LEGEND OF SYMBOLS & ABBREVIATIONS:

PROPOSED:

EXISTING:		PROPOSED:
	PROPERTY LINE	
	BORDERING VEGETATED WETLAND	N/A
	BUFFER ZONE TO RESOURCE AREA	N/A
102	INTERMEDIATE CONTOUR	102
110	INDEX CONTOUR	110
EP	EDGE OF PAVEMENT	EP
BB	BITUMINOUS BERM	BB
VGC	VERTICAL GRANITE CURB	VGC
SGC	SLOPED GRANITE CURB	SGC
CC	CONCRETE CURB	CC
	GUARD RAIL	-00
	DRAIN	
	SEWER	
	WATER	
	UNDERGROUND ELECTRIC	
	OVERHEAD WIRE	
	TELEPHONE	
	NATURAL GAS	
	CHAIN LINK FENCE	
00	WOOD FENCE	-00
	SILT FENCE	
	HAY BALES	
~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~	TREE LINE	~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~
<u></u>	RETAINING WALL	
	STONE WALL	
□ ^{SB(SET)}	STONE BOUND	□ ^{SB(SET)}
□ ^{CB(SET)}	CONCRETE BOUND	□ ^{CB(SET)}
IP(SET)	IRON PIPE	OIP(SET)
DH(SET)	DRILL HOLE	DH(SET)
<b>▲</b> #A−11	WETLAND FLAG	N/A
x	SPOT ELEVATION	(103x5)
Ħ	CATCH BASIN	) III
É.	DRY WELL	é
D	DRAIN MANHOLE	D
S	SEWER MANHOLE	S
Ē	ELECTRIC MANHOLE	E
$\bigotimes$	UTILITY MANHOLE	$\bigotimes$
৸ড়৸	FIRE HYDRANT	нQн
GV M	GATE VALVE	GV M
¢	LIGHT	¢
ل ب	UTILITY POLE	ل ب
-()	GUY WIRE	-0
	WELL	
PMW1	MONITORING WELL	PMW1
↓ ↓ T−1	TEST PIT	Ψ N/A
<u> </u> ₽	PERCOLATION TEST	N/A
T.B.M.	BENCH MARK	N/A*
$\mathbf{\Psi}$		
	TRAFFIC FLOW DIRECTION	

OWNER REFERENCES
<u>21–25 HANCOCK STREET</u>
OWNER: G&S MASSACHUSETTS REALTY TRUST
DEED REFERENCE: BK 34044, PG 272
ASSESSORS: MAP 25, PARCEL 42
PLAN REF: LOTS 1, 3, 5, 7 & LEVITT COURT AS SHOWN ON PLAN RECORDED IN BOOK 2342 PAGE 600
<u>27 HANCOCK STREET</u> OWNER: WILLIAM & JOYCE COLBY

DEED

REFERENCE: BK 7229, PG 301 ASSESSORS: MAP 25, PARCEL 43

PLAN REF: LOTS 1, 3, 5, 7 & LEVITT COURT AS SHOWN ON PLAN RECORDED IN BOOK 2342 PAGE 600

### **ELEVATION DATUM:**

THE ELEVATIONS SHOW ON PLANS ARE ON NORTH AMERICAN VERTICAL DATUM OF 1988

* BENCHMARK TO BE SET UPON COMPLETION OF DEMOLITION FOR CONSTRUCTION

21 HANCOCK STREET					27 HANCOCK STREET				
	REQUIRED	EXISTING	REQUIRED	PROPOSED		REQUIRED	EXISTING	REQUIRED	PROPOSED
	(INDUSTRIAL SERVICE - 607)	(INDUSTRIAL SERVICE - 607)	(TWO-FAMILY - 102)	(TWO-FAMILY - 102)		(SINGLE-FAMILY - 101)	(SINGLE-FAMILY - 101)	(TWO-FAMILY - 102)	(TWO-FAMILY - 102)
MINIMUM LOTAREA	50,000 SQUARE FEET	16,228 SQUARE FEET	15,000 SQUARE FEET	16,228 SQUARE FEET	MINIMUM LOT AREA	10,000 SQUARE FEET	16,400 SQUARE FEET	15,000 SQUARE FEET	16,400 SQUARE FEET
MINIMIUM LOT FRONTAGE	200 FEET	267.28 FEET	120 FEET	267.40 FEET	MINIMIUM LOT FRONTAGE	90 FEET	95.92 FEET	120 FEET	267.40 FEET *
FRONT SETBACK	60 FEET	124.1 FEET	25 FEET	25.0 FEET	FRONT SETBACK	25 FEET	58.1 FEET	25 FEET	11.7 FEET
SIDE SETBACK (R)	50 FEET	18.3 FEET OVER	20 FEET	21.0 FEET	SIDE SETBACK (R)	10 FEET	50.7 FEET	20 FEET	31.5 FEET
SIDE SETBACK (L)	50 FEET	5.9 FEET	20 FEET	25.8 FEET	SIDE SETBACK (L)	10 FEET	5.7 FEET	20 FEET	24.5 FEET
REAR SETBACK	60 FEET	3.8 FEET	25 FEET	25.7 FEET	REAR SETBACK	25 FEET	91.1 FEET	25 FEET	25.6 FEET
MAXIMIUM LOT COVERAGE(%)	30.0%	22.3%	25.0%	22.5%	MAXIMIUM LOT COVERAGE(%)	25.0%	5.0%	25.0%	24.7%
MAXIMIUM HEIGHT	35 FEET	12 FEET	35 FEET	25 FEET	MAXIMIUM HEIGHT	35 FEET	22 FEET	35 FEET	25 FEET
MINIMIUM OPEN SPACE	N/A	46.7%	40.0%	67.0%	MINIMIUM OPEN SPACE	40.0%	90.7%	40.0%	64.7%
MINIMIUM PARKING REQUIRED	?	4+	4	4+	MINIMIUM PARKING REQUIRED	2	0	4	4+

# **COURTS & LANES SPECIAL PERMI** 21-27 HANCOCK STREET LEAVITT COURT IMPROVEMENTS

# NEWBURYPORT, MASSACHUSETTS PREPARED FOR: 6.8.1 CASWELL DEVELOPMENT 24 GRAF ROAD NEWBURYPORT MA



6.8.1 TURN SPRIN FOR E

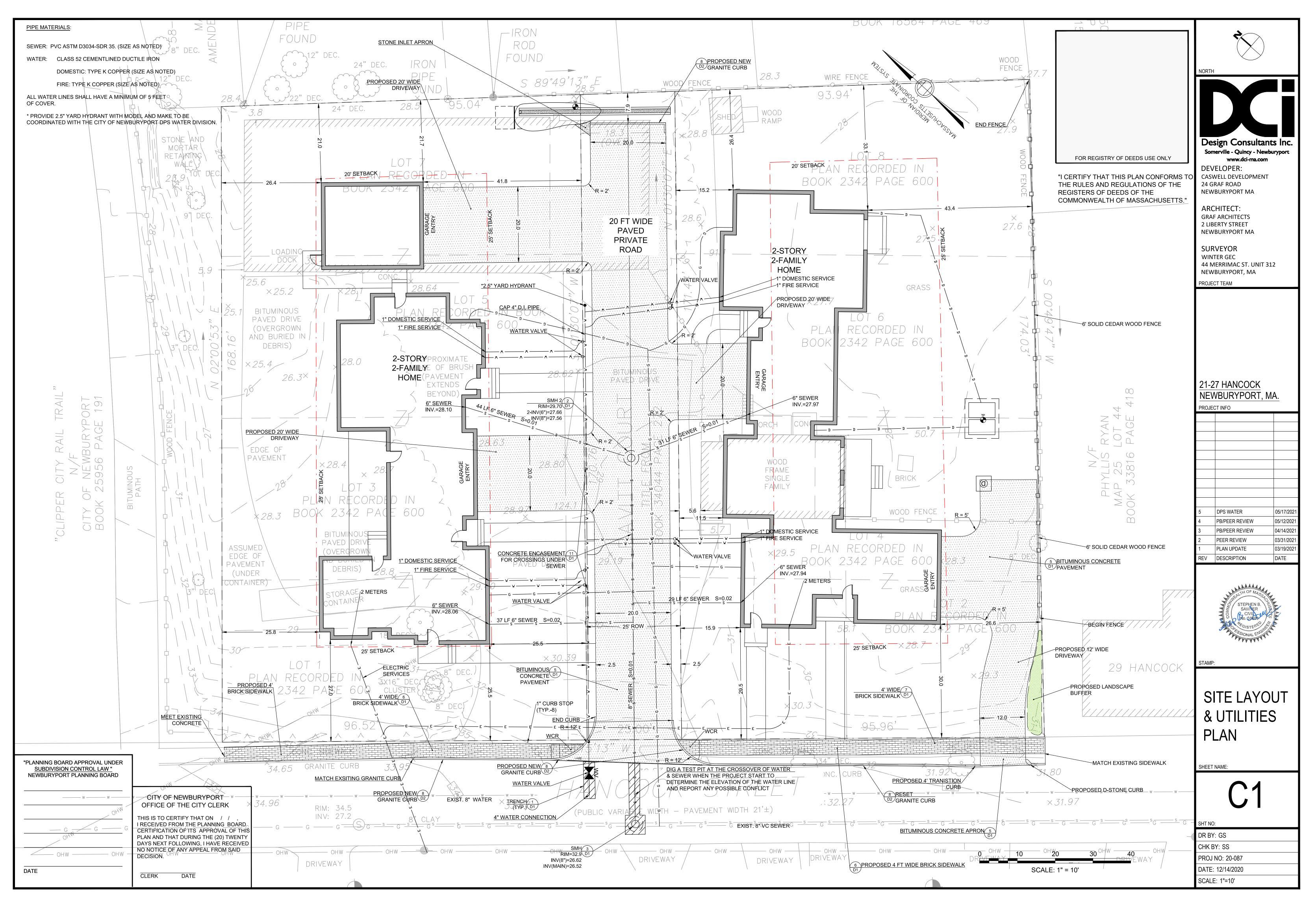
6.11.1 PROP

PRIVATE MA PRIVATELY

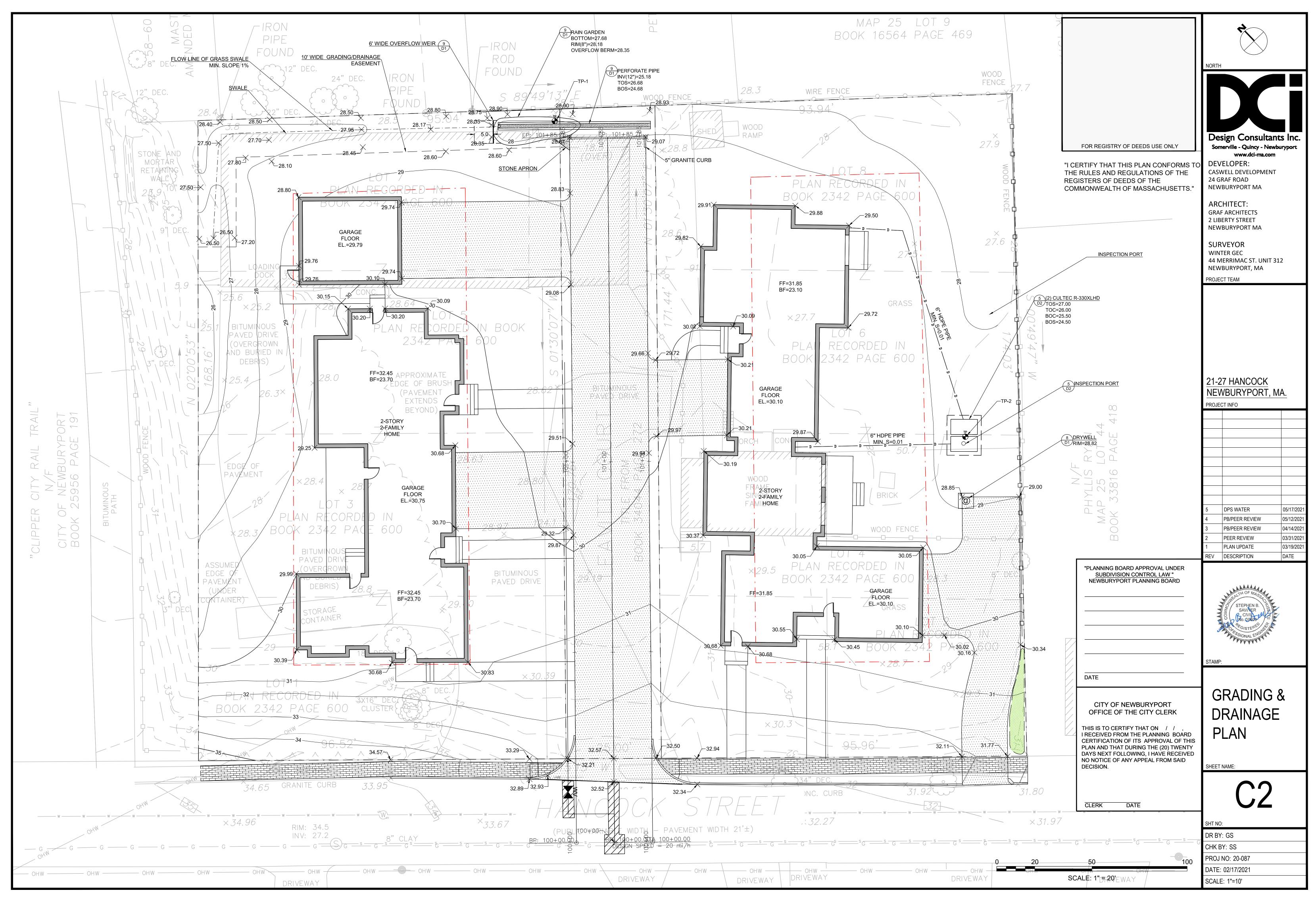
LOCUS PLAN SCALE: 1"=500'±

## ZONING MATRIX: RESIDENCE 2

ΛΙΤ		NOR	ТН			
"I CER THE R REGIS	FOR REGISTRY OF DEEDS USE ONLY RTIFY THAT THIS PLAN CONFORM RULES AND REGULATIONS OF THE STERS OF DEEDS OF THE MONWEALTH OF MASSACHUSETT	S TO CA E 24 NE S."	Pesign Consulta omerville - Quincy - Ne www.dci-ma.co EVELOPER: SWELL DEVELOPMEN GRAF ROAD EWBURYPORT MA RCHITECT:	ewburyport om		
	ON WAIVERS	GF	AF ARCHITECTS			
6.8.1 (TABLES) - MINIMUM RIGHT OF WAY WIDTH OF 40 AN EXISTING 25' PRIVATE WAY TO BE IMPROVED.	รเ	NEWBURYPORT MA				
6.8.1 (TABLES) - PROVIDE CUL-DE-SAC OR T / Y TURNAROUND. NO CUL-DE-SAC OR TURNAROUND PROPOSED. ALL BUILDINGS TO INCLUDE FIRE SUPPRESSION SPRINKLER SYSTEM AND TOTAL ROAD LENGTH ONLY 150'. TURN AROUND PROVIDED FOR BACKING OF CARS OUT OF TWO DRIVEWAYS AT AND OF LEAVITT COURT.			WINTER GEC 44 MERRIMAC ST. UNIT 312 NEWBURYPORT, MA PROJECT TEAM			
6.8.1 (TABLES) - CURB RADIUS OF 25 FEET AT INTERSE AT INTERSECTION WITH HANCOCK STREET .	CTION. 12 FEET IS PROPOSED					
6.8.7 INTERSECTIONS - GRADE NO GREATER THEN 4% INTERSECTION; 4.8% GRADE IS PROPOSED.	FOR A DISTANCE OF 75' FROM	1				
6.9 CURBING - 6" VERTICAL GRANITE REQUIRED; GRAN AT THE INTERSECTION WITH HANCOCK STREET.	NITE CURBING ONLY PROVIDE	D				
6.11.1 SIDEWALKS - SIDEWALK REQUIRED ON ONE SIDE PROPOSED.	NE	21-27 HANCOCK NEWBURYPORT, MA. PROJECT INFO				
TE MAINTENANCE NOTE -THE ROADWAY, UTILITIES AND						
WATER DISTRICT: THE SUBJECT PROPERTY RESIDES IN THE CITY OF NEWBURYPO DISTRICT	ORT WATER	5 4 3 2	DPS WATER DPS WATER PB/PEER REVIEW PB/PEER REVIEW PEER REVIEW	05/17/2021 05/12/2021 04/14/2021 03/31/2021		
SHEET INDEX: SHEET No. DESCRIPTION		1 REV	PLAN UPDATE DESCRIPTION	03/19/2021 DATE		
T1TITLE SHEETS1EXISTING CONDITION PLANS2PLAN OF LANDC1SITE LAYOUT & UTILITIES PLAN			STEPHEN B. SAWAER CONVO CONTRACTOR SAWAER CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CONVIL CO			
C2 GRADING & DRAINAGE PLAN		SIONAL EL				
C3 PROFILE PLAN D1 CONSTRUCTION DETAILS	STA	MP:				
D1 CONSTRUCTION DETAILS						
D3 EROSION CONTROL PLAN						
L1 LANSCAPE PLAN			TITLE SHEET			
CITY OF NEWBURYPORT	"PLANNING BOARD APPROVAL SUBDIVISION CONTROL LA	<u>W"</u>	ET NAME:			
OFFICE OF THE CITY CLERK THIS IS TO CERTIFY THAT ON / / , I RECEIVED FROM THE PLANNING BOAR CERTIFICATION OF ITS APPROVAL OF T PLAN AND THAT DURING THE (20) TWEN DAYS NEXT FOLLOWING, I HAVE RECEIV	HIS TY		<b>T1</b>			
NO NOTICE OF ANY APPEAL FROM SAID DECISION.		DR CHł	SHT NO: DR BY: GS CHK BY: SS			
			PROJ NO: 20-087 DATE: 02-17-2021 SCALE: NOT TO SCALE			
CLERK DATE	DATE					



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020 Projects\2020-087 Leavitt Ct Newburyport\Dwg_ENGINEERING\20-087_GRAD_DRAN.dwg