

LEGEND OF SYMBOLS & ABBREVIATIONS:

EXISTING:		PROPOSED:
---	PROPERTY LINE	---
---	BORDERING VEGETATED WETLAND	N/A
---	BUFFER ZONE TO RESOURCE AREA	N/A
-102	INTERMEDIATE CONTOUR	-102
-110	INDEX CONTOUR	-110
FP	EDGE OF PAVEMENT	FP
BB	BITUMINOUS BERM	BB
VGC	VERTICAL GRANITE CURB	VGC
SGC	SLOPED GRANITE CURB	SGC
CC	CONCRETE CURB	CC
---	GUARD RAIL	---
---	DRAIN	---
---	SEWER	---
---	WATER	---
---	UNDERGROUND ELECTRIC	---
---	OVERHEAD WIRE	---
---	TELEPHONE	---
---	NATURAL GAS	---
---	CHAIN LINK FENCE	---
---	WOOD FENCE	---
---	SILT FENCE	---
---	HAY BALES	---
---	TREE LINE	---
---	RETAINING WALL	---
---	STONE WALL	---
SB(SET)	STONE BOUND	SB(SET)
CB(SET)	CONCRETE BOUND	CB(SET)
IP(SET)	IRON PIPE	IP(SET)
DH(SET)	DRILL HOLE	DH(SET)
WA-11	WETLAND FLAG	N/A
.	SPOT ELEVATION	(10.35)
---	CATCH BASIN	---
---	DRY WELL	---
---	DRAIN MANHOLE	---
---	SEWER MANHOLE	---
---	ELECTRIC MANHOLE	---
---	UTILITY MANHOLE	---
---	FIRE HYDRANT	---
---	GATE VALVE	---
---	LIGHT	---
---	UTILITY POLE	---
---	GUY WIRE	---
---	WELL	---
---	MONITORING WELL	---
---	TEST PIT	N/A
---	PERCOLATION TEST	N/A
---	BENCH MARK	N/A*
---	TRAFFIC FLOW DIRECTION	---
---	DRAINAGE FLOW DIRECTION	---

COURTS & LANES SPECIAL PERMIT 21-27 HANCOCK STREET LEAVITT COURT IMPROVEMENTS

NEWBURYPORT, MASSACHUSETTS

PREPARED FOR:
CASWELL DEVELOPMENT
24 GRAF ROAD
NEWBURYPORT MA

OWNER REFERENCES

21-25 HANCOCK STREET
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

27 HANCOCK STREET

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

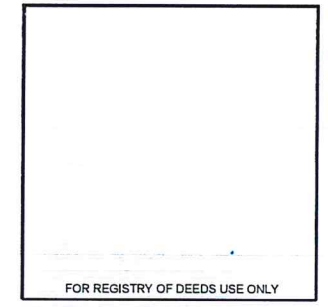
* BENCHMARK TO BE SET UPON COMPLETION OF DEMOLITION FOR CONSTRUCTION



LOCUS PLAN
SCALE: 1"=500'±

ZONING MATRIX: RESIDENCE 2

	REQUIRED (INDUSTRIAL SERVICE - 607)	EXISTING (INDUSTRIAL SERVICE - 607)	REQUIRED (TWO-FAMILY - 102)	PROPOSED (TWO-FAMILY - 102)		REQUIRED (SINGLE-FAMILY - 101)	EXISTING (SINGLE-FAMILY - 101)	REQUIRED (TWO-FAMILY - 102)	PROPOSED (TWO-FAMILY - 102)
21 HANCOCK STREET					27 HANCOCK STREET				
MINIMUM LOT AREA	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
MINIMUM LOT FRONTAGE	200 FEET	267.28 FEET	120 FEET	267.40 FEET	MINIMUM 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
MAXIMUM LOT COVERAGE(%)	30.0%	22.3%	25.0%	22.5%	MAXIMUM LOT COVERAGE(%)	25.0%	5.0%	25.0%	24.7%
MAXIMUM HEIGHT	35 FEET	12 FEET	35 FEET	25 FEET	MAXIMUM HEIGHT	35 FEET	22 FEET	35 FEET	25 FEET
MINIMUM OPEN SPACE	N/A	46.7%	40.0%	67.0%	MINIMUM OPEN SPACE	40.0%	90.7%	40.0%	64.7%
MINIMUM PARKING REQUIRED	?	4+	4	4+	MINIMUM PARKING REQUIRED	2	0	4	4+



"I CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS."

Stephen Sawyer 9-7-21
STEPHEN SAWYER P.E. DATE

ROADWAY CONSTRUCTION WAIVERS

- 6.8.1 (TABLES) - MINIMUM RIGHT OF WAY WIDTH OF 40' REQUIRED. LEVITT COURT IS AN EXISTING 25' PRIVATE WAY TO BE IMPROVED.
- 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.
- 6.8.1 (TABLES) - CURB RADIUS OF 25 FEET AT INTERSECTION. 12 FEET IS PROPOSED AT INTERSECTION WITH HANCOCK STREET.
- 6.8.7 INTERSECTIONS - GRADE NO GREATER THEN 4% FOR A DISTANCE OF 75' FROM INTERSECTION; 4.8% GRADE IS PROPOSED.
- 6.9 CURBING - 6" VERTICAL GRANITE REQUIRED; GRANITE CURBING ONLY PROVIDED AT THE INTERSECTION WITH HANCOCK STREET.
- 6.11.1 SIDEWALKS - SIDEWALK REQUIRED ON ONE SIDE OF ROAD; NO SIDEWALKS PROPOSED.

PRIVATE MAINTENANCE NOTE -THE ROADWAY, UTILITIES AND DRAINAGE FACILITIES TO BE PRIVATELY MAINTAINED IN ACCORDANCE WITH THE HOMEOWNERS ASSOCIATION AGREEMENT.

EARTH WORK NOTE:

NO SOIL TO BE REMOVED AS PART OF THE ROAD CONSTRUCTION. SOIL REMOVAL ONLY DUE TO FOUNDATION EXCAVATION.

WATER DISTRICT:

THE SUBJECT PROPERTY RESIDES IN THE CITY OF NEWBURYPORT WATER DISTRICT

SHEET INDEX:

SHEET No. DESCRIPTION

- T1 TITLE SHEET
- S1 EXISTING CONDITION PLAN
- S2 PLAN OF LAND
- C1 SITE LAYOUT & UTILITIES PLAN
- C2 GRADING & DRAINAGE PLAN
- C3 PROFILE PLAN
- D1 CONSTRUCTION DETAILS
- D2 CONSTRUCTION DETAILS
- D3 EROSION CONTROL PLAN



DEVELOPER:
CASWELL DEVELOPMENT
24 GRAF ROAD
NEWBURYPORT MA

ARCHITECT:
GRAF ARCHITECTS
2 LIBERTY STREET
NEWBURYPORT MA

SURVEYOR
WINTER GEC
44 MERRIMACK ST. UNIT 312
NEWBURYPORT, MA

PROJECT TEAM

21-27 HANCOCK
NEWBURYPORT, MA.

PROJECT INFO

REV	DESCRIPTION	DATE
6	ADD TREE EASEMENTS	09/07/2021
5	DPS WATER	05/17/2021
4	PB/PEER REVIEW	05/12/2021
3	PB/PEER REVIEW	04/14/2021
2	PEER REVIEW	03/31/2021
1	PLAN UPDATE	03/19/2021



STAMP:

TITLE SHEET

CITY OF NEWBURYPORT
OFFICE OF THE CITY CLERK

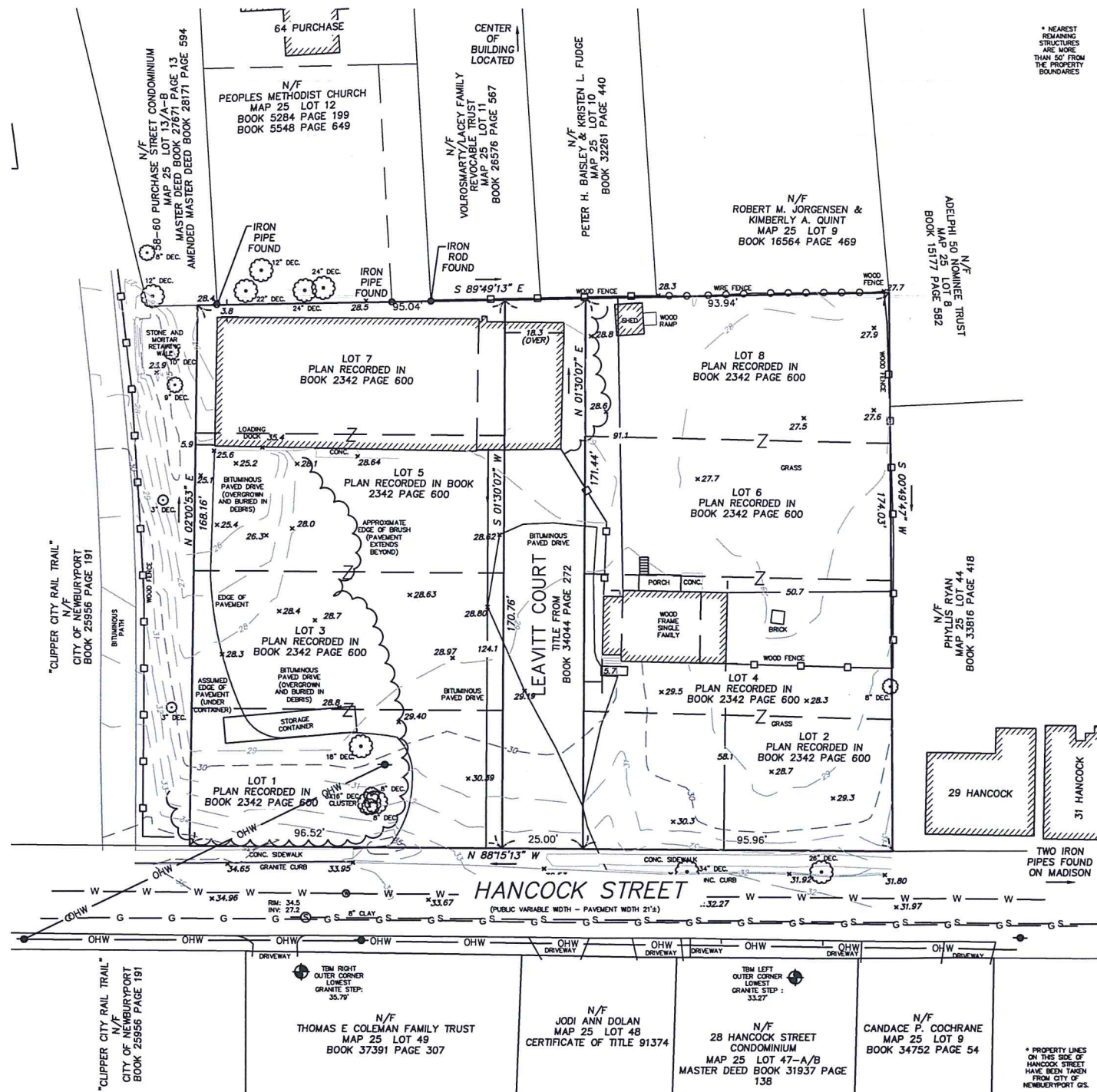
THIS IS TO CERTIFY THAT ON / / I RECEIVED FROM THE PLANNING BOARD CERTIFICATION OF ITS APPROVAL OF THIS PLAN AND THAT DURING THE (20) TWENTY DAYS NEXT FOLLOWING, I HAVE RECEIVED NO NOTICE OF ANY APPEAL FROM SAID DECISION.

CLERK DATE

"PLANNING BOARD APPROVAL UNDER SUBDIVISION CONTROL LAW" NEWBURYPORT PLANNING BOARD

SHEET NAME:
T1

SHT NO.
DR BY: GS
CHK BY: SS
PROJ NO: 20-087
DATE: 02-17-2021
SCALE: NOT TO SCALE



RESERVED FOR REGISTERS USE ONLY

NOTES

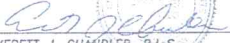
THE PURPOSE OF THIS PLAN IS TO DEPICT PARCELS AS SHOWN ON PLAN RECORDED IN BOOK 2342 PAGE 600. LEAVITT COURT IS AS SHOWN ON SAID PLAN. PHYSICAL FEATURES AND BOUNDARIES ARE THE RESULT OF AN ON-THE-GROUND INSTRUMENT SURVEY PERFORMED BETWEEN OCTOBER 15, 2020 AND MARCH 19, 2021.

OWNERSHIP INFORMATION USED IN THE PREPARATION OF THIS PLAN WAS OBTAINED FROM THE CITY OF NEWBURYPORT ASSESSOR'S OFFICES AND SOUTHERN ESSEX DISTRICT REGISTRY OF DEEDS.

UNDERGROUND UTILITIES SHOWN HEREON BASED ON UTILITY EVIDENCE VISIBLE AT GROUND SURFACE AND RECORD DRAWINGS AND ARE SUBJECT TO FIELD VERIFICATION BY EXCAVATION. UTILITIES SHOWN DO NOT PURPORT TO CONSTITUTE OR REPRESENT ALL UTILITIES LOCATED UPON OR ADJACENT TO THE SURVEYED PREMISES. POINT OF ENTRY FOR UTILITIES ARE AS SHOWN. UTILITY ENTRY POINTS NOT SHOWN ARE UNKNOWN.

ELEVATIONS SHOWN HEREON ARE BASED ON NAVD88.

I CERTIFY THAT THIS PLAN WAS PREPARED IN CONFORMANCE WITH THE RULES FOR RECORDING ADOPTED BY THE REGISTERS OF DEEDS.

P.L.S. 
 EVERETT J. CHANDLER, P.L.S.
 MASS. REGISTRATION NO. 41793

LOCUS TITLE INFORMATION

21 HANCOCK STREET

OWNER: G&S MASSACHUSETTS REALTY TRUST

DEED REFERENCE: BOOK 34044 PAGE 272

ASSESSORS: MAP 25 PARCEL 42

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

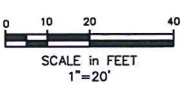
27 HANCOCK STREET

OWNER: WILLIAM F. & JOYCE E. COLBY

DEED REFERENCE: BOOK 7229 PAGE 301

ASSESSORS: MAP 25 PARCEL 43

PLAN REF: LOTS 2, 4, 6 & 8 AS SHOWN ON PLAN RECORDED IN BOOK 2342 PAGE 600



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Winter GEC, LLC
 44 MERRIMAC STREET
 NEWBURYPORT, MA 01950
 978-270-8626

NO.	DATE	BY	REVISIONS
2	3/30/21	EJC	REVISED PER COMMENTS
1	3/24/21	EJC	REVISED PER COMMENTS

FIELD: CO
 CALCS: EC
 CHECKED: EJC
 APPROVED: EJC

EXISTING CONDITIONS

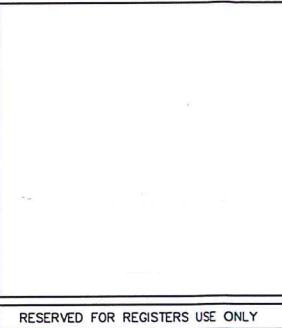
21 & 27 HANCOCK STREET

PLAN OF LAND IN
 NEWBURYPORT, MA
 SURVEYED FOR
 CASWELL DEVELOPMENT, LLC

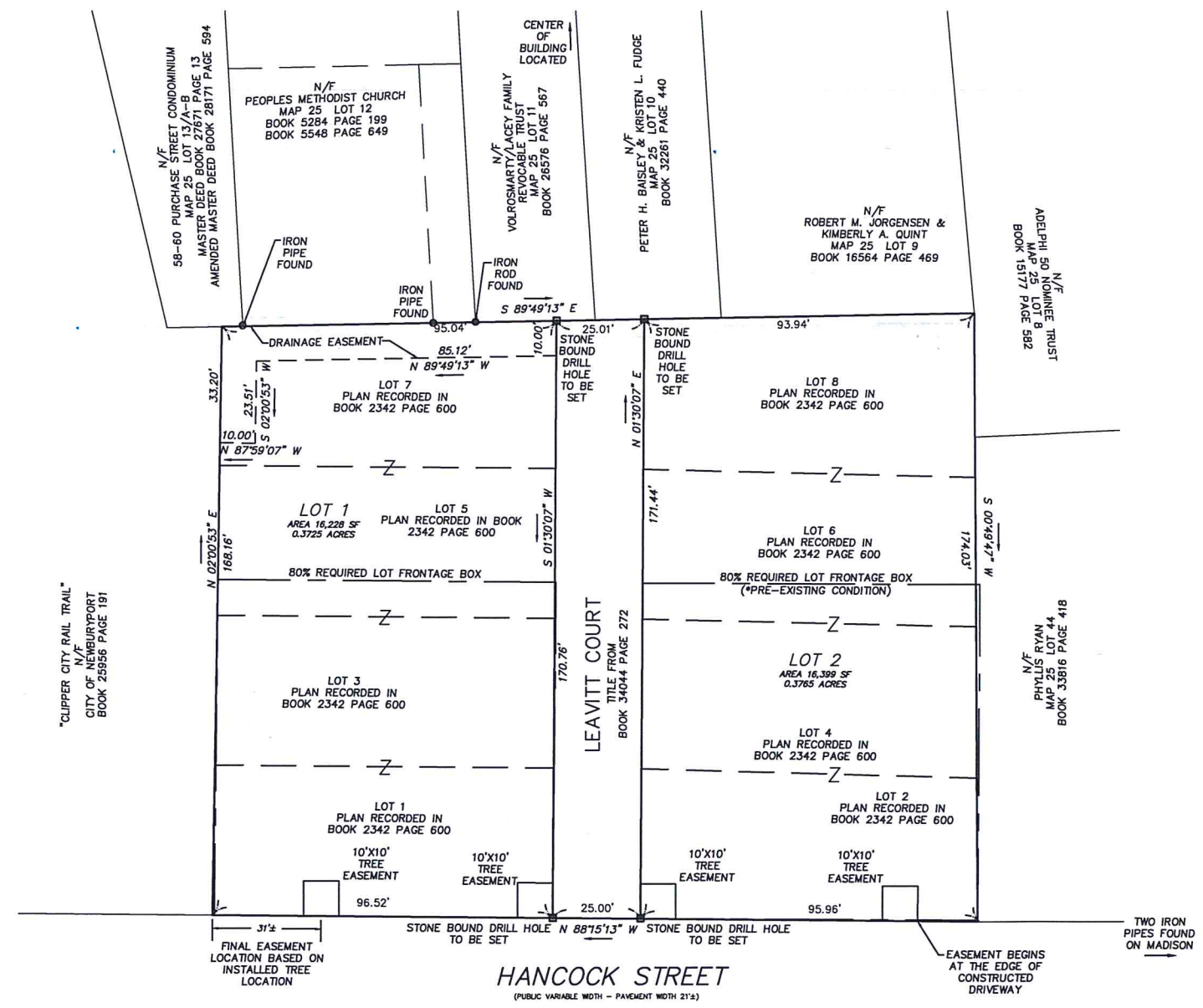
PROJECT NO.
 2020-21-27HANCOCK
 DATE: JAN 20, 2021

SHEET NO.
 S1

CITY OF NEWBURYPORT OFFICE OF THE CITY CLERK	NEWBURYPORT PLANNING BOARD
I, CLERK OF THE CITY OF NEWBURYPORT, HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.	
CLERK _____	DATE _____
	DATE _____



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NOTES

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P.L.S. EVERETT J. CHANDLER, P.L.S. MASS. REGISTRATION NO. 41783

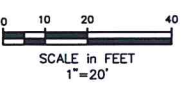
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HANCOCK STREET

(PUBLIC VARIABLE WIDTH - PAVEMENT WIDTH 21'±)



Approval table with columns for City of Newburyport Office of the City Clerk, Newburyport Planning Board, Clerk, Date, and Project No.

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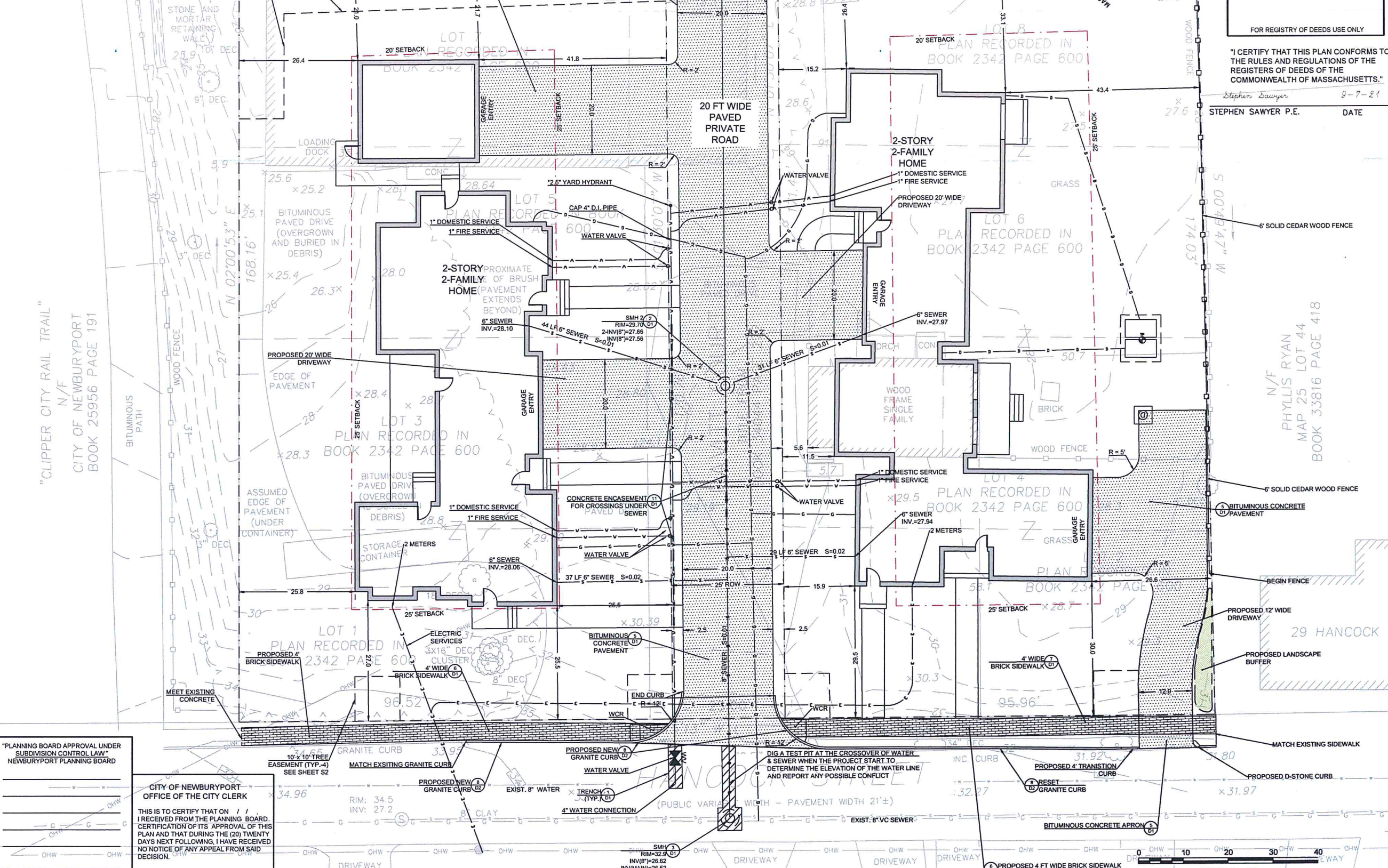
Bottom section containing Winter GEC, LLC contact info, scale, field/calcs/checked/approved, plan title (21 & 27 HANCOCK STREET), and project details (PROJECT NO. 2020-21-27HANCOCK, DATE: MAR 30, 2021, SHEET NO. S2).

PIPE MATERIALS:

SEWER: PVC ASTM D3034-SDR 35. (SIZE AS NOTED)
 WATER: CLASS 52 CEMENTLINED DUCTILE IRON
 DOMESTIC: TYPE K COPPER (SIZE AS NOTED)
 FIRE: TYPE K COPPER (SIZE AS NOTED)

ALL WATER LINES SHALL HAVE A MINIMUM OF 5 FEET OF COVER.

* PROVIDE 2.5' YARD HYDRANT WITH MODEL AND MAKE TO BE COORDINATED WITH THE CITY OF NEWBURYPORT DPS WATER DIVISION.



"PLANNING BOARD APPROVAL UNDER SUBDIVISION CONTROL LAW"
 NEWBURYPORT PLANNING BOARD

DATE _____

CITY OF NEWBURYPORT
 OFFICE OF THE CITY CLERK

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CLERK _____ DATE _____

FOR REGISTRY OF DEEDS USE ONLY

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Stephen Sawyer 9-7-21
 STEPHEN SAWYER P.E. DATE

DCI
 Design Consultants Inc.
 Somerville - Quincy - Newburyport
 www.dci-ma.com

DEVELOPER:
 CASWELL DEVELOPMENT
 24 GRAF ROAD
 NEWBURYPORT MA

ARCHITECT:
 GRAF ARCHITECTS
 2 LIBERTY STREET
 NEWBURYPORT MA

SURVEYOR
 WINTER GEC
 44 MERRIMAC ST. UNIT 312
 NEWBURYPORT, MA

PROJECT TEAM

21-27 HANCOCK
 NEWBURYPORT, MA.

PROJECT INFO

REV	DESCRIPTION	DATE
6	ADD TREE EASEMENTS	08/07/2021
5	DPS WATER	05/17/2021
4	PEER REVIEW	05/12/2021
3	PEER REVIEW	04/14/2021
2	PEER REVIEW	03/31/2021
1	PLAN UPDATE	03/19/2021

Professional Engineer Seal for Stephen Sawyer, State of Massachusetts, License No. 82527.

STAMP: 9-7-21

SITE LAYOUT & UTILITIES PLAN

SHEET NAME: **C1**

SHT NO. _____

DR BY: GS

CHK BY: SS

PROJ NO: 20-087

DATE: 12/14/2020

SCALE: 1"=10'

P:\2020 Projects\2020-087_Lawlett_C1_Newburyport\Draws\ENGINEERING\20-087_LAWT_LAYOUT.dwg
 Date: 12/14/2020 10:45:30 AM

NORTH



DCI
Design Consultants Inc.
Somerville - Quincy - Newburyport
www.dci-ma.com

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STEPHEN SAWYER P.E. DATE

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CASWELL DEVELOPMENT
24 GRAF ROAD
NEWBURYPORT MA

ARCHITECT:
GRAF ARCHITECTS
2 LIBERTY STREET
NEWBURYPORT MA

SURVEYOR
WINTER GEC
44 MERRIMAC ST. UNIT 312
NEWBURYPORT, MA

PROJECT TEAM

21-27 HANCOCK
NEWBURYPORT, MA.

PROJECT INFO

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DATE _____

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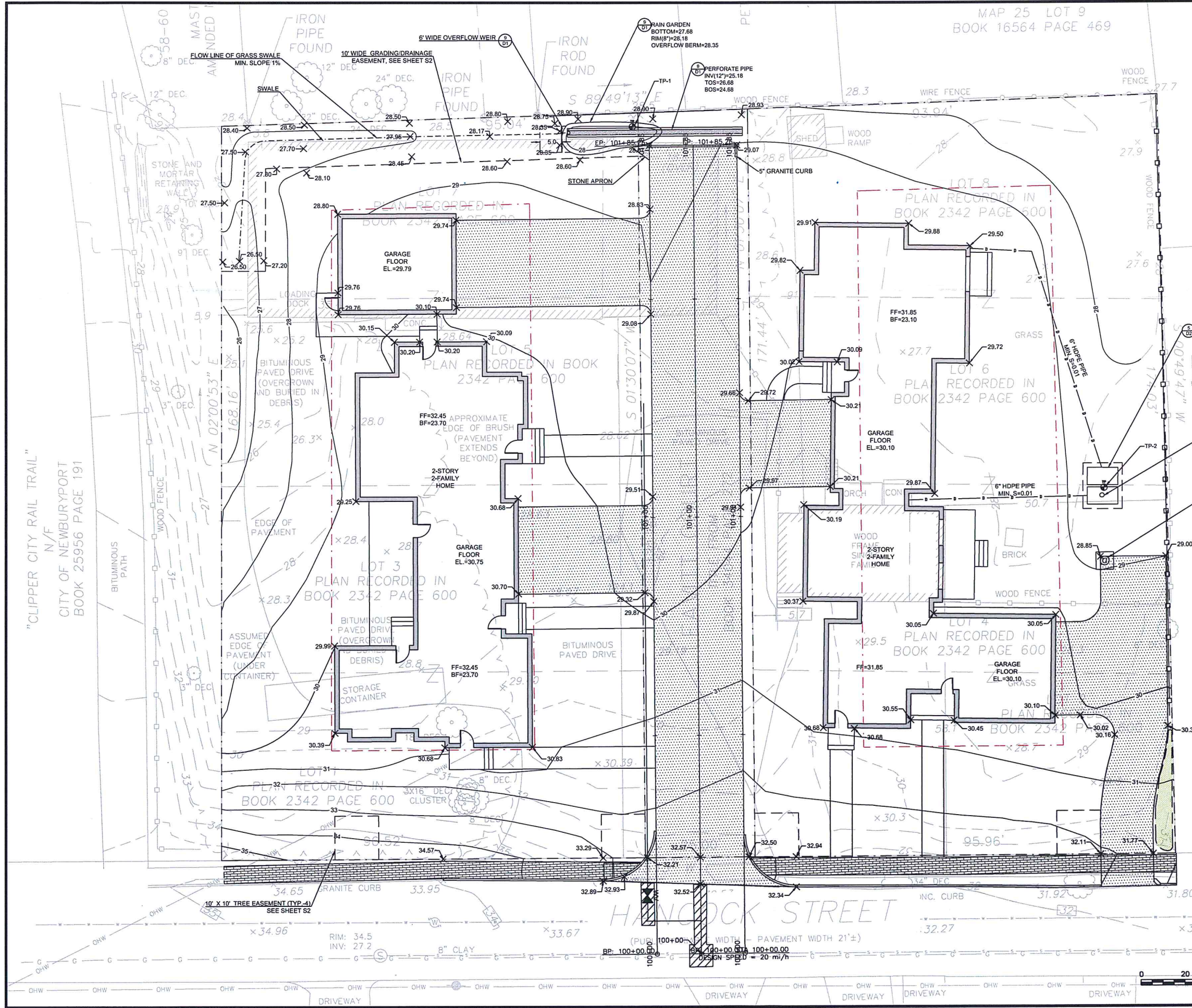
9-7-21

GRADING & DRAINAGE PLAN

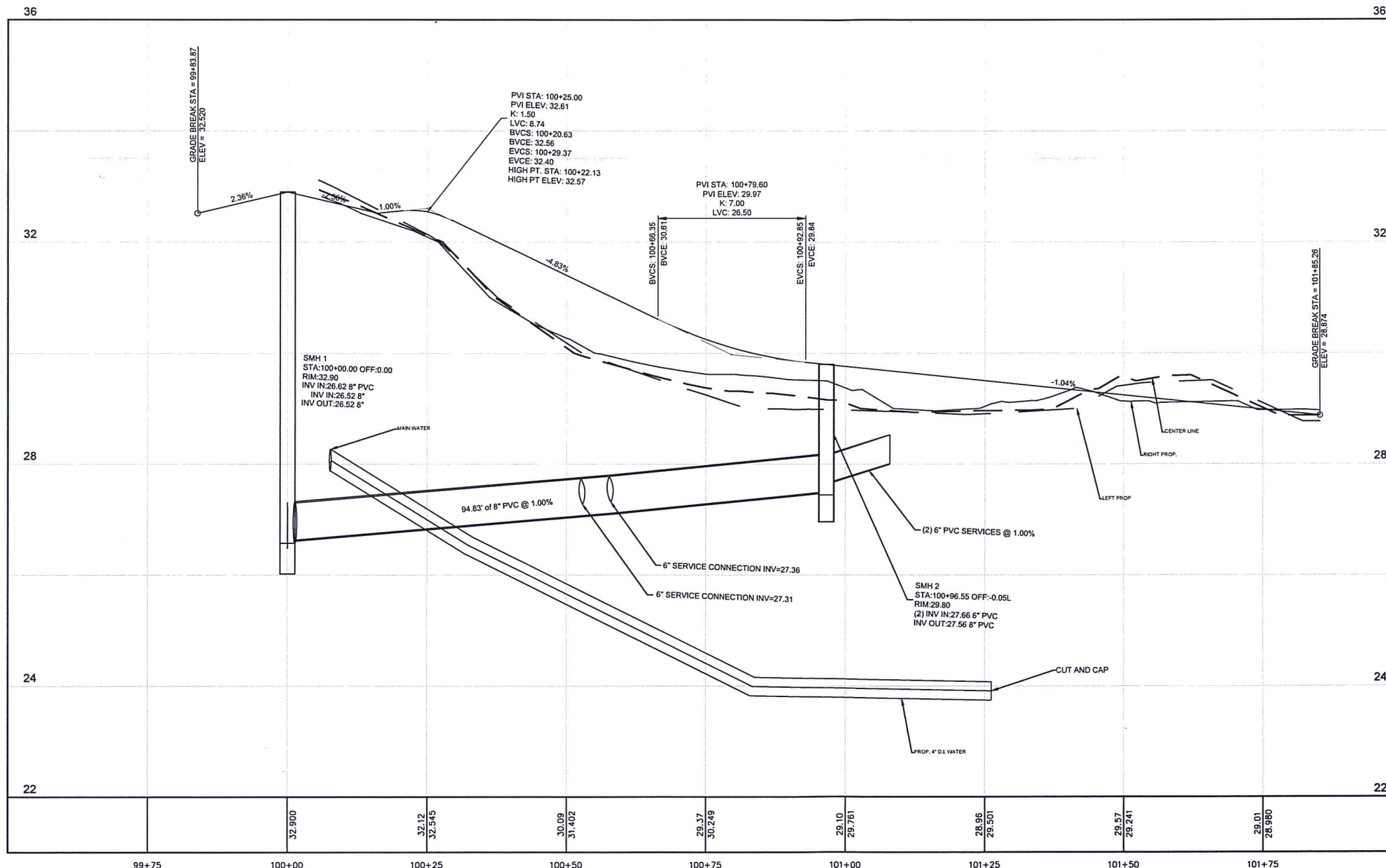
SHEET NAME:

C2

SHT NO:
DR BY: GS
CHK BY: SS
PROJ NO: 20-087
DATE: 02/17/2021
SCALE: 1"=10'



P:\2020 Projects\2020-087 Leavitt Ct Newburyport\Draw\ENGINEERING\20-087_PRF.dwg



LEAVITT CT PROFILE
 HORZ. 1"=10'
 VERT. 1"=1'

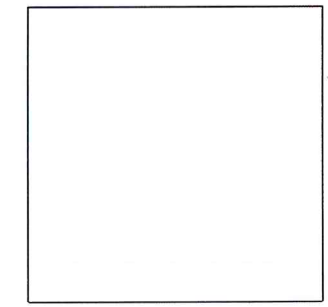
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Stephen Sawyer 9-7-21
 STEPHEN SAWYER P.E. DATE



DEVELOPER:
 CASWELL DEVELOPMENT
 24 GRAF ROAD
 NEWBURYPORT MA

ARCHITECT:
 GRAF ARCHITECTS
 2 LIBERTY STREET
 NEWBURYPORT MA

SURVEYOR
 WINTER GEC
 44 MERRIMAC ST. UNIT 312
 NEWBURYPORT, MA

PROJECT TEAM

21-27 HANCOCK
 NEWBURYPORT, MA.

PROJECT INFO

REV	DESCRIPTION	DATE
6	ADD TREE EASEMENTS	09/07/2021
5	DPS WATER	05/17/2021
4	PIPEER REVIEW	05/12/2021
3	PIPEER REVIEW	04/14/2021
2	PEER REVIEW	03/31/2021
1	PLAN UPDATE	03/19/2021



STAMP:

PROFILE
 PLAN

SHEET NAME:

C3

SHT NO:
 DR BY: GS
 CHK BY: SS
 PROJ NO: 20-087
 DATE: 04-14-2021
 SCALE: 1"=10'

DEVELOPER:
CASWELL DEVELOPMENT
24 GRAF ROAD
NEWBURYPORT MA

ARCHITECT:
GRAF ARCHITECTS
2 LIBERTY STREET
NEWBURYPORT MA

SURVEYOR
WINTER GEC
44 MERRIMAC ST. UNIT 312
NEWBURYPORT, MA

PROJECT TEAM

FOR REGISTRY OF DEEDS USE ONLY

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Stephen Sawyer 9-7-21

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21-27 HANCOCK
NEWBURYPORT, MA.

PROJECT INFO

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2	PEER REVIEW	03/01/2021
1	PLAN UPDATE	03/19/2021



9-7-21

STAMP

CONSTRUCTION DETAILS

SHEET NAME:

D1

SHT NO:

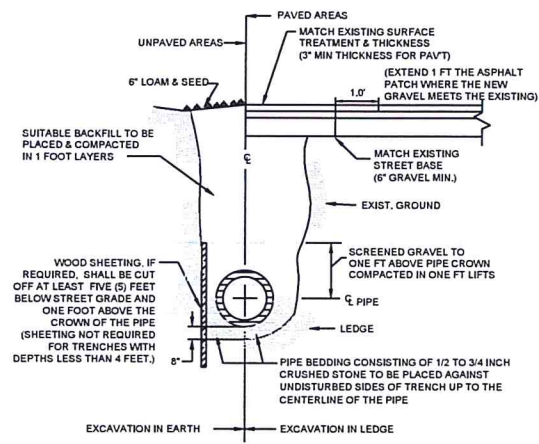
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CHK BY: SBS

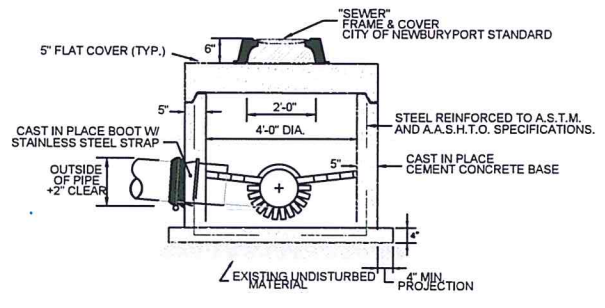
PROJ NO: 20-087

DATE: 02/17/2021

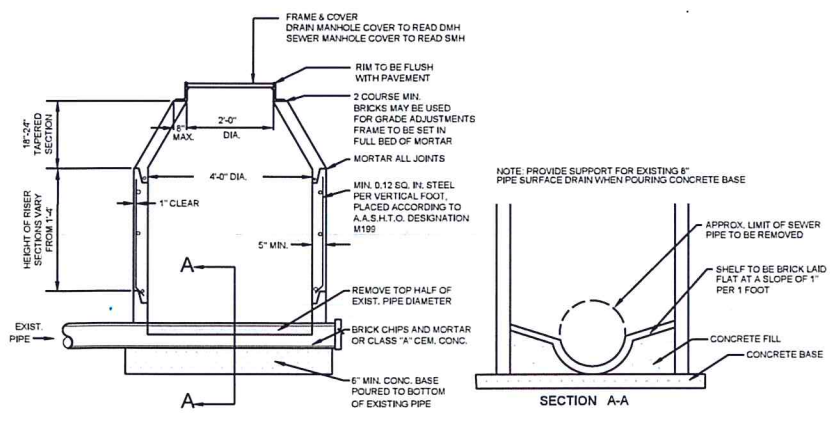
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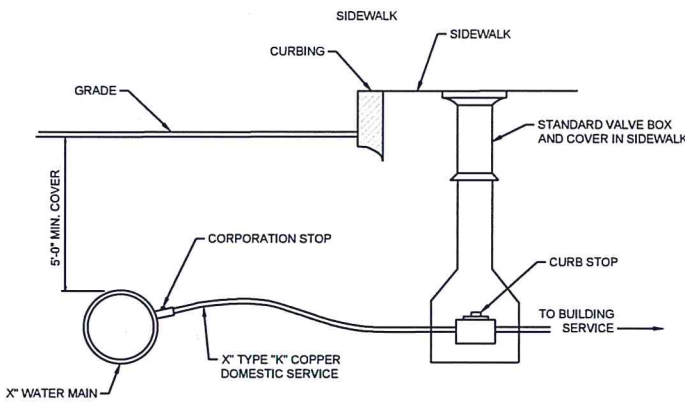
1 UTILITY TRENCH
NOT TO SCALE



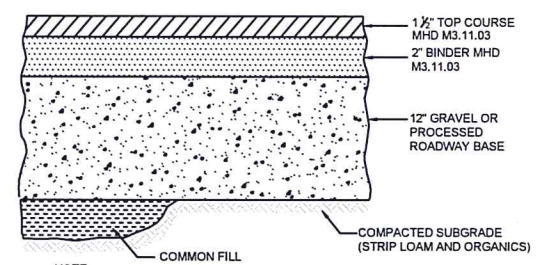
2 PRECAST CONCRETE SEWER MANHOLE
NOT TO SCALE



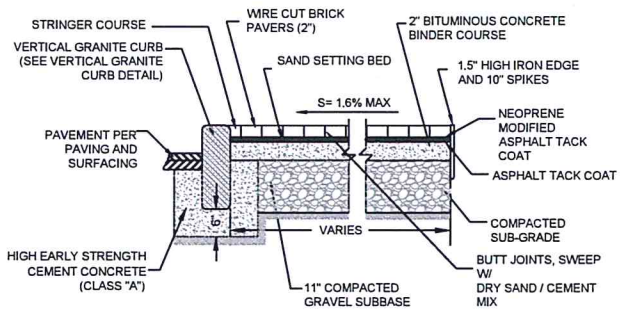
3 MANHOLE OVER EXISTING PIPE
NOT TO SCALE



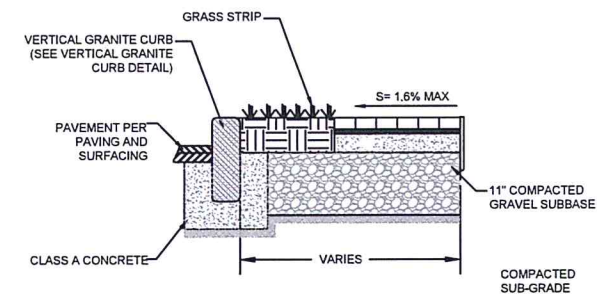
4 COPPER WATER SERVICE CONNECTION
NOT TO SCALE



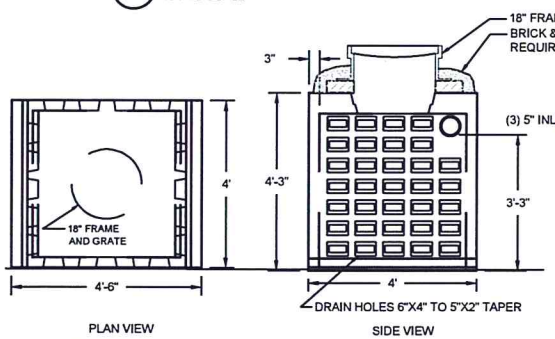
5 BITUMINOUS CONCRETE PAVEMENT
NOT TO SCALE



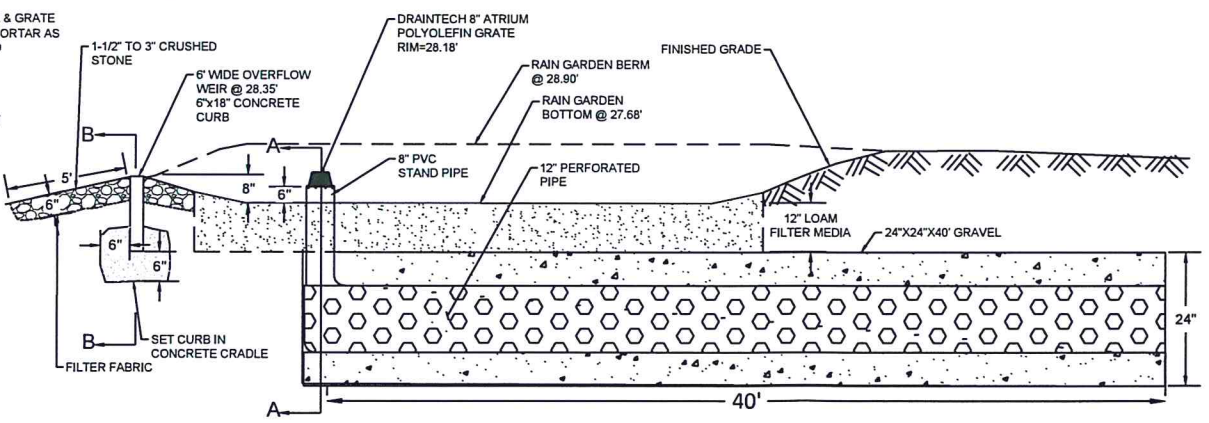
6 BRICK SIDEWALK
NOT TO SCALE



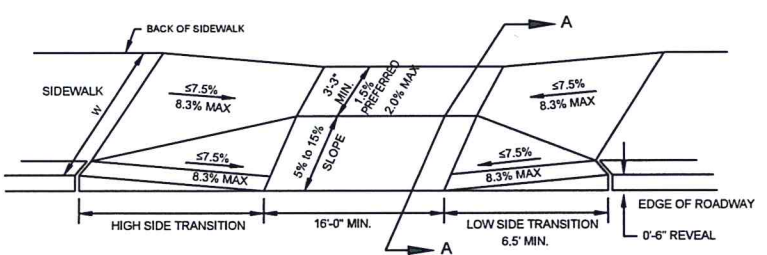
7 BRICK SIDEWALK & GRASS STRIP
NOT TO SCALE



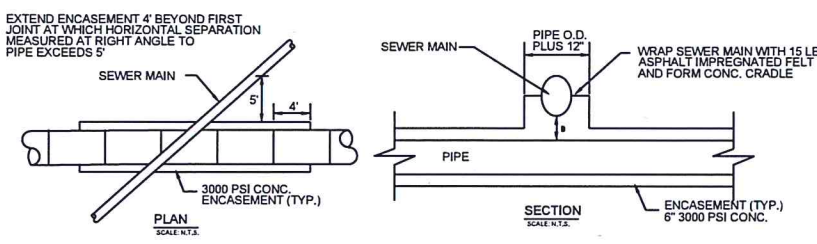
8 DRY WELL 300 GALLON
NOT TO SCALE



9 RAIN GARDEN
NOT TO SCALE



10 DRIVEWAY WITH TIPDOWNS
NOT TO SCALE



11 CONCRETE ENCASEMENT DETAIL
NOT TO SCALE

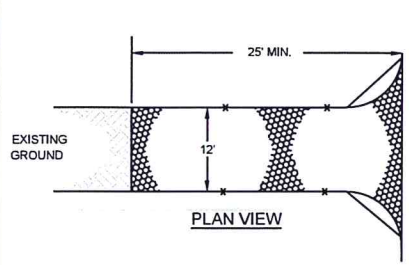
CITY OF NEWBURYPORT
OFFICE OF THE CITY CLERK

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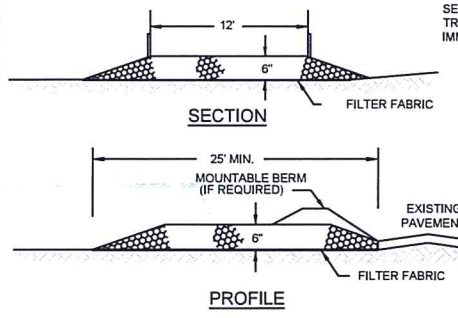
CLERK DATE

"PLANNING BOARD APPROVAL UNDER SUBDIVISION CONTROL LAW" NEWBURYPORT PLANNING BOARD

DATE

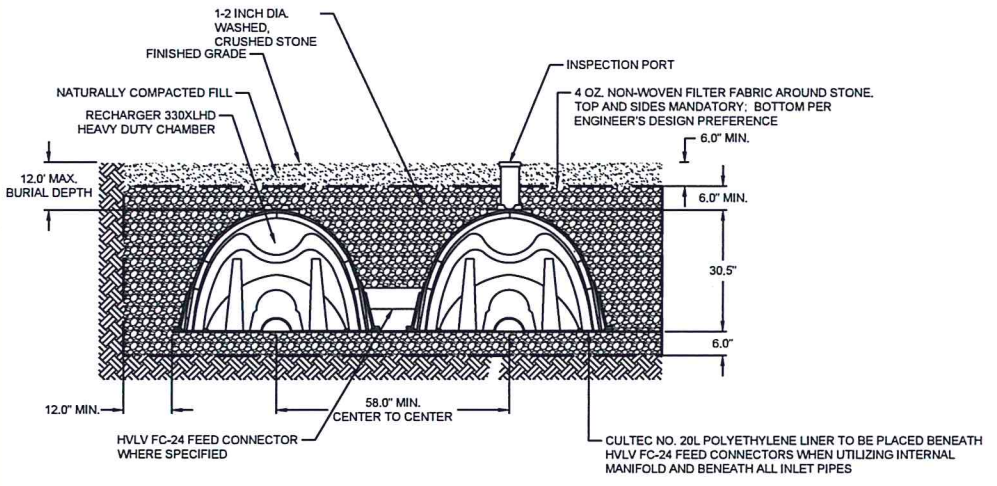


CONSTRUCTION SPECIFICATIONS
STONE SIZE - SEE GRADATION TABLE
LENGTH - 25 FOOT MINIMUM
THICKNESS - SIX (6) INCHES (MINIMUM)
WIDTH - 12" MINIMUM
FILTER FABRIC - MIRAFI 600X OR APPROVED EQUAL
INSTALLATION - THE AREA OF THE ENTRANCE SHOULD BE CLEARED OF ALL VEGETATION, ROOTS, AND OTHER OBJECTIONABLE MATERIAL. A ROAD STABILIZATION FILTER CLOTH CAN BE PLACED ON THE SUBGRADE PRIOR TO THE GRAVEL PLACEMENT TO PREVENT PUMPING. THE GRAVEL SHALL BE PLACED TO THE SPECIFIED DIMENSIONS.
MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS WILL REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE OR ADDITIONAL LENGTH AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.



SIEVE SIZE	% PASSINGS BY WEIGHT
2 inches	100
1 1/2 inches	90-100
1 inch	75-95
3/4 inch	60-85
3/8 inch	0-5

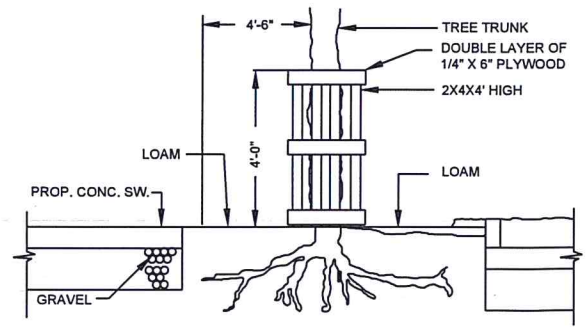
1 CONSTRUCTION ENTRANCE
NOT TO SCALE



GENERAL NOTES
 RECHARGER 330XL HD BY CULTEC, INC. OF BROOKFIELD, CT.
 STORAGE PROVIDED = 11.32 CF/FT PER DESIGN UNIT.
 REFER TO CULTEC, INC.'S CURRENT RECOMMENDED INSTALLATION GUIDELINES.
 THE CHAMBER WILL BE DESIGNED TO WITHSTAND TRAFFIC LOADS WHEN INSTALLED ACCORDING TO CULTEC'S RECOMMENDED INSTALLATION INSTRUCTIONS

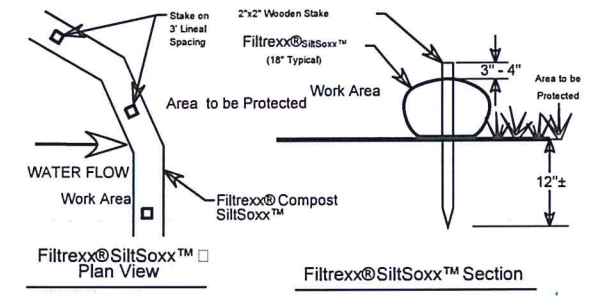
ALL RECHARGER 330XL HD HEAVY DUTY UNITS ARE MARKED WITH A COLOR STRIPE FORMED INTO THE PART ALONG THE LENGTH OF THE CHAMBER.
 ALL RECHARGER 330XL HD CHAMBERS MUST BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS

5 CULTEC R-330XLHD RECHARGER
NOT TO SCALE



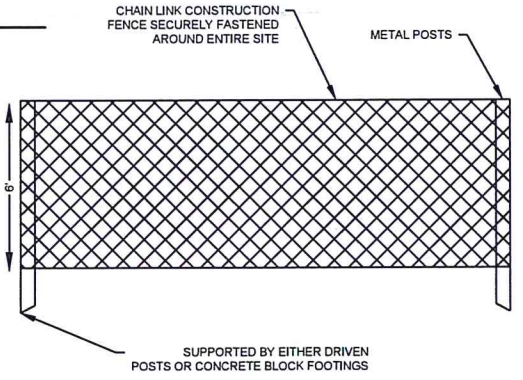
- NOTES:**
- RESTRICT PASSAGE OF CONSTRUCTION EQUIPMENT THAT WILL INJURE EXPOSED OR UNDISTURBED TREE ROOTS OR OTHER PARTS OF THE TREE.
 - TREE ROOTS LOCATED LOWER THAN 10' BELOW FINISH GRADE WITHIN TREE PROTECTION WORKING AREA SHALL BE CUT ONLY IF NECESSARY.
 - PROVIDE 2X4X4' HIGH WOOD FRAME CAGE WITH HORIZONTAL PLYWOOD PLANKING AS PROTECTION FOR THE TREE DURING CONSTRUCTION OR AS DIRECTED BY THE ENGINEER.

2 EXISTING TREE PROTECTION
NOT TO SCALE

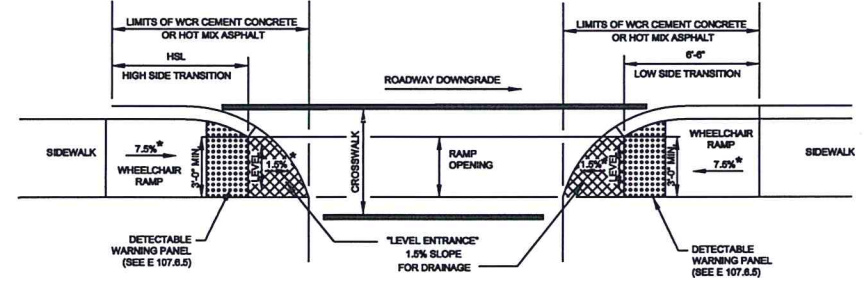


- NOTES:**
- ALL MATERIAL TO MEET FILTREX® SPECIFICATIONS.
 - SILTSOXX™ COMPOST/SOIL/SEED FILL TO MEET APPLICATION REQUIREMENTS.
 - COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.

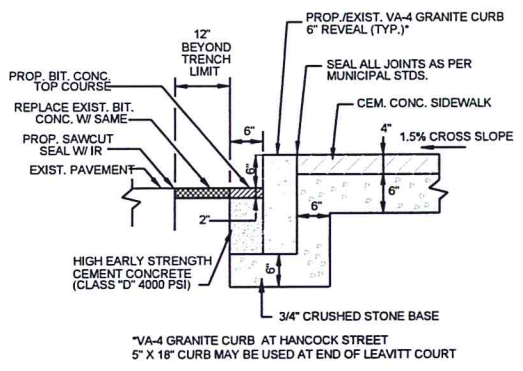
3 SILT SOCK
NOT TO SCALE



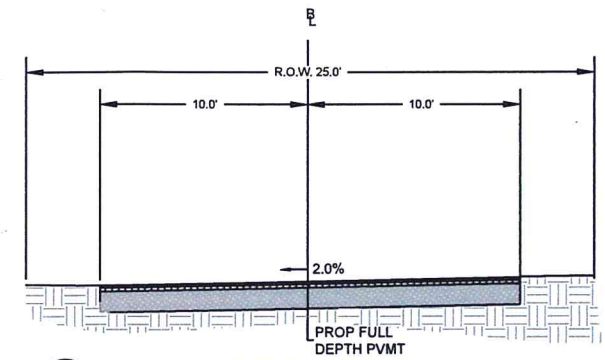
4 CONSTRUCTION FENCE
NOT TO SCALE



6 WCR
NOT TO SCALE



8 VERTICAL GRANITE CURB
NOT TO SCALE



7 ROADWAY CROSS-SECTION
NOT TO SCALE

FOR REGISTRY OF DEEDS USE ONLY

"I CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS."
 Stephen Sawyer 9-7-21
 STEPHEN SAWYER P.E. DATE



DEVELOPER:
CASWELL DEVELOPMENT
24 GRAF ROAD
NEWBURYPORT MA

ARCHITECT:
GRAF ARCHITECTS
2 LIBERTY STREET
NEWBURYPORT MA

SURVEYOR:
WINTER GEC
44 MERRIMAC ST. UNIT 312
NEWBURYPORT, MA

PROJECT TEAM

21-27 HANCOCK
NEWBURYPORT, MA.

REV	DESCRIPTION	DATE
6	ADD TREE EASEMENTS	09/07/2021
5	DPS WATER	05/17/2021
4	PB/PEER REVIEW	05/12/2021
3	PB/PEER REVIEW	04/14/2021
2	PEER REVIEW	03/31/2021
1	PLAN UPDATE	03/19/2021



STAMP:

CONSTRUCTION DETAILS

SHEET NAME:
D2

SHT NO:
DR BY: MCH
CHK BY: SBS
PROJ NO: 20-087
DATE: 02/17/2021
SCALE: NOT TO SCALE

CITY OF NEWBURYPORT
OFFICE OF THE CITY CLERK

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CLERK DATE

"PLANNING BOARD APPROVAL UNDER SUBDIVISION CONTROL LAW"
NEWBURYPORT PLANNING BOARD

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NEWBURYPORT, MA

PROJECT TEAM

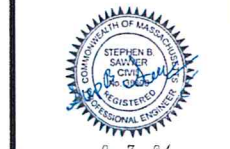
21-27 HANCOCK
NEWBURYPORT, MA.

PROJECT INFO

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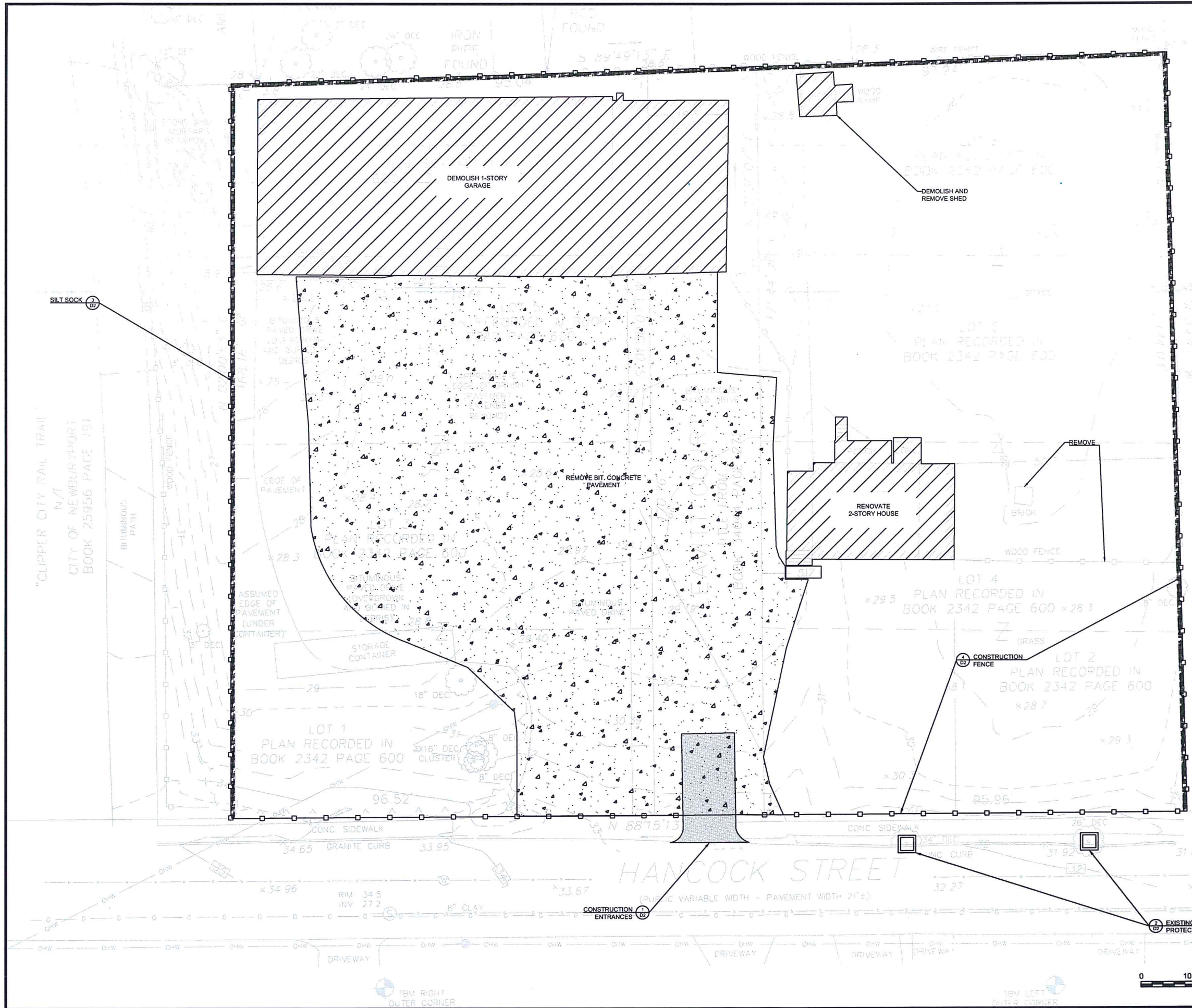
CLERK DATE

EROSION CONTROL PLAN

SHEET NAME:

D3

SHT NO:
DR BY: GS
CHK BY: SS
PROJ NO: 20-087
DATE: 02/17/2021
SCALE: 1"=10'



P:\2020 Projects\2020-087 Lowell, Ct Newburyport\Draw\ENGINEERING\20-087_EROS_CTL.dwg