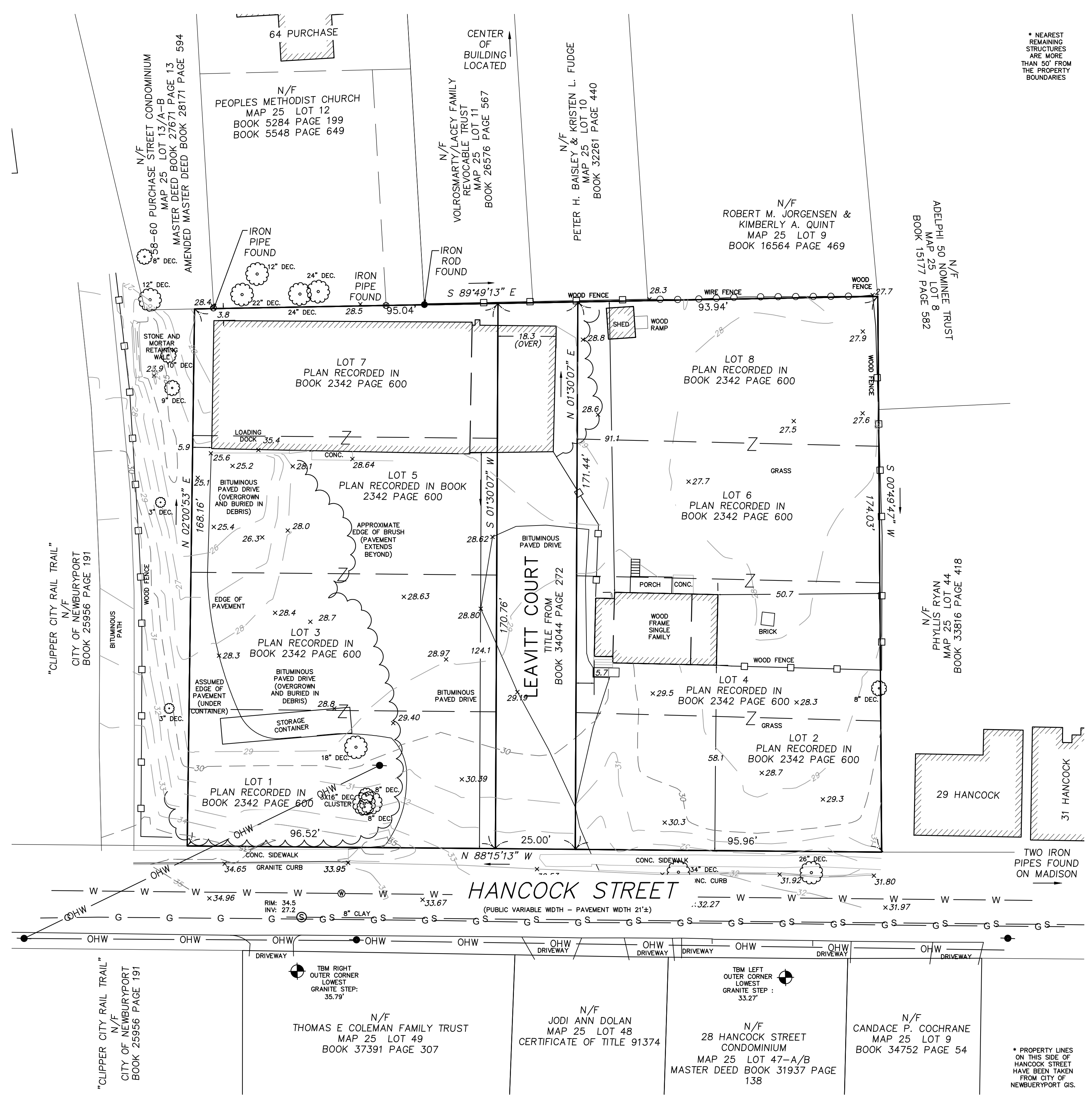


RESERVED FOR REGISTERS USE ONLY



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. 41783

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

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 _____

Copyright 2021 Winter GEC, LLC

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

SCALE:				
HORIZ: 1" = 20'				
VERT: _____				
NO.	DATE	BY	REVISIONS	
2	3/30/21	EJC	REVISED PER COMMENTS	
1	3/24/21	EJC	REVISED PER COMMENTS	

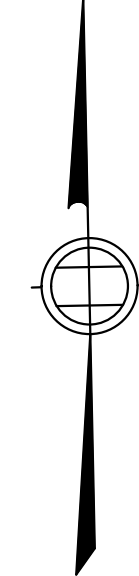
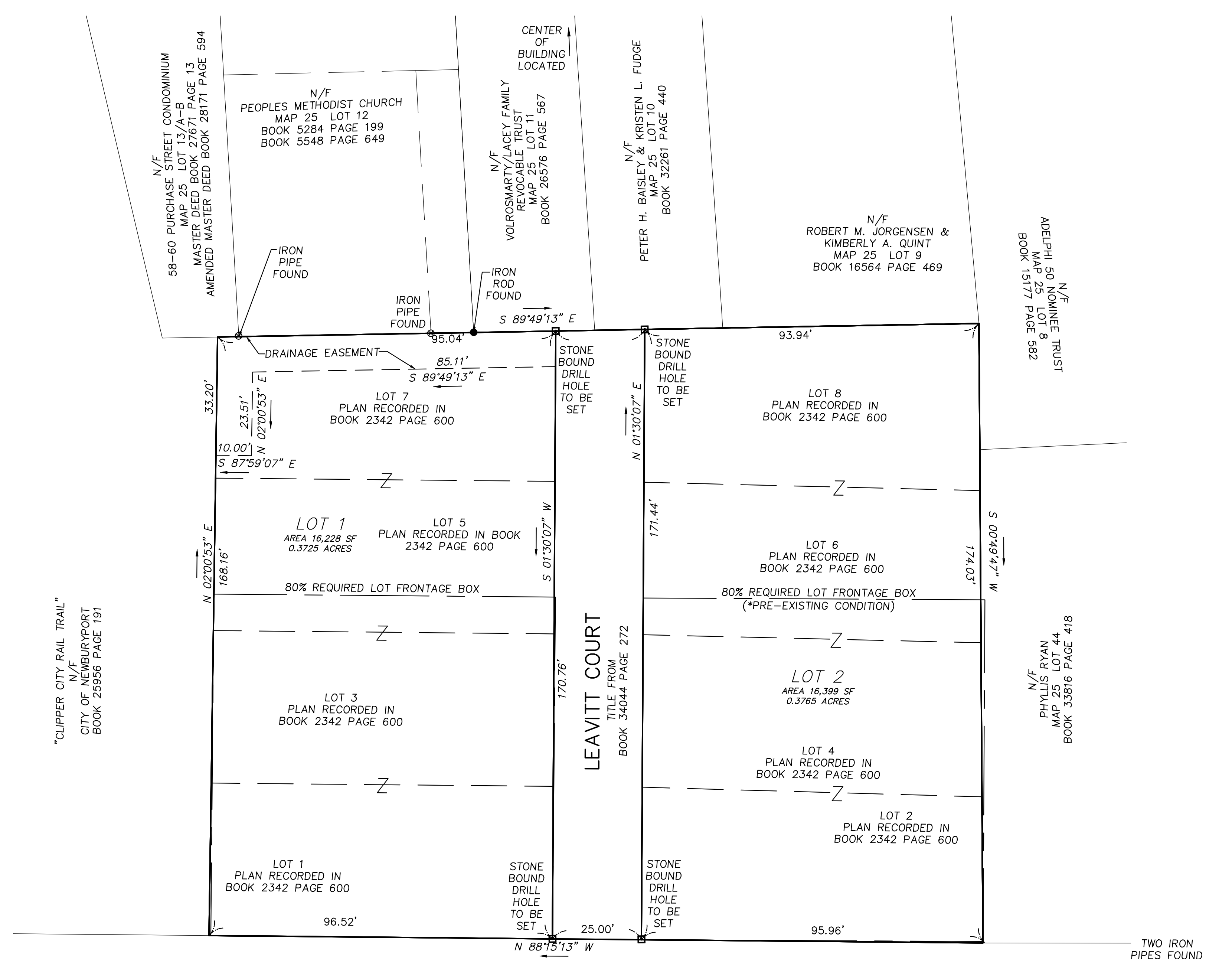
FIELD: CO
 CALCS: EC
 CHECKED: EJC
 APPROVED: EJC

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

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 30, 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.

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

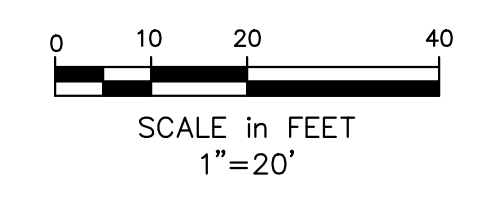
EVERETT J. CHANDLER
 P.L.S. EVERETT J. CHANDLER, P.L.S.
 MASS. REGISTRATION NO. 41783

LOCUS TITLE INFORMATION

21 HANCOCK STREET
 OWNER: G&S MASSACHUSETTS REALTY TRUST
 DEED REFERENCE: BOOK 34044 PAGE 272
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 ASSESSORS: MAP 25 PARCEL 43
 PLAN REF: LOTS 2, 4, 6 & 8 AS SHOWN ON PLAN RECORDED IN BOOK 2342 PAGE 600

* PROPERTY LINES ON THIS SIDE OF HANCOCK STREET HAVE BEEN TAKEN FROM CITY OF NEWBURYPORT GIS.



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 NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.	_____
CLERK _____	DATE _____
DATE _____	DATE _____

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

SCALE:			
HORIZ: 1"= 20'			
VERT: _____			
NO.	DATE	BY	REVISIONS

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

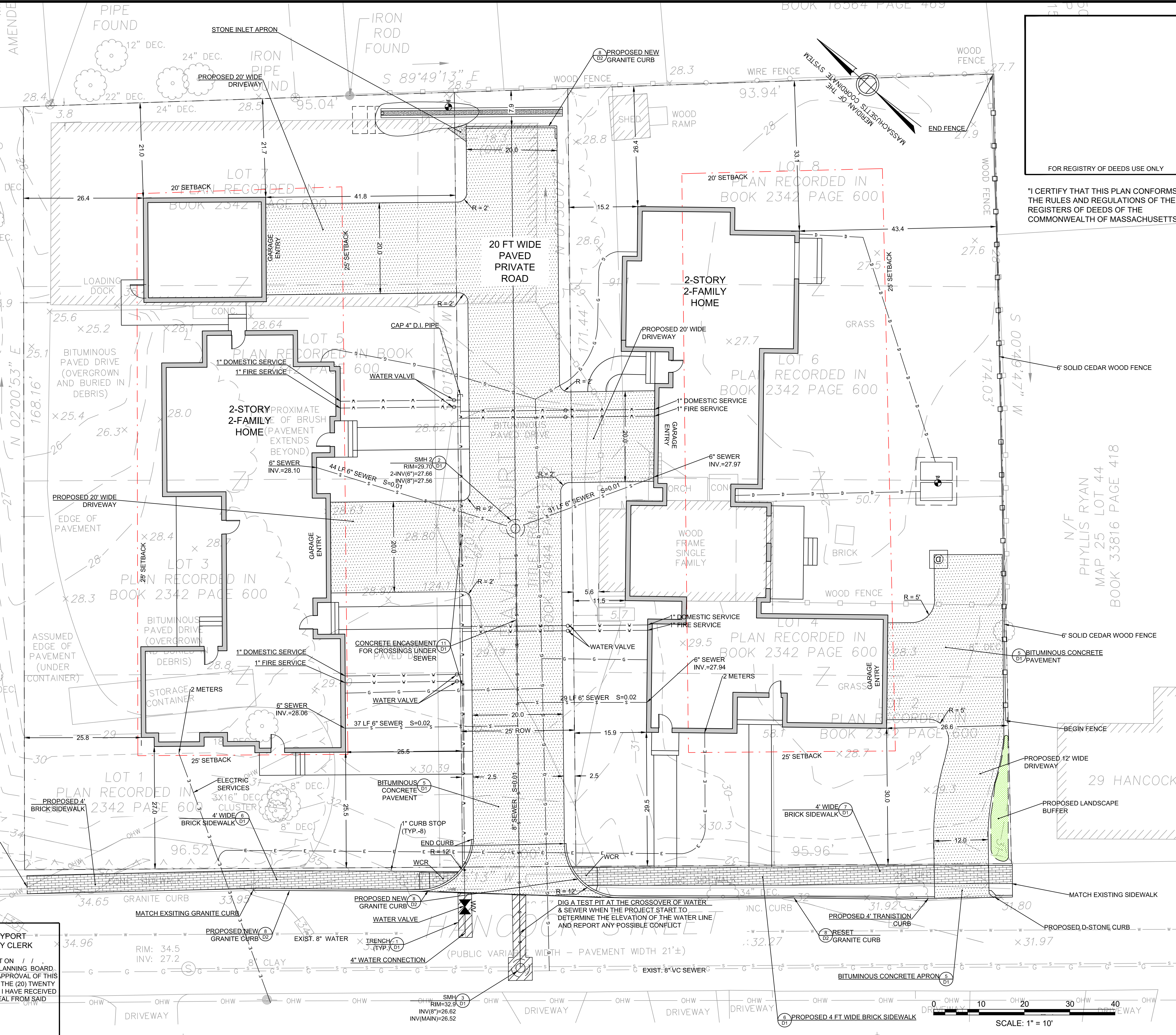
PLAN OF LAND
21 & 27 HANCOCK STREET

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

PROJECT NO.
 2020-21-27HANCOCK
 DATE: MAR 30, 2021

SHEET NO.
92

PIPE MATERIALS:
 SEWER: PVC ASTM D3034-SDR 35, (SIZE AS NOTED) 8" DEC.
 WATER: CLASS 52 CEMENTLINED DUCTILE IRON
 DOMESTIC: TYPE K COPPER (SIZE AS NOTED) DEC.
 FIRE: TYPE K COPPER (SIZE AS NOTED)
 ALL WATER LINES SHALL HAVE A MINIMUM OF 5 FEET OF COVER.



NORTH

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

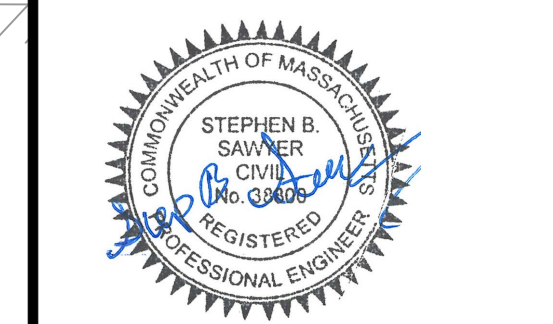
PROJECT TEAM

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

21-27 HANCOCK
 NEWBURYPORT, MA.

PROJECT INFO

REV	DESCRIPTION	DATE
4	PB/PEER REVIEW	05/11/2021
3	PB/PEER REVIEW	04/14/2021
2	PEER REVIEW	03/31/2021
1	PLAN UPDATE	03/19/2021



STAMP:

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'

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

CITY OF NEWBURYPORT
 OFFICE OF THE CITY CLERK

THIS IS TO CERTIFY THAT ON 1/1 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 _____

P:\2020 Projects\2020-087 Leavitt Ct Newburyport\Eng\ENGINEERING_20-087_LAY1_MATL.dwg



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

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
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

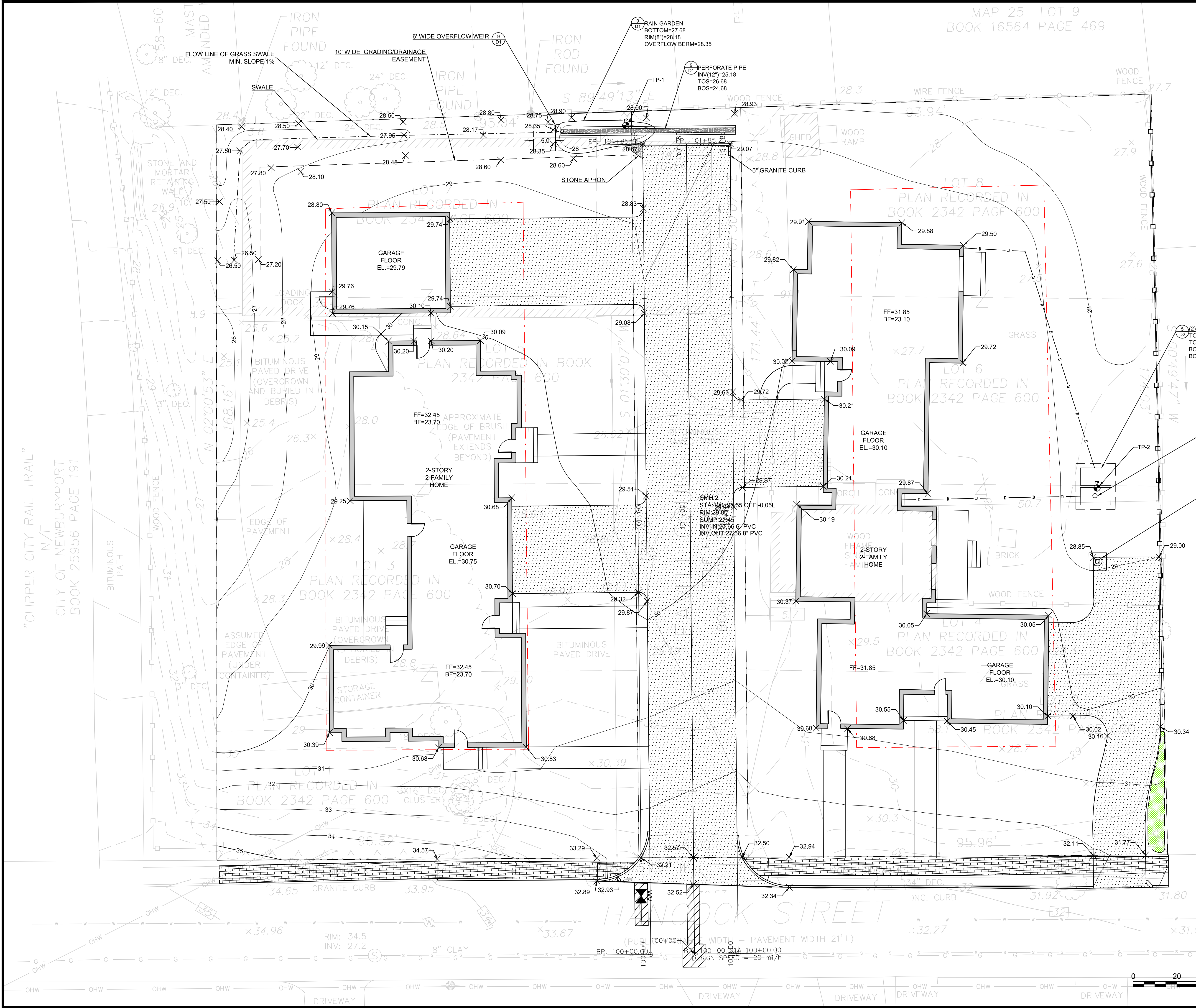


STAMP:

GRADING & DRAINAGE PLAN

C2

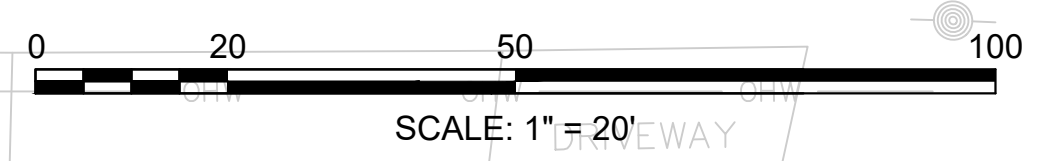
SHT NO:
DR BY: GS
CHK BY: SS
PROJ NO: 20-087
DATE: 02/17/2021
SCALE: 1"=10'

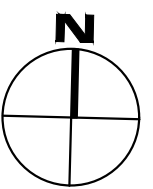


"PLANNING BOARD APPROVAL UNDER SUBDIVISION CONTROL LAW" NEWBURYPORT PLANNING BOARD

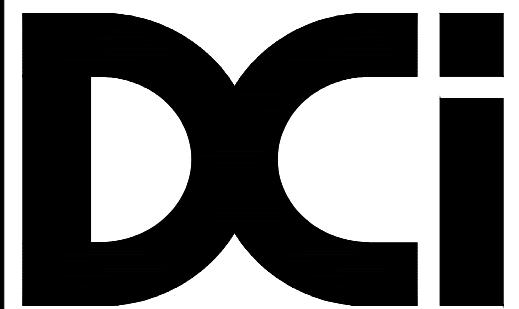
CITY OF NEWBURYPORT
OFFICE OF THE CITY CLERK
THIS IS TO CERTIFY THAT ON / / I RECEIVED FROM THE PLANNING BOARD CERTIFICATION OF ITS APPROVAL OF THIS PLAN AND THAT DURING THE (20) TWENTY DAYS NEXT FOLLOWING, I HAVE RECEIVED NO NOTICE OF ANY APPEAL FROM SAID DECISION.

CLERK DATE





NORTH



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
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:

PROFILE
PLAN

SHEET NAME:

C3

SHT NO:

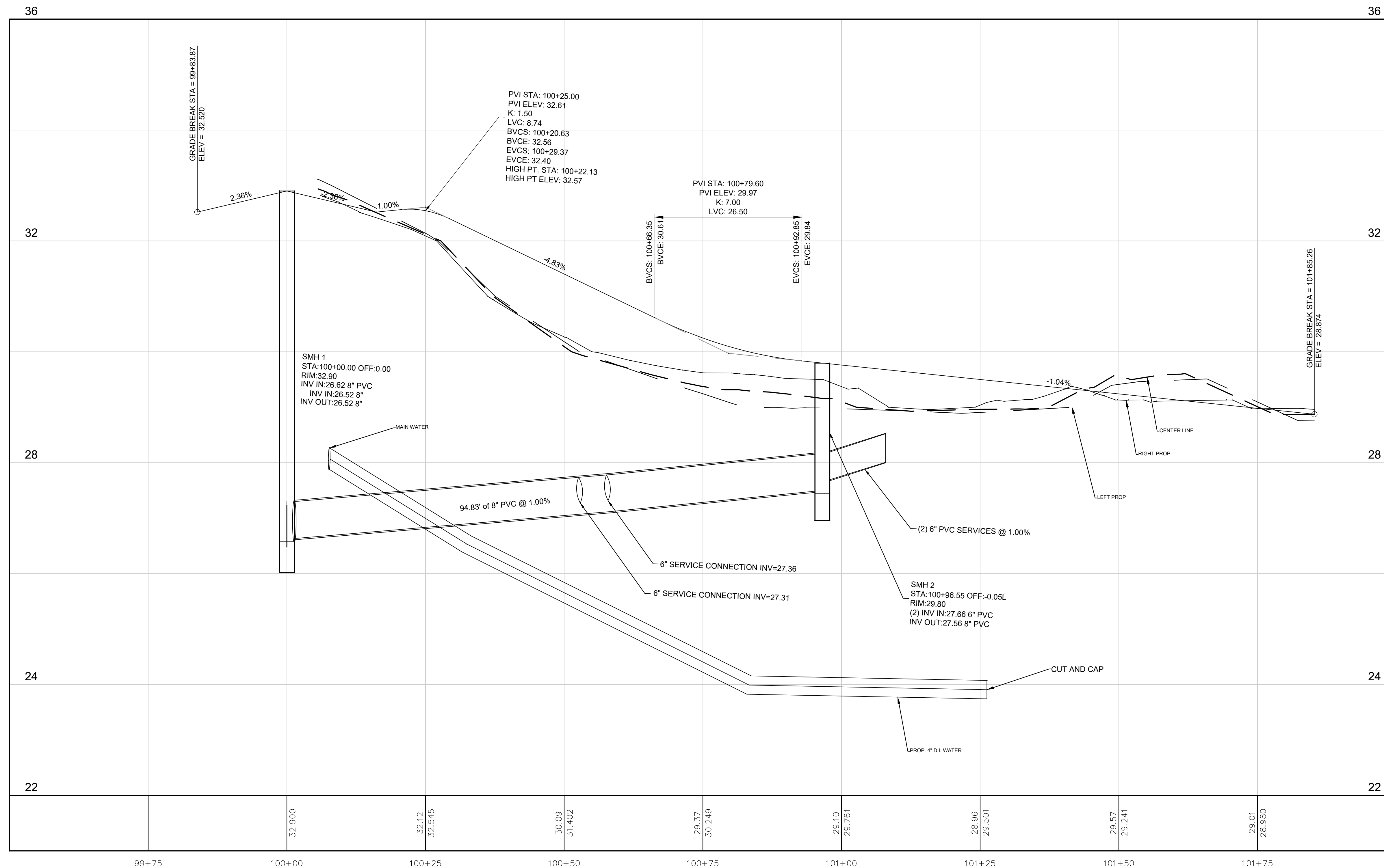
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CHK BY: SS

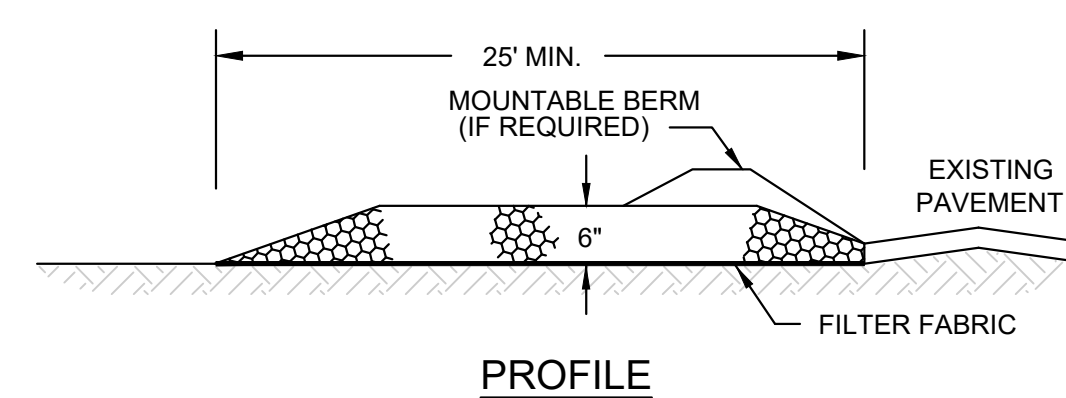
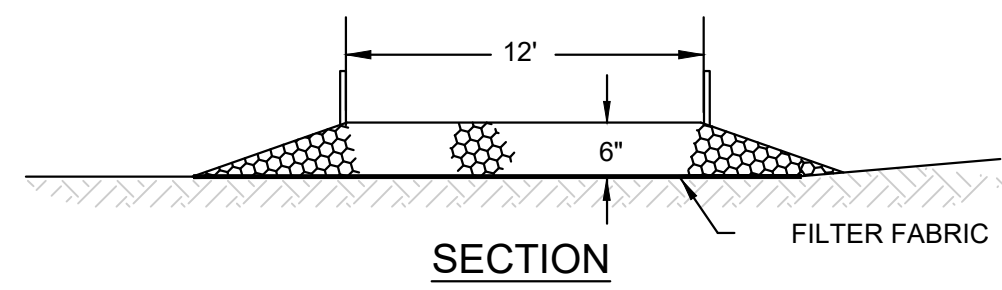
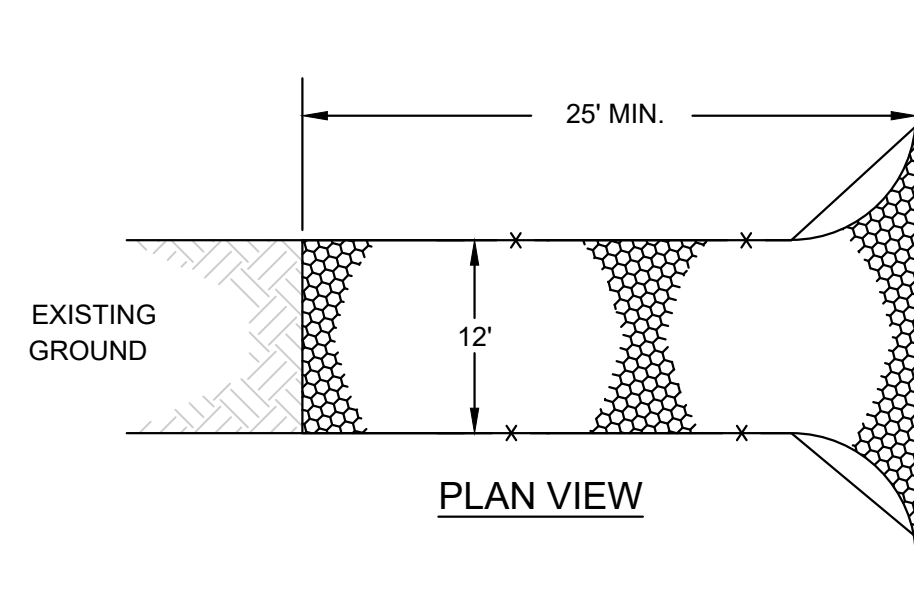
PROJ NO: 20-087

DATE: 04-14-2021

SCALE: 1"=10'



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



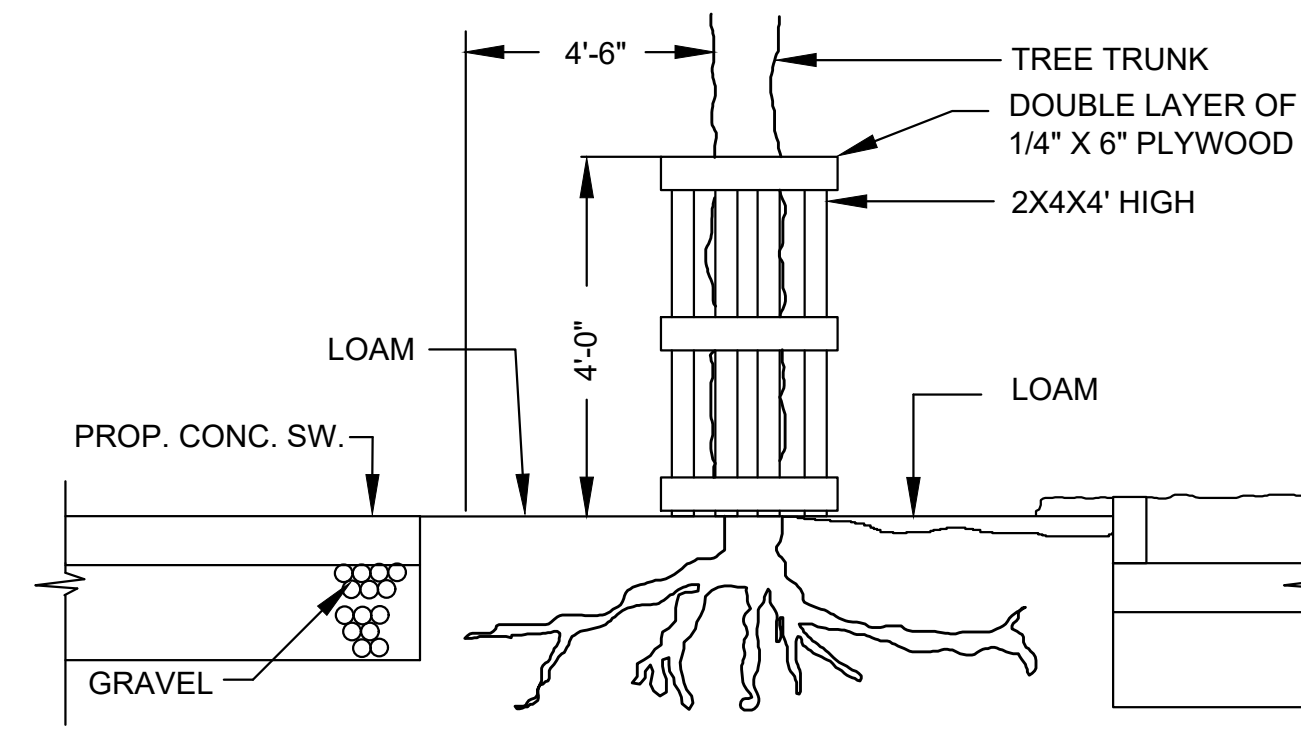
1 CONSTRUCTION ENTRANCE
NOT TO SCALE

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.

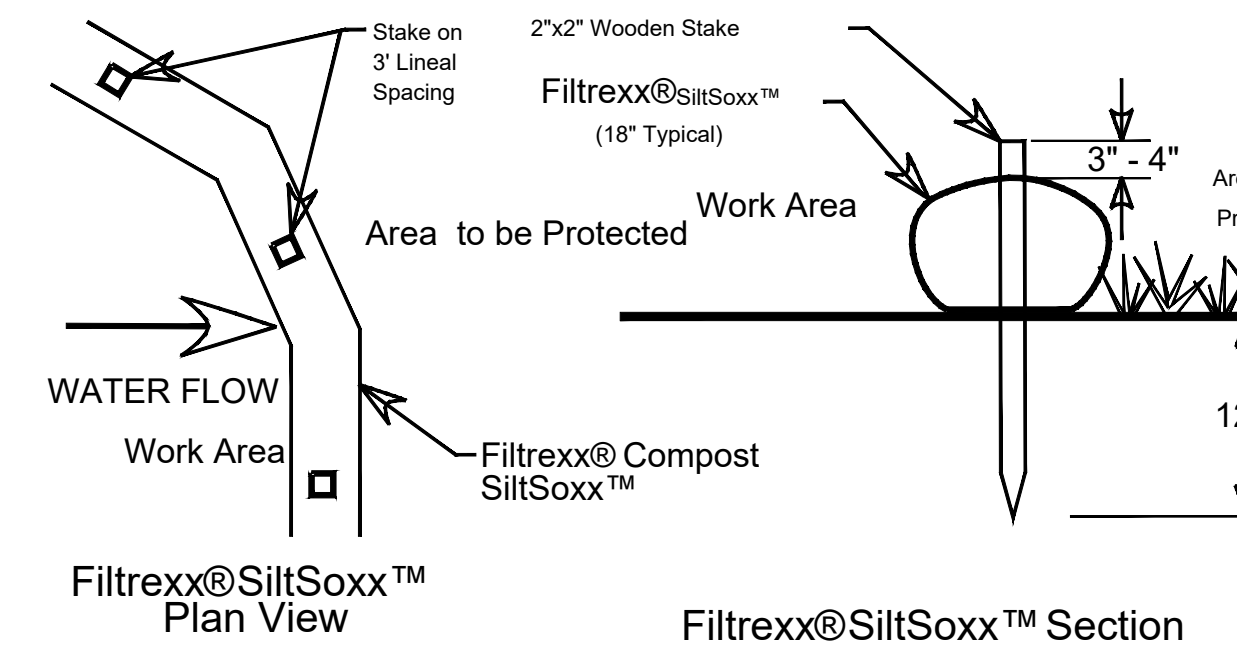
CRUSHED STONE GRADATION TABLE

SIEVE SIZE	% PASSING BY WEIGHT
2 inches	100
1 1/2 inches	90-100
1 inch	25-55
3/4 inch	0-15
3/8 inch	0-5



- 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.

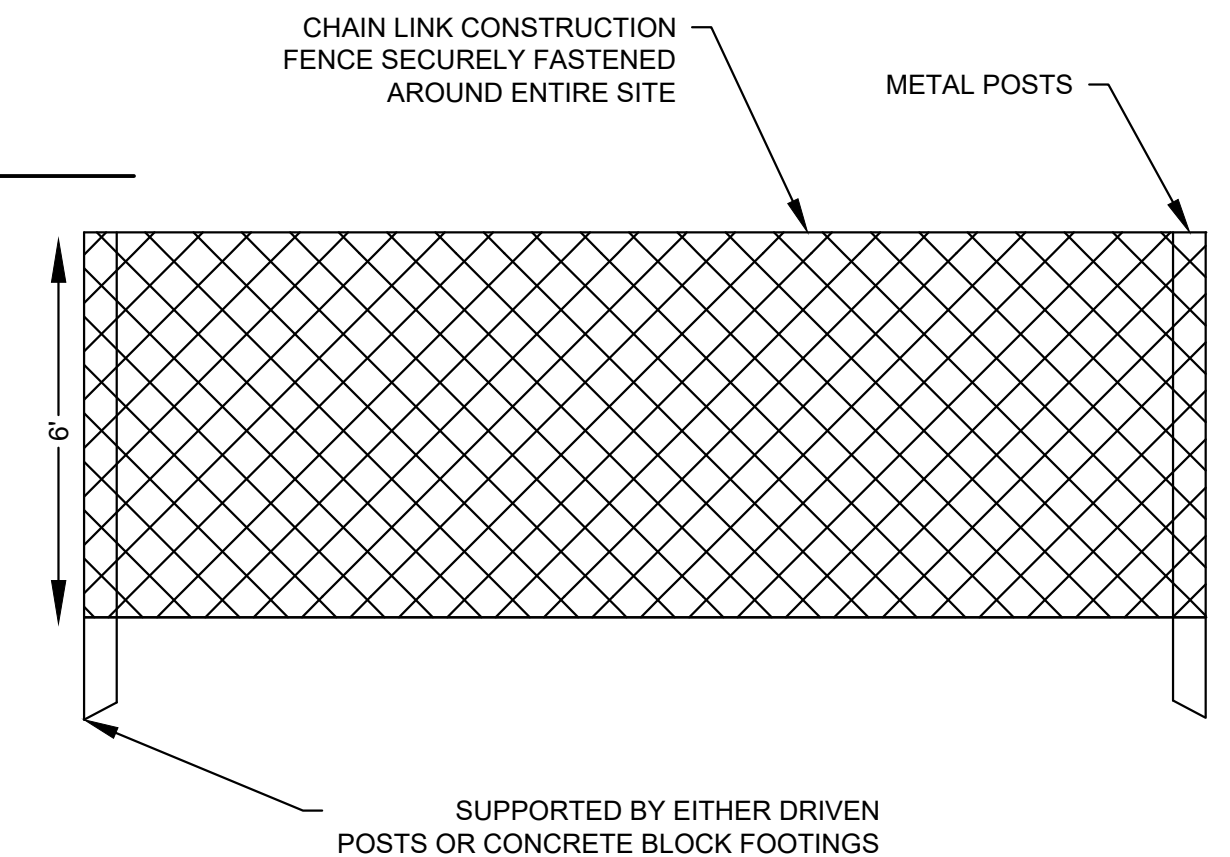
2 EXISTING TREE PROTECTION
NOT TO SCALE



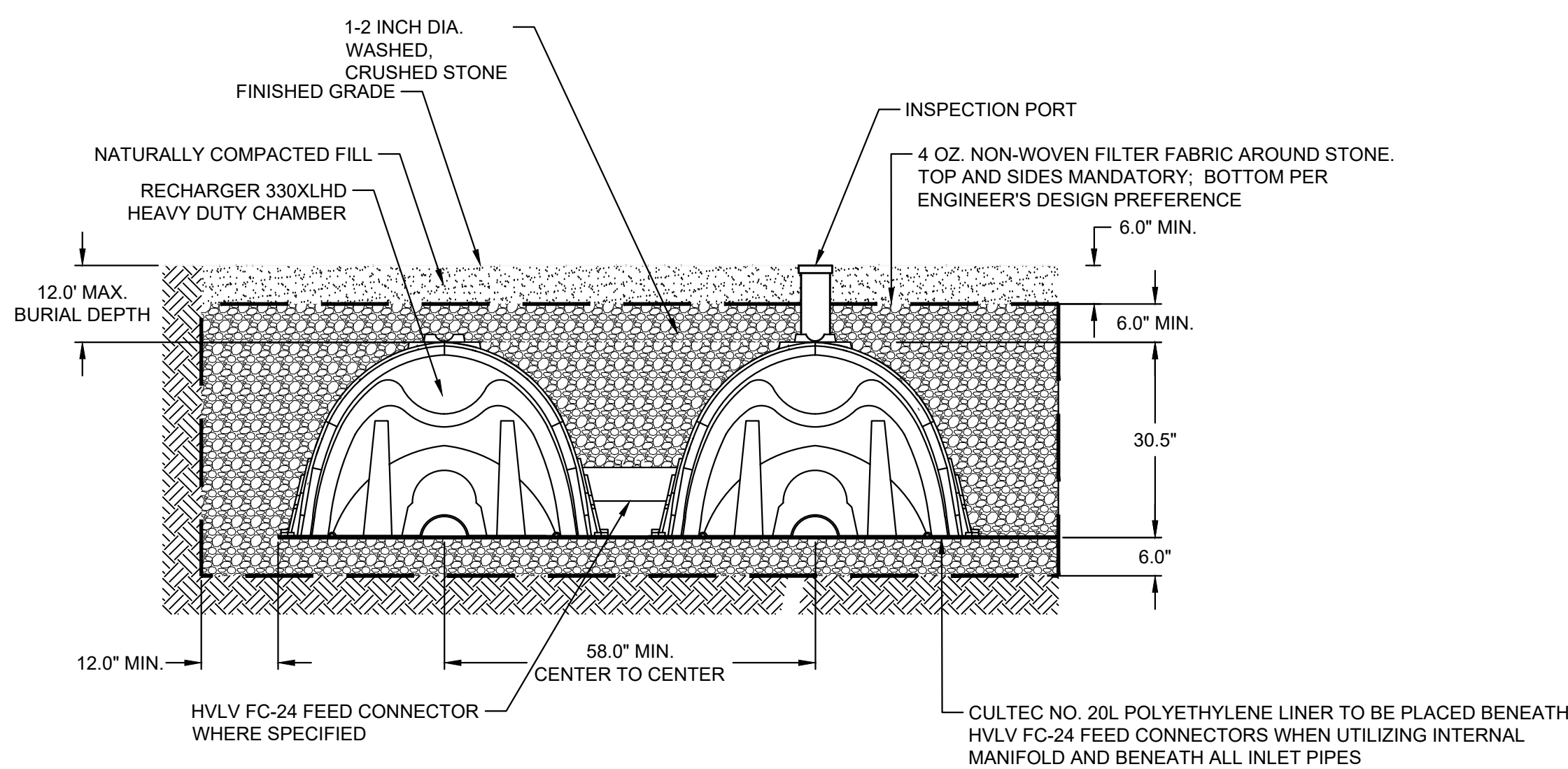
- NOTES:**
- ALL MATERIAL TO MEET FILTREXX® SPECIFICATIONS.
 - SILTSOXX™ COMPOST/SOIL/SEED FILL TO MEET APPLICATION REQUIREMENTS.
 - COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.

3 SILT SOCK
NOT TO SCALE

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



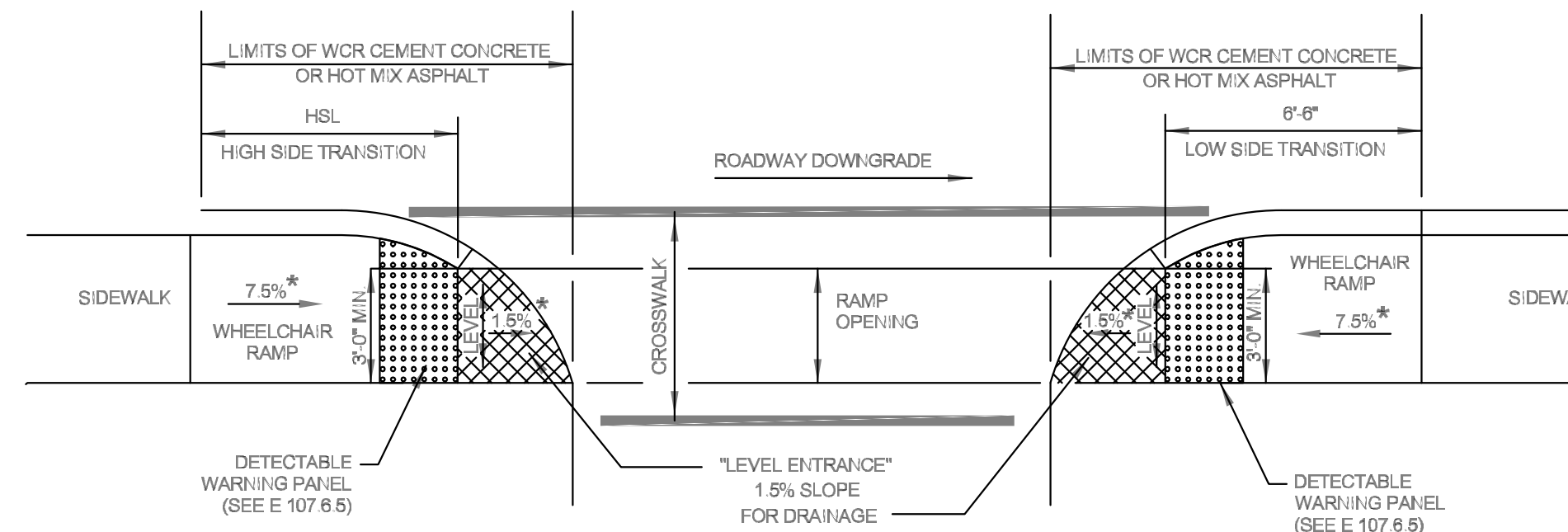
4 CONSTRUCTION FENCE
NOT TO SCALE



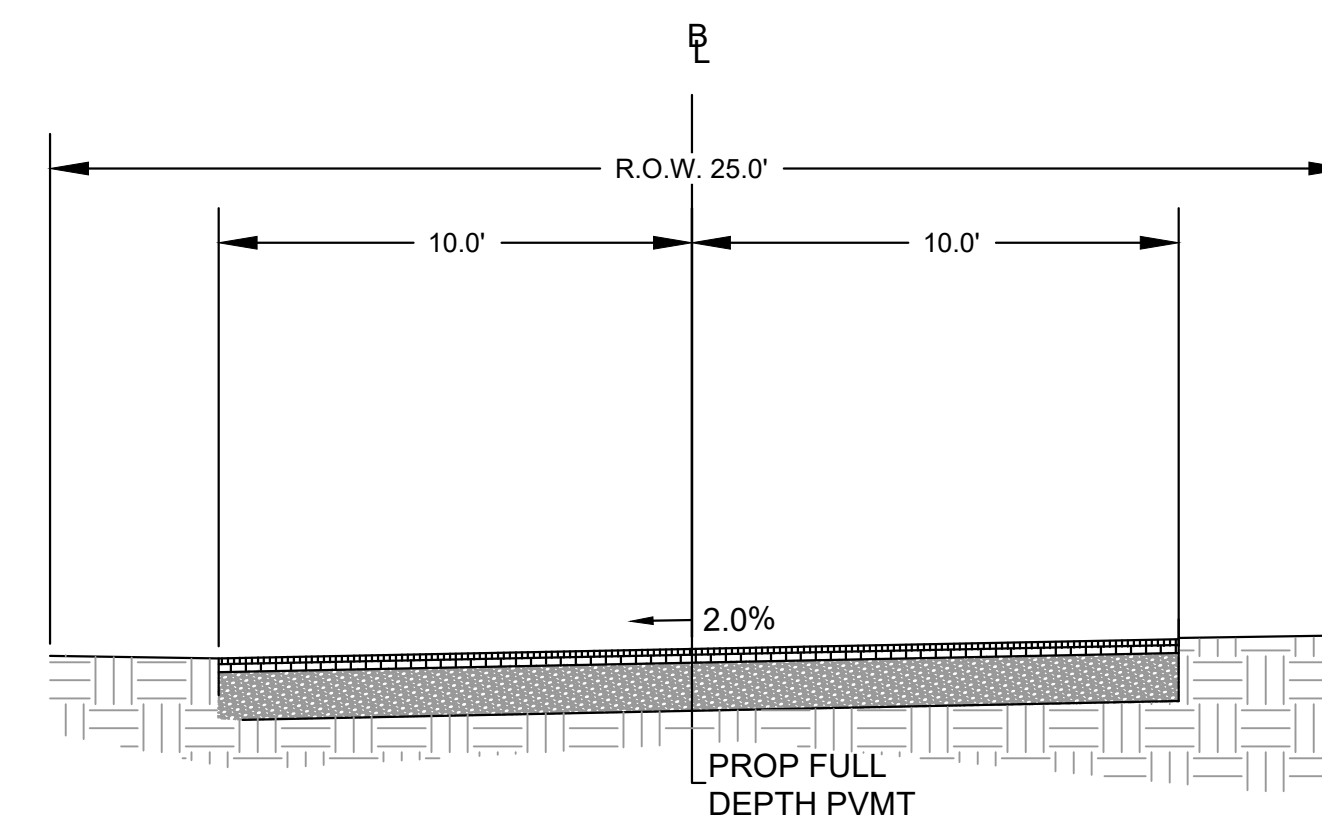
GENERAL NOTES
 RECHARGER 330XL HD BY CULTEC, INC. OF BROOKFIELD, CT. STORAGE PROVIDED = 11.32 CF/FT PER DESIGN UNIT. REFER TO CULTEC, INC.'S CURRENT RECOMMENDED INSTALLATION GUIDELINES.
 THE CHAMBER WILL BE DESIGNED TO WITHSTAND TRAFFIC LOADS WHEN INSTALLED ACCORDING TO CULTEC'S RECOMMENDED INSTALLATION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

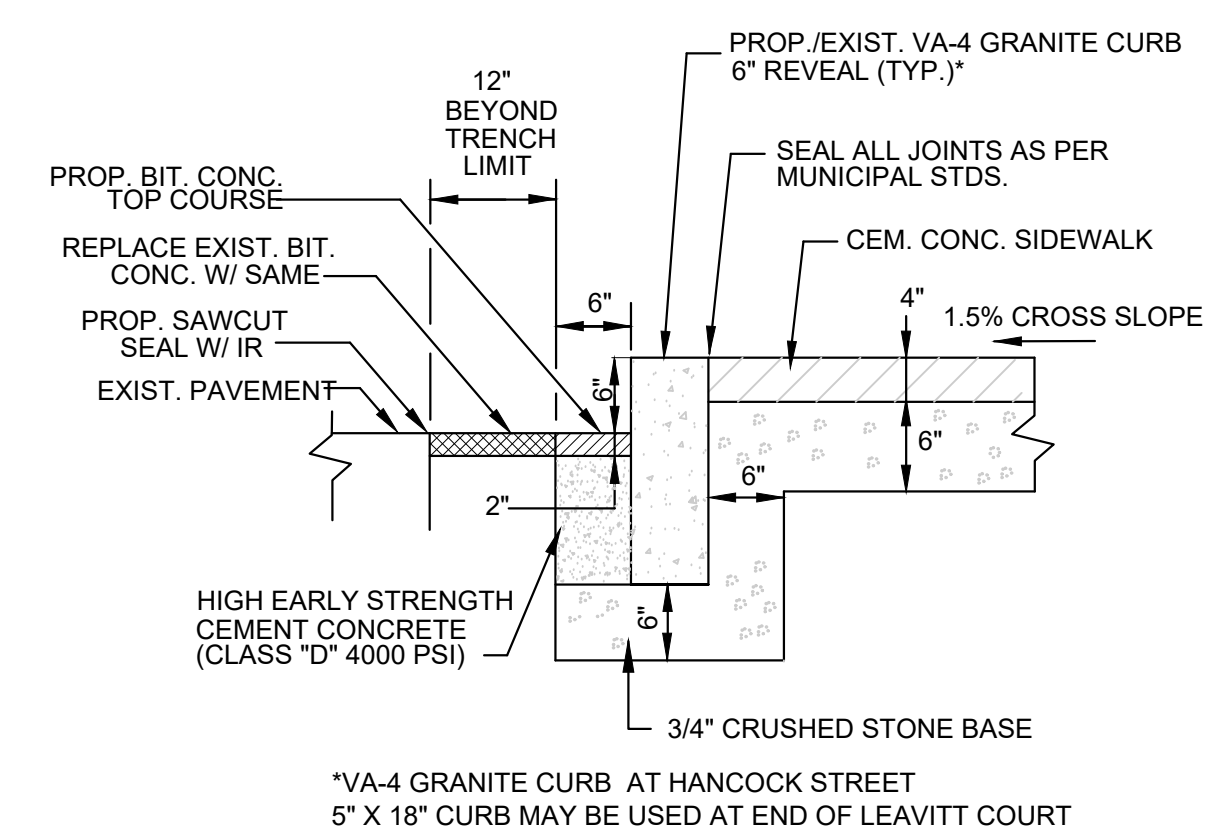
5 CULTEC R-330XLHD RECHARGER
NOT TO SCALE



6 WCR
NOT TO SCALE



7 ROADWAY CROSS-SECTION
NOT TO SCALE



8 VERTICAL GRANITE CURB
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



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
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:

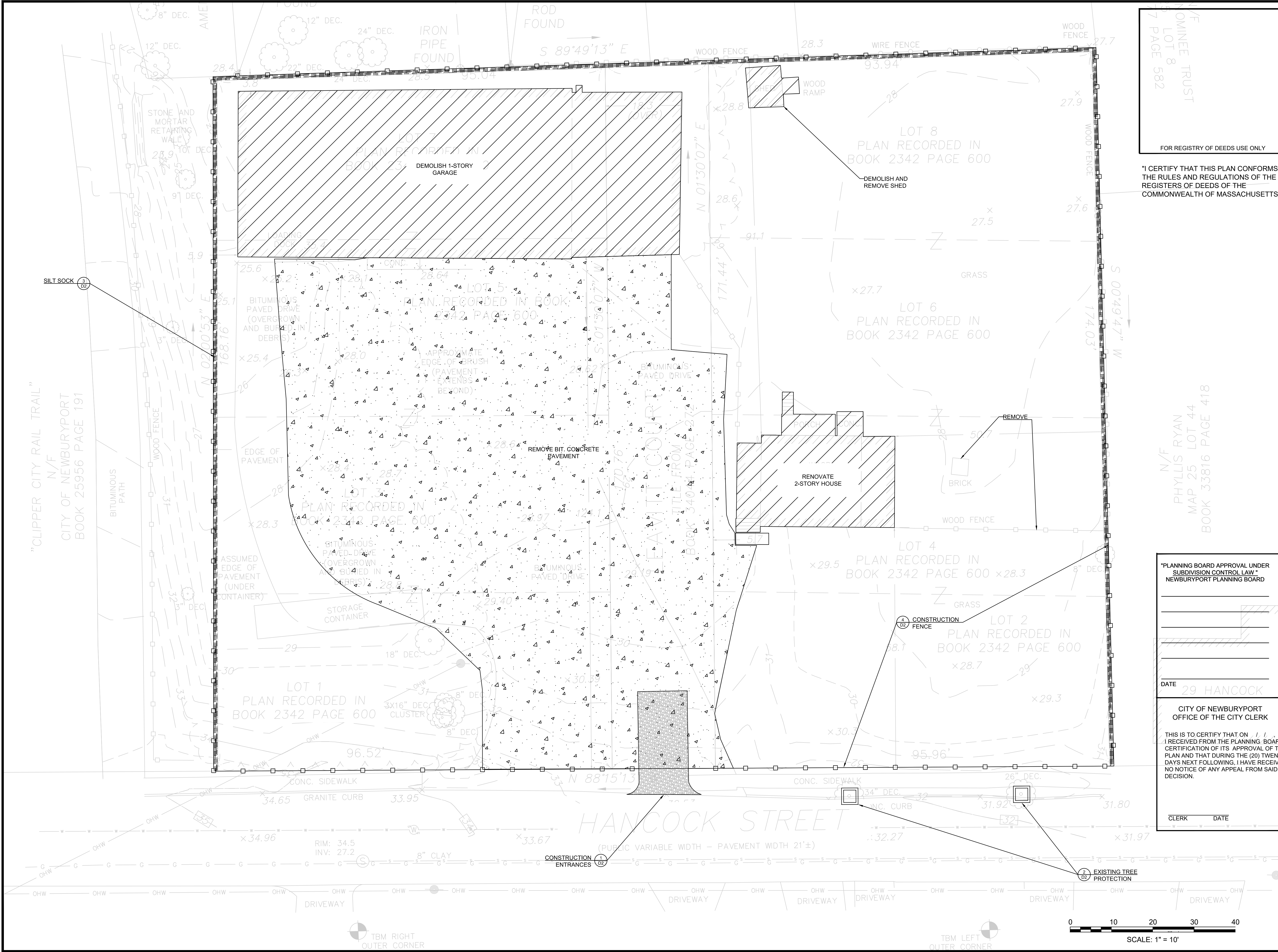
CONSTRUCTION DETAILS

SHEET NAME:

D2

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

P:\2020 Projects\2020-087 Leavitt Ct Newburyport\Drawings\ENGINEERING\20-087_EROS_CNTL.dwg



N/F
NOMINEE TRUST
LOT 8
PAGE 582

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."

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
4	REV. FOOTPRINT	05/06/2021
3	PB/PEER REVIEW	04/14/2021
2	PEER REVIEW	03/31/2021
1	PLAN UPDATE	03/19/2021

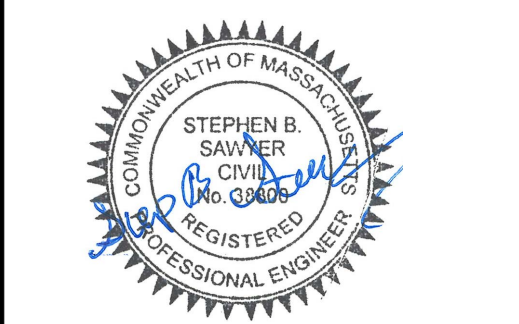
"PLANNING BOARD APPROVAL UNDER SUBDIVISION CONTROL LAW" - NEWBURYPORT PLANNING BOARD

DATE 29 HANCOCK

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



STAMP:

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'



project:

21-27 HANCOCK STREET

Newburyport, MA
01950

architect:

GRAF ARCHITECTS

2 Liberty Street
Newburyport, MA
01950
T. 978 499 9442
www.grafarch.com



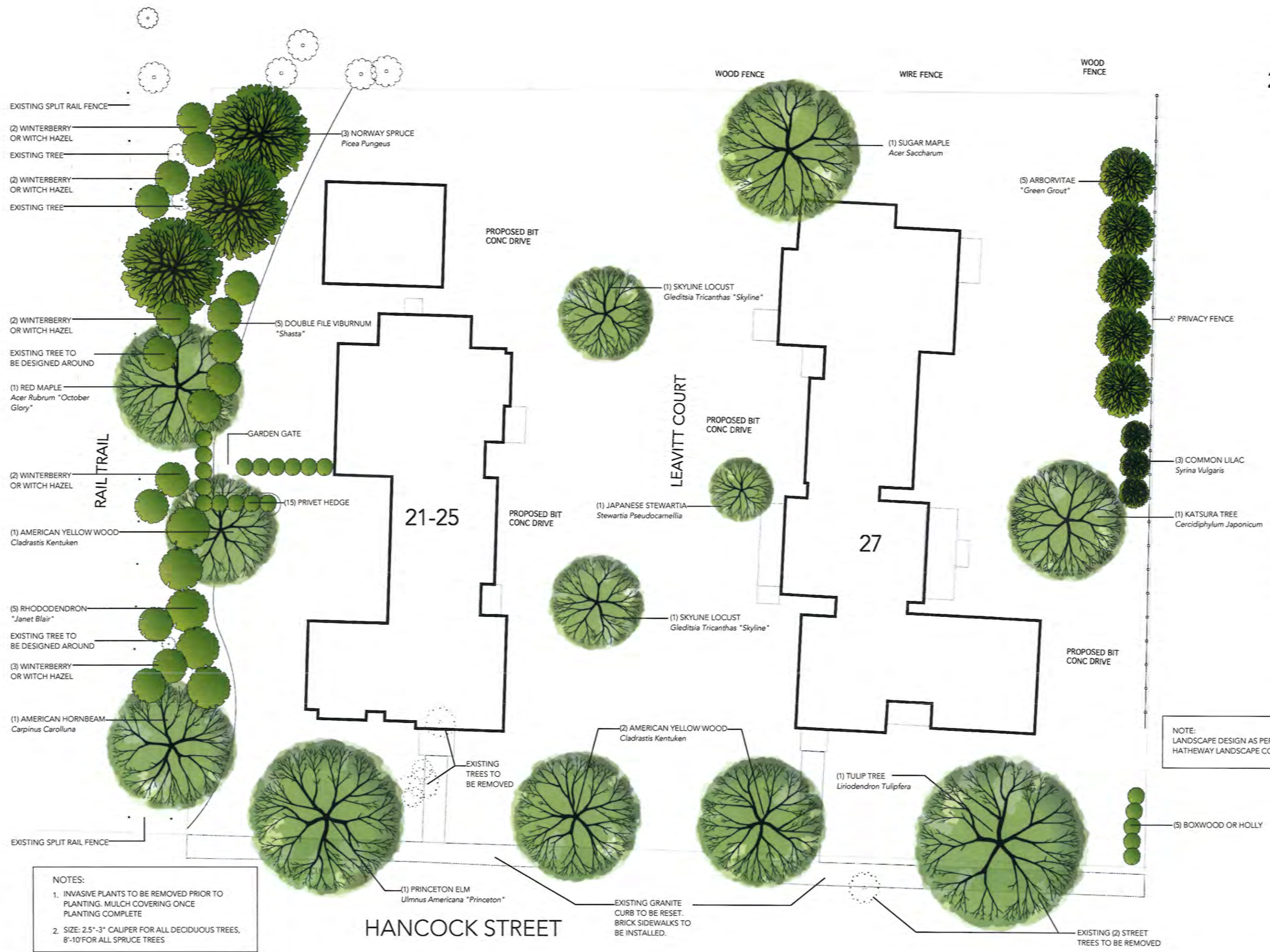
title:

LANDSCAPE PLAN

SCALE: 1/8" = 1'-0"

4 may 2021

L01



NOTES:
1. INVASIVE PLANTS TO BE REMOVED PRIOR TO PLANTING. MULCH COVERING ONCE PLANTING COMPLETE
2. SIZE: 2.5"-3" CALIPER FOR ALL DECIDUOUS TREES, 8"-10" FOR ALL SPRUCE TREES

NOTE: LANDSCAPE DESIGN AS PER HATHWAY LANDSCAPE CO.