

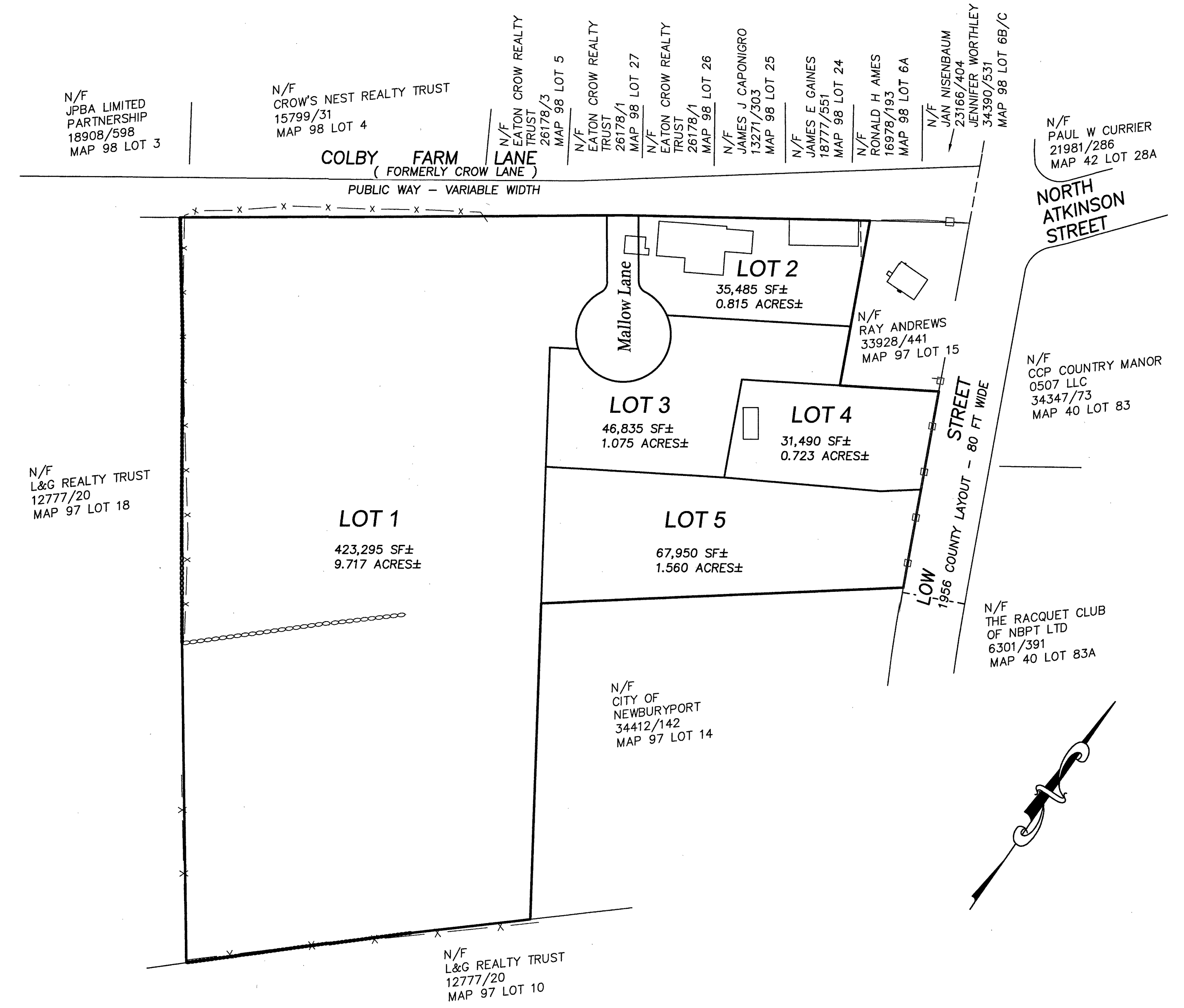
LOCUS
NOT TO SCALE

Colby Farm Preliminary Plan

Colby Farm Lane and Low Street
Newburyport, MA

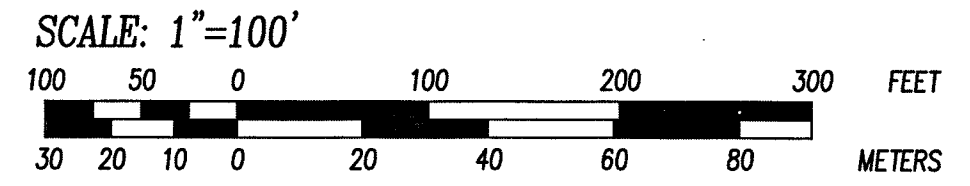
SHEET INDEX

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G1.20	LEGEND, ABBREVIATIONS, & GENERAL NOTES
V1.10	EXISTING CONDITIONS
V2.10	LOTTING PLAN
C1.10	SITE, GRADING, DRAINAGE, UTILITIES, AND PROFILE



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Vicinity Map



Robert E. Blanchette Jr.
4-3-2018

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Sheet Title:
Title Sheet

Project Title:
Preliminary Plan

Colby Farm Lane and Low St
Newburyport, MA 01950

Applicant & Owner:
Mallow Realty Trust
c/o Melissa Sherman
Garand, Trustee

67 Rattlesnake Hill Road
Andover, MA 01810

REVISION			
NO.	DATE	DESCRIPTION	BY

Robert E. Blanchette Jr.
Date: 3 APR 2018

PROJ. MGR.:	R. BLANCHETTE
FIELD:	M. MICHAUD
DESIGN:	R. BLANCHETTE
DRAWN:	E. FREDETTE
CHECKED:	R. BLANCHETTE
DATE:	3-30-2018
FILE:	18015 T1.DWG
JOB #:	18015

SHEET G1.10

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LEGEND

EXISTING	PROPOSED
EXISTING CONTOURS	PROPOSED CONTOURS
WETLAND BOUNDARY WETLAND FLAG	PROPERTY LINE
25' BUFFER ZONE	RIGHT-OF-WAY
100' BUFFER ZONE	EDGE OF PAVEMENT
EDGE OF PAVEMENT	
WIRE FENCE	
WOOD FENCE	
STONE WALL	
SEWER LINE	
WATER LINE	
FIRE HYDRANT	
WATER VALVE	
GAS SHUT OFF	
SEWER MANHOLE	
IRON ROD	
DRILL HOLE	
FOUND	
ESSEX COUNTY BOUND	
BUILDING	
MANHOLE	
CATCH BASIN	
WELL	
TELEPHONE BOX	

ABBREVIATIONS

UTILITIES	TREES
RCP REINFORCED CONCRETE PIPE	12" E 12" ELM
PVC POLYVINYLCHLORIDE PIPE	12" C 12" CHERRY
C.I. CAST IRON PIPE	12" M 12" MAPLE
COND CONDUIT	12" S 12" SPRUCE
D.I. DUCTILE IRON PIPE	12" P 12" PINE
HYD. HYDRANT	12" R 12" CEDAR
INV. INVERT ELEVATION	
UP UTILITY POLE	
TSV & B TAPPING SLEEVE, VALVE AND BOX	
GENERAL	ROADWAY
PROP. PROPOSED	H.P. HIGH POINT
MIN. MINIMUM	L.P. LOW POINT
MAX. MAXIMUM	A.D. ALGEBRAIC DIFFERENCE
EXIST. EXISTING	PC POINT OF CURVATURE
STA. STATION	PT POINT OF TANGENCY
GRAN. GRANITE	PRC POINT OF REVERSE CURVATURE
DRIVE DRIVEWAY	PCC POINT OF COMPOUND CURVATURE
ELEV ELEVATION	CC CENTER OF CURVE
N.T.S. NOT TO SCALE	PVC POINT OF VERTICAL CURVATURE
TYP. TYPICAL	PVT POINT OF VERTICAL TANGENCY
APPROX. APPROXIMATE	PVRC POINT OF VERTICAL REVERSE CURVATURE
CEM. CONC. CEMENT CONCRETE	PVI POINT OF VERTICAL INTERSECTION
BIT. CONC. BITUMINOUS CONCRETE	PGL PROFILE GRADE LINE
ROW RIGHT OF WAY	PI POINT OF INTERSECTION
CL CENTERLINE	OD OUTSIDE DIAMETER
WALK SIDEWALK	ID INSIDE DIAMETER
TBM TEMPORARY BENCH MARK	DIA. # DIAMETER
SGE SLOPED GRANITE EDGING	R RADIUS
BAS BASEMENT	TYP. TYPICAL
TF TOP OF FOUNDATION	L LENGTH
GAR GARAGE	DP. DEPTH
TEC TEMPORARY EROSION CONTROL	EQ. EQUIVALENT

PLAN REFERENCES:

- 1.) ANR PLAN OF LAND SHERMAN 183 LOW STREET NEWBURYPORT, MA OWNER: MALLOW REALTY TRUST PREPARED BY: W. C. CAMMETT ENGINEERING, INC SCALE: 1" = 50' DATED: 05-05-14 ESRD PLAN BOOK 445 PLAN 50

DEED REFERENCES:

- 1.) TO: MALLOW REALTY TRUST FROM: GERALDINE B. COLBY ESRD 10443/369 5-24-90
- 2.) TO: MALLOW REALTY TRUST FROM: GERALDINE B. COLBY ESRD 10443/370 5-24-90
- 3.) TO: MALLOW REALTY TRUST FROM: JACKMAN R AND GERALDINE B. COLBY ESRD 10443/371 5-24-90

ZONING REQUIREMENTS:

DISTRICT: R-1 RESIDENTIAL	REQUIRED		PROVIDED				
	MIN LOT AREA	MIN LOT FRONTAGE	LOT 1	LOT 2	LOT 3	LOT 4	LOT 5
	20,000 SF	125 FT	423,295 SF	35,485 SF	46,835 SF	31,490 SF	67,960 SF
			183.51 FT (Mallow)	140.40 FT (Mallow)	194.20 FT (Mallow)	125 FT (Low)	125 FT (Low)
			539.90 FT (Colby Farm)	293.29 FT (Colby Farm)			
MIN YARDS							
FRONT	30 FT	30 FT	30 FT	30 FT	30 FT	30 FT	30 FT
SIDE	20 FT	20 FT	20 FT	20 FT	20 FT	20 FT	20 FT
REAR	30 FT	30 FT	30 FT	30 FT	30 FT	30 FT	30 FT
OPEN SPACE	50% (10,000 SF)	10,000 SF MIN.	10,000 SF MIN.	10,000 SF MIN.	10,000 SF MIN.	10,000 SF MIN.	10,000 SF MIN.
MAX BUILDING COVERAGE	20%	20% MAX	20% MAX	20% MAX	20% MAX	20% MAX	20% MAX
MAX BUILDING HEIGHT	30 FT	30 FT MAX	30 FT MAX	30 FT MAX	30 FT MAX	30 FT MAX	30 FT MAX

GENERAL NOTES

1. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE.
2. FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 25009C 0109 F EFFECTIVE DATE: JULY 03, 2012. LOCUS IS IN A ZONE X - AREAS OUTSIDE THE 1% ANNUAL CHANCE FLOODPLAIN.
3. WETLAND BOUNDARY DELINEATED BY BASBANES WETLAND CONSULTING IN APRIL 2013.
4. THE VERTICAL DATUM USED NAVD 1988.
5. UNLESS OTHERWISE NOTED DISTANCE AND ELEVATIONS ARE DEPICTED IN DECIMAL FEET.
6. LOW STREET AND COLBY FARM LANE ARE BELIEVED NOT TO BE SCENIC ROADS. NEWBURYPORT CITY OFFICES COULD NOT GIVE CAMMETT ENGINEERING A LISTING OF SCENIC ROADS AND NEITHER STREET HAS SCENIC ROAD SIGNS.
7. PER THE CITY OF NEWBURYPORT MASSACHUSETTS PLANNING BOARD RULES AND REGULATIONS GOVERNING THE SUBDIVISION OF LAND IN NEWBURYPORT, MASSACHUSETTS SECTION 4.3.3, DIRECT ABUTTERS, AS SHOWN ON THE PLAN, CAN ALSO BE FOUND ON THE ABUTTERS LIST INCLUDED WITH THE APPLICATION.
8. ALTHOUGH PUBLIC LAND IS NOT EXCLUSIVELY IDENTIFIED AS PART OF THE SUBDIVISION, AN EXISTING PUBLIC LAND AREA CAN BE FOUND ADJACENT TO THE DEVELOPMENT.

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Sheet Title:
Legend, Abbreviations, and General Notes

Project Title:
Preliminary Plan

Colby Farm Lane and Low St
Newburyport, MA 01950

Applicant & Owner:
Mallow Realty Trust
c/o Melissa Sherman Garand, Trustee
67 Rattlesnake Hill Road
Andover, MA 01810

REVISION			
NO.	DATE	DESCRIPTION	BY

ROBERT B. BLANCHETTE, JR.
CIVIL
No. 35704
REGISTERED PROFESSIONAL ENGINEER

R. Blanchette
Date: 3 APR 2018
4-3-2018

PROJ. MGR.: R. BLANCHETTE
FIELD: M. MICHAUD
DESIGN: R. BLANCHETTE
DRAWN: E. FREDETTE
CHECKED: R. BLANCHETTE
DATE: 3-30-2018
FILE: 18015 GN.DWG

JOB #: 18015

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NOTES:
 1. REFER TO SHEET G1.20 FOR LEGEND, ABBREVIATIONS, AND GENERAL NOTES.

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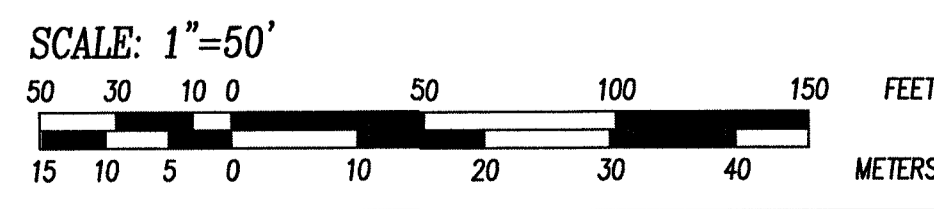
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c/o Melissa Sherman
Garand, Trustee
 67 Rattlesnake Hill Road
 Andover, MA 01810

REVISION			
NO.	DATE	DESCRIPTION	BY

ROBERT B. BLANCHETTE, JR.
 CIVIL ENGINEER
 No. 48371
 4-3-2018

PROJ. MGR.: R. BLANCHETTE
FIELD: M. MICHAUD
DESIGN: R. BLANCHETTE
DRAWN: E. FREDETTE
CHECKED: R. BLANCHETTE
DATE: 3-30-2018
FILE: 18015 EC.DWG
JOB #: 18015
SHEET VI.10



N/F
JPBA LIMITED PARTNERSHIP
18908/598
MAP 98 LOT 3

N/F
CROW'S NEST REALTY TRUST
15799/31
MAP 98 LOT 4

N/F
EATON CROW
REALTY TRUST
26178/3
MAP 98 LOT 5

N/F
EATON CROW
REALTY TRUST
26178/1
MAP 98 LOT 27

N/F
EATON CROW
REALTY TRUST
26178/1
MAP 98 LOT 26

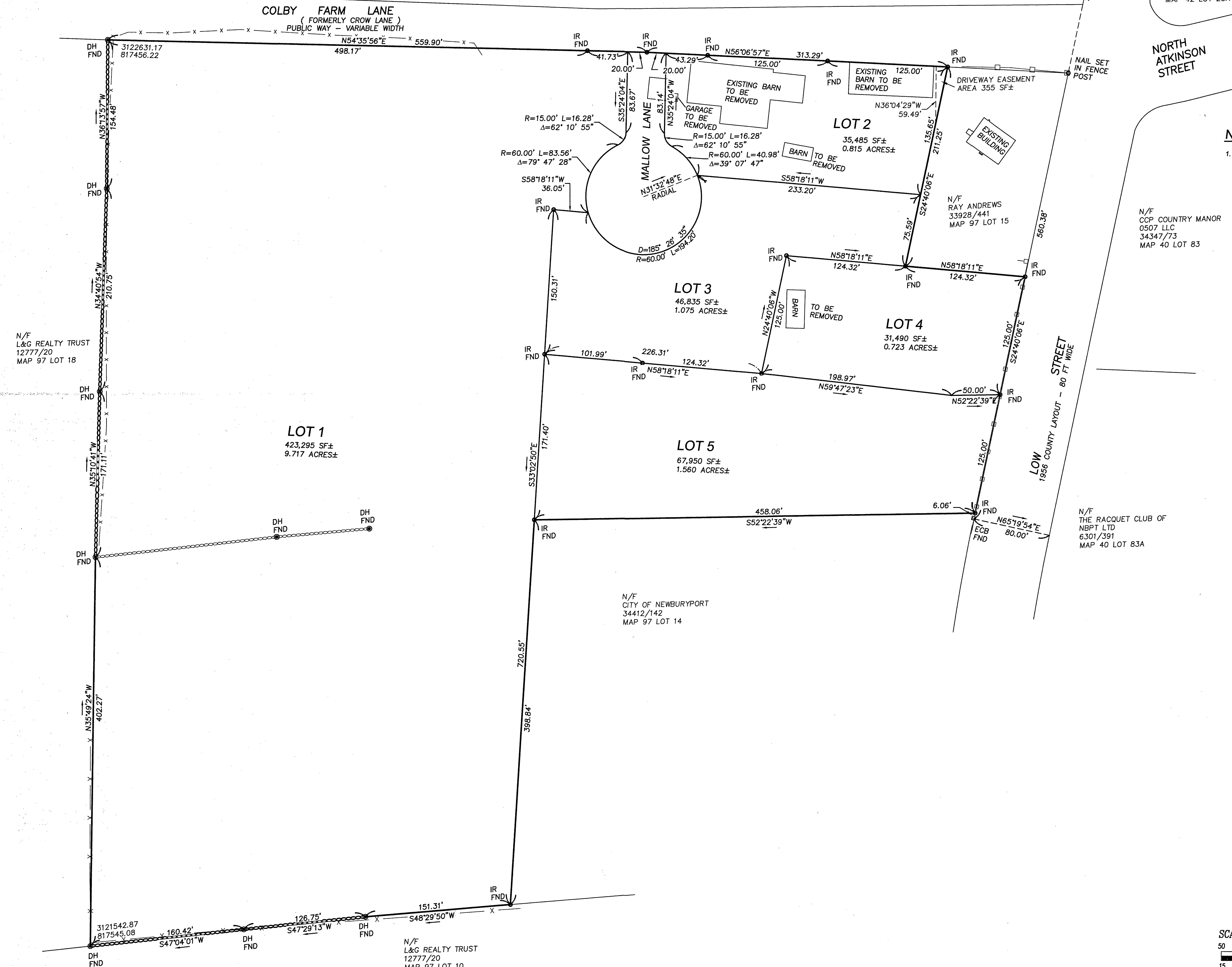
N/F
JAMES J CAPONIGRO
13271/303
MAP 98 LOT 25

N/F
JAMES E GAINES
18777/551
MAP 98 LOT 24

N/F
RONALD H AMES
16978/193
MAP 98 LOT 6A

N/F
JAN NISENBAUM
23166/404
JENNIFER WORTHLEY
34390/531
MAP 98 LOT 6B/C

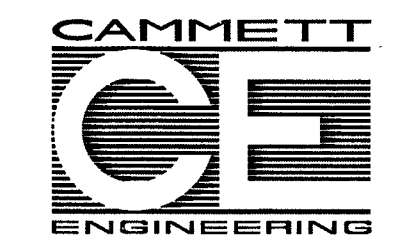
N/F
PAUL W CURRIER
21981/286
MAP 42 LOT 28A



NOTES:

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Sheet Title:

**Lotting
Plan**

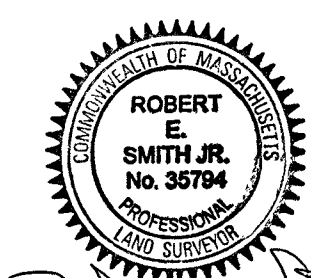
Project Title:

Preliminary Plan
Colby Farm Lane
and Low St
Newburyport, MA 01950

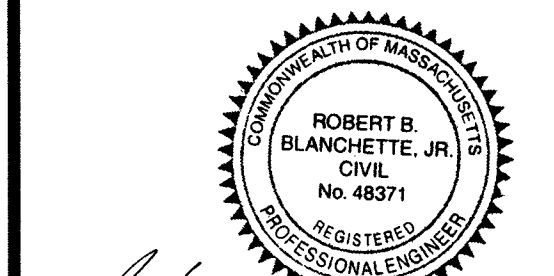
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NO.	DATE	DESCRIPTION	BY



Robert E. Smith, Jr.
4-3-2018

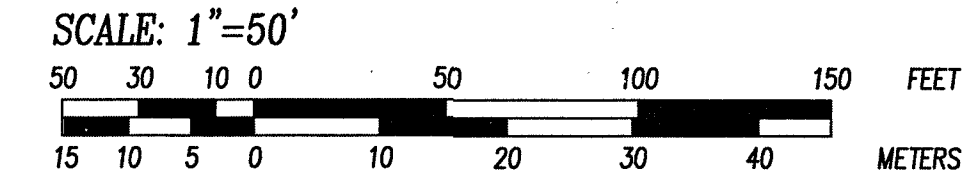


Robert B. Blanchette, Jr.
Date: 3 APR 2018

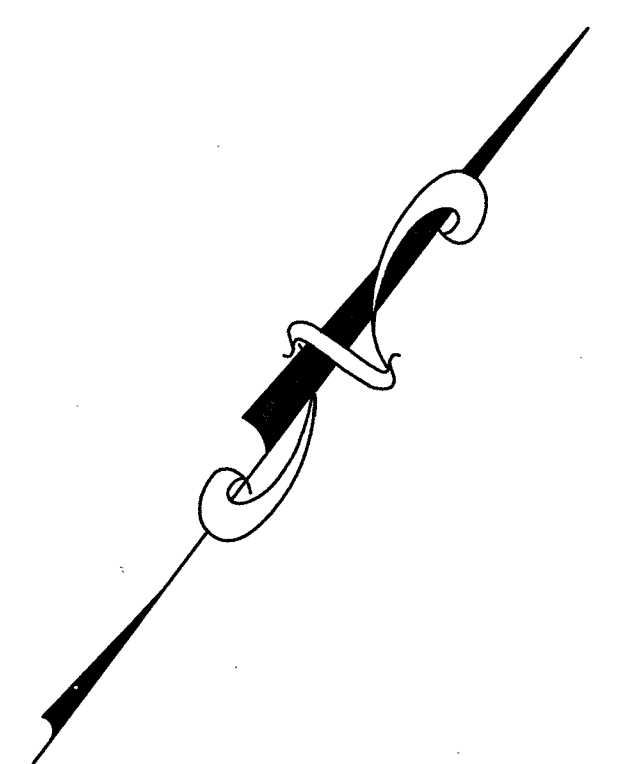
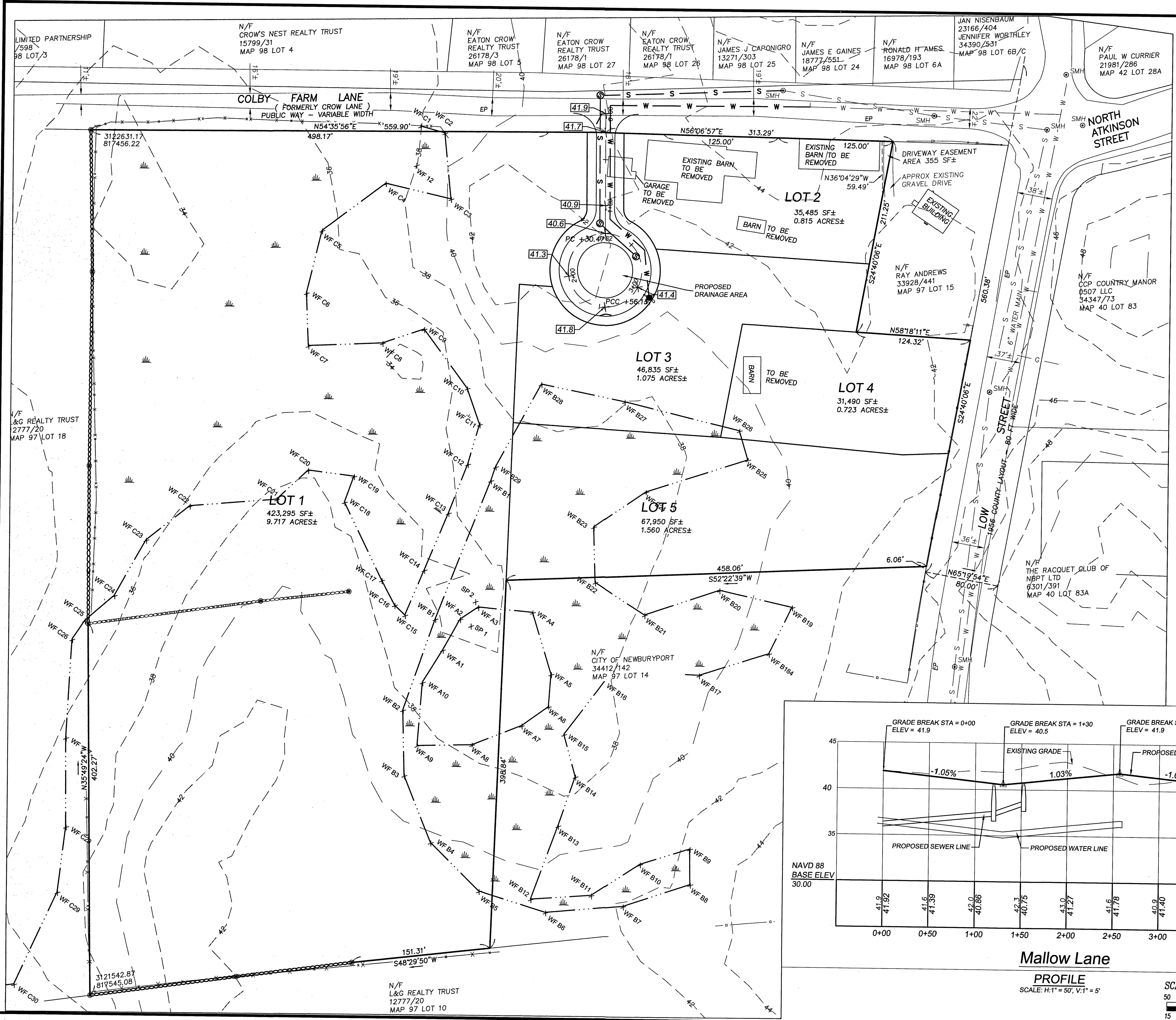
PROJ. MGR.: R. BLANCHETTE
FIELD: M. MICHARD
DESIGN: R. BLANCHETTE
DRAWN: E. FREDETTE
CHECKED: R. BLANCHETTE
DATE: 3-30-2018
FILE: 18015 PL.DWG

JOB #: 18015

SHEET V2.10



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- NOTES:**
- REFER TO SHEET G1.20 FOR LEGEND, ABBREVIATIONS, AND GENERAL NOTES.
 - THE SUBDIVISION ROAD IS ANTICIPATED TO BE NEAR NET NEUTRAL AS VIABLE EXCAVATED SOILS WOULD BE REUSED ON-SITE IN CONNECTION WITH LANDSCAPING AND GRADING.

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Sheet Title:

Site, Grading, Drainage, Utility, and Profile Plan

Project Title:

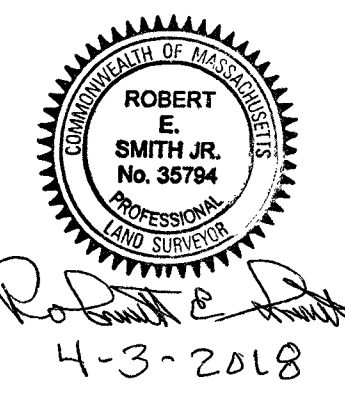
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Newburyport, MA 01950

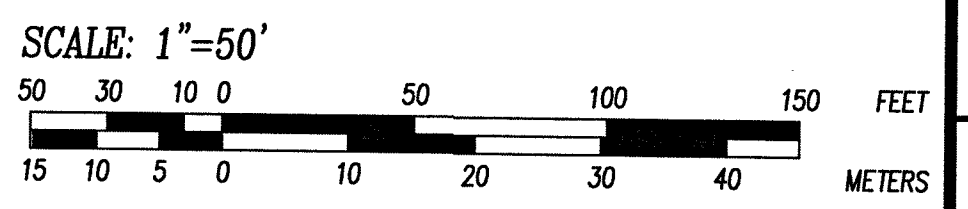
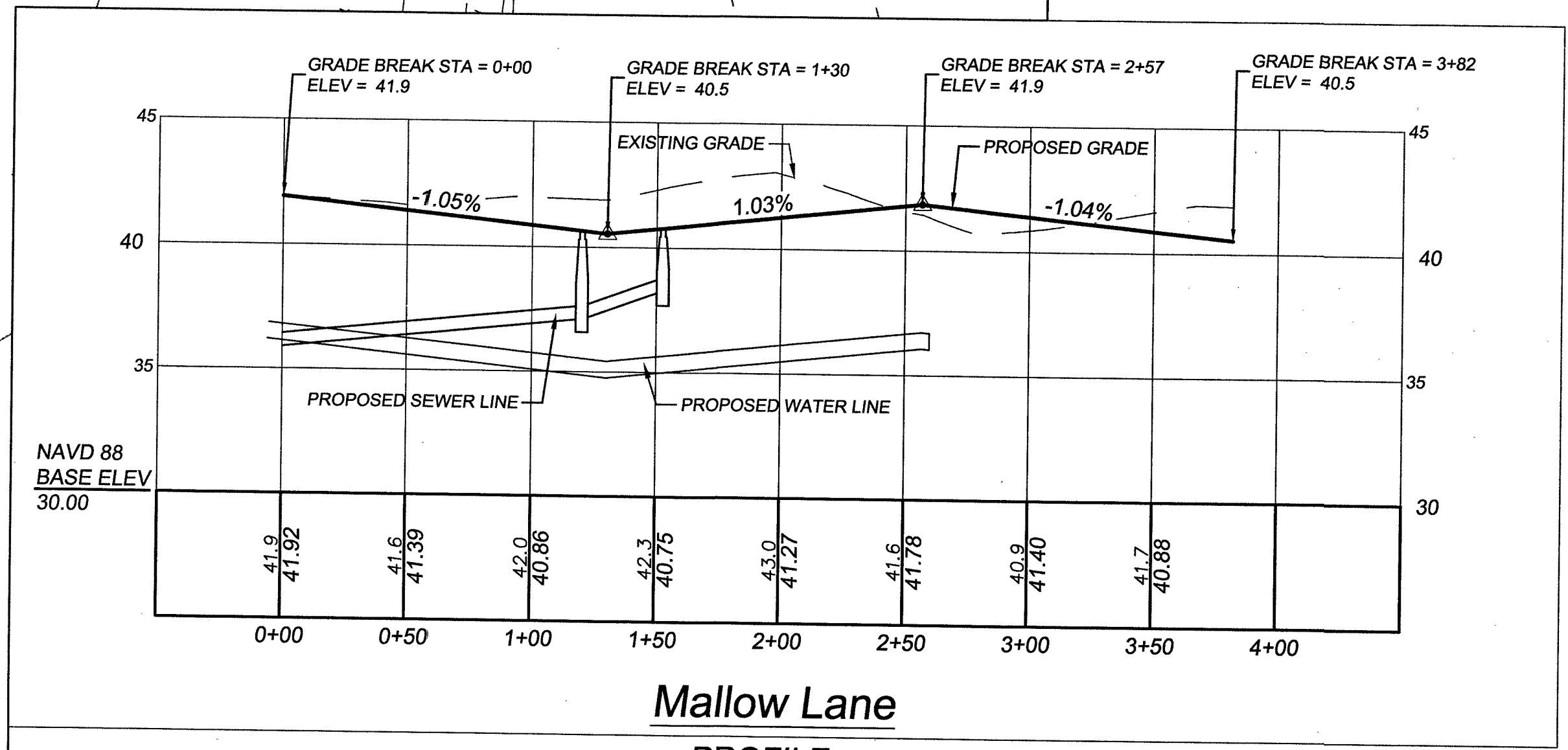
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NO.	DATE	DESCRIPTION	BY



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 CHECKED: R. BLANCHETTE
 DATE: 3-30-2018
 FILE: 18015 SP.DWG

Date: 3 APR 2018

PROF. SEAL: ROBERT E. BLANCHETTE, JR., CIVIL ENGINEER, No. 48371

JOB #: 18015

SHEET C1.10

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