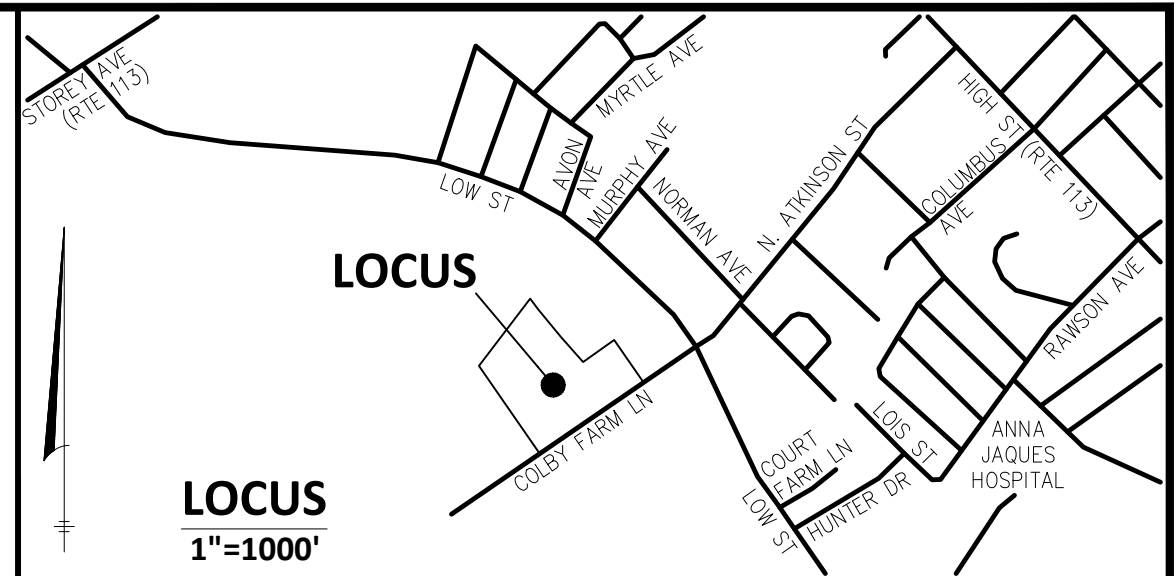


THE PREPARATION OF THIS PLAN CONFORMS WITH THE RULES AND REGULATIONS OF THE REGISTER OF DEEDS.

ROBERT M. GILL, P.E./R.L.S.



**NEWBURYPORT PLANNING BOARD**

NO DETERMINATION OF COMPLIANCE WITH THE ZONING REGULATIONS HAS BEEN MADE OR IS INTENDED.

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_  
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**NEWBURYPORT CITY CLERK**

NO NOTICE OF APPEAL WAS RECEIVED DURING THE 20 DAYS NEXT AFTER RECEIPT AND RECORDING OF NOTICE FROM THE PLANNING BOARD APPROVAL OF THE PLAN.

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

**NEWBURYPORT BOARD OF HEALTH**

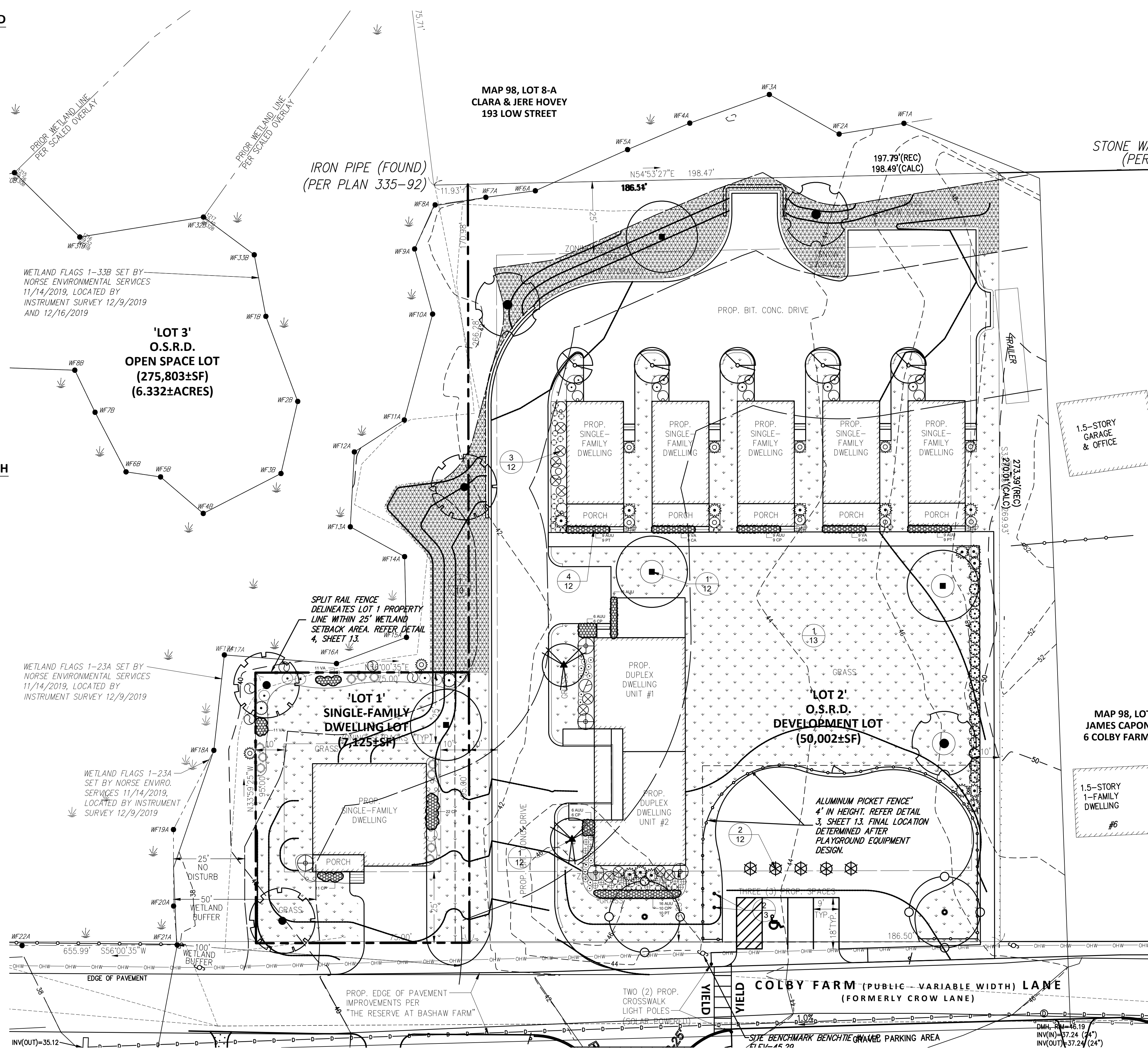
DATE OF APPROVAL: \_\_\_\_\_

**ABBREVIATIONS**

- BDC. BUILDING
- BIT. BITUMINOUS
- CALC. CALCULATED
- CONC. CONCRETE
- REC. RECORD
- SF SQUARE FEET
- TYP TYPICAL

**LEGEND**

- STONEWALL
- SEWER MANHOLE
- DRAIN MANHOLE
- STONE MONUMENT
- UTILITY POLE
- WETLAND LINE WITH FLAG



**PLANT MATERIAL LEGEND**

SYMB	SPECIES	WETLAND STATUS	ZONE	SIZE	QTY.
<b>DECIDUOUS TREES</b>					
⊙	Acer rubrum 'October Glory' Red Maple	FAC	5	2'-3' Cal.	3
⊙	Amelanchier x grandiflora 'Autumn Brilliance' Serviceberry	UPL	4	2'-3' Cal.	5
⊙	Nyssa sylvatica Blackgum	FAC	3	2'-3' Cal.	3
⊙	Oxydendrum arboreum Sourwood	FAC	5	2'-3' Cal.	2
⊙	Quercus palustris 'Sovereign' Pin Oak	FACW	4	2'-3' Cal.	4
⊙	Ulmus americana 'Valley Forge' American Elm	FACW	5	2'-3' Cal.	2
<b>CONIFER TREES</b>					
⊙	Picea abies 'Cupressina' Columbian Norway Spruce	UPL	2	6'-8' Ht.	5
<b>EVERGREEN SHRUB</b>					
⊙	Ilex opaca 'Clarendon' American Holly - Clarendon variety	UPL	2	2 gal.	15
⊙	Ilex verticillata Winterberry Holly	FACW+	2	2 gal.	2
⊙	Taxus canadensis Canada Yew	FACU	2	2 gal.	5
<b>DECIDUOUS SHRUBS</b>					
⊙	Aronia melanocarpa Black Chokeberry	FAC	5	2 gal.	5
⊙	Baccharis halimifolia Groundseltree	FACW	4	2 gal.	-
⊙	Callicarpa americana American Beauty Bush	UPL	4	2 gal.	7
⊙	Ceanothus americanus New Jersey Tea	FACU-	5	2 gal.	7
⊙	Clethra alnifolia Sweet Pepperbush	FAC+	3	2 gal.	11
⊙	Diervilla lonicera Northern Bush Honeysuckle	UPL	4	2 gal.	1
⊙	Fothergilla gardenii Dwarf Fothergilla	UPL	3	2 gal.	9
⊙	Rosa blanda Smooth Rose	FACU	3	2 gal.	18
⊙	Viburnum acerifolium Mapleleaf Viburnum	UPL	4	2 gal.	6
<b>WILDFLOWERS</b>					
⊙	Aquilegia canadensis Wild Columbine	FACU	3	#SP4	27
⊙	Andropogon gerardii Big Bluestem	FACU	3	#SP4	34
⊙	Liatis spicata Marsh Blazing Star	FAC+	3	#SP4	24
⊙	Aster novae-angliae New England Aster	FACW-	3	#SP3	10
⊙	Rudbeckia fulgida Eastern Coneflower	OBL	3	#SP3	3
<b>GROUNDCOVERS</b>					
⊙	Arctostaphylos uva-ursi Kinnikinnick	UPL	2	#SP2/18" o.c.	54
⊙	Coreopsis pubescens Star Tickseed Coreopsis	FACU	3	#SP2/18" o.c.	58
⊙	Cornus canadensis Bunchberry	FAC	3	#SP2/12" o.c.	18
⊙	Potentilla tridentata Three-Toothed Cinquefoil	UPL	3	#SP2/18" o.c.	28
⊙	Vaccinium angustifolium Low Bush Blueberry	FACU	3	#SP2/18" o.c.	40
<b>TURF AND SEED MIXES</b>					
⊙	Lawn				29,865 SQ. FT.
⊙	Seed areas disturbed by construction (Not in planting bed areas)				4,620 SQ. FT.
⊙	Pollinator/Wildflower Seed Mix (New England Plants, Inc.)				4,620 SQ. FT.
<b>LANDSCAPE MATERIALS</b>					
⊙	Organic Mulch (All tree and planting beds)				2,415 SQ. FT.
<b>NOTES:</b>					
1. Not all plant material may be used and some may be added prior to final review and approval by jurisdictional agencies.					
2. All plant material shall conform to latest ANA standards.					

**ASSESSORS**

- MAP 98, LOT 26 (8 COLBY FARM LANE)
- MAP 98, LOT 27 (10 COLBY FARM LANE)
- MAP 98, LOT 5 (12 COLBY FARM LANE)
- MAP 98, LOT 4 (18 COLBY FARM LANE)

**PROPERTY OWNER**

ELLSWORTH M. EATON, JR., TRUSTEE  
 EATON CROW REALTY TRUST

ELLSWORTH M. EATON, JR., TRUSTEE  
 CROW'S NEST REALTY TRUST

**DEED REFERENCES**

- SOUTHERN ESSEX REGISTRY OF DEEDS
- 1. BOOK 26178, PAGE 1.
- 2. BOOK 26178, PAGE 3.
- 3. BOOK 15799, PAGE 31.

**PLAN REFERENCES**

- SOUTHERN ESSEX REGISTRY OF DEEDS
- 1. PLAN BOOK 473, PLAN 21.
- 2. PLAN BOOK 335, PLAN 92.
- 3. PLAN BOOK 138, PLAN 72.
- 4. PLAN 262 OF 1975.
- 5. PLAN 462 OF 1961.

**NOTES**

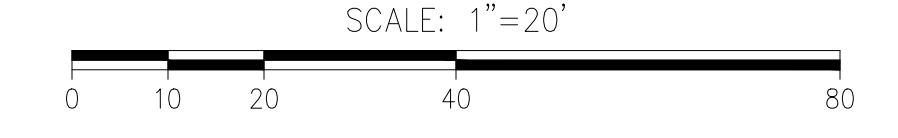
- EXISTING CONDITIONS AND BOUNDARY LOCATION SHOWN HEREON FROM AN INSTRUMENT SURVEY IN DECEMBER OF 2019. TOPOGRAPHY SHOWN HEREON REFERS TO NORTH AMERICAN VERTICAL DATUM OF 1988.
- NO PORTION OF THE PREMISES SHOWN HEREON IS LOCATED WITHIN A FLOOD HAZARD AREA AS SHOWN ON DEPARTMENT H.U.D. FEDERAL INSURANCE ADMINISTRATION MAPS, PER COMMUNITY PANEL 25009C0109F, EFFECTIVE DATE JULY 3, 2012.
- UTILITIES OTHER THAN THOSE SHOWN MAY EXIST. CALL DIG-SAFE AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION OR CONSTRUCTION.

**ZONING INFORMATION**

UNDERLYING DISTRICT: R1, RESIDENTIAL OVERLAY DISTRICT: COLBY FARM LANE RESIDENTIAL OVERLAY DISTRICT (CFL-ROD) FOR CFL-ROD, USE R2 ZONING REQUIREMENTS

SINGLE-FAMILY REQUIREMENTS	DESCRIPTION	PROP.		
		LOT 1	LOT 2	LOT 3
MIN. LOT AREA	REQUIRED (R2)	10,000 SF	49,942±SF	272,462±SF
MIN. FRONTAGE		90'	100.00'	369.04'
MIN. FRONT YARD		25'	25.0'	N/A
MIN. SIDE YARD		10'	15.0'	N/A
MIN. REAR YARD		25'	37.0'	N/A

TWO-FAMILY REQUIREMENTS	DESCRIPTION	PROP.		
		LOT 1	LOT 2	LOT 3
MIN. LOT AREA	REQUIRED (R2)	15,000 SF	120'	25'
MIN. FRONTAGE		120'	20'	25'
MIN. FRONT YARD		20'	25'	25'
MIN. SIDE YARD		20'	25'	25'
MIN. REAR YARD		25'	25'	25'



**PLANTING PLAN**

**8, 10, 12, & 18 COLBY FARM LANE  
 NEWBURYPORT, MASSACHUSETTS**

PLAN PREPARED FOR: <b>THE DALY GROUP</b> 225 STEDMAN STREET LOWELL, MASSACHUSETTS 01851	PLAN PREPARED BY: <b>LANDPLEX</b> CIVIL ENGINEERING - SURVEYING 10 GEORGE STREET, UNIT 208 LOWELL, MASSACHUSETTS 01852 978-201-9390 - LANDPLEX.COM
SHEET: 11 OF 13	SCALE: 1"=20'
APRIL 23, 2020	

NO.	REVISION DESCRIPTION	DATE
3.	CONSERVATION COMMISSION REVIEW	5/20/2020
2.	PER REVIEW COMMENTS	5/12/2020
1.	DUPLEX ARCHITECTURALS REVISED	4/28/2020
NO.	REVISION DESCRIPTION	DATE