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Attorneys at Law

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Newburyport, MA 01950  
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May 13, 2020

IN HAND

Bonnie Sontag, Chair  
Planning Board  
City of Newburyport  
60 Pleasant Street  
Newburyport MA 01950

Joe Teixeira, Chair  
Conservation Commission  
City of Newburyport  
60 Pleasant Street  
Newburyport MA 01950

RE: Colby Farm Lane 8, 10, 12 and 18 / Additional Submissions

Dear Chairs and Members of the Board and Commission;

Reference is made to the above captioned matter. In that connection, I have attached civil engineering site plans and a landscape plan which addresses the comments and requests from the last meetings of both of your boards. Specifically:

1. Lot 1 has been reconfigured to respect the 25 foot no disturb zone as agreed at the conservation commission meeting. The Applicant as a result requests the Planning Board grant a Waiver for lot size and frontage.
2. The Landscape Plan has been modified as follows:
  - a. Plantings in the buffer zones are more clearly identified
  - b. Fencing around the playground and homeowners common has been revised per the discussion with the Planning Board and in addition a hedge is shown along the walkway.
  - c. Fencing has been included along the resource area at the property line of Lot 1 to denote the resource area and to not disturb.

Please also note, to confirm, the Applicant will also submit the following conditions in the decisions:

1. The deed to lot 1 will include notation regarding the non-disturbance beyond the lot line.
2. The deed to lot 1 and the condominium documents will reflect a disclosure:

Acknowledgement. The Stables at Colby Farm Lane is located along or adjacent to Colby Farm Lane, a roadway which has included municipal facilities established prior to Planning Board approval of the associated residential development of this Property. All owners and successors in interest hereby acknowledge the presence of these lawfully preexisting uses, which will be maintained and operated as long as they are needed by the City, including

*Millis Office*

730 Main Street, Suite 1F  
Millis, MA 02054  
Phone 508.376.8400

but not limited to a recycling facility, a compost Property, a storage facility for the parks department and department of public services, open space and trail networks open to the general public.

3. The lot 1 deed and condominium documents will include a restriction which prohibits condominium residents and the residents from lot 1 and the condominium from parking in the public parking at the playground.

Further, the issue raised regarding the swale impacts is being addressed by the Applicant and Department of Public Services.

Finally, to confirm, the condominium association will have private trash and recycling services as does the development across the street consistent with city practices.

Regards,



Lisa L. Mead

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

# 'OPEN SPACE RESIDENTIAL DEVELOPMENT' PLAN SET

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

FOR REGISTRY USE

**NEWBURYPORT PLANNING BOARD**

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

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

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: \_\_\_\_\_

## "THE STABLES AT BASHAW FARM"

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

**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.

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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.
- FOR PROPOSED UTILITY WORK IN COLBY FARM LANE, REFER TO PLAN SET ENTITLED "THE RESERVE AT BASHAW FARM OSRD" PREPARED BY CAMMETT ENGINEERING, AND RECORDED WITH THE SOUTHERN ESSEX REGISTRY OF DEEDS AS PLAN 3 IN PLAN BOOK 474.

**SITE BENCHMARK**

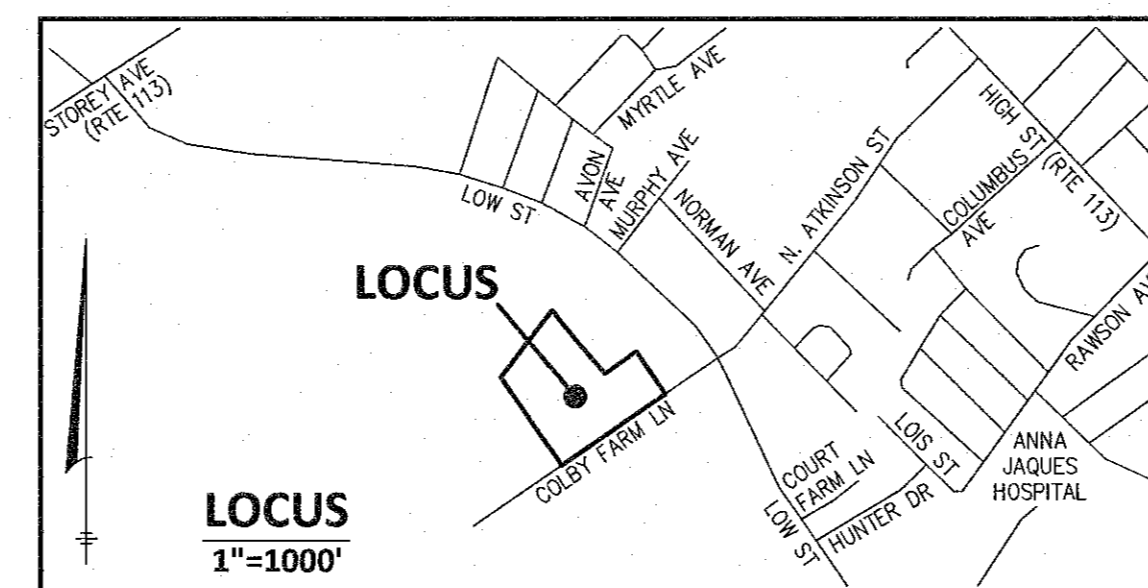
- THE BENCHMARK IN UTILITY POLE #233/4 WAS SET WITH GLOBAL POSITIONING SATELLITE (GPS) EQUIPMENT BY CAMMETT CONSULTING ENGINEERS & LAND SURVEYORS.
- AS NO RELOCATION OR REMOVAL OF UTILITY POLE #233/4 AND ITS BENCH MARK ARE PROPOSED, THIS BENCHMARK IS INTENDED TO BE PERMANENT FOR THE DEVELOPMENT OF THE SITE.

**ABBREVIATIONS**

BDG.	BUILDING
BIT.	BITUMINOUS
CALC.	CALCULATED
CONC.	CONCRETE
DMH	DRAIN MANHOLE
ELEV	ELEVATION
FF	FIRST FLOOR ELEVATION
GS	GARAGE SLAB ELEVATION
INV	INVERT
REC.	RECORD
RET.WALL	RETAINING WALL
RP	ROOF PEAK
SF	SQUARE FEET
SMH	SEWER MANHOLE
TYP	TYPICAL
UP	UTILITY POLE

**LEGEND**

-----○-----	STONEWALL
⊙	SEWER MANHOLE
⊕	DRAIN MANHOLE
⊖	STONE MONUMENT
⊙	UTILITY POLE
-----●-----	WETLAND LINE WITH FLAG
-----S-----	UNDERGROUND SEWER LINE
-----D-----	UNDERGROUND DRAIN LINE
-----O-----	OVERHEAD WIRE LINE
-----W-----	WATER LINE
-----U-----	UNDERGROUND UTILITY LINE
-----44-----	2-FOOT CONTOUR



**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	REQUIRED(R2)
MIN. LOT AREA	10,000 SF
MIN. FRONTAGE	90'
MIN. FRONT YARD	25'
MIN. SIDE YARD	10'
MIN. REAR YARD	25'

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

**OPEN SPACE RESIDENTIAL DEVELOPMENT (OSRD) ZONING REQUIREMENTS**

"OPEN SPACE RESIDENTIAL DEVELOPMENT" (OSRD) ZONING TABLE

DESCRIPTION	REQUIRED	PROPOSED
MIN. TOTAL TRACT AREA	3 ACRES	7.643±ACRES
MIN. SINGLE-FAMILY LOT SIZE	10,000 SF	10,000±SF
MIN. OPEN SPACE OF TOTAL TRACT	60%	82.0%
MIN. PERCENT OPEN SPACE UPLANDS OF TOTAL TRACT UPLANDS	50%	31.4%
MAX. TOTAL TRACT DISTURBED AREAS	50%	17.8%
MIN. OSRD FRONT SETBACK (50% OF UNDERLYING DISTRICT)	12.5'	25.0'
MIN. OSRD SIDE SETBACK (50% OF UNDERLYING DISTRICT)	5'	12.0'
MIN. OSRD REAR SETBACK (50% OF UNDERLYING DISTRICT)	12.5'	37.0'
MIN. PARKING PER UNIT (FOR PROPOSED 8 UNITS)	2 SPACES/UNIT (16 SPACES)	2.625 SPACES/UNIT (21 SPACES)
MIN. PERCENT AFFORDABLE UNITS	12%	12.5% (1 OF 8)

**SHEET INDEX**

- TITLE SHEET
- EXISTING CONDITIONS
- OPEN SPACE RESIDENTIAL DEVELOPMENT 'YIELD' PLAN
- DEFINITIVE SUBDIVISION PLAN OF LAND
- LAYOUT & LIGHTING PLAN
- GRADING & UTILITIES PLAN
- EROSION & SEDIMENTATION CONTROL PLAN
- EMERGENCY VEHICLE SWEEP-PATH ANALYSIS
- DETAILS
- DETAILS
- LANDSCAPING
- LANDSCAPING
- LANDSCAPING

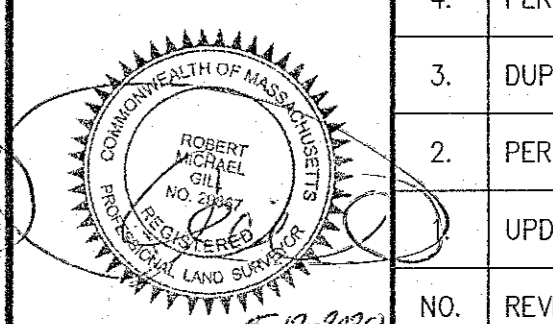
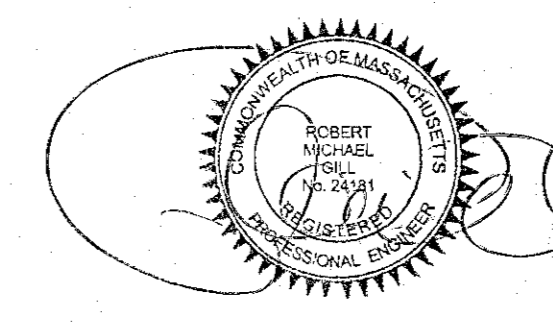
**TITLE SHEET**

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

PLAN PREPARED FOR:  
**THE DALY GROUP**  
229 STEDMAN STREET  
LOWELL, MASSACHUSETTS 01851

PLAN PREPARED BY:  
**LANDPLEX**  
CIVIL ENGINEERING - SURVEYING  
10 GEORGE STREET, UNIT 208  
LOWELL, MASSACHUSETTS 01852  
978-201-9390 - LANDPLEX.COM

SHEET: 1 OF 13    SCALE: 1"= 40'    FEBRUARY 14, 2020



4.	PER REVIEW COMMENTS	5/12/2020
3.	DUPLEX ARCHITECTURALS REVISED	4/28/2020
2.	PER MUNICIPAL COMMENTS	4/13/2020
	UPDATE ZONING INFO	2/26/2020
NO.	REVISION DESCRIPTION	DATE

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

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

FOR REGISTRY USE

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**NEWBURYPORT BOARD OF HEALTH**

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

MAP 98, LOT 3  
JPBA LIMITED PARTNERSHIP  
20 COLBY FARM LANE

MAP 98, LOT 20  
MICHAEL RAICHE BRIAN  
223 LOW STREET

MAP 98, LOT 8-D  
JOHN R KEEGAN  
199 LOW STREET

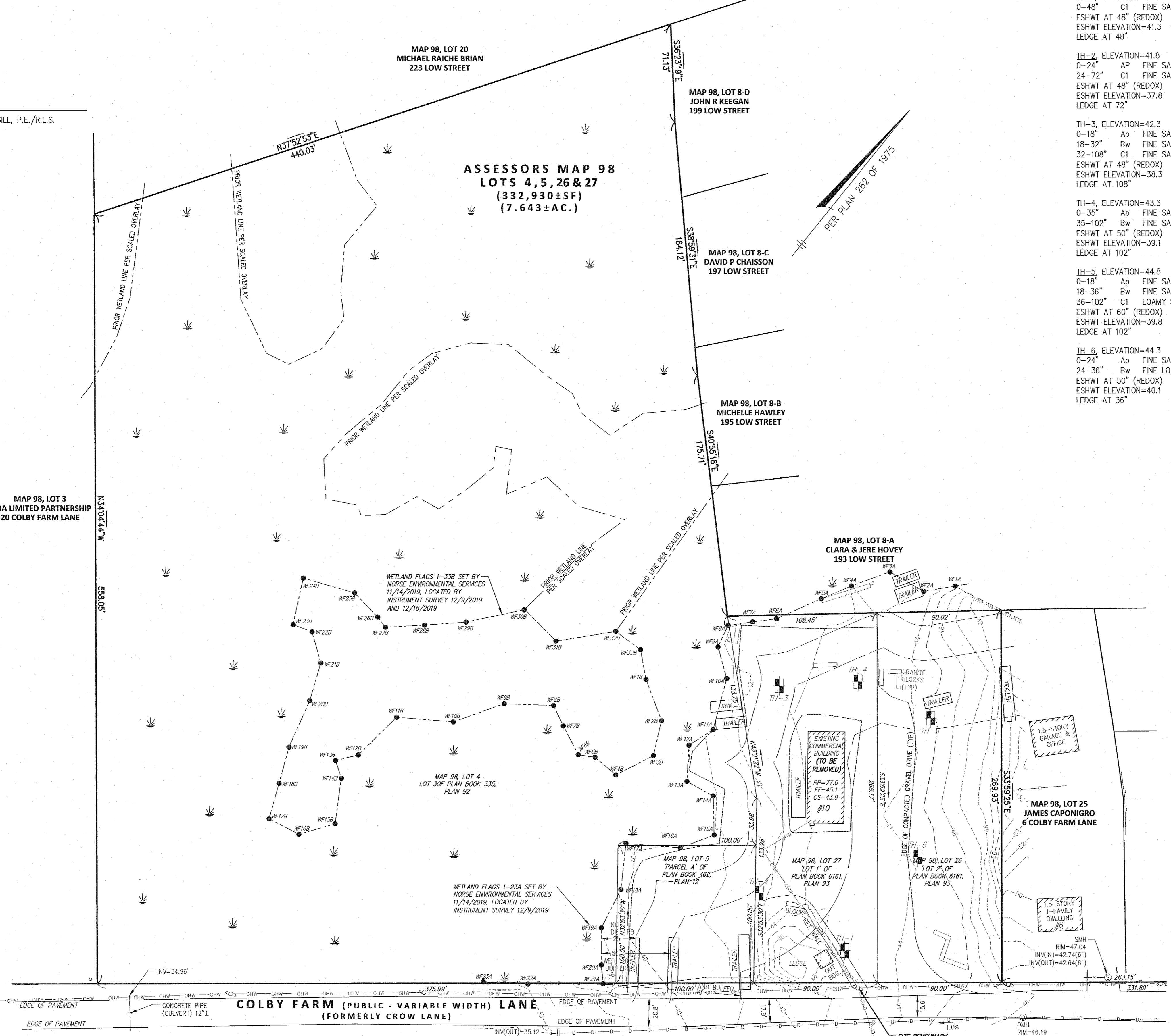
MAP 98, LOT 8-C  
DAVID P CHAISSON  
197 LOW STREET

MAP 98, LOT 8-B  
MICHELLE HAWLEY  
195 LOW STREET

MAP 98, LOT 8-A  
CLARA & JERE HOVEY  
193 LOW STREET

MAP 98, LOT 25  
JAMES CAPONIGRO  
6 COLBY FARM LANE

**ASSESSORS MAP 98  
LOTS 4, 5, 26 & 27  
(332,930±SF)  
(7.643±AC.)**



**TEST HOLE DATA**

DATE: 1/24/2020  
SOIL EVALUATOR: STEVE ERIKSEN (NORSE ENVIRONMENTAL)

TH-1, ELEVATION=45.3  
0-48" C1 FINE SANDY LOAM, LOOSE 10YR5/4  
ESHW AT 48" (REDOX)  
ESHW ELEVATION=41.3  
LEDGE AT 48"

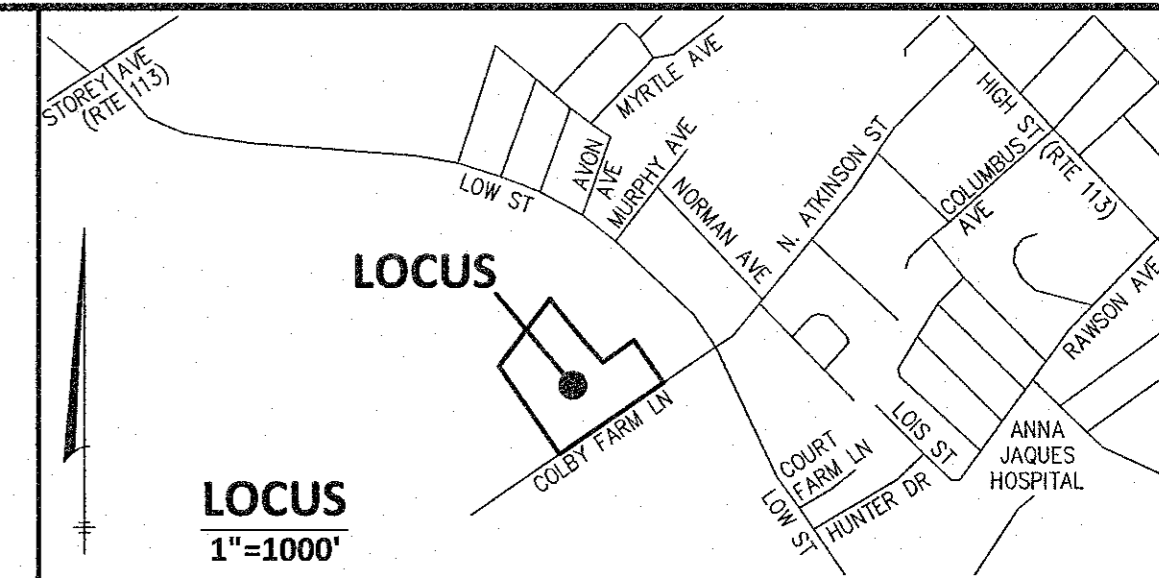
TH-2, ELEVATION=41.8  
0-24" Ap FINE SANDY LOAM, LOOSE 10YR2/2  
24-72" C1 FINE SANDY LOAM, LOOSE 10YR5/4  
ESHW AT 48" (REDOX)  
ESHW ELEVATION=37.8  
LEDGE AT 72"

TH-3, ELEVATION=42.3  
0-18" Ap FINE SANDY LOAM, LOOSE 10YR2/2  
18-32" Bw FINE SANDY LOAM, LOOSE 10YR5/4  
32-108" C1 FINE SANDY LOAM, LOOSE 10YR5/4  
ESHW AT 48" (REDOX)  
ESHW ELEVATION=38.3  
LEDGE AT 108"

TH-4, ELEVATION=43.3  
0-35" Ap FINE SANDY LOAM, LOOSE 10YR2/2  
35-102" Bw FINE SANDY LOAM, LOOSE 10YR5/4  
ESHW AT 50" (REDOX)  
ESHW ELEVATION=39.1  
LEDGE AT 102"

TH-5, ELEVATION=44.8  
0-18" Ap FINE SANDY LOAM, LOOSE 10YR2/2  
18-36" Bw FINE SANDY LOAM, LOOSE 10YR5/4  
36-102" C1 LOAMY SAND, LOOSE 10YR5/4  
ESHW AT 60" (REDOX)  
ESHW ELEVATION=39.8  
LEDGE AT 102"

TH-6, ELEVATION=44.3  
0-24" Ap FINE SANDY LOAM, LOOSE 10YR2/2  
24-36" Bw FINE LOAMY SAND, LOOSE 10YR5/4  
ESHW AT 50" (REDOX)  
ESHW ELEVATION=40.1  
LEDGE AT 36"



**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**

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EATON CROW REALTY TRUST  
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**DEED REFERENCES**

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- 3. UTILITIES OTHER THAN THOSE SHOWN MAY EXIST. CALL DIG-SAFE AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION OR CONSTRUCTION.
- 4. ALL EXISTING STRUCTURES, DEBRIS, CONTRACTOR MATERIALS, AND TRAILERS TO BE REMOVED AND DISPOSED OF PER LOCAL AND STATE REGULATED TRASH FACILITIES.

**ZONING INFORMATION**

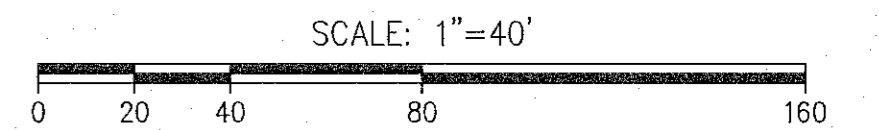
UNDERLYING DISTRICT: R1, RESIDENTIAL  
OVERLAY DISTRICT: COLBY FARM LANE RESIDENTIAL OVERLAY DISTRICT(CFL-ROD)  
FOR CFL-ROD, USE R2 ZONING REQUIREMENTS

SINGLE-FAMILY REQUIREMENTS

DESCRIPTION	REQUIRED(R2)
MIN. LOT AREA	10,000 SF
MIN. FRONTAGE	90'
MIN. FRONT YARD	25'
MIN. SIDE YARD	10'
MIN. REAR YARD	25'

TWO-FAMILY REQUIREMENTS

DESCRIPTION	REQUIRED(R2)
MIN. LOT AREA	15,000 SF
MIN. FRONTAGE	120'
MIN. FRONT YARD	25'
MIN. SIDE YARD	20'
MIN. REAR YARD	25'



**EXISTING CONDITIONS**

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

PLAN PREPARED FOR:  
**THE DALY GROUP  
225 STEDMAN STREET  
LOWELL, MASSACHUSETTS 01851**

PLAN PREPARED BY:  
**LANDPLEX  
CIVIL ENGINEERING - SURVEYING  
10 GEORGE STREET, UNIT 208  
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978-201-9390 - LANDPLEX.COM**

SHEET: 2 OF 13

SCALE: 1"=40'

FEBRUARY 14, 2020

NO.	REVISION DESCRIPTION	DATE
4.	PER REVIEW COMMENTS	5/12/2020
3.	DUPLEX ARCHITECTURALS REVISED	4/28/2020
2.	PER MUNICIPAL COMMENTS	4/13/2020
1.	UPDATE ZONING INFO	2/26/2020
NO.	REVISION DESCRIPTION	DATE

**ABBREVIATIONS**

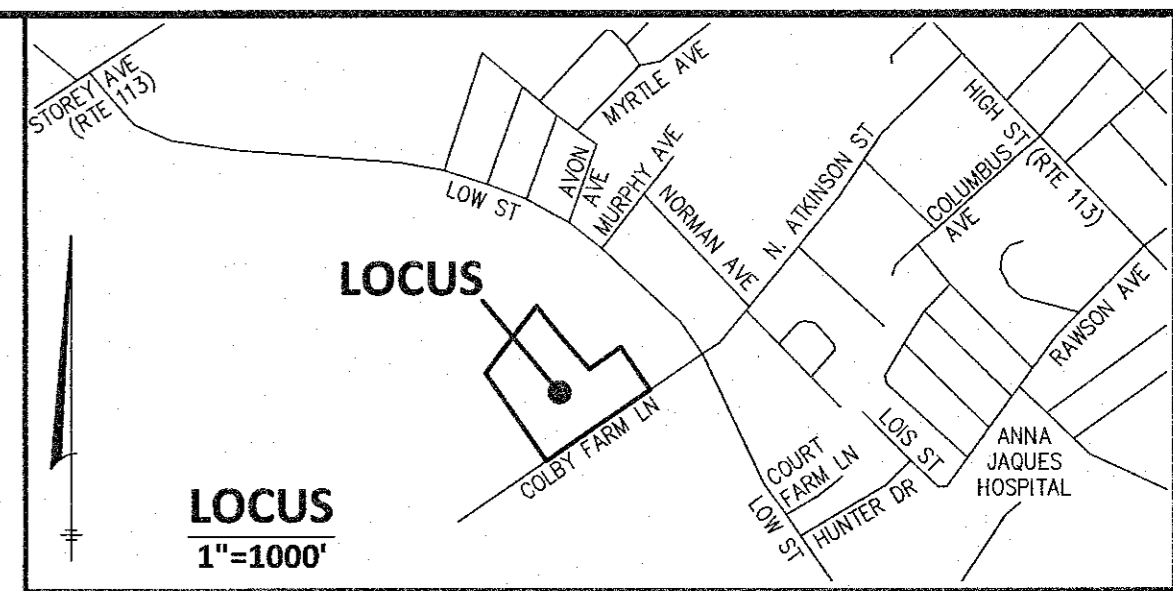
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- BIT. BITUMINOUS
- CALC. CALCULATED
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- DMH DRAIN MANHOLE
- ELEV ELEVATION
- FF FIRST FLOOR ELEVATION
- CS GARAGE SLAB ELEVATION
- INV INVERT
- REC. RECORD
- RET.WALL RETAINING WALL
- RP ROOF PEAK
- SF SQUARE FEET
- SMH SEWER MANHOLE
- TYP TYPICAL
- UP UTILITY POLE

**LEGEND**

- STONEWALL
- ⊙ SEWER MANHOLE
- ⊙ DRAIN MANHOLE
- ⊙ STONE MONUMENT
- ⊙ UTILITY POLE
- WETLAND LINE WITH FLAG
- UNDERGROUND SEWER LINE
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- 2-FOOT CONTOUR

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

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FOR REGISTRY USE

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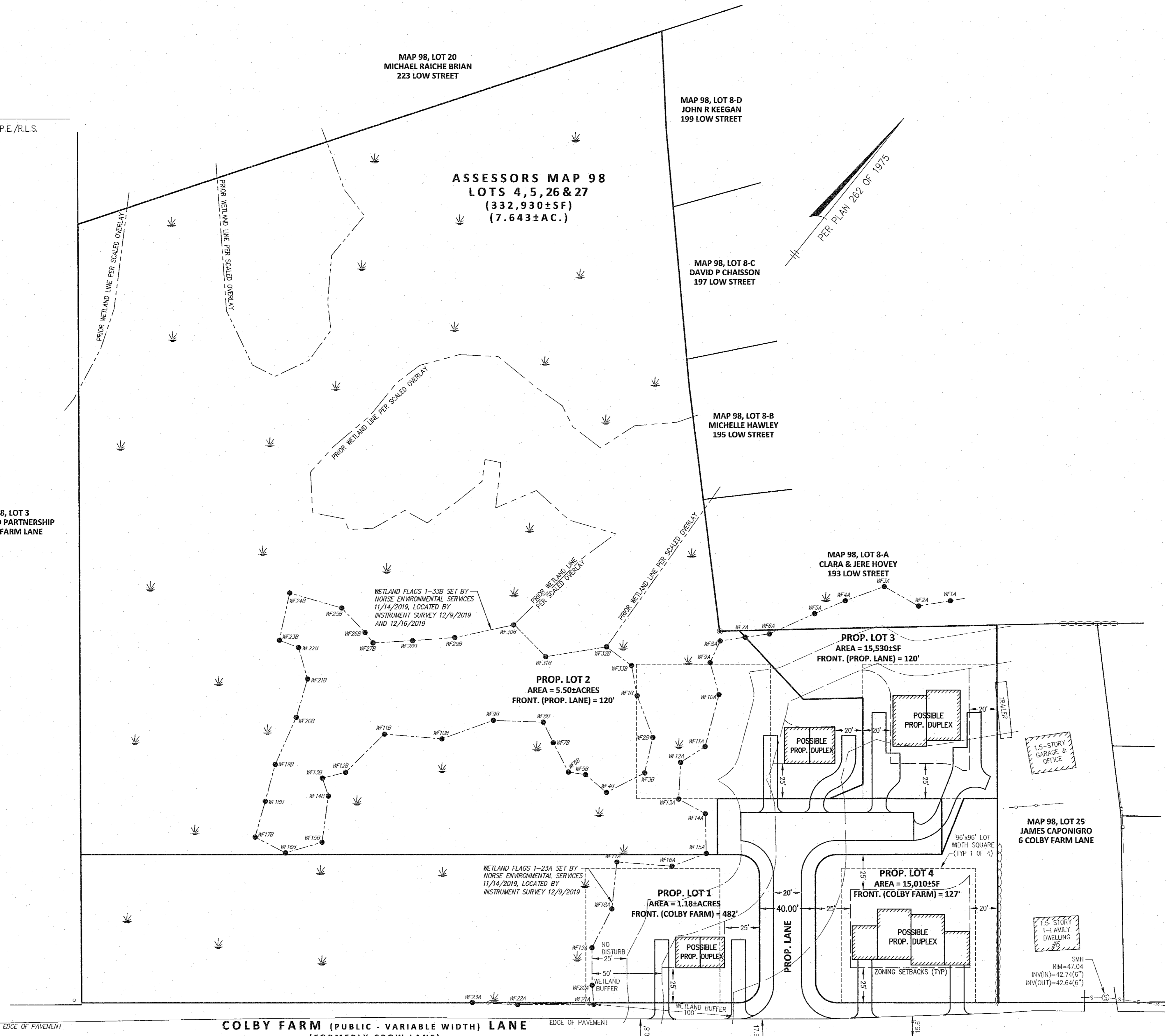
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20 COLBY FARM LANE



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

TWO-FAMILY REQUIREMENTS

DESCRIPTION	REQUIRED (R2)	PROP. LOT 1	PROP. LOT 2	PROP. LOT 3	PROP. LOT 4
MIN. LOT AREA	15,000 SF	1.18±AC.	5.50±AC.	15,530±SF	15,010±SF
MIN. FRONTAGE	120'	482'	120'	120'	127'
MIN. FRONT YARD	25'				
MIN. SIDE YARD	20'				
MIN. REAR YARD	25'				

SCALE: 1" = 40'

**ABBREVIATIONS**

CALC. CALCULATED  
REC. RECORD  
SF SQUARE FEET  
TYP TYPICAL  
UP UTILITY POLE  
WF WETLAND FLAG

**LEGEND**

--- STONEWALL  
□ STONE MONUMENT  
--- WETLAND LINE WITH FLAG

**OPEN SPACE RESIDENTIAL DEVELOPMENT 'YIELD' PLAN**

**8, 10, 12, & 18 COLBY FARM LANE  
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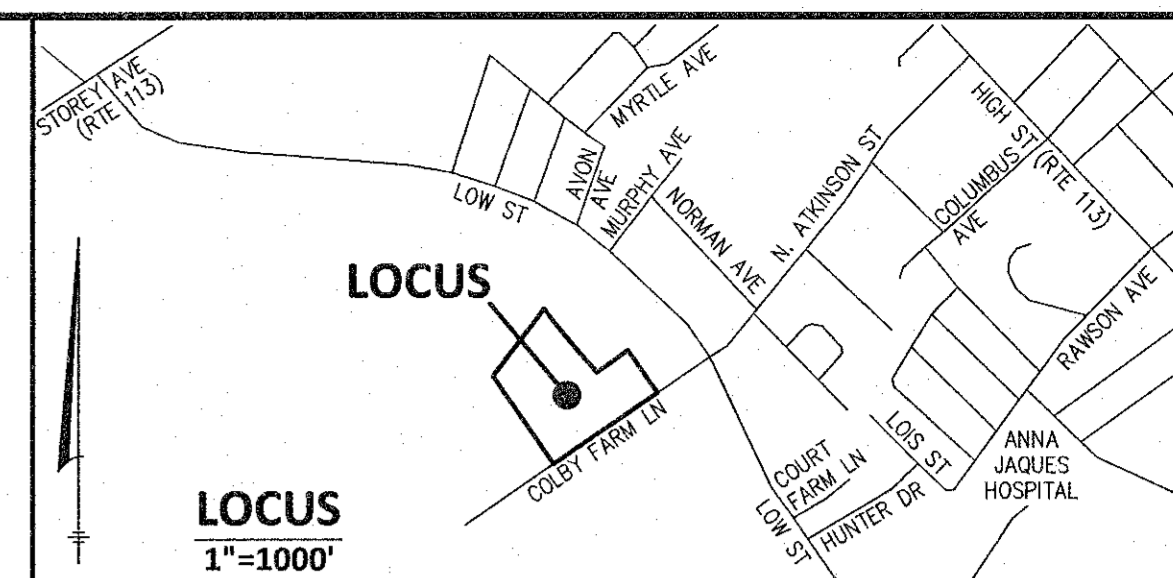
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SHEET: 3 OF 13    SCALE: 1" = 40'    FEBRUARY 14, 2020

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**NOTES**

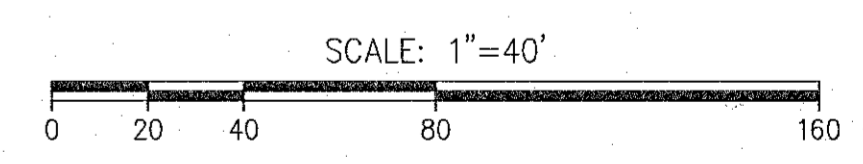
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- UTILITIES OTHER THAN THOSE SHOWN MAY EXIST. CALL DIG-SAFE AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION OR CONSTRUCTION.

**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		PROP. LOT 1	PROP. LOT 2	PROP. LOT 3
DESCRIPTION	REQUIRED (R2)	7,125 SF	50,002±SF	275,803±SF
MIN. LOT AREA	10,000 SF	75.00'	186.50'	394.49'
MIN. FRONTAGE	90'	25.0'	27.0'	N/A
MIN. FRONT YARD	25'	15.0'	12.0'	N/A
MIN. SIDE YARD	10'	32.0'	76.9'	N/A
MIN. REAR YARD	25'			

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



**PLAN OF LAND**

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

PLAN PREPARED FOR: <b>THE DALY GROUP 225 STEDMAN STREET LOWELL, MASSACHUSETTS 01851</b>	PLAN PREPARED BY: <b>LANDPLEX</b> CIVIL ENGINEERING - SURVEYING 10 GEORGE STREET, UNIT 208 LOWELL, MASSACHUSETTS 01852 978-201-8390 - LANDPLEX.COM	
SHEET: 4 OF 13	SCALE: 1"=40'	FEBRUARY 14, 2020
NO.	REVISION DESCRIPTION	DATE
4.	PER REVIEW COMMENTS	5/12/2020
3.	DUPLEX ARCHITECTURALS REVISED	4/28/2020
2.	PER MUNICIPAL COMMENTS	4/13/2020
1.	UPDATE ZONING INFO	2/26/2020

**NEWBURYPORT PLANNING BOARD**

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

SIGNATURE	DATE
SIGNATURE	DATE
SIGNATURE	DATE
SIGNATURE	DATE

**NEWBURYPORT CITY CLERK**

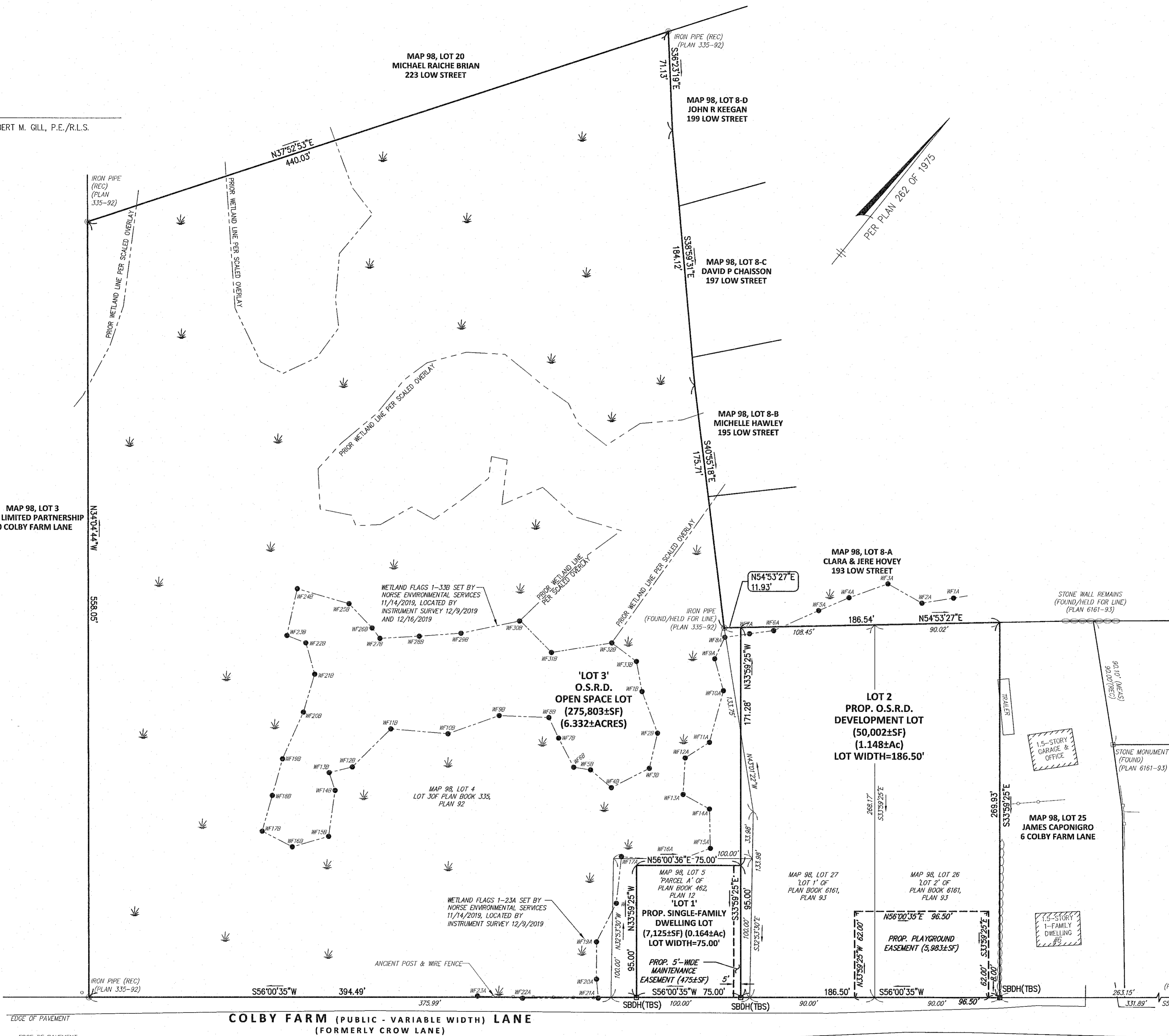
NO NOTICE OF APPEAL WAS RECEIVED DURING THE 20 DAYS NEXT AFTER RECEIPT AND RECORDING OF NOTICE FROM THE PLANNING BOARD APPROVAL OF THE PLAN.

SIGNATURE	DATE
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**NEWBURYPORT BOARD OF HEALTH**

DATE OF APPROVAL:

MAP 98, LOT 3  
 JPBA LIMITED PARTNERSHIP  
 20 COLBY FARM LANE

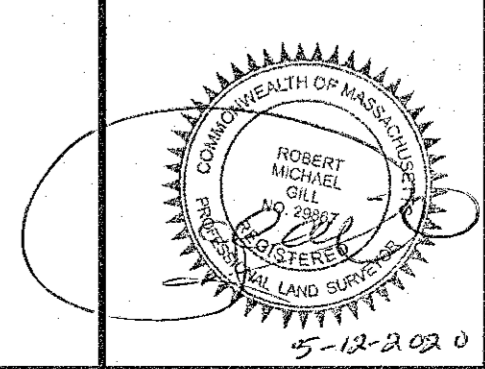


**ABBREVIATIONS**

CALC.	CALCULATED
REC.	RECORD
SF	SQUARE FEET
TYP	TYPICAL
UP	UTILITY POLE
WF	WETLAND FLAG

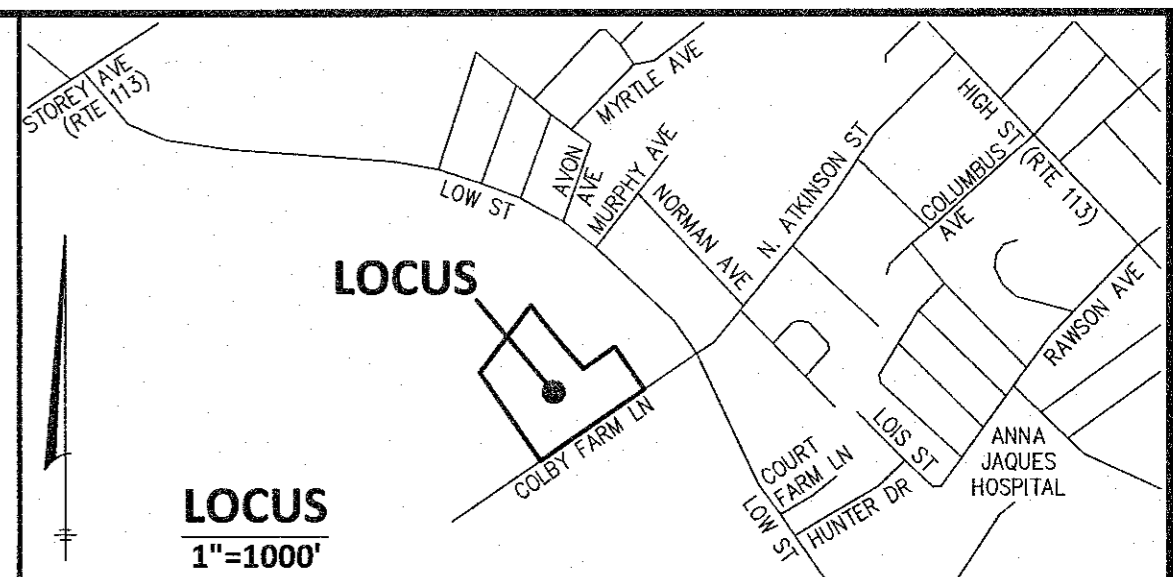
**LEGEND**

---○---	STONEMONUMENT
---○---	STONE MONUMENT
---○---	WETLAND LINE WITH FLAG



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

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



FOR REGISTRY USE

**NEWBURYPORT PLANNING BOARD**

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

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

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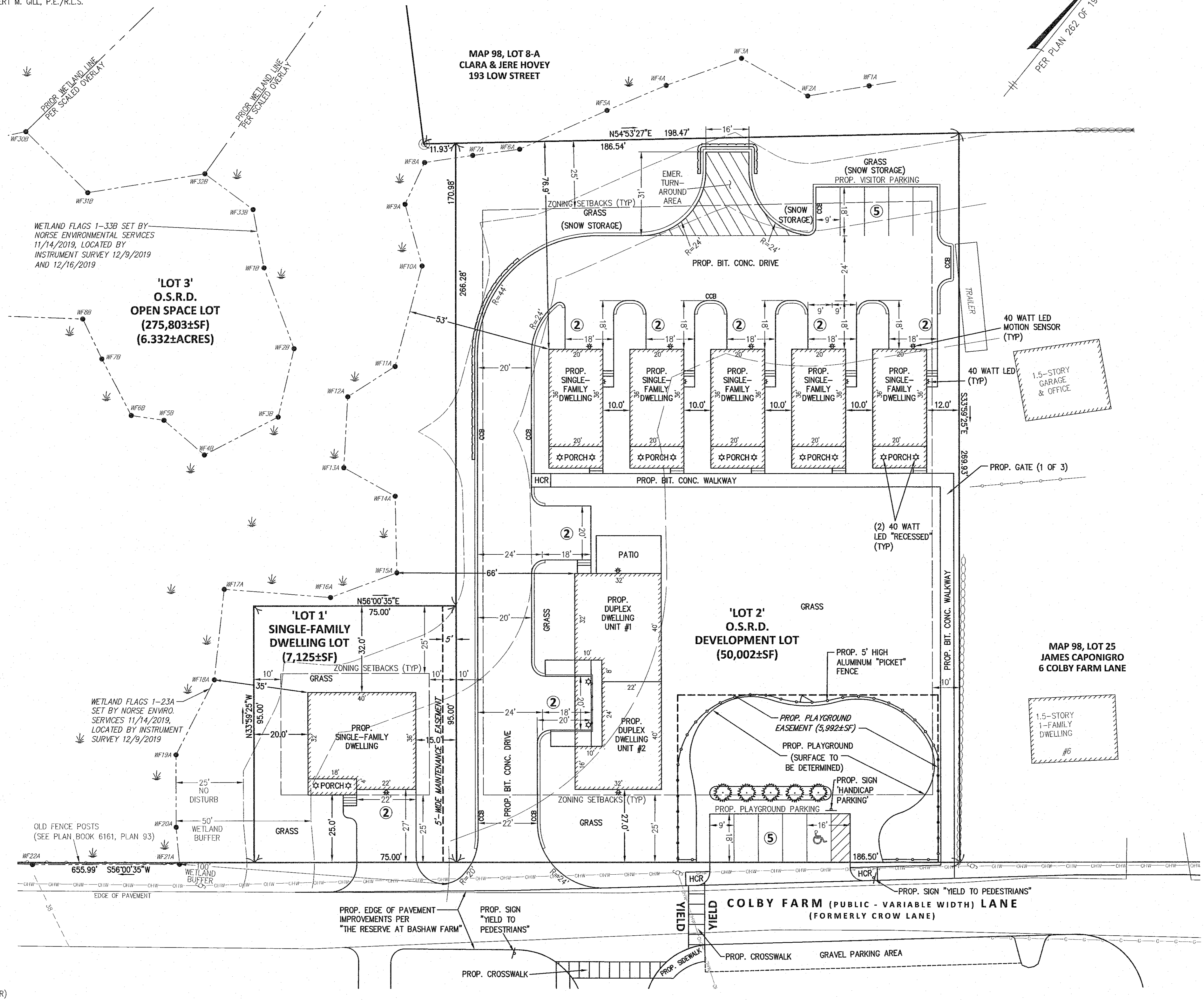
**NEWBURYPORT CITY CLERK**

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

**NEWBURYPORT BOARD OF HEALTH**

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



**ABBREVIATIONS**

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

**LEGEND**

--- STONEWALL  
 (S) SEWER MANHOLE  
 (D) DRAIN MANHOLE  
 (M) STONE MONUMENT  
 (U) UTILITY POLE  
 --- WETLAND LINE WITH FLAG  
 \* 40 WATT LED  
 ☆ 40 WATT LED "RECESSED"  
 ⚡ 40 WATT LED (MOTION SENSOR)

**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**

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- 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**

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- UTILITIES OTHER THAN THOSE SHOWN MAY EXIST. CALL DIG-SAFE AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION OR CONSTRUCTION.
- ALL LANDSCAPING PLANTS AND PLANT SPECIES TO BE NATIVE, DROUGHT-TOLERANT, AND NON-INVASIVE.

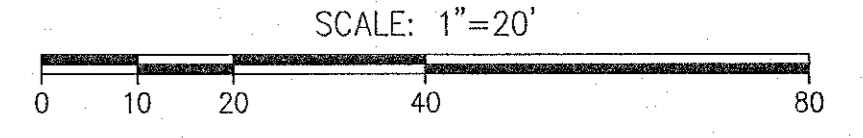
**ZONING INFORMATION**

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

SINGLE-FAMILY REQUIREMENTS		PROP. LOT 1	PROP. LOT 2	PROP. LOT 3
DESCRIPTION	REQUIRED (R2)	7,125±SF	50,002±SF	275,803±SF
MIN. LOT AREA	10,000 SF	75.00'	186.50'	394.49'
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MIN. FRONT YARD	25'	15.0'	12.0'	N/A
MIN. SIDE YARD	10'	32.0'	76.9'	N/A
MIN. REAR YARD	25'			

**TWO-FAMILY REQUIREMENTS**

DESCRIPTION	REQUIRED (R2)
MIN. LOT AREA	15,000 SF
MIN. FRONTAGE	120'
MIN. FRONT YARD	25'
MIN. SIDE YARD	20'
MIN. REAR YARD	25'



**LAYOUT & LIGHTING PLAN**

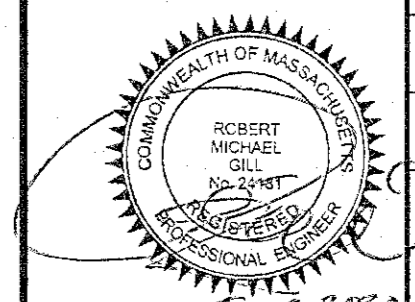
**8, 10, 12, & 18 COLBY FARM LANE  
 NEWBURYPORT, MASSACHUSETTS**

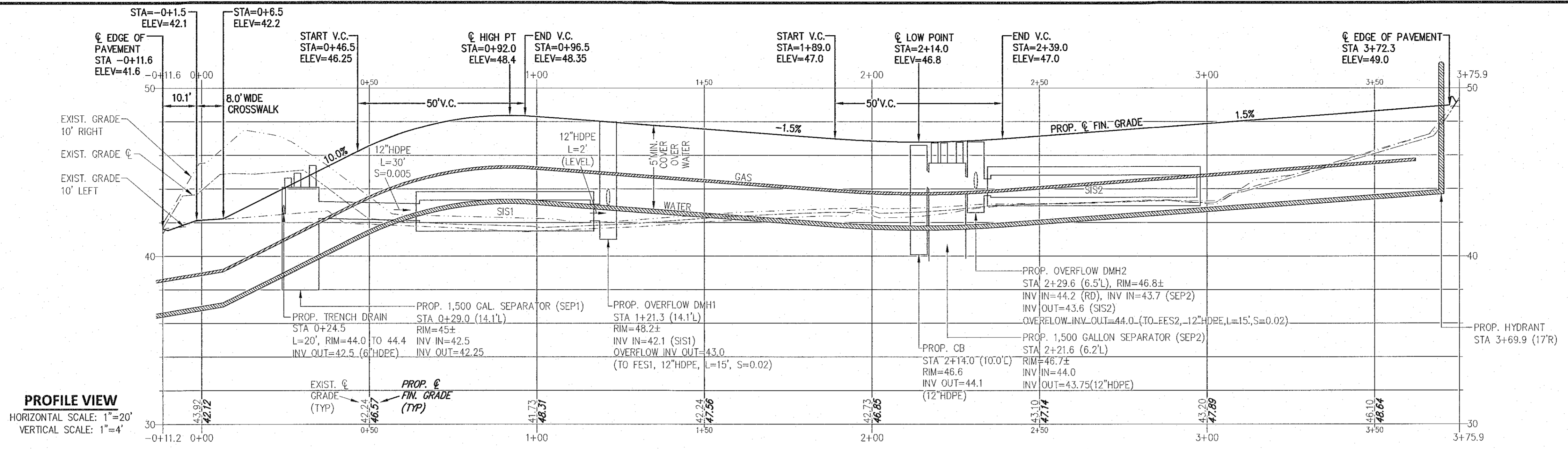
PLAN PREPARED FOR:  
**THE DALY GROUP**  
 229 STEDMAN STREET  
 LOWELL, MASSACHUSETTS 01851

PLAN PREPARED BY:  
**LANDPLEX**  
 CIVIL ENGINEERING - SURVEYING  
 10 GEORGE STREET, UNIT 208  
 LOWELL, MASSACHUSETTS 01852  
 978-201-9390 - LANDPLEX.COM

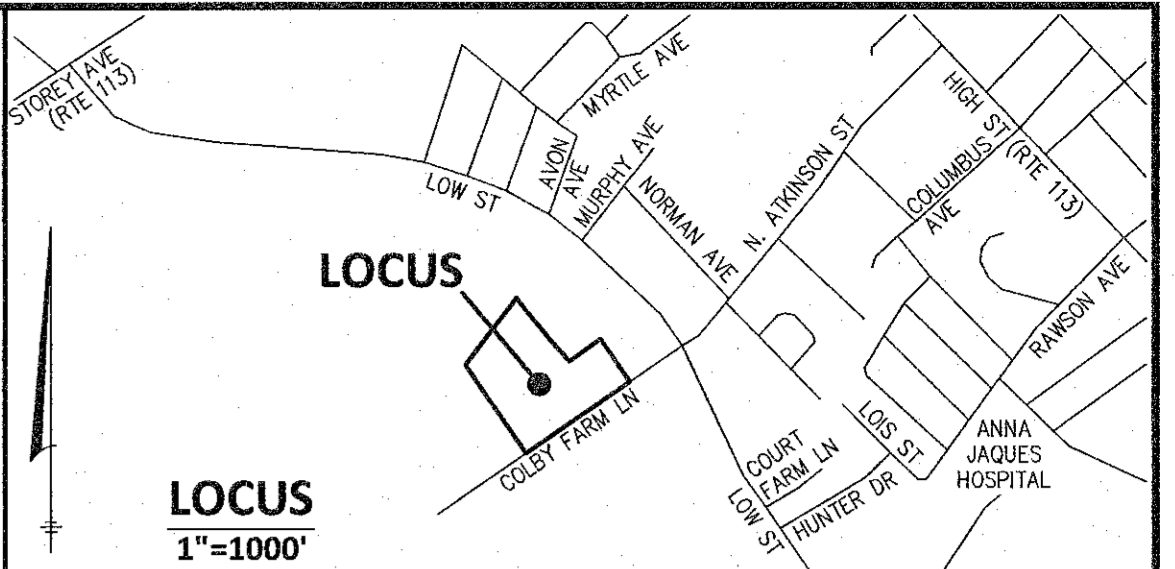
SHEET: 5 OF 13      SCALE: 1"=20'      FEBRUARY 14, 2020

NO.	REVISION DESCRIPTION	DATE
4.	PER REVIEW COMMENTS	5/12/2020
3.	DUPLEX ARCHITECTURALS REVISED	4/28/2020
2.	PER MUNICIPAL COMMENTS	4/13/2020
1.	UPDATE ZONING INFO	2/26/2020
NO.	REVISION DESCRIPTION	DATE





**PROFILE VIEW**  
HORIZONTAL SCALE: 1"=20'  
VERTICAL SCALE: 1"=4'



- 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)
- DEED REFERENCES**
- SOUTHERN ESSEX REGISTRY OF DEEDS 1. BOOK 26178, PAGE 1
  - BOOK 26178, PAGE 3
  - BOOK 15799, PAGE 31
- PROPERTY OWNER**
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EATON CROW REALTY TRUST
- ELLSWORTH M. EATON, JR., TRUSTEE  
CROW'S NEST REALTY TRUST
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  - PLAN BOOK 335, PLAN 92
  - PLAN BOOK 138, PLAN 72
  - PLAN 282 OF 1975
  - PLAN 462 OF 1961

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  - UTILITIES OTHER THAN THOSE SHOWN MAY EXIST. CALL DIG-SAFE AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION OR CONSTRUCTION.
  - FOR PROPOSED UTILITY WORK IN COLBY FARM LANE, REFER TO PLAN SET ENTITLED "THE RESERVE AT BASHAW FARM OSRD" PREPARED BY GAMMETT ENGINEERING, AND RECORDED WITH THE SOUTHERN ESSEX REGISTRY OF DEEDS AS PLAN 3 IN PLAN BOOK 474.
  - REFER TO TITLE SHEET 1 FOR LEGEND.

**TEST HOLE DATA**

DATE: 1/24/2020  
SOIL EVALUATOR: STEVE ERIKSEN (NORSE ENVIRONMENTAL)

TEST HOLE	ELEVATION	SOIL TYPE	REMARKS
TH-1	ELEVATION=45.3	0-48" C1 FINE SANDY LOAM, LOOSE	10YR5/4
		ESHWIT AT 48" (REDOX)	
		ESHWIT ELEVATION=41.3	
		LEDGE AT 48"	
TH-2	ELEVATION=41.8	0-24" Ap FINE SANDY LOAM, LOOSE	10YR2/2
		24-72" C1 FINE SANDY LOAM, LOOSE	10YR5/4
		ESHWIT AT 48" (REDOX)	
		ESHWIT ELEVATION=37.8	
		LEDGE AT 72"	
TH-3	ELEVATION=42.3	0-18" Ap FINE SANDY LOAM, LOOSE	10YR2/2
		18-32" Bw FINE SANDY LOAM, LOOSE	10YR5/4
		32-108" C1 FINE SANDY LOAM, LOOSE	10YR5/4
		ESHWIT AT 48" (REDOX)	
		ESHWIT ELEVATION=38.3	
		LEDGE AT 108"	
TH-4	ELEVATION=43.3	0-35" Ap FINE SANDY LOAM, LOOSE	10YR2/2
		35-102" Bw FINE SANDY LOAM, LOOSE	10YR5/4
		ESHWIT AT 50" (REDOX)	
		ESHWIT ELEVATION=39.1	
		LEDGE AT 102"	
TH-5	ELEVATION=44.8	0-18" Ap FINE SANDY LOAM, LOOSE	10YR2/2
		18-36" Bw FINE SANDY LOAM, LOOSE	10YR5/4
		36-102" C1 LOAMY SAND, LOOSE	10YR5/4
		ESHWIT AT 60" (REDOX)	
		ESHWIT ELEVATION=39.8	
		LEDGE AT 102"	
TH-6	ELEVATION=44.3	0-24" Ap FINE SANDY LOAM, LOOSE	10YR2/2
		24-36" Bw FINE LOAMY SAND, LOOSE	10YR5/4
		ESHWIT AT 50" (REDOX)	
		ESHWIT ELEVATION=40.1	
		LEDGE AT 36"	

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

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

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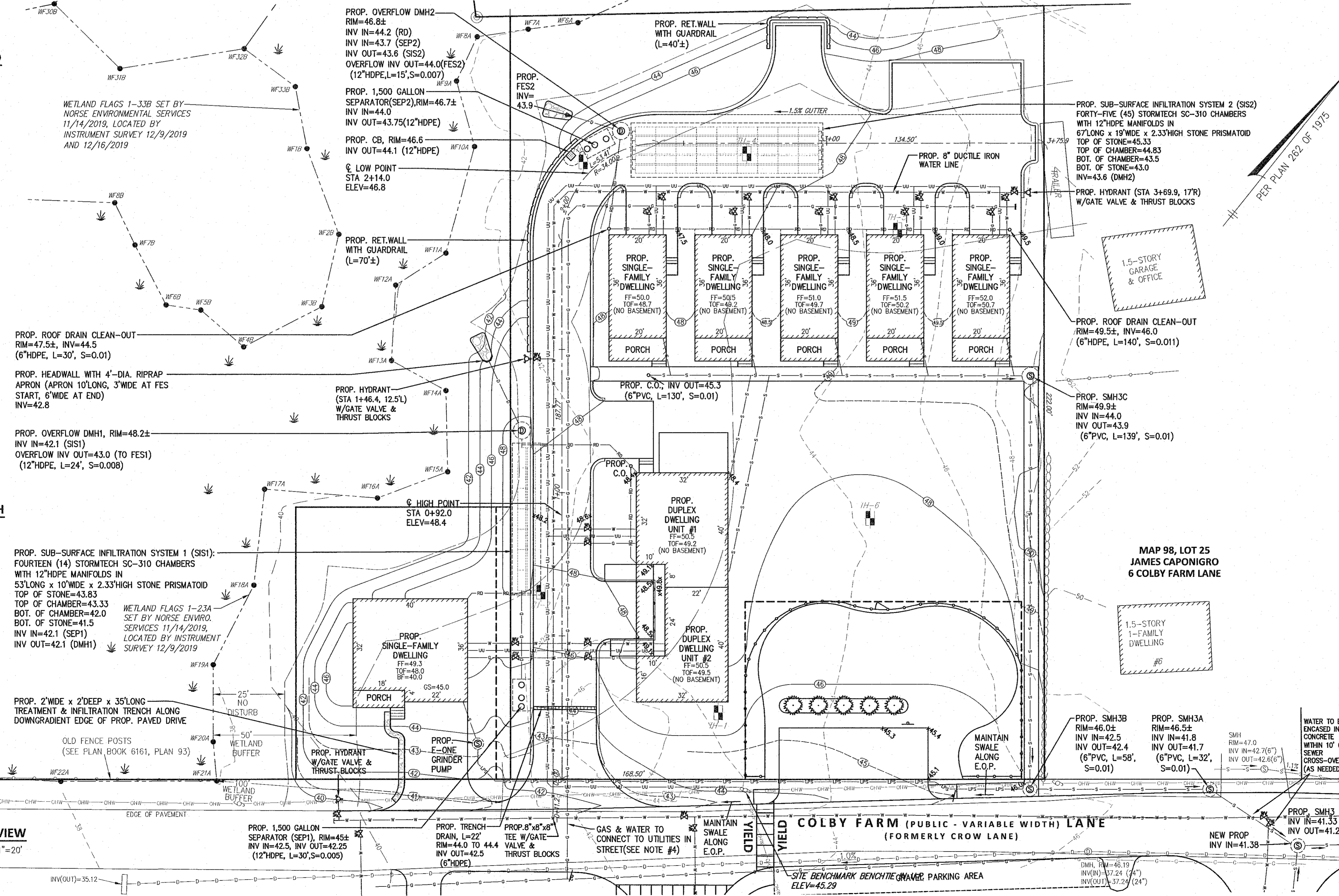
**NEWBURYPORT CITY CLERK**

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SIGNATURE	DATE

**NEWBURYPORT BOARD OF HEALTH**

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



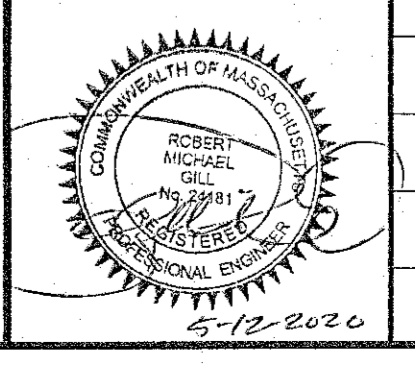
**PLAN VIEW**  
SCALE: 1"=20'

**GRADING & UTILITIES PLAN**

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

PLAN PREPARED FOR:	PLAN PREPARED BY:
THE DALY GROUP 229 STEDMAN STREET LOWELL, MASSACHUSETTS 01851	LANDPLEX CIVIL ENGINEERING - SURVEYING 10 GEORGE STREET, UNIT 208 LOWELL, MASSACHUSETTS 01852 978-201-8390 - LANDPLEX.COM
SHEET: 6 OF 13	SCALE: 1"=20'      FEBRUARY 14, 2020

NO.	REVISION DESCRIPTION	DATE
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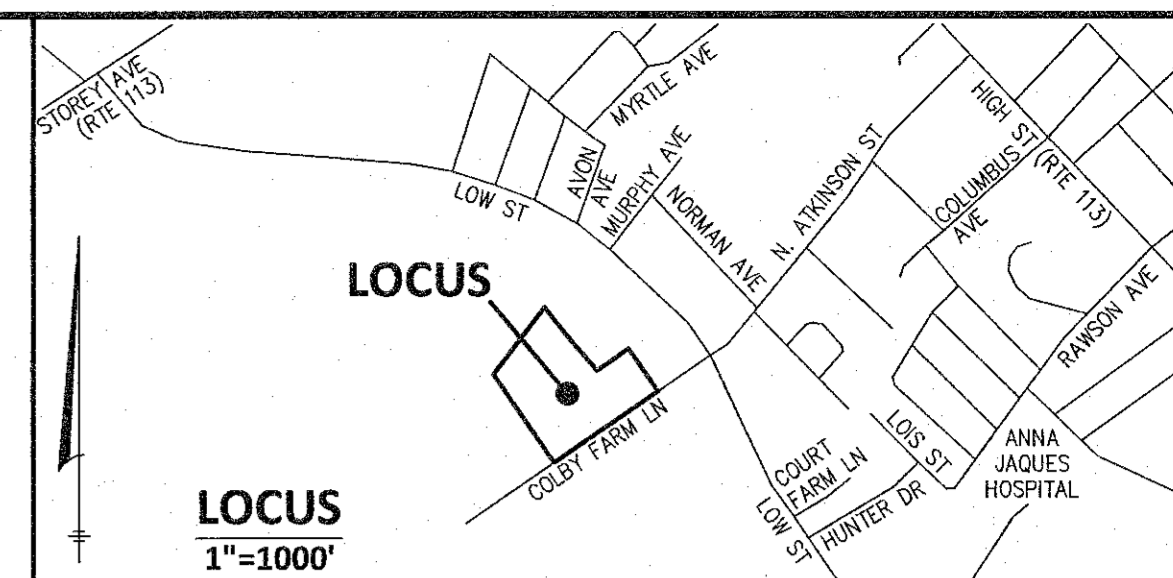


THE PREPARATION OF THIS PLAN CONFORMS WITH THE RULES AND REGULATIONS OF THE REGISTER OF DEEDS.

**RESOURCE AREA BUFFER ZONE ALTERATION CHART (FOR PROPOSED SITE DEVELOPMENT)**

BUFFER ZONES	EXISTING DISTURBANCE	PROPOSED DISTURBANCE		
		GRADING	IMPERVIOUS	BUFFER ZONE RESTORATION
25' "NO DISTURB"	9,891±SF	4,478±SF(45.3%)	116±SF(1.1%)	5,297±SF(53.6%)
50' "WETLAND BUFFER"	21,192±SF	10,292±SF(48.5%)	5,603±SF(26.4%)	5,297±SF(25.0%)
100' "WETLAND BUFFER"	40,451±SF	14,625±SF(36.1%)	20,528±SF(50.7%)	5,297±SF(13.1%)

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



- ASSESSORS**
- MAP 98, LOT 26 (8 COLBY FARM LANE)
  - MAP 98, LOT 27 (10 COLBY FARM LANE)
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  - MAP 98, LOT 4 (18 COLBY FARM LANE)
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- PLAN REFERENCES**
- SOUTHERN ESSEX REGISTRY OF DEEDS
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  - 2. PLAN BOOK 335, PLAN 92.
  - 3. PLAN BOOK 138, PLAN 72.
  - 4. PLAN 202 OF 1975.
  - 5. PLAN 462 OF 1961.

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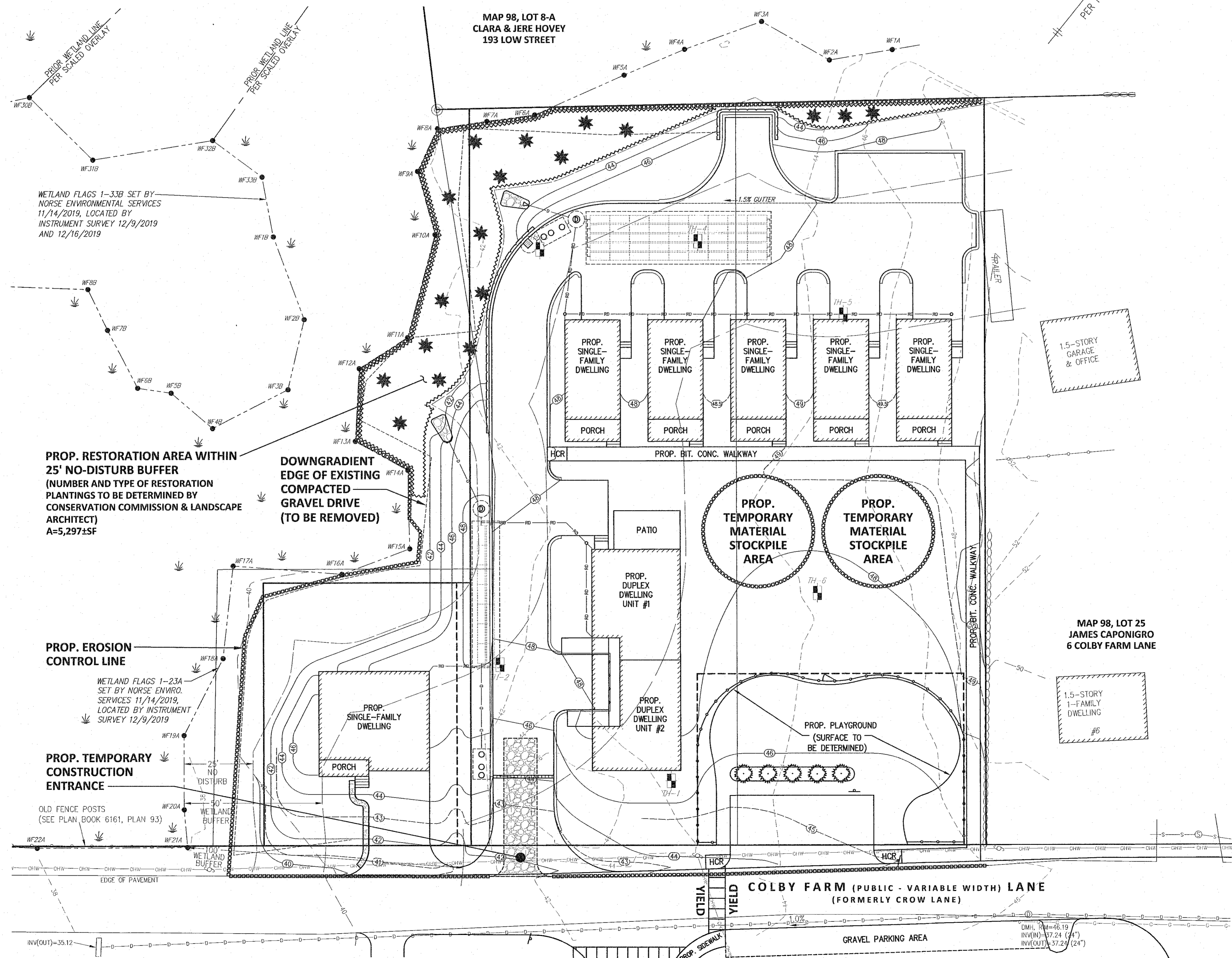
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**NEWBURYPORT BOARD OF HEALTH**

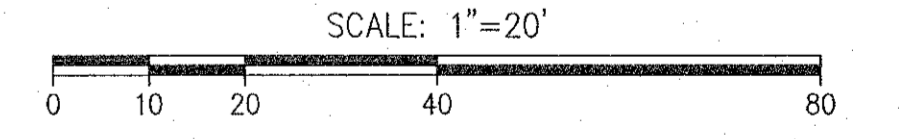
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**EROSION CONTROL NOTES**

- ALL DRAINAGE AND STORMWATER FACILITIES SHOULD BE PROTECTED WITH THE USE OF SILT SACKS OR DIVERSION OF WATER UNTIL FINAL PAVING IS IN PLACE.
- EXPOSED OR DISTURBED AREAS DUE TO STRIPPING OF VEGETATION, SOIL REMOVAL, AND RE-GRADING SHALL BE PERMANENTLY STABILIZED WITHIN SIX MONTHS OF OCCUPANCY OF A STRUCTURE.
- DURING CONSTRUCTION, TEMPORARY VEGETATION AND/OR MULCHING SHALL BE USED TO PROTECT EXPOSED AREA FROM EROSION. UNTIL A DISTURBED AREA IS PERMANENTLY STABILIZED, SEDIMENT IN RUN-OFF WATER SHALL BE TRAPPED BY USING STAKED HAY BALES OR SEDIMENTATION TRAPS.
- ALL SLOPES EXCEEDING FIFTEEN (15) PERCENT RESULTING FROM SITE GRADING SHALL BE BOTH COVERED WITH FOUR (4) INCHES OF TOPSOIL AND PLANTED WITH A VEGETATIVE COVER SUFFICIENT TO PREVENT EROSION OR TO BE STABILIZED BY A RETAINING WALL.
- DUST CONTROL SHALL BE USED DURING GRADING OPERATIONS IF THE GRADING IS TO OCCUR WITHIN TWO HUNDRED (200) FEET OF AN OCCUPIED RESIDENCE OR PLACE OF BUSINESS. DUST CONTROL METHODS MAY CONSIST OF GRADING FINE SOILS ON CALM DAYS ONLY OR DAMPENING THE GROUND WITH WATER.
- NO NET EARTH IS TO BE REMOVED FROM THE SITE.
- APPROXIMATE FILL TO BE OBTAINED OFF-SITE TO BE 5,035±CU.YD., INCLUDING APPROXIMATELY 570±CU.YD. OF GRAVEL AND OTHER MATERIALS NECESSARY FOR THE CONSTRUCTION OF THE STREETS, SIDEWALKS, AND DRIVEWAYS.
- NO BUILDING OR STRUCTURE SHALL BE BUILT OR PLACED ON ANY LOT WITHOUT A PERMIT FROM THE HEALTH DEPARTMENT, IF SUCH A PERMIT IS REQUIRED.



**RESTORATION & EROSION CONTROL PLAN**

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

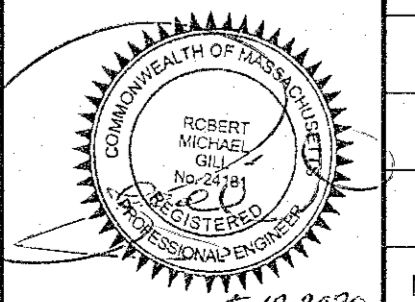
PLAN PREPARED FOR: <b>THE DALY GROUP</b> 229 STEDMAN STREET LOWELL, MASSACHUSETTS 01851	PLAN PREPARED BY: <b>LANDPLEX</b> CIVIL ENGINEERING - SURVEYING 10 GEORGE STREET, UNIT 208 LOWELL, MASSACHUSETTS 01852 978-201-8390 - LANDPLEX.COM
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SHEET: 7 OF 13    SCALE: 1" = 20'    FEBRUARY 14, 2020

NO.	REVISION DESCRIPTION	DATE
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2.	PER MUNICIPAL COMMENTS	4/13/2020
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NO.	REVISION DESCRIPTION	DATE

- ABBREVIATIONS**
- BDC. BUILDING
  - BIT. BITUMINOUS
  - CALC. CALCULATED
  - CONC. CONCRETE
  - DMH DRAIN MANHOLE
  - ELEV. ELEVATION
  - FF FIRST FLOOR ELEVATION
  - GS GARAGE SLAB ELEVATION
  - INV. INVERT
  - REC. RECORD
  - RET.WALL RETAINING WALL
  - RP ROOF PEAK
  - SF SQUARE FEET
  - SMH SEWER MANHOLE
  - TYP. TYPICAL
  - UP UTILITY POLE

- LEGEND**
- STONEWALL
  - ⊙ SEWER MANHOLE
  - ⊙ DRAIN MANHOLE
  - ⊙ STONE MONUMENT
  - ⊙ UTILITY POLE
  - WETLAND LINE WITH FLAG
  - UNDERGROUND SEWER LINE
  - UNDERGROUND DRAIN LINE
  - OVERHEAD WIRE LINE
  - 2-FOOT CONTOUR



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

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

FOR REGISTRY USE

**NEWBURYPORT PLANNING BOARD**

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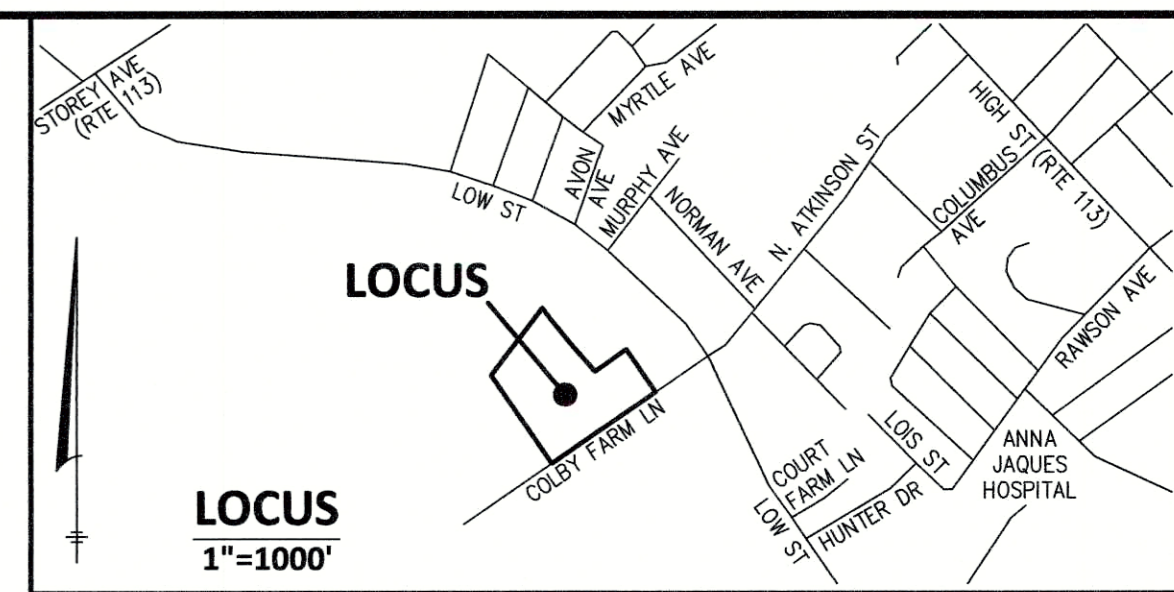
**NEWBURYPORT CITY CLERK**

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: \_\_\_\_\_



**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**

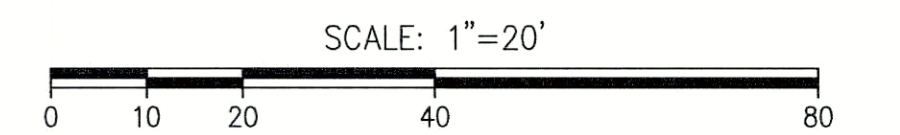
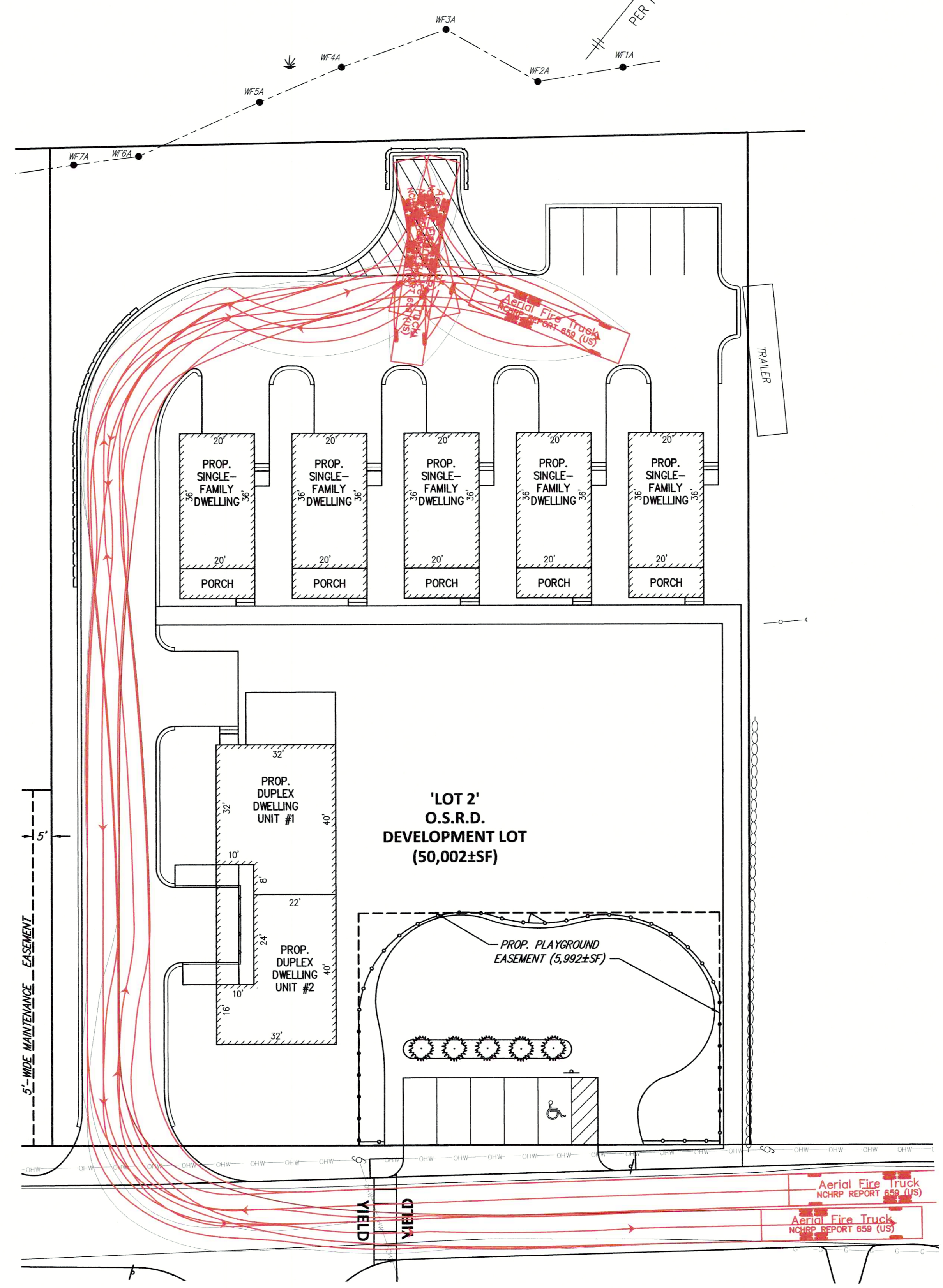
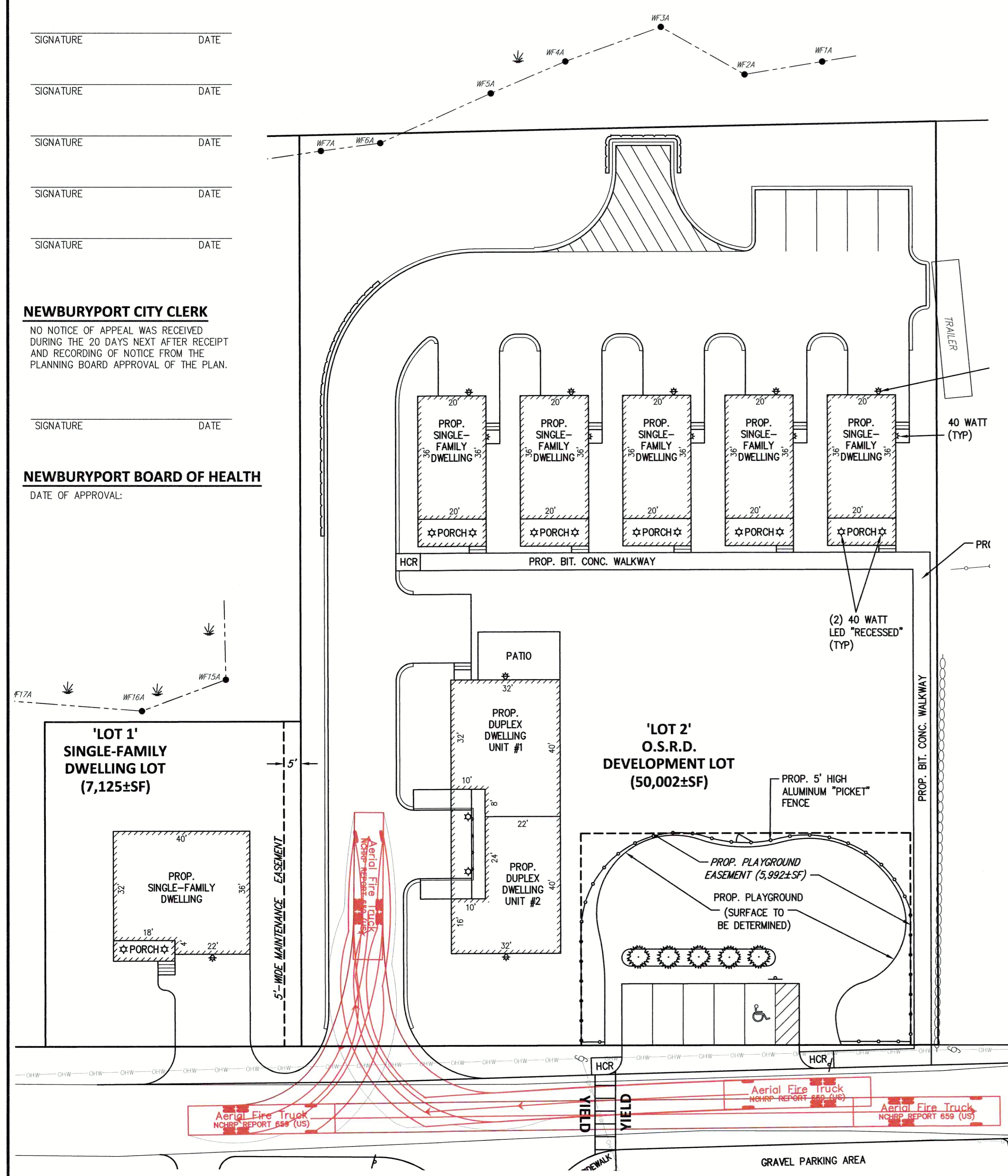
- SOUTHERN ESSEX REGISTRY OF DEEDS
- 1. BOOK 26178, PAGE 1.
- 2. BOOK 26178, PAGE 3.
- 3. BOOK 15799, PAGE 31.

**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.



**EMERGENCY VEHICLE SWEPT-PATH ANALYSIS**

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

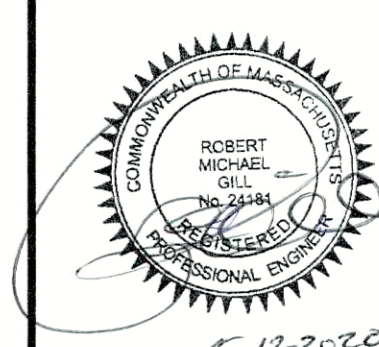
PLAN PREPARED FOR:  
**THE DALY GROUP**  
229 STEDMAN STREET  
LOWELL, MASSACHUSETTS 01851

PLAN PREPARED BY:  
**LANDPLEX**  
CIVIL ENGINEERING - SURVEYING  
10 GEORGE STREET, UNIT 208  
LOWELL, MASSACHUSETTS 01852  
978-201-9390 - LANDPLEX.COM

SHEET: 8 OF 13

SCALE: 1" = 20'

FEBRUARY 14, 2020

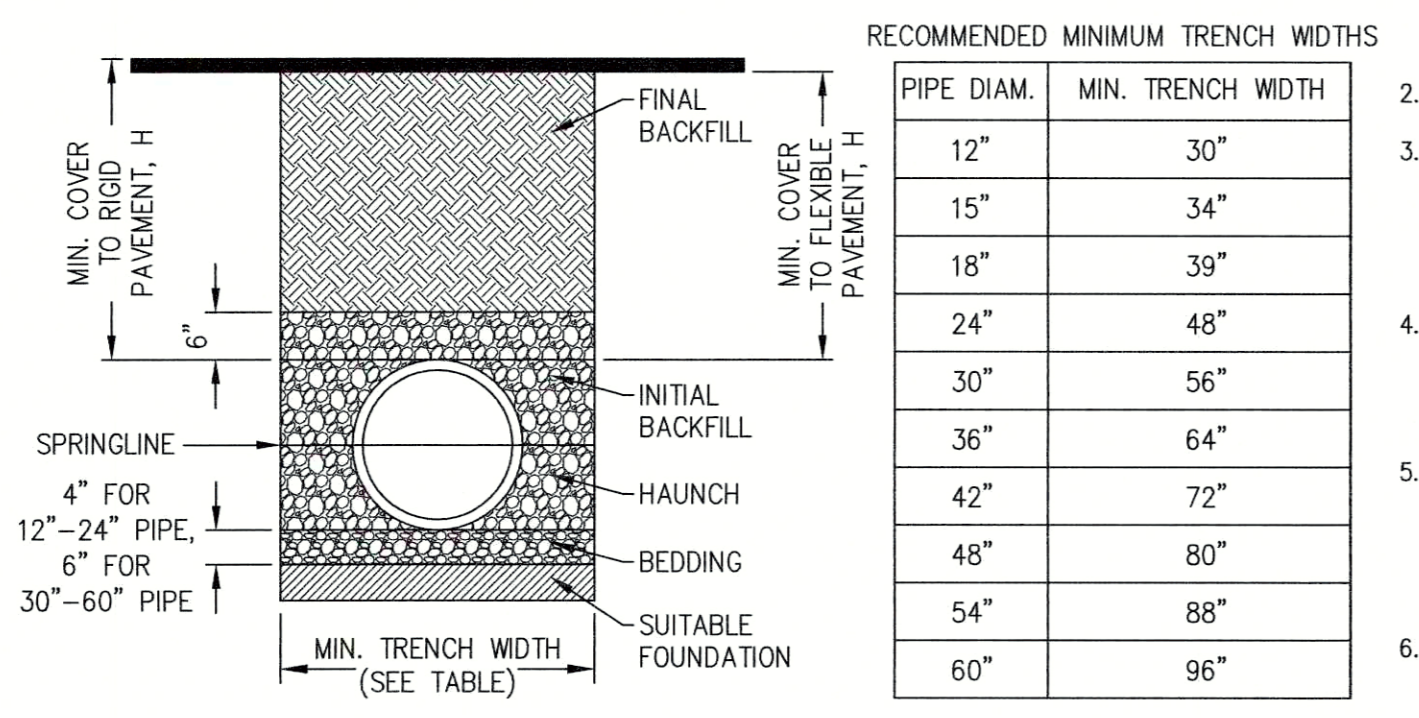


NO.	REVISION DESCRIPTION	DATE
4.	PER REVIEW COMMENTS	5/12/2020
3.	DUPLEX ARCHITECTURALS REVISED	4/28/2020
2.	PER MUNICIPAL COMMENTS	4/13/2020
1.	UPDATE ZONING INFO	2/26/2020
NO.	REVISION DESCRIPTION	DATE

5-12-2020

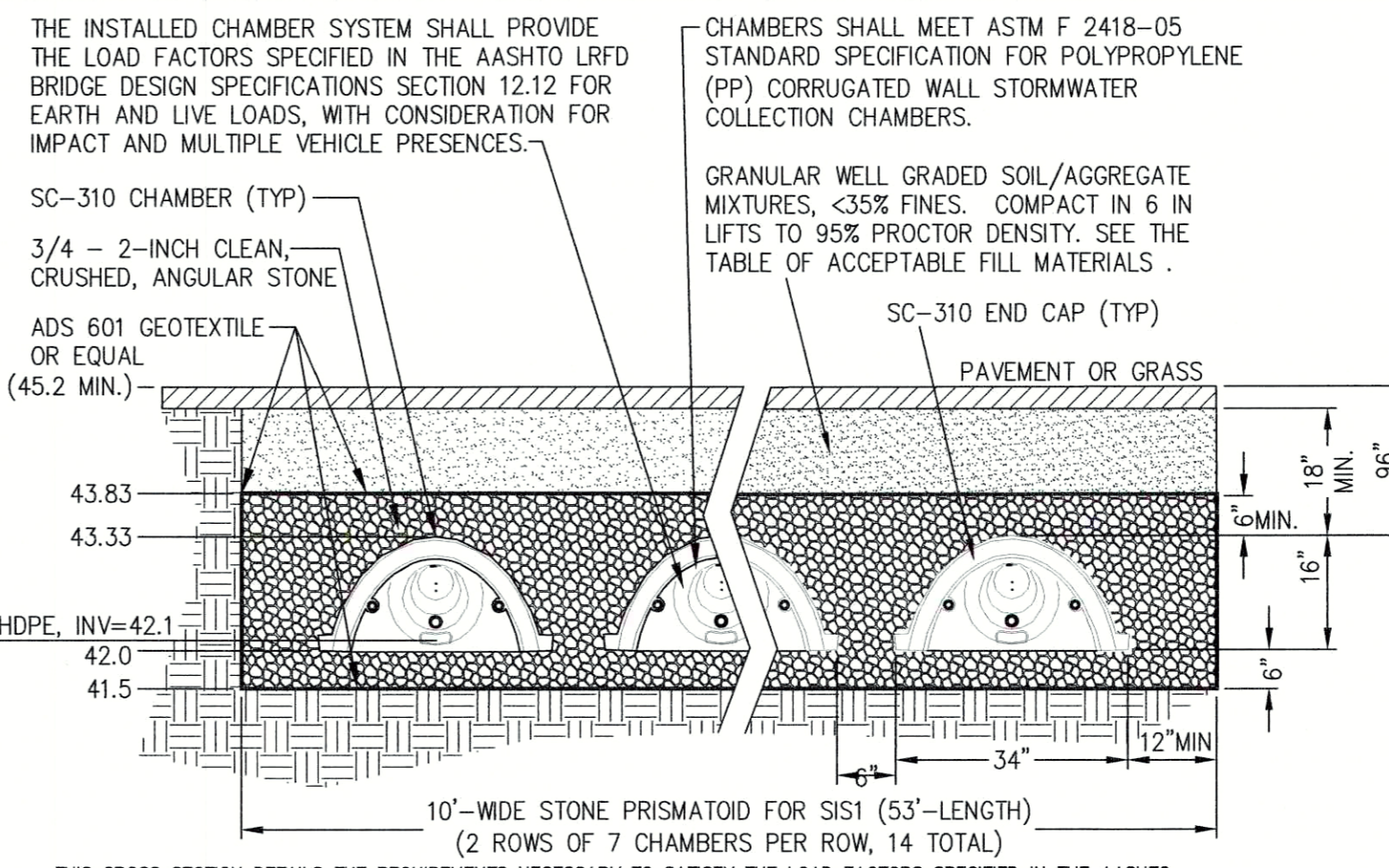
THE PREPARATION OF THIS PLAN CONFORMS WITH THE RULES AND REGULATIONS OF THE REGISTER OF DEEDS.

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

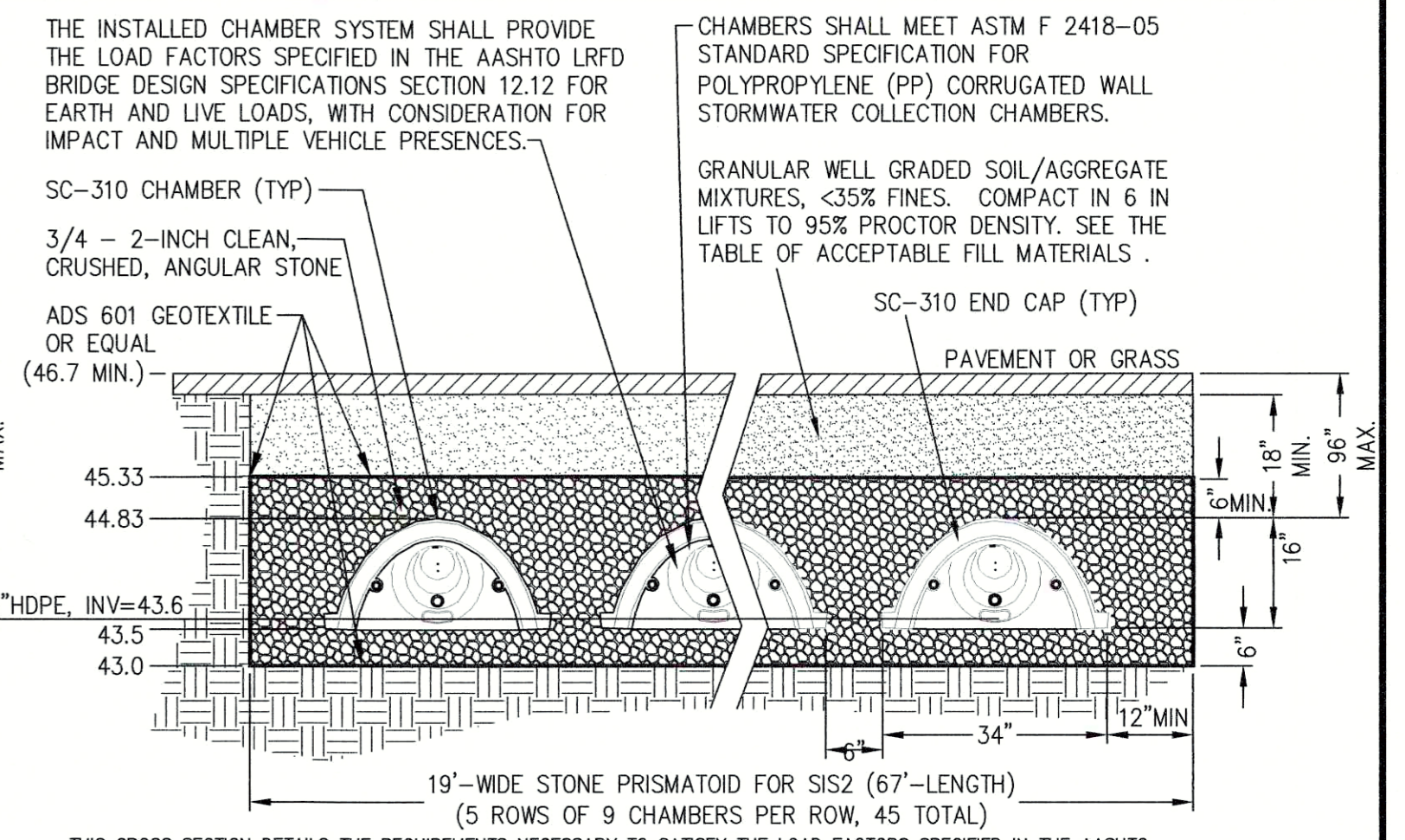


**TYPICAL PIPE TRENCH DETAIL**  
CROSS SECTION NOT TO SCALE

- NOTES:**
- ALL PIPE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321. "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS", LATEST EDITION.
  - MEASURES SHOULD BE TAKEN TO PREVENT MIGRATION OF NATIVE FINES INTO BACKFILL MATERIAL, WHEN REQUIRED. THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH SUITABLE MATERIAL AS SPECIFIED BY THE ENGINEER. AS AN ALTERNATIVE AND AT THE DISCRETION OF THE DESIGN ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A GEOTEXTILE MATERIAL.
  - FOUNDATIONS:** SUITABLE MATERIAL SHALL BE CLASS I, II OR III. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. UNLESS OTHERWISE NOTED BY THE ENGINEER, MINIMUM BEDDING THICKNESS SHALL BE 4" FOR 12"-24", 6" FOR 30"-60".
  - INITIAL BACKFILL:** SUITABLE MATERIAL SHALL BE CLASS I, II OR III IN THE PIPE ZONE EXTENDING NOT LESS THAN 6' ABOVE CROWN OF PIPE. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. MATERIAL SHALL BE INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION.
  - MINIMUM COVER:** MINIMUM COVER, H, IN NON-TRAFFIC APPLICATIONS (GRASS OR LANDSCAPE AREAS) IS 12" FROM THE TOP OF PIPE TO GROUND SURFACE. ADDITIONAL COVER MAY BE REQUIRED TO PREVENT FLOATION. FOR TRAFFIC APPLICATIONS, MINIMUM COVER, H, IS 36" MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TO TOP OF RIGID PAVEMENT.



**SUB-SURFACE INFILTRATION SYSTEM 1 (SIS1)**  
**(STORMTECH SC-310 OR APPROVED EQUAL)**  
CROSS SECTION NOT TO SCALE



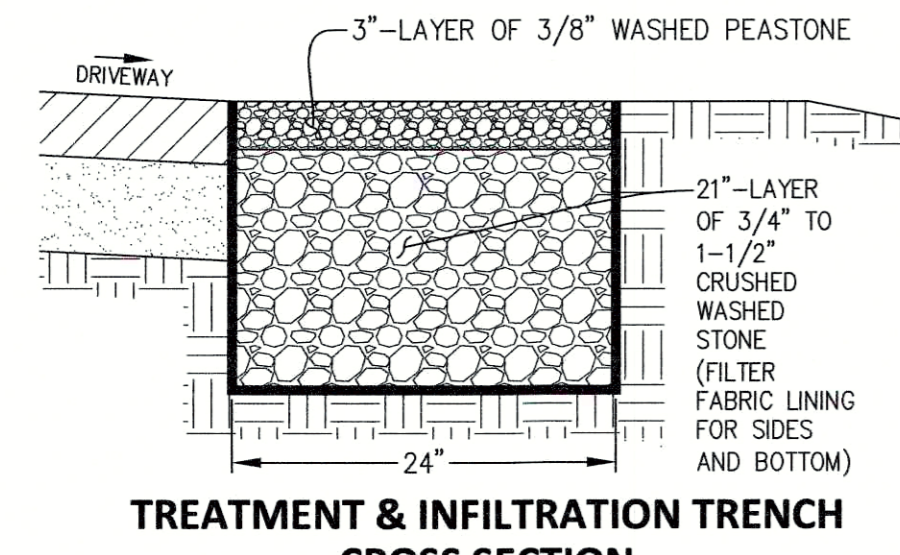
**SUB-SURFACE INFILTRATION SYSTEM 2 (SIS2)**  
**(STORMTECH SC-310 OR APPROVED EQUAL)**  
CROSS SECTION NOT TO SCALE

FOR REGISTRY USE  
**NEWBURYPORT PLANNING BOARD**  
NO DETERMINATION OF COMPLIANCE WITH THE ZONING REGULATIONS HAS BEEN MADE OR IS INTENDED.

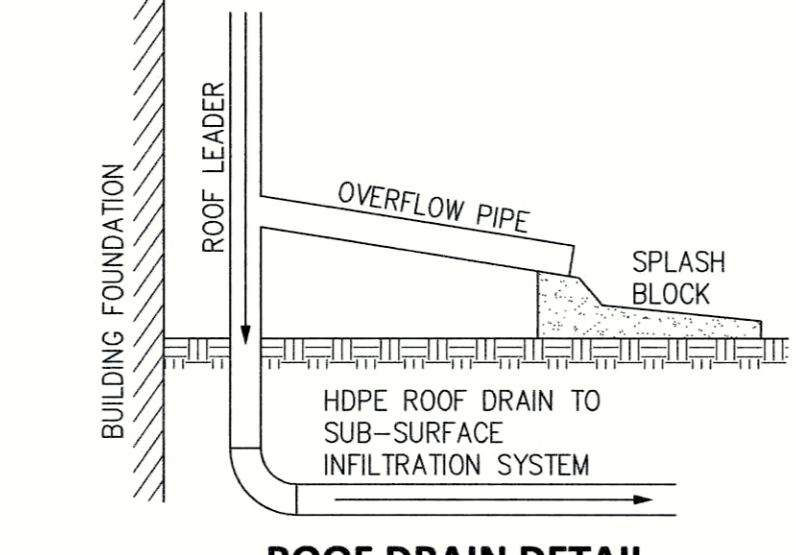
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SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_  
SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

**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.

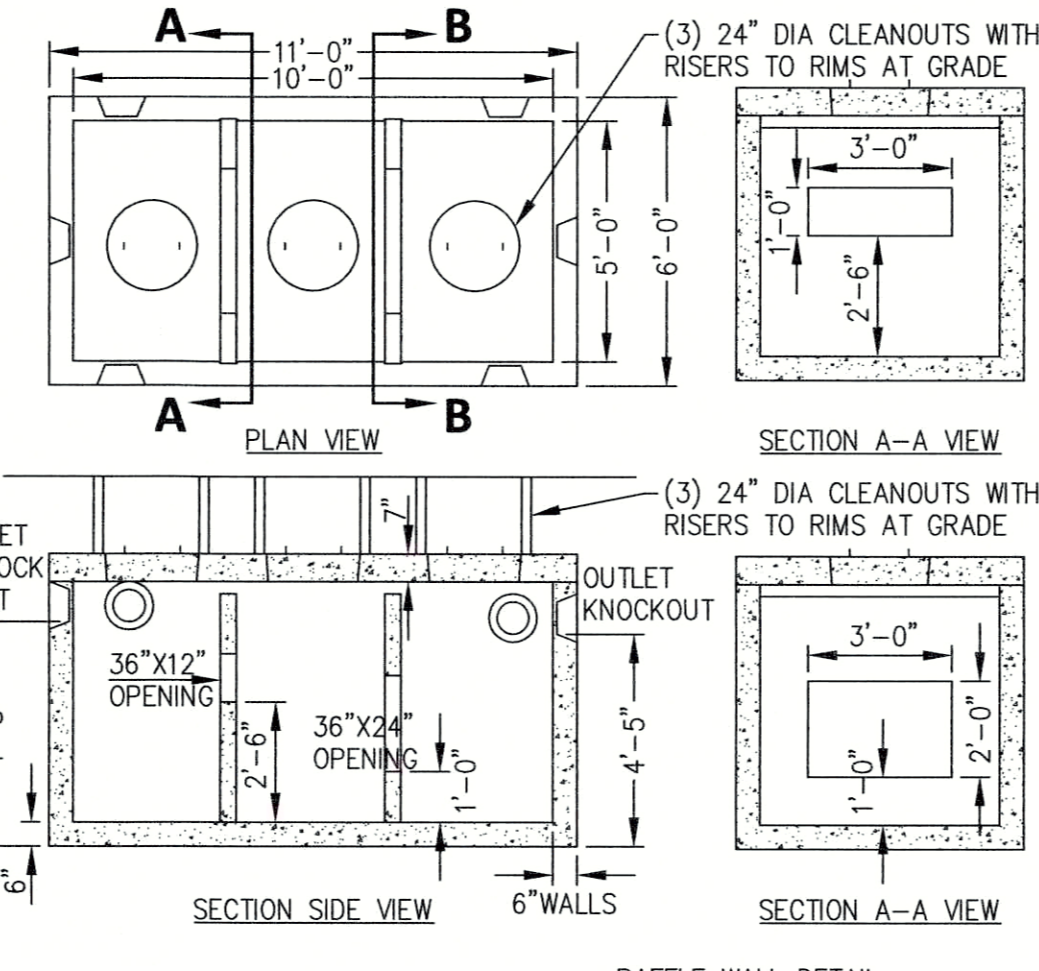
**NEWBURYPORT BOARD OF HEALTH**  
DATE OF APPROVAL: \_\_\_\_\_



**TREATMENT & INFILTRATION TRENCH CROSS SECTION**  
NOT TO SCALE

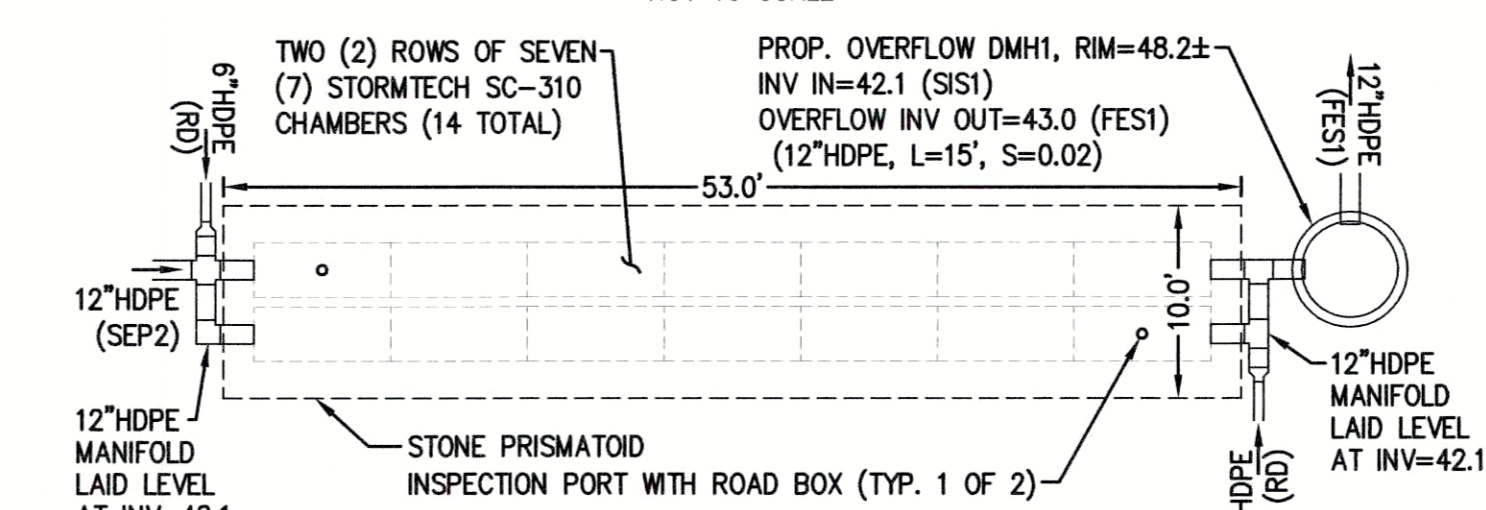


**ROOF DRAIN DETAIL**  
NOT TO SCALE

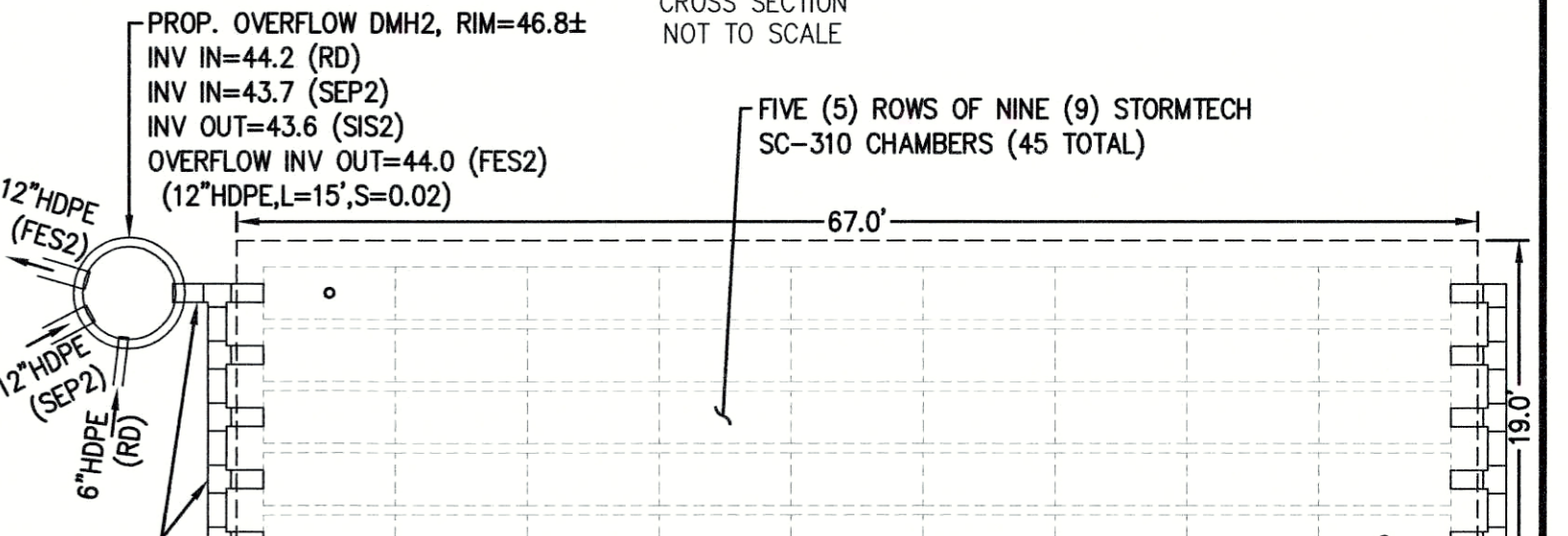


**SEDIMENT & OIL SEPARATOR 1500 GALLON TANK**  
TYPICAL SCALE: 1"=4'

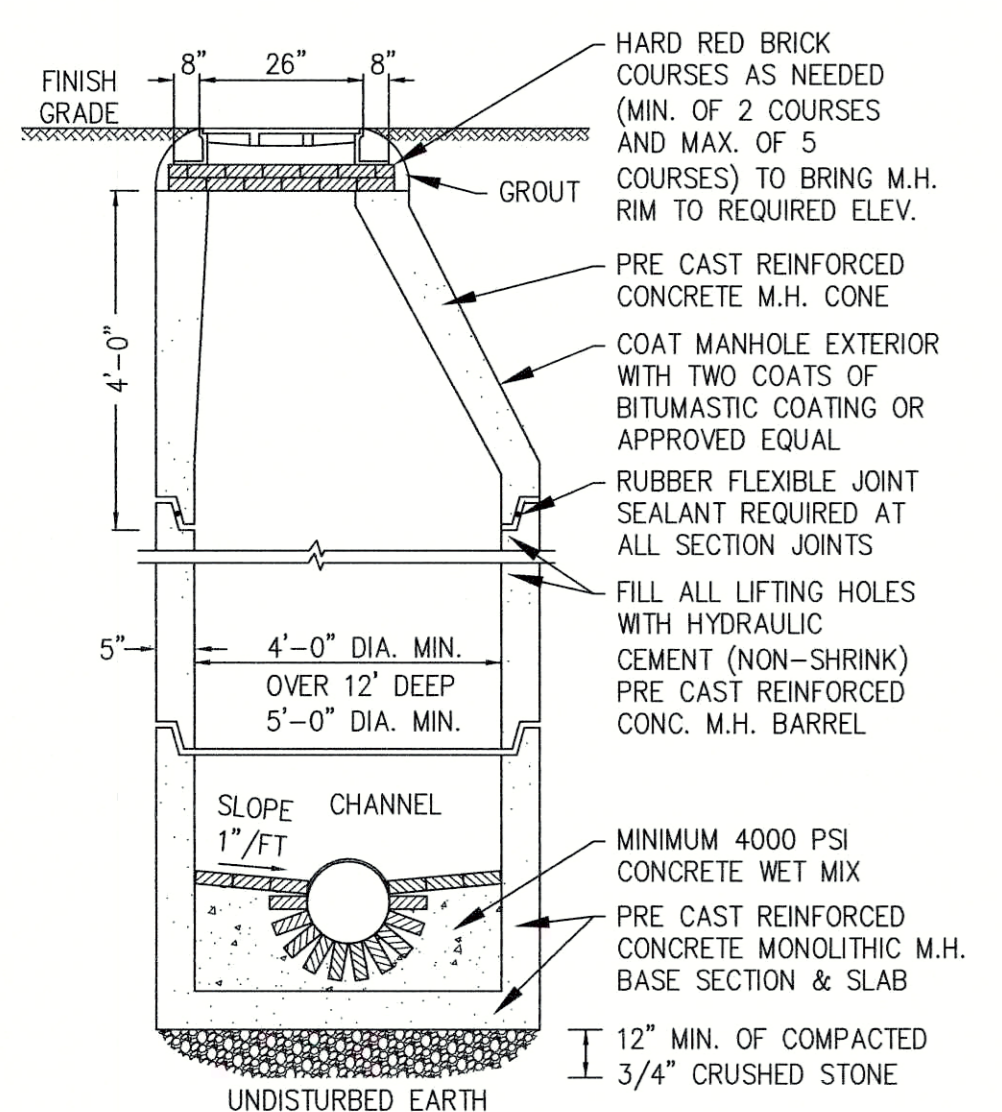
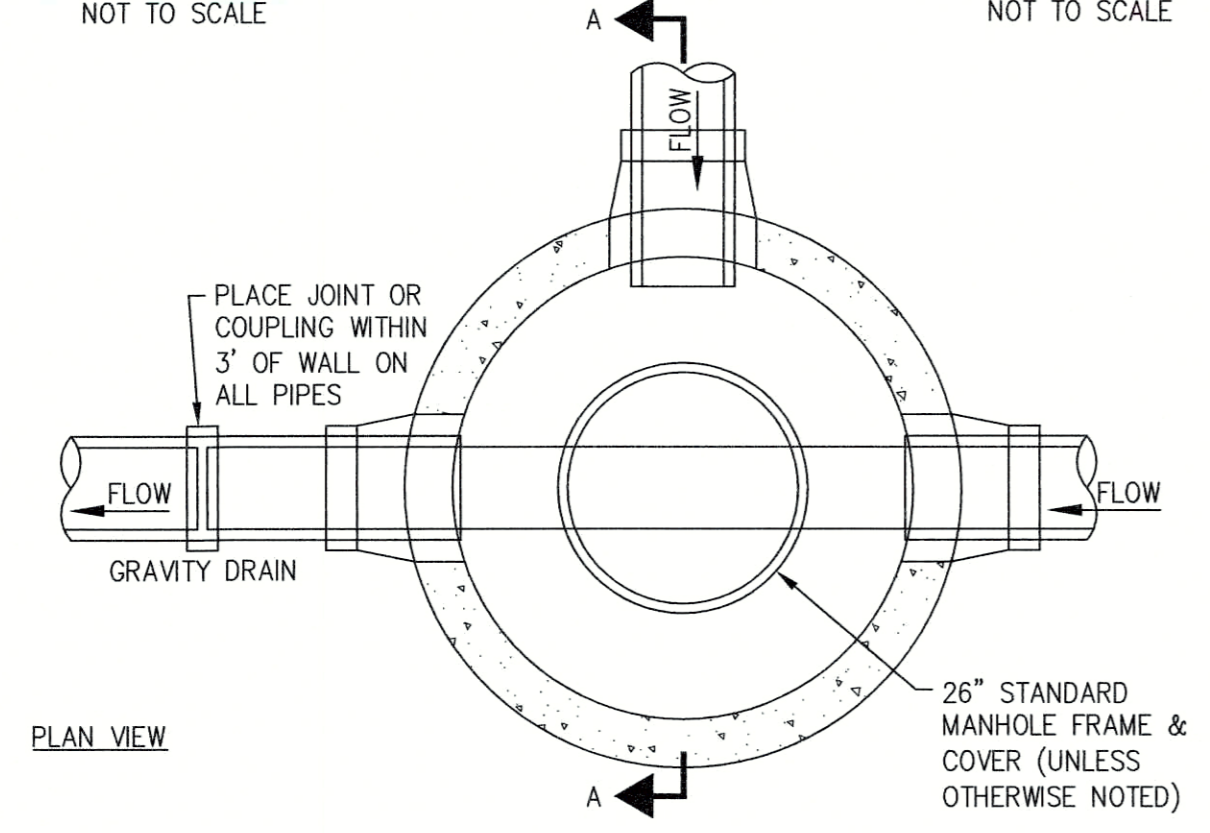
- NOTES:**
- CONCRETE: 5,000 PSI MINIMUM AFTER 28 DAYS.
  - DESIGNED FOR H-20 LOADING.
  - TONGUE & GROOVE JOINT SEALED WITH BUTYL RESIN.
  - SHEA CONCRETE ITEM TK-M1500CSEP OR APPROVED EQUAL FOR SEPARATORS WITH PIPE INLETS, OR SHEA CONCRETE ITEM TK-1500CSEP OR APPROVED EQUAL FOR SEPARATORS WITH CATCH BASIN INLETS.



**SUB-SURFACE INFILTRATION SYSTEM 1 (SIS1)**  
PLAN VIEW SCALE: 1"=10'

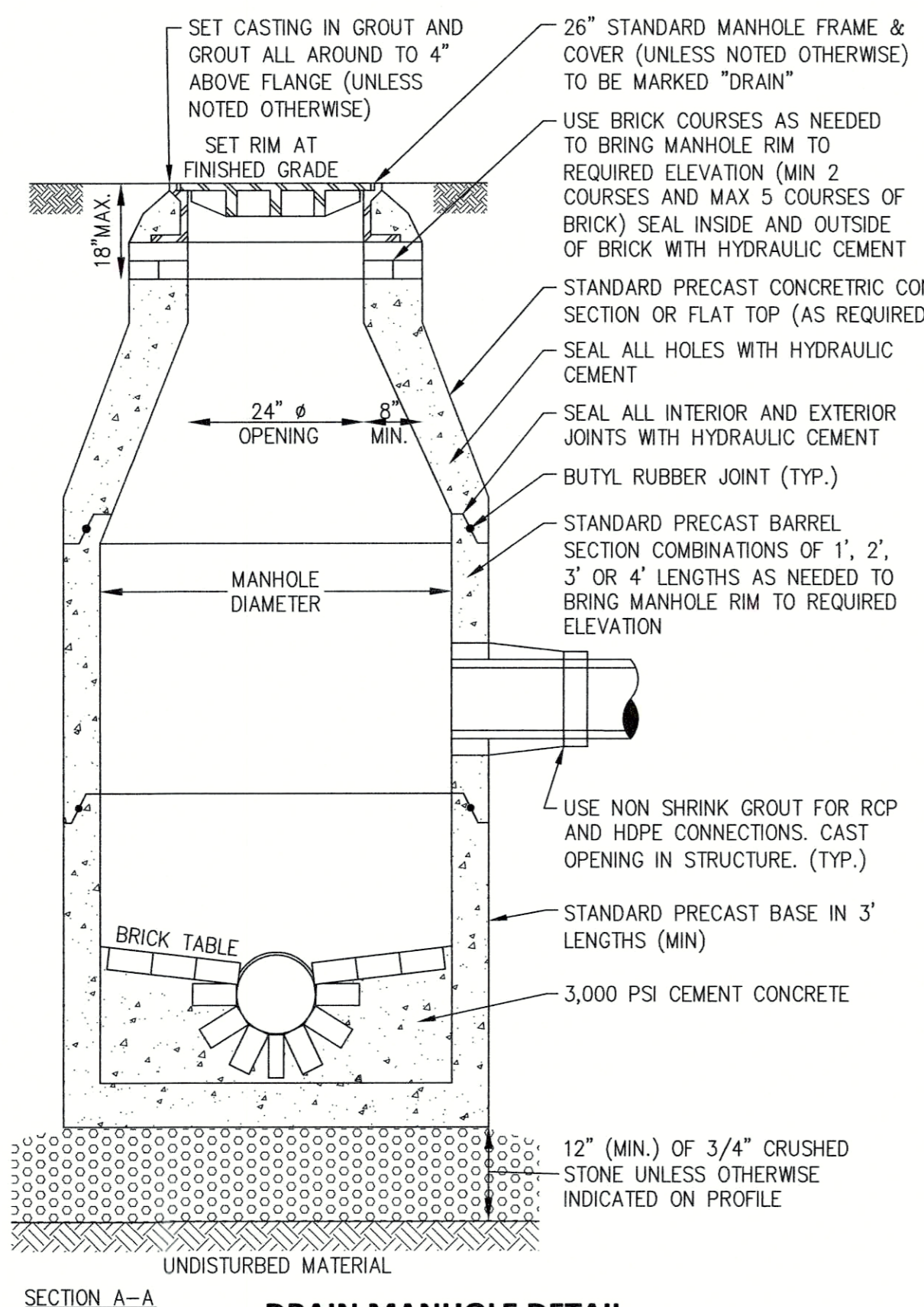


**SUB-SURFACE INFILTRATION SYSTEM 2 (SIS2)**  
PLAN VIEW SCALE: 1"=10'

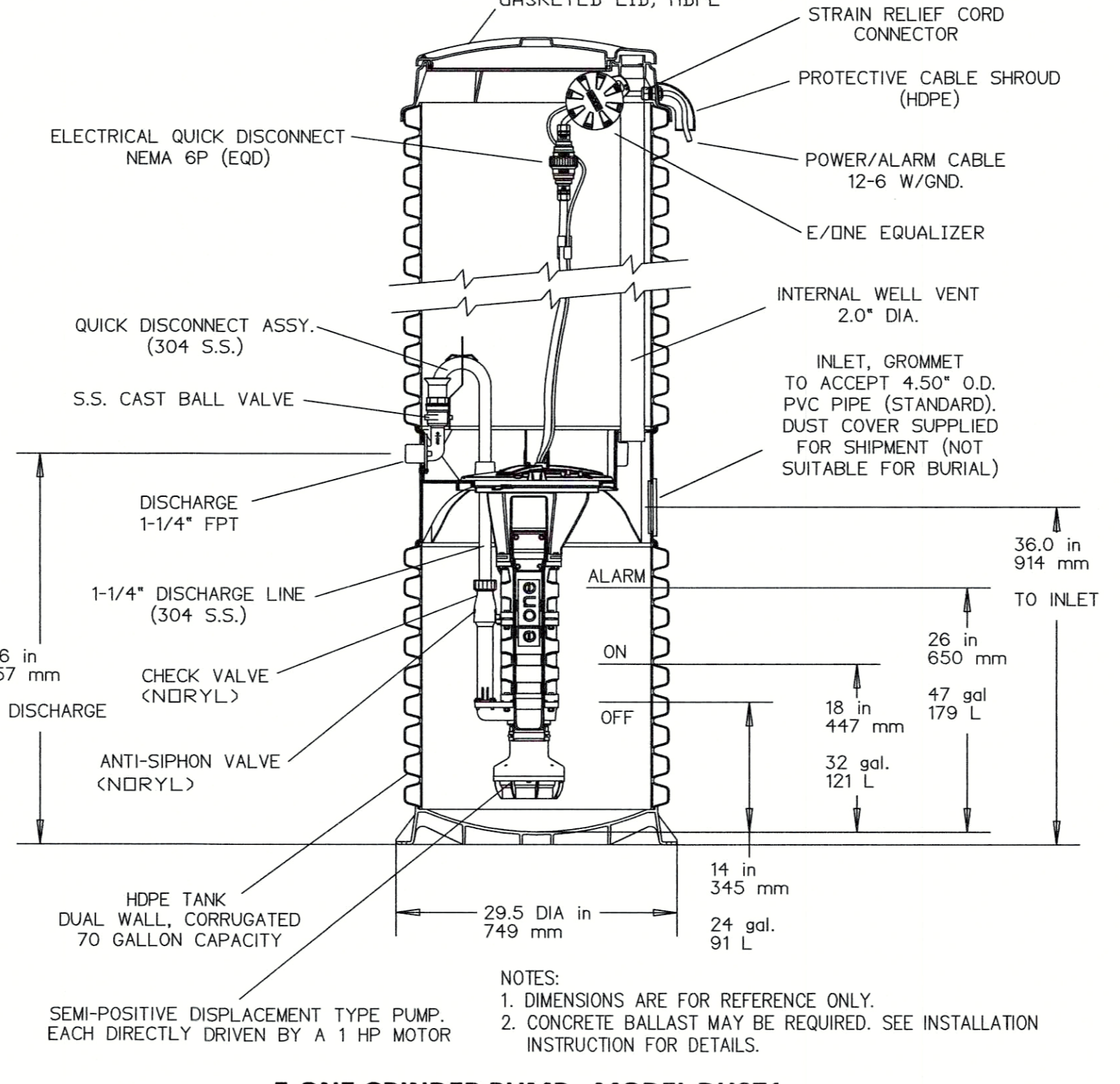


- NOTES:**
- TYPICAL SANITARY MANHOLE TO BE 4 FEET IN DIAMETER.
  - 5'-0" DIAMETER FOR ALL MANHOLE DEPTHS GREATER THAN 12 FEET OR WHEN ORDERED BY THE ENGINEER.
  - 6" MIN. WALL THICKNESS AND 7" MIN. BASE THICKNESS WITH 5'-0" DIAMETER MANHOLES.
  - INNER EDGE OF BRICK TABLE TO BE AT ELEVATION OF CROWN OF TOP OF PIPE.
  - DESIGN LOAD-HS20.
  - ALL INVERTS SHALL BE 4,000 PSI CEMENT CONCRETE IN VOID AREAS AND RED SEWER BRICK CONSTRUCTION.
  - INVERTS SHALL NOT BE BUILT ABOVE GRADE. ALL INVERTS SHALL BE BUILT IN PLACE AFTER ALL PIPES HAVE BEEN INSTALLED.

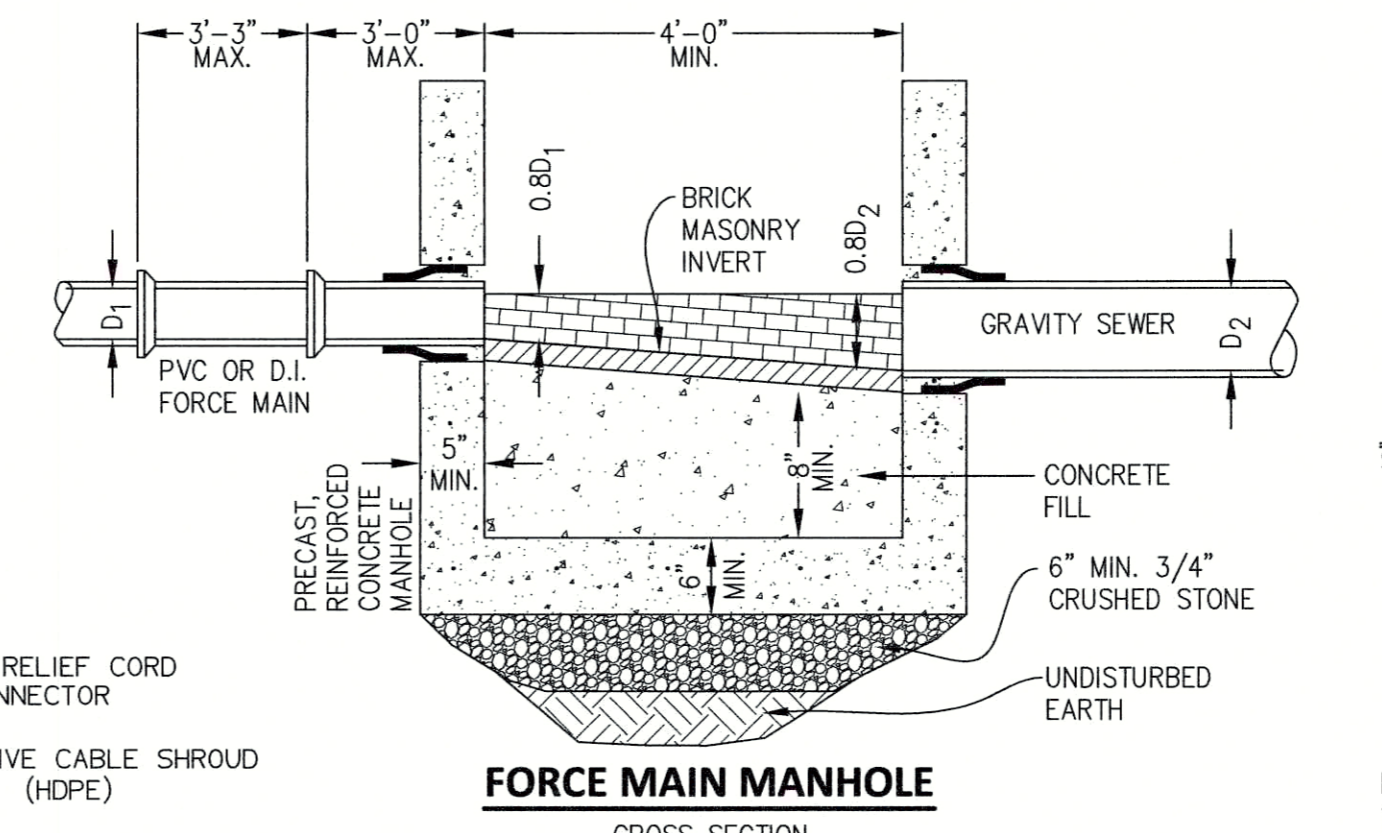
**TYPICAL SEWER MANHOLE DETAIL**  
CROSS SECTION NOT TO SCALE



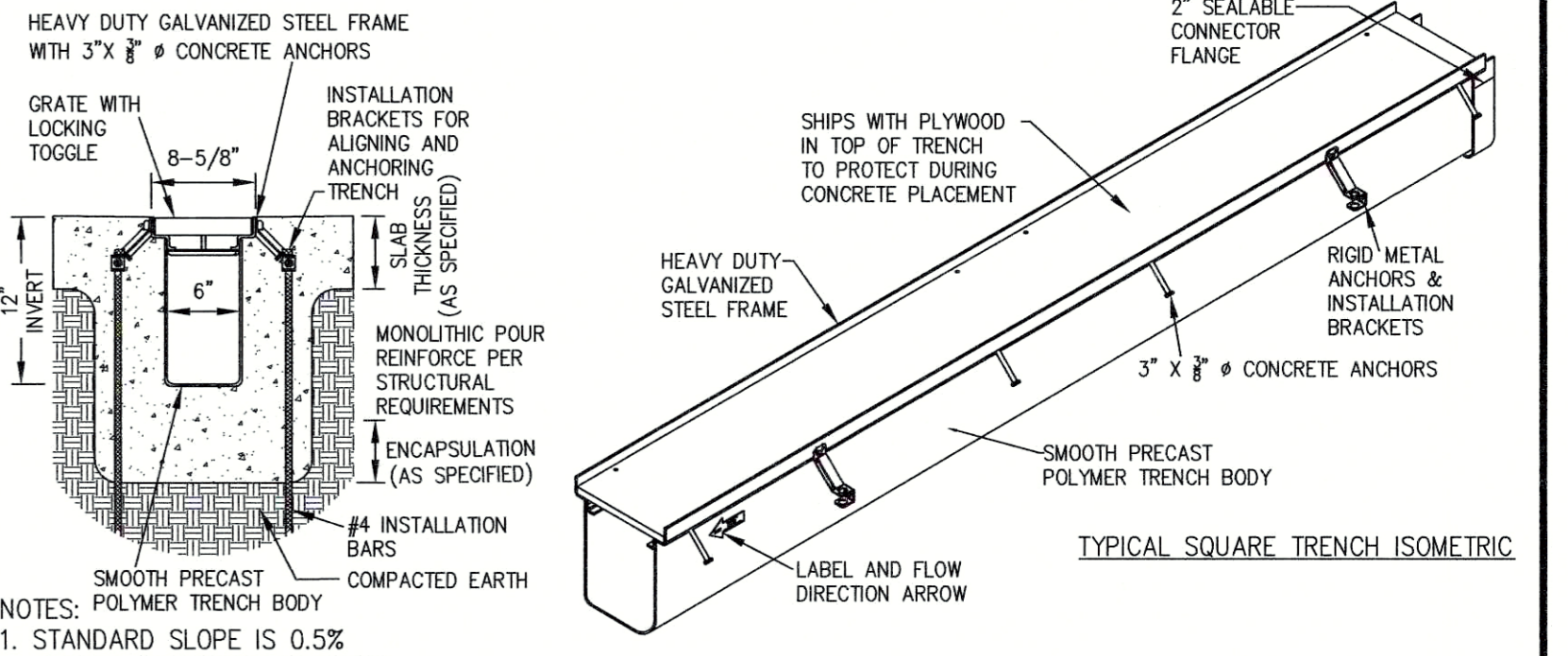
**DRAIN MANHOLE DETAIL**  
SECTION A-A NOT TO SCALE



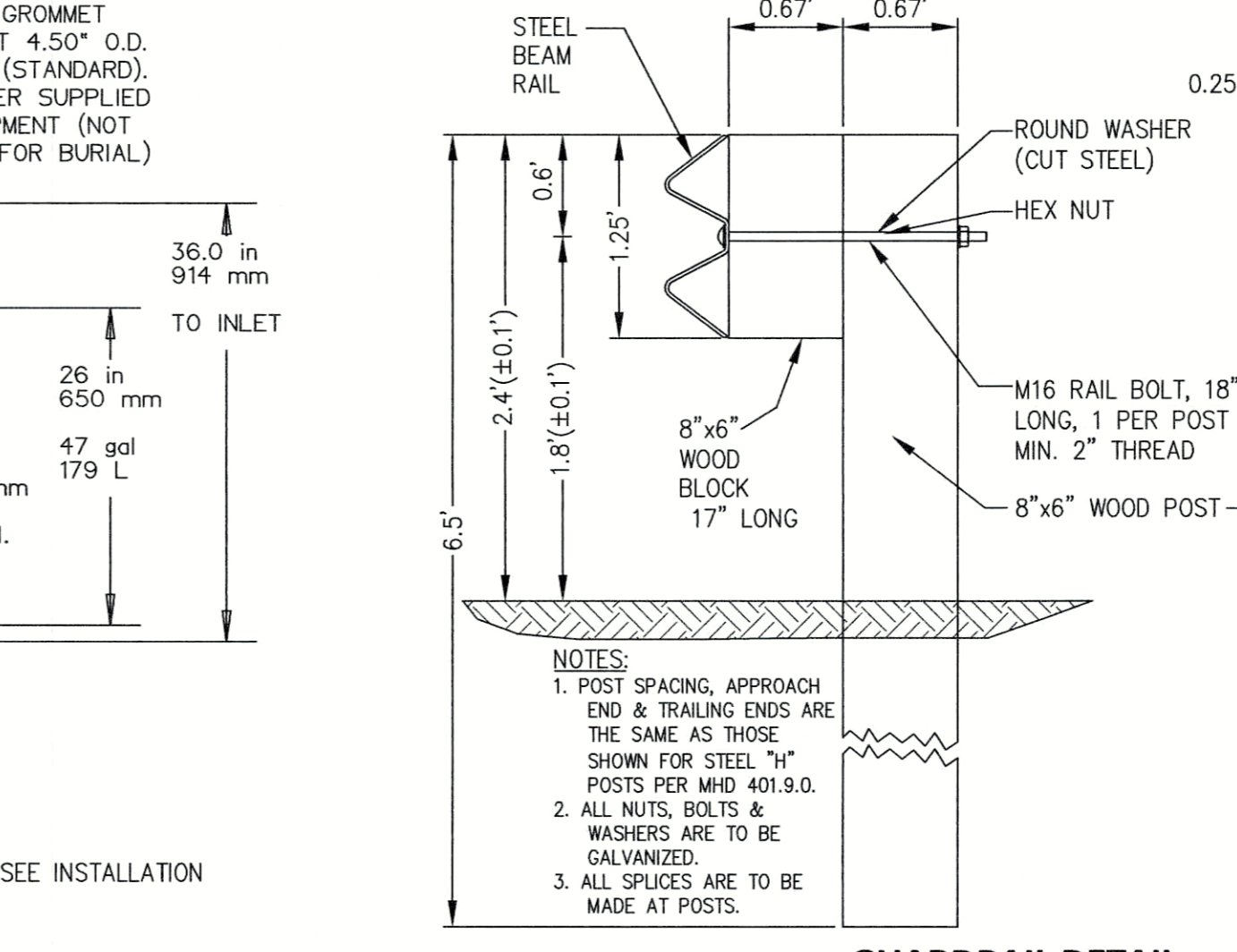
**E-ONE GRINDER PUMP - MODEL DH071**  
CROSS SECTION NOT TO SCALE



**FORCE MAIN MANHOLE**  
CROSS SECTION NOT TO SCALE  
NOTE: CONTRACTOR TO CONFIRM WITH SEWER DIVISION ON PREFERRED FORCE MAIN TO MANHOLE METHOD.



**PRE-FABRICATED 6" MIN.-WIDE TRENCH DRAIN DETAIL**  
**(DURA TRENCH OR APPROVED EQUAL)**  
NOT TO SCALE



**GUARDRAIL DETAIL**  
NOT TO SCALE

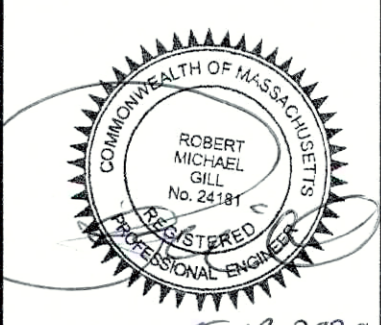
**DETAILS**

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

PLAN PREPARED FOR:  
**THE DALY GROUP**  
229 STEDMAN STREET  
LOWELL, MASSACHUSETTS 01851

PLAN PREPARED BY:  
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LOWELL, MASSACHUSETTS 01852  
978-201-9390 - LANDPLEX.COM

SHEET: 9 OF 13	SCALE: 1"=40'	FEBRUARY 14, 2020
4.	PER REVIEW COMMENTS	5/12/2020
3.	DUPLEX ARCHITECTURALS REVISED	4/28/2020
2.	PER MUNICIPAL COMMENTS	4/13/2020
1.	UPDATE ZONING INFO	2/26/2020
NO.	REVISION DESCRIPTION	DATE



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

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

FOR REGISTRY USE  
**NEWBURYPORT PLANNING BOARD**

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

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

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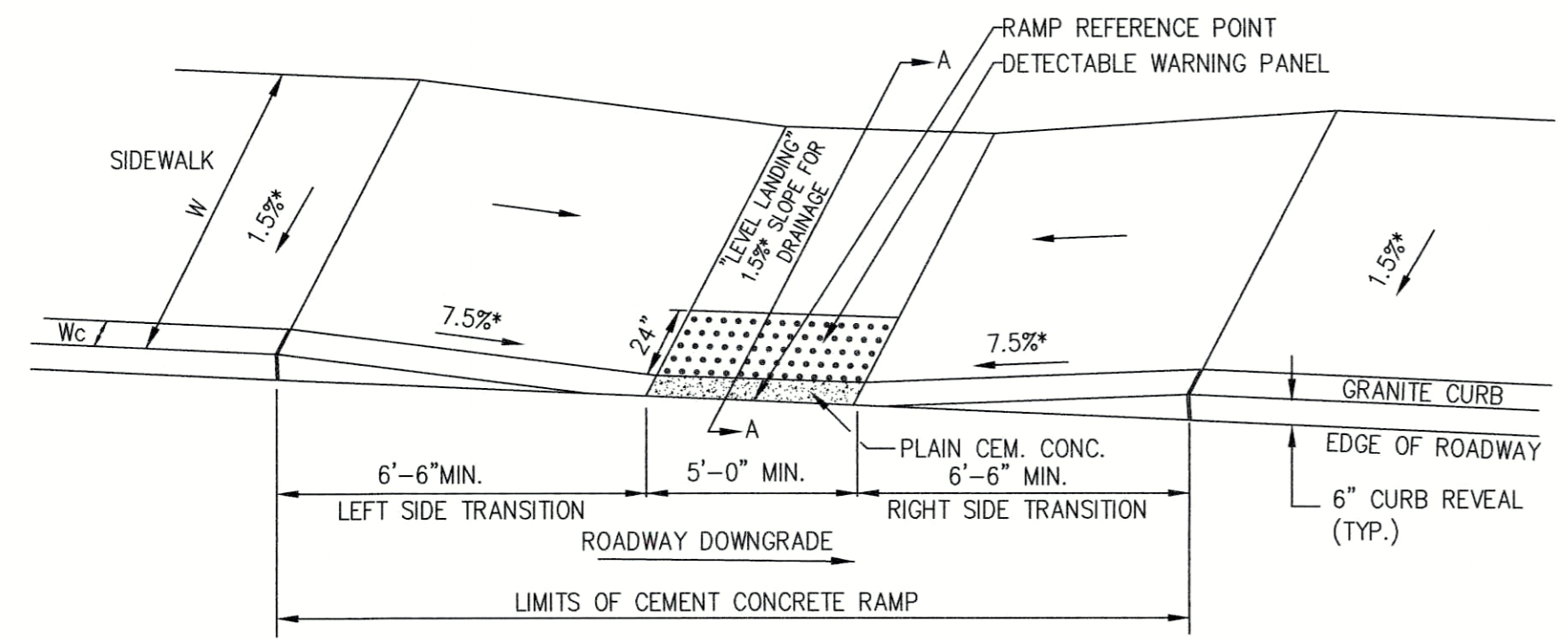
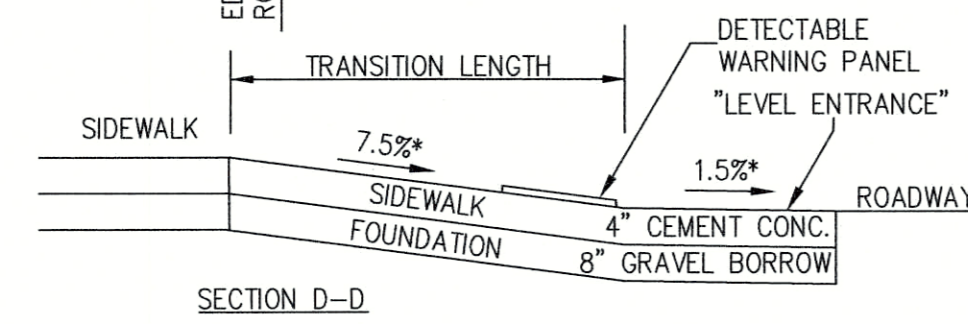
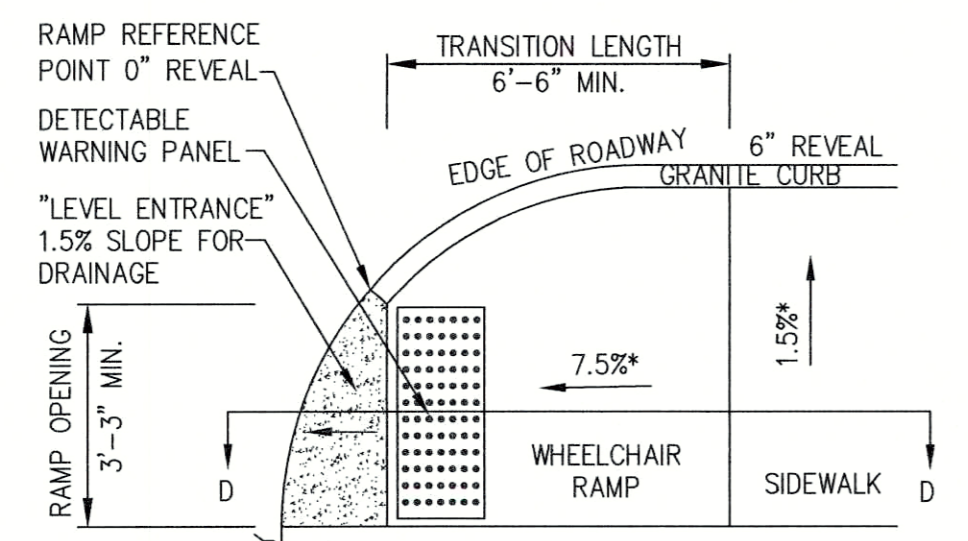
**NEWBURYPORT CITY CLERK**

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**NEWBURYPORT BOARD OF HEALTH**

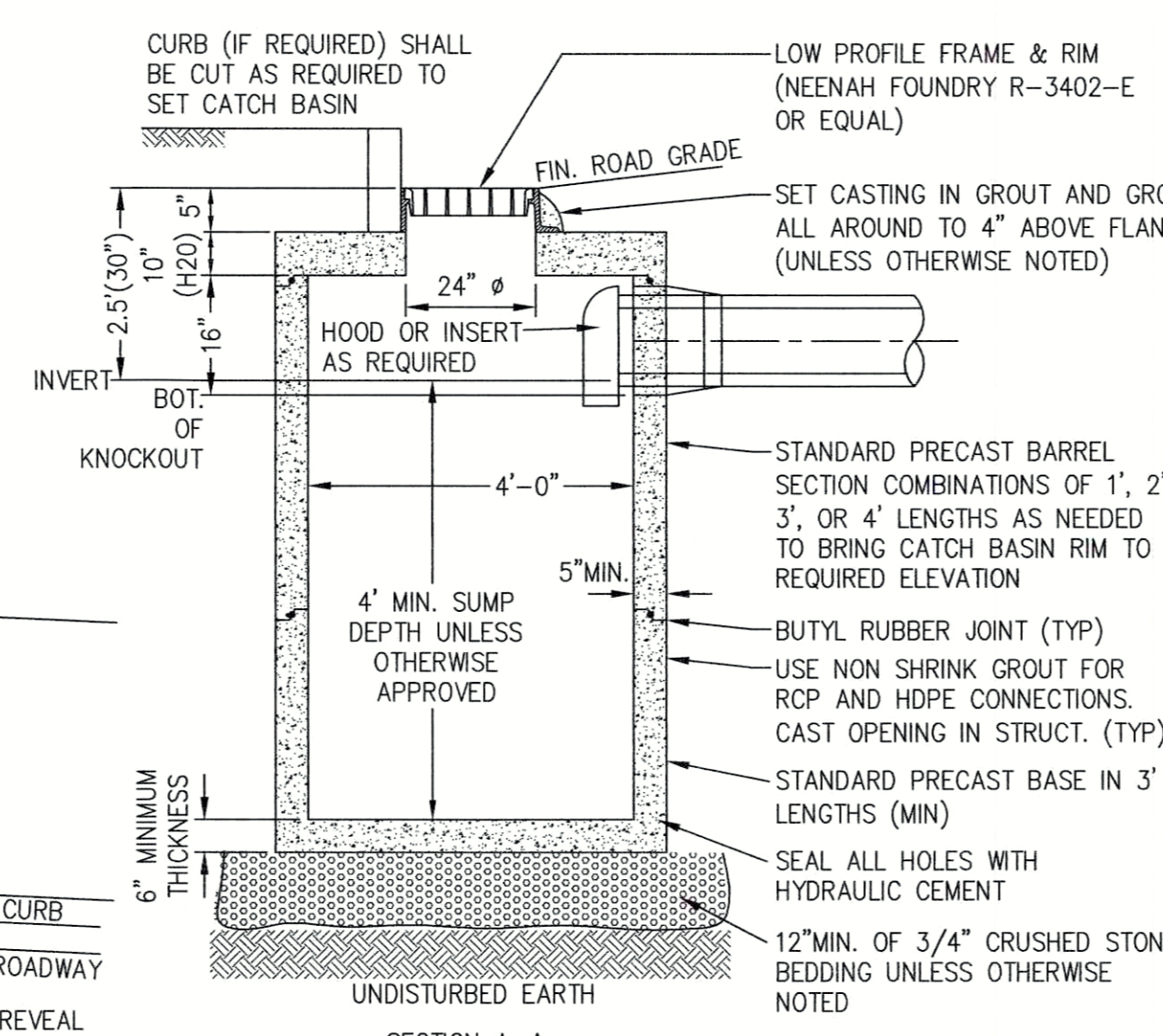
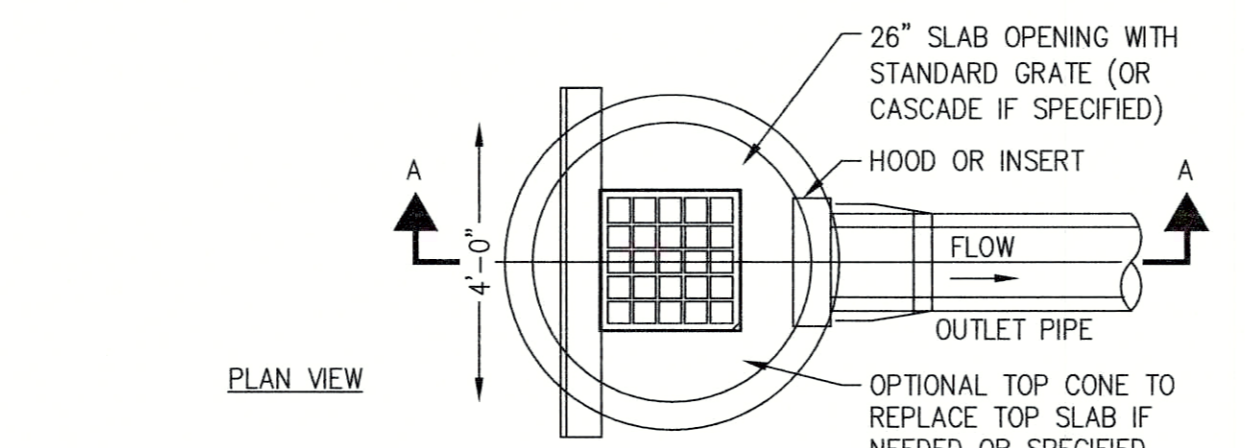
DATE OF APPROVAL: \_\_\_\_\_



LEGEND:  
HSL = HIGH SIDE TRANSITION LENGTH  
W = SIDEWALK WIDTH  
Wc = CURB WIDTH  
\* = TOLERANCE FOR CONSTRUCTION ±0.5%  
W-Wc = USABLE SIDEWALK WIDTH PER AAB  
USABLE SIDEWALK WIDTH PER AAB IS NOT TO BE LESS THAN 4'-0"

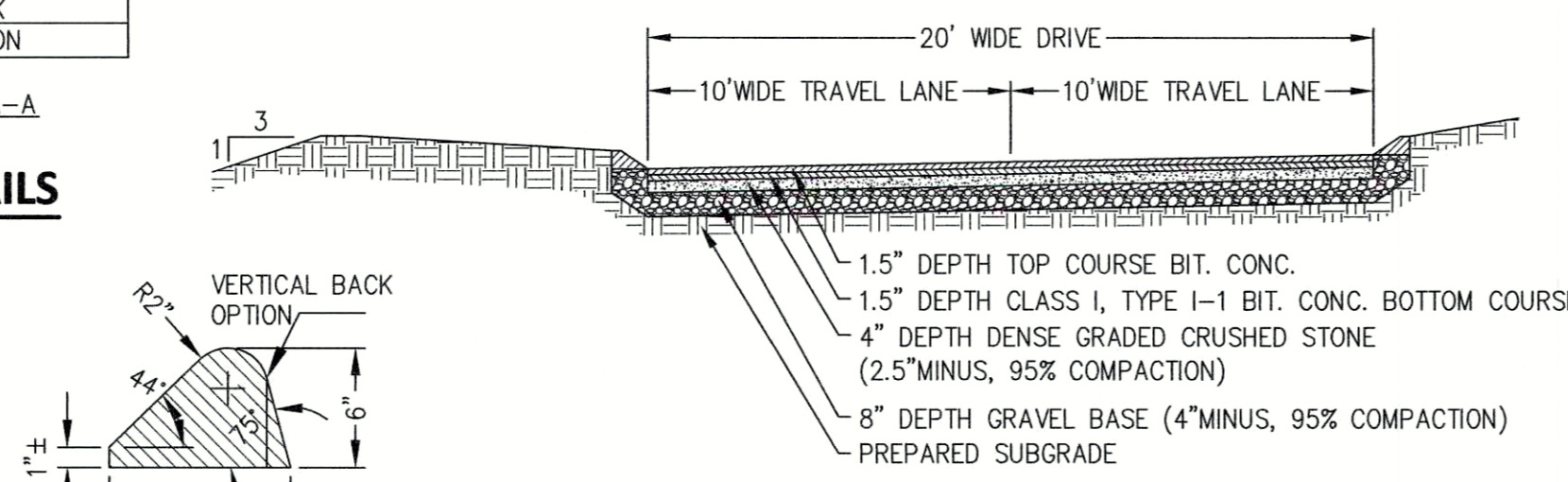
**WHEEL CHAIR RAMP DETAILS**

NOT TO SCALE



**SINGLE GRATE CATCH BASIN (LOW PROFILE)**

NOT TO SCALE



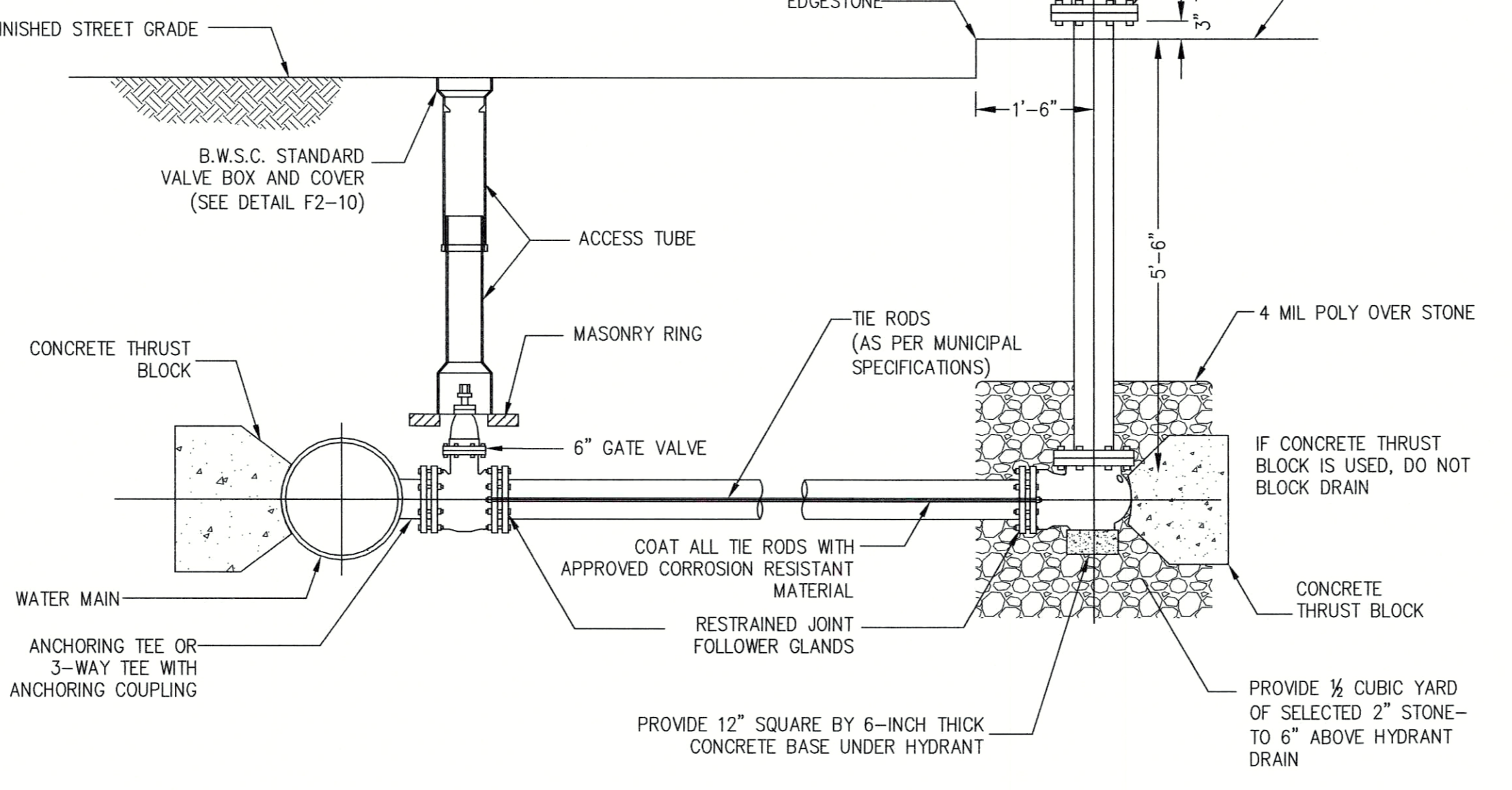
**TYPICAL DRIVE CROSS-SECTION**

NOT TO SCALE

**CAPE COD BERM DETAIL**

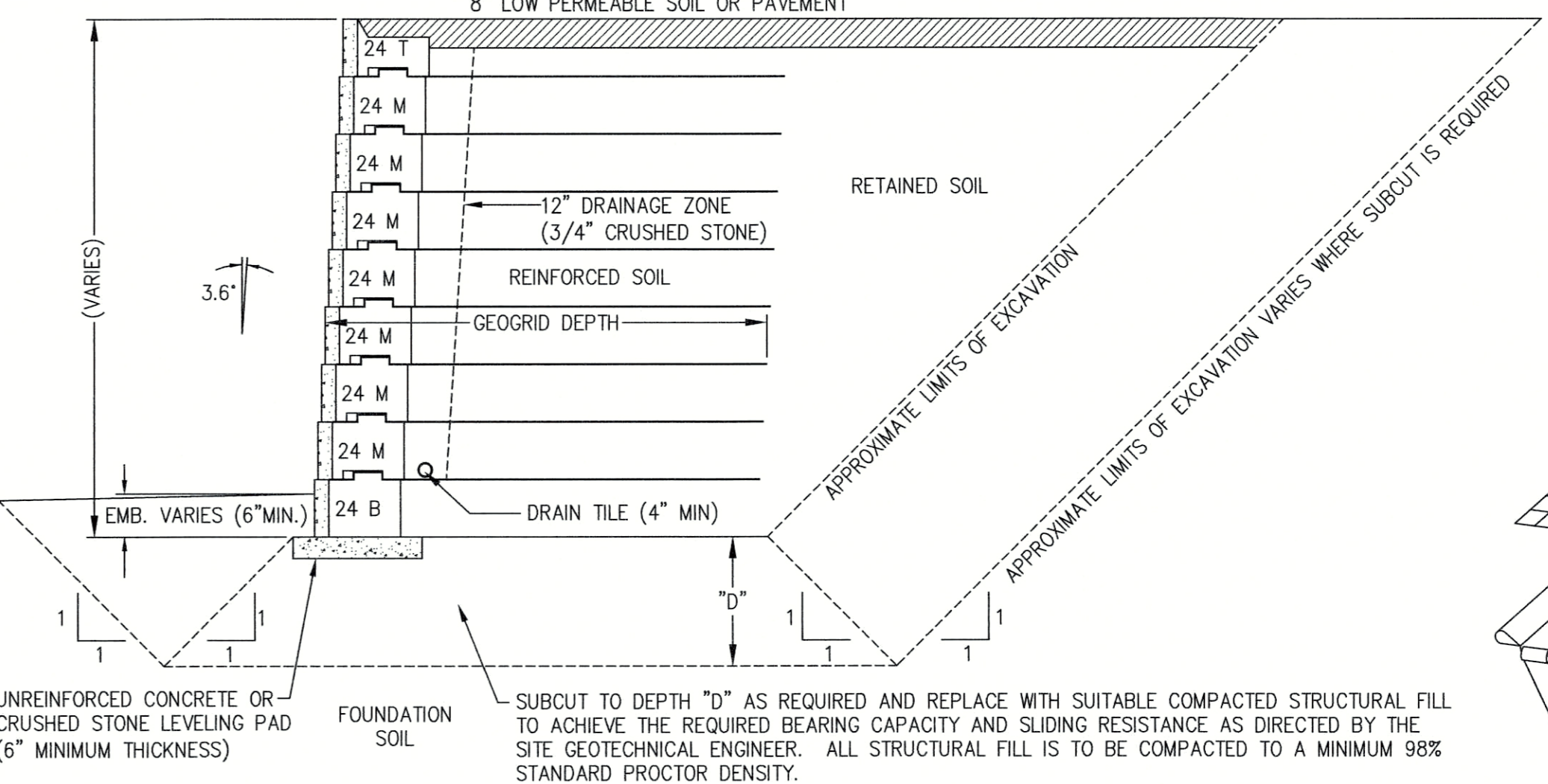
CROSS SECTION NOT TO SCALE

- NOTES:
1. ANY DEVIATIONS OF THIS TYPICAL CONNECTION TO MEET FIELD CONDITIONS SHALL BE APPROVED BY THE ENGINEER.
  2. USE RESTRAINED JOINT FOLLOWER GLANDS, OR TIE RODS IN ACCORDANCE WITH SECTION C-1 OF BWSC SPECIFICATIONS, WHERE CONCRETE THRUST BLOCK IS UNACCEPTABLE TO THE ENGINEER.
  3. CONCRETE THRUST BLOCK TO BE USED ONLY WHERE IT WILL BEAR ON UNDISTURBED EARTH AND WHERE APPROVED BY THE ENGINEER.
  4. SIZE OF BLOCK OR FITTING TO BE DESIGNED FOR SPECIFIC CONDITIONS, OR ANY NECESSARY BENDS.



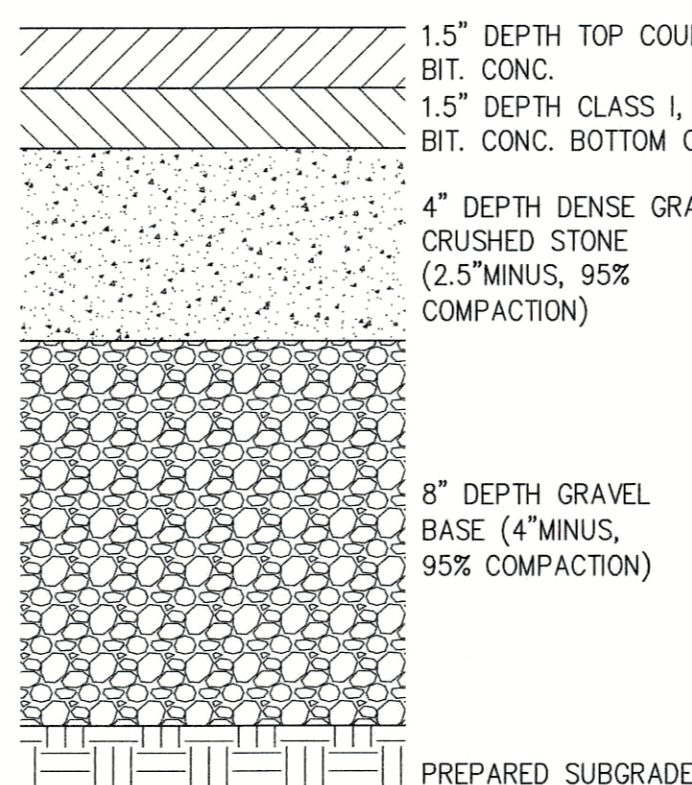
**TYPICAL FIRE HYDRANT CONNECTION**

CROSS SECTION NOT TO SCALE



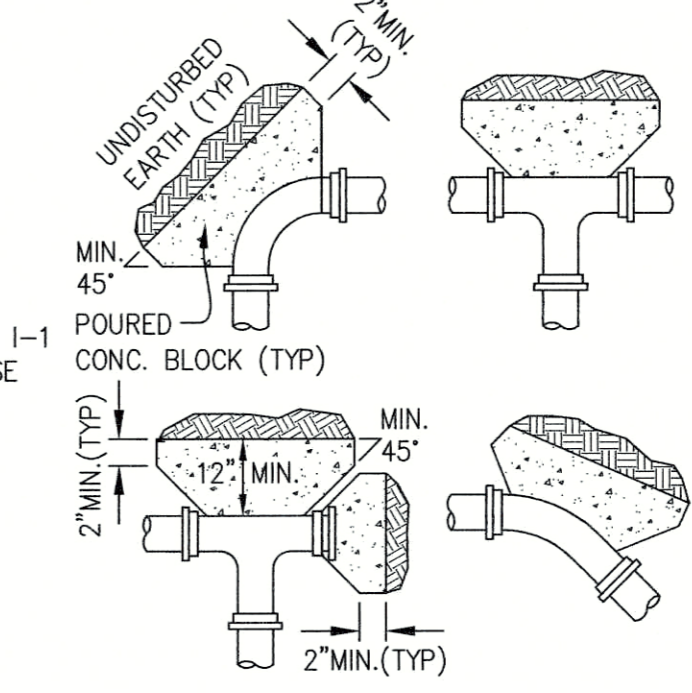
**TYPICAL GEO-GRID WALL CROSS SECTION**

NOT TO SCALE



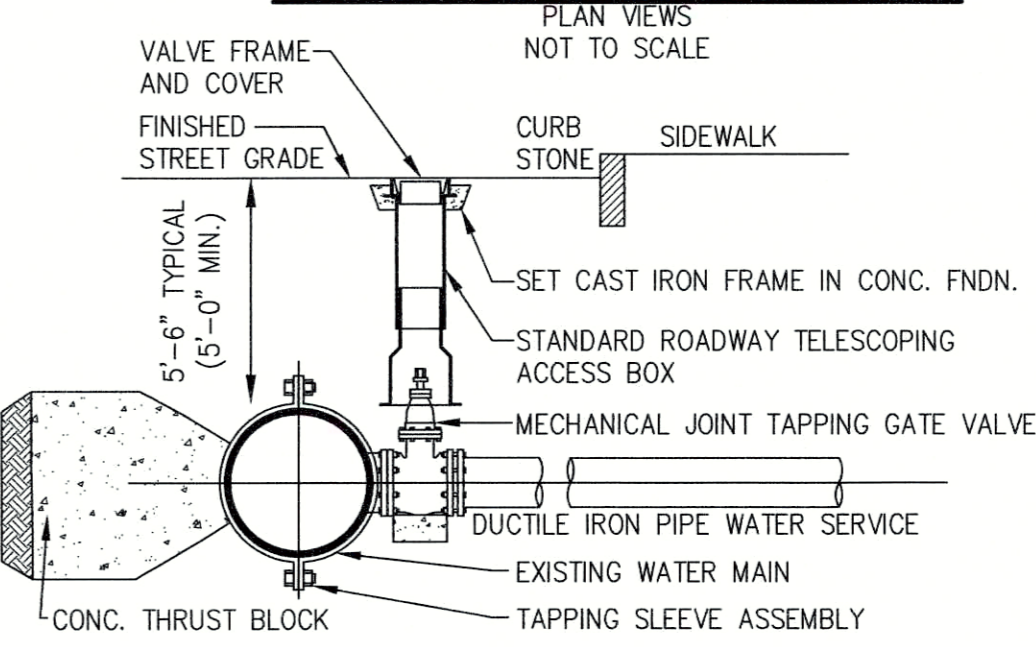
**TYPICAL BIT. CONC. PAVEMENT**

CROSS SECTION NOT TO SCALE



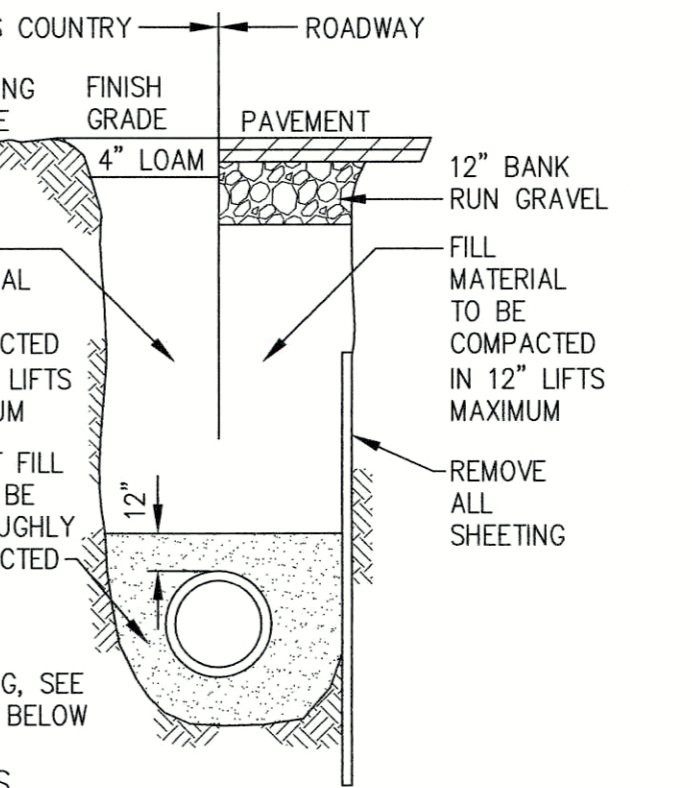
**TYPICAL THRUST BLOCK DETAIL**

PLAN VIEWS NOT TO SCALE



**TAPPING SLEEVE DETAIL**

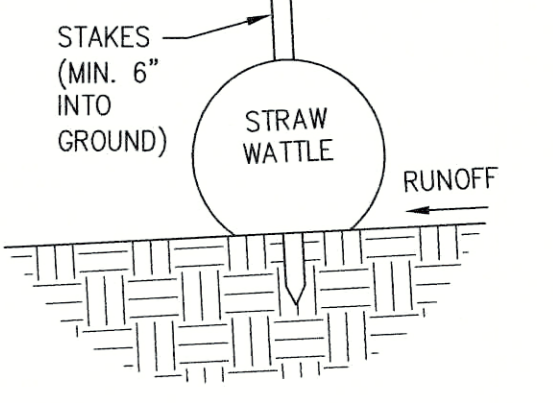
CROSS SECTION NOT TO SCALE



**WATER MAIN TRENCH DETAIL**

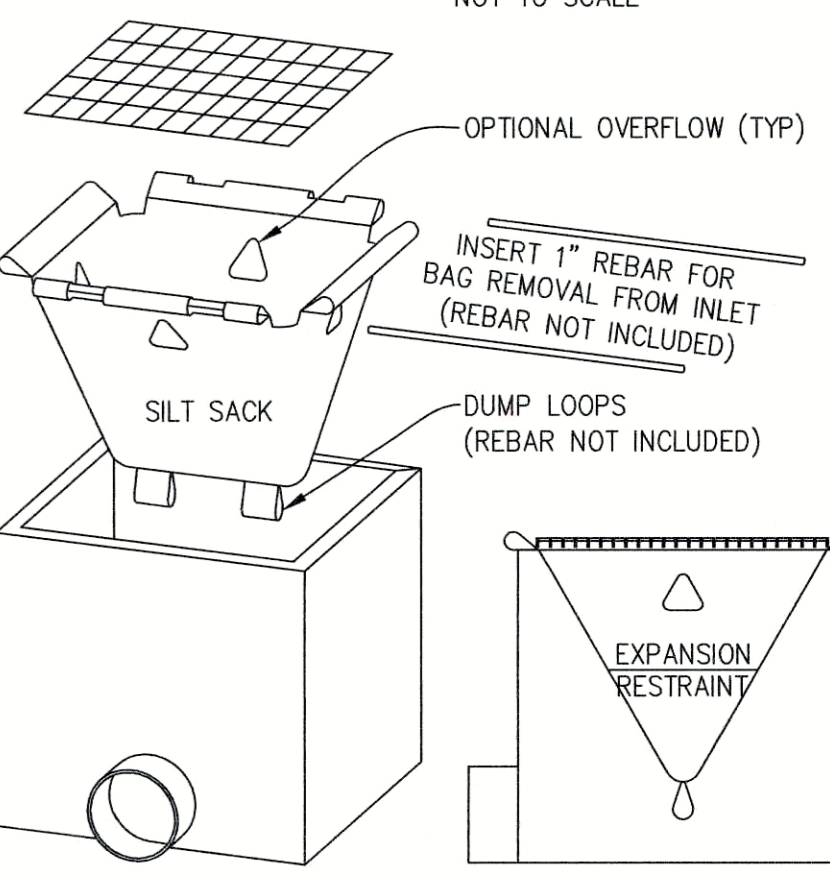
CROSS SECTION NOT TO SCALE

- NOTES:
1. 5'-0" MINIMUM COVER.
  2. MUNICIPALITY MAY REQUIRE FLOWABLE FILL AT ITS DISCRETION.
  3. FOR LOCATIONS WHERE LEDGE IS NOT ENCOUNTERED IN TRENCH, PIPE CAN LAY ON UNDISTURBED EARTH, OR ON SAND BEDDING CONSISTENT WITH AWWA GUIDELINES.
  4. FOR LOCATIONS WHERE LEDGE IS ENCOUNTERED, SAND BEDDING SHALL BE MINIMUM OF 12" THICK UNDER PIPE.
  5. FILL MATERIAL SHALL BE COMPACTED TO 95% PROCTOR DENSITY.



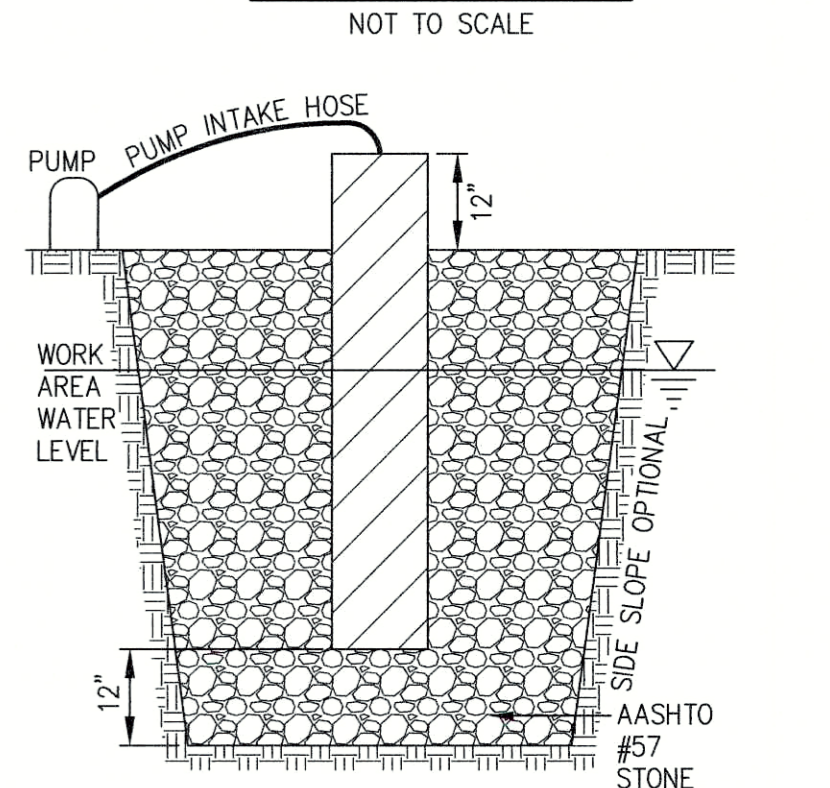
**STRAW WATTLE EROSION CONTROL DETAIL**

CROSS SECTION NOT TO SCALE



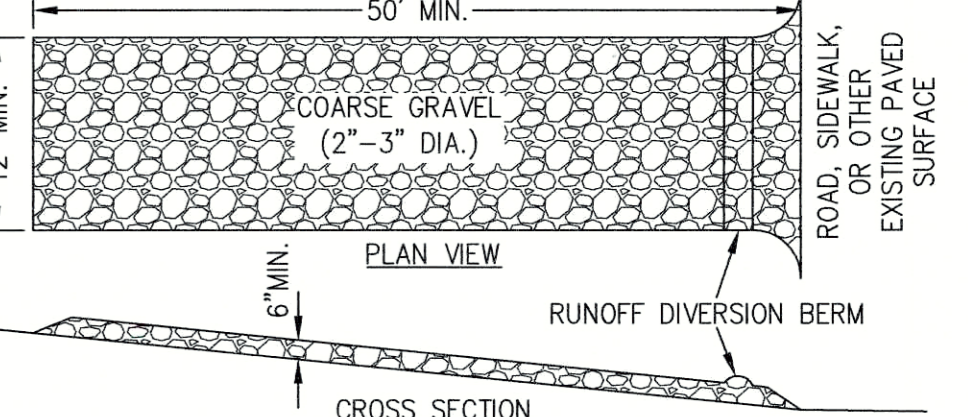
**SILT SACK DETAIL**

NOT TO SCALE



**DEWATERING PUMP & SUMP DETAIL**

CROSS SECTION NOT TO SCALE



**TEMPORARY CONSTRUCTION ENTRANCE**

CROSS SECTION NOT TO SCALE

**DETAILS**

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

PLAN PREPARED FOR: \_\_\_\_\_ PLAN PREPARED BY: \_\_\_\_\_

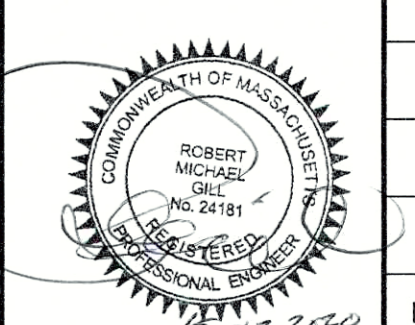
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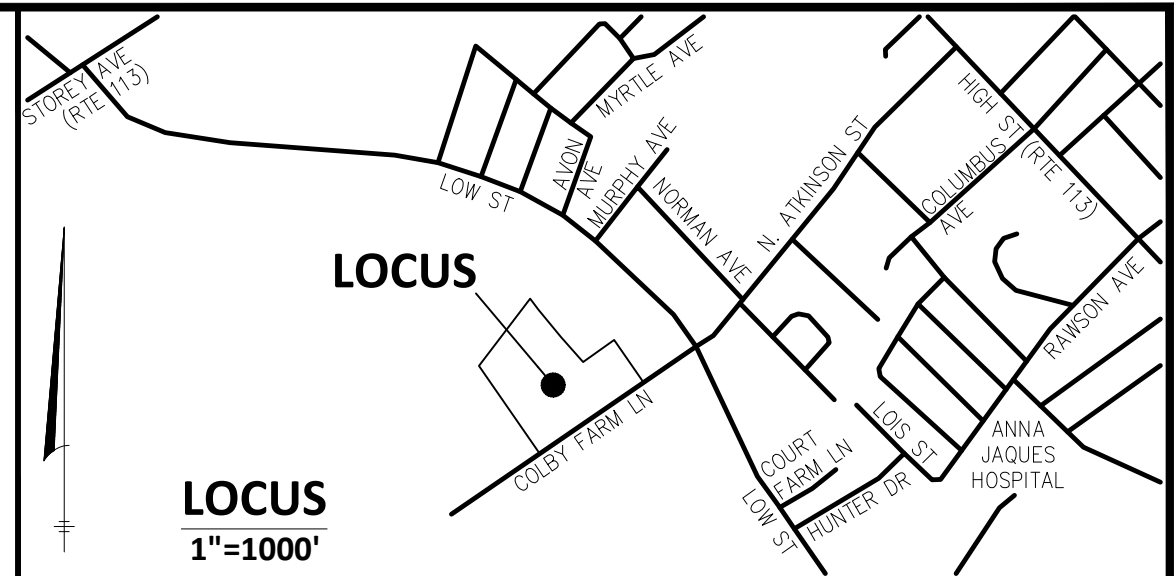
SHEET: 10 OF 13 SCALE: 1"= 40' FEBRUARY 14, 2020

NO.	REVISION DESCRIPTION	DATE
4.	PER REVIEW COMMENTS	5/12/2020
3.	DUPLEX ARCHITECTURALS REVISED	4/28/2020
2.	PER MUNICIPAL COMMENTS	4/13/2020
1.	UPDATE ZONING INFO	2/26/2020



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

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



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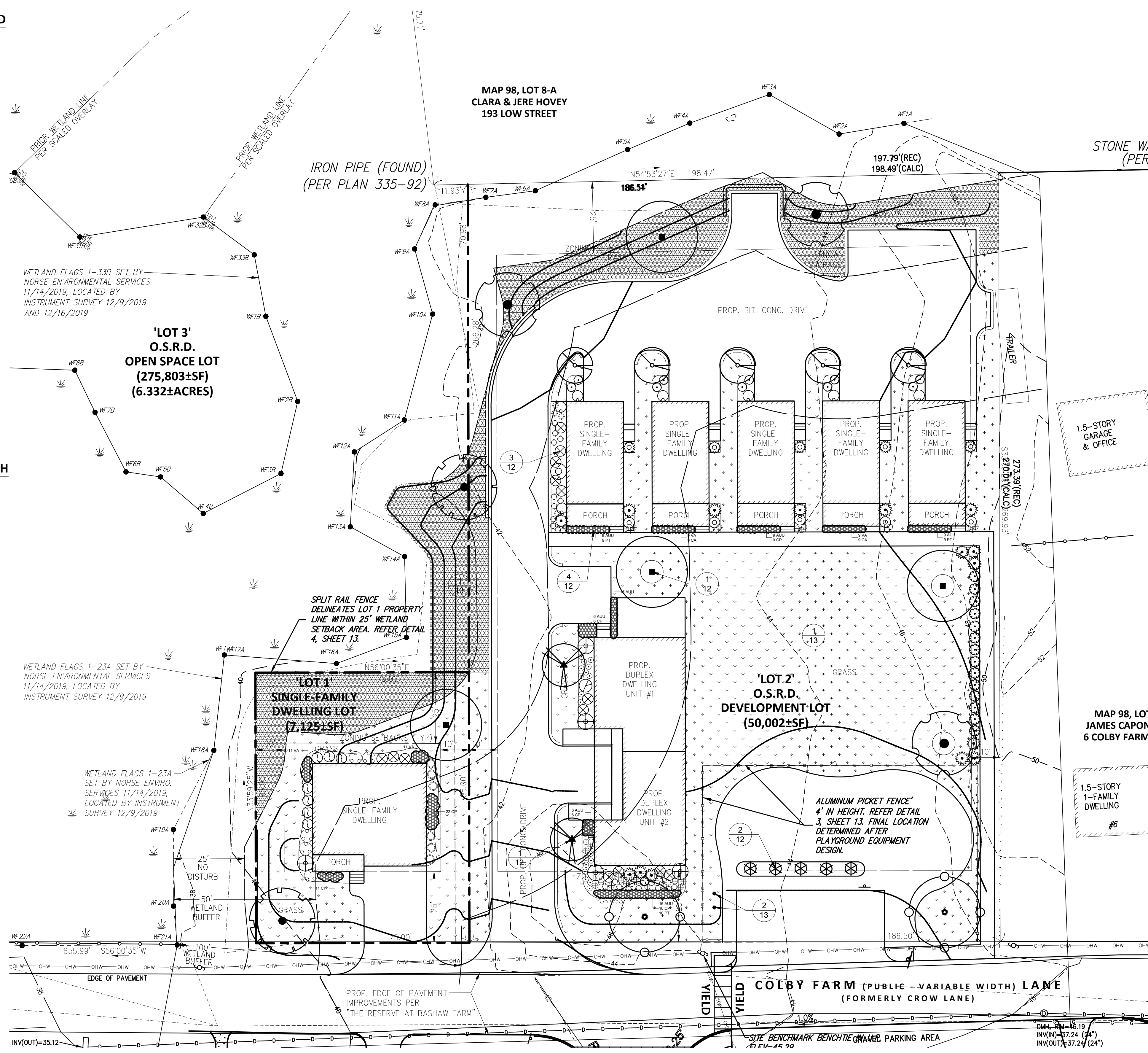
DATE OF APPROVAL: \_\_\_\_\_

**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.	2
⊙	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' Columar Norway Spruce	UPL	2	6'-8' Ht.	5
<b>EVERGREEN SHRUB</b>					
⊕	Ilex opaca 'Clarendon' American Holly - Clarendon variety	UPL	2	2 gal.	15
⊕	Taxus canadensis Canada Yew	FACU	2	2 gal.	5
<b>DECIDUOUS SHRUBS</b>					
⊕	Aronia melanocarpa Black Chokeberry	FAC	5	2 gal.	5
⊕	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.	14
⊕	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.	14
⊕	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
⊕	Liatris spicata Marsh Blazing Star	FAC+	3	#SP4	18
⊕	Aster novae-angliae New England Aster	FACW	3	#SP3	6
⊕	Rudbeckia fulgida Eastern Coneflower	OBL	3	#SP3	5
<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				29,140 SQ. FT.
⊕	Seed areas disturbed by construction (Not in planting bed areas)				6,115 SQ. FT.
⊕	Pollinator/Wildflower Seed Mix (New England Plants, Inc.)				6,115 SQ. FT.
<b>LANDSCAPE MATERIALS</b>					
⊕	Organic Mulch (All tree and planting beds)				2,195 SQ. FT.
⊕	Shredded tree bark, dark brown, 3" depth				

NOTES:  
 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**

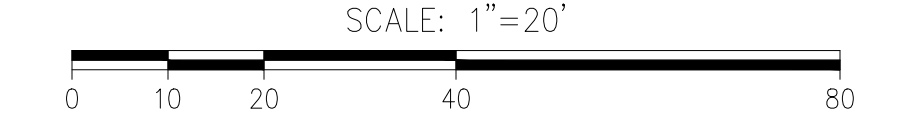
- EXISTING CONDITIONS AND BOUNDARY LOCATION SHOWN HEREON FROM AN INSTRUMENT SURVEY IN DECEMBER OF 2019. TOPOGRAPHY SHOWN HEREON REFERS TO NORTH AMERICAN VERTICAL DATUM OF 1988.
- NO PORTION OF THE PREMISES SHOWN HEREON IS LOCATED WITHIN A FLOOD HAZARD AREA AS SHOWN ON DEPARTMENT H.U.D. FEDERAL INSURANCE 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		PROP. LOT 1	PROP. LOT 2	PROP. LOT 3
DESCRIPTION	REQUIRED (R2)	10,000 SF	49,942±SF	272,462±SF
MIN. LOT AREA		100.00'	186.64'	369.04'
MIN. FRONT YARD		25.0'	25.0'	N/A
MIN. SIDE YARD		10.0'	12.0'	N/A
MIN. REAR YARD		25.0'	37.0'	N/A

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



**PLANTING PLAN**

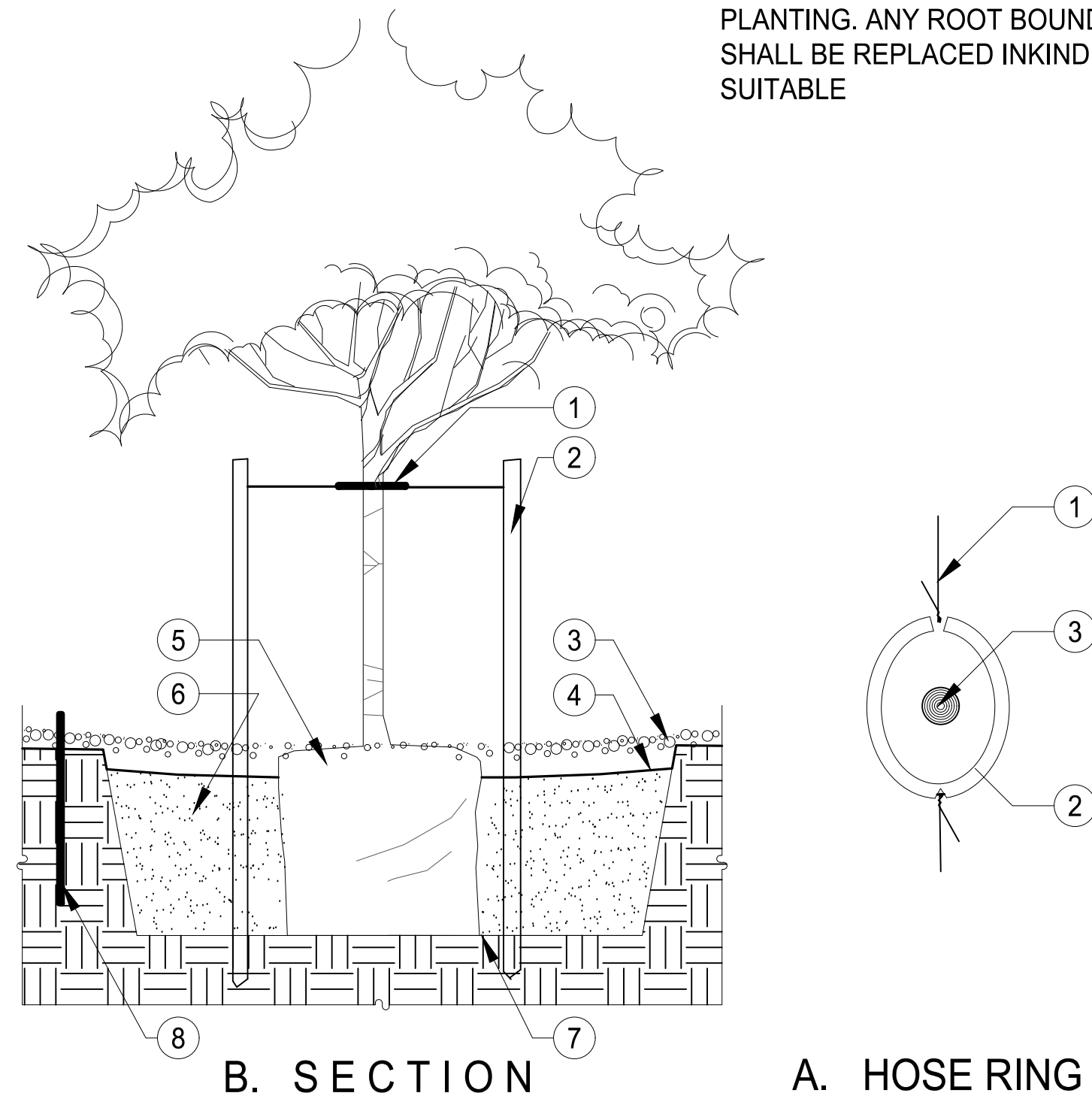
**8, 10, 12, & 18 COLBY FARM LANE  
 NEWBURYPORT, MASSACHUSETTS**

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

**NOTES:**

- PLANTS SHALL BE INSPECTED FOR ROOT BOUND CONDITIONS BEFORE PLANTING. ANY ROOT BOUND PLANT SHALL BE REPLACED INKIND WITH SUITABLE



**LEGENDS:**

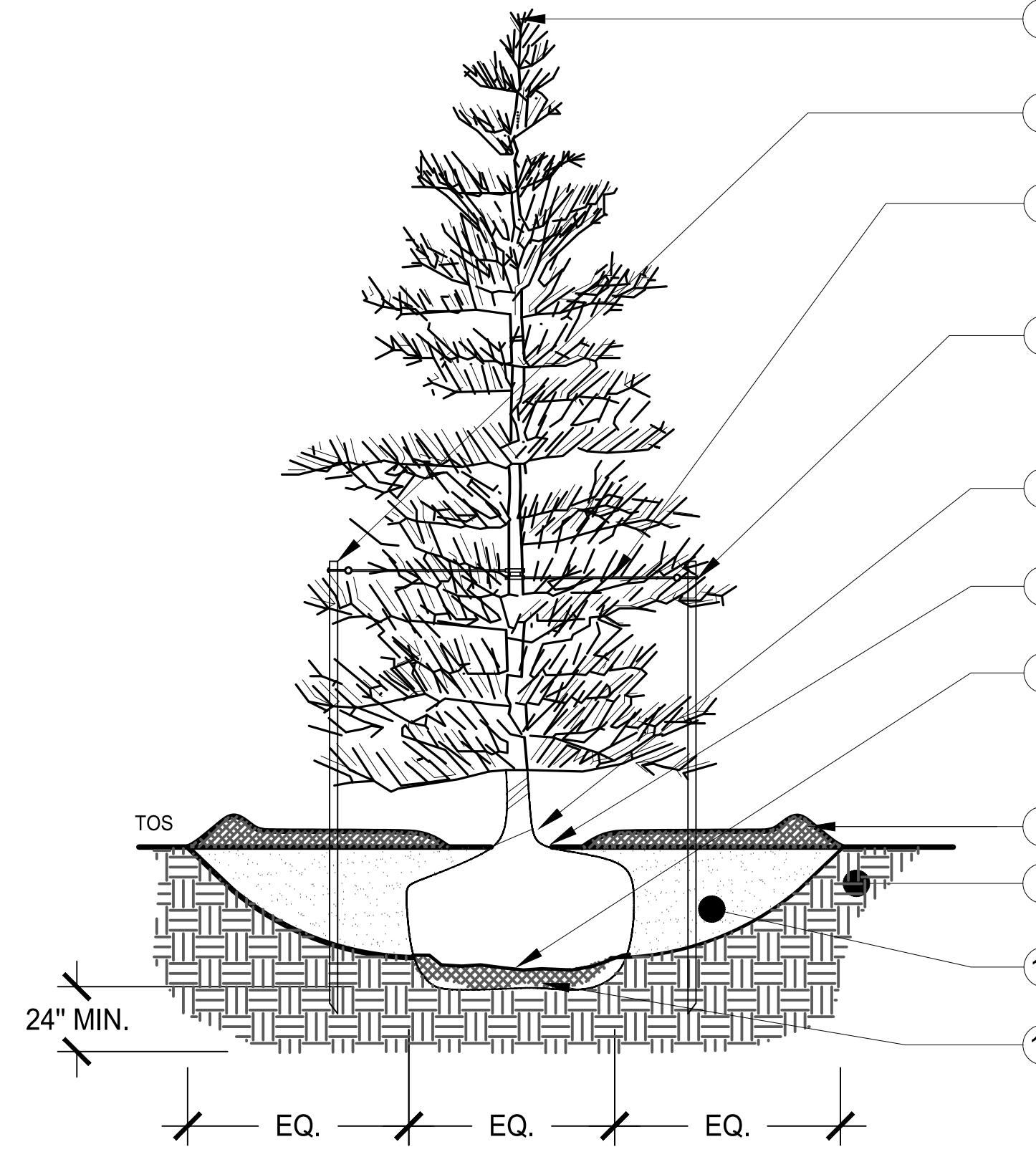
- (1) 8" DIA. "HOSE RING"/ WIRE TIES. PLACE TIES 6" ABOVE THE TREE'S TRUNK BENDING POINT.
- (2) 2" DIA. TREE STAKES. HAMMER 6" MIN. PAST UNDISTURBED SOIL TRIM STAKES TO 6" ABOVE TIE POINTS (ORIENT STAKES TOWARD PREVAILING WINDS).
- (3) LIGHTLY SPREAD BARK MULCH OVER ROOTBALL.
- (4) CREATE GENTLE SWALE DEPRESSION. DO NOT FORM RAISED BASIN.
- (5) DO NOT BURY OR COVER ROOT FLAIR.
- (6) PLANTING SOIL BACKFILL MIX: 1 PART MULCH TO 3 PARTS TOPSOIL  
PLANTING PIT SIZES: DEPTH-2X WIDTH OF ROOTBALL  
FERTILIZER / AGRIFORM TABLETS DOWN ALONG PLANT ROOTBALL  
1 PER 1 GAL.,  
2 PER 2 GAL.,  
3 PER 15 GAL.,  
4 PER 24"BOX OR LARGER
- (7) PIT WIDTH: 3x DIA. OF CONTAINER  
PIT DEPTH: TO EQUAL ROOTBALL.
- (8) 18"x6'-0" ROOT BARRIER. INSTALL AT ALL TREES PLACED 5'-0" FROM BLDGS. OR HARDSCAPE.

\* TOS TOP OF SOIL REFER TO CIVIL PLANS.

**1 TREE PLANTING AND STAKING**  
SCALE: N T S

**LEGEND:**

- (1) INSTALL TREE PLUMB.
- (2) 2" x 3" x 10' FIR POSTS, 3 PER TREE, ALL POSTS SHALL BE PLUMB AND HAVE SAME HEIGHT ABOVE FINISH GRADE, ORIENT 3", DIMENSION PERPENDICULAR TO TRUNK
- (3) 13 GAUGE GALV. MALLEABLE WIRE CABLE LOOPED AROUND TRUNK AND THROUGH EYEBOLT, ENCASE WIRE AROUND TRUNK IN REINFORCED RUBBER HOSE, SECURE BY TWIST TAUTLY.
- (4) BORE 3/8" HOLE THROUGH 2" DIMENSION OF EACH POST, 6" FROM TOP OF POST, TO ACCEPT 1/4" X 4" GALVANIZED STEEL EYEBOLT, PROVIDE GALV. STEEL WASHER AND 2 BOLTS FOR EACH EYEBOLT.
- (5) TOP OF ROOTBALL SHALL BEAR SAME RELATIONSHIP TO FINISHED GRADE AS TO PREVIOUS EXISTING GRADE
- (6) ROOT FLARE SHALL BE EXPOSED; MULCH NOT WITHIN 4" OF TREE TRUNK.
- (7) PLACE BALL ON SUBSOIL. REMOVE AND DISCARD BURLAP EXCEPT UNDER BALL. REMOVE ALL SYNTHETIC SOIL WRAPPING MATERIALS (TREATED BURLAP, NYLON TWINE, WIRE BASKETS, ETC.) AND DISCARD
- (8) 3" ORGANIC BARK MULCH, AS SPECIFIED.
- (9) COMPACTED OR UNDISTURBED SUBGRADE
- (10) EXCAVATE HOLE TO DIAMETER 3X WIDER THAN ROOTBALL. BACKFILL HOLE WITH PLANTINGSOIL MIX AS SPECIFIED. EXCAVATE SUBSOIL AS REQUIRED TO PLACE ROOTBALL TO PROPER ELEVATION. PLACE ROOTBALL DIRECTLY ON SUBSOIL
- (11) TOS TOP OF SOIL; REFER CIVIL PLANS FOR GRADES.



**2 CONIFER PLANTING**  
SCALE: N T S

**LEGEND:**

- (1) PLANT MATERIAL: REFER TO PLANT LIST.
- (2) ORGANIC MULCH MATERIAL.
- (3) WEED BARRIER.
- (4) BACKFILL SOIL; UNCOMPACTED.
- (5) PLANTING SOIL BACKFILL MIX: 1 PART MULCH TO 3 PARTS TOPSOIL  
PLANTING PIT SIZES: DEPTH-2X WIDTH OF ROOTBALL  
FERTILIZER / AGRIFORM TABLETS DOWN ALONG PLANT ROOTBALL  
1 PER 1 GAL.,  
2 PER 2 GAL.,  
3 PER 15 GAL.,  
4 PER 24"ROOTBALL OR LARGER
- (6) NATIVE, UNDISTURBED SOIL.

TOS TOP OF SOIL: REFER CIVIL PLANS FOR GRADES.

**NOTE:**

- PLANTS SHALL BE INSPECTED FOR ROOTBOUND CONDITIONS BEFORE PLANTING. ANY ROOTBOUND PLANT SHALL BE REPLACED INKIND WITH SUITABLE PLANT.

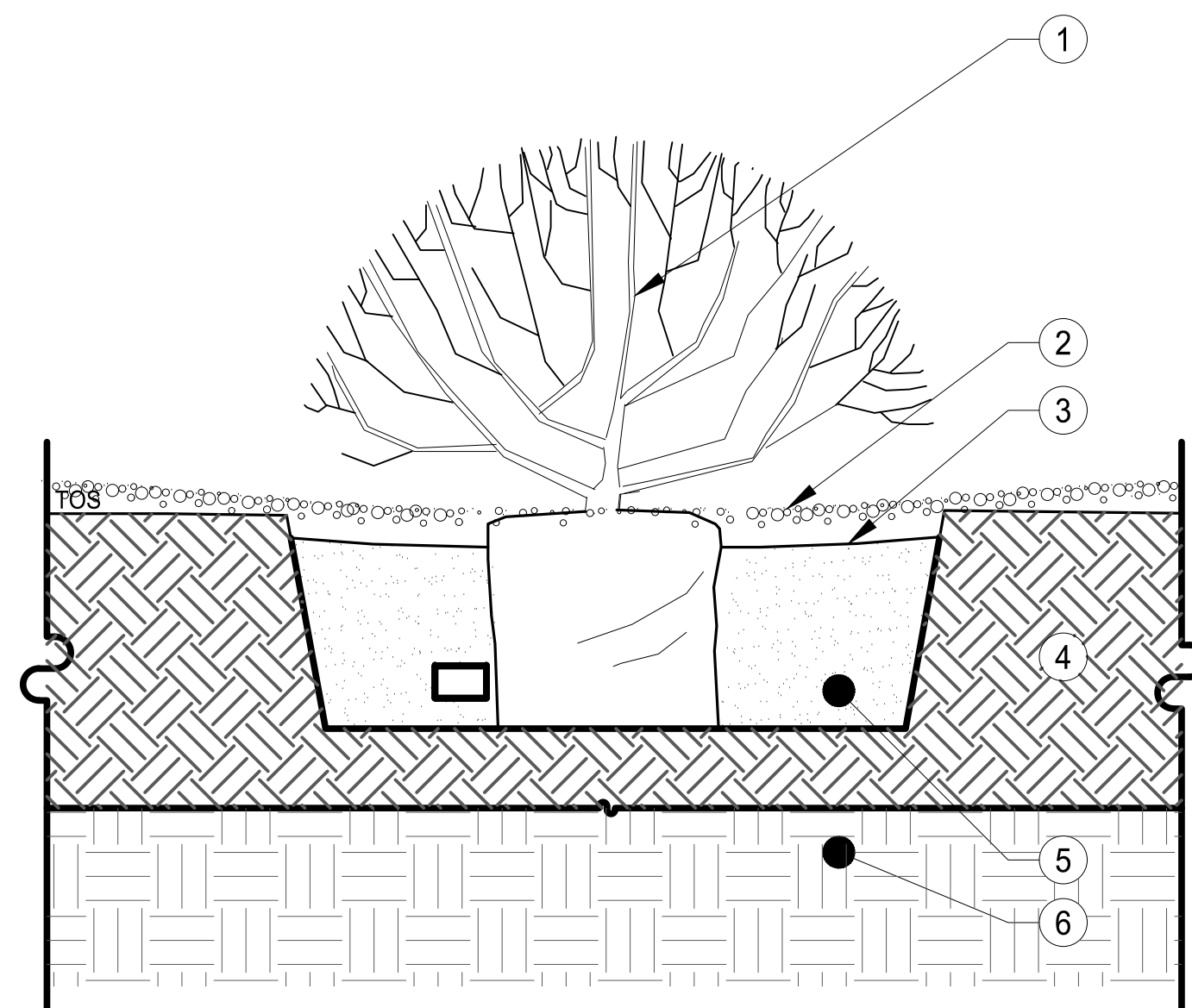
**LEGEND:**

- (1) BULB: REFER TO PLANT LIST
- (2) PERENNIAL: REFER TO PLANT LIST
- (3) ORGANIC MULCH MATERIAL.
- (4) WEED BARRIER.
- (5) PLANTING SOIL BACKFILL MIX: 1 PART MULCH TO 3 PARTS TOPSOIL  
PLANTING PIT SIZES: DEPTH-2X WIDTH OF ROOTBALL  
FERTILIZER / AGRIFORM TABLETS DOWN ALONG PLANT ROOTBALL  
1 PER 1 GAL.,  
2 PER 2 GAL.,  
3 PER 15 GAL.,  
4 PER 24" ROOTBALL OR LARGER
- (6) BACKFILL SOIL; UNCOMPACTED.
- (7) NATIVE UNDISTURBED SOIL.

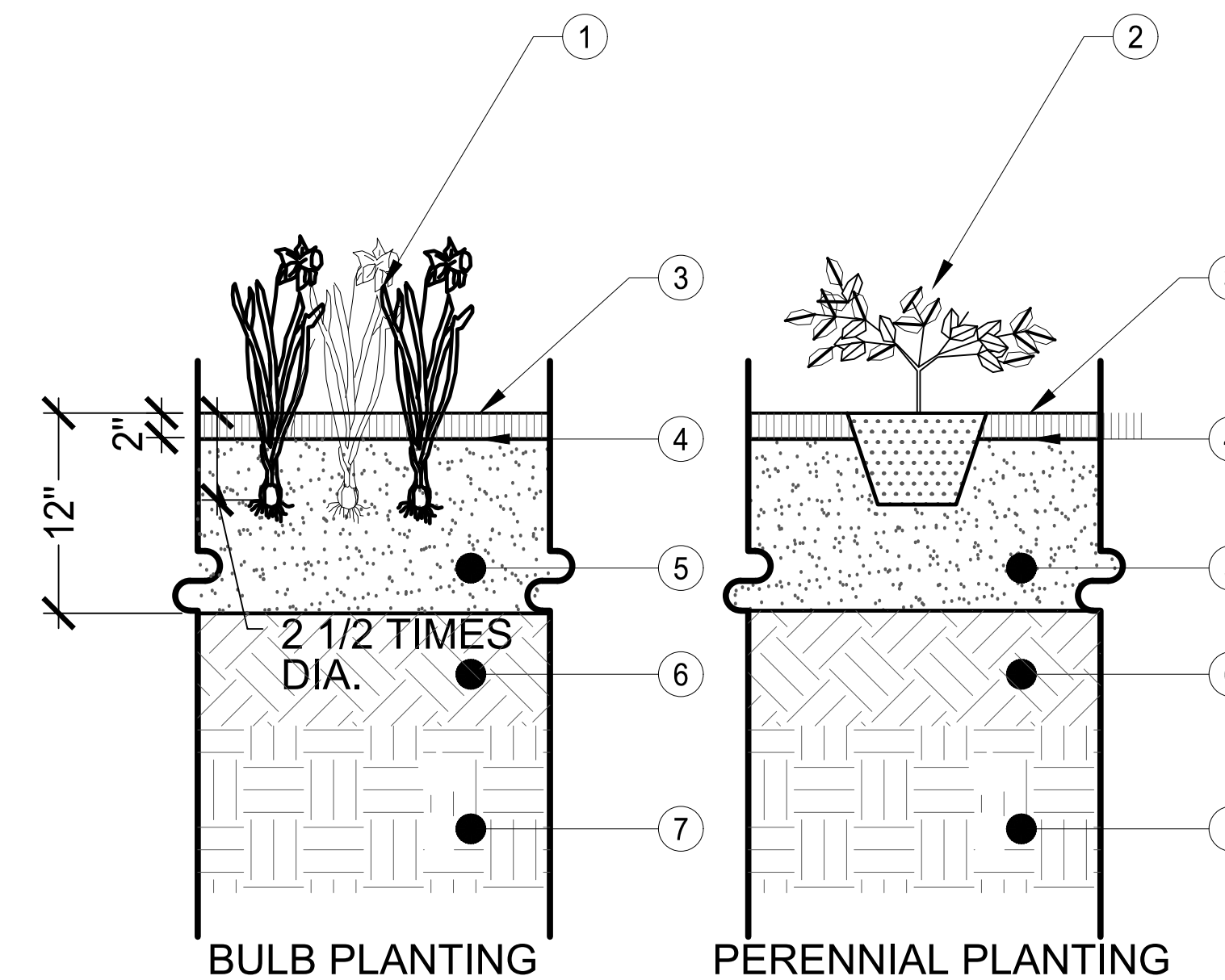
TOS TOP OF SOIL: REFER CIVIL PLANS FOR GRADES.

**NOTES:**

- PLANTS SHALL BE INSPECTED FOR ROOTBOUND CONDITIONS BEFORE PLANTING. ANY ROOTBOUND PLANT SHALL BE REPLACED IN KIND WITH SUITABLE PLANT.



**3 SHRUB PLANTING**  
SCALE: N T S



**BULB AND PERENNIAL PLANTING**  
SCALE: N T S

**PLANTING DETAILS**

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

PLAN PREPARED FOR:

**THE DALY GROUP**  
225 STEDMAN STREET  
LOWELL, MASSACHUSETTS 01851

PLAN PREPARED BY:

**LANDPLEX**  
CIVIL ENGINEERING - SURVEYING  
10 GEORGE STREET, UNIT 208  
LOWELL, MASSACHUSETTS 01852  
978-201-9390 - LANDPLEX.COM

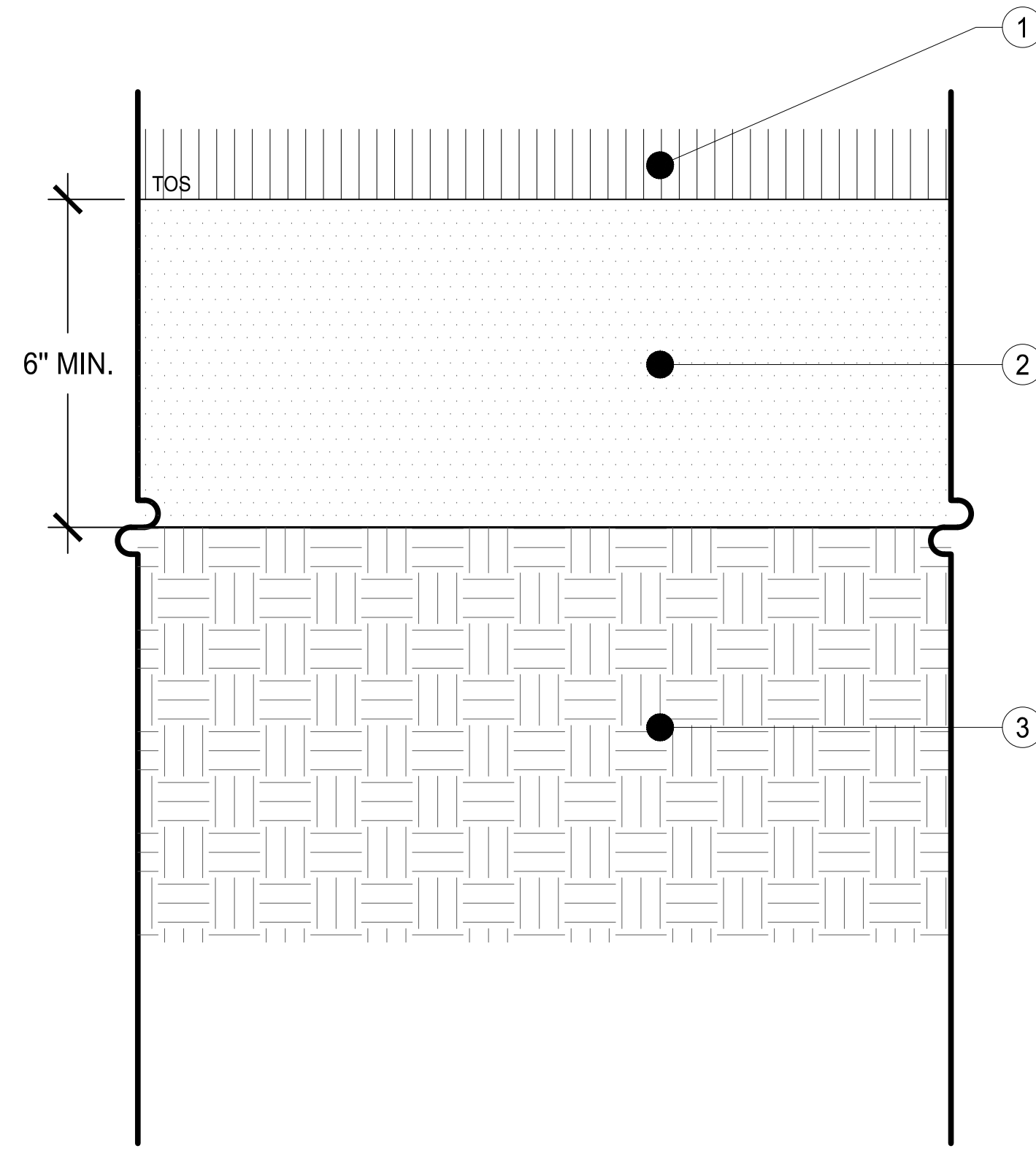
SHEET: 12 OF 13

SCALE: NTS

APRIL 23, 2020



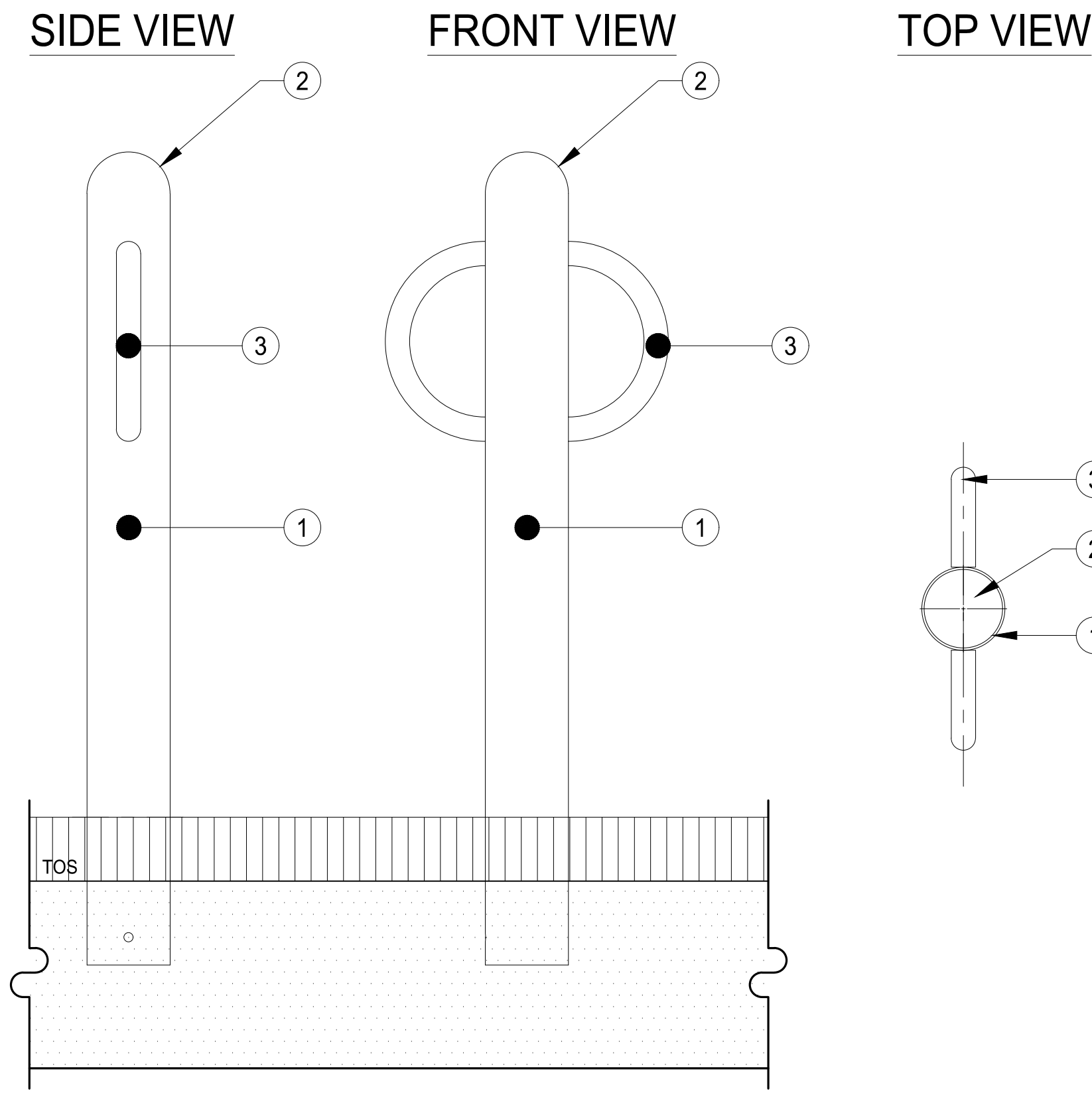
NO.	REVISION DESCRIPTION	DATE
2.	PER REVIEW COMMENTS	5/12/2020
1.	DUPLX ARCHITECTURALS REVISED	4/28/2020
NO.	REVISION DESCRIPTION	DATE



- LEGEND:**
- ① SEED TYPE VARIES: REFER TO PLANTING PLANS
  - ② LOAM
  - ③ UNDISTURBED SUBGRADE OF NATIVE SOIL OR CLEAN FILL FREE OF PLANT MATERIAL, SEEDS OR DEBRIS.

TOS TOP OF SOIL: REFER CIVIL PLANS FOR GRADES.

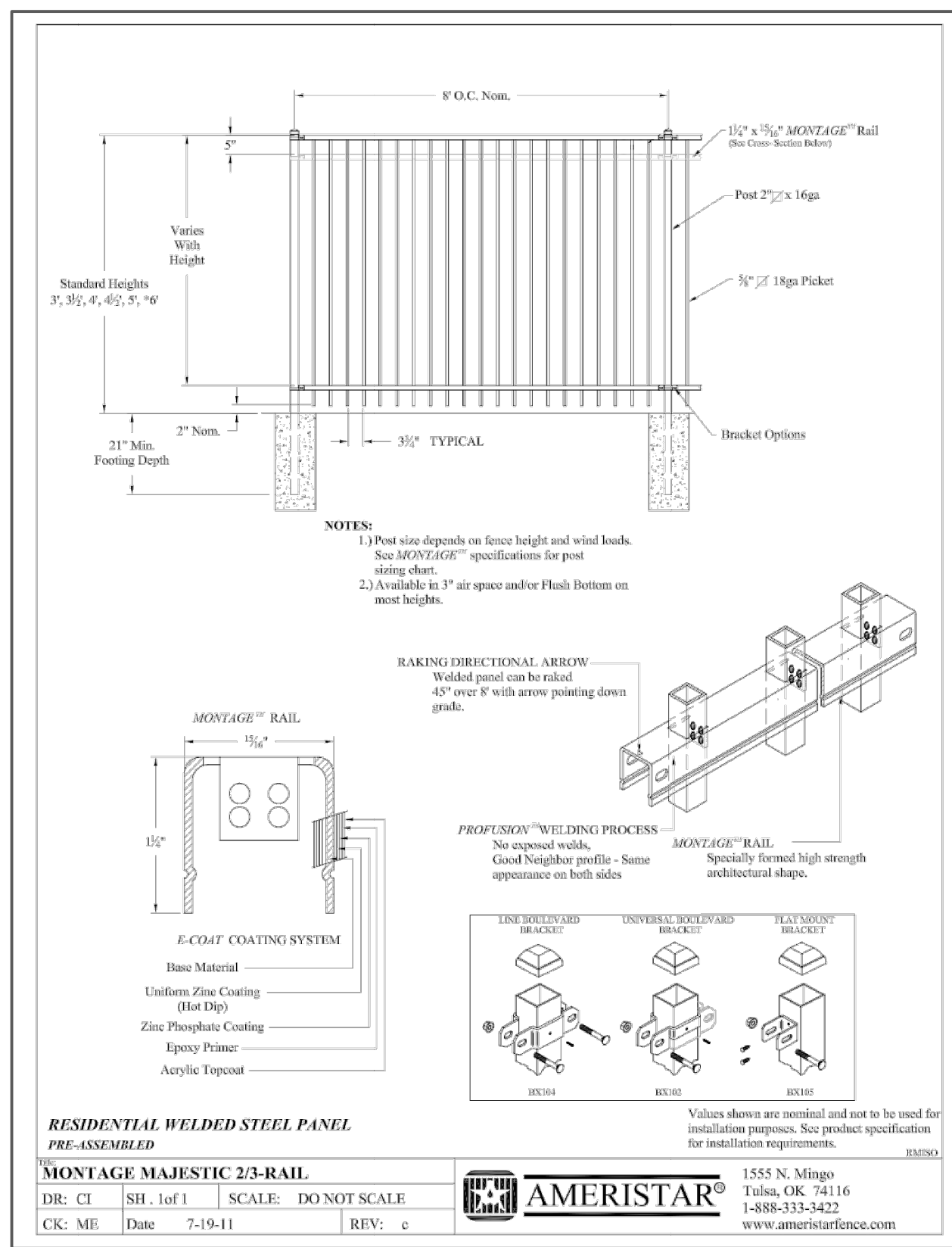
**1 SEED COVER**  
SCALE: N T S



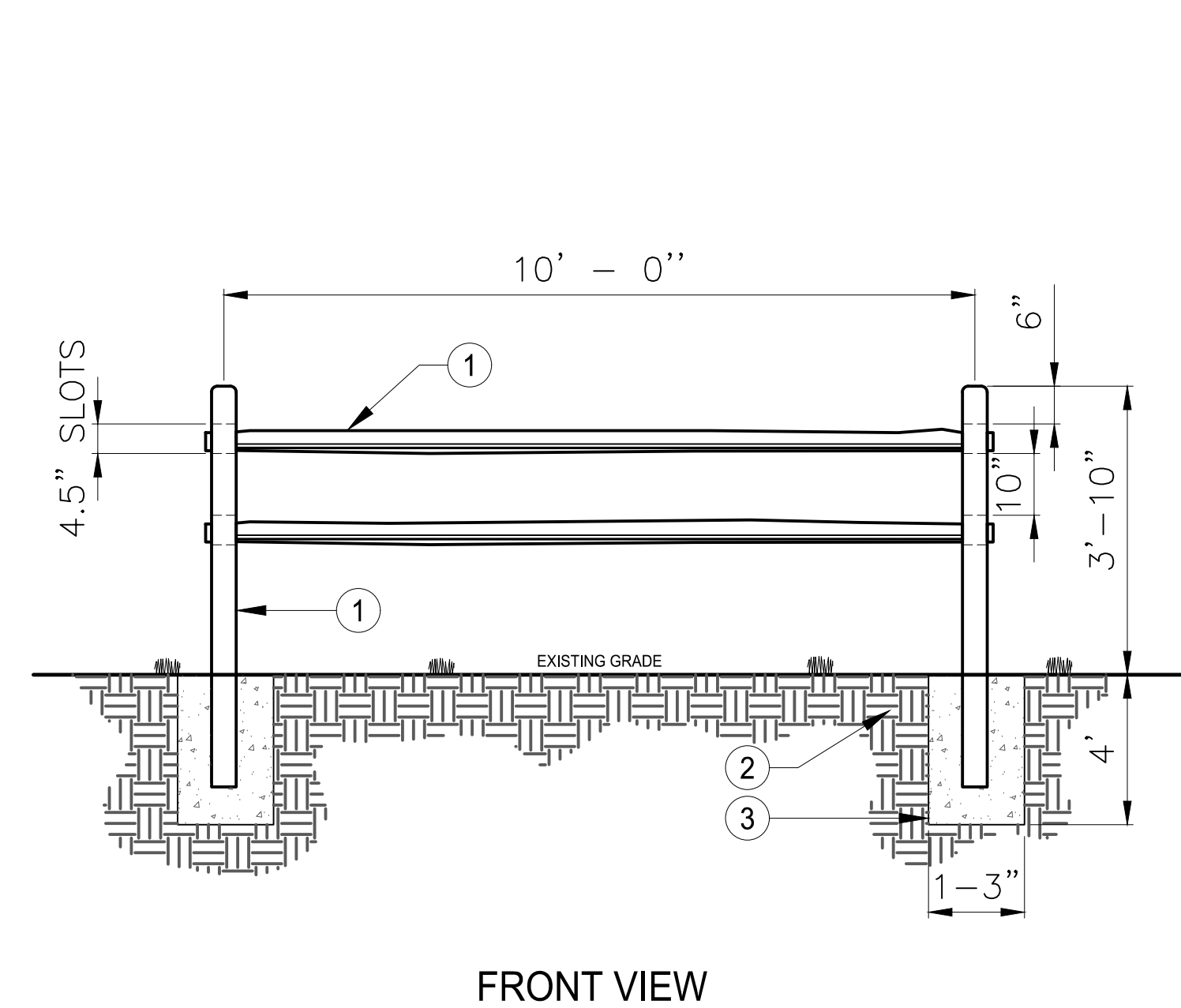
- LEGEND:**
- ① TUBING: 4.5" DIA. X 1/8" WALL STEEL TUBING
  - ② CAP: 4.5" DIA. X 1/8" WALL STEEL DOME
  - ③ LOOP: 1.315" X .133" WALL STEEL TUBING

TOS TOP OF SOIL: REFER CIVIL PLANS FOR GRADES.

**2 BOLLARD STYLE BICYCLE RACK**  
SCALE: N T S



**3 ALUMINUM PICKET FENCE: 4' HEIGHT**  
SCALE: N T S



- LEGEND:**
- ① POST (TYPICAL)
  - ② EXISTING SOIL
  - ③ CONCRETE FOOTING: 2,500 PSI STRENGTH
  - ④ MID-RAIL: 10' X 3.5\"/>

- NOTES:**
1. ALL WOOD FOR FENCE SHALL BE CEDAR
  2. END POST SHALL BE TERMINAL POST

**4 SPLIT RAIL FENCE: TWO RAIL**  
SCALE: N T S

**PLANTING DETAILS**

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NEWBURYPORT, MASSACHUSETTS**

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SHEET: 13 OF 13

SCALE: NTS

APRIL 23, 2020

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