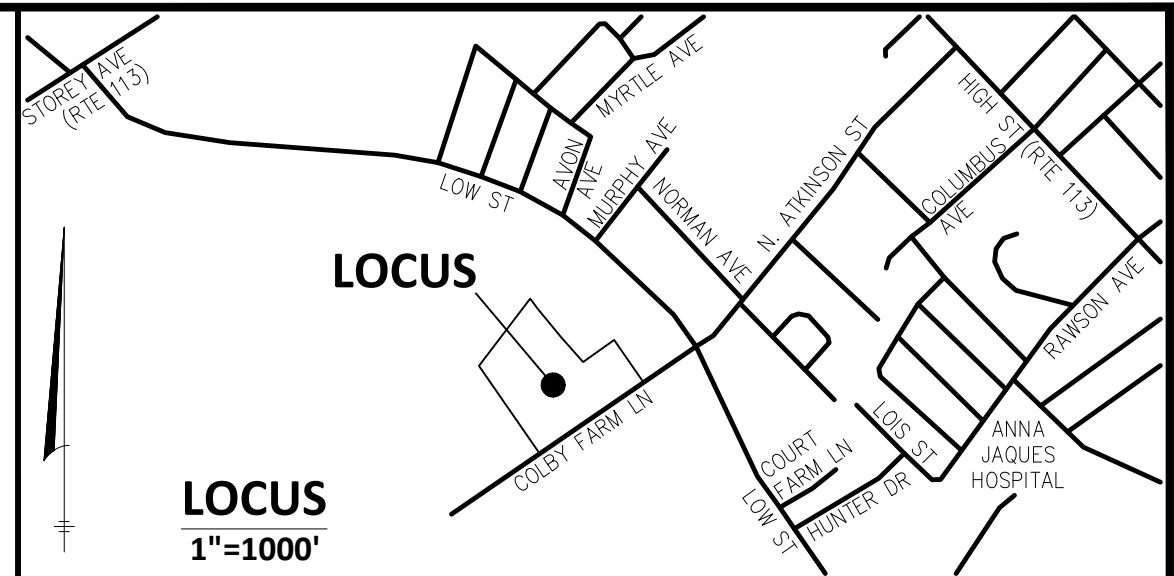


THE PREPARATION OF THIS PLAN CONFORMS WITH THE RULES AND REGULATIONS OF THE REGISTER OF DEEDS.

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 _____
 SIGNATURE _____ DATE _____
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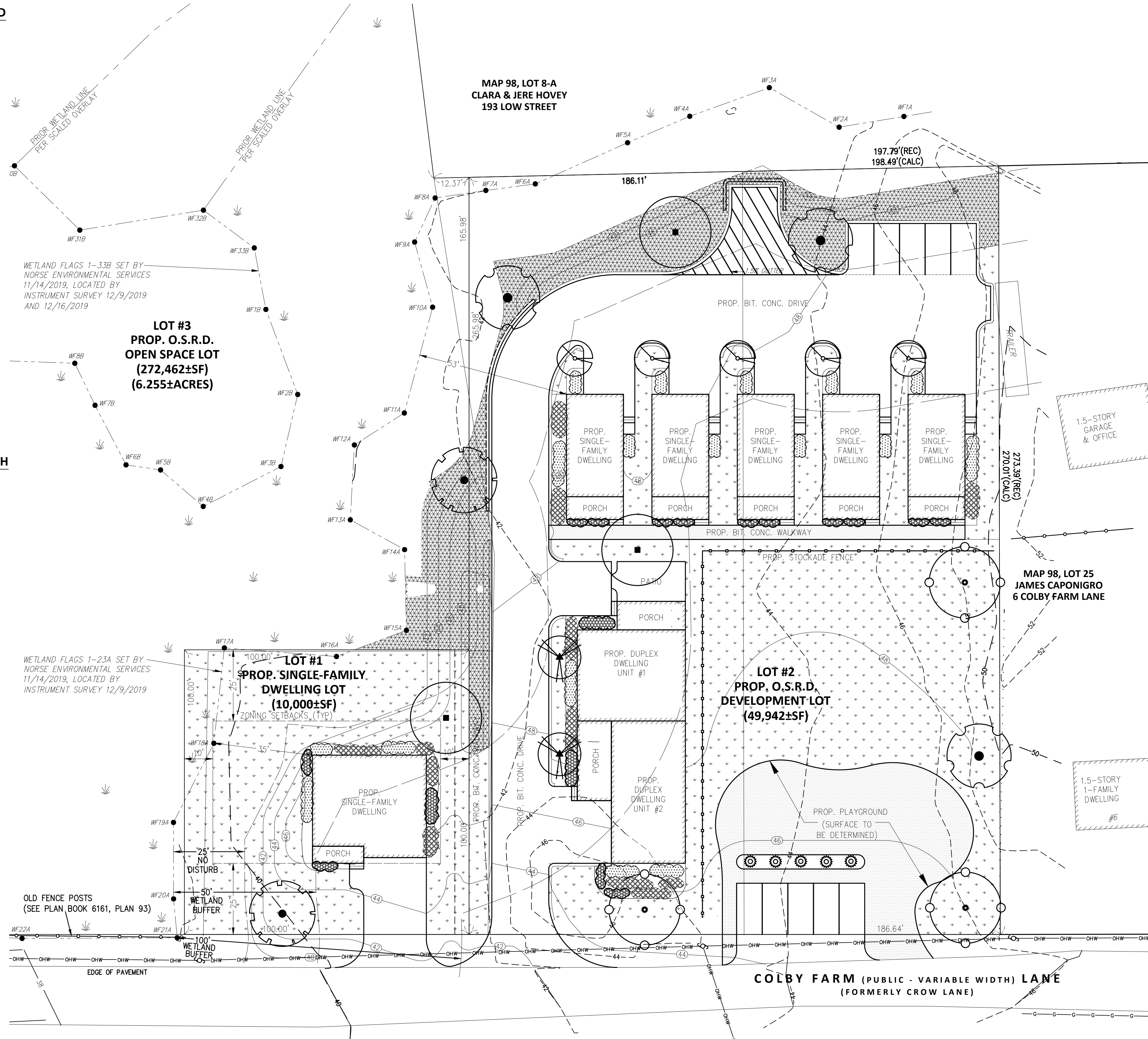
NEWBURYPORT CITY CLERK

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: _____



PLANT MATERIAL LEGEND

SYMB	SPECIES	WETLAND STATUS	ZONE	SIZE	QTY.
DECIDUOUS TREES					
○	Acer rubrum 'October Glory' Red Maple	FAC	5	2'-3' Cal.	-
○	Amelanchier x grandiflora 'Autumn Brilliance' Serviceberry	UPL	4	2' Cal.	-
○	Nyssa sylvatica Blackgum	FAC	3	2'-3' Cal.	-
○	Oxydendrum arboreum Sourwood	FAC	5	2' Cal.	-
○	Quercus palustris 'Sovereign' Pin Oak	FACW	4	2'-3' Cal.	-
○	Ulmus americana 'Valley Forge' American Elm	FACW	5	2'-3' Cal.	-
CONIFER TREES					
○	Picea abies 'Cupressina' Columbian Norway Spruce	UPL	2	10-12' ML	-
EVERGREEN SHRUB					
○	Ilex opaca 'Clarendon' American Holly - Clarendon variety	UPL	2	2 gal.	-
○	Taxus canadensis Canada Yew	FACU	2	2 gal.	-
DECIDUOUS SHRUBS					
○	Aronia melanocarpa Black Chokeberry	FAC	5	2 gal.	-
○	Callicarpa americana American Beauty Bush	UPL	4	2 gal.	-
○	Ceanothus americanus New Jersey Tea	FACU	5	2 gal.	-
○	Clethra alnifolia Sweet Pepperbush	FAC+	3	2 gal.	-
○	Dierwida lonicera Northern Bush Honeysuckle	UPL	4	2 gal.	-
○	Fothergilla gardenii Dwarf Fothergilla	UPL	3	2 gal.	-
○	Viburnum acerifolium Mapleleaf Viburnum	UPL	4	2 gal.	-
WILDFLOWERS					
○	Aquilegia canadensis Wild Columbine	FACU	3	HSP3	-
○	Andropogon gerardii Big Bluestem	FACU	3	HSP3	-
○	Liatris spicata Marsh Blazing Star	FAC+	3	HSP3	-
GROUNDCOVERS					
○	AUJ Arctostaphylos uva-ursi Kalm's Strawberry	UPL	2	HSP11 18" o.c.	-
○	CP Coreopsis pubescens Star Tickseed Coreopsis	FACU	3	HSP11 18" o.c.	-
○	CC Cornus canadensis Bunchberry	FAC	3	HSP11 12" o.c.	-
○	PT Potentilla tridentata Three-Toothed Cinquefoil	UPL	3	HSP11 18" o.c.	-
○	VA Vaccinium angustifolium Low Bush Blueberry	FACU	3	HSP11 18" o.c.	-
TURF AND SEED MIXES					
○	Lawn	-	-	-	s.f.
○	Seed areas disturbed by construction (Not in planting bed areas)	-	-	-	s.f.
○	Pollinator/Wildflower Seed Mix (New England Plants, Inc.)	-	-	-	s.f.
○	Disturbed areas and slopes within 50' wetland setback areas	-	-	-	s.f.
LANDSCAPE MATERIALS					
○	Organic Mulch (All planting beds)	-	-	-	Varies by Lot
○	Shredded tree bark, dark brown, 3" depth	-	-	-	s.f.

NOTES:
 1. Not all plant material may be used and some may be added prior to final review and approval by jurisdictional agencies.

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

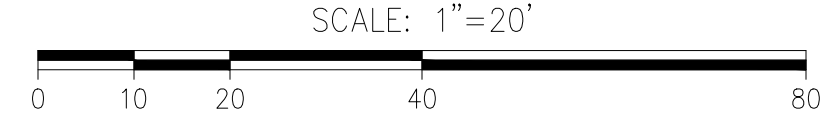
1. EXISTING CONDITIONS AND BOUNDARY LOCATION SHOWN HEREON FROM AN INSTRUMENT SURVEY IN DECEMBER OF 2019. TOPOGRAPHY SHOWN HEREON REFERS TO NORTH AMERICAN VERTICAL DATUM OF 1988.
 2. NO PORTION OF THE PREMISES SHOWN HEREON IS LOCATED WITHIN A FLOOD HAZARD AREA AS SHOWN ON DEPARTMENT H.U.D. FEDERAL INSURANCE ADMINISTRATION MAPS, PER COMMUNITY PANEL 25009C0109F, EFFECTIVE DATE JULY 3, 2012.
 3. 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	REQUIRED (R2)	PROP. LOT 1	PROP. LOT 2	PROP. LOT 3
MIN. LOT AREA	10,000 SF	10,000 SF	10,000 SF	49,942±SF	272,462±SF
MIN. FRONTAGE	90'	100.00'	25.0'	186.64'	369.04'
MIN. FRONT YARD	25'	25.0'	25.0'	25.0'	N/A
MIN. SIDE YARD	10'	15.0'	15.0'	12.0'	N/A
MIN. REAR YARD	25'	25.0'	37.0'	76.9'	N/A

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



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

PLANTING PLAN

**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
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SHEET: 11 OF 13 SCALE: 1"=20' APRIL 23, 2020

NO.	REVISION	DESCRIPTION	DATE