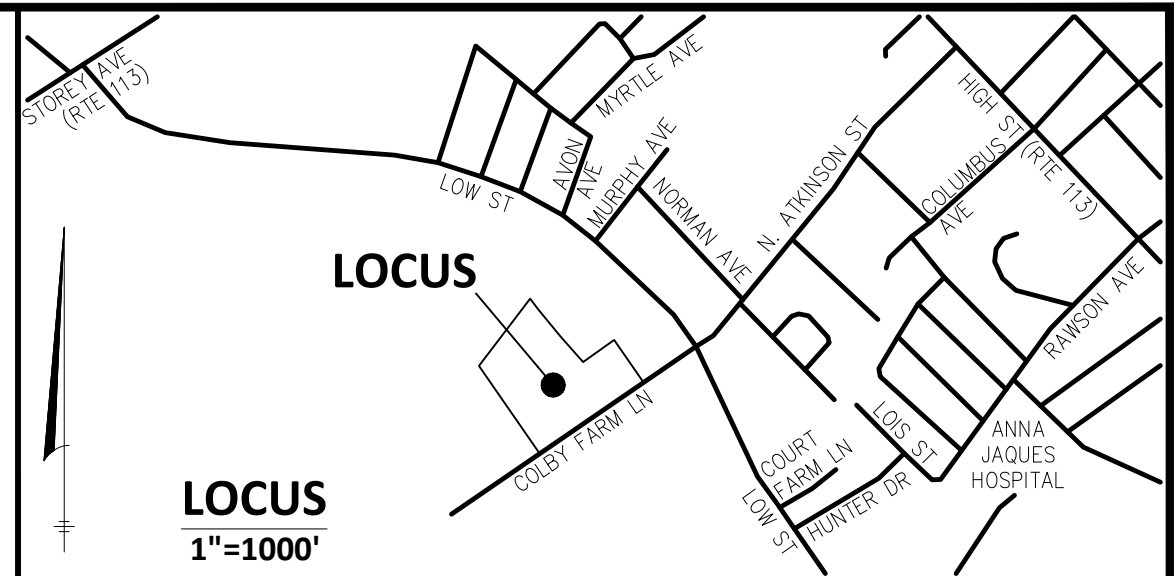


THE PREPARATION OF THIS PLAN CONFORMS WITH THE RULES AND REGULATIONS OF THE REGISTER OF DEEDS.

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 _____
 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 _____

NEWBURYPORT BOARD OF HEALTH

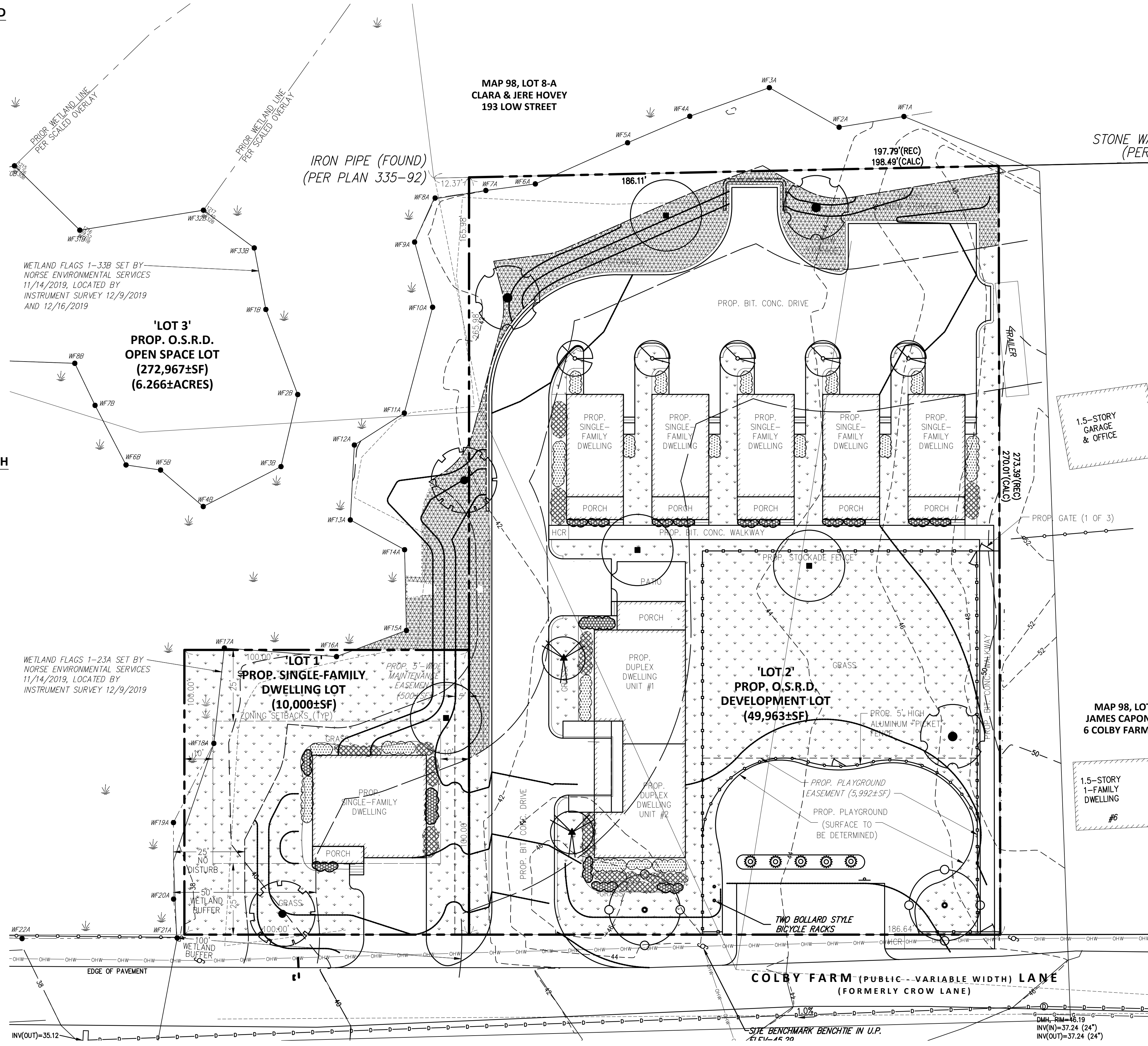
DATE OF APPROVAL: _____

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.
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' Ht.	-
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.	-
○	Diervilla 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 Kinnikinnick	UPL	2	HSP1 18" o.c.	-
○	CP Coreopsis pubescens Star Tickseed Coreopsis	FACU	3	HSP1 18" o.c.	-
○	CC Cornus canadensis Bunchberry	FAC	3	HSP1 12" o.c.	-
○	PT Potentilla tridentata Three-Toothed Cinquefoil	UPL	3	HSP1 18" o.c.	-
○	VA Vaccinium angustifolium Low Bush Blueberry	FACU	3	HSP1 18" o.c.	-
TURF AND SEED MIXES					
○	Lawn				
○	Seed areas disturbed by construction (Not in planting bed areas)				
○	Pollinator/Wildflower Seed Mix (New England Plants, Inc.)				
LANDSCAPE MATERIALS					
○	Organic Mulch (All planting beds)				
○	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.

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.

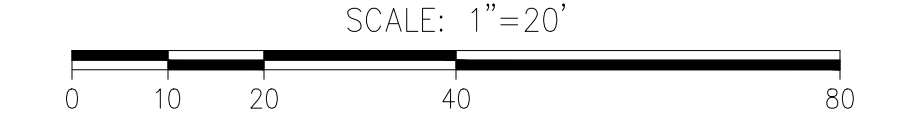
ZONING INFORMATION

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	REQUIRED (R2)	PROP. LOT 1	PROP. LOT 2	PROP. LOT 3
MIN. LOT AREA	10,000 SF	10,000 SF	49,942±SF	272,462±SF	272,462±SF
MIN. FRONTAGE	90'	100.00'	186.64'	369.04'	369.04'
MIN. FRONT YARD	25'	25.0'	25.0'	N/A	N/A
MIN. SIDE YARD	10'	15.0'	12.0'	N/A	N/A
MIN. REAR YARD	25'	37.0'	76.9'	N/A	N/A

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'



PLANTING PLAN

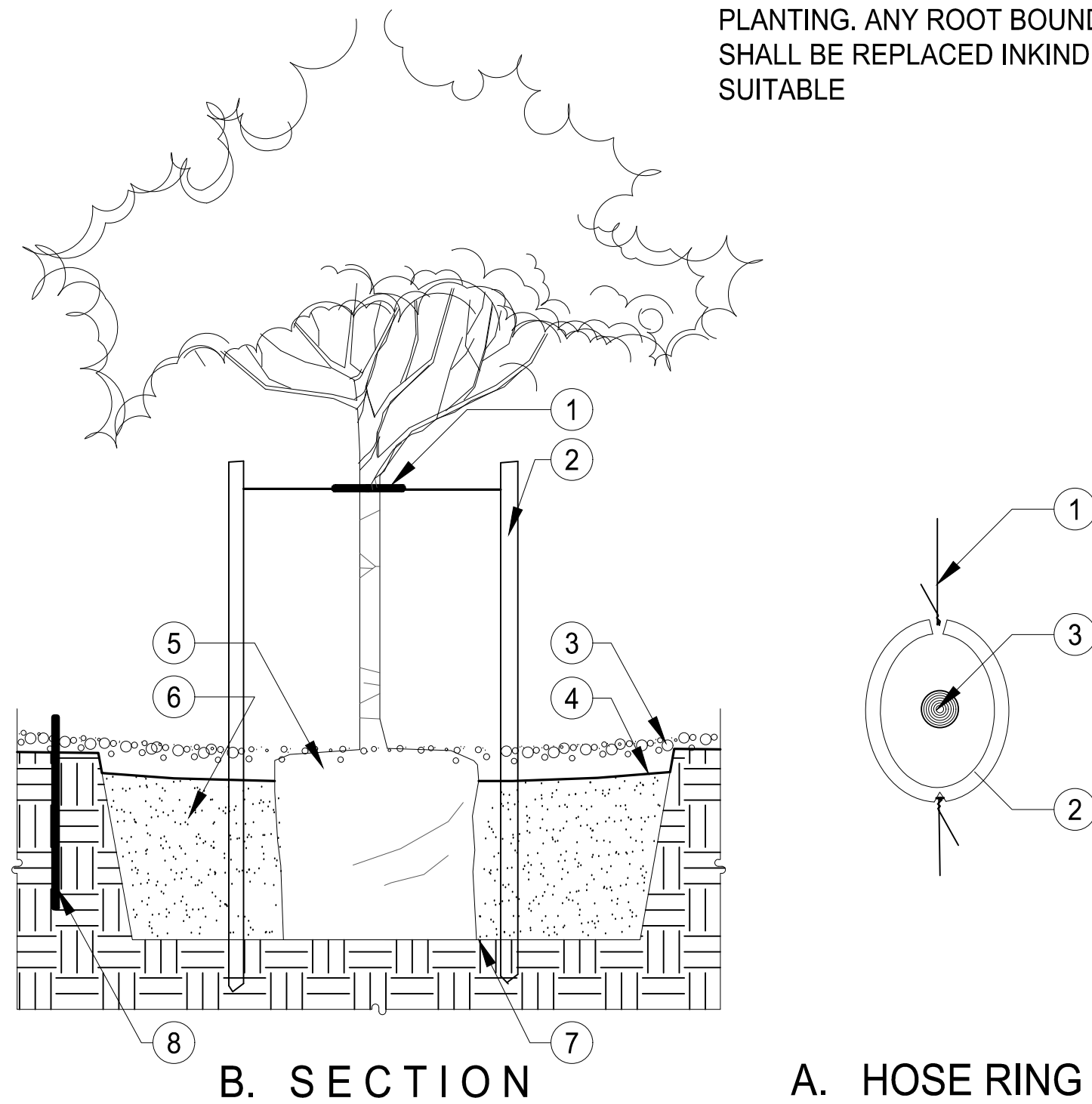
**8, 10, 12, & 18 COLBY FARM LANE
 NEWBURYPORT, MASSACHUSETTS**

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

NO.	REVISION DESCRIPTION	DATE
1.	DUPLX ARCHITECTURALS REVISED	4/28/2020

NOTES:

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



1 TREE PLANTING AND STAKING
SCALE: N T S

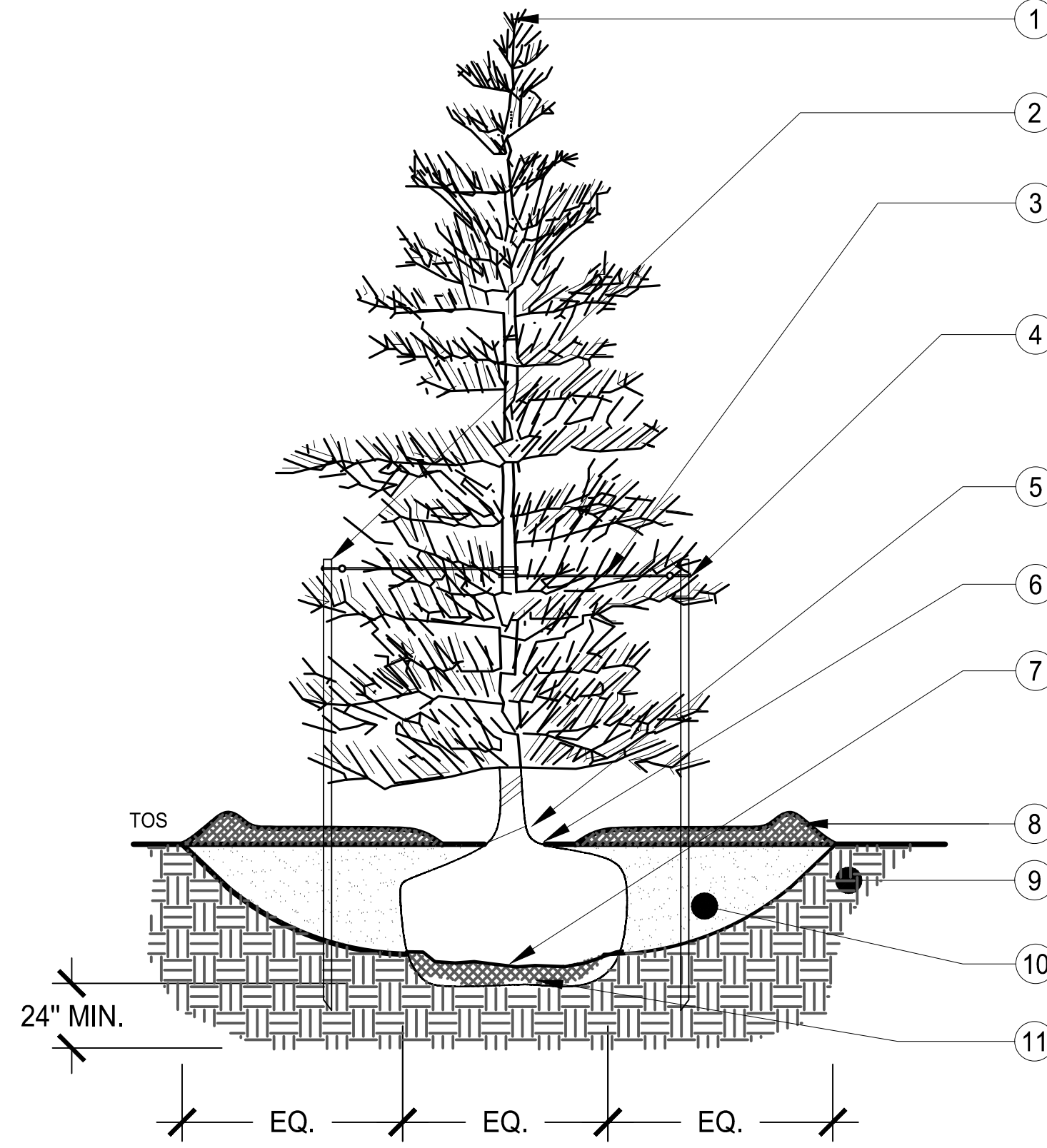
LEGENDS:

- (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.

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.

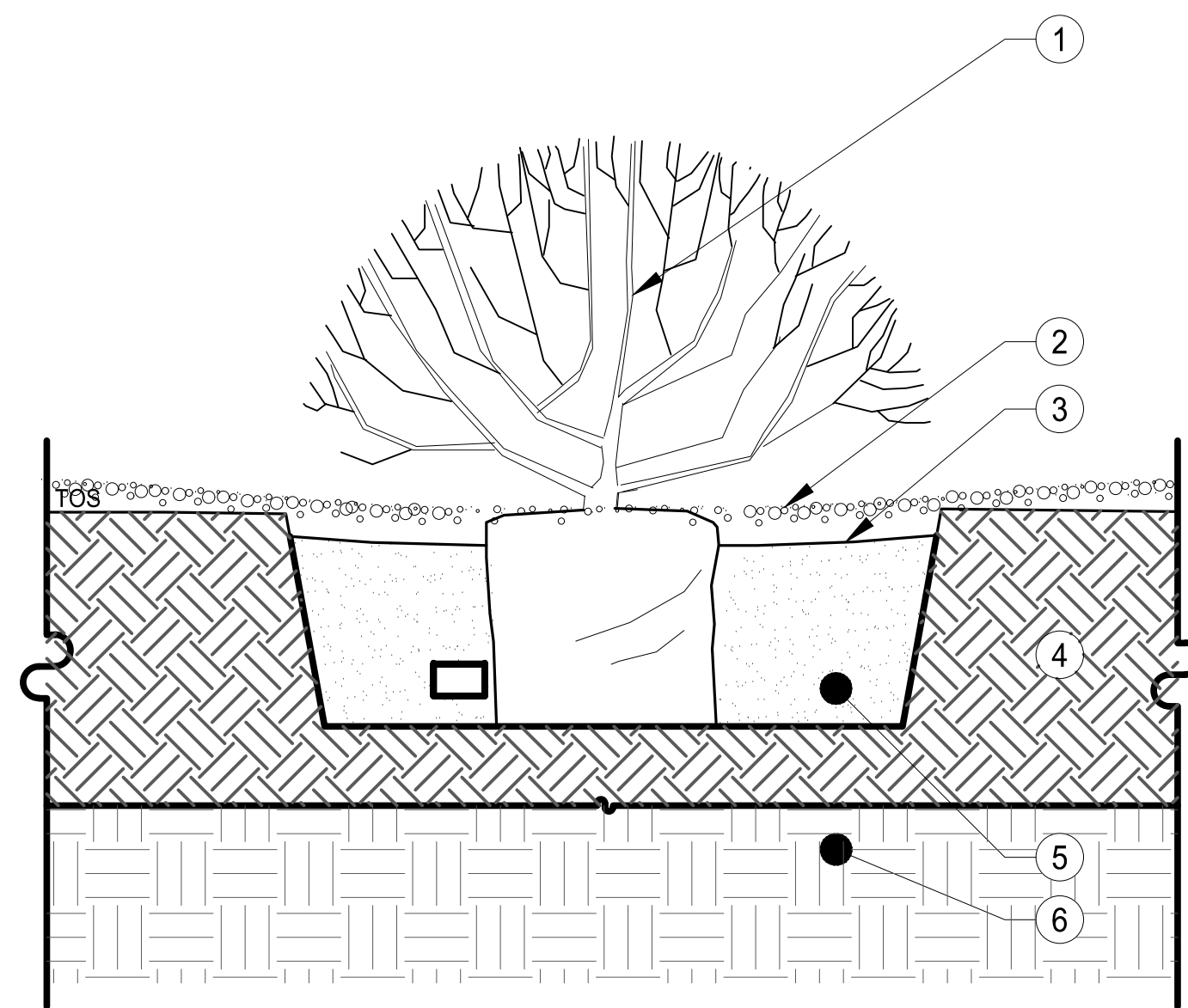
LEGEND:

- (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.

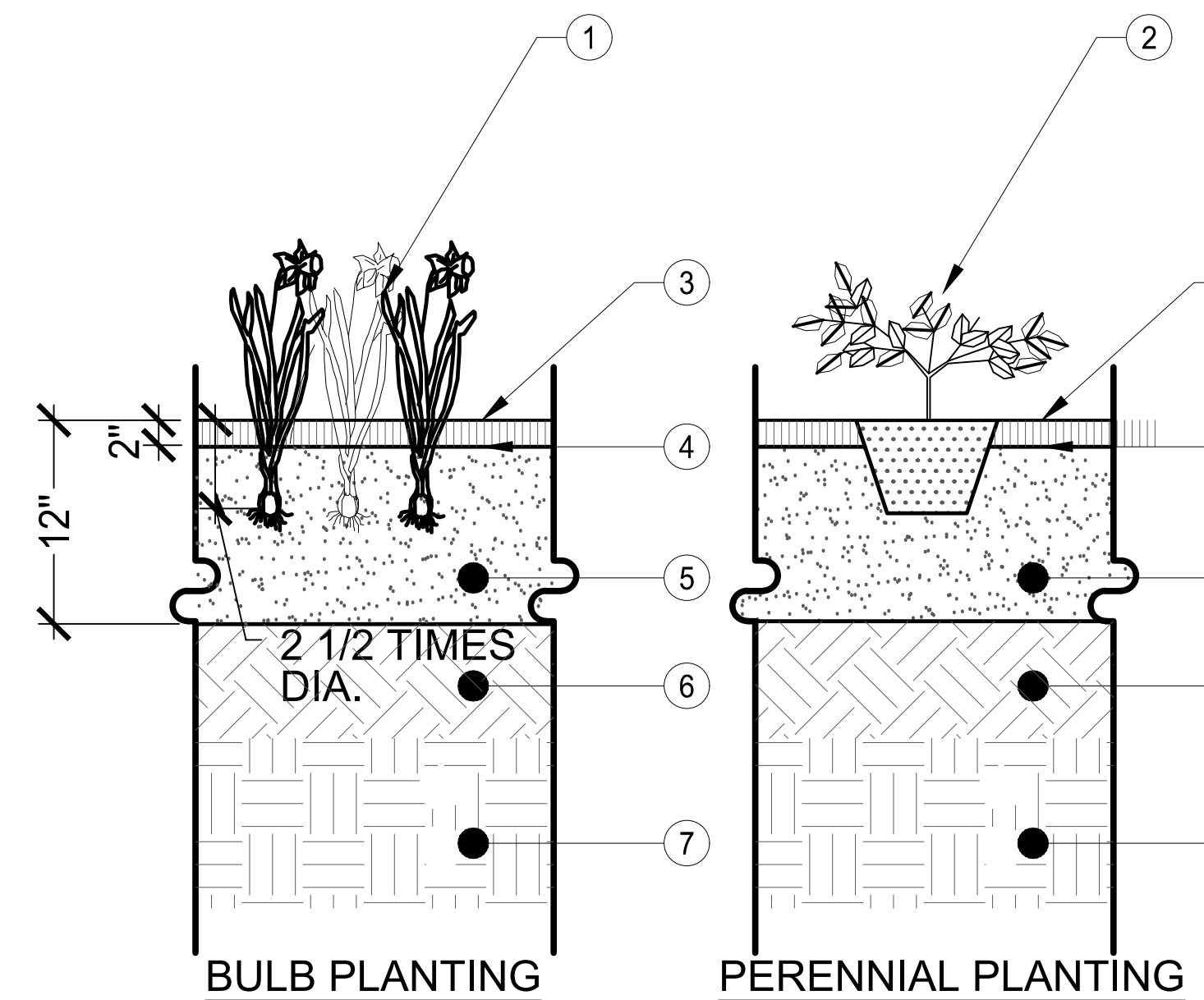
TOS TOP OF SOIL; REFER CIVIL PLANS FOR GRADES.

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:

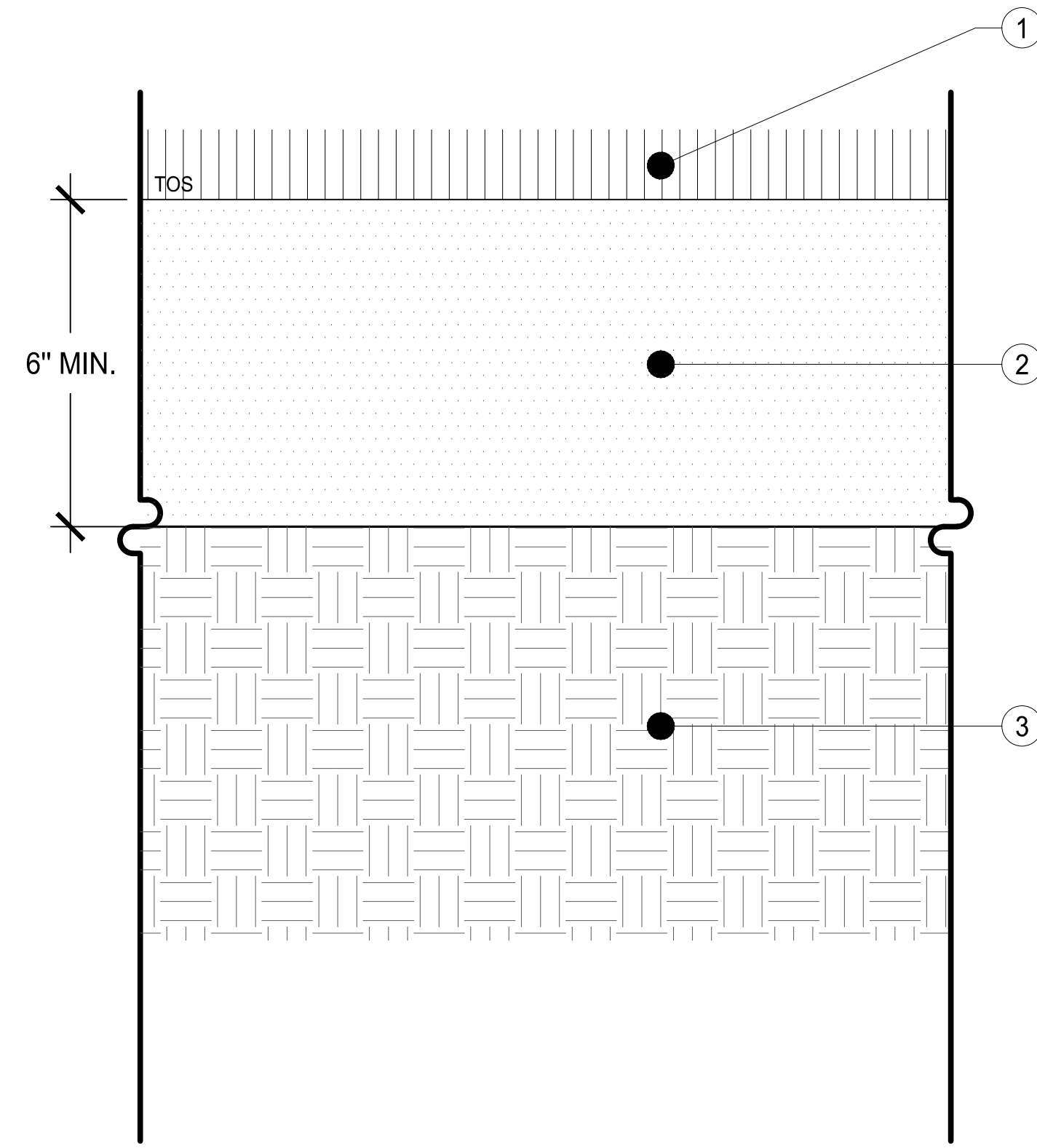
LANDPLEX
CIVIL ENGINEERING - SURVEYING
10 GEORGE STREET, UNIT 208
LOWELL, MASSACHUSETTS 01852
978-201-9390 - LANDPLEX.COM

SHEET: 12 OF 13

SCALE: NTS

APRIL 23, 2020

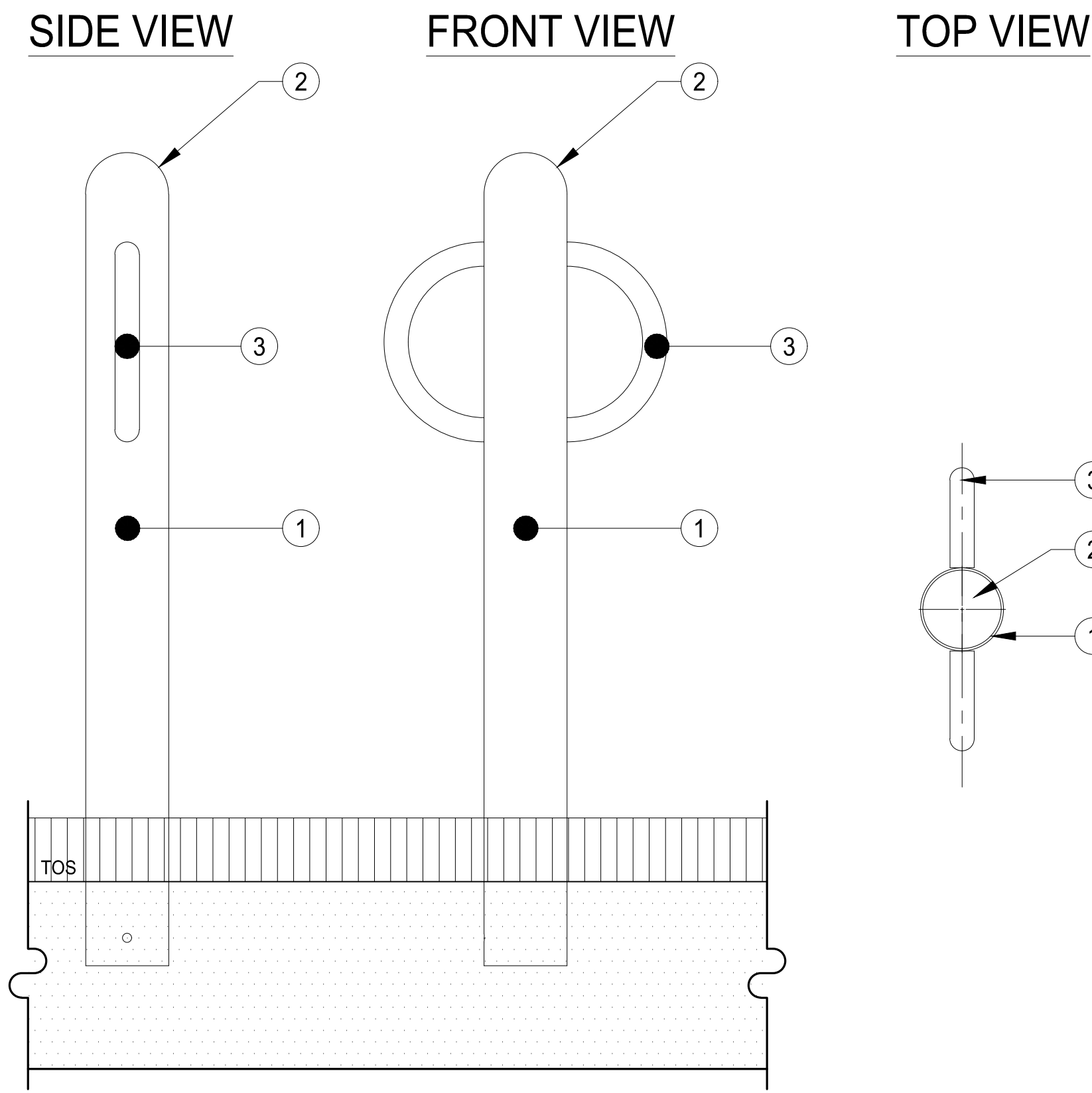
NO.	REVISION DESCRIPTION	DATE
1.	DUPLX ARCHITECTURALS REVISED	4/28/2020



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.



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.

1 SEED COVER
SCALE: N T S

2 BOLLARD STYLE BICYCLE RACK
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: 13 OF 13

SCALE: NTS

APRIL 23, 2020

NO.	REVISION DESCRIPTION	DATE
1.	DUPLEX ARCHITECTURALS REVISED	4/28/2020