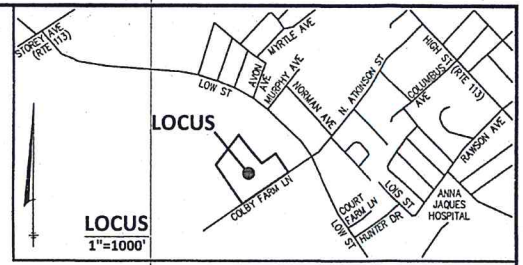


Consider flipping the units to provide an outdoor backyard instead of asphalt and it provides better privacy for people using the playground.

Suggest to relocate or eliminate walkway, widen driveway 2' to be more beneficial.

Or relocate walkway to here

Move walkway to here?



**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

**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 338, PLAN 72.
- 4. PLAN 262 OF 1975.
- 5. PLAN 462 OF 1991.

**NOTES**

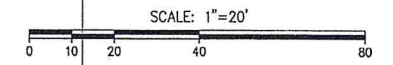
- EXISTING CONDITIONS AND BOUNDARY LOCATION SHOWN HEREON FROM AN INSTRUMENT SURVEY IN DECEMBER OF 2019. TOPOGRAPHY SHOWN HEREON REFERS TO NORTH AMERICAN VERTICAL DATUM OF 1988.
- NO PORTION OF THE PREMISES SHOWN HEREON IS LOCATED WITHIN A FLOOD HAZARD AREA AS SHOWN ON DEPARTMENT H.U.D. FEDERAL INSURANCE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

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



**ABBREVIATIONS**

- BDG. 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

**LAYOUT & LANDSCAPING PLAN**

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

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

PLAN PREPARED BY: LANDPLEX  
CIVIL ENGINEERING - SURVEYING  
10 GEORGE STREET, UNIT 229  
LOWELL, MASSACHUSETTS 01852  
978-201-9300 - LANDPLEX.COM

SHEET: 5 OF 9    SCALE: 1"=20'    FEBRUARY 14, 2020

NO.	REVISION DESCRIPTION	DATE
1.	UPDATE ZONING INFO	2/26/2020