

TEST HOLE DATA

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

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

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

THE STABLES
 AT BASHAW FARM, LLC

DEED REFERENCES

SOUTHERN ESSEX
 REGISTRY OF DEEDS
 1. BOOK 38776, PAGE 381
 2. BOOK 26178, PAGE 1.
 3. BOOK 26178, PAGE 3.
 4. BOOK 15799, PAGE 31.

PLAN REFERENCES

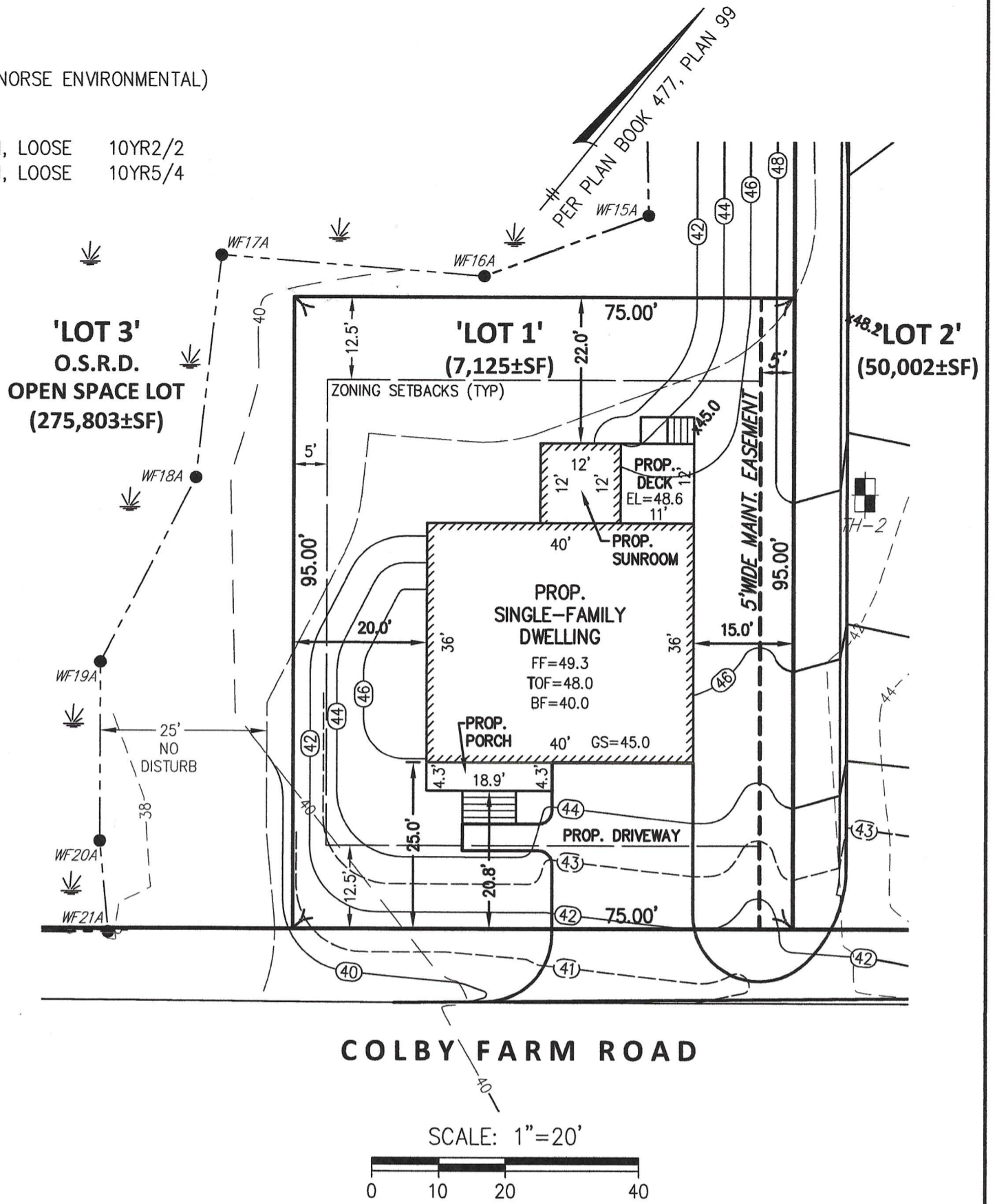
SOUTHERN ESSEX
 REGISTRY OF DEEDS
 1. PLAN BOOK 477, PLAN 99.
 2. PLAN BOOK 473, PLAN 21.
 3. PLAN BOOK 335, PLAN 92.
 4. PLAN BOOK 138, PLAN 72.
 5. PLAN 262 OF 1975.
 6. PLAN 462 OF 1961.

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.
- REFER TO APPROVED PLAN SET TITLE 'OPEN SPACE RESIDENTIAL DEVELOPMENT PLAN SET, THE STABLES AT BASHAW FARM'.

ABBREVIATIONS

| | |
|-------|------------------------------------|
| BF | BASEMENT FLOOR ELEVATION |
| FF | FIRST FLOOR ELEVATION |
| GS | GARAGE SLAB ELEVATION |
| MAX. | MAXIMUM |
| MIN. | MINIMUM |
| OSRD | OPEN SPACE RESIDENTIAL DEVELOPMENT |
| PROP. | PROPOSED |
| SF | SQUARE FEET |
| TOF | TOP OF FOUNDATION ELEVATION |
| TYP | TYPICAL |
| WF | WETLAND FLAG |



ZONING INFORMATION

UNDERLYING DISTRICT: R2, RESIDENTIAL
 OVERLAY DISTRICT: COLBY FARM LANE RESIDENTIAL OVERLAY DISTRICT
 OPEN SPACE RESIDENTIAL DEVELOPMENT (OSRD)

SINGLE-FAMILY REQUIREMENTS

| DESCRIPTION | REQUIRED (R2-OSRD) | PROP. FOR NEW 'LOT 1' |
|----------------------|--------------------|-----------------------|
| MIN. LOT AREA | 10,000 SF | 7,125±SF ** |
| MIN. FRONTAGE | 90' | 75.00' ** |
| MIN. FRONT YARD | 12.5' * | 20.8' |
| MIN. SIDE YARD | 5' * | 15.0' |
| MIN. REAR YARD | 12.5' * | 22.0' |
| MAX. BUILDING HEIGHT | 35' | 24.3' |

* PER ZONING SECTION XIV-H.A.(2) "AT LEAST 50 PERCENT OF EACH REQUIRED SETBACK FOR THE APPLICABLE ZONING DISTRICT SHALL BE MAINTAINED IN THE OSRD.

** APPROVED BY OSRD PROCESS AND RECORDED IN PLAN BOOK 477, PLAN 99.

PROPOSED PLOT PLAN

10 COLBY FARM LANE
 NEWBURYPORT, MASSACHUSETTS

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

APRIL 14, 2021

SCALE: 1" = 20'



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