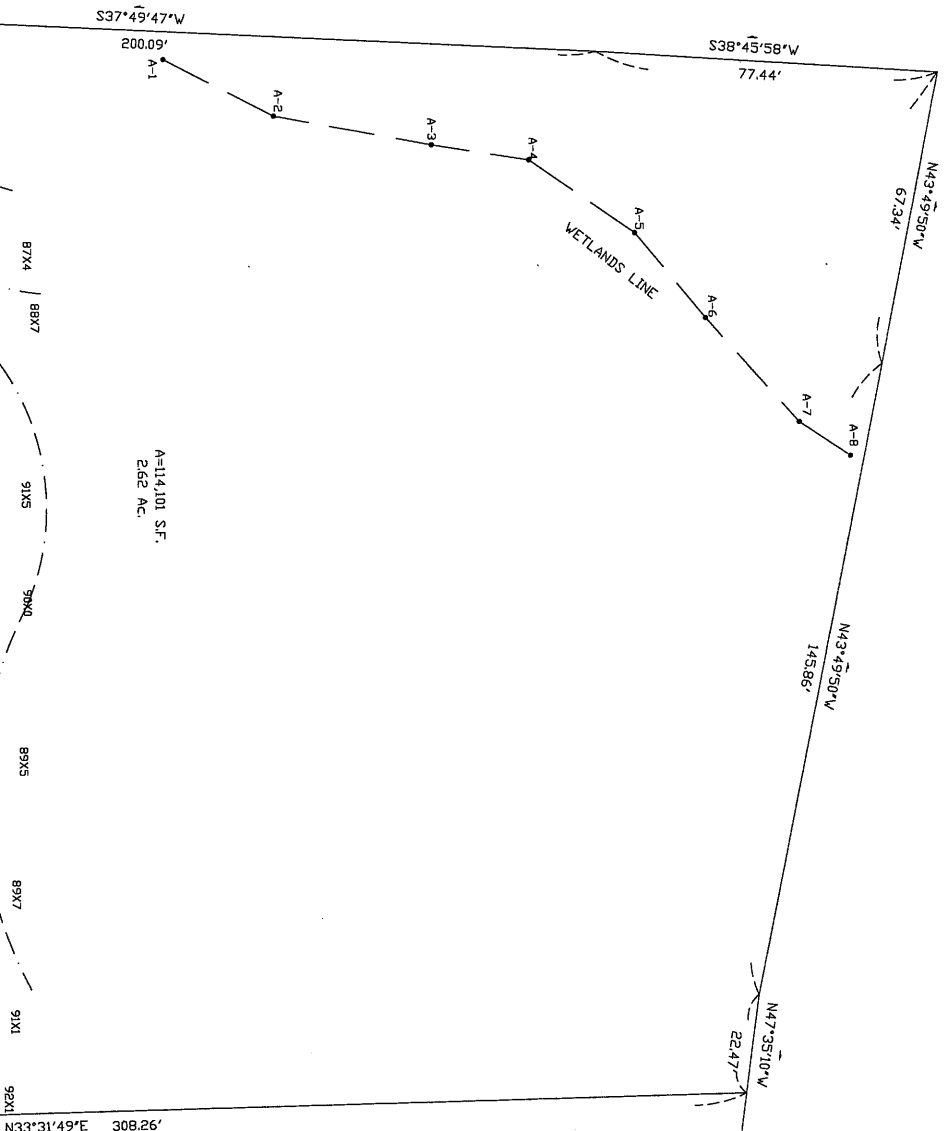
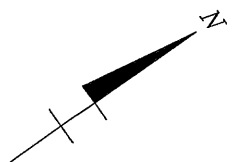




RECEIVED
AUG 06 2025

EXISTING CONTOUR	---	100	---
EXISTING SPOT GRADE	---	98X2	---
WATER GATE	---	W60	---
UTILITY POLE	---	UPX7	---
TREE	---	---	---
WETLANDS LINE	---	---	---
OVERHEAD WIRE	---	---	---
EDGE OF PAVEMENT	---	---	---

- NOTES:
- 1) DATUM-ASSUMED
 - 2) BENCHMARK 1 ROD EL.=100.00

EXISTING CONDITIONS SITE PLAN
OF
15 CENTRAL STREET
IN
NEWBURY(BYFIELD),MA

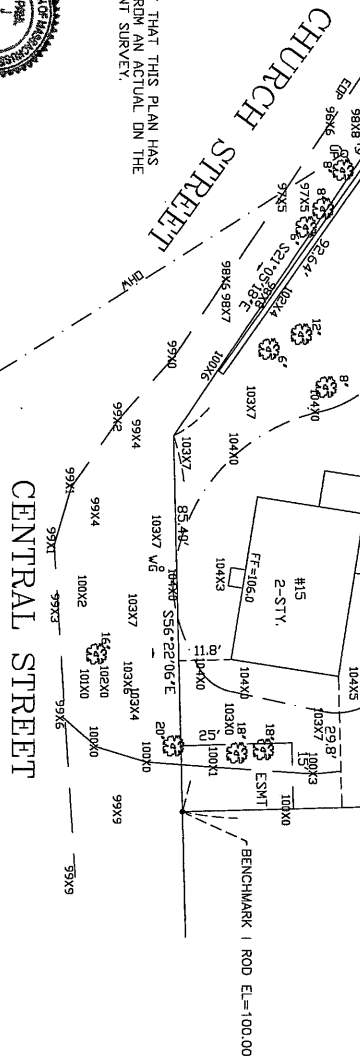
PREPARED BY:
P.J.F. AND ASSOCIATES
4 HIGHLAND AVENUE
WAKEFIELD, MA 01880
(781) 883-5473

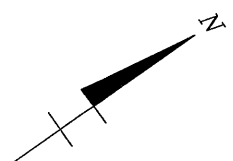
SCALE: 1" = 20'

DATE: JULY 21, 2025, 2025 FILE No. 8139EX



I HEREBY CERTIFY THAT THIS PLAN HAS
BEEN PREPARED FROM AN ACTUAL ON THE
GROUND INSTRUMENT SURVEY.





RECEIVED

AUG 06 2025

NEWBURY PLANNING BOARD

15 CENTRAL STREET
BYFIELD CENTRAL STREET, LLC
U11-0-54

RECORD OWNER
ALICE ST. HILAIRE
U11-0-53
BK. 3707 PG. 458

SHEET 2 OF 3

LOTING PLAN
OF
15 CENTRAL STREET
IN
NEWBURY(BYFIELD),MA

PREPARED BY:
P.J.F. AND ASSOCIATES
4 HIGHLAND AVENUE
WAKEFIELD, MA 01880
(781) 868-5473

REV 7/31/25

DATE: JUNE 11, 2025

FILE No. 8139PRE3

SCALE: 1" = 20'

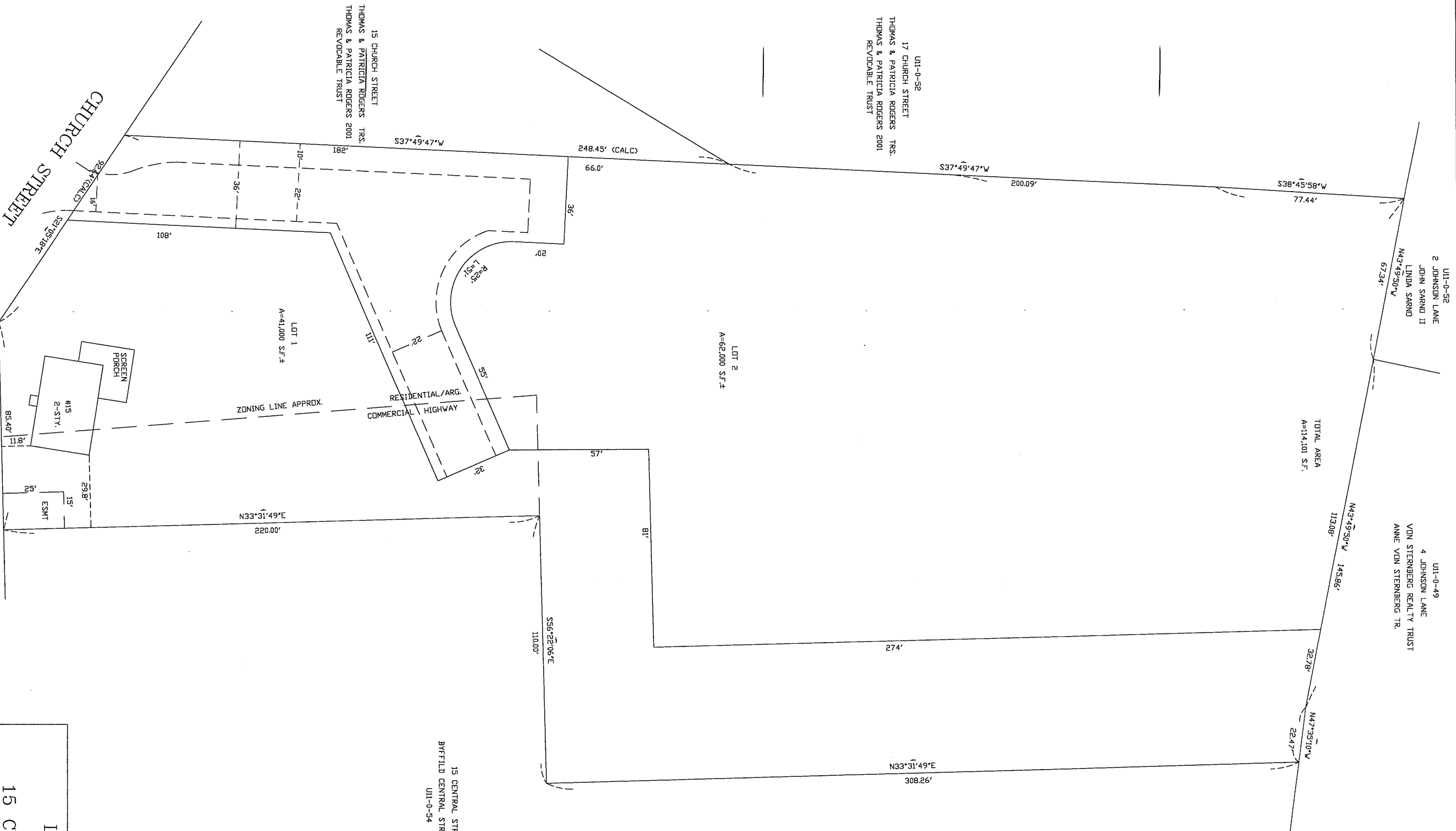
FIELD	PILOT	DESIGN	DRAFT	CALC.	CHECK
-------	-------	--------	-------	-------	-------

I HEREBY CERTIFY THAT THIS PLAN HAS
BEEN PREPARED FROM A FIELD OR THE
GROUND INSTRUMENT SURVEY.



PAUL J. FINOCCHIO P.L.S. No.36115 DATE

REV 7/31/25 ENTRANCE ADJUSTED



WETLANDS PERCENTAGE
6617/62700 = 10%

I HEREBY CERTIFY THAT THIS PLAN HAS
BEEN PREPARED FROM AN ACTUAL ON THE
GROUND INSTRUMENT SURVEY.



PAUL J. FINOCCHIO P.L.S. No.36115 DATE

CENTRAL STREET

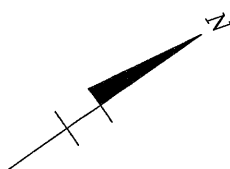
CHURCH STREET

LOT 1
A=41,000 S.F.±

LOT 2
A=62,000 S.F.±

SCREEN PORCH
#15
2-STY.
FT=106.0

ESMT
BENCHMARK I ROD EL.=100.00



RECEIVED
AUG 06 2025
-W/BURY PLANNING BOARD

LEGEND

EXISTING CONTOUR	---	109
EXISTING SPOT GRADE	98X2	
WATER GATE	WOG	
UTILITY POLE	UPOL	
TREE	TR	
WETLANDS LINE	•A-1	
WETLANDS FLAG	—	OHV
OVERHEAD WIRE	---	EOP
EDGE OF PAVEMENT	---	109
PROPOSED CONTOUR	---	109

NOTES:

- 1) DATUM-ASSUMED
- 2) BENCHMARK I ROD EL.=100.00

SHEET 3 OF 3

PROPOSED SITE PLAN
OF
15 CENTRAL STREET
IN
NEWBURY(BYFIELD), MA

PREPARED BY:

P.J.F. AND ASSOCIATES
4 HIGHLAND AVENUE
WAKEFIELD, MA 01880
(781) 863-5473

REV. 7/31/25

DATE: JULY 21, 2025

FILE No. 8139P1

FIELD	PLOT	DESIGN	DRAFT	CALC.	CHECK