

LOCATION MAP
1"=1000'

Soil Information was obtained from USDA Natural Resources Conservation Service (NRCS).

SOIL IDENTIFICATION LEGEND

Map Unit Symbol	Map Unit Name	Hydrologic Soil Group
256A	Deerfield loamy fine sand	A
422C	Canton fine sandy loam	B

SLOPE PHASE:
A=0-3%, B=3-8%, C=8-15%, D=15-25%, E=25%+

ZONING REQUIREMENTS

ZONE	R/AG
MCMOD SOUTH-B OVERLAY	
LOT AREA MIN.	40,000 SF
MIN. OPEN SPACE	50%
MAX. BUILDING COVERAGE	40%
FRONT YARD	50 FT.
SIDE & REAR YARD	60 FT.
BUILDING HEIGHT	35 FT.

PREPARED FOR:

MHOC LLC
11 BOBBY JONES DRIVE
ANDOVER, MA 01810



70 PORTSMOUTH AVE,
THIRD FLOOR, SUITE 2
STRATHAM, N.H. 03885
PHONE: 603-583-4860,
FAX: 603-583-4863

CONSTRUCTION & EROSION CONTROL NOTES

- THE CONTRACTOR SHALL OBTAIN TREE CLEARING PERMIT FROM LOCAL AND STATE AUTHORITIES PRIOR TO START OF CONSTRUCTION (IF REQUIRED).
- EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO CONSTRUCTION AND ANY EARTH MOVING OPERATIONS AND INSPECTED AT THE BEGINNING AND END OF THE DAY. SILT FENCE/SILT SOXX/EROSION CONTROL BERM SHALL BE INSTALLED AT THE LIMITS OF IMPACT AREAS ACCORDING TO THE DETAILS SHOWN AND THE PROFILE PLANS.
- STORM WATER PONDS AND SWALES TO BE CONSTRUCTED PRIOR TO CONDO. DEVELOPMENT TO REDUCE THE POTENTIAL FOR EROSION. ALL SLOPES, PONDS AND SWALES TO BE LOADED AND SEEDING IMMEDIATELY UPON COMPLETION OF FINISH GRADING (SEE NOTE 6 ALSO). THE DRAINAGE STRUCTURES SHALL BE STABILIZED PRIOR TO RECEIVING STORM WATER FLOW.
- ALL STOCKPILED EARTH MATERIAL SHALL BE ENCIRCLED WITH SILT SOXX OR EQUIVALENT OUTSIDE OF WETLAND BUFFERS AND PRECAUTIONARY/PROHIBITIVE SLOPES. LONG TERM UNUSED PILES TO BE SEEDING AS REQUIRED.
- UPON COMPLETION OF A GIVEN PHASE, ALL EROSION CONTROLS FOR THE NEXT PHASE OF CONSTRUCTION SHALL BE INSTALLED AND INSPECTED PRIOR TO STUMPING AND GRUBBING THE SUBSEQUENT PHASE, EXCEPT TO FACILITATE NECESSARY UTILITY INSTALLATIONS.
- ALL NATIVE VEGETATION BEYOND THE PROPOSED LIMITS OF DISTURBANCE IS TO REMAIN IN ITS EXISTING STATE.
- A PRE-CONSTRUCTION MEETING SHALL BE HELD W/ THE TOWN PRIOR TO STARTING EACH SEPERATE PHASE.

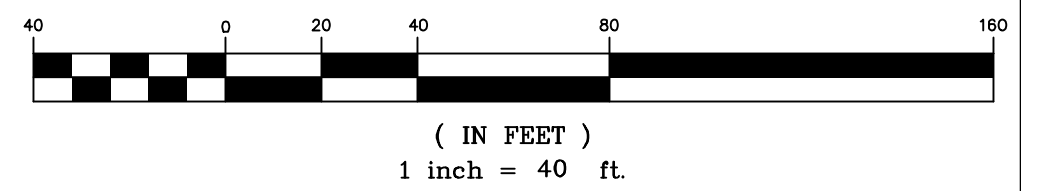
BUILDING SUMMARY:

BUILDING#	TYPE	# UNITS	BEDROOMS
1	C1	3	5
2	C2	3	6
3	C2	3	6
4	C2	3	6
5	C3	5	10
6	C2	3	6
7	C4	4	7
8	C4	4	7
9	C4	4	7
10	A1	4	9
11	A2	4	10
12	A1	4	9
TOTALS		= 44	= 88

BUILDING SUMMARY NOTE:

- BUILDINGS 2, 3, 4, 5, & 6 HAVE WALKOUT BASEMENTS.
- UNITS 2-2, 5-2, 7-3, & 9-3 WILL BE DESIGNATED AS AFFORDABLE UNITS.

GRAPHIC SCALE



PRESENTATION PLAN

PLAN FOR:
RESIDENTIAL DEVELOPMENT
34 CENTRAL STREET
NEWBURY, MA

DATE:	MARCH 2025	SCALE:	1"=40'
PROJ. NO:	NH-1507	SHEET NO.	1 of 1

- IN AREAS THAT WILL NOT BE PAVED, "STABLE" MEANS THAT:
- BASE COURSE GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE PAVED.
 - A MIN. OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED.
 - A MIN. OF 3" OF NON-EROSIVE MATERIAL SUCH AS RIPRAP HAS BEEN INSTALLED.
 - EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.

-IN AREAS TO BE PAVED, "STABLE" MEANS THAT BASE COURSE GRAVELS MEETING THE REQUIREMENTS OF NHDOT STANDARD FOR ROAD AND BRIDGE CONSTRUCTION, 2016, ITEM 304.2 HAVE BEEN INSTALLED.

ALL NATIVE VEGETATION BEYOND THE PROPOSED LIMITS OF DISTURBANCE IS TO REMAIN IN ITS EXISTING STATE.