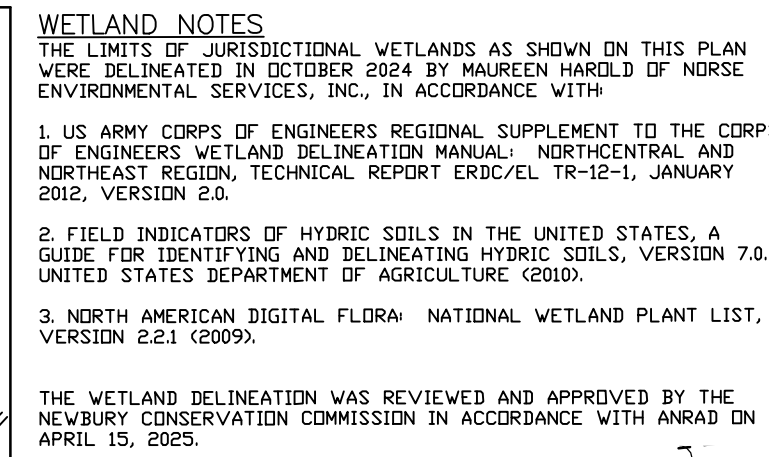




MCMOD SOUTH-B DISTRICT

LOT AREA: 40,000 SF
MIN OPEN SPACE: 50%
MAX BUILDING COVERAGE: 40%

LOT AREA: 436,001 SF
MIN OPEN SPACE: 62.0%
MAX BUILDING COVERAGE: 10.0%

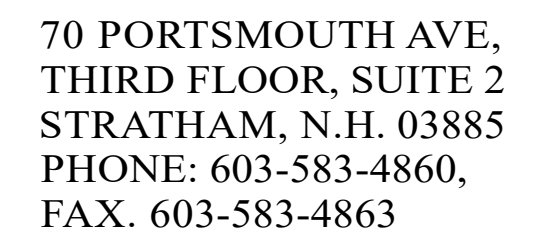
<u>BUILDING#</u>	<u>TYPE</u>	<u># UNITS</u>	<u>BEDROOMS</u>
1	C	3	5
2	C	3	6
3	C	3	6
4	C	3	6
5	C	4	8
6	C	4	8
7	C	4	7
8	C	4	7
9	C	4	7
10	A	4	9
11	A	4	10
12	A	4	9
TOTALS		= 44	= 88

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

[illegible]

CENTRAL STREET

MHOC LLC
11 BOBBY JONES DRIVE
ANDOVER, MA 01810



1. UNDERGROUND FACILITIES, UTILITIES AND STRUCTURES HAVE BEEN LOCATED FROM FIELD OBSERVATIONS AND THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. BEALS ASSOCIATES OR ANY OF THEIR EMPLOYEES HAVE NO RESPONSIBILITY FOR THE LOCATION OF ANY UNDERGROUND STRUCTURES OR UTILITIES NOT SHOWN, THAT MAY EXIST. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL UNDERGROUND UTILITIES OR STRUCTURES LOCATED PRIOR TO EXCAVATION WORK BY CALLING 1-888-DIG-SAFE
2. THIS PLAN HAS BEEN PREPARED FOR MUNICIPAL AND STATE APPROVALS AND FOR CONSTRUCTION BASED ON DATA OBTAINED FROM ON-SITE FIELD SURVEY AND EXISTING MUNICIPAL RECORDS. THROUGHOUT THE CONSTRUCTION PROCESS, THE CONTRACTOR SHALL INFORM THE ENGINEER IMMEDIATELY OF ANY FIELD DISCREPANCY FROM DATA AS SHOWN ON THE DESIGN PLANS. THIS INCLUDES ANY UNFORESEEN CONDITIONS, SUBSURFACE OR OTHERWISE, FOR EVALUATION AND RECOMMENDATIONS. ANY CONTRADICTION BETWEEN ITEMS OF THIS PLAN/PLAN SET, OR BETWEEN THE PLANS AND ON-SITE CONDITIONS MUST BE RESOLVED BEFORE RELATED CONSTRUCTION HAS BEEN INITIATED.
3. ALL BENCHMARKS AND TOPOGRAPHY SHOULD BE FIELD VERIFIED BY THE CONTRACTOR.
4. ALL ROAD AND DRAINAGE WORK TO CONFORM TO TOWN OF NEWBURY STANDARD SPECIFICATIONS FOR CONSTRUCTION.
5. ALL PROPOSED SIGNS SHALL CONFORM TO THE TOWN OF NEWBURY ZONING REGULATIONS.
6. NO PORTION OF THIS PARCEL LIES WITHIN THE 100 YR FLOOD ZONE.
7. PROJECT IS BASED ON NAVD 1988.
8. THE LANDOWNER IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL WETLAND REGULATIONS, INCLUDING ANY PERMITTING AND SETBACK REQUIREMENTS REQUIRED UNDER THESE REGULATIONS.
9. SEE DETAIL SHEET FOR STANDARD CONSTRUCTION NOTES AND DETAILS.
10. THE PROPOSED ROAD IS TO BE A PRIVATE WAY, OWNED AND MAINTAINED BY THE CONDOMINIUM ASSOCIATION.
11. THE WALKING TRAIL'S FINAL LOCATION SHALL BE DETERMINED IN THE FIELD AND MARKED WITH PLACARDS ATTACHED TO TREES WITH STAINLESS STEEL SCREWS. NO DISTURBANCE TO HEALTHY VEGETATION IS PROPOSED. TRAIL IS TO BE ALONG EXISTING WOODS PATHS TO BE CLEARED OF FALLEN STICKS, ETC. FOR PEDESTRIAN TRAFFIC ONLY.
12. THE TOWN WILL BE RESPONSIBLE FOR ONGOING VEGETATIVE MAINTENANCE AREA IN CENTRAL STREET.
13. ALL SNOW SHALL BE STORED IN THE AREAS DEPICTED ON THE PLANS AS SNOW STORAGE AREAS. IN THE EVENT THAT THE APPROVED AREAS FOR SNOW STORAGE BECOME FULL, THE OWNER SHALL REASONABLY REMOVE EXCESS NOW FROM THE SITE.

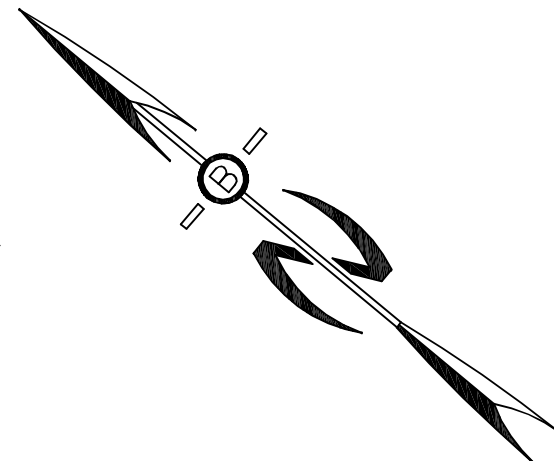
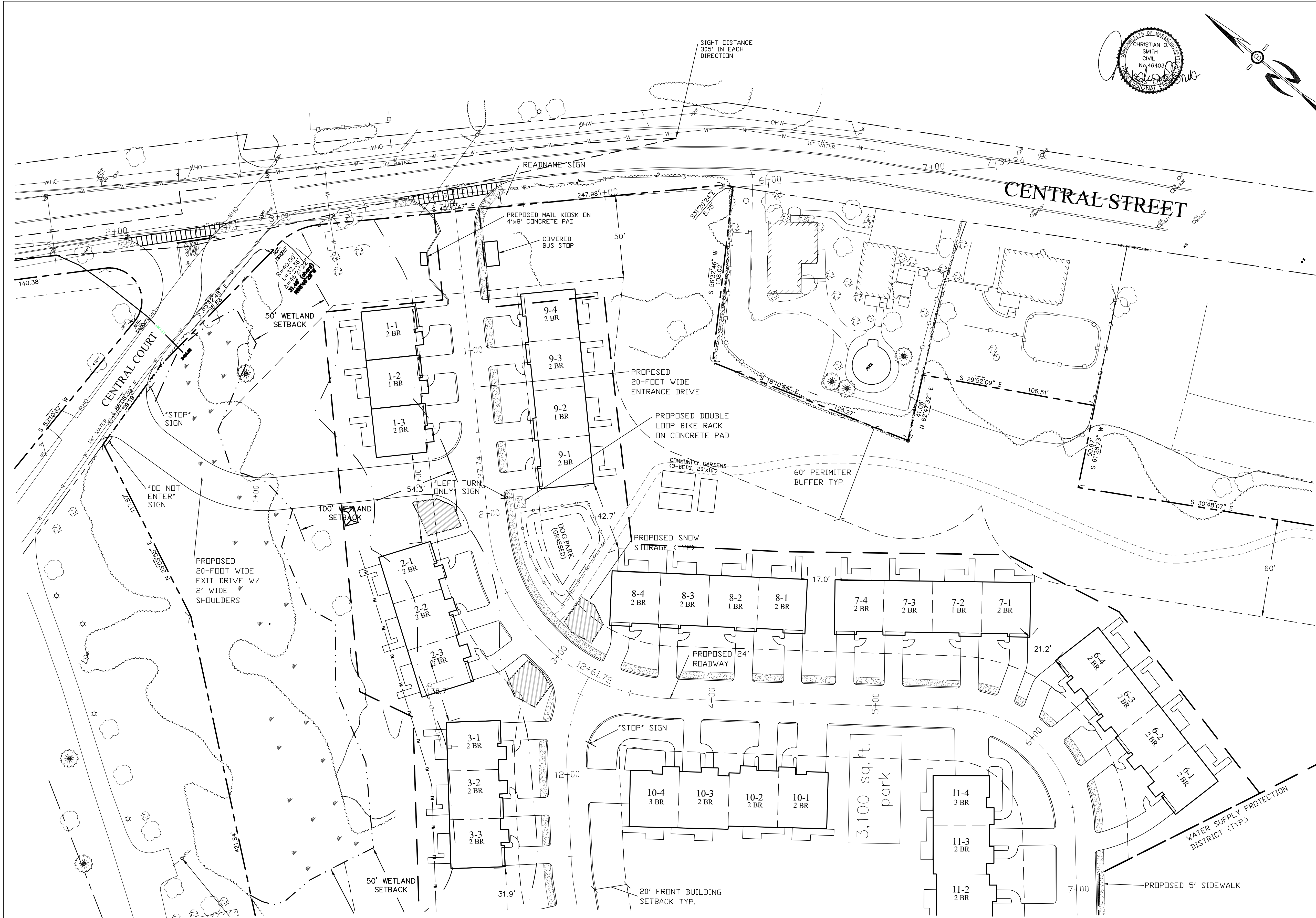
(IN FEET)
1 inch = 50 ft.

REVISED PER REVIEW COMMENTS	10.08.25
REVISED PER REVIEW COMMENTS	09.10.25
REVISED PER REVIEW COMMENTS	08.26.25
REVISED PER REVIEW COMMENTS	07.28.25
REVISED PER REVIEW COMMENTS	06.10.25
REVISIONS:	DATE:

PLAN FOR:
BYFIELD HEIGHTS
RESIDENTIAL DEVELOPMENT
34 CENTRAL STREET, NEWBURY, MA

DATE:	MARCH 2025	SCALE:	1"=50'
PROJ. NO:	NH-1507	SHEET NO.	6





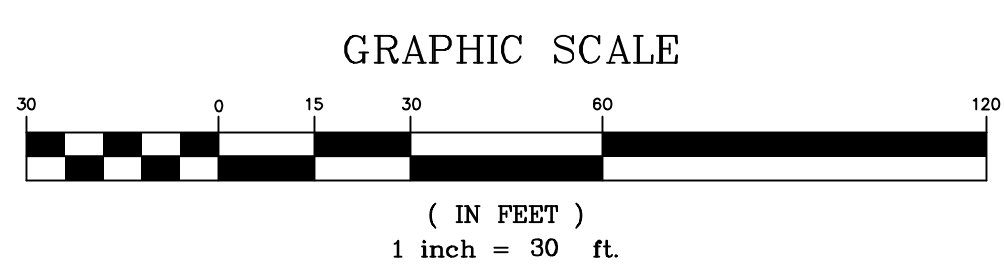
PREPARED FOR:

MHOC LLC
11 BOBBY JONES DRIVE
ANDOVER, MA 01810

BA
BEALS
ASSOCIATES, PLLC

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

APPROVED BY THE NEWBURY PLANNING BOARD	DATE:
RECORDING AGENT:	



REVISED PER REVIEW COMMENTS	10.08.25
REVISED PER REVIEW COMMENTS	08.26.25
REVISED PER REVIEW COMMENTS	07.28.25
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REVISIONS:	DATE:

SITE PLAN A

PLAN FOR:
BYFIELD HEIGHTS
RESIDENTIAL DEVELOPMENT
34 CENTRAL STREET, NEWBURY, MA

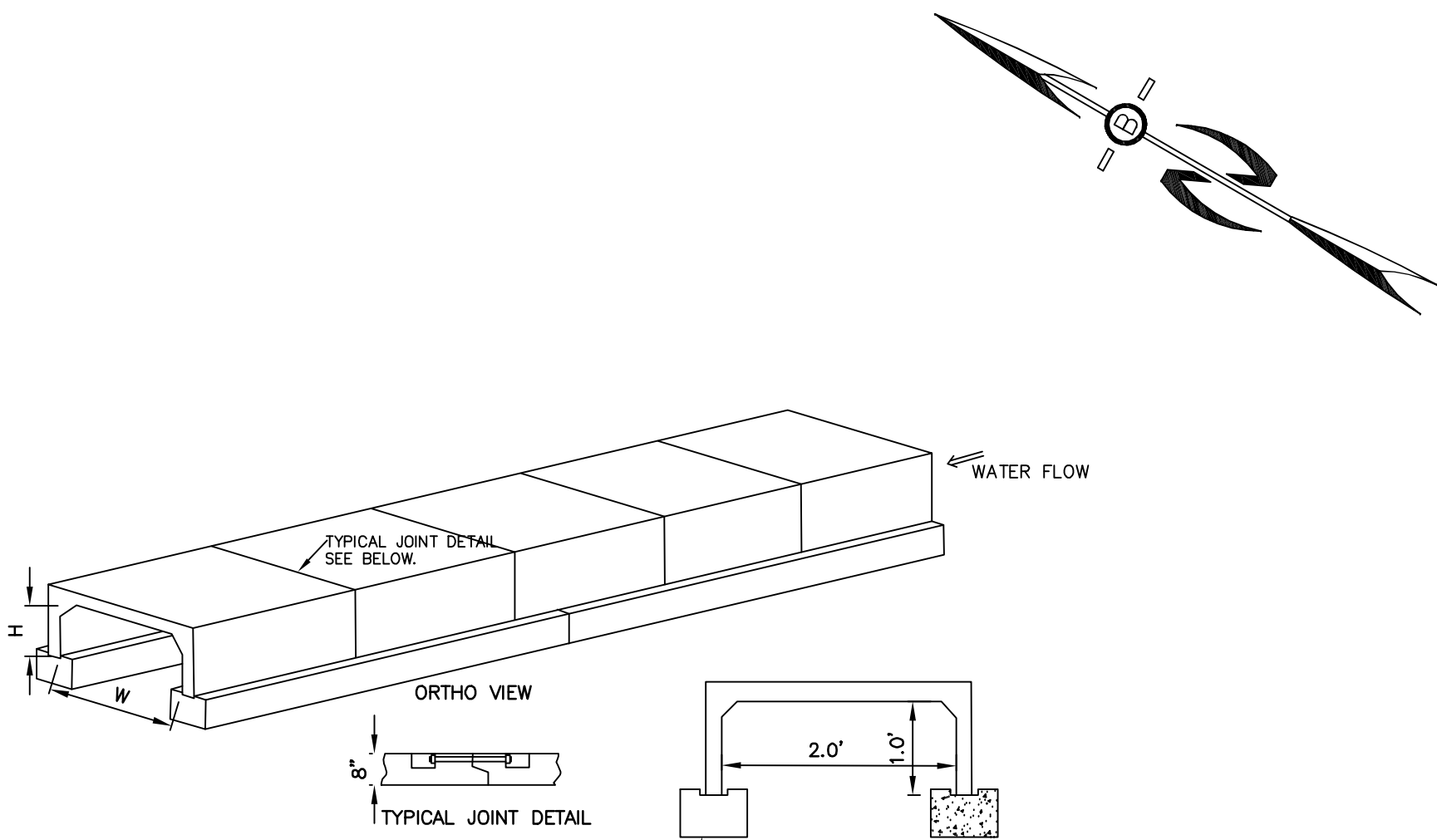
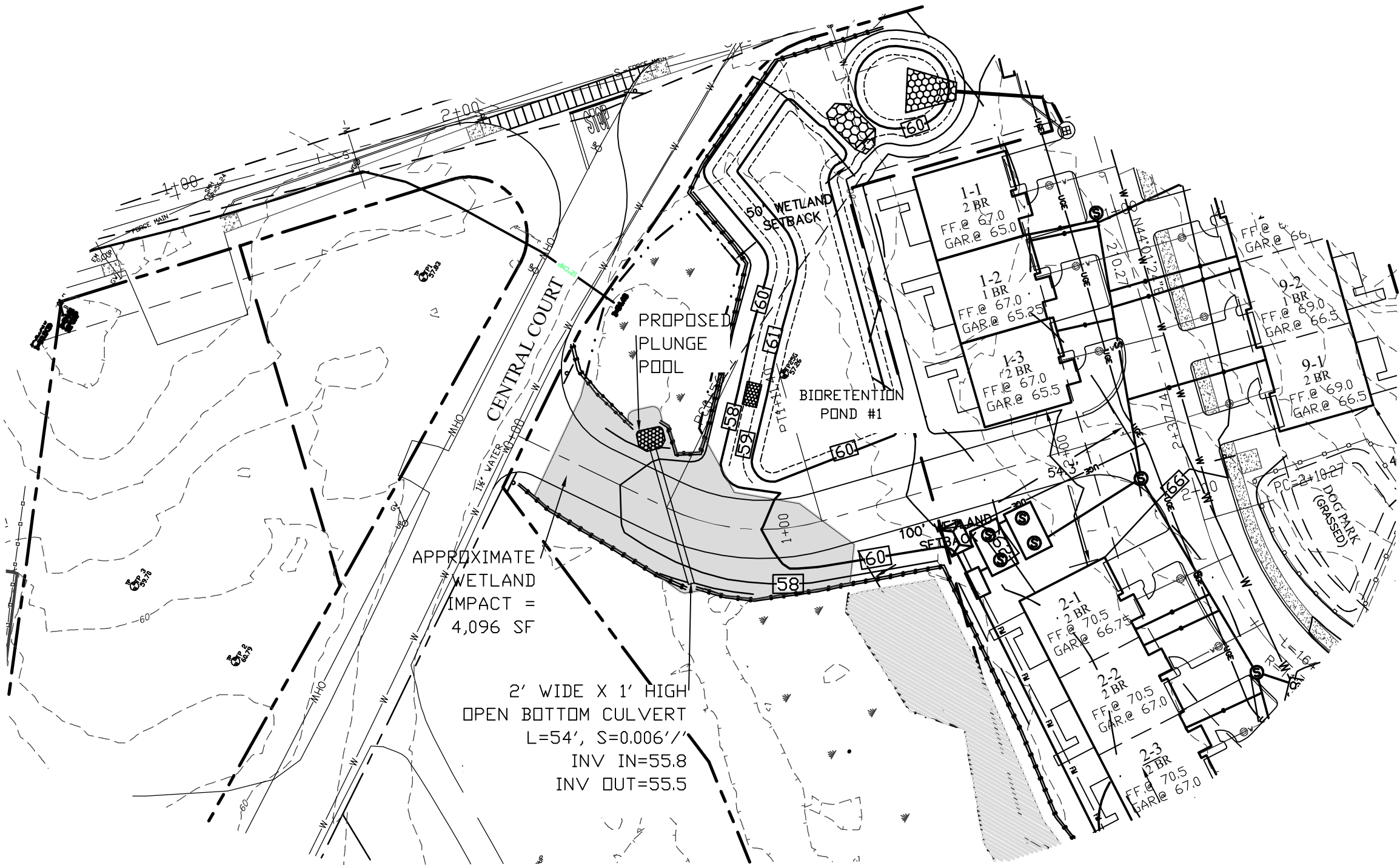
DATE:	MARCH 2025	SCALE:	1"=30'
PROJ. NO:	NH-1507	SHEET NO.	7

PREPARED FOR:

MHOC LLC
11 BOBBY JONES DRIVE
ANDOVER, MA 01810

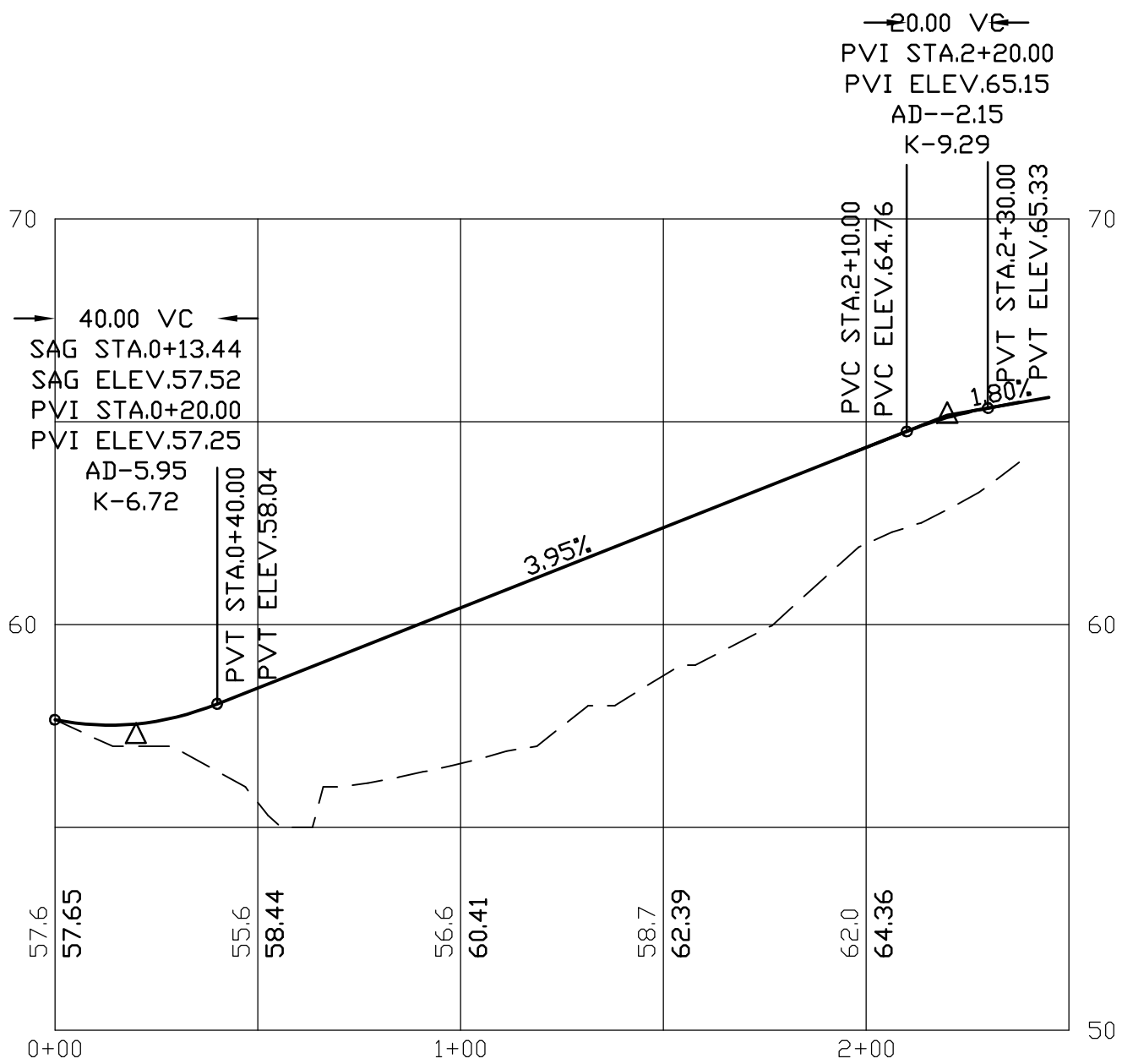


70 PORTSMOUTH AVE,
THIRD FLOOR, SUITE 2
STRATHAM, N.H. 03885
PHONE: 603-583-4860,
FAX: 603-583-4863



- NOTES:
1. CONCRETE: 5,000 PSI MINIMUM AFTER 28 DAYS.
 2. DESIGN PER ASTM C1433 SPECIFICATION FOR BOX CULVERT
 3. ALL REINFORCEMENT PER ASTM A-615-75
 4. DESIGN FOR H-20 LOADING, 1 TO 5 FEET OF COVER
 5. TONGUE AND GROOVE JOINT SEALED WITH NEOPRENE GASKETS

3-SIDED BOX CULVERT DETAIL



PROFILE SCALES:
HORIZONTAL: 1"=40' VERTICAL: 1"=4'

REVISIONS: DATE:

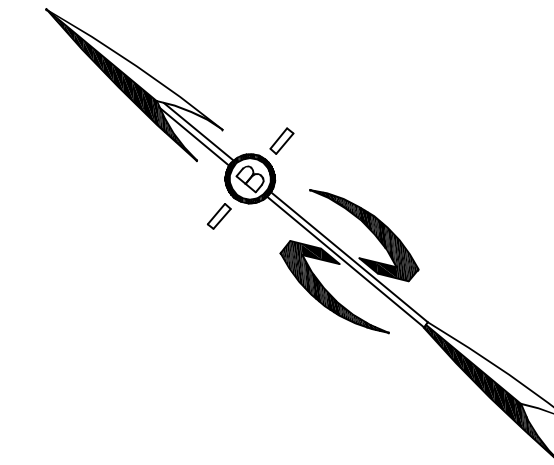
CENTRAL COURT ACCESS

PLAN FOR:
BYFIELD HEIGHTS
RESIDENTIAL DEVELOPMENT
34 CENTRAL STREET, NEWBURY, MA

DATE: MARCH 2025 SCALE: 1" = 40'
PROJ. NO: NH-1507 SHEET NO. 9A

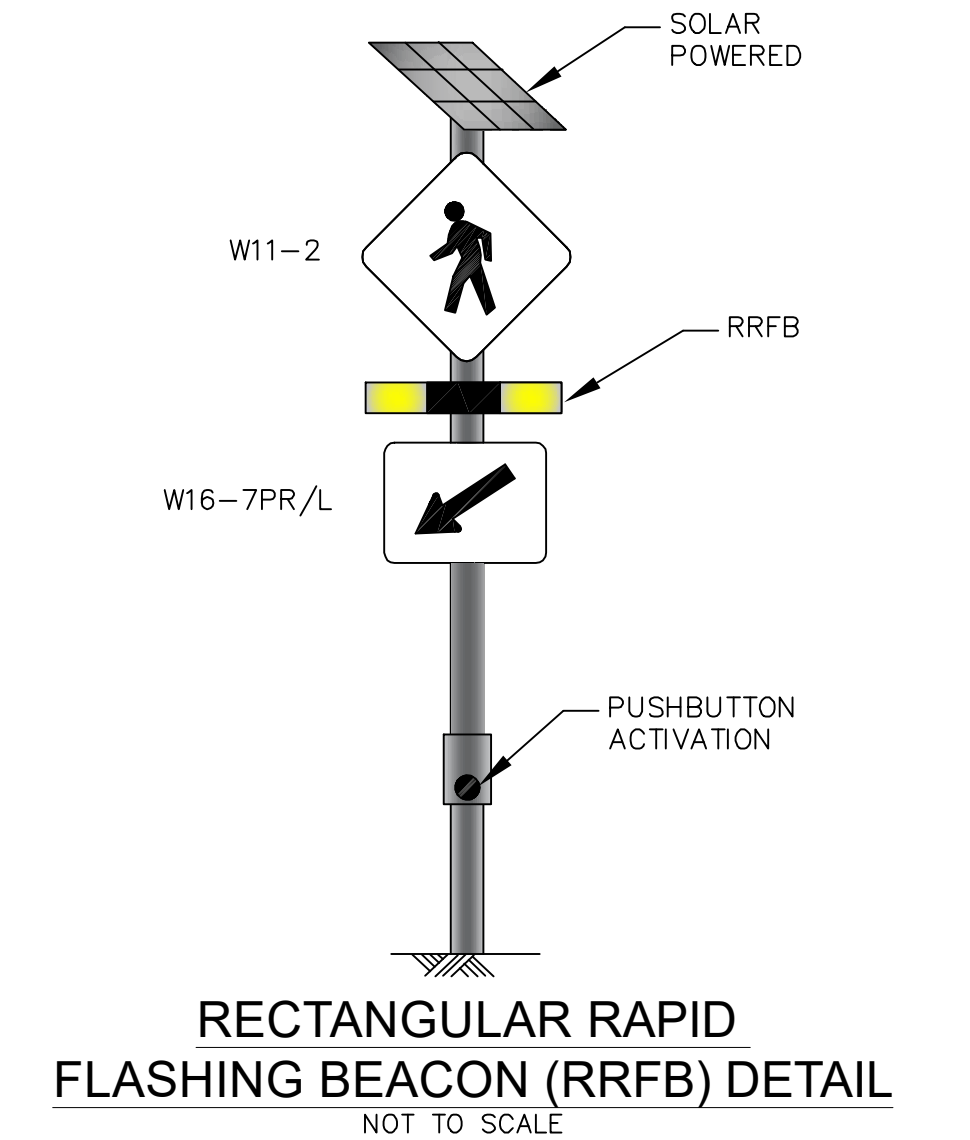
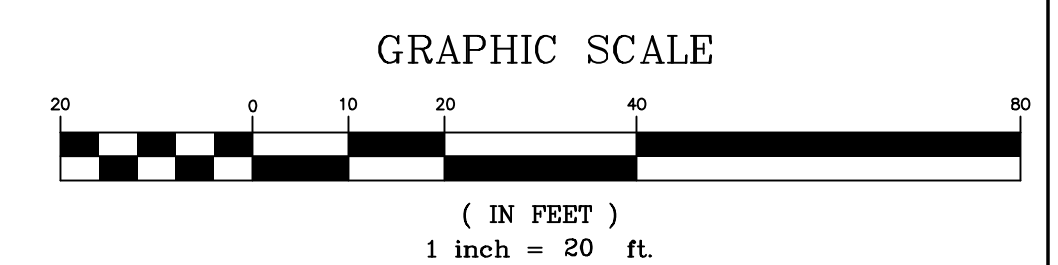


1. RECTANGULAR RAPID FLASHING BEACON (RRFB) ADVANCED WARNING SIGNS TO BE PLACED 200 FEET FROM RRFB. THE LOCATION TOWARDS ROUTE 95 IS OUTSIDE OF THE PROJECT SURVEY AND SHALL BE VERIFIED IN FIELD.



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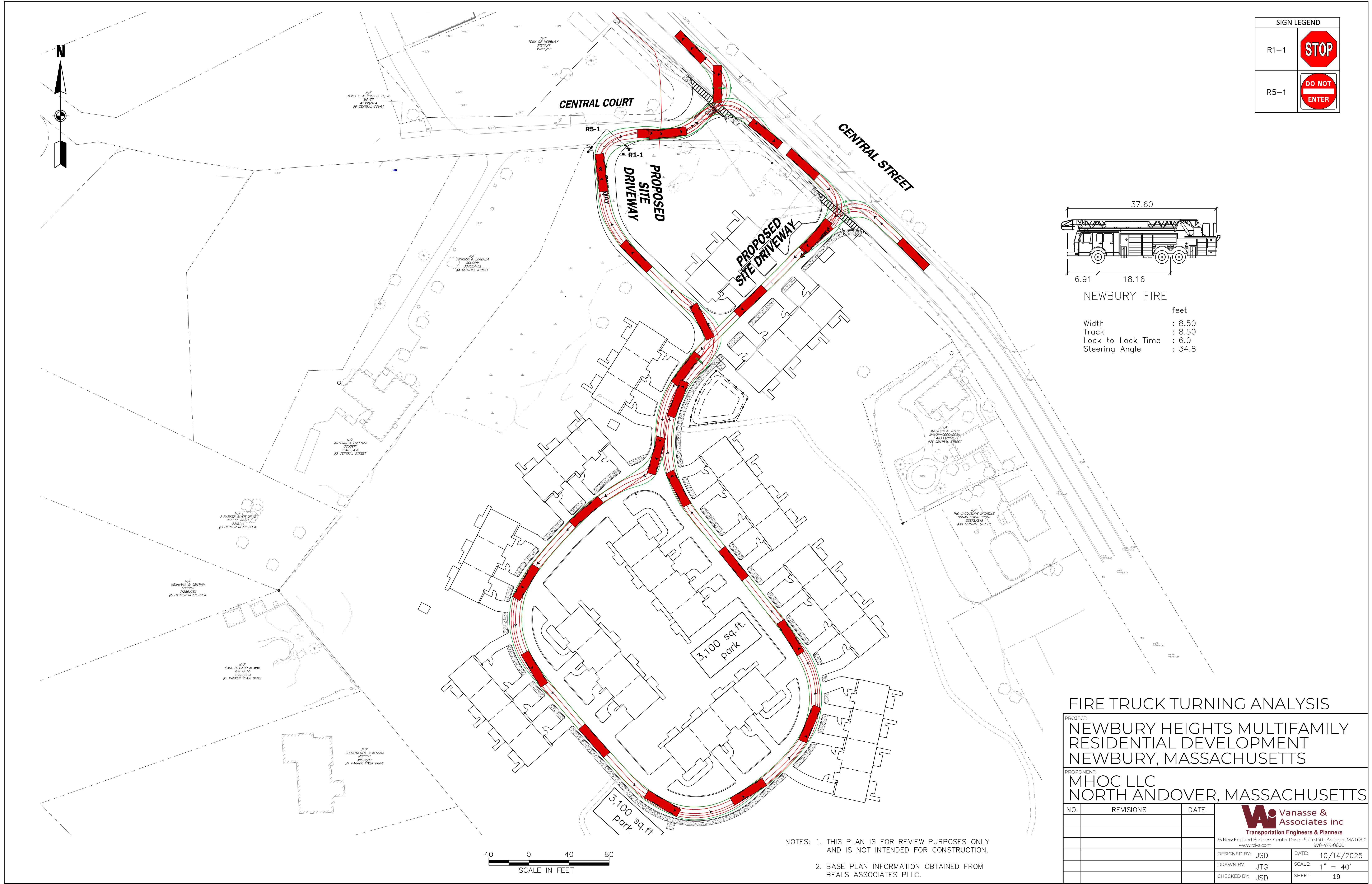
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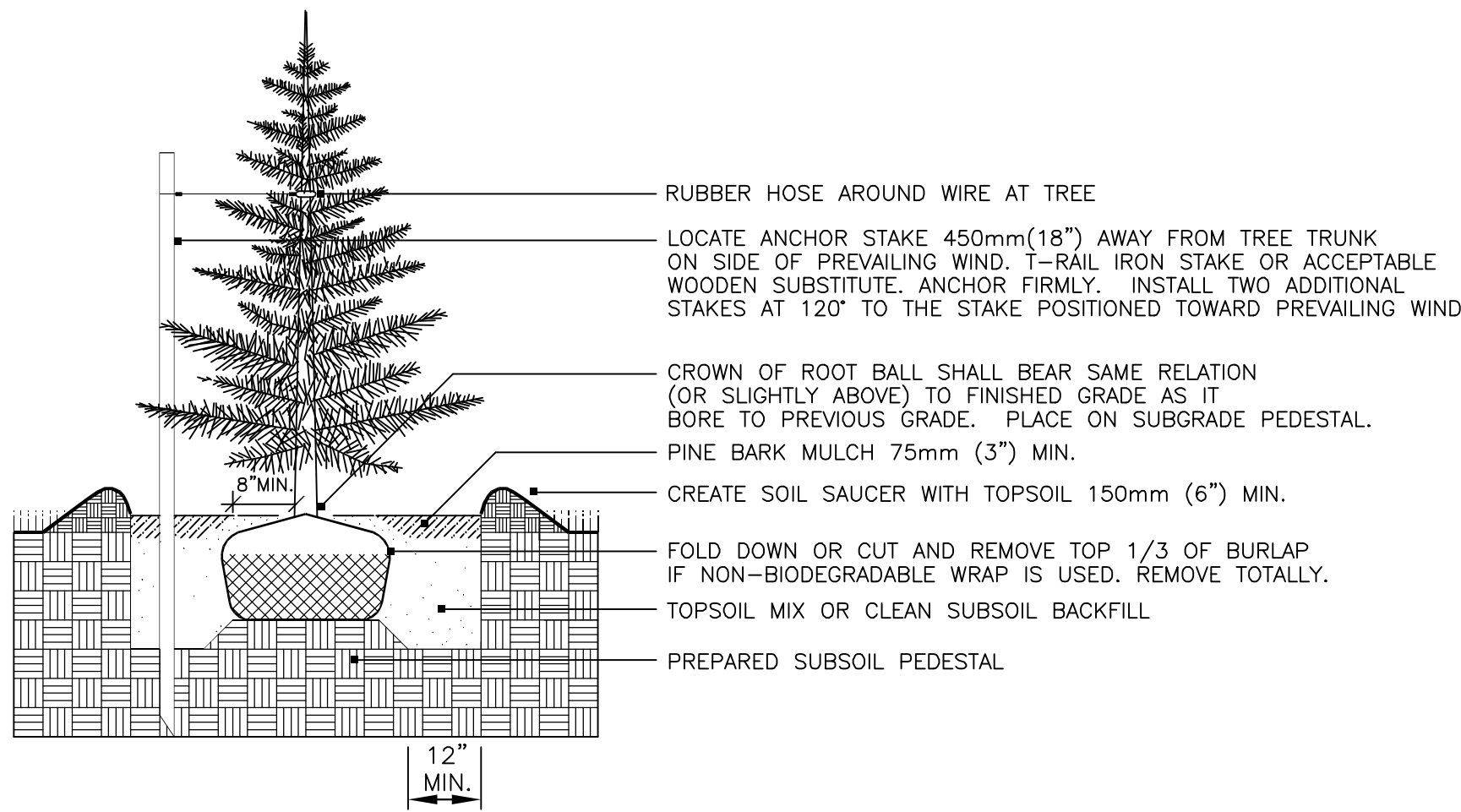
REVISED PER REVIEW COMMENTS	09.10.25
REVISIONS:	DATE:

PLAN FOR:
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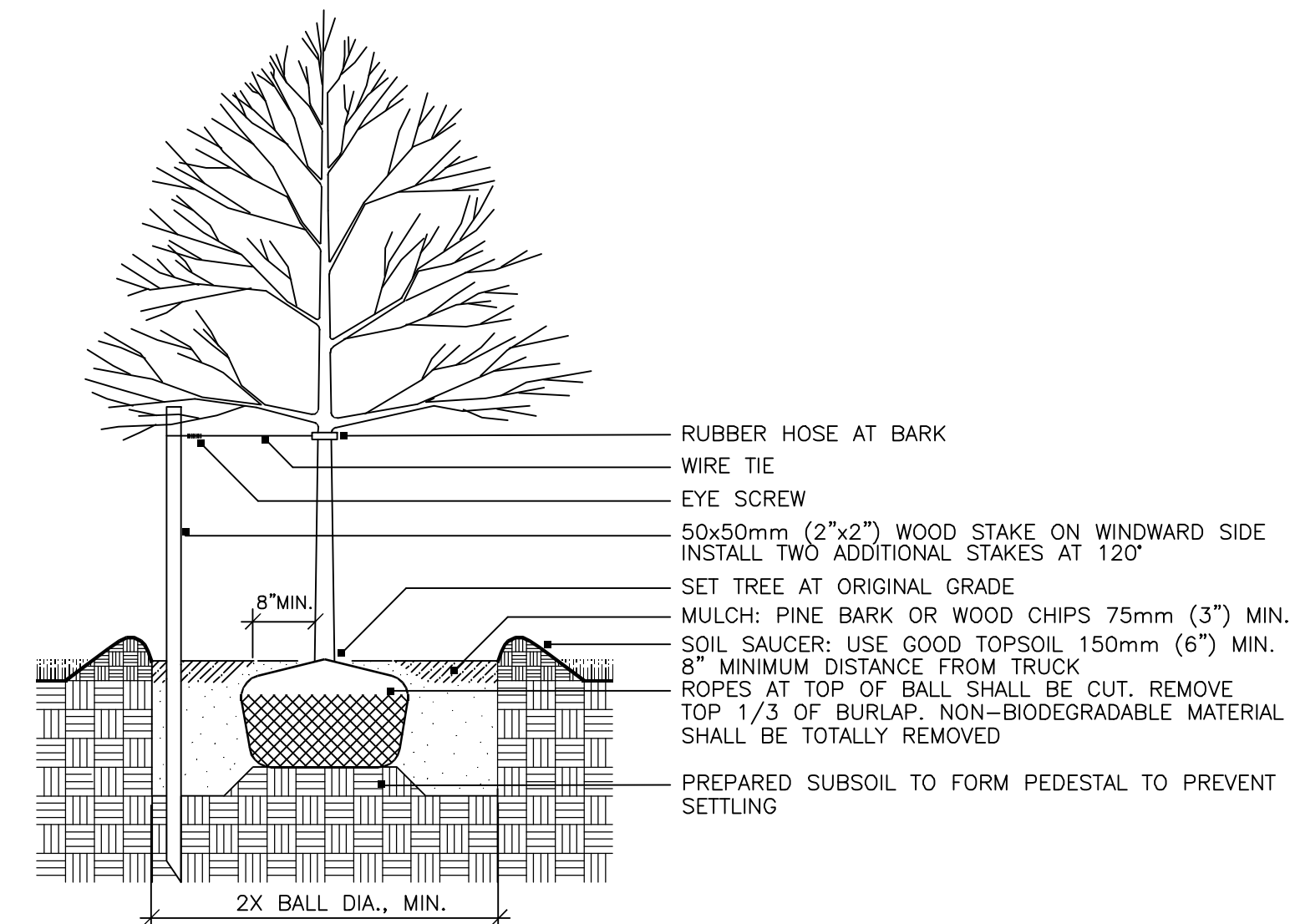
DATE:	JULY 28, 2025	SCALE:	1"=20'
PROJ. NO:	NH-1507	SHEET NO.	18

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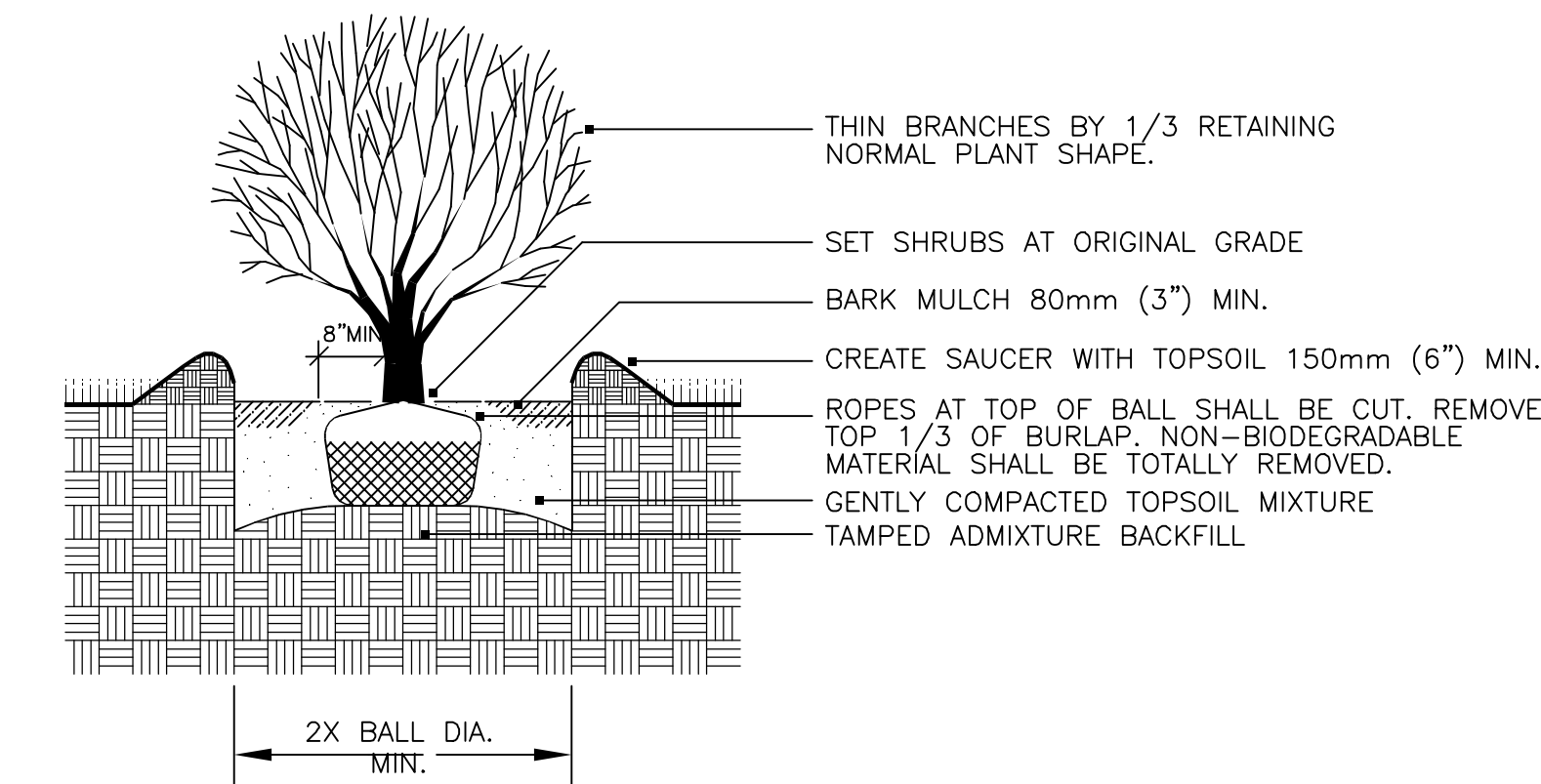




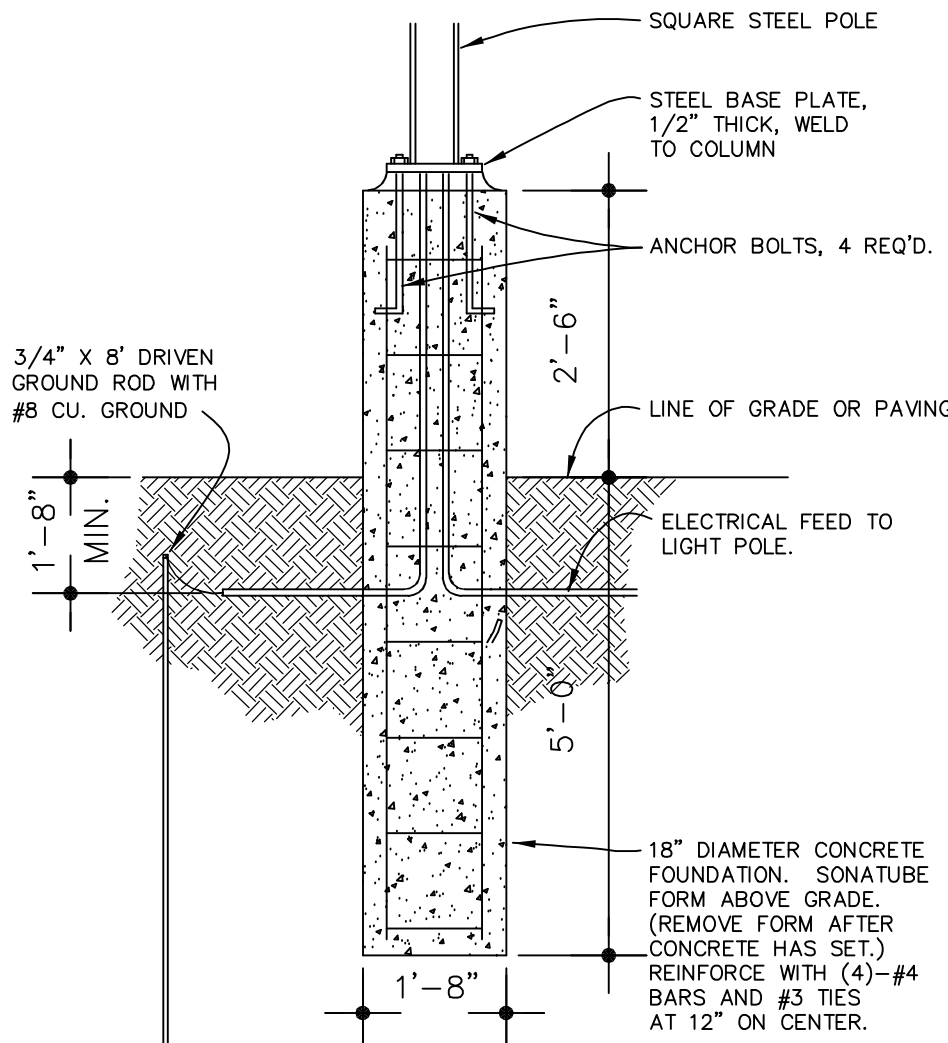
CONIFEROUS TREE PLANTING
NOT TO SCALE



DECIDUOUS TREE PLANTING WITH STAKE AND WIRE TIE – HEAVY DUTY



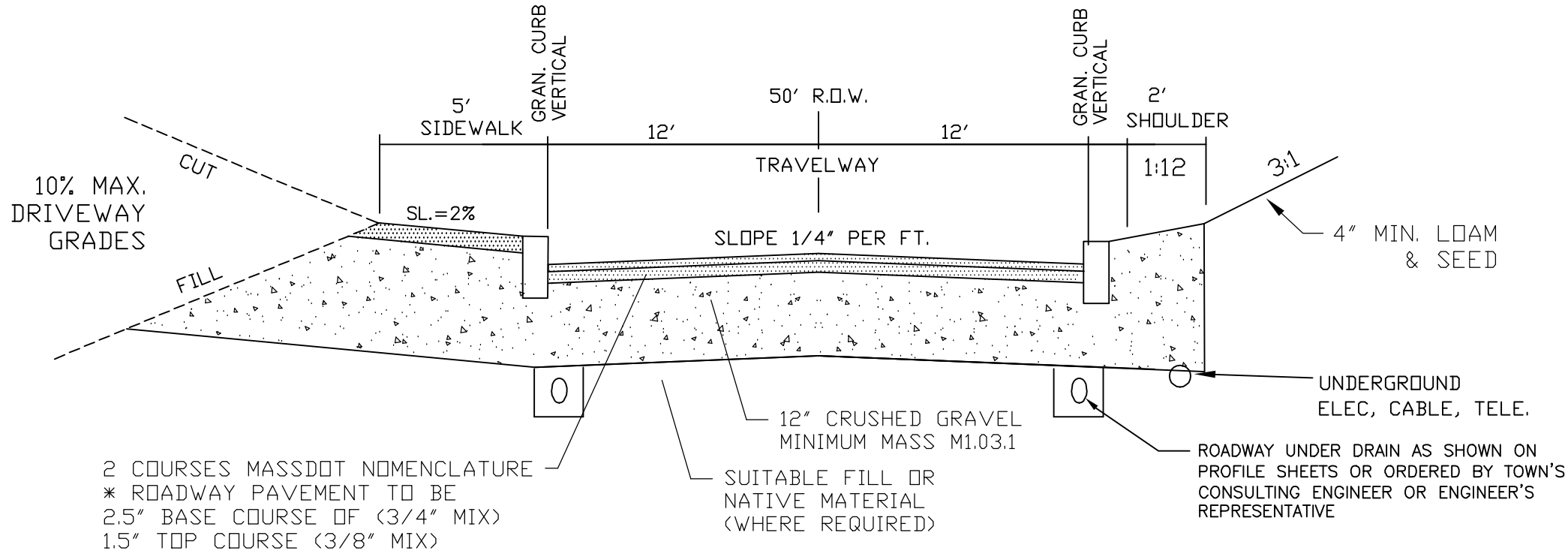
SHRUB PLANTING – BALL & BURLAP



POLE FOUNDATION

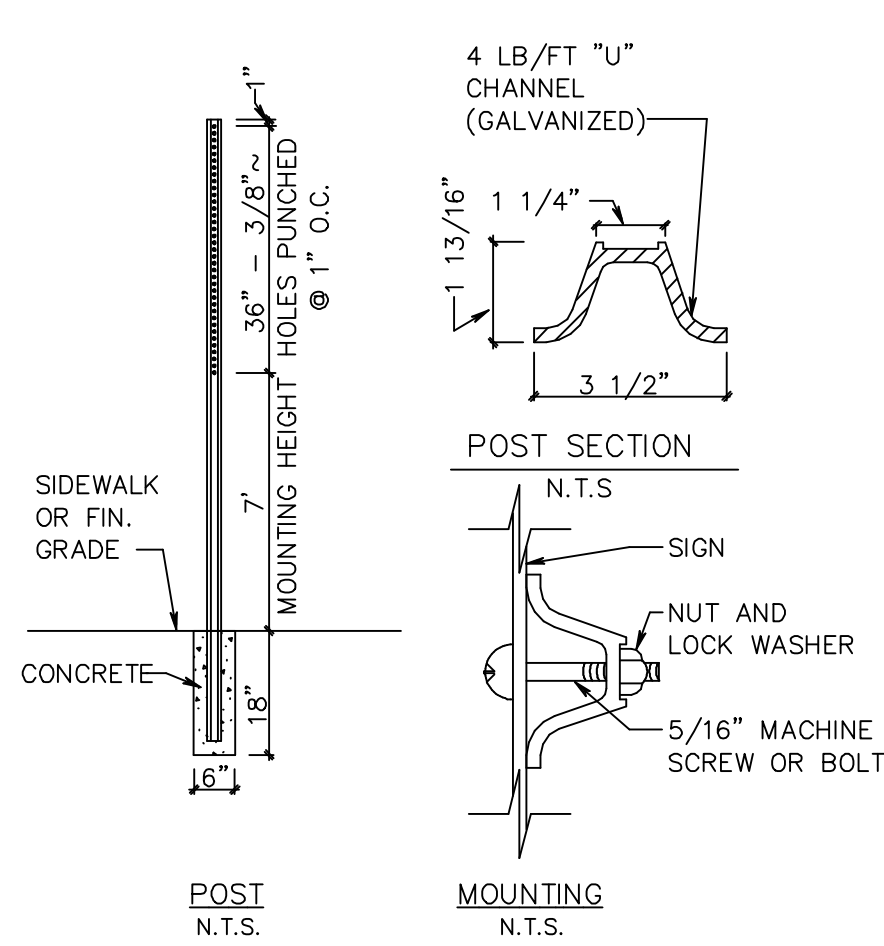
LIGHT BASE DETAIL

SCALE: NONE

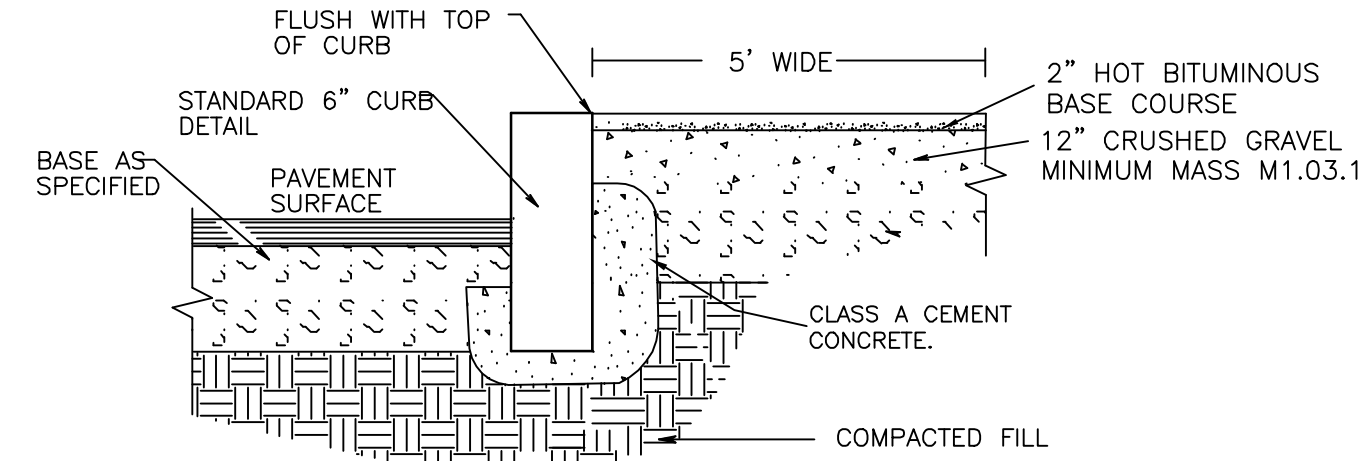


ALL MATERIALS TO BE INSPECTED AND APPROVED BY TOWN ENGINEER AND MEET MASS. DOT STANDARDS.
AREAS MAY REQUIRE UNDERDRAIN OR ADDITIONAL DRAINAGE TO INCLUDE OVER EXCAVATION OF UNSUITABLE MATERIALS AND INSTALLATION OF GEOTEXTILE FABRIC. SEE ADDITIONAL NOTES ON DETAIL SHEETS.

TYPICAL ROADWAY CROSS SECTION



STREET SIGN DETAIL



VERT. GRANITE CURB/BIT. SIDEWALK DETAIL

NOT TO SCALE

PREPARED FOR:

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CONSTRUCTION DETAILS

PLAN FOR:
BYFIELD HEIGHTS
RESIDENTIAL DEVELOPMENT
34 CENTRAL STREET, NEWBURY, MA

DATE:	MARCH 2025	SCALE:	NTS
PROJ. NO:	NH-1507	SHT NO.	24

