



LAND USE TABLE		
LOCATION:	890 NORTH BROADWAY (MAP 575/ BLOCK 2/ LOT 8)	
ZONE:	RURAL RESIDENTIAL (RR) SPECIAL CONSERVATION (SC)	
USE:	GOLF COURSE	
ITEM	RR	PROP. CLUBHOUSE
MINIMUM LOT AREA	80,000-SF	125.35-AC
MINIMUM LOT FRONTAGE	200-FT	943.0-FT(FRONT NINE DR.) 1,343.1-FT(NORTH BROADWAY)
MINIMUM FRONT SETBACK(1)	40-FT	157.6-FT(FRONT NINE DR.) 403.2-FT(NORTH BROADWAY)
MINIMUM SIDE SETBACK	25-FT	>500-FT
MINIMUM REAR SETBACK	40-FT	>40-FT

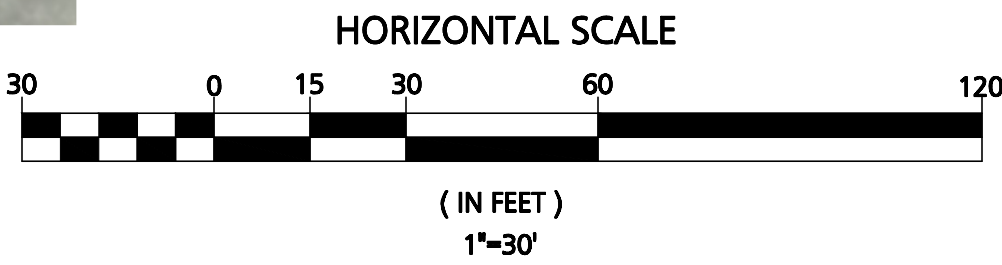
- A CORNER LOT SHALL HAVE MINIMUM STREET YARDS WITH DEPTHS WHICH SHALL BE THE SAME AS THE REQUIRED FRONT YARD DEPTHS FOR THE ADJOINING LOTS
- IN ALL RESIDENTIAL AND COMMERCIAL DISTRICTS, A DETACHED ACCESSORY BUILDING SHALL CONFORM TO THE FOLLOWING PROVISIONS: IT SHALL NOT OCCUPY MORE THAN 25% OF THE AREA OF THE REAR YARD, IT SHALL NOT BE LESS THAN 20 FEET FROM THE FRONT STREET LINE, NOR LESS THAN FIVE FEET FROM ANY OTHER LOT LINE OR FROM ANY PRINCIPAL BUILDING; AND IT SHALL NOT EXCEED 20 FEET IN HEIGHT.

PARKING CALCULATIONS:	
GOLF COURSE & ASSOCIATED CLUBHOUSE :	1 SPACE / 100-SF OF GFA
	4,760-SF / 100 SF/SPACE
	48 SPACES
	132 SPACES PROVIDED (5 ADA SPACES)

BUFFER ZONE ENHANCEMENT PLANTING LIST:	
17, 24"-36" Highbush Blueberry (Vaccinium corymbosum)	
9 - 24"-36" Red-Osier Dogwood (Comus sericea)	
19 - 24"-36" Witch-Hazel (Hamamelis virginiana)	

PARKING LOT PLANTING LIST:	
6, Deciduous Trees	

NEW ENGLAND WETLAND PLANTS, INC.		
820 WEST STREET, AMHERST, MA 01002		
PHONE: 413-548-8000 FAX 413-548-4000		
EMAIL: INFO@NEWWP.COM WEB ADDRESS: WWW.NEWWP.COM		
New England Erosion Control/Restoration Mix For Detention Basins and Moist Sites		
Botanical Name	Common Name	Indicator
<i>Elymus riparius</i>	Riverbank Wild Rice	FACW
<i>Scirpus atrovirens</i>	Little Bluestem	FACU
<i>Festuca rubra</i>	Red Fescue	FACU
<i>Andropogon gerardii</i>	Big Bluestem	FAC
<i>Panicum virgatum</i>	Switch Grass	FAC
<i>Erigeron phillyriaefolius</i>	New York Ironweed	FACW+
<i>Ageratum perennans</i>	Upland Beggarticks	FACU
<i>Bidens frondosa</i>	Beggar Ticks	FACW
<i>Eupatorium maculatum</i> (<i>Eutrochium maculatum</i>)	Spotted Joe Pye Weed	OBL
<i>Eupatorium perfoliatum</i>	Boneset	FACW
<i>Aster novae-angliae</i> (<i>Symphoricarpos novae-angliae</i>)	New England Aster	FACW-
<i>Scirpus cespitosus</i>	Wool Grass	FACW
<i>Juncus effusus</i>	Soft Rush	FACW+
PRICE PER LB. \$37.00 MIN. QUANTITY 3 LBS. TOTAL: \$111.00 APPLY 35 LBS/ACRE (1250 sq ft/b)		
The New England Erosion Control/Restoration Mix for Detention Basins and Moist Sites contains a selection of native grasses and wildflowers designed to colonize generally moist, recently disturbed sites where quick growth of vegetation is desired to stabilize the soil surface. It is an appropriate seed mix for ecologically sensitive restorations that require stabilization as well as long-term establishment of native vegetation. This mix is particularly appropriate for detention basins that do not hold standing water. Many of the plants in this mix can tolerate infrequent inundation, but not constant flooding. The mix may be applied by hand, by mechanical spreader, or by hydro-seeder. After sowing, lightly rake, roll or cultipack to insure good seed-to-soil contact. Best results are obtained with a Spring or late Summer seeding. Late Fall and Winter dormant seeding requires an increase in the application rate. A light mulching of clean, weed-free straw is recommended.		
New England Wetland Plants, Inc. may modify seed mixes at any time depending upon seed availability. The design criteria and ecological function of the mix will remain unchanged. Price is (bulk pound), FOB warehouse, Plus 10% and applicable taxes.		



07/22/2026	REV. PER CEI COMMENTS
05/11/2026	REV. PER CEI COMMENTS
DATE	DESCRIPTION
REVISIONS	

OWNER / APPLICANT:
STERLING GOLF MANAGEMENT, INC.
212 KENDRICK STREET
NEWTON, MA 02458

PROJECT:
890 NORTH BROADWAY

HAVERHILL, MA 01832

DATE ISSUED:	FEBRUARY 26, 2026
PROJECT #:	24-10594
PREPARED BY:	MAC

PROFESSIONAL ENGINEER FOR CIVIL DESIGN
CONSULTANTS, INC.

CIVIL
DESIGN
CONSULTANTS, INC.

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DRAWING TITLE:
CONSERVATION PRESENTATION PLAN

DRAWING #: