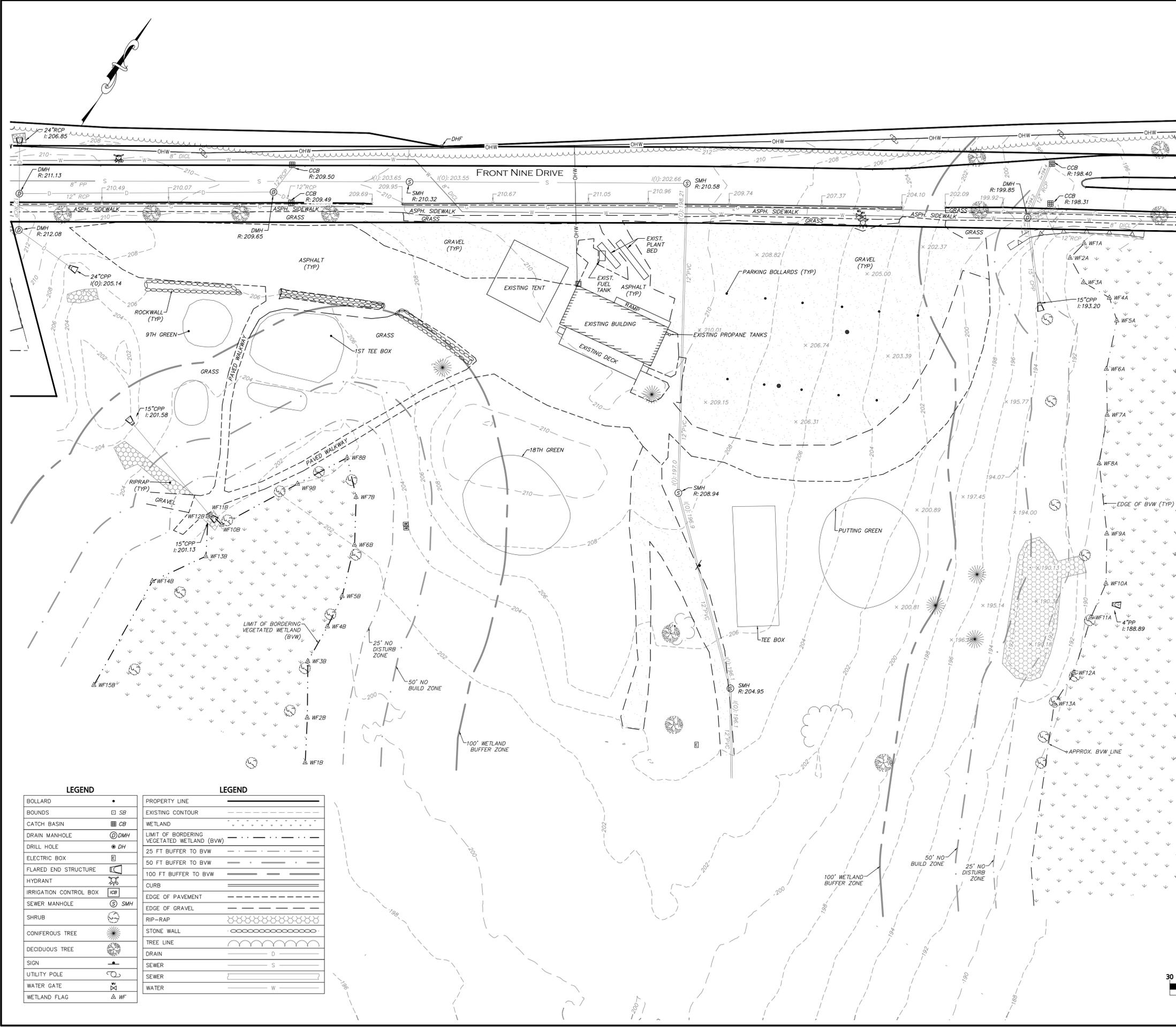
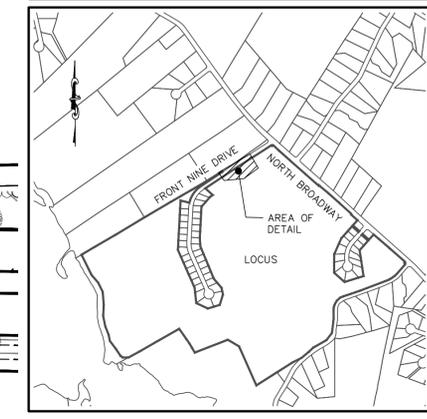




**LOCUS MAP**  
(SCALE: 1:1,000)



- NOTES:**
1. LOCATION: 890-940 NORTH BROADWAY  
HAVERHILL, MA 01832  
PARCEL ID: M 575-2-8
  2. DEED: SOUTHERN ESSEX DISTRICT  
REGISTRY OF DEEDS  
BOOK 36727 PAGE 171
  3. ZONE: RURAL RESIDENTIAL (RR)
  4. USE: GOLF COURSE
  5. APPLICANT: STERLING GOLF MANAGEMENT INC.  
212 KENRICK STREET  
NEWTON, MA 02458
  6. OWNER: STERLING GOLF CRYSTAL LAKE LLC  
212 KENRICK ST.  
NEWTON, MA 02458
  7. EXISTING CONDITIONS INFORMATION GENERATED FROM AN ON THE GROUND SURVEY PERFORMED BY SEC & ASSOCIATES, INC. IN JUNE 2024 AND CIVIL DESIGN CONSULTANTS INC. IN MAY 2025.
  8. PROPERTY IS NOT LOCATED WITHIN A DESIGNATED FLOOD HAZARD AREA PER FLOOD INSURANCE RATE MAP NUMBER 25009C00676 DATED JULY 8, 2025.
  9. ALL ELEVATIONS REFER TO THE NATIONAL GEODETIC VERTICAL DATUM (NAVD88), PER GPS OBSERVATIONS.
  10. UTILITY LOCATIONS ARE SHOWN PER READILY AVAILABLE RECORD INFORMATION AND OBSERVABLE FIELD EVIDENCE. OTHER UNDERGROUND UTILITIES MAY EXIST WHICH ARE NOT SHOWN ON THIS PLAN. CDCI MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UTILITY INFORMATION. 72 HOURS PRIOR TO ANY EXCAVATION ON SITE, THE CONTRACTOR SHALL CONTACT DIG-SAFE AT 811.
  11. WETLANDS DELINEATED BY NORSE ENVIRONMENTAL SERVICES, INC., 2100 LAKEVIEW AVE UNIT 3A DRACUT, MA 01826, IN APRIL 2025.

DATE	REVISIONS

PREPARED FOR:  
**STERLING GOLF MANAGEMENT, INC**  
212 KENRICK STREET  
NEWTON, MA 02458

PROJECT:  
**890 NORTH BROADWAY**  
HAVERHILL, MA 01832

DATE ISSUED: FEBRUARY 26, 2026  
PROJECT #: 24-10594  
PREPARED BY: MEY / LRD



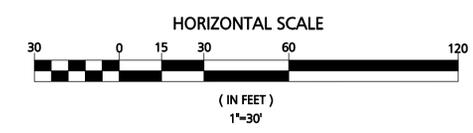
2/26/26  
PROFESSIONAL LAND SURVEYOR FOR CIVIL DESIGN CONSULTANTS, INC.

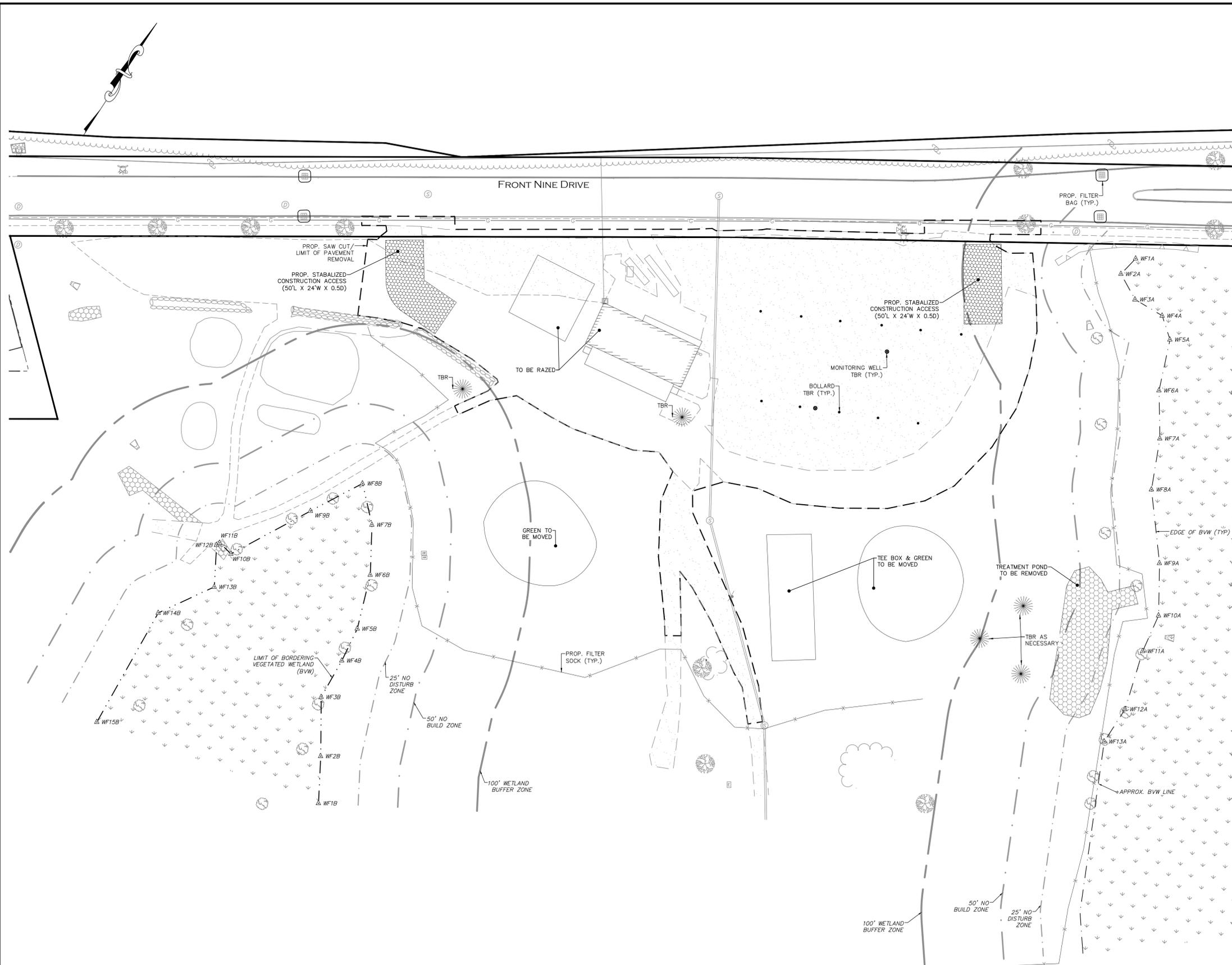


DRAWING TITLE:  
**EXISTING CONDITIONS PLAN**

DRAWING #:  
**C-2**

LEGEND	LEGEND
BOLLARD	PROPERTY LINE
BOUNDS	EXISTING CONTOUR
CATCH BASIN	WETLAND
DRAIN MANHOLE	LIMIT OF BORDERING VEGETATED WETLAND (BVW)
DRILL HOLE	25 FT BUFFER TO BVW
ELECTRIC BOX	50 FT BUFFER TO BVW
FLARED END STRUCTURE	100 FT BUFFER TO BVW
HYDRANT	CURB
IRRIGATION CONTROL BOX	EDGE OF PAVEMENT
SEWER MANHOLE	EDGE OF GRAVEL
SHRUB	RIP-RAP
CONIFEROUS TREE	STONE WALL
DECIDUOUS TREE	TREE LINE
DRAIN	SEWER
SIGN	SEWER
UTILITY POLE	WATER
WATER GATE	
WETLAND FLAG	





DATE  
REVISIONS

PREPARED FOR:  
**STERLING GOLF  
MANAGEMENT, INC**  
212 KENRICK STREET  
NEWTON, MA 02458

PROJECT:  
**890 NORTH BROADWAY**  
HAVERHILL, MA 01832

DATE ISSUED: FEBRUARY 26, 2026  
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ISSUED FOR REVIEW  
FEBRUARY 26, 2026

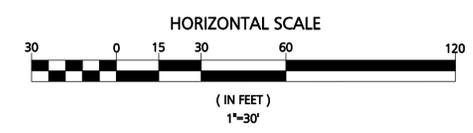
PROFESSIONAL ENGINEER FOR CIVIL DESIGN  
CONSULTANTS, INC.

**CIVIL  
DESIGN**  
CONSULTANTS, INC.  
344 North Main Street | Andover - MA 01810  
(978) 416-0920 | www.civilco.com

DRAWING TITLE:  
**SEDIMENTATION &  
EROSION CONTROL PLAN**

DRAWING #:

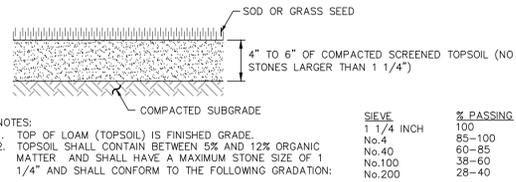
**C-3**





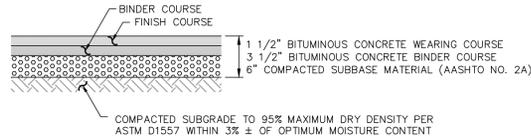






- NOTES:
- | NOTES:  | SIEVE      | % PASSING |
|---|------------|-----------|
| 1. TOP OF LOAM (TOPSOIL) IS FINISHED GRADE.   | 1 1/4 INCH | 100       |
| 2. TOPSOIL SHALL CONTAIN BETWEEN 5% AND 12% ORGANIC MATTER AND SHALL HAVE A MAXIMUM STONE SIZE OF 1 1/4\" | No.4       | 85-100    |
|   | No.40      | 60-85     |
|   | No.100     | 38-60     |
|   | No.200     | 28-40     |

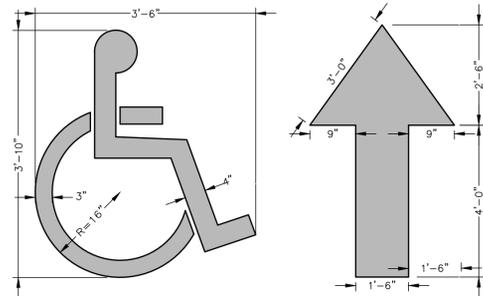
**LANDSCAPED AREA CROSS SECTION**  
NOT TO SCALE



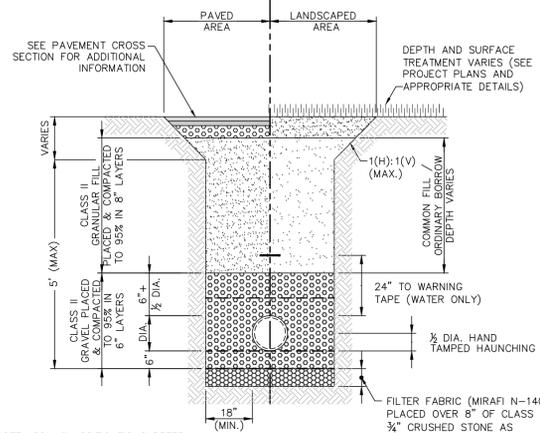
- NOTES:
- OWNER'S ENGINEER RESERVES THE RIGHT TO REQUEST COMPACTION TESTS AND/OR CORE SAMPLES. IF TESTS ARE BEYOND THOSE REQUIRED BY THE SPECIFICATIONS AND PROVE CORRECT, PER ABOVE SPECIFICATION, TESTS WILL BE AT THE EXPENSE OF THE OWNER, OTHERWISE THE CONTRACTOR WILL BE RESPONSIBLE FOR TESTING COST.
  - PAVEMENT SECTIONS ARE SUBJECT TO CHANGE AND WILL BE BASED ON THE RESULTS OF FURTHER GEOTECHNICAL INVESTIGATIONS.

**STANDARD DUTY BITUMINOUS CONCRETE PAVEMENT**  
NOT TO SCALE

**TYPICAL SURFACE TREATMENT CROSS SECTIONS**

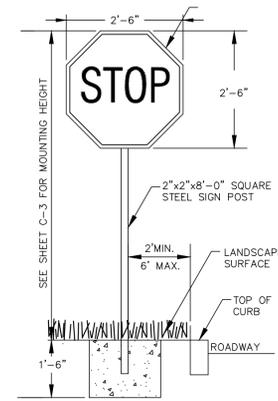


**PAVEMENT MARKING DETAIL**  
NOT TO SCALE

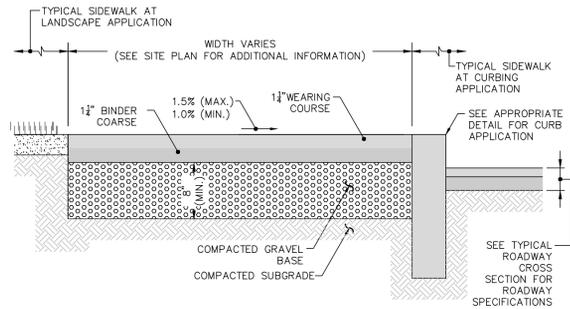


- NOTE: SOIL CLASSIFICATIONS REFER TO THE UNIFIED CLASSIFICATION SYSTEM ASTM D2487 & D2321.

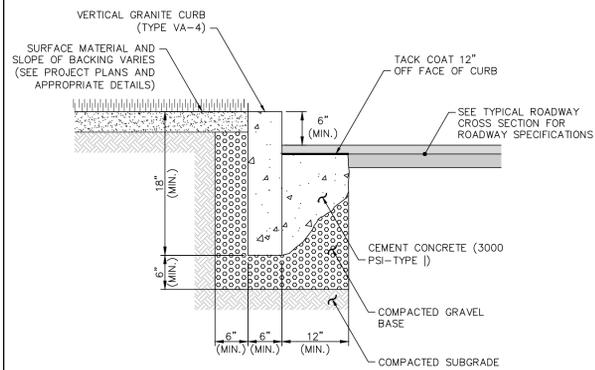
**TYPICAL UTILITY TRENCH DETAIL**  
NOT TO SCALE



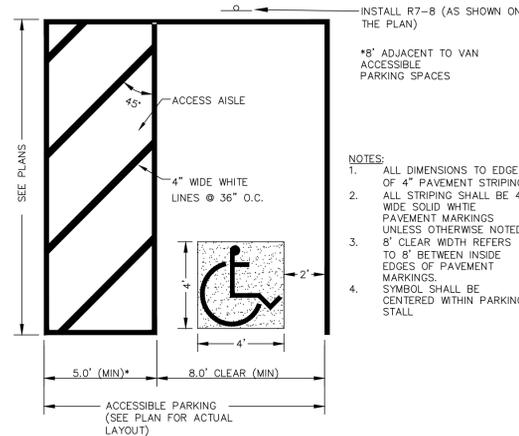
**TYPICAL SIGN DETAIL**  
NOT TO SCALE



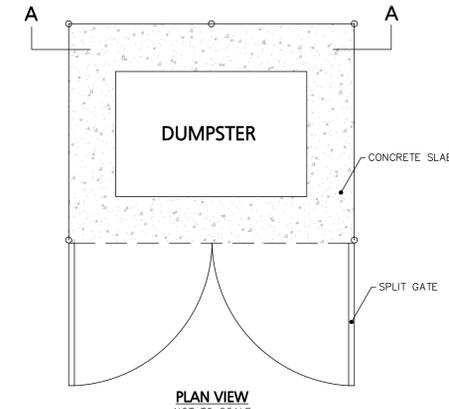
**TYPICAL BITUMINOUS CONCRETE SIDEWALK**  
NOT TO SCALE



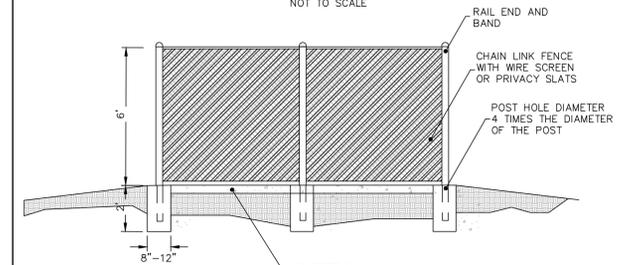
**VERTICAL GRANITE CURB**  
NOT TO SCALE



**ACCESSIBLE PARKING SPACE**  
NOT TO SCALE

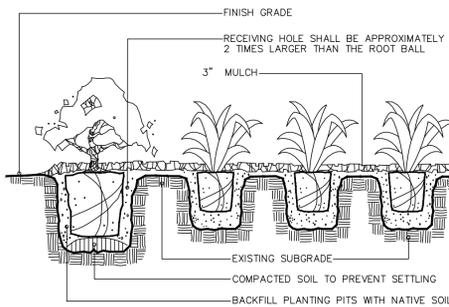


**PLAN VIEW**  
NOT TO SCALE



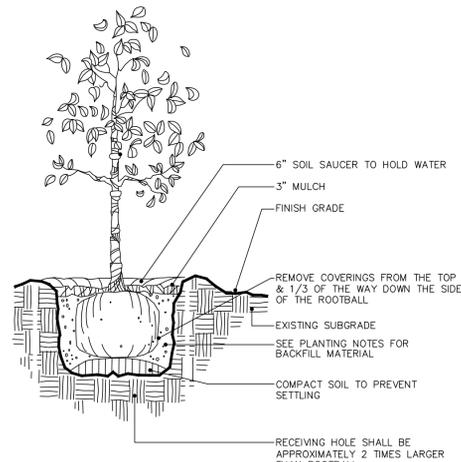
**SECTION A-A**  
NOT TO SCALE

**CHAINLINK DUMPSTER ENCLOSURE**  
NOT TO SCALE

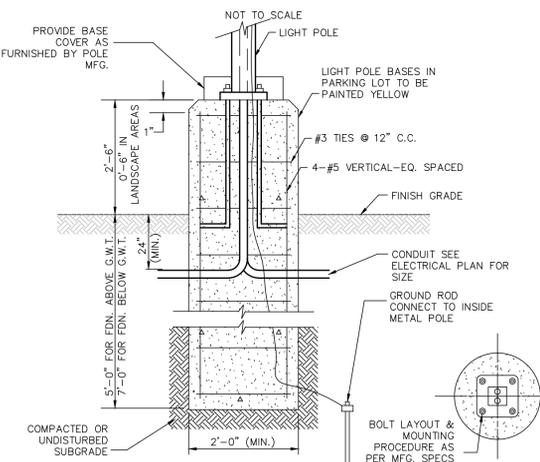


- NOTE: SHRUBS SHALL BE PLANTED A MINIMUM OF 1\"

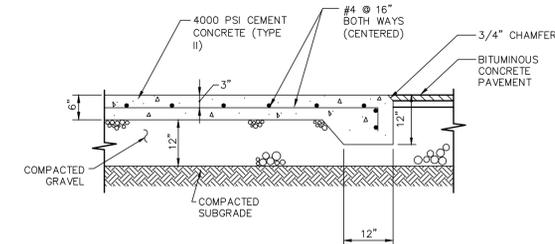
**SHRUB/GROUND COVER PLANTING DETAIL**  
NOT TO SCALE



**SMALL TREE PLANTING/STAKING DETAIL**  
(TREES WITH 3\"



**TYPICAL LIGHT POLE FOUNDATION DETAIL**  
NOT TO SCALE



- NOTES:
- SIZE OF COMPACTOR PAD TO BE AS INDICATED ON PLANS. CONSTRUCTION JOINTS TO BE SET AT INTERVALS OF 1/3 OF LENGTH.
  - SQUARE DUMPSTER PAD TO BE 16'x16' (MAX).

**DUMPSTER PAD**  
NOT TO SCALE

DATE	DESCRIPTION

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: TJS

PROFESSIONAL ENGINEER FOR CIVIL DESIGN  
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344 North Main Street | Andover, MA 01810  
(978) 416-0920 | www.civildesign.com

DRAWING TITLE:  
**CONSTRUCTION DETAILS**

DRAWING #:

**D-1**

ISSUED FOR REVIEW  
FEBRUARY 26, 2026



