

**ZONING DISTRICT: RESIDENTIAL RURAL DENSITY (RR)**  
 MINIMUM LOT AREA = 80,000 S.F.  
 MINIMUM LOT FRONTAGE = 200 FEET  
 MINIMUM LOT DEPTH = 125 FEET  
 FRONT YARD SETBACK = 40 FEET  
 SIDE YARD SETBACK = 25 FEET  
 REAR YARD SETBACK = 40 FEET  
 MAXIMUM BUILDING HEIGHT = 35 FEET  
 MAXIMUM BUILDING HEIGHT = 2.5 STORIES  
 MAXIMUM BUILDING COVERAGE = 15%  
 MINIMUM OPEN SPACE = 70%

**RECORD PLANS/DEEDS REFERENCES:**

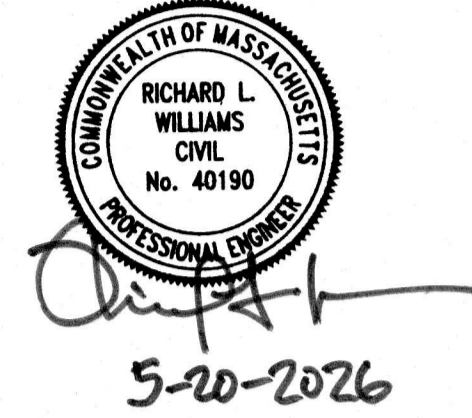
1. PLAN BOOK 301 PLAN 13
2. PLAN BOOK 294 PLAN 20
3. PLAN BOOK 286 PLAN 20
4. PLAN BOOK 257 PLAN 73
5. UNRECORDED PLAN BY CHRISTIANSEN & SERGI, LOT C27A, 12/19/1995
6. UNRECORDED PLAN BY CHRISTIANSEN & SERGI, LOT C26A, 11/14/1995
7. UNRECORDED PLAN BY CHRISTIANSEN & SERGI, LOT C25, 07/26/1995
8. DEED BOOK 17768 PAGE 91
9. DEED BOOK 17966 PAGE 368
10. DEED BOOK 30431 PAGE 60
11. DEED BOOK 32313 PAGE 593
12. DEED BOOK 39575 PAGE 528

# PLAN TO ACCOMPANY A NOTICE OF INTENT

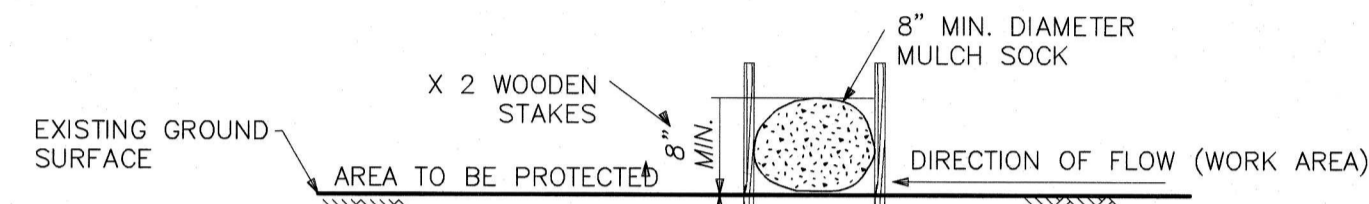
## 14 FAIRWAY DRIVE

### HAVERHILL, MA

SCALE: 1" = 10' DATE: MAY 20, 2026



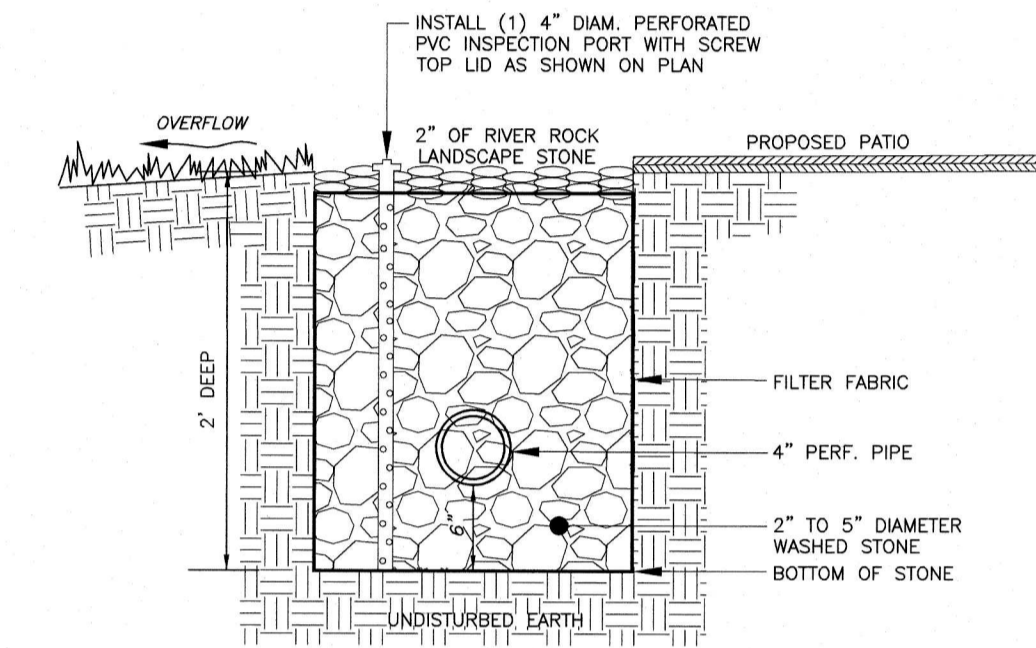
**WILLIAMS & SPARAGES**  
 ENGINEERS, SCIENTISTS, SURVEYORS  
 189 NORTH MAIN STREET  
 SUITE 101  
 MIDDLETON, MA 01949  
 PHONE: (978) 539-8088  
 FAX: (978) 539-8200  
 WSENGINEERS.COM



**MULCH SOCK DETAIL**  
(NOT TO SCALE)

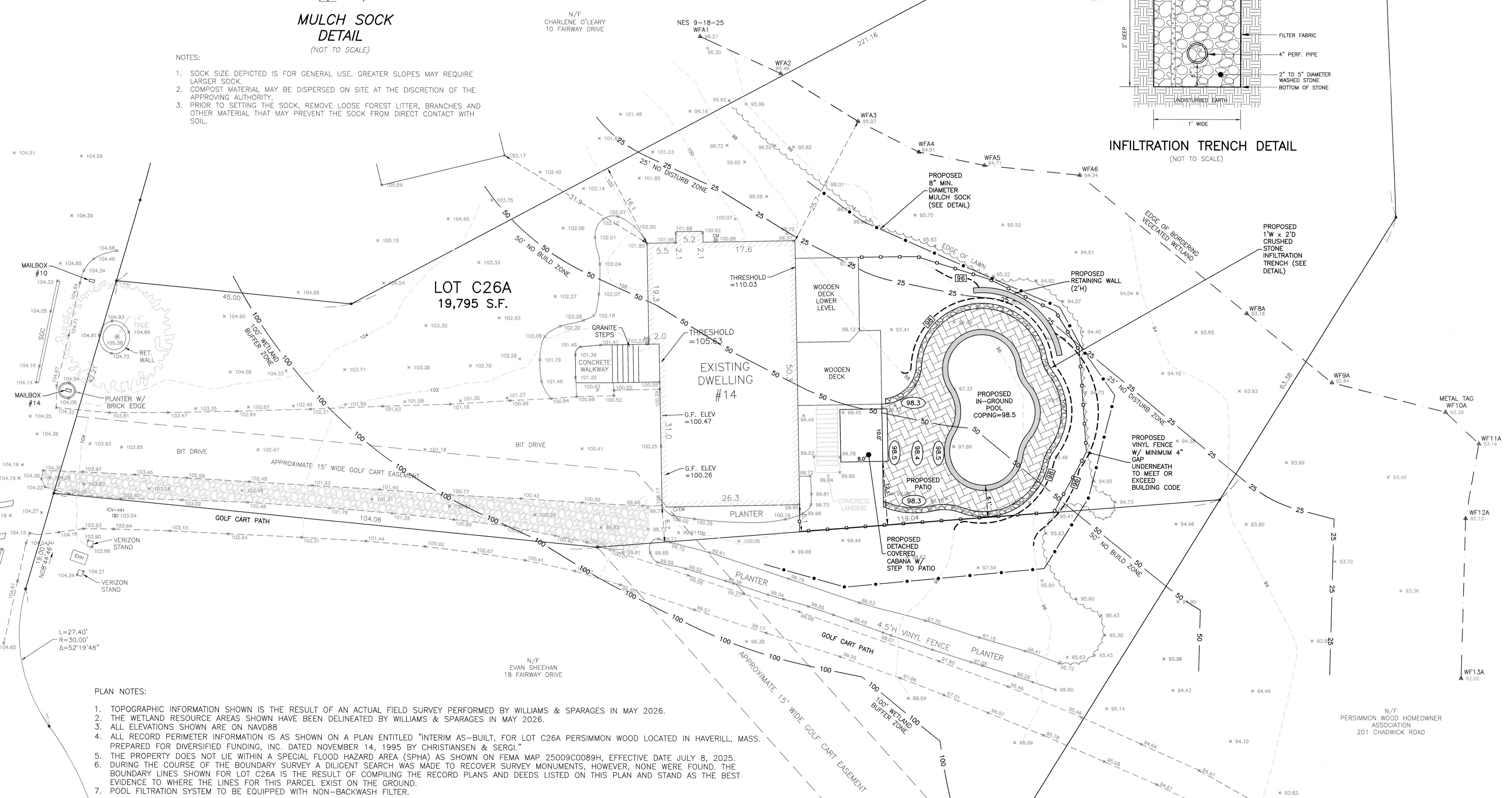
**NOTES:**

1. SOCK SIZE DEPICTED IS FOR GENERAL USE. GREATER SLOPES MAY REQUIRE LARGER SOCK.
2. COMPOST MATERIAL MAY BE DISPERSED ON SITE AT THE DISCRETION OF THE APPROVING AUTHORITY.
3. PRIOR TO SETTING THE SOCK, REMOVE LOOSE FOREST LITTER, BRANCHES AND OTHER MATERIAL THAT MAY PREVENT THE SOCK FROM DIRECT CONTACT WITH SOIL.



**INFILTRATION TRENCH DETAIL**  
(NOT TO SCALE)

**FAIRWAY DRIVE (50' WIDE - PRIVATE)**  
 f.k.a. TOWNE VIEW ROAD



**PLAN NOTES:**

1. TOPOGRAPHIC INFORMATION SHOWN IS THE RESULT OF AN ACTUAL FIELD SURVEY PERFORMED BY WILLIAMS & SPARAGES IN MAY 2026.
2. THE WETLAND RESOURCE AREAS SHOWN HAVE BEEN DELINEATED BY WILLIAMS & SPARAGES IN MAY 2026.
3. ALL ELEVATIONS SHOWN ARE ON NAVD88
4. ALL RECORD PERIMETER INFORMATION IS AS SHOWN ON A PLAN ENTITLED "INTERIM AS-BUILT, FOR LOT C26A PERSIMMON WOOD LOCATED IN HAVERILL, MASS. PREPARED FOR DIVERSIFIED FUNDING, INC. DATED NOVEMBER 14, 1995 BY CHRISTIANSEN & SERGI."
5. THE PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA (SPHA) AS SHOWN ON FEMA MAP 25009C0089H, EFFECTIVE DATE JULY 8, 2025.
6. DURING THE COURSE OF THE BOUNDARY SURVEY A DILIGENT SEARCH WAS MADE TO RECOVER SURVEY MONUMENTS, HOWEVER, NONE WERE FOUND. THE BOUNDARY LINES SHOWN FOR LOT C26A IS THE RESULT OF COMPILING THE RECORD PLANS AND DEEDS LISTED ON THIS PLAN AND STAND AS THE BEST EVIDENCE TO WHERE THE LINES FOR THIS PARCEL EXIST ON THE GROUND.
7. POOL FILTRATION SYSTEM TO BE EQUIPPED WITH NON-BACKWASH FILTER.