



- NOTES:**
- SUBJECT PROPERTY** - 188 Lake Street  
Map 539-439-27 - 10.76 Acres  
Map 539-439-36 - 14.77 Acres  
Owner - Provencher Antoine R-E-TUX & Judith Provencher  
Legal Reference - 25346-79
  - TOTAL SUBJECT PROPERTY AREA** - 25.3 ACRES
  - THE PURPOSE OF THIS PLAN IS FOR A FLEXIBLE RESIDENTIAL SUBDIVISION WITH 11 SINGLE FAMILY DETACHED RESIDENTIAL UNITS AND THE REQUIRED OPEN SPACE.**

**"FLEXIBLE DEVELOPMENT"**  
**ZONING DISTRICT: R-R**  
 11 Single-Family Units - (10 per Conventional, 1 Bonus Unit)  
 Reduced Lot Areas & Frontages  
 Setbacks - 50% of Underlying Zone Requirements  
 Front - 40' (50% of 40') - 20'  
 Side - 25' (50% of 25') - 12.5'  
 Rear - 40' (50% of 40') - 20'

**"OPEN SPACE TABLE"**

TOTAL SUBJECT PROPERTY AREA - 25.3 Acres

Open Space Required: 20% Contiguous - Wetland Not To Exceed 50% Of The Tract

OPEN SPACE	REQUIRED	PROVIDED
Total Open Space	5.06 Acres	19.76 Acres
Open Space Contiguous	5.06 Acres	19.76 Acres
Open Space Upland	2.53 Acres	10.86 Acres

**PROPOSED REVEGETATION AREA. SEE SHEET 8.**

PARCEL #539-439-24  
 240 LAKE STREET  
 N/F  
 JOHN J. SANTOMASSINO  
 GINA M. SANTOMASSINO  
 PLAN BOOK 225 PLAN 15  
 SEE PLAN BOOK 229 PLAN 38

- FOR REGISTRY USE ONLY**
- FOR LEGEND AND ABBREVIATIONS SEE THE NOTE SHEET OF THIS PLAN SET (SHEET 2).
  - FOR GENERAL NOTES AND ZONING INFORMATION SEE THE NOTE SHEET OF THIS PLAN SET (SHEET 2).

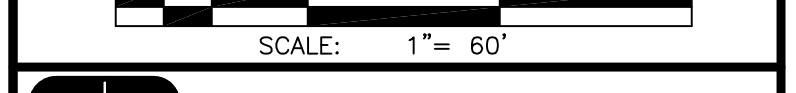
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**APPROVAL: HAVERHILL PLANNING BOARD**

DATE	REVISION

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 Meisner Brem Corp. Easement & O.S. Paths

**OVERALL LAYOUT PLAN**  
**FLEXIBLE DEVELOPMENT SUBDIVISION**  
**"Mohawk Trail"**  
 188 LAKE STREET  
 HAVERHILL, MASSACHUSETTS  
 PREPARED FOR:  
 CEDAR CREST DEVELOPMENT  
 25 BUTTRICK ROAD, UNIT A-1, LONDONDERRY, NH 03053  
 PREPARED BY:  
 February 22, 2023



**MEISNER BREM CORPORATION**  
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 202 MAIN STREET, SALEM, NH 03079 - (603) 893-3301

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