

N/F
WILSON
BOOK 23690 PG 565
ASSESSORS MAP 90 LOT 39

N/F
BAPTISTE
BOOK 25422 PG 398
ASSESSORS MAP 90
LOT 39

N/F
MCPARTLAND
BOOK 12932 PG 423
ASSESSORS MAP 90 LOT 40

N/F
JH498 NOMINEE
REALTY TRUST
BOOK 23878 PG 332
ASSESSORS MAP 90 LOT 43

- PLAN REFERENCES
- 1.) E.S.D.R.D. PLAN BOOK 188 PLAN 143
 - 2.) 1983 ESSEX COUNTY LAYOUT # 4039
 - 3.) E.S.D.R.D. PLAN BOOK 253 PLAN 33
 - 4.) E.S.D.R.D. PLAN BOOK 80 PLAN 64
 - 5.) E.S.D.R.D. PLAN BOOK 370 PLAN 55
 - 6.) E.S.D.R.D. PLAN 86 OF 1966
 - 7.) 1953 STATE LAYOUT ROUTE 95

OPEN SPACE CALCULATION	
PARCEL A	1.37 Acres
PARCEL B	6.73 Acres
PARCEL C	0.70 Acres
PARCEL D	0.42 Acres
PARCEL E	0.95 Acres
PARCEL M1A	0.38 Acres
PARCEL M1B	0.16 Acres
TOTAL OPEN SPACE	10.71 Acres
TOTAL PARCEL AREA	17.01 Acres
OPEN SPACE PERCENTAGE	62.96%

ZONING REQUIREMENTS (RESIDENTIAL 20 DISTRICT)	
MINIMUM LOT AREA	10,000 S.F.
MINIMUM FRONTAGE	100 FT. *
MINIMUM FRONT SETBACK	25 FT. **
MINIMUM SIDE SETBACK	15 FT.
MINIMUM REAR SETBACK	25 FT.
MAXIMUM BUILDING HEIGHT	35 FT.

* FRONTAGE REQUIREMENT WAIVED ON LOTS 6, 7, 8 AND 9
** FRONT SETBACK WAIVED ON LOTS 3 AND 4

DRAINAGE EASEMENTS ON LOTS 5, 6, 11, 12 AND OPEN SPACE PARCELS A AND B SHALL BE RESERVED BY THE DEVELOPER PRIOR TO THE SALE OF ANY LOTS. DRAINAGE EASEMENT AREAS SHALL NOT BE OBSTRUCTED, FILLED, LANDSCAPED, REGRADED AFTER FINAL GRADING, PAVED, OR USED FOR INSTALLATION OF TEMPORARY OR PERMANENT STRUCTURES. THE EASEMENT AREAS SHALL BE MAINTAINED BY THE DEVELOPER OR THEIR SUCCESSORS FOR THE PROPER FUNCTIONING OF THE DRAINAGE SYSTEM AS PER DRAINAGE EASEMENT USE AND MAINTENANCE PLAN TO BE RECORDED HERewith.

MAIN STREET
(PUBLIC 60')

N/F
MCVICKER
BOOK 29495 PG 559
ASSESSORS MAP 91 LOT 16

OPEN SPACE PARCEL M1A
16,606 S.F. +/-
THIS PARCEL TO BE CONVEYED TO THE CITY OF AMESBURY

OPEN SPACE PARCEL A
59,738 S.F. +/-
THIS PROPERTY TO BE ADDED TO 19A EVANS PLACE TO PROVIDE FRONTAGE

OPEN SPACE PARCEL D
18,420 S.F. +/-
PARCEL D TO BE CONVEYED TO THE CITY OF AMESBURY

OPEN SPACE PARCEL E
41,563 S.F. +/-
N/F
CRESSEY
BOOK 29201 PG 505
ASSESSORS MAP 91 LOT 17

LOT 2
16,648 SF±

LOT 4
16,060 SF±

LOT 5
17,429 SF±

LOT 6
14,203 SF±

LOT 7
15,368 SF±

LOT 8
14,114 SF±

LOT 9
17,532 SF±

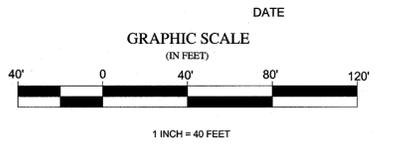
LOT 10
15,700 SF±

LOT 11
18,593 SF±

OPEN SPACE PARCEL B
293,405 S.F. +/-
THIS PARCEL TO BE CONVEYED TO THE CITY OF AMESBURY

OPEN SPACE PARCEL C
30,373 S.F. +/-
THIS PARCEL TO BE CONVEYED TO THE CITY OF AMESBURY

APPROVAL BY AMESBURY PLANNING BOARD



FOR REGISTRY USE ONLY

CERTIFICATION

I CERTIFY THAT THIS PLAN WAS PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTER OF DEEDS.



PROFESSIONAL LAND SURVEYOR

DATE
8-16-16

REV 1 LOT AREAS AUGUST 16, 2016
PRELIMINARY REVISED DEFINITIVE CLUSTER SUBDIVISION PLAN POINT SHORE MEADOWS ASSESSORS MAP 91, PARCELS 18 & 17A AMESBURY, MA
PROPOSED LOT LAYOUT PLAN (SHEET 1)
PREPARED FOR
AMANDA LANE REALTY TRUST
1 RIVERVIEW BLVD
METHUEN, MA 01844
SCALE: 1" = 40' AUGUST 15, 2016



DRAWN BY: D.A. & B.C.O., JR. SHEET #: 3 of 19 CHECKED BY: B.C.O. Jr.
FILE #: 1529 DESIGN BY: B.C.O. Jr.

DRAINAGE EASEMENTS ON LOTS 5, 6, 11, 12 AND OPEN SPACE PARCELS A AND B SHALL BE RESERVED BY THE DEVELOPER PRIOR TO THE SALE OF ANY LOTS. DRAINAGE EASEMENT AREAS SHALL NOT BE OBSTRUCTED, FILLED, LANDSCAPED, REGRADED AFTER FINAL GRADING, PAVED, OR USED FOR INSTALLATION OF TEMPORARY OR PERMANENT STRUCTURES. THE EASEMENT AREAS SHALL BE MAINTAINED BY THE DEVELOPER OR THEIR SUCCESSORS FOR THE PROPER FUNCTIONING OF THE DRAINAGE SYSTEM AS PER DRAINAGE EASEMENT USE AND MAINTENANCE PLAN TO BE RECORDED HEREWITH.

PLAN REFERENCES

- 1) E.S.D.R.D. PLAN BOOK 185 PLAN 143
- 2) 1993 ESSEX COUNTY LAYOUT # 4039
- 3) E.S.D.R.D. PLAN BOOK 253 PLAN 33
- 4) E.S.D.R.D. PLAN BOOK 90 PLAN 64
- 5) E.S.D.R.D. PLAN BOOK 370 PLAN 55
- 6) E.S.D.R.D. PLAN 86 OF 1966
- 7) 1993 STATE LAYOUT ROUTE 95

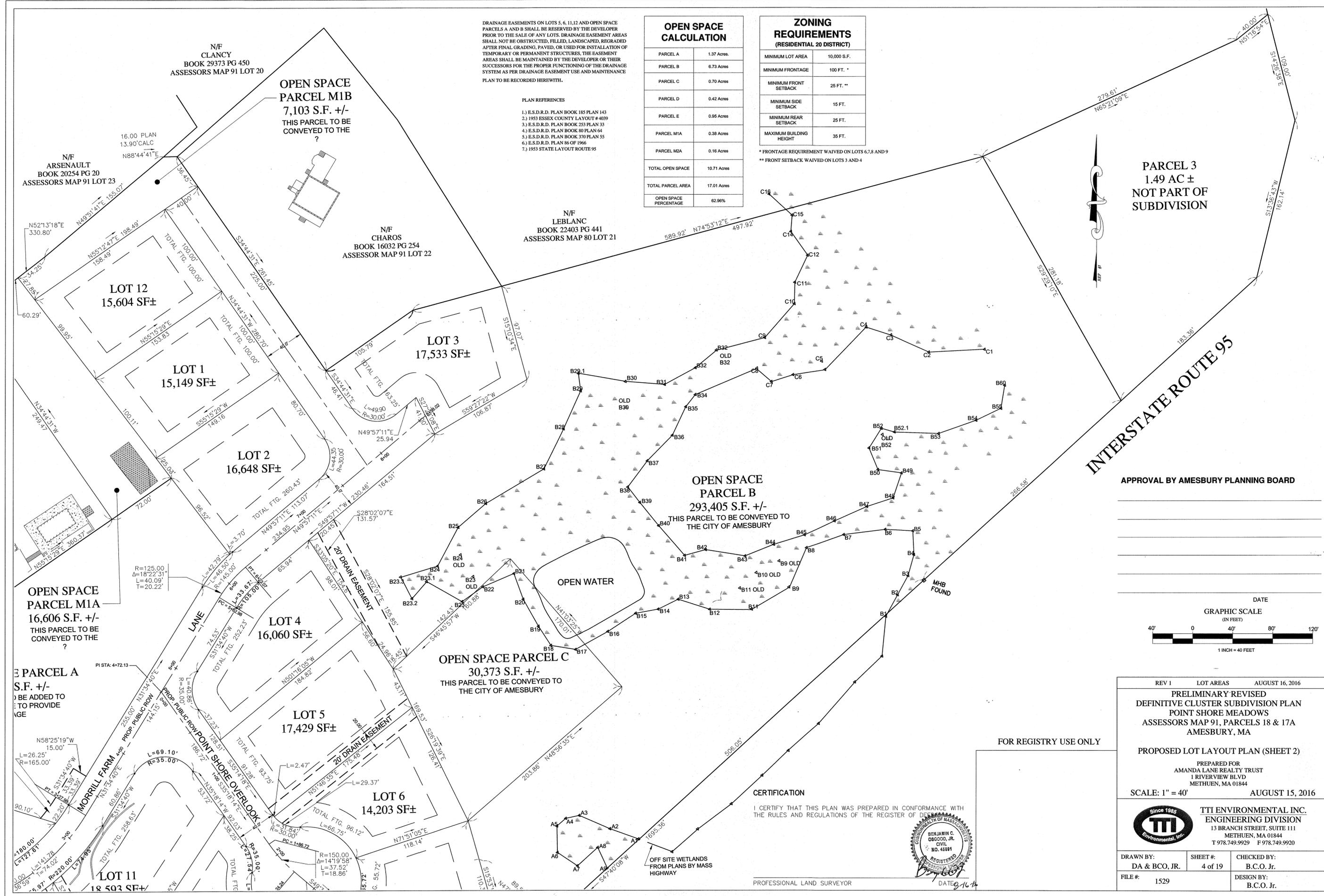
OPEN SPACE CALCULATION

PARCEL A	1.37 Acres
PARCEL B	6.73 Acres
PARCEL C	0.70 Acres
PARCEL D	0.42 Acres
PARCEL E	0.95 Acres
PARCEL M1A	0.38 Acres
PARCEL M2A	0.16 Acres
TOTAL OPEN SPACE	10.71 Acres
TOTAL PARCEL AREA	17.01 Acres
OPEN SPACE PERCENTAGE	62.96%

ZONING REQUIREMENTS (RESIDENTIAL 20 DISTRICT)

MINIMUM LOT AREA	10,000 S.F.
MINIMUM FRONTAGE	100 FT. *
MINIMUM FRONT SETBACK	25 FT. **
MINIMUM SIDE SETBACK	15 FT.
MINIMUM REAR SETBACK	25 FT.
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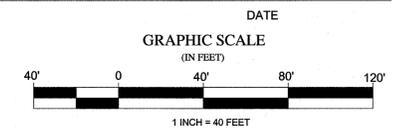
* FRONTAGE REQUIREMENT WAIVED ON LOTS 6, 7, 8 AND 9
** FRONT SETBACK WAIVED ON LOTS 3 AND 4



PARCEL 3
1.49 AC ±
NOT PART OF
SUBDIVISION

INTERSTATE ROUTE 95

APPROVAL BY AMESBURY PLANNING BOARD

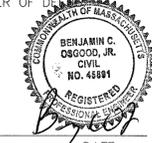


REV 1 LOT AREAS AUGUST 16, 2016
PRELIMINARY REVISED
DEFINITIVE CLUSTER SUBDIVISION PLAN
POINT SHORE MEADOWS
ASSESSORS MAP 91, PARCELS 18 & 17A
AMESBURY, MA
PROPOSED LOT LAYOUT PLAN (SHEET 2)
PREPARED FOR
AMANDA LANE REALTY TRUST
1 RIVERVIEW BLVD
METHUEN, MA 01844
SCALE: 1" = 40' AUGUST 15, 2016

FOR REGISTRY USE ONLY

CERTIFICATION

I CERTIFY THAT THIS PLAN WAS PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTER OF DEEDS



PROFESSIONAL LAND SURVEYOR

DATE 8/16/16

PARCEL A
S.F. +/-
TO BE ADDED TO
TO PROVIDE
AGE

OPEN SPACE
PARCEL M1A
16,606 S.F. +/-
THIS PARCEL TO BE
CONVEYED TO THE
?

OPEN SPACE
PARCEL M1B
7,103 S.F. +/-
THIS PARCEL TO BE
CONVEYED TO THE
?

OPEN SPACE
PARCEL B
293,405 S.F. +/-
THIS PARCEL TO BE CONVEYED TO
THE CITY OF AMESBURY

OPEN SPACE PARCEL C
30,373 S.F. +/-
THIS PARCEL TO BE CONVEYED TO
THE CITY OF AMESBURY

LOT 11
18,503 SF±

LOT 4
16,060 SF±

LOT 1
15,149 SF±

LOT 12
15,604 SF±

LOT 3
17,533 SF±

LOT 2
16,648 SF±

LOT 5
17,429 SF±

LOT 6
14,203 SF±

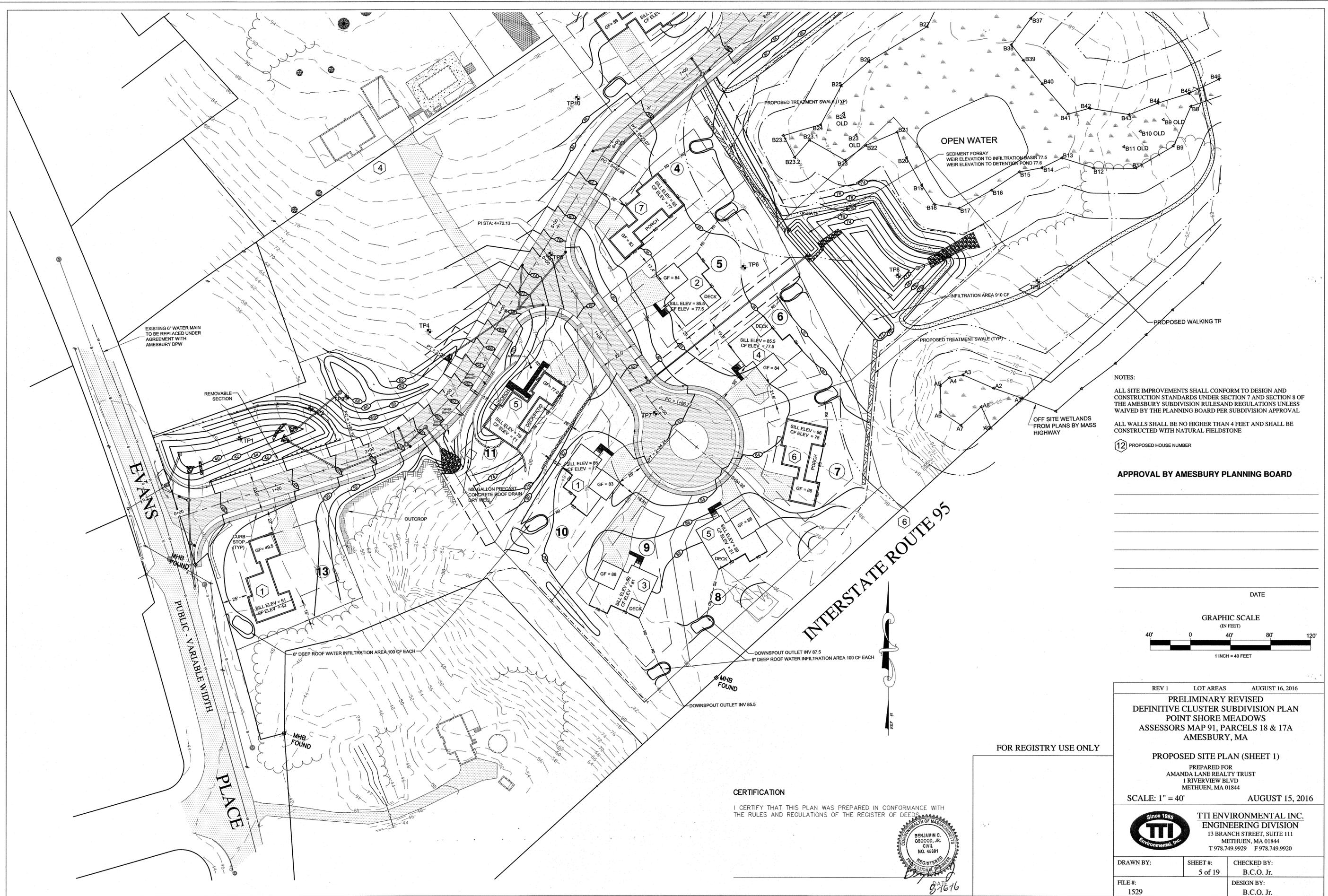
N/F
CLANCY
BOOK 29373 PG 450
ASSESSORS MAP 91 LOT 20

N/F
ARSENAULT
BOOK 20254 PG 20
ASSESSORS MAP 91 LOT 23

N/F
CHAROS
BOOK 16032 PG 254
ASSESSOR MAP 91 LOT 22

N/F
LEBLANC
BOOK 22403 PG 441
ASSESSORS MAP 80 LOT 21

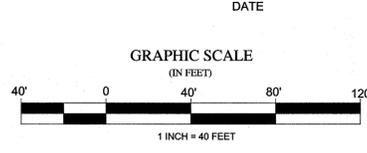




NOTES:
 ALL SITE IMPROVEMENTS SHALL CONFORM TO DESIGN AND CONSTRUCTION STANDARDS UNDER SECTION 7 AND SECTION 8 OF THE AMESBURY SUBDIVISION RULES AND REGULATIONS UNLESS WAIVED BY THE PLANNING BOARD PER SUBDIVISION APPROVAL
 ALL WALLS SHALL BE NO HIGHER THAN 4 FEET AND SHALL BE CONSTRUCTED WITH NATURAL FIELDSTONE
 12 PROPOSED HOUSE NUMBER

APPROVAL BY AMESBURY PLANNING BOARD

DATE



REV 1 LOT AREAS AUGUST 16, 2016
**PRELIMINARY REVISED
 DEFINITIVE CLUSTER SUBDIVISION PLAN
 POINT SHORE MEADOWS
 ASSESSORS MAP 91, PARCELS 18 & 17A
 AMESBURY, MA**
 PROPOSED SITE PLAN (SHEET 1)
 PREPARED FOR
 AMANDA LANE REALTY TRUST
 1 RIVERVIEW BLVD
 METHUEN, MA 01844
 SCALE: 1" = 40' AUGUST 15, 2016

FOR REGISTRY USE ONLY

DRAWN BY: _____ SHEET #: 5 of 19 CHECKED BY: B.C.O. Jr.
 FILE #: 1529 DESIGN BY: B.C.O. Jr.

CERTIFICATION
 I CERTIFY THAT THIS PLAN WAS PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTER OF DEEDS.

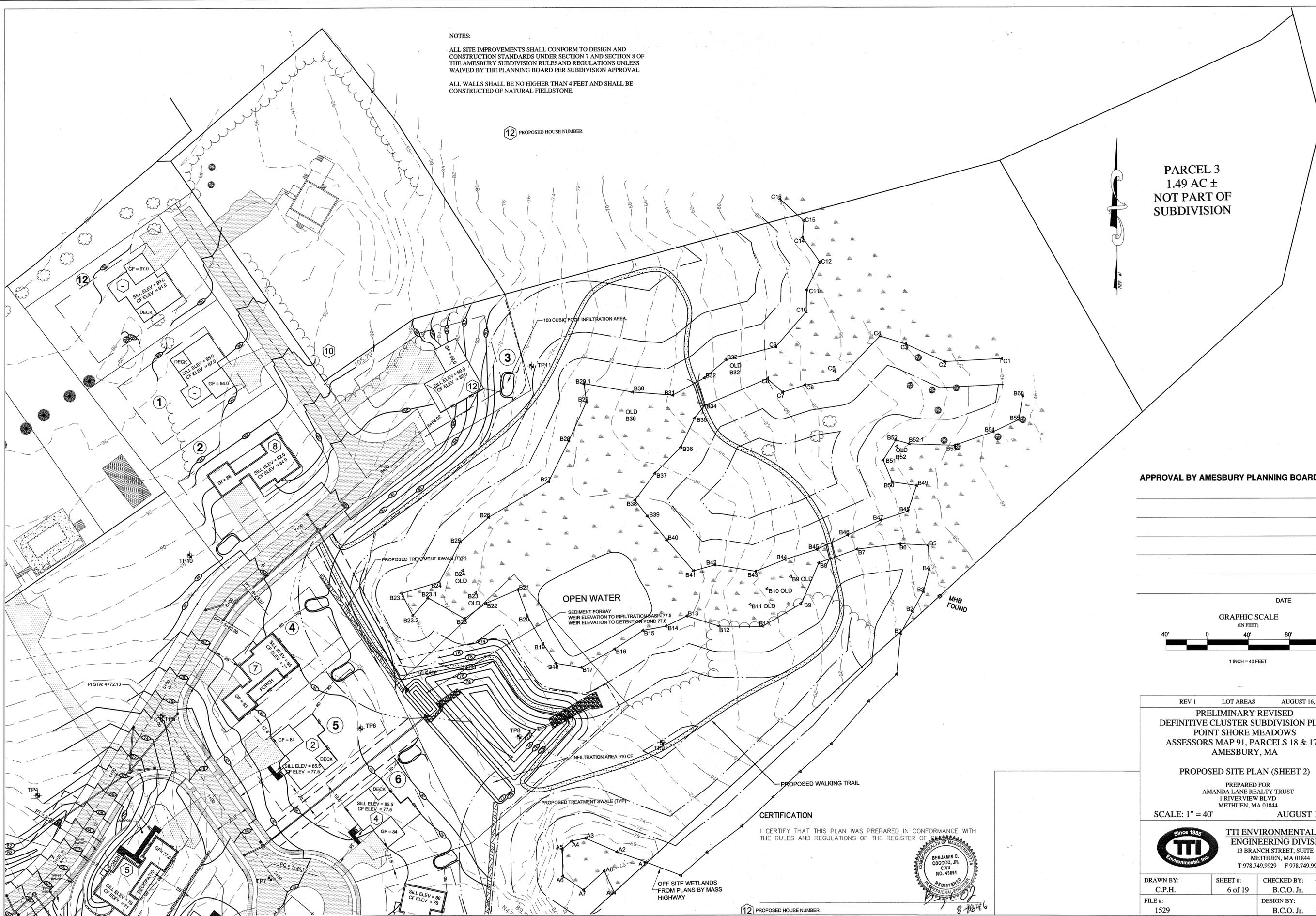


Since 1985
TTI ENVIRONMENTAL INC.
 ENGINEERING DIVISION
 13 BRANCH STREET, SUITE 111
 METHUEN, MA 01844
 T 978.749.9929 F 978.749.9920

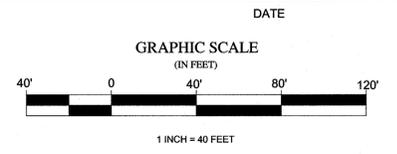
NOTES:
 ALL SITE IMPROVEMENTS SHALL CONFORM TO DESIGN AND CONSTRUCTION STANDARDS UNDER SECTION 7 AND SECTION 8 OF THE AMESBURY SUBDIVISION RULES AND REGULATIONS UNLESS WAIVED BY THE PLANNING BOARD PER SUBDIVISION APPROVAL
 ALL WALLS SHALL BE NO HIGHER THAN 4 FEET AND SHALL BE CONSTRUCTED OF NATURAL FIELDSTONE.

12 PROPOSED HOUSE NUMBER

PARCEL 3
 1.49 AC ±
 NOT PART OF
 SUBDIVISION



APPROVAL BY AMESBURY PLANNING BOARD



REV 1 LOT AREAS AUGUST 16, 2016

PRELIMINARY REVISED
 DEFINITIVE CLUSTER SUBDIVISION PLAN
 POINT SHORE MEADOWS
 ASSESSORS MAP 91, PARCELS 18 & 17A
 AMESBURY, MA

PROPOSED SITE PLAN (SHEET 2)

PREPARED FOR
 AMANDA LANE REALTY TRUST
 1 RIVERVIEW BLVD
 METHUEN, MA 01844

SCALE: 1" = 40' AUGUST 15, 2016

TTI ENVIRONMENTAL INC.
 ENGINEERING DIVISION
 13 BRANCH STREET, SUITE 111
 METHUEN, MA 01844
 T 978.749.9929 F 978.749.9920

DRAWN BY: C.P.H.	SHEET #: 6 of 19	CHECKED BY: B.C.O. Jr.
FILE #: 1529		DESIGN BY: B.C.O. Jr.

CERTIFICATION
 I CERTIFY THAT THIS PLAN WAS PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTER OF PROFESSIONAL ENGINEERS



12 PROPOSED HOUSE NUMBER