



RECEIVED  
CITY CLERK

2023 APR -3 P 1:26

CITY OF AMESBURY, MA

CITY OF AMESBURY  
IN THE YEAR TWO THOUSAND TWENTY-THREE

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SPONSORED BY: *Kassandra Gove* **BILL No. 2023- 033**  
**Kassandra Gove, Mayor**

**An Order to:** Vote Intent to Lay Out Point Shore Drive and Point Shore Overlook and Refer to Planning Board.

**Summary:** The City Council shall vote its intent to lay out Point Shore Drive and Point Shore Overlook and refer the proposed action to the Planning Board.

**Be it Ordered by the City Council of the City of Amesbury assembled and by the authority of the same, as follows:**

The City Council of the City of Amesbury votes its intention to lay out Point Shore Drive and Point Shore Overlook as public ways, all as shown on a plan entitled "Street Acceptance Plan Point Shore Meadows Prepared for Amanda Lane Realty Trust," dated August 20, 2021, prepared by Ranger Engineering Group, Inc., and that said matter and plan be referred to the Planning Board for its report and recommendation pursuant to G.L. c. 41, §81I.



RECEIVED  
CITY CLERK

2022 APR -4 P 2:48

CITY OF AMESBURY, MA

**CITY OF AMESBURY  
IN THE YEAR TWO THOUSAND TWENTY-TWO**

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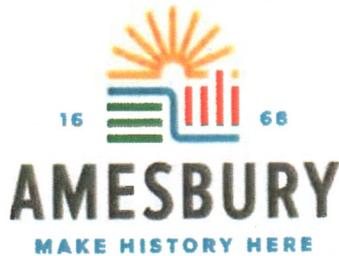
SPONSORED BY: Kassandra Gove **BILL No. 2022-045**  
Kassandra Gove, Mayor

**An Order** to establish an *Amesbury Street Acceptance Process*.

**Summary:** When the City approves a subdivision, the roads in the subdivision are commonly accepted by the City. Until now, the City has been using an informal process to guide us in acceptance of streets, <sup>that</sup> and has been shepherded by various departments. This proposed process outlines the specific steps, departments involved and conditions that need to be met before the City Council accepts new streets into the municipal road infrastructure.

**Be it Ordered by the City Council of the City of Amesbury assembled, and by the authority of the same as follows:**

That the City of Amesbury establish the *Amesbury Street Acceptance Process*.



## **CITY OF AMESBURY** **STREET ACCEPTANCE PROCEDURES**

The purpose of this document is to outline the procedures to be followed by those applicants wishing to submit subdivision streets to the City of Amesbury for acceptance by the Amesbury City Council.

It is imperative that applicants, attorneys, and engineers review, understand and follow these procedures, especially the documents required, in order to eliminate confusion and delay to all parties.

Final approval of the Form C plan does not constitute the laying out or acceptance by the City of a street within a subdivision, nor does it entitle the street to such acceptance. Only the City Council has the authority to lay out and accept public ways. Street acceptances within a subdivision are the financial and legal responsibility of the applicant.

### **CONDITIONS TO BE MET PRIOR TO SUBMITTING A REQUEST FOR STREET ACCEPTANCE**

- ✓ 1. All subdivision improvements shall have been installed and inspected according to the recorded approved plans and decisions of the Planning Board and any Order(s) of Conditions of the Conservation Commission.
- ✓ 2. A certified as-built plan showing all site features, improvements, and infrastructure must be submitted to the Planning Board. Upon receipt by the Planning Board, the Board will request an inspection by the Department of Public Works and the Fire Department. These Departments shall inspect all assets to be acquired by the City and report any deficiencies to the Planning Board. All improvements shall be in like new condition and have been maintained according to the applicable operation and maintenance procedures.
- ✓ 3. A Certificate(s) of Compliance from the Conservation Commission, if applicable, must be obtained and recorded with the Registry of Deeds.
- ✓ 4. Any fines and costs associated with emergency snow plowing, trash pickup service, or any other municipal service assessed by the City on the subdivision street(s) prior to street acceptance shall be paid in full as per latest schedule established by the Department of Public Works.
- ✓ 5. All property taxes owed to the City for the Open Space lot(s), if any, must be paid before the City will recommend the street for acceptance. Proof of this payment



**CITY OF AMESBURY**  
**STREET ACCEPTANCE PROCEDURES**

must be provided by the applicant to the Planning Department by a receipt from the Treasurer's Office.

6. Upon a determination that these Conditions have been met, the applicant may petition the Mayor for Street Acceptance.



**CITY OF AMESBURY**  
**STREET ACCEPTANCE PROCEDURES**

**STREET ACCEPTANCE PROCEDURE**

1. Upon meeting the Conditions outlined above, the applicant shall submit to the Mayor's Office all required documents and materials as outlined in *Attachment A-Street Acceptance Documentation*.
2. The documents shall be reviewed by the Department of Public Works and the City Solicitor. Any deficiencies shall be reported to the Mayor's Office and the applicant. Inaccurate or incomplete documents shall be returned to the applicant for revisions.
3. Revised documents and additional information, if requested, should be submitted to the Mayor's Office. One (1) copy of revised documents or additional information shall also be sent to the Planning Department.
4. Once all documents have been approved, the applicant shall be notified and shall then provide the Mayor's Office final documents including mylars.
5. The Mayor shall, as deemed appropriate, sponsor a bill for street acceptance before the City Council.
6. The City Clerk shall send out notices to all landowners whose property will be acquired and appropriate abutter notices to all parties in the submitted list (see Attachment A #1)
7. The bill shall then be acted upon in accordance with the Rules and Procedures of the City Council for action on a bill.
8. Upon approval and endorsement by the City Council, the applicant shall obtain signatures of all parties on the Quitclaim Deeds and the subordinations and releases from mortgagees and submit these to the Mayor's Office.
9. The City Solicitor shall cause all necessary documents to be recorded at the Registry of Deeds, at the cost of the applicant.



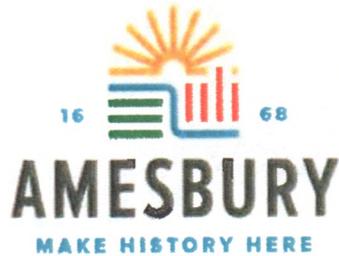
**CITY OF AMESBURY**  
**STREET ACCEPTANCE PROCEDURES**

Attachment A

STREET ACCEPTANCE DOCUMENTATION

The applicant shall submit the following documents and materials to the Mayor's Office with the petition seeking acceptance of the street:

- ✓ 1. Name and addresses of each property owner and mortgagee having rights or interests in the streets, easements, and open space, and the names and addresses of each abutter thereto.
2. A Letter of Request for a Public Hearing by the City Council for Street Acceptance pursuant to Massachusetts General Laws, Chapter 82, Section 22.
- ✓ 3. Memoranda from Department of Public Works and Fire Department to the Planning Board stating the infrastructure to be acquired by the City is in satisfactory condition.
- ✓ 4. Copy of the stone bound certification. *ON AS-BUILT*
- Paper* 5. Mylar of as-built plans showing the street or streets and parcels to be accepted.
- Paper* 6. Mylar of the layout plans (not to be confused with the as-built plans) showing the streets, all appurtenant easements and open spaces by metes and bounds certified by a registered land surveyor. The City Council and the Planning Board will endorse the layout plans, therefore a signature block must be provided for each of them to endorse the plans.
- ✓ 7. A copy of the recorded Certificate(s) of Compliance including any conditions imposed on the street.
- ✓ 8. Quitclaim Deed running to the "City of Amesbury" for the street and all easements which are not a part of the street or streets (drainage, sewer, water).
- Done Already* 9. Quitclaim Deed for the "open space" parcels (if applicable) running to the "City of Amesbury" in a form acceptable to the Planning Board.
- ✓ 10. Subordinations and/or releases from all mortgagees or lienholders with an interest in the street, appurtenant easements and/or open space parcels.



**CITY OF AMESBURY**  
**STREET ACCEPTANCE PROCEDURES**

- ✓ 11. Certificate(s) of title signed by the applicant's attorney certifying title to the street, easements and open space parcels.

**C. SPECIAL REQUIREMENTS**

For streets and ways within a subdivision of land, title to which or any portion of which has been registered under Massachusetts General Laws, Chapter 185 by the Land Court, the applicant shall submit to the Board an easement reading the following: "an easement running to the 'City of Amesbury' for all purposes of a public way or street including the right to install, repair, maintain, alter, and operate sanitary sewerage, drainage, water lines and other appurtenant utilities in, into, upon, over, or across said land as shown on Land Court Plan No. (sheets) filed in the Essex South District Registry of the Land Court in Land Court Book No. \_\_\_\_\_, drawn by \_\_\_\_\_, dated \_\_\_\_\_, as modified and approved by the Land Court, filed in the Essex South District Registry of the Land Court, a copy of which is filed with Certificate of Title No. \_\_\_\_\_."

HYATT & HYATT Law Office  
Attorneys and Counselors at Law  
EIGHT JACKSON COURT  
Lawrence, Massachusetts 01840

Wilbur A. Hyatt (*Ad Memoriam*)

Armand M. Hyatt \*

\* *Admitted in Massachusetts, New Hampshire, and California*

\*\* *Admitted in Massachusetts and New Hampshire*

OF COUNSEL: \*\*  
Hon. Patricia A. Flynn (Ret.)

Tel. (978) 688-3521

NEW HAMPSHIRE office  
HYATT & FLYNN PLLC  
182 Main Street  
Salem, NH 03079  
tel. (603) 893-8069

December 22, 2022

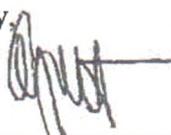
**City Council Members**  
**Town of Amesbury**  
**62 Friend Street**  
**Amesbury, MA 01913**

**RE: Richard Saba, Trustee of Amanda Lane Realty Trust**  
**Point Shore Drive (Main Road) and Point Shore Overlook (Cul de sac)**

**TO ALL PARTIES IN INTEREST**

Please be advised that my above-referenced client is requesting acceptance of the above-referenced parcels via a Public Hearing to achieve the Public Way and Street Acceptance pursuant to M.G.L. Chapter 82, Section 22, for the above-referenced streets/public ways.

Sincerely,



---

Armand M. Hyatt  
Attorney for Richard Saba, Trustee

AMH/dab

HYATT & HYATT Law Office  
Attorneys and Counselors at Law  
EIGHT JACKSON COURT  
Lawrence, Massachusetts 01840

Wilbur A. Hyatt (*Ad Memoriam*)

Armand M. Hyatt \*

\* *Admitted in Massachusetts, New Hampshire, and California*

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December 22, 2022

**City Council Members**  
**Town of Amesbury**  
**62 Friend Street**  
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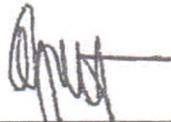
**RE: Richard Saba, Trustee of Amanda Lane Realty Trust**  
**Point Shore Drive (Main Road) and Point Shore Overlook (Cul de sac)**

**TO ALL PARTIES IN INTEREST**

Please be advised that all the residential house lots and open space parcels within the Point Shore Meadows development have been conveyed so that the only remaining real estate in the name of Amanda Lane Realty Trust are the public ways known as Point Shore Drive (Main Road) and Point Shore Overlook (cul de sac).

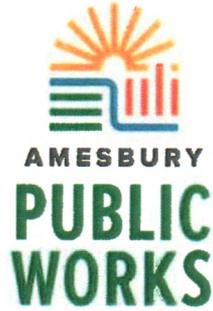
According, this writing certifies that there are no liens or encumbrances upon such remaining parcels, i.e. the aforementioned public ways, and that title to such aforementioned real estate is clear and unencumbered.

Sincerely,



Armand M. Hyatt  
Attorney for Richard Saba, Trustee

AMH/dab



December 19, 2022

Amesbury Planning Board

Re: Point Shore Meadows

Dear Board Members,

Please accept this memorandum that Point Shore Meadows is in satisfactory condition for acceptance by the city based on an inspection completed June 22, 2022, and a follow-up inspection December 19, 2022.

Sincerely,

A handwritten signature in blue ink, appearing to read "R. Desmarais", is written over the word "Sincerely,".

Robert Desmarais

Robert Desmarais, Director  
Municipal Development Center • 39 South Hunt Road • Amesbury, MA 01913  
(978) 388-8116 • [dpw@amesburyma.gov](mailto:dpw@amesburyma.gov)

MAKE HISTORY HERE



**Massachusetts Department of Environmental Protection**  
 Bureau of Resource Protection - Wetlands  
**WPA Form 8B – Certificate of Compliance**  
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

DEP File Number:  
**002-1232**  
 Provided by DEP

**A. Project Information**

**Important:**  
 When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



1. This Certificate of Compliance is issued to:  
Richard Saba (Amanda Lane Realty Trust)  
 Name  
1 Riverview Blvd., Unit 2002  
 Mailing Address  
Methuen MA 01844  
 City/Town State Zip Code
  
2. This Certificate of Compliance is issued for work regulated by a final Order of Conditions or Order of Resource Area Delineation issued to:  
Richard Saba (Amanda Lane Realty Trust)  
 Name  
7.12.19 002-1232  
 Dated DEP File Number
  
3. The project site is located at:  
19 Evans Place (Rear) Amesbury  
 Street Address City/Town  
91 18z  
 Assessors Map/Plat Number Parcel/Lot Number  
 The final Order of Conditions or Order of Resource Area Delineation was recorded at the Registry of Deeds for:  
Amanda Lane Realty Trust  
 Property Owner (if different)  
Essex South 37778 163  
 County Book Page  
 Certificate
  
4. A site inspection was made in the presence of the applicant, or the applicant's agent, on:  
2.5.2021  
 Date

**B. Certification**

Check all that apply:

- Complete Certification:** It is hereby certified that the work regulated by the above-referenced Order of Conditions has been satisfactorily completed.



Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands

**WPA Form 8B – Certificate of Compliance**

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

DEP File Number:

002-1232

Provided by DEP

**B. Certification (cont.)**

**Partial Certification:** It is hereby certified that only the following portions of work regulated by the above-referenced Order of Conditions have been satisfactorily completed. The project areas or work subject to this partial certification that have been completed and are released from this Order are:

**Invalid Order of Conditions:** It is hereby certified that the work regulated by the above-referenced Order of Conditions never commenced. The Order of Conditions has lapsed and is therefore no longer valid. No future work subject to regulation under the Wetlands Protection Act may commence without filing a new Notice of Intent and receiving a new Order of Conditions.

**Ongoing Conditions:** The following conditions of the Order shall continue: (Include any conditions contained in the Final Order, such as maintenance or monitoring, that should continue for a longer period).

Condition Numbers:

37, 38, 39, 40 and 41.

**Order of Resource Area Delineation:** It is hereby certified that the wetland resource area delineation for the above-referenced Order of Conditions has been satisfactorily completed

**C. Authorization**

Issued by:

Amesbury  
Conservation Commission

2.19.21

Date of Issuance

This Certificate must be signed by a majority of the Conservation Commission and a copy sent to the applicant and appropriate DEP Regional Office (See <https://www.mass.gov/service-details/massdep-regional-offices-by-community>).



Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands  
**WPA Form 8B – Certificate of Compliance**  
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

DEP File Number:

002-1232

Provided by DEP

**C. Authorization (cont.)**

Signatures:

*[Handwritten Signature]*  
Signature

*[Handwritten Signature]*  
Signature

*[Handwritten Signature]*  
Signature

Signature

Signature

Signature

Signature

*[Handwritten Name]*  
Printed Name

*[Handwritten Name]*  
Printed Name

*[Handwritten Name]*  
Printed Name

*[Handwritten Name]*  
Printed Name

Printed Name

Printed Name

Printed Name

Printed Name

## Robert Desmarais

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**From:** Rick Saba <sabatooth@comcast.net>  
**Sent:** Monday, September 12, 2022 10:35 AM  
**To:** Robert Desmarais  
**Subject:** Point Shore Meadows

Hi Robert,

Regarding Point Shore Meadows, I was under the impression that we were going to the City Council for Street acceptance the first meeting in September. I really want to close the book on this project as you should want the same. The last we talked; we were going to hold \$1500 of bond money for a year regarding the concrete sidewalk through the driveway of lot #10. The sidewalk is still intact whether it's asphalt or concrete even if concrete encroaches for a inch or so. The only thing it means is that the home owners bought a 1 inch strip of concrete instead of asphalt for their driveway. Really no harm done....On the other side the city has a inch of asphalt instead of concrete. I think this should be viewed and considered an extremely minor modification and should not factor in any decision regarding street acceptance. Please let me know where we stand or what I need to do to get this matter accomplished. Thank you.....

Kind regards,

Rick Saba

**Notice: Please be aware the Massachusetts Secretary of State has determined that most emails to and from the City of Amesbury are public records and therefore cannot be kept confidential.**

[MGL: Chpt.66, Sec.10 Public Records Law.](#)

## Robert Desmarais

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**From:** Rick Saba <sabatooth@comcast.net>  
**Sent:** Thursday, November 3, 2022 7:35 AM  
**To:** Robert Desmarais  
**Subject:** Street Acceptance Point Shore Meadows

Good Morning Rob,

I just forwarded the COC in a previous email. Addressing the the conditions for submitting the request are as follow:

1. All subdivision improvements have been installed per planning board and conservation board. They have also been inspected through 3rd party review and accepted by both boards.
2. A certified as built plan has been recorded with the registry of deeds and the planning department has the mylar.
3. A COC was sent in a previous email this morning. The COC sent was downloaded from the Salem Registry of deeds
4. There are no known fines associated with this project from the DPW or any other department in the City, (or any outstanding).
5. All property taxes are up to date, and as a matter of record all open space parcels have been transferred and accepted to/by the City of Amesbury.

This project has met all the requirements set forth from the City of Amesbury for Street acceptance and should be petitioned to City Council and the Mayors office for adoption. Please let me know if anything else is needed. Thank you, Rick Saba

## MASSACHUSETTS QUITCLAIM DEED

I, **RICHARD SABA**, Trustee of **Amanda Lane Realty Trust**, u/d/t September 18, 2013, with an address of 1 Riverview Boulevard, Methuen, Massachusetts 01844, as evidenced by a Trustee Certificate recorded herewith, in consideration of one dollar (\$1.00) paid,

grants to the **CITY OF AMESBURY**, having an address of 62 Friend Street, Amesbury, Massachusetts 01913, pursuant to M.G.L. c.40, § 8C,

### WITH QUITCLAIM COVENANTS

The Roadways situated in the City of Amesbury, Essex County, Massachusetts, being shown on a plan of land entitled "Street Acceptance Plan-Point Shore Meadows" scale: 1"=50', dated August 20, 2021; said plan being filed in the Essex South District Registry of Deeds, plan book \_\_\_\_\_, plan \_\_\_\_\_. (the "Plan")

Said Roadways as shown on said Plan are as follows:

**Point Shore Drive**, a 40 foot wide right of way shown on said Plan

**Point Shore Overlook**, a 40 foot wide right of way shown on said Plan.

Reserving all rights under, and subject to a "Drainage Easement" on Parcel B, as shown on a plan of land entitled, "Definitive Cluster Subdivision Plan, Point Shore Meadows, Assessor's Map 91 Parcels 18 & 17A, Prepared for Amanda Lane Realty Trust, 1 Riverview Blvd., Methuen, MA 01844, Dated June 30, 2014, Revised to August 25, 2014" (Sheet 1), and recorded with the Essex South Registry of Deeds in Plan Book 445, Plan 100 (the "Original Plan") as well the Drainage Easement between Lots 5 and 6 and also the Drainage Easement between Lots 11 and 12 as shown on the Original Plan.

Subject to the provisions of the Decision of the Amesbury Planning Board recorded with said Deeds at Book 33599 Page 373 (the "Decision").

THIS IS NOT HOMESTEAD PROPERTY.

Being a portion of the premises conveyed to Amanda Lane Realty Trust by two (2) separate deeds, one (1) deed being from Mary E. Cherbinis dated December 2, 2014 and recorded at said Deeds on December 4, 2014 in Book 33715, Page 412, and the other deed being from Kimberly Brown, dated December 1, 2014 and recorded in said Deeds on December 4, 2014 in Book 33715, Page 403.

Executed as a sealed instrument this \_\_\_\_\_ day of September, 2021.

**AMANDA LANE REALTY TRUST**

By: Richard Saba, Trustee of the  
Amanda Lane Realty Trust

**COMMONWEALTH OF MASSACHUSETTS**

ESSEX, ss

On this \_\_\_\_\_ day of September, 2021, before me, the undersigned notary public, personally appeared the above named Richard Saba, Trustee of Amanda Lane Realty Trust, and proved to me through satisfactory evidence of identification, which was a Massachusetts driver's license, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.

\_\_\_\_\_  
Notary Public  
My Commission Expires:

**APPROVAL OF ACCEPTANCE OF DEED**

The City of Amesbury, acting by and through its Mayor, pursuant to authorization of the City Council as set forth in Bill No. \_\_\_\_\_, a certified copy of which is attached hereto, hereby approves the within Deed from Amanda Lane Realty Trust to the City of Amesbury on this \_\_\_\_\_ day of September, 2021.

**CITY OF AMESBURY,  
By its Mayor,**

\_\_\_\_\_  
**Kassandra Gove**

**COMMONWEALTH OF MASSACHUSETTS**

ESSEX, ss

On this \_\_\_\_\_ day of September, 2021, before me, the undersigned notary public, personally appeared the above named Kassandra Gove, Mayor of the City of Amesbury, known to me as the person whose name is signed above and acknowledged to me that she signed it voluntarily for its stated purpose on behalf of the City of Amesbury.

\_\_\_\_\_  
Notary Public  
My Commission Expires:

Property Address: 4 Point Shore Overlook  
Amesbury MA 01913



SO.ESSEX #275 Bk:40097 Pg:431  
07/20/2021 11:13 AM EMNT Pg 1/1  
eRecorded

**CONVEYANCE OF EASEMENT**

We, ROBERT G. POSTLE and DONNA L. POSTLE, both of 4 Point Shore Overlook, Amesbury, Massachusetts, as owners of the real property conveyed by deed recorded at the South Essex Registry of Deeds in Book 36175, Page 264 on September 14, 2017, for good and adequate non-monetary consideration, grant to the CITY OF AMESBURY, a municipal corporation in Essex County, Massachusetts, the perpetual rights and easement to fully utilize, repair, renew, replace, operate and forever maintain, a portion of sidewalk for pedestrian access along a six-inch strip of the frontage of our land as referenced above which is parallel with the public way known as Point Shore Overlook.

IN WITNESS WHEREOF, the undersigned hereunto sets his hand and seal this 4th day of ~~November, 2020~~ December 2020

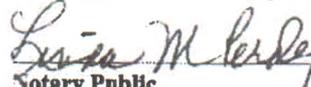
  
Robert G. Postle

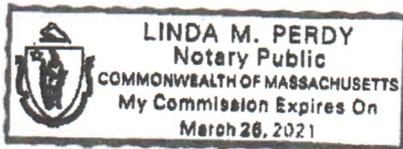
  
Donna L. Postle

COMMONWEALTH OF MASSACHUSETTS

ESSEX, ss

On this 4th day of ~~November~~ December, 2020, Robert G. Postle and Donna L. Postle, personally appeared and proved to me, the undersigned notary public, through evidence of their Massachusetts driver's license, that they were the persons who signed above and they acknowledged to me that they signed it knowingly and voluntarily for its stated purpose.

  
Notary Public  
My Commission Expires: 3/26/21



FOR REGISTRY USE ONLY

CRUM HILL ROAD

EVANS PLACE

PUBLIC - VARIABLE WIDTH

INTERSTATE ROUTE 95

INTERSTATE ROUTE 95

POINT SHORE OVERLOOK

POINT SHORE DRIVE

NOTES:

- PROPERTY LINES, SETBACKS AND BOUNDARIES REFERENCED FROM PLAN TITLED "DEFINITIVE MEASUREMENTS AND BOUNDARIES FOR THE MEADOWS ACCESSORY, MASSACHUSETTS 1987" PLAN BOOK 446 PLAN 100 SHEETS 3 AND 4.

LEGEND

- IRON ROD SET
- STONE BOUND SET



I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE FOLLOWING:

- THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE BOARD OF REGISTRY OF THE COMMONWEALTH OF MASSACHUSETTS.
- I CERTIFY THAT THE PROPERTY LINES SHOWN AND THE LINES SHOWING EXISTING OWNERSHIP ARE THOSE OF PUBLIC OR PRIVATE STREETS OR HIGHWAYS AS SHOWN ON THE RECORDS OF THE DEPARTMENT OF TRANSPORTATION AND THAT NO NEW LINES FOR NEW WAYS ARE SHOWN.

TIMOTHY J. WINNINGS

DATE

STREET ACCEPTANCE PLAN  
POINT SHORE MEADOWS

PREPARED FOR:  
AMANDA LANE REALTY TRUST  
1 DORCHESTER BLVD., BETHUEN, MA 01864

PLAN OF ACCEPTANCE

Prepared by:  
Ranger Engineering Group, Inc.  
13 Red Rock Lane, Suite 203  
Salem NH 03078  
Tel: 978-208-1182  
rangereng.com

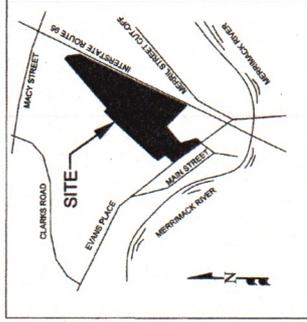
# FINAL AS-BUILT PLANS POINT SHORE MEADOWS

AMESBURY MA, 01913  
DATE: APRIL 25, 2020  
REVISED: NOVEMBER 3, 2020

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

## INDEX OF DRAWINGS

	DRAWING TITLE
1.	COVER SHEET
2.	LAYOUT AND MATERIALS
3.	GRADING, DRAINAGE AND UTILITY PLAN
4.	PROFILE POINT SHORE DRIVE
5.	PROFILE POINT SHORE OVERLOOK



STREET LOCUS MAP  
1" = 1000'-0"

## RANGER ENGINEERING GROUP, INC.

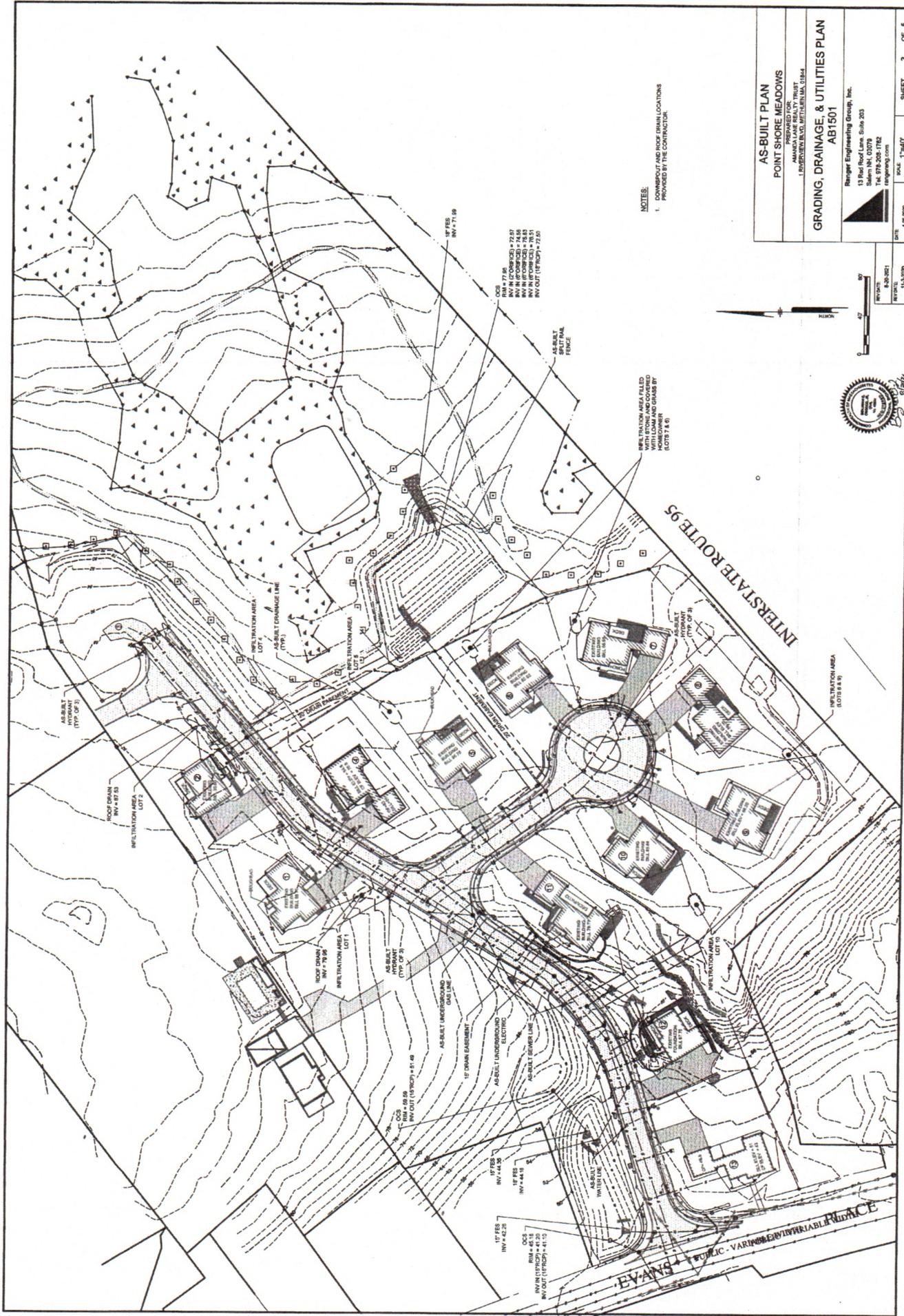
Ranger Engineering Group, Inc.  
13 Branch Street, Suite 101  
Methuen, MA 01844  
Tel: 978-208-1762  
rangereng.com



AS-BUILT PLAN POINT SHORE MEADOWS PREPARED FOR: AMANDA LANE REALTY TRUST 1 RIVERVIEW BLVD, METHUEN MA, 01844
COVER SHEET AB0001
Ranger Engineering Group, Inc. 13 Red Roof Lane, Suite 203 Salem NH, 03079 Tel: 603-885-1762 RANGERENGIN.COM
DATE: 4-25-2020
SCALE: N/A
SHEET 1 OF 5

PROJECT NO: 1143080
NO DATE: 11-3-2020





NOTES:  
 1. DOWNCUT AND RISE DRAIN LOCATIONS PROVIDED BY THE CONTRACTOR.

OCES  
 INV = 77.96  
 INV IN (2' COMP) = 72.07  
 INV IN (12' COMP) = 72.07  
 INV IN (18' COMP) = 72.53  
 INV IN (18' COMP) = 72.53  
 INV OUT (12' COMP) = 72.53

18" PIPES  
 INV = 71.99

AS-BUILT  
 PERMANENT FENCE

INFILTRATION AREA FILLED WITH LOAM AND GRASS BY CONTRACTOR (SEE SPECIFICATIONS) (LOTS 7 & 8)



AS-BUILT PLAN  
 POINT SHORE MEADOWS  
 PREPARED FOR:  
 AMERICA LAKE REALTY TRUST  
 1. BENDERBEND, VICTORIA, OHIO  
 GRADING, DRAINAGE, & UTILITIES PLAN  
 AB1501

Renger Engineering Group, Inc.  
 13 Post Road Lane, Suite 203  
 Salem, NC, 28789  
 704.733.1772  
 www.renger.com

DATE: 6-20-2021  
 SCALE: 1"=40'  
 SHEET: 3 OF 5

REVISED:  
 8-20-2021  
 11-3-2020



INTERSTATE ROUTES 95

EVANS PUBLIC - VARIN BLVD

AS-BUILT  
 HYDRANT (TYP. OF 2)

ROOT DRAIN  
 INV = 67.53

INFILTRATION AREA  
 LOT 2

INFILTRATION AREA  
 LOT 1

AS-BUILT DRAINAGE LINE (TYP.)

INFILTRATION AREA  
 LOT 2

INFILTRATION AREA  
 LOT 1

AS-BUILT (TYP. OF 2)

AS-BUILT UNDERGROUND DRAINAGE

18" DRAIN EASEMENT

AS-BUILT UNDERGROUND ELECTRIC

AS-BUILT SEWER LINE

AS-BUILT WATER LINE

INFILTRATION AREA  
 LOT 10

AS-BUILT (TYP. OF 2)

INFILTRATION AREA  
 LOTS 8 & 9

AS-BUILT (TYP. OF 2)





