



PLAN REFERENCES
 1) U.S. B.L. PLAN BOOK 181 PLAN 143
 2) P.O.S. DEED COUNTY LAYOUT # 4039
 3) U.S. B.L. PLAN BOOK 251 PLAN 33
 4) U.S. B.L. PLAN BOOK 19 PLAN 144
 5) U.S. B.L. PLAN BOOK 230 PLAN 33
 6) U.S. B.L. PLAN BOOK 106
 7) 1981 STATE LAYOUT ROUTE 95

OPEN SPACE CALCULATION	
PARCEL A	1.07 Acres
PARCEL B	0.73 Acres
PARCEL C	0.76 Acres
PARCEL D	1.42 Acres
PARCEL E	0.84 Acres
TOTAL OPEN SPACE	6.82 Acres
TOTAL PARCEL AREA	13.26 Acres
OPEN SPACE PERCENTAGE	51.4%

ZONING REQUIREMENTS (RESIDENTIAL 25 DISTRICT)	
MINIMUM LOT AREA	90,000 S.F.
MINIMUM FRONTAGE	100 FT.
MINIMUM FRONT SETBACK	25 FT.
MINIMUM SIDE SETBACK	15 FT.
MINIMUM REAR SETBACK	25 FT.
MAXIMUM BUILDING HEIGHT	30 FT.

* FRONTAGE REQUIREMENT APPLIES TO LOTS 6, 8, 10 & 12
 ** 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 RECEIVED BY THE DEVELOPER PRIOR TO THE SALE OF ANY LOTS. DRAINAGE BASIN AREAS SHALL NOT BE OBTAINED, PAID, LAID, OR REPAIRED. REPAIRED AREAS SHALL BE MAINTAINED BY THE DEVELOPER OR THEIR SUCCESSORS FOR THE TERM OF THE DEEDS. THE DEVELOPER SHALL MAINTAIN DRAINAGE BASIN AREAS AND MAINTENANCE PLAN TO BE RECORDED HEREON.

APPROVAL BY AMESBURY PLANNING BOARD

 DATE: 11/10/14
 GRAPHIC SCALE (IN FEET)
 0 40 80 120
 1" = 40' FEET

REV 3 APPROVAL CONDITIONS AUG 25, 2014
 REV 2 LOT LINES/AREAS AUG 4, 2014
 REV 1 LOT AREAS JULY 24, 2014
 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
 METUEN, MA 01844
 SCALE: 1" = 40' JUNE 30, 2014

BENJAMIN C. OSGOOD, JR., P.E.
 24 JULIE AVE
 SALEM, NH 03079
 DRAWN BY: D.A. & B.C.O., JR. SHEET #: 3 of 18 CHECKED BY: B.C.O. Jr.
 M.L.R.: 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.
 BENJAMIN C. OSGOOD, JR.
 REGISTERED PROFESSIONAL LAND SURVEYOR
 10/27/14 DATE

FOR REGISTRY USE ONLY

- Available
- Under Agreement
- Sold