I HEREBY CERTIFY THAT THE IMPROVEMENTS SHOWN HEREON ARE LOCATED BY ACTUAL FIELD OBSERVATIONS PERFORMED BY KELLY ENGINEERING GROUP, INC

Steven M. Horsfall

Digitally signed by Steven M. Horsfall
Date: 2026.10.23 08:40:52 -04'00'

STEVEN M. HORSFALL P.L.S. DATE

I HEREBY CERTIFY THAT THE IMPROVEMENTS SHOWN HEREON ARE IN SUBSTANTIAL CONFORMANCE WITH THE SITE DEVELOPMENT PLANS APPROVED WITH THE SITE PLAN APPROVAL DATED JULY 10, 2022, SPECIAL PERMIT DATED JULY 10, 2022, AND SITE PLAN MODIFICATION DATED AUGUST 12, 2024 APPROVED BY THE AMESBURY PLANNING BOARD

Brandon Li

Digitally signed by Brandon Li
Date: 2026.10.23 08:46:04 -04'00'

BRANDON G. LI, P.E. DATE



KELLY ENGINEERING GROUP SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, OR PROCEDURES UTILIZED BY THE CONTRACTOR, NOR FOR THE SAFETY OF PUBLIC OR CONTRACTOR'S EMPLOYEES, OR FOR THE FAILURE OF THE CONTRACTOR TO CARRY OUT THE WORKING IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
THE EXTENT OF KELLY ENGINEERING GROUPS LIABILITY FOR THIS PLAN IS LIMITED TO THE EXTENT OF ITS FEE LESS THIRD PARTY COST

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REV	DATE	REVISION	BY
4	10/22/26	PER SITE INSPECTION	JPM
3	3/26/25	FINAL AS-BUILT	
2	2/18/25	PER PEER REVIEW COMMENTS	
1	1/24/25	PER PEER REVIEW COMMENTS	JPM

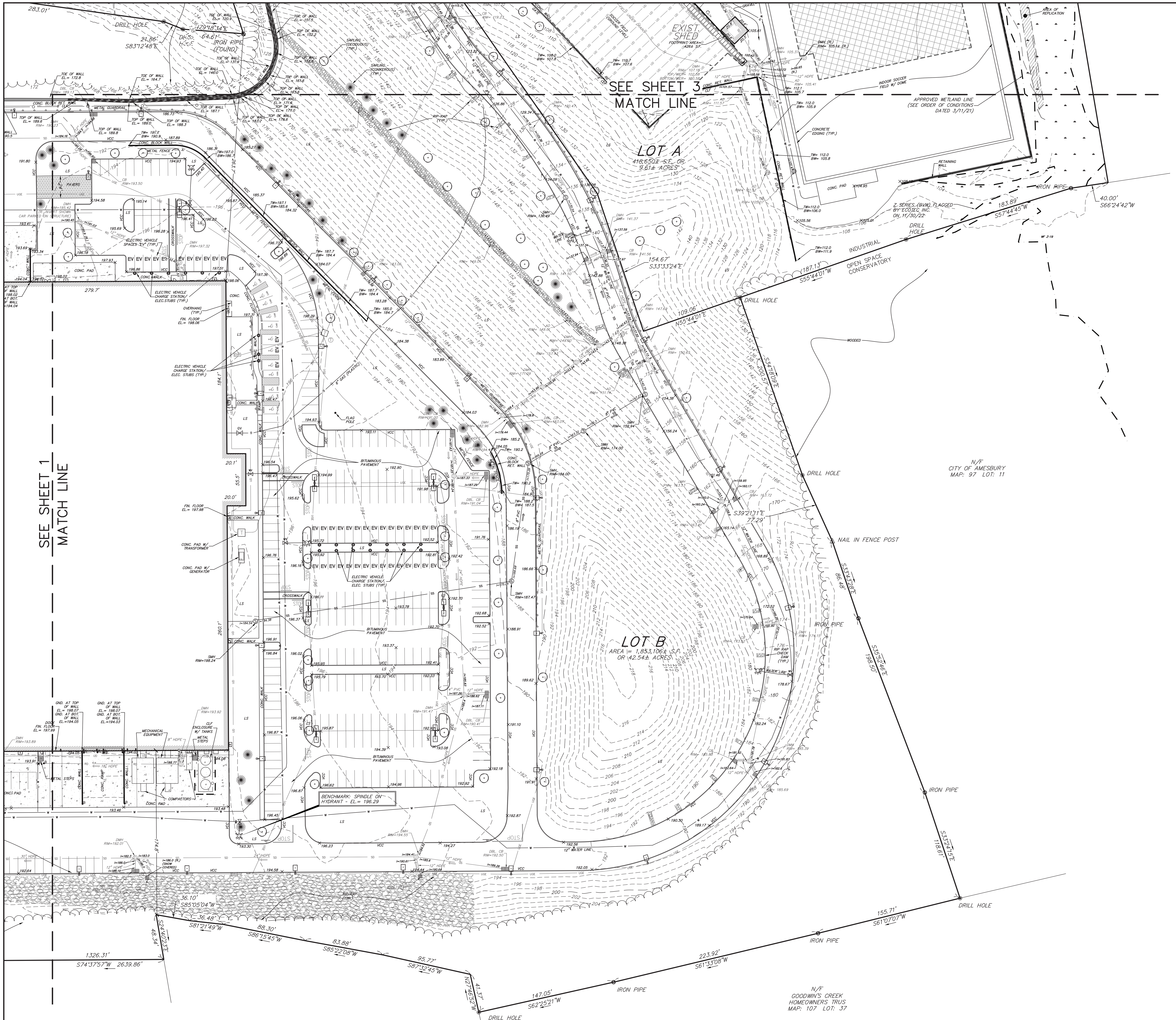
SCALE 1" = 40'
DATE 12/5/24
SHEET 1 OF 3
FILE # ABSITE
JOB # 2021-194
DRAWN BY JPM
CHKD BY SMH
APPD BY SMH

MCP IV 24 SOUTH HUNT OWNER LLC
12 & 14 SOUTH HUNT ROAD
AMESBURY, MASSACHUSETTS

AS-BUILT SITE PLAN

KELLY ENGINEERING GROUP
civil engineering consultants
0 Campanelli Drive, Braintree, MA 02184
Phone: 781-843-4333 www.kellyengineeringgroup.com

SHEET NO. 1



KELLY ENGINEERING GROUP SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, OR PROCEDURES UTILIZED BY THE CONTRACTOR, NOR FOR THE SAFETY OF PUBLIC OR CONTRACTOR'S EMPLOYEES; OR FOR THE FAILURE OF THE CONTRACTOR TO CARRY OUT THE WORKING ACCORDANCE WITH THE CONTRACT DOCUMENTS.
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NOTES:

1.) UNDERGROUND FEATURES HAVE BEEN COMPILED, IN PART, BASED UPON INFORMATION FURNISHED BY OTHERS. THIS INFORMATION IS TO BE CONSIDERED APPROXIMATE AND KELLY ENGINEERING GROUP, INC. DOES NOT TAKE RESPONSIBILITY FOR SUBSEQUENT ERRORS OR OMISSIONS WHICH MAY HAVE BEEN INCORPORATED INTO THIS PLAN AS A RESULT. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE, THE EXISTENCE OF WHICH ARE UNKNOWN TO KELLY ENGINEERING GROUP, INC. THE SIZE, LOCATION, AND EXISTENCE OF ALL SUCH FEATURES MUST BE VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION.

2.) THE LOCATION OF ALL UTILITIES SHOWN HEREON HAVE BEEN ESTABLISHED USING ASCE 38–02 (STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA) QUALITY LEVEL C AND LEVEL D.

3.) WETLAND FLAGGING PERFORMED BY ECOTEC, INC. ON NOVEMBER 30, 2022.

4.) THE VERTICAL DATUM SHOWN HEREON IS BASED ON NAVD88 (NORTH AMERICAN VERTICAL DATUM OF 1988), ESTABLISHED VIA GPS.

5.) BOUNDARY LINES SHOWN HEREON ARE DERIVED FROM SURVEYS BY DANA F. PERKINS, INC. KELLY ENGINEERING GROUP HAS CONFIRMED THE BOUNDARY.

6.) ELEVATIONS SHOWN ARE BASED ON PLANS PROVIDED TO KELLY ENGINEERING GROUP BY THE OWNER. KELLY ENGINEERING GROUP HAS PERFORMED CHECKS OF THE DATA PROVIDED.

7.) RECORD INFORMATION SHOWN IN S. HUNT ROAD IS DERIVED FROM PLANS ENTITLED, "TRANSPORTATION IMPROVEMENT PROJECT – PLAN AND PROFILE OF SOUTH HUNT ROAD IN THE CITY OF AMESBURY – BID SET", DATED 01/06/2021, PREPARED BY TEC, INC. (THE ENGINEERING CORP.), 146 DASCOMB ROAD, ANDOVER, MA.

8.) FOR EASEMENTS BETWEEN 12, 14 AND 24 S HUNT RD, REFER TO RECIPROCAL EASEMENT AGREEMENT RECORDED WITH SOUTHERN ESSEX COUNTY REGISTRY OF DEEDS BOOK 41732 PAGE 344

LEGEND

Symbol	Description	Symbol	Description
▦	CATCH BASIN	ﾊ	WETLAND
Ⓓ	DRAIN MANHOLE	— · — · —	RECORD EDGE OF WETLANDS
Ⓢ	SEWER MANHOLE	◡◡◡◡	TREE LINE
☼	LIGHT POLE	♿	HANDICAP PARKING
GV ⋈	GAS VALVE	Ⓜ	MANHOLE
(R.)	RECORD LOCATION/INFORMATION	⊡	BOUND
WV ⋈	WATER VALVE	○	IRON ROD/PIPE
	HYDRANT	—o—	SIGN
-◑	GUY POLE	Ⓣ	TELEPHONE/COMM. MANHOLE
GUY	GUY WIRE		GUARD RAIL
	UTILITY POLE	—— SD ——	DRAIN LINE
—— OHE ——	OVERHEAD ELECTRIC	—— SS ——	SEWER LINE
VGC	VERTICAL GRANITE CURB	—— W ——	WATER LINE
CCB	CAPE COD BERM	—— G ——	GAS LINE
LS	LANDSCAPED	—— 100 ——	MAJOR CONTOUR
		— — 102 — —	MINOR CONTOUR

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SHEET 2 OF 3
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CHKD BY SMH
APPD BY SMH

MCP IV 24 SOUTH HUNT OWNER LLC
12 & 14 SOUTH HUNT ROAD
AMESBURY, MASSACHUSETTS

AS–BUILT SITE PLAN

KELLY ENGINEERING GROUP
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Phone: 781-843-4333 www.kellyengineeringgroup.com

COMMONWEALTH OF MASSACHUSETTS
STEVEN M. HORSFALL
No. 41608
PROFESSIONAL LAND SURVEYOR

Steven M. Horsfall
Digitally signed by Steven M. Horsfall
Date: 2026.10.23 08:41:40 -04'00'

SHEET NO.
2

INTERSTATE ROUTE 495
BLUE STAR MEMORIAL
HIGHWAY

SOUTH HUNT ROAD
(PUBLIC WAY – WIDTH VARIES)

N74°37'56"E 1556.30'

280.60'

500.00'

600.00'

150.00'

23.69'

84.16'
S15°22'04"E

N15°22'04"W 401.14'

APPROVED WETLAND LINE
(SEE ORDER OF CONDITIONS
DATED 3/11/21)

BENCHMARK: BONNET BOLT
ON HYDRANT – EL= 105.45

TEST PIT/
PERC TEST
CHECK
BMH
(TYP.)

MONUMENT SIGN-
"HUNTERS"

EXISTING
BUILDING
#12 & 14
1 STORY
FOOTPRINT
=74,000± SF

FIN. FLOOR
EL.= 108.25

TRANSFORMER

BITUMINOUS
PAVEMENT

ELECTRIC VEHICLE
CHARGE STATION/
ELEC. STUBS (TYP.)

ELECTRIC VEHICLE
SPACES "EV" (TYP.)

ELECTRIC VEHICLE
CHARGE STATION/
ELEC.STUBS (TYP.)

OVERHANG
(TYP.)

FIN. FLOOR
EL.= 198.05

GND. AT TOP
OF WALL
EL.= 198.02
GND. AT BOT.
OF WALL
EL.=194.04

CONC. BLOCK WALL

METAL GUARDRAIL

METAL FENCE

CONC. WALK

CONC. PAD

RETAINING
WALL

WOOD GUARDRAIL

WOOD
GUARDRAIL

STOP

TRANSITION FROM
24" TO 36" RCP (R.)

24" RCP
INV= 93.53 (R.)

DRILL HOLE

21.86'
S83°12'48"E

N82°54'39"E
283.01'

129°18'34"E
64.61'
IRON PIPE
(FOUND)

S47°57'12"E
514.60'

N/F
HUNT ROAD REALTY CORP.
MAP: 96 LOT: 1

N/F
CITY OF AMESBURY
MAP: 97 LOT: 12

LOT A
418,650± SF OR
9.61± ACRES

MATCH LINE
SEE SHEET 2

SEE SHEET 1
MATCH LINE

EXIST.
SHED
FOOTPRINT=1,482 SF±
426± SF

INDOOR SOCCER
FIELD W/ DOME

CONCRETE
EDGING (TYP.)

AREA OF
REPLICATION

SUBSURFACE
INFILTRATION
SYSTEM

APPROVED WETLAND LINE
(SEE ORDER OF CONDITIONS
DATED 3/11/21)

IRON PIPE

40.00'
S66°24'42"W

183.89'
S57°44'45"W

Z SERIES (BVW) FLAGGED
BY ECOTEC, INC.
ON 11/30/22

DRILL
HOLE

187.13'
S55°44'01"W

109.06'
N55°44'01"E

INDUSTRIAL

OPEN SPACE
CONSERVATORY

WOODED

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

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SEE SHEET 2 FOR NOTES & SYMBOL LEGEND

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SHEET NO. 3