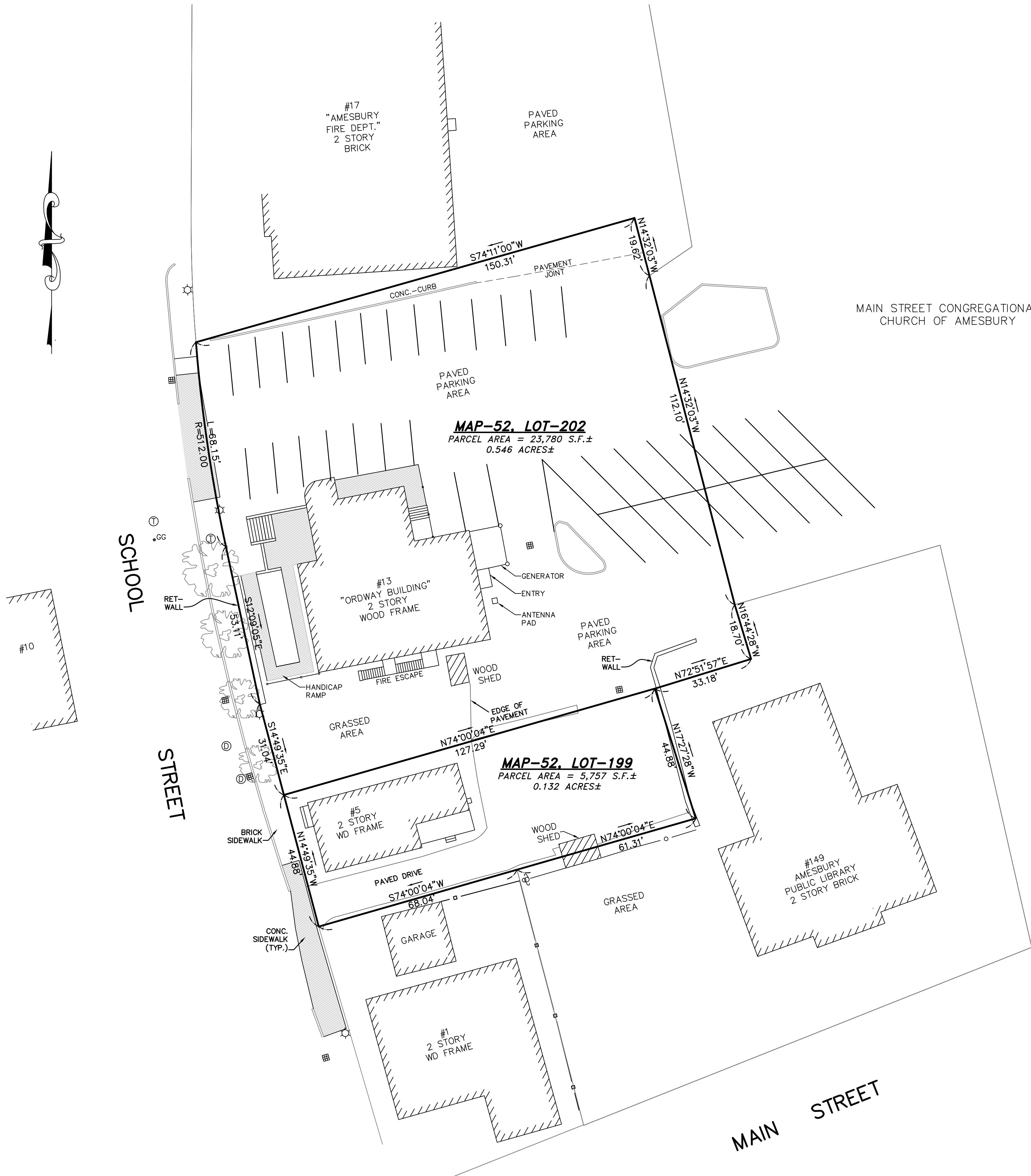




LEGEND

- GG GAS GATE
- ⊙ SEWER MANHOLE
- ⊙ TELEPHONE MANHOLE
- ⊙ DRAIN MANHOLE
- ⊙ CATCH BASIN
- ⊙ STREET LAMP
- ⊙ UTILITY POLE
- CHAIN LINK FENCE
- STOCKADE FENCE

FOR REGISTRY USE ONLY

I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS

DATE

AMESBURY PLANNING BOARD

APPROVED SUBJECT TO THE PLANNING BOARD DECISION
DATED _____ RECORDED IN THE ESSEX SOUTH REGISTRY
OF DEEDS IN BOOK _____ PAGE _____

DEED REFERENCES

PLAN BOOK 132, PLAN 20
DEED BOOK: 193, PAGE 75
DEED BOOK: 294, PAGE 233
DEED BOOK: 657, PAGE 57
DEED BOOK: 17615, PAGE 527
DEED BOOK: 2316, PAGE 582
DEED BOOK: 1585, PAGE 196

ZONING DISTRICT: R8

ZONING DISTRICT –RESIDENTIAL 8 (R8)

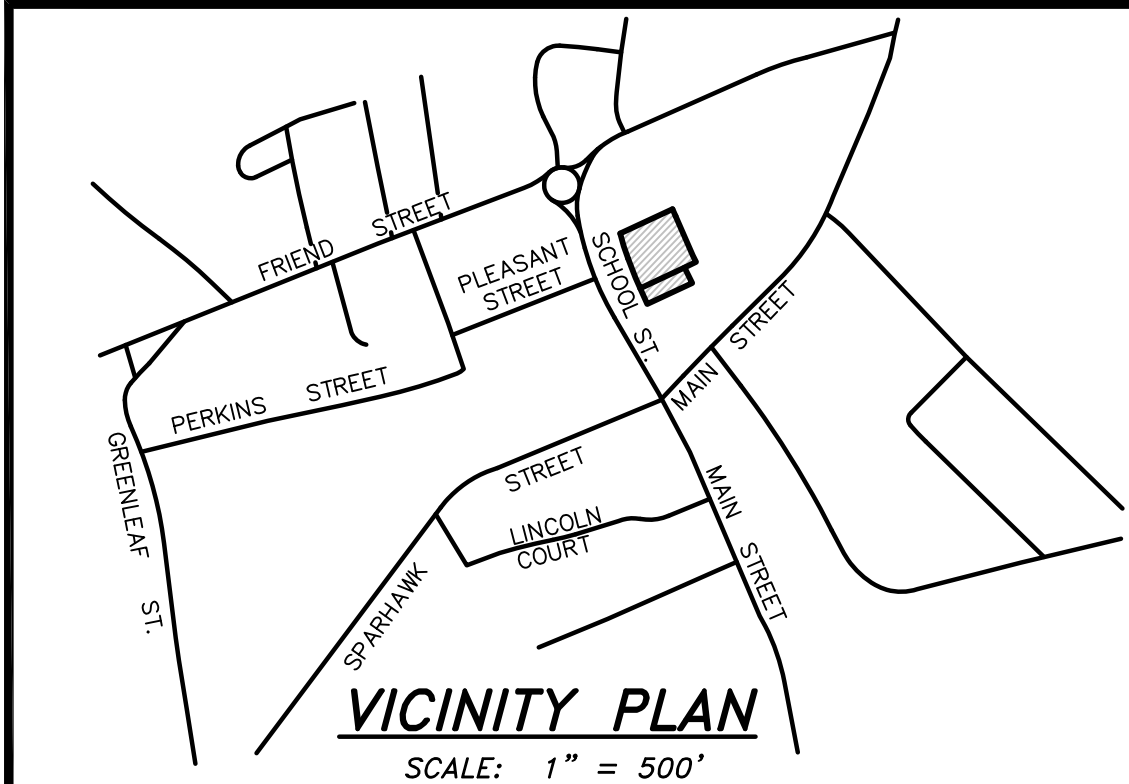
PARAMETER	REQUIRED
MINIMUM LOT AREA	8,000 SQ. FT.
MINIMUM LOT FRONTAGE	80 FT.
MINIMUM FRONT YARD	25 FT.
MINIMUM SIDE YARD	15 FT.
MINIMUM REAR YARD	30 FT.
MAXIMUM BUILDING HEIGHT	35 FT.
MAXIMUM STORIES	2.5
MAXIMUM BUILDING AREA	30%
MINIMUM OPEN AREA	50%

CITY OF AMESBURY
OFFICE OF THE CITY CLERK

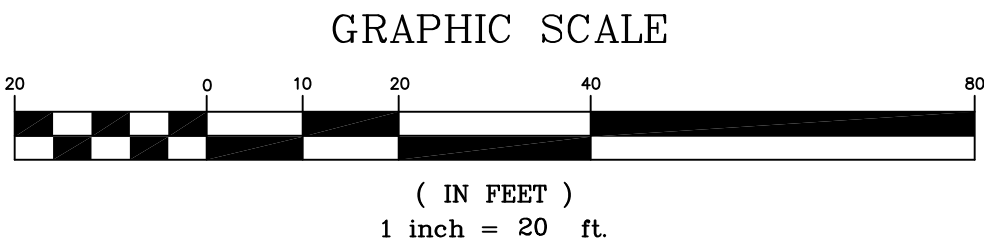
THIS IS TO CERTIFY THAT ON _____ I RECIEVED FROM AMESBURY PLANNING BOARD CERTIFICATION OF ITS APPROVAL OF THIS PLAN AND THAT DURING THE (20) TWENTY DAYS NEXT FOLLOWING I HAVE RECEIVED NO NOTICE OF ANY APPEAL FROM SAID DECISION

CLERK

DATE



SITE PLAN
SCALE: 1"=20'



JOHN W. HARGREAVES, PE/PLS
DATE: 11.3.2025
REVISIONS:

SHEET 1 OF 1

DRAFT EXISTING CONDIONS PLAN
ASSESSOR'S MAP 52, LOTS 199 & 202
5 & 13 SCHOOL STREET
AMESBURY, MASSACHUSETTS

OWNER AND APPLICANT:

WOJCICKI HOLDINGS LLC
110 MAIN STREET
AMESBURY, MA 01913

GA CONSULTANTS, INC.
10 STATE STREET, NEWBURYPORT, MA 01950

PROFESSIONAL ENGINEERS
& LAND SURVEYORS
TEL. 978-502-5197