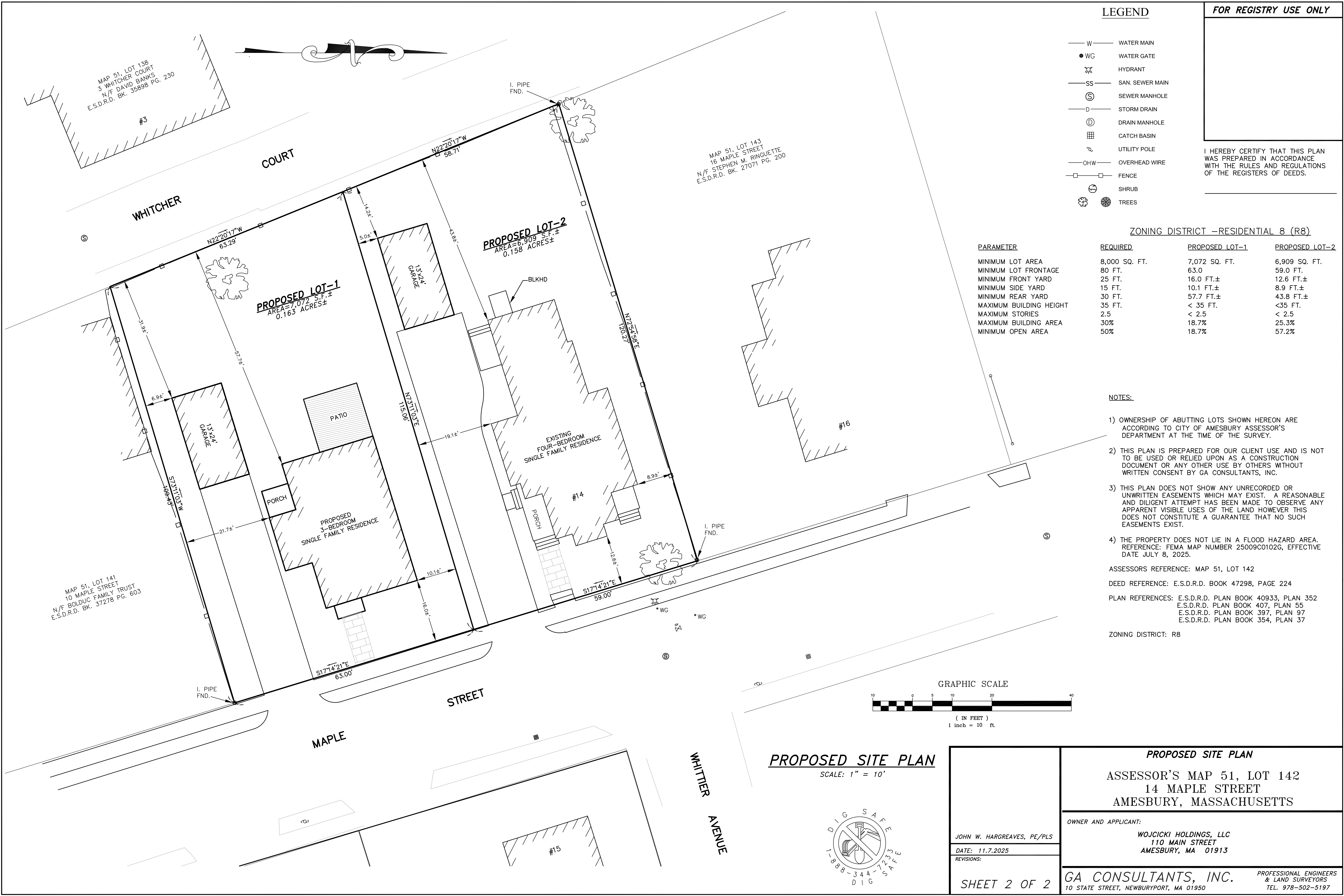




LEGEND

- W WATER MAIN
- WG WATER GATE
- HYDRANT
- SS SAN. SEWER MAIN
- S SEWER MANHOLE
- D STORM DRAIN
- DM DRAIN MANHOLE
- CB CATCH BASIN
- UP UTILITY POLE
- OHW OVERHEAD WIRE
- F FENCE
- S SHRUB
- T TREES

FOR REGISTRY USE ONLY

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

ZONING DISTRICT —RESIDENTIAL 8 (R8)

PARAMETER	REQUIRED	PROPOSED LOT-1	PROPOSED LOT-2
MINIMUM LOT AREA	8,000 SQ. FT.	7,072 SQ. FT.	6,909 SQ. FT.
MINIMUM LOT FRONTAGE	80 FT.	63.0	59.0 FT.
MINIMUM FRONT YARD	25 FT.	16.0 FT.±	12.6 FT.±
MINIMUM SIDE YARD	15 FT.	10.1 FT.±	8.9 FT.±
MINIMUM REAR YARD	30 FT.	57.7 FT.±	43.8 FT.±
MAXIMUM BUILDING HEIGHT	35 FT.	< 35 FT.	<35 FT.
MAXIMUM STORIES	2.5	< 2.5	< 2.5
MAXIMUM BUILDING AREA	30%	18.7%	25.3%
MINIMUM OPEN AREA	50%	18.7%	57.2%

NOTES:

- OWNERSHIP OF ABUTTING LOTS SHOWN HEREON ARE ACCORDING TO CITY OF AMESBURY ASSESSOR'S DEPARTMENT AT THE TIME OF THE SURVEY.
- THIS PLAN IS PREPARED FOR OUR CLIENT USE AND IS NOT TO BE USED OR RELIED UPON AS A CONSTRUCTION DOCUMENT OR ANY OTHER USE BY OTHERS WITHOUT WRITTEN CONSENT BY GA CONSULTANTS, INC.
- THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT VISIBLE USES OF THE LAND HOWEVER THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.
- THE PROPERTY DOES NOT LIE IN A FLOOD HAZARD AREA. REFERENCE: FEMA MAP NUMBER 25009C0102G, EFFECTIVE DATE JULY 8, 2025.

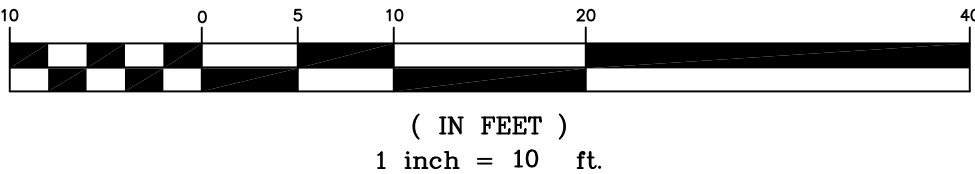
ASSESSORS REFERENCE: MAP 51, LOT 142

DEED REFERENCE: E.S.D.R.D. BOOK 47298, PAGE 224

PLAN REFERENCES: E.S.D.R.D. PLAN BOOK 40933, PLAN 352
E.S.D.R.D. PLAN BOOK 407, PLAN 55
E.S.D.R.D. PLAN BOOK 397, PLAN 97
E.S.D.R.D. PLAN BOOK 354, PLAN 37

ZONING DISTRICT: R8

GRAPHIC SCALE



PROPOSED SITE PLAN

SCALE: 1" = 10'



JOHN W. HARGREAVES, PE/PLS

DATE: 11.7.2025

REVISIONS:

SHEET 2 OF 2

PROPOSED SITE PLAN

ASSESSOR'S MAP 51, LOT 142
14 MAPLE STREET
AMESBURY, MASSACHUSETTS

OWNER AND APPLICANT:

WOJCICKI HOLDINGS, LLC
110 MAIN STREET
AMESBURY, MA 01913

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

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