

AMESBURY PLANNING BOARD APPROVAL

APPROVED SUBJECT TO TERMS AND CONDITIONS OF A COVENANT TO BE
RECORDED HEREWITH.

AMESBURY PLANNING BOARD

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

THIS IS TO CERTIFY THAT ON _____
I RECEIVED 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 _____

LEGEND

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

NOTES:

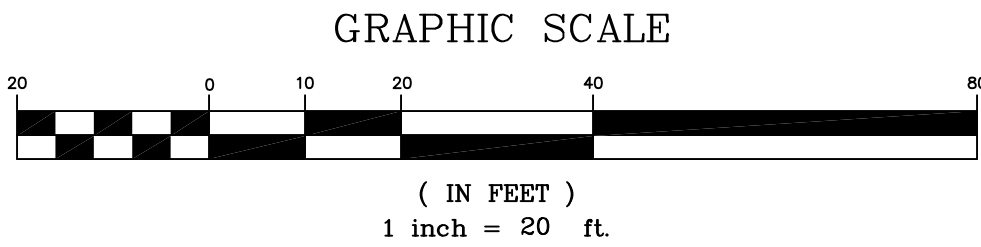
- OWNERSHIP OF ABUTTING LOTS SHOWN HEREON ARE
ACCORDING TO CITY OF AMESBURY ASSESSOR'S
DEPARTMENT AT THE TIME OF THE SURVEY.
- THIS PLAN IS PREPARED FOR OUR CLIENT USE AND IS NOT
TO BE USED OR RELIED UPON AS A CONSTRUCTION
DOCUMENT OR ANY OTHER USE BY OTHERS WITHOUT
WRITTEN CONSENT BY GA CONSULTANTS, 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



EXISTING CONDITIONS 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

JOHN W. HARGREAVES, PE/PLS

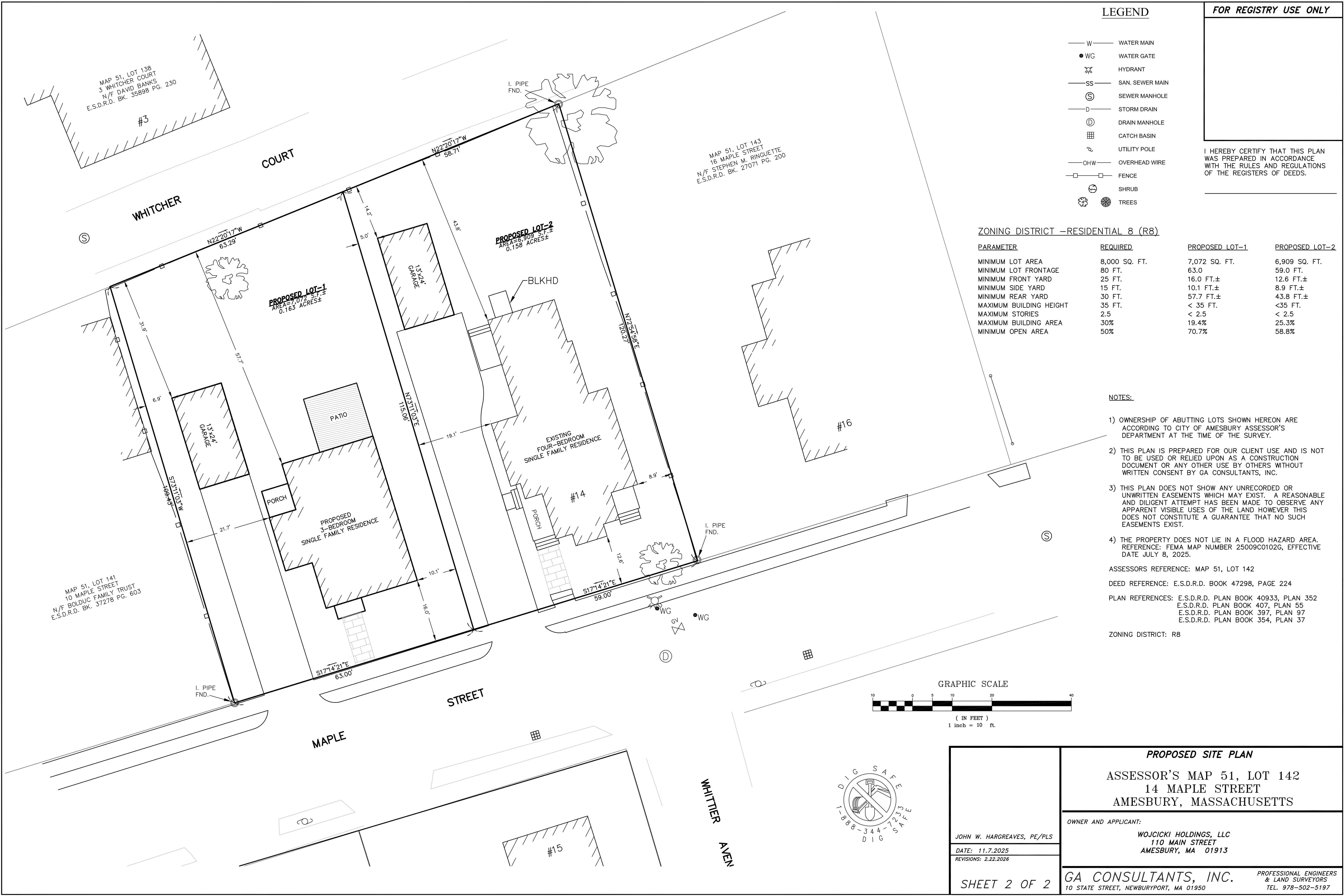
DATE: 7.14.2025

REVISIONS:

SHEET 1 OF 2

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

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



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%	19.4%	25.3%
MINIMUM OPEN AREA	50%	70.7%	58.8%

NOTES:

- OWNERSHIP OF ABUTTING LOTS SHOWN HEREON ARE ACCORDING TO CITY OF AMESBURY ASSESSOR'S DEPARTMENT AT THE TIME OF THE SURVEY.
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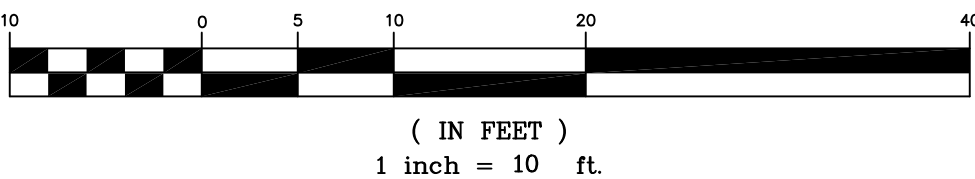
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E.S.D.R.D. PLAN BOOK 354, PLAN 37

ZONING DISTRICT: R8

GRAPHIC SCALE



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

JOHN W. HARGREAVES, PE/PLS

DATE: 11.7.2025

REVISIONS: 2.22.2026

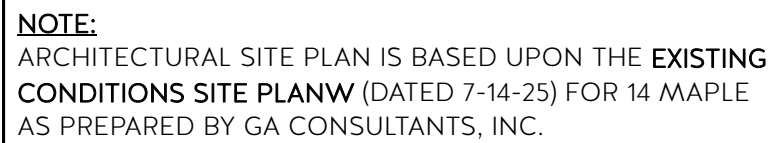
GA CONSULTANTS, INC.
10 STATE STREET, NEWBURYPORT, MA 01950

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

Project #	Project Manager	Date
2025-23	X.X.	2-23-26

PROPOSED ARCHITECTURAL SITE PLAN

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TO THE:
FRANK P. TODD HOUSE

14 MAPLE STREET
AMESBURY, MA 01913

REVISION & REISSUE NOTES		
No.	Date	Notes
A	2-23-26	PB RESUBMISSION
Project # 2025-23	Project Manager X.X.	Date 2-23-26

Scale: AS NOTED

NORTH EAST (FRONT) ELEVATION

A3

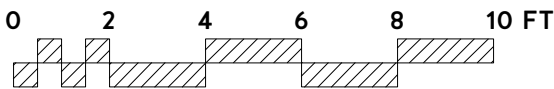
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2 EXISTING NORTH EAST (FRONT) ELEVATION
Scale: 1/4" = 1'-0"



1 PROPOSED NORTH EAST (FRONT) ELEVATION
Scale: 1/4" = 1'-0"



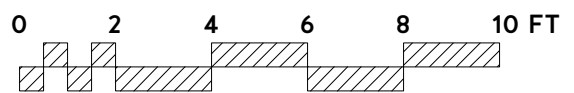
RENOVATIONS/ ALTERATIONS
TO THE:
FRANK P. TODD HOUSE
14 MAPLE STREET
AMESBURY, MA 01913

Scale: AS NOTED

SOUTH EAST (LEFT SIDE) ELEVATION

A4

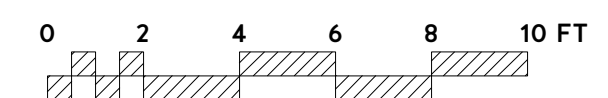
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RENOVATIONS/ ALTERATIONS

Scale: AS NOTED

A5



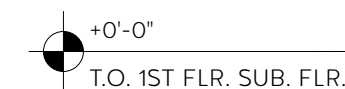
14 MAPLE STREET
AMESBURY, MA 01913

Project #	Project Manager	Date
2025-23	X.X.	2-23-26

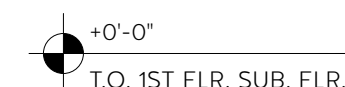
Scale: AS NOTED

A6

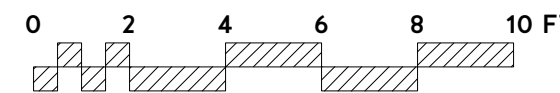
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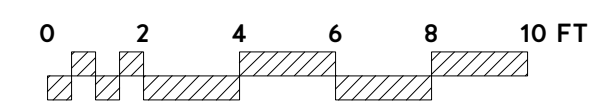


Scale: 1/4" = 1'-0"



Scale: 1/4" = 1'-0"





RENOVATIONS/ ALTERATIONS
TO THE:
FRANK P. TODD HOUSE
14 MAPLE STREET
AMESBURY, MA 01913

REVISION & REISSUE NOTES		
No.	Date	Notes
A	12/30/25	PB PRESENTATION
Project # 2025-23	Project Manager X.X.	Date 2-23-26

Scale: AS NOTED

EXTERIOR IMAGES

A7

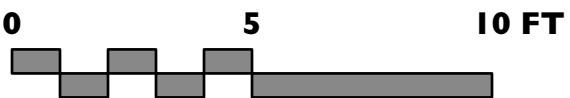
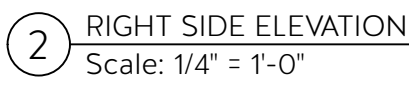
14 B MAPLE STREET AMESBURY, MA 01913

Scale: AS NOTED

**FRONT/RIGHT SIDE
ELEVATION**

A8

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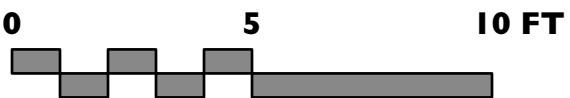
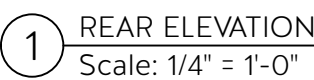
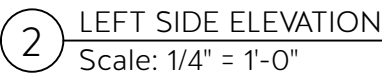
14 B MAPLE STREET AMESBURY, MA 01913

Scale: AS NOTED

**REAR/LEFT SIDE
ELEVATION**

A9

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PROPOSED NEW RESIDENCE
AT
14 B MAPLE STREET AMESBURY, MA 01913

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GARAGE PLANS/ELEVATIONS

A10

