

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:

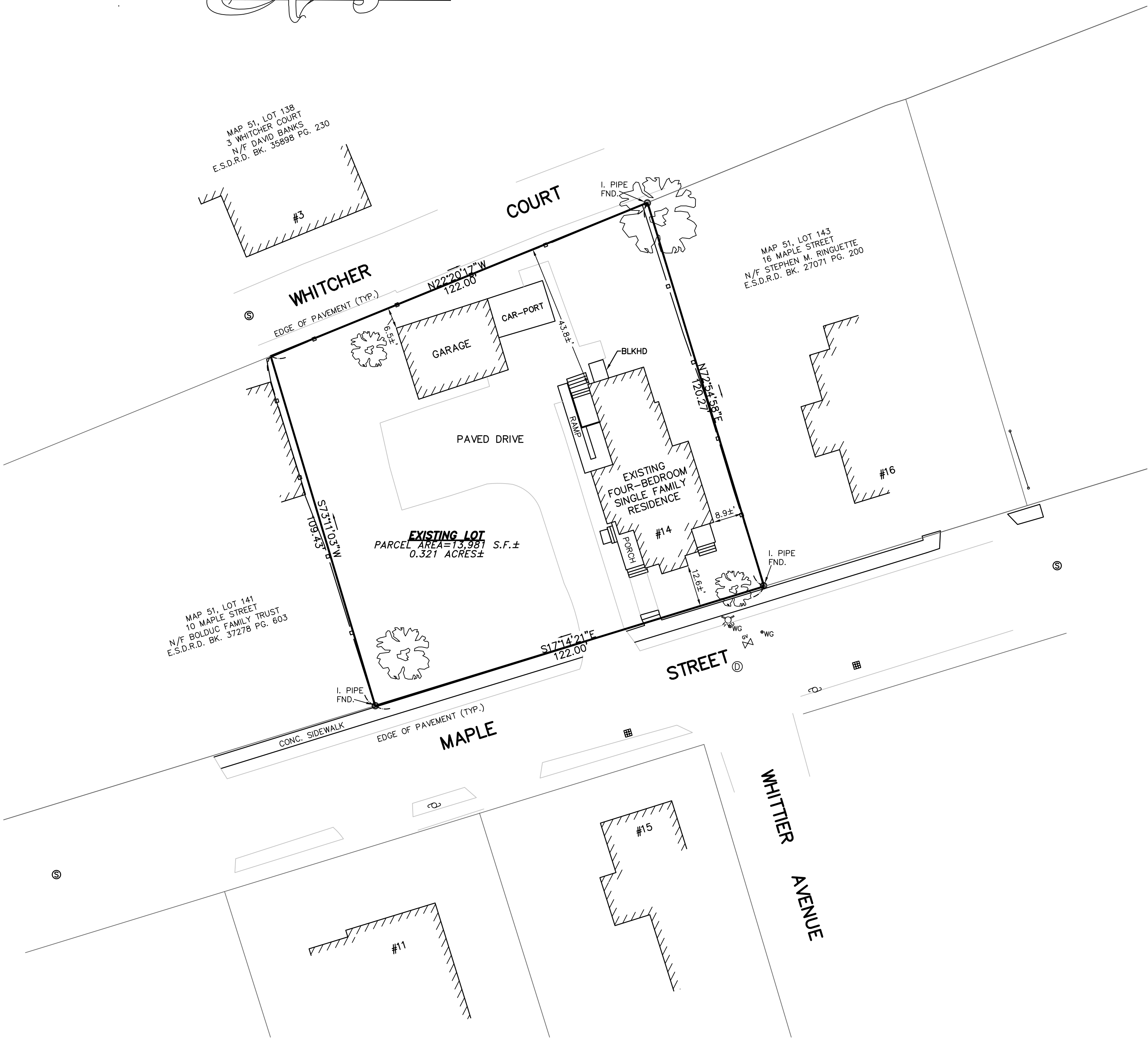
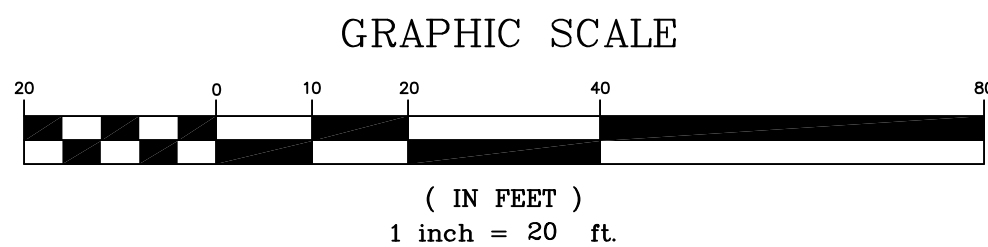
- OWNERSHIP OF ABUTTING LOTS SHOWN HEREON ARE ACCORDING TO CITY OF AMESBURY ASSESSOR'S DEPARTMENT AT THE TIME OF THE SURVEY.
- THIS PLAN IS PREPARED FOR OUR CLIENT USE AND IS NOT TO BE USED OR RELIED UPON AS A CONSTRUCTION DOCUMENT OR ANY OTHER USE BY OTHERS WITHOUT WRITTEN CONSENT BY GA CONSULTANTS,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

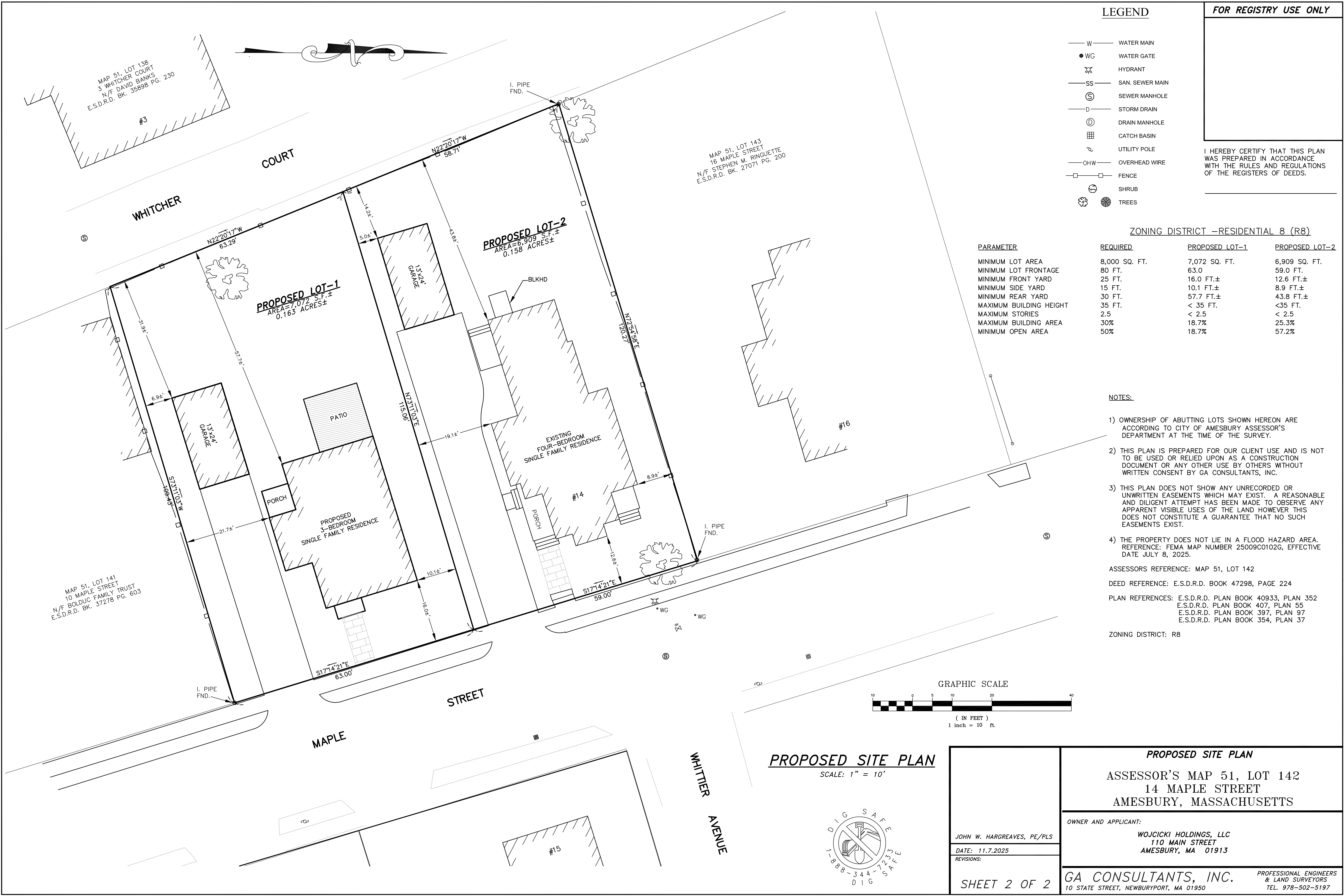
DATE: 7.14.2025

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%	18.7%	25.3%
MINIMUM OPEN AREA	50%	18.7%	57.2%

NOTES:

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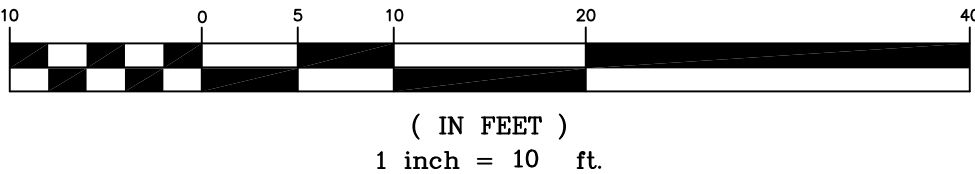
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E.S.D.R.D. PLAN BOOK 354, PLAN 37

ZONING DISTRICT: R8

GRAPHIC SCALE



PROPOSED SITE PLAN

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
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AMESBURY, MA 01913

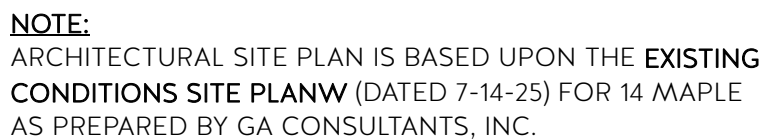
GA CONSULTANTS, INC.
10 STATE STREET, NEWBURYPORT, MA 01950

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

Project #	Project Manager	Date
2025-23	X.X.	1-26-26

PROPOSED ARCHITECTURAL SITE PLAN

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RENOVATIONS/ ALTERATIONS

Scale:	AS NOTED
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PROPOSED LANDSCAPING PLAN

A0.1

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NOTES:

1. USDA Hardiness Zone for Amesbury, MA, is 6b.
2. Not all plant material species and quantities shown will be used. Final plant material specifications dependent on conformance to applicable, and approval by, local and state regulations and agencies.
3. Plant material specified shall conform to ANLA American Standard for Nursery Stock, ANSI Z60.1 current edition.
4. No permanent irrigation system is proposed.

Scale: AS NOTED

STREET ELEVATION

A2



14B MAPLE ST.

14A MAPLE ST.

1 MAPLE STREET ELEVATION
Scale: N/A

TO THE:
FRANK P. TODD HOUSE

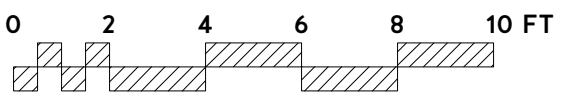
14 MAPLE STREET
AMESBURY, MA 01913

Scale: AS NOTED

**NORTH EAST (FRONT)
ELEVATION**

A3

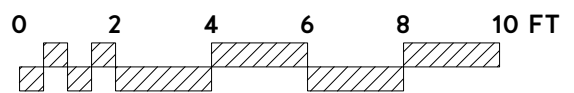
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REVISION & REISSUE NOTES

Scale: AS NOTED

A4



14 MAPLE STREET
AMESBURY, MA 01913

Scale: AS NOTED

A5

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**NORTH WEST (LEFT
SIDE) ELEVATION**

A6

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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 12-30-2025

EXTERIOR IMAGES

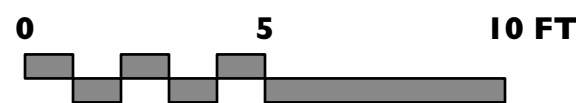
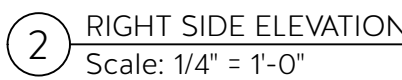
A7

14 B MAPLE STREET AMESBURY, MA 01913

Scale: AS NOTED

A8

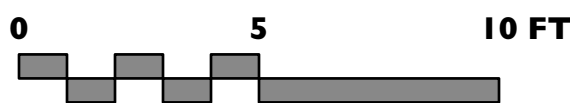
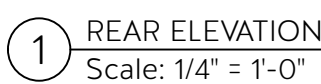
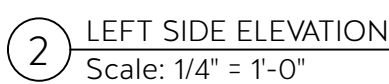
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14 B MAPLE STREET AMESBURY, MA 01913

Scale: AS NOTED

A9



14 B MAPLE STREET AMESBURY, MA 01913

Scale: AS NOTED

A10

