

ASBUILT PLANS:

Asbuilt Site Survey:

Key components of an as-built survey include:

- **Deviation Mapping:** Documentation of changes made in the field compared to the original design blueprints.
- **Feature Locations:** Precise measurements of improvements like buildings, fences, driveways, and utilities (sewer, water, electric).
- **Horizontal and Vertical Data:** Accurate spatial data, often including topographical info and final grading.
- **Common Usage:** Required for obtaining Certificates of Occupancy, finalizing contractor payments, and future facility management.

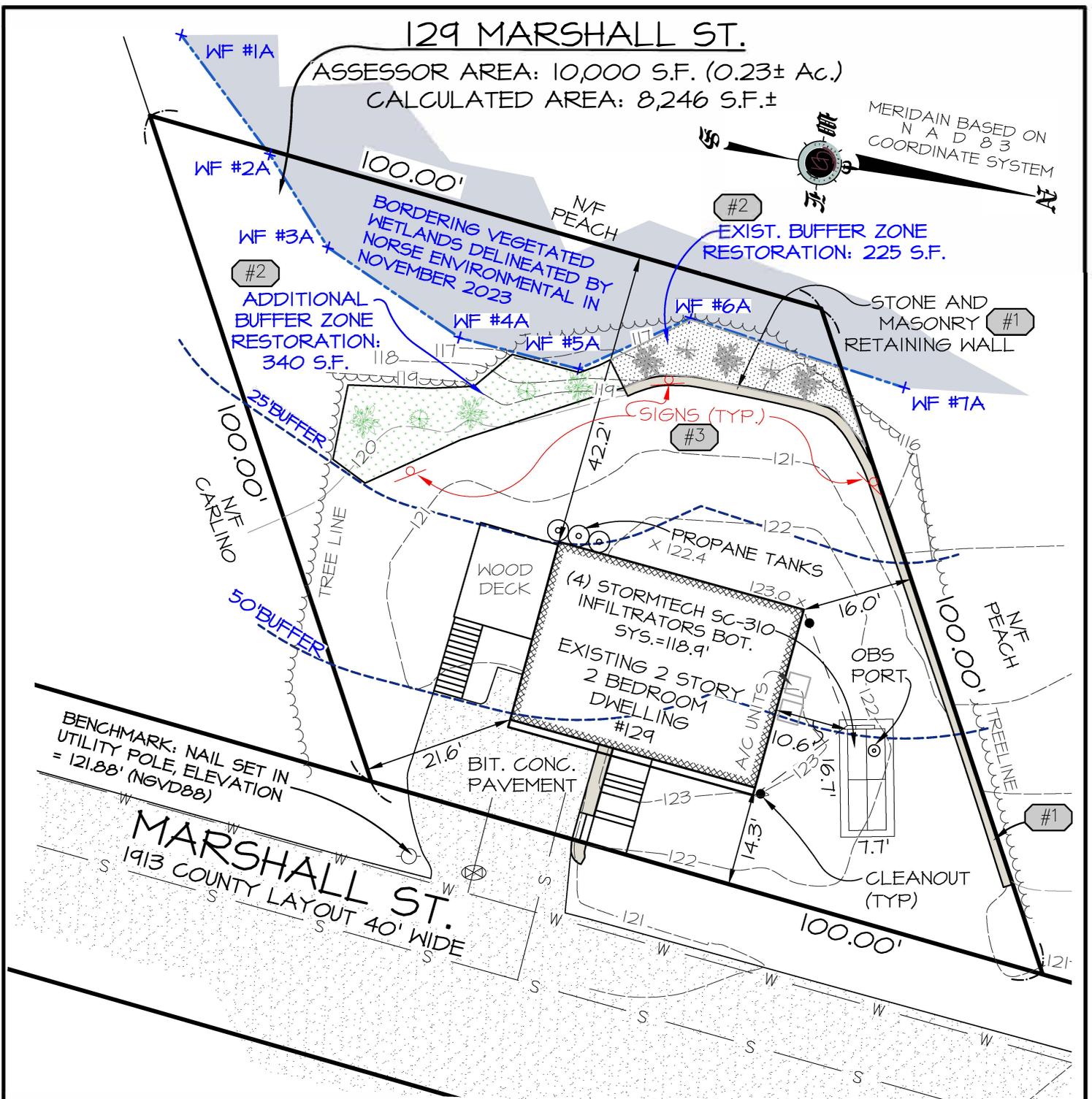
These surveys are often delivered as CAD files or red-lined drawings, providing a crucial, accurate record for project handover.

- **Certificate of Compliance asbuilt survey** which is required by DEP and local Conservation Commission to confirm all site work has been done in accordance with the approved site plan referred to in the Order of Conditions for the site

129 MARSHALL ST.

ASSESSOR AREA: 10,000 S.F. (0.23± Ac.)
 CALCULATED AREA: 8,246 S.F.±

MERIDIAN BASED ON
 N A D 83
 COORDINATE SYSTEM



REFERENCES:

OWNERS:
 TEWKSBURY, I
 LOCUS: DEED BOOK 38489, PG 92.

ORDER OF CONDITIONS (O.O.C.) #305-1196 DEVIATIONS

- #1 STONE AND MASONRY WALL ADDED TO SITE.
- #2 PLANTING AREA:
 PROPOSED: 555 S.F.
 EXISTING: 225 S.F.
 INCORPORATE AN ADDITIONAL 340 S.F.
 PLANTING AREA FOR TOTAL OF 565 S.F.
- #3 SIGNALS TO BE INSTALLED AS SHOWN.

NOTES:

- 1.) THIS PLAN IS NOT TO BE USED FOR THE RECONSTRUCTION OF BOUNDARY LINES OR FOR TITLE INSURANCE PURPOSES NOR DOES IT REPRESENT A DETERMINATION OF TITLE, BUT IS SOLELY INTENDED TO DEPICT THE EXISTING CONDITIONS IN RELATION TO THE BORDERING VEGETATED WETLANDS AND TO NOTE ANY DEVIATIONS FROM SITE PLAN REFERRED TO IN THE SITE ISSUED ORDER OF CONDITIONS 305-1196.
- 2.) THIS PLAN DOES NOT SHOW ANY UNWRITTEN OR UNRECORDED 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.
- 3.) ANY UNDERGROUND UTILITY LOCATIONS ARE BASED UPON SITE CONTRACTOR SKETCHES, FIELD LOCATIONS OF EXISTING STRUCTURES, PAINT MARKINGS AND/OR COMPILED DOCUMENTS OBTAINED FROM THE TOWN OF TEWKSBURY. THESE LOCATIONS ARE APPROXIMATE ONLY AND CYPRUS DESIGN INC. DOES NOT WARRANT OR GUARANTEE THE LOCATION OF ANY UTILITIES DEPICTED OR NOT DEPICTED.

ASBUILT SITE PLAN

TO ACCOMPANY A CERTIFICATE
 OF COMPLIANCE APPLICATION

LOCATED AT

PREPARED FOR

PREPARED BY

CYPRUS DESIGN INC.

Land Surveying & Civil Engineering Services

1501 Main Street Unit 24 Tewksbury, MA 01876

Tel. 978.640.1019, Fax. 978.640.1020

Web: CDISurvey.com

Email: Info@CDISurvey.com



REFERENCES:

ASSESSOR'S: 33-10,
 DEED: BK 38489, PG 92

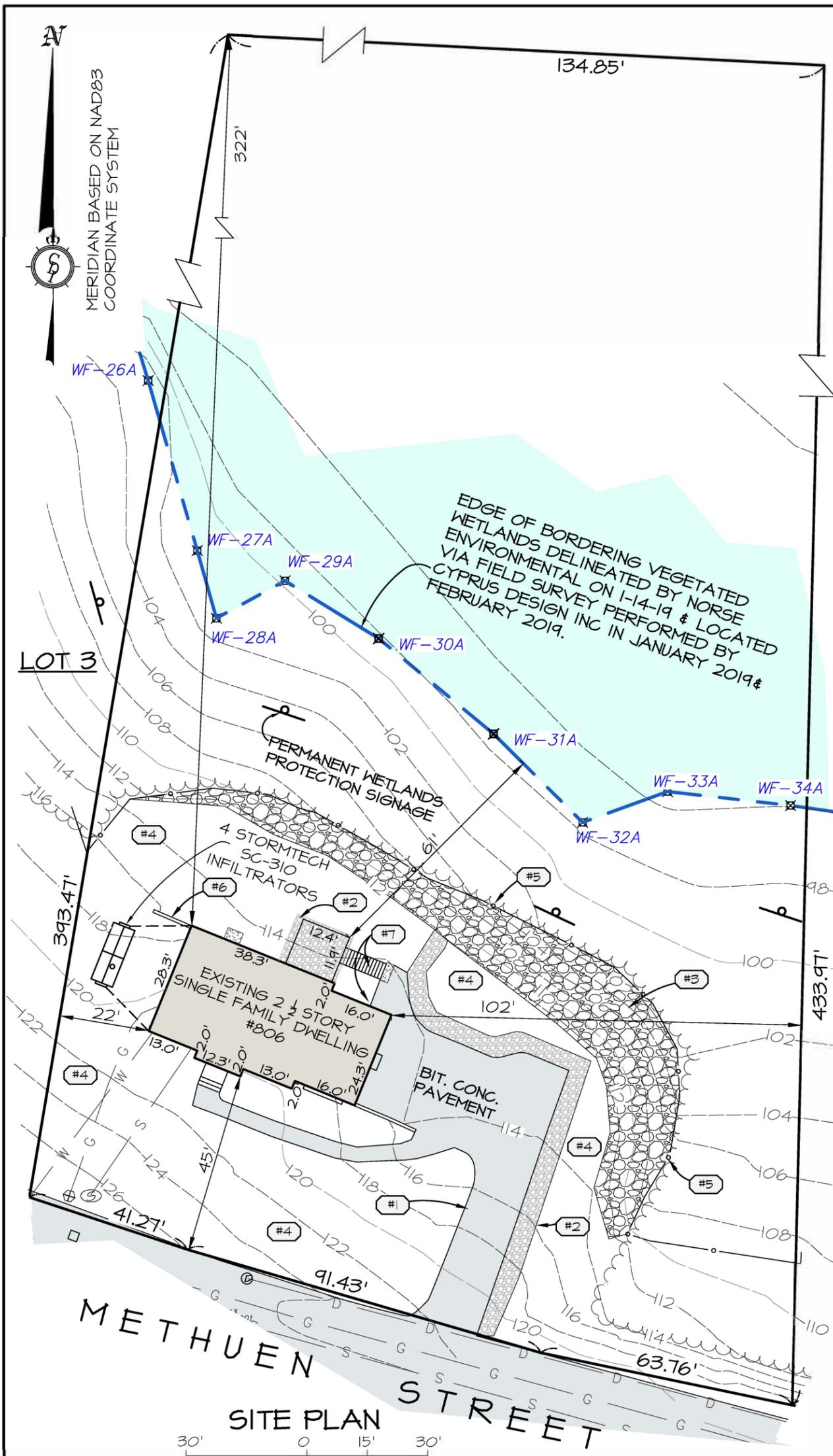
ZONING: RESIDENCE R40:

DESCRIPTION	REQUIRED	EXISTING
FRONT SETBACK	25'	14.3'*
SIDE SETBACK	15'	16.0'
REAR SETBACK	15'	42.2'
MAX. BLDG. COV.	15%	14%

* SEE BOARD OF APPEALS DECISION DATED MAY 2,
 2024 AND RECORDED IN BOOK 38505, PAGE 67.

20' 0 10' 20'

SCALE: 1"=20' DATE: 6-24-25



REFERENCES:

CONTRACTING, INC.
 LOCUS: DEED BOOK 34229, PG 65
 LOCUS: PLAN BOOK 246, PLAN 129

**ZONE R-1
 REQUIRED**

ITEM	VALUE
LOT AREA	40,000 S.F.
FRONT YARD	30' MIN.
SIDE YARD	15' MIN.
REAR YARD	35' MIN.

PROVIDED

ITEM	VALUE
LOT AREA	40,099 S.F.
FRONT YARD	45'
SIDE YARD	23'
REAR YARD	322'

**ORDER OF CONDITIONS
 (O.O.C.) #145-1097
 DEVIATIONS**

- #1 APPROXIMATELY 300 S.F. OF ADDITIONAL PAVEMENT INSTALLED.
- #2 800 S.F. OF CRUSHED STONE INSTALLED FOR ADDITIONAL STORMWATER MITIGATION (300 S.F. PROPOSE).
- #3 SLOPE PROPOSED 3:1. ACTUAL SLOPE 1.5:1 (LARGE STONE SLOPE WALL FOR SLOPE STABILIZATION INSTALLED).
- #4 LOAM AND SEED TO BE INSTALL IN SPRING OF 2021.
- #5 SILTATION FENCE TO REMAIN UNTIL GROUND IS STABLE AND GRASS IS GROWING (END OF SUMMER 2021)
- #6 RETAINING WALL INSTALLED IN LIEU OF GRADING.
- #7 GRADING IN LIEU OF RETAINING WALL. STEPS INSTALLED FOR DECK.

NOTES:

- 1.) THIS PLAN IS NOT TO BE USED FOR THE RECONSTRUCTION OF BOUNDARY LINES OR FOR TITLE INSURANCE PURPOSES NOR DOES IT REPRESENT A DETERMINATION OF TITLE, BUT IS SOLELY INTENDED TO DEPICT THE EXISTING CONDITIONS IN RELATION TO THE BORDERING VEGETATED WETLANDS AND TO NOTE ANY DEVIATIONS FROM SITE PLAN REFERRED TO IN THE SITE ISSUED ORDER OF CONDITIONS 145-1097.
- 2.) THIS PLAN DOES NOT SHOW ANY UNWRITTEN OR UNRECORDED 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.
- 3.) ANY UNDERGROUND UTILITY LOCATIONS ARE BASED UPON SITE CONTRACTOR SKETCHES, FIELD LOCATIONS OF EXISTING STRUCTURES, PAINT MARKINGS AND/OR COMPILED DOCUMENTS OBTAINED FROM THE TOWN OF DRACUT. THESE LOCATIONS ARE APPROXIMATE ONLY AND CYPRUS DESIGN INC. DOES NOT WARRANTY NOR GUARANTEE THE LOCATION OF ANY UTILITIES DEPICTED OR NOT DEPICTED.

ITEMS 1-7 DEVIATE FROM SITE PLAN REFERENCED IN ORDER OF CONDITIONS 145-1097

I CERTIFY THAT THE SITE WORK HAS BEEN COMPLETED IN COMPLIANCE WITH ORDER OF CONDITIONS #145-1097 AND PLAN REFERENCED WITHIN, WITH EXCEPTIONS AS NOTED.

ASBUILT SITE PLAN
 (TO ACCOMPANY A CERTIFICATE OF COMPLIANCE)

PREPARED FOR

SCALE: 1"=30' DATE: 1-27-21

PREPARED BY
Cyprus Design Inc.

Land Surveying & CMI Engineering Services
 1501 Main Street Unit 24 Tewksbury, MA 01876
 Tel. 978.640.1019, Fax. 978.640.1020
 Web. CDISurvey.com
 Email Info@CDISurvey.com



REVISIONS

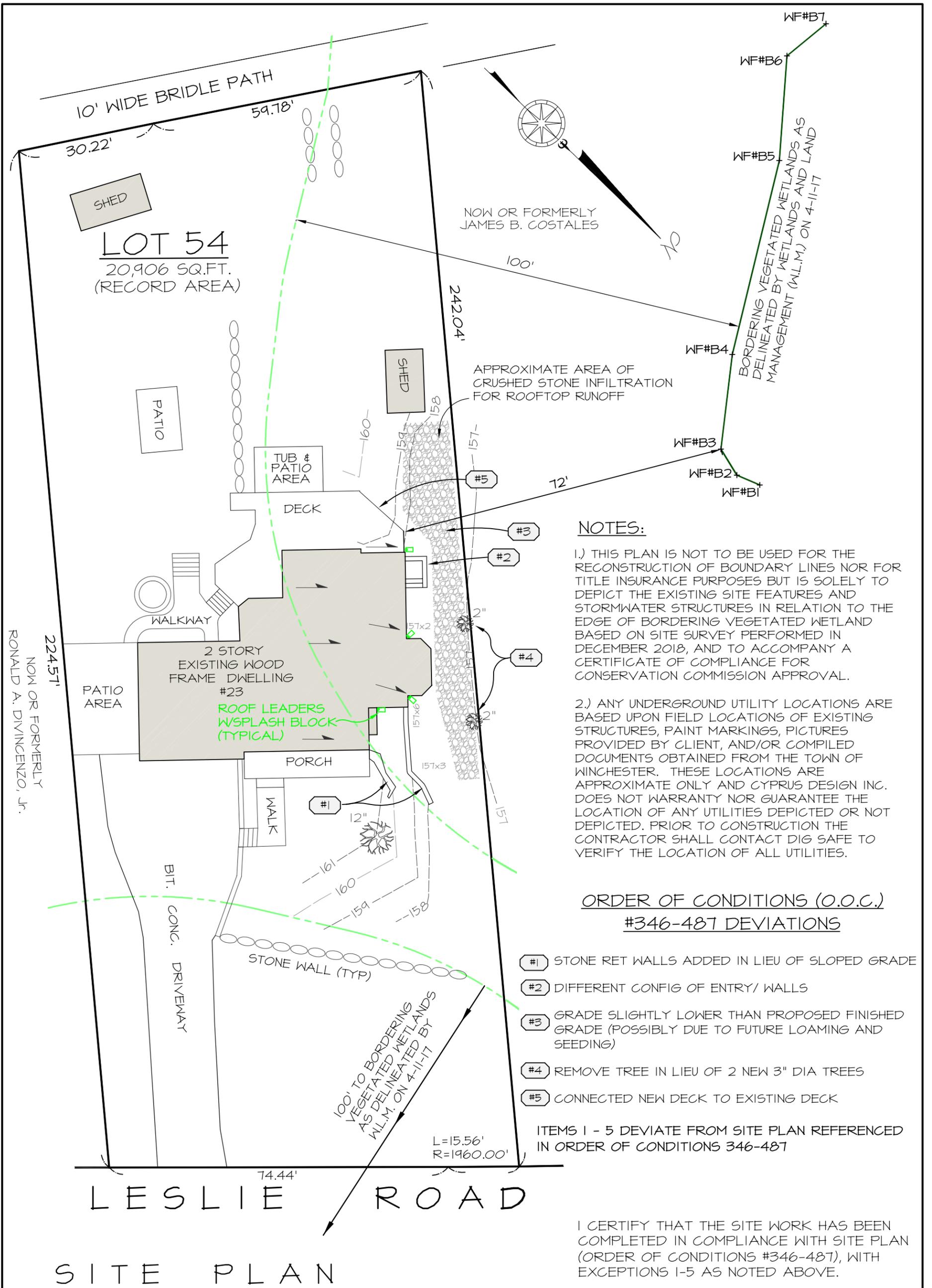
DATE	DESCRIPTION

DATE: 01-27-21 SHEET 1 OF 1



SCALE: 1" = 20'

REGISTERED PROFESSIONAL ENGINEER



NOTES:

1.) THIS PLAN IS NOT TO BE USED FOR THE RECONSTRUCTION OF BOUNDARY LINES NOR FOR TITLE INSURANCE PURPOSES BUT IS SOLELY TO DEPICT THE EXISTING SITE FEATURES AND STORMWATER STRUCTURES IN RELATION TO THE EDGE OF BORDERING VEGETATED WETLAND BASED ON SITE SURVEY PERFORMED IN DECEMBER 2018, AND TO ACCOMPANY A CERTIFICATE OF COMPLIANCE FOR CONSERVATION COMMISSION APPROVAL.

2.) ANY UNDERGROUND UTILITY LOCATIONS ARE BASED UPON FIELD LOCATIONS OF EXISTING STRUCTURES, PAINT MARKINGS, PICTURES PROVIDED BY CLIENT, AND/OR COMPILED DOCUMENTS OBTAINED FROM THE TOWN OF WINCHESTER. THESE LOCATIONS ARE APPROXIMATE ONLY AND CYPRUS DESIGN INC. DOES NOT WARRANTY NOR GUARANTEE THE LOCATION OF ANY UTILITIES DEPICTED OR NOT DEPICTED. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL CONTACT DIG SAFE TO VERIFY THE LOCATION OF ALL UTILITIES.

**ORDER OF CONDITIONS (O.O.C.)
#346-487 DEVIATIONS**

- #1 STONE RET WALLS ADDED IN LIEU OF SLOPED GRADE
- #2 DIFFERENT CONFIG OF ENTRY/ WALLS
- #3 GRADE SLIGHTLY LOWER THAN PROPOSED FINISHED GRADE (POSSIBLY DUE TO FUTURE LOAMING AND SEEDING)
- #4 REMOVE TREE IN LIEU OF 2 NEW 3" DIA TREES
- #5 CONNECTED NEW DECK TO EXISTING DECK

ITEMS 1 - 5 DEVIATE FROM SITE PLAN REFERENCED IN ORDER OF CONDITIONS 346-487

I CERTIFY THAT THE SITE WORK HAS BEEN COMPLETED IN COMPLIANCE WITH SITE PLAN (ORDER OF CONDITIONS #346-487), WITH EXCEPTIONS 1-5 AS NOTED ABOVE.

SITE PLAN

LOCATED AT

MASSACHUSETTS

PREPARED FOR

PREPARED BY

Cyprus Design Inc.

Land Surveying & Civil Engineering Services
1501 Main Street Unit 24 Tewksbury, MA 01876
Tel. 978.640.1019, Fax. 978.640.1020
Web. CyprusDesignInc.com
Email Info@CyprusDesignInc.com



REVISIONS

DATE	DESCRIPTION

DATE: 12-28-18

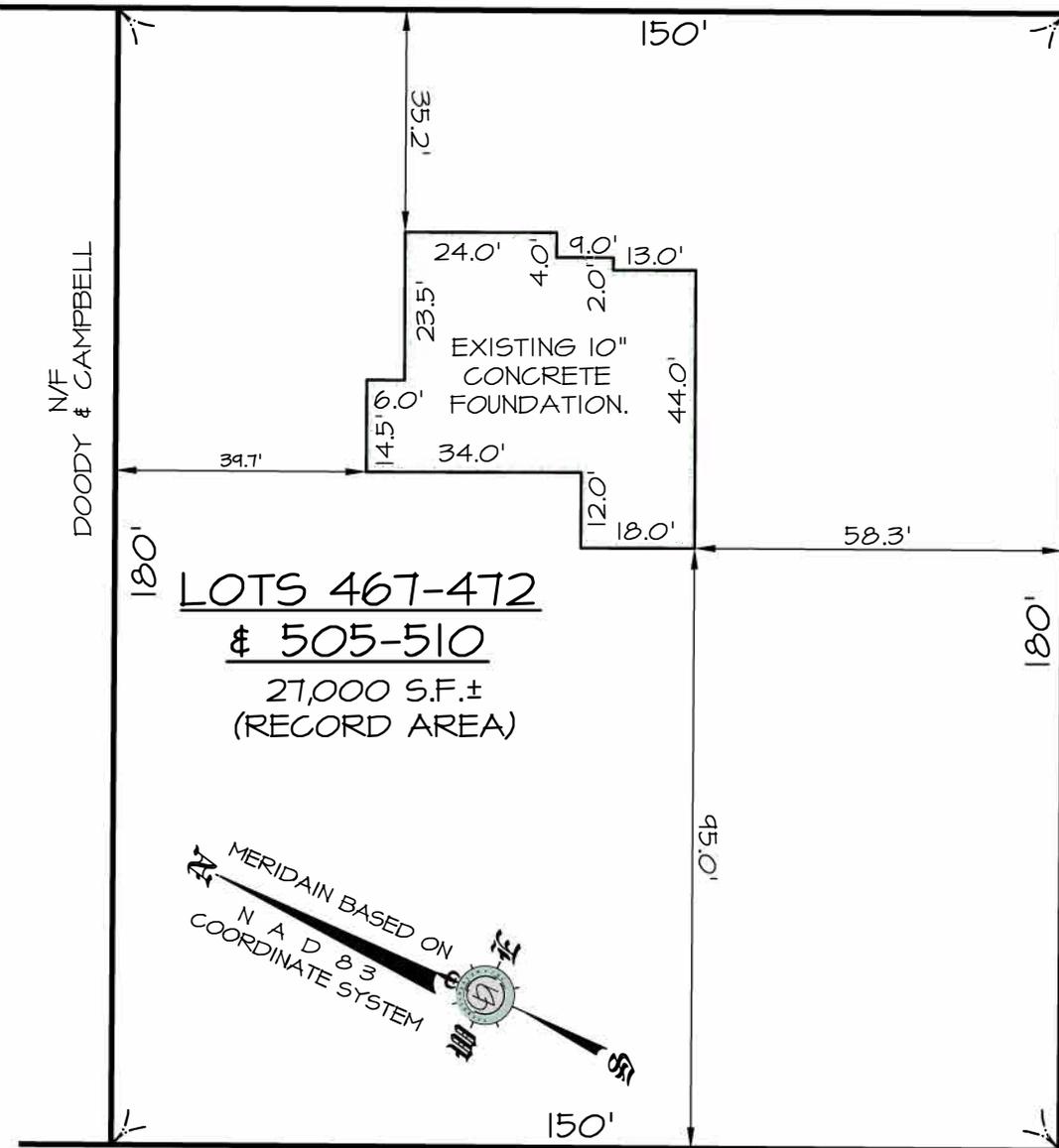
SHEET 1 OF 1



SCALE: 1" = 20'

REGISTERED PROFESSIONAL ENGINEER

ADAMS (PUBLIC - 40' WIDE) ROAD



NOTES: AUTUMN (PUBLIC - 40' WIDE) LANE

1.) THIS PLAN IS NOT TO BE USED FOR THE RECONSTRUCTION OF BOUNDARY LINES OR FOR TITLE INSURANCE PURPOSES NOR DOES IT REPRESENT A DETERMINATION OF TITLE, BUT IS SOLELY INTENDED TO DEPICT THE OFFSET DIMENSIONS OF THE EXISTING 10" CONCRETE FOUNDATION TO THE LOT LINES AS DEPICTED ON A PLAN I IN PLAN BOOK 31.

2.) THIS PLAN DOES NOT SHOW ANY UNWRITTEN OR UNRECORDED 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.

FOUNDATION ASBUILT PLAN

PREPARED FOR

N

PREPARED BY

CYPRUS DESIGN INC.

Land Surveying & Civil Engineering Services

1501 Main Street Unit 24 Tewksbury, MA 01876

Tel. 978.640.1019, Fax. 978.640.1020

Web: CDISurvey.com

Email: Info@CDISurvey.com

REFERENCES:

ASSESSOR'S: 18-41, DEED: BK 39157, PG 184, PLAN BOOK 31, PLAN I

ZONING: RESIDENCE R40:

DESCRIPTION	REQUIRED	EXISTING
FRONT SETBACK	25'	35.2'
SIDE SETBACK	15'	39.7'
REAR SETBACK	15'	N/A
MAX. LOT COV.	15%	7%



SCALE: 1"=30' DATE: 9-16-25



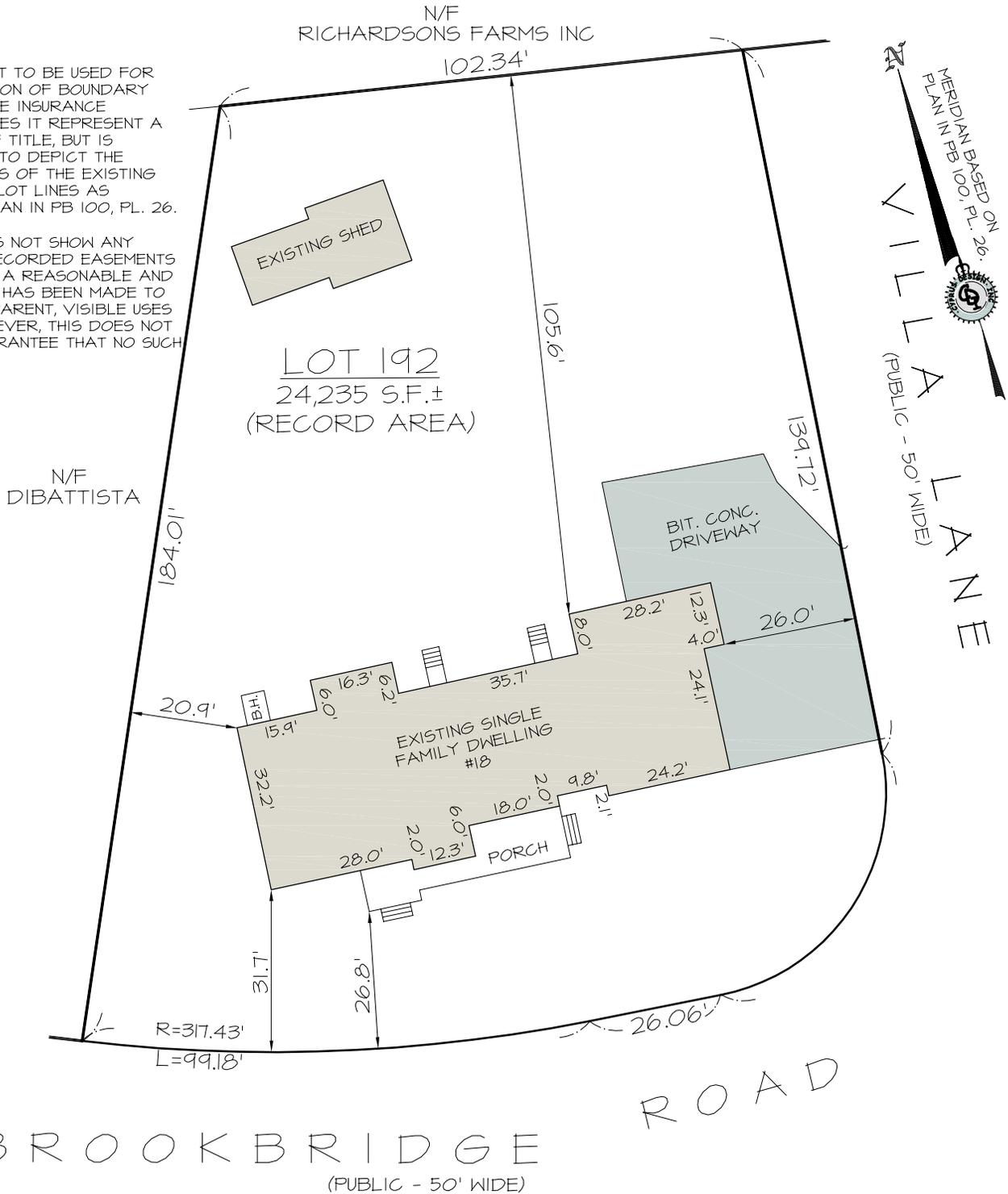
CYPRIUS DESIGN INC.

• CIVIL ENGINEERING • LAND SURVEYING • LAND PLANNING •
 1501 MAIN STREET UNIT 24, TEWKSBURY MASSACHUSETTS 01876
 • TEL. 978-640-1019 • FAX. 978.640.1020 • WEB. CDISURVEY.COM • EMAIL INFO@CDISURVEY.COM •

NOTES:

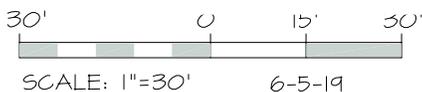
1.) THIS PLAN IS NOT TO BE USED FOR THE RECONSTRUCTION OF BOUNDARY LINES OR FOR TITLE INSURANCE PURPOSES NOR DOES IT REPRESENT A DETERMINATION OF TITLE, BUT IS SOLELY INTENDED TO DEPICT THE OFFSET DIMENSIONS OF THE EXISTING DWELLING TO THE LOT LINES AS DEPICTED ON A PLAN IN PB 100, PL. 26.

2.) THIS PLAN DOES NOT SHOW ANY UNWRITTEN OR UNRECORDED 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.



PLOT PLAN

MASSACHUSETTS.
PREPARED FOR

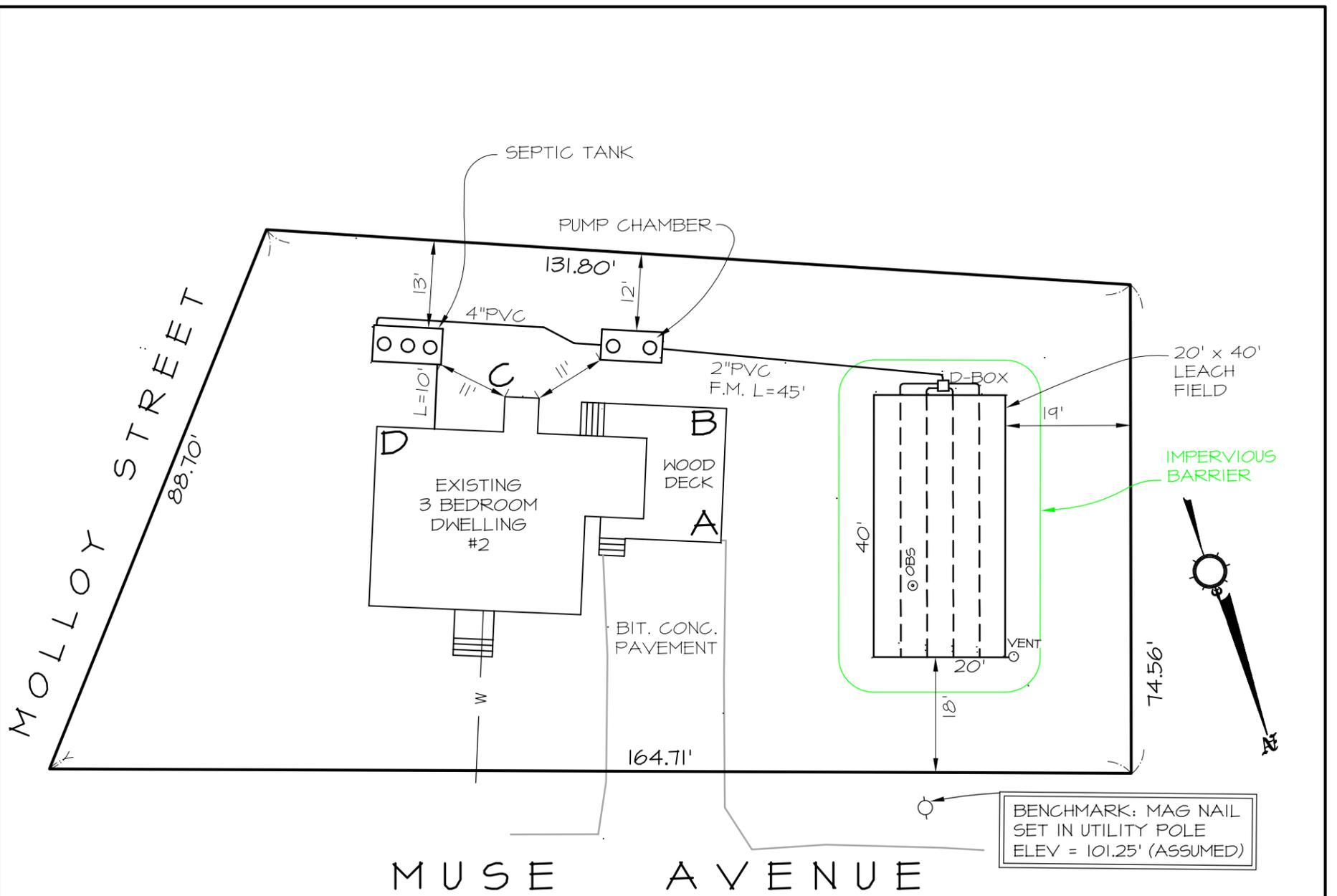


REFERENCES:

ASSESSOR'S: 004-032, DEED: BK 36844,
PG 3, PB 100, PL. 26

ZONING: RESIDENCE B:

DESCRIPTION	REQUIRED	PROVIDED
FRONT SETBACK	25'	26.8'
SIDE SETBACK	20'	20.9'
REAR SETBACK	35'	105.6'



SYSTEM TIE CHART

DESCRIPTION	DISTANCE
SEPTIC TANK	C-13.5' D-14.9'
PUMP TANK	C-17.9' B-20.1'
D-BOX	A-41.6' B-33.3'
OBS. WELL	A-30.0' B-39.2'

SCHEDULE OF ELEVATIONS:

	PROPOSED	AS-BUILT
INV. EL. DWELLING	= 99.2'	99.2'
INV. EL. SEPTIC TANK IN	= 97.5'	99.0'
INV. EL. SEPTIC TANK OUT	= 97.25'	98.7'
PUMP CHAMBER IN	= 96.79'	98.5'
PUMP CHAMBER OUT	= 96.54'	98.8'
INV. EL. DBOX IN	= 101.72'	101.7'
INV. EL. DBOX OUT	= 101.55'	101.5'
INV. INTO LEACH FIELD (BEG.)	= 101.45'	101.5'
INV. END LEACH FIELD	= 101.30'	101.3'
E.S.H.W.T.	= 36" (96.8')	96.8'
BOTTOM OF STONE	= 100.80'	100.8'

NOTE:

THE SOLE PURPOSE OF THIS PLAN IS TO DEPICT THE HORIZONTAL AND VERTICAL LOCATION OF THE RECENTLY CONSTRUCTED SEPTIC SYSTEM AND COMPONENTS.

ASBUILT PLAN

LOCATED AT
 MASSACHUSETTS
 ASSESSORS MAP 40, LOT 149

PREPARED BY
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 Tel. 978.640.1019, Fax. 978.640.1020
 Web. CDISurvey.com
 Email Info@CDISurvey.com

REVISIONS

DATE	DESCRIPTION

DATE: 10-9-19 SHEET 1 OF 1



REGISTERED PROFESSIONAL ENGINEER

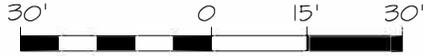
FOUNDATION ASBUILT PLAN
 89 CENTRAL STREET NORTH READING, MA

PREPARED FOR
RICHARD MURRAY
 PREPARED BY

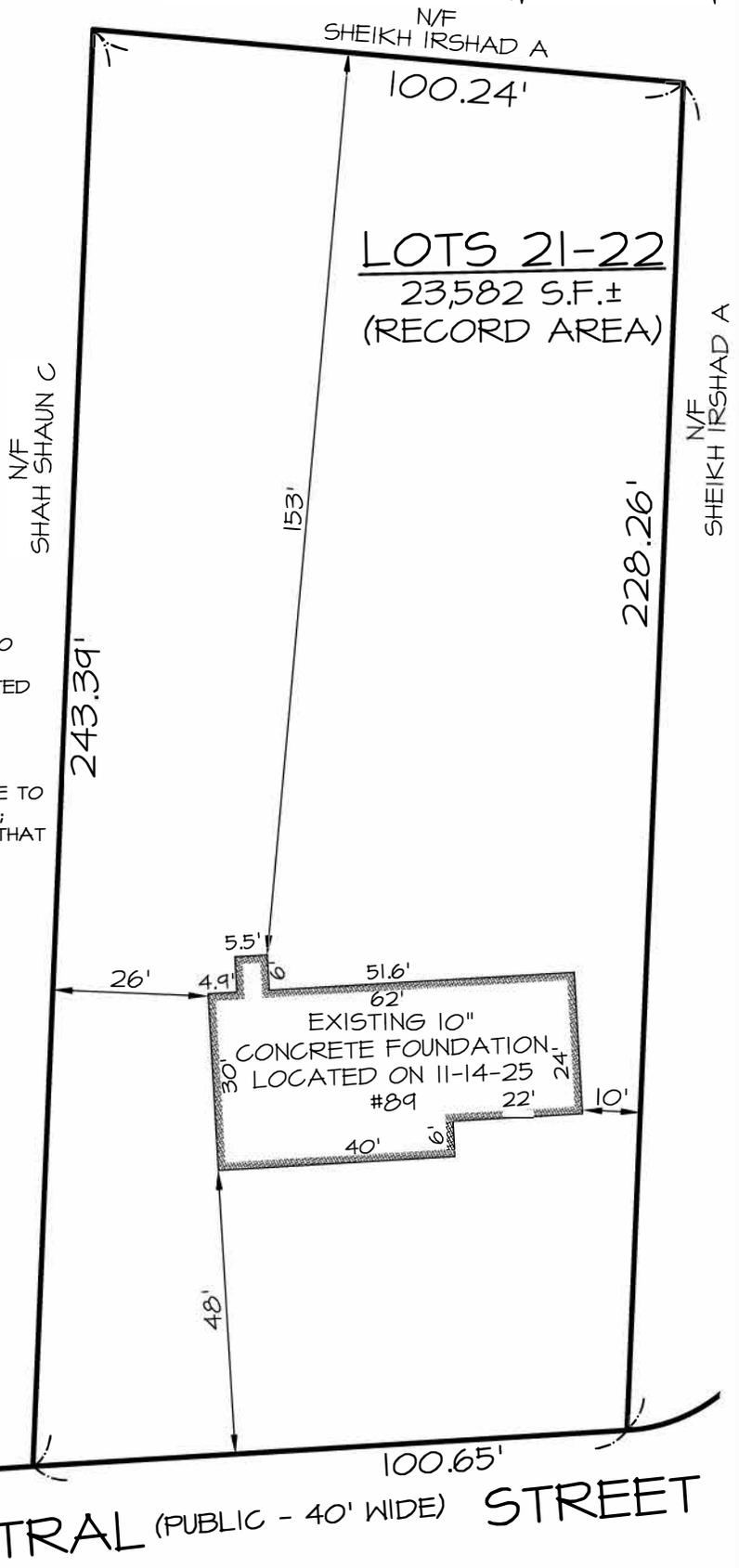
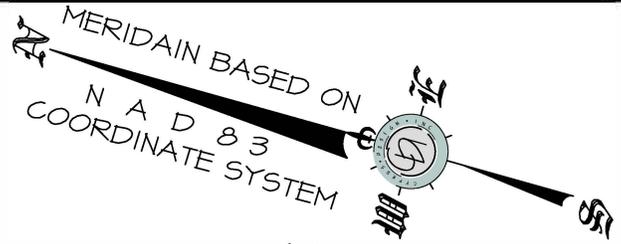
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SCALE: 1"=30' DATE: 11-17-25



LOTS 21-22
 23,582 S.F.±
 (RECORD AREA)

NOTES:

1.) THIS PLAN IS NOT TO BE USED FOR THE RECONSTRUCTION OF BOUNDARY LINES OR FOR TITLE INSURANCE PURPOSES NOR DOES IT REPRESENT A DETERMINATION OF TITLE, BUT IS SOLELY INTENDED TO DEPICT THE OFFSET DIMENSIONS OF THE EXISTING 10" CONCRETE FOUNDATION TO THE LOT LINES AS DEPICTED ON RECORDED PLAN 200 PAGE 42.

2.) THIS PLAN DOES NOT SHOW ANY UNWRITTEN OR UNRECORDED 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.

ZONING: RESIDENCE (RA):

DESCRIPTION	REQUIRED	EXISTING
FRONT SETBACK	40'	46'
SIDE SETBACK	25'	10'
REAR SETBACK	50'	153'

