

# Conceptual / Schematic Plans

## Conceptual / Schematic Design Plan:

A conceptual plan is a high-level, early-phase overview of a project that defines its broad vision, goals, and layout before detailed designing begins. It illustrates potential solutions, such as site layouts for client discussions to build consensus and test viability of a particular site layout.

## Usage Examples of a Conceptual Plan:

- **Architecture/Land Development:** A site plan showing how a new building fits on a lot, including basic parking, utility lines, and building footprints.
- **Garden/Landscape Design:** A rough, scale-driven layout showing, for instance, where hardscapes and primary plantings will go, without specifying the exact species of plants

## Key Characteristics:

- **Flexible:** Layout shapes are conceptual, not strictly final.
- **High-Level:** Focuses on the "what" rather than the specific "how".
- **Identifies Feasibility:** Helps determine if a project's goals are achievable within constraints.
- **Early Phase:** Produced early in the project to guide, not replace, final design.





BORDERING VEGETATED WETLANDS  
DELINEATED BY WETLANDS & LAND  
MANAGEMENT IN SEPTEMBER 2016.

TOTAL FILLING =  
1,350 S.F. (20' DRIVE)

2:1 WETLAND REPLICATION  
AREA TOTAL AREA = 2,700 S.F.

**NOTES:**

- 1.) THE PROPOSED LOT SCHEME IS BASED ON THE DESIGN CRITERIA OF THE WILMINGTON ZONING BY-LAWS.
- 2.) THE CONCEPTUAL DESIGN DOES NOT INCORPORATE ACTUAL SITE CONDITIONS SUCH AS EXISTING UTILITIES SERVICING THE AREA, SOIL CONDITIONS (PERCOLATION TESTS) CURRENT WETLANDS AND OTHER PHYSICAL SITE CONSTRAINTS. THE COLLECTION OF ADDITIONAL FIELD DATA TO DETERMINE ACTUAL SURFACE AND SUBSURFACE CONDITIONS IS NECESSARY TO ASSESS DEVELOPMENT OPTIONS AND CRITERIA.

**DIMENSIONAL REQUIREMENTS**

(SINGLE FAMILY DWELLING)  
ZONE: R-20

DESCRIPTION	REQUIRED	LOT 7
LOT AREA	20,000 S.F.	164,055 S.F.
LOT WIDTH	125'+	300'+
FRONTAGE	125'	213.5'
FRONT YARD	40'	82'
SIDE / REAR	20' / 20'	100'+

**CONCEPTUAL PLAN**

LOCATED AT  
... MASSACHUSETTS  
PREPARED FOR

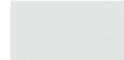
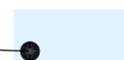
PREPARED BY

**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. CDISurvey.com



N/F  
TOWN OF WILMINGTON

**LEGEND**

-  EXISTING LOT 211  
62,424 S.F.
-  PROPOSED LOT A  
(31,879 S.F. ±)
-  PROPOSED LOT B  
(30,545 S.F. ±)
-  PROPOSED LOT C  
(10,012 S.F. ±)

**DIMENSIONAL REQUIREMENT CHART**

DESCRIPTION	REQUIRED	ZONING: RESIDENCE R20:			
		LOT A	LOT B	LOT C	[[LOT D]]
MIN. LOT AREA (S.F.)	20K / 40K*	31,879	30,545*	10,012*	40,557*
MIN. FRONTAGE	125' / 40'*	136.18'	50'*	N/A	50'*
MIN. LOT WIDTH	125' / 40'*	136.18'	171'*	N/A	171'*
FRONT SETBACK	40' / 40'*	42'	+	N/A	+
SIDE SETBACK	20' / 40'*	36'	+	N/A	+
REAR SETBACK	20' / 40'*	123'	+	N/A	+

+ TO BE DETERMINED

\* HAMMERHEAD LOT

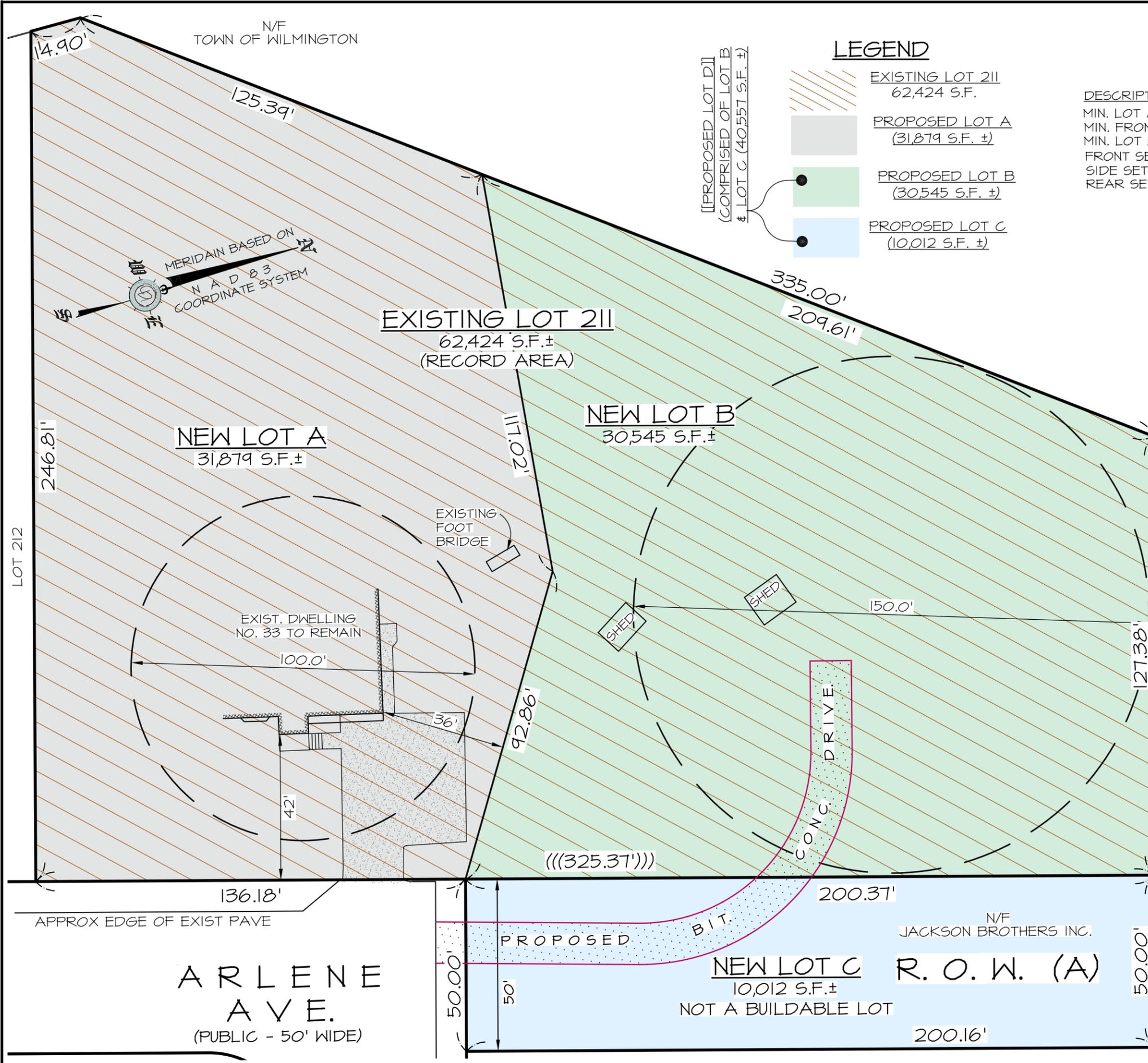
5.3.4.1 MINIMUM LOT AREA: 40,000 SF  
 5.3.4.2 MINIMUM LOT FRONTAGE & WIDTH: 40 FEET  
 THE LOT SHALL CONTAIN A MINIMUM 150' CIRCLE WITHIN WHICH  
 CIRCLE THE DWELLING SHALL BE LOCATED.  
 MIN. SETBACK FROM ALL LINES: 40'

**NOTES:**

- 1.) THE PROPOSED LOT CONFIGURATION IS BASED ON THE DESIGN CRITERIA OF THE WILMINGTON ZONING BY-LAWS.
- 2.) THE CONCEPTUAL DESIGN IS BASED ON WILMINGTON G.I.S. MAPS, PROPERTY DEEDS & PLANS AND DOES NOT INCORPORATE ACTUAL SITE CONDITIONS SUCH AS ACCURATE LOCATION OF HOUSE, LOT LINES, EXISTING UTILITIES SERVICING THE AREA, SOIL CONDITIONS (PERCOLATION TESTS) WETLANDS AND OTHER PHYSICAL SITE CONSTRAINTS. THE COLLECTION OF FIELD DATA TO DETERMINE ACTUAL SURFACE AND SUBSURFACE CONDITIONS IS NECESSARY TO ASSESS DEVELOPMENT OPTIONS AND CRITERIA.

**REFERENCES:**

ASSESSOR'S: A-90-11, DEED:  
 BK 34904, PG 225, PLAN  
 BOOK 116, PLAN 88



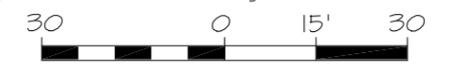
**CONCEPTUAL PLAN 3**

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



SCALE: 1"=30' DATE: 3-3-26

**DIMENSIONAL REQUIREMENT CHART**

**ZONING: RESIDENCE R20:**

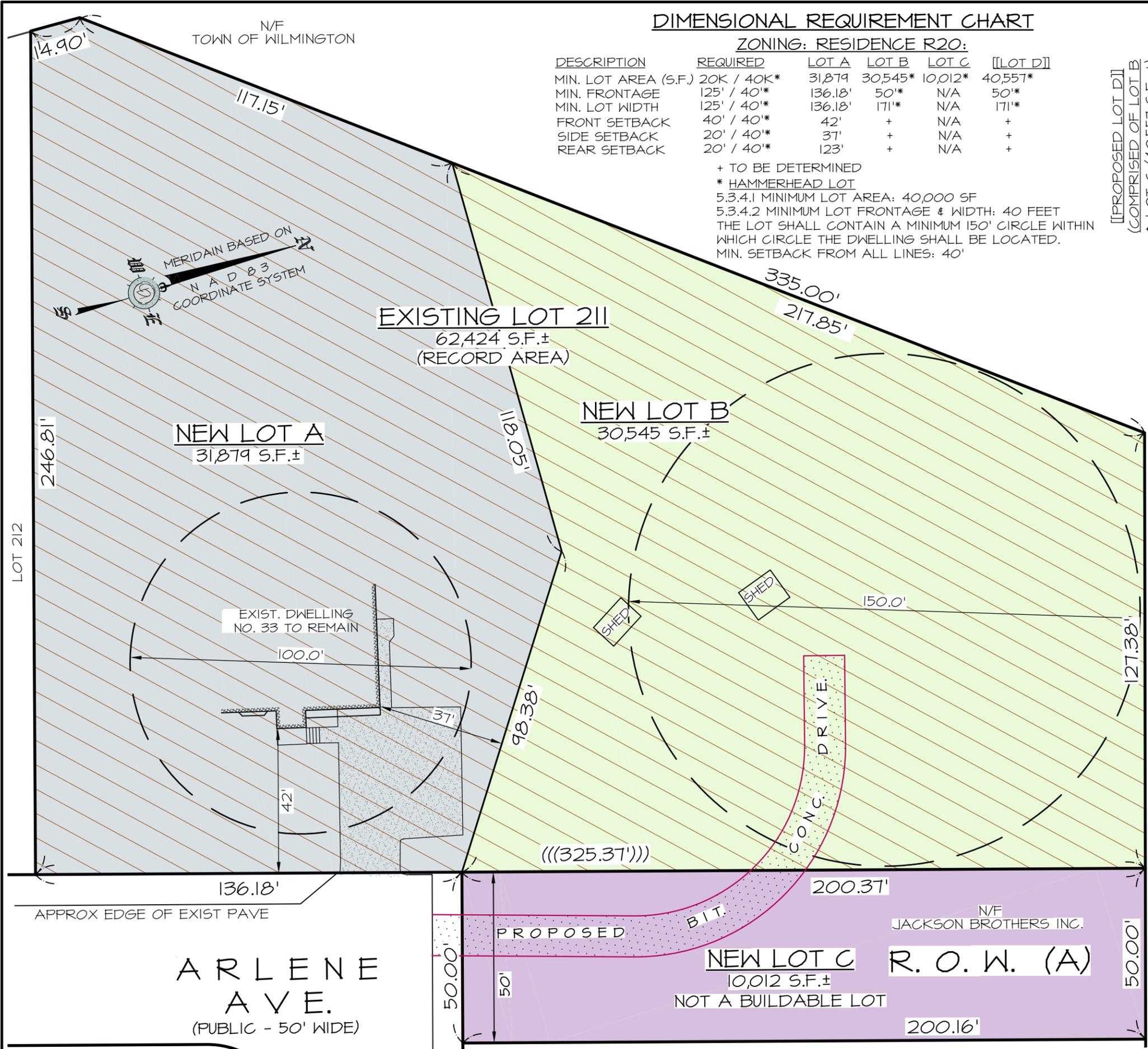
DESCRIPTION	REQUIRED	LOT A	LOT B	LOT C	[[LOT D]]
MIN. LOT AREA (S.F.)	20K / 40K*	31,879	30,545*	10,012*	40,557*
MIN. FRONTAGE	125' / 40'	136.18'	50'	N/A	50'
MIN. LOT WIDTH	125' / 40'	136.18'	171'	N/A	171'
FRONT SETBACK	40' / 40'	42'	+	N/A	+
SIDE SETBACK	20' / 40'	37'	+	N/A	+
REAR SETBACK	20' / 40'	123'	+	N/A	+

+ TO BE DETERMINED  
 \* HAMMERHEAD LOT  
 5.3.4.1 MINIMUM LOT AREA: 40,000 SF  
 5.3.4.2 MINIMUM LOT FRONTAGE & WIDTH: 40 FEET  
 THE LOT SHALL CONTAIN A MINIMUM 150' CIRCLE WITHIN WHICH CIRCLE THE DWELLING SHALL BE LOCATED.  
 MIN. SETBACK FROM ALL LINES: 40'

**LEGEND**

-  EXISTING LOT 211  
62,424 S.F.
-  PROPOSED LOT A  
(31,879 S.F. ±)
-  PROPOSED LOT B  
(30,545 S.F. ±)
-  PROPOSED LOT C  
(10,012 S.F. ±)

[[PROPOSED LOT D]]  
 (COMPRISED OF LOT B  
 & LOT C (40,557 S.F. ±))



**NOTES:**

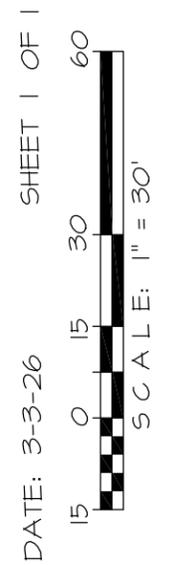
- 1.) THE PROPOSED LOT CONFIGURATION IS BASED ON THE DESIGN CRITERIA OF THE WILMINGTON ZONING BY-LAWS.
- 2.) THE CONCEPTUAL DESIGN IS BASED ON WILMINGTON G.I.S. MAPS, PROPERTY DEEDS & PLANS AND DOES NOT INCORPORATE ACTUAL SITE CONDITIONS SUCH AS ACCURATE LOCATION OF HOUSE, LOT LINES, EXISTING UTILITIES SERVICING THE AREA, SOIL CONDITIONS (PERCOLATION TESTS) WETLANDS AND OTHER PHYSICAL SITE CONSTRAINTS. THE COLLECTION OF FIELD DATA TO DETERMINE ACTUAL SURFACE AND SUBSURFACE CONDITIONS IS NECESSARY TO ASSESS DEVELOPMENT OPTIONS AND CRITERIA.

**REFERENCES:**

ASSESSOR'S: A-90-11, DEED:  
 BK 34904, PG 225, PLAN  
 BOOK 116, PLAN 88

REVISIONS

DATE	DESCRIPTION



**CONCEPTUAL PLAN 3**

LOCATED AT

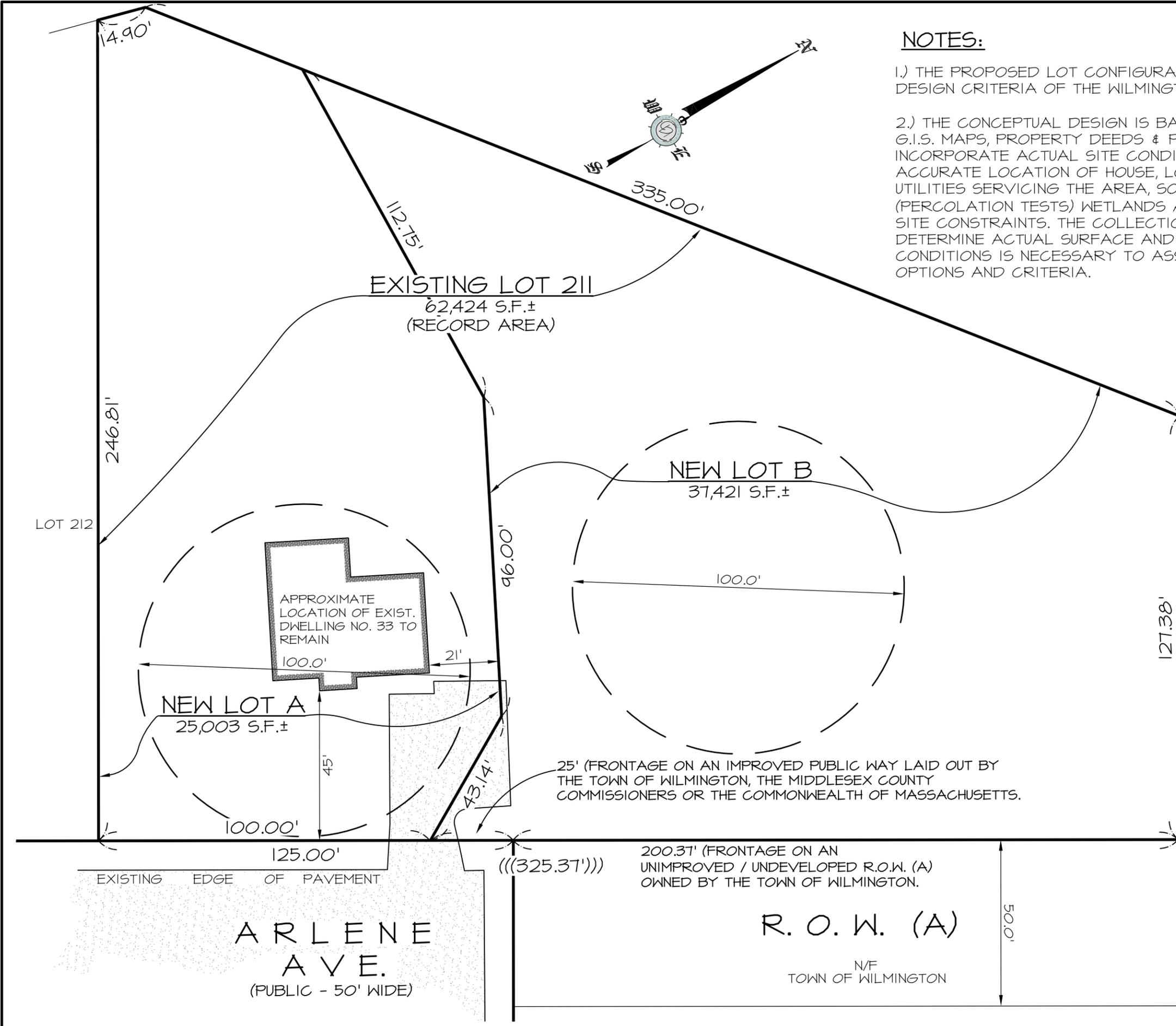
MASSACHUSETTS

PREPARED FOR

PREPARED BY

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 Tel. 978.640.1019, Fax. 978.640.1020  
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**NOTES:**

- 1.) THE PROPOSED LOT CONFIGURATION IS BASED ON THE DESIGN CRITERIA OF THE WILMINGTON ZONING BY-LAWS.
- 2.) THE CONCEPTUAL DESIGN IS BASED ON WILMINGTON G.I.S. MAPS, PROPERTY DEEDS & PLANS AND DOES NOT INCORPORATE ACTUAL SITE CONDITIONS SUCH AS ACCURATE LOCATION OF HOUSE, LOT LINES, EXISTING UTILITIES SERVICING THE AREA, SOIL CONDITIONS (PERCOLATION TESTS) WETLANDS AND OTHER PHYSICAL SITE CONSTRAINTS. THE COLLECTION OF FIELD DATA TO DETERMINE ACTUAL SURFACE AND SUBSURFACE CONDITIONS IS NECESSARY TO ASSESS DEVELOPMENT OPTIONS AND CRITERIA.

REVISIONS	
DATE	DESCRIPTION

DATE: 11-5-25 SHEET 1 OF 1

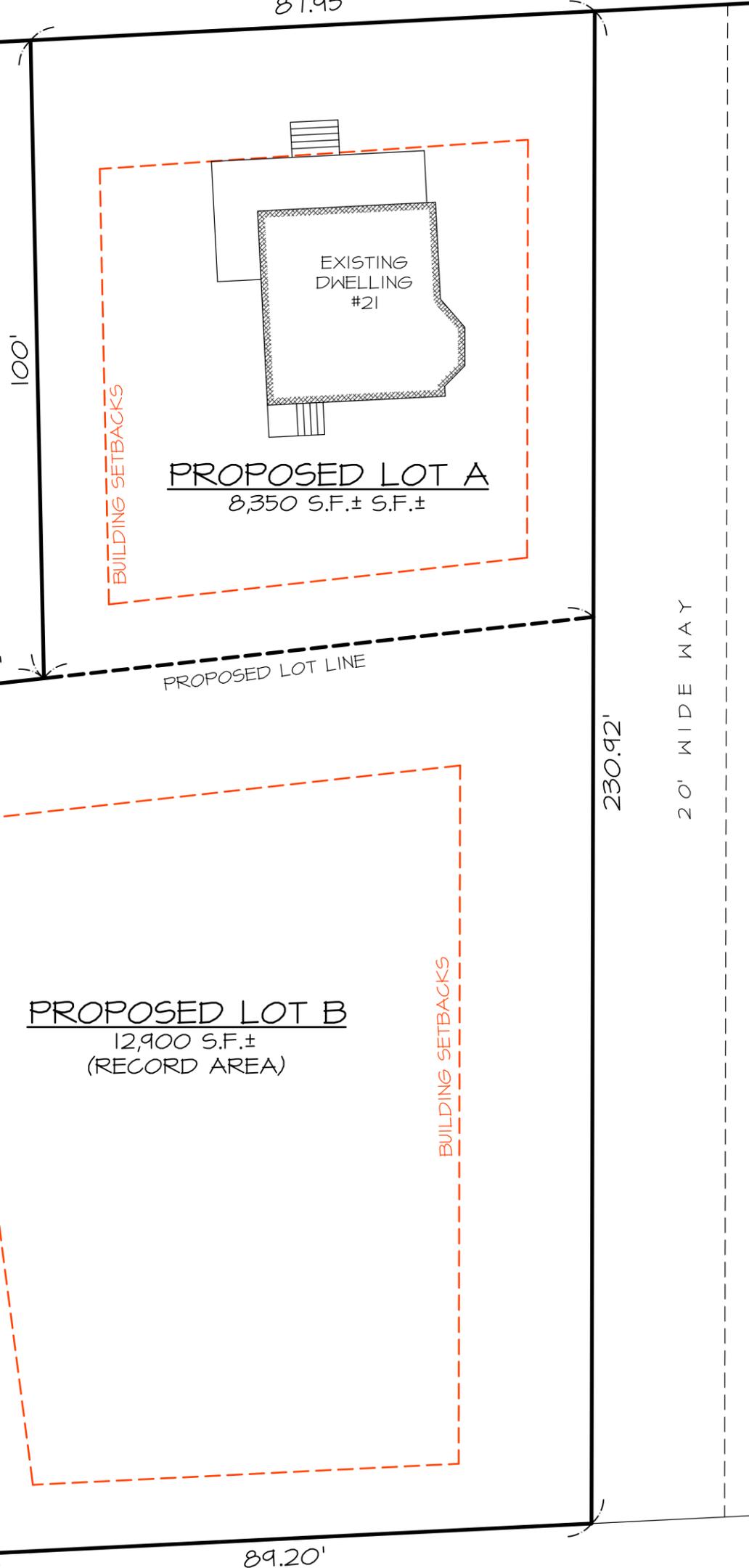
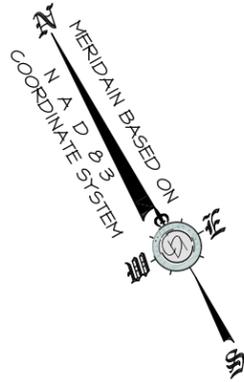
SCALE: 1" = 30'

**CONCEPTUAL PLAN**

LOCATED AT  
VENUE  
MASSACHUSETTS  
PREPARED FOR

PREPARED BY  
**Cyprus Design Inc.**  
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1501 Main Street Unit 24 Tewksbury, MA 01876  
Tel. 978.640.1019, Fax. 978.640.1020  
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Email. info@CDISurvey.com

PARK AVENUE  
87.95'



**NOTES:**

1.) THE PROPOSED LOT SCHEME IS BASED ON THE DESIGN CRITERIA OF THE WINCHESTER ZONING BY-LAWS.

2.) LOT LINES SHOWN ARE APPROXIMATE AND ARE DEPICTED BY SCALE FROM G.I.S. MAPS, ASSESSORS MAPS, AND VARIOUS OTHER DOCUMENTS OBTAINED FROM THE REGISTRY OF DEEDS AND TOWN OF WINCHESTER WEB SITE. AN ACTUAL ON THE GROUND SURVEY IS REQUIRED ALONG WITH SITE CONDITIONS SUCH AS EXISTING HOUSE, ELEVATIONS, SITE FEATURES, UTILITIES SERVICING THE AREA, SOIL CONDITIONS (PERCOLATION TESTS) WETLANDS AND OTHER PHYSICAL SITE CONSTRAINTS. THE COLLECTION OF FIELD DATA TO DETERMINE ACTUAL SURFACE AND SUBSURFACE CONDITIONS IS NECESSARY TO ASSESS DEVELOPMENT OPTIONS AND CRITERIA.

**DIMENSIONAL TABLE**  
ZONE RG

ITEM	REQUIRED VALUE	PROVIDED	
		LOT 1	LOT 2
LOT AREA	6,500 S.F.	8,350 S.F.	12,900 S.F.
LOT FRONTAGE	65' MIN.	88'	128.5' ± (20' WAY)
FRONT YARD	20' MIN.	>20' ±	TBD
SIDE YARD	10' MIN.	20' ±	TBD
REAR YARD	10' MIN.	30' ±	TBD
BLDG. HEIGHT	36' MAX.	TBD	TBD
LOT WIDTH	65' MIN.	65' ±	65' ±

\* TBD: TO BE DETERMINED DURING BUILDING DEPARTMENT PERMITTING PHASE.

**CONCEPTUAL 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. CDISurvey.com  
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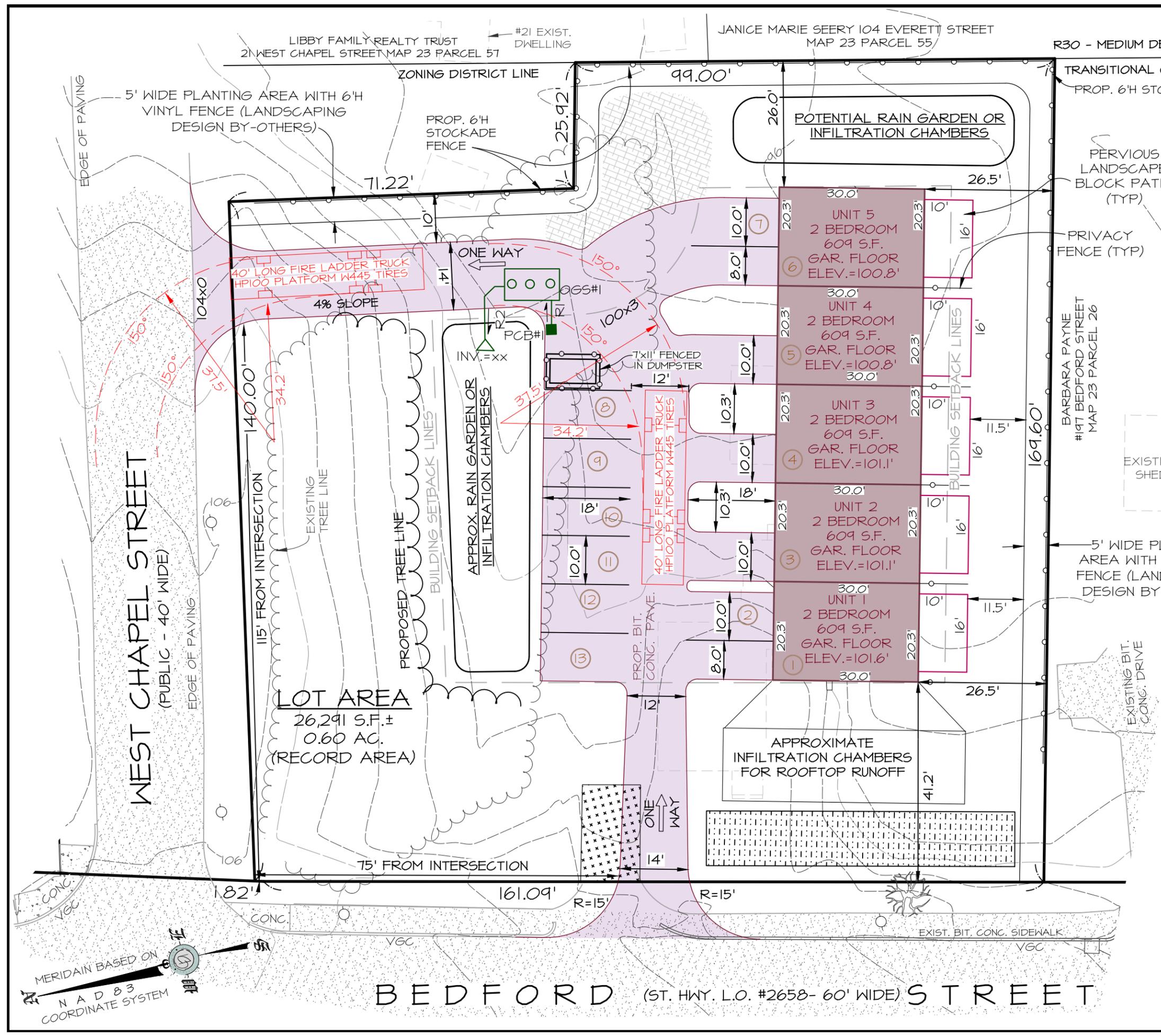


REVISIONS

DATE	DESCRIPTION

DATE: 04-02-25 SHEET 1 OF 1





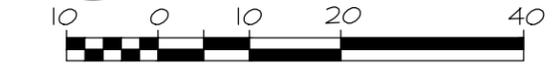
- NOTES:**
- 1.) THIS PLAN IS NOT TO BE USED FOR THE RECONSTRUCTION OF BOUNDARY LINES NOR FOR TITLE INSURANCE PURPOSES.
  - 2.) THE PURPOSE OF THIS SITE PLAN IS TO SHOW EXISTING AND PROPOSED CONDITIONS FOR A NEW 5 UNIT 2 BEDROOM RESIDENTIAL DEVELOPMENT.
  - 3.) LOCUS IS LIES IN ZONE X AS SHOWN ON FIRM MAP COMMUNITY PANEL #25023CO177 J, DATED JULY 17, 2012.
  - 4.) LOCUS IS NOT IN THE TOWN OF ABINGTON FLOODPLAIN, WETLANDS DISTRICT, OR WITHIN THE ABINGTON WATERSHED PROTECTION DISTRICT.
  - 5.) PROPERTY OWNERS ARE LAM & THICHU NGUYEN DODIVA INC. 48 LINWOOD STREET MEDFORD, MA 02155

**PROGRESS PLAN**

**CONCEPTUAL LAYOUT**

LOCATED AT  
 ... MASSACHUSETTS

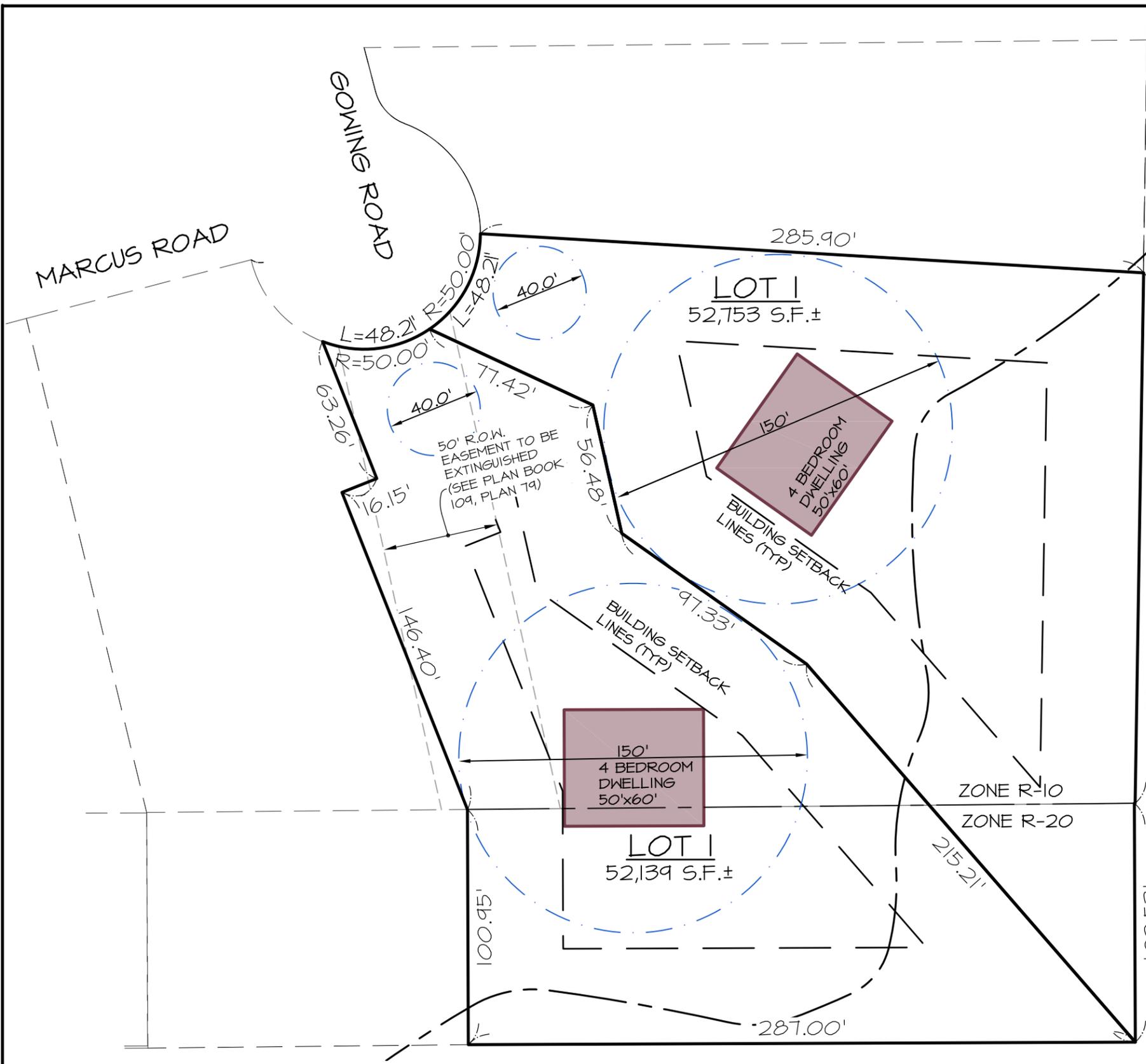
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 Email info@CDIsurvey.com



SCALE: 1"=20' SHEET 1 OF 1  
 DATE: 1-29-24

**BEDFORD** (ST. HWY. L.O. #2658- 60' WIDE) **STREET**

MERIDIAN BASED ON  
 N A D 83  
 COORDINATE SYSTEM



**NOTES:**

- 1.) THE PROPOSED LOTS SHOWN ARE BASED ON THE WILMINGTON ZONING BY-LAW SECTION 5 DIMENSIONAL REGULATIONS AND TABLE II STANDARD DIMENSIONAL REGULATIONS.
- 2.) THIS CONCEPTUAL DESIGN DOES NOT INCORPORATE ACTUAL SITE CONDITIONS SUCH AS; ACCURATE LOT LINE LOCATIONS, OVERALL FRONTAGES, LOT AREAS, SURVEY MONUMENTATION, TOPOGRAPHY, EXISTING UTILITIES SERVICING THE AREA, SOIL CONDITIONS (PERCOLATION TESTS) WETLANDS AND OTHER PHYSICAL SITE CONSTRAINTS. THE COLLECTION OF FIELD DATA TO DETERMINE ACTUAL SURFACE AND SUBSURFACE CONDITIONS IS NECESSARY TO ASSESS DEFINITIVE DEVELOPMENT OPTIONS AND CRITERIA.

**ZONING R-10**

WELLHEAD (GROUNDWATER) PROTECTION DISTRICT - ZONE II (440 GPD PER ACRE ALLOWED)

INTERIM WELLHEAD PROTECTION AREA (IWPA)

4 BEDROOM HOUSE: 43,560 SF / 440 GPD = 99 X 440 GPD = 43,560 S.F. MIN. LOT SIZE

MIN LOT AREA=10,000 MIN. (15,000 SF IF USING 80' FRONTAGE EXCEPTION LOT)

FRONTAGE=100' MIN. (OR 80' WITH 15,000 SF LOT AREA)

LOT WIDTH=100' MIN. (OR 80' WITH 15,000 SF LOT AREA).

FRONT SETBACK=30'

MIN. SIDE/REAR=15'

**HAMMERHEAD LOTS:**

ZONE R-10 & R-20 = 40,000 S.F.

MIN. LOT FRONTAGE=40'

150' CIRCLE WHERE HOUSE IS LOCATED

MIN. WIDTH=40'

FRONT, SIDE, REAR MIN.=40'

REVISIONS	
DATE	DESCRIPTION

DATE: 07-20-23 SHEET 1 OF 1

**CONCEPTUAL PLAN #2**

LOCATED AT

MASSACHUSETTS

PREPARED FOR

CONSTRUCTION

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

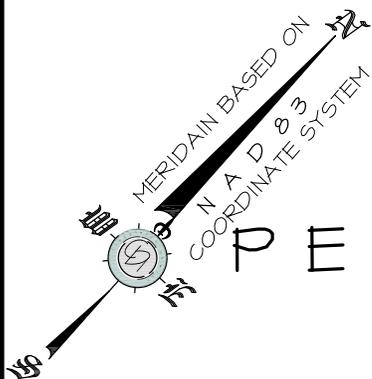
Web: CDISurvey.com

Email: info@CDISurvey.com

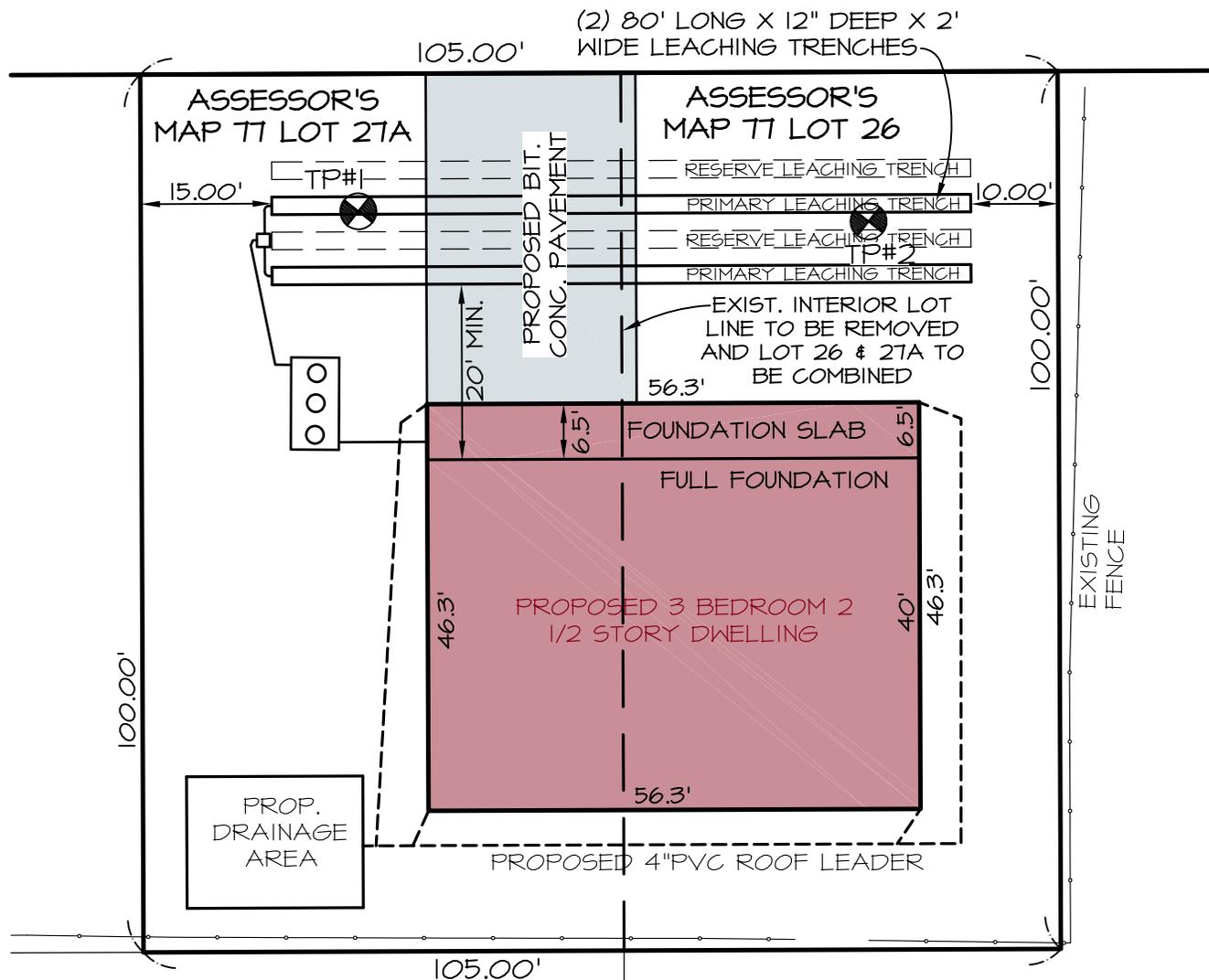


# CYPRUS DESIGN INC.

• 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 •



## PERSHING STREET (PUBLIC 40' WIDE)



### SITE PLAN



SCALE: 1" = 20'

#### NOTES:

1) THIS CONCEPTUAL DESIGN PLAN HAS BEEN COMPILED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE A CONFIRMATION OF BOUNDARY LINES, SURFACE OR SUBSURFACE FEATURES AND DOES NOT INCORPORATE ACTUAL SITE CONDITIONS SUCH AS EXISTING UTILITIES SERVICING THE AREA, SOIL CONDITIONS (PERCOLATION TESTS) WETLANDS AND OTHER PHYSICAL SITE CONSTRAINTS THAT MAY EXIST. THE COLLECTION OF FIELD DATA TO DETERMINE ACTUAL SURFACE AND SUBSURFACE CONDITIONS IS NECESSARY TO ASSESS DEVELOPMENT OPTIONS AND CRITERIA.

2) THE SUBJECT PROPERTY IS LOCATED IN THE RIO - RESIDENTIAL DISTRICT.

## CONCEPTUAL PLAN

LOCATED AT

MASSACHUSETTS

ASSESSOR'S: 77/26 & 77/27A

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

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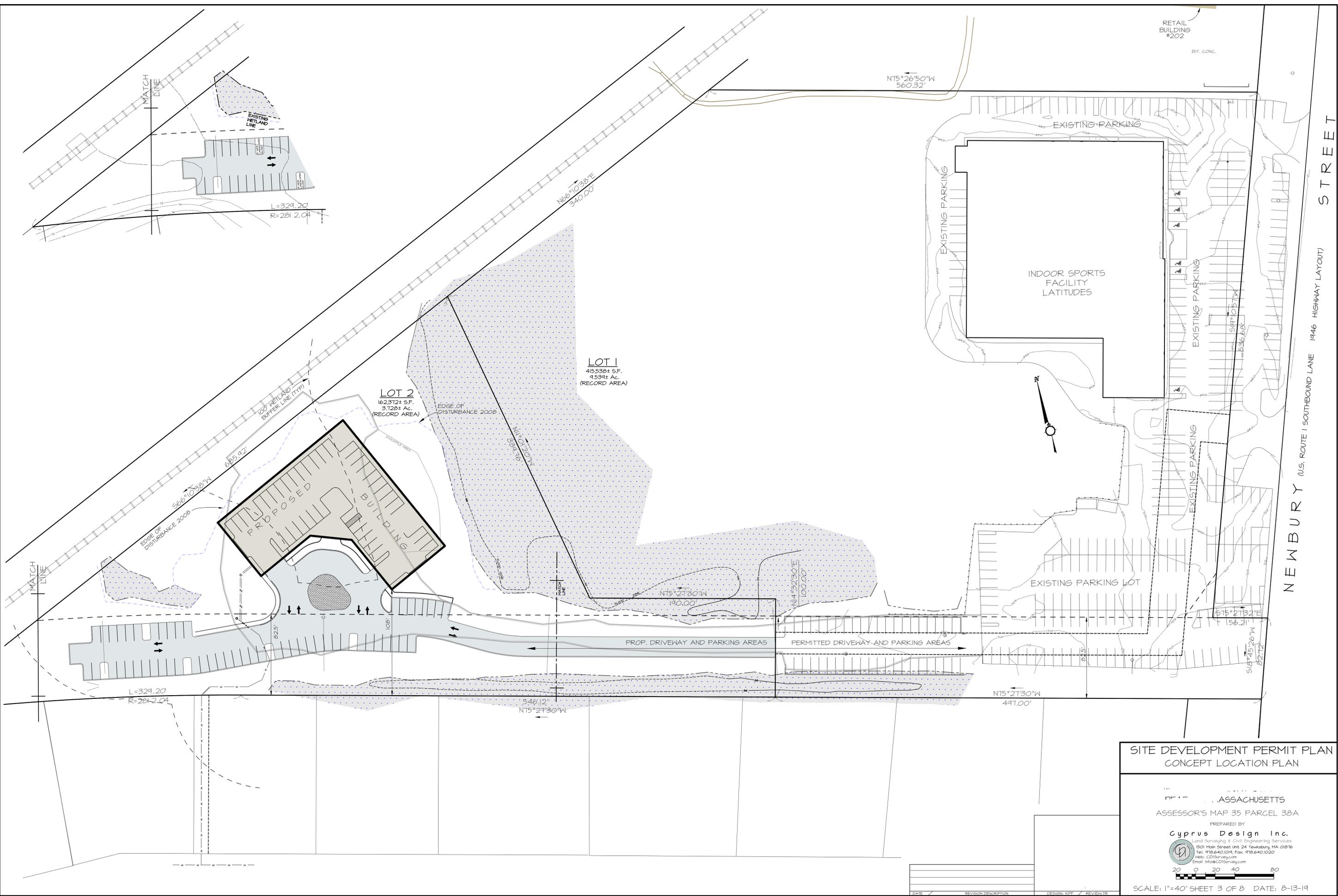
SCALE: 1"=20'

DATE: 10-12-22

#### REFERENCES:

ASSESSOR'S: 77-26 & 77-27A  
ZONING: RESIDENCE RIO:

DESCRIPTION	REQUIRED	PROVIDED
LOT AREA (MIN)	10,000 S.F.	10,500 S.F.
LOT FRONTAGE (MIN)	100'	105'
LOT WIDTH (MIN)	100'	105'
FRONT SETBACK	30'	37.5'
SIDE / REAR SETBACK	15'	16' / 16'



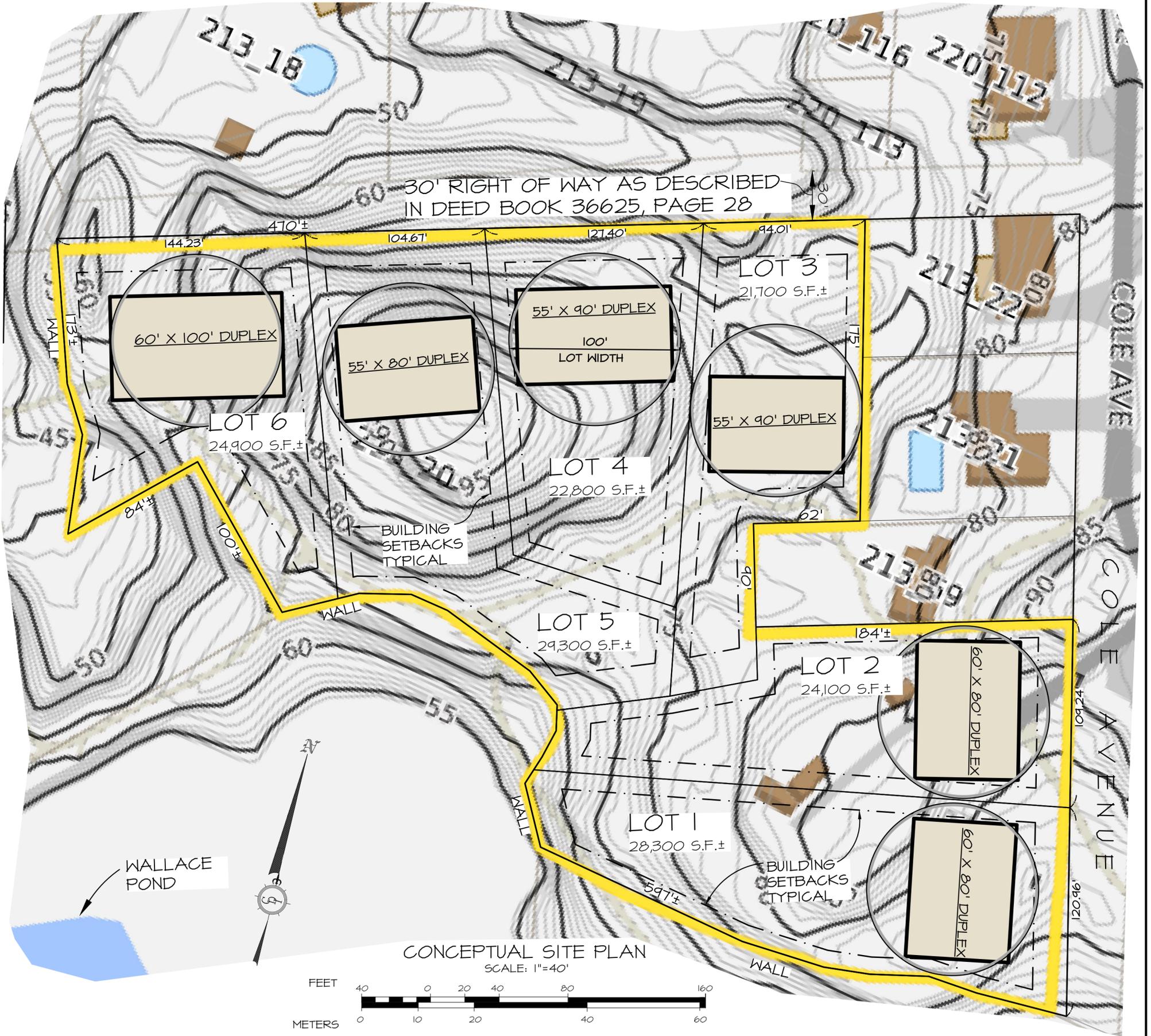
**SITE DEVELOPMENT PERMIT PLAN  
CONCEPT LOCATION PLAN**

STATE OF MASSACHUSETTS  
ASSESSOR'S MAP 35 PARCEL 38A

PREPARED BY  
**Cyprus Design Inc.**  
Land Surveying & Civil Engineering Services  
1501 Main Street Unit 24 Taunton, MA 01916  
Tel: 978.640.1018, Fax: 978.640.1020  
Web: CDISurvey.com  
Email: info@CDISurvey.com

SCALE: 1"=40' SHEET 3 OF 8 DATE: 8-13-19

DATE	REVISION DESCRIPTION	DESIGNER: EJP	REVISOR: TR



**NOTES:**

THE PROPOSED LOT LAYOUTS ARE BASED ON THE MINIMUM DIMENSIONAL REQUIREMENTS OF THE GLOUCESTER ZONING BY-LAWS.

THE BOUNDARY CONFIGURATION HAS BEEN COMPILED FROM RECORD INFORMATION SUCH AS GLOUCESTER ASSESSORS MAPS, GIS MAPS, AND DOES NOT CONSTITUTE A CONFIRMATION OF BOUNDARY LINES, SURFACE OR SUBSURFACE FEATURES.

THE CONCEPTUAL DESIGN DOES NOT INCORPORATE ACTUAL SITE CONDITIONS SUCH AS ELEVATIONS, STEEP GRADES, LEDGE OUTCROPPINGS, EXISTING UTILITIES SERVICING THE AREA, SOIL CONDITIONS (GROUNDWATER ELEVATIONS & PERCOLATION TESTS), WETLANDS AND OTHER PHYSICAL SITE CONSTRAINTS.

THE COLLECTION OF FIELD DATA TO DETERMINE ACTUAL SURFACE AND SUBSURFACE CONDITIONS IS NECESSARY TO ASSESS DEVELOPMENT OPTIONS AND CRITERIA.

THE SUBJECT PROPERTY IS LOCATED IN THE R-20 - RESIDENTIAL DISTRICT AND THE WATER PROTECTION ZONE A & B.

**DIMENSIONAL REQUIREMENTS**

ZONE: R-20

DESCRIPTION	REQUIRED
LOT AREA	20,000 S.F.
FRONTAGE	80'
LOT WIDTH	100'
FRONT SETBACK	20'
SIDE SETBACK	10'
REAR SETBACK	20'

**CONCEPTUAL PLAN**

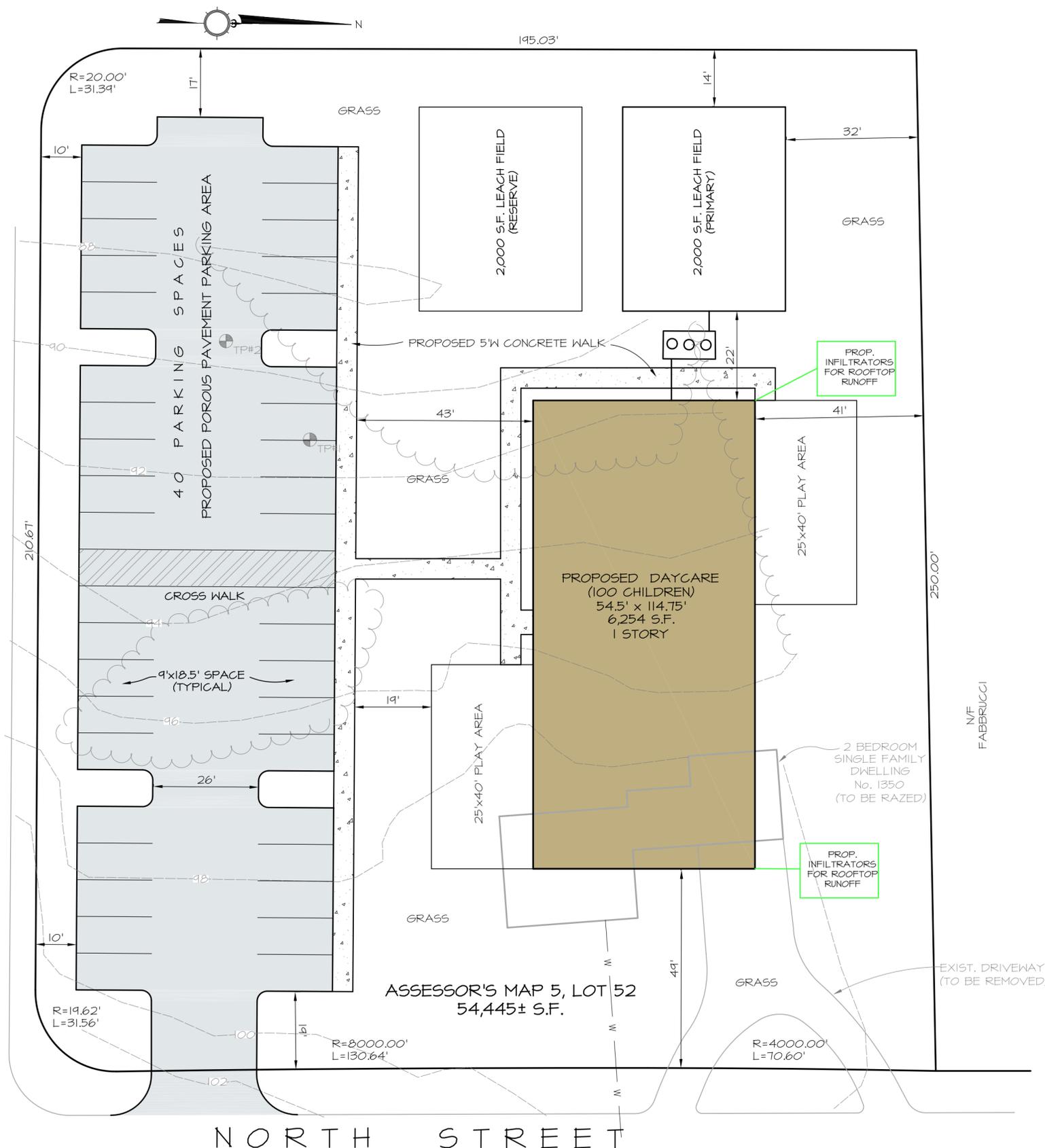
11 COLE AVENUE  
GLOUCESTER, MASSACHUSETTS  
ASSESSOR'S MAP 213 LOT 20  
PREPARED BY

**Cyprus Design Inc.**  
Land Surveying & Civil Engineering Services  
1501 Main Street Unit 24 Tewksbury, MA 01876  
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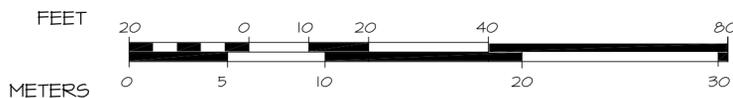


LOT 2

BUBBLING BROOK ROAD



NORTH STREET  
SITE PLAN  
SCALE: 1"=20'



DIMENSIONAL REQUIREMENTS

ZONE: RURAL RESIDENCE

DESCRIPTION	REQUIRED	PROPOSED
LOT AREA	40,000 S.F.	54,445 S.F.
FRONTAGE	200'	210'
FRONT SETBACK	30'	49'
SIDE SETBACK	25'	41'
REAR SETBACK	30'	86'
MAX. LOT COV. - STRUCTURES	25%	11%
MAX. LOT COV. - STRUCTURES & IMPERV.	40%	41%
MIN. USABLE OPEN SPACE	50%	55%
MAX. BUILDING HEIGHT	35'	SEE ARCHITECTURAL PLANS

TITLE 5 REQUIREMENT:  
10 GPD PER PERSON (DAYCARE)  
120 (CHILDREN & EMPLOYEES) X 10 GPD = 1,200 GPD REQUIRED  
1,200 G.P.D. / 0.6 LTAR (8MP) = 2,000 S.F. REQUIRED

PARKING REQUIREMENT:  
1 SPACE PER 200 S.F. OF GROSS FLOOR AREA  
6,254 S.F. / 200 = 31.3 SPACES REQUIRED  
40 SPACES PROVIDED

NOTES:

THE PROPOSED LOT SCHEME ARE BASED ON THE DESIGN CRITERIA OF THE WALPOLE ZONING BY-LAWS.

THE BOUNDARY CONFIGURATION HAS BEEN COMPILED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE A CONFIRMATION OF BOUNDARY LINES, SURFACE OR SUBSURFACE FEATURES.

THE CONCEPTUAL DESIGN DOES NOT INCORPORATE ACTUAL SITE CONDITIONS SUCH AS EXISTING UTILITIES SERVICING THE AREA, SOIL CONDITIONS (PERCOLATION TESTS) WETLANDS AND OTHER PHYSICAL SITE CONSTRAINTS.

THE COLLECTION OF FIELD DATA TO DETERMINE ACTUAL SURFACE AND SUBSURFACE CONDITIONS IS NECESSARY TO ASSESS DEVELOPMENT OPTIONS AND CRITERIA. THE SUBJECT PROPERTY IS LOCATED IN THE R80 - RESIDENTIAL DISTRICT.

CONCEPTUAL PLAN

COMMONWEALTH OF MASSACHUSETTS  
ASSESSOR'S MAP 5 PARCEL 52

PREPARED BY

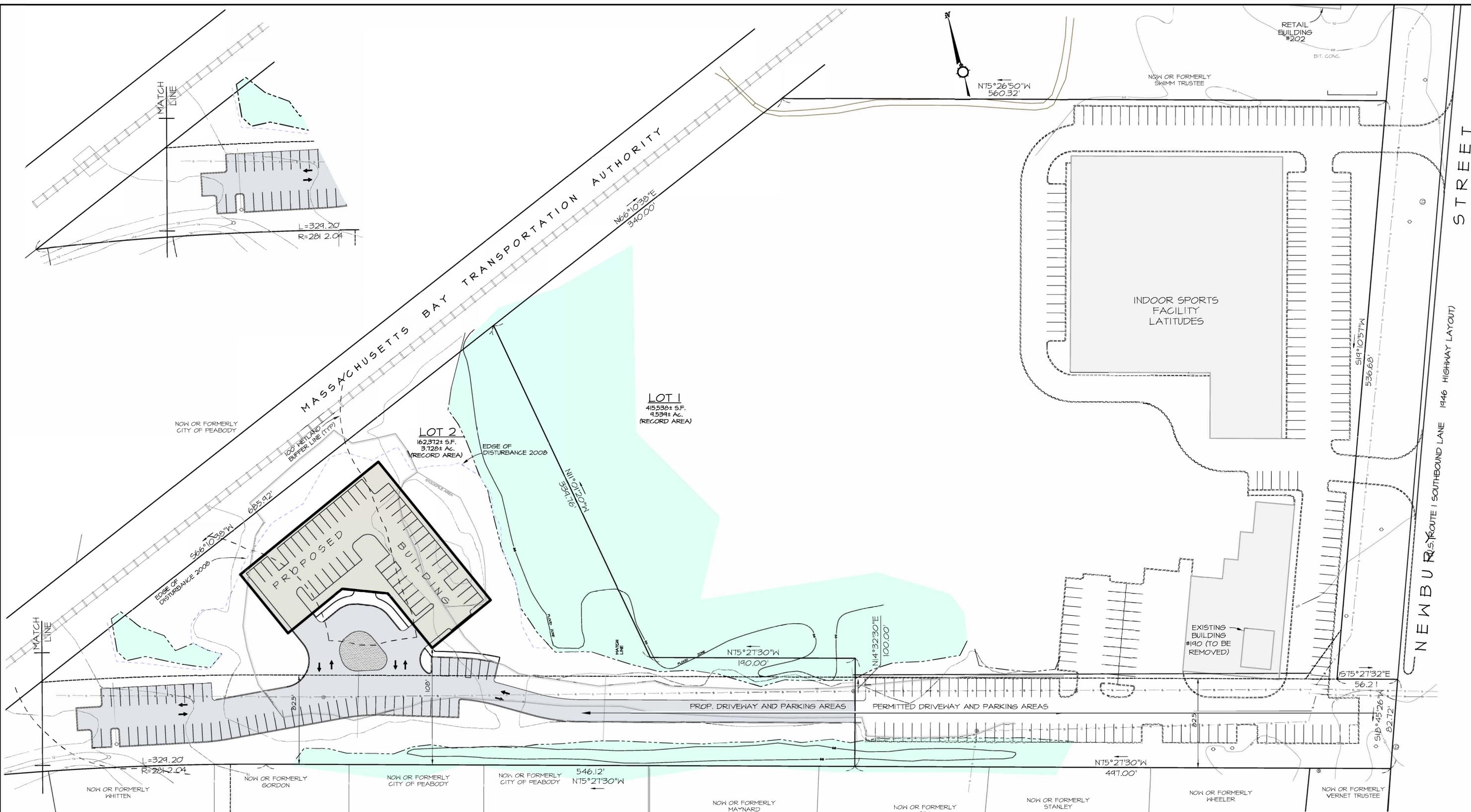
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Email. Info@CyprusDesignInc.com



SCALE: AS NOTED SHEET 1 OF 1 DATE: 8-11-17

DATE	REVISION DESCRIPTION	DESIGN: KPF	REVIEW: TR



**SITE DEVELOPMENT PERMIT PLAN  
CONCEPT LOCATION PLAN**

190 REAR NEWBURY STREET  
PEABODY MASSACHUSETTS  
ASSESSOR'S MAP 35 PARCEL 38A

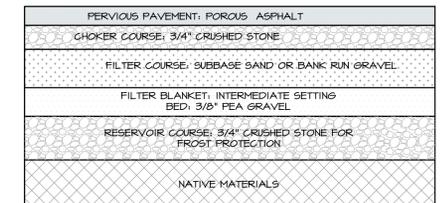
PREPARED BY  
**Cyprus Design Inc.**  
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1501 Main Street Unit 24 Tewksbury, MA 01876  
Tel: 978.640.0101 Fax: 978.640.0220  
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SCALE: 1"=40' SHEET 3 OF 8 DATE: 09-23-2015

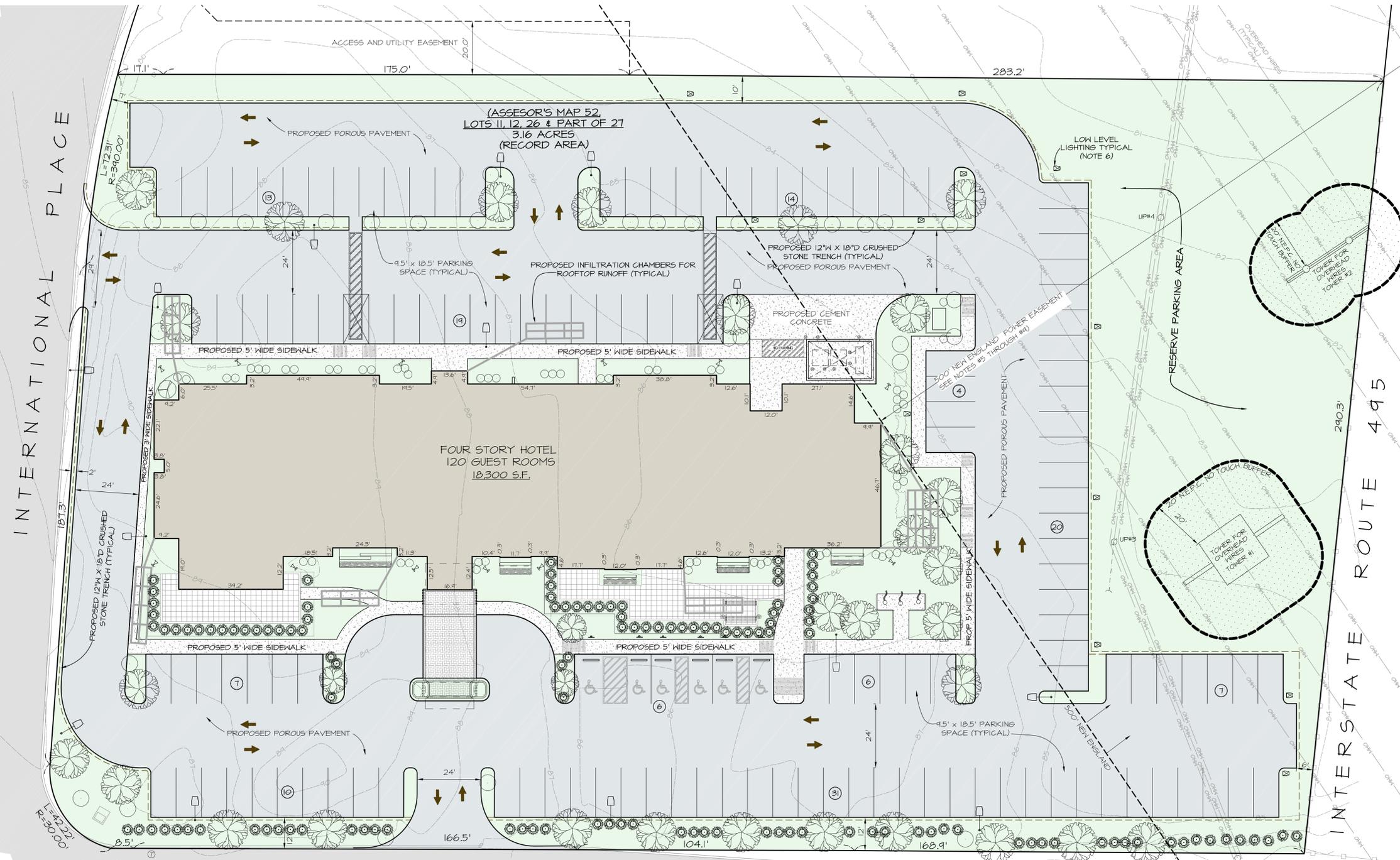
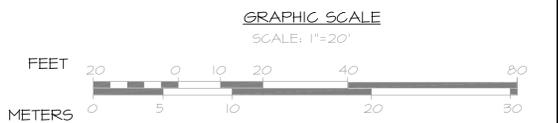
DATE	REVISION DESCRIPTION	DESIGNER	REVIEWER
3-27-11	MODIFICATIONS BASED ON PEABODY DPW ENGINEERING MEETING COMMENTS, REVIEW LETTERS FROM (MAU) & (LEG) DATED 2-8-11.		
1-30-11	MODIFICATIONS BASED ON FH-TT ENGINEERING LETTER (MAU) & (LEG) ENVIRONMENTAL CONSULTANT EMAIL COMMENTS (LEG) DATED 1-30-11.		

**NOTES:**

- SUBJECT PROPERTY IS SHOWN ON TEWKSBURY ASSESSORS MAP 52 AS LOTS 11, 12, 26, AND A PORTION OF 27.
- THE PROPOSED BUILDING FOOTPRINT IS 18,300 S.F. WITH 137 TOTAL PARKING SPACES.
- EXISTING CONDITIONS DEPICTED HEREON ARE RESULTS OF A FIELD SURVEY CONDUCTED BY CYPRUS DESIGN, INC IN NOVEMBER 2012.
- THIS PLAN IS BASED ON THE REFERENCED PLANS, DEEDS AND THE RESULTS OF A FIELD SURVEY AS OF THIS DATE. NO CERTIFICATION IS INTENDED AS TO THE PROPERTY TITLE OR AS TO THE EXISTENCE OF UNWRITTEN OR UNRECORDED EASEMENTS. THIS PLAN IS SOLELY INTENDED TO DEPICT THE EXISTING CONDITIONS AND PROPOSED SITE LAYOUT ON SUBJECT PARCEL FOR PRELIMINARY REVIEW AND DISCUSSION OF PROPOSED WORK ON SUBJECT PARCEL. SOIL TESTING AND PERCOLATION TESTING IS REQUIRED FOR ACCURATE DESIGN AND SIZING OF DRAINAGE SYSTEM.
- PROPOSED FINISHED GRADES WITHIN THE NEW ENGLAND POWER COMPANY EASEMENT NOT TO BE GREATER THAN 12" ABOVE CURRENT EXISTING GRADES SHOWN ON PLAN.
- PROPOSED PARKING LOT LIGHTING TO BE 4' HIGH MAXIMUM WITHIN THE NEW ENGLAND POWER COMPANY EASEMENT. ALL TELEPHONE, ELECTRIC & CABLE WIRES TO BE INSTALLED UNDERGROUND.
- PROPOSED PLANTINGS / LANDSCAPING TO BE 3' HIGH MAXIMUM WITHIN THE NEW ENGLAND POWER COMPANY EASEMENT.
- PROPOSED UTILITIES SUCH AS SEWER, WATER, ELECTRIC AND DRAINAGE STRUCTURES (CATCHBASINS, PIPING, WATER QUALITY INLETS AND INFILTRATION CHAMBERS) ARE TO BE INSTALLED UNDERGROUND AND WILL NOT CHANGE CURRENT EXISTING GRADES GREATER THAN 12" TO ACHIEVE PROPER COVER. INFILTRATION BASIN SIDE BERMS WITHIN THE NEW ENGLAND POWER COMPANY EASEMENT NOT TO BE GREATER THAN 12" ABOVE CURRENT EXISTING GRADES SHOWN ON PLAN.
- THE IMPROVEMENTS MADE WITHIN NEW ENGLAND POWER COMPANY'S EASEMENT AREA ARE SUBJECT TO THE CONDITIONS OUTLINED IN THE "CONDITIONS FOR PROPOSED ACTIVITIES WITHIN TRANSMISSION LINE RIGHTS-OF-WAY" (CONDITIONS), DOC# 6L06.01.307 VER. 1.3 - 11/24/2010 WHICH CAN BE OBTAINED AT THE NATIONAL GRID OFFICE TRANSMISSION LINE ENGINEERING DEPARTMENT.



**POROUS PAVEMENT DETAIL**  
NOT TO SCALE



INTERNATIONAL PLACE

INTERSTATE ROUTE 495

NORTH STREET  
(1937 COUNTY LAYOUT - VARIABLE WIDTH)

ELEVATIONS WITHIN NEW ENGLAND POWER COMPANY EASEMENT:

Site Parking Matrix		
ROOM COUNT	TOTAL PARKING SPACES	REQUIRED ACCESSIBLE PARKING SPACES
120	132	5 + 1 VAN
PROVIDED PARKING SPACES		
	STANDARD SPACES	131
	ACCESSIBLE SPACES	5
	VAN ACCESSIBLE SPACES	1
	TOTAL PARKING SPACES	137

	(NOTE 5)	(NOTE 6)	(NOTE 7)	(NOTE 8)
TOWER #1 70'± HIGH	12" HIGH MAX.	5' HIGH MAX	4' HIGH MAX	12" HIGH MAX
TOWER #2 75'± HIGH	12" HIGH MAX.	5' HIGH MAX	4' HIGH MAX	12" HIGH MAX
UP #3 15'± HIGH	12" HIGH MAX.	5' HIGH MAX	4' HIGH MAX	12" HIGH MAX
UP #2 9'± HIGH	12" HIGH MAX.	5' HIGH MAX	4' HIGH MAX	12" HIGH MAX

**PRELIMINARY SITE PLAN**

MASSACHUSETTS  
ASSESSORS MAP 52 AS LOTS 11, 12, 26, AND A PORTION OF 27.  
PREPARED BY  
**Cyprus Design Inc.**  
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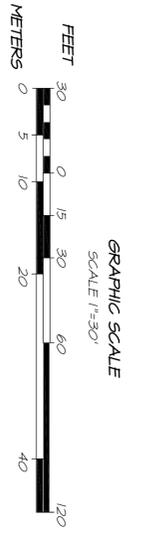
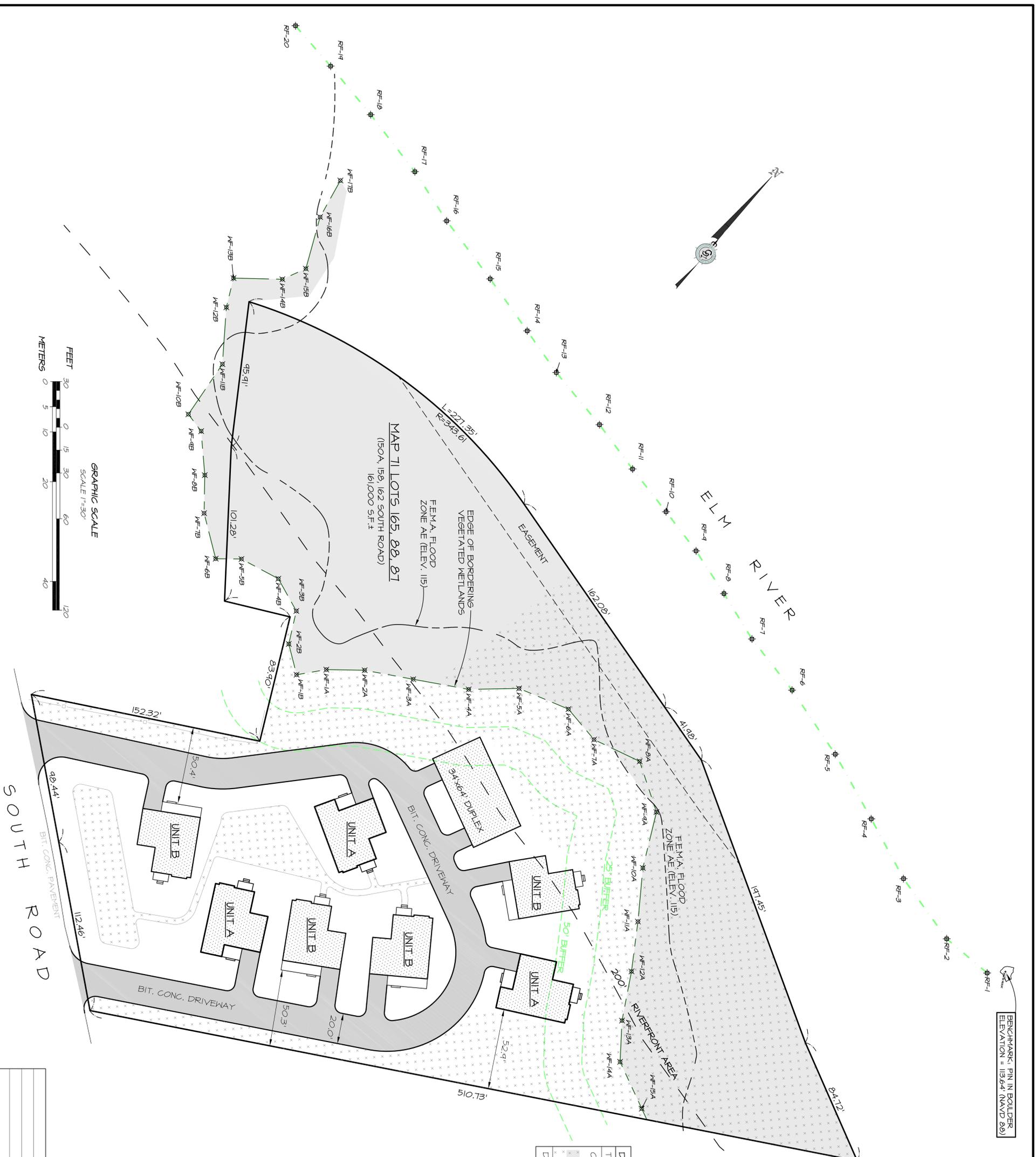


SCALE: AS NOTED SHEET 1 OF 1 DATE: 7-11-16

DATE	REVISION DESCRIPTION	DESIGNER	REVIEWER



BENCHMARK: PIN IN BOULDER  
ELEVATION = 113.64 (NAVD 88)



**DIMENSIONAL REGULATIONS (P.R.D.)**

DESCRIPTION	REQUIRED	PROVIDED
TOTAL TRACT AREA	MIN. 125,000 S.F.	161,000 S.F.
COMMON OPEN SPACE	MIN. 40% OF TRACT (64,400 S.F.) OF WHICH:	65,000 S.F.
	MAX. 50% CAN BE IN WET/FLOOD (32,200 S.F.)	30,000 S.F.
	MIN. 50% MUST BE UPLAND (32,200 S.F.)	35,000 S.F.
DENSITY	MAX. 5 UNITS PER ACRE	2.2 PER ACRE

**NOTES:**

1. THE BOUNDARY CONFIGURATION HAS BEEN COMPILED FROM PLANS OBTAINED AT TOWN DEPARTMENTS AND DOES NOT CONSTITUTE A CORRECTION OF BOUNDARY LINES, EASEMENTS, SURFACE OR SUBSURFACE FEATURES.
2. THE CONCEPTUAL DESIGN DOES NOT INCORPORATE ACTUAL SITE CONDITIONS SUCH AS EXISTING UTILITIES SERVING THE AREA, SOIL CONDITIONS (PERCOLATION TESTS) AND OTHER PHYSICAL SITE CONSTRAINTS. THE COLLECTION OF FIELD DATA TO DETERMINE ACTUAL SURFACE AND SUBSURFACE CONDITIONS IS NECESSARY TO ASSESS DEVELOPMENT OPTIONS AND CRITERIA.

**REFERENCES:**

1. ASSESSOR'S MAP T1, LOTS 165, 88, 87
1. DEED IN BOOK 21794 PG 16
2. DEED IN BOOK 21794 PG 67
3. PLAN IN DEED BOOK 11370 PG 29-4
4. PL. BK. 2174, PL. 18
5. PLAN NO. 205 OF 1969
6. SOUTH ROAD LAYOUT 1946

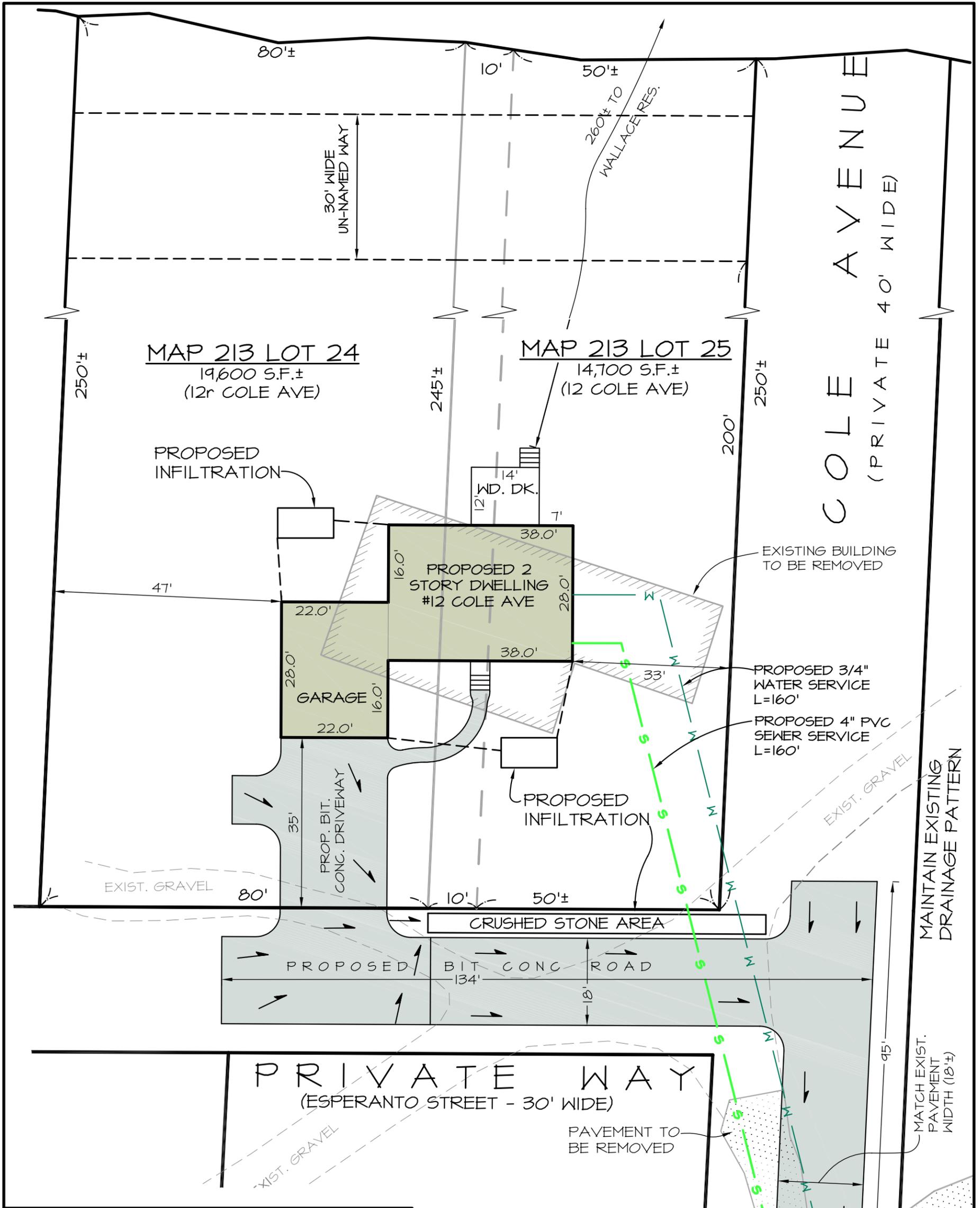
**CONCEPTUAL PLAN 3 (P.R.D.)**

ASSASSACHUSETTS  
ASSESSOR'S MAP T1, LOTS 165, 88, 87

PREPARED BY  
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SCALE: 1"=30' SHEET 1 OF 1 DATE: 3-26-15





### CONCEPTUAL PLAN

LOCATED AT

MASSACHUSETTS

PREPARED FOR

CHRIS & CARLENE MELANSON

PREPARED BY

**Cyprus Design Inc.**

Land Surveying & Civil Engineering Services  
 1501 Main Street Unit 24 Tewksbury, MA 01876  
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 Email info@CyprusDesignInc.com



SCALE: 1"=20' DATE: 10-3-14

### DIMENSIONAL REGULATIONS

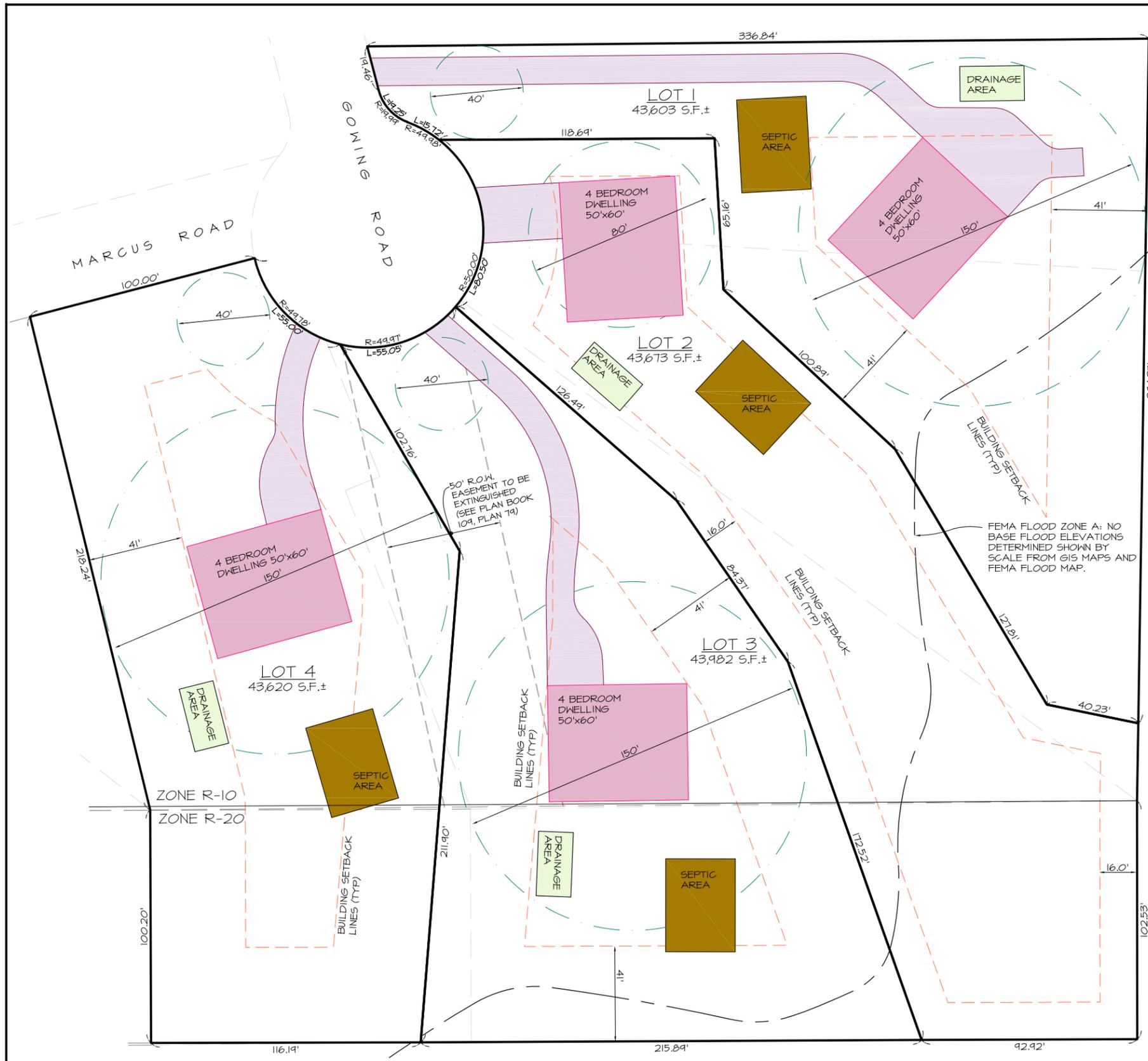
#### R-20 DISTRICT

- SETBACKS:  
 FRONT: 30' MIN.  
 SIDE: 20' MIN.  
 REAR: 30' MIN.  
 HEIGHT: 30' MAX.

### NOTES:

1. THE BOUNDARY CONFIGURATION HAS BEEN COMPILED FROM PLANS OBTAINED AT TOWN DEPARTMENTS AND DOES NOT CONSTITUTE A CONFIRMATION OF BOUNDARY LINES, EASEMENTS, SURFACE OR SUBSURFACE FEATURES.
2. THE CONCEPTUAL DESIGN DOES NOT INCORPORATE ACTUAL SITE CONDITIONS SUCH AS EXISTING UTILITIES SERVICING THE AREA, TOPOGRAPHY, SOIL CONDITIONS (PERCOLATION TESTS) WETLANDS AND OTHER PHYSICAL SITE CONSTRAINTS. THE COLLECTION OF FIELD DATA TO DETERMINE ACTUAL SURFACE AND SUBSURFACE CONDITIONS IS NECESSARY TO ASSESS DEVELOPMENT OPTIONS AND CRITERIA.
3. THE SUBJECT PROPERTY IS LOCATED IN THE R-20 RESIDENTIAL DISTRICT.





**NOTES:**

- 1.) THE PROPOSED LOTS SHOWN ARE BASED ON THE WILMINGTON ZONING BY-LAW SECTION 5 DIMENSIONAL REGULATIONS AND TABLE II STANDARD DIMENSIONAL REGULATIONS.
- 2.) THIS CONCEPTUAL DESIGN DOES NOT INCORPORATE ACTUAL SITE CONDITIONS SUCH AS; ACCURATE LOT LINE LOCATIONS, OVERALL FRONTAGES, LOT AREAS, SURVEY MONUMENTATION, TOPOGRAPHY, EXISTING UTILITIES SERVICING THE AREA, SOIL CONDITIONS (PERCOLATION TESTS) WETLANDS AND OTHER PHYSICAL SITE CONSTRAINTS. THE COLLECTION OF FIELD DATA TO DETERMINE ACTUAL SURFACE AND SUBSURFACE CONDITIONS IS NECESSARY TO ASSESS DEFINITIVE DEVELOPMENT OPTIONS AND CRITERIA.

**ZONING R-10**

WELLHEAD (GROUNDWATER) PROTECTION DISTRICT - ZONE II (440 GPD PER ACRE ALLOWED)

INTERIM WELLHEAD PROTECTION AREA (IWPA)

3 BEDROOM HOUSE: 43,560 SF / 440 GPD = 99 X 330 GPD = 32,670 S.F. MIN. LOT SIZE

4 BEDROOM HOUSE: 43,560 SF / 440 GPD = 99 X 440 GPD = 43,560 S.F. MIN. LOT SIZE

MIN LOT AREA=10,000 MIN. (15,000 SF IF USING 80' FRONTAGE EXCEPTION LOT)

FRONTAGE=100' MIN. (OR 80' WITH 15,000 SF LOT AREA)

LOT WIDTH=100' MIN. (OR 80' WITH 15,000 SF LOT AREA).

FRONT SETBACK=30'

MIN. SIDE/REAR=15'

**HAMMERHEAD LOTS:**

ZONE R-10 - 40,000 S.F.

MIN. LOT FRONTAGE=40'

150' CIRCLE WHERE HOUSE IS LOCATED

MIN. WIDTH=40'

FRONT, SIDE, REAR MIN.=40'

REVISIONS	
DATE	DESCRIPTION

DATE: 07-19-23 SHEET 1 OF 1

SCALE: 1" = 50'

**CONCEPTUAL PLAN**

LOCATED AT

MASSACHUSETTS

PREPARED FOR

PREPARED BY

**Cyrus Design Inc.**

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