

RESIDENTIAL SITE DEVELOPMENT PLAN SET

4-8 WIGGIN STREET
LOWELL, MASSACHUSETTS

NOTES

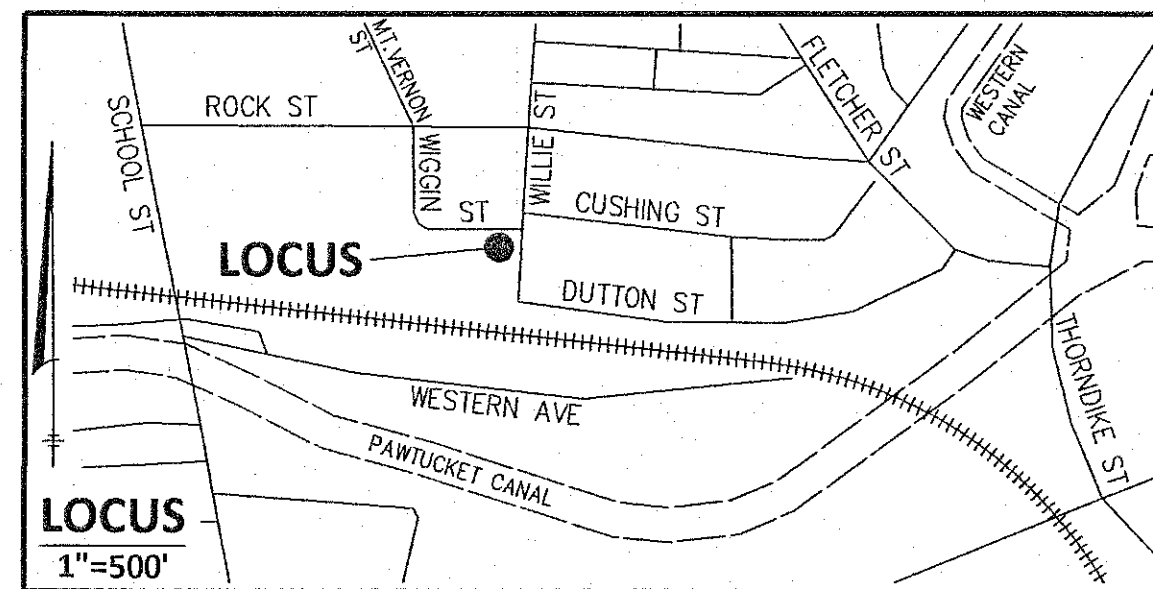
- EXISTING CONDITIONS AND BOUNDARY LOCATION SHOWN HEREON FROM AN INSTRUMENT SURVEY IN JUNE OF 2021. TOPOGRAPHY SHOWN HEREON REFERS TO AN ASSUMED DATUM.
- NO PORTION OF THE PREMISES SHOWN HEREON IS LOCATED WITHIN A FLOOD HAZARD AREA AS SHOWN ON DEPARTMENT H.U.D. FEDERAL INSURANCE ADMINISTRATION MAPS, PER COMMUNITY PANEL 25017CD139F, EFFECTIVE DATE JULY 7TH, 2014.
- UTILITIES OTHER THAN THOSE SHOWN MAY EXIST. CALL DIG-SAFE AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION OR CONSTRUCTION.

ABBREVIATIONS

BIT.	BITUMINOUS
CB	CATCH BASIN
CCB	CAPE COD BERM
CLF	CHAINLINK FENCE
CONC.	CONCRETE
ELEV	ELEVATION
EXIST.	EXISTING
FF	FIRST FLOOR ELEVATION
GS	GARAGE SLAB ELEVATION
HCR	HANDICAP RAMP
HDPE	HIGH DENSITY POLYETHYLENE PIPE
INV	INVERT
L= / S=	LENGTH= / SLOPE=
PROP.	PROPOSED
PVC	POLYVINYL CHLORIDE PIPE
RET.WALL	RETAINING WALL
SF	SQUARE FEET
SMH	SEWER MANHOLE
SWK	SIDEWALK
2F	SECOND FLOOR ELEVATION
TOF	TOP OF FOUNDATION ELEVATION
TYP	TYPICAL
UP	UTILITY POLE
VGC	VERTICAL GRANITE CURB
TOW	TOP OF WALL

LEGEND

---	STATIONING CENTER LINE
---	INTERNAL LOT LINE
W-W-W-W	UNDERGROUND WATER LINE
S-S-S-S	UNDERGROUND SEWER LINE
D-D-D-D	UNDERGROUND DRAIN LINE
G-G-G-G	UNDERGROUND GAS LINE
OHW OHW OHW	OVERHEAD WIRE LINE
112	OVERHEAD WIRE LINE
---	RETAINING WALL
⊙	TELEPHONE MANHOLE
⊙	SEWER MANHOLE
⊕	CATCH BASIN
⊕	WATER GATE VALVE
⊕	GAS GATE VALVE
⊕	UTILITY POLE
⊕	SIGN



SHEET INDEX

- TITLE SHEET
- EXISTING CONDITIONS
- LAYOUT PLAN
- GRADING, UTILITIES, & EROSION CONTROL PLAN
- DETAILS

ASSESSORS

PARCEL 0119 6360 0004 (4 WIGGIN STREET)
PARCEL 0119 6360 0008 (8 WIGGIN STREET)
PARCEL 0120 6400 0153 (153 WILLIE STREET)

PROPERTY OWNER

4-8 WIGGIN STREET, LLC
229 STEDMAN STREET
LOWELL, MA

DEED REFERENCES

- MIDDLESEX NORTH REGISTRY OF DEEDS
1. BOOK 33389, PAGE 154 (4-8 WIGGIN STREET).
2. BOOK 931, PAGE 143 (153 WILLIE STREET).
3. BOOK 38721, PAGE 123

PLAN REFERENCES

1. PLAN BOOK 236, PLAN 87.
2. CITY ENGINEER'S PLAN I-17.

ZONING

DISTRICT: UMF, URBAN MULTI-FAMILY

DESCRIPTION	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	3,400 SF	15,119±SF	15,119±SF
MIN. LOT AREA/D.U.	1,000 SF	N/A	1,260±SF
MIN. FRONTAGE	55'	148.25'(WILLIE) 105.16'(WIGGIN)	148.25'(WILLIE) 105.16'(WIGGIN)
MIN. FRONT YARD	CONSISTENT WITH BLOCK	N/A	1.0' (WILLIE) 0.1' (WIGGIN)
MIN. SIDE YARD	3' SUM 17'	N/A	4.1' SUM 11.7' **
MIN. REAR YARD	15'	N/A	N/A
MAX. HEIGHT	65'	N/A	33'
MAX. STORIES	6	N/A	3
MIN. PARKING SPACES	2/D.U.=24	N/A	19 DEDICATED SPACES ** WITH 5 PUBLIC SPACES

* FRONT SETBACKS IN THESE DISTRICTS SHALL BE CONSISTENT WITH EXISTING SETBACKS ON THE BLOCK.

** VARIANCE GRANTED

PARKING CALCULATION

PARKING REQUIRED: 2 SPACES PER UNIT
WITH TWELVE (12) PROP. UNITS: 24 SPACES REQUIRED

TITLE SHEET

4-8 WIGGIN STREET
LOWELL, MASSACHUSETTS

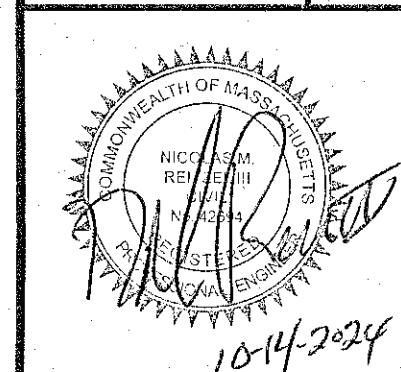
PLAN PREPARED FOR:
THE DALY GROUP
229 STEDMAN STREET
LOWELL, MASSACHUSETTS

PLAN PREPARED BY:
LANDPLEX
CIVIL ENGINEERING - SURVEYING
10 GEORGE STREET, UNIT 208
LOWELL, MASSACHUSETTS 01852
978-201-9390 - LANDPLEX.COM

SHEET: 1 OF 5

SCALE: AS NOTED

OCTOBER 14, 2024



NO. REVISION DESCRIPTION DATE

PER PLAN BOOK 236, PLAN 87

PARCEL
0119 6360 0016
KQT REVOCABLE TRUST

PARCEL 0119 6360 0008
LYNNLOWELL, LLC
AREA=5,246±SF

PARCEL 0120 6400 0153
CITY OF LOWELL
AREA=4,779±SF

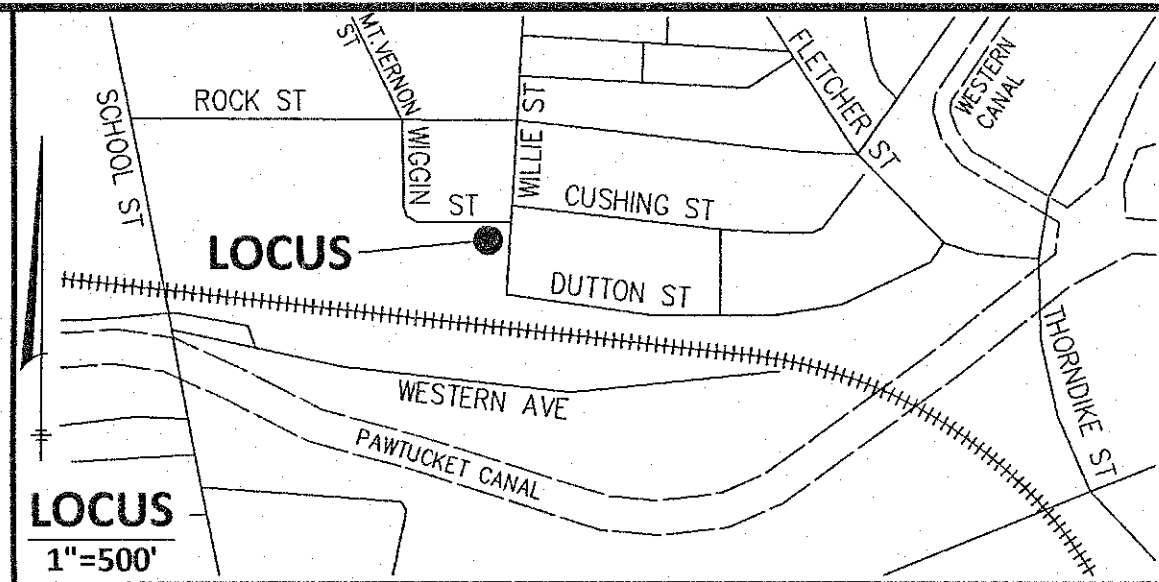
TOTAL AREA = 15,119±SF

PARCEL 0119 6360 0004
LYNNLOWELL, LLC
AREA=5,094±SF

PARCEL
0119 5240 0316
COLONIAL GAS
316 SCHOOL STREET

PARCEL
0119 6360 0011
CHOATE TED C
CHAOTTE CYNTHIAL
11 WIGGIN ST.

PARCEL
0119 6360 0133
HABITAT FOR
HUMANITY
OF GREATER
LOWELL
133 WILLIE ST.



ASSESSORS

PARCEL 0119 6360 0004 (4 WIGGIN STREET)
PARCEL 0119 6360 0008 (8 WIGGIN STREET)
PARCEL 0120 6400 0153 (153 WILLIE STREET)

PROPERTY OWNER

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229 STEDMAN STREET
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- UTILITIES OTHER THAN THOSE SHOWN MAY EXIST. CALL DIG-SAFE AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION OR CONSTRUCTION.
- SEE TITLE SHEET FOR ABBREVIATIONS AND LEGEND.
- SOME EXISTING UTILITY LINES HAVE BEEN REFERENCED FROM MAP G-6 AND APPROXIMATION BASED OFF OF LOWELL GIS UTILITY MAP.

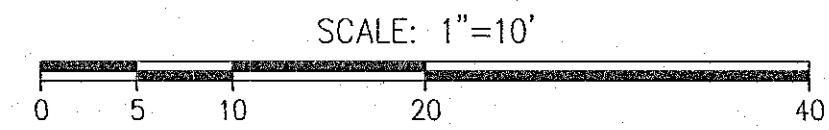
ZONING

DISTRICT: UMF, URBAN MULTI-FAMILY

SOIL INFORMATION

602 - URBAN LAND

DESCRIPTION	REQUIRED	EXISTING
LOT SIZE	3,400 SF	15,119±SF
LOT AREA/D.U.	1,000 SF	N/A
FRONTAGE	55'	148.25'(WILLIE) 105.16'(WIGGIN)
FRONT YARD	CONSISTENT WITH BLOCK	N/A
SIDE YARD	3'SUM17'	N/A
REAR YARD	15'	N/A
MAX HEIGHT	65'	N/A
MAX STORIES	6	N/A



EXISTING CONDITIONS
PLAN

4-8 WIGGIN STREET
LOWELL, MASSACHUSETTS

PLAN PREPARED FOR:

THE DALY GROUP
229 STEDMAN STREET
LOWELL, MASSACHUSETTS

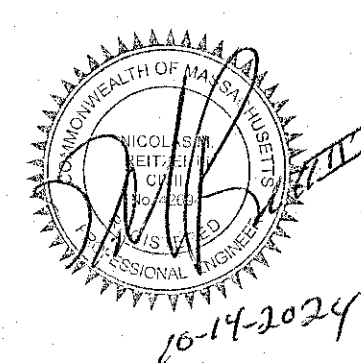
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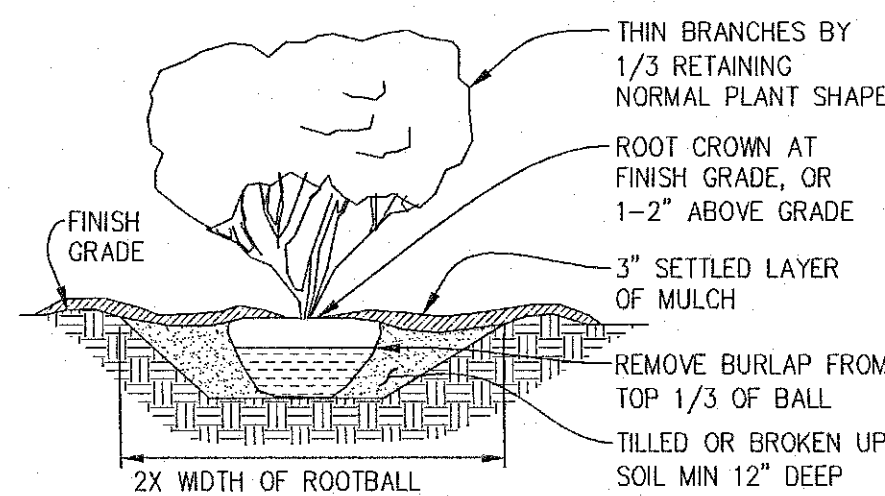
SHEET: 2 OF 5

SCALE: 1"= 10'

OCTOBER 14, 2024

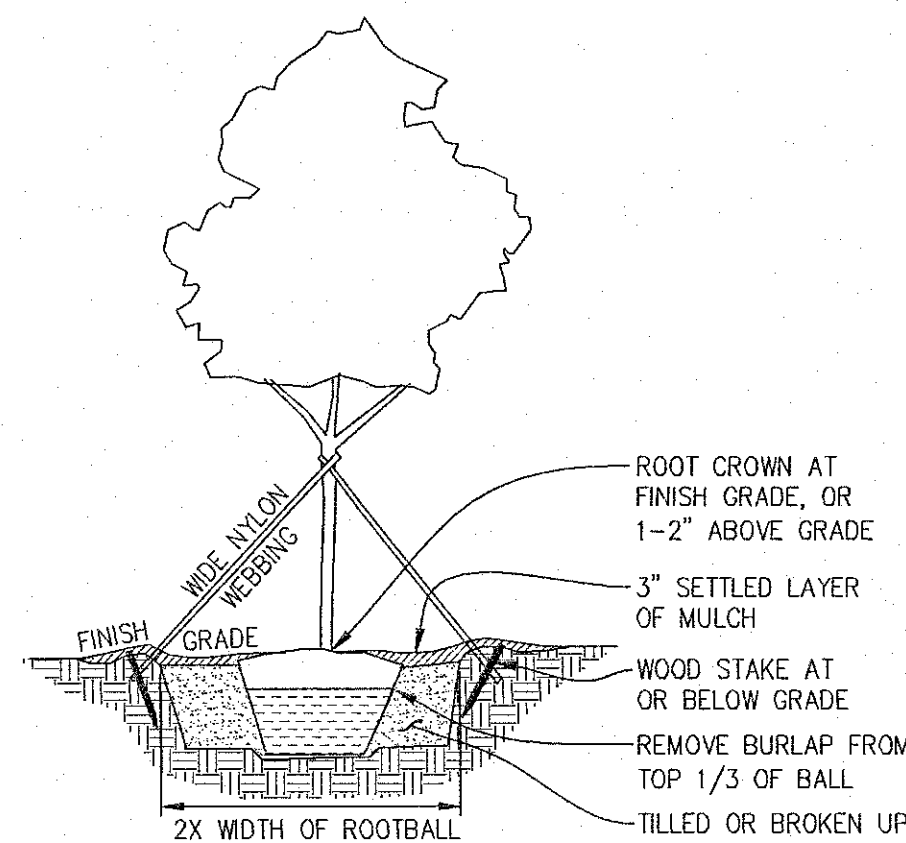


NO.	REVISION DESCRIPTION	DATE



SHRUB PLANTING DETAIL

NOT TO SCALE

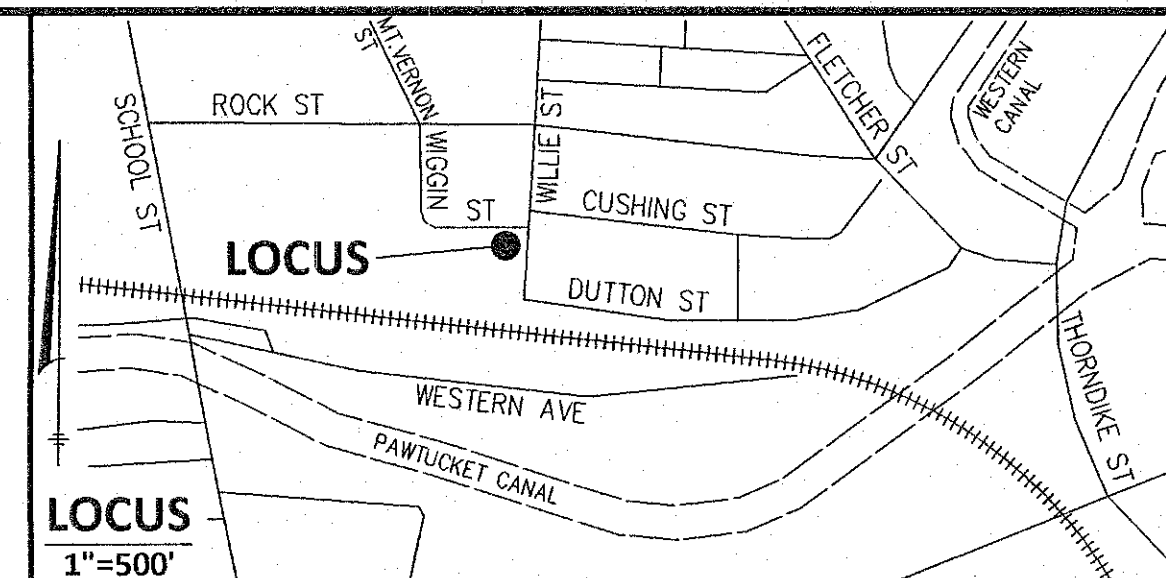
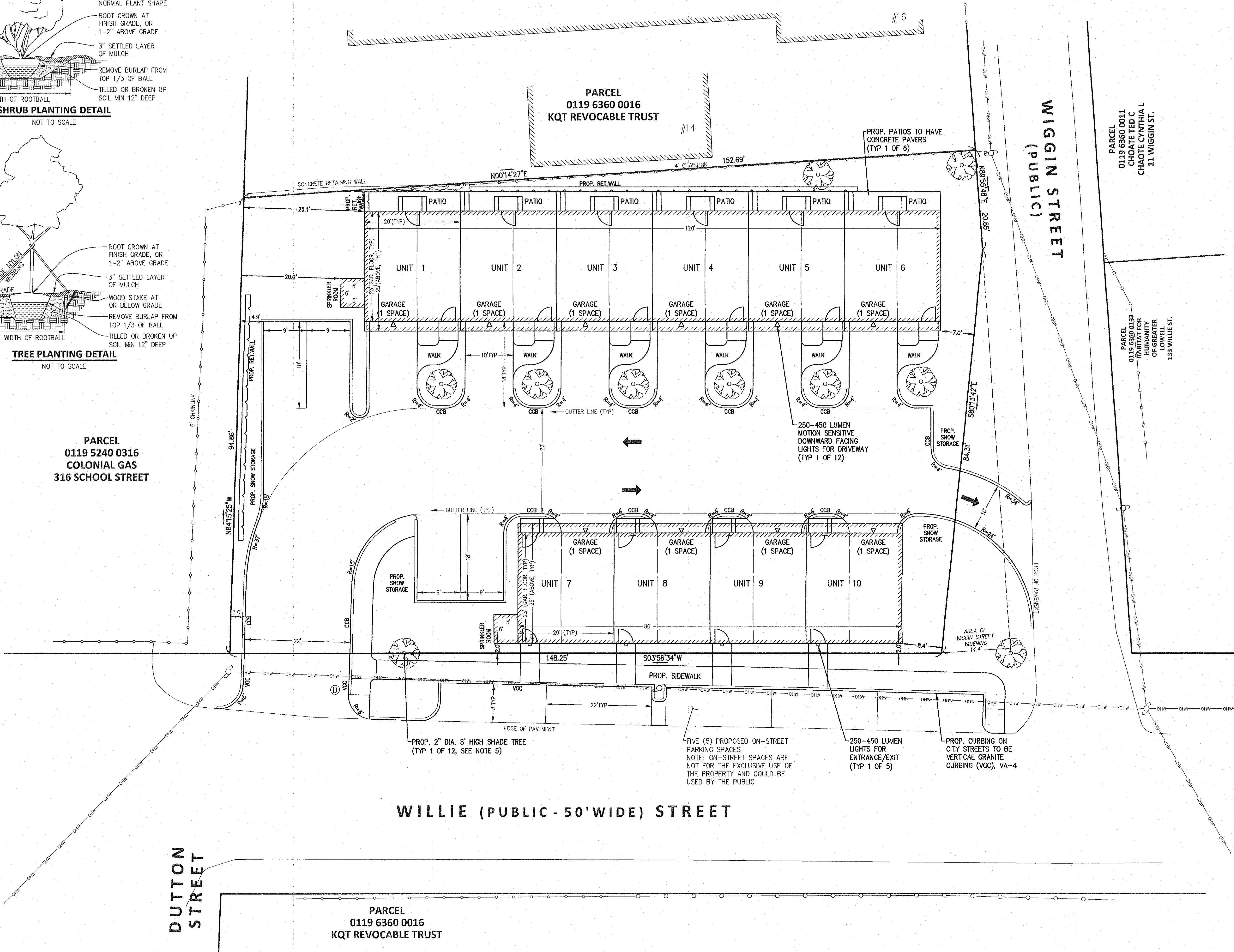


TREE PLANTING DETAIL

NOT TO SCALE

PARCEL
0119 5240 0316
COLONIAL GAS
316 SCHOOL STREET

PARCEL
0119 6360 0016
KQT REVOCABLE TRUST



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PARCEL 0119 6360 0004 (4 WIGGIN STREET)
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PROPERTY OWNER

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DEED REFERENCES

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MIN. REAR YARD	15'	N/A	N/A
MAX. HEIGHT	65'	N/A	33'
MAX. STORIES	6	N/A	3
MIN. PARKING SPACES	2/D.U.=20	N/A	20 SPACES

PARKING CALCULATION

PARKING REQUIRED: 2 SPACES PER UNIT
WITH TWELVE (12) PROP. UNITS: 24 SPACES REQUIRED

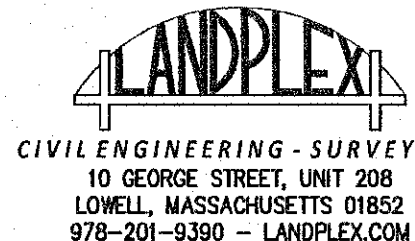
LAYOUT & LANDSCAPING
PLAN

4-8 WIGGIN STREET
LOWELL, MASSACHUSETTS

PLAN PREPARED FOR:

THE DALY GROUP
229 STEDMAN STREET
LOWELL, MASSACHUSETTS

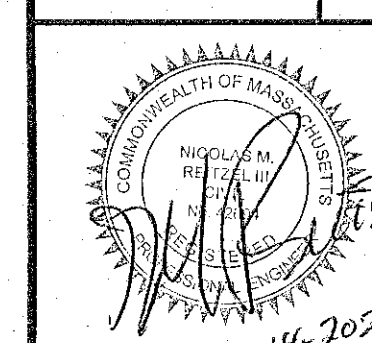
PLAN PREPARED BY:



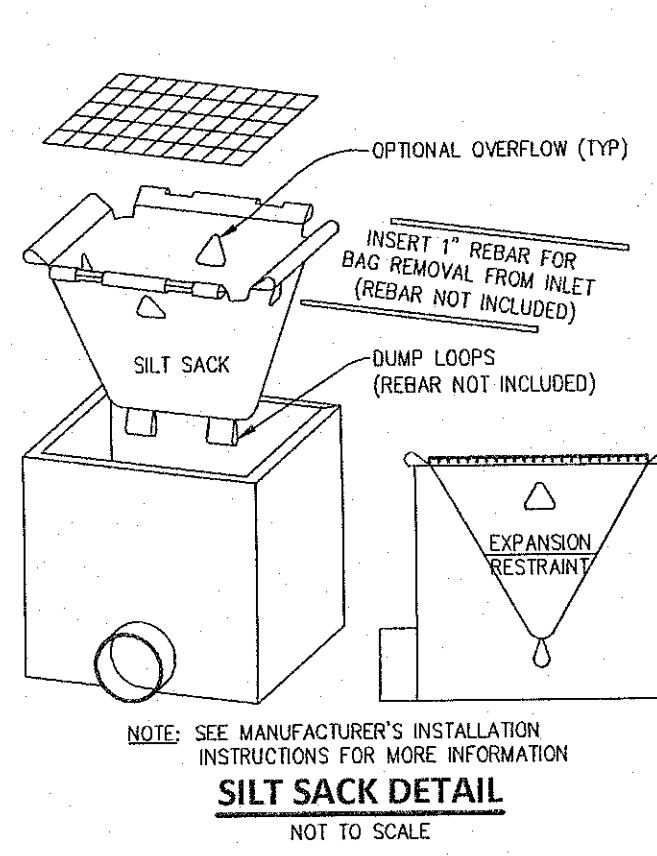
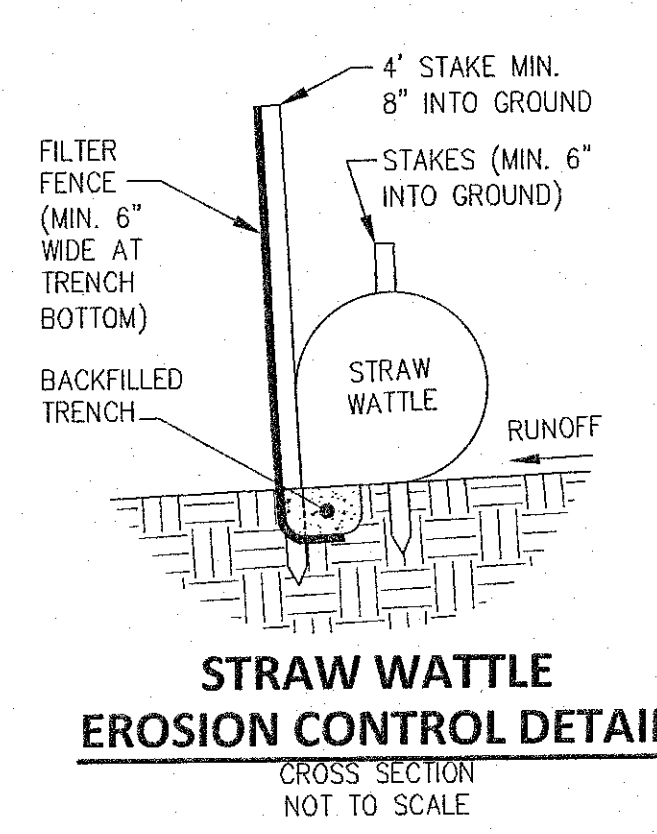
SHEET: 3 OF 5

SCALE: 1"=10'

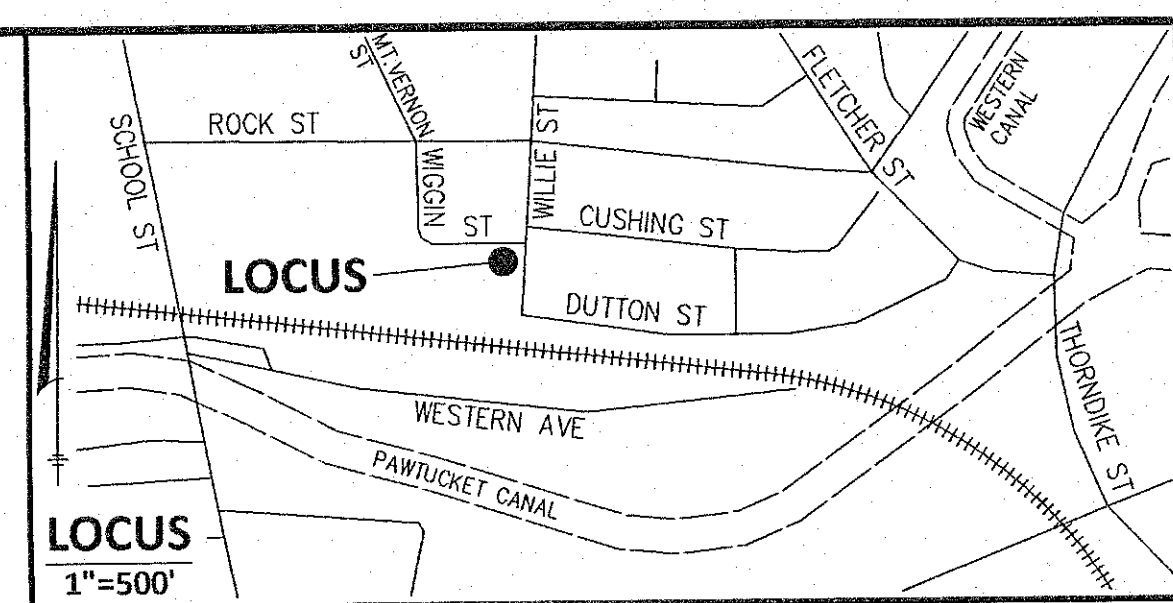
OCTOBER 14, 2021



NO.	REVISION DESCRIPTION	DATE



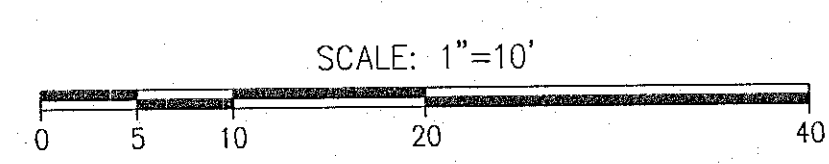
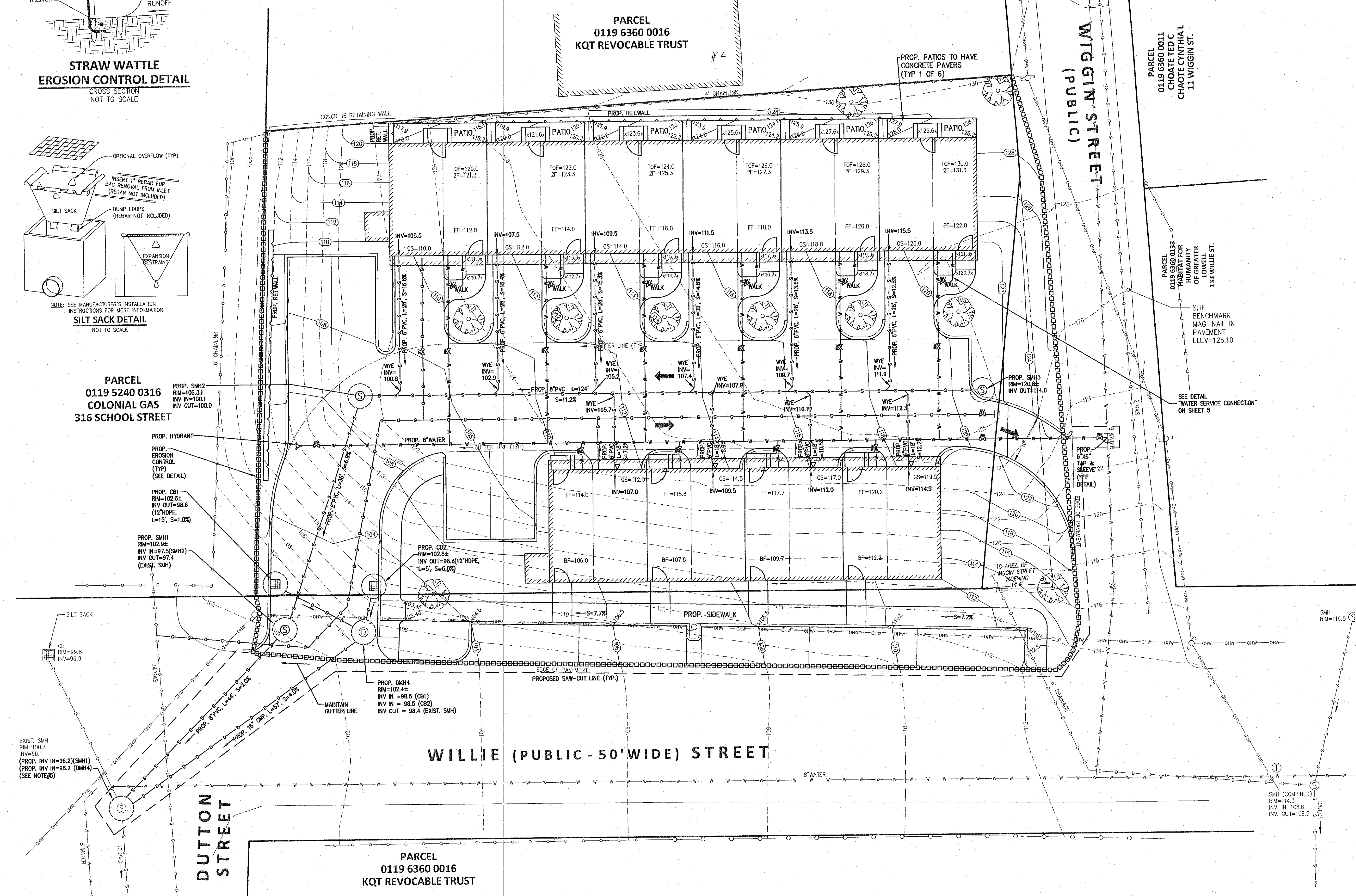
PER PLAN BOOK 236, PLAN 87



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 - SEE TITLE SHEET FOR ASSESSORS INFORMATION, PROPERTY OWNER INFORMATION, DEED REFERENCES, PLAN REFERENCES, ZONING INFORMATION, ABBREVIATIONS, AND LEGEND.
 - CONTRACTOR TO "RE-POINT" AND ADJUST TO FINISH GRADE EXISTING SEWER MANHOLE AS NEEDED PER CITY OF LOWELL INSPECTOR DIRECTION.

ABBREVIATIONS

BIT.	BITUMINOUS
CB	CATCH BASIN
CCB	CAPE COD BERM
CLF	CHAINLINK FENCE
CONC.	CONCRETE
ELEV	ELEVATION
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TOF	TOP OF FOUNDATION ELEVATION
TYP	TYPICAL
UP	UTILITY POLE
VGC	VERTICAL GRANITE CURB
TOW	TOP OF WALL



GRADING, UTILITIES, & EROSION CONTROL PLAN

**4-8 WIGGIN STREET
LOWELL, MASSACHUSETTS**

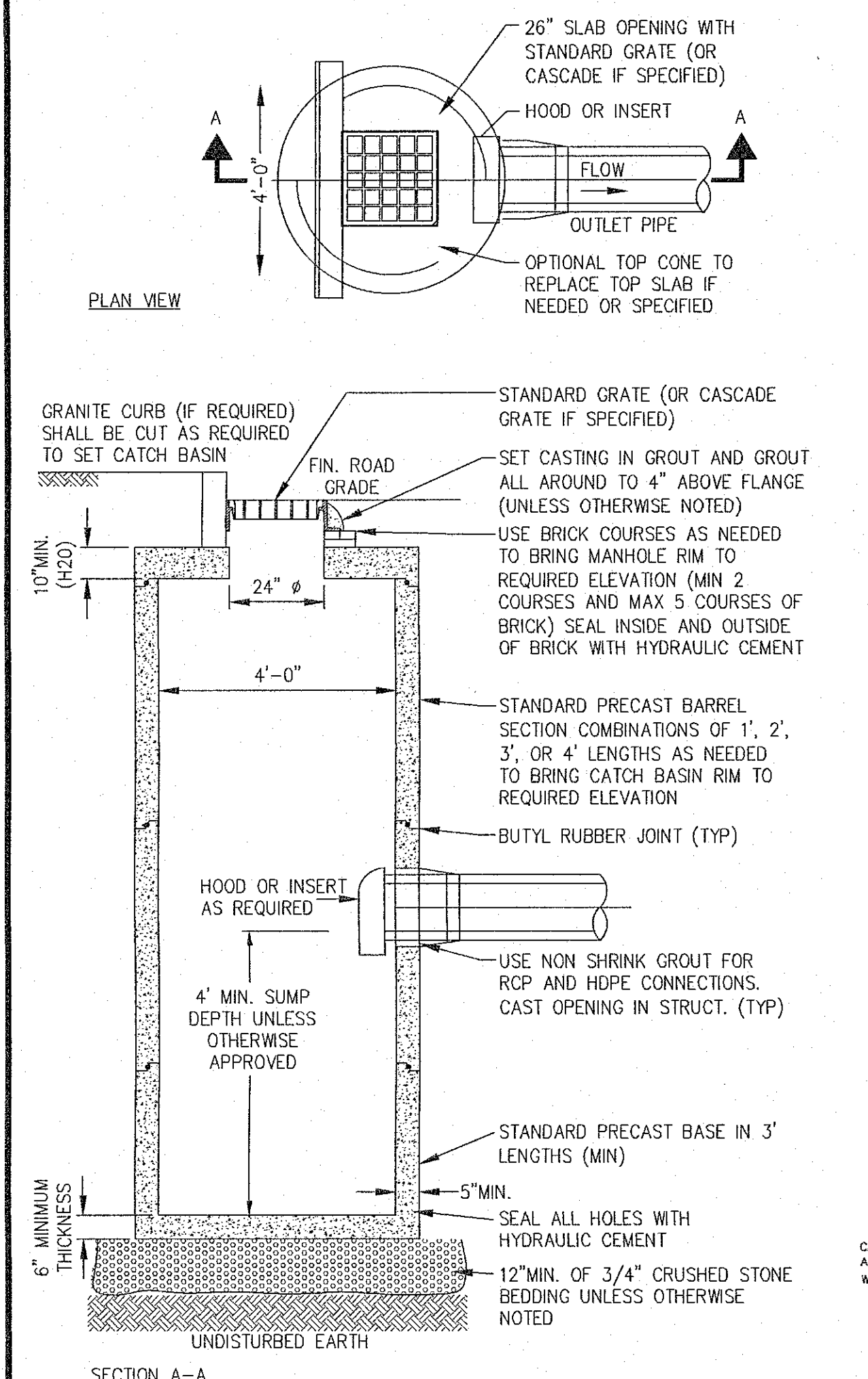
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LOWELL, MASSACHUSETTS**

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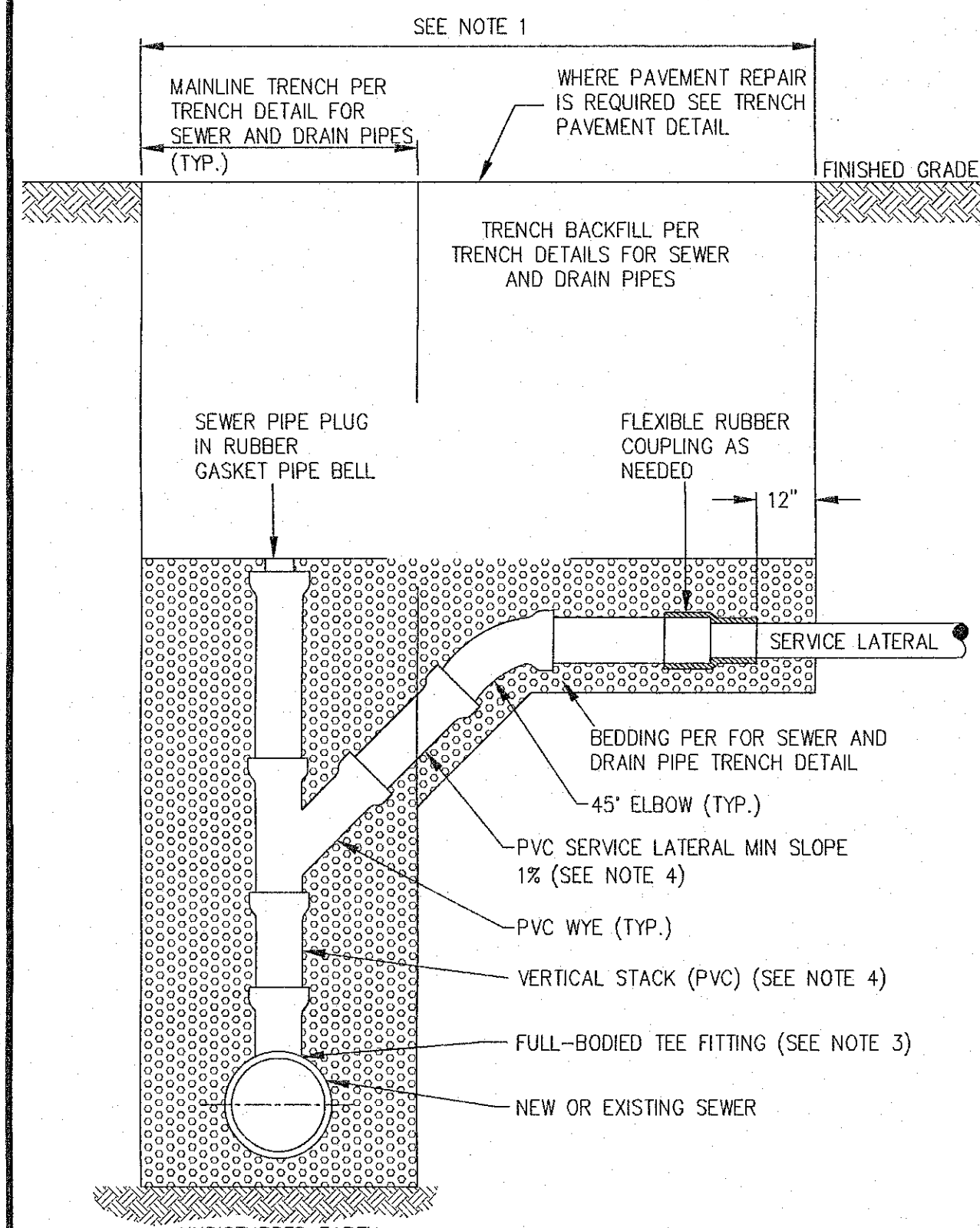
SHEET: 4 OF 5 SCALE: 1"=10' OCTOBER 14, 2024

10-14-2024

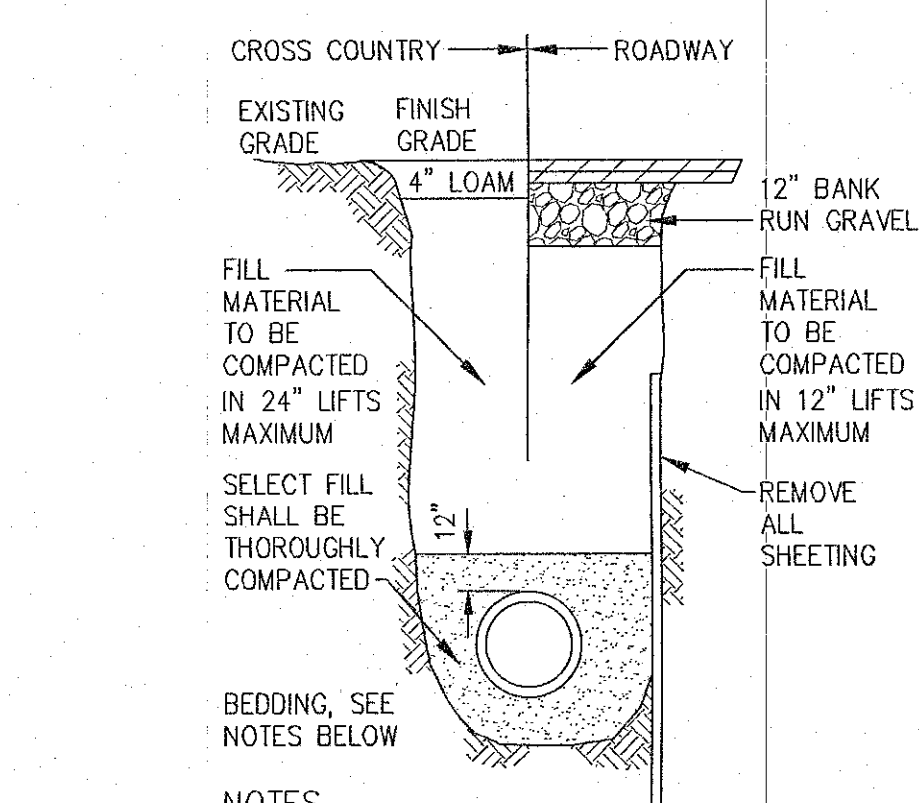
NO.	REVISION DESCRIPTION	DATE



SINGLE GRATE CATCH BASIN
NOT TO SCALE

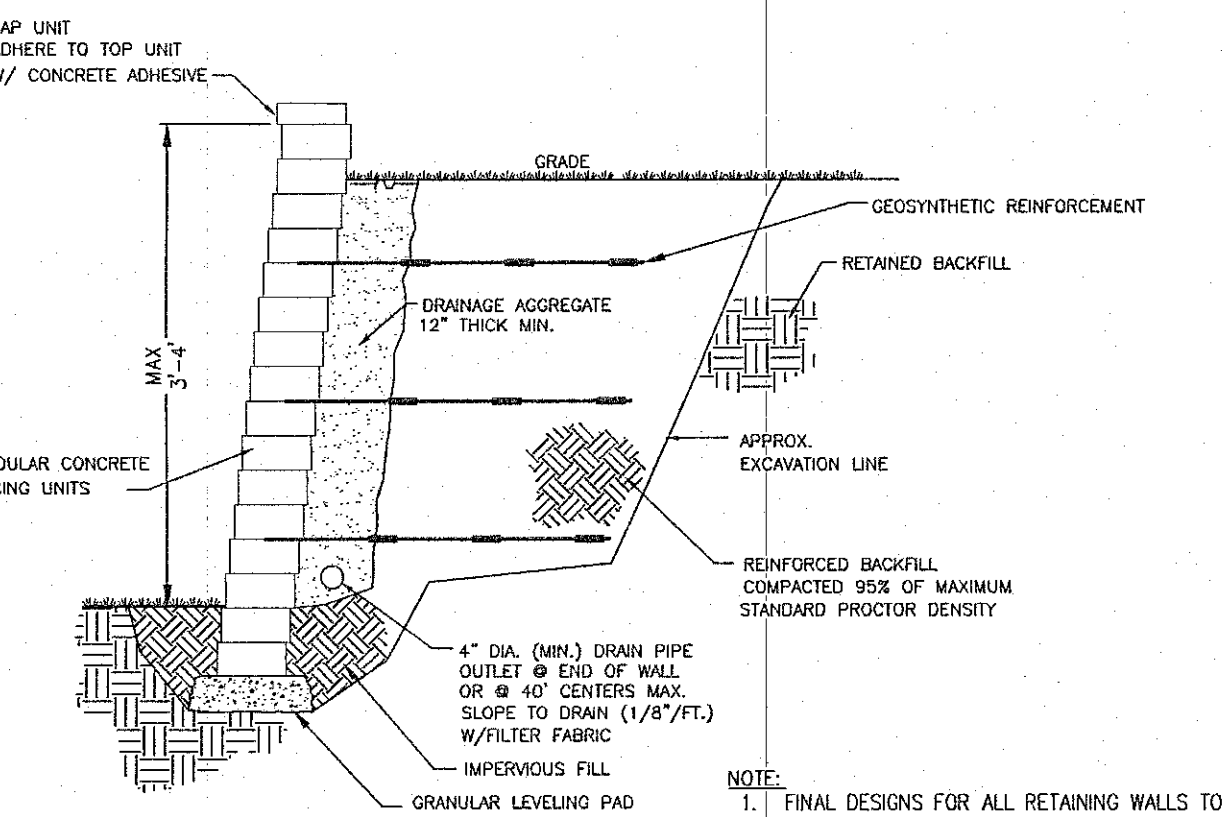


SEWER SERVICE CHIMNEY CONNECTION DETAIL
NOT TO SCALE

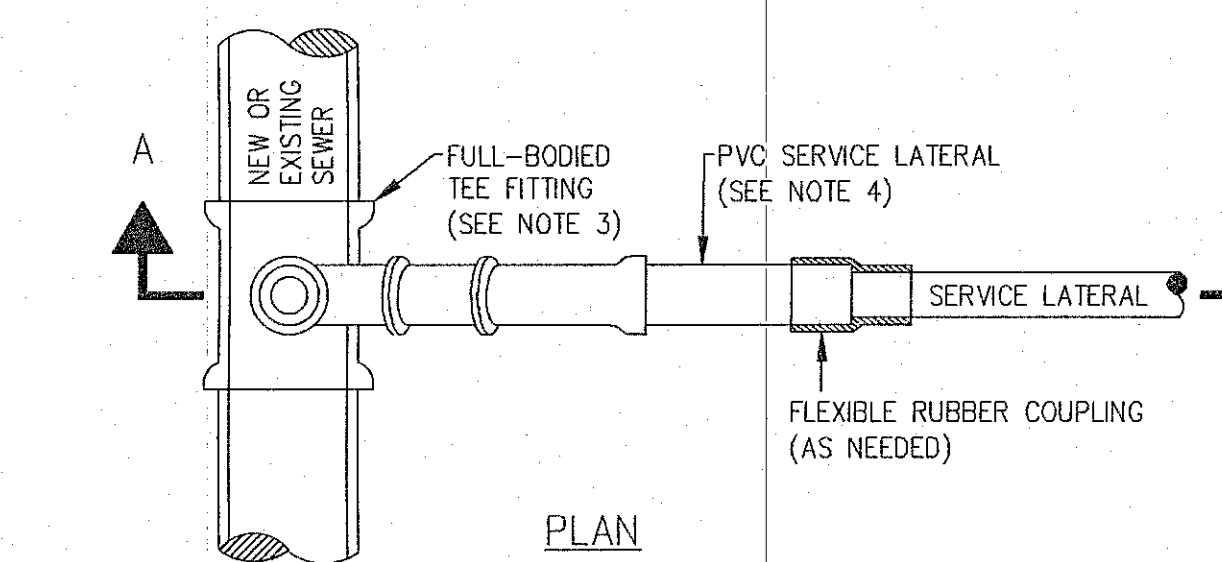


- NOTES:**
- 5'-0" MINIMUM COVER.
 - MUNICIPALITY MAY REQUIRE FLOWABLE FILL AT ITS DISCRETION.
 - FOR LOCATIONS WHERE LEDGE IS NOT ENCOUNTERED IN TRENCH, PIPE CAN LAY ON UNDISTURBED EARTH, OR ON SAND BEDDING CONSISTENT WITH AWWA GUIDELINES.
 - FOR LOCATIONS WHERE LEDGE IS ENCOUNTERED, SAND BEDDING SHALL BE MINIMUM OF 12" THICK UNDER PIPE.
 - FILL MATERIAL SHALL BE COMPACTED TO 95% PROCTOR DENSITY.

WATER MAIN TRENCH DETAIL
CROSS SECTION NOT TO SCALE

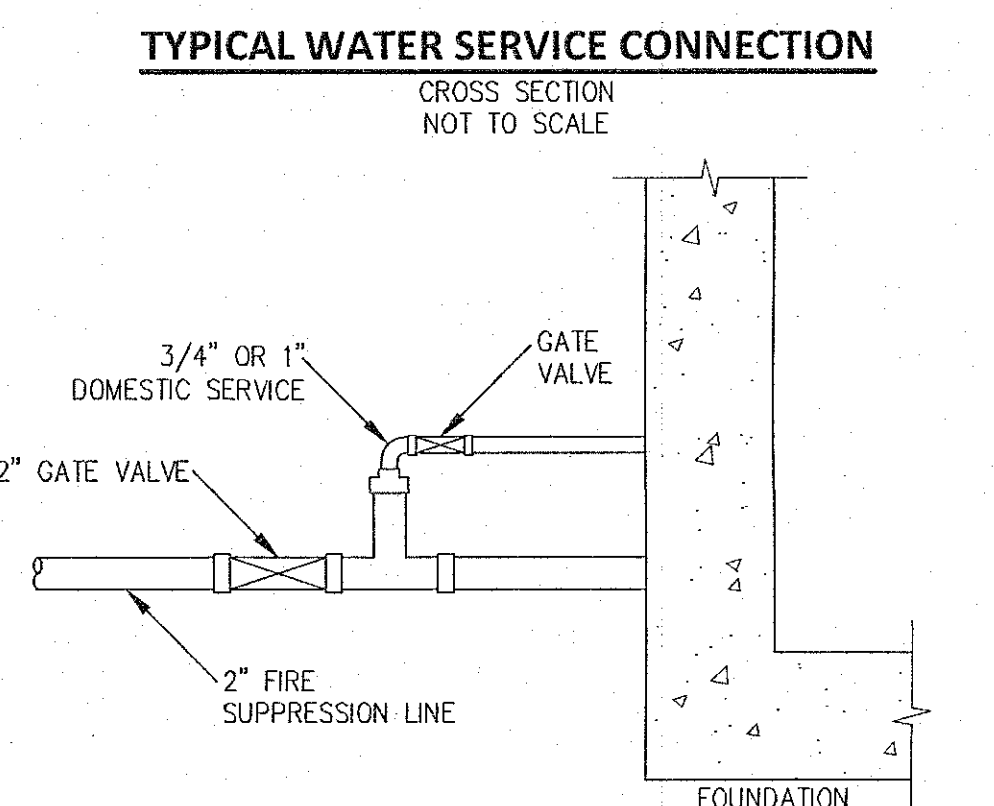
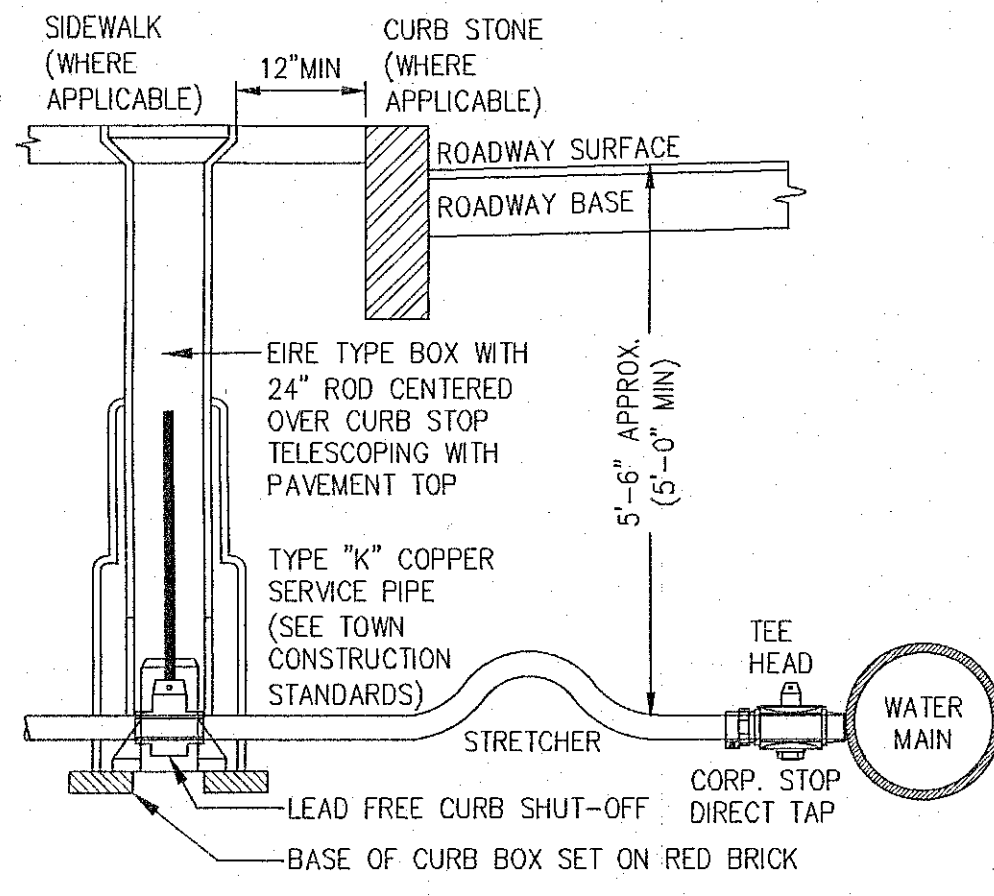


TYPICAL SECTION-REINFORCED RETAINING WALL
NOT TO SCALE

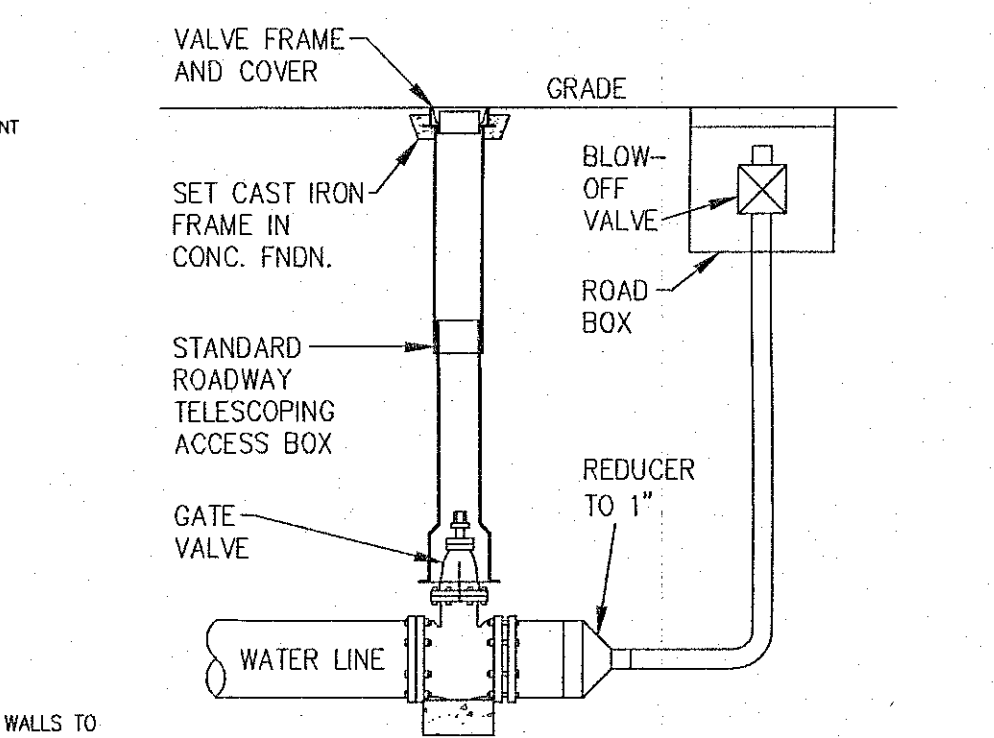


- NOTES:**
- REPLACE EXISTING SERVICE LATERAL TO EXTENT REQUIRED.
 - EXCAVATE AND REMOVE EXISTING LATERAL AS REQUIRED TO ALLOW RECONSTRUCTION.
 - FOR SEWER SERVICE CONNECTIONS 18" IN DIAMETER OR GREATER A TEE INSERT OR EQUAL MAY BE USED.
 - SEWER LATERALS SHALL BE SIZED TO FIT ANTICIPATED FLOWS.

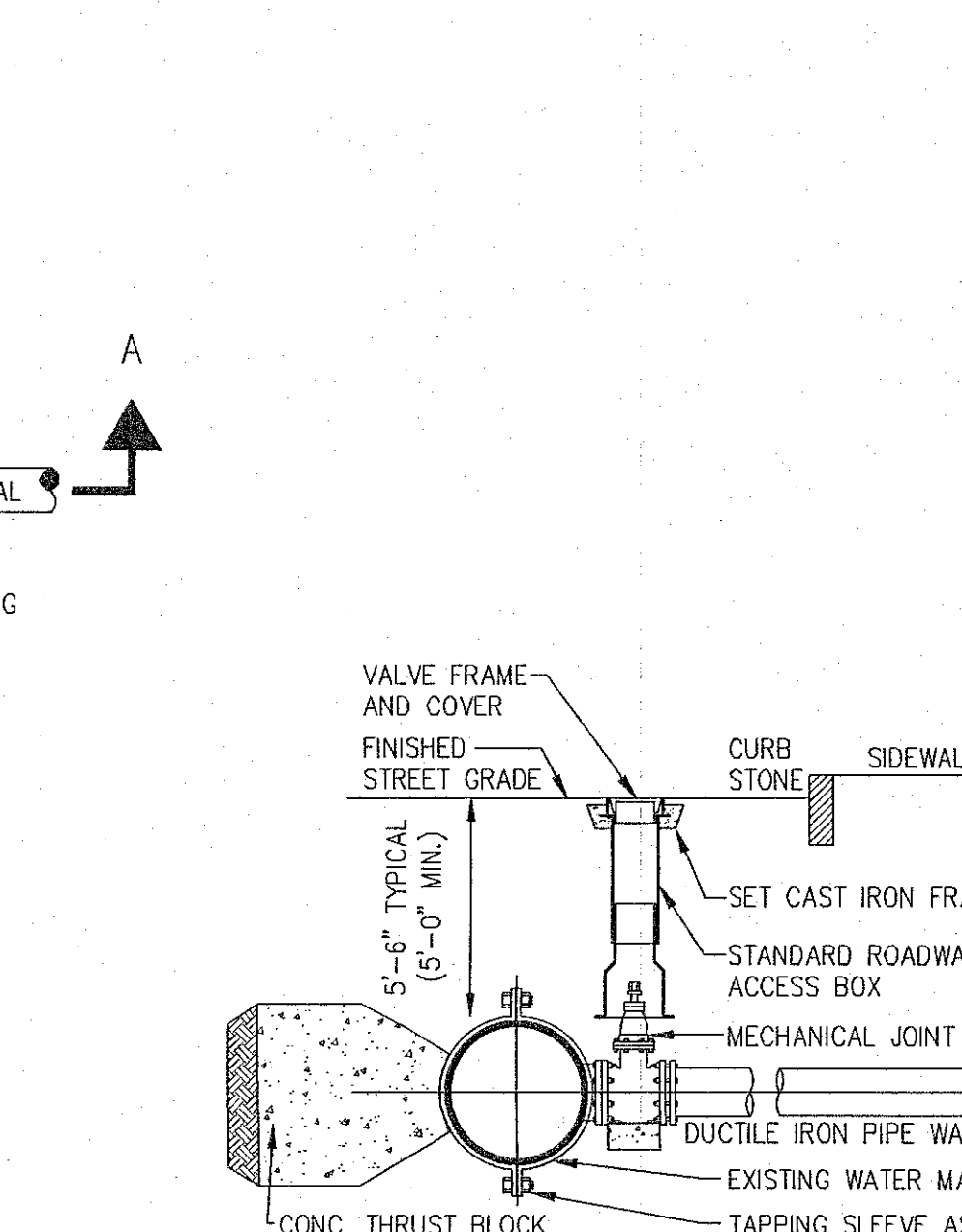
SEWER SERVICE CHIMNEY CONNECTION DETAIL
NOT TO SCALE



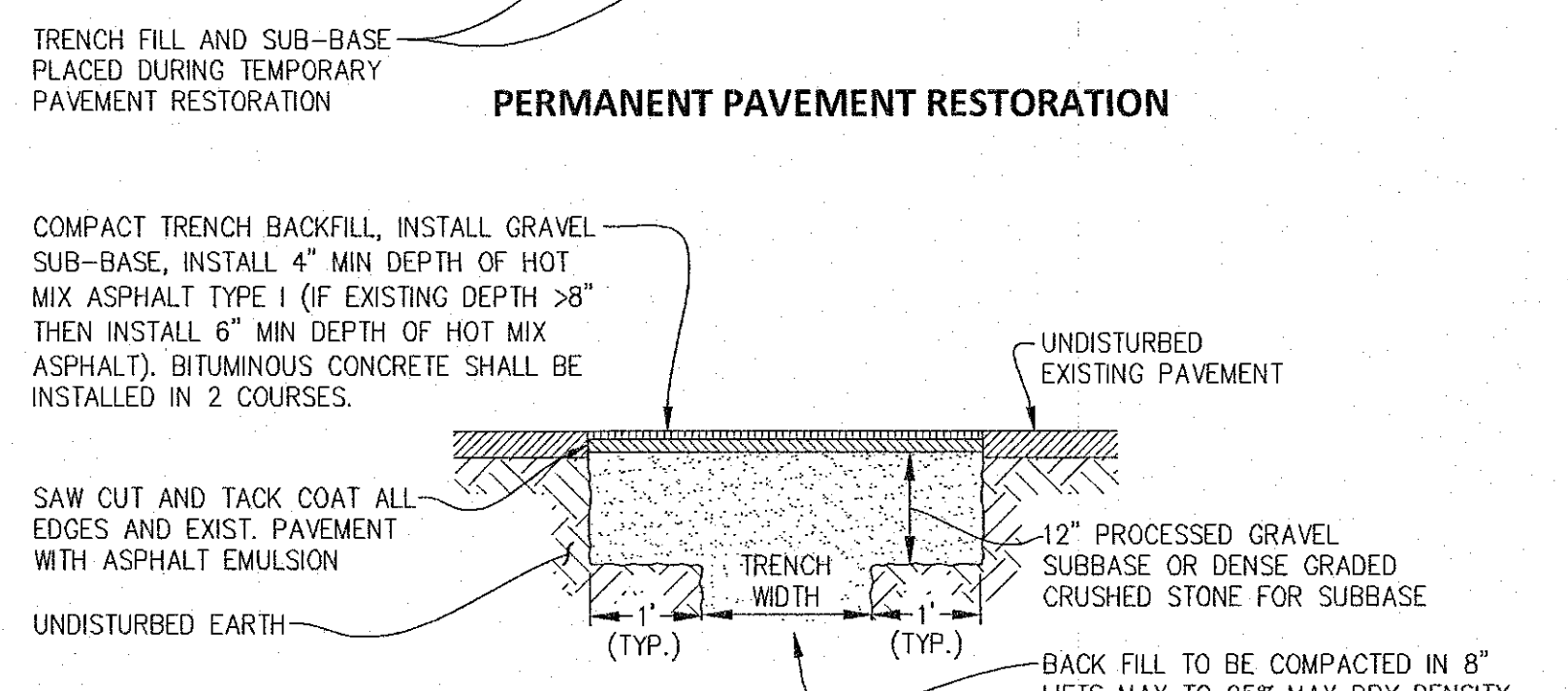
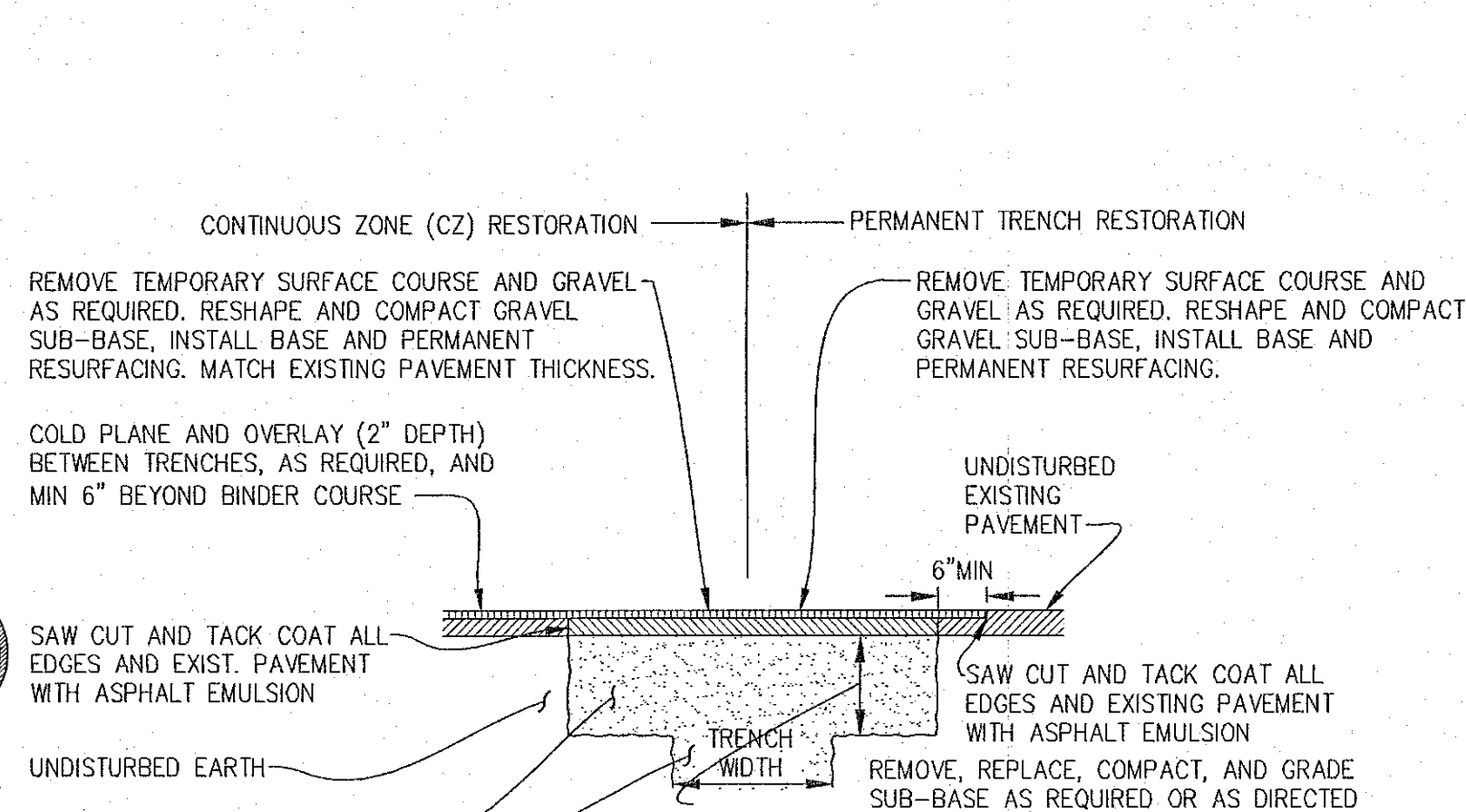
WATER SERVICE CONNECTION
NOT TO SCALE



WATER LINE BLOW-OFF VALVE
CROSS SECTION NOT TO SCALE

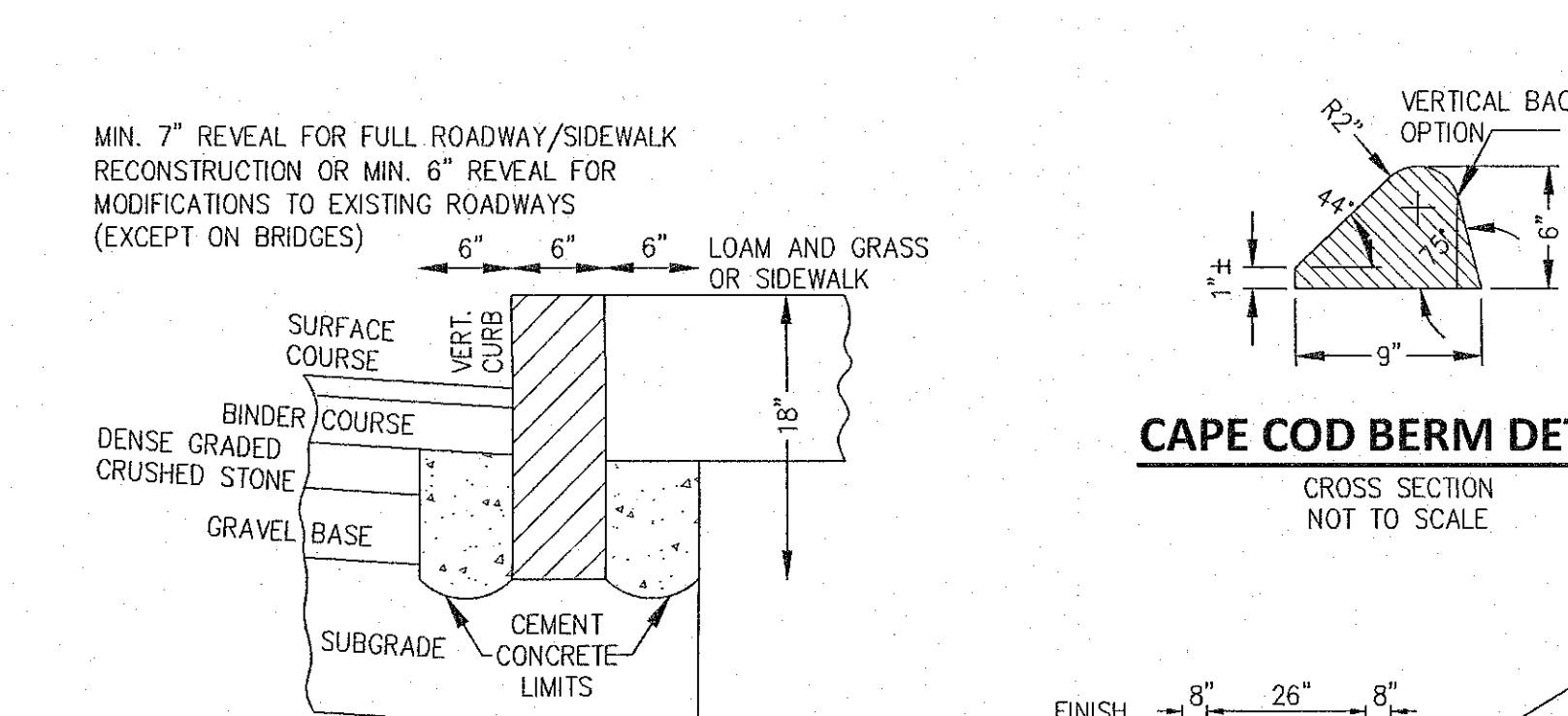


TAPPING SLEEVE DETAIL
CROSS SECTION NOT TO SCALE

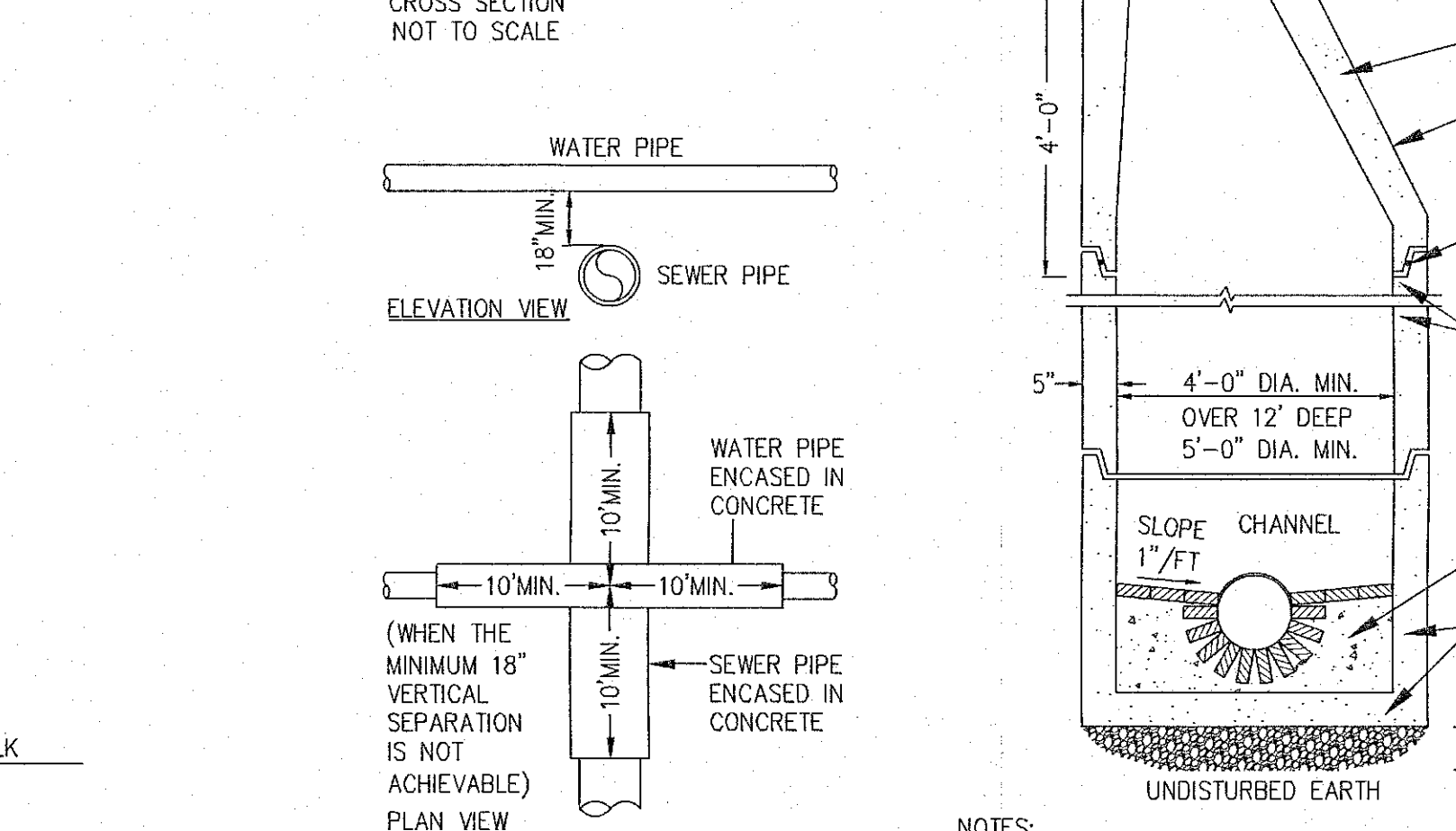


TEMPORARY PAVEMENT RESTORATION
CROSS SECTION NOT TO SCALE

PAVEMENT DETAILS FOR TRENCH RESTORATION
CROSS SECTION NOT TO SCALE

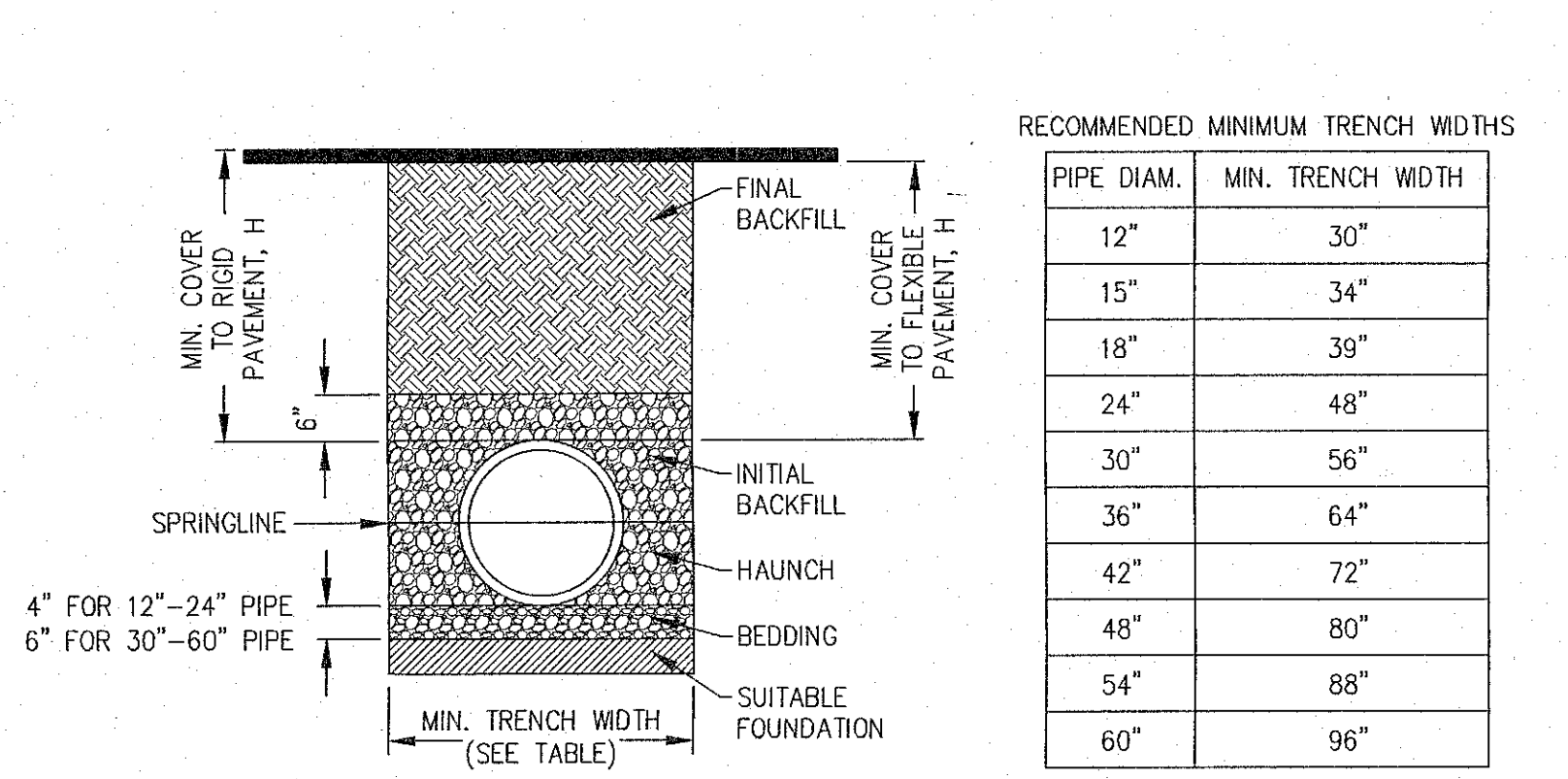


VERTICAL GRANITE CURB DETAIL
CROSS SECTION NOT TO SCALE



- NOTES:**
- TYPICAL SANITARY MANHOLE TO BE 4 FEET IN DIAMETER.
 - 5'-0" DIAMETER FOR ALL MANHOLE DEPTHS GREATER THAN 12 FEET OR WHEN ORDERED BY THE ENGINEER.
 - 6" MIN. WALL THICKNESS AND 7" MIN. BASE THICKNESS WITH 5'-0" DIAMETER MANHOLES.
 - INNER EDGE OF BRICK TABLE TO BE AT ELEVATION OF CROWN OF TOP OF PIPE.
 - DESIGN LOAD-HS20.
 - ALL INVERTS SHALL BE 4,000 PSI CEMENT CONCRETE IN VOID AREAS AND RED SEWER BRICK CONSTRUCTION.
 - INVERTS SHALL NOT BE BUILT ABOVE GRADE. ALL INVERTS SHALL BE BUILT IN PLACE AFTER ALL PIPES HAVE BEEN INSTALLED.

TYPICAL SEWER MANHOLE DETAIL
CROSS SECTION NOT TO SCALE

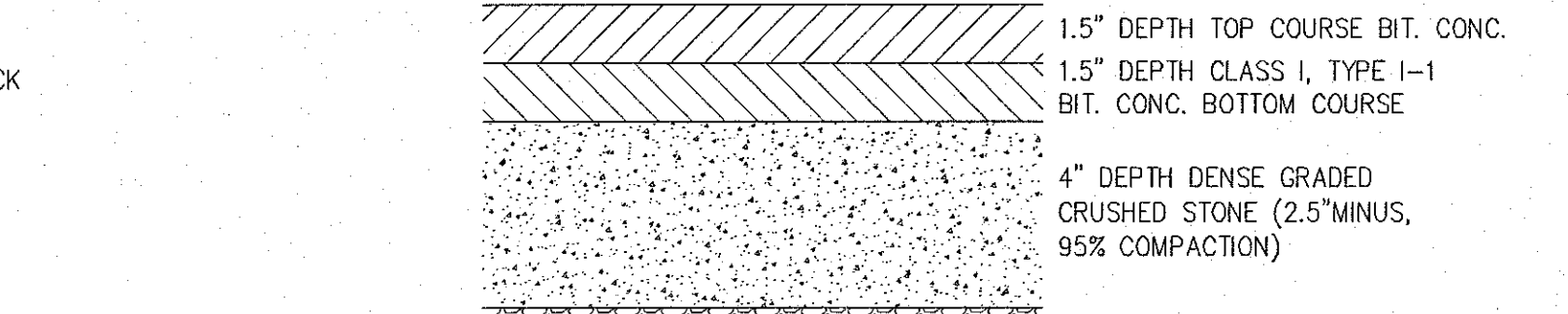


- NOTES:**
- ALL PIPE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS", LATEST EDITION.
 - MEASURES SHOULD BE TAKEN TO PREVENT MIGRATION OF NATIVE FINES INTO BACKFILL MATERIAL, WHEN REQUIRED.
 - FOUNDATION:** WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH SUITABLE MATERIAL AS SPECIFIED BY THE ENGINEER. AS AN ALTERNATIVE AND AT THE DISCRETION OF THE DESIGN ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A GEOTEXTILE MATERIAL.
 - BEDDING:** SUITABLE MATERIAL SHALL BE CLASS I, II OR III. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER, UNLESS OTHERWISE NOTED BY THE ENGINEER, MINIMUM BEDDING THICKNESS SHALL BE 4" FOR 12"-24"; 6" FOR 30"-60".
 - INITIAL BACKFILL:** SUITABLE MATERIAL SHALL BE CLASS I, II OR III IN THE PIPE ZONE EXTENDING NOT LESS THAN 6' ABOVE CROWN OF PIPE. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. MATERIAL SHALL BE INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION.
 - MINIMUM COVER:** MINIMUM COVER, H, IN NON-TRAFFIC APPLICATIONS (GRASS OR LANDSCAPE AREAS) IS 12" FROM THE TOP OF PIPE TO GROUND SURFACE. ADDITIONAL COVER MAY BE REQUIRED TO PREVENT FLOATATION. FOR TRAFFIC APPLICATIONS, MINIMUM COVER, H, IS 36" MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TO TOP OF RIGID PAVEMENT.

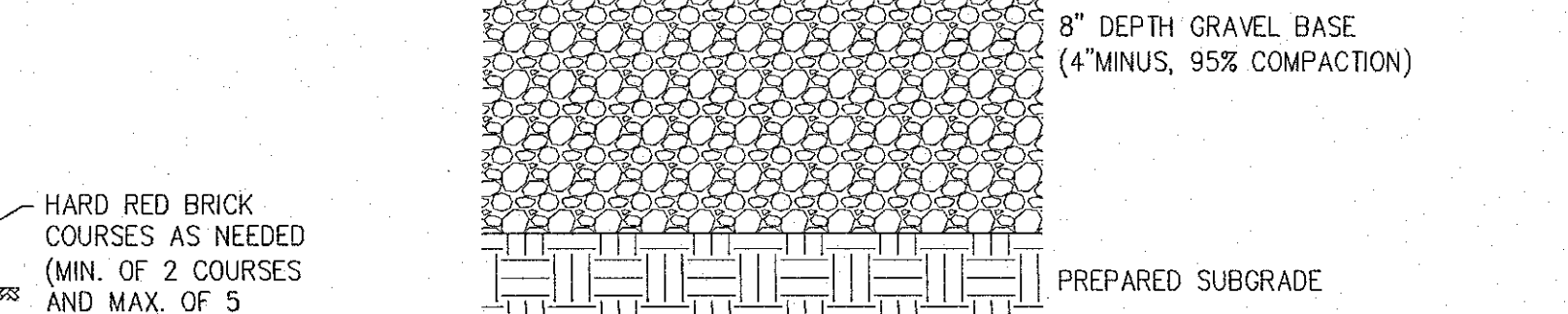
TYPICAL PIPE TRENCH DETAIL
CROSS SECTION NOT TO SCALE

PAVEMENT DETAILS FOR TRENCH RESTORATION
CROSS SECTION NOT TO SCALE

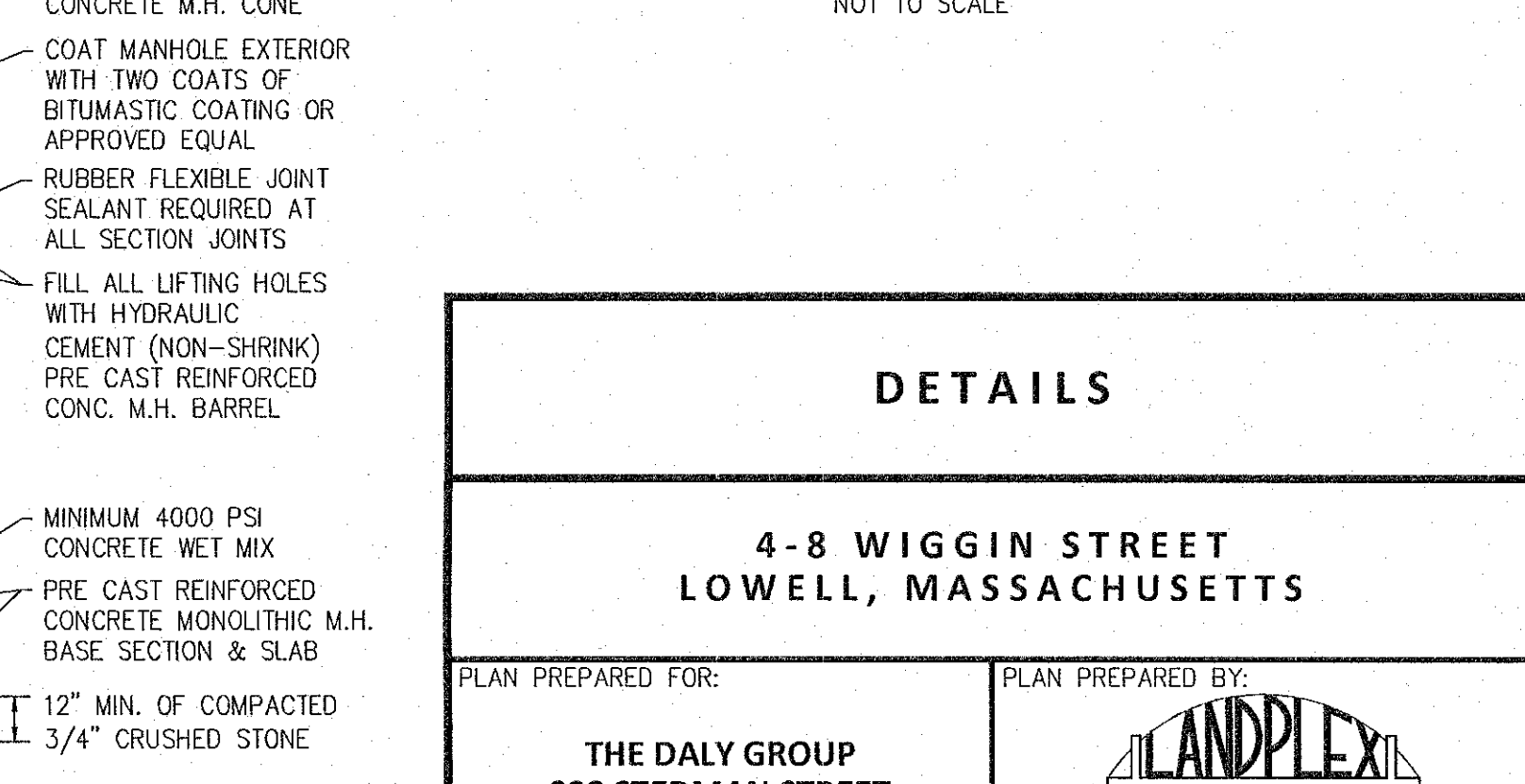
PAVEMENT DETAILS FOR TRENCH RESTORATION
CROSS SECTION NOT TO SCALE



CAPE COD BERM DETAIL
CROSS SECTION NOT TO SCALE



TYPICAL BITUMINOUS CONCRETE PAVEMENT
CROSS SECTION NOT TO SCALE



- NOTES:**
- TYPICAL SANITARY MANHOLE TO BE 4 FEET IN DIAMETER.
 - 5'-0" DIAMETER FOR ALL MANHOLE DEPTHS GREATER THAN 12 FEET OR WHEN ORDERED BY THE ENGINEER.
 - 6" MIN. WALL THICKNESS AND 7" MIN. BASE THICKNESS WITH 5'-0" DIAMETER MANHOLES.
 - INNER EDGE OF BRICK TABLE TO BE AT ELEVATION OF CROWN OF TOP OF PIPE.
 - DESIGN LOAD-HS20.
 - ALL INVERTS SHALL BE 4,000 PSI CEMENT CONCRETE IN VOID AREAS AND RED SEWER BRICK CONSTRUCTION.
 - INVERTS SHALL NOT BE BUILT ABOVE GRADE. ALL INVERTS SHALL BE BUILT IN PLACE AFTER ALL PIPES HAVE BEEN INSTALLED.

TYPICAL SEWER MANHOLE DETAIL
CROSS SECTION NOT TO SCALE

DETAILS		
4-8 WIGGIN STREET LOWELL, MASSACHUSETTS		
PLAN PREPARED FOR:	PLAN PREPARED BY:	
THE DALY GROUP 229 STEDMAN STREET LOWELL, MASSACHUSETTS	LANDPLEX CIVIL ENGINEERING - SURVEYING 10 GEORGE STREET, UNIT 208 LOWELL, MASSACHUSETTS 01852 978-201-9390 - LANDPLEX.COM	
SHEET: 5 OF 5	SCALE: AS NOTED	DATE: OCTOBER 14, 2024
NO.	REVISION DESCRIPTION	DATE