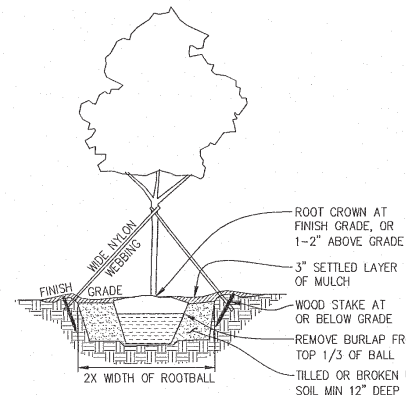


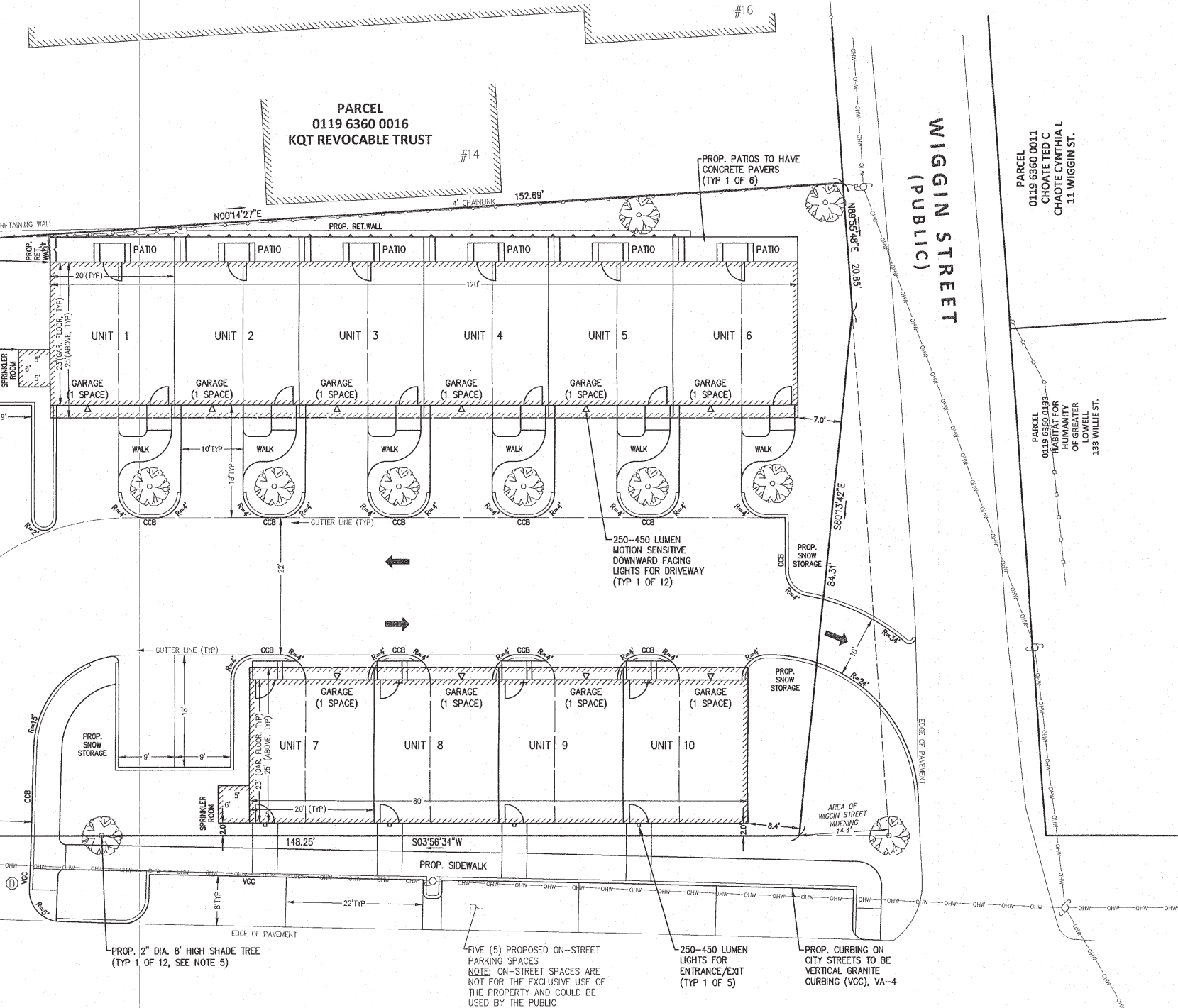
SHRUB PLANTING DETAIL  
NOT TO SCALE



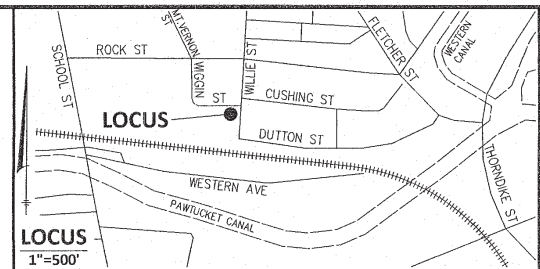
TREE PLANTING DETAIL  
NOT TO SCALE

PARCEL  
0119 5240 0316  
COLONIAL GAS  
316 SCHOOL STREET

PARCEL  
0119 6360 0016  
KQT REVOCABLE TRUST



PARCEL  
0119 6360 0016  
KQT REVOCABLE TRUST



ASSESSORS

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

DEED REFERENCES

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

PROPERTY OWNER

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

PLAN REFERENCES

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

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 25017C0139F, 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.

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)<br>105.16'(WIGGIN) | 148.25'(WILLIE)<br>105.16'(WIGGIN) |
| MIN. FRONT YARD     | CONSISTENT WITH BLOCK | N/A                                | 2.0' (WILLIE)<br>2.0' (WIGGIN)     |
| MIN. SIDE YARD      | 3' SUM 17'            | N/A                                | 4.8' SUM 30.5'                     |
| 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:

**LANDPLEX**  
CIVIL ENGINEERING - SURVEYING  
10 GEORGE STREET, UNIT 208  
LOWELL, MASSACHUSETTS 01852  
978-201-9390 - LANDPLEX.COM

SHEET: 3 OF 5

SCALE: 1"=10'

OCTOBER 14, 2021



| NO. | REVISION DESCRIPTION | DATE |
|-----|----------------------|------|
|     |                      |      |
|     |                      |      |
|     |                      |      |

SCALE: 1"=10'  
0 5 10 20 40