

MASSACHUSETTS STATE PLANE COORDINATE SYSTEM (NAD 83)

ASSESSORS:

MAP 18, BLOCK 6, LOT X
& MAP 18, BLOCK 5, LOT 0

RECORD OWNER:

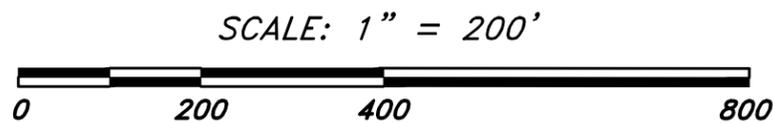
JOHN B REICHENBACH (TR)
JFH NOMINEE REALTY TRUST
43 PRINCE STREET
WEST NEWTON, MA 02465

PLAN INTENT

THE PURPOSE OF THIS PLAN IS TO SHOW A CONCEPTUAL DEVELOPMENT OPTION AND IS MEANT FOR DISCUSSION ONLY. THIS PLAN IS NOT INTENDED FOR PERMITTING OR CONSTRUCTION.

NOTES

- 1) EXISTING CONDITIONS SHOWN HERON ARE FROM MASS MAPPER AND LIDAR. A DETAIL SURVEY IS RECOMMENDED FOR ACCURACY.
- 2) PROPOSED SITE IS A 95 UNIT DEVELOPMENT SPREAD ACROSS TWO PROPOSED 2.5 STORY 18,400 SF BUILDINGS. THERE ARE 32 UNITS IN TWO BUILDINGS AND 31 IN THE THIRD AND 162 BEDROOMS TOTAL.
- 3) FOUR WELLS WOULD BE REQUIRED ON ABUTTING PROPERTY NOT ZONED FOR MULTI-FAMILY. DESIGN FLOW 162 X 110 = 17,820 GPD. ZONE I RADIUS IS $(150 \times \log 17820/4) - 350 = 197'$
- 4) 162 BEDROOMS AT 110 GPD = 17,820 GPD WILL REQUIRE A WASTEWATER TREATMENT PLANT. PER WEB SOIL SURVEY, SOIL TYPE IN PROPOSED EFFLUENT FIELD AREA IS HINCKLEY 253S. THIS SOIL IS CONSIDERED EXCESSIVELY DRAINED AND SHOULD ALLOW A LOADING RATE OF 3.0 GPD/SF REQUIRING A LEACHING AREA OF 5,760 OR 10 2' X 2' TRENCHES AT 100' LONG WITH RESERVE BETWEEN (78' X 100')
- 6) PARKING CALCULATION 2 X 95 = 190 SPACES X 320 SF/SP = 60,800 SF
- 7) NITROGEN LOADING IS NOT REQUIRED GIVEN THE WWTF.



DATE: 09/24/25
LAYOUT: CSP (2)
DESIGN: PSL
DRAWN: PSL
SCALE: 1"=200'
DWG: 28460-csp75-6X.dwg

CONCEPT SITE PLAN
75-6X WEST STREET
CARLISLE, MASSACHUSETTS

HANCOCK ASSOCIATES

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SHEET
1 OF 1

JOB
NO.
28460

PLOT DATE: Oct 16, 2025