



- NOTES:
- THE LAND IN CHELMSFORD SHOWN HEREON IS GRAPHICALLY SITUATED IN THE RESIDENTIAL B ZONING DISTRICT, WITH THE FOLLOWING MINIMUM DIMENSIONAL REQUIREMENTS:
 - MINIMUM LOT AREA 40,000 SQUARE FEET
 - MINIMUM LOT DEPTH 150 FEET
 - MINIMUM LOT WIDTH 150 FEET
 - MINIMUM LOT FRONTAGE 150 FEET
 - MINIMUM FRONT SETBACK 40 FEET
 - MINIMUM SIDE SETBACK 25 FEET
 - MINIMUM REAR SETBACK 30 FEET
 - MAXIMUM BUILDING COVERAGE 15%
 - MAXIMUM STORIES 3
 - MAXIMUM HEIGHT (FEET) 35 FEET
 - FLOOR AREA RATIO (FAR) 0.20
 - SUBJECT PROPERTY IS NOT WITHIN THE 100-YEAR FLOOD HAZARD ZONE PER FLOOD INSURANCE RATE MAP (FIRM) 25017G0256F, DATED JULY 7, 2014.
 - DEED REFERENCE: BOOK 30155 PAGE 60
 - PLAN REFERENCE: PLAN BOOK 202 PLAN 126 "PLAN OF LAND IN CHELMSFORD, MASS. PREPARED FOR CONSTANCE FRANK, PREPARED BY LUDWIG SURVEYING ASSOCIATES" DATED JUNE 1, 1999.

PROJECT SUMMARY TABLE (EXISTING STRUCTURE #61 CARLISLE STREET)

ITEM	REQUIREMENT	EXISTING	CONFORMANCE
DISTRICT	RESIDENTIAL B (RB)		
MIN. LOT AREA	40,000 SQ. FT.	46,446± SQ. FT.	YES
MIN. FRONTAGE	150 FEET	216.18 FEET	YES
MIN. WIDTH	150 FEET	279± FEET	YES
MIN. DEPTH	150 FEET	159± FEET	YES
MIN. FRONT YARD	40 FEET	27.5± FEET	NO
MIN. SIDE YARD	25 FEET	42± FEET	YES
MIN. REAR YARD	30 FEET	71.9± FEET	YES
MAX. BUILDING COVERAGE	15%	4.2%	YES
MAX. FLOOR AREA RATIO	0.20	0.08	YES
MAX. BUILDING HEIGHT	35 FEET (3 STORIES)	2 STORIES	YES

PROJECT SUMMARY TABLE (PROPOSED FIVE (5) UNIT BUILDING)

ITEM	REQUIREMENT	PROPOSED	CONFORMANCE
DISTRICT	RESIDENTIAL B (RB)		
MIN. LOT AREA	40,000 SQ. FT.	46,446± SQ. FT.	YES
MIN. FRONTAGE	150 FEET	216.18 FEET	YES
MIN. WIDTH	150 FEET	279± FEET	YES
MIN. DEPTH	150 FEET	159± FEET	YES
MIN. FRONT YARD	40 FEET	19.0± FEET	NO
MIN. SIDE YARD	25 FEET	63.2± FEET	YES
MIN. REAR YARD	30 FEET	18.7± FEET	NO
MAX. BUILDING COVERAGE	15%	8%	YES
MAX. FLOOR AREA RATIO	0.20	0.18	YES
MAX. BUILDING HEIGHT	35 FEET (3 STORIES)	2.5 STORIES	YES
PARKING	1 SPACE PER DWELLING UNIT FOR 1 BEDROOM; 2 SPACES PER DWELLING UNIT FOR UNITS WITH 2 OR MORE PLUS 1 SPACE PER EVERY 3 UNITS OR FRACTION THEREOF	FIVE (5) 1 BEDROOM TWO (2) 2 BEDROOM DWELLING UNITS PROPOSED 12 SPACES REQUIRED 14 SPACES PROVIDED	YES
ALLOWED USE	SEE ZONING BYLAW	SECONDARY PRINCIPAL STRUCTURE	NO

- LEGEND
- EXISTING CONTOURS
 - PROPOSED CONTOURS
 - PROPERTY LINES
 - EDGE OF WETLANDS
 - BUFFER ZONE
 - EXISTING SEWER
 - EXISTING DRAIN
 - EXISTING WATER
 - EXISTING BERM
 - PROPOSED SEWER
 - PROPOSED DRAIN
 - PROPOSED WATER
 - PROP. UTILITY CONDUIT
 - SUT FENCE/POST/RAILS
 - PROPOSED BERM
 - PROPOSED GUARDRAIL
 - WETLAND FLAG
 - SEWER MANHOLE
 - WATER GATE
 - CATCH-BASIN
 - DRAIN MANHOLE
 - TEST PIT

CHECKED BY: JER	SCALE: 1" = 20'	JOB NUMBER: 12492	PLAN NUMBER: 4-L-039	FIELD BOOK REF(S): NONE
DRAWN BY: BFM	DATE: DECEMBER 22, 2016	SHEET NUMBER: 1 OF 1	COMPS: 9426	PLAN REF(S): BY OTHERS
REVISIONS				
NO.	DATE	DESCRIPTION		

CONCEPTUAL SITE PLAN FOR THOMAS MARSHALL ESTATES IN CHELMSFORD, MASSACHUSETTS

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