

MASSACHUSETTS STATE PLANE COORDINATE SYSTEM (NAD 83)

**ASSESSORS:**

MAP 34, BLOCK 15, LOT 2

**RECORD OWNER:**

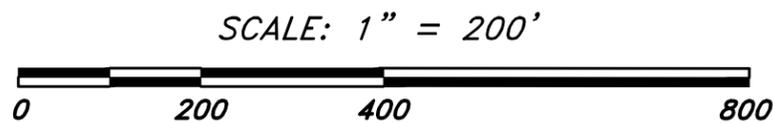
GEORGE F MULGREW JR &  
ANNE DE LAIRE MULGREW  
67 OLD NORTH ROAD  
CARLISLE, MA 01741

**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 HEREON 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) WELLS WOULD HAVE TO BE LOCATED OFF SITE ON ABUTTING LANDS TO ACHIEVE 95 UNITS. POSSIBLE. DESIGN FLOW FOR WELLS FOR 90 BEDROOMS IS 9,900 GPD. ZONE I RADIUS (150X LOG 9900) - 350' = 250'. INVESTIGATION INTO THE POSSIBILITY OF LOCATING A WELL ON COMMONWEALTH LAND (GREAT BROOK FARM).
- 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.
- 8) DEVELOPMENT OF THIS SITE TO THIS LEVEL WILL REQUIRE A LARGE AMOUNT OF FILL TO BE IMPORTED AND LARGE RETAINING WALLS ALONG THE EASTERN PORTIONS.



DATE: 10/16/25  
LAYOUT: CSP (2)  
DESIGN: PSL  
DRAWN: PSL  
SCALE: 1"=200'  
DWG: 28460-csp67.dwg

**CONCEPT SITE PLAN**  
67 OLD NORTH ROAD  
CARLISLE, MASSACHUSETTS

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SHEET  
1 OF 1

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NO.  
**28460**

PLOT DATE: Oct 15, 2025