

MASSACHUSETTS STATE PLANE COORDINATE SYSTEM (NAD 83)

**ASSESSORS:**

MAP 14, BLOCK 32 LOT 0

**RECORD OWNER:**

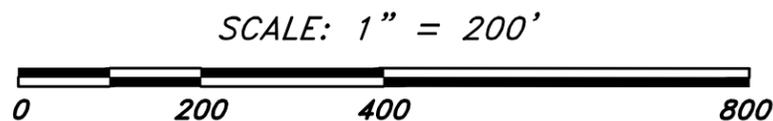
CARLISLE CONGREGATIONAL CHURCH  
147 SCHOOL STREET  
CARLISLE, MA 01741

**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 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) 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'. THERE ARE APPROXIMATELY 90 ACRES OF LAND BETWEEN THE ZOLL TRUST LAND, SCHOOL AND CEMETARY LANDS WHICH ARE POSSIBILITIES.
- 4) 162 BEDROOMS AT 110 GPD = 17,820 GPD WILL REQUIRE A WASTEWATER TREATMENT PLANT. THE EXISTING SEPTIC SYSTEM HAS 16 2' X 1.5' X 99' TRENCHES WITH A TOTAL AREA OF 7,920 SF. THIS FIELD COULD BE REUSED FOR THE WWTF EFFLUENT FIELD. AT AN ALLOWED LOADING RATE OF 3.0 GPD/SF THIS AREA WOULD SUPPORT THE 17,820 GPD DESIGN FLOW.
- 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: 10/16/25  
LAYOUT: CSP (2)  
DESIGN: PSL  
DRAWN: PSL  
SCALE: 1"=200'  
DWG: 28460-csp147.dwg

**CONCEPT SITE PLAN**  
147 SCHOOL STREET  
CARLISLE, MASSACHUSETTS

**HANCOCK ASSOCIATES**

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SHEET  
1 OF 1

JOB  
NO.  
**28460**

PLOT DATE: Oct 15, 2025

WG: V:\Vol1\HSA\Civil 3D Projects\28460-Carlisle PB Various Sites MBTA\Eng\DWG\Sites\147 School Street\