

MASSACHUSETTS STATE PLANE COORDINATE SYSTEM (NAD 83)

ASSESSORS:

MAP 34, BLOCK 16, LOT 1

RECORD OWNER:

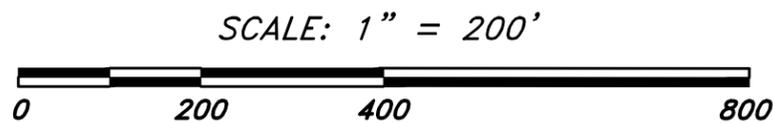
MARK DAVID MILLER (TR)
63 OLD NORTH ROAD
CARLISLE, MA 01741

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 HERON ARE FROM MASS MAPPER AND LIDAR. A DETAIL SURVEY IS RECOMMENDED FOR ACCURACY.
- 2) PROPOSED SITE IS A 60 UNIT DEVELOPMENT SPREAD ACROSS TWO PROPOSED 2.5 STORY 18,400 SF BUILDINGS. THERE ARE 30 UNITS PER BUILDING AND 90 BEDROOMS TOTAL.
- 3) SIX WELLS ARE PROPOSED TO MINIMIZE THE ZONE I RADIUS. IF WELLS COULD BE LOCATED OFF SITE ON GREAT BROOK FARM STATE LAND, 95 UNITS ARE POSSIBLE. DESIGN FLOW FOR WELLS FOR 90 BEDROOMS IS 9,900 GPD.
ZONE I RADIUS (150X LOG 9900/6) - 350' = 136'
- 4) PROPOSED SEPTIC CAPACITY IOS 90 X 165 = 14,850 GPD
PROP LEACHING FIELD CALC 14,850 GPD/0.74 GPD/SF = 20,667 SF
LEACHING TRENCHES W/ RESERVE BETWEEN 35 @ 100' (278' X 100')
- 5) PER WEB SOIL SURVEY, SOIL TYPE IN PROPOSED SEPTIC IS CHARLTON 103c. THE SOIL IS CONSIDERED WELL DRAINED. DEPTH TO LEDGE IS 6 FT. +. DEPTH TO GROUNDWATER IS 6'.
- 6) PARKING CALCULATION 2 X 60 = 120 SPACES X 320 SF/SP = 38,400
- 7) NITROGEN LOADING 90 X 100 GPD/BED = 9,900 GPS REQUIRING 22.5 ACRES @ 440 GPD/AC. A NITROGEN AREA CREDIT LAND OF 16.65 ACRES IS REQUIRED AND MUST BE ADJACENT AND DOWN GRADIENT. THE GREAT BROOK STATE FARM IS ADJACENT AND DOWN GRADIENT. THIS IS POSSIBLE THROUGH A COMMUNITY OR FACILITY AGGREGATION PLAN AS LONG AS CERTAIN REGULATIONS ARE MET AND WITH THE PERMISSION OF THE COMMONWEALTH.



DATE: 10/15/25
LAYOUT: CSP (2)
DESIGN: PSL
DRAWN: PSL
SCALE: 1"=200'
DWG: 28460-csp63.dwg

CONCEPT SITE PLAN
63 OLD NORTH ROAD
CARLISLE, MASSACHUSETTS

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SHEET
1 OF 1

JOB
NO.
28460

PLOT DATE: Oct 15, 2025