NOTES:

1. ALL ELEVATIONS SHOWN ARE REFERENCED TO NAVD88.
2. EXISTING TOPOGRAPHY SHOWN IS THE RESULT OF AN ACTUAL INSTRUMENT SURVEY CONDUCTED BY WILLIAMS & SPARAGES LLC ON JANUARY 14, 2021 THROUGH JANUARY 12, 2022.
3. WETLAND RESOURCE AREA DELINEATED BY PATRICK C. GARNER ON NOVEMBER 11, 2020 AND SEPTEMBER 22, 2021.
4. LOCATION OF EXISTING SEPTIC SYSTEM TO BE ABANDONED HAS BEEN LOCATED USING INFORMATION PROVIDED BY THE BOXFORD BOARD OF HEALTH AND SHOULD BE CONSIDERED APPROXIMATE.
5. THE EXISTING WELL SHALL BE RE-ISED SUBJECT TO MEETING BOARD OF HEALTH CRITERIA.
6. THERE ARE NO EXISTING WELLS WITHIN 100' OF THE PROPOSED SEPTIC SYSTEM ACCORDING TO INFORMATION PROVIDED BY THE BOXFORD BOARD OF HEALTH.
7. TOTAL PROPOSED IMPERVIOUS AREA = 6,630± (3,300± S.F. INCREASE)
   DRIVEWAY = 3,925± S.F.
   DWELLING & WALKWAY = 2,705±
8. TOTAL EXISTING IMPERVIOUS AREA = 3,330± S.F.
   DRIVEWAY = 1,230± S.F.
   DWELLING & WALKWAY = 2,100±
9. TOTAL PROPOSED DISTURBANCE = 40,000± S.F. (14,000 EXISTING + 26,000 PROPOSED)
   < 1 ACRE (43,560 S.F.); THERFORE, STORMWATER PERMIT NOT REQUIRED
10. ADDITIONAL TREE PLANTING SPECIES AND LOCATIONS FOR SCREENING FROM LOT OWNED N/F URBAN PROVIDED BY PATRICK C. GARNER, WETLAND SCIENTIST.

DISCRETIONARY CUTTING AREA CALCULATIONS:

EXISTING OVERSTORY WITHIN DISCRETIONARY CUTTING AREA = 29,460 S.F.
(DOES NOT INCLUDE AREAS THAT ARE CURRENTLY/PREVIOUSLY CLEARED)

PROPOSED ALTERATIONS WITHIN DISCRETIONARY CUTTING AREA = 8,800± S.F.
(DRIVEWAY, GRADING, DWELLING & UTILITY CONSTRUCTION IN DISCRETIONAY CUTTING AREA 2 ONLY)

PROPOSED DISCRETIONARY CUTTING AREA (50% MAX.) = 29.9%; OKAY
(8,800/29460)(100) = 29.9%

PROPOSED IMPERVIOUS CALCULATIONS

Proposed Increase in Impervious = 3,300± s.f.
3,300 s.f. x 1.0" Rainfall/12 "/ft = 275.00 cubic feet

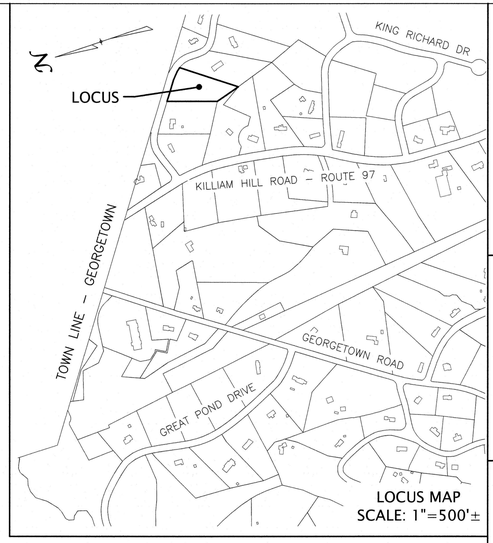
DRAINAGE CALCULATIONS

INFILTRATION TRENCH STORAGE VOLUME
PROVIDED= 288 C.F. (2'W x 2'D x 180'L x 0.4)

ASSUME 40% VOID SPACE IN TRENCH (SEE DETAIL)

ZONE: (RA) RESIDENCE – AGRICULTURAL DISTRICT

FRONT SETBACK = 50 FEET
(NO BUILDING NEED BE SET BACK FURTHER THAN AVERAGE OF BUILDINGS ON EITHER SIDE)
SIDE SETBACK = 25 FEET
(BUILDINGS SHALL NOT BE WITHIN 50 FEET OF ANY OTHER BUILDING)
REAR SETBACK = 25 FEET
MINIMUM LOT AREA = 2 ACRES
MAXIMUM LOT BUILDING COVERAGE = 25%
MINIMUM FRONTAGE = 250 FEET
MINIMUM LOT WIDTH = 200' DIAMETER
MINIMUM DEPTH = 50 FEET



LOCUS MAP
SCALE: 1"=500'±

WILLIAMS & SPARAGES
SURVEYING & ENGINEERING
189 NORTH MAIN STREET
SUITE 101
MIDDLETON, MA 01949
PHONE: (978) 539-8088
FAX: (978) 539-8200
WWW.WSDESIGNERS.COM

Owner/Applicant:
PAMELA A. MASSAD
MANAGER
104 KING GEORGE DRIVE, LLC

Designed By: PMB
Drawn By: PMB
Reviewed By: PMB
Project Manager: PMB
Job File Number: BOXF-0095
Drawing File Folder: BOXF95

Drawing Issued for Review Only ☐
Drawing Issued for Permit ☒
Drawing Issued for Construction ☐

SEAL

6		
5		
4		
3		3/2/2022
2	Proposed Septic System Reserve Sizing	3/2/2022
1	Runoff Calcs, Trench Design, Tree Plantings	2/14/2022

SANITARY DISPOSAL SYSTEM PLAN

#104 KING GEORGE DRIVE, BOXFORD, MA

SCALE: 1"=20'

JANUARY 19, 2022

DRAWING: S-1

SHEET 1 OF 3

PROPERTY ADDRESS:
104 KING GEORGE DRIVE
BOXFORD, MA
PROPERTY ID: 16-01-13

OWNER:
104 KING GEORGE DRIVE, LLC
370 MAIN STREET, SUITE 1100
WORCESTER, MA 01608

DEED REFERENCE:
BOOK 35000 PAGE 191
ESSEX SOUTH REGISTRY OF DEEDS
LAND COURT CERTIFICATE NO. 86588

PLAN REFERENCES:
PLAN BOOK 94, PLAN 84
LAND COURT PLAN 29795B
ESSEX SOUTH REGISTRY OF DEEDS