

PARCEL 4182-26
26-B EDMONDS RD.
N/F
MERIAM CLOSE
PRD. TRUST
BK: 13853 PG: 363

PARCEL 4183
645 LEXINGTON STREET
N/F
JOHN ALTHOUSE &
GAIL PENROD
BK: 22767 PG: 269

EXISTING
LOT 2
PARCEL 4186-1
45 OLD BEDFORD ROAD
N/F
LORI & DAVID JACKSON
BK: 43263 PG: 451

EXISTING
LOT 1
PARCEL 4188-3
43 OLD BEDFORD ROAD
HAROLD & SUSAN SHAW
BK: 12858 PG: 188
BK: 27518 PG: 78
AREA 51,919 S.F.
AREA IN WAY 3044 S.E.

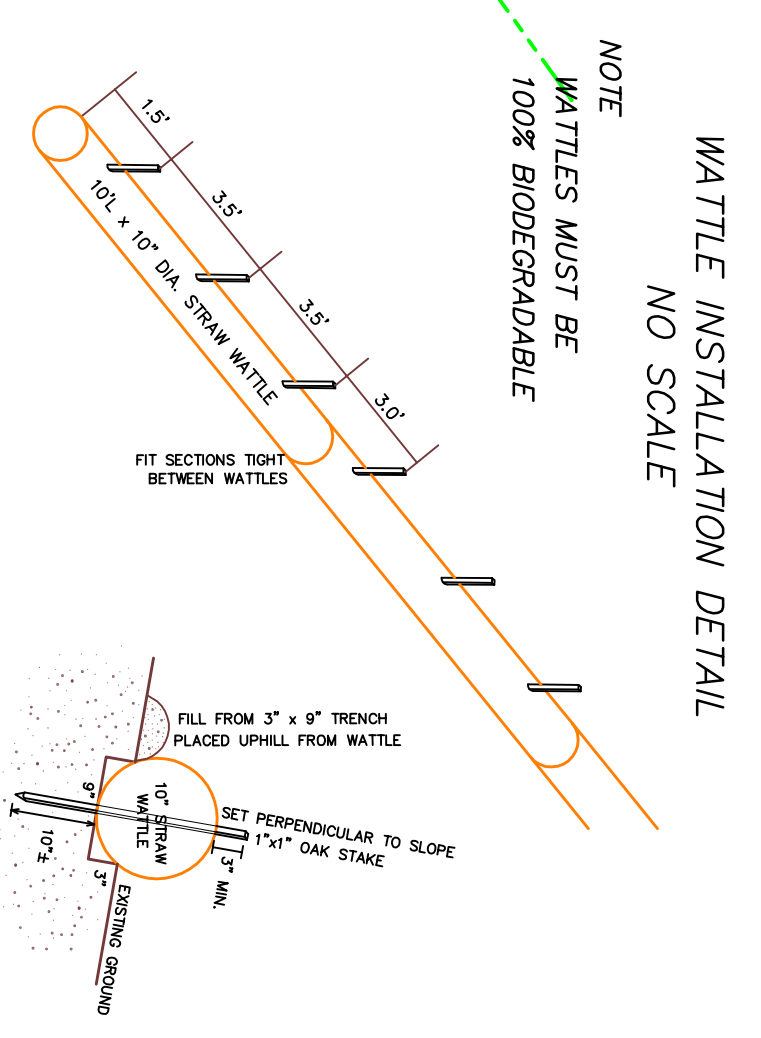
PARCEL 4185-2
114 OLD BEDFORD ROAD
N/F
TOWN OF CONCORD
BK: 45722 PG: 353

U.S.A. DEPT. OF INTERIOR
NATIONAL PARK SERVICE
BK: 12627 PG: 532

- NOTES:
- 1) EXISTING LOT 1 IS OWNED BY HAROLD AND SUSAN SHAW 43 OLD BEDFORD ROAD LEXINGTON, MASS. BK 12858-188 BK 12858-188
 - 2) LOT 1 IS LOCATED IN A ZONE A DISTRICT
FRONT OFFSET=40.0'
SIDE OFFSET=15.0'
REAR OFFSET=30.0'
 - 3) REFERENCE PLAN NUMBER 778 OF 1997
 - 4) THIS AREA IS A STANDARD SNOW REMOVAL AREA.
 - 5) CONTOURS SHOWN ARE BASED ON AN ASSUMED DATUM BASE.
 - 6) SEPTIC SYSTEM IS SHOWN IN AN APPROXIMATE LOCATION ONLY.
 - 7) THIS SURVEY SHOWS ONLY EXISTING VISIBLE ITEMS AT THE TIME OF THE FIELD SURVEY. NO WARRANTY IS GIVEN FOR ANY UNDERGROUND UTILITIES THAT MAY OR MAY NOT EXIST.
 - 8) WHETHER YOU ARE LANDSCAPING OR BUILDING AN ADDITION OR STARTING NEW CONSTRUCTION BEFORE YOU DIG IT IS CRITICAL TO CALL DIG SAFE AT 811 AT LEAST 3 WORKING DAYS BEFORE ANY DISTURBANCE BEGINS.
 - 9) WETLAND DELINEATION OCTOBER 2019 BY MATTHEW S MORRO ENVIRONMENTAL CONSULTING.
 - 10) PRE DEVELOPMENT IMPERVIOUS AREA IN 100' BUFFERZONE:
HOUSE, POOL AND PATIO = 1,295 SF
WALK AND STAIRS = 319 SF
OUT BUILDING = 678 SF
TOTAL IMPERVIOUS PRE = 2,292 SF
 - 10) POST DEVELOPMENT IMPERVIOUS AREA IN 100' BUFFERZONE:
EXISTING 1,295 SF + 572 SF PROPOSED = 2,864 SF TOTAL

I CERTIFY THAT THE PROPOSED GARAGE MEETS THE FRONT, SIDE, AND REAR SETBACKS AS REQUIRED BY THE TOWN OF CONCORD ZONING BYLAWS
I CERTIFY THAT THE PROPOSED GARAGE IS NOT LOCATED IN A FEDERAL FLOOD HAZARD AREA.

U.S.A. DEPT. OF INTERIOR
NATIONAL PARK SERVICE
BK: 11686 PG: 585



NOTICE OF INTENT PLAN
ORIGINAL SCALE: 1"=20'
0' 20' 40' 60' 80' 100'

SITE PLAN
43 OLD BEDFORD ROAD
CONCORD, MASS.

FOR
HAROLD & SUSAN SHAW
REVISED 7/6/2020
OCTOBER 14, 2019

ROSE LAND SURVEY
P.O. BOX 384
WEST GROTON, MASS. 01472
978-433-9320

PLAN NO. M-335
JOB NO. 00-97



ROSE MARY CHAULK
P.L.S. NO. 32090
REVISED 7/6/2020
OCTOBER 14, 2019
DATE