



**LOCUS MAP**  
1"=400'

**GENERAL NOTES:**

1. TOPOGRAPHIC INFORMATION SHOWN ON THIS PLAN WAS PREPARED BY DILLIS & ROY CIVIL DESIGN GROUP, INC. BASED ON AN ON-THE-GROUND SURVEY PERFORMED IN JANUARY 2024.
2. PROPERTY LINE INFORMATION SHOWN ON THIS PLAN WAS PREPARED BY DILLIS & ROY CIVIL DESIGN GROUP, INC. BASED ON AN ON-THE-GROUND SURVEY PERFORMED IN JANUARY OF 2024 AND RECORDED PLANS AND DEEDS.
3. ADJUTING PROPERTY OWNERS ARE SHOWN PER TOWN OF CONCORD ASSESSOR RECORDS.
4. NO PORTION OF THE SITE IS LOCATED WITHIN THE 100 YEAR FLOOD PLAIN (FEMA ZONE A AND AE) PER FIRM PANEL 25017C0379F EFFECTIVE JULY 7, 2014.
5. EXISTING UTILITIES SHOWN ON THIS PLAN WERE COMPILED FROM FIELD MEASUREMENT AND RECORD PLANS. THE UTILITIES SHOWN ON THIS PLAN ARE FOR REFERENCE ONLY AND SHOULD NOT BE ASSUMED TO BE CORRECT NOR SHOULD IT BE ASSUMED THAT THE UTILITIES SHOWN ARE THE ONLY UTILITIES LOCATED ON OR NEAR THE SITE. THE CONTRACTOR SHALL CALL DIG SAFE 1-888-DIG-SAFE PRIOR TO CONSTRUCTION IN ACCORDANCE WITH STATE LAWS.

ZONING DISTRICT: RESIDENCE A	
CONCORD ZONING - TABLE III	
DESCRIPTION	REQUIRED
MIN. LOT AREA	40,000 SF
MIN. FRONTAGE	150 FT
FRONTAGE EXCEPTION	120 FT*
MIN. LOT WIDTH	120 FT
MIN. FRONT YARD	40 FT
MIN. SIDE YARD	15 FT
MIN. REAR YARD	LESSER OF 30 FT OR 25% OF DEPTH

\* SEE ZONING BYLAW 6.2.4

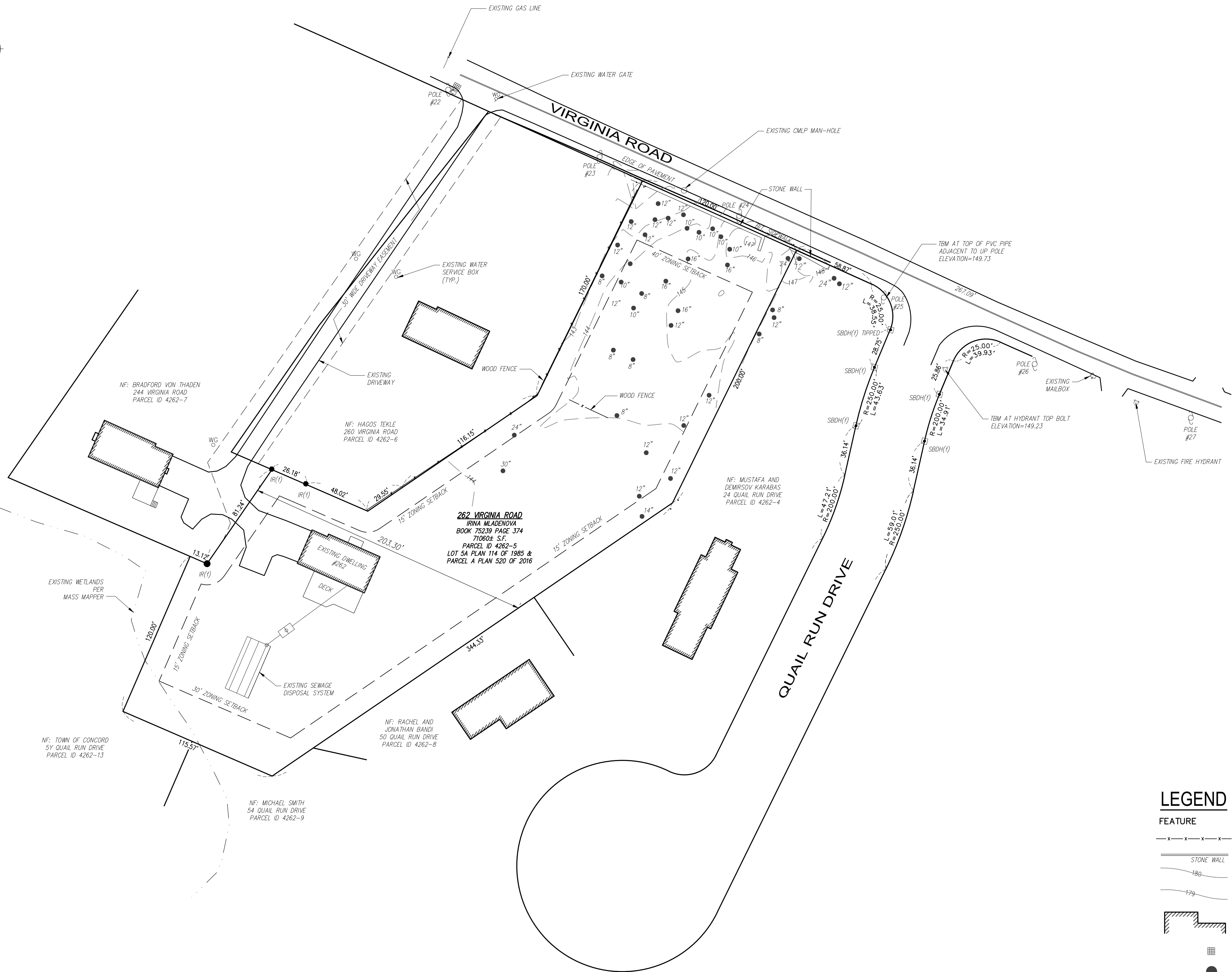
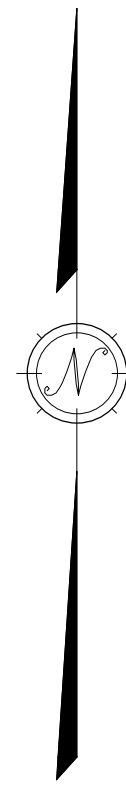
RECORD OWNER:  
IRINA MLADENOVA  
262 VIRGINIA RD  
CONCORD, MA 01742

DEED REFERENCE:  
BK. 75239 PG. 374

PLAN REFERENCES:  
PLAN 114 of 1985  
PLAN 520 of 2016

ASSESSOR REFERENCE: PARCEL ID 4262-5

ZONING DISTRICT: RES A



**LEGEND**

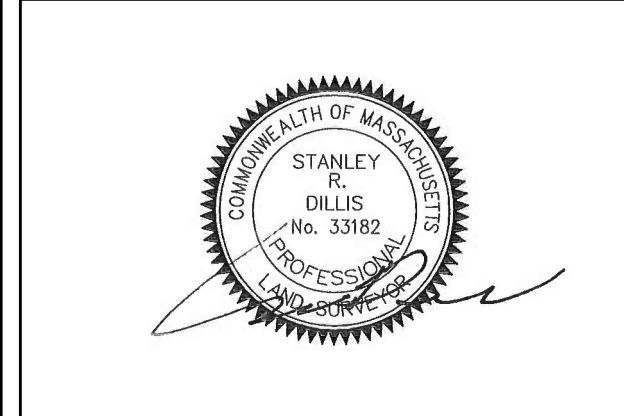
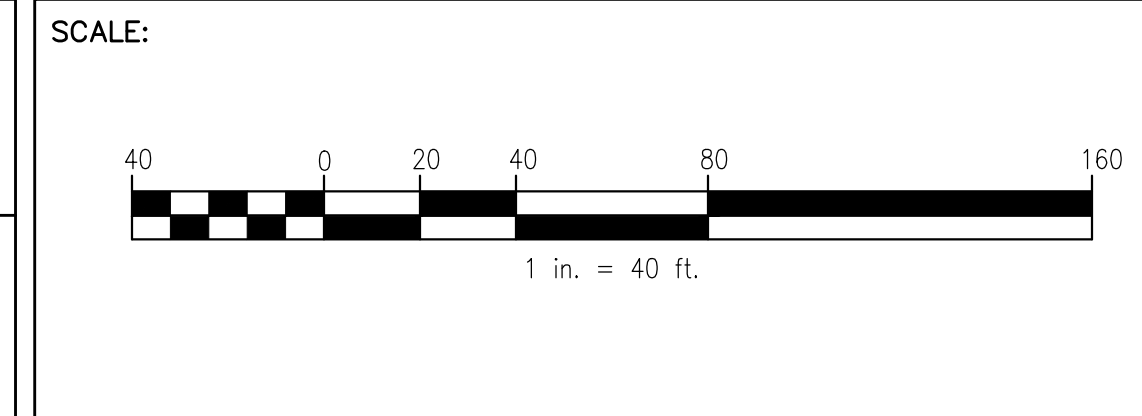
FEATURE	DESCRIPTION
-x-x-x-	WOOD FENCE
—	STONE RETAINING WALL
180	CONTOUR (INDEX)
179	CONTOUR (INTERMEDIATE)
[Hatched Area]	BUILDING/HOUSE
[Grid Pattern]	CATCH BASIN
●	TREE
•	IRON ROD

**DILLIS & ROY**  
CIVIL DESIGN GROUP

CIVIL ENGINEERS LAND SURVEYORS WETLAND CONSULTANTS

CORPORATE OFFICE:  
1 MAIN STREET, SUITE 1 978-779-6091 100 MAIN ST., SUITE 310  
LUNENBURG, MA 01462 www.dillisandroy.com CONCORD OFFICE:  
CONCORD, MA 01742

OWNER:  
IRINA MLADENOVA  
262 VIRGINIA ROAD  
CONCORD, MASSACHUSETTS 01742



DATE:  
1/19/2024

**EXISTING CONDITIONS**  
262 VIRGINIA ROAD  
CONCORD, MASSACHUSETTS 01742

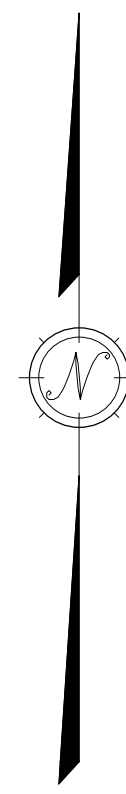
NO.	DATE	DESCRIPTION	BY

JOB NO. 7902  
DRAWING NO. 7902-BASE  
SHEET NO. 1 OF 1



LOCUS MAP

1"=400'



**GENERAL NOTES:**

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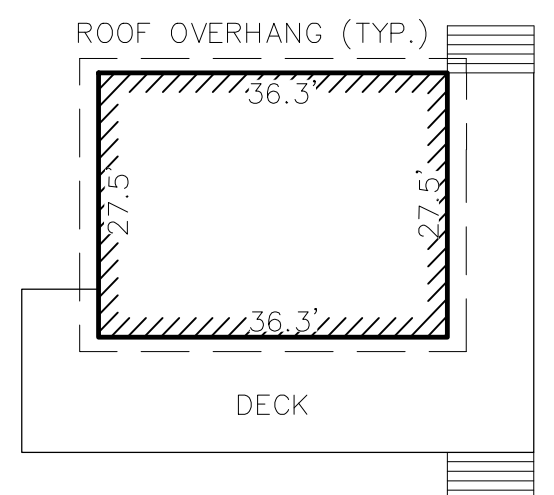
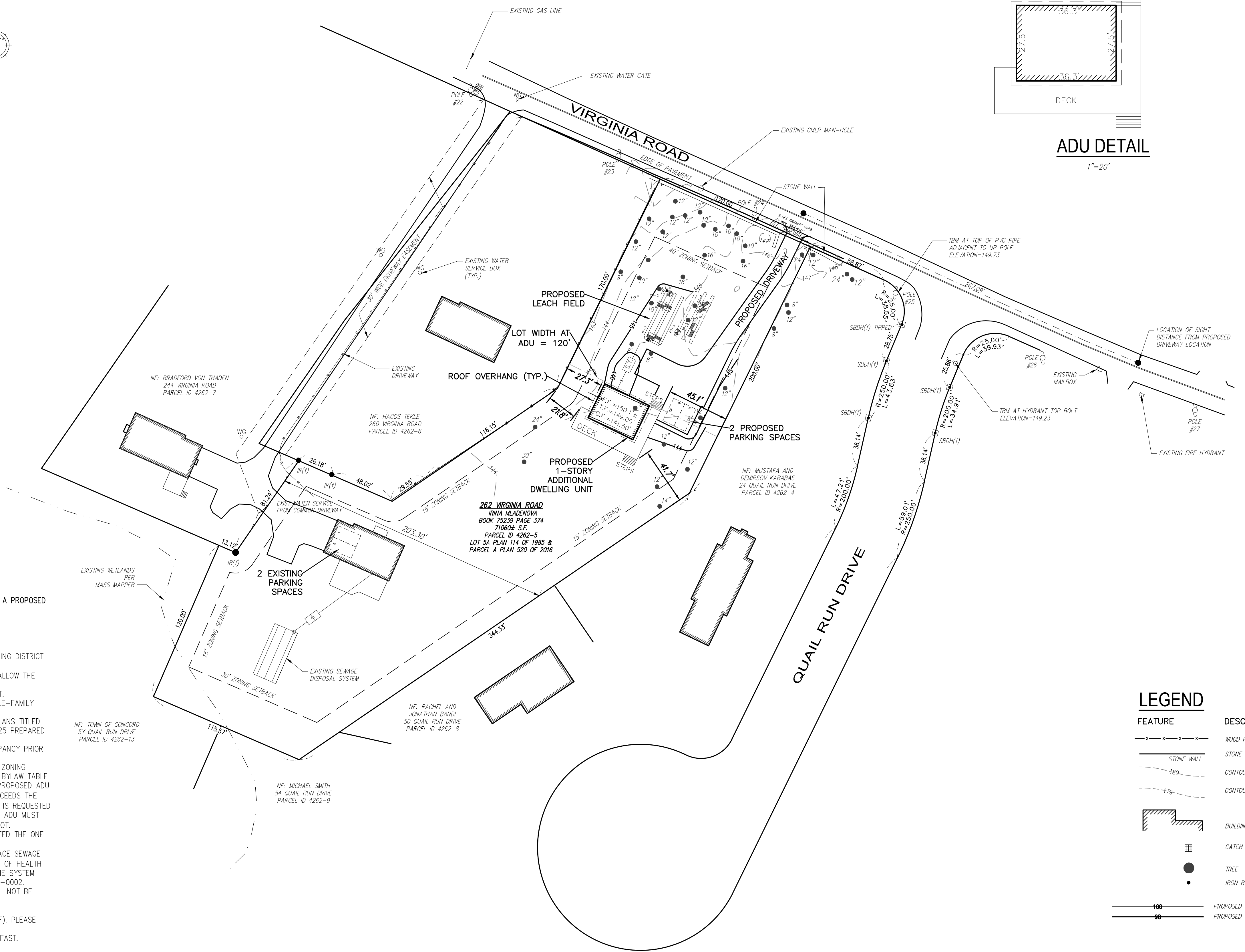
ZONING DISTRICT: RESIDENCE A	
CONCORD ZONING - TABLE III	
DESCRIPTION	REQUIRED
MIN. LOT AREA	40,000 SF
MIN. FRONTAGE	150 FT
FRONTAGE EXCEPTION	120 FT*
MIN. LOT WIDTH	120 FT
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MIN. SIDE YARD	15 FT
MIN. REAR YARD	LESSER OF 30 FT OR 25% OF DEPTH

\* SEE ZONING BYLAW 6.2.4

THE PURPOSE OF THIS PLAN IS TO DEPICT THE LOCATION OF A PROPOSED ACCESSORY DWELLING UNIT (ADU).

ZONING BYLAW 4.2.2.2 SUMMARY

- A. THE LOT EXCEEDS THE MINIMUM LOT SIZE FOR THE ZONING DISTRICT (40,000 SF REQUIRED, 71,060 SF EXISTING).
- B. THE APPLICANT HAS REQUESTED A SPECIAL PERMIT TO ALLOW THE ADU TO BE LARGER THAN 750 SF.
- C. THE PROPOSED ADU WILL BE THE ONLY ADU ON THE LOT.
- D. THE OWNER INDICATES THEY OCCUPY THE EXISTING SINGLE-FAMILY DWELLING.
- E. THIS PLAN DEPICTS THE PROPOSED ADU BASED UPON PLANS TITLED PROPOSED ACCESSORY DWELLING UNIT DATED JANUARY 25 PREPARED BY DIMITAR MLADENOV, ARCHITECT.
- F. THE APPLICANT SHALL RECEIVE A CERTIFICATE OF OCCUPANCY PRIOR TO USE OR OCCUPANCY OF THE ADU.
- G. THE PROPOSED ADU MEETS THE FRONT, SIDE AND REAR ZONING SETBACKS SPECIFIED IN THE TOWN OF CONCORD ZONING BYLAW TABLE OF DIMENSIONAL REGULATIONS. THE LOT WIDTH AT THE PROPOSED ADU IS 120'. THE LOT WIDTH AT THE PRIMARY STRUCTURE EXCEEDS THE 150' REQUIRED FOR A FRONTAGE EXCEPTION LOT. RELIEF IS REQUESTED SHOULD IT BE DETERMINED THAT THE LOT WIDTH AT THE ADU MUST MEET THE 150' REQUIRED FOR A FRONTAGE EXCEPTION LOT.
- H. PARKING SPACES ARE DEPICTED ON THE PLAN AND EXCEED THE ONE (1) SPACE REQUIRED FOR THE ADU.
- I. THE ADU WILL BE SERVICED BY AN INDIVIDUAL SUBSURFACE SEWAGE DISPOSAL SYSTEM (SEPTIC) IN ACCORDANCE WITH BOARD OF HEALTH REQUIREMENTS. A PERMIT FOR THE CONSTRUCTION OF THE SYSTEM HAS BEEN ISSUED BY THE BOARD OF HEALTH #DSCP-24-0002.
- J. THE ADU WILL BE HELD IN COMMON OWNERSHIP AND WILL NOT BE SOLD SEPARATELY.
- K. REFER TO ARCHITECTURAL PLANS FOR BUILDING HEIGHT.
- L. THE FLOOR AREA RATION PER 6.2.13 IS 0.256 (18,191 SF). PLEASE REFER TO ARCHITECTURAL PLANS FOR GFA.
- M. THE ADU SHALL NOT BE UTILIZED AS A BED AND BREAKFAST.
- N. NOT APPLICABLE.



ADU DETAIL

1"=20'

**LEGEND**

FEATURE	DESCRIPTION
---x---x---x---	WOOD FENCE
—	STONE RETAINING WALL
- - - - -	CONTOUR (INDEX)
- - - - -	CONTOUR (INTERMEDIATE)
[Hatched Area]	BUILDING/HOUSE
[Grid Pattern]	CATCH BASIN
●	TREE
●	IRON ROD
—	PROPOSED CONTOUR (INDEX)
- - - - -	PROPOSED CONTOUR (INTERMEDIATE)

RECORD OWNER:  
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262 VIRGINIA RD  
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DEED REFERENCE:  
BK. 75239 PG. 374

PLAN REFERENCES:  
PLAN 114 of 1985  
PLAN 520 of 2016

ASSESSOR REFERENCE: PARCEL ID 4262-5

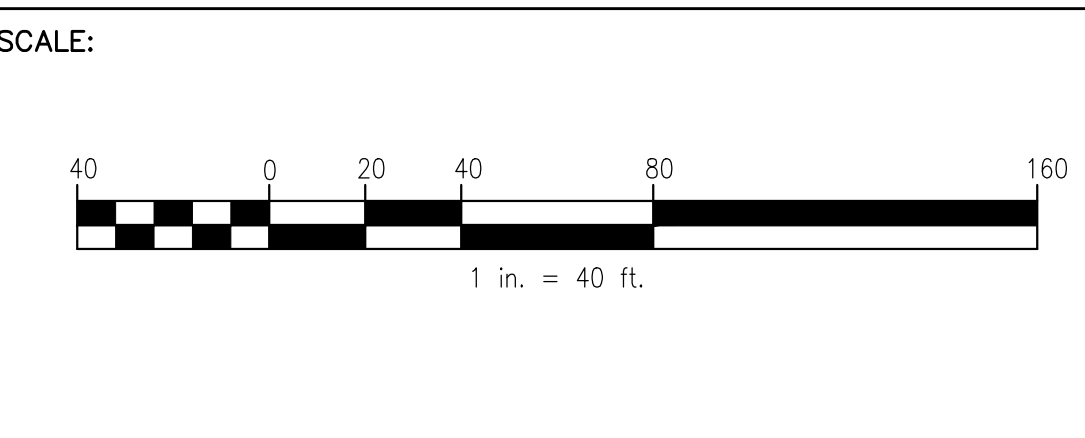
ZONING DISTRICT: RES A

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OWNER:  
**IRINA MLADENOVA**  
262 VIRGINIA ROAD  
CONCORD, MASSACHUSETTS 01742



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DATE:  
1/30/2024

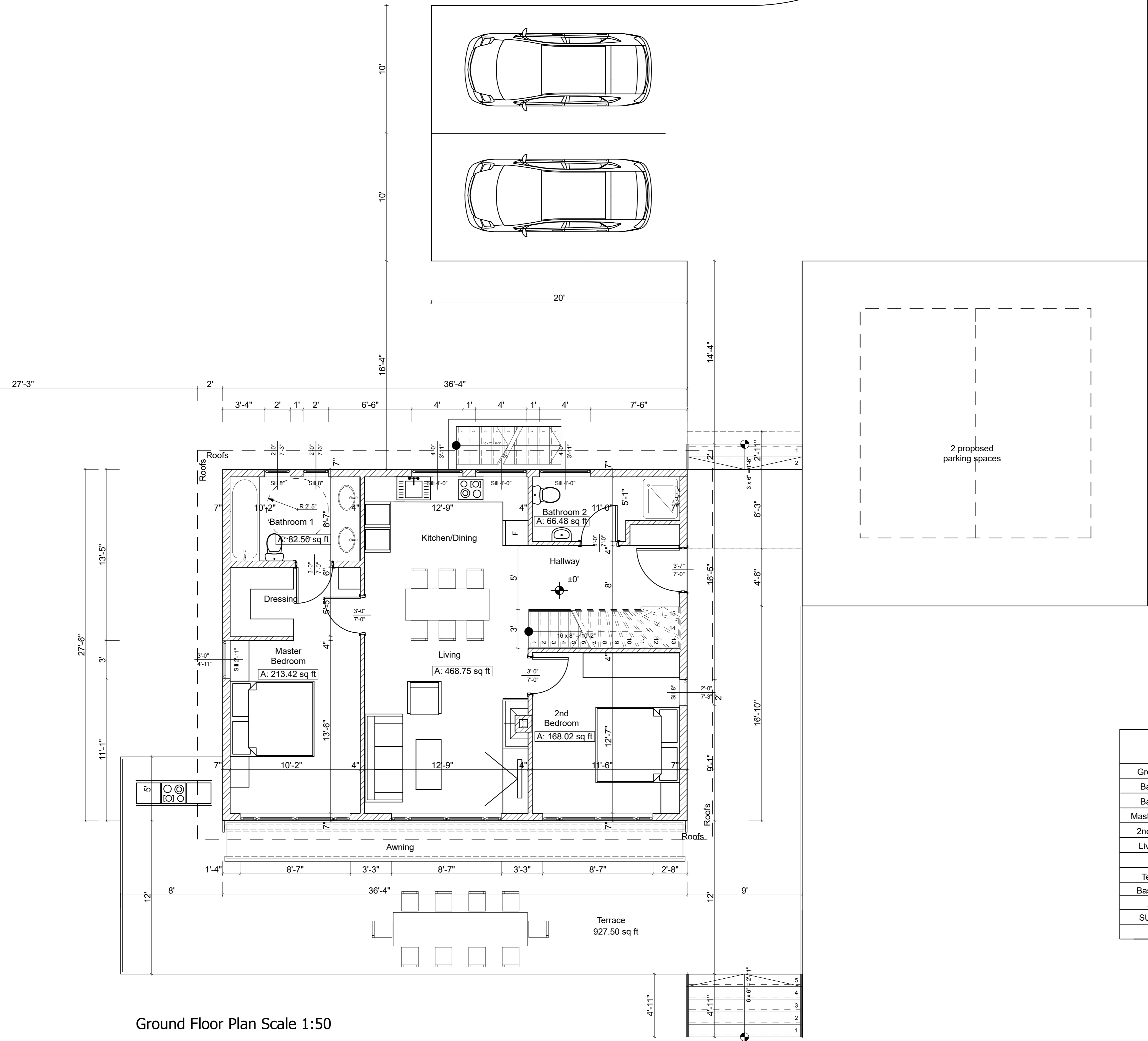
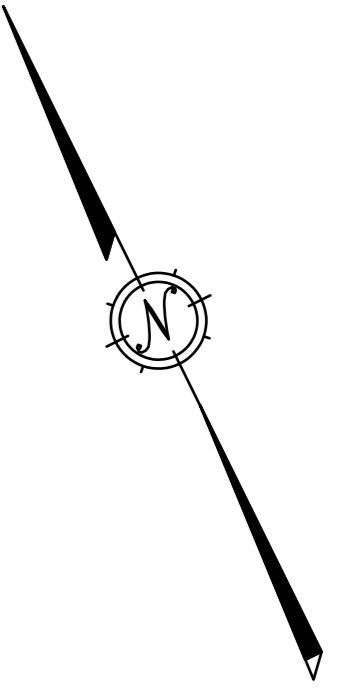
SITE PLAN				
262 VIRGINIA ROAD				
CONCORD, MASSACHUSETTS 01742				
NO.	DATE	DESCRIPTION	BY	
1.	2/8/24	ADU LAYOUT PER CLIENT REQUEST	SBD	

JOB NO. 7902

DRAWING NO. 7902-SITE PLAN

SHEET NO. **1** OF 1





Ground Floor Plan Scale 1:50  
999.17 sq ft

Surface Area Table		
Ground Floor	Area	A. Annex
Bathroom 1	82,50 ft <sup>2</sup>	
Bathroom 2	66,48 ft <sup>2</sup>	
Master Bedroom	213,42 ft <sup>2</sup>	
2nd Bedroom	168,02 ft <sup>2</sup>	
Living Room	468,05 ft <sup>2</sup>	
Terrace		927,50 ft <sup>2</sup>
Basement		1050,33 ft <sup>2</sup>
Attic		709,78 ft <sup>2</sup>
SUB TOTAL	998,47 ft <sup>2</sup>	3416,61 ft <sup>2</sup>

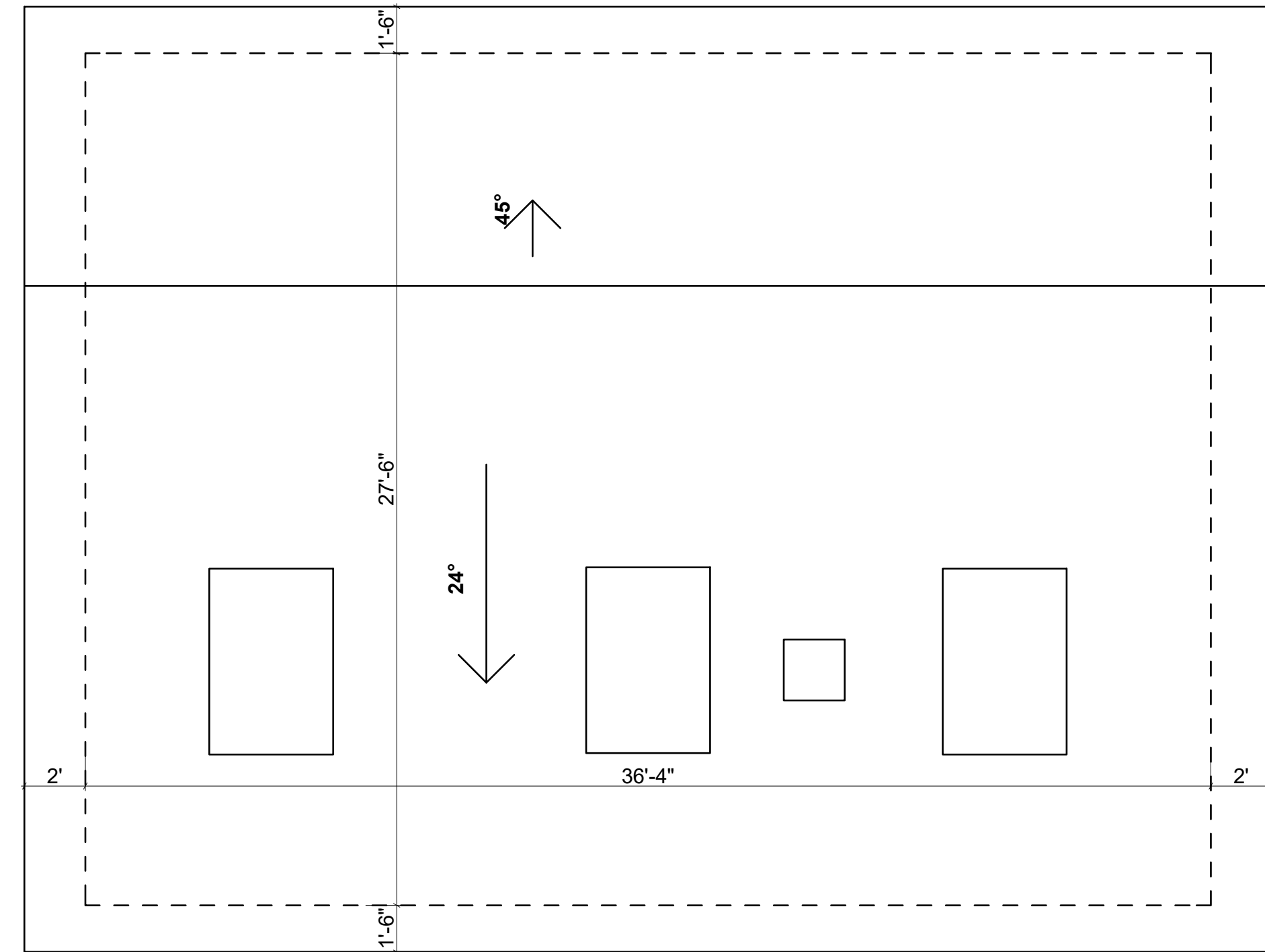
**1 Floor Dwelling Unit**

Ground Floor Plan, Scale 1:50

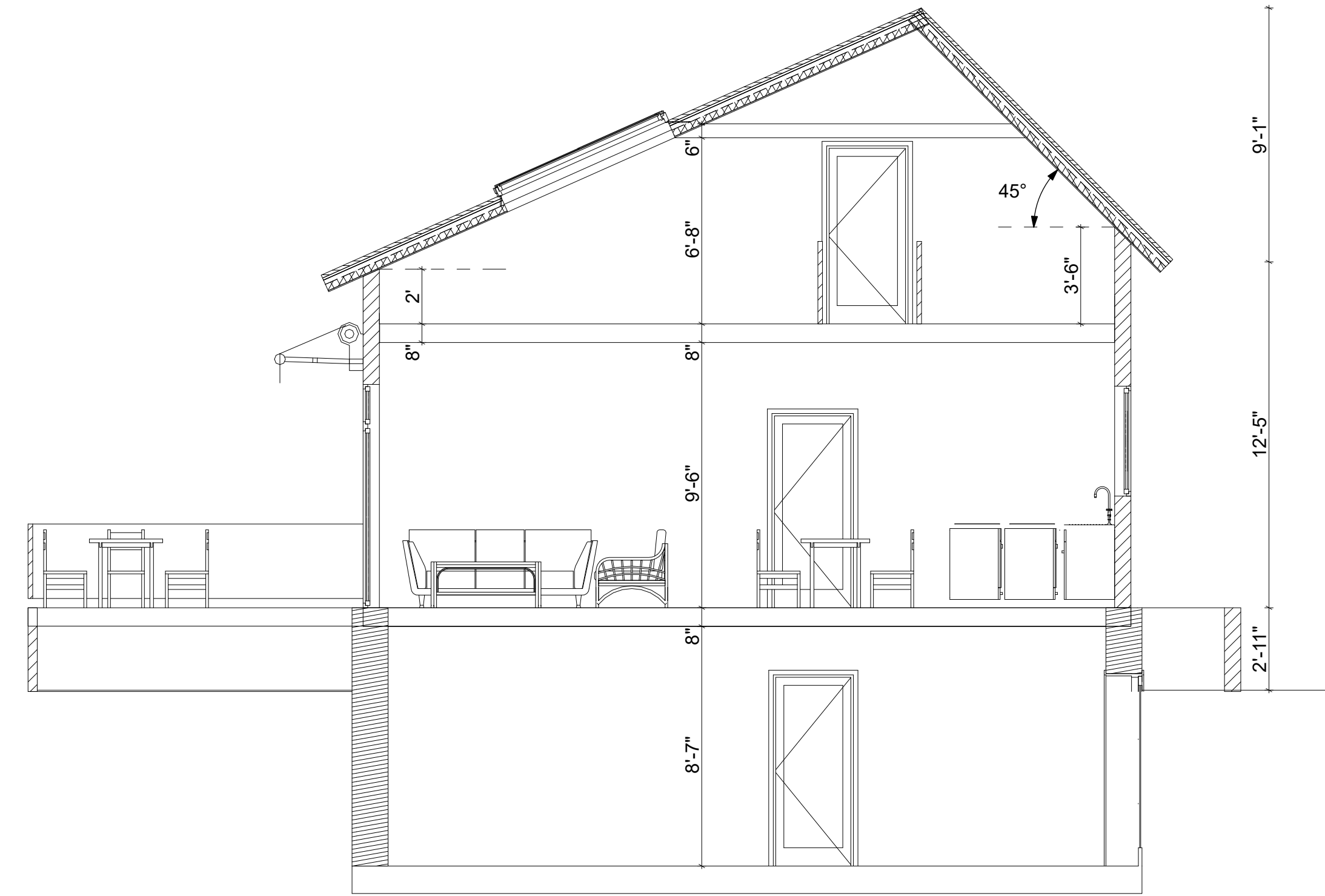
262 Virginia Rd, Concord MA, 01742-2717

January 2024,  
Architecture drawing 02/4

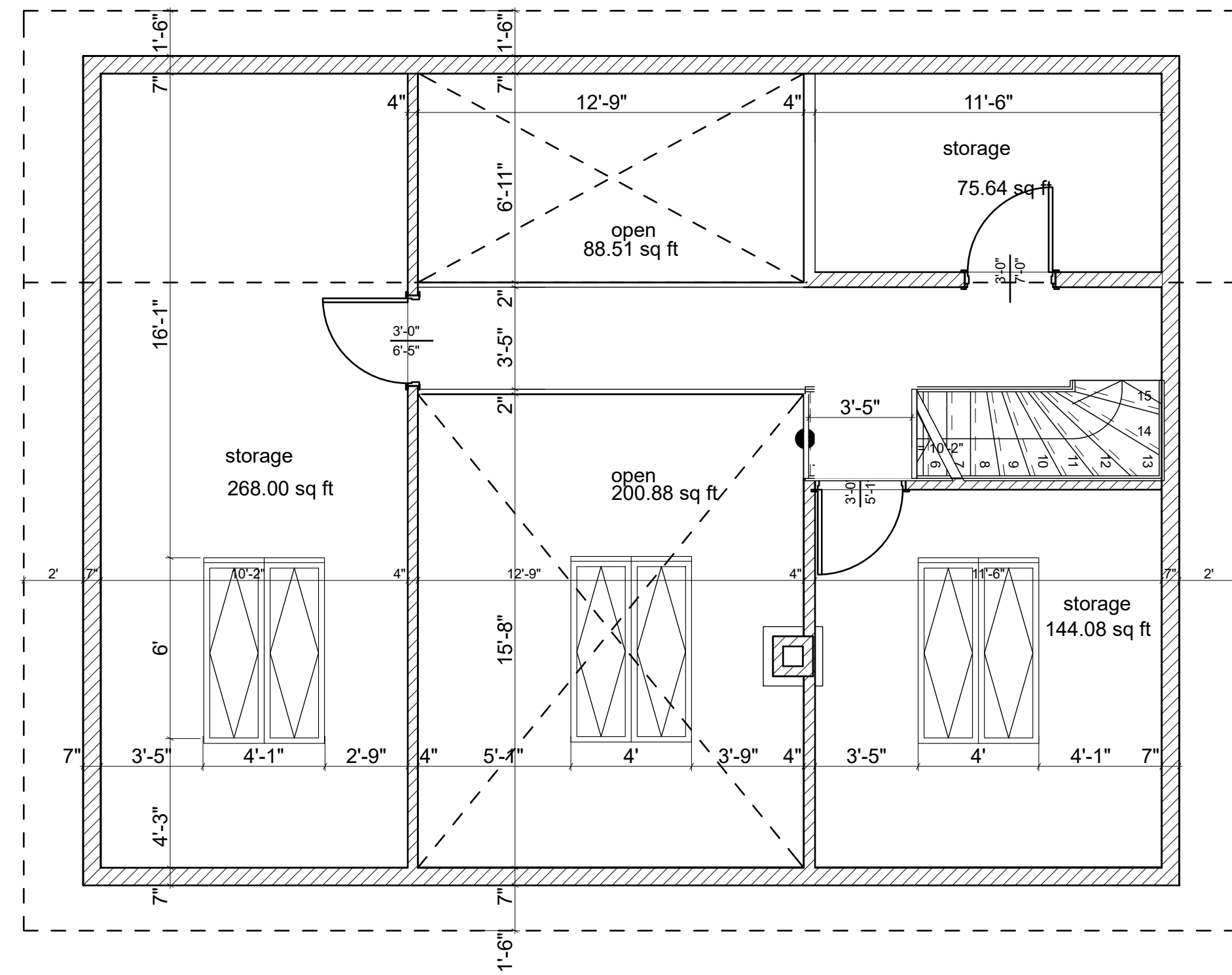
Dimitar Mladenov, Architect  
Reg.N 01410  
Chamber of Architects in Bulgaria



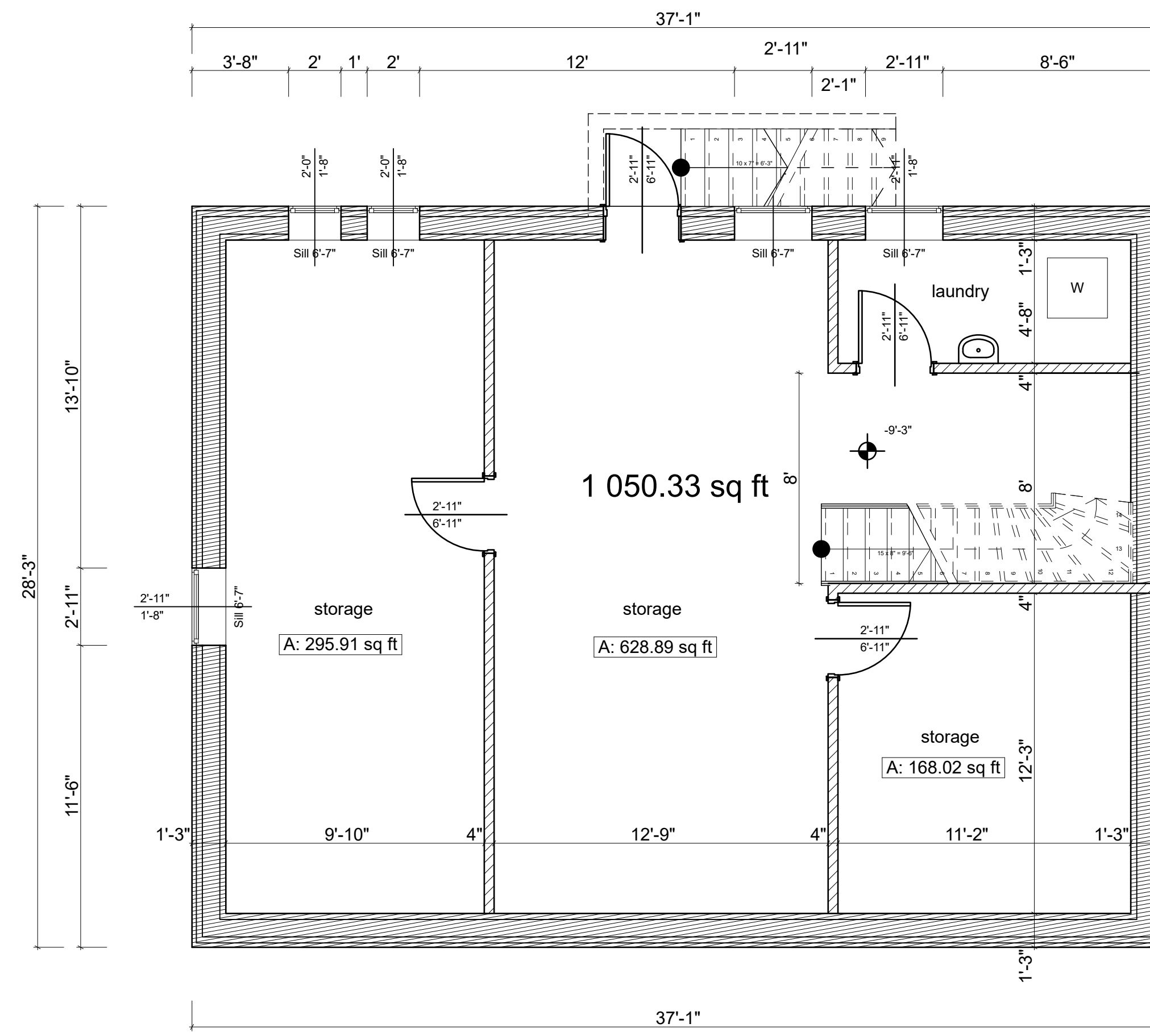
Roofs



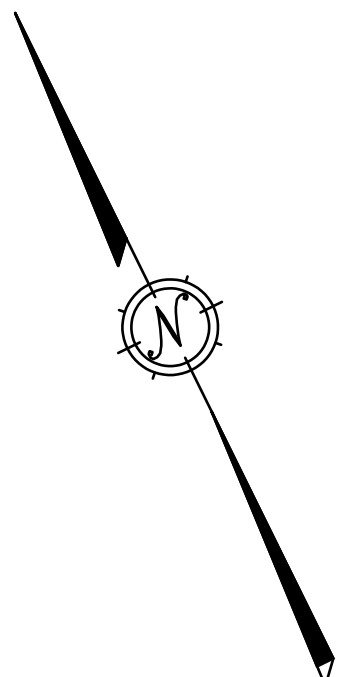
Section 1



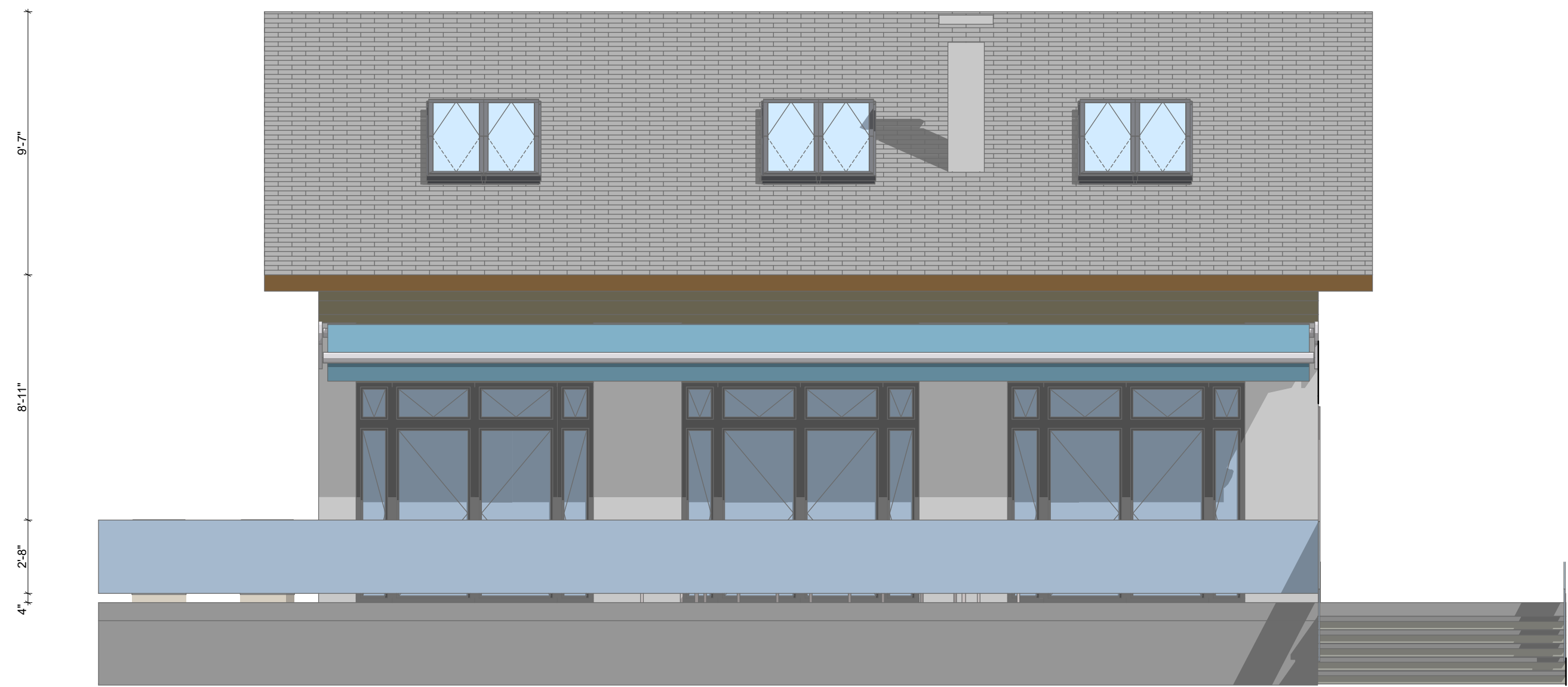
Attic



Basement

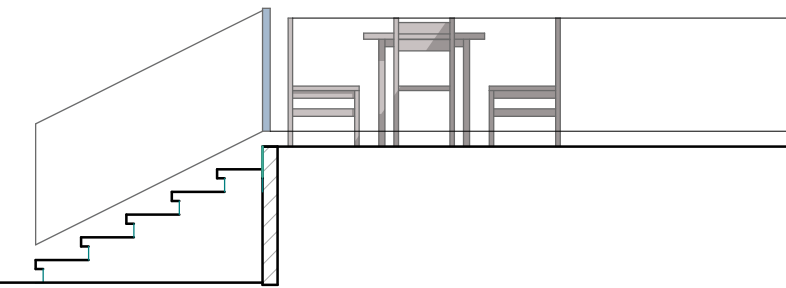


**1 Floor Dwelling Unit**  
 Attic Plan, Scale 1:50  
 Basement Plan, Scale 1:50  
 Roof, Scale 1:50  
 Section 1, Scale 1:50  
 262 Virginia Rd, Concord MA, 01742-2717  
 February 2024  
 Architecture drawing 03/4  
 Dimitar Mladenov, Architect  
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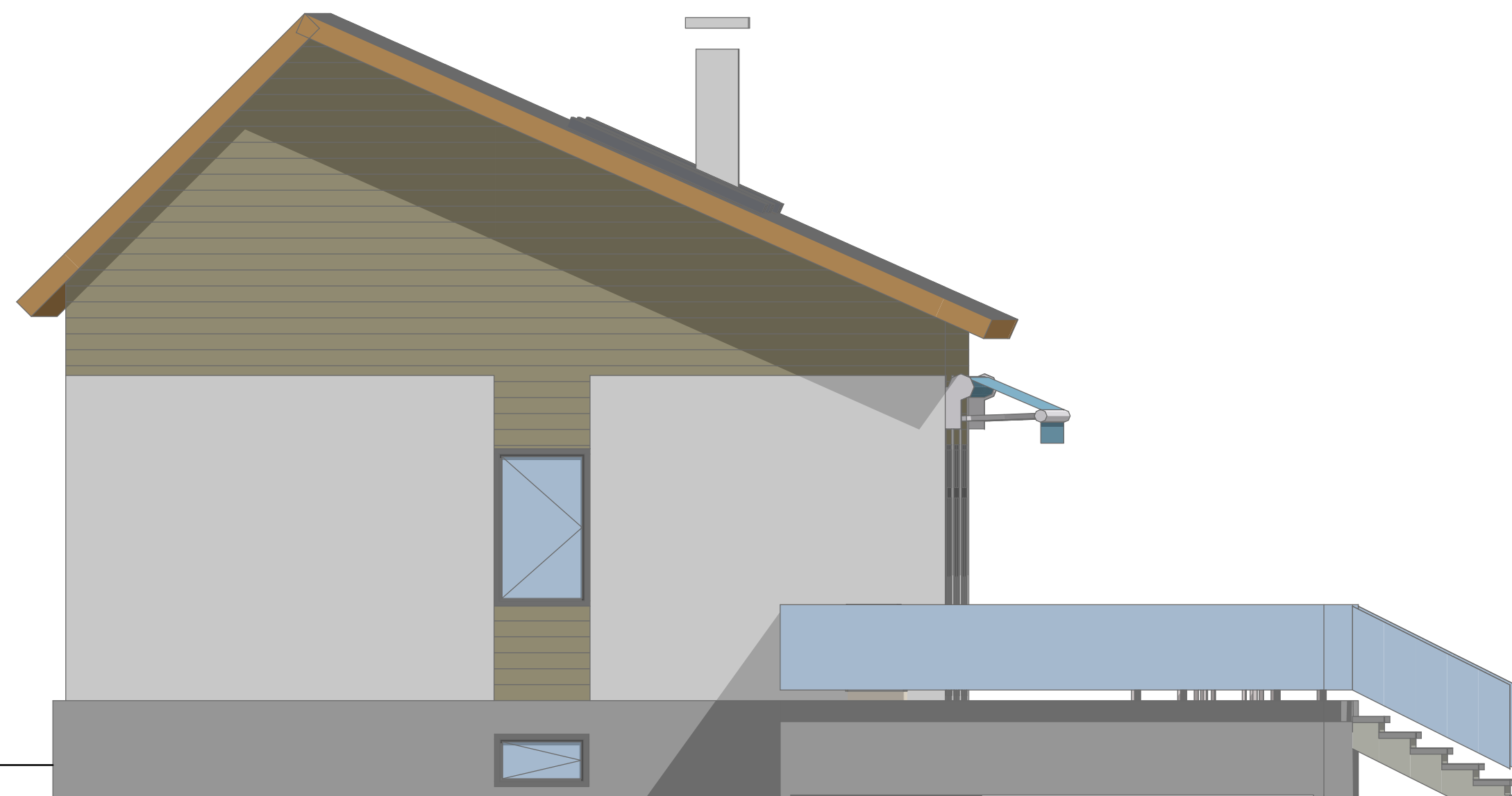
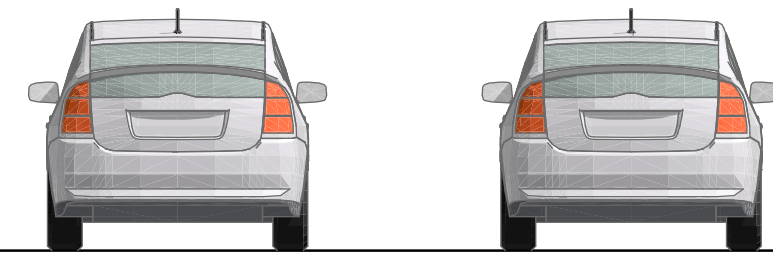
South Elevation

4'-2"  
8'-11"



East Elevation

9'  
13'-11"



West Elevation

9'-7"  
11'-11"



North Elevation

9'  
12'-6"  
2'-11"  
4"  
2'-8"

Elevations, Scale 1:500

262 Virginia Rd, Concord MA, 01742-2717

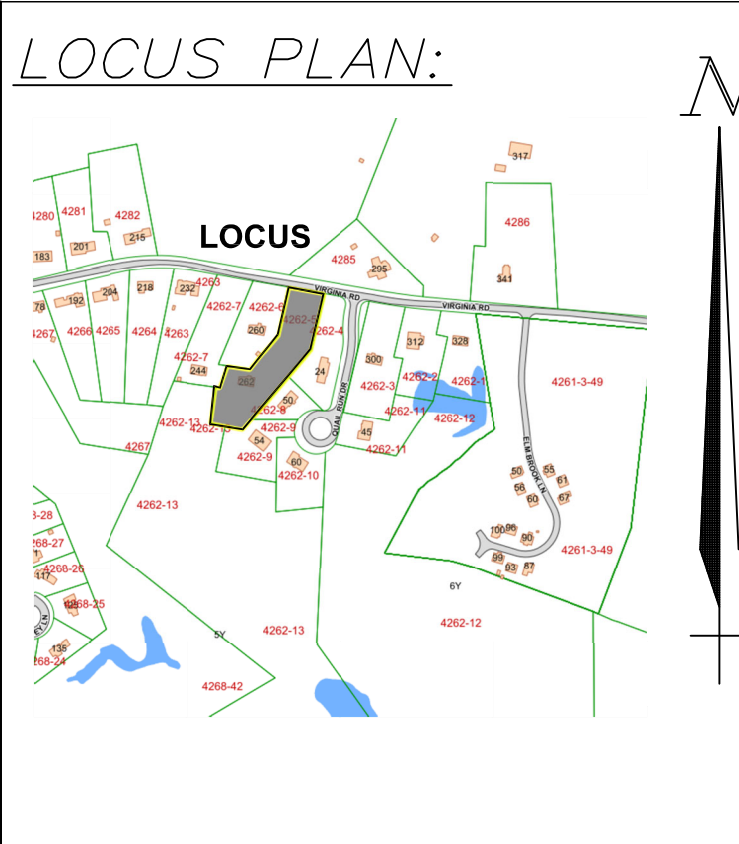
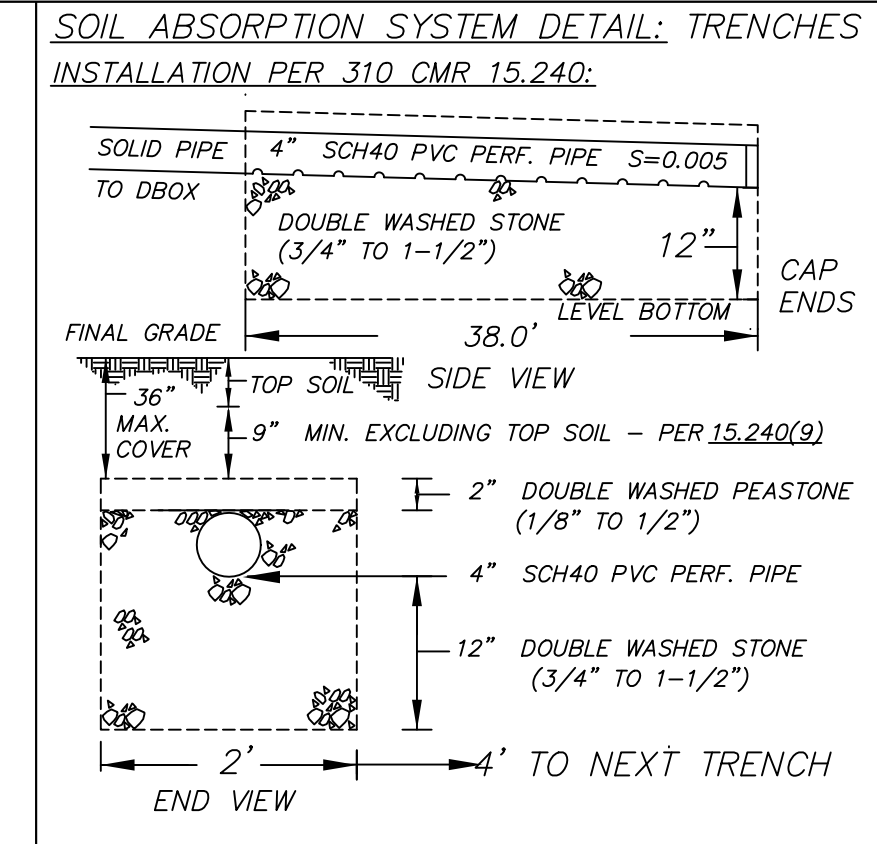
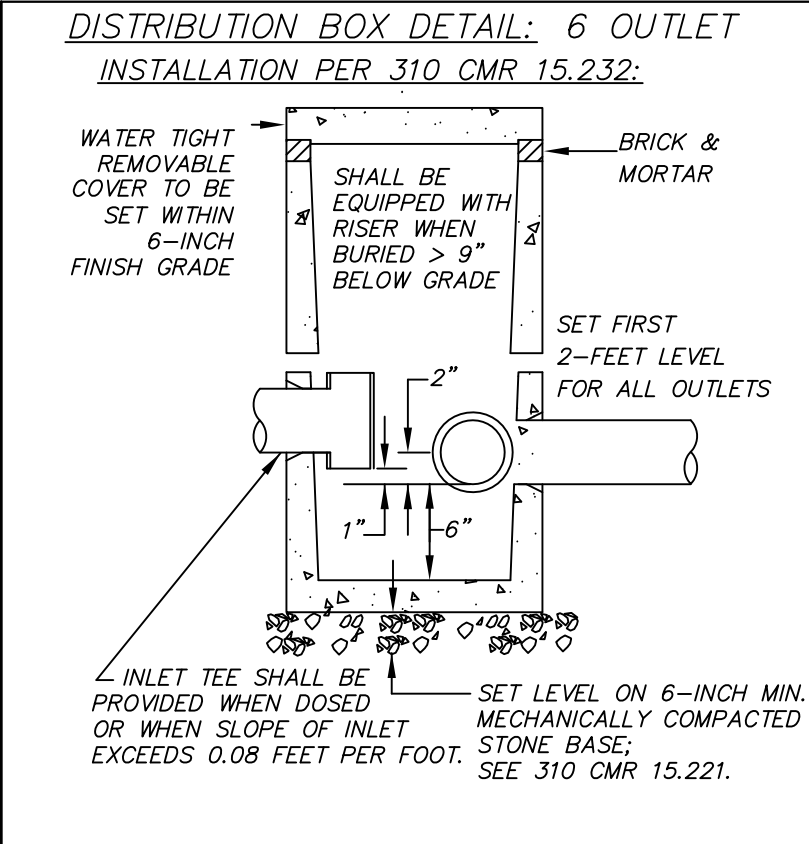
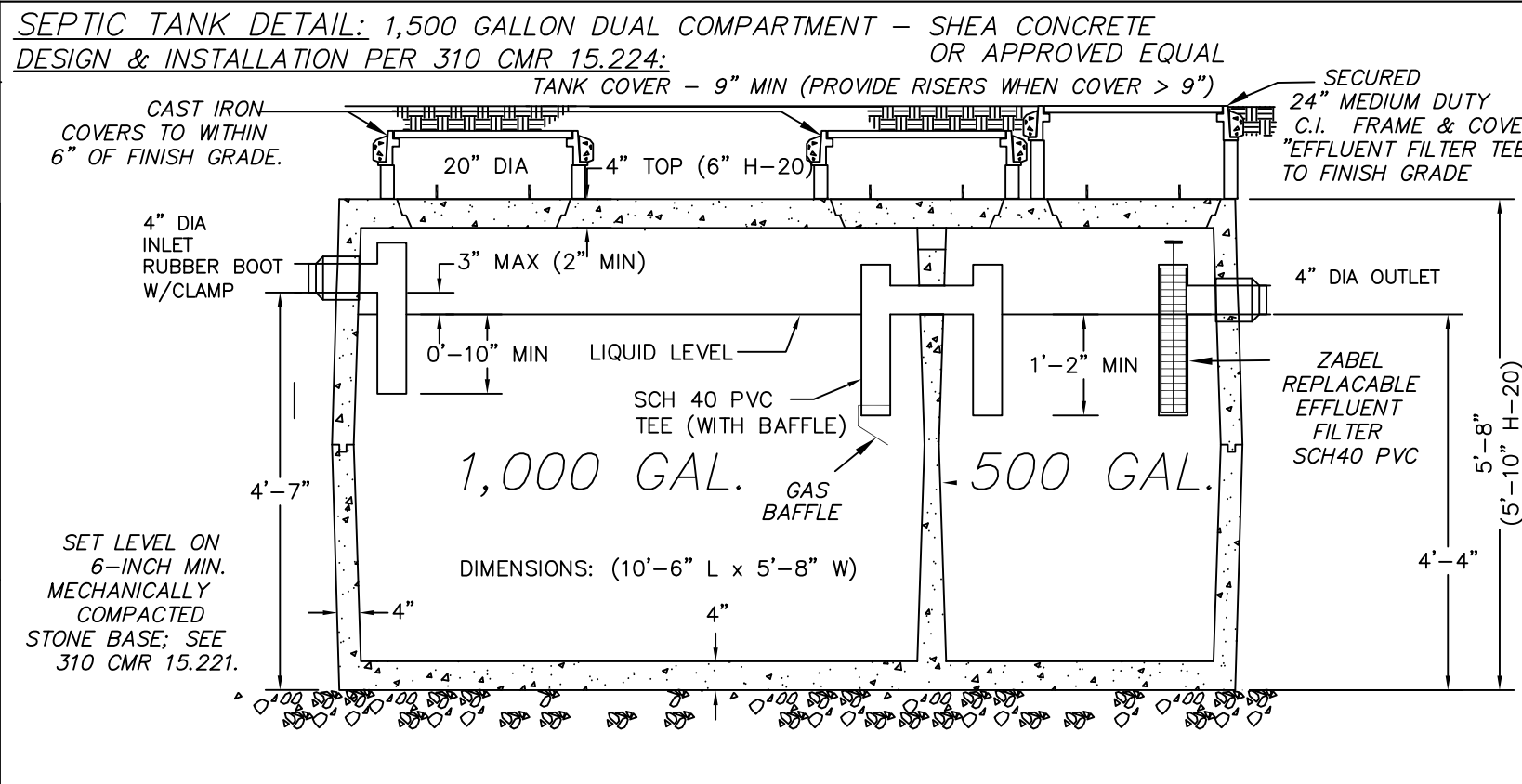
February 2024,  
Architecture drawing 04/4

Dimitar Mladenov, Architect  
Reg.N 01410  
Chamber of Architects in Bulgaria

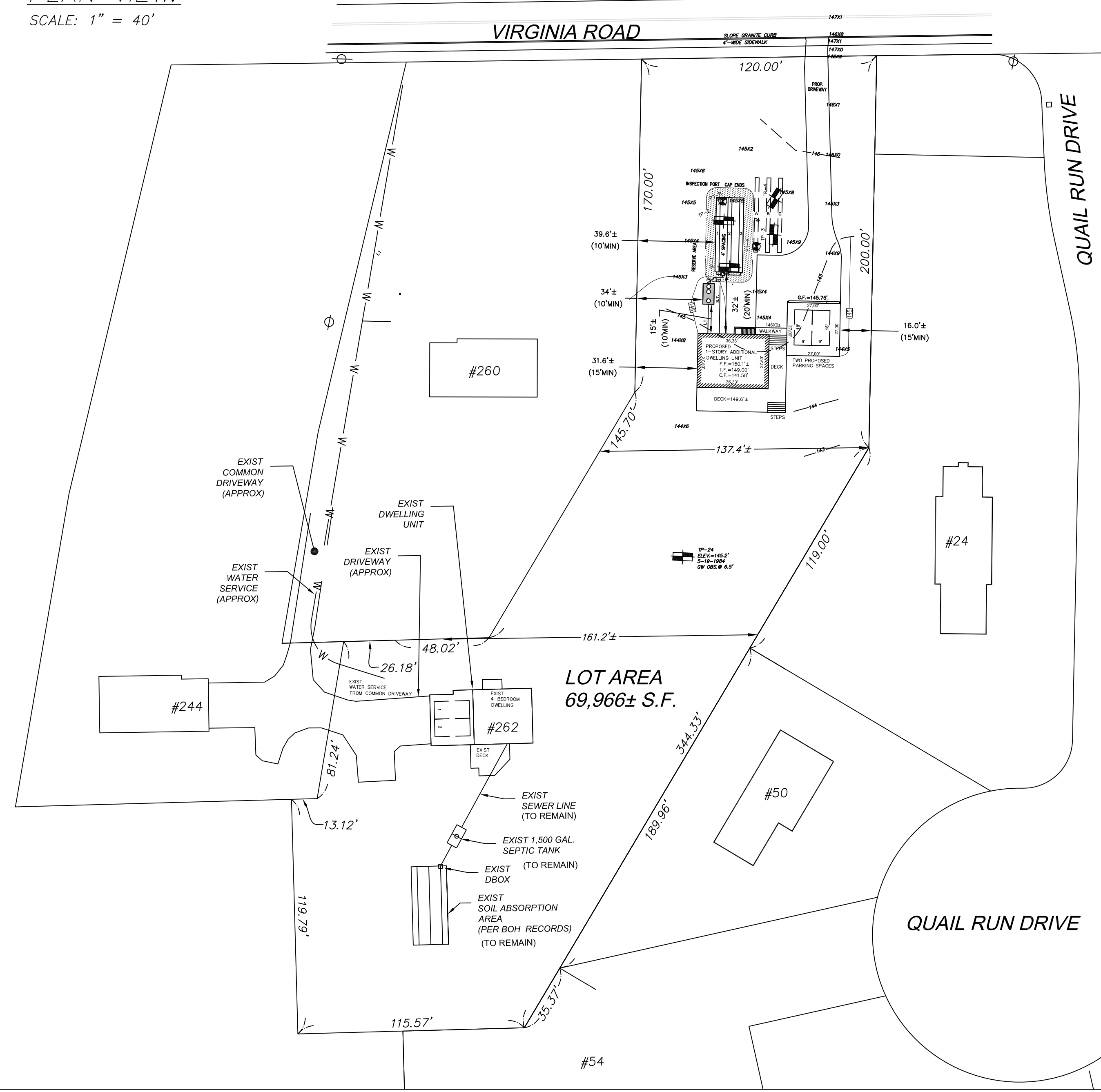
- NOTES:**
- SEWAGE DISPOSAL PLAN** - THIS PLAN IS FOR THE DESIGN AND CONSTRUCTION OF AN ON-SITE SEWAGE DISPOSAL SYSTEM FOR THIS FACILITY ONLY.
  - SYSTEM CONSTRUCTION** - ALL CONSTRUCTION METHODS AND MATERIALS UTILIZED SHALL BE PERFORMED IN FULL COMPLIANCE WITH THE REQUIREMENTS OF 310 CMR 15.000 THE STATE ENVIRONMENTAL CODE TITLE 5; AND TOWN OF CONCORD BOARD OF HEALTH REGULATIONS; CHAPTER 3.00; WASTEWATER MANAGEMENT.
  - BUFFER ZONE AREAS ADJACENT TO WETLANDS** - IF PROPOSED WORK IS WITHIN 100 FEET (100 FT) HORIZONTALLY FROM THE BOUNDARY OF ANY PROTECTED WETLAND AREA, THEN THE PERSON PROPOSING THE WORK, SHOULD SUBMIT TO THE CONSERVATION COMMISSION EITHER A NOTICE OF INTENT FOR SUCH WORK OR A REQUEST FOR DETERMINATION OF APPLICABILITY. THE PROPOSED WORK MAY ALSO BE SUBJECT TO MORE STRINGENT OF LOCAL WETLAND BYLAWS AND REGULATIONS.
  - PRIVATE WATER SUPPLY WELLS** - THE LOCATION OF ALL PRIVATE WATER SUPPLY WELLS WITHIN 200 FEET OF THE LEACHING FACILITY ARE SHOWN ON THE PLAN.
  - DIG SAFE NOTIFICATION** - THE RESPONSIBLE PERSON SHALL PROPERLY NOTIFY DIG SAFE (CALL 811 OR 888-DIG-SAFE) PRIOR TO THE START OF CONSTRUCTION ACTIVITY TO CONFIRM ACTUAL LOCATIONS OF ALL UTILITIES AT THE PROJECT SITE. APPLICABLE LAWS AND REGULATIONS CAN BE ACCESSED ONLINE AT (WWW.DIGSAFE.COM). UNDERGROUND UTILITIES SHOWN ON THE PLAN ARE APPROXIMATE AND WERE COMPILED FROM AVAILABLE RECORD INFORMATION FROM AGENCIES AND BY OBSERVATIONS IN THE FIELD. WE ASSUME NO RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES OMITTED OR INACCURATELY SHOWN BY THIS OFFICE OR BY ANY OUTSIDE CONSULTANTS.
  - FIELD VERIFICATION BY INSTALLER** - INSTALLER SHALL FIELD VERIFY ELEVATIONS PRIOR TO THE INSTALLATION OF THE SEPTIC TANK, DISTRIBUTION BOX AND SOIL ABSORPTION SYSTEM. DISCREPANCIES SHALL BE REPORTED TO THE DESIGN ENGINEER BEFORE PROCEEDING.
  - RESPONSIBLE PERSON (INSPECTION SCHEDULE)** - TITLE 5 AND THE LOCAL REGULATIONS REQUIRE THE DESIGN ENGINEER TO PERFORM SITE INSPECTIONS, PREPARE A CERTIFICATION AND ON OCCASION AN AS-BUILT PLAN. UNLESS OTHERWISE SPECIFICALLY STATED IN WRITING BETWEEN THE OWNER AND THE INSTALLER, THE INSTALLER SHALL BE RESPONSIBLE FOR COORDINATING INSPECTIONS WITH THE DESIGN ENGINEER AND PAY FOR THESE SERVICES. NOTIFYING THE DESIGN ENGINEER DOES NOT RELIEVE THE OWNER OR INSTALLER FROM THE RESPONSIBILITY OF HAVING THE REQUIRED INSPECTIONS BY THE APPROVING AUTHORITY.
  - INSPECTIONS AND ASBUILT PLAN** - PER TITLE 5 (310 CMR 15.021) SUBSURFACE COMPONENTS OF A SYSTEM SHALL NOT BE BACKFILLED OR OTHERWISE CONCEALED FROM VIEW UNTIL A FINAL INSPECTION HAS BEEN CONDUCTED BY THE APPROVING AUTHORITY AND PERMISSION HAS BEEN GRANTED BY THE APPROVING AUTHORITY TO BACKFILL THE SYSTEM.
  - INSPECTION SCHEDULE AND AS-BUILT PLAN** - THE DESIGNER SHALL INSPECT THE CONSTRUCTION:
    - AFTER THE INITIAL EXCAVATION
    - PRIOR TO BACKFILLING
    - DURING BACKFILLING
    - THE FINAL INSPECTION OF THE SYSTEM SHALL BE CONDUCTED BY THE APPROVING AUTHORITY. THE SYSTEM INSTALLER AND THE DESIGNER PRIOR TO THE ISSUANCE OF A CERTIFICATE OF COMPLIANCE PURSUANT TO TITLE 5; SECTION 15.021(4) CERTIFICATES OF COMPLIANCE.
    - AS-BUILT PLAN REQUIRED PER 310 CMR 15.00.
  - CONSTRUCTION IN FILL** - ALL TOP SOIL, SUB SOIL, FILL, BOULDERS AND OTHER MATERIALS INCLUDING ANY EXISTING SEPTIC SYSTEM COMPONENTS, UNDER AND WITHIN FIVE- FEET (5') OF THE PROPOSED SOIL ABSORPTION AREA SHALL BE REMOVED AND REPLACED WITH SUITABLE MATERIAL ACCORDING TO TITLE 5; SECTION 15.255 CONSTRUCTION IN FILL.
  - BUILDING SEWER** - THE BUILDING SEWER SHALL BE CONSTRUCTED OF CORROSION RESISTANT MATERIAL AND EQUIPPED WITH WATER TIGHT JOINTS; CAST-IRON, SCHEDULE 40 PVC PIPE OR THE EQUIVALENT. THE BUILDING SEWER SHALL BE LAID ON A COMPACTED FIRM BASE, AT A SLOPE OF NOT LESS THAN 0.01; A SLOPE OF 0.02 (1/4 INCH PER FOOT) IS PREFERABLE.
  - DISTRIBUTION BOX** - FIRST TWO-FOOT SECTIONS OF PIPE FROM DBOX SHALL BE SET LEVEL.
  - FINISH GRADE** - OVER THE SOIL ABSORPTION SYSTEM SHALL HAVE A MINIMUM SLOPE OF 2%.
  - DISTURBED AREAS** - 4" LOAM AND SEED OVER ALL DISTURBED SURFACES.
  - ZABEL EFFLUENT TEE FILTER** - INSTALLATION & MAINTENANCE SHALL BE IN COMPLIANCE WITH DEP APPROVAL ISSUED ON AUGUST 11, 1997 AND AS AMENDED DURING USE OF THE SYSTEM. A CAST IRON SEWER MANHOLE, PERMANENTLY MARKED "EFFLUENT TEE FILTER", SHALL BE BROUGHT TO FINISH GRADE AND SECURED TO PREVENT UNAUTHORIZED ACCESS.
  - SECURE MANHOLES AT FINISH GRADE** - SEWER MANHOLES BROUGHT TO FINISH GRADE SHALL BE SECURED TO PREVENT UNAUTHORIZED ACCESS.
  - MARKING TAPE** - ALL SYSTEM COMPONENTS SHALL BE MARKED WITH MAGNETIC MARKING TAPE OR A COMPARABLE MEANS IN ORDER TO LOCATE THEM ONCE BURIED PER TITLE V SECTION 310 CMR 15.22(12).
  - SONOTUBE SETBACKS** - PER LOCAL REGULATION 3.06(A) - TABLE 1, PIER OR SONOTUBE-TYPE FOUNDATIONS TYPICALLY ASSOCIATED WITH DECKS AND PORCHES SHALL BE SITED A MINIMUM OF 10 FEET FROM SEPTIC TANKS, DOSING CHAMBERS, SOIL ABSORPTION SYSTEMS AND ALL OTHER COMPONENTS.
  - EXISTING CONDITIONS** - SPOT ELEVATIONS WERE PERFORMED BY HARRINGTON ASSOCIATES, LLC UTILIZING A TOPCON RL-458. ELEVATIONS REFER TO BENCHMARK ELEVATION OF TOP HYDRANT SPINDLE (ELEV.=149.85') AS SHOWN ON THE RECORDED AS-BUILT PLAN OF QUAIL RUN DRIVE; PREPARED BY DAVID E. ROSS ASSOCIATES, INC.; REVISED 2-20-03.
  - ADDITIONAL DWELLING UNIT** - THE USE OF THIS PLAN IS SUBJECT TO THE APPROVAL OF A SPECIAL PERMIT BY THE TOWN OF CONCORD ZONING BOARD OF APPEALS.

**SOIL EVALUATION DATA:**  
 PERFORMED BY: HARRINGTON ASSOCIATES, LLC; ACTON, MA  
 SOIL EVALUATOR: RICHARD J. HARRINGTON/SE1012; APPROVAL: NOV. 1994  
 TESTING DATE: NOVEMBER 16, 2023  
 WITNESSED BY: MIKE FUNAIOLE, CONCORD ENVIRON. HEALTH INSPECTOR

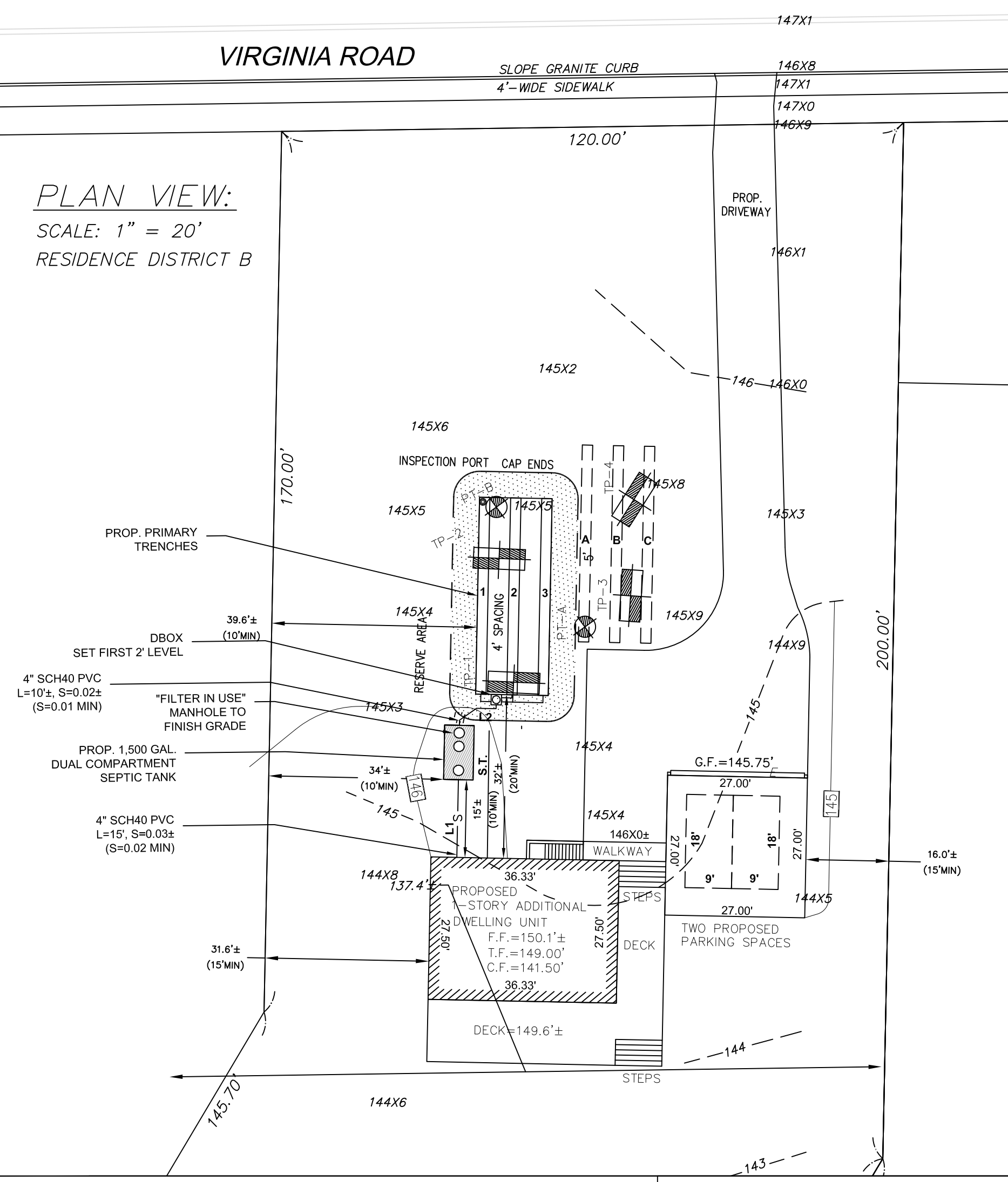
TP-1	TP-2
ELEVATION = 145.9	ELEVATION = 145.4
0 - 6" A SL 10YR 3/2	0 - 7" A SL 10YR 3/2
6" - 15" B LS 10YR 5/6	7" - 17" B LS 10YR 5/6
15" - 102" C LS 2.5Y 6/4	17" - 104" C LS 2.5Y 6/4
NO REFUSAL NO GROUNDWATER OBSERVED MOTTLING OBSERVED @ 90" ESHGW = 137.9' (90")	NO REFUSAL NO GROUNDWATER OBSERVED MOTTLING OBSERVED @ 82" ESHGW = 138.6' (82")
TP-3	TP-4
ELEVATION = 145.9	ELEVATION = 145.5
0 - 8" A SL 10YR 3/2	0 - 8" A SL 10YR 3/2
8" - 16" B LS 10YR 5/6	8" - 20" B LS 10YR 5/6
16" - 110" C LS 2.5Y 6/4	20" - 98" C LS 2.5Y 6/4
NO REFUSAL NO GROUNDWATER OBSERVED MOTTLING OBSERVED @ 92" ESHGW = 138.3' (92")	NO REFUSAL NO GROUNDWATER OBSERVED MOTTLING OBSERVED @ 82" ESHGW = 138.7' (82")



**PLAN VIEW:**  
SCALE: 1" = 40'



**PLAN VIEW:**  
SCALE: 1" = 20'  
RESIDENCE DISTRICT B



**INVERT ELEVATIONS:**

4" INV @ PROP. DWELLING	= 145.20
4" INV. @ SEPTIC TANK (IN)	= 144.75
4" INV. @ SEPTIC TANK (OUT)	= 144.50
4" INV. @ D. BOX (IN)	= 144.26
4" INV. @ D. BOX (OUT)	= 144.09

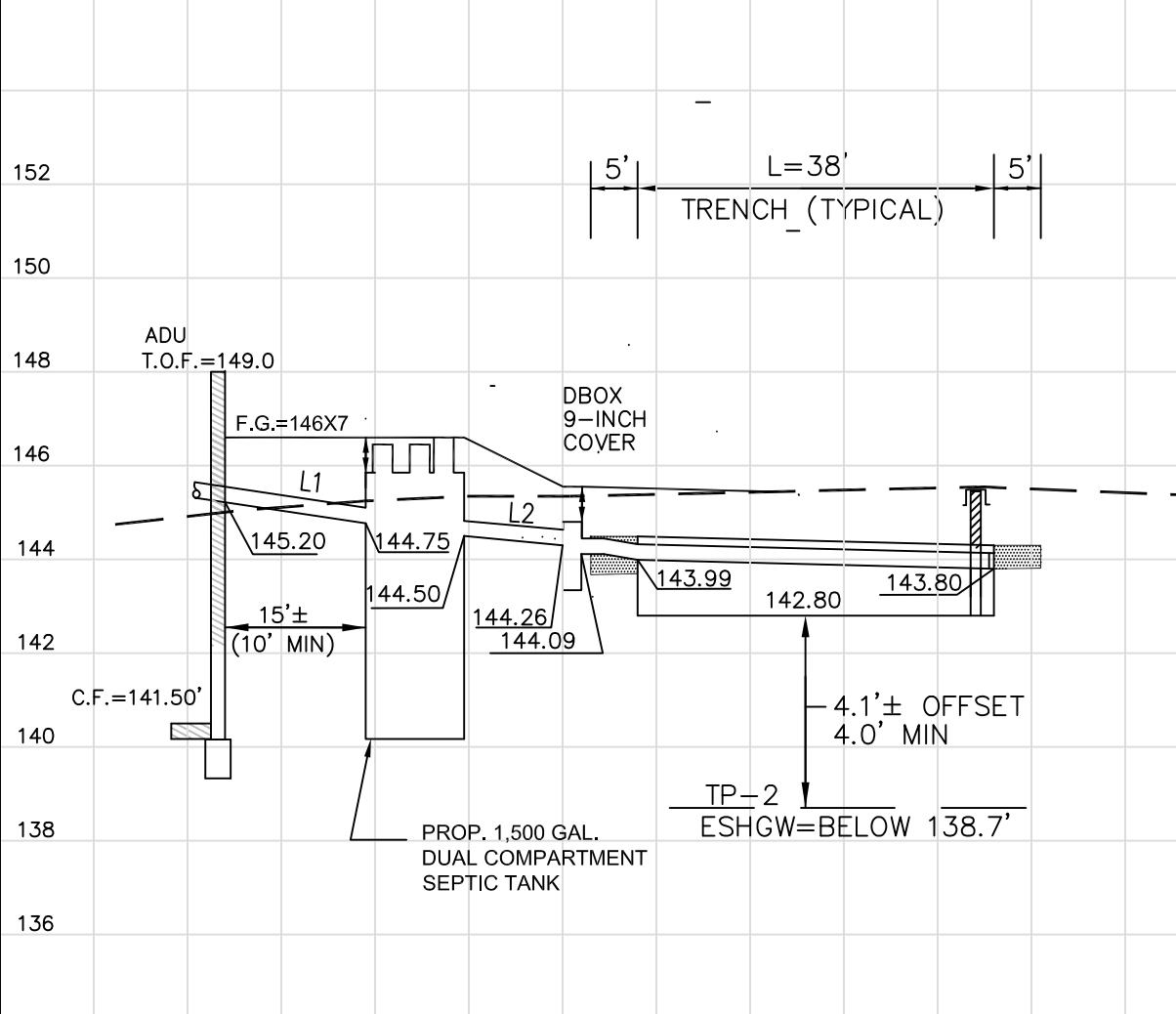
**AT SOIL ABSORPTION AREA:**

PRIMARY TRENCH	INV. BEGIN	INV. END	BOTTOM STONE
1-3	143.99	143.80	142.80
RESERVE			
A-C	143.99	143.80	142.80

**DESIGN CALCULATIONS:**

**DAILY SEWAGE FLOW:**  
 NEW CONSTRUCTION  
 ADDITIONAL DWELLING UNIT (SEE NOTE 20.)  
**TITLE 5: (3-BEDROOM MIN)**  
 3 BEDROOMS X 110 GPD/BDRM = 330 GPD  
**SEPTIC TANK CAPACITY:**  
 DUAL COMPARTMENT 660/330  
 1,500 GALLON MINIMUM  
 DUAL COMPARTMENT 1,000/500  
**SOIL ABSORPTION SYSTEM CAPACITY:**  
 SOIL CLASS I - SAND  
 PERC. RATE - <5 (MIN/INCH) = 0.74 GPD/S.F.  
**TITLE 5: @ 110 GPD/BDRM**  
 330 GPD/0.74 GPD/S.F. = 446 S.F. MIN.  
 (GARBAGE GRINDERS ARE NOT ALLOWED)  
**TITLE 5: 15.251 TRENCHES:**  
 PRIMARY - 3 TRENCHES: 2' W X 2.0' D X 25.00' L  
 3 X (1.0'+1.0'+2.0') X 38.0' L = 456 S.F.  
 456 S.F. > 446 S.F. O.K.  
 RESERVE TRENCHES THE SAME  
 CALC'D DESIGN FLOW=456 X 0.74= 337 GPD

**PROFILE:** SCALE: 1" = 20' HORIZ.  
1" = 4' VERT.



**SEWAGE DISPOSAL PLAN**

PREPARED FOR: MICHAEL GREYSTY  
 ADDRESS: 262 VIRGINIA ROAD CONCORD, MA 01742  
 LOCATION: 262 VIRGINIA ROAD  
 CONCORD, MA 01742  
 ASSESSORS MAP 7K, PARCEL 4262-5  
 SCALE: AS SHOWN  
 DATE: DECEMBER 17, 2023

THIS PLAN WAS REVIEWED ON 1/16/2024  
 BY MICHAEL FUNAIOLE  
 For The Concord Board of Health And Is  
 Approved In Accordance With The  
 Conditions Listed On Permit # DSCP-24-0002  
 Signature: *Michael Funairole*

PREPARED BY:  
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