

**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

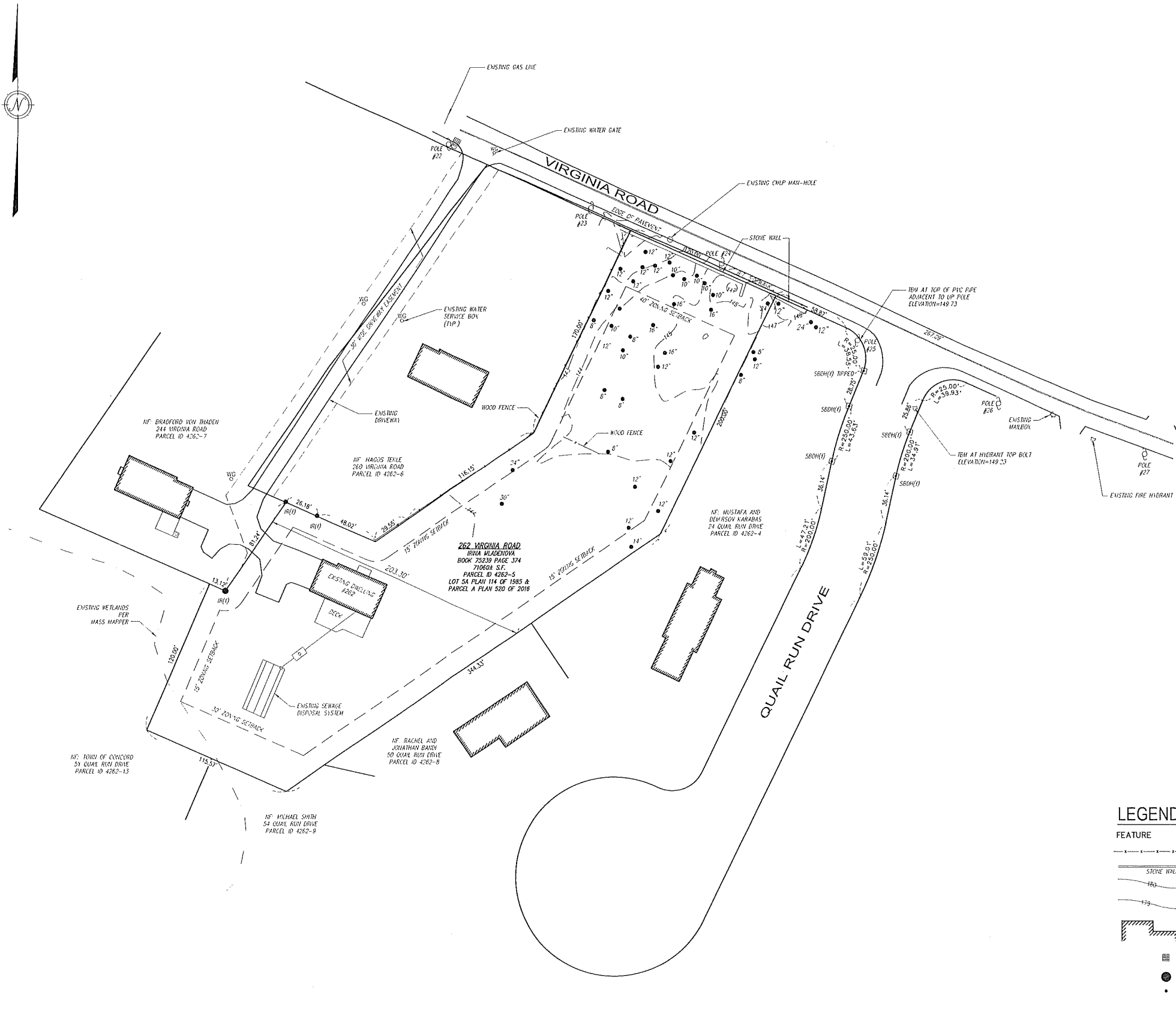
RECORD OWNER:  
IRINA MLADENOVA  
262 VIRGINIA RD  
CONCORD, MA 01742

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
	WOOD FENCE
	STONE RETAINING WALL
	CONTOUR (INDEX)
	CONTOUR (INTERPOLATE)
	BUILDING/HOUSE
	CATCH BASIN
	TREE
	IRON ROD

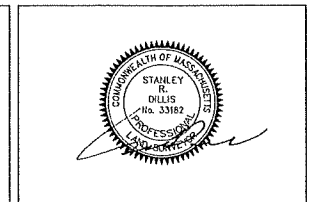
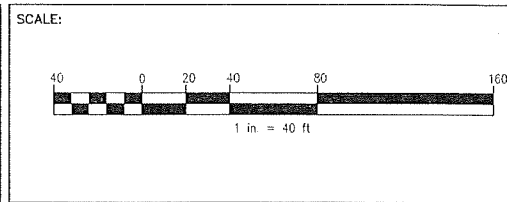
**DILLIS & ROY**  
CIVIL DESIGN GROUP

CIVIL ENGINEERS LAND SURVEYORS WETLAND CONSULTANTS

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LUNENBURG, MA 01462

CONCORD OFFICE:  
100 MAIN ST., SUITE 310  
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