

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 PLAN (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

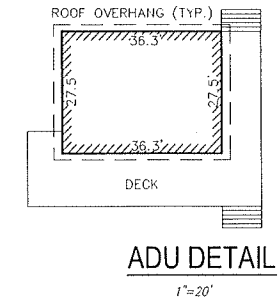
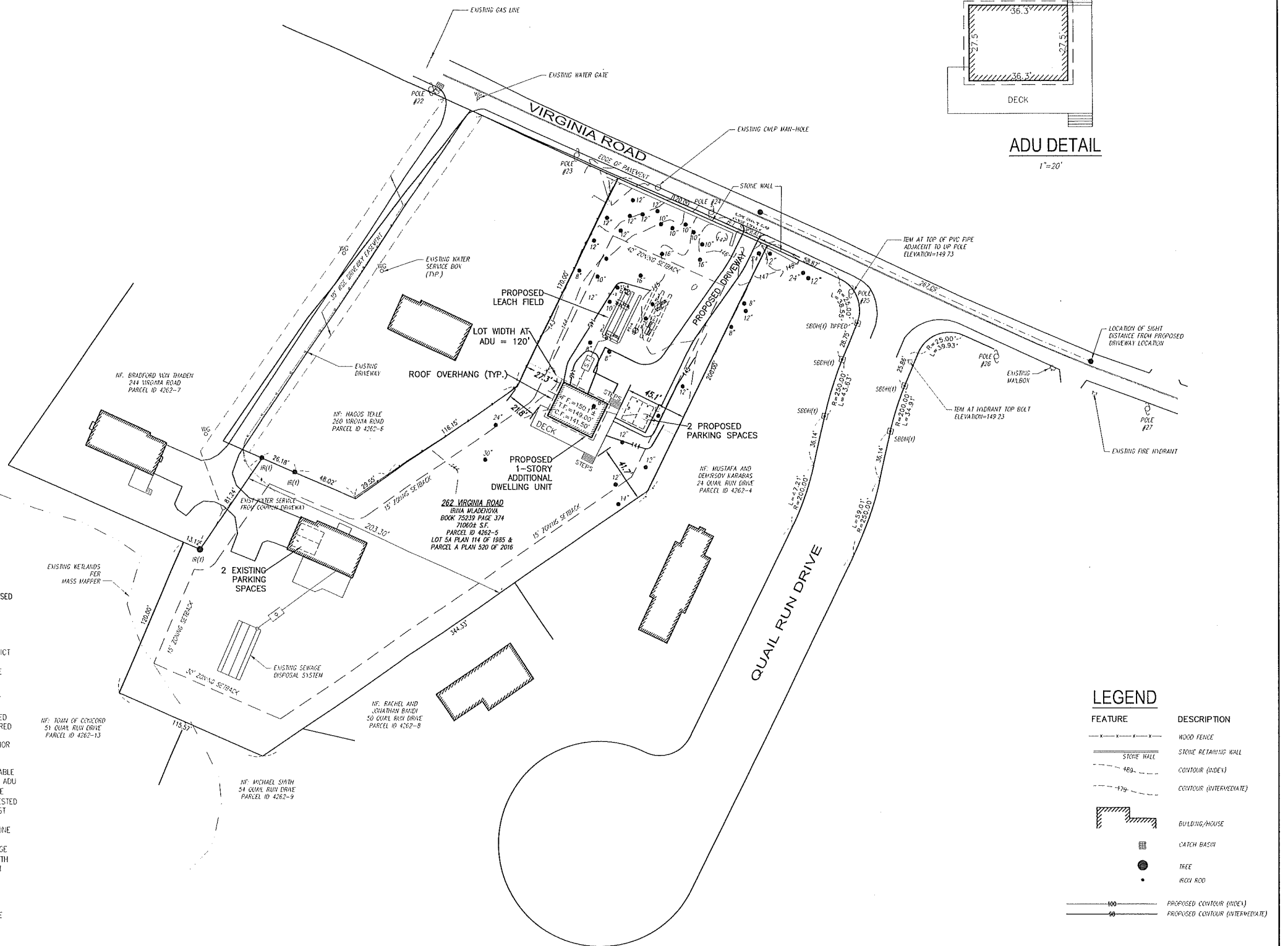
ASSESSOR REFERENCE: PARCEL ID 4262-5

ZONING DISTRICT: RES A

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 G.F.A.
- M. THE ADU SHALL NOT BE UTILIZED AS A BED AND BREAKFAST.
- N. NOT APPLICABLE.



LEGEND

FEATURE	DESCRIPTION
(Symbol)	WOOD FENCE
(Symbol)	STONE RETAINING WALL
(Symbol)	CONTOUR (GRADE)
(Symbol)	CONTOUR (INTERMEDIATE)
(Symbol)	BUILDING/HOUSE
(Symbol)	CATCH BASIN
(Symbol)	TREE
(Symbol)	IRON ROD
(Symbol)	PROPOSED CONTOUR (INDEX)
(Symbol)	PROPOSED CONTOUR (INTERMEDIATE)

DILLIS & ROY
CIVIL DESIGN GROUP

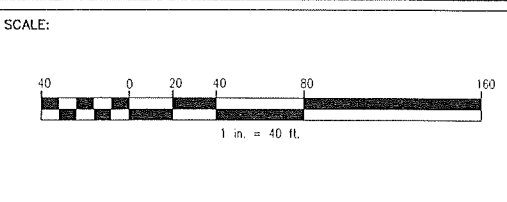
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CONCORD OFFICE:
100 MAIN ST., SUITE 310
CONCORD, MA 01742

OWNER:
IRINA MLADENOVA
262 VIRGINIA ROAD
CONCORD, MASSACHUSETTS 01742



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