

CONCORD CULINARY HOMES

A PLANNED RESIDENTIAL DEVELOPMENT

CONCORD, MASSACHUSETTS

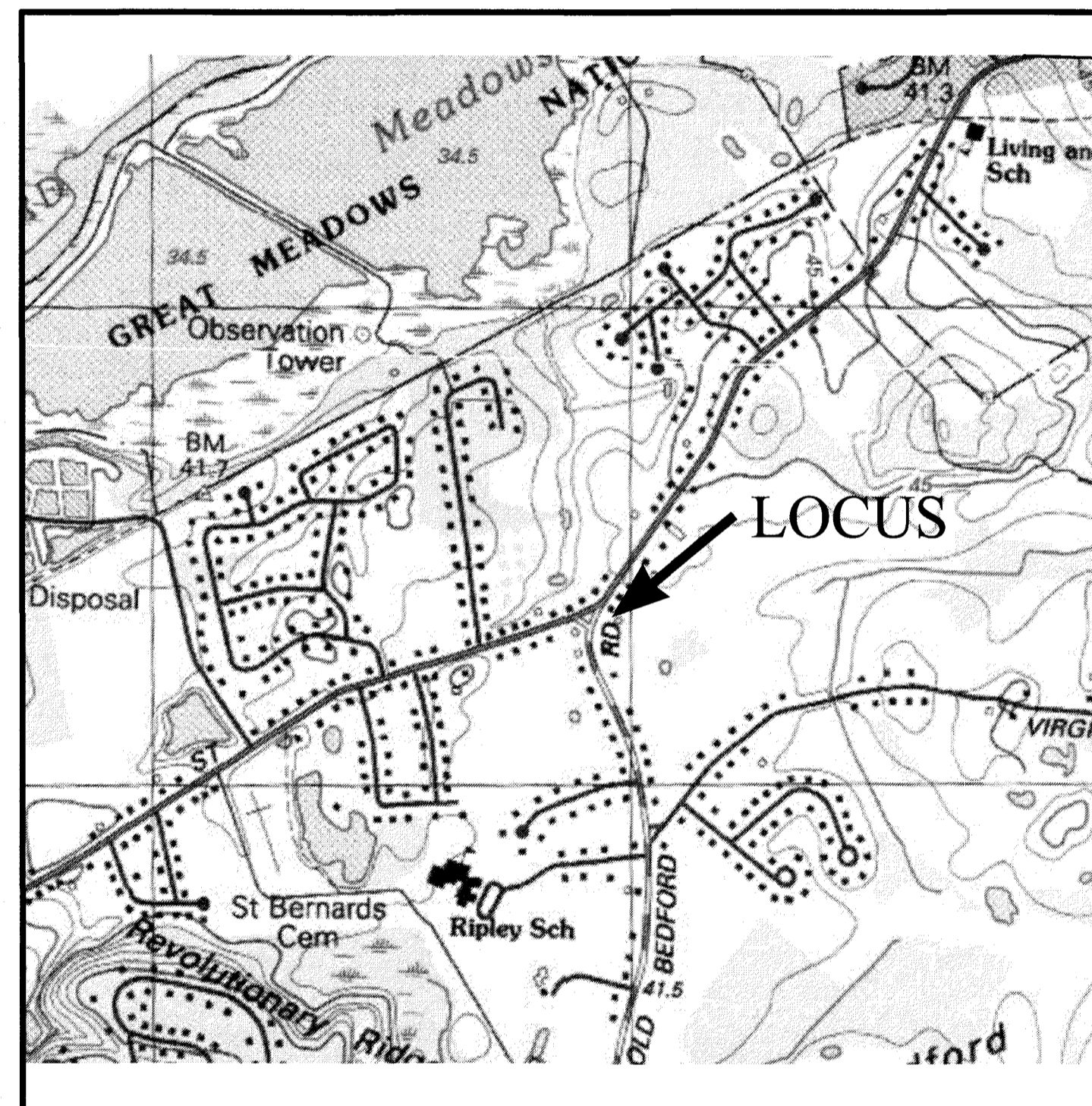
APRIL 27, 2018

REVISED: AUGUST 3, 2018

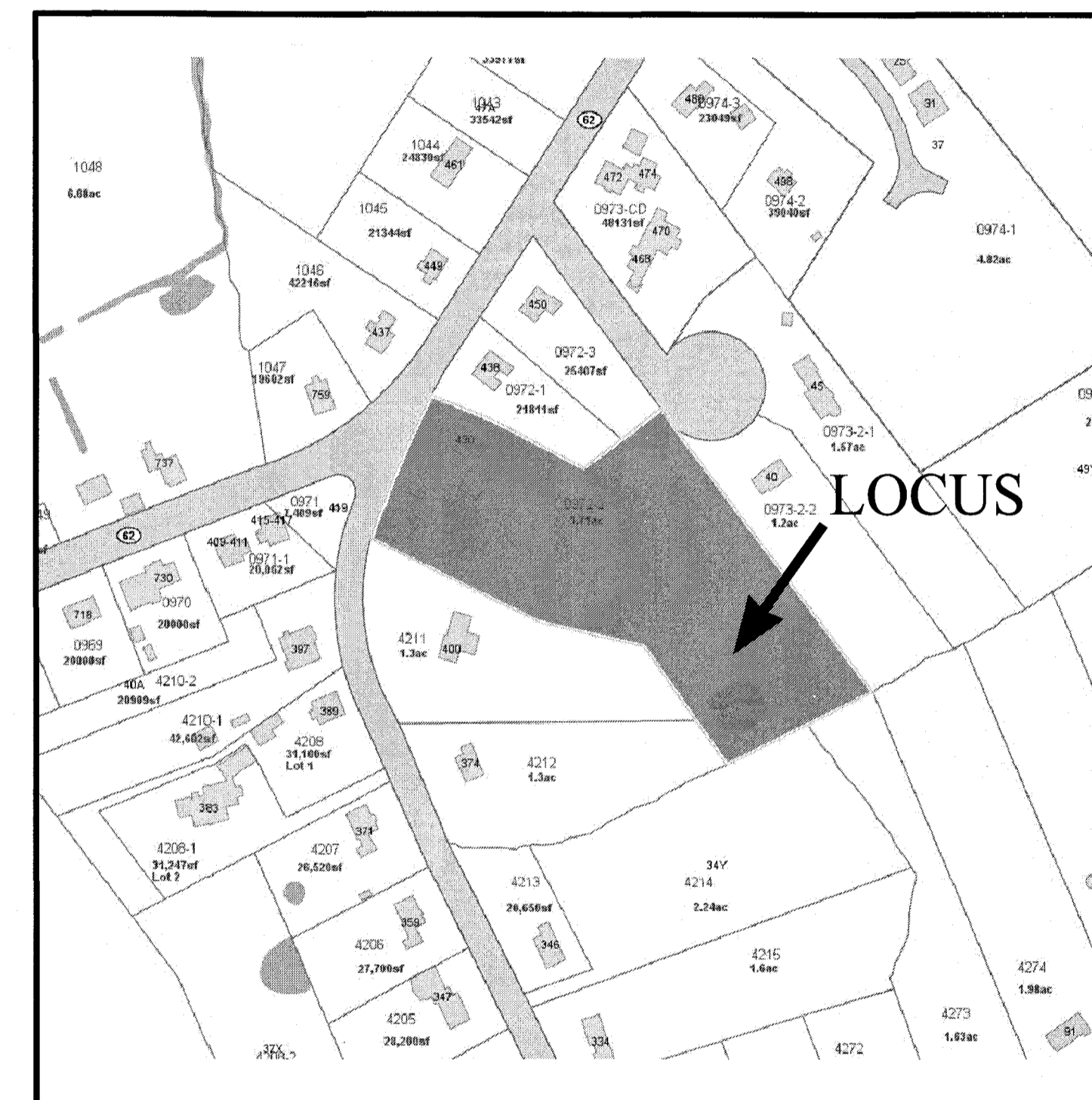
REVISED: NOVEMBER 30, 2018

SHEET INDEX

SHEET 1	COVER SHEET
SHEET 2	RECORD PLAN
SHEET 3	EXISTING CONDITIONS
SHEET 4	MASTER PLAN
SHEET 5	SITE DEVELOPMENT PLAN
SHEET 6-7	CONSTRUCTION DETAILS PLAN
SHEET 8	STORMWATER POLLUTION PREVENTION PLAN



LOCUS
SCALE: 1"=1,000'



LOCUS
SCALE: 1"=200'

CONCORD ZONING BOARD OF APPEALS

APPROVAL DATE: _____

ENDORSEMENT DATE: _____

I, CLERK OF THE TOWN OF CONCORD, MASSACHUSETTS HEREBY CERTIFY THE NOTICE OF APPROVAL OF THIS PLAN BY THE CONCORD ZONING BOARD OF APPEALS HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

DATE _____

TOWN CLERK _____

RECORD OWNER

CONCORD CULINARY COTTAGES, LLC.
 48 THOREAU STREET
 CONCORD, MA 01742

REFERENCE

MIDDLESEX REGISTRY OF DEEDS
 SOUTH DISTRICT
 DEED BOOK 29299 PAGE 455
 PLAN No. 1078 OF 1998
 PLAN No. 495 OF 1965
 PLAN No. 571 OF 1972

ZONING DISTRICT

RESIDENCE A
 RESIDENCE B
 GROUNDWATER CONSERVANCY DISTRICT
 FLOODPLAIN CONSERVANCY DISTRICT
 WETLANDS CONSERVANCY DISTRICT

PROJECT LOCATION

430 OLD BEDFORD ROAD
 TOWN MAP 7J PARCEL 0972-2

SURVEYOR/ENGINEER

STAMSKI AND MCNARY, INC.
 1000 MAIN STREET
 ACTON, MA 01720

RECORD OWNER

CONCORD CULINARY COTTAGES, LLC
48 THOREAU STREET
CONCORD, MA

REFERENCE

MIDDLESEX REGISTRY OF DEEDS
SOUTH DISTRICT
DEED BOOK 29299 PAGE 455
PLAN No. 495 OF 1965
PLAN No. 571 OF 1972
PLAN No. 1078 OF 1998

ZONING DISTRICT

RESIDENCE B
RESIDENCE A
GROUNDWATER CONSERVANCY DISTRICT
FLOODPLAIN CONSERVANCY DISTRICT
WETLANDS CONSERVANCY DISTRICT

DATUM

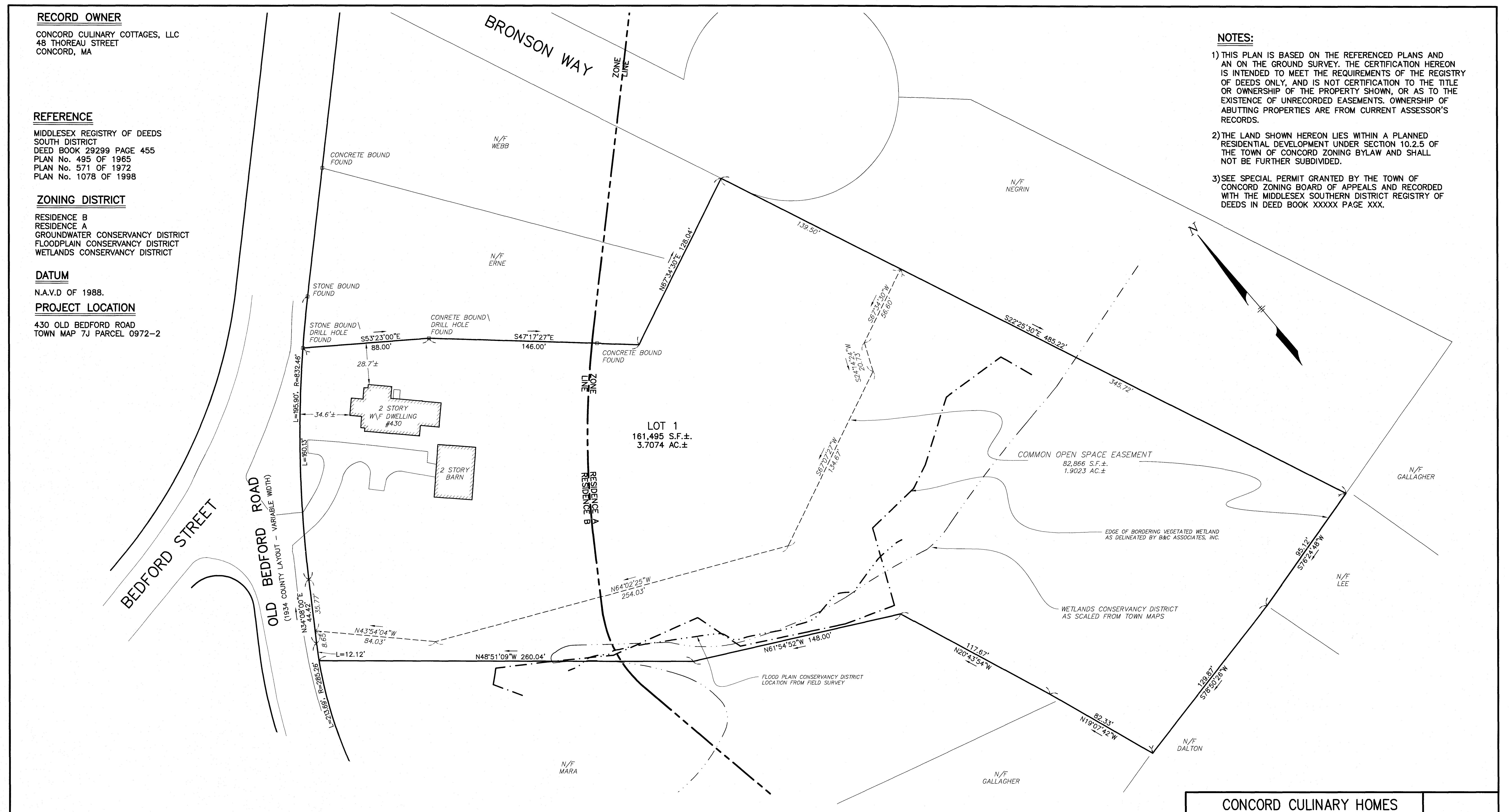
N.A.V.D OF 1988.

PROJECT LOCATION

430 OLD BEDFORD ROAD
TOWN MAP 7J PARCEL 0972-2

NOTES:

- 1) THIS PLAN IS BASED ON THE REFERENCED PLANS AND AN ON THE GROUND SURVEY. THE CERTIFICATION HEREON IS INTENDED TO MEET THE REQUIREMENTS OF THE REGISTRY OF DEEDS ONLY, AND IS NOT CERTIFICATION TO THE TITLE OR OWNERSHIP OF THE PROPERTY SHOWN, OR AS TO THE EXISTENCE OF UNRECORDED EASEMENTS. OWNERSHIP OF ABUTTING PROPERTIES ARE FROM CURRENT ASSESSOR'S RECORDS.
- 2) THE LAND SHOWN HEREON LIES WITHIN A PLANNED RESIDENTIAL DEVELOPMENT UNDER SECTION 10.2.5 OF THE TOWN OF CONCORD ZONING BYLAW AND SHALL NOT BE FURTHER SUBDIVIDED.
- 3) SEE SPECIAL PERMIT GRANTED BY THE TOWN OF CONCORD ZONING BOARD OF APPEALS AND RECORDED WITH THE MIDDLESEX SOUTHERN DISTRICT REGISTRY OF DEEDS IN DEED BOOK XXXXX PAGE XXX.



CONCORD ZONING BOARD OF APPEALS

ENDORSEMENT DATE: _____

I, CLERK OF THE TOWN OF CONCORD, MASSACHUSETTS HEREBY CERTIFY THE NOTICE OF APPROVAL OF THIS PLAN BY THE CONCORD ZONING BOARD OF APPEALS HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

DATE _____

TOWN CLERK _____

THIS PLAN SHOWS THE PROPERTY LINES THAT ARE THE LINES OF EXISTING OWNERSHIP, AND THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND NO NEW LINES FOR DIVISION OF OWNERSHIP OR FOR NEW WAYS ARE SHOWN. THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

DATE _____

REGISTERED PROFESSIONAL LAND SURVEYOR _____

CONCORD CULINARY HOMES A PLANNED RESIDENTIAL DEVELOPMENT CONCORD, MASSACHUSETTS	
RECORD PLAN	
FOR: _____	ZUR ATTIAS
SCALE: 1"=30'	APRIL 27, 2018
REV: AUGUST 3, 2018 (TOWN PLANNER)	REV: NOVEMBER 30, 2018
STAMSKI AND McNARY, INC. 1000 MAIN STREET ACTON, MASS. ENGINEERING - PLANNING - SURVEYING	
SM-5742A (5742A.PRD.REC3.dwg) SHEET 2 OF 8	