

**Town of Concord
Drinking Gourd
Project**

**Caesar Robbins House
Relocation**



Monument Street
Concord, MA 01742

David W. Fisher, RLA
Landscape Architecture/Site Planning

430 Cambridge Turnpike
Concord, MA 01742
978 996-5713

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CONSULTING ENGINEERS

PROJECT	01742
FILE DATE	2-27-10
TITLE	Schematic Design
DRAWN BY	
SCALE	

L0.01

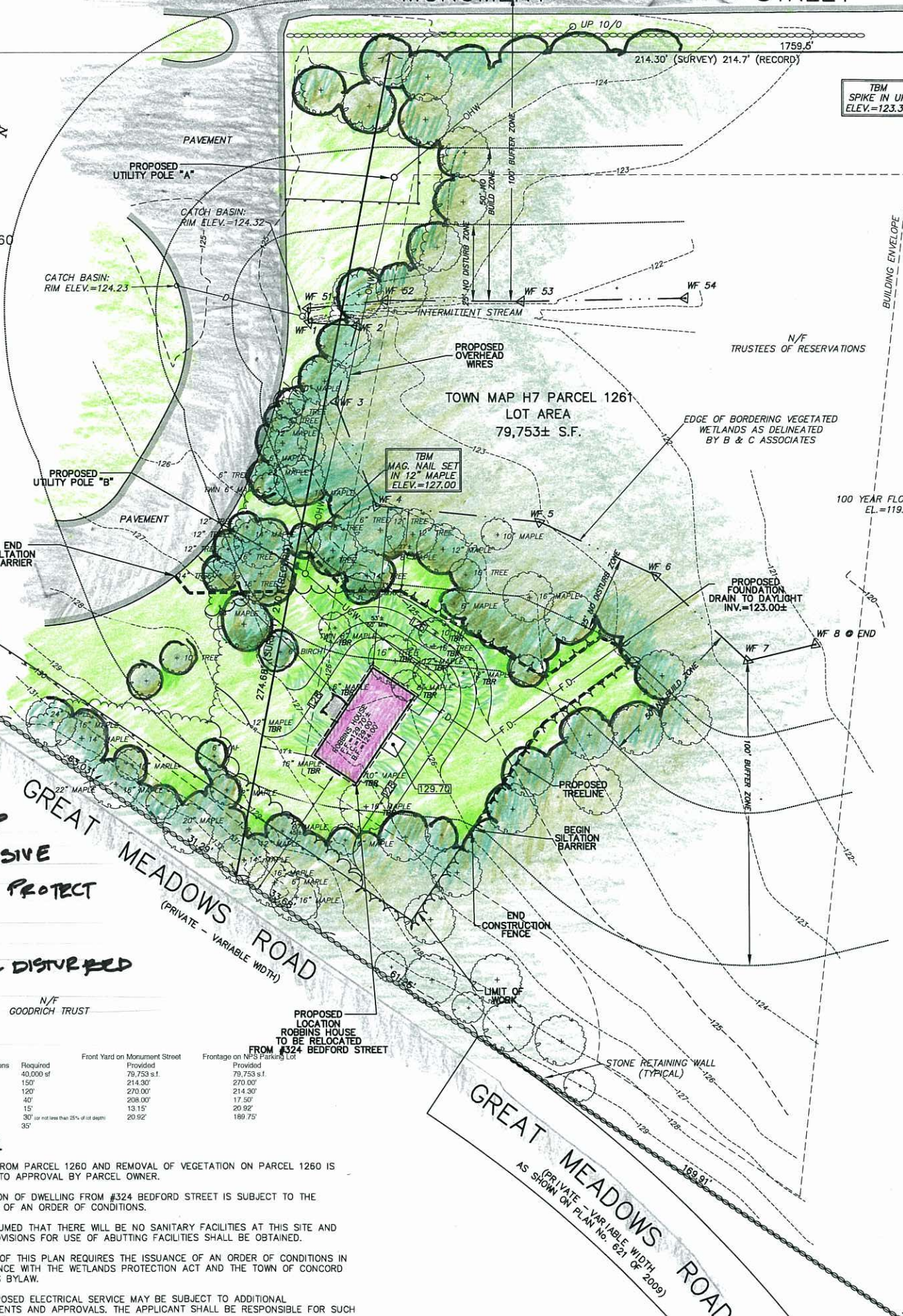
MONUMENT STREET
(1924 COUNTY LAYOUT - 50' WIDE)

LANDING LANE
(PRIVATE - 20' WIDE)

SIMMONS

N09°00'00"W
TOWN MAP H7 PARCEL 1260

TOWN MAP H7 PARCEL 1261
LOT AREA
79,753± S.F.



RECORD OWNER

PARCEL 1260
TOWN OF CONCORD
P.O. BOX 535
CONCORD, MA

PARCEL 1261
TRUSTEES OF RESERVATIONS
GREATER BOSTON REGION
MOOSE HILL FARM
396 MOOSE HILL STREET
SHARON, MA

REFERENCE

PARCEL 1260
MIDDLESEX REGISTRY OF DEEDS
SOUTH DISTRICT
DEED BOOK 5350 PAGE 339

PARCEL 1261
MIDDLESEX REGISTRY OF DEEDS
SOUTH DISTRICT
DEED BOOK 6342 PAGE 562

PLAN No. 801 DATED JUNE 1, 1915
PLAN No. 808 OF 1929
PLAN No. 795 OF 1993
PLAN No. 728 OF 1994
PLAN No. 621 OF 2009

DATUM

N.G.V.D. OF 1929.

ZONING DISTRICT

RESIDENCE A, HISTORIC DISTRICT

UTILITY NOTE:

ALL UNDERGROUND UTILITIES SHOWN HERE WERE COMPILED ACCORDING TO AVAILABLE RECORD PLANS FROM VARIOUS UTILITY COMPANIES AND PUBLIC AGENCIES AND ARE APPROXIMATE ONLY. ACTUAL LOCATIONS MUST BE DETERMINED IN THE FIELD BEFORE DESIGNING, EXCAVATING, BLASTING, INSTALLING, BACKFILLING, GRADING, PAVEMENT RESTORATION OR REPAIRING. ALL UTILITY COMPANIES, PUBLIC AND PRIVATE, MUST BE CONTACTED INCLUDING THOSE IN CONTROL OF UTILITIES NOT SHOWN ON THIS PLAN. SEE CHAPTER 370., ACTS OF 1963 MASS. WE ASSUME NO RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES OMITTED OR INACCURATELY SHOWN. BEFORE PLANNING FUTURE CONNECTIONS, THE APPROPRIATE PUBLIC UTILITY ENGINEERING DEPARTMENT MUST BE CONSULTED. DIG SAFE TELE. NO. 1-888-344-7233.

**PRELIMINARY SITE PLAN
IN
CONCORD, MASSACHUSETTS
(MIDDLESEX COUNTY)**

FOR: ROBBINS HOUSE CENTER
SCALE: 1"=20' AUGUST 31, 2010

STAMSKI AND McNARY, INC.
1000 MAIN STREET ACTON, MASSACHUSETTS
ENGINEERING - PLANNING - SURVEYING

0 10 20 40 60 80 FT

(4572A-CONCEPT1.dwg) Monument Street SM-4572

- GRANITE DOOR STEP
- REMOVE ALL INVASIVE PLANT MATERIAL. PROTECT NATIVE TREES.
- LOAM & SEED ALL DISTURBED AREAS

N/F GOODRICH TRUST

Dimensional Regulations	Required	Front Yard on Monument Street	Frontage on N/S Parking Lot
Min. Lot Area:	40,000 sq ft	79,753± s.f.	79,753± s.f.
Min. Lot Frontage:	150'	214.30'	270.00'
Min. Lot Width:	120'	270.00'	214.30'
Min. Front Yard:	40'	208.00'	17.50'
Min. Side Yard:	15'	13.15'	20.92'
Min. Rear Yard:	30' (or not less than 25% of depth)	20.92'	180.75'
Max. Height:	35'		

NOTES:

1. ACCESS FROM PARCEL 1260 AND REMOVAL OF VEGETATION ON PARCEL 1260 IS SUBJECT TO APPROVAL BY PARCEL OWNER.
2. RELOCATION OF DWELLING FROM #324 BEDFORD STREET IS SUBJECT TO THE ISSUANCE OF AN ORDER OF CONDITIONS.
3. IT IS ASSUMED THAT THERE WILL BE NO SANITARY FACILITIES AT THIS SITE AND THAT PROVISIONS FOR USE OF ADJUTING FACILITIES SHALL BE OBTAINED.
4. THE USE OF THIS PLAN REQUIRES THE ISSUANCE OF AN ORDER OF CONDITIONS IN ACCORDANCE WITH THE WETLANDS PROTECTION ACT AND THE TOWN OF CONCORD WETLANDS BYLAW.
5. THE PROPOSED ELECTRICAL SERVICE MAY BE SUBJECT TO ADDITIONAL REQUIREMENTS AND APPROVALS. THE APPLICANT SHALL BE RESPONSIBLE FOR SUCH APPROVALS.