

PROJECT PARCEL SITE
TOWN OF CONCORD ASSESSOR'S MAP DATA

TAX MAP
MAP F05 PARCEL 1613

PLANS TO ACCOMPANY PERMIT DOCUMENTS

FOR

CLCT BOARDWALK

1075 LOWELL ROAD

CONCORD, MASSACHUSETTS

ISSUE DATE: JANUARY 28, 2026



LOCUS MAP
SCALE: 1" = 200'

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PERMITS

LOCAL	GOVERNING BODY	STATUS
ORDER OF RESOURCE AREA DELINEATION	TOWN OF CONCORD NATURAL RESOURCES COMMISSION 141 KEYES ROAD CONCORD, MA 01742 ATTN: DELIA KAYE	MASSDEP FILE# 137-1671 ISSUED 05.10.2024
ORDER OF CONDITIONS	TOWN OF CONCORD NATURAL RESOURCES COMMISSION 141 KEYES ROAD CONCORD, MA 01742 ATTN: DELIA KAYE	FILED 01.28.2026
BUILDING PERMIT	TOWN OF CONCORD BUILDING DEPARTMENT 141 KEYES ROAD CONCORD, MA 01742 ATTN: KEVIN PICKERING	TO BE FILED (BY OTHERS)

PREPARED BY

CIVIL ENGINEER
BEALS ASSOCIATES, INC.
2 PARK PLAZA
SUITE 200
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MCOSTA@BEALSASSOCIATES.COM

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JGARNETT@603ENG.COM

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UTILITY CONTACTS

WATER
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ELECTRIC
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1175 ELM STREET
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T.978.318.3101

TELECOMMUNICATIONS
COMCAST CABLE CORPORATION
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CHELMSFORD, MA 01824
T.978.848.5163

MUNICIPAL CONTACTS

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ELECTRIC
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T.978.318.3101

TELECOMMUNICATIONS
VERIZON
385 MYLES STANDISH BLVD.
TAUNTON, MA 02780
T.413.787.1845

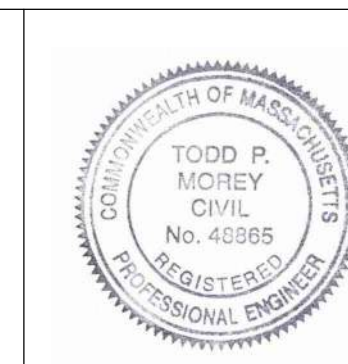
NATURAL RESOURCES
TOWN OF CONCORD NATURAL RESOURCES COMMISSION
141 KEYES ROAD, 1ST FLOOR
CONCORD, MA 01742
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DKAYE@CONCORDMA.GOV

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BUILDING DEPARTMENT
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OWNER/APPLICANT
Concord Land Conservation Trust
175 SUDBURY RD
CONCORD, MA 01742

TODD P. MOREY, P.E. 48865 CIVIL



Project No. C-956.06

Original Issue Date:
January 28, 2026

BEALS ASSOCIATES INC.

2 PARK PLAZA SUITE 200 BOSTON, MA 02116
PHONE: 617-242-1120
*PLANNING *ENGINEERING *PERMITTING *MANAGEMENT

REVISION	DATE

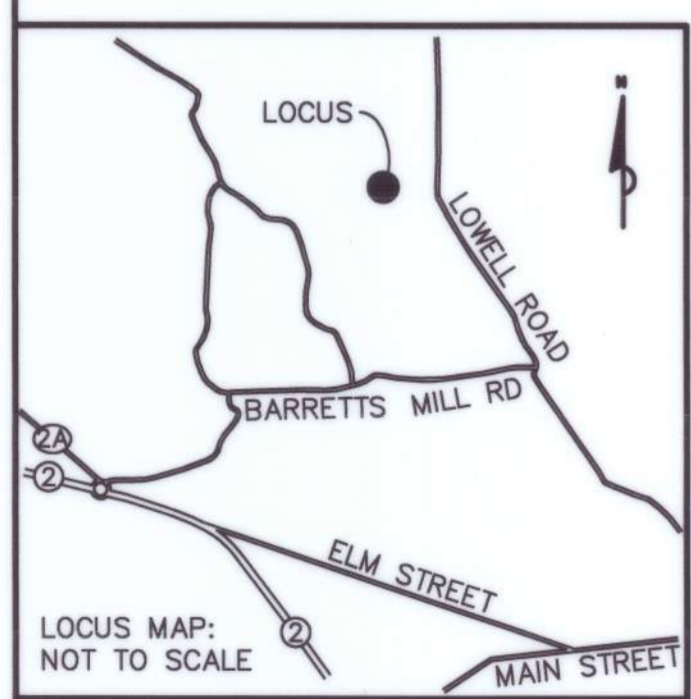
I HEREBY ACKNOWLEDGE THAT THESE PLANS AND SPECIFICATIONS WERE PREPARED UNDER MY DIRECT SUPERVISION AND THAT I AM REGISTERED IN THE COMMONWEALTH OF MASSACHUSETTS TO PRACTICE AS A PROFESSIONAL ENGINEER.



N/F
MACONE FARM QPRT #1 &
MACONE FARM QPRT #2
76329/171
#79 MACONE FARM LANE

LINE	LENGTH	BEARING
L1	124.13	N67°08'34"E
L2	68.84	N27°19'19"E
L3	173.99	N58°53'47"E
L4	66.76	N24°54'18"E
L5	28.22	N71°27'37"E
L6	46.04	S52°16'47"E
L7	16.49	N62°05'09"E
L8	107.94	N77°15'24"E
L9	98.51	N62°44'02"E
L10	98.51	S62°44'02"W
L11	107.94	S77°15'24"W
L12	16.49	S62°05'09"W
L13	46.04	N52°16'47"W
L14	28.22	S71°27'37"W
L15	66.76	S24°54'18"W
L16	175.77	S58°53'47"W
L17	70.03	S27°19'19"W
L18	123.43	S67°08'34"W
L19	16.20	N45°05'09"W
L20	15.00	S27°15'58"E
L21	75.30	N27°15'58"W

CURVE	LENGTH	RADIUS	Delta	CHORD	CHORD DIRECTION
C1	42.62'	268.50'	9°05'41"	42.58'	S20°21'28"W
C2	136.91'	168.50'	46°33'19"	133.18'	S48°10'58"W
C3	116.36'	118.50'	56°15'35"	111.74'	N80°24'35"W
C4	93.36'	81.50'	65°38'04"	88.34'	S85°05'49"E
C5	71.09'	268.50'	15°10'15"	70.89'	S69°40'16"W
C6	71.35'	281.50'	14°31'22"	71.16'	N69°59'43"E
C7	79.15'	296.50'	14°31'22"	74.95'	N69°59'43"E
C8	67.12'	253.50'	15°10'15"	66.93'	S69°40'16"W
C9	110.54'	96.50'	65°38'04"	104.60'	S85°05'49"E
C10	101.63'	103.50'	56°15'35"	97.59'	N80°24'35"W
C11	124.73'	153.50'	46°33'19"	121.32'	S48°10'58"W
C12	46.09'	253.50'	10°25'01"	46.03'	S19°41'48"W



APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED
CONCORD PLANNING BOARD

Elizabeth Hughes

DATE 12/9/2025

PLANNING BOARD ENDORSEMENT IS NOT A DETERMINATION AS TO THE CONFORMANCE WITH ZONING REQUIREMENTS

N/F
CONCORD ROD & GUN CLUB
7524/339
#74 STRAWBERRY HILL ROAD

PARCEL A
1,280,000± S.F.
29.4± Ac.

LOT 1
2,438,974± S.F.
55.991± Ac.

NOTES:

- 1) LOT 1 & PARCEL A WERE CREATED FROM LAND SHOWN ON PLAN No. 729 OF 1983 RECORDED WITH THE MIDDLESEX COUNTY REGISTRY OF DEEDS.
- 2) THIS PLAN AND THE SURVEY ON WHICH IT WAS BASED WERE PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND ARE SUBJECT TO THE FINDINGS SUCH A REPORT MAY DISCLOSE.
- 3) SELECT PORTIONS OF THE WETLAND CONSERVANCY AND FLOODPLAIN CONSERVANCY DISTRICTS WERE OBTAINED FROM "ABBREVIATED NOTICE OF RESOURCE AREA DELINEATION, RESOURCE AREA DELINEATION OVERALL PLAN" BY BEALS ASSOCIATES, INC. DATED 11/1/2017, LAST REVISED 4/13/2018.
- 4) PARCEL A IS NOT TO BE CONSIDERED A SEPARATE BUILDING LOT.

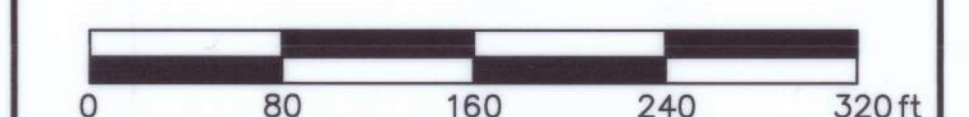
REFERENCES
MIDDLESEX COUNTY REGISTRY OF DEEDS
PLAN No. 1238 OF 1996
" " 1041 " 1995
" " 1071 " 1990
" " 729 " 1983
" " 1287 " 1980
" " 894 " 1973
" " 2112 " 1949
" " 931 " 1929
LAND COURT PLAN No. 4993B,G,H,M
1908 COUNTY LAYOUT OF LOWELL ROAD

OWNER: 1075 LOWELL ROAD LLC
DEED BOOK 80957 PAGE 16
ASSESSOR'S ID: 5F/1613

#1075 LOWELL ROAD

PLAN OF LAND
IN
CONCORD, MA
(MIDDLESEX COUNTY)

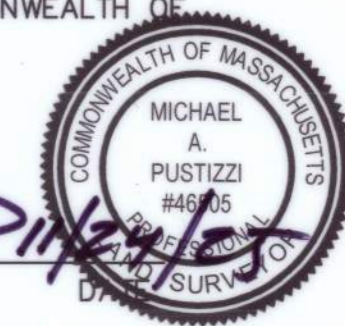
SCALE: 1"= 80' DATE: NOVEMBER 24, 2025



Precision Land Surveying, Inc.
32 Tumpike Road
Southborough, Massachusetts 01772
TELE NO.: (508) 460-1789 FAX NO.: (508) 970-0096
SHEET 2 OF 2 487306PL1.DWG

I HEREBY CERTIFY THAT:

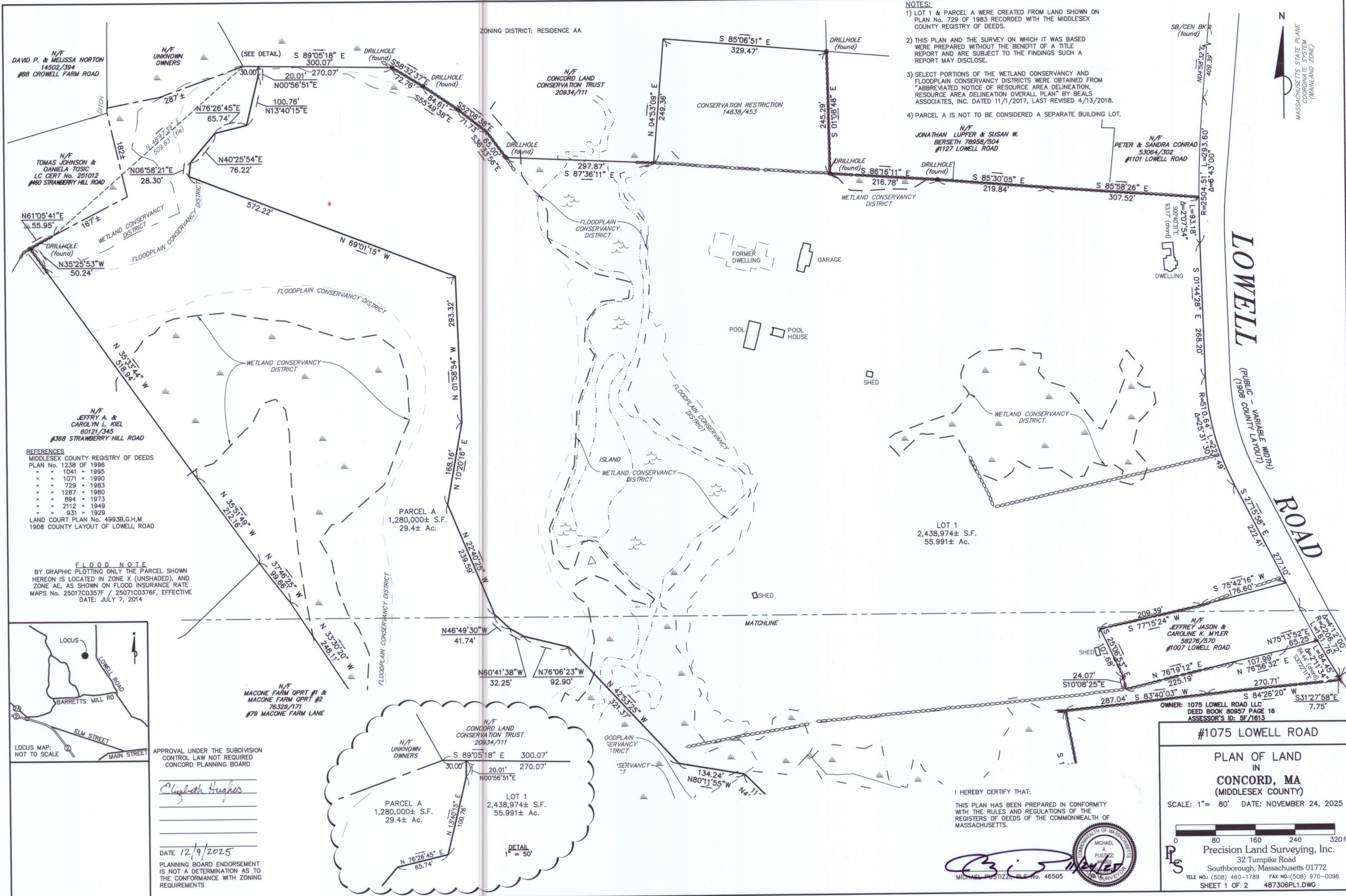
THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.



MICHAEL PUSTIZZI, PLS No. 46505

FLOOD NOTE
BY GRAPHIC PLOTTING ONLY THE PARCEL SHOWN HEREON IS LOCATED IN ZONE X (UNSHADED), AND ZONE AE, AS SHOWN ON FLOOD INSURANCE RATE MAPS No. 25017C0357F / 25071C0376F, EFFECTIVE DATE: JULY 7, 2014

ZONING DISTRICT: RESIDENCE AA



- NOTES:**
- 1) LOT 1 & PARCEL A WERE CREATED FROM LAND SHOWN ON PLAN No. 729 OF 1983 RECORDED WITH THE MIDDLESEX COUNTY REGISTRY OF DEEDS.
 - 2) THIS PLAN AND THE SURVEY ON WHICH IT WAS BASED WERE PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND ARE SUBJECT TO THE FINDINGS SUCH A REPORT MAY DISCLOSE.
 - 3) SELECT PORTIONS OF THE WETLAND CONSERVANCY AND FLOODPLAIN CONSERVANCY DISTRICTS WERE OBTAINED FROM "ABBREVIATED NOTICE OF RESOURCE AREA DELINEATION, RESOURCE AREA DELINEATION OVERALL PLAN" BY BEALS ASSOCIATES, INC. DATED 11/1/2017, LAST REVISED 4/13/2018.
 - 4) PARCEL A IS NOT TO BE CONSIDERED A SEPARATE BUILDING LOT.



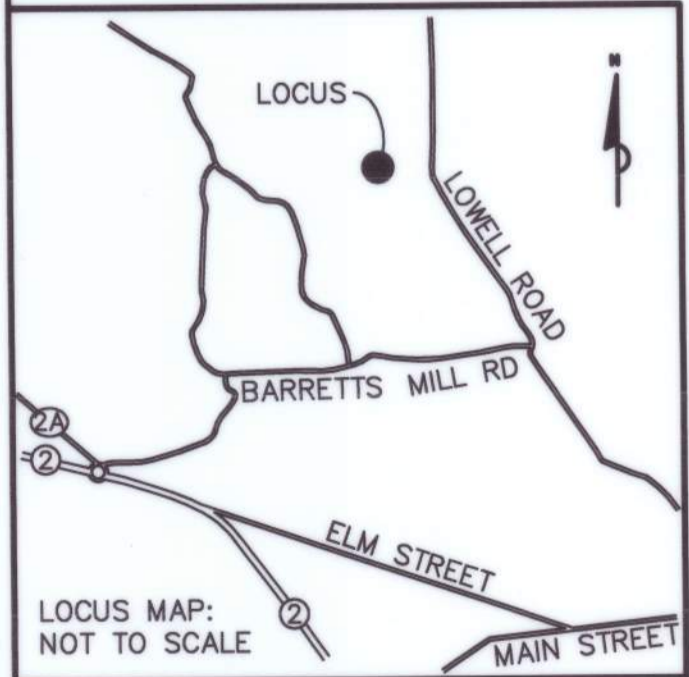
N/F
DAVID P. & MELISSA NORTON
14502/394
#88 CROWELL FARM ROAD

N/F
TOMAS JOHNSON &
DANIELA TOSIC
LC CERT No. 251012
#160 STRAWBERRY HILL ROAD

N/F
JEFFRY A. &
CAROLYN L. KIEL
60121/345
#368 STRAWBERRY HILL ROAD

- REFERENCES**
MIDDLESEX COUNTY REGISTRY OF DEEDS
PLAN No. 1238 OF 1996
" 1041 " 1995
" 1071 " 1990
" 729 " 1983
" 1287 " 1980
" 894 " 1973
" 2112 " 1949
" 931 " 1929
LAND COURT PLAN No. 4993B,G,H,M
1908 COUNTY LAYOUT OF LOWELL ROAD

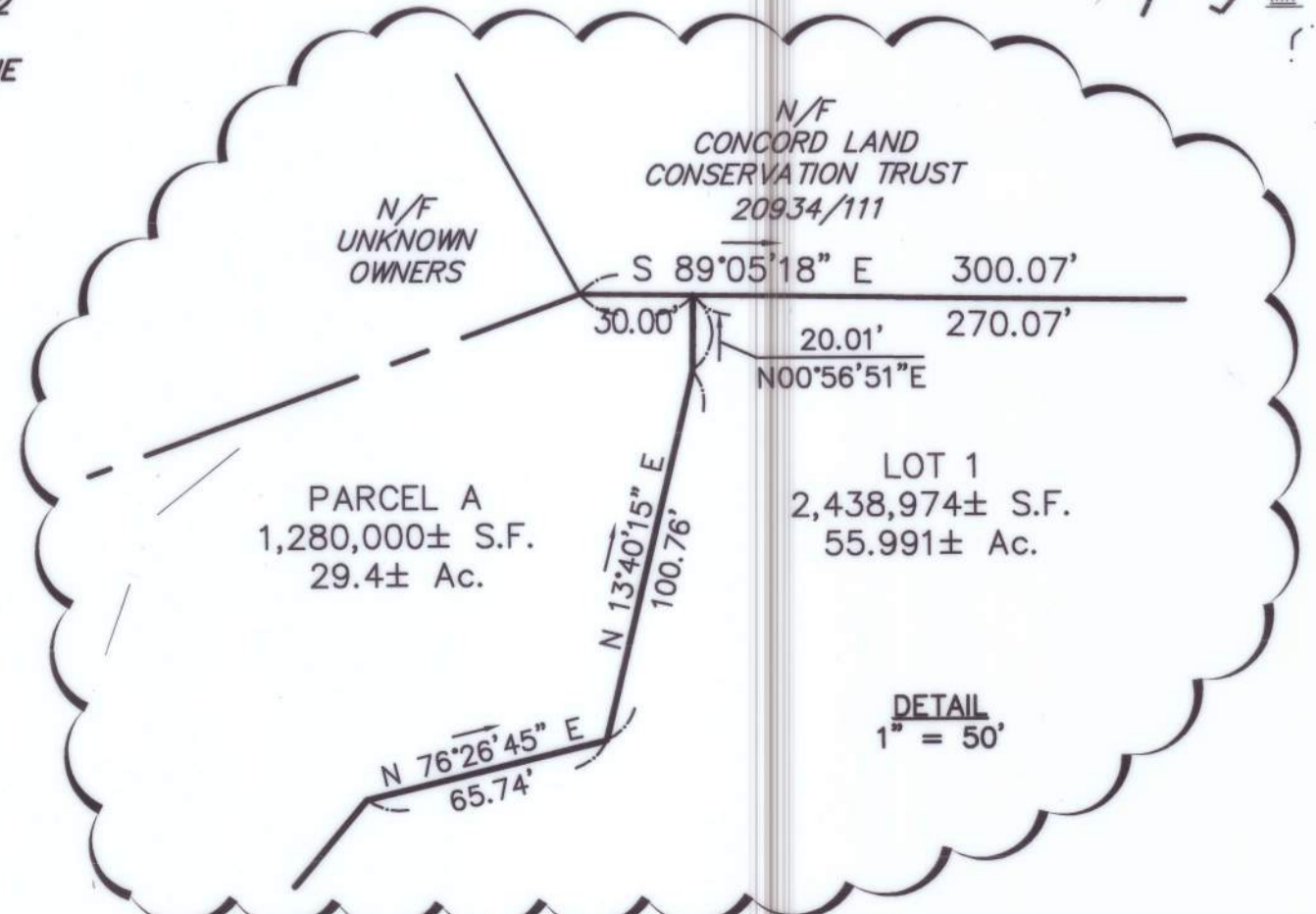
FLOOD NOTE
BY GRAPHIC PLOTTING ONLY THE PARCEL SHOWN
HEREON IS LOCATED IN ZONE X (UNSHADED), AND
ZONE AE, AS SHOWN ON FLOOD INSURANCE RATE
MAPS No. 25017C0357F / 25071C0376F, EFFECTIVE
DATE: JULY 7, 2014



APPROVAL UNDER THE SUBDIVISION
CONTROL LAW NOT REQUIRED
CONCORD PLANNING BOARD

Elizabeth Hughes

DATE 12/9/2025
PLANNING BOARD ENDORSEMENT
IS NOT A DETERMINATION AS TO
THE CONFORMANCE WITH ZONING
REQUIREMENTS



#1075 LOWELL ROAD

PLAN OF LAND
IN
CONCORD, MA
(MIDDLESEX COUNTY)

SCALE: 1" = 80' DATE: NOVEMBER 24, 2025

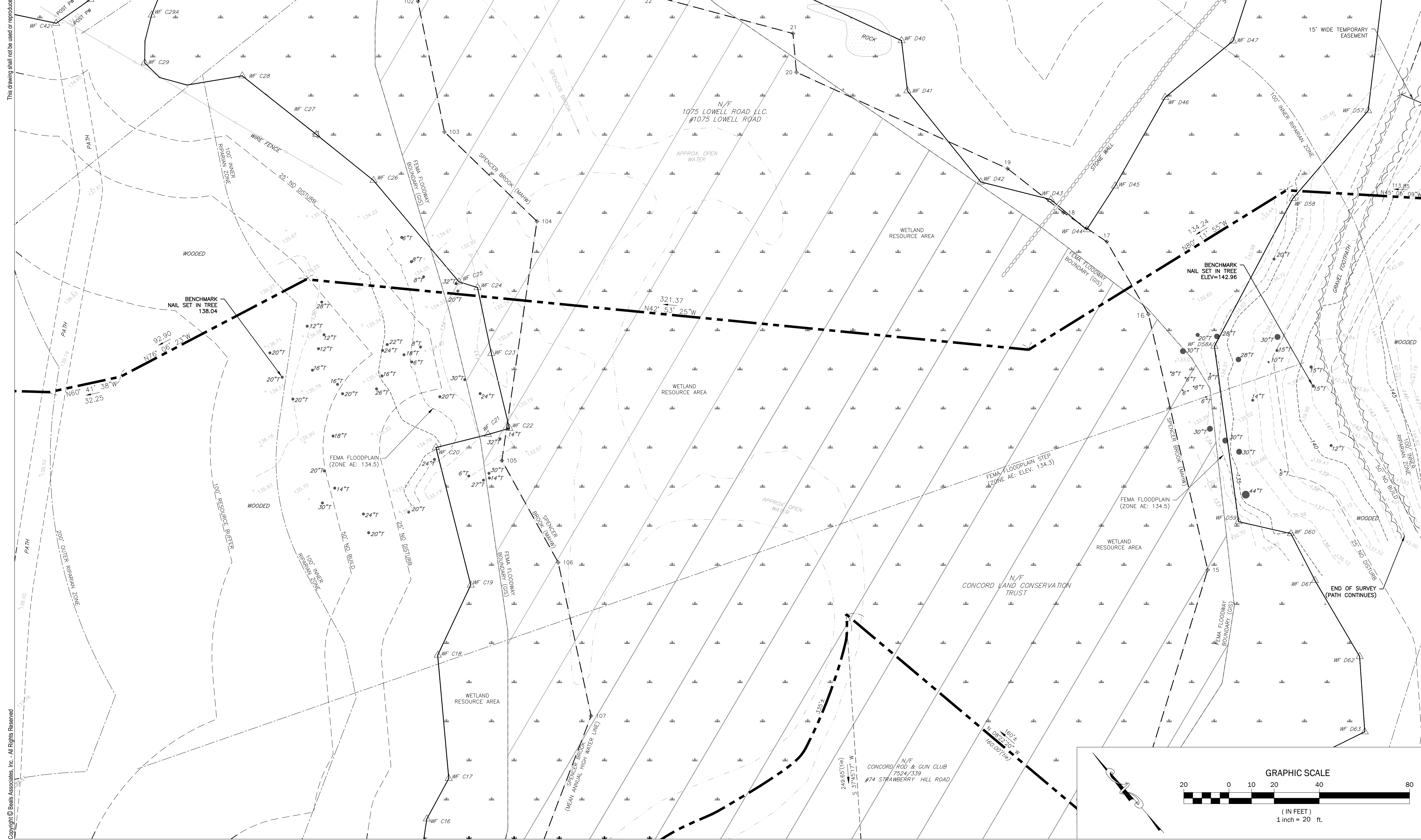
0 80 160 240 320ft

Precision Land Surveying, Inc.
32 Turnpike Road
Southborough, Massachusetts 01772
TELE No. (508) 460-1789 FAX No. (508) 970-0096
SHEET 1 OF 2 487306PL1.DWG

I HEREBY CERTIFY THAT:
THIS PLAN HAS BEEN PREPARED IN CONFORMITY
WITH THE RULES AND REGULATIONS OF THE
REGISTERS OF DEEDS OF THE COMMONWEALTH OF
MASSACHUSETTS.

Michael Pustizzi
MICHAEL PUSTITZ, PLS. No. 46505
MA SURVEYOR

- NOTES:
- PROPERTY LINES, UTILITIES, SITE DETAILS AND SURFACE IMPROVEMENTS OBTAINED FROM A PLAN ENTITLED "PLAN OF LAND IN CONCORD, MA" DATED NOVEMBER 24, 2025 AND PREPARED BY PRECISION LAND SURVEYING.
 - EXISTING TREE LOCATIONS WERE OBTAINED BY BEALS ASSOCIATES, INC. STAFF UTILIZING SUB-METER GPS TECHNOLOGY IN NOVEMBER, 2025. ALL TREE LOCATIONS SHALL BE CONFIRMED PRIOR TO CONSTRUCTION.
 - TOPOGRAPHY AND BENCHMARKS ON THE INDIVIDUAL PLANS HAVE BEEN OBTAINED FROM A PLAN ENTITLED "EXISTING CONDITIONS PLAN IN CONCORD, MA" DATED MAY 1, 2024 AND PREPARED BY PRECISION LAND SURVEYING. THE ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 AND WERE DETERMINED BY GPS OBSERVATIONS AND AN OPUS REDUCTION ON MAY 1, 2024. TOPOGRAPHY ON THE OVERALL PLAN IS A MERGE OF PRECISION LAND SURVEYING DATA AND LIDAR TOPOGRAPHY FOR AN OVERALL REPRESENTATION OF SITE CONDITIONS.
 - WETLAND RESOURCE AREA AND MEAN ANNUAL HIGH WATER ("MAHW") BOUNDARIES OBTAINED FROM A PLAN ENTITLED "PLAN TO ACCOMPANY PERMIT DOCUMENTS FOR 1075 LOWELL ROAD CONCORD, MASSACHUSETTS; ABBREVIATED NOTICE OF RESOURCE AREA DELINEATION" AND APPROVED UNDER AN ORDER OF RESOURCE AREA DELINEATION (ORAD) ISSUED ON MAY 10, 2024 AS MASS DEP FILE #137-1671. THE WETLAND FLAG LOCATIONS "WFC-20" TO "WFC-25" AND "WF-D58" TO "WF-D61" WERE SURVEY LOCATED BY PRECISION LAND SURVEYING. ALL OTHER WETLAND AND MAHW FLAG LOCATIONS WERE OBTAINED FROM THE RECORD ORAD.
 - FEMA FLOODPLAIN (ZONE AE) ELEVATION OBTAINED FROM FEMA FLOOD MAP SERVICE CENTER, MAP NO. 2501700357F AND 2501700376F (MAP REVISED 7/7/2014). THE BOUNDARY OF THE FEMA FLOODPLAIN IS BASED ON THE TOPOGRAPHY OBTAINED FROM THE PRECISION LAND SURVEYING PLAN REFERENCED ABOVE. THE FLOODWAY BOUNDARY AND FLOODPLAIN STEP LOCATIONS OBTAINED FROM MASS GIS.
 - THE PROPERTY IS NOT LOCATED WITHIN NATURAL HERITAGE AND ENDANGERED SPECIES BOUNDARIES AS SHOWN ON CURRENT NHESP MAPS. THERE ARE NO POTENTIAL OR CERTIFIED VERNAL POOLS WITHIN THE PROPERTY.



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Not for Construction

BEALS ASSOCIATES, INC.
 25 STATE PLAZA SUITE 200 BOSTON, MA 02116
 PHONE: 617-242-1122
 *PLANNING *ENGINEERING *PERMITTING *MANAGEMENT

Applicant / Owner
 Concord Land Conservation Trust
 175 Sudbury Rd
 Concord, MA 01742

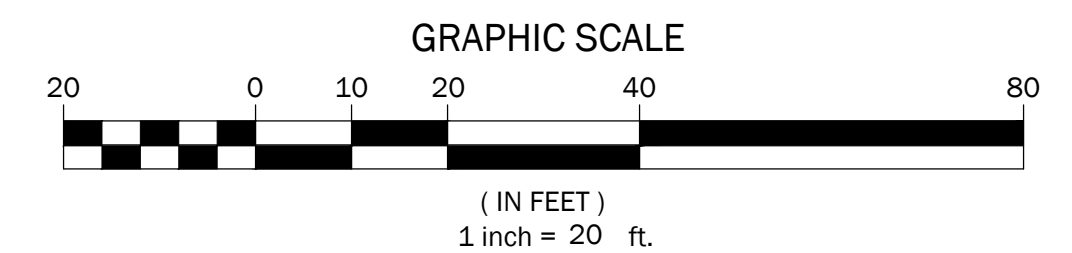
CLCT Boardwalk
 1075 Lowell Road
 Concord, MA

No.	Revision	Date

Permit Documents
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 Proj. No.: C-956.06 Issue Date: 01.28.26
 Drawing Scale: 1"=20'

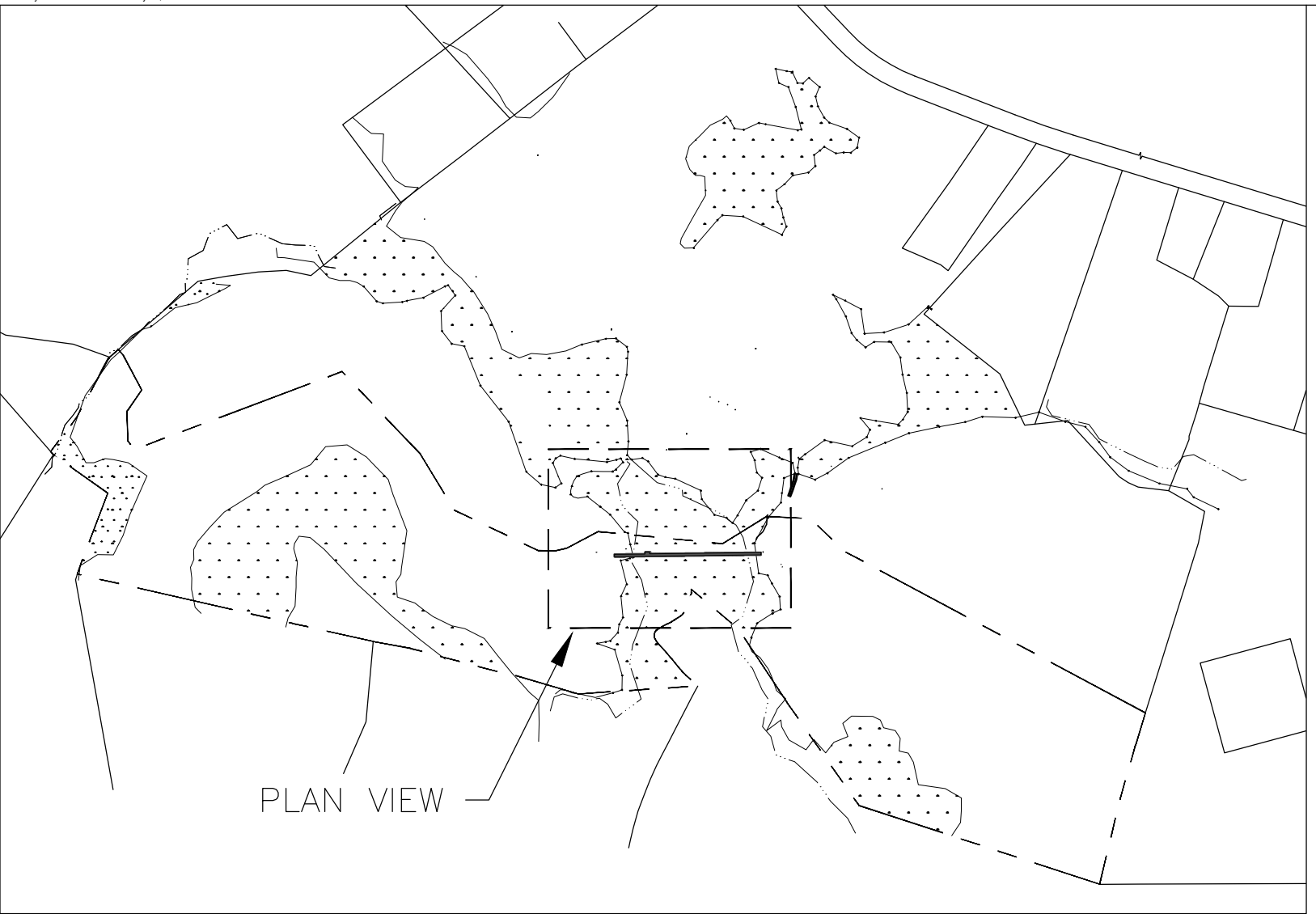
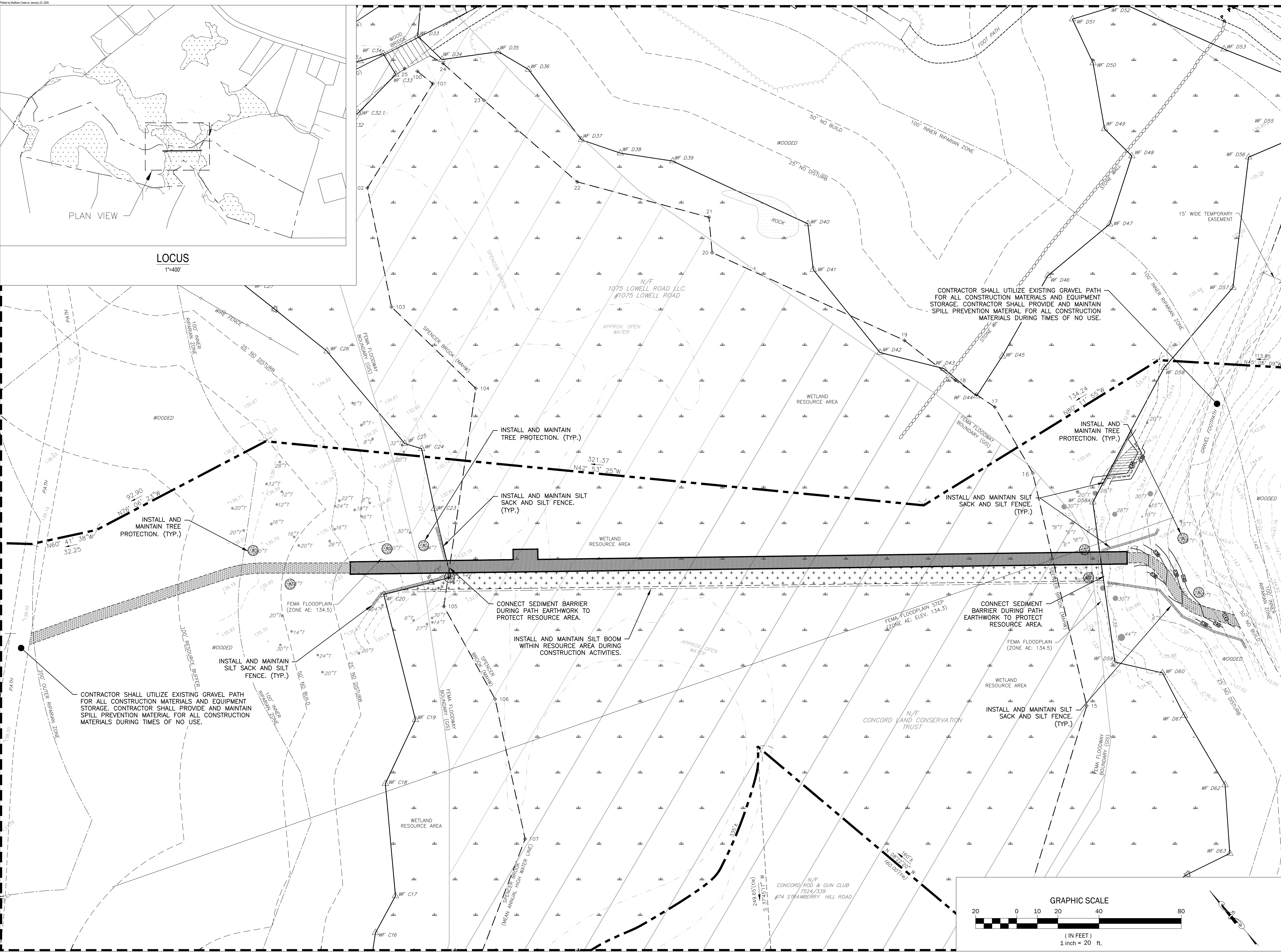
EXISTING CONDITIONS PLAN

Sheet Number
C101



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CONTRACTOR SHALL UTILIZE EXISTING GRAVEL PATH FOR ALL CONSTRUCTION MATERIALS AND EQUIPMENT STORAGE. CONTRACTOR SHALL PROVIDE AND MAINTAIN SPILL PREVENTION MATERIAL FOR ALL CONSTRUCTION MATERIALS DURING TIMES OF NO USE.

INSTALL AND MAINTAIN TREE PROTECTION. (TYP.)

INSTALL AND MAINTAIN TREE PROTECTION. (TYP.)

INSTALL AND MAINTAIN SILT SACK AND SILT FENCE. (TYP.)

INSTALL AND MAINTAIN SILT SACK AND SILT FENCE. (TYP.)

INSTALL AND MAINTAIN TREE PROTECTION. (TYP.)

INSTALL AND MAINTAIN SILT SACK AND SILT FENCE. (TYP.)

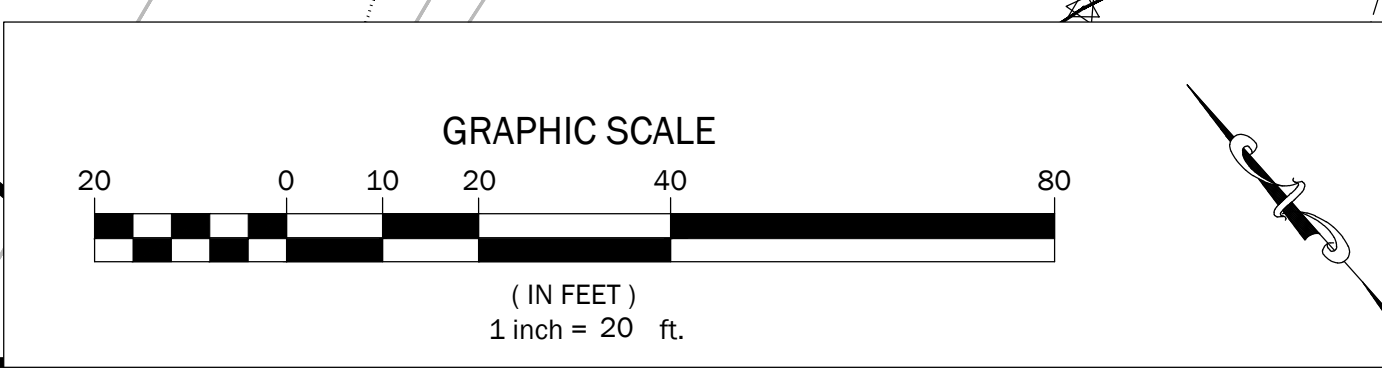
CONNECT SEDIMENT BARRIER DURING PATH EARTHWORK TO PROTECT RESOURCE AREA.

INSTALL AND MAINTAIN SILT BOOM WITHIN RESOURCE AREA DURING CONSTRUCTION ACTIVITIES.

CONNECT SEDIMENT BARRIER DURING PATH EARTHWORK TO PROTECT RESOURCE AREA.

INSTALL AND MAINTAIN SILT SACK AND SILT FENCE. (TYP.)

CONTRACTOR SHALL UTILIZE EXISTING GRAVEL PATH FOR ALL CONSTRUCTION MATERIALS AND EQUIPMENT STORAGE. CONTRACTOR SHALL PROVIDE AND MAINTAIN SPILL PREVENTION MATERIAL FOR ALL CONSTRUCTION MATERIALS DURING TIMES OF NO USE.



BEALS ASSOCIATES, INC.
 250 BOSTON, MA 02116
 PHONE: 617-342-1122
 *PLANNING *ENGINEERING *PERMITTING *MANAGEMENT

Applicant / Owner
 Concord Land Conservation Trust
 175 Sudbury Rd
 Concord, MA 01742

CLCT Boardwalk
 1075 Lowell Road
 Concord, MA

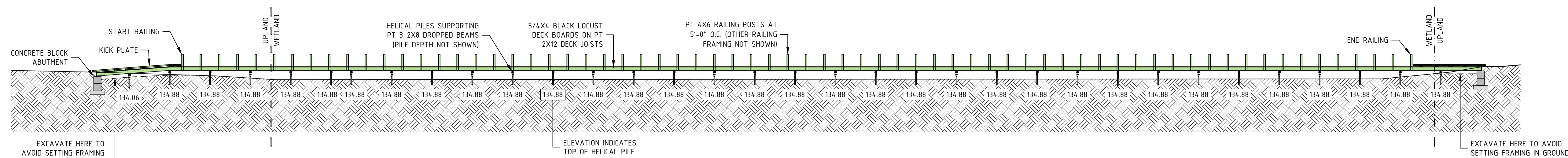
No.	Revision	Date

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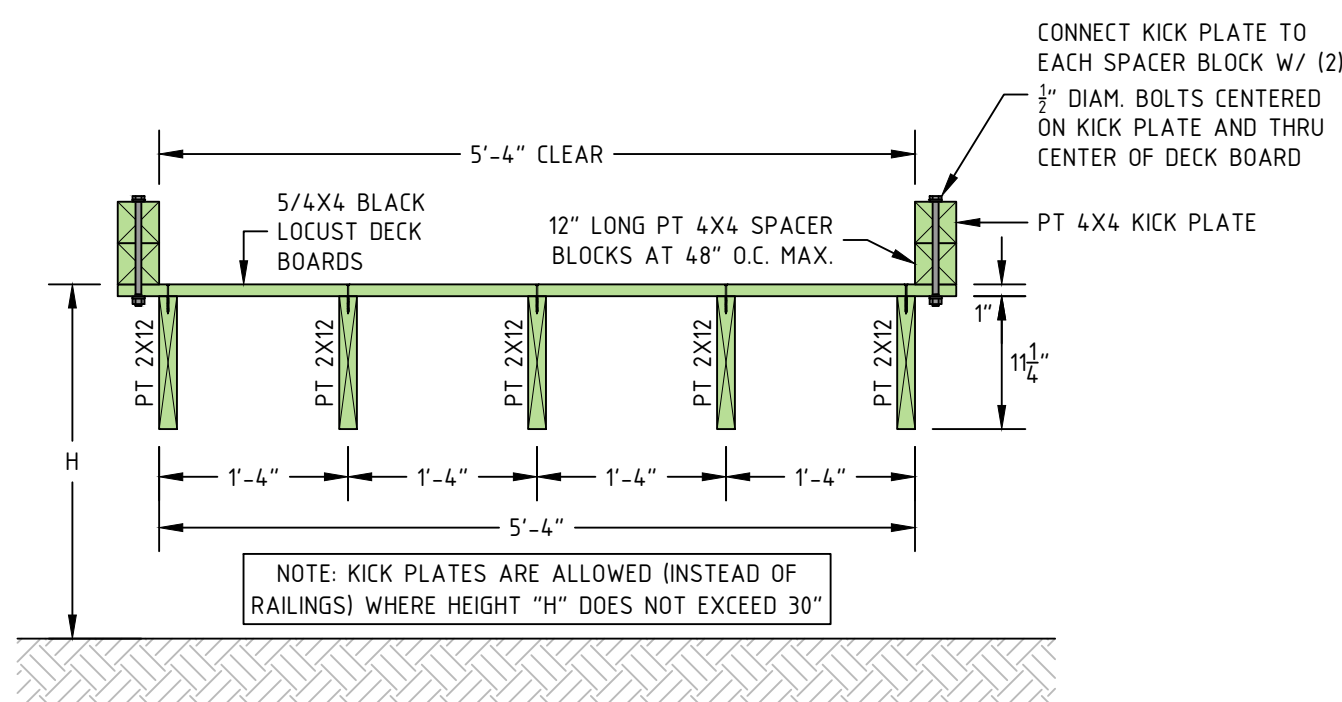
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EROSION AND SEDIMENTATION CONTROL PLAN

Sheet Number
C110

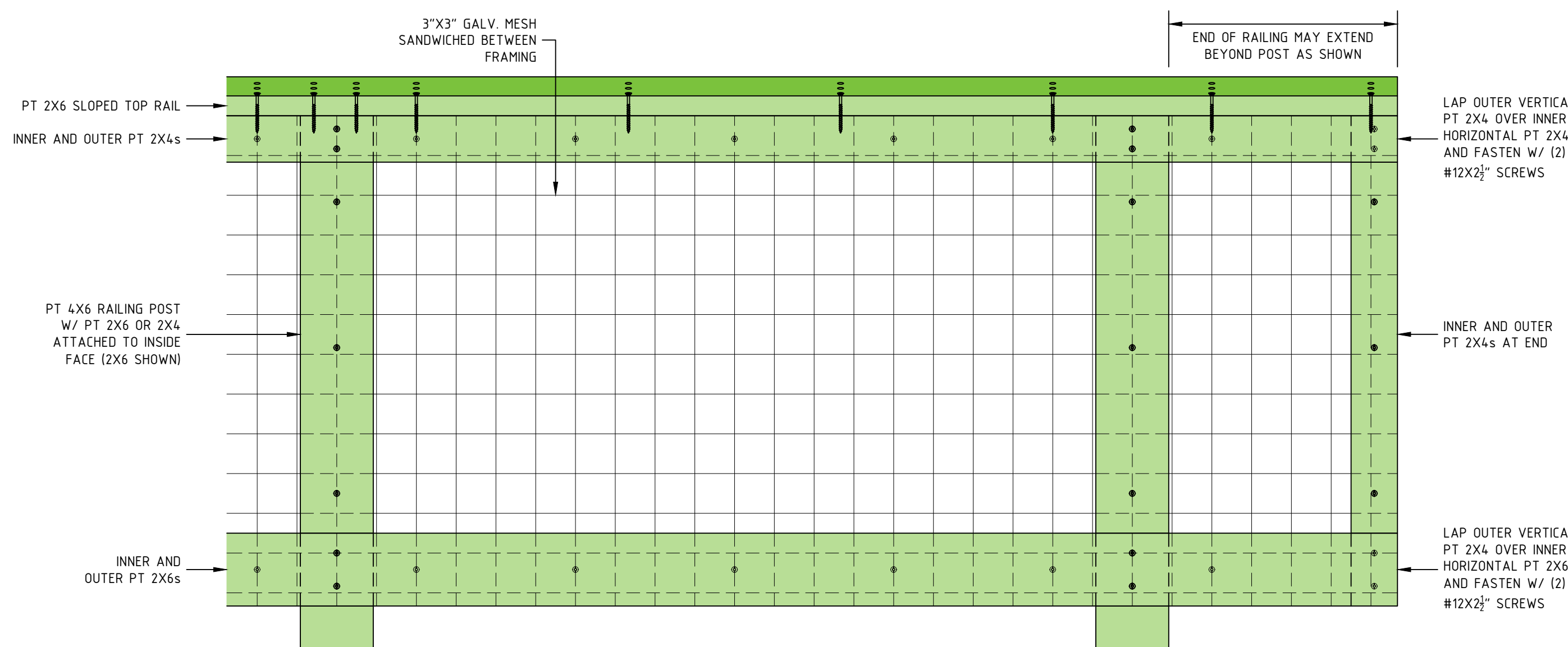
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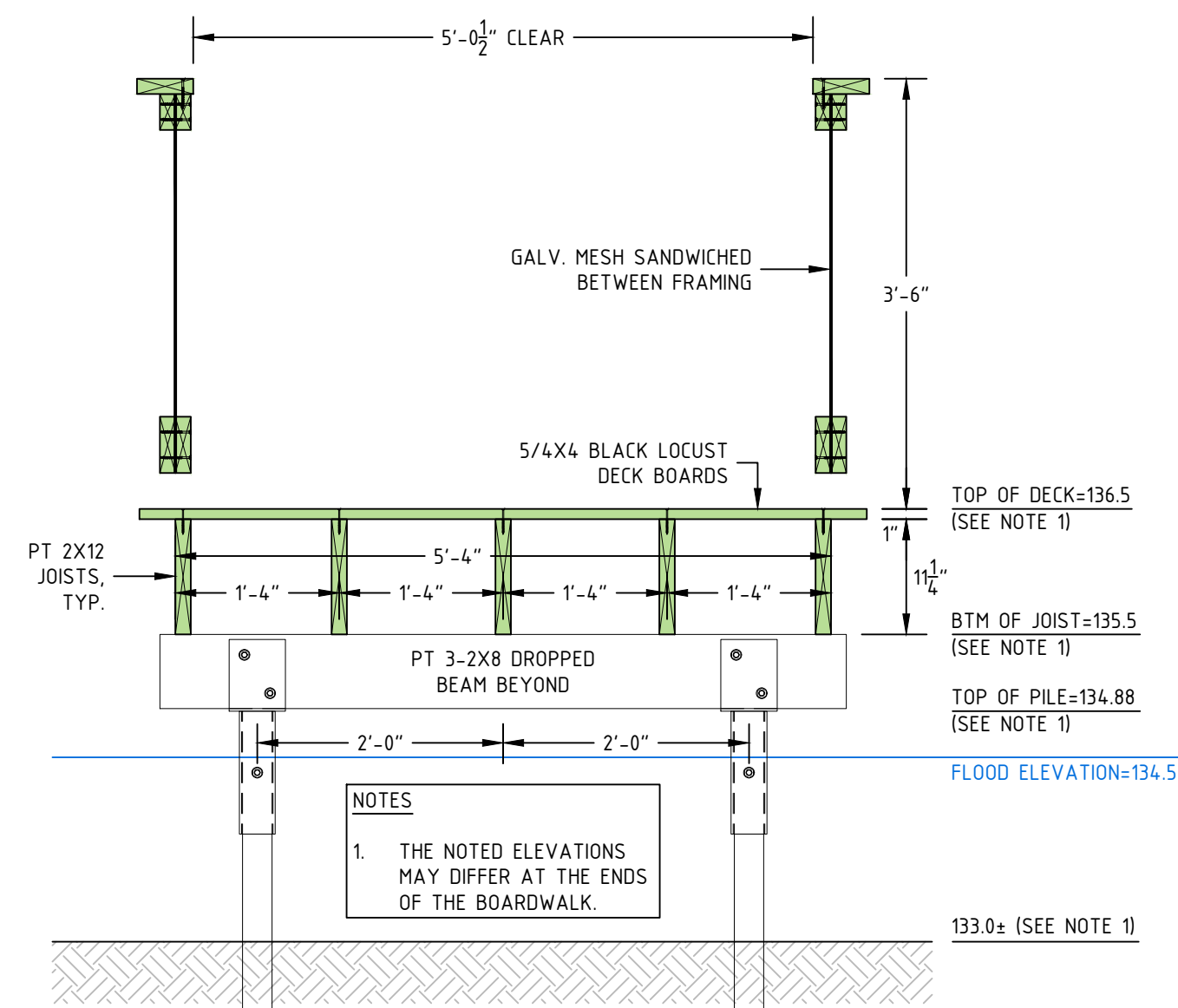
PRELIMINARY BOARDWALK PROFILE
SCALE: 1/16" = 1'-0"



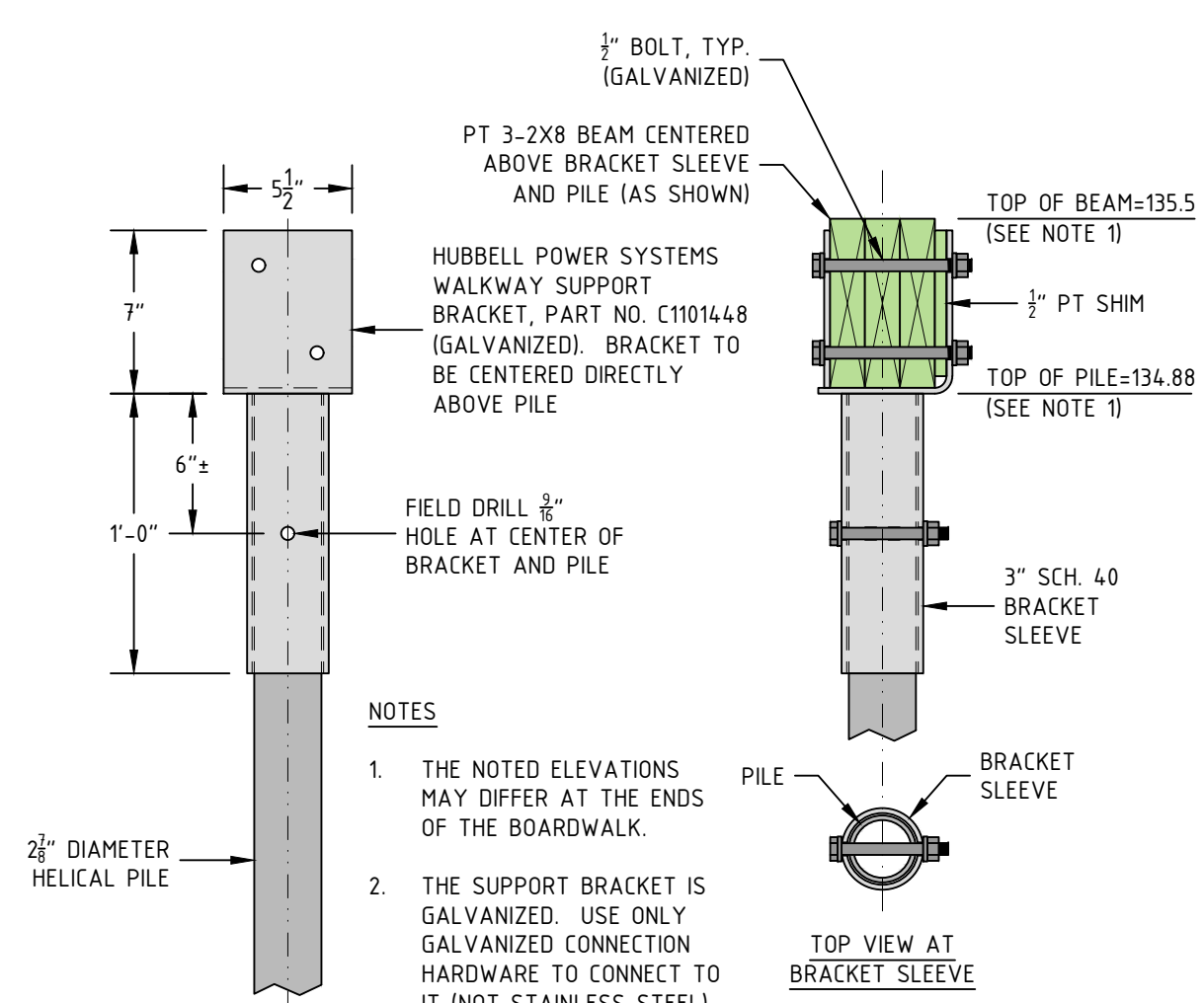
TYP. SECTION AT KICK PLATES
SCALE: 3/4" = 1'-0"



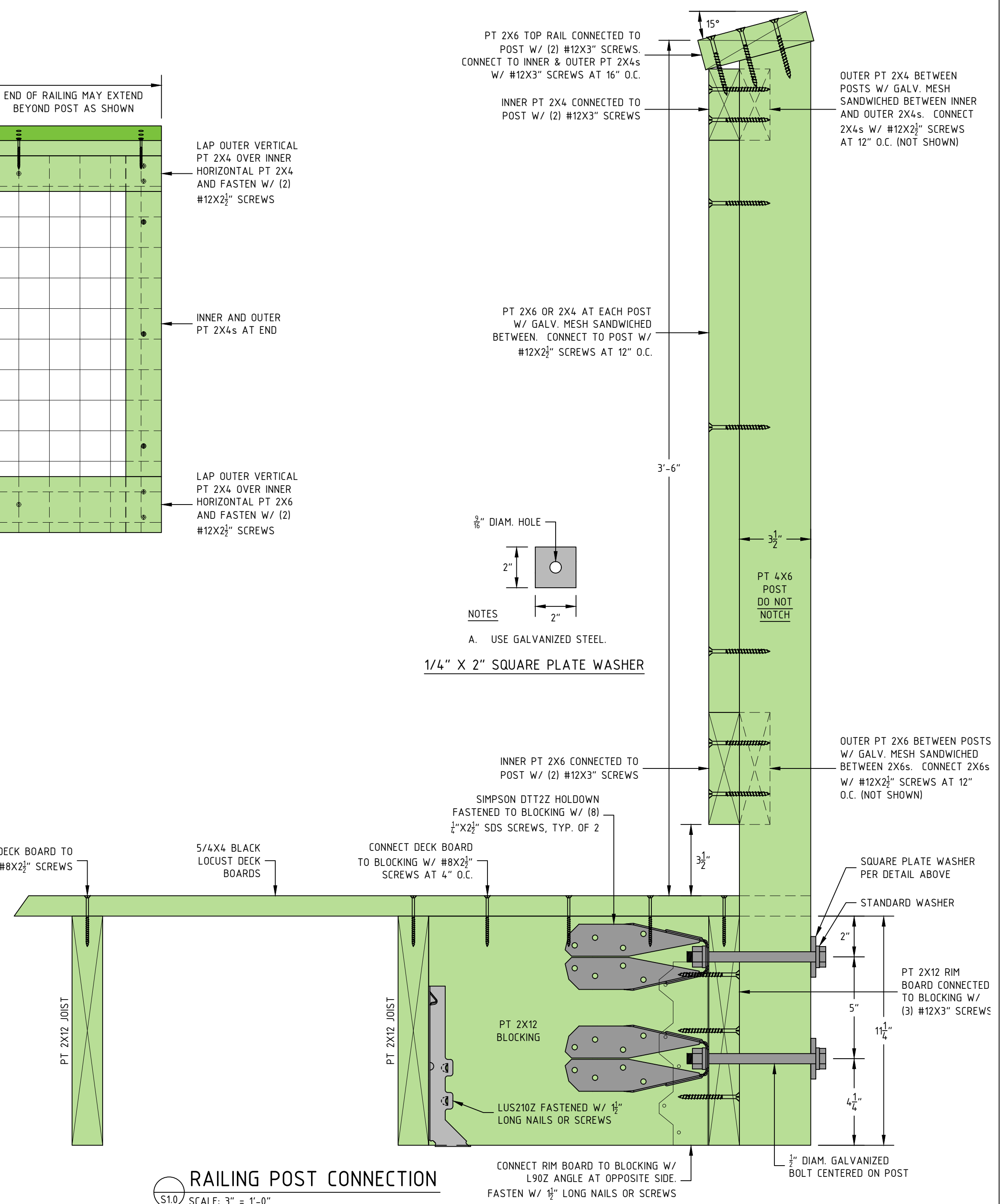
RAILING PANEL VIEWED FROM INTERIOR
SCALE: 1-1/2" = 1'-0"



TYP. SECTION AT RAILING
SCALE: 3/4" = 1'-0"



SUPPORT BRACKET AT VERTICAL PILES
SCALE: 1-1/2" = 1'-0"



RAILING POST CONNECTION
SCALE: 3" = 1'-0"

DETAILS PROVIDED BY 603 ENGINEERING

No.	Revision	Date

Permit Documents

Designed by: GDF | Checked by: TPM
Proj. No.: C-956.06 | Issue Date: 01.28.26
Drawing Scale: N.T.S.

DETAILS

Sheet Number

C501

Not for Construction