

October 22, 2019
Planning Board Meeting

Center & Main

A Planned Residential Development
1440 Main Street

Concord, MA





A Planned Residential Neighborhood

A Planned Residential Neighborhood

In harmony with and respectful to abutting home sites

Diverse in dwelling unit types & styles

Connective to abutting open space

Socially Connective to local businesses & public transportation

Shape, dimension, character and location of common open space suitable to assure its use for a neighborhood park & conservation purposes by at least all the residents of the Planned Residential Development





Access to the Tract – Neighborhood Park



Maintains Visual Quality of Area



Main Panoramic Scene



PRD Accessible Route – less than 5%



PRD - Utility Plan



Discussion Items:

Landscape Plan – Kim Ahern Landscape Architects

Basement Plans – Elise Braceras Stone

Density Comparison of Surrounding Area – Jeffrey Rhuda

Trucking Plan - Jeffrey Rhuda

Construction Plan - Richard Harrington



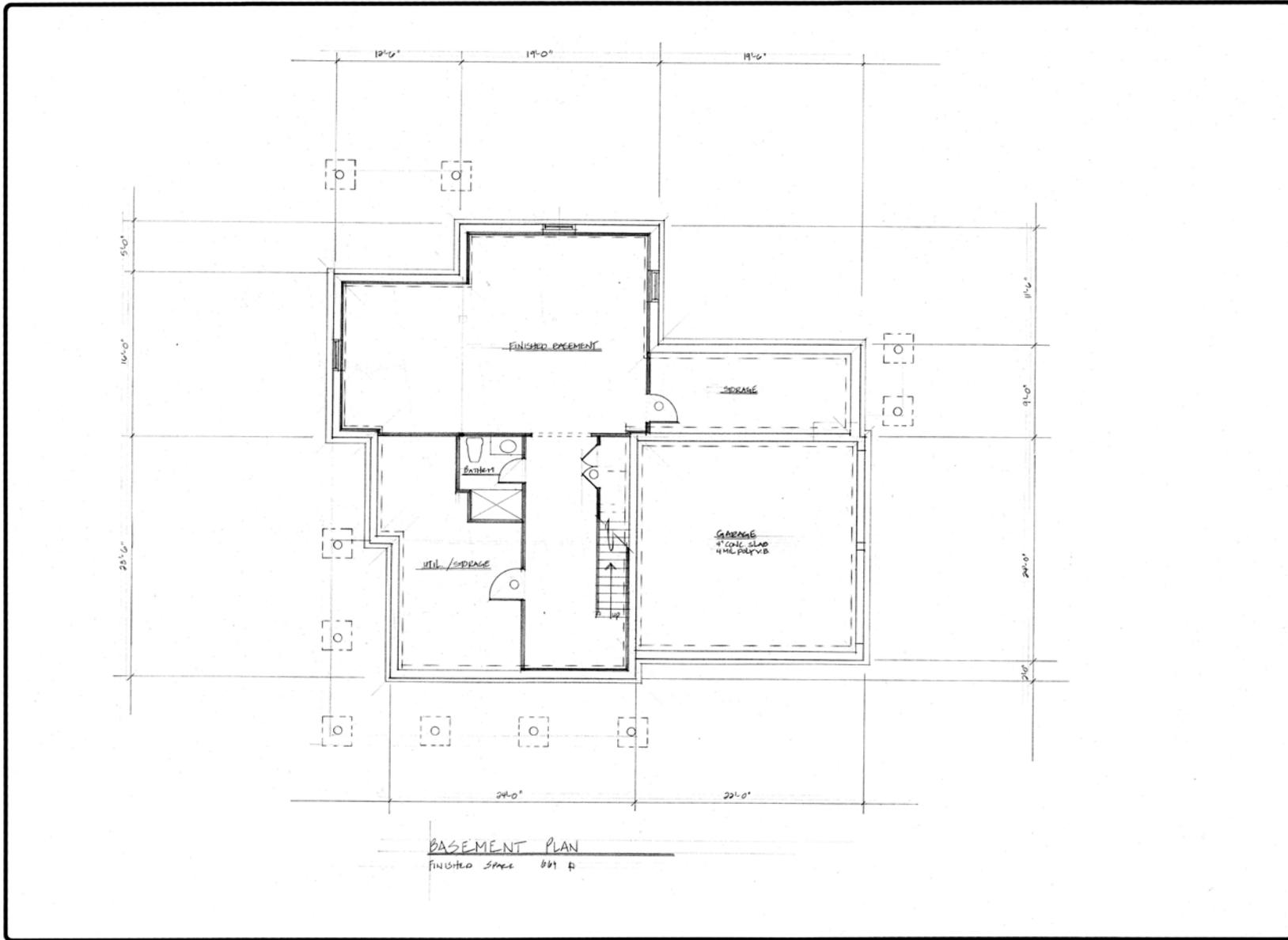


PLANT LIST- Center & Main PRD

Plans must be approved by Landscape Architect (LA). Substitutions by LA only shall be made as needed, based on availability, condition of plant material, and final building layout and grading.

Symbol/Botanical Name	Common Name	No.	Size	Remarks
Deciduous Trees				
AS/Acer saccharum 'Green Mountain'	Green Mountain Sugar Maple	3	2.5-3'C	Orange/scarlet fall color; Native
AR/Acer rubrum 'Red Sunset'	Red Sunset Red Maple	10	2.5-3'C	Red fall color; Native
BN/Betula nigra 'Heritage'	Heritage River Birch	9	8-10'Clump	Birch bore resistant; interesting bark
CC/Cercis canadensis	Redbud	9	5-6'Clump	
CK/Cornus kousa	Kousa Dogwood	6	7-8'Ht	Clump or single stem/White fls in late June
CJ/Caridiphyllum japonica	Katsura	3	2-2.5'C	
CL/Cladrastus lutea	Yellowwood	2	2-2.5'C	White, fragrant, pendulous flowers in June; Native
CM/Cornus mas	Clump Cornelian Cherry	7	7-8'Clump	Yellow flowers in March; Native
FG/Fagus sylvatica 'Rivers'	River's Purple Beech	1	3-3.5'C	Dark purple leaves, interesting bark
KPK/Koeleria paniculata	Raintree	5	2.5-3'C	
MA/Malus 'Spring Snow'	Spring Snow Crabapple	12	2-2.5'C	White or pink flowers in May
PC/Prunus ceracifera 'Thundercloud'	Thundercloud Flowering Plum	3	2-2.5'C	White/pink flower before leaves in spring; Red/purple leaves
PS/Prunus subhirtella 'Autumnalis'	Autumn Higan Cherry	7	2-2.5'C	
PK/Prunus 'Kwanzan'	Kwanzan Flowering Cherry	4	2-2.5'C	Pink flowers in early spring
PV/Prunus virginiana 'Shubert'	Canada Red Cherry	4	3-3.5'C	
QP/Quercus palustris	Pin Oak	4		
UL/Ulmus 'New Harmony'	New Harmony Elm	9	3-3.5'C	Marching
Evergreen Trees				
AB/Abies balsamea	Balsam Fir	12	7-8'Ht	Dark green foliage; Native
PA/Picea abies	Norway Spruce	7	7-8'Ht	
TN/Thuja occidentalis 'Nigra'	Dark American Arborvitae	5	7-8'Ht	Dark green foliage; Native
TH/Thuja plicata 'Green Giant'	Green Giant Arborvitae	9	7-8'Ht	Green foliage; fast growing
Shrubs				
AL/Amelanchier canadensis 'Autumn Brilliance'	Serviceberry	2	4-5'Ht	White flowers in April/May; orange/red fall color; Native
CS/Cornus sericea 'Ivory Halo'	Ivory Halo Redtwig Dogwood	23	2-3'Ht	Variagated leaves; red stems in winter
FS/Forsythia 'Lynwood Gold'	Lynwood Gold Forsythia	37	3-4'Ht	Yellow flowers in early spring; upright form
HA/Hamamelis 'Jelena'	Jelena Witchhazel	8	4-5'Ht	Multi-stem Reddish flowers in March
RM/Rhododendron maximum	Rosebay Rhododendron	51	3-4'Ht	Pink flowers in late spring/early summer; Native
RC/Rhododendron chinoides	Chinoides Rhododendron	0	2.5-3'Ht	White flowers in late spring
HQ/Hydrangea quercifolia	Oakleaf Hydrangea	--	3-4'Ht	White flowers in summer
IG/Ilex glabra 'Shamrock'	Shamrock Inkberry	37	3-3.5'Ht	Evergreen; black berries
VI/Virex verticillata 'Red Sprite'	Red Sprite Winterberry	--	2-2.5'Ht	Red berries in winter
RL/Rhus aromatica 'Grow Low'	Grow Low Sumac	300	1 Gal	On slope @ north PL; Quick growing groundcover; Native
SP/Spiraea b. 'Anthony Waterer'	Anthony Waterer Spiraea	30	5 Gal	Drought resistant shrub; pink fls June-August
SY/Syringa vulgaris var.	Common Lilac/Varieties TBD	4	4-5'Ht	Full/LA to select var. at nursery; purple or white fls
VW/Viburnum p.t. 'Shasta'	Shasta Viburnum	41	5 Gal	White flowers, late spring; excellent fall color
		200	Varieties and placement TBD	
AL/Asclepias	Milkweed	1 Gal		Monarch butterfly & Hummingbird attractor
NI/Nepeta 'Walker's Low'	Walker's Low Catmint	1 Gal		Purple flowers in summer
DAY/Hemerocallis 'Returns' var.	Returns Daylily	2 Gal		Yellow flowers in summer; reblooms
D/Leucanthemum superbum 'Becky'	Becky's Shasta Daisy	2 Gal		White flowers in summer
KF/Cal. a. 'Karl Foerster'	Karl Foerster Feather Reed Grass	2 Gal		Grass; cut back in early spring
Lawn/ Sun& shade mix as needed		TBD		
Slope stabilization / New England Erosion Control/Razoration Mix by New England Wetland Plants, Inc.				

Center Village – Landscape Detail



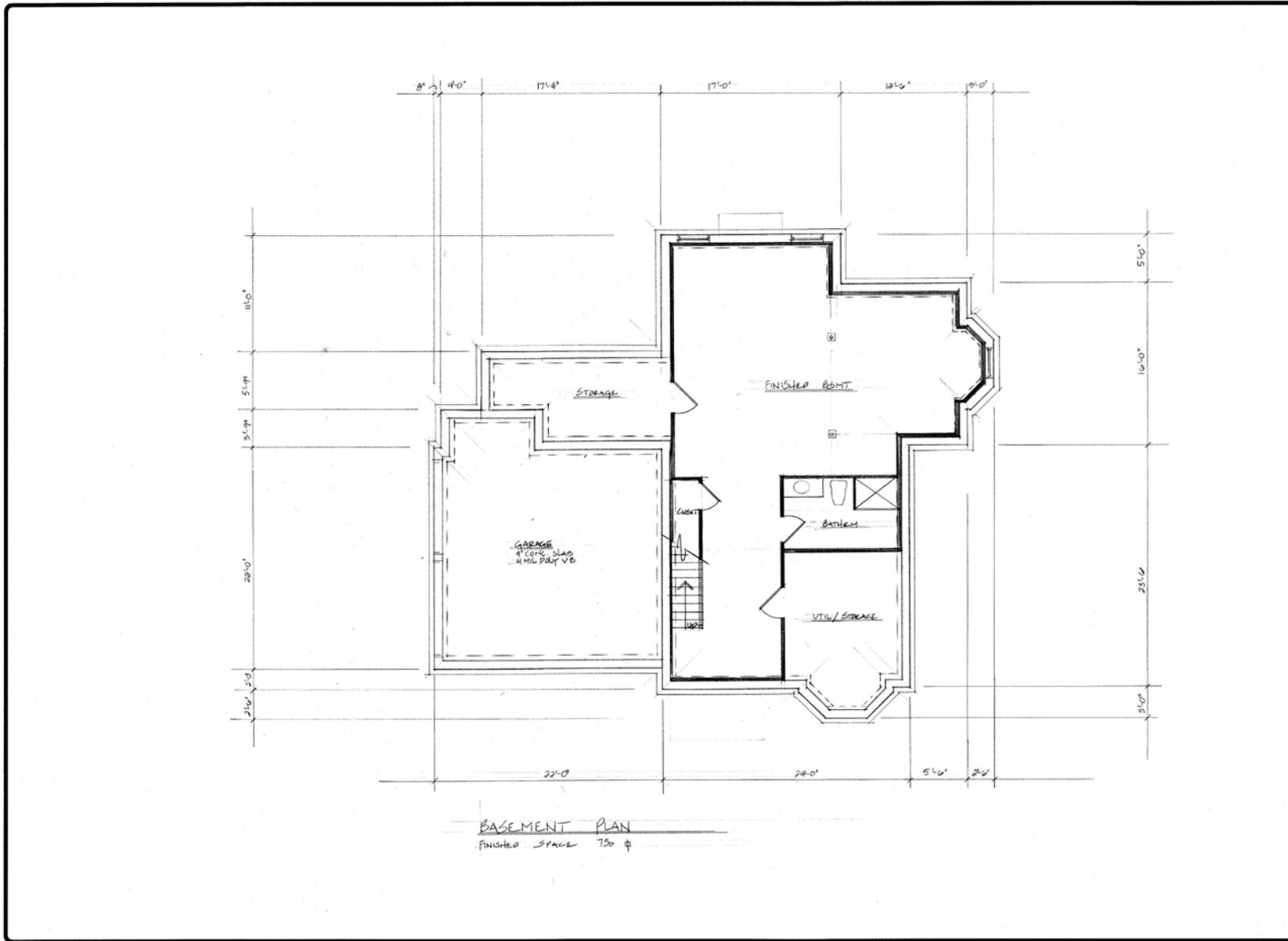
REVISIONS	BY

Elise Braccas Stone, Architects
 28 Old North Road, Concord MA, 01746
 (617) 306-6339

Center and Main
 Concord MA
 Unit A-1 Basement Plan

DRAWN
CHECKED
DATE 3/10/14
SCALE 1/8" = 1'-0"
JOB NO.
SHEET A1-6
OF SHEETS

Basement Plan – Unit A1



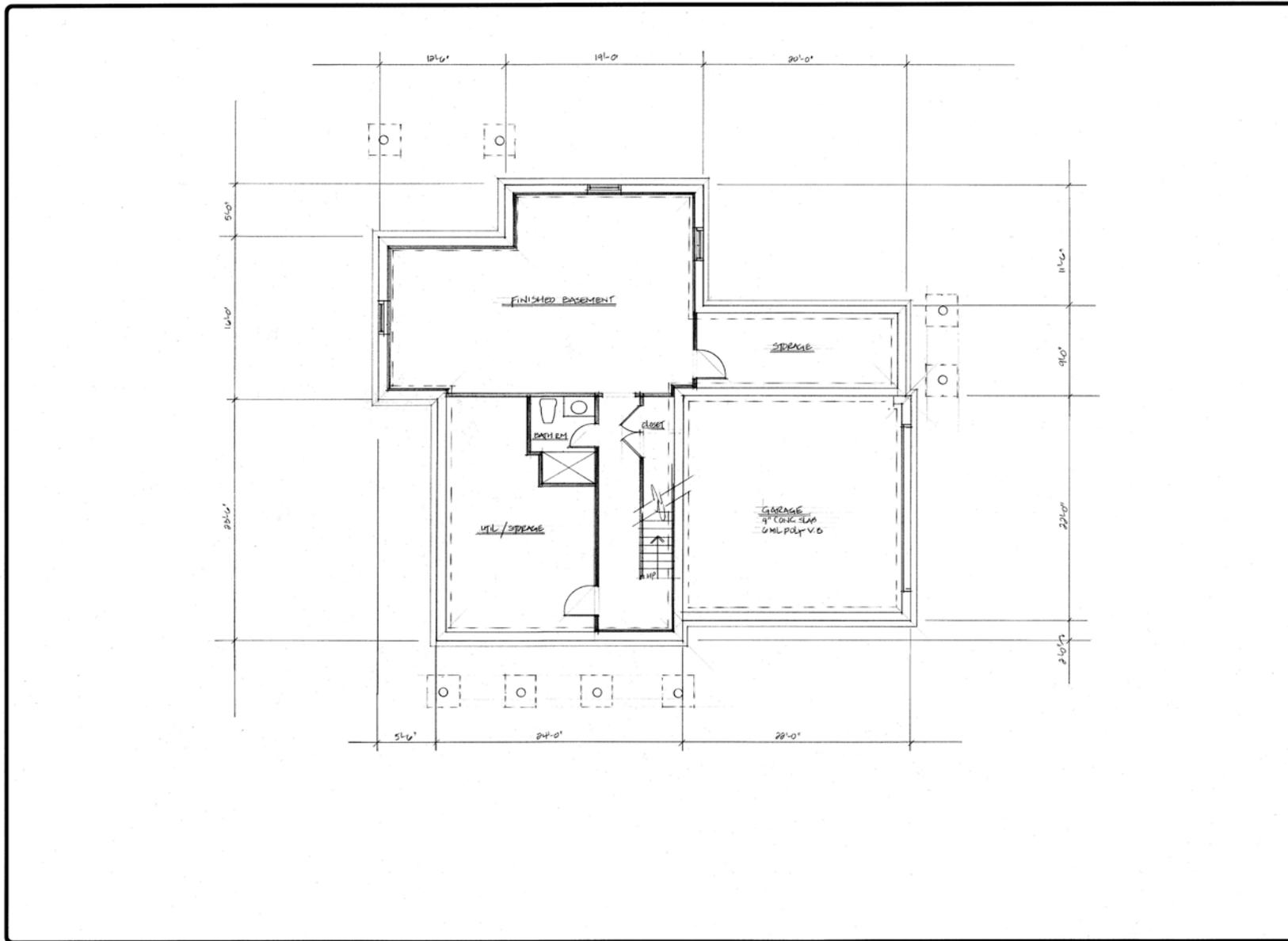
REVISIONS	BY

Center and Main
Concord MA
Unit A-2 Basement Plan

Elise Braccas Stone, Architects
250 Old North Street, Concord MA 01745
(978) 366-6379
elstone@concordart.com

DRAWN
CHECKED
DATE
3/10/19
SCALE
1/4" = 1'-0"
JOB NO.
SHEET
A2-6
OF SHEETS

Basement Plan – Unit A2



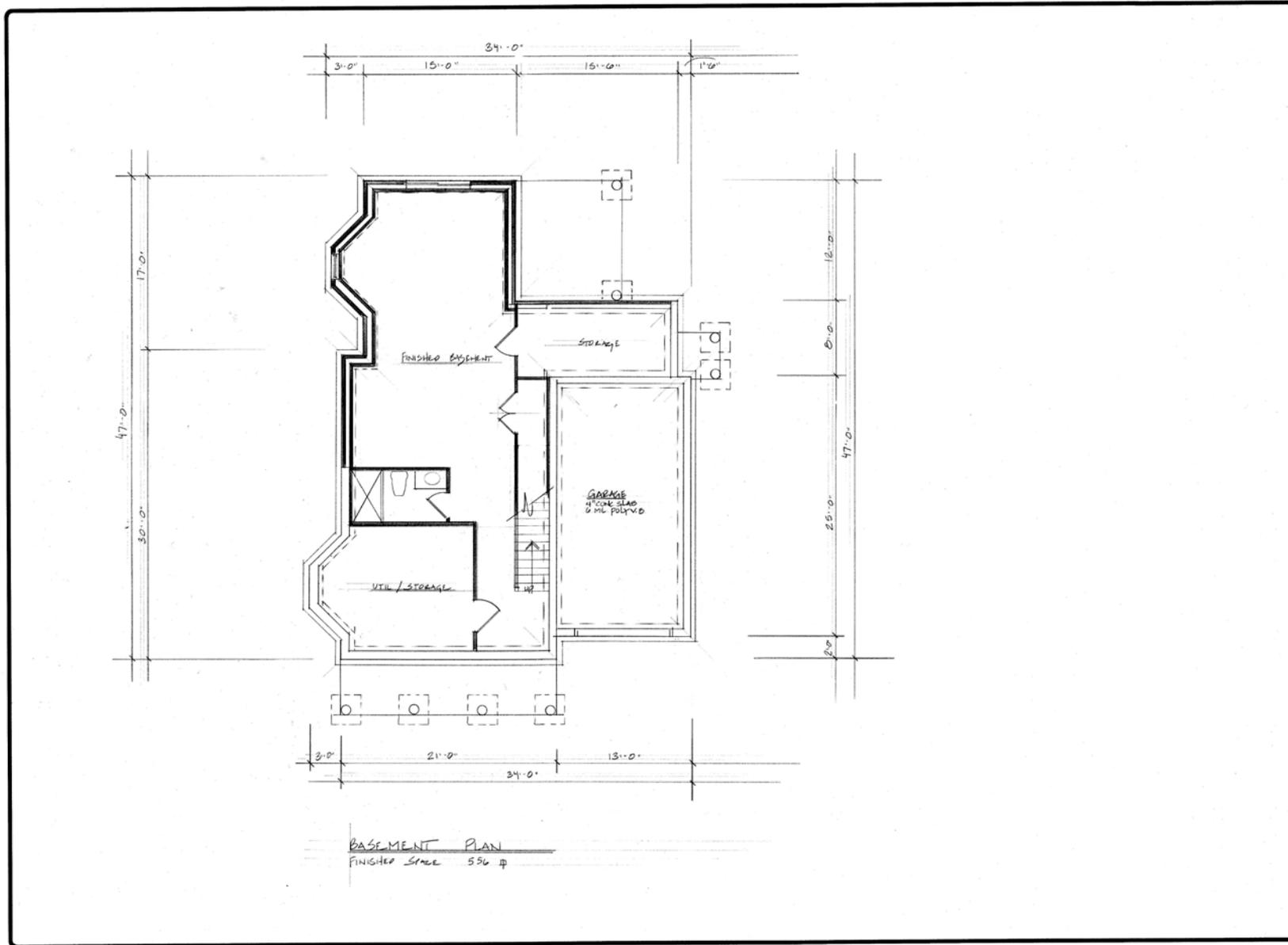
REVISIONS	BY

Elise Braceras Stone, Architects
 288 Old Marlboro Road, Concord MA, 01746
 (617) 366-0339
 elstone@elstone.com

Center and Main
 Concord MA
 Units A-3 – Basement Plan

DRAWN
CHECKED
DATE
SCALE
JOB NO.
SHEET
A3-6
OF SHEETS

Basement Plan – Unit A3



BASEMENT PLAN
 FINISHED SPACE 556 sq ft

REVISIONS	BY

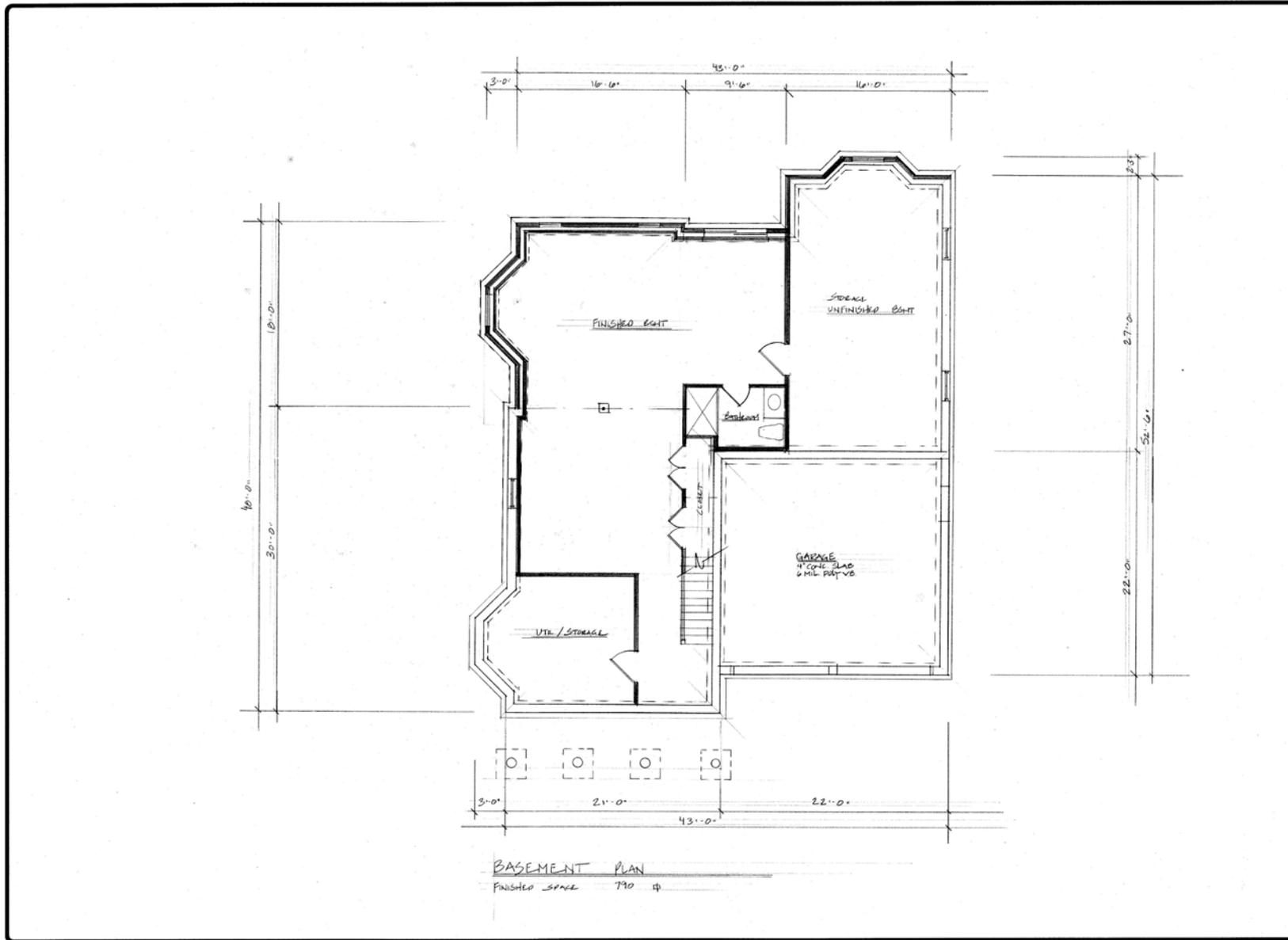
Elise Braceras Stone, Architects
 28 Old Marlboro Road, Concord MA, 03301
 (617) 366-6359
 elstone@elstoneast.com

Center and Main
 Concord MA
 Unit B-1 Basement Plan

DATE	BY
3/18/19	
4/11/19	

SHEET
B-8
 OF SHEETS

Basement Plan – Unit B1

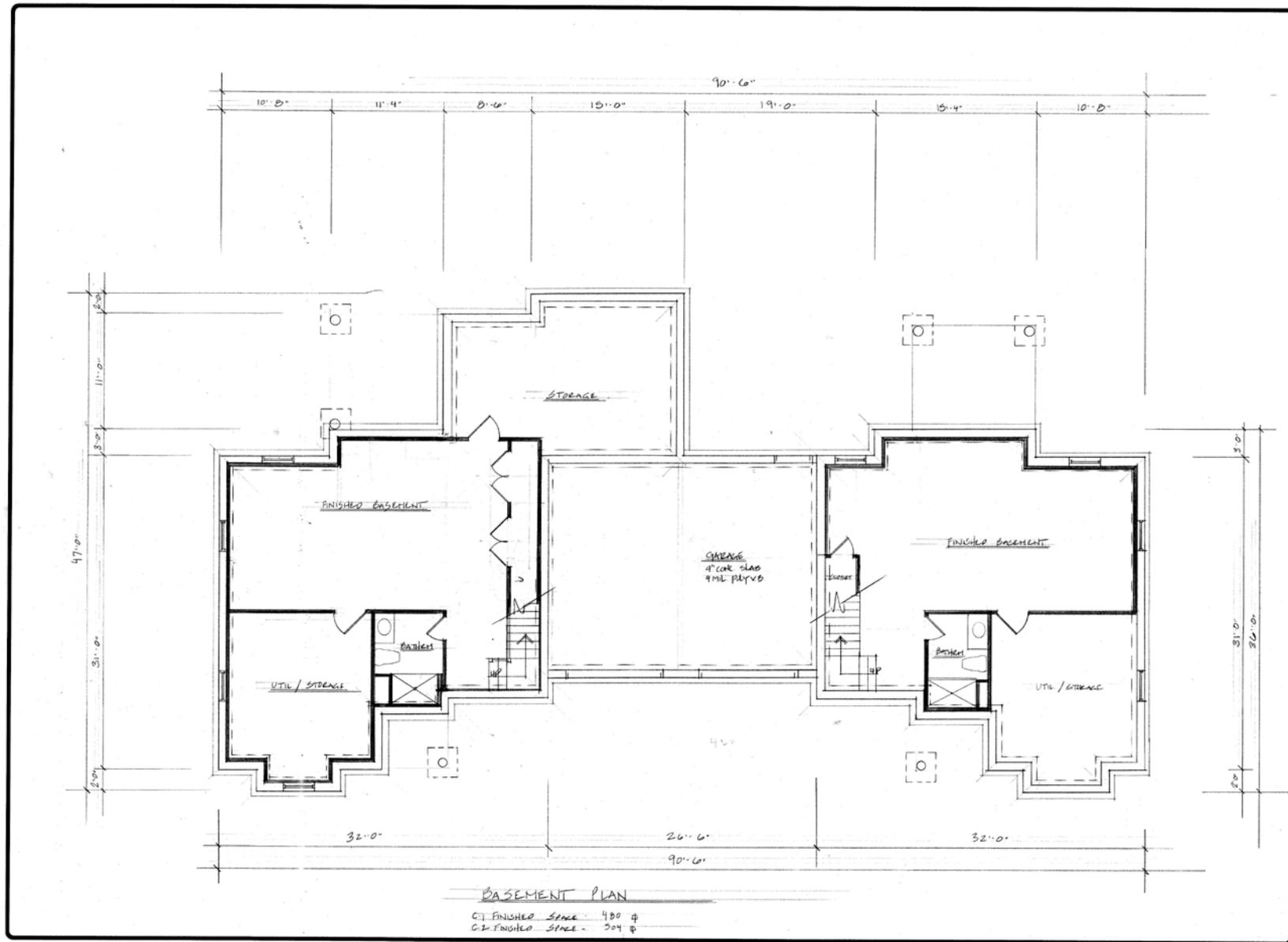


REVISIONS	BY

Center and Main
Concord MA
Unit B-2 Basement Plan

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CHECKED
DATE 3/10/19
SCALE 1/4" = 1'-0"
JOB NO.
SHEET B-9
OF SHEETS

Basement Plan – Unit B2



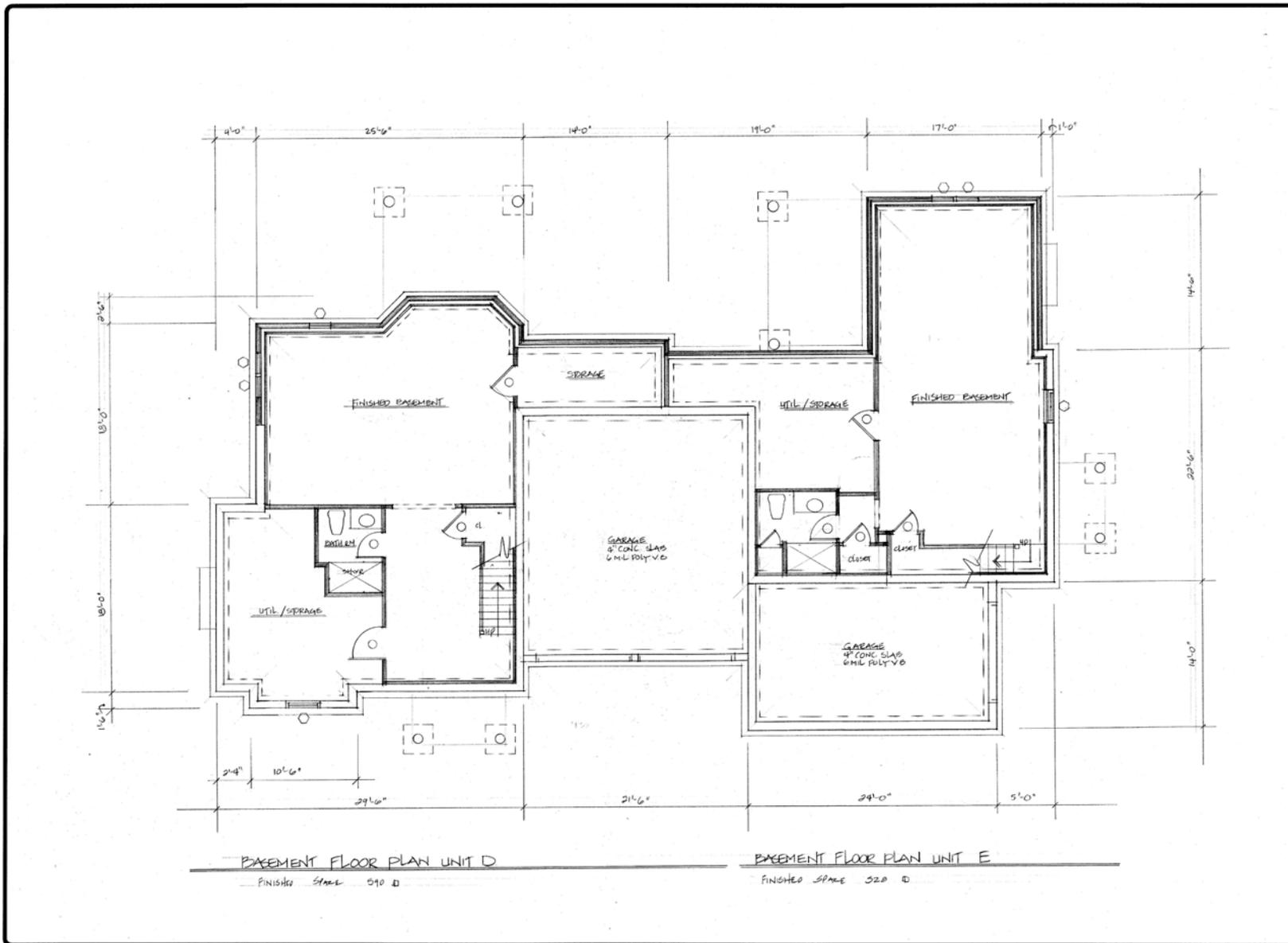
REVISIONS	BY

Center and Main
 Concord MA
 Unit C-1 and C-2 Basement Plan

Elise Braceras Stone, Architects
 288 Old Market Road, Concord MA, eliseston@comcast.net
 (617) 366-6159

DRAWN	CHECKED
3/10/19	
1/4" = 1'-0"	
JOB NO.	
SHEET	
C-6	
OF	SHEETS

Basement Plan Unit C2 & Unit C1



REVISIONS	BY

Elise Braccas Stone, Architects
 285 Old Millbrook Road, Concord, MA 01746
 (978) 371-1812
 elisestone@elisestone.com

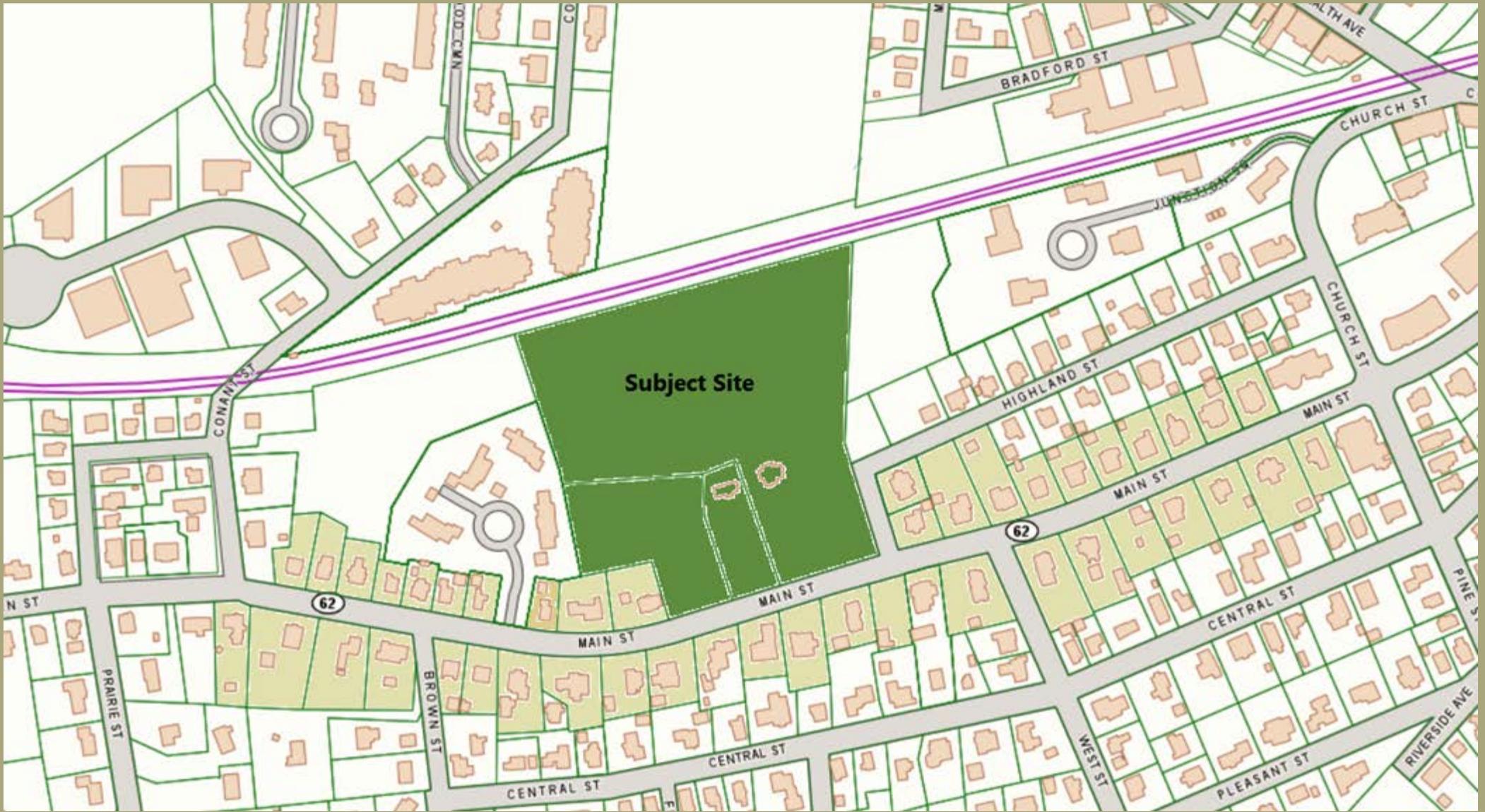
Center and Main
 Concord MA
 Units D and E - Basement Plan

DRAWN
CHECKED
DATE 3/10/19
SCALE 1/4" = 1'-0"
JOB NO.
SHEET DE-6
OF SHEETS

Basement Plan - Unit D & Unit E

Center & Main, 1440 Main Street, Concord, MA
Density Comparison of Surrounding Neighborhood





Source: Concord GIS Map

Study Area: Church St. to Conant St.

Address	Parcel ID	# Units	Parcel Size	SF / Units
1136 - 1338 Main	2441	2	9,360	4,680
1339 - 1141 Main	2614	2	20,473	10,237
1346 Main	2438	1	9,460	9,460
1351 Main	2615	1	13,503	13,503
1354 Main	2437	1	9,560	9,560
1361 Main	2616	1	13,939	13,939
1362 Main	2434	1	9,660	9,660
1369 Main	2617	1	14,374	14,374
1370 Main	1219	1	9,668	9,668
1378 Main	2430	1	9,560	9,560
1381 Main	2618	1	17,424	17,424
1386 Main	2429	1	9,360	9,360
1394 Main	2427	1	16,552	16,552
9 West Street	2619	1	19,166	19,166
1404 Main	2426	1	16,982	16,982
1405 Main	2621	1	20,079	20,079
1414 Main	2425	1	7,991	7,991
1415 Main	2622	1	21,187	21,187
1425 Main	2623	1	10,479	10,479
1431 - 1433 Main	2624	2	11,938	5,969
1443 Main	2625	1	14,110	14,110
1453 Main	2626	1	11,152	11,152
1461 Main	2627	1	16,124	16,124
1471 Main	2628	1	12,300	12,300
1472 Main	2406	1	13,068	13,068
1479 Main	2629	1	13,000	13,000
1486 Main	2405	1	12,196	12,196
1489 Main	2630	1	15,439	15,439
1491 Main	2630-1	1	3,237	3,237
1496 Main	2404	1	6,550	6,550
1501 Main	2631	1	16,460	16,460
1507 Main	2632	1	10,890	10,890

Address	Parcel ID	# Units	Parcel Size	SF / Units
1510 Main	2402	1	6,600	6,600
1515 Main	2633	1	8,500	8,500
1518 Main	2401	1	5,580	5,580
1524 Main	2400	1	5,580	5,580
1525 Main	2671	1	17,000	17,000
1530 Main	2399	1	5,580	5,580
1535 Main	2672	1	21,780	21,780
1536 - 1538 Main	2398	2	9,333	4,667
1544 Main	2396	1	10,100	10,100
1547 Main	2673	1	27,000	27,000
1550 Main	2395	1	10,071	10,071
1563 Main	2674	1	15,180	15,180
13 Highland	2444	1	1,627	1,627
15 Highland	2442	1	2,020	2,020
17-19 Highland	2443-17-7	2	5,468	2,734
18 Highland	2413	1	9,000	9,000
23-25 Highland	2440	2	8,960	4,480
26 Highland	2414	1	9,000	9,000
31-33 Highland	2439	2	8,760	4,380
32 Highland	2415	1	9,000	9,000
40 Highland	2416	1	12,000	12,000
41 Highland	2436	1	8,560	8,560
49 Highland	2435	1	8,360	8,360
50 Highland	2417	1	12,632	12,632
55-57 Highland	2432	2	8,160	4,080
60 Highland	2418	1	7,860	7,860
65 Highland	2431	1	8,000	8,000
68 Highland	2419	1	8,125	8,125
73 Highland	2428	1	7,800	7,800
74 Highland	2420	1	7,860	7,860
80 Highland	2421	1	7,860	7,860
97 - 99 Highland	2424 CD	2	8,364	4,182

Summary of Study	Units	73	Land Area / Unit	9,821 SF
Center & Main St	Units	36	389,210 SF	10,811 SF

Study Area: Highland St. & Main St., Between Church St. to Conant St.

Patriot Excavating Corporation
982 Main St.
Acton, MA 01720
978-263-1123
FAX: 978-263-1143
patriotexcavating@comcast.net

October 7, 2019

Mr. Jeff Rhuda
Symes Development & Permitting, LLC
50 Dodge St.
Beverly, MA 01915

RE: Center & Main, 1440 Main St., Concord, Massachusetts

TRUCKING PLAN

Dear Mr. Rhuda:

We were pleased to submit our preliminary proposal for the site work at the above-referenced property, according to the following plans and specifications:

Site plans, 1440 Main St., Concord, MA; by Williams & Sparages, 189 North Main St., Suite 101, Middleton, MA 01949; dated December 6, 2018; revised March 12, 2019, March 28, 2019 and June 14, 2019; Sheets 1-12 of 12.

Our takeoff and analysis concluded there is approximately 17,000 yards of export material on site, 4,000 yards of fine gravel/sand and 13,000 yards of topsoil loam. Each trailer holds between 26-30 yards of material, therefore the expected trailer traffic for the export is 607 trailer loads (17,000/28). We have the capacity to load approximately 36 trailers a day (1,008 yards), so actual trucking days would be approximately 17 days. It should be noted the 17 days are not contiguous as earth moving will dictate the timeline.

Timber hauling would consist of approximately 24 trailer trucks and approximately six trucks of chips. This hauling would not be concurrent with the soil hauling as timber removal.

The most likely destination for the export is DH Loam located at 2352 Main Street, Concord, MA. This would entail a trip on Route 62 of 1.7 miles. Alternatively the other recipient would be Lombardo Loam, 30 Stow Street, Acton MA. This would be a similar route westerly on Main Street out of Concord.

Rules we would adhere to:

1. All pickups to and from the construction site shall be made on the actual jobsite property, there will be no parking on Main Street or Highland Street.
2. Soil and timber hauling would not be before 9:00AM or after 3:00PM.
3. No deliveries or pickups shall be made on Sundays or Federal Holidays.
4. Delivery and/or trucking vehicles shall shut off their engines whenever practical. No idling on site for more than 10 minutes shall be permitted.
5. All vehicles entering and exiting the property shall take reasonable measures to reduce dust and dirt from tires and roadway.
6. All delivery vehicles shall be mindful and respectful of the surrounding neighborhood at all times and obey posted speed limits.
7. All soil & timber hauling in Concord would be restricted to Route 62 and Route 2.

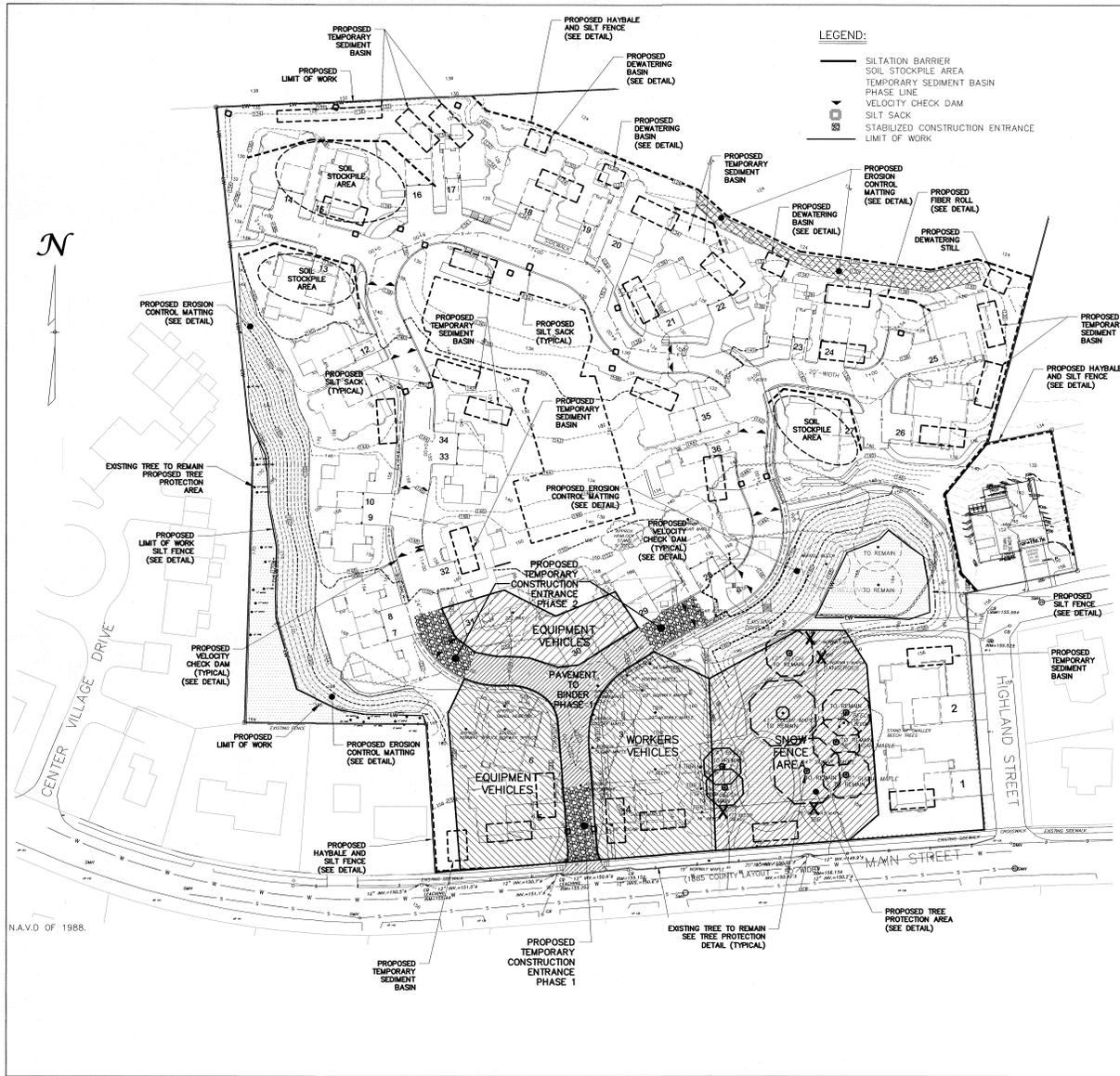
Should you have any questions, please do not hesitate to call.

Sincerely,



A.J. Pittorino, 978-815-3732
Patriot Excavating Corporation

Trucking Plan – Patriot Excavating Corp



- LEGEND:**
- SILTATION BARRIER
 - SOIL STOCKPILE AREA
 - TEMPORARY SEDIMENT BASIN
 - - - PHASE LINE
 - ▣ VELOCITY CHECK DAM
 - ▣ SILT SACK
 - ▣ STABILIZED CONSTRUCTION ENTRANCE
 - ▣ LIMIT OF WORK



Owner:
Faye Edward Hayes
100 Main Street
Concord, MA 01742

Applicant:
Symes Development & Permitting, LLC
100 Main Street
Beverly, MA 01915

Designed By: R/H
Drawn By: R/H
Project Manager: R/H
Job File Number: CONC-0020
Drawing Title Folder: 1606020

Drawing Issued for Review Only
 Drawing Issued for Permit
 Drawing Issued for Construction



CONSTRUCTION PLAN
CENTER & MAIN
100 MAIN STREET, CONCORD, MA

1	20'	40'
2	40'	80'
3	80'	160'
4	160'	320'
5	320'	640'
6	640'	1280'
7	1280'	2560'
8	2560'	5120'

SCALE: 1"=40'
DECEMBER 6, 2018

DRAWING: CP.1
SHEET 1 OF 1

PRD - Construction Plan

ZONE: RESIDENCE C	
	REQUIRED/ALLOWED
MINIMUM LOT AREA	10,000 ft ²
MINIMUM LOT FRONTAGE	80 ft.
MINIMUM LOT WIDTH	64 ft.
MINIMUM FRONT SETBACK	20 ft.
MINIMUM SIDE SETBACK	15 ft.
MINIMUM REAR SETBACK	Lesser of: 30 ft. or 25% of lot depth
MAXIMUM HEIGHT	35 ft.
MAXIMUM FLOOR AREA RATIO	24+(1200/ACTUAL LOT AREA IN FT ²)

OWNER:
FAVE ERHARD HAYES
1450 MAIN STREET
CONCORD, MA 01742

LOCUS ADDRESS:
1440, 1450, 1460 MAIN STREET & 100 HIGHLAND STREET
MAP 100 PARCELS 2407, 2408, 2409 & 2423

ZONING DISTRICT:
RESIDENCE C (RC)
WETLANDS CONSERVANCY DISTRICT

DEED REFERENCE:
1. BOOK 51940 PAGE 64

PLAN REFERENCES:
1. PLAN BOOK 98 PLAN 14
2. PLAN No. 94 OF 1942
3. PLAN No. 183 OF 1947

- PROJECT NOTES:**
- PORTIONS OF THE PROPERTY LIE WITHIN THE WETLAND CONSERVANCY OVERLAY DISTRICT.
 - EXISTING TOPOGRAPHIC INFORMATION, LOCATION OF WETLAND FLAGS AND EXISTING UTILITY INFORMATION OBTAINED FROM "CENTER & MAIN, A PLANNED RESIDENTIAL DEVELOPMENT IN CONCORD, MASSACHUSETTS, FOR STAGES DEVELOPMENT & PERMITTING, LLC, SCALE: 1"=40', DATED JULY 11, 2016, PREPARED BY STANIS AND MCKENY, INC.; EXISTING CONDITIONS PLAN, STAMPS AND SIGNED BY JOSEPH MARCH, P.L.S. AND GEORGE DIMAKARAKOS, P.E.", ON FILE AT PLANNING BOARD OFFICE.
 - THE ISOLATED WETTERED WETLAND WAS EQUATED BY SESAME ENVIRONMENTAL CONSULTING, INC.; SEE MASSDEP GRAD FILE NUMBER 137-1408.
 - ALL ELEVATIONS SHOWN ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D. OF 1988).
 - THE UTILITIES SHOWN WERE OBTAINED FROM PLAN REFERENCED IN NOTE 2, ABOVE AND FROM VARIOUS PLANS ON FILE WITH THE TOWN OF CONCORD. NO REPRESENTATION OR WARRANTY IS MADE AS TO THE ACCURACY OF THE LOCATION OF THE SUBSURFACE UTILITIES DEPICTED OR NOT DEPICTED AND SHOULD BE CONSIDERED APPROXIMATE. VIEW UTILITIES PRIOR TO CONSTRUCTION.
 - EACH LOT WILL BE SERVED BY TOWN WATER. THE PROPOSED WATER MAIN CONNECTION SIZE, TYPE & LOCATION WILL BE SUBJECT TO FINAL REVIEW AND APPROVAL BY THE CONCORD PUBLIC WORKS WATER & SEWER DIVISION.
 - PER ARTICLE III, SECTION 2.02D OF THE CONCORD PUBLIC WORKS SEWER RULES AND REGULATIONS, DATED APRIL 26, 2004, ONLY FOUR LOTS ARE ALLOWED TO CONNECT TO THE PUBLIC SEWER. ALL REMAINING LOTS WILL BE SERVED BY INDIVIDUAL PRIVATE ON-SITE SUBSURFACE SEWAGE DISPOSAL SYSTEMS PER 310 CMR 15.000, THE STATE ENVIRONMENTAL CODE TITLE 8, AND THE CONCORD BOARD OF HEALTH REGULATIONS (SEE NOTE 8).
 - IN ORDER TO ENSURE COMPLIANCE WITH TITLE 8 AND LOCAL BOARD OF HEALTH DESIGN CRITERIA, SATISFACTORY COMPLETION OF WITNESSED DEEP OBSERVATION HOLES WITHIN THE SOIL ABSORPTION AREA ON EACH LOT WILL BE REQUIRED. SAID OBSERVATIONS SHALL CONFIRM SUITABILITY OF SOILS AND OBTAIN DATA RELATIVE TO THE MEAN ANNUAL HIGH WATER LINE BASED UPON THE PROPOSED FINISH GRADES ILLUSTRATED ON THE PRELIMINARY PLAN.
 - THE USE OF THIS PLAN IS SUBJECT TO THE ISSUANCE OF AN EARTH REMOVAL SPECIAL PERMIT PER SECTION 7.5 AND SECTION 11.6 OF THE ZONING BYLAW. THE ANTICIPATED VOLUME OF EARTH TO BE REMOVED WILL BE APPROXIMATELY FIFTY-FIVE THOUSAND CUBIC YARDS (052000 C.Y.).
 - THE PROPOSED BUILDING LOCATIONS SHOWN ON EACH LOT IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS SUBJECT TO CHANGE. EACH BUILDING LOCATION WILL BE SUBJECT TO COMPLIANCE WITH THE MAXIMUM BUILDING HEIGHT PROVISIONS AND MAXIMUM FLOOR AREA PER SECTION 6.2.11 OF THE ZONING BYLAW. DIMENSIONAL REGULATIONS, SECTION 6.2.11 AND SECTION 6.2.13 OF THE ZONING BYLAW SHALL BE CONSIDERED TO HAVE.
 - PER SECTION 6.2.8 OF THE ZONING BYLAW, "OWNER LOT SHALL BE CONSIDERED TO HAVE TWO (2) FRONT YARDS AND TWO (2) SIDE YARDS. A LOT HAVING FRONTAGE ON TWO (2) STREETS SHALL HAVE TWO (2) FRONT YARDS AND TWO (2) SIDE YARDS."
 - PER SECTION 6.20, RESERVATION OF LAND FOR PUBLIC PURPOSES, OF THE RULES, THE PLANNING BOARD MAY REQUIRE THE RESERVATION OF LAND FOR PUBLIC PURPOSES. THE SUBDIVISION TRACT FOR RESERVATION FOR A PERIOD OF THREE YEARS FOR MUNICIPAL PURPOSES. SHOULD THE TOWN elect TO ACQUIRE THE LAND FOR SUCH PURPOSES, THEN THE TOWN SHALL JUSTLY COMPENSATE THE OWNER FOR THE LAND ACQUIRED.
 - PER SECTION 6.2.1, RESERVATION OF LAND FOR MUNICIPAL PURPOSES, OF THE RULES, THE PLANNING BOARD SHALL REQUIRE THE RESERVATION OF LAND WITHIN THE SUBDIVISION FOR PURCHASE BY THE TOWN OR ITS DESIGNATED OFFICERS. THE PLANNING BOARD SHALL DESIGNATE ON THE SUBDIVISION PLAN THE SPECIFIC PORTION OF THE TRACT TO BE RESERVED. PER SECTION 6.2.1.2, THE TOWN SHALL JUSTLY COMPENSATE THE OWNER OF THE LAND BY PAYING FAIR MARKET VALUE FOR THAT PORTION OF THE RESERVED LAND THAT THE TOWN OR ITS DESIGNATED OFFICERS PURCHASE. THE REQUIREMENT ESTABLISHED HEREIN FOR RESERVATION OF LAND SHALL NOT APPLY TO PLANNED RESIDENTIAL DEVELOPMENT SUBDIVISIONS (R.D. 100).
 - PER SECTION 6.13.3 OF THE RULES, DETENTION AREA SIDE SLOPES SHALL BE KEPT AS CLOSE AS POSSIBLE TO NATURAL LAND CONDITIONS, TEN (10) PERCENT OR LESS WHEREVER POSSIBLE. THE STORM DRAINAGE AREA SIDE SLOPES SHOWN ON THE PLAN WILL BE CONSIDERED AS GENERAL COMPLIANCE WITH THE MASSACHUSETTS STORMWATER HANDBOOK WHICH ALLOWS A 345 (3:1) SIDE SLOPE. IT IS NOT POSSIBLE TO PROVIDE LESS THAN 10% SIDE SLOPES DUE TO SPECIFIC SITE CONSTRAINTS WITHIN THIS SUBDIVISION.



WILLIAMS & SPARAGES
1174 Main Street
Concord, MA 01742
Tel: 978.365.1174
www.williamsandsparages.com

Owner: Fave Erhard Hayes
1450 Main Street
Concord, MA 01742

Applicant: Synes Development & Permitting, LLC
1174 Main Street
Concord, MA 01742

Designed By: R/H
Reviewed By: R/W
Project Manager: R/H
Job File Number: C08-0000
Drawing Title: PRELIMINARY LOCATION PLAN

Drawing Issued for Review Only
 Drawing Issued for Permit
 Drawing Issued for Construction

PRELIMINARY LOCATION PLAN
CENTER & MAIN
1440 MAIN STREET, CONCORD, MA

0' 50' 100' 200'

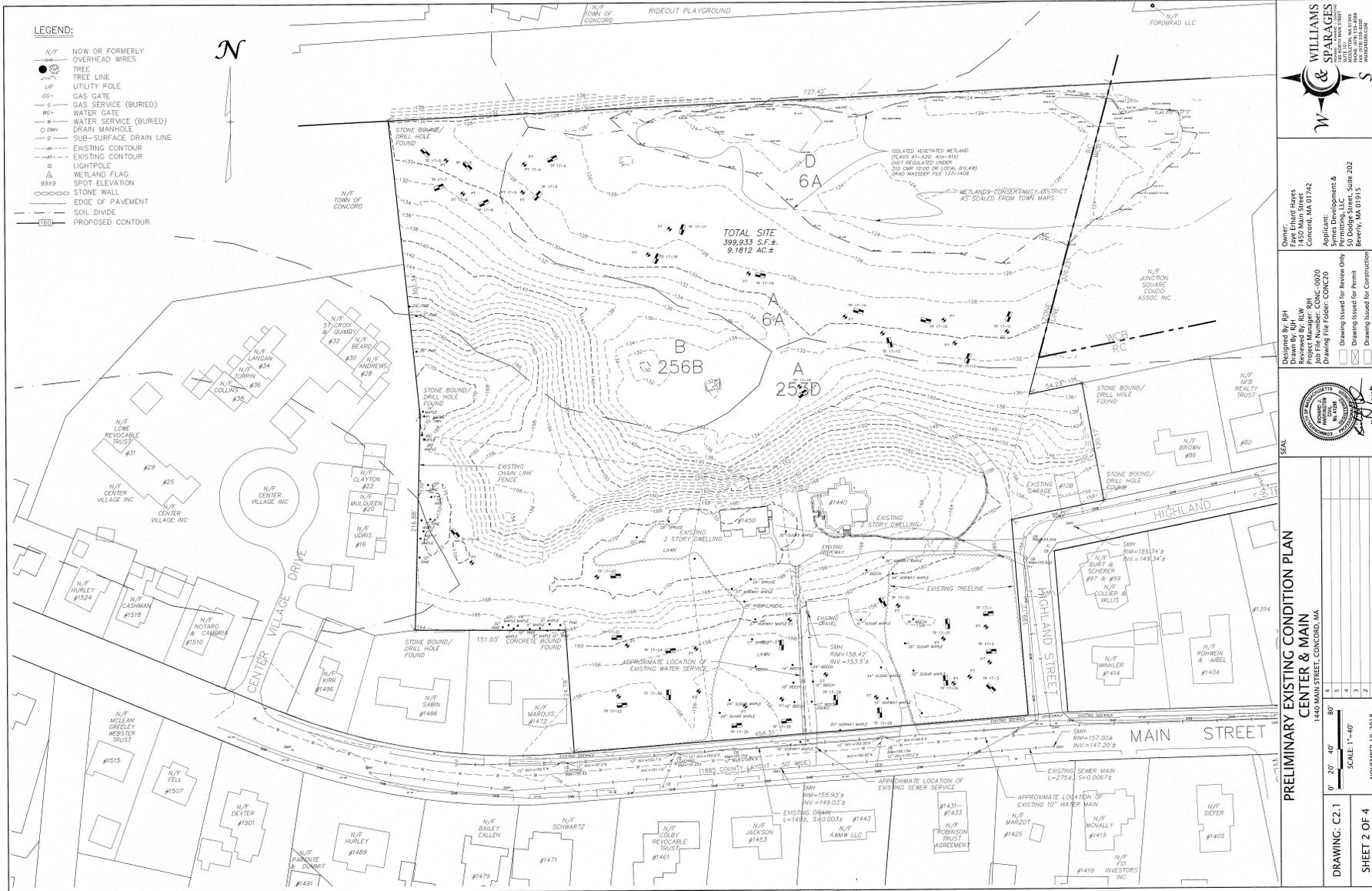
SCALE: 1"=100'

NOVEMBER 19, 2018

DRAWING: C1.1

SHEET 1 OF 4

Conventional – Location Plan



Conventional – Existing Plan



Owner: Faye Erhard Hayes
 100 WASHINGTON STREET
 BEVERLY, MA 01915
 Applicant: Simes Development & Permitting, LLC
 100 WASHINGTON STREET
 BEVERLY, MA 01915

Designed By: RJH
 Drawn By: RJH
 Project Manager: RJH
 Job File Number: CONC-0000
 Drawing Title: CENTER-CONC00
 Drawing Issued for Review Only
 Drawing Issued for Permit
 Drawing Issued for Construction



SEAL

PRELIMINARY GRADING & DRAINAGE PLAN
 CENTER & MAIN
 1480 MAIN STREET, CONCORD, MA

80'
 40'
 20'
 SCALE: 1"=40'

NOVEMBER 19, 2018

DRAWING: C3.1
 SHEET 3 OF 4

Conventional – Grading Plan

