

PRD ZONING COMPLIANCE TABLE

10.2.1 MINIMUM TRACT SIZE: (0.18+ ACRES)
 40,000 S.F. REQUIRED (4x10,000 S.F.) 389,210± S.F. PROVIDED

10.2.2 MAXIMUM PERMISSIBLE DENSITY:
 AREA OUTSIDE OF WCD = 340,875± S.F. / 5,000 S.F. PER UNIT = 68 UNITS MAX
 TWO TIMES THE BASIC DENSITY: (2 X 35 = 70 UNITS)
 34 UNITS PROPOSED < 68 UNIT MAXIMUM O.K.

MINIMUM REQUIREMENT: 5,000 S.F. OF UPLAND PER DWELLING UNIT OUTSIDE WCD
 5,000 S.F. x 34 UNITS=170,000 SF REQUIRED; 340,875± S.F. PROVIDED.

10.2.2.1 BASIC DENSITY:
 AREA OUTSIDE WCD = 340,875 ± S.F.
 AREA INSIDE WCD = 48,335 ± S.F.
 PRD SITE AREA = 389,210 ± S.F.
 (389,124-48,335) + [(25)(48,335)] = 35.3 UNITS
 10,000 S.F.

10.2.2.2 FRACTIONAL NUMBERS:
 ONLY FRACTION OF (0.5) OR > = (1).
 35.3 BASIC UNITS = 35 BASIC UNITS ALLOWED
 34 UNITS PROPOSED

10.2.5 LOT AREA, FRONTAGE AND YARD REQUIREMENTS:
 LOT AREA & FRONTAGE - NO MINIMUM
 YARD SETBACKS - NO MINIMUM, EXCEPT FOR
 (20) TWENTY FEET TO PUBLIC WAY OR BOUNDARY LINE OF PRD

10.2.8 AREA OF RESIDENTIAL DEVELOPMENT: (+ ACRES)
 RESIDENTIAL USE SHALL NOT EXCEED 50% OF TOTAL AREA
 389,210 S.F. X 0.5 = 194,605 S.F. MAXIMUM
 RESIDENTIAL DRIVEWAYS = 58,081 ± S.F.
 RESIDENTIAL BUILDINGS = 66,635 ± S.F.
 AREA FOR RESIDENTIAL USE = 124,716 ± S.F.
 124,716 ± S.F. < 194,605 S.F. (32.0% < 50% MAX).
 EACH DWELLING UNIT: INDIVIDUAL OWNERS
 PRD AREA: CONDOMINIUM ASSOCIATION

10.2.9 COMMON OPEN SPACE:
 MUST EQUAL AT LEAST TWENTY FIVE (25) % OF TOTAL AREA (WITH 50% UPLAND)
 389,210 X 0.25 = 97,302 S.F. MINIMUM WITH 48,651 S.F. UPLAND
 MINIMUM REQUIRED = 97,302 S.F. (25.0%) WITH 48,651 S.F. UPLAND
 PROVIDED = 104,072 S.F. (26.7%) WITH 55,724 S.F. UPLAND

COMMON OPEN SPACE EASEMENT 1 = 50,726 S.F. (UPLAND) & 0 S.F. (WETLAND)
 COMMON OPEN SPACE EASEMENT 2 = 4,998 S.F. (UPLAND) & 48,348 S.F. (WETLAND)
 TOTAL COMMON OPEN SPACE = 55,724 S.F. (UPLAND) & 48,348 S.F. (WETLAND)
 TOTAL COMMON OPEN SPACE = 104,072 S.F. (UPLAND + ISOLATED WETLAND)

ADDITIONAL OPEN SPACE EASEMENT AREAS:
 OPEN SPACE EASEMENT 1 = 27,569 S.F. (7.0%) (CENTER & MAIN GREEN)
 OPEN SPACE EASEMENT 2 = 20,098 S.F. (5.2%) (CENTER VILLAGE BUFFER)
 TOTAL OPEN SPACE EASEMENTS = 47,667 S.F. (12.2%) (ALL UPLAND)

ANR LOT AREA = 10,722 ± S.F.
 PRD PARCEL AREA = 389,210 ± S.F.
 TOTAL SITE AREA = 399,932 ± S.F.

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

LOCUS ADDRESS
 1440, 1450, 146B MAIN STREET & 10B HIGHLAND STREET
 MAP 100 PARCELS 2407, 2408, 2409 & 2423

DEED REFERENCE:
 1. BOOK 51940 PAGE 64

PLAN REFERENCES:
 1. PLAN BOOK 98 PLAN 14
 2. PLAN No. 94 OF 1943
 3. PLAN No. 183 OF 1947

SHEET INDEX

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PROJECT NOTES:

- THE USE OF THIS PLANNED RESIDENTIAL DEVELOPMENT PLAN IS FOR PERMITTING PURPOSES ONLY WITH THE TOWN OF CONCORD.
- PORTIONS OF THE PROPERTY LIE WITHIN THE WETLAND CONSERVANCY OVERLAY DISTRICT.
- EXISTING TOPOGRAPHIC INFORMATION, LOCATION OF WETLAND FLAGS AND UTILITY INFORMATION OBTAINED FROM "CENTER & MAIN, A PLANNED RESIDENTIAL DEVELOPMENT IN CONCORD, MASSACHUSETTS, FOR SYMES DEVELOPMENT & PERMITTING, LLC, SCALE: 1"=40', DATED JULY 11, 2018, PREPARED BY STAMSKI AND McNARY, INC., EXISTING CONDITIONS PLAN, STAMPED AND SIGNED BY JOSEPH MARCH, P.L.S. AND GEORGE DIMAKARAKOS, P.E."; ON FILE AT PLANNING BOARD OFFICE.
- THE ISOLATED VEGETATED WETLANDS WERE DELINEATED BY SEEKAMP ENVIRONMENTAL CONSULTING, INC.; SEE MASSDEP ORD FILE NUMBER 137-1406. ANY PROPOSED WETLAND FILLING INDICATED SHALL BE LIMITED TO LESS THAN 5,000 SQUARE FEET.
- 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. VERIFY UTILITIES PRIOR TO CONSTRUCTION.
- THE PROPOSED WATER MAIN CONNECTION SIZE, TYPE & LOCATION ARE SUBJECT TO FINAL REVIEW AND ADJUSTMENT DURING DEFINITIVE PLAN DESIGN.
- THE USE OF THIS PLAN IS SUBJECT TO THE ISSUANCE OF AN EARTH REMOVAL SPECIAL PERMIT FROM THE TOWN OF CONCORD ZONING BOARD OF APPEALS.
- THREE BUILDINGS (UNIT 1, UNIT 2 & UNIT 5) WILL BE SERVED BY TOWN SEWER. THE REMAINING BUILDINGS WILL BE SERVED BY A TITLE 5, ONSITE PRIVATE SUBSURFACE SEWAGE DISPOSAL SYSTEM.
- THE PROPOSED BUILDINGS SHOWN, WERE OBTAINED FROM PLANS DATED MARCH 10, 2019; PREPARED BY ELISE SPARACERAS STONE ARCHITECT; 289 OLD MARLBOROUGH ROAD, CONCORD, MA. (www.elisestonearchitect.com).



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

Applicant:
 Symes Development & Permitting, LLC
 50 Dodge Street, Suite 202
 Beverly, MA 01915

Designed By: RJH
 Drawn By: RJH
 Reviewed By: RJH
 Project Manager: RJH
 Job File Number: CONC-0020
 Drawing File Folder: MAIN00020

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

**PERMITTING SET
 NOT FOR
 CONSTRUCTION
 (12-9-2019)**

SEAL

6	REVISED DECEMBER 9, 2019 (PARK AREA)
5	REVISED NOVEMBER 12, 2019 (Dwelling Unit Reduction)
4	REVISED OCTOBER 18, 2019 (Planner's Report & CIP Peer Review)
3	REVISED JUNE 14, 2019
2	REVISED MARCH 28, 2019 (1-CIP Units 1, 2, 15, 17, 19, 23 & 36)
1	REVISED MARCH 12, 2019

**PRD LOCATION PLAN
 CENTER & MAIN**
 1440 MAIN STREET, CONCORD, MA

0' 50' 100' 200'

SCALE: 1" = 100'

DECEMBER 6, 2018

DRAWING: 1-1

SHEET 1 OF 12