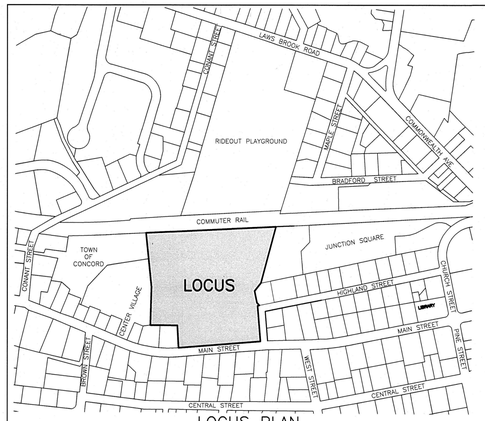


LOCUS PLAN
1"=400'±

ZONE: RESIDENCE C

	REQUIRED/ALLOWED
MINIMUM LOT AREA	10,000 ft2
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 FT2)

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

LOCUS ADDRESS
1440, 1450, 146B MAIN STREET & 10B HIGHLAND STREET
MAP 10D 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 1943
3. PLAN No. 183 OF 1947
4. Plan No. 597 OF 2019
5. Plan No. 809 OF 2019

SHEET INDEX:
1. PRELIMINARY LOCATION PLAN
2. PRELIMINARY EXISTING CONDITION PLAN
3. PRELIMINARY GRADING & DRAINAGE PLAN
4. PRELIMINARY LAYOUT PLAN

PROJECT NOTES:

1. **NO WAIVERS TO THE SUBDIVISION RULES & REGULATIONS ARE REQUESTED, PURSUANT TO THE FILING OF THIS PLAN.**
2. PORTIONS OF THE PROPERTY LIE WITHIN THE WETLAND CONSERVANCY OVERLAY DISTRICT.
3. EXISTING TOPOGRAPHIC INFORMATION, LOCATION OF WETLAND FLAGS AND EXISTING 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.
4. THE ISOLATED VEGETATED WETLAND WAS DELINEATED BY SEEKAMP ENVIRONMENTAL CONSULTING, INC.; SEE MASSDEP ORAD FILE NUMBER 137-1408.
5. ALL ELEVATIONS SHOWN ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D. OF 1988).
6. 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 WARRANTEE 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.
7. PER ARTICLE III. SECTION 2.(c)2. OF THE CONCORD PUBLIC WORKS SEWER RULES AND REGULATIONS; DATED APRIL 26, 2004, ONLY THREE LOTS ARE ALLOWED TO CONNECT TO THE PUBLIC SEWER. ALL REMAINING LOTS WILL BE SERVED BY INDIVIDUAL PRIVATE ONSITE SUBSURFACE SEWAGE DISPOSAL SYSTEMS PER 310 CMR 15.000; THE STATE ENVIRONMENTAL CODE TITLE 5, AND THE CONCORD BOARD OF HEALTH REGULATIONS (SEE NOTE 8.).
8. IN ORDER TO ENSURE COMPLIANCE WITH TITLE 5 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.
9. 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.
10. 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 (60,000± CUBIC YARDS) OF EARTH TO BE REMOVED, WILL BE GREATER THAN ONE THOUSAND CUBIC YARDS (>1,000± C.Y.).

WILLIAMS & SPARAGES
ENGINEERS • PLANNERS
SURVEYORS
1500 MAIN STREET
SUITE 101
MIDDLETON, MA 01949
PHONE: (978) 539-8400
FAX: (978) 539-8200
WSENGINEERS.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: RLW
Project Manager: RJH
Job File Number: CONC-0020
Drawing File Folder: CONC20

☐ Drawing Issued for Review Only
☒ Drawing Issued for Permit
☐ Drawing Issued for Construction

SEAL

COMMONWEALTH OF MASSACHUSETTS
RICHARD J. HARRINGTON
CIVIL
No. 47298
REGISTERED PROFESSIONAL ENGINEER

3-4-2020

6		
5		
4		
3		
2		
1	ROADWAY LAYOUT & LOT CONFIGURATIONS	MAR. 4, 2020

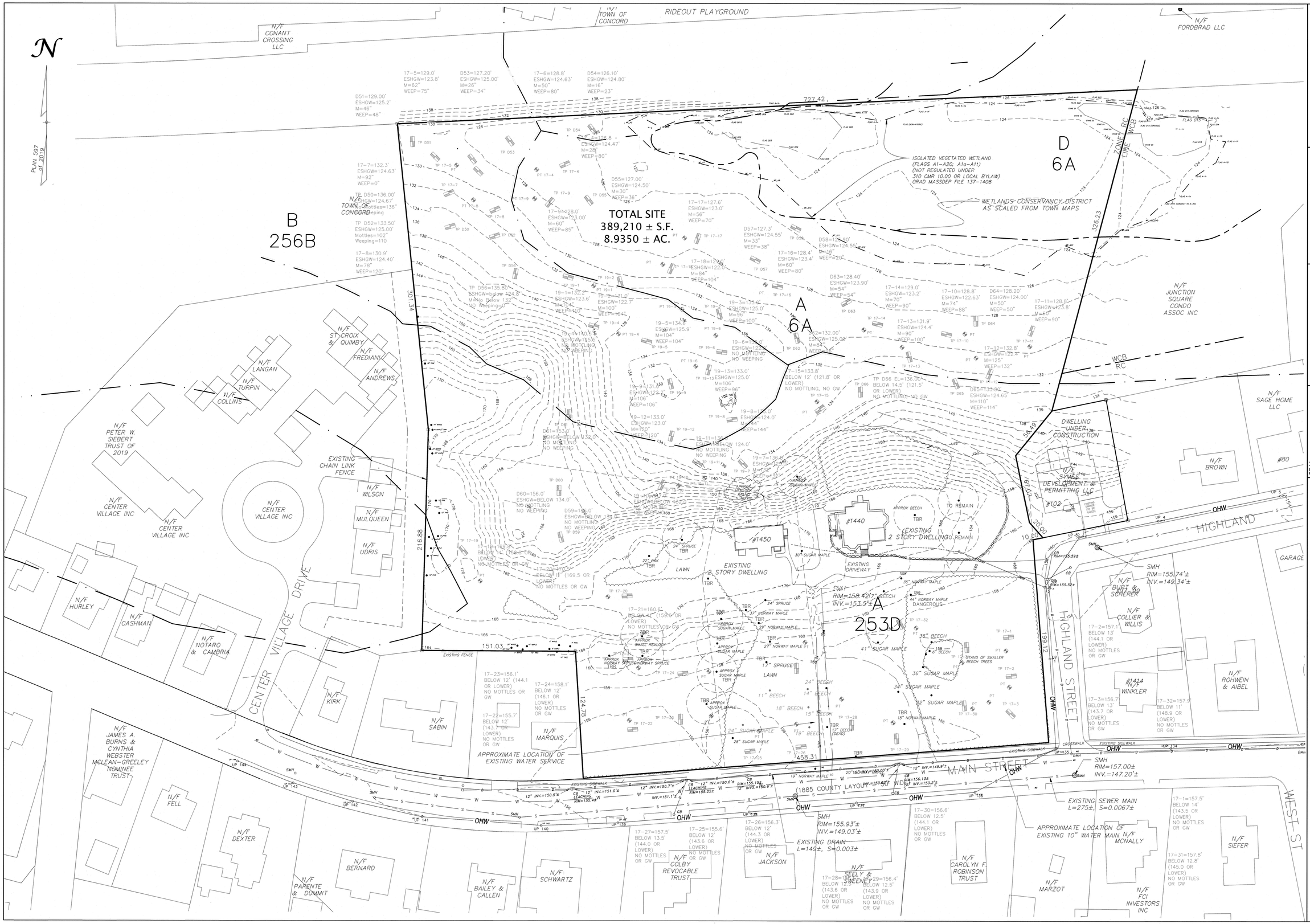
PRELIMINARY LOCATION PLAN
CENTER & MAIN
1440 MAIN STREET, CONCORD, MA

0' 50' 100' 200'
SCALE: 1"=100'

NOVEMBER 19, 2018

DRAWING: C1.1

SHEET 1 OF 4



WILLIAMS & SPARAGES
DENNIS J. BANKS, II, SURVEYOR
189 NORTH MAIN STREET
SUITE 10
MIDDLETON, MA 01949
PHONE: (978) 539-8088
FAX: (978) 539-8089
WSENGINEERS.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: MAIN0020

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SEAL

COMMONWEALTH OF MASSACHUSETTS
JOHN J. O'BRIEN III
No. 49961
PROFESSIONAL LAND SURVEYOR
(3/4/2020)

6	
5	
4	
3	
2	ROADWAY LAYOUT & LOT CONFIGURATIONS
1	MAR. 4, 2020

PRELIMINARY EXISTING CONDITION PLAN
CENTER & MAIN
1440 MAIN STREET, CONCORD, MA

NOVEMBER 19, 2018

DRAWING: 2.1

SHEET 2 OF 4

DESIGN NOTES:

1. A SERIES OF DEEP SUMP HOODED CATCH BASINS AND MANHOLES WILL COLLECT RUNOFF FROM EACH ROAD AND DIRECT IT TO AN OFFLINE SEDIMENT FOREBAY FOR PRETREATMENT. A DIVERSION MANHOLE WILL BE PROVIDED TO DIRECT THE REMAINING VOLUME OF RUNOFF INTO AN UNDERGROUND INFILTRATION SYSTEM. EACH SYSTEM WILL BE LOCATED BENEATH THE CULDESAC LANDSCAPED ISLAND, WITH AN EMERGENCY OVERFLOW PROVIDED TO DAYLIGHT AT AN ONSITE LOCATION ALONG THE EDGE OF ISOLATED VEGETATED WETLAND.

WILLIAMS & SPARAGES
ENGINEERS
189 NORTH MAIN STREET
SUITE 101
MIDDLETON, MA 01949
PHONE (978) 539-8088
FAX: (978) 539-8200
WSENGINEERS.COM

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

Applicant:
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50 Dodge Street, Suite 202
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SEAL

COMMONWEALTH OF MASSACHUSETTS
RICHARD J. HAYDEN JR.
CIVIL
No. 41298
REGISTERED PROFESSIONAL ENGINEER

3-4-2020

6		
5		
4		
3		
2		
1	ROADWAY LAYOUT & LOT CONFIGURATIONS	MAR. 4, 2020

PRELIMINARY GRADING & DRAINAGE PLAN
CENTER & MAIN
1440 MAIN STREET, CONCORD, MA

0' 20' 40' 80'
SCALE: 1"=40'

NOVEMBER 19, 2018

DRAWING: C3.1

SHEET 3 OF 4

WILLIAMS & SPARAGES
CIVIL ENGINEERS
SURVEYORS
SUITE 101
LAWRENCE, MA 01840
189 NORTH MAIN STREET
PHONE: (978) 539-8088
FAX: (978) 539-8200
WSENGINEERS.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
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SEAL

COMMONWEALTH OF MASSACHUSETTS
JOHN J. O'ROURKE III
No. 49604
PROFESSIONAL LAND SURVEYOR

(3/4/2020)

PRELIMINARY LAYOUT PLAN
CENTER & MAIN

1440 MAIN STREET, CONCORD, MA

6	
5	
4	
3	
2	
1	ROADWAY LAYOUT & LOT CONFIGURATIONS — MAR. 4, 2020

0' 20' 40' 80'
SCALE: 1"=40'

NOVEMBER 19, 2018

DRAWING: C4.1

SHEET 4 OF 4