

THE COMMONWEALTH OF MASSACHUSETTS
DEPARTMENT OF CORRECTION
REMAINING LAND

51+ ACRES
2,716± REMAINING FRONTAGE
EXECUTIVE ORDER 22EX, PAGE 479

MAP 8D, BLOCK 2163
KEVIN E. & CATHERINE O.
NEUJSTROM
BOOK 54542, PAGE 271

MAP 8D, BLOCK 2164
DIANE B. STRONACH
BOOK 28843, PAGE 440

ZONING INFORMATION

INDUSTRIAL PARK
MINIMUM AREA: 4 ACRES
MINIMUM LOT FRONTAGE: 50' OR 200'
MINIMUM FRONT YARD: 20' OR 100'
CORNER CLEARANCE: 10'
MAXIMUM HEIGHT: 40'
MAXIMUM LOT COVERAGE: 50%

LEGEND

MAP, BLOCK - ASSESSORS INFORMATION
 - STONE OR CONCRETE BOUND
 - IRON PIPE
 - DRILL HOLE
 - PROPERTY LINE
 - ABUTTER PROPERTY LINE (±)
 - EASEMENT LINE
 - STONE WALL
 - CONTOUR
 - INDEX CONTOUR
 - BVW WETLAND LINE
 - WETLAND FLAG
 - 100' BUFFER ZONE
 - TOP OF BANK
 - RIVER/MEAN ANNUAL HIGH FLOW
 - 200' RIVERFRONT AREA

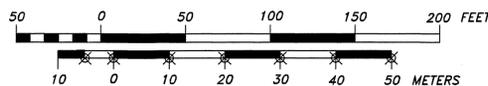
GENERAL NOTES

- THIS PLAN SHOWS A PROPOSED CONVEYANCE AND THE LOT CREATED, PARCEL "A", IS NOT A BUILDING LOT.
- PARCEL "A" IS TO BE CONVEYED TO THE CONCORD HOUSING DEVELOPMENT CORPORATION.
- FIELD SURVEY WAS COMPLETED BY TOTAL STATION/EDM.
- THE HORIZONTAL (NAD 83) AND VERTICAL (NAVD 88) DATUMS WERE DERIVED FROM GPS OBSERVATIONS AND ARE BASED ON THE MASSACHUSETTS STATE PLANE COORDINATE SYSTEM.
- ALL UNDERGROUND UTILITY INFORMATION SHOWN HEREON WAS DETERMINED FROM SURFACE EVIDENCE AND PLANS OF RECORD. ALL UNDERGROUND UTILITIES SHOULD BE LOCATED IN THE FIELD PRIOR TO COMMENCEMENT OF ALL SITE WORK. CALL DIGSAFE AT 1-800-322-4844 A MINIMUM OF 72 HOURS PRIOR TO PLANNED ACTIVITY.
- ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) MAPS, THE MAJOR IMPROVEMENTS ON THIS SITE ARE DESIGNATED "ZONE X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. COMMUNITY PANEL 359 OF 656, MAP NUMBER 25017C0359E, EFFECTIVE DATE: JUNE 4, 2010. ZONE "AE" FLOOD ELEVATION IS 121'

NOTE:
"PARCEL A", AS SHOWN ON THIS PLAN LIES WHOLLY WITHIN THE LAND ACQUIRED BY THE COMMONWEALTH OF MASSACHUSETTS ON JANUARY 9, 1874 AND RECORDED IN THE MIDDLESEX SOUTH REGISTRY OF DEEDS IN BOOK 1292, PAGE 227. SAID LAND WAS DECLARED SURPLUS TO THE NEEDS OF THE DEPARTMENT OF CORRECTION PER ITS DECLARATION DATED AUGUST 10, 2010 AS REFERENCED IN CHAPTER 117 OF THE ACTS OF 2010.

LOCUS REFERENCE

ASSESSOR'S MAP REFERENCE:
MAP 8D, BLOCK 2013
OWNER:
COMMONWEALTH OF MASSACHUSETTS.
EXECUTIVE ORDER 22EX, PAGE 479
BOOK 1292, PAGE 227



COMMONWEALTH OF MASSACHUSETTS

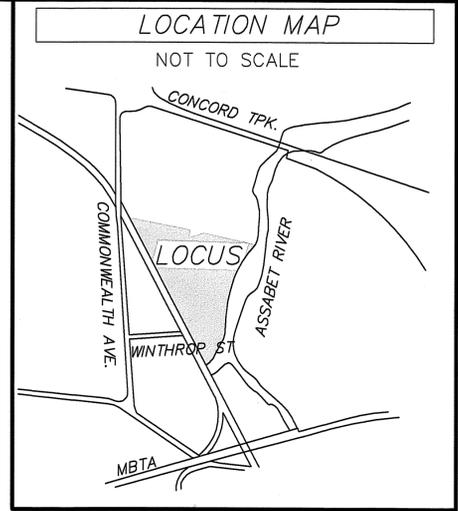
PARCEL A
12.8+ ACRES

EXECUTIVE ORDER 22EX, PAGE 479

MAP 8D, BLOCK 2168
WHALE ROCK LLC
BOOK 46705, PAGE 295

MAP 9D, BLOCK 2177
GRACE REALTY TRUST, TR.
BOOK 42300, PAGE 200
MAP 9D, BLOCK 2176
PETER J. & ELLEN M.
BOOK 14254, PAGE 288 S.
WINTHROP STREET
556.85' TO CONCRETE BOUND
20' WIDE ~ PUBLIC
COMMONWEALTH AVENUE

MAP 9D, BLOCK 2183-CD
ASSABET RIVER REALTY LLC
BOOK 32540, PAGE 209



- NOTES:
- FLAGS A-4 THROUGH A-13 ARE BANK AND RIVER.
 - FLAGS A-14 TO A-18 ARE BVW AND RIVER.
 - FLAGS A-18 TO A-30 ARE BVW ONLY.
 - FLAGS A-18, R-18A TO NEW R-19 ARE RIVER/MEAN ANNUAL HIGH FLOW ONLY.
 - FLAGS A-15 TO A-17 AND FLAG A-19 ARE NO LONGER A RESOURCE AREA BUT ARE KEPT ON THIS PLAN FOR REFERENCE PURPOSES ONLY.



"JUNCTION VILLAGE"
ABBREVIATED NOTICE OF
RESOURCE AREA DELINEATION

PLAN OF LAND
LOCATION: WINTHROP STREET
TOWN: CONCORD, MASSACHUSETTS
PREPARED FOR:
CONCORD HOUSING
DEVELOPMENT CORP.

SCALE: 1"=50' DATE: FEB 20, 2013

Places Associates, Inc.
Planning, Landscape Architecture,
Civil Engineering, Surveying
510 KING STREET, SUITE 9
LITTLETON, MA 01460
978.486.0334 Ph.
978.486.0447 Fax
places@placesassociates.com
PROJECT No.: 11-6002 PLAN No.: 6002-ANRAD

REVISIONS:
2-28-13 BASED ON SITE WALK W/NRC