

PLAN DEPICTS THE CONCEPTUAL DWELLING LOCATIONS OF A PLANNED RESIDENTIAL DEVELOPMENT (PRD) UNDER SECTION 10 OF THE CONCORD ZONING BYLAW. PRD REQUIRES A SPECIAL PERMIT AND APPLICABLE COMPLIANCE WITH SECTION 10.

GENERAL NOTES:

- PROPERTY LINES ARE DEPICTED PER PLANS OF RECORDS AND ASSESSOR RECORDS. PROPERTY LINES ARE APPROXIMATE ONLY.
- LOT AREA IS DEPICTED PER TOWN RECORDS AND SUBJECT TO VERIFICATION BY A BOUNDARY SURVEY.
- ABUTTING PROPERTY OWNERS ARE DEPICTED PER TOWN OF CONCORD ASSESSOR RECORDS.
- ORTHO PHOTO IS MASS MAPPER 2023.
- TOPOGRAPHY IS DEPICTED PER LIDAR/MASS MAPPER AND IS NOT THE RESULT OF AN ON THE GROUND SURVEY.
- THE SITE IS NOT SHOWN TO BE MAPPED WITHIN PRIORITY HABITAT OF RARE SPECIES OR ESTIMATED HABITATS OF RARE WILDLIFE PER THE 15TH EDITION OF MASSACHUSETTS NATURAL HERITAGE ATLAS.
- THE FEMA FIRM PANEL 250170D359F EFFECTIVE JULY 7, 2014 SHOWS THAT A PORTION OF THE SITE IS LOCATED WITHIN THE 100 YEAR FLOOD ZONE (ZONE A, ZONE AE).
- WETLANDS WERE FIELD DELINEATED BY DILLIS & ROY CIVIL DESIGN GROUP INC. IN JULY OF 2024. WETLAND DELINEATIONS SHALL NOT BE CONSIDERED FINAL UNTIL APPROVED BY THE CONCORD NATURAL RESOURCES COMMISSION OR MASS DEP.
- ALTERATIONS WITHIN 100' OF A WETLAND OR 200' OF A PERENNIAL STREAM OR RIVER REQUIRE A FILING WITH THE CONCORD NATURAL RESOURCES COMMISSION OR MASS DEP.
- SEWER AND WATER CONNECTIONS ARE SUBJECT TO MUNICIPAL APPROVAL.
- THIS PLAN HAS BEEN PREPARED FOR CONCEPTUAL PLANNING PURPOSES AND SHALL NOT BE UTILIZED FOR ANY OTHER PURPOSE.

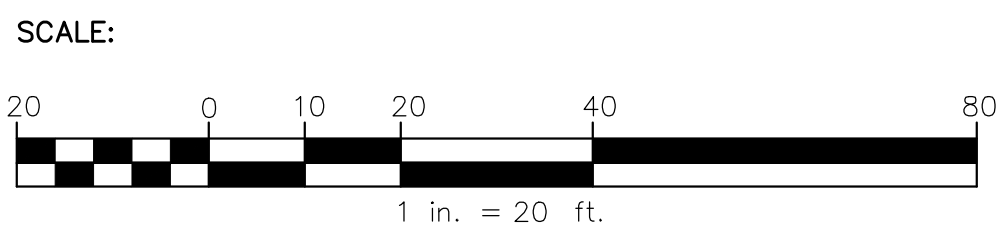
ZONING INFORMATION

ZONING DISTRICT: RESIDENCE-C
WETLAND CONSERVANCY & FLOOD PLAIN CONSERVANCY DISTRICT
CONCORD ZONING - TABLE III - DIMENSIONAL REGULATIONS

DESCRIPTION	REQUIRED
MIN. LOT AREA	10,000 SF
MIN. FRONTAGE	80 FT
MIN. LOT WIDTH	64 FT
MIN. FRONT YARD	20 FT
MIN. SIDE YARD	15 FT
MIN. REAR YARD	LESSER OF 30' OR 25% OF LOT DEPTH
MAX. HEIGHT	35 FT
MAX. LOT COVERAGE	-
MAX. FLOOR AREA RATIO	.24 + (1200/ACTUAL LOT AREA IN SF)

PRD STANDARD SUMMARY (ZONING BYLAW 10.2)

MIN. TRACT SIZE (RES-C): 40,000 SF
 MAX. PERMISSIBLE DENSITY: SHALL NOT EXCEED 2x THE TOTAL NUMBER OF DWELLING UNITS OBTAINED THROUGH APPLICATION OF SUBSECTION 10.2.2.1 IN ALL RESIDENTIAL DISTRICTS
 BASIC DENSITY (10.2.2.1):
 NUMBER OF DWELLING UNITS OBTAINED BY DIVIDING THE SUM OF (1) THE AREA OF THE TRACT EXCLUSIVE OF LAND SITUATED WITHIN THE FLOODPLAIN CONSERVANCY DISTRICT OR FEDERAL STATE OR LOCAL REGULATED WETLANDS, AND (2) 25% OF THE AREA OF LAND SITUATED WITHIN THE FLOODPLAIN CONSERVANCY DISTRICT OR FEDERAL, STATE OR LOCAL REGULATED WETLANDS BY THE MINIMUM LOT SIZE PERMITTED IN THE ZONING DISTRICT WITHIN WHICH THE TRACT IS LOCATED.
 (1) AREA EXCLUSIVE OF FLOODPLAIN CONSERVANCY DISTRICT (ZONE AE) & WETLANDS = 43,203±
 (2) 25% OF LAND WITHIN FLOODPLAIN CONSERVANCY DISTRICT (ZONE AE) & WETLANDS = 19,959±
 AREA FOR BASIC DENSITY: (19,959 x 0.25) + 43,203 = 48,192± SF
 BASIC DENSITY: 48,192 / 10,000 = 4.81 ROUND UP TO 5 UNITS
 MAX. DENSITY: 2 x BASIC DENSITY = 10 UNITS
 PRD LOT AREA, FRONTAGE AND YARD REQUIREMENTS (10.2.5)
 THERE SHALL BE NO MINIMUM LOT AREA, FRONTAGE OR YARD REQUIREMENTS WITHIN A PRD. HOWEVER, NO BUILDING SHALL BE ERRECTED WITHIN 20 FEET OF A PUBLIC WAY OR BOUNDARY LINE OF THE PRD IN THE RESIDENCE C & B DISTRICTS.
 MIN. OPEN SPACE: 35% OF TRACT AREA. AT LEAST 50% OF THE COMMON OPEN SPACE SHALL BE UPLAND
 22,106± SF MIN. OPEN SPACE REQUIRED (11,053± SF MIN. UPLAND)



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PREPARED FOR:
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 141 KEYES ROAD
 CONCORD, MASSACHUSETTS

DATE: 8/5/24

CONCEPTUAL PRD PLAN
 91B MAIN STREET (PARCEL ID 3821)
 CONCORD, MASSACHUSETTS

NO.	DATE	DESCRIPTION	BY

JOB NO. 8213
 DRAWING NO. 8213-CONCEPT-PRD2
 SHEET NO. 1