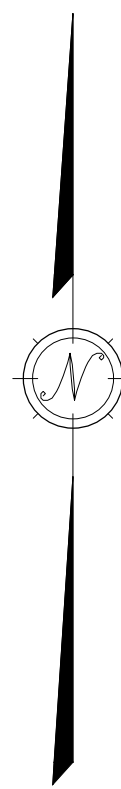


PLAN DEPICTS THE CONCEPTUAL DWELLING LOCATIONS OF A PLANNED RESIDENTIAL DEVELOPMENT (PRD) UNDER SECTION 10 OF THE CONCORD ZONING BYLAW. PRD REQUIRES A SPECIAL PERMIT AND APPLICABLE COMPLIANCE WITH SECTION 10.

**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 2501700359F 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.
- PROPOSED GRADING AND STORMWATER MANAGEMENT HAVE BEEN DEPICTED ON A PRELIMINARY BASIS AND ARE SUBJECT TO MODIFICATION PER SOIL TESTING, UNIT PLANS, AND SITE LAYOUT.
- THIS PLAN HAS BEEN PREPARED FOR CONCEPTUAL PLANNING PURPOSES AND SHALL NOT BE UTILIZED FOR ANY OTHER PURPOSE.



**ZONING INFORMATION**

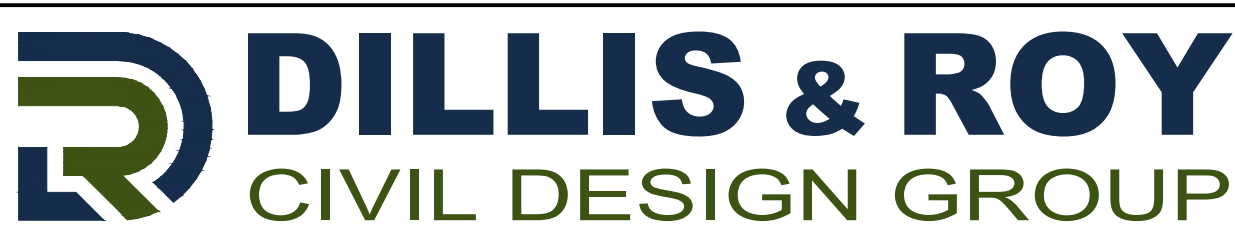
ZONING DISTRICT: RESIDENCE-C  
 WETLAND CONSERVANCY & FLOOD PLAIN CONSERVANCY DISTRICT  
 CONCORD ZONING - TABLE III - DIMENSIONAL REGULATIONS

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)

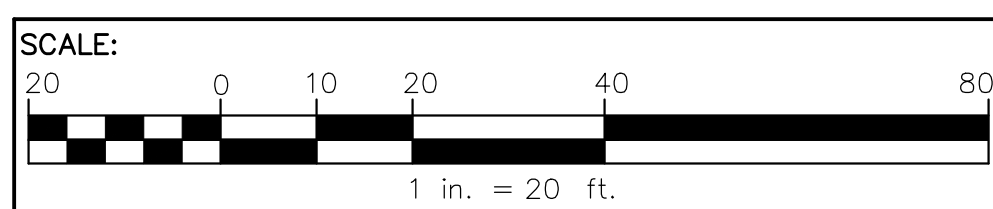
**PRD STANDARD SUMMARY (ZONING BYLAW 10.2)**

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: CONCEPT ASSUMES PROJECT WILL NOT BE SUBJECT TO OPEN SPACE REQUIREMENTS UNDER 10.3.1 (CONCORD HOUSING AUTHORITY & TOWN OF CONCORD PROJECTS) OR 10.3.2 (SPECIAL PROVISIONS FOR NON-PROFIT ENTITY).

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PREPARED FOR:  
 CONCORD HOUSING DEVELOPMENT CORP.  
 141 KEYES ROAD  
 CONCORD, MASSACHUSETTS

DATE: 1/21/26

CONCEPTUAL PRD PLAN 3  
 91B MAIN STREET (PARCEL ID 3821)  
 CONCORD, MASSACHUSETTS

NO.	DATE	DESCRIPTION	BY
1.	3/4/26	REDUCE UNIT SIZE	SD

JOB NO. 8213  
 DRAWING NO. 8213-CONCEPT-PRD3  
 SHEET NO. 1