

19 SURVEY DRAWING

9 LEGEND

- PRIORITY LINE
- OVERHEAD EJECTOR LINES
- BUILDING EJECTOR LINE
- EASEMENT LINE
- RAILROAD TRACK
- HATCH
- CENTERLINE
- RADIUS DIMENSION
- B.H.L. BUILDING HEIGHT LOCATION
- P.S. PAVING SPACE
- D.P. DUMPSTER PAD
- S.H. SIGN
- R/W RIGHT-OF-WAY
- N/F NOW OR FORMERLY
- FOUND MONUMENT AS SHOWN
- COMPUTED POINT
- FLAG POLE
- HANDICAP PARKING
- UTILITY MANHOLE
- AIR COND. ROOM
- UTILITY POLE
- FIRE HYDRANT
- ELECTRIC METER
- GAR VALVE
- ELECTRIC CONTROL CABINET
- LIGHT POLE
- EXISTING SIDEWALK
- SANITARY SEWER MANHOLE
- STORM WATER MANHOLE
- WATER VALVE
- CRESTED HOLE
- WATER METER

8 CURVE TABLE

CHORD	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
10.00	10.00	1.5708	10.00	S 45°00'00" W	90°00'00"
15.00	15.00	2.3562	15.00	S 30°00'00" W	120°00'00"
20.00	20.00	3.1416	20.00	S 15°00'00" W	150°00'00"
25.00	25.00	3.9270	25.00	S 00°00'00" W	180°00'00"
30.00	30.00	4.7124	30.00	N 15°00'00" E	210°00'00"
35.00	35.00	5.4978	35.00	N 30°00'00" E	240°00'00"
40.00	40.00	6.2832	40.00	N 45°00'00" E	270°00'00"
45.00	45.00	7.0686	45.00	N 60°00'00" E	300°00'00"
50.00	50.00	7.8540	50.00	N 75°00'00" E	330°00'00"
55.00	55.00	8.6394	55.00	N 90°00'00" E	360°00'00"

Approved CDS Surveyor
Surveyors Name: Blaw & Associates, P.A.
Address: 3625 N. Shook Drive
Fayetteville, AR
Telephone Number: 479-443-4506
email: survey@blawinc.com

18 ALTA/NSPS Land Title Survey

The survey prepared in accordance with the "2011 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Survey" (Effective February 25, 2011)
The Work Conducted By:
FA Commercial Development Services, Inc.
CDS
COMMERCIAL
DEVELOPMENT SERVICES
3550 W. Robinson Street, Third Floor
Norman, Oklahoma 73072
Office: 405-253-2444
website: www.blawinc.com
Toll Free: 888-322-7371

Drawn By: LGH	Date:
Surveyor Ref. No.: 22-0815	Revision:
Approved By: S.T.W.	Date:
Field Date: 02/17/2022	Revision:
Scale: 1"=100'	Date:
	Revision:

Prepared For:

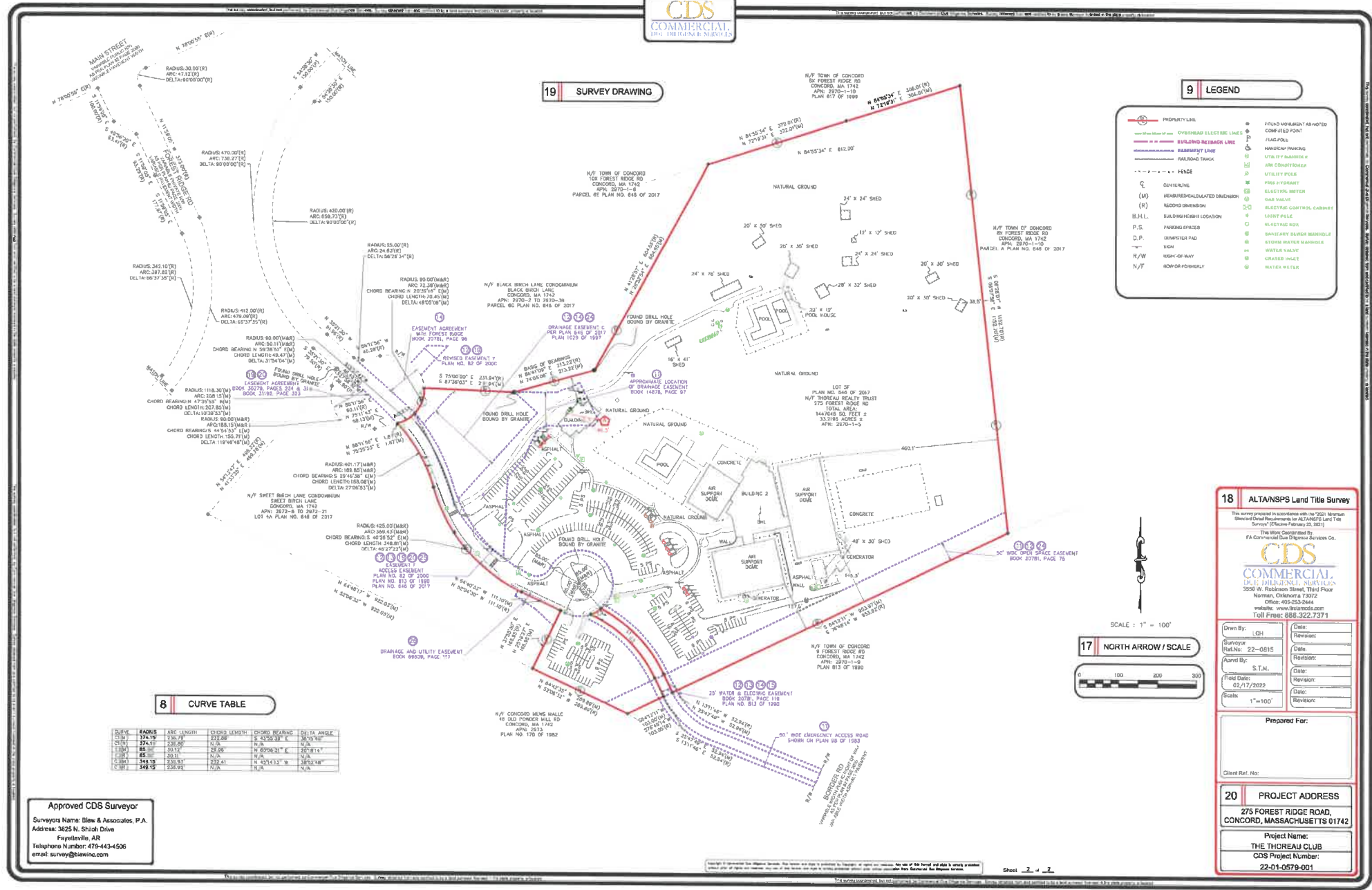
Client Ref. No.:

20 PROJECT ADDRESS

275 FOREST RIDGE ROAD,
CONCORD, MASSACHUSETTS 01742
Project Name:
THE THOREAU CLUB
CDS Project Number:
22-01-0579-001

SCALE: 1" = 100'

17 NORTH ARROW / SCALE





LEGEND	
BOUND	□
ADJ. ROAD (AR)	○
COTTON CAY SPINULE (CCS)	△
BUILDING	▭
EASEMENT LINE	— — — — —
EXISTING PROPERTY LINE	— — — — —
PROPOSED PROPERTY LINE	— — — — —
ARBITERS LINE	— — — — —
STONE BOUND W/DRILL HOLE	SB/SH
CONC. BOUND W/DRILL HOLE	CB/SH
FOUND	FN
NOV OR FORMERLY	NV
DOG	DK
PAGE	PG.
CERTIFICATE OF TITLE	COT
LAND COURT	L.C.
LAND COURT CASE	L.C.C.

NOTES:

1. THE EXISTING CONDITIONS INFORMATION SHOWN ON THIS PLAN WAS COMPILED FROM AVAILABLE GIS INFORMATION AS WELL AS A PLAN LABELED "ALLEN/MAJOR LAND TITLE SURVEY" DATED FEBRUARY 17, 2022 PREPARED BY COMMERCIAL SURVEYING SERVICE. THIS PLAN IS FOR CONCEPTUAL PLANNING PURPOSES ONLY.
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CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
CR1	374.78'	238.20'	237.98'	S. 43°55'39" E.	30°15'40"
CR2	374.78'	238.20'	N/A	N/A	N/A
CR3	85.00'	30.17'	28.89'	N. 87°00'31" E.	20°19'14"
CR4	85.00'	30.17'	N/A	N/A	N/A
CR5	349.72'	238.20'	232.41'	N. 64°14'13" W.	38°52'49"
CR6	349.72'	238.20'	N/A	N/A	N/A



ISSUED FOR REVIEW
OCTOBER 10, 2022

REV DATE DESCRIPTION
 THE PINEBROOK GROUP
 275 FOREST RIDGE ROAD
 CONCORD, MA 01742

PROJECT:
 FOREST RIDGE ROAD
 PARCEL 5F
 CONCORD, MA

PROJECT NO. B17201 DATE: 10/10/22
 SCALE: 1" = 40' DWG. NAME: C1719-01
 DESIGNED BY: TAV CHECKED BY: TAV
 PREPARED BY:

ALLEN & MAJOR ASSOCIATES, INC.
 2241 WASHINGTON ST. 2ND FLOOR
 WOODBRIDGE, MA 01996
 TEL: (508) 228-8888 FAX: (508) 228-8888
 WOODBRIDGE, MA & LANSVILLE, MA & MARLBOROUGH, MA
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DRAWING TITLE: CONCEPTUAL APPROVAL NOT REQUIRED PLAN
 SHEET NO.: V-500

NO. 1 PROJECTS 137-01 (DOW) LORAINWOOD CORP/PTC-1372-01 - A/R CONCEPT/ONE



BLACK BIRCH LANE



SWEET BIRCH LANE



THE THOREAU CLUB

ISSUED FOR REVIEW
OCTOBER 13, 2022

REV.	DATE	DESCRIPTION

APPLICATION OWNER:
THE PINEBROOK GROUP
 275 FOREST RIDGE ROAD
 CONCORD, MA 01742

PROJECT:
FOREST RIDGE ROAD
PARCEL 5F
 CONCORD, MA

PROJECT NO.: 3172-01 DATE: 12/18/20
 SCALE: 1" = 100' DWG. NAME: C-001-01
 DESIGNED BY: TW CHECKED BY: TW

ALLEN & MAJOR ASSOCIATES, INC.
 civil engineering • land services
 environmental consulting • landscape architecture
 100 COMMERCIAL WAY, SUITE 2
 WOODBURY, MASSACHUSETTS
 TEL: (508) 932-4885
 FAX: (508) 932-8555

WOODBURY, MA • LEXINGTON, MA • MANCHESTER, NH
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DRAWING TITLE: **LOCUS PLAN** SHEET NO.: **C-001**

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 1-888-344-7233

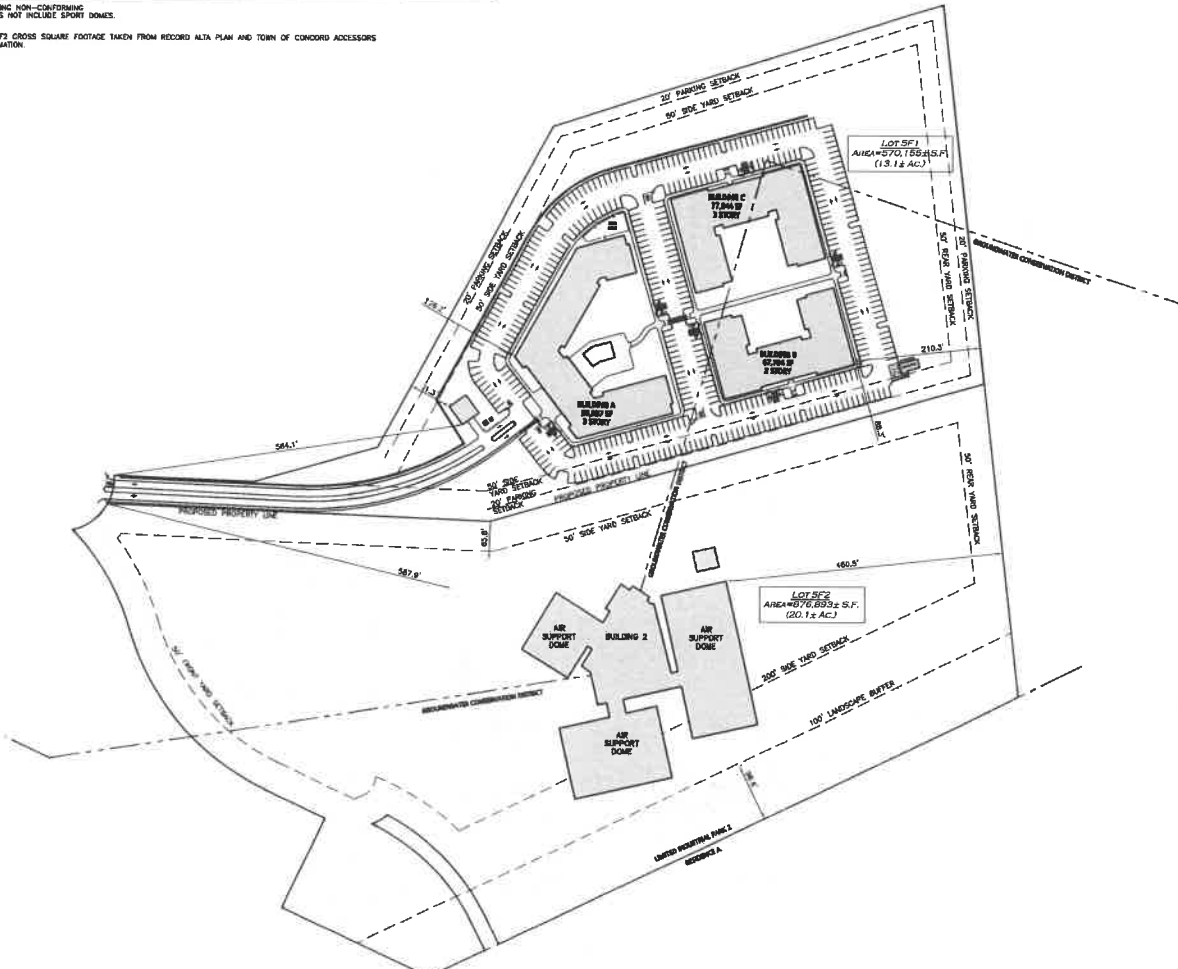


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DIMENSIONAL REQUIREMENTS: LIMITED INDUSTRIAL PARK (LIP2)

ITEM	REQUIRED/ALLOWED	EXISTING	LOT SF1	LOT SF2
LOT AREA MINIMUM	217,800 S.F. 5.03 ACRES	1,447,048 S.F. 33.224 ACRES	870,156 S.F. 19.983 ACRES	874,893 S.F. 20.134 ACRES
FRONTAGE (MIN)	50 FEET	122.5 FEET	50 FEET	74.4 FEET
FRONT YARD (MIN)	50 FEET	352.8 FEET	864.6 FEET	872.4 FEET
SIDE YARD (MIN)	50 FEET	68.9 FEET	71.3 FEET	65.4 FEET
SIDE YARD (MIN) ADJUTING RESIDENTIAL DISTRICT	200 FEET	98.01 FEET	N/A	98.01 FEET
REAR YARD (MIN)	50 FEET	38.3 FEET	210.3 FEET	480.88 FEET
PARKING SETBACK (MIN)	20 FEET	<20 FEET*	>20 FEET	<20 FEET*
LOT COVERAGE (MAX.)	38%	274,114.8 S.F. 6.25%	410,838.2 S.F. 9.3%	248,285.5 S.F. 6.2%
BUILDING HEIGHT/STORIES (MAX.)	40/3	28.2/2	40/3	28.2/2
FLOOR AREA RATIO (MAX.)**	3,000 SQ.FT. PER ACRE 3,000 SQ.FT. / 0.0 AC. = 15,000	3,000 SQ.FT. / 33.23 AC. = 89,650 (MAX.) 67,647 SQ.FT.**	3,000 SQ.FT. / 13.08 AC. = 39,540 (MAX.) 249,880 SQ.FT.	3,000 SQ.FT. / 20.1 AC. = 80,300 (MAX.) 60,168 SQ.FT.**

*EXISTING NON-COMPLYING
FOOTC NOT INCLUDE SPORT DOMES.
NOTE:
LOT SF2 CROSS SQUARE FOOTAGE TAKEN FROM RECORD ALTA PLAN AND TOWN OF CONCORD ACCESSORS INFORMATION.



LEGEND:

- PROP. PROPERTY LINE
- IRON
- HOLLARD
- BUILDING
- BUILDING ARCHITECTURE
- BUILDING INTERIOR WALLS
- CURB
- RETAINING WALL
- PARKING STRIPING
- ROADWAY STRIPING
- TRAFFIC ARROWS
- HEAVY DUTY CONCRETE
- SETBACK LINE
- PARKING COUNTR
- SIDEWALK
- ADA ACCESSIBLE RAMP
- ADA DET. WARNING SURFACE

- NOTES:**
- THE EXISTING CONDITIONS INFORMATION SHOWN ON THIS PLAN WAS COMPILED FROM AVAILABLE GIS INFORMATION AS WELL AS A PLAN LABELED 'ALTA/NSPS LAND TITLE SURVEY' DATED FEBRUARY 17, 2022 PREPARED BY COMMERCIAL DUE DILIGENCE SERVICES. THIS PLAN IS FOR CONCEPTUAL PLANNING PURPOSES ONLY.
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OFF-STREET PARKING SUMMARY - LOT SF1

USE: MULTI-FAMILY RESIDENTIAL
2 SPACES PER DWELLING UNIT
216 DWELLING UNITS PROPOSED * 2 SPACES = 432 SPACES

ADA REQUIRED: 8 TOTAL PARKING STALLS SHALL BE ACCESSIBLE (MINIMUM OF 2 ACCESSIBLE STALLS SHALL BE VAN ACCESSIBLE)
ADA PROVIDED: 12 TOTAL ACCESSIBLE PARKING STALLS INCLUDING 6 VAN STALLS

STANDARD STALLS PROVIDED	ACCESSIBLE STALLS PROVIDED	TOTAL STALLS PROVIDED	TOTAL STALLS REQUIRED
385	12	397	432

PROPOSED PARKING RATIO = 1.84 PER UNIT

OFF-STREET PARKING SUMMARY - LOT SF2

USE: TENNIS COURTS
3 SPACES PER COURT PLUS (1) SPACE PER EMPLOYEE ON THE LARGEST SHIF
11 TENNIS COURTS * 3 + 12 EMPLOYEES = 45 SPACES

SWIMMING POOL
1 SPACES PER 200 SQUARE FEET OF GROSS WATER AREA
9,202 SQ.FT. OF WATER AREA = 123 SPACES

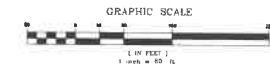
FITNESS CLUB
1 SPACES PER 250 SQUARE FEET OF GROSS FLOOR AREA
21,800 SQ.FT. / 250 = 88 SPACES

OUTDOOR RECREATIONAL FACILITY
1 SPACES PER 10 PERSONS GENERALLY EXPECTED ON THE PREMISES AT ONE TIME.
125 PERSONS = 12 SPACES

TOTAL REQUIRED = 288

ADA REQUIRED: 7 TOTAL PARKING STALLS SHALL BE ACCESSIBLE (MINIMUM OF 2 ACCESSIBLE STALLS SHALL BE VAN ACCESSIBLE)
ADA PROVIDED: 10 TOTAL ACCESSIBLE PARKING STALLS INCLUDING 6 VAN STALLS

STANDARD STALLS PROVIDED	ACCESSIBLE STALLS PROVIDED	TOTAL STALLS PROVIDED	TOTAL STALLS REQUIRED
300	10	310	288



ISSUED FOR REVIEW
OCTOBER 19, 2023

APPPLICANT/OWNER:
THE PINEBROOK GROUP
275 FOREST RIDGE ROAD
CONCORD, MA 01742

PROJECT:
**FOREST RIDGE ROAD
PARCEL 5F
CONCORD, MA**

PROJECT NO. 8172-01 DATE: 10/19/23
SCALE: 1" = 80' DWG. NAME: C3172-01
DESIGNED BY: TMM CHECKED BY: TMM
DRAWN BY:

ALLEN & MAJOR ASSOCIATES, INC.
environmental consulting landscape architecture
100 COMMERCIAL WAY, SUITE 5
WINDSOR, MASSACHUSETTS
TEL: (781) 823-8888
FAX: (781) 823-8884

WORSHIP, MA • BARKVILLE, VA • HANSCHESTER, NH

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DRAWING TITLE: **CONCEPTUAL LAYOUT PLAN** SHEET No. **C-100**

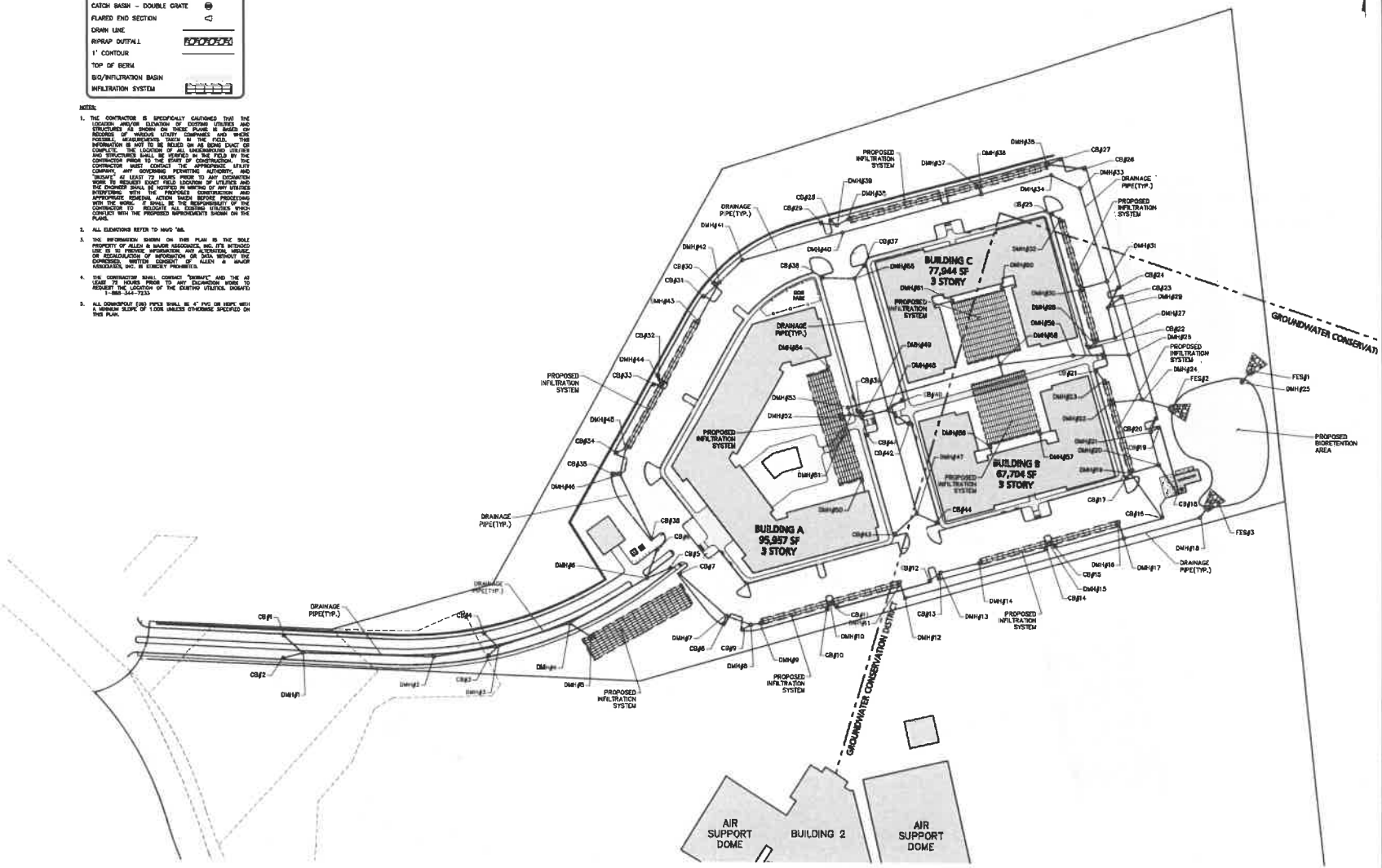
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1-800-544-7233

AL:\PROJECTS\17172-01\172-01\DWG\DRAWINGS\CONCORD_MA-172-01 - LAYOUT PLAN.DWG

LEGEND:

RAIN MANHOLE	●
CATCH BASIN	○
CATCH BASIN - DOUBLE GRATE	⊗
FLARED END SECTION	◁
DRAIN LINE	—
RIPRAP DUTTFALL	▬▬▬▬▬▬
1' CONTOUR	— — — — —
TOP OF BENCH	— — — — —
B/O/INFILTRATION BASH	▭
INFILTRATION SYSTEM	▭

- NOTES:**
1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AND STRUCTURES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF VARIOUS UTILITY COMPANIES AND THEIR POSSIBLE RECONSTRUCTION THERE IN THE FUTURE. THIS INFORMATION IS NOT TO BE RELIED ON AS A BASIS OF OR COMPLETELY THE LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES SHALL BE VERIFIED BY THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL CONTACT THE APPROPRIATE UTILITY COMPANIES AND OBTAINING THE NEAREST "AS-BUILT" RECORDS AS EARLY AS POSSIBLE PRIOR TO ANY CONSTRUCTION WORK TO VERIFY THE LOCATION OF UTILITIES AND THE CONTRACTOR SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION SHALL BE TAKEN BEFORE PROCEEDING WITH THE WORK. IN CASE OF THE DISCREPANCY OF THE CONTRACTOR'S RECORDS WITH THE PROPOSED APPROVALS SHOWN ON THIS PLAN.
 2. ALL ELEVATIONS REFER TO NAVD 83.
 3. THE INFORMATION SHOWN ON THIS PLAN IS THE SOLE PROPERTY OF ALLEN & MAJOR ASSOCIATES, INC. ITS WITHOUT LIABILITY TO PROVIDE INFORMATION AND A LIMITED LIABILITY OF RECONSTRUCTION OF INFORMATION OF DATA WITHOUT THE CONSENT OF ALLEN & MAJOR ASSOCIATES, INC. IS STRICTLY PROHIBITED.
 4. THE CONTRACTOR SHALL CONTACT "TOWN" AND THE AS EARLY AS POSSIBLE TO ANY DISCREPANCY TO REQUEST THE LOCATION OF THE EXISTING UTILITIES SHOWN ON THIS PLAN.
 5. ALL CONCRETE PIPE SHALL BE 4" PVC OR MORE WITH A MINIMUM SLOPE OF 1/8" PER 10' UNLESS OTHERWISE SPECIFIED ON THIS PLAN.



ISSUED FOR REVIEW
OCTOBER 16, 2023

REV	DATE	DESCRIPTION

APPLICANT/OWNER:
THE PINEBROOK GROUP
275 FOREST RIDGE ROAD
CONCORD, MA 01742

PROJECT:
FOREST RIDGE ROAD
PARCEL 5F
CONCORD, MA

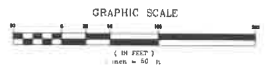
PROJECT NO. 317241 DATE 10/16/23
SCALE: 1" = 30' DWG. NAME: C-17241
DESIGNED BY: TAW CHECKED BY: TAW
DRAWN BY:

ALLEN & MAJOR ASSOCIATES, INC.
Civil engineering and design
environmental consulting landscape architecture
www.aandm.com
100 CONCORD WAY, SUITE 3
WILMINGTON, MA 01897
TEL: (617) 533-8800
FAX: (617) 533-8804

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DRAWING TITLE: **CONCEPTUAL DRAINAGE PLAN** SHEET NO.: **C-102**

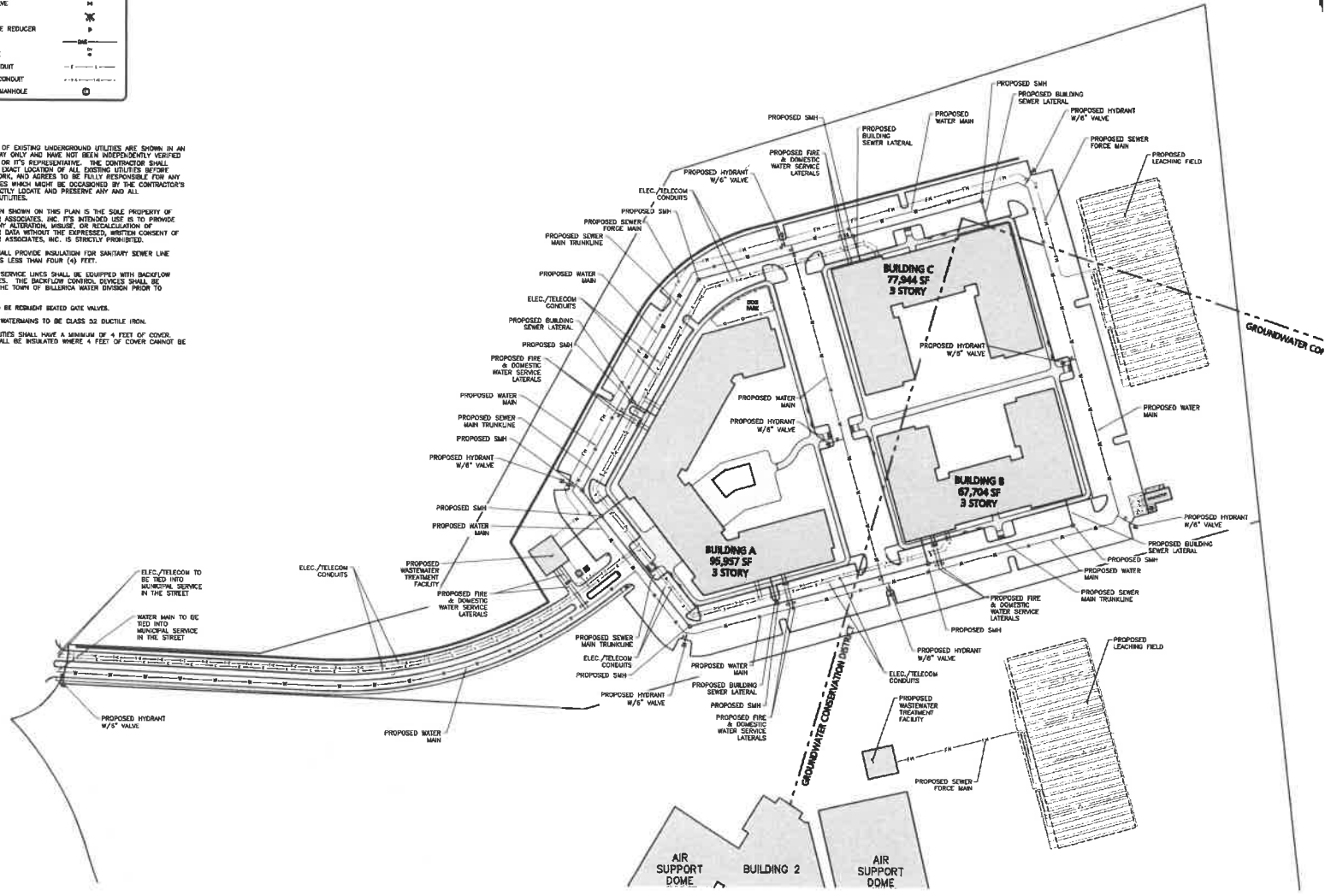


N:\PROJECTS\3172-01\DWG\DRAWINGS\CONCEPT\C-17241-01 - DRAINAGE PLAN.DWG

LEGEND:	
SEWER MANHOLE	⊙
SEWER LINE	—
GREASE TRAP	⊞
WATER LINE	—
WATER VALVE	⊞
HYDRANT	⊞
WATER LINE REDUCER	⊞
GAS LINE	—
GAS VALVE	⊞
ELEC. CONDUIT	—
TELECOM CONDUIT	—
ELECTRIC MANHOLE	⊙

NOTES:

1. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCURRED BY THE CONTRACTOR'S FAILURE TO EXCAVATE LEGITIMATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
2. THE INFORMATION SHOWN ON THIS PLAN IS THE SOLE PROPERTY OF ALLEN & MAJOR ASSOCIATES, INC. ITS INTENDED USE IS TO PROVIDE INFORMATION, ANY ALTERATION, MISUSE, OR RECALCULATION OF INFORMATION OR DATA WITHOUT THE EXPRESSED WRITTEN CONSENT OF ALLEN & MAJOR ASSOCIATES, INC. IS STRICTLY PROHIBITED.
3. CONTRACTOR SHALL PROVIDE INSULATION FOR SANITARY SEWER LINE WHERE COVER IS LESS THAN FOUR (4) FEET.
4. ALL PROPOSED SERVICE LINES SHALL BE EQUIPPED WITH BACKFLOW CONTROL DEVICES. THE BACKFLOW CONTROL DEVICES SHALL BE APPROVED BY THE TOWN OF BILLERICA WATER DIVISION PRIOR TO INSTALLATION.
5. GATES VALVES TO BE REINFORCED GATED VALVES.
6. ALL PROPOSED WATERMANS TO BE CLASS 52 DUCTILE IRON.
7. ALL SEWER UTILITIES SHALL HAVE A MINIMUM OF 4 FEET OF COVER. SEWER PIPE SHALL BE INSULATED WHERE 4 FEET OF COVER CANNOT BE ACHIEVED.



ISSUED FOR REVIEW
OCTOBER 18, 2023

REV	DATE	DESCRIPTION

APPLICATOR/OWNER:
THE PINEBROOK GROUP
275 FOREST RIDGE ROAD
CONCORD, MA 01742

PROJECT:
**FOREST RIDGE ROAD
PARCEL 5F
CONCORD, MA**

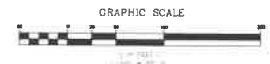
PROJECT NO. 3172-01 DATE 10/10/23
SCALE: 1" = 80' DWG. NAME: C-103A
DESIGNED BY: EJM CHECKED BY: JMW

PREPARED BY:

ALLEN & MAJOR ASSOCIATES, INC.
civil engineering & land surveying
PROFESSIONAL CONSULTING ENGINEERS ARCHITECTS
INCORPORATED
190 COMMERCIAL WAY, SUITE 5
WOBURN, MA 01896
TEL: (617) 935-8888
FAX: (617) 935-8906

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DRAWING TITLE: **CONCEPTUAL UTILITY PLAN** SHEET No. **C-103**



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