

LOCUS MAP
(NOT TO SCALE)

ZONING TABLE - LIMITED INDUSTRIAL PARK #2

ITEM	REQUIRED
LOT AREA (MIN)	5 ACRES
LOT FRONTAGE (MIN)	50' (1)
FRONT YARD SETBACK (MIN)	100' (2)
SIDE YARD SETBACK (MIN)	20' (3)
REAR YARD SETBACK (MIN)	20' (3)
CORNER CLEARANCE	10'
MAXIMUM HEIGHT	40' (4)
LOT COVERAGE (MAX)	35% (5)
FLOOR AREA RATIO (MAX)	6,000 S.F./ACRE (6)

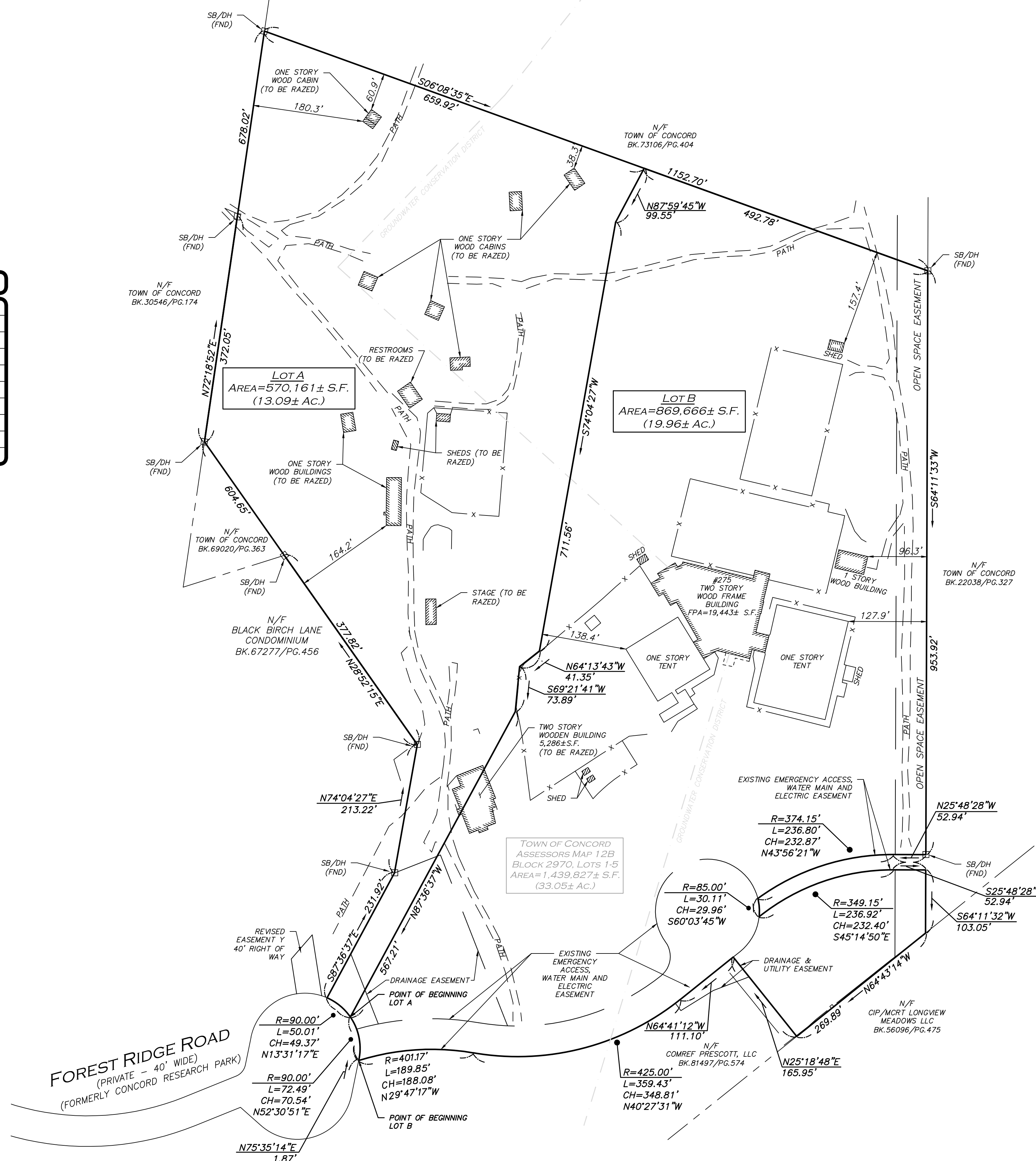
- 50' ON A PRIVATE INTERIOR STREET WITHIN THE LIP DEVELOPMENT OR 200' ON A PUBLIC WAY.
- 100' FROM PUBLIC WAYS IN EXISTENCE PRIOR TO JANUARY 1, 1981 AND 50' FROM ALL OTHER STREETS. NO PARKING AREA MAY BE PLACED WITHIN THE MINIMUM FRONT YARD.
- 20' FOR BUILDINGS FOR WHICH A BUILDING PERMIT WAS ISSUED PRIOR TO FEBRUARY 14, 1980 AND FOR ANY ADDITIONS THERETO, 50' FOR ALL OTHER BUILDINGS AND FOR ANY ADDITIONS HERETO, AND 200' FROM PROPERTY LINES OF PARCELS ZONED RESIDENTIAL AND IN RESIDENTIAL USE, 100' OF WHICH MUST BE A LANDSCAPED BUFFER. NO PARKING AREA MAY BE PLACED WITHIN 20' OF THE SIDE AND REAR LOT LINES EXCEPT WHERE JOINT PARKING AREAS ARE PERMITTED BY THE PLANNING BOARD THROUGH SITE PLAN APPROVAL.
- 40', BUT NOT MORE THAN 3 STORIES, EXCLUDING BASEMENTS.
- 35% THE SAME TO INCLUDE THE GROSS GROUND FLOOR AREA OF ALL BUILDINGS AND ALL PAVED AREAS.
- 6,000 SQ.FT. GROSS FLOOR AREA PER ACRE FOR EDUCATIONAL IN LIP #2, R&D AND LIGHT MANUFACTURING USES, OR 3,000 SQ.FT GROSS FLOOR AREA PER ACRE FOR OTHER USES.

APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED

TOWN OF CONCORD PLANNING BOARD

DATE: _____

PLANNING BOARD ENDORSEMENT IS NOT A DETERMINATION AS TO THE CONFORMANCE WITH ZONING REQUIREMENTS.



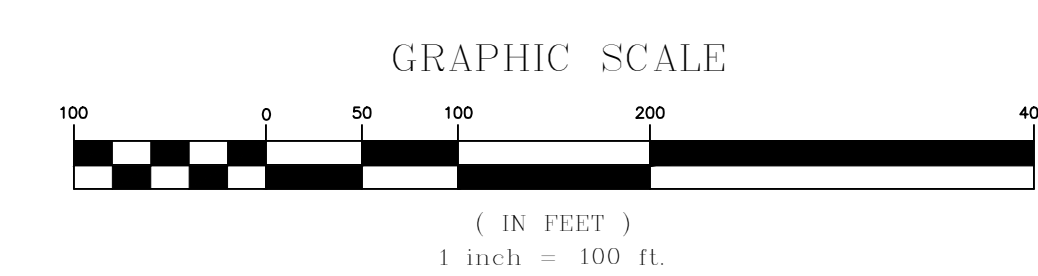
LEGEND

STONE BOUND	□
EASEMENT LINE	---
PROPERTY LINE	---
ABUTTERS LINE	---
BUILDING	▒
CHAIN LINK FENCE	x
STOCKADE FENCE	o
EDGE OF PATH	---
STONE BOUND W/DRILL HOLE	SB/DH
FOUND	FND
NOW OR FORMERLY	N/F
BOOK	BK.
PAGE	PG.

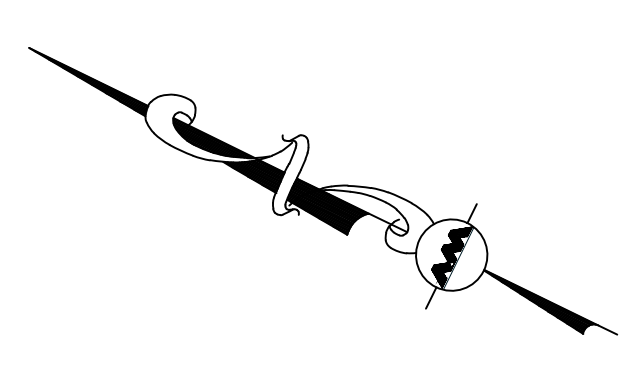
- LOCUS REFERENCES**
- TOWN OF CONCORD ASSESSORS MAP 12B, BLOCK 2970, LOT 1-5
 - RECORD OWNER: THOREAU REAL ESTATE, LLC
 - DEED BOOK 80075, PAGE 248
 - PLAN 646 OF 2017

- PLAN REFERENCES**
- PLAN 1027 OF 1997
 - PLAN 646 OF 2017
 - PLAN 82 OF 2000
 - PLAN 98 OF 1983
 - PLAN 2071 OF 1956

- NOTES**
- NORTH ARROW IS BASED ON MASSACHUSETTS GRID COORDINATE SYSTEM (MAINLAND ZONE) (NAD 83).
 - BOOK/PAGE AND PLAN REFERENCES ARE TAKEN FROM MIDDLESEX (SOUTH) REGISTRY OF DEEDS IN CAMBRIDGE, MA.
 - THE PROPERTY ABUTS, WITHOUT GAPS, GORES, STRIPS, OR OVERLAYS, FOREST RIDGE ROAD, A PRIVATE WAY IN THE TOWN OF CONCORD.
 - THE PROPERTY HAS INDIRECT ACCESS TO MAIN STREET, A PUBLIC RIGHT OF WAY IN THE TOWN OF CONCORD, VIA RIGHTS IN FOREST RIDGE ROAD AS STATED IN BOOK 20781, PAGE 96.
 - THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE ASSESSORS MAP 12B, BLOCK 2970, LOT 1-5 INTO LOT A AND LOT B AS SHOWN HEREON.



N:\PROJECTS\1670-24\SURVEY\DRAWINGS\CURRENT\S-1670-24-ANR.DWG



FOR REGISTRY USE ONLY

WE HEREBY CERTIFY THAT:
THIS PLAN IS THE RESULT OF AN ACTUAL ON THE GROUND SURVEY PERFORMED ON OR BETWEEN SEPTEMBER 20, 2023 AND MAY 28, 2024.
THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS DATED JANUARY 1, 1976 AND REVISED JANUARY 12, 1988.
OWNERS OF ADJOINING PROPERTIES ARE SHOWN ACCORDING TO CURRENT TOWN OF CONCORD ASSESSOR'S INFORMATION.
THE ABOVE IS CERTIFIED TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF.

ALLEN & MAJOR ASSOCIATES, INC.
ISSUED FOR REVIEW
MARCH 4, 2025

PROFESSIONAL LAND SURVEYOR FOR ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION

APPLICANT/OWNER:
WP EAST ACQUISITIONS, LLC
91 HARTWELL AVENUE
LEXINGTON, MA 02421

PROJECT:
275 FOREST RIDGE ROAD
CONCORD, MA 01742

PROJECT NO. 1670-24 DATE: 3/4/2025

SCALE: 1" = 100' DWG. NAME: S-1670-24-ANR

DRAFTED BY: KMB/CTP/COB CHECKED BY: AUR

PREPARED BY:

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DRAWING TITLE: APPROVAL NOT REQUIRED SHEET No. 1

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