

# NOVO RIVERSIDE COMMONS

## 292 & 294 BAKER AVENUE

### IN

## CONCORD, MASSACHUSETTS

### ( Middlesex County )

#### OWNER

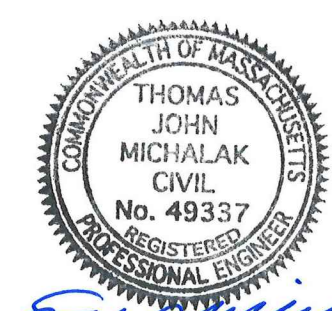
Taurus Investment Holdings, LLC  
Two International Place  
Boston, Massachusetts 02110

#### ARCHITECT

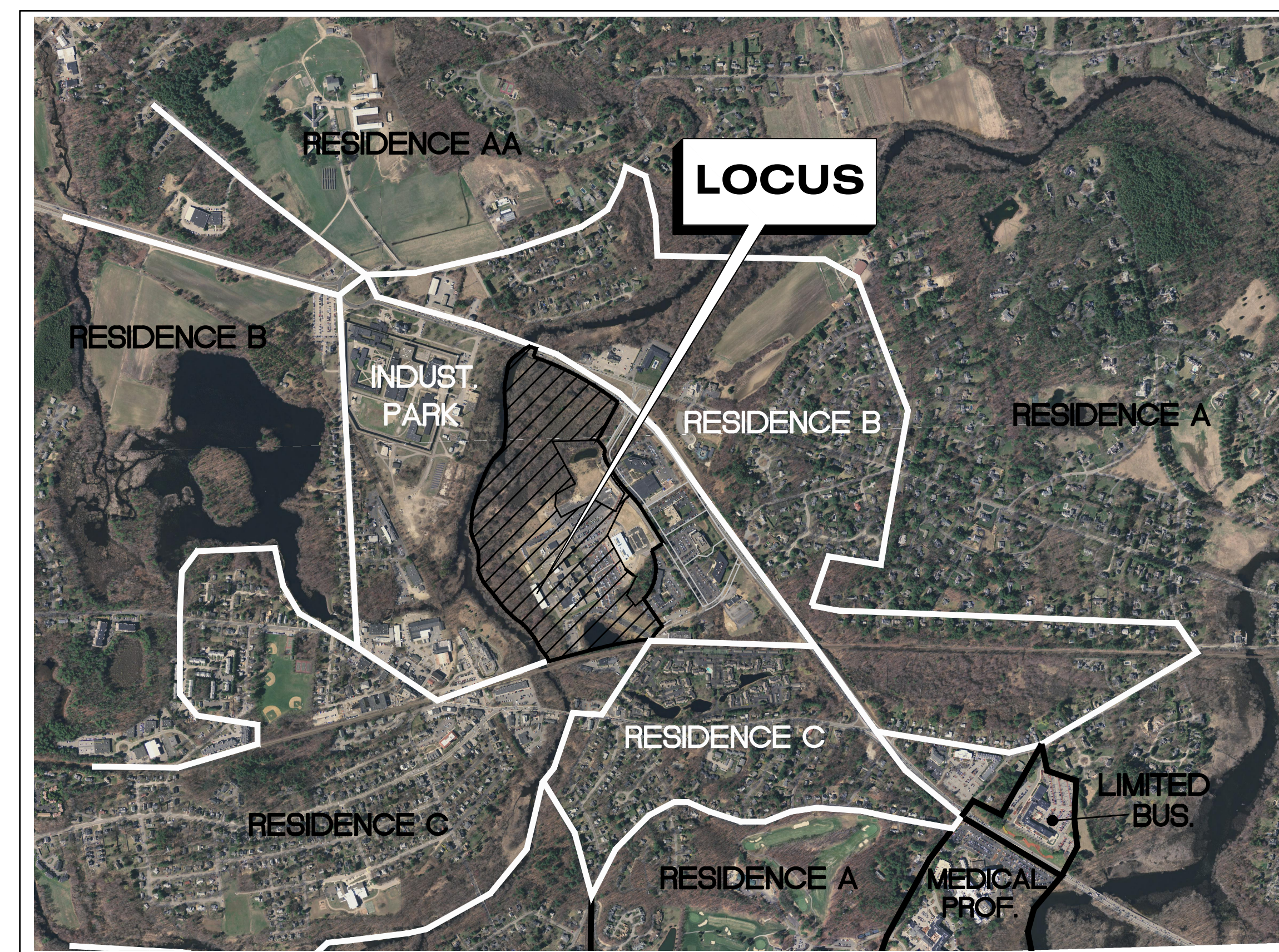
CUBE | 3  
370 Merrimack Street, Suite 337  
Lawrence, Massachusetts 01843

#### CIVIL ENGINEER/SURVEYOR

Beals and Thomas, Inc.  
Reservoir Corporate Center  
144 Turnpike Road  
Southborough, Massachusetts 01772



*Edmund J. ... 5/22/2023*  
*Mark E. Benson 5/22/2023*



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Locus Map  
Scale: 1" = 1000'



PEL SUBMISSION SET  
MAY 22, 2023

Job No.: 2063.26  
Plan No.: 206326P118A-001  
Sheet C1.0

**GENERAL NOTES**

1. THE CONTRACTOR SHALL MAKE NECESSARY CONSTRUCTION NOTIFICATIONS AND OBTAIN NECESSARY CONSTRUCTION PERMITS. THE CONTRACTOR SHALL PAY FEES AND POST BONDS ASSOCIATED WITH THE SAME, AND COORDINATE WITH THE ENGINEER AND ARCHITECT AS REQUIRED.
2. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOB SITE SAFETY AND CONSTRUCTION MEANS AND METHODS.
3. LIMIT OF WORK SHALL BE EROSION CONTROL BARRIERS, LIMIT OF GRADING, SITE PROPERTY LINES, AND/OR AS INDICATED ON DRAWINGS.
4. PORTIONS OF THE ROADWAY, SIDEWALK, AND ROADSIDE AREA DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED TO THEIR ORIGINAL CONDITION PRIOR TO DISTURBANCE. ANY AREA OUTSIDE THE LIMIT OF WORK THAT IS DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO COST TO OWNER.
5. CONTRACTOR SHALL VERIFY EXISTING CURBING OR PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING CURB OR PAVEMENT SHALL BE SAW CUT TO A CLEAN, SMOOTH EDGE. BLEND NEW PAVEMENT, CURBS AND EARTHWORK SMOOTHLY INTO EXISTING BY MATCHING LINES, GRADES AND JOINTS. PITCH EVENLY BETWEEN SPOT GRADES. GRADE ALL AREAS TO DRAIN.
6. ANY ALTERATION TO THESE DRAWINGS MADE IN THE FIELD DURING CONSTRUCTION SHALL BE RECORDED BY THE CONTRACTOR ON RECORD DRAWINGS.
7. EXISTING TREES AND SHRUBS OUTSIDE THE LIMITS OF GRADING SHALL BE REMOVED ONLY UPON PRIOR APPROVAL OF THE OWNER.
8. CONTRACTORS AND SUBCONTRACTORS SHALL OBTAIN A TRENCH PERMIT PRIOR TO ANY TRENCHING ON SITE IN ACCORDANCE WITH 220 CMR 14.00.
9. FOR DRAWING LEGIBILITY, ALL EXISTING TOPOGRAPHIC FEATURES, EXISTING UTILITIES, PROPERTY BOUNDARIES, EASEMENTS, ETC. MAY NOT BE SHOWN ON ALL DRAWINGS. REFER TO ALL REFERENCED DRAWINGS AND OTHER DRAWINGS IN THIS SET FOR ADDITIONAL INFORMATION.

**EROSION CONTROL AND SEDIMENTATION NOTES**

1. A SEDIMENT CONTROL BARRIER SHALL BE INSTALLED ALONG THE EDGE OF PROPOSED WORK AS INDICATED ON THE PLANS PRIOR TO THE COMMENCEMENT OF DEMOLITION OR CONSTRUCTION.
2. CONTRACTOR SHALL CLEAN AND MAINTAIN ALL SEDIMENT AND EROSION CONTROL MEASURES FOR THE DURATION OF CONSTRUCTION TO ENSURE THEIR CONTINUED FUNCTIONALITY.
3. ADDITIONAL EROSION CONTROL MEASURES AND/OR SEDIMENT CONTROL BARRIERS SHALL BE IMPLEMENTED AS CONDITIONS WARRANT OR AS DIRECTED BY THE OWNER OR OWNER'S REPRESENTATIVE.
4. EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSPECTED AND MAINTAINED ON A DAILY BASIS DURING CONSTRUCTION TO ENSURE THAT CHANNELS, DITCHES, AND PIPES REMAIN CLEAR OF DEBRIS AND THAT THE EROSION AND SEDIMENTATION CONTROL MEASURES ARE INTACT.
5. ALL POINTS OF CONSTRUCTION EGRESS OR INGRESS SHALL BE MAINTAINED TO PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC WAYS. ANY SEDIMENT TRACKED ONTO PUBLIC WAYS SHALL BE SWEEPED AT THE END OF EACH WORK DAY.
6. ALL STOCKPILE AREAS SHALL BE LOCATED WITHIN LIMIT OF WORK LINE AND STABILIZED TO PREVENT EROSION.
7. ALL DEBRIS GENERATED DURING SITE PREPARATION ACTIVITIES SHALL BE LEGALLY DISPOSED OF OFF SITE.
8. CONTRACTOR SHALL PROVIDE CRIBBING AS NECESSARY TO PROTECT EXISTING UTILITY LINES DURING CONSTRUCTION.
9. SITE ELEMENTS TO REMAIN SHALL BE PROTECTED FOR THE DURATION OF CONSTRUCTION.
10. ALL TOPSOIL ENCOUNTERED WITHIN THE LIMIT OF WORK SHALL BE STRIPPED TO ITS FULL DEPTH AND STOCKPILED FOR REUSE. EXCESS TOPSOIL SHALL BE DISPOSED OF ON SITE AS DIRECTED BY OWNER. TOPSOIL STOCKPILES SHALL REMAIN SEGREGATED FROM OTHER EXCAVATED SOIL MATERIALS.
11. TEMPORARY DIVERSION DITCHES, PERMANENT DITCHES, CHANNELS, EMBANKMENTS, AND ANY BLENDED SURFACE WHICH WILL BE EXPOSED FOR A PERIOD OF ONE MONTH OR MORE SHALL BE CONSIDERED CRITICAL VEGETATION AREAS. THESE AREAS SHALL BE MULCHED WITH STRAW. MULCH SHALL BE SPREAD UNIFORMLY IN A CONTINUOUS BLANKET OF SUFFICIENT THICKNESS TO COMPLETELY HIDE THE SOIL FROM VIEW.
12. AREAS IDENTIFIED AS CRITICAL VEGETATION AREAS SHALL BE STABILIZED DURING CONSTRUCTION BY SEEDING WITH ANNUAL RYE GRASS AT THE RATE OF FORTY (40) LBS/ACRE.
13. CONTRACTOR SHALL PROVIDE DUST CONTROL BY SPRINKLING OR OTHER APPROVED METHODS NECESSARY AND/OR AS DIRECTED BY THE OWNER OR THEIR REPRESENTATIVE.
14. FILTER BAGS SHALL BE INSTALLED IN ALL EXISTING CATCH BASINS PRIOR TO COMMENCEMENT OF CONSTRUCTION. FILTER BAGS SHALL ALSO BE INSTALLED IN ALL NEWLY INSTALLED CATCH BASIN PRIOR TO PERMANENT PAVEMENT INSTALLATION TO CONTROL SILTATION.
15. STRAW BALE CHECK DAMS SHALL BE PROVIDED ON TWO HUNDRED (200) FOOT SPACING WITHIN DRAINAGE SWALES AND DITCHES AND AT UPSTREAM ENDS OF DRAINAGE INLETS.
16. RIPRAP SHALL BE PROVIDED AT ALL DRAIN/CULVERT OUTLETS.
17. CONTRACTOR SHALL PREVENT ANY SOIL AND MATERIALS FROM ENTERING WETLANDS, STREAMS, AND OTHER RESOURCE AREAS.

**LAYOUT AND MATERIALS NOTES**

1. ALL LINES AND DIMENSIONS ARE PARALLEL OR PERPENDICULAR TO THE LINES FROM WHICH THEY ARE MEASURED UNLESS OTHERWISE INDICATED.
2. DIMENSIONS OF PARKING SPACES AND DRIVEWAYS ARE FROM FACE OF CURB.
3. DIMENSIONS FROM BUILDING ARE FROM FACE OF BUILDING.
4. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS AND ALL DETAIL CONTIGUOUS TO THE BUILDING, LIGHTING, ENTRANCE PLAZA, DOORWAY PADS, LOADING DOCKS, ETC. CONTRACTOR SHALL STAKE OUT BUILDING FROM THE LATEST ARCHITECTURAL AND STRUCTURAL DRAWINGS.
5. CONTRACTOR SHALL VERIFY ALL CONDITIONS IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE OWNER AND OWNER'S REPRESENTATIVE FOR RESOLUTION.
6. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN SITE PLAN DIMENSIONS AND BUILDING PLANS BEFORE PROCEEDING WITH ANY PORTION OF SITE WORK WHICH MAY BE AFFECTED SO THAT PROPER ADJUSTMENTS TO THE SITE LAYOUT CAN BE MADE IF NECESSARY.
7. ACCESSIBLE RAMPS SHALL BE CONSTRUCTED PER MASSACHUSETTS STATE CODE AND THE AMERICANS WITH DISABILITIES ACT (ADA) ACCESSIBILITY GUIDELINES (WHICHEVER IS MORE STRINGENT).
8. EACH HANDICAP PARKING SPACE SHALL BE IDENTIFIED BY A SIGN SIX (6) FEET IN HEIGHT LOCATED AT THE FACE OF THE CURB. THE SIGN SHALL CONTAIN THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AS DESCRIBED IN THE AMERICANS WITH DISABILITIES ACT, PUBLIC LAW 101-336, (SEE DETAIL).
9. CONTRACTOR SHALL PROTECT EXISTING PROPERTY MONUMENTS AND ABUTTING PROPERTIES DURING CONSTRUCTION.

**GRADING, DRAINAGE AND UTILITY NOTES**

1. UNDERGROUND UTILITIES WERE COMPILED FROM AVAILABLE RECORD PLANS OF UTILITY COMPANIES AND PUBLIC AGENCIES AND ARE APPROXIMATE AND ASSUMED. BEFORE COMMENCING SITE WORK CONTACT "DIG SAFE" AT 1-888-344-7233 TO LOCATE UNDERGROUND UTILITIES. ANY DAMAGE TO EXISTING UTILITIES OR STRUCTURES SHALL BE THE CONTRACTOR'S RESPONSIBILITY. NO EXCAVATION SHALL BE PERFORMED UNTIL UTILITY COMPANIES ARE PROPERLY NOTIFIED.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS DO NOT CONFLICT WITH ANY KNOWN EXISTING OR OTHER PROPOSED IMPROVEMENTS. IF ANY CONFLICTS ARE DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE ENGINEER PRIOR TO INSTALLATION OF ANY PORTION OF THE SITE WORK WHICH COULD BE AFFECTED.
3. WORK PERFORMED AND MATERIALS FURNISHED SHALL CONFORM WITH THE LINES, GRADES AND OTHER SPECIFIC REQUIREMENTS AND SPECIFICATIONS OF THE TOWN OF CONCORD DPW.
4. AT LOCATIONS WHERE EXISTING CURBING OR PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING CURB OR PAVEMENT SHALL BE SAW CUT TO A CLEAN, SMOOTH EDGE. BLEND NEW PAVEMENT, CURBS AND EARTHWORK SMOOTHLY INTO EXISTING BY MATCHING LINES, GRADES AND JOINTS. PITCH EVENLY BETWEEN SPOT GRADES. GRADE ALL AREAS TO DRAIN.
5. CONTRACTOR SHALL VERIFY EXISTING GRADES IN THE FIELD AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE ENGINEER.
6. GRADES SHALL PITCH EVENLY BETWEEN SPOT ELEVATIONS. PAVED AREAS MUST PITCH TO DRAIN AT A MINIMUM OF 1/8" PER FOOT UNLESS SPECIFIED OTHERWISE. ANY DISCREPANCIES NOT ALLOWING THIS MINIMUM PITCH SHALL BE REPORTED TO THE ENGINEER PRIOR TO CONTINUING WORK.
7. THE CONTRACTOR SHALL SCHEDULE WORK TO ALLOW THE FINISHED SUBGRADE ELEVATIONS TO DRAIN PROPERLY WITHOUT PUDDLING OR PONDING. SPECIFICALLY, ALLOW WATER TO ESCAPE WHERE PROPOSED CURB MAY RETAIN RUNOFF PRIOR TO APPLICATION OF THE FINISH GRADE AND/OR SURFACE PAVING. CONTRACTOR SHALL PROVIDE TEMPORARY POSITIVE DRAINAGE AS REQUIRED.
8. THE CONTRACTOR SHALL MAKE ARRANGEMENTS WITH THE RESPECTIVE UTILITY COMPANIES FOR THE ALTERATION AND ADJUSTMENT OF GAS, ELECTRIC, TELEPHONE, AND ANY OTHER PRIVATE UTILITIES, AS REQUIRED.
9. WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, THE LOCATION, ELEVATION AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR AND THE INFORMATION FURNISHED TO THE OWNER AND ENGINEER FOR RESOLUTION.
10. UTILITY COVERS, GRATES, ETC. SHALL BE ADJUSTED TO BE FLUSH WITH THE PAVEMENT FINISH SEWER MANHOLES ARE APPROXIMATE.
11. CONTRACTOR SHALL INSTALL UTILITIES (INCLUDING CONCRETE PADS) PER UTILITY COMPANY AND DRW STANDARDS.
12. DRAINAGE PIPE SHALL BE SMOOTH WALLED CORRUGATED POLYETHYLENE PIPE (ADS N-12 OR APPROVED EQJAL) EXCEPT WHERE NOTED OTHERWISE.
13. RIPRAP APRONS SHALL BE PROVIDED AT DRAIN/CULVERT OUTLETS.
14. SANITARY PIPE SHALL BE SDR-35 PVC UNLESS OTHERWISE NOTED.
15. INSULATE SANITARY PIPES WHERE DEPTH OF EARTH COVER IS LESS THAN FOUR (4) FEET FROM FINISHED GRADE.
16. WATER PIPE SHALL BE CLASS 52 CEMENT LINED DUCTILE IRON. WATER SERVICES SHALL BE COPPER TYPE K OR PE AS REQUIRED BY THE WATER DEPARTMENT.
17. WATER UTILITY IMPROVEMENTS SHALL COMPLY WITH THE AMERICAN WATERWORKS ASSOCIATION STANDARDS AND THE TOWN OF CONCORD WATER DEPARTMENT SPECIFICATIONS.
18. WATER LINES SHALL HAVE MINIMUM FIVE (5) FEET OF COVER.
19. CONTRACTOR SHALL PROTECT UNDERGROUND UTILITIES FROM EXCESSIVE VEHICULAR LOADS DURING CONSTRUCTION. ANY DAMAGE TO THE UTILITIES RESULTING FROM CONSTRUCTION LOADS SHALL BE RESTORED TO ORIGINAL CONDITION.
20. GAS, ELECTRIC, TELEPHONE AND FIRE ALARM CONNECTION LOCATIONS AND ROUTING ARE SUBJECT TO REVIEW AND APPROVAL BY APPROPRIATE UTILITY COMPANIES AND FIRE DEPARTMENT. CONTRACTOR SHALL COORDINATE CONNECTION TO MUNICIPAL FIRE ALARM.
21. EXCAVATION WITHIN THE PROXIMITY OF EXISTING UTILITY LINES SHALL BE PERFORMED BY HAND. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATIONS AT NO COST TO THE OWNER.
22. UNLESS OTHERWISE INDICATED, EXISTING UTILITIES TO BE ABANDONED SHALL BE CAPPED AND ABANDONED IN PLACE UNLESS THEY CONFLICT WITH PROPOSED IMPROVEMENTS. CAP REMAINING PORTIONS WHERE PARTIALLY REMOVED.
23. ABANDON EXISTING UTILITY SERVICES IN ACCORDANCE WITH UTILITY COMPANY AND TOWN REQUIREMENTS.
24. CONTRACTOR SHALL REMOVE ALL EROSION AND SEDIMENT CONTROL BARRIERS AFTER RE-VEGETATION AND STABILIZATION OF DISTURBED AREAS, FOLLOWING APPROVAL OF THE CONSERVATION COMMISSION AND WETLAND SPECIALIST.
25. WETLANDS SHALL REMAIN UNDISTURBED; NO ENCROACHMENT PERMITTED.

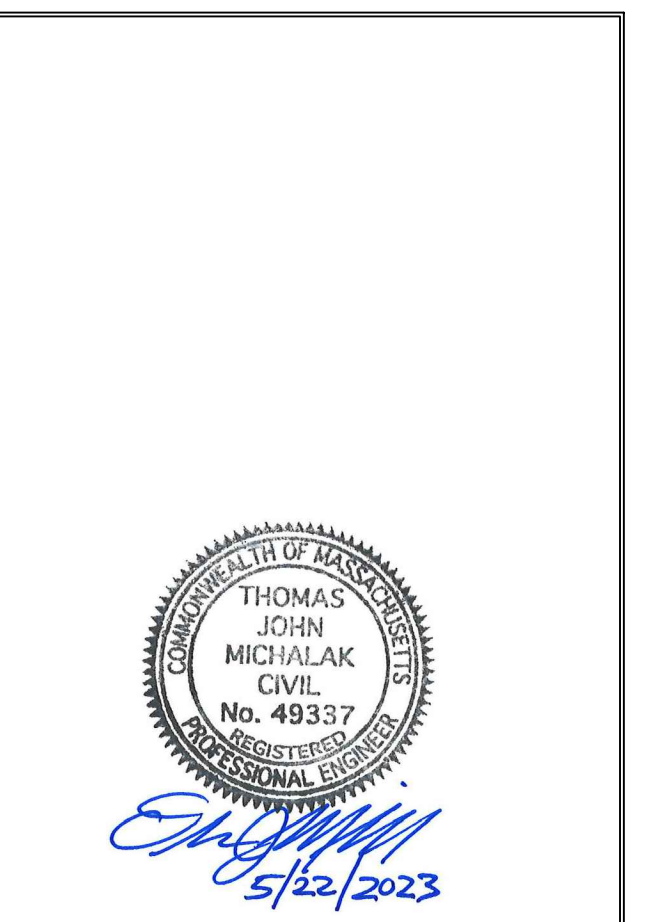
**LEGEND AND ABBREVIATIONS**

EXISTING	PROPOSED	EXISTING	PROPOSED

- 100' BUFFER ZONE
- MINOR CONTOUR
- MAJOR CONTOUR
- SPOT ELEVATION
- EDGE OF WATER
- AREA DRAIN
- BITUMINOUS CONCRETE
- BENCHMARK
- CAPE COD BERM
- CABLE TELEVISION
- CEMENT LINED DUCTILE IRON
- CONCRETE
- CORRUGATED METAL PIPE
- CORRUGATED POLYETHYLENE
- DOOR
- DOUBLE CATCH BASIN
- DROP INLET
- ELECTRIC METER
- EDGE OF PAVEMENT
- GAS METER
- HEAD WALL
- LOADING DOCK
- OUTLET CONTROL STRUCTURE
- POINT OF BEGINNING
- POLYVINYL CHLORIDE
- REINFORCED CONCRETE PIPE
- ROOF DRAIN
- RIGHT-OF-WAY
- SLOPED GRANITE CURB
- ELECTRIC TRANSFORMER
- WATER QUALITY INLET
- WING WALL
- STONE BOUND
- CONCRETE BOUND
- DRILL HOLE
- IRON PIN/IRON PIPE
- IRON ROD
- FOUND
- ESCUTCHEON PIN, LEAD PLUG
- LAND COURT DISK
- MASSACHUSETTS HIGHWAY BOUND
- STONE BOUND (TO BE SET)
- CONCRETE BOUND (TO BE SET)
- STAKE AND NAIL
- SPIKE
- PK NAIL

PREPARED FOR:

**TAURUS INVESTMENT HOLDINGS, LLC**  
TWO INTERNATIONAL PLACE  
BOSTON, MASSACHUSETTS 02110



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PREPARED BY:



BEALS AND THOMAS, INC.  
144 Turnpike Road  
Southborough, Massachusetts 01772-2104  
T.508.366.0560 | www.bealsandthomas.com

5			
4			
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2			
1			
0	05/22/2023	PEL SUBMISSION	
	ISSUE DATE	DESCRIPTION	
	DES	DWN	CHK'D APP'D

PROJECT:  
**NOVO RIVERSIDE COMMONS 292 & 294 BAKER AVENUE CONCORD, MASSACHUSETTS**

SCALE: AS NOTED DATE: MAY 22, 2023

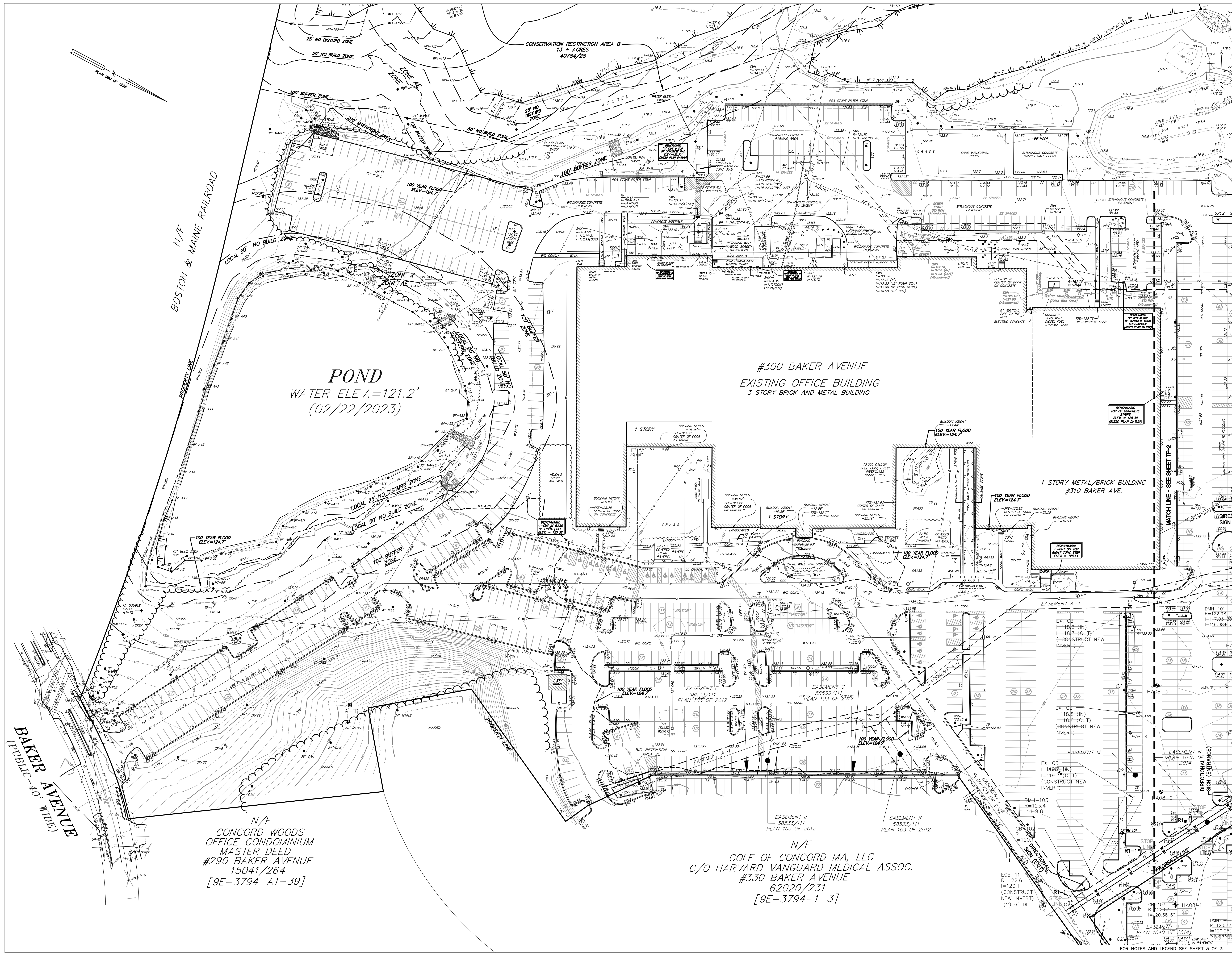
**NOTES, REFERENCES AND LEGEND**

B+T JOB NO.2063.27  
B+T PLAN NO. 206326P026A-002

**C11**

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PREPARED FOR:  
**TAURUS INVESTMENT HOLDINGS, LLC**  
 610 N WYNMORE RD #200  
 MAITLAND, FL 32751

RECORD OWNER:  
**CD 211 PROPERTY LLC**  
 DEED BOOK 74476, PAGE 431  
 LOT B-1  
 PLAN No. 989 OF 2014

DATE	DESCRIPTION
03/29/2023	UPDATED DETAIL
04/22/2016	ADDITIONAL DETAIL
01/29/2016	ADDITIONAL DETAIL
04/09/2015	FOR DATE ONLY
08/15/2015	FOR DATE ONLY
04/01/2014	FIRST ISSUE

ISSUE DATE DESCRIPTION  
 ATL/MDH MEB APR/MEB/RJB/REW  
 FLD CALC DWN CHK'D

**Mark E. Benson**  
 3/29/2023

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**TOPOGRAPHIC PLAN**  
 NOVO  
 Riverside Commons  
 BAKER AVENUE  
 CONCORD, MA  
 (MIDDLESEX COUNTY)

PREPARED BY:  
**BEALS + THOMAS**  
 BEALS AND THOMAS, INC.  
 144 Turnpike Road  
 Southborough, Massachusetts 01772-2104  
 T 508.366.0560 | www.bealsandthomas.com

DATE: APRIL 01, 2014 METERS  
 SCALE: 1" = 40'  
 B+T JOB NO. 2063.26  
 B+T PLAN NO. 206326P069F-002  
**TP-2**  
 SHEET 2 OF 3

**BAKER AVENUE**  
 (PUBLIC - 40' WIDE)

N/F  
 CONCORD WOODS  
 OFFICE CONDOMINIUM  
 MASTER DEED  
 #290 BAKER AVENUE  
 15041/264  
 [9E-3794-A1-39]

N/F  
 COLE OF CONCORD MA, LLC  
 C/O HARVARD VANGUARD MEDICAL ASSOC.  
 #330 BAKER AVENUE  
 62020/231  
 [9E-3794-1-3]

**#300 BAKER AVENUE**  
 EXISTING OFFICE BUILDING  
 3 STORY BRICK AND METAL BUILDING

1 STORY METAL/BRICK BUILDING  
 #310 BAKER AVE.

**POND**  
 WATER ELEV.=121.2'  
 (02/22/2023)

FOR NOTES AND LEGEND SEE SHEET 3 OF 3

PREPARED FOR:  
**TAURUS INVESTMENT HOLDINGS, LLC**  
 610 N WYNMORE RD #200  
 MAITLAND, FL 32751

RECORD OWNER:  
**CD 211 PROPERTY LLC**  
 DEED BOOK 74476, PAGE 431  
 LOT B-1  
 PLAN No. 989 OF 2014

ISSUE DATE DESCRIPTION  
 AT/L/MDH MEB APR/MEB/RJB/REW  
 FLD CALC DWN CHK'D

5	03/29/2023	UPDATED DETAIL
4	04/22/2016	ADDITIONAL DETAIL
3	01/29/2016	ADDITIONAL DETAIL
2	04/09/2015	FOR DATE ONLY
1	08/15/2015	FOR DATE ONLY
0	04/01/2014	FIRST ISSUE

ISSUE DATE DESCRIPTION  
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 FLD CALC DWN CHK'D

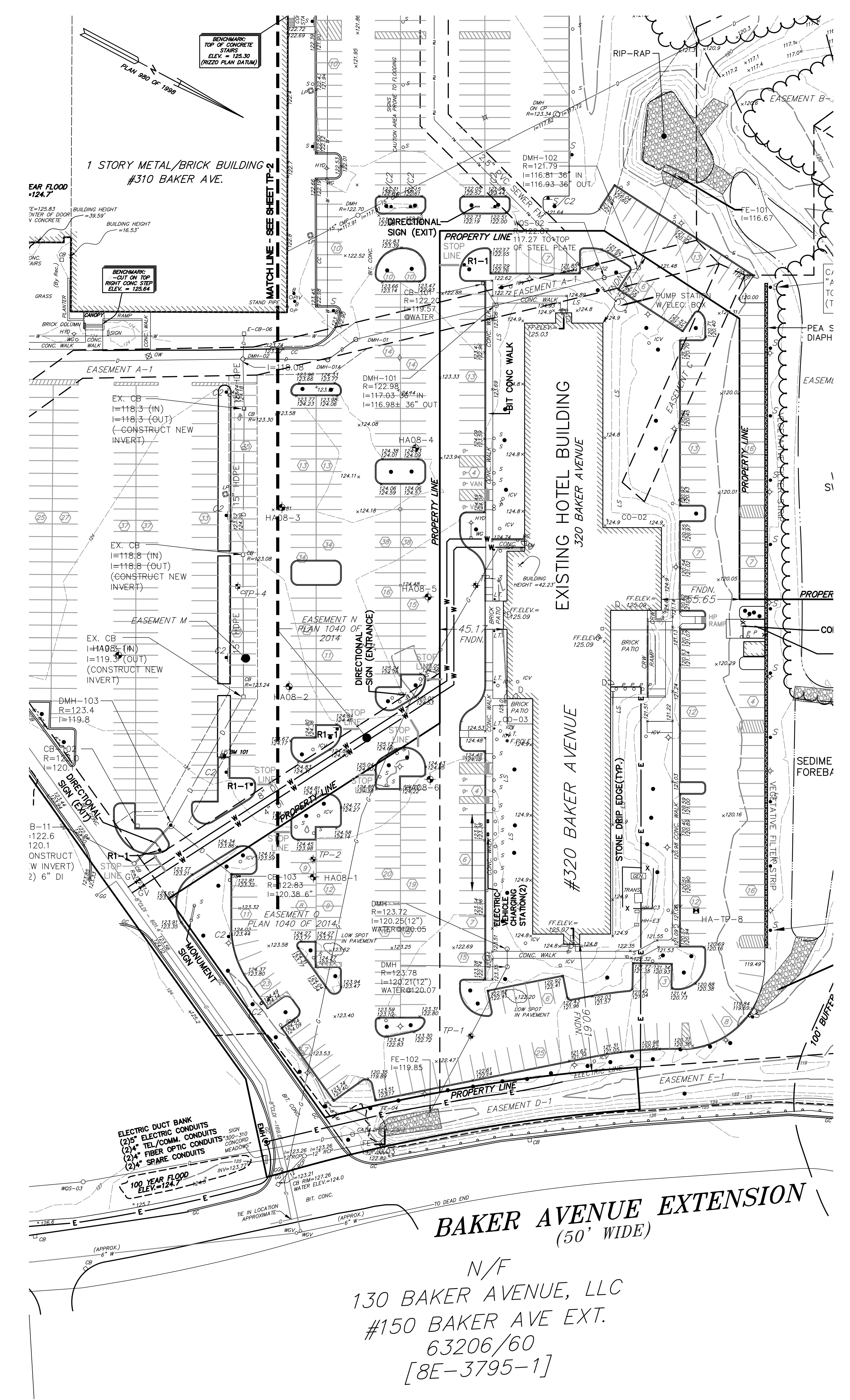
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 3/29/2023

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**TOPOGRAPHIC PLAN**  
 NOVO  
 Riverside Commons  
 BAKER AVENUE  
 CONCORD, MA  
 (MIDDLESEX COUNTY)

PREPARED BY:  
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 Southborough, Massachusetts 01772-2104  
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DATE: APRIL 01, 2014 METERS  
 0 5 10 25  
 SCALE: 1"=40'  
 B+T JOB NO. 2063.26  
 B+T PLAN NO. 206326P069F-003  
 SHEET 3 OF 3



**BAKER AVENUE EXTENSION**  
 (50' WIDE)  
 N/F  
 130 BAKER AVENUE, LLC  
 #150 BAKER AVE EXT.  
 63206/60  
 [8E-3795-1]

**RIM AND INVERT SCHEDULE**

STRUCTURE	AS-BUILT RIM ELEV.	AS-BUILT INVERT	AS-BUILT SIZE & MATERIAL	CONNECTION
CB-01 (DOUBLE GRATE)	R=123.00	I=118.60	24 INCH HOPE	FROM DMH-05
		I=119.10	6 INCH HOPE	FROM (EXIST. PIPE)
		I=119.30	12 INCH HOPE	FROM (EXIST. PIPE)
		I=118.80	30 INCH HOPE	TO DMH-11
CB-02	R=122.91	I=119.91	12 INCH HOPE	TO DMH-03
CB-03	R=124.34	I=121.44	TOP OF BELL	TO DMH-03
CB-04	R=124.35	I=121.75	TOP OF BELL	TO DMH-06
CB-06	R=124.95	I=122.95	TOP OF BELL	TO BORE-1
DMH-01	R=122.98	I=117.73	36 INCH HOPE	FROM DMH-01A
		I=117.73	36 INCH HOPE	TO WGS-02
		I=116.81-36"	IN	OUT
		I=116.93-36"	IN	OUT
DMH-01A	R=123.19	I=117.91	36 INCH HOPE	FROM DMH-02
		I=117.91	36 INCH HOPE	TO DMH-01
DMH-02	R=123.43	I=118.03	36 INCH HOPE	FROM DMH-11
		I=118.08	12 INCH HOPE	FROM (NEW PIPE)
		I=119.08	15 INCH HOPE	FROM (EXIST. PIPE)
		I=118.08	36 INCH HOPE	TO DMH-01
DMH-03	R=123.10	I=120.05	12 INCH HOPE	FROM CB-02
		I=119.75	12 INCH HOPE	FROM CB-03
		I=119.75	24 INCH HOPE	TO DMH-04
DMH-04	R=123.07	I=118.97	12 INCH HOPE	FROM E-HE-08
		I=119.12	24 INCH HOPE	FROM DMH-03
		I=119.07	24 INCH HOPE	FROM DMH-05
DMH-05	R=123.13	I=118.73	24 INCH HOPE	FROM DMH-04
		I=118.88	12 INCH HOPE	FROM DMH-06
		I=118.78	24 INCH HOPE	TO CB-01
DMH-06	R=124.64	I=119.14	12 INCH HOPE	FROM CB-04
		I=119.14	12 INCH HOPE	FROM CB-05
		I=119.24	12 INCH HOPE	TO DMH-05

**RIM AND INVERT SCHEDULE**

STRUCTURE	AS-BUILT RIM ELEV.	AS-BUILT INVERT	AS-BUILT SIZE & MATERIAL	CONNECTION
DMH-10	R=127.78	I=120.86	24 INCH HOPE	FROM DMH-09
		I=120.98	24 INCH HOPE	TO WGS-03
DMH-11	R=123.65	I=118.55	30 INCH HOPE	FROM CB-01
		I=118.55	24 INCH HOPE	FROM (EXIST. PIPE)
		I=118.55	36 INCH HOPE	TO DMH-02
DMH-12	R=125.51	I=119.96	12 INCH HOPE	FROM OCS-3
		I=120.11	12 INCH HOPE	FROM OCS-4
		I=120.25	18 INCH HOPE	TO DMH-03
FE-01		I=122.07		FROM WGS-01
FE-02		I=118.87	36 INCH HOPE	FROM WGS-02
FE-03		I=117.48		FROM OCS-01
FE-04		I=120.11	24 INCH HOPE	FROM WGS-03
OCS-01	R=119.35	I=117.89	12 INCH HOPE	TO FE-03
OCS-04	R=123.40	I=120.32		TO DMH-12
WGS-01 (DOUBLE GRATE)	R=126.73	I=122.65	18 INCH HOPE	TO FE-01
WGS-02	R=122.39	I=117.20	36 INCH HOPE	FROM DMH-01
		I=117.20	36 INCH HOPE	TO FE-02
WGS-03	R=127.54	I=121.09	24 INCH HOPE	FROM DMH-10
		I=121.09	24 INCH HOPE	TO FE-04

**LEGEND**

SEWER LINE/MANHOLE	BUFFER ZONE
DRAIN LINE/MANHOLE	MINOR CONTOUR
CATCH BASIN	MAJOR CONTOUR
FLARED END/INVERT	SPOT ELEVATION
GAS LINE/GATE	BITUMINOUS CONCRETE
WATER LINE/GATE	BENCHMARK
HYDRANT	CONCRETE
POST INDICATOR VALVE	CONCRETE PAD
TELEPHONE LINE/MANHOLE	FULL OF SILT
ELECTRIC LINE/MANHOLE	GENERATOR
OVERHEAD WIRE	GAS METER
LIGHT POLE	OVERHANG
UTILITY POLE	REINFORCED CONCRETE PIPE
QUI WIRE	ELECTRIC TRANSFORMER
SIGN	VERTICAL
POST	RESILIENT WEDGE GATE VALVE
BOLLARD POST	(AS APPROVED BY SUBMITTAL)
HAND HOLE	WATER QUALITY STRUCTURE
FORCE MAIN LINE	CHAIN LINK FENCE
ELECTRIC & TELEVISION	GUARDRAIL/GUIDERAIL
UNDERGROUND CABLE LINE	CONCRETE CURB
BUILDING LIGHT	GRANITE CURB
FLOOD LIGHT	BITUMINOUS CONCRETE BERM
TEST PIT	SHRUB
BORING LOCATION	TREE LINE
MONITORING WELL	RIPRAP
MISC. MANHOLE	BUILDING
MISC. UTILITY	No. OF PARKING SPACES IN ROW
PULL BOX	100-YEAR FLOOD ELEVATION
RAIL ROAD SIGNAL	PROPERTY LINE
BOUNDARY OF BORDERING VEGETATED WETLAND	
BOUNDARY OF ISOLATED VEGETATED WETLAND	
BANK/BANK FLAG	

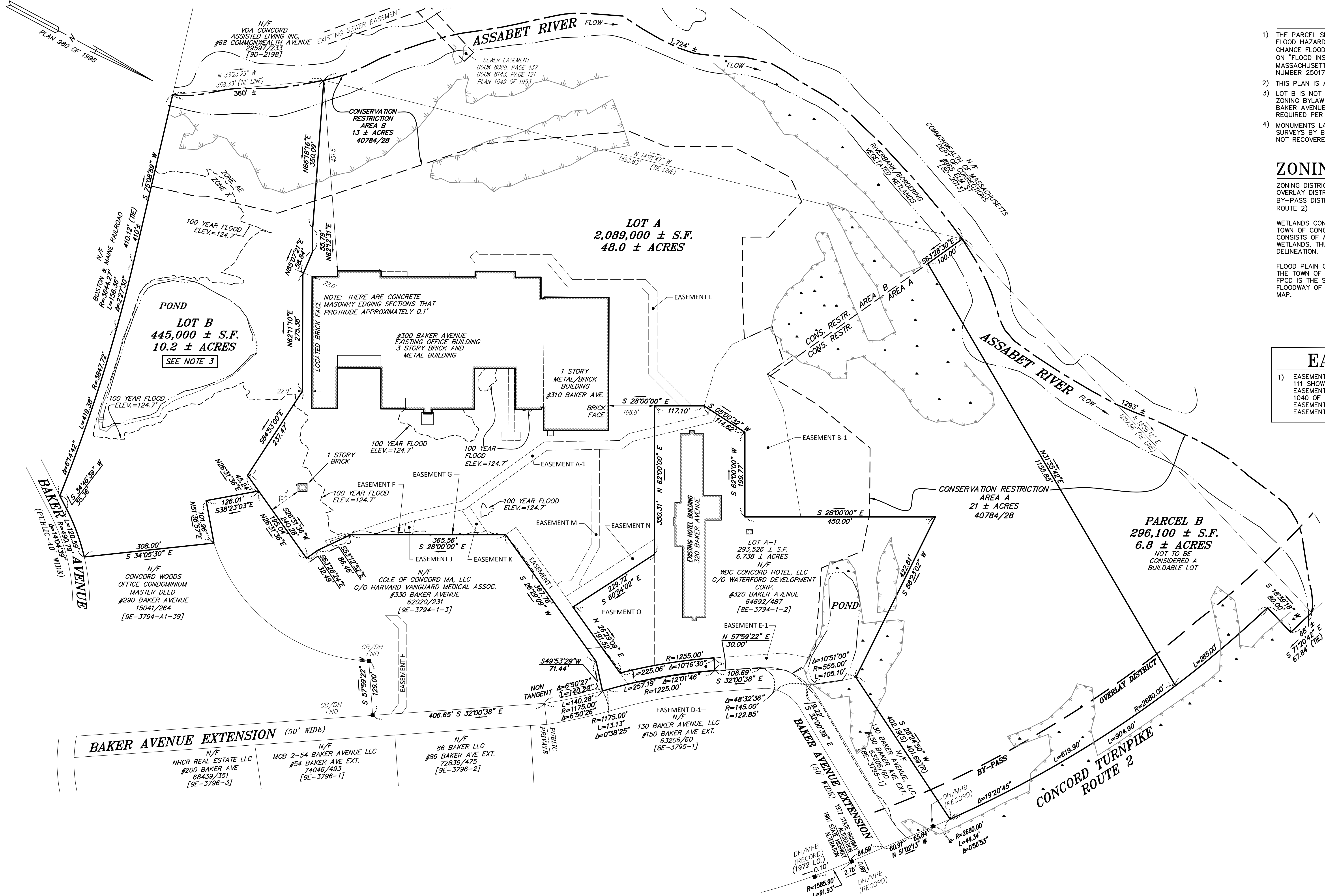
**NOTES**

- THIS PLAN WAS PREPARED FROM THE FOLLOWING SOURCES:
  - INFORMATION TAKEN FROM A PLAN ENTITLED "EXISTING CONDITIONS PLAN", SHEET C-2, BY RIZZO ASSOCIATES, DATED JUNE 1, 2000, LAST REVISED OCTOBER 5, 2001. (SEE RIZZO ASSOCIATES, INC. REFERENCES BELOW)
  - SEWER AND DRAIN INFORMATION TAKEN FROM A PLAN SET ENTITLED "SITE PLAN I, SITE PLAN II, AND UTILITY PLAN, FOR ADDITIONS TO GENRAD 4A CONCORD, MASS.," PREPARED BY ANDERSON-NICHOLS ENGINEERS, DATED MARCH 28, 1980, LAST REVISED MAY 21, 1980.
  - A PORTION OF THIS PLAN WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND USING A ZEISS DELTA TOTAL STATION ON OR BETWEEN MARCH 27, 2013 AND APRIL 01, 2014. THE WORK AREA WAS UPDATED THROUGH APRIL 28, 2017. THE LIMIT OF AS-BUILT SURVEY WAS MADE ON THE GROUND MAY 4, AND 5 OF 2018. FIELD EDIT AND ADDITIONAL SURVEY PERFORMED ON JANUARY 31, 2020. ADDITIONAL SURVEY WAS PERFORMED BETWEEN FEBRUARY 16 AND FEBRUARY 22 2023.
  - WETLAND RESOURCE AREAS NEAR THE ASSABET RIVER WERE TAKEN FROM A PLAN ENTITLED "EXISTING CONDITIONS PLAN, ASSABET RIVER PEDESTRIAN TRAIL AND BRIDGE PROJECT, CONCORD, MASSACHUSETTS" PREPARED BY GREENMAN-PEDERSEN, INC., DATED APRIL 26, 2021.
- UNDERGROUND UTILITIES SHOWN ARE FROM OBSERVED SURFACE INDICATIONS, SUBSURFACE INDICATIONS, PAINT MARKS, CONTRACTOR RECORD DRAWINGS AND COMPILED FROM AVAILABLE RECORD PLANS OF UTILITY COMPANIES AND PUBLIC AGENCIES AND ARE APPROXIMATE ONLY. BEFORE CONSTRUCTION CALL "DIG SAFE" 1-888-344-7233.
- WETLAND RESOURCE AREAS FOR THE POND WERE DELINEATED BY BEALS AND THOMAS, INC. ON FEBRUARY 06, 2023.
- WETLAND RESOURCE AREA FLAGS FOR THE POND LOCATED BY TOTAL STATION METHODS BY BEALS AND THOMAS, INC. ON OR BETWEEN FEBRUARY 16, 2023 AND FEBRUARY 22, 2023.
- ALL ELEVATIONS REFER TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29).
- FOR DETAILED PROPERTY AND EASEMENT INFORMATION REFER TO PLAN TITLED "PLAN OF LAND, 300-330 BAKER AVENUE EXTENSION, CONCORD, MASSACHUSETTS" PREPARED BY BEALS AND THOMAS, INC ON JANUARY 26, 2012 AND RECORDED WITH MIDDLESEX SOUTH REGISTRY OF DEEDS AS PLAN NO. 103 OF 2012.
- THE PARCEL SHOWN IS LOCATED IN ZONE AE (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), AS SHOWN ON "FLOOD INSURANCE RATE MAP, MIDDLESEX COUNTY, MASSACHUSETTS (ALL JURISDICTIONS) PANEL 359 OF 656", MAP NUMBER 25017C0359F, EFFECTIVE DATE JULY 7, 2014.
- FLOOD PLAN NOTE:
 

124.7	124.0	100 YEAR FLOOD
		NGVD 1988
	0.70	NGVD 1929

**EASEMENT NOTES**

- EASEMENTS A THROUGH K RECORDED WITH BOOK 58533, PAGE 111 SHOWN ON PLAN NO. 103 OF 2012. EASEMENTS L, N, O SHOWN ON PLAN RECORDED ON PLAN NO. 1040 OF 2014. EASEMENTS A-1, B-1, D-1, E-1 ARE MODIFICATIONS TO PRIOR EASEMENTS AND EASEMENT M ARE NOT RECORDED.



**NOTES**

- 1) THE PARCEL SHOWN IS PARTIALLY LOCATED IN ZONE AE (SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD; BASE FLOOD ELEVATIONS DETERMINED), AS SHOWN ON "FLOOD INSURANCE RATE MAP, MIDDLESEX COUNTY, MASSACHUSETTS (ALL JURISDICTIONS) PANEL 359 OF 656", MAP NUMBER 25017C0359F, EFFECTIVE DATE JULY 7, 2014.
- 2) THIS PLAN IS A DIVISION OF LOT B-1 ON PLAN NO. 989 OF 2014.
- 3) LOT B IS NOT A BUILDABLE LOT AS DEFINED BY THE CONCORD ZONING BYLAW AS LOT B HAS ONLY 155.95 FEET OF FRONTAGE ON BAKER AVENUE AND A MINIMUM OF 200 FEET OF FRONTAGE IS REQUIRED PER LOT IN THE INDUSTRIAL PARK A DISTRICT.
- 4) MONUMENTS LABELED AS "RECORD" ARE SHOWN ON PREVIOUS SURVEYS BY BEALS AND THOMAS, INC. AND RECORD PLANS AND NOT RECOVERED OR VERIFIED FOR THIS SURVEY.

**ZONING DISTRICTS**

ZONING DISTRICT: INDUSTRIAL PARK A  
 OVERLAY DISTRICTS:  
 BY-PASS DISTRICT (SHOWN ON THE PREMISES ADJACENT TO ROUTE 2)  
 WETLANDS CONSERVANCY DISTRICT (WCD)—ACCORDING TO THE TOWN OF CONCORD ZONING BYLAW SECTION 7.3.1, THE WCD CONSISTS OF AREAS IN THE TOWN OF CONCORD THAT ARE WETLANDS, THUS THE WCD IS THE SAME AS THE WETLAND DELINEATION.  
 FLOOD PLAIN CONSERVANCY DISTRICT (FPCD)—ACCORDING TO THE TOWN OF CONCORD ZONING BYLAW SECTION 7.2.1.1, THE FPCD IS THE SAME AS THE 100 YEAR FLOOD BOUNDARY AND FLOODWAY OF THE FEMA FLOOD BOUNDARY AND FLOODWAY MAP.

**EASEMENT NOTES**

- 1) EASEMENTS A THROUGH K RECORDED WITH BOOK 58533, PAGE 111 SHOWN ON PLAN No. 103 OF 2012.  
 EASEMENTS L, N, O SHOWN ON PLAN RECORDED ON PLAN No. 1040 OF 2014.  
 EASEMENTS A-1, B-1, D-1, E-1 ARE MODIFICATIONS TO PRIOR EASEMENTS AND EASEMENT M ARE NOT RECORDED.

PREPARED FOR:  
**TAURUS INVESTMENT HOLDINGS, LLC**  
 610 N WYNMORE RD #200  
 MAITLAND, FL 32751

RECORD OWNER:  
**CD 211 PROPERTY LLC**  
 DEED BOOK 74476, PAGE 431  
 LOT B-1  
 PLAN No. 989 OF 2014  
 [9E-3794-1]

5	
4	
3	
2	
1	
0	05/22/2023 PEL SUBMISSION
ISSUE DATE	DESCRIPTION
ATL	MEB SJC MEB
FLD	CALC DWN CHK'D

Mark E. Benson  
5/22/2023

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**ZONING TABLE**

ZONING CLASSIFICATION: INDUSTRIAL PARK A ASSESSORS MAP#, BLOCK# AND LOT#	REQUIRED	PROPOSED		
		LOT A	LOT B (40B LOCUS)	PARCEL B
LOT AREA (MINIMUM)	4 ACRES	48.0 AC.	10.2 AC.	6.8 AC.
FRONTAGE (MINIMUM)	200' MIN.	—	155.95'	—
BAKER AVENUE	—	—	155.95'	—
BAKER AVENUE EXTENSION	—	270.32'	—	—
CONCORD TURNPIKE (ROUTE 2)	—	619.90'	—	433'±
AREA OUTSIDE FLOODPLAIN CONSERVANCY DISTRICT/ WETLANDS CONSERVANCY DISTRICT	—	5.91± AC. 12.3%±	4.54± AC. 10.5%±	—
MAXIMUM LOT COVERAGE (PAVING AND STRUCTURES)	50% MAX	28.6%	28.6%	0%
MAXIMUM LOT COVERAGE (ALL STRUCTURES)	20% MAX	11.6%	10.5%	0%

**LEGEND**

- RIVER/WATER LINE
- BUILDING
- FND FOUND
- MHB MASSACHUSETTS HIGHWAY BOUND
- (R) RECORD DISTANCE
- (S) SURVEY DISTANCE
- CONCRETE BOUND
- DRILL HOLE
- WETLANDS
- ASSESSOR PARCEL ID

**LOTGING PLAN**

PROJECT: **NOVO RIVERSIDE COMMONS 292 & 294 BAKER AVENUE**  
 CONCORD, MASSACHUSETTS (MIDDLESEX COUNTY)

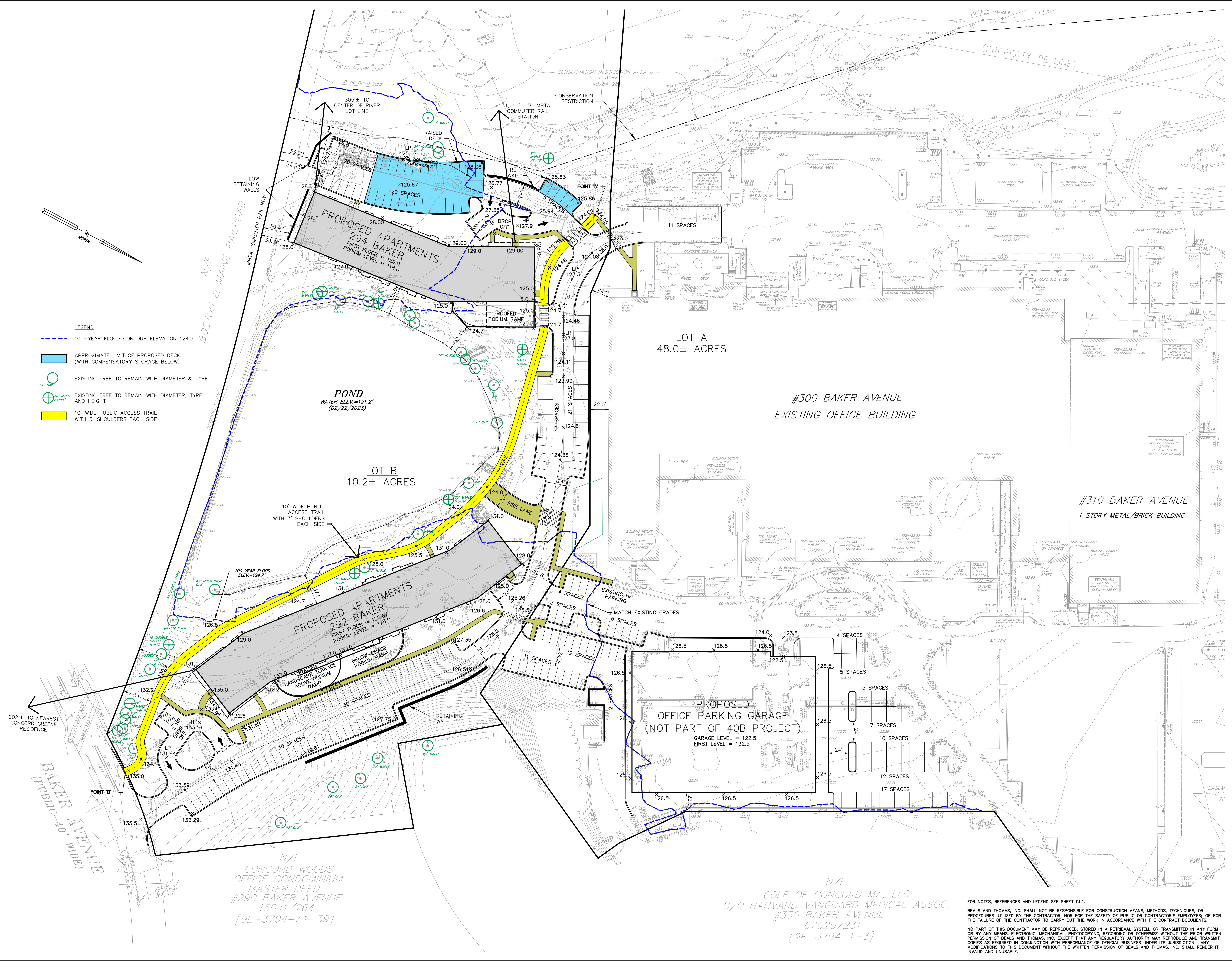
PREPARED BY:  
**BEALS + THOMAS**

BEALS AND THOMAS, INC.  
 144 Turnpike Road  
 Southborough, Massachusetts 01772-2104  
 T 508.366.0560 | www.bealsandthomas.com

DATE: MAY 22, 2023 METERS  
 0 10 25 50 75 100  
 SCALE: 1"=100' FEET

B+T JOB NO. 2063.27  
 B+T PLAN NO. 206327P116A-001  
 SHEET 1 OF 1

**PL**



- LEGEND**
- 100-YEAR FLOOD CONTOUR ELEVATION 124.7
  - APPROXIMATE LIMIT OF PROPOSED DECK (WITH COMPENSATORY STORAGE BELOW)
  - EXISTING TREE TO REMAIN WITH DIAMETER & TYPE
  - ⊕ EXISTING TREE TO REMAIN WITH DIAMETER, TYPE AND HEIGHT
  - 10' WIDE PUBLIC ACCESS TRAIL WITH 3" SHOULDERS EACH SIDE

PREPARED FOR:  
**TAURUS INVESTMENT HOLDINGS, LLC**  
TWO INTERNATIONAL PLACE  
BOSTON, MASSACHUSETTS 02110

*Mark E. Benson*  
5/22/2023

*Thomas J. Michalak*  
5/22/2023

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4			
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1			
0	05/22/2023 PEL SUBMISSION		
ISSUE DATE	DESCRIPTION		
DES	DWN	CHK'D	APP'D

PROJECT:  
**NOVO RIVERSIDE COMMONS**  
**292 & 294 BAKER AVENUE**  
CONCORD, MASSACHUSETTS

SCALE: 1" = 40' DATE: MAY 22, 2023

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FEET 0 10 20 30 40 50

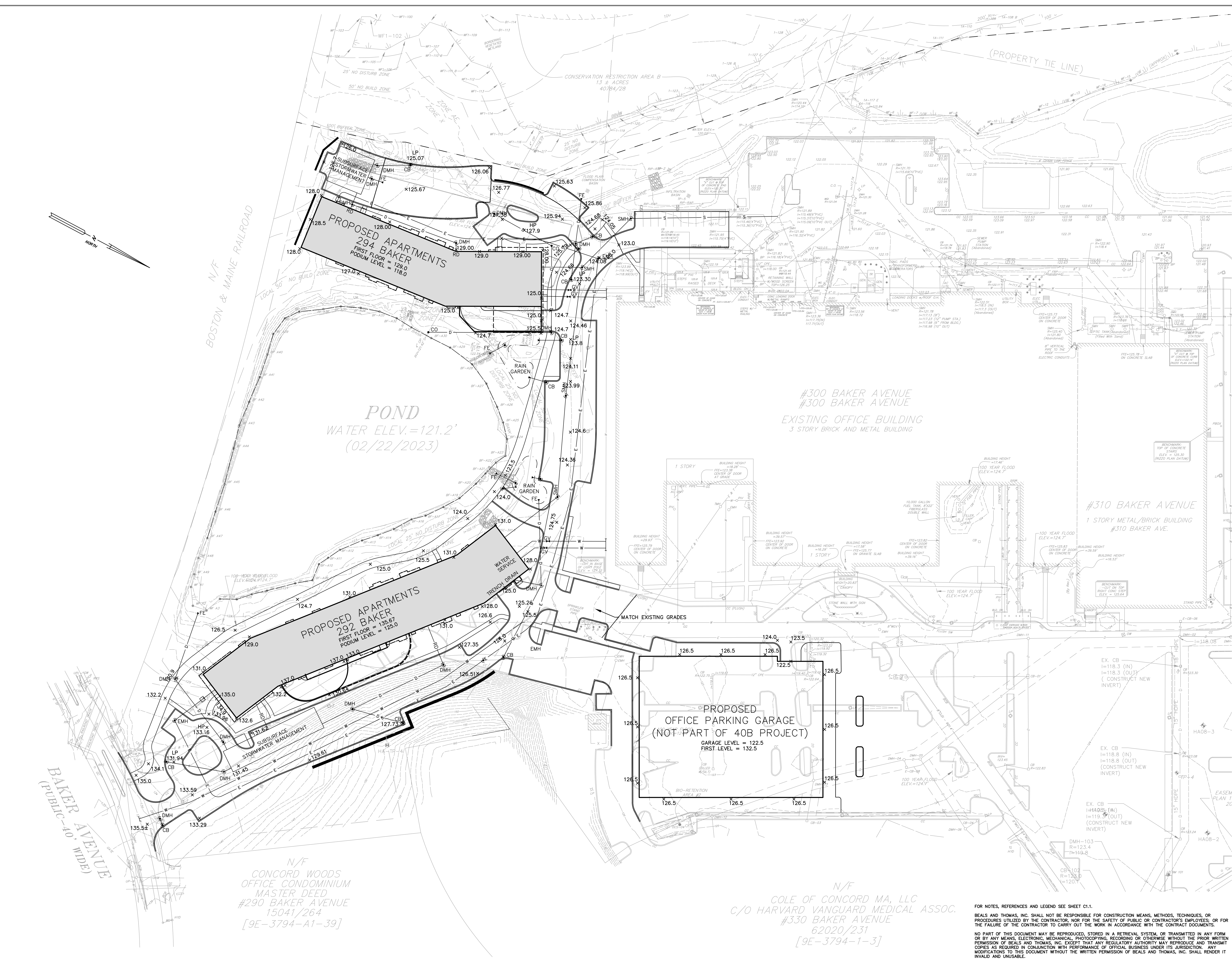
**LAYOUT AND MATERIALS SITE PLAN**

B+T JOB NO.2063.27  
B+T PLAN NO. 206327D031A-001 **C21**

FOR NOTES, REFERENCES AND LEGEND SEE SHEET C1.1.  
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N/F  
COLE OF CONCORD MA, LLC  
C/O HARVARD VANGUARD MEDICAL ASSOC.  
#330 BAKER AVENUE  
62020/231  
[9E-3794-1-3]

N/F  
CONCORD WOODS OFFICE CONDOMINIUM MASTER DEED  
#290 BAKER AVENUE  
15041/264  
[9E-3794-A1-39]



PREPARED FOR:  
**TAURUS INVESTMENT HOLDINGS, LLC**  
 TWO INTERNATIONAL PLACE  
 BOSTON, MASSACHUSETTS 02110

Professional Engineer Seal for Thomas John Michalak, Civil No. 49337, State of Massachusetts, dated 5/22/2023.

**NOT ISSUED FOR CONSTRUCTION**  
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0	05/22/2023 PEL SUBMISSION		
ISSUE DATE	DESCRIPTION		
DES	DWN	CHK'D	APP'D

PROJECT:  
**NOVO RIVERSIDE COMMONS 292 & 294 BAKER AVENUE**  
 CONCORD, MASSACHUSETTS

SCALE: 1" = 40' DATE: MAY 22, 2023  
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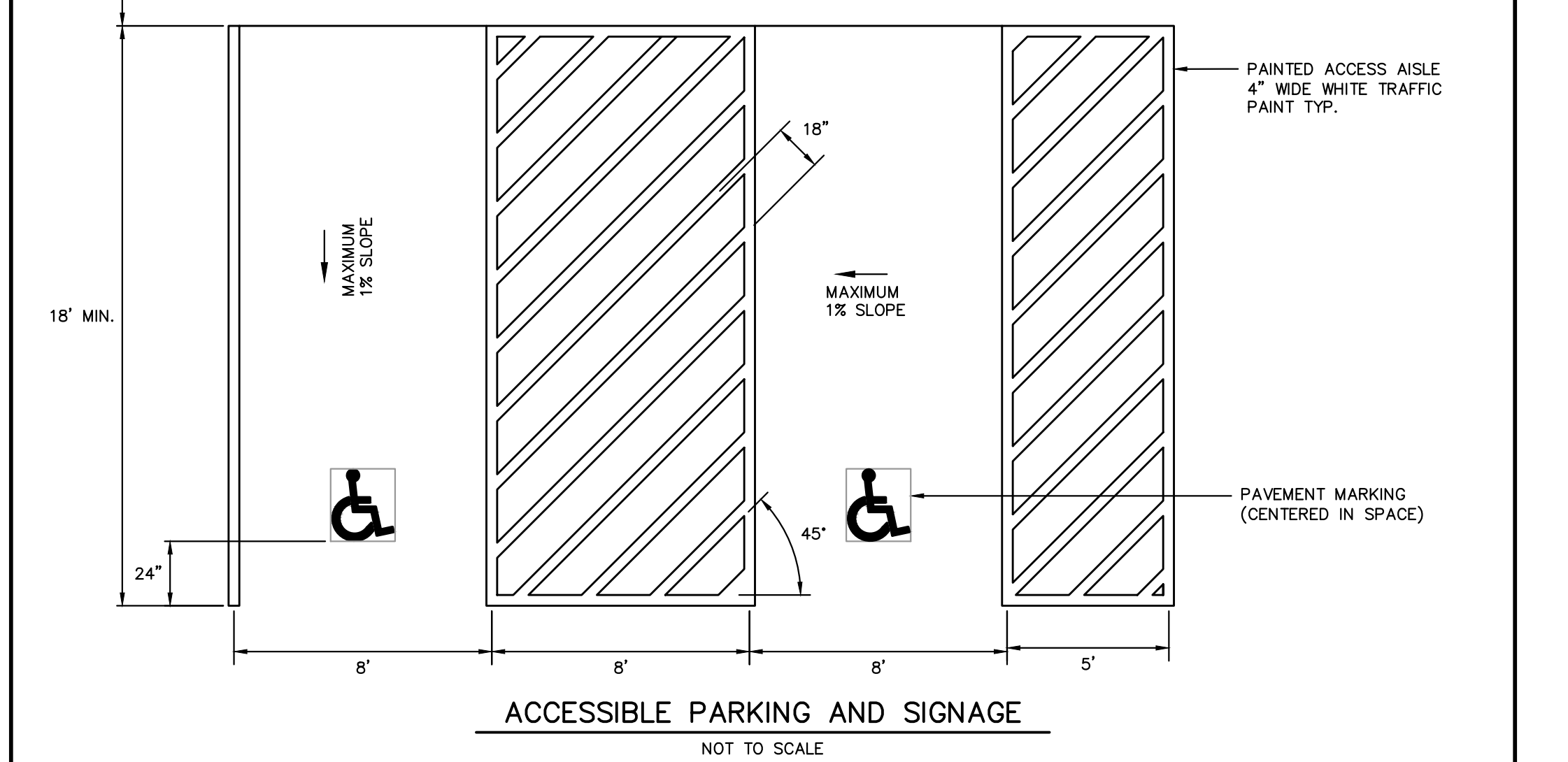
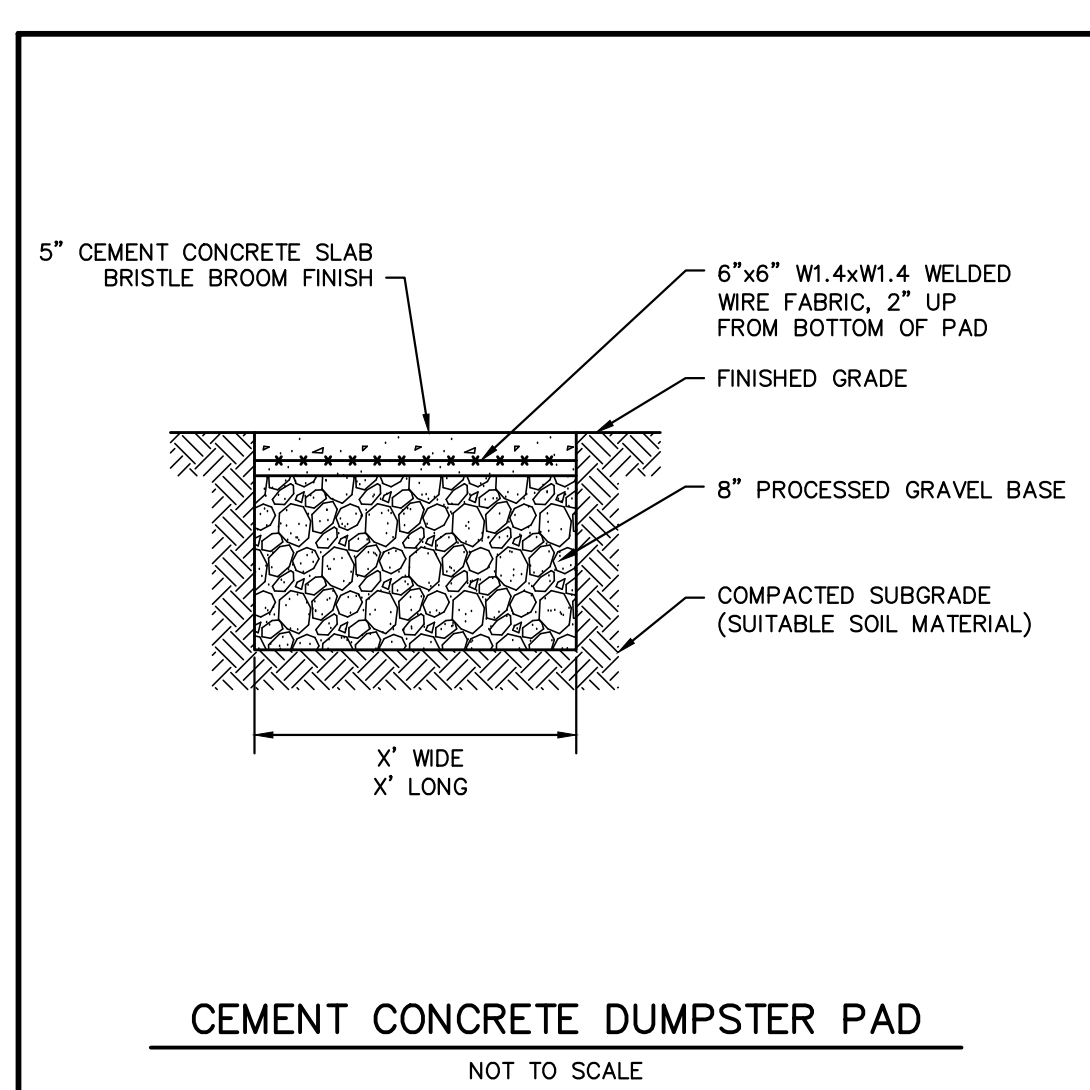
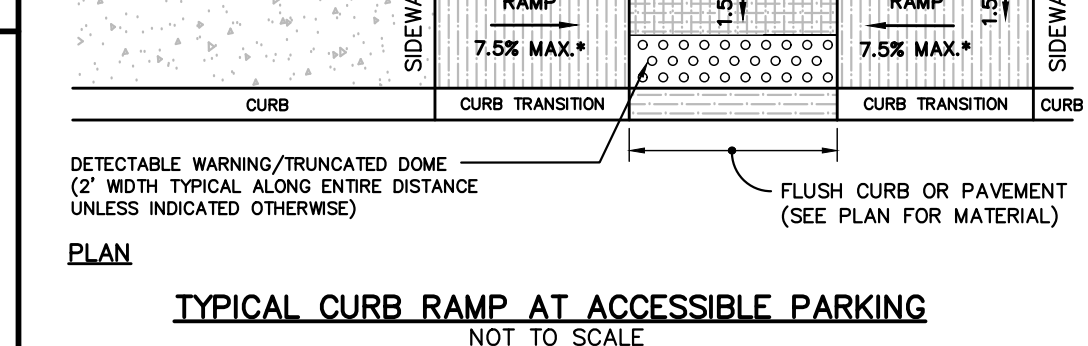
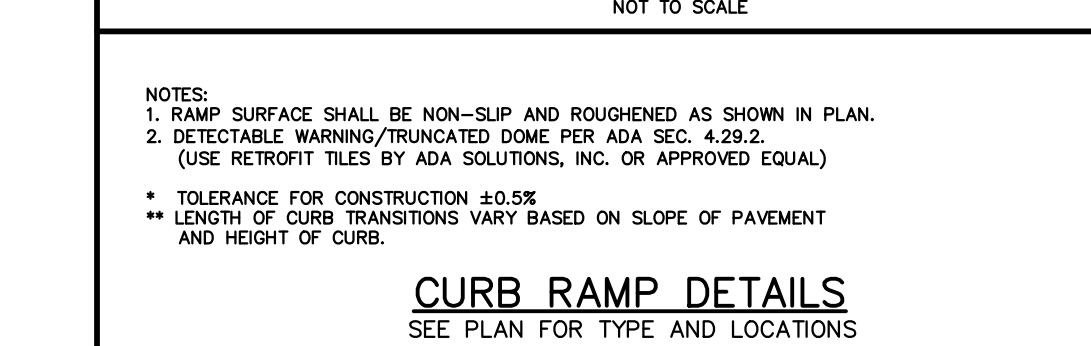
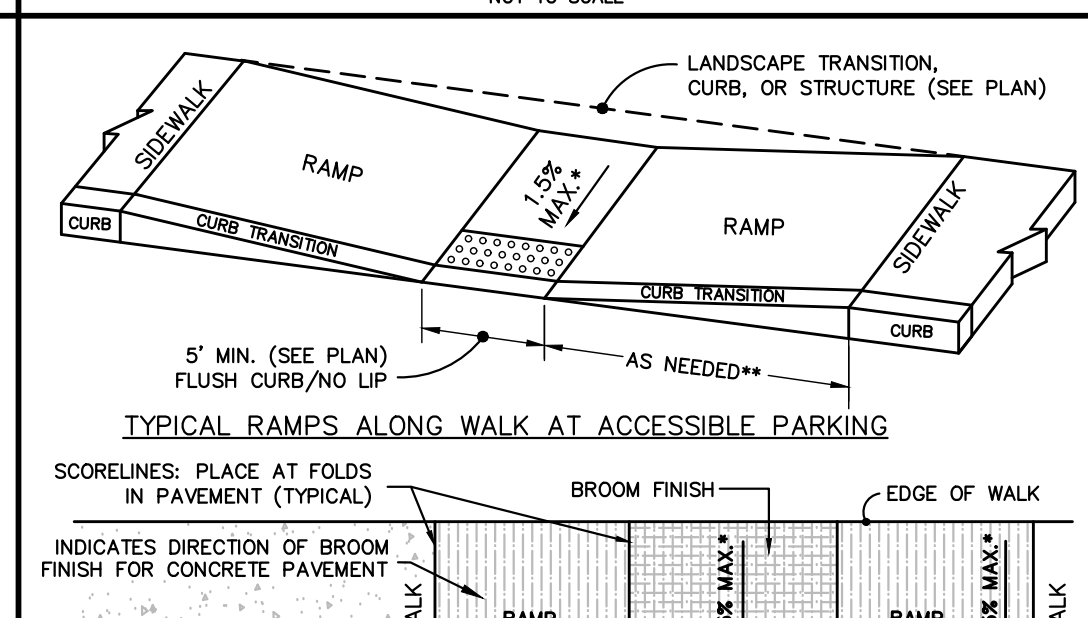
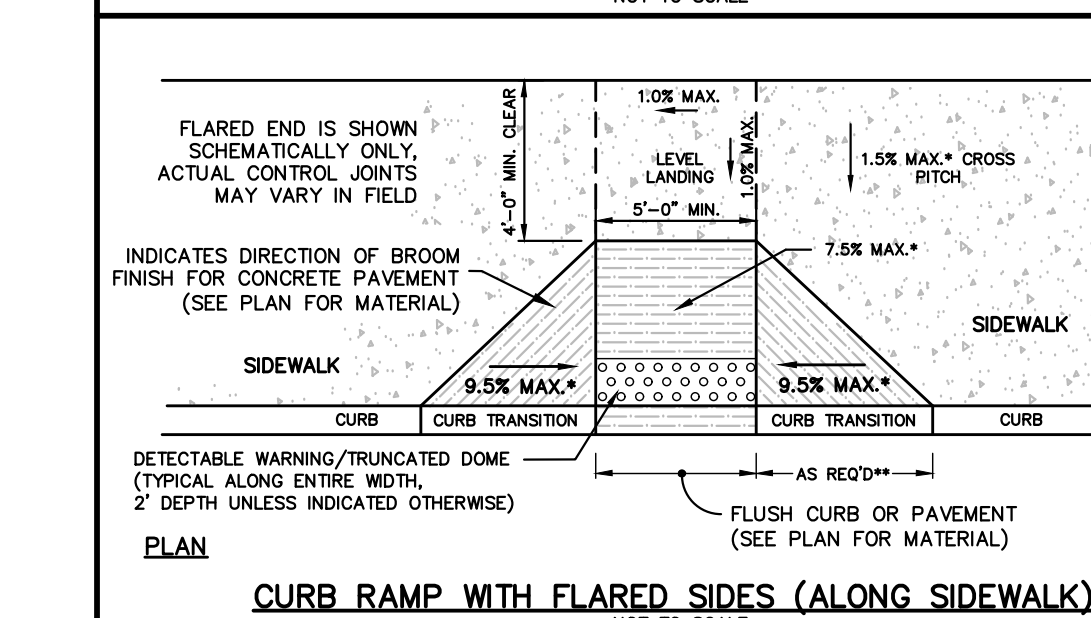
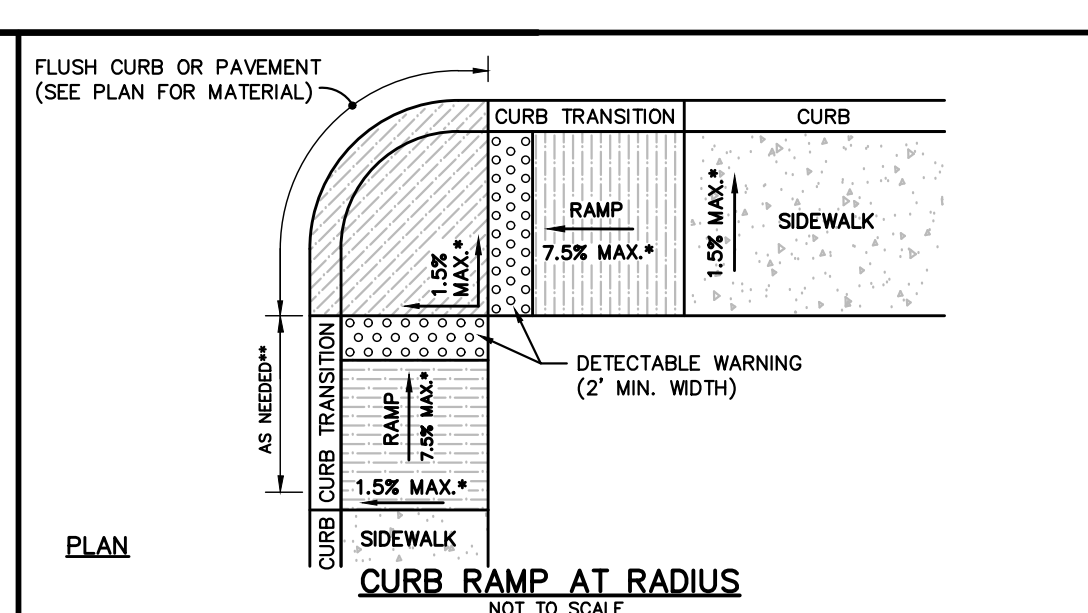
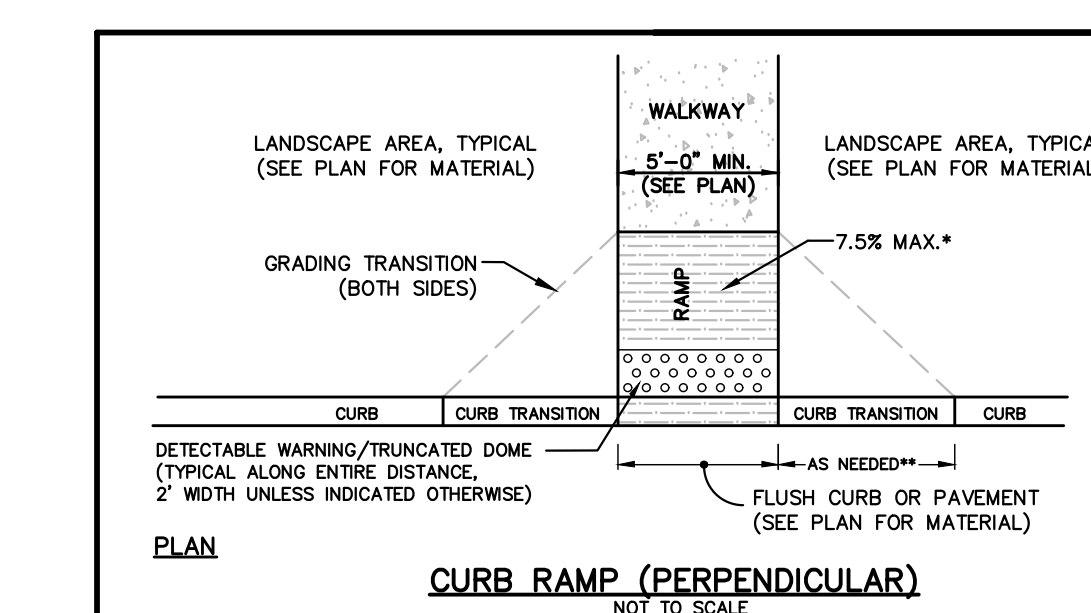
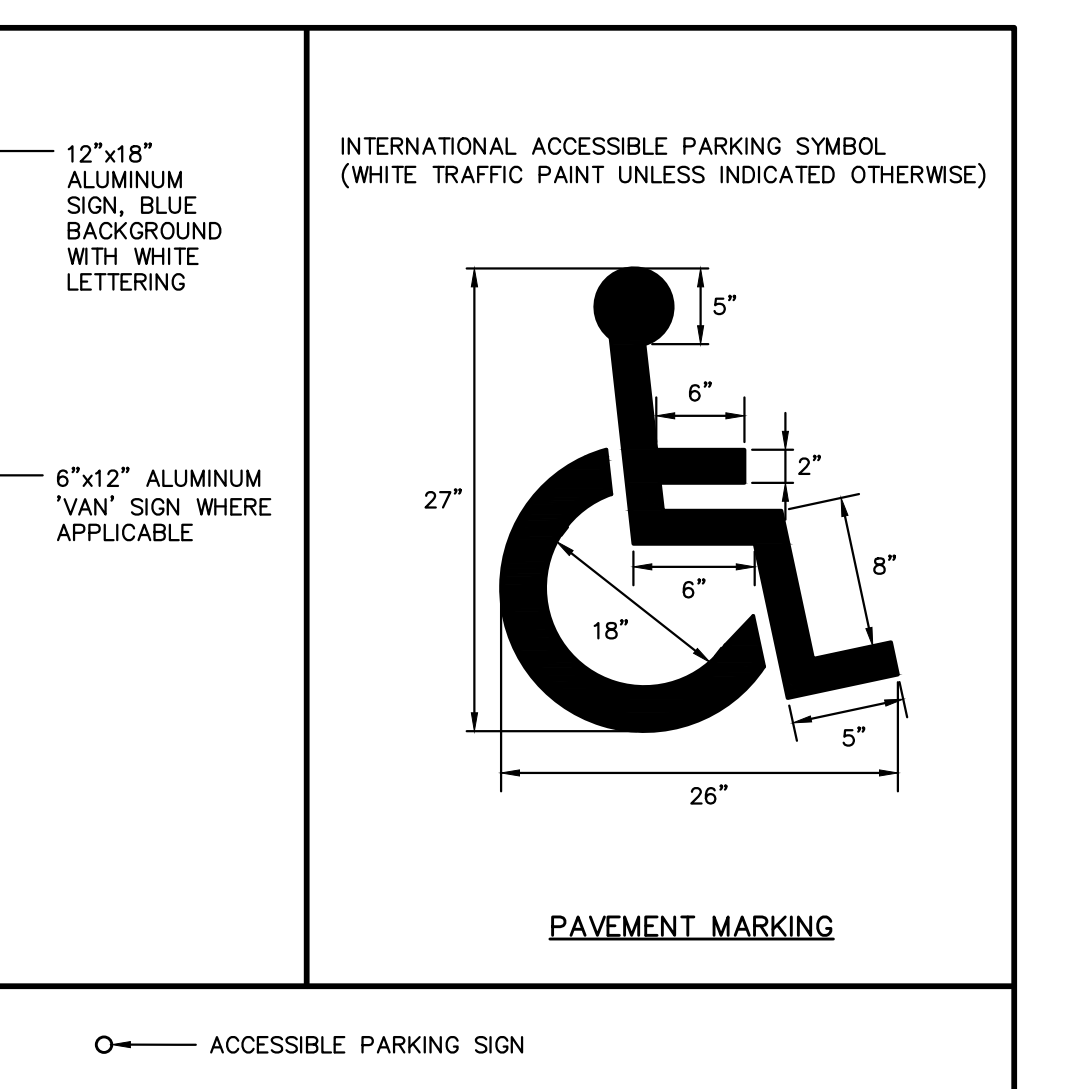
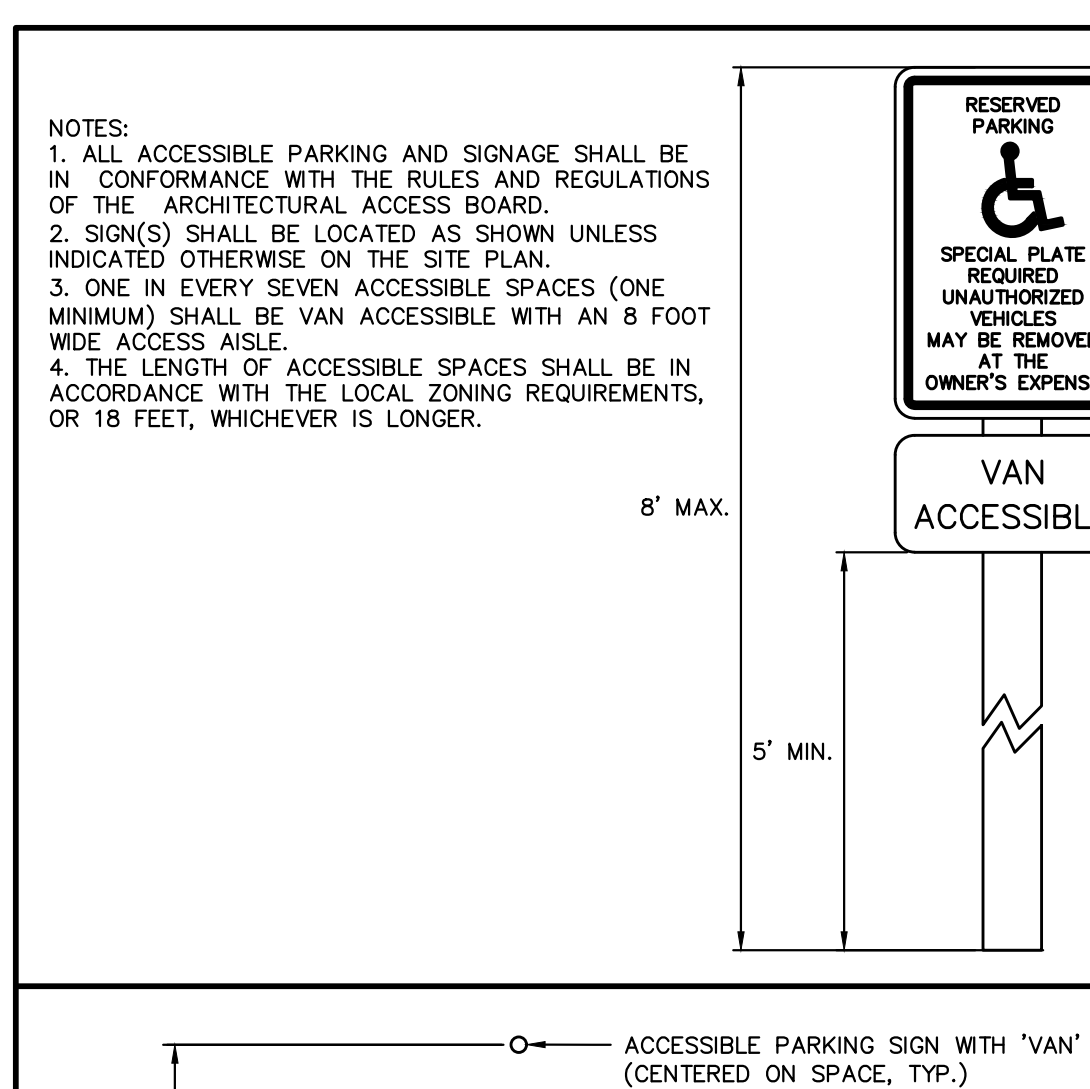
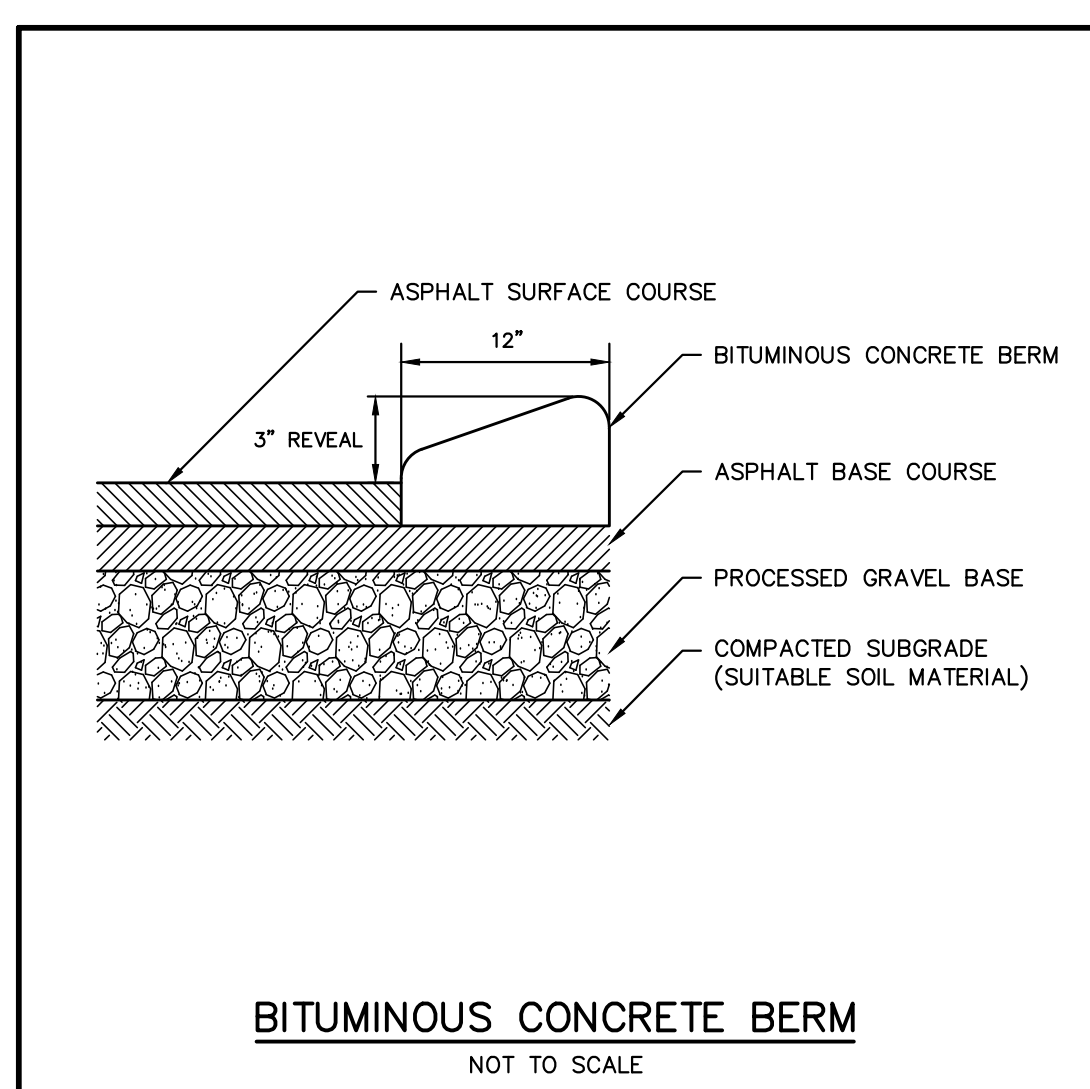
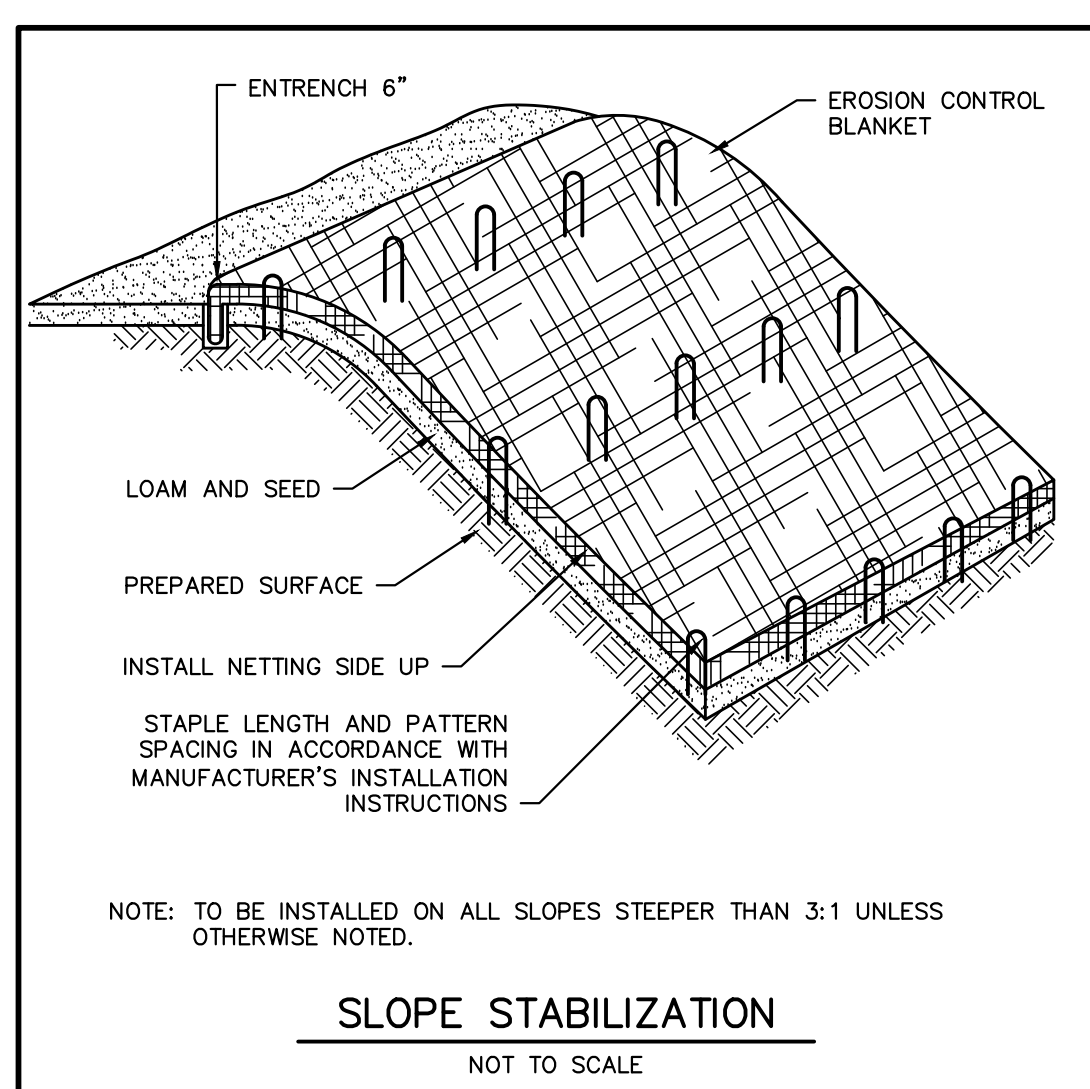
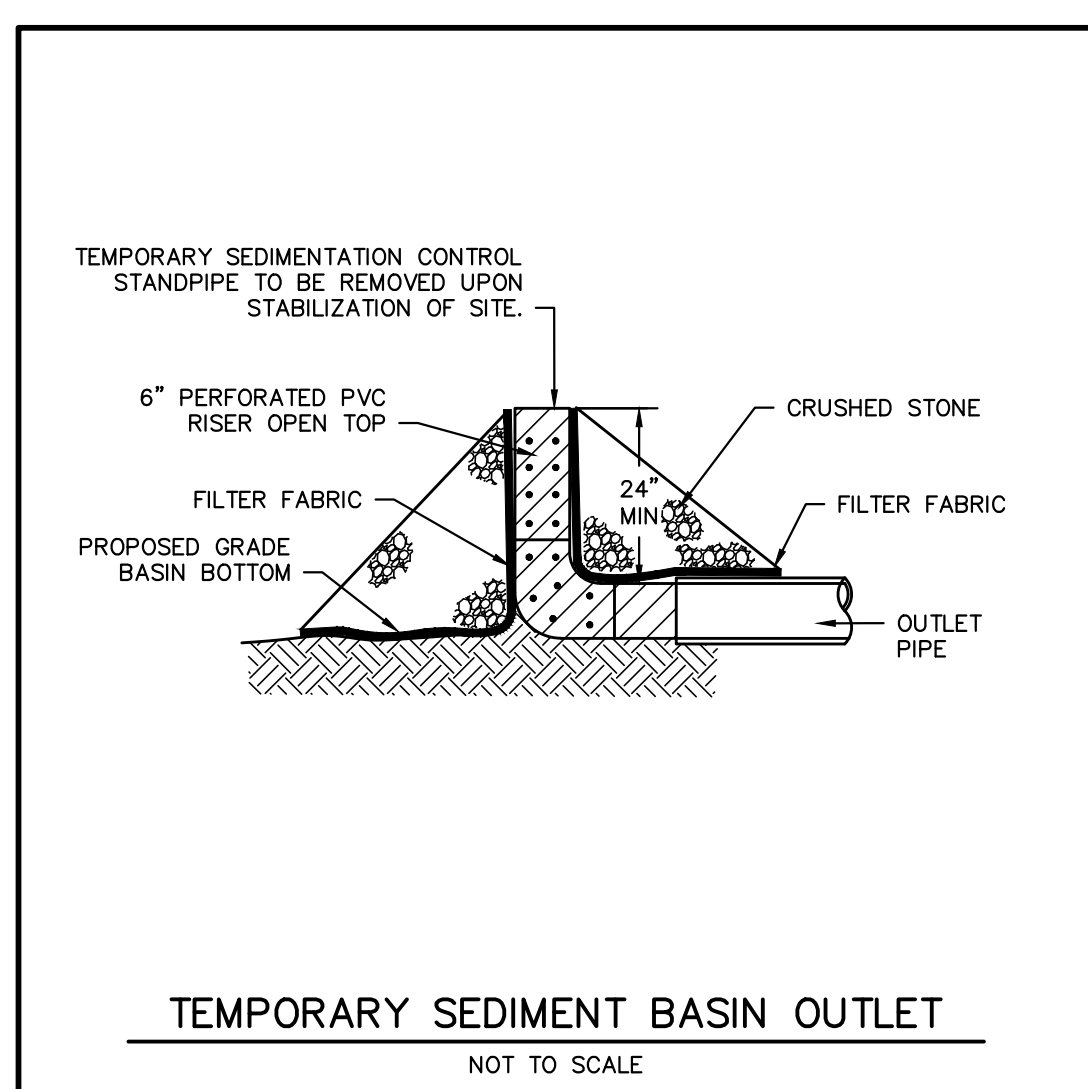
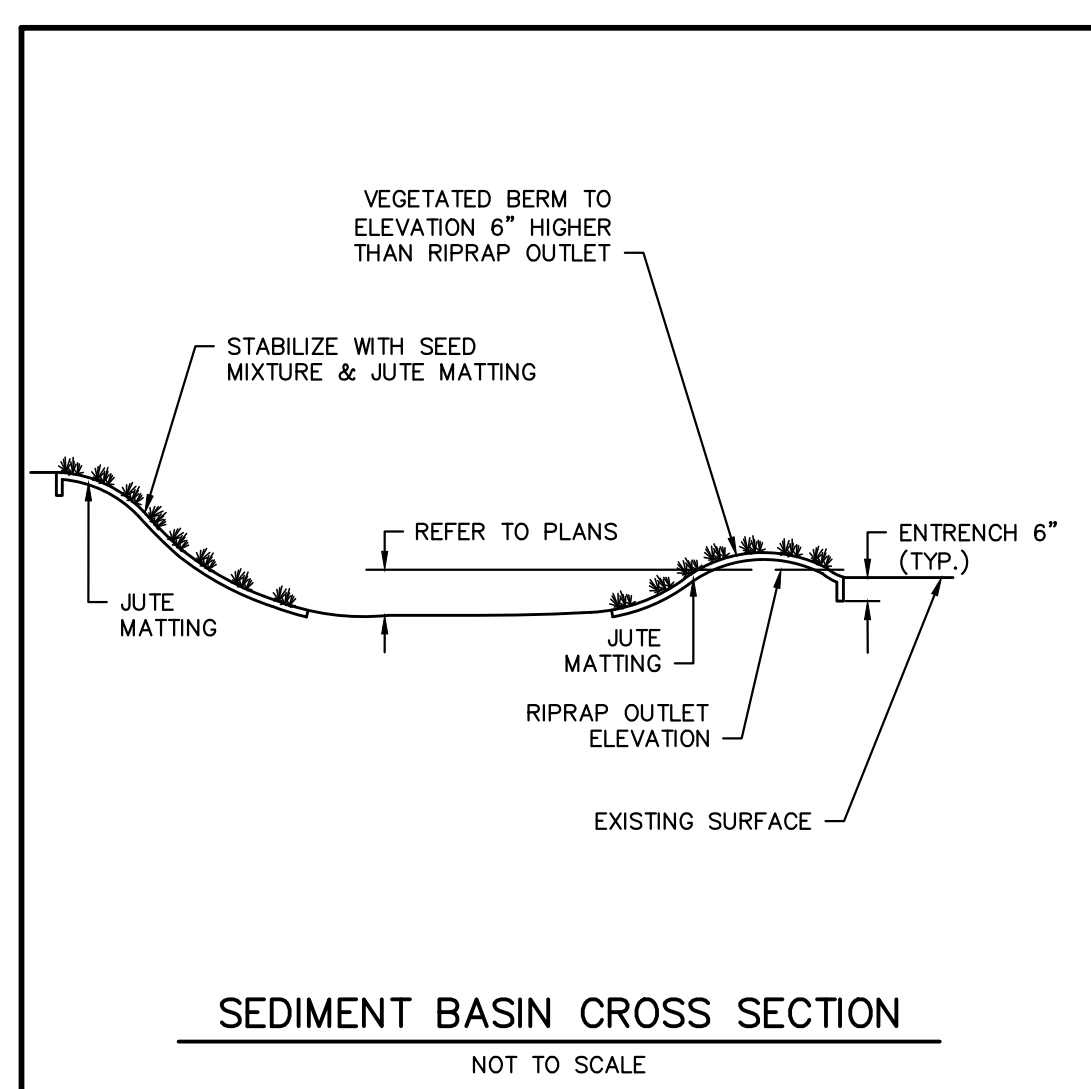
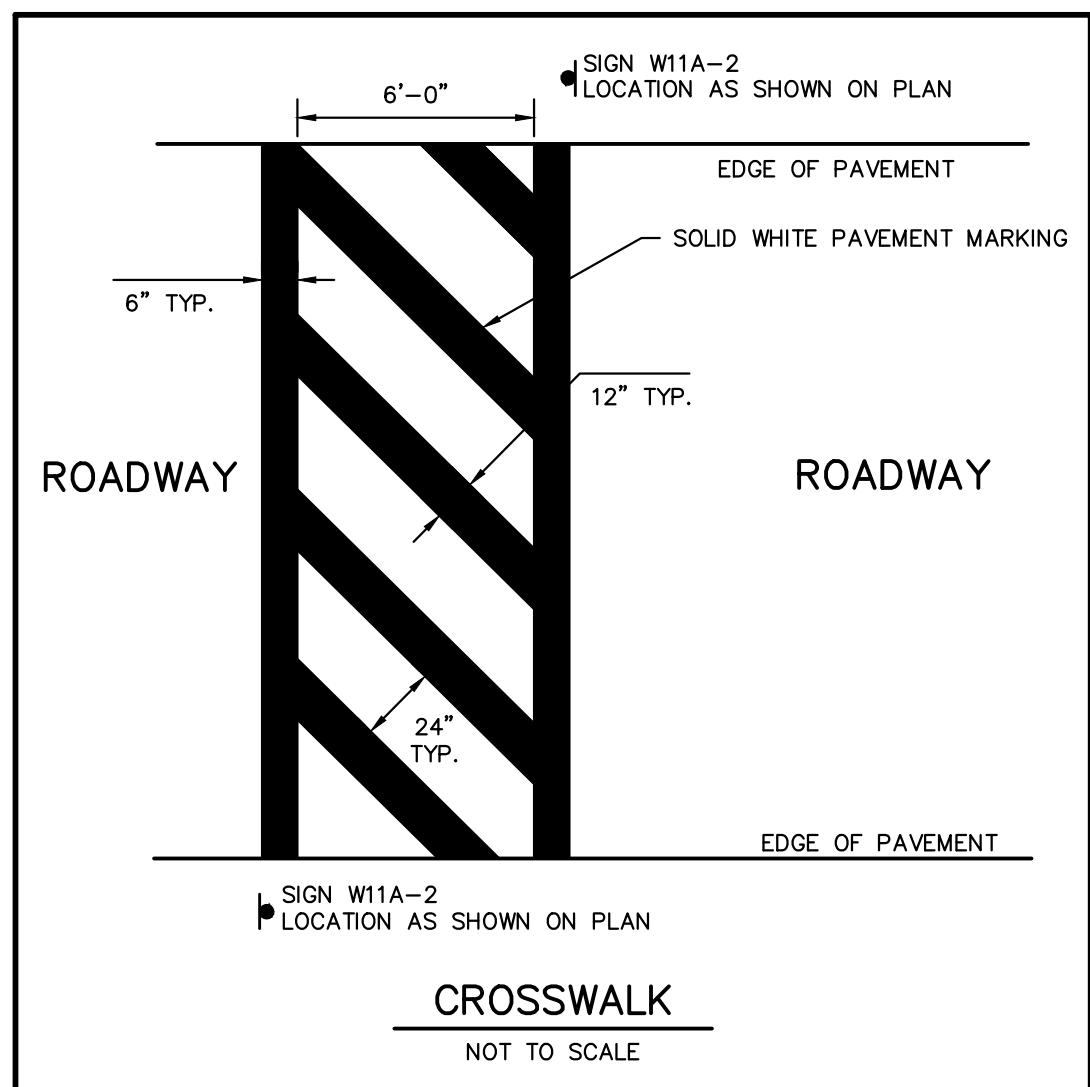
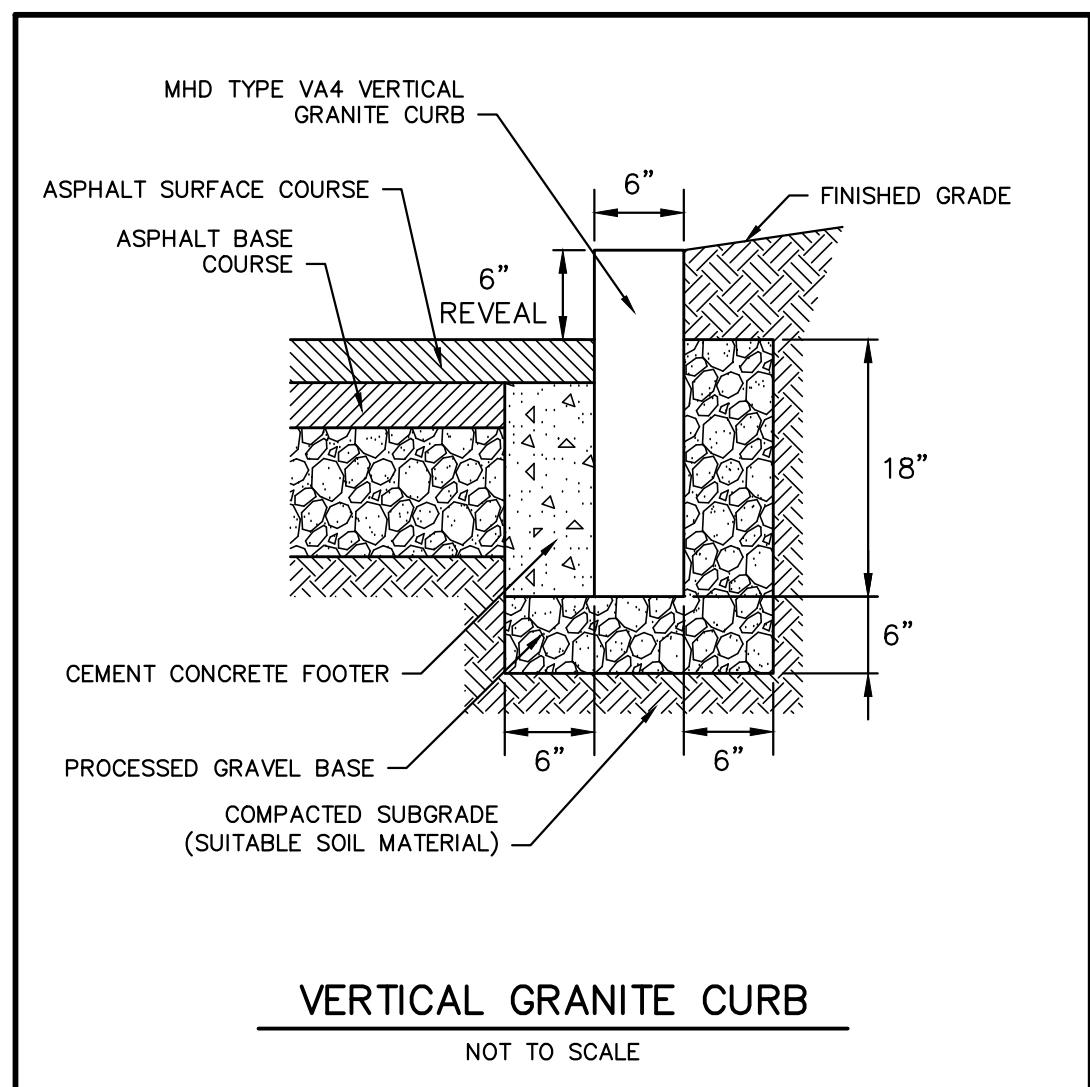
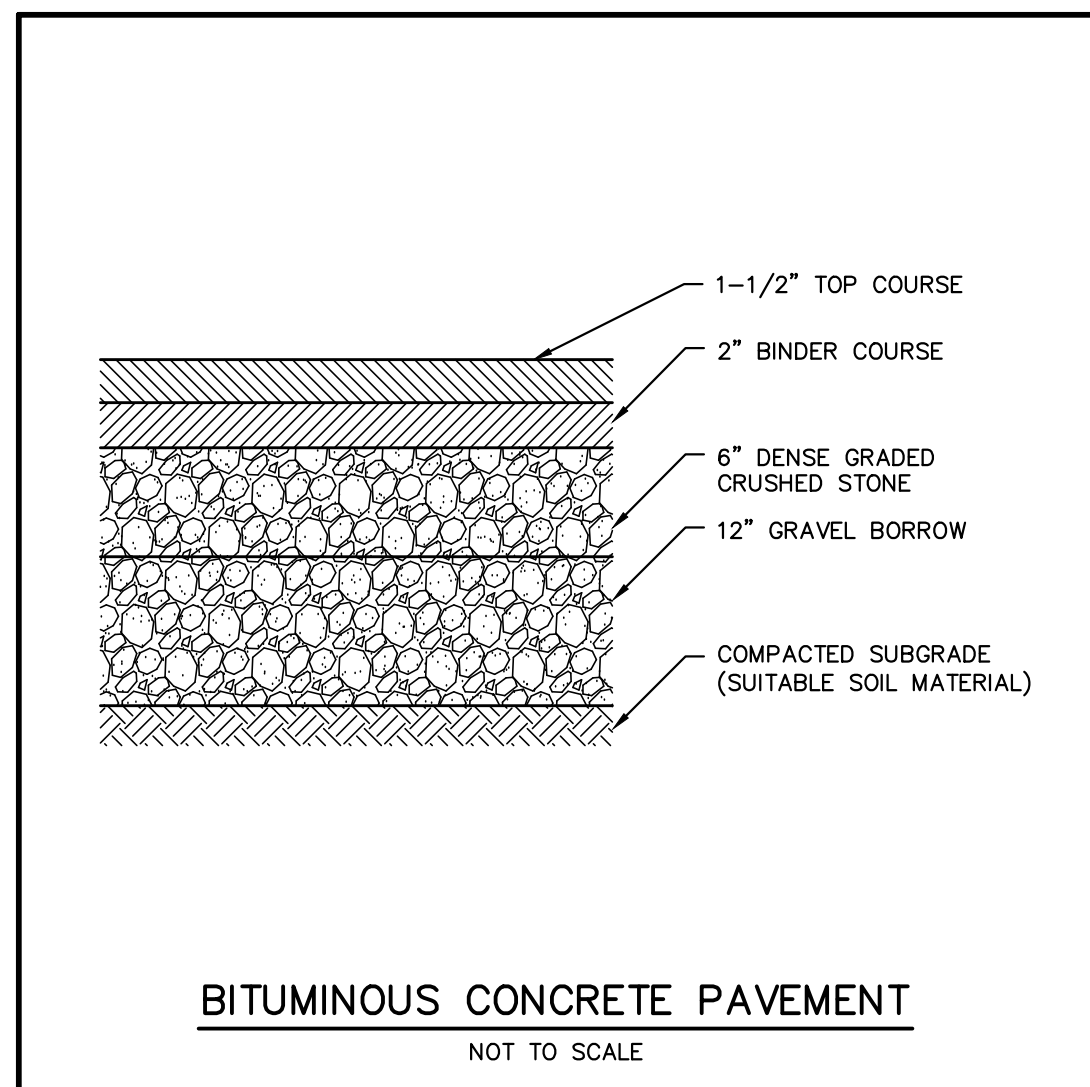
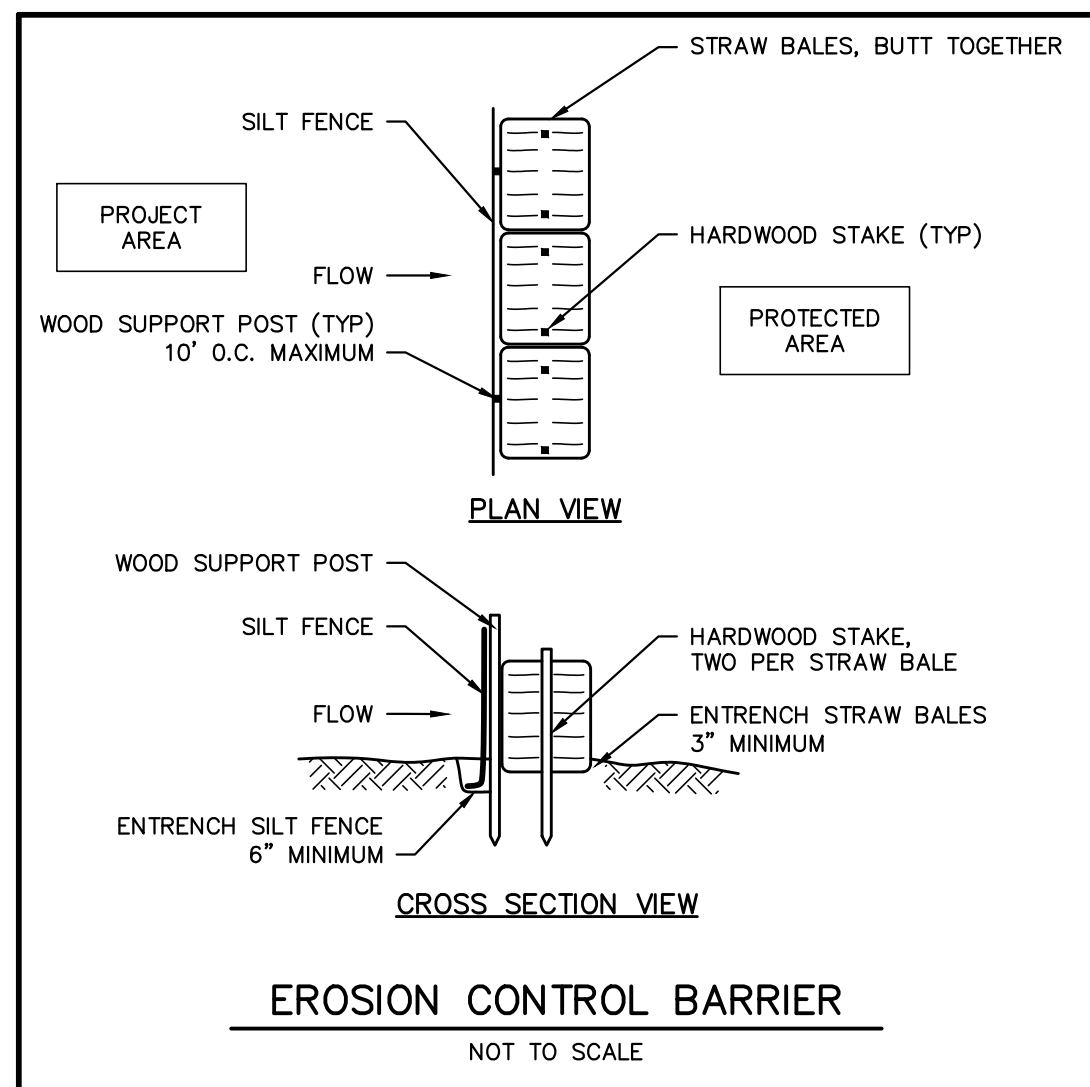
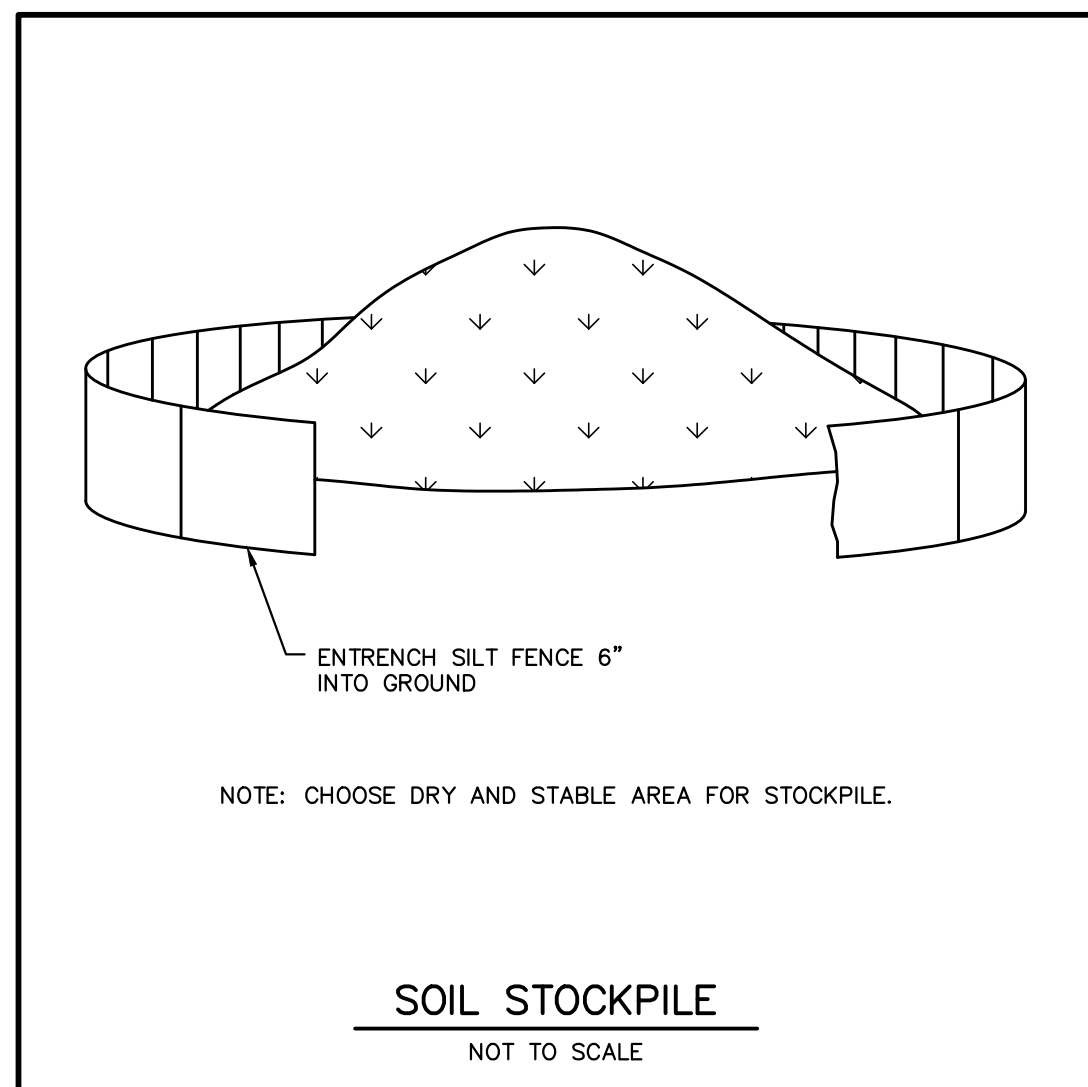
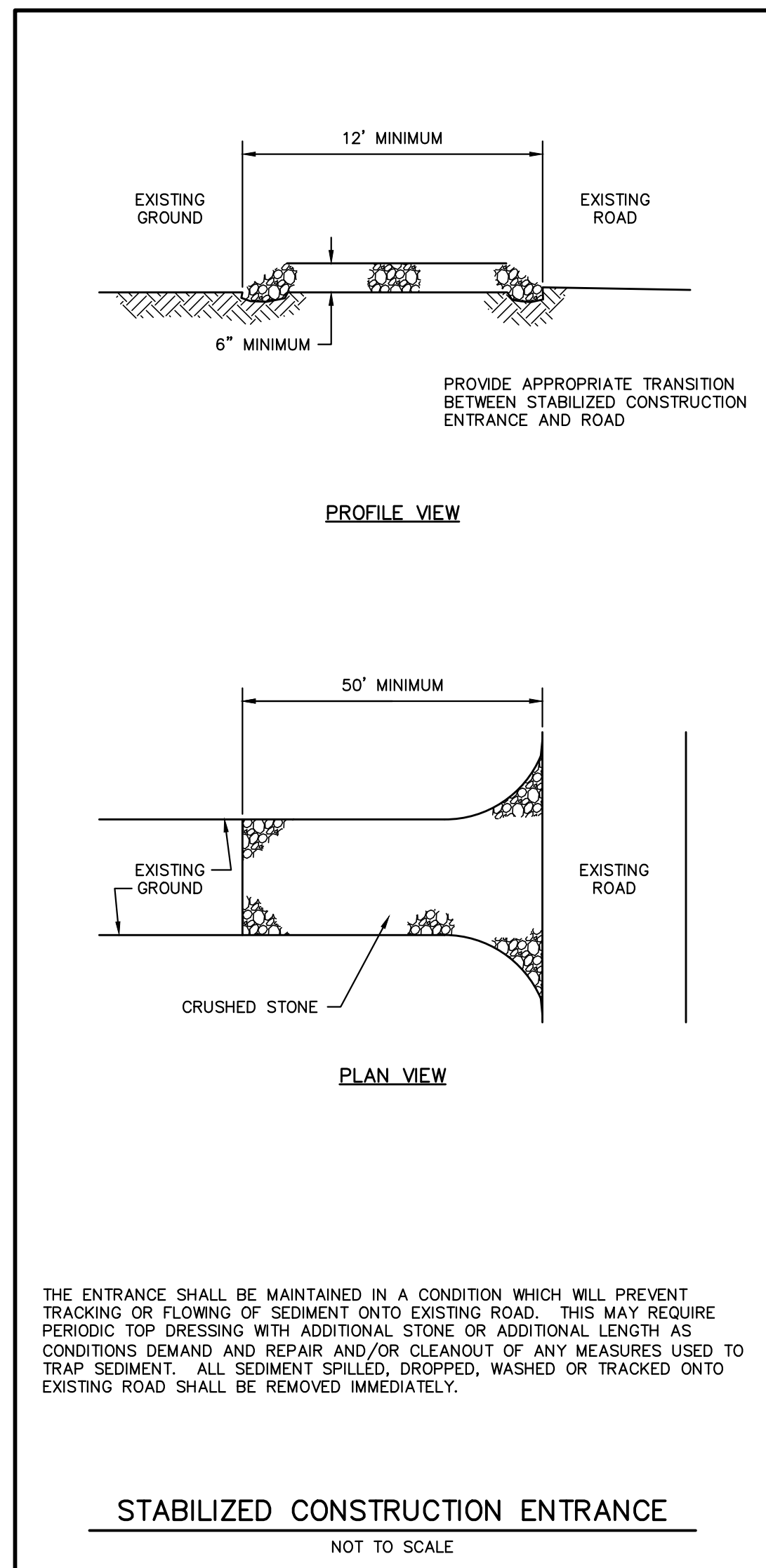
**GRADING AND DRAINAGE PLAN**

B+T JOB NO.2063.27  
 B+T PLAN NO. 206327P117A-001  
**C31**

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N/F  
 CONCORD WOODS  
 OFFICE CONDOMINIUM  
 MASTER DEED  
 #290 BAKER AVENUE  
 15041/264  
 [9E-3794-A1-39]

N/F  
 COLE OF CONCORD MA, LLC  
 C/O HARVARD VANGUARD MEDICAL ASSOC.  
 #330 BAKER AVENUE  
 62020/231  
 [9E-3794-1-3]



PREPARED FOR:

**TAURUS INVESTMENT HOLDINGS, LLC**  
TWO INTERNATIONAL PLACE  
BOSTON, MASSACHUSETTS 02110

THOMAS JOHN MICHALAK CIVIL No. 49337  
5/22/2023

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PREPARED BY:

**BEALS + THOMAS**

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DES	DWN	CHK'D	APP'D
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1			
0	05/22/2023	PEL SUBMISSION	
	ISSUE DATE	DESCRIPTION	

PROJECT:

**NOVO RIVERSIDE COMMONS**  
292 & 294 BAKER AVENUE  
CONCORD, MASSACHUSETTS

SCALE: AS NOTED DATE: MAY 22, 2023

**SITE DETAILS**

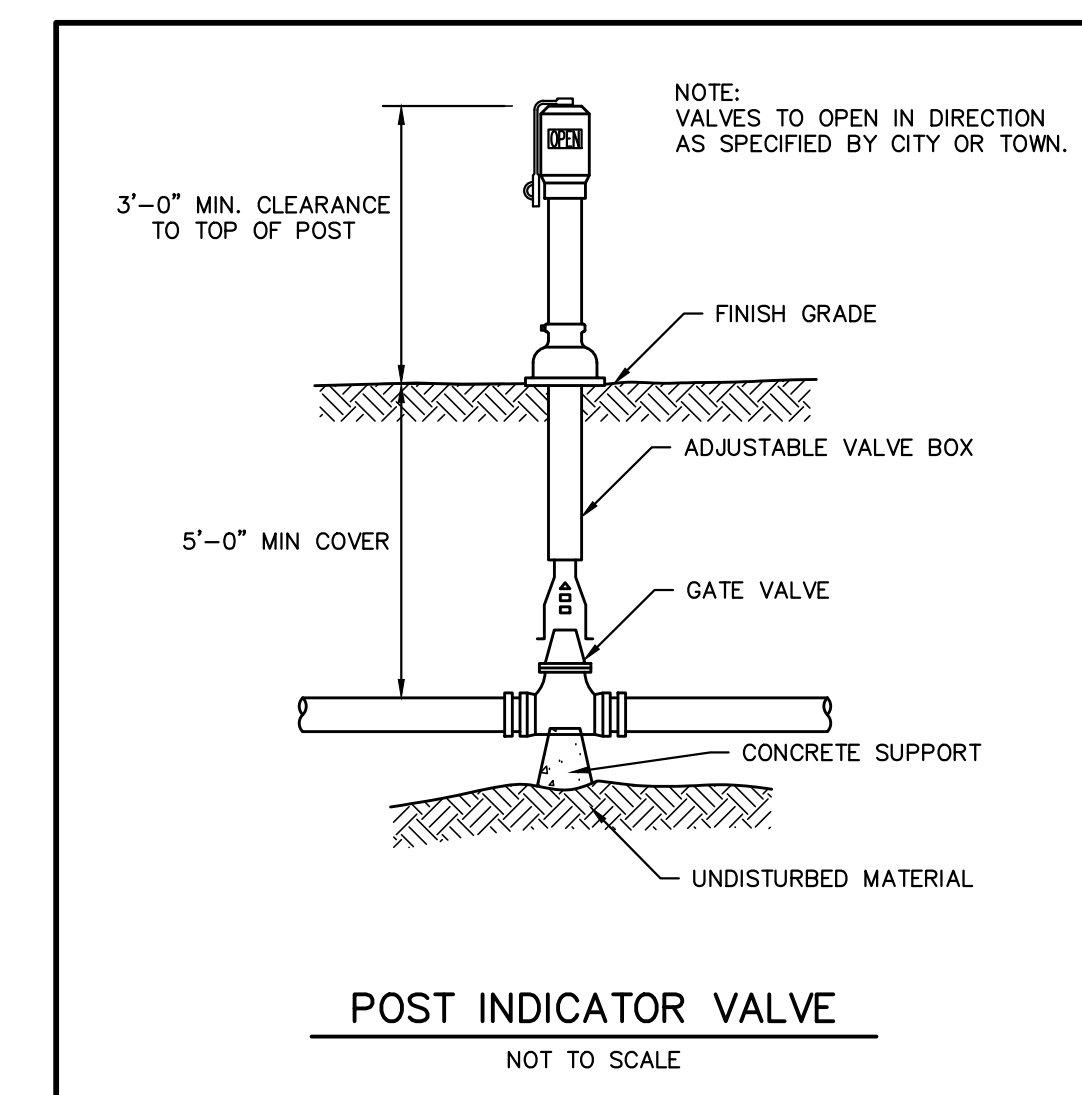
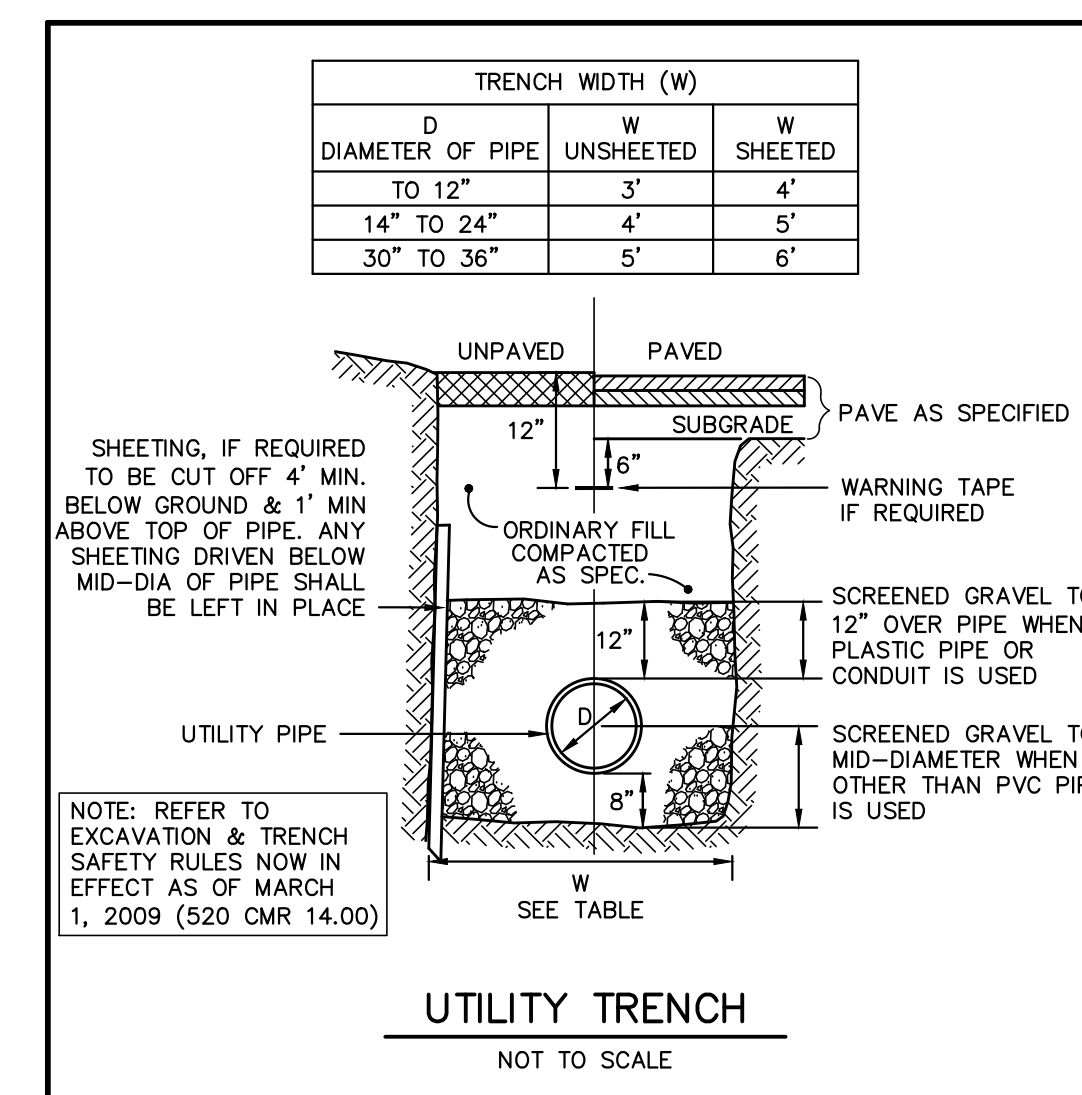
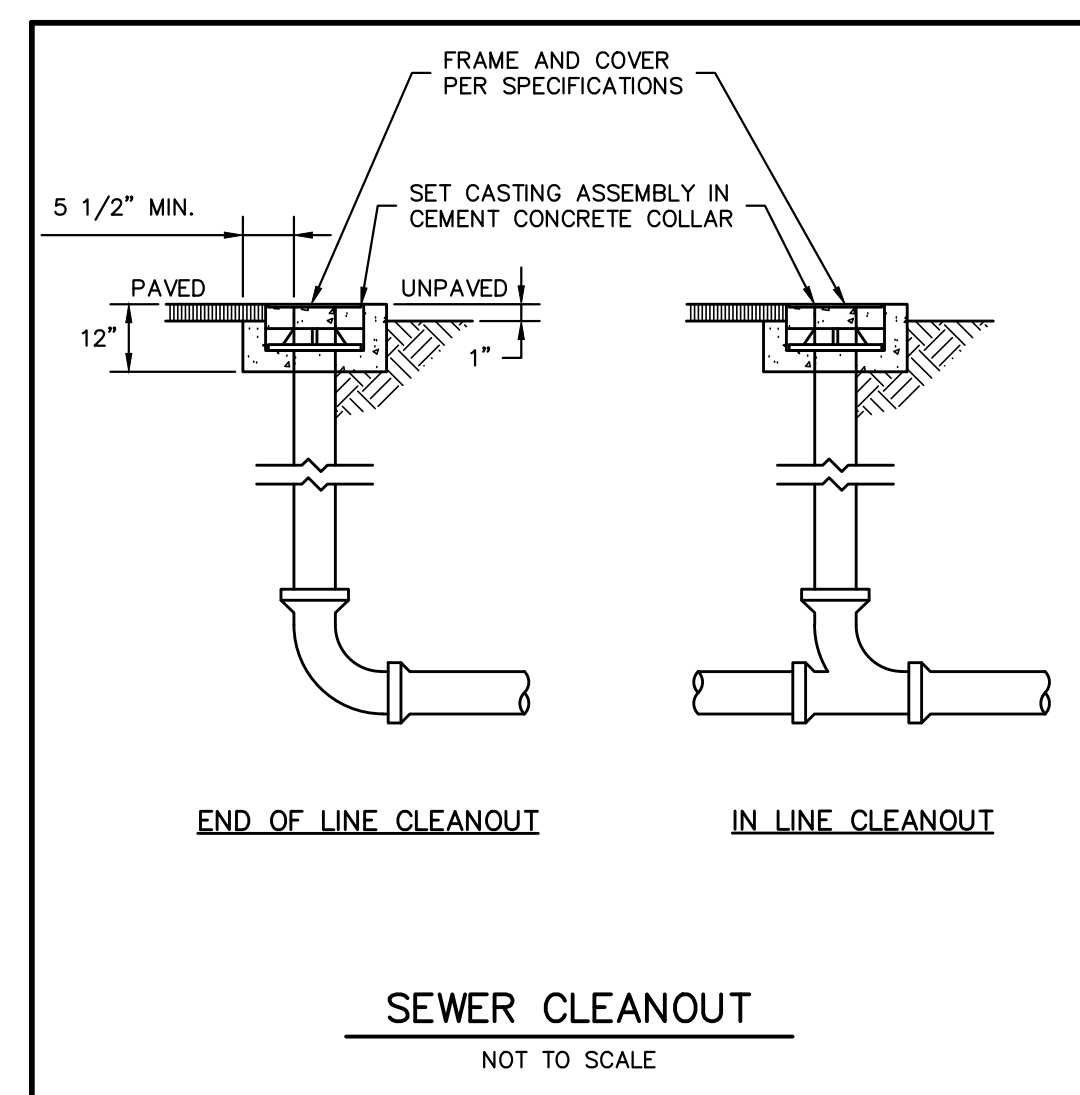
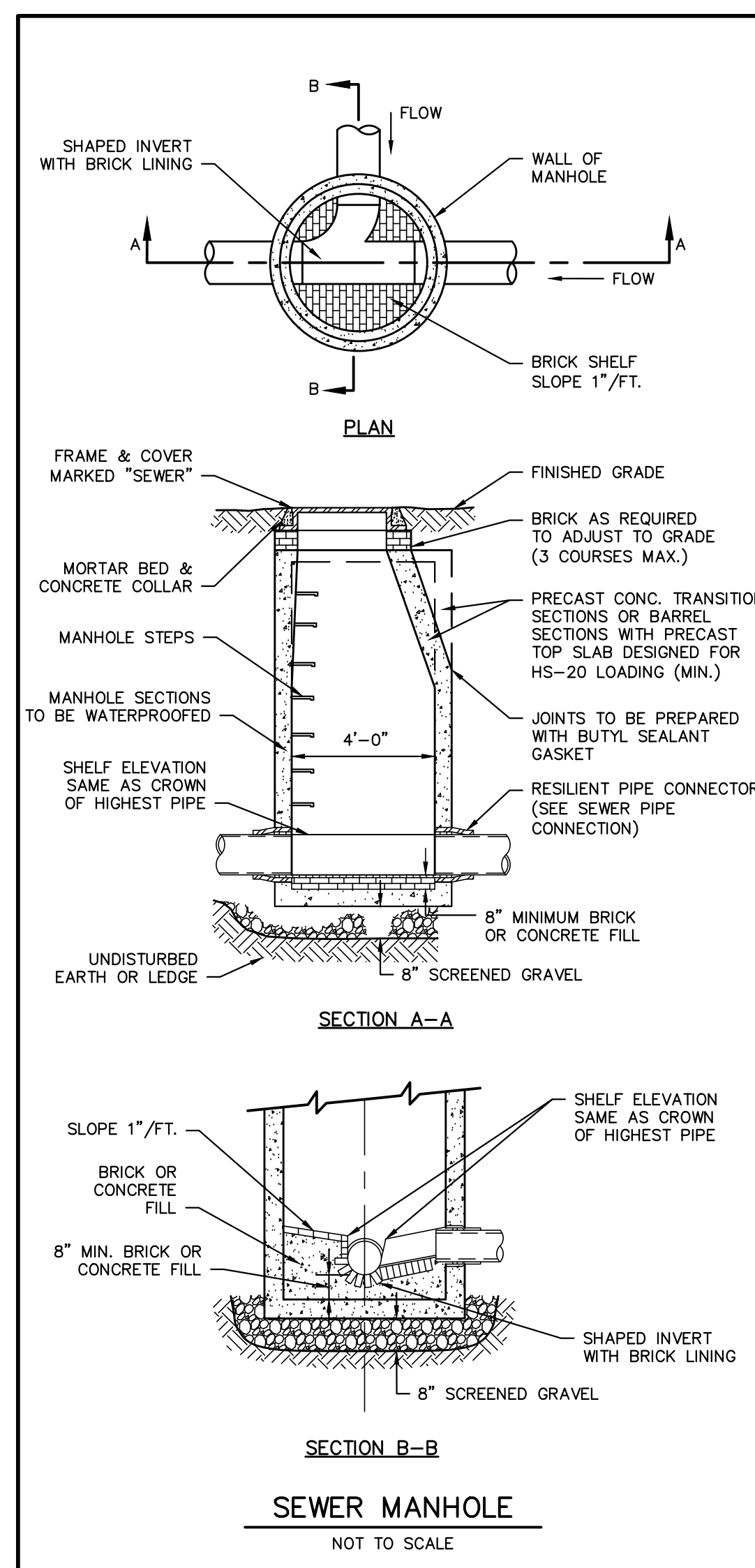
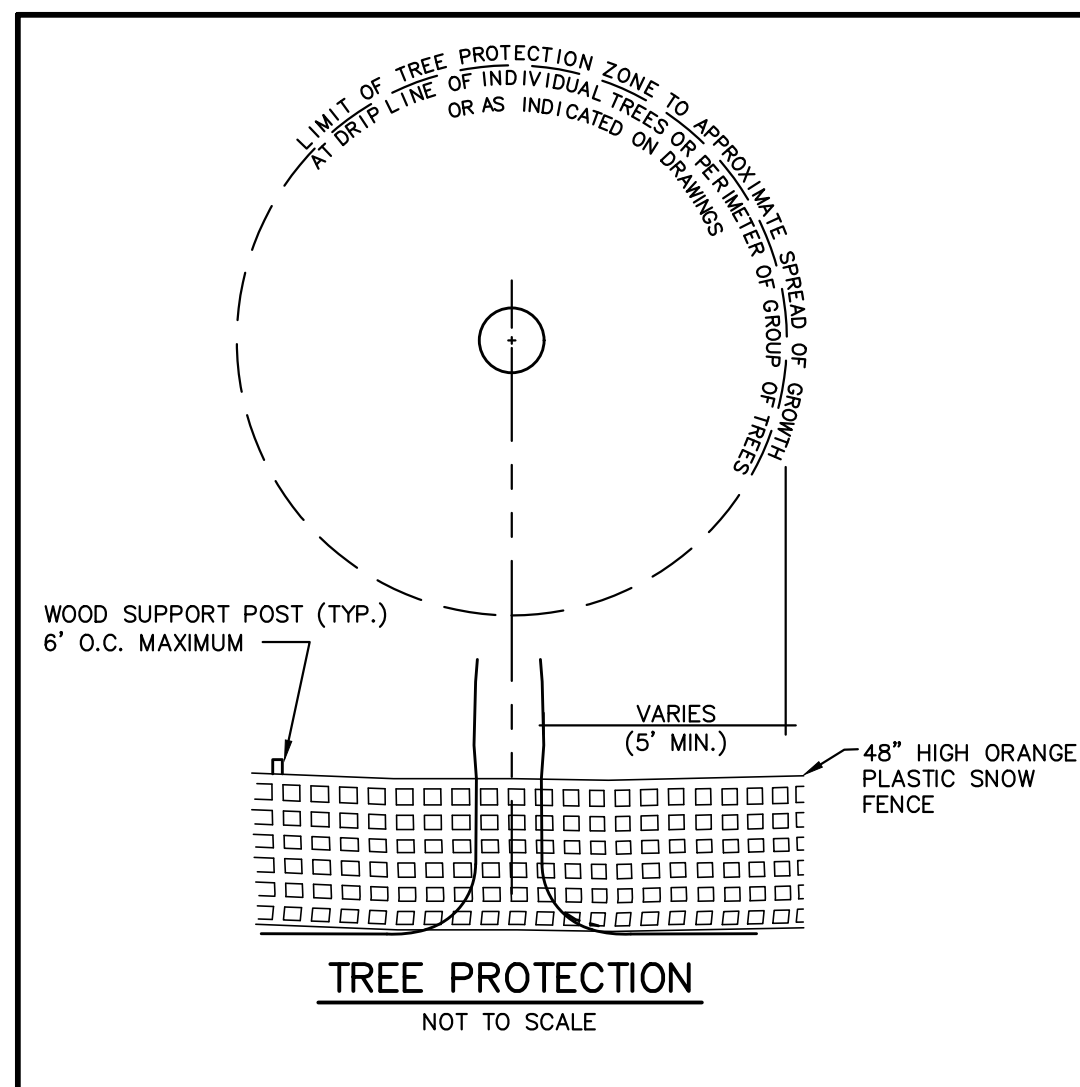
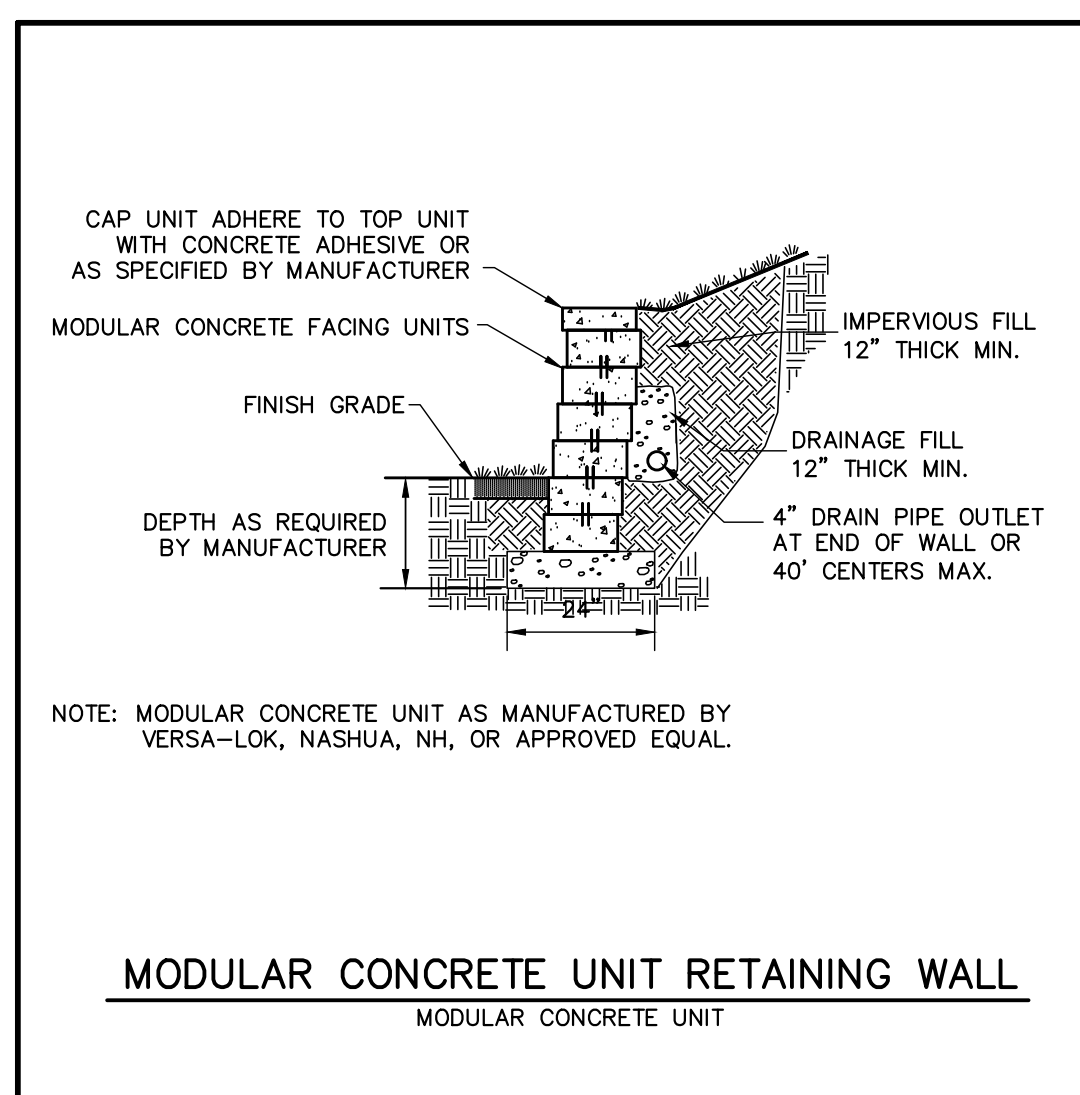
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B+T PLAN NO. 20632P026A-003

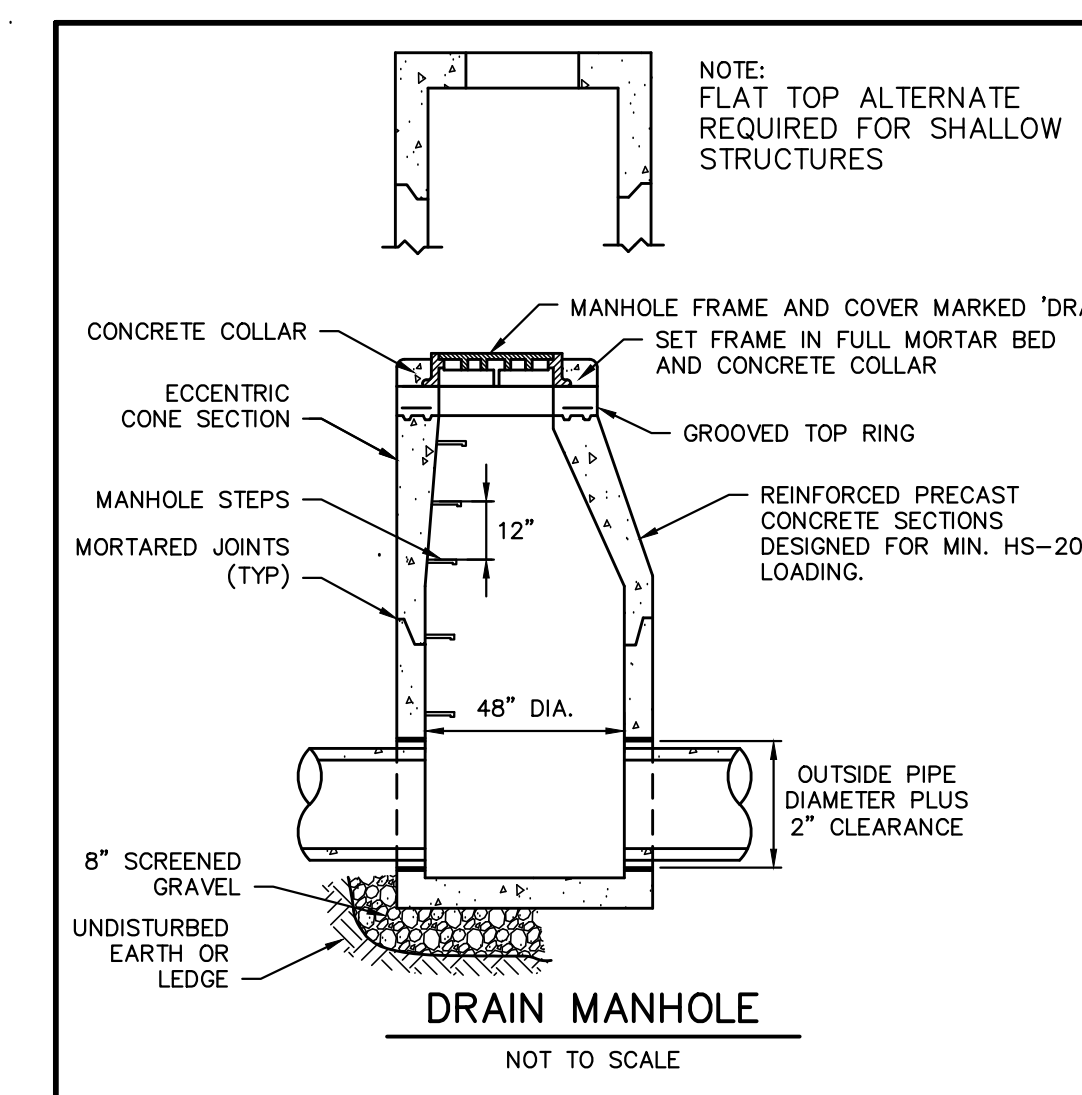
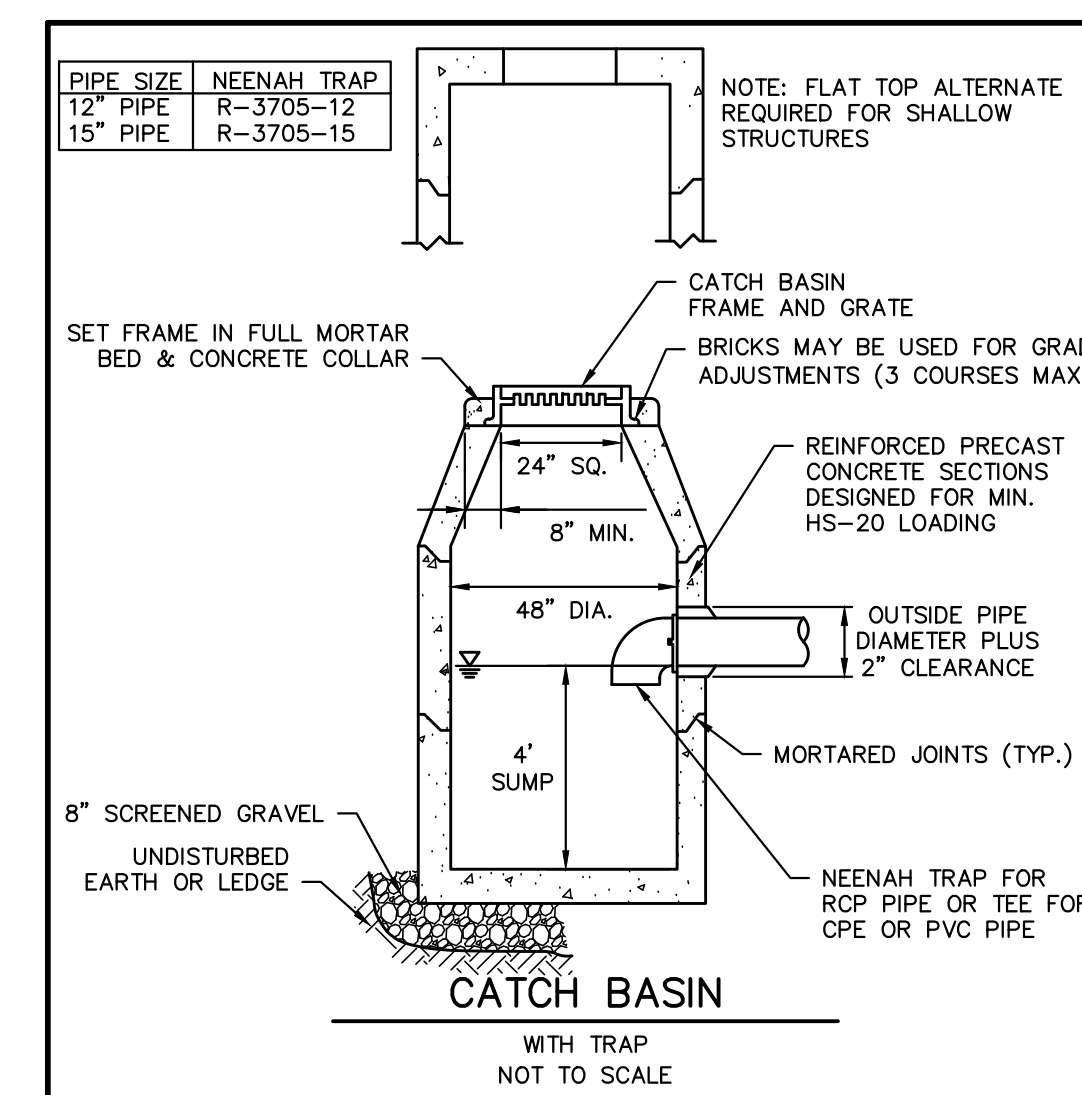
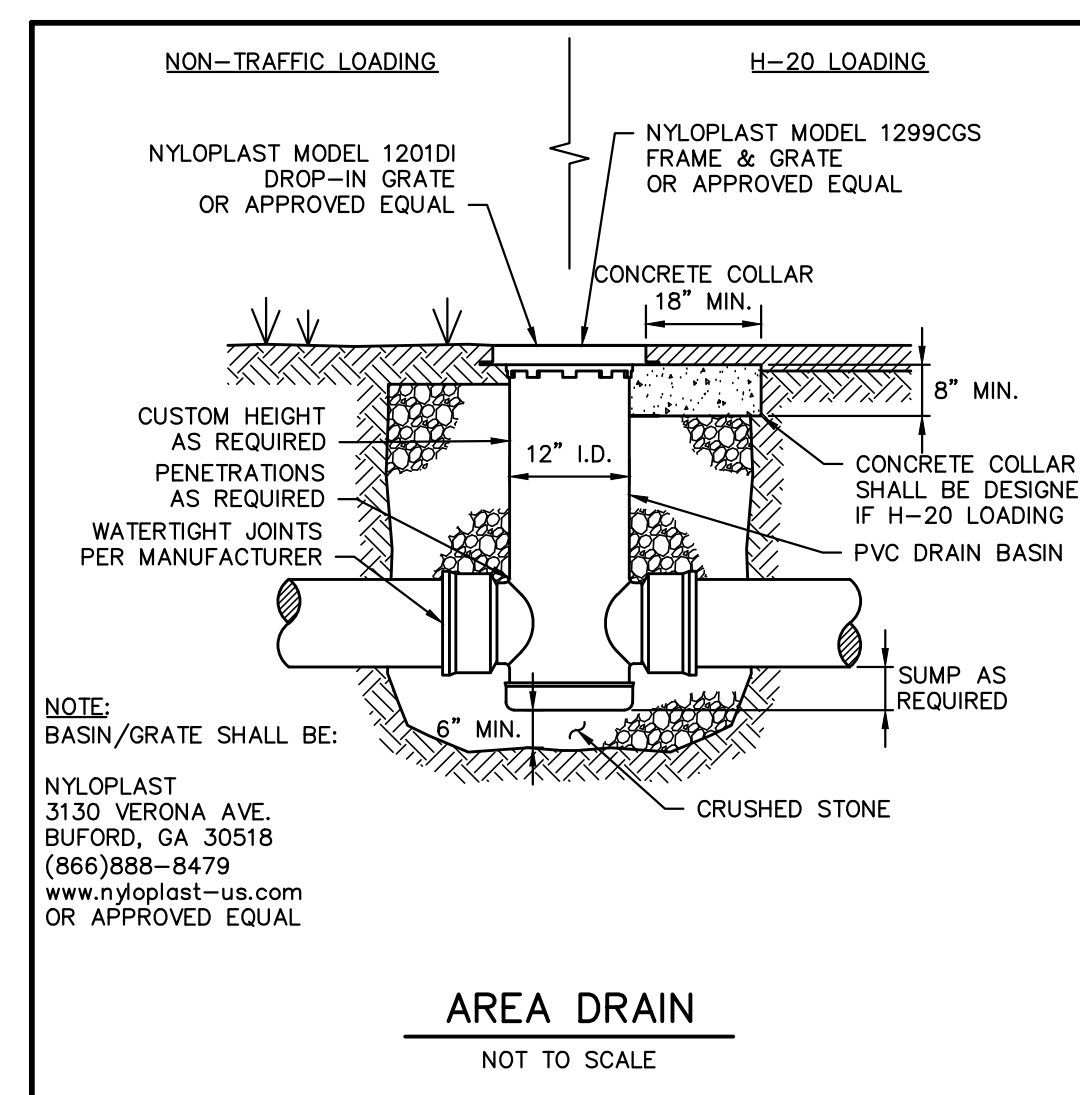
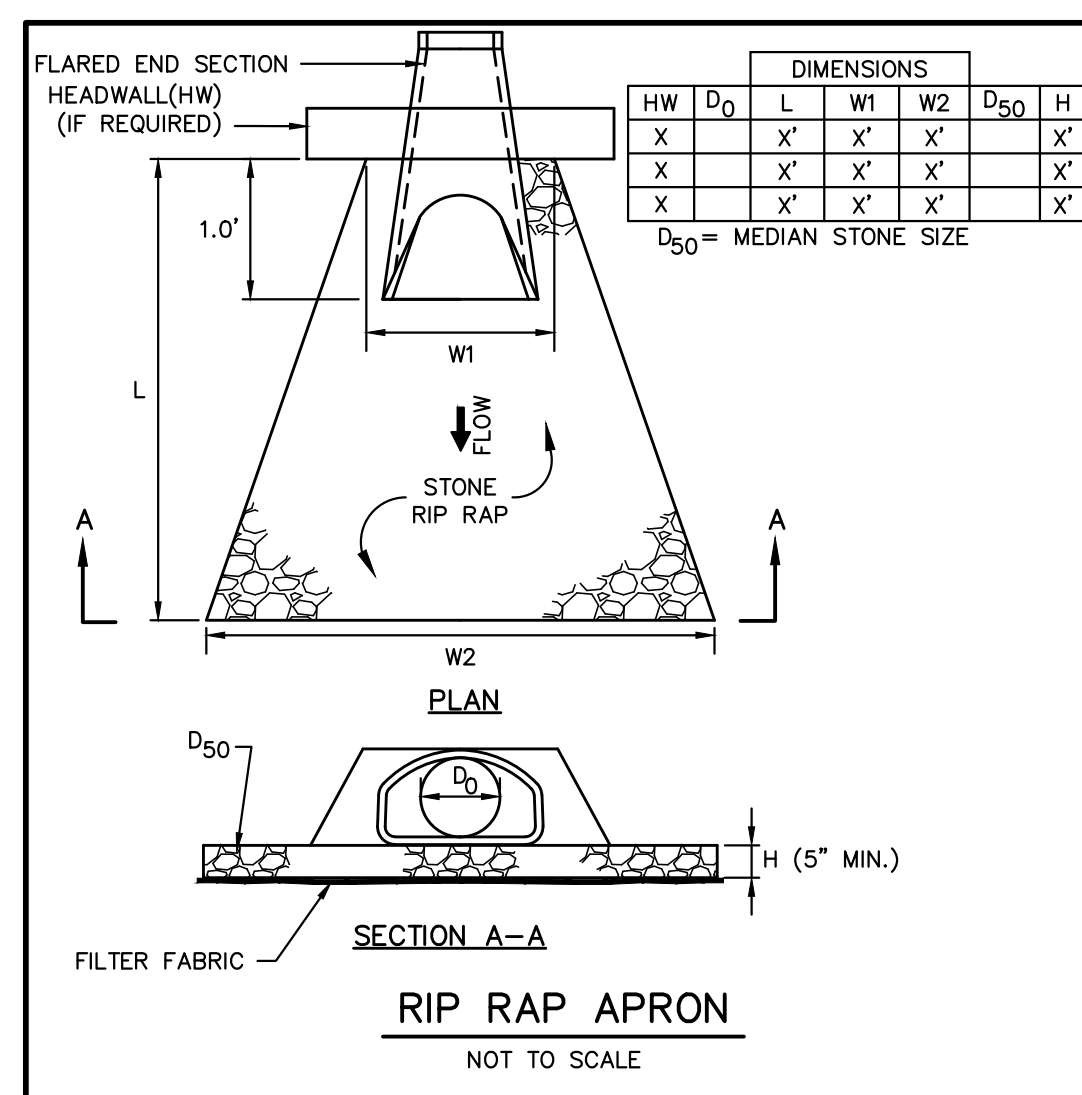
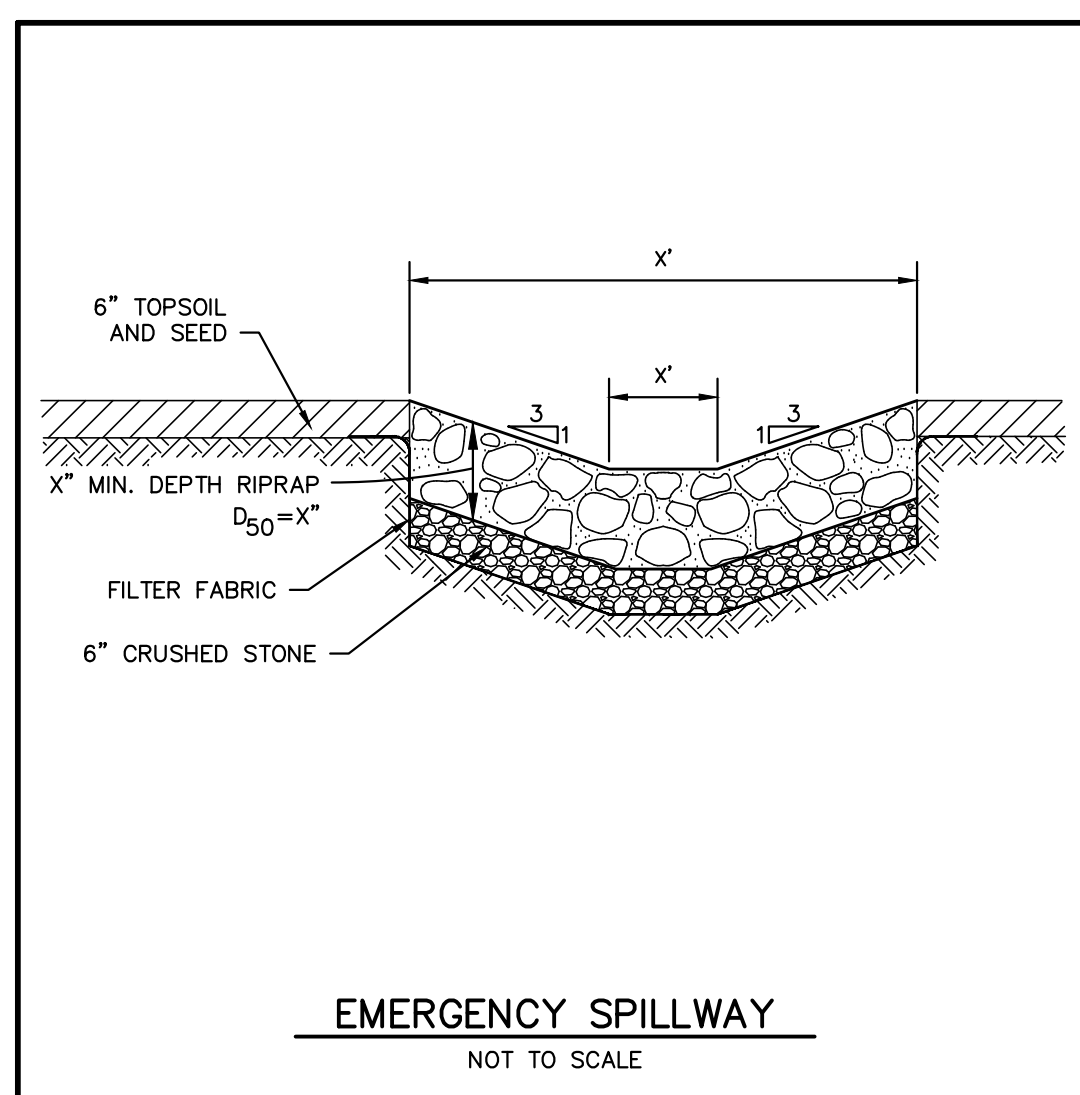
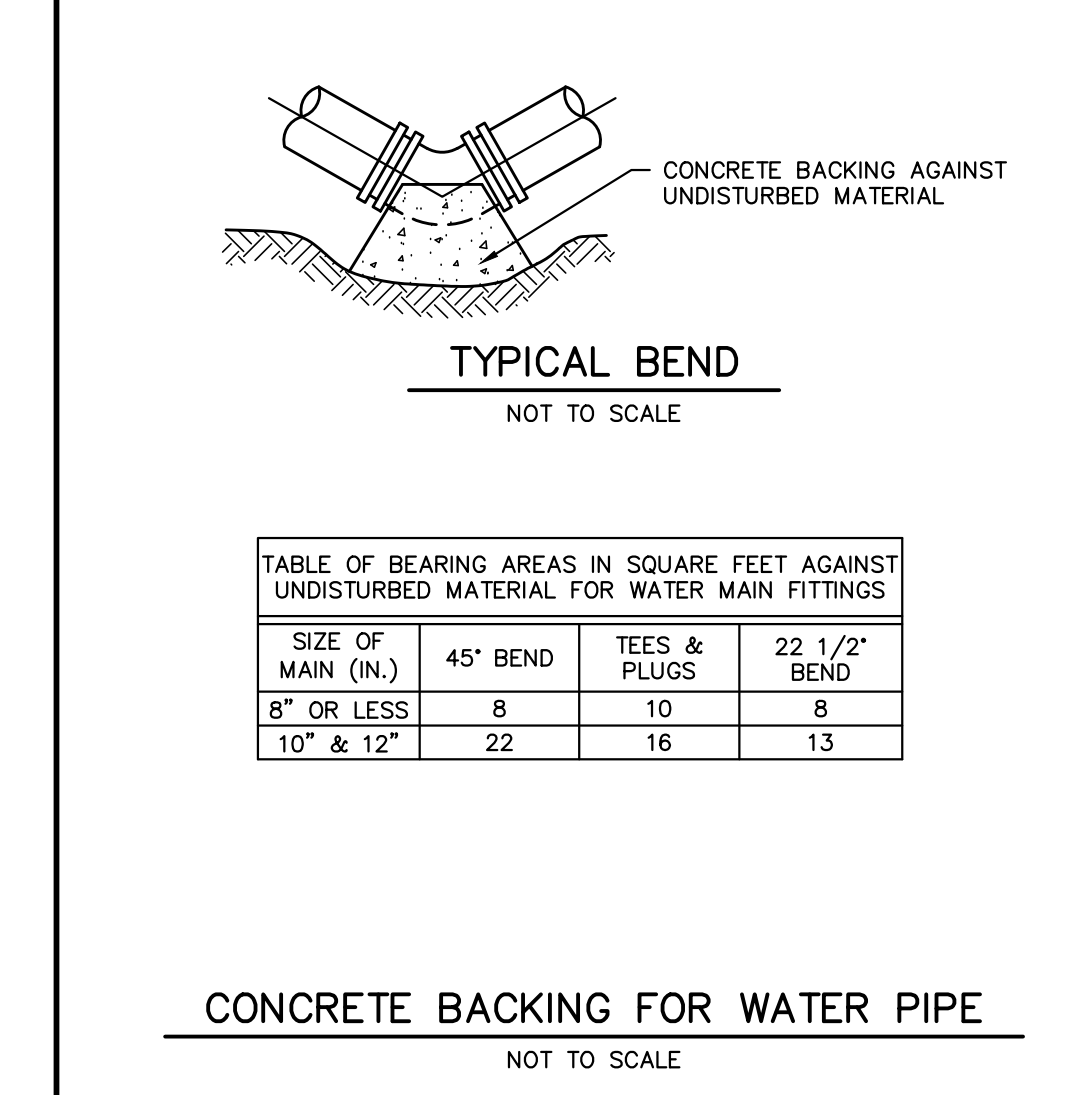
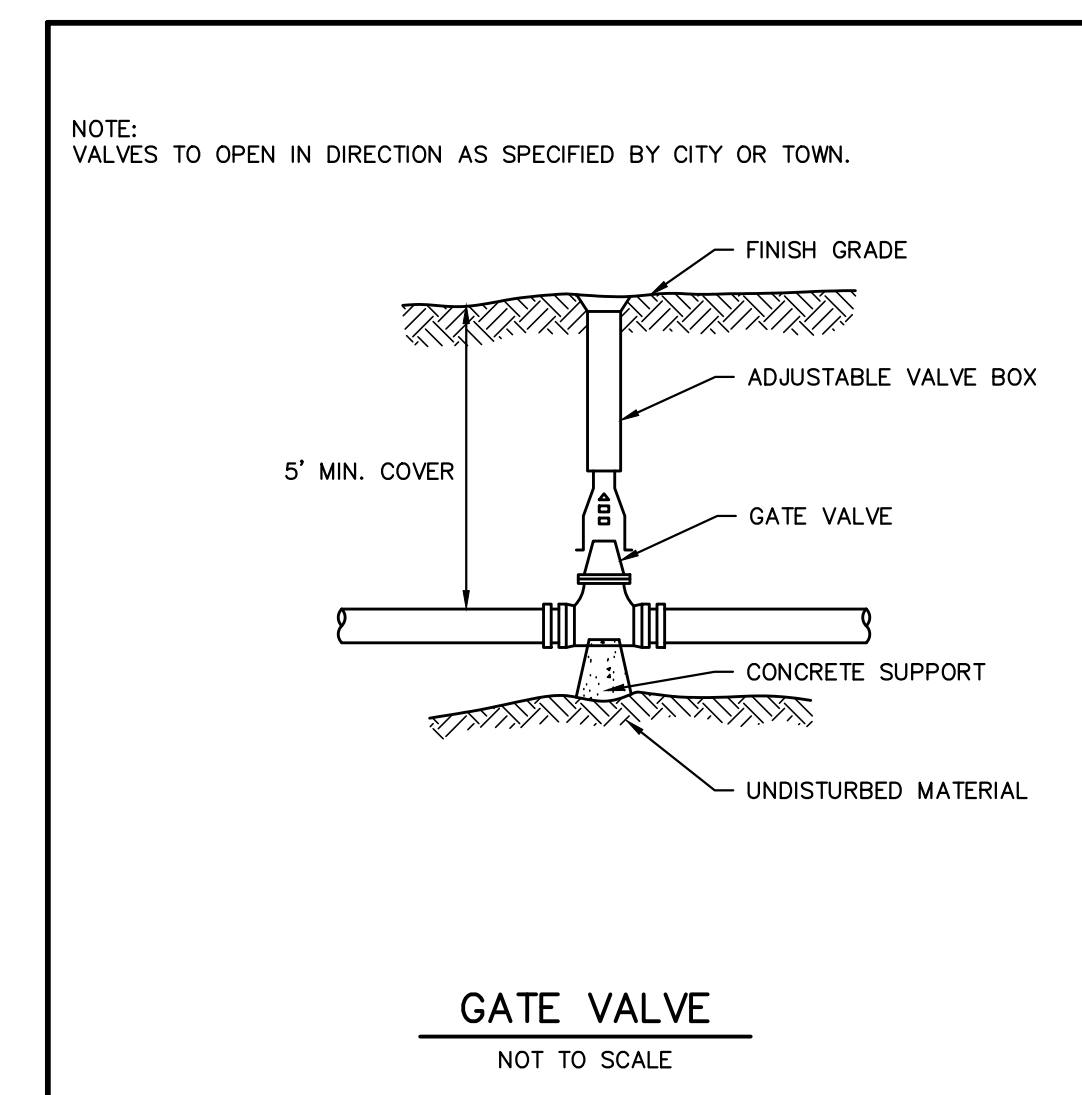
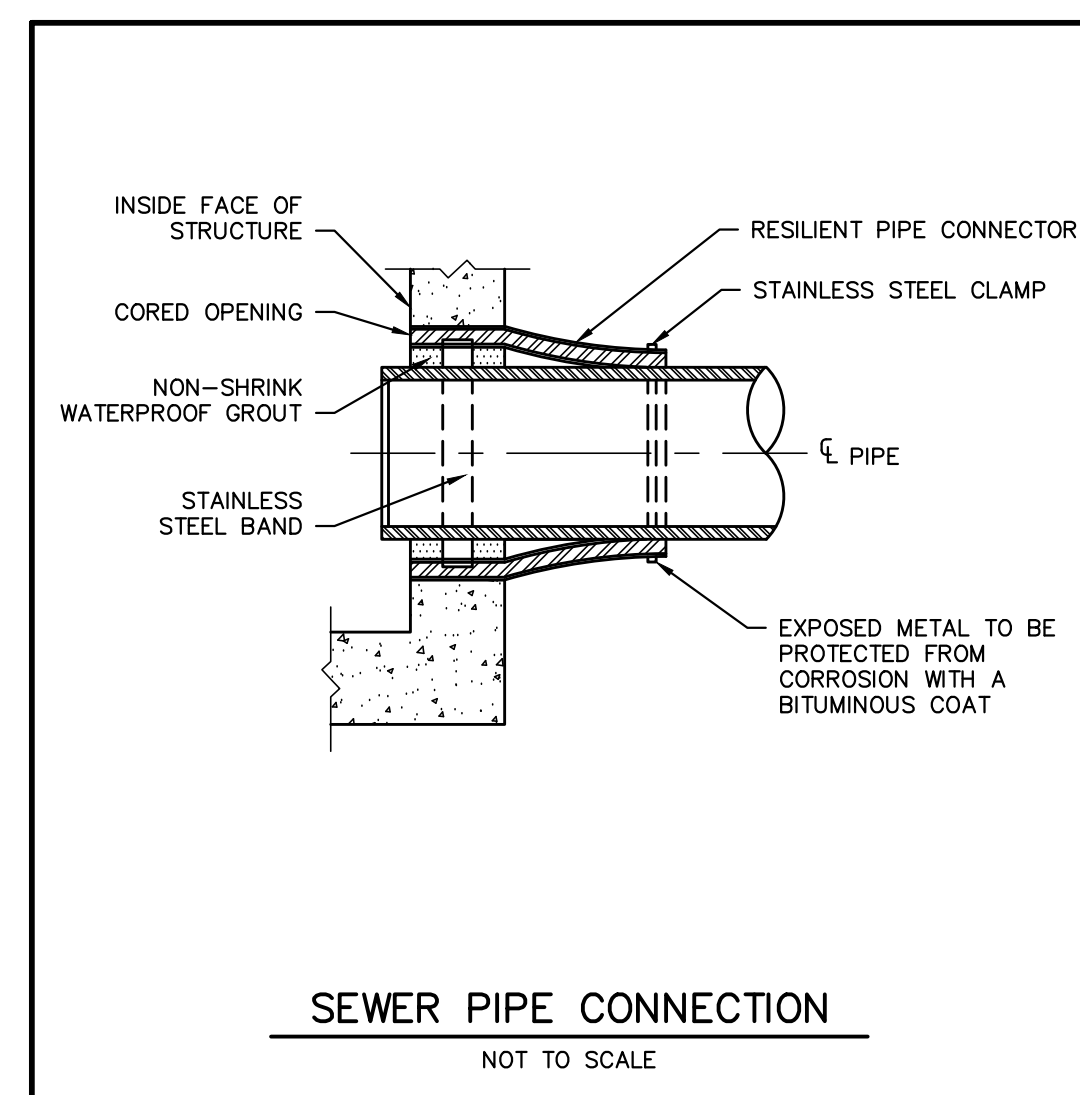
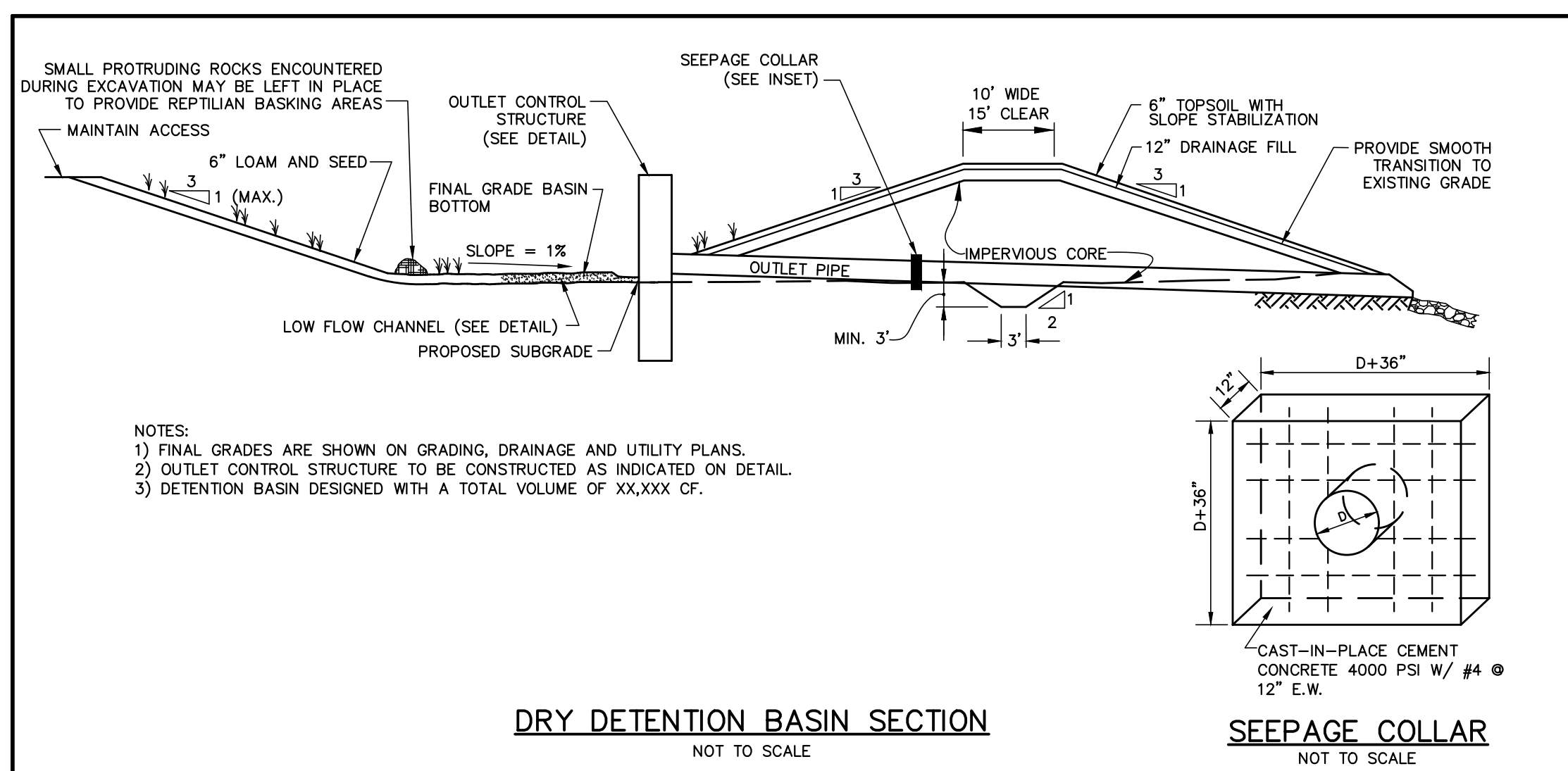
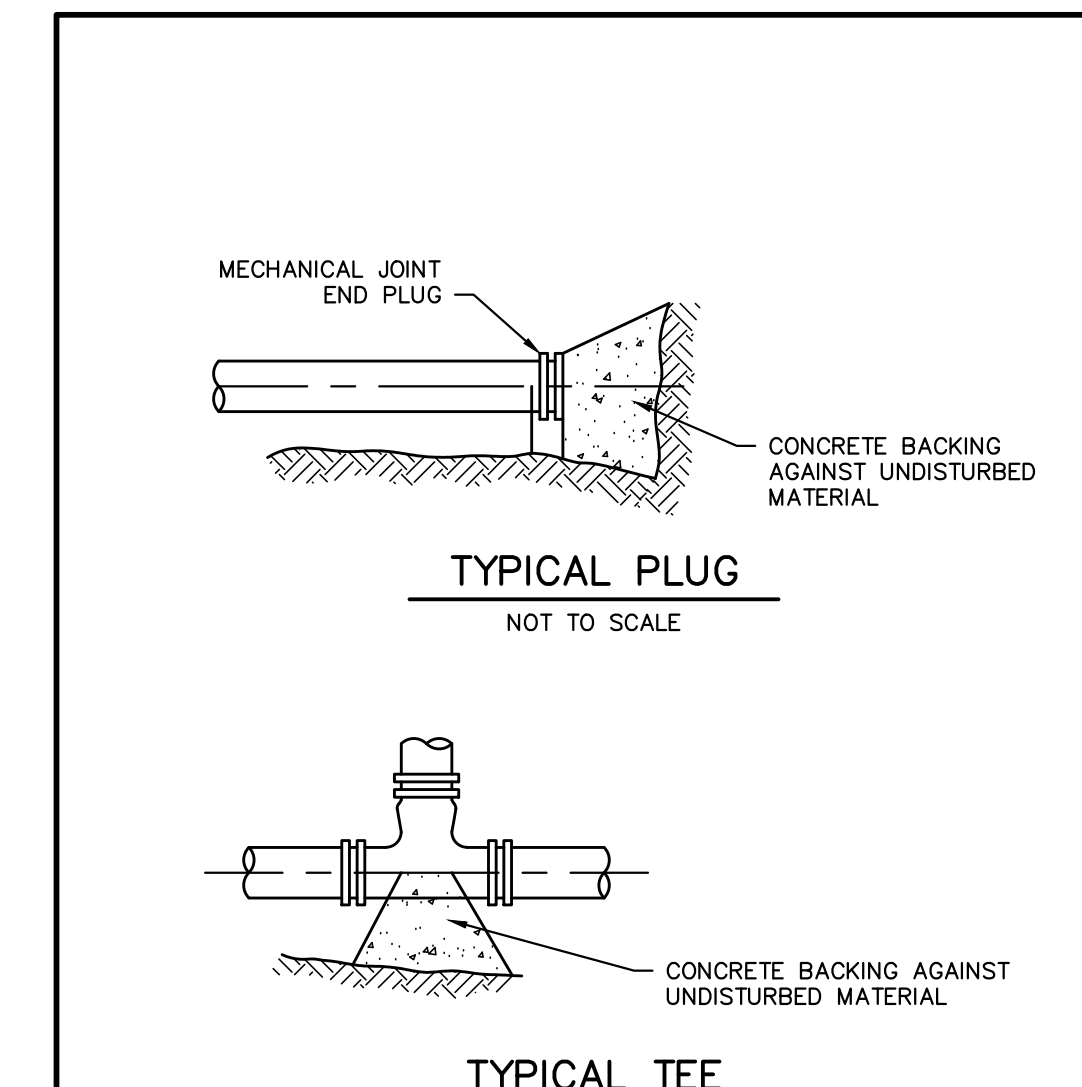
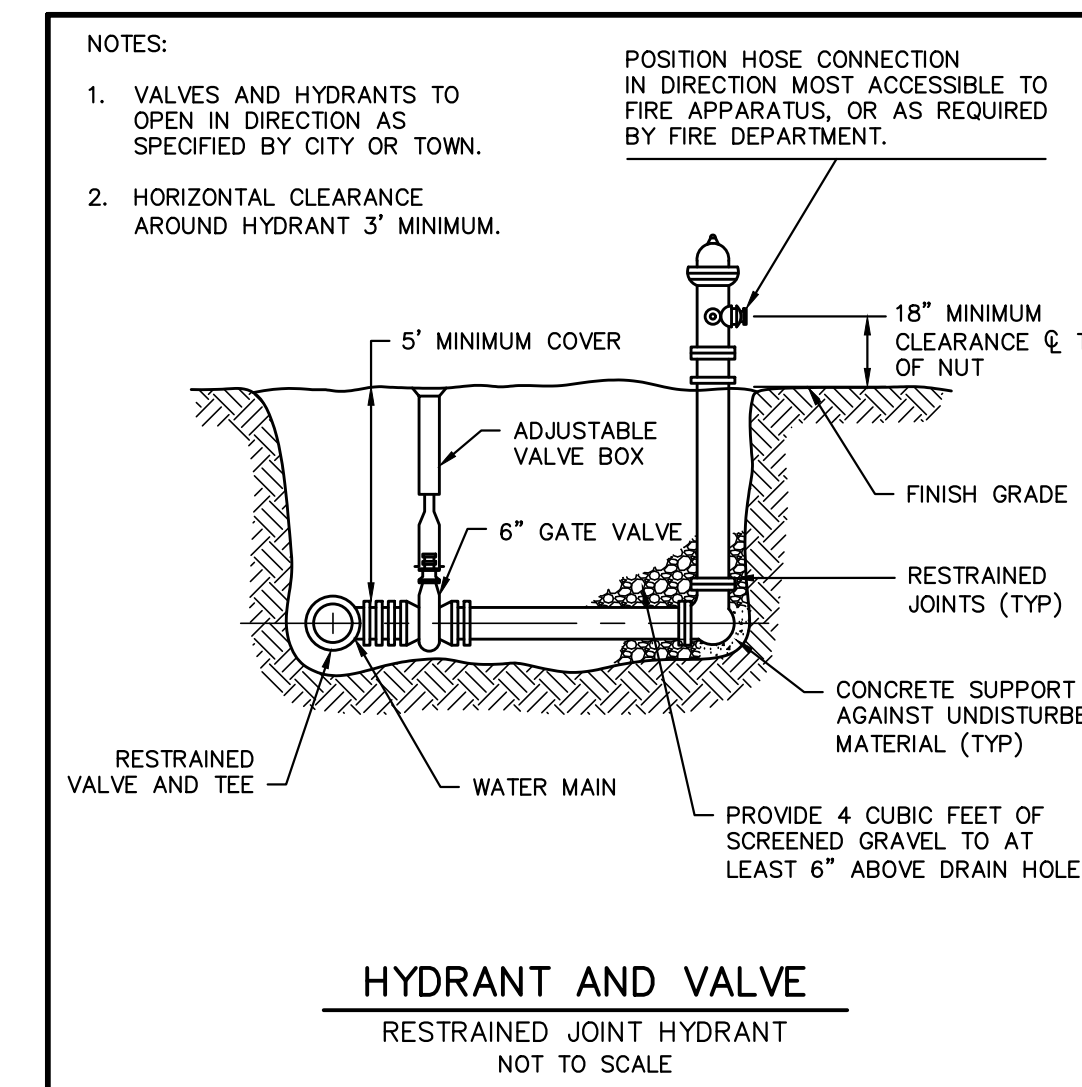
**C41**

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PLACEHOLDER



PREPARED FOR:

**TAURUS INVESTMENT HOLDINGS, LLC**

TWO INTERNATIONAL PLACE  
BOSTON, MASSACHUSETTS 02110

THOMAS JOHN MICHALAK  
CIVIL No. 49337  
5/22/2023

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PREPARED BY:

**BEALS + THOMAS**

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DES	DWN	CHK'D	APP'D
5			
4			
3			
2			
1			
0	05/22/2023	PEL SUBMISSION	
	ISSUE DATE	DESCRIPTION	

PROJECT:

**NOVO RIVERSIDE COMMONS**  
292 & 294 BAKER AVENUE  
CONCORD, MASSACHUSETTS

SCALE: AS NOTED DATE: MAY 22, 2023

**SITE DETAILS**

B+T JOB NO.2063.27

B+T PLAN NO. 206326P026A-004

**C4.2**

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