

NOVO RIVERSIDE COMMONS 292 & 294 BAKER AVENUE IN CONCORD, MASSACHUSETTS (Middlesex County)

OWNER

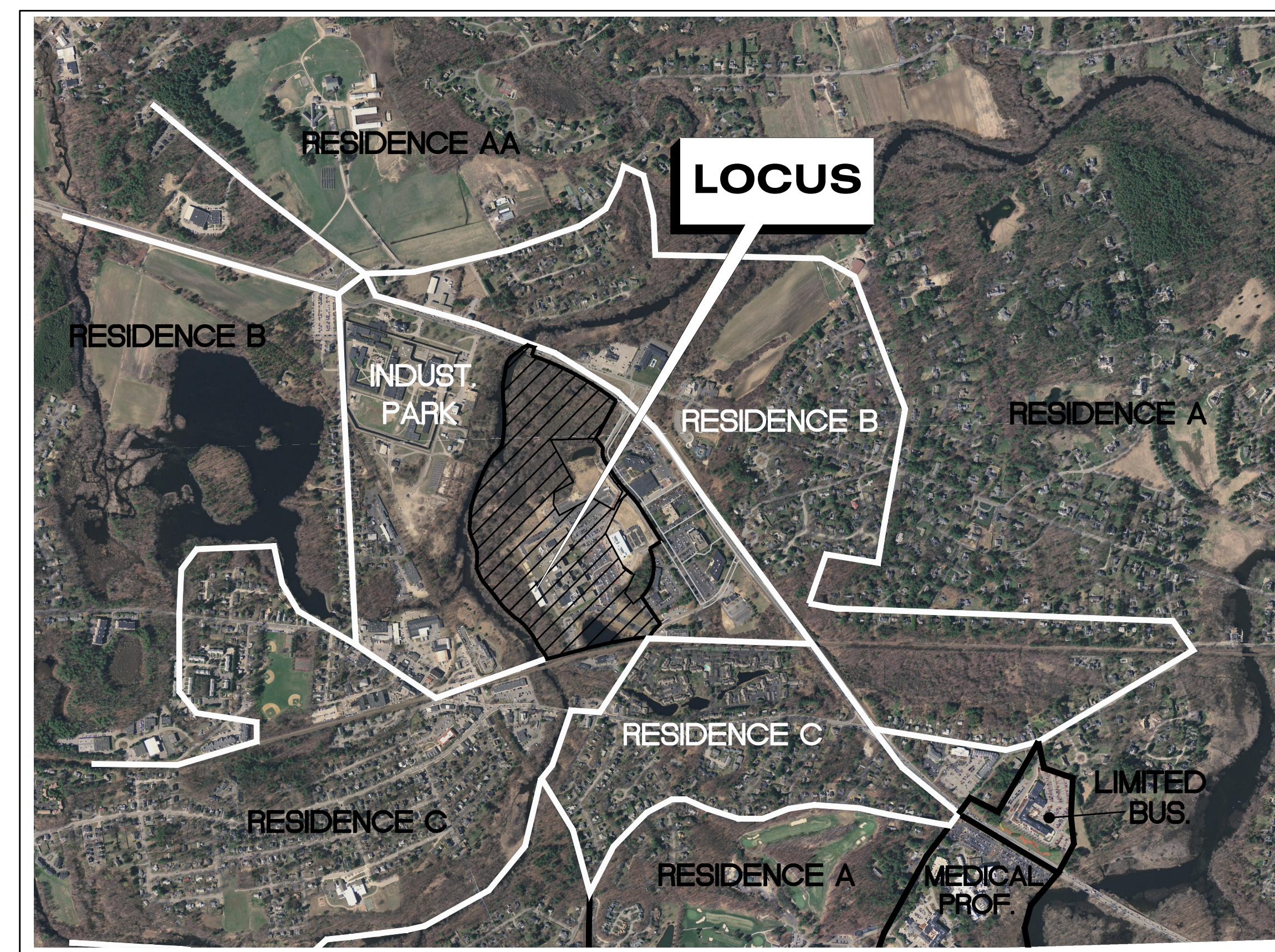
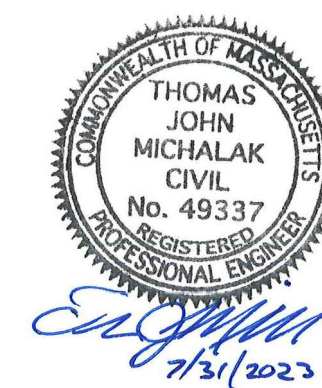
Taurus Investment Holdings, LLC
Two International Place
Boston, Massachusetts 02110

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



SHEET INDEX

C1.0	Cover Sheet/Locus Plan (1" = 1000')
C1.1	Notes, References, and Legend
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Locus Map
Scale: 1" = 1000'



PEL SUBMISSION SET
MAY 22, 2023
REVISED JULY 31, 2023

Job No.: 2063.26
Plan No.: 206326P118B-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 800 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 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

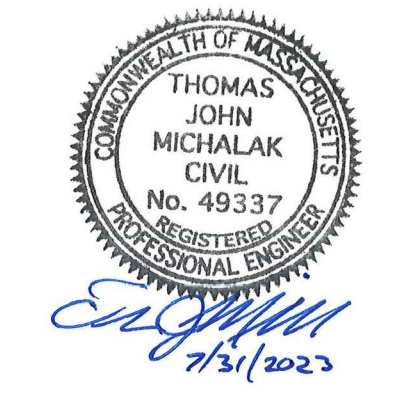
1. UNDERGROUND UTILITIES WERE COMPILED FROM AVAILABLE RECORD PLANS OF UTILITY COMPANIES AND PUBLIC AGENCIES AND ARE APPROXIMATE AND ASSUMED. BEFORE COMMENCING SITE WORK CONTACT "DIG SAFE" AT 1-888-344-7233 TO LOCATE UNDERGROUND UTILITIES. ANY DAMAGE TO EXISTING UTILITIES OR STRUCTURES SHALL BE THE CONTRACTOR'S 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 EQAL) 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

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, Suite 210
Southborough, Massachusetts 01772-2104
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5			
4			
3			
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1	07/31/2023 REVISION		
0	05/22/2023 PEL SUBMISSION		
	ISSUE DATE DESCRIPTION		
DES	DWN	CHK'D	APP'D

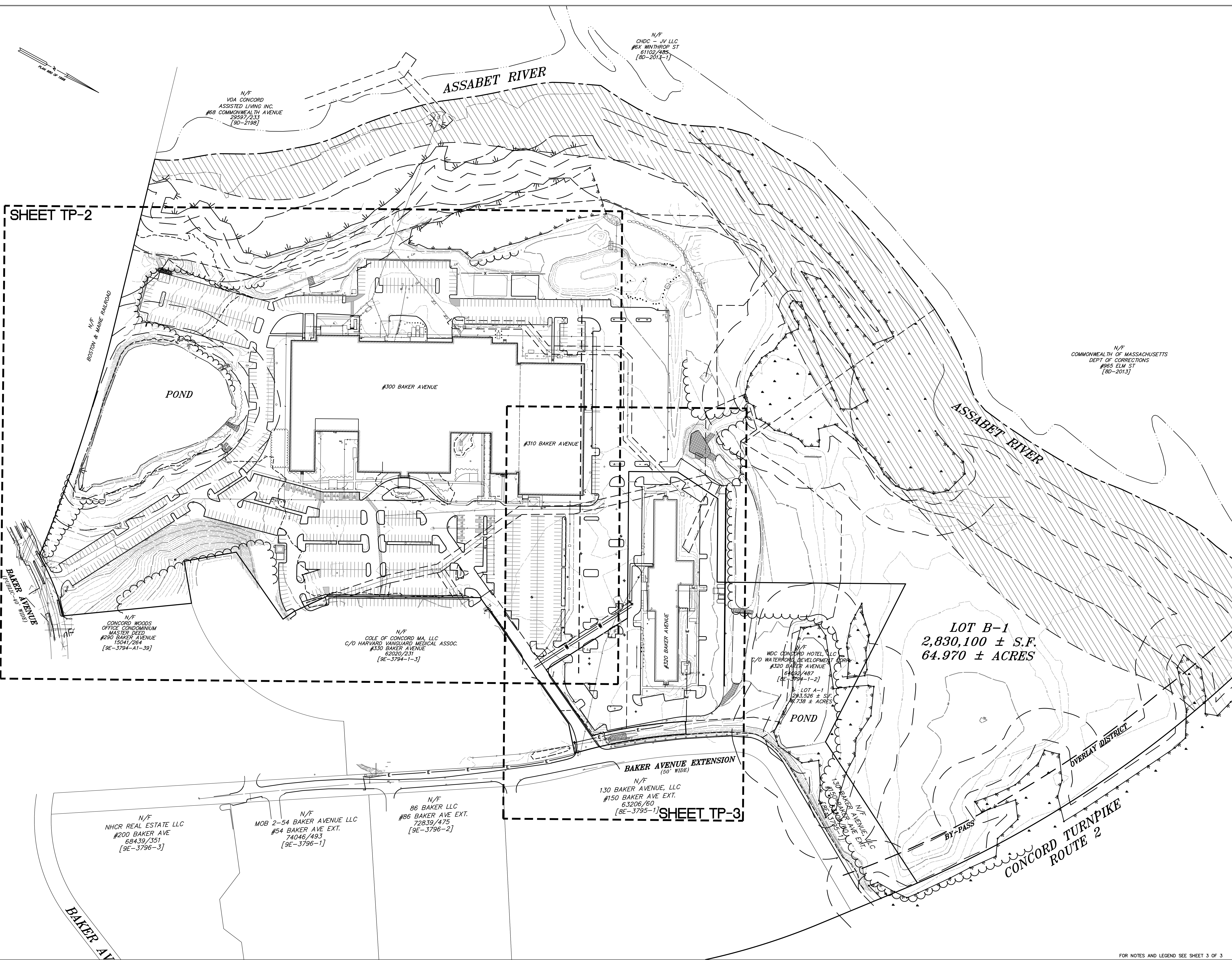
PROJECT:
NOVO RIVERSIDE COMMONS
292 & 294
BAKER AVENUE
CONCORD, MASSACHUSETTS

SCALE: AS NOTED DATE: MAY 22, 2023

NOTES, REFERENCES AND LEGEND

B+T JOB NO.2063.27	C11
B+T PLAN NO. 206326P118B-002	

BEALS AND THOMAS, INC. SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, OR PROCEDURES UTILIZED BY THE CONTRACTOR, NOR FOR THE SAFETY OF PUBLIC OR CONTRACTOR'S EMPLOYEES, OR FOR THE FAILURE OF THE CONTRACTOR TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
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SHEET TP-2

SHEET TP-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
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

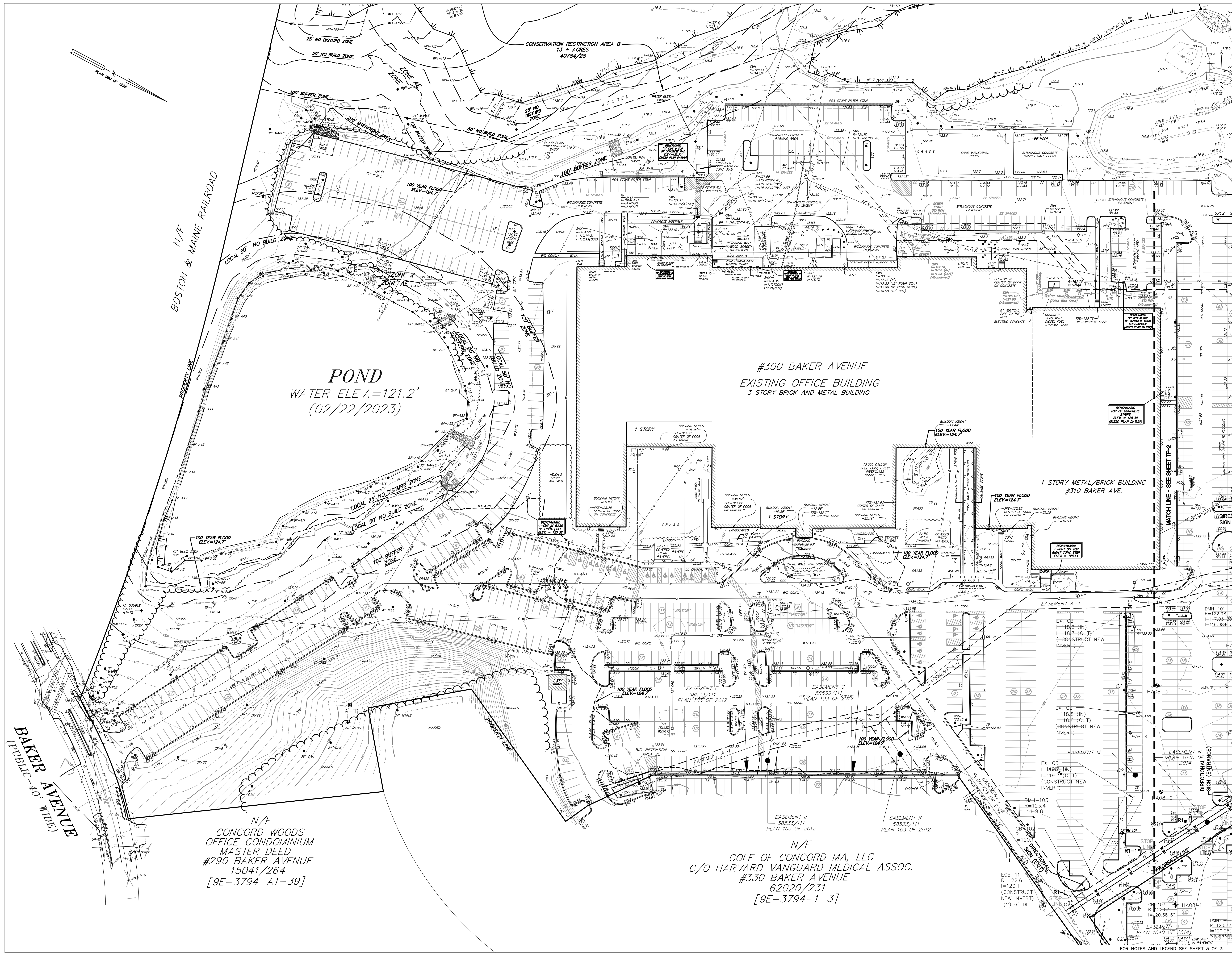
ATL/MDH	MEB	APR/MEB/RJB/REW
FLD	CALC	DWN CHK'D

COMMONWEALTH OF MASSACHUSETTS
 MARK E. BENSON
 PROFESSIONAL SURVEYOR
 No. 48416
 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
 SCALE: 1" = 80'
 B+T JOB NO. 2063.26
 B+T PLAN NO. 206326P069F-001
 SHEET 1 OF 3

TP-1



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

RECORD OWNER:
CD 211 PROPERTY LLC
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 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]**

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
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 ATL/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
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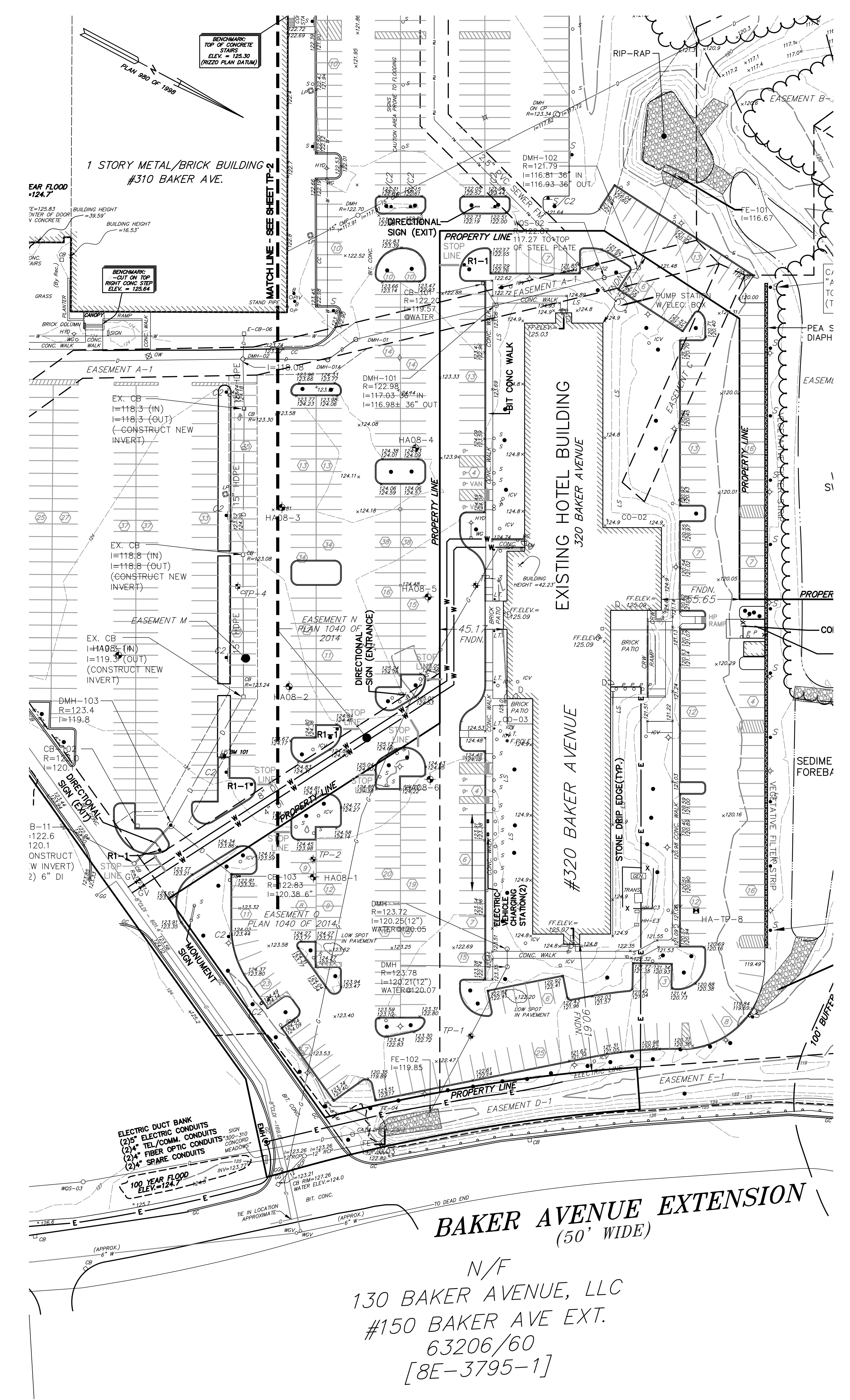
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 FLD CALC DWN CHK'D

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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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 BEALS AND THOMAS, INC.
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 T 508.366.0560 | www.bealsandthomas.com

DATE: APRIL 01, 2014 METERS
 0 5 10 25 50 120
 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 HDPE	FROM DMH-05
		I=119.10	6 INCH HDPE	FROM (EXIST. PIPE)
		I=119.30	12 INCH HDPE	FROM (EXIST. PIPE)
		I=118.80	30 INCH HDPE	TO DMH-11
CB-02	R=122.91	I=119.91	12 INCH HDPE	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 HDPE	FROM DMH-01A
		I=117.73	36 INCH HDPE	TO WGS-02
DMH-01A	R=123.19	I=117.91	36 INCH HDPE	FROM DMH-02
		I=117.91	36 INCH HDPE	TO DMH-01
DMH-02	R=123.43	I=118.03	36 INCH HDPE	FROM DMH-11
		I=118.08	12 INCH HDPE	FROM (NEW PIPE)
		I=119.08	15 INCH HDPE	FROM (EXIST. PIPE)
		I=118.08	36 INCH HDPE	TO DMH-01
DMH-03	R=123.10	I=120.05	12 INCH HDPE	FROM CB-02
		I=119.70	18 INCH HDPE	FROM DMH-03
		I=119.75	12 INCH HDPE	FROM CB-03
		I=119.75	24 INCH HDPE	TO DMH-04
DMH-04	R=123.07	I=118.97	12 INCH HDPE	FROM E-08-08
		I=119.12	24 INCH HDPE	FROM DMH-03
		I=119.07	24 INCH HDPE	FROM DMH-05
DMH-05	R=123.13	I=118.73	24 INCH HDPE	FROM DMH-04
		I=118.88	12 INCH HDPE	FROM DMH-06
		I=118.78	24 INCH HDPE	TO CB-01
DMH-06	R=124.64	I=119.14	12 INCH HDPE	FROM CB-04
		I=119.14	12 INCH HDPE	FROM CB-05
		I=119.24	12 INCH HDPE	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 HDPE	FROM DMH-09
		I=120.98	24 INCH HDPE	TO WGS-03
DMH-11	R=123.65	I=118.55	30 INCH HDPE	FROM CB-01
		I=119.20	24 INCH HDPE	FROM (EXIST. PIPE)
		I=118.55	36 INCH HDPE	TO DMH-02
DMH-12	R=125.51	I=119.96	12 INCH HDPE	FROM OCS-3
		I=120.11	12 INCH HDPE	FROM OCS-4
		I=120.26	18 INCH HDPE	TO DMH-03
FE-01		I=122.07		FROM WGS-01
FE-02		I=118.87	36 INCH HDPE	FROM WGS-02
FE-03		I=117.48		FROM OCS-01
FE-04		I=120.11	24 INCH HDPE	FROM WGS-03
OCS-01	R=119.35	I=117.89	12 INCH	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 HDPE	TO FE-01
WGS-02	R=122.39	I=117.20	36 INCH HDPE	FROM DMH-01
		I=117.20	36 INCH HDPE	TO FE-02
WGS-03	R=127.54	I=121.09	24 INCH HDPE	FROM DMH-10
		I=121.09	24 INCH HDPE	TO FE-04

RIZZO ASSOCIATES, INC. REFERENCES:

- PROPERTY LINE TAKEN FROM PLAN ENTITLED "APPROVAL NOT REQUIRED" BY RIZZO ASSOCIATES, INC., DATED OCT. 10, 2001, PLAN # 24 OF 2002, BOOK 34525, PG. 361.
- RIVER BANK, 100 YEAR FLOODPLAIN, AND BOUNDARY OF BORDERING VEGETATED WETLANDS DELINEATED BY RIZZO ASSOCIATES, INC. AND CONFIRMED BY THE TOWN OF CONCORD NATURAL RESOURCE COMMISSION DATED JANUARY 7, 1998. REFER TO PLAN ENTITLED "WETLAND RESOURCE AREA PLAN" BY RIZZO ASSOCIATES, INC., DATED APRIL 25, 1997, AND REVISED DECEMBER 22, 1997. 100 YEAR FLOOD LINE IN CONCORD, DATED JUNE 1988, SCALE 1"=1000'. ELEVATION DETERMINED AT ELEVATION 122.10.
- THE WETLANDS CONSERVANCY DISTRICT CONSISTS OF AREAS IN THE TOWN OF CONCORD, WHICH ARE WETLANDS. THE AREAS DEFINED ON THESE PLANS AS BORDERING VEGETATED WETLANDS ARE THE EXTENTS OF THE WETLAND CONSERVANCY DISTRICT, ACCORDING TO TOWN OF CONCORD ZONING BYLAW SECTION 7.3.1, AS CONFIRMED BY THE CONCORD NATURAL RESOURCE COMMISSION JANUARY 7, 1998.
- EXISTING CONDITIONS INFORMATION TAKEN FROM ENGINEERING DESIGN CONSULTANTS, INC. THE BOUNDARY PERFORMED BY DOUGLAS W. ANDRYSICK, PLS IN OCTOBER OF 1997.

EASEMENT NOTES

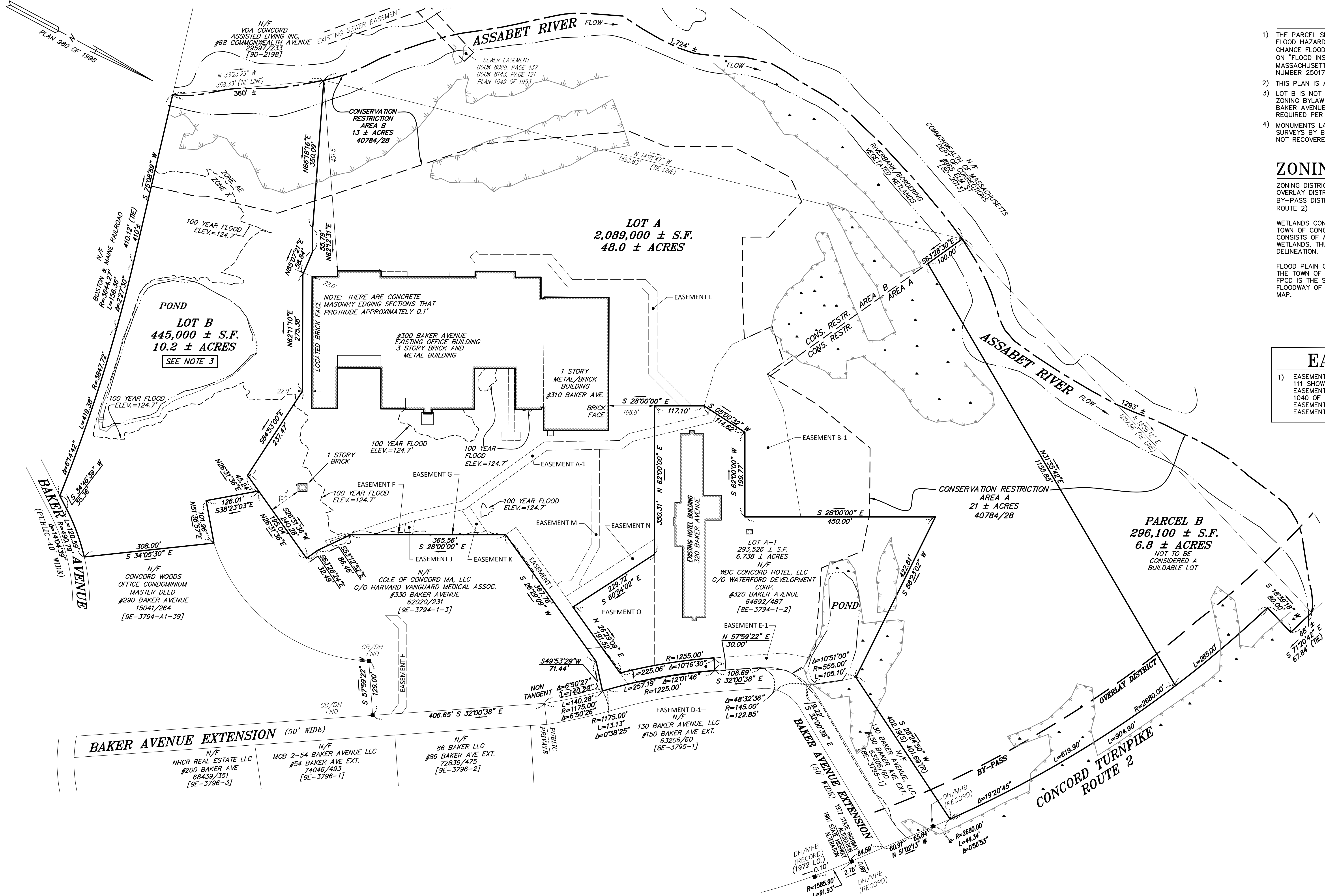
- EASEMENTS A THROUGH K RECORDED WITH BOOK 58533, PAGE 111 SHOWN ON PLAN No. 103 OF 2012. EASEMENTS L, N, O SHOWN ON PLAN RECORDED ON PLAN No. 1040 OF 2014. EASEMENTS A-1, B-1, D-1, E-1 ARE MODIFICATIONS TO PRIOR EASEMENTS AND EASEMENT M ARE NOT RECORDED.

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
	QUY WIRE		ELECTRIC TRANSFORMER
	SIGN		VERTICAL
	POST		RESILIENT WEDGE GATE VALVE
	BOLLARD POST		FORCE MAIN LINE
	HAND HOLE		ELECTRIC & TELEVISION
	FORCE MAIN LINE		UNDERGROUND CABLE LINE
	ELECTRIC & TELEVISION		BUILDING LIGHT
	UNDERGROUND CABLE LINE		FLOOD LIGHT
	BUILDING LIGHT		TEST PIT
	FLOOD LIGHT		BORING LOCATION
	TEST PIT		MONITORING WELL
	BORING LOCATION		MISC. MANHOLE
	MONITORING WELL		MISC. UTILITY
	MISC. MANHOLE		PULL BOX
	MISC. UTILITY		RAIL ROAD SIGNAL
	PULL BOX		BOUNDARY OF BORDERING VEGETATED WETLAND
	RAIL ROAD SIGNAL		BOUNDARY OF ISOLATED VEGETATED WETLAND
	BOUNDARY OF BORDERING VEGETATED WETLAND		BANK/BANK FLAG
	BOUNDARY OF ISOLATED VEGETATED WETLAND		100-YEAR FLOOD ELEVATION
	BANK/BANK FLAG		PROPERTY LINE

NOTES

- THIS PLAN WAS PREPARED FROM THE FOLLOWING SOURCES:
 A) 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)
 B) 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.
 C) 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.
 D) 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.
 E) 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 2014.
- 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:
 100 YEAR FLOOD
 NGVD 1988
 NGVD 1929



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)

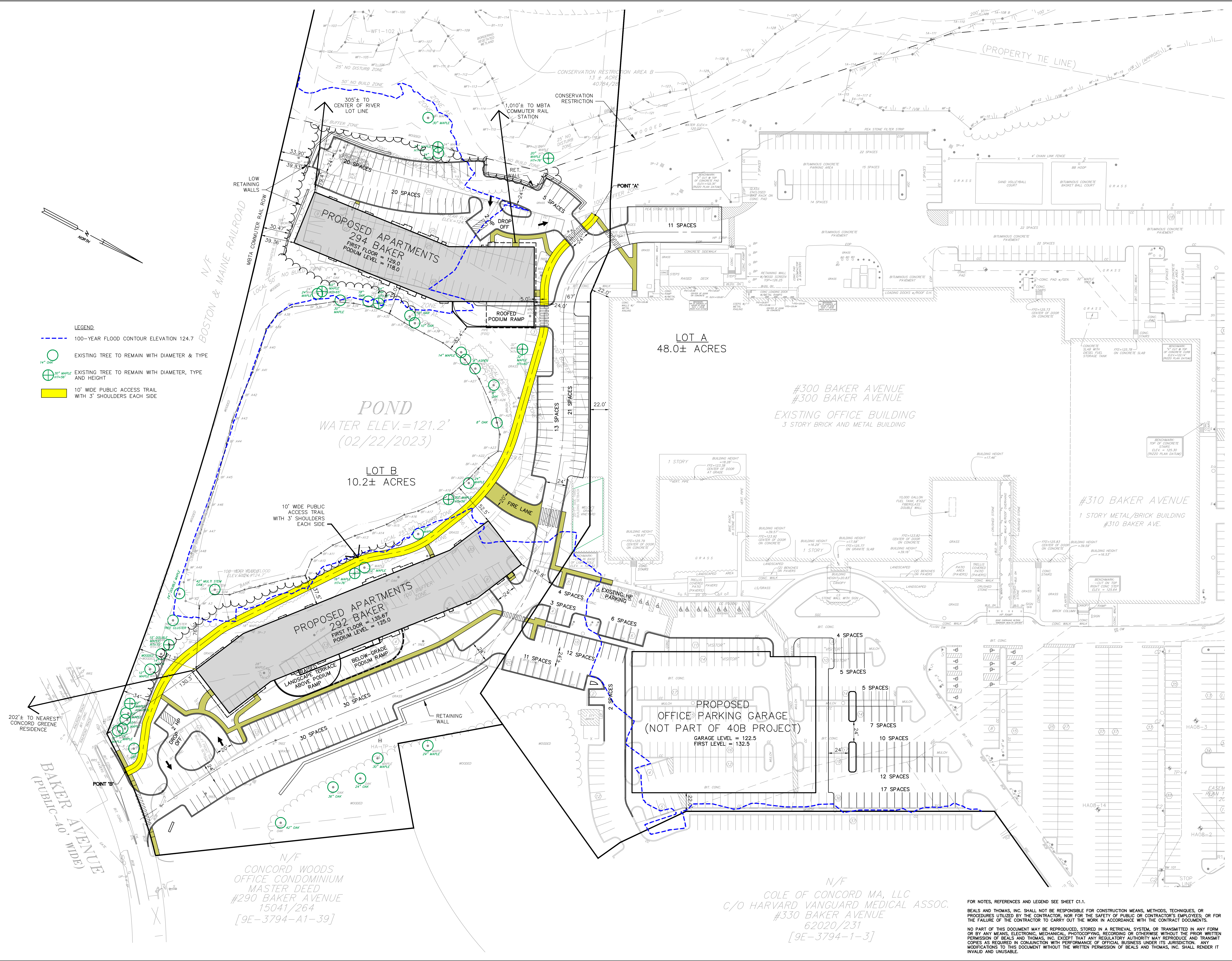
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BEALS + THOMAS

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 Southborough, Massachusetts 01772-2104
 T 508.366.0560 | www.bealsandthomas.com

DATE: MAY 22, 2023 METERS
 0 10 25 50 75 300
 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
 - 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

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1	07/31/2023 REVISION
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

METERS: 0 20 40 60 80 100
FEET: 0 20 40 60 80 100

LAYOUT AND MATERIALS SITE PLAN

B+T JOB NO.2063.27

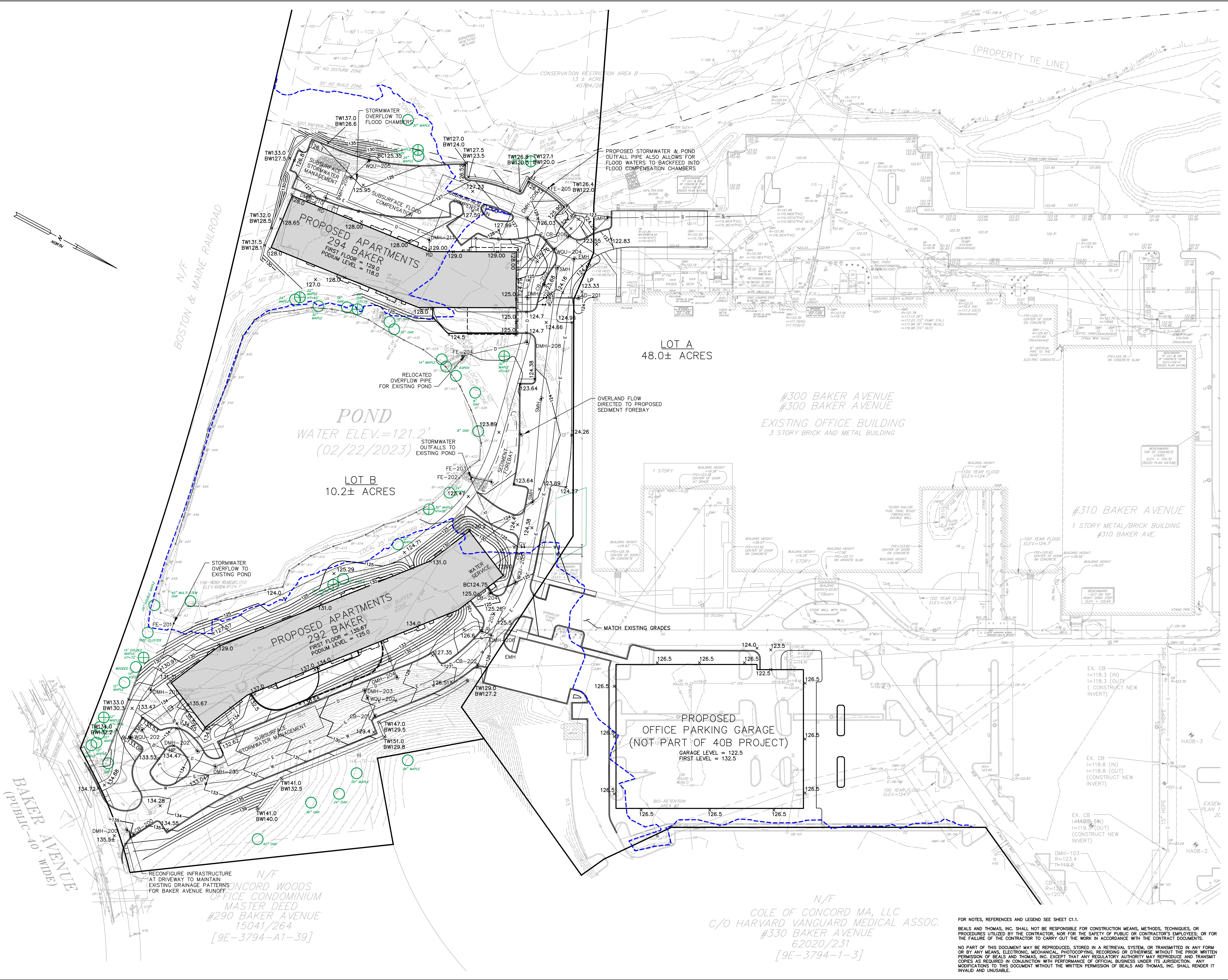
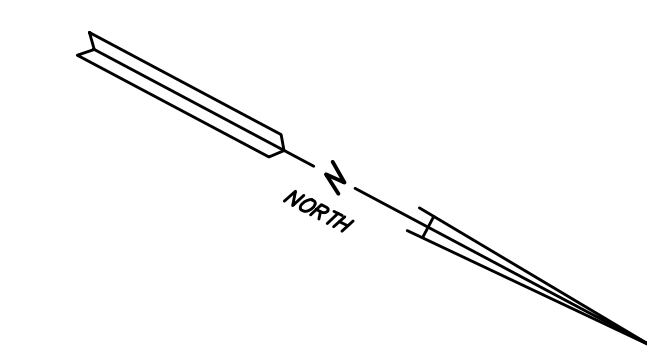
B+T PLAN NO. 206327P117B-001

C21

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TWO INTERNATIONAL PLACE
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CONSERVATION RESTRICTION AREA B
1.3 ± ACRES
40,784/25

PROPOSED STORMWATER & POND OUTFALL PIPE ALSO ALLOWS FOR FLOOD WATERS TO BACKFILL INTO FLOOD COMPENSATION CHAMBERS

LOT A
48.0± ACRES

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

LOT B
10.2± ACRES

#310 BAKER AVENUE
1 STORY METAL/BRICK BUILDING
#310 BAKER AVE.

PROPOSED OFFICE PARKING GARAGE
(NOT PART OF 40B PROJECT)
GARAGE LEVEL = 122.5
FIRST LEVEL = 132.5

RECONFIGURE INFRASTRUCTURE AT DRIVEWAY TO MAINTAIN EXISTING DRAINAGE PATTERNS FOR BAKER AVENUE RUNOFF

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

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

THOMAS JOHN MICHALAK CIVIL No. 49337 REGISTERED PROFESSIONAL ENGINEER 7/5/2023

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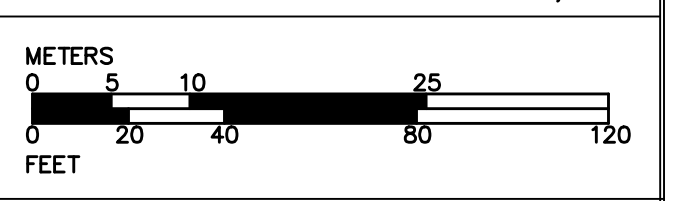
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PROJECT:

NOVO RIVERSIDE COMMONS 292 & 294 BAKER AVENUE
CONCORD, MASSACHUSETTS

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



GRADING AND DRAINAGE PLAN

B+T JOB NO.2063.27

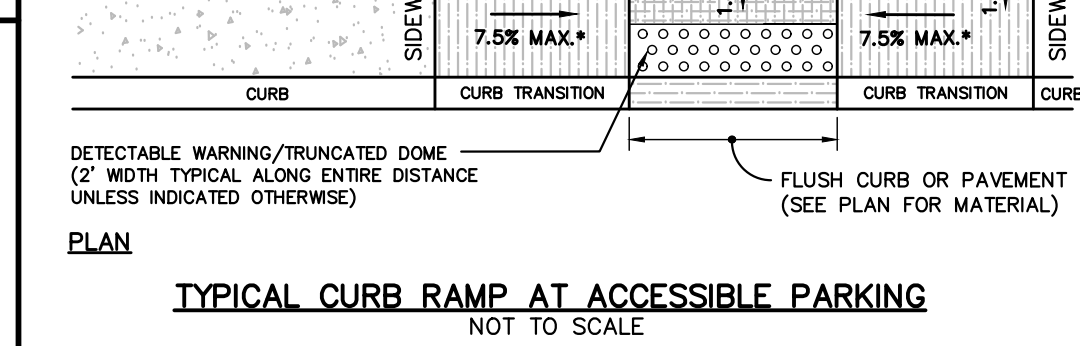
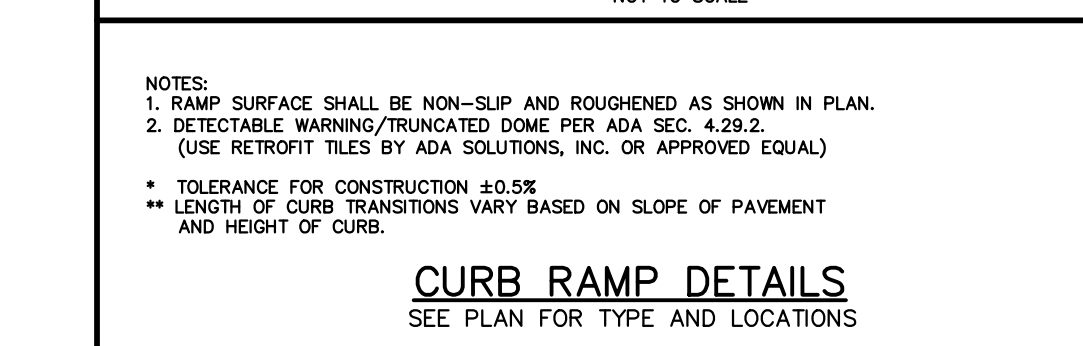
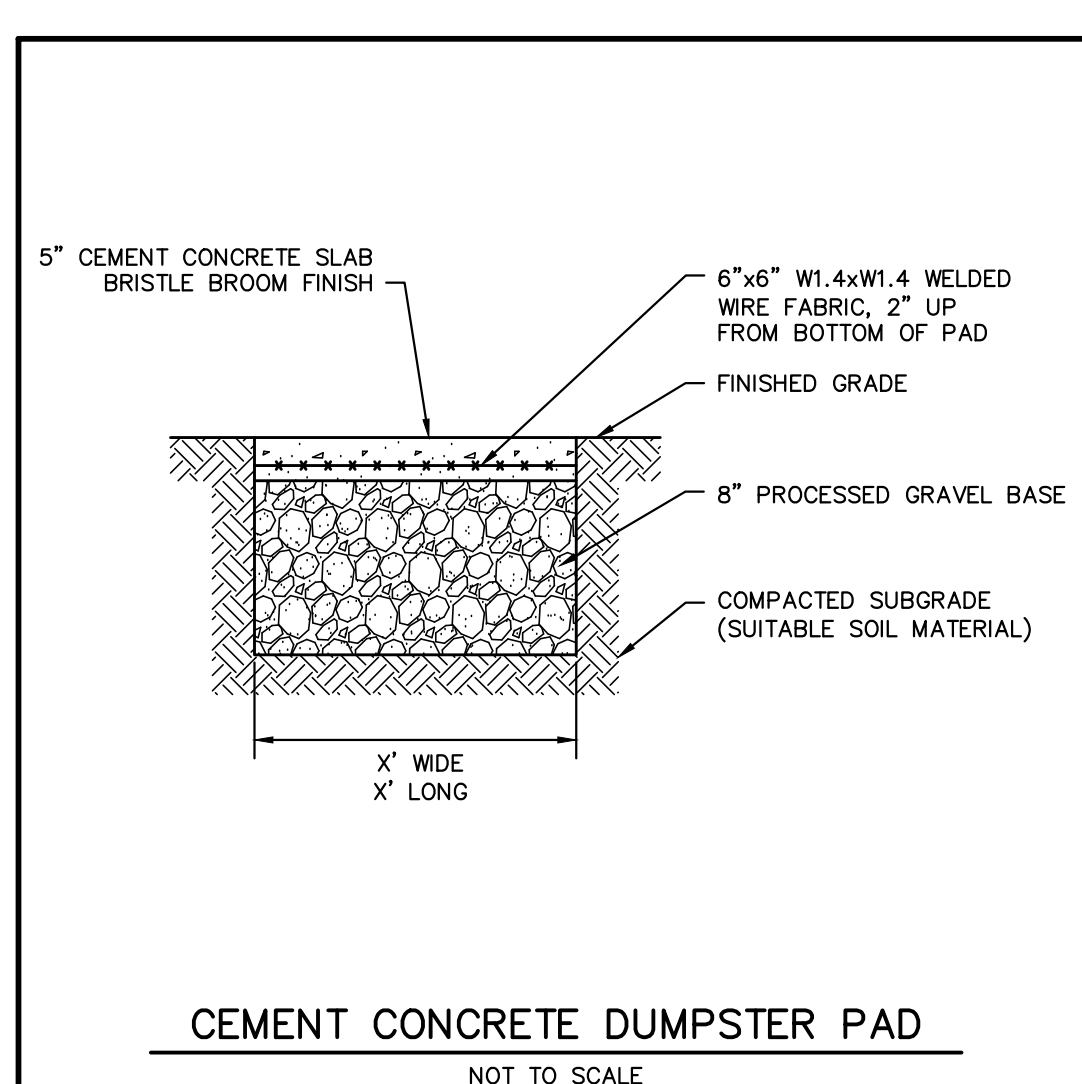
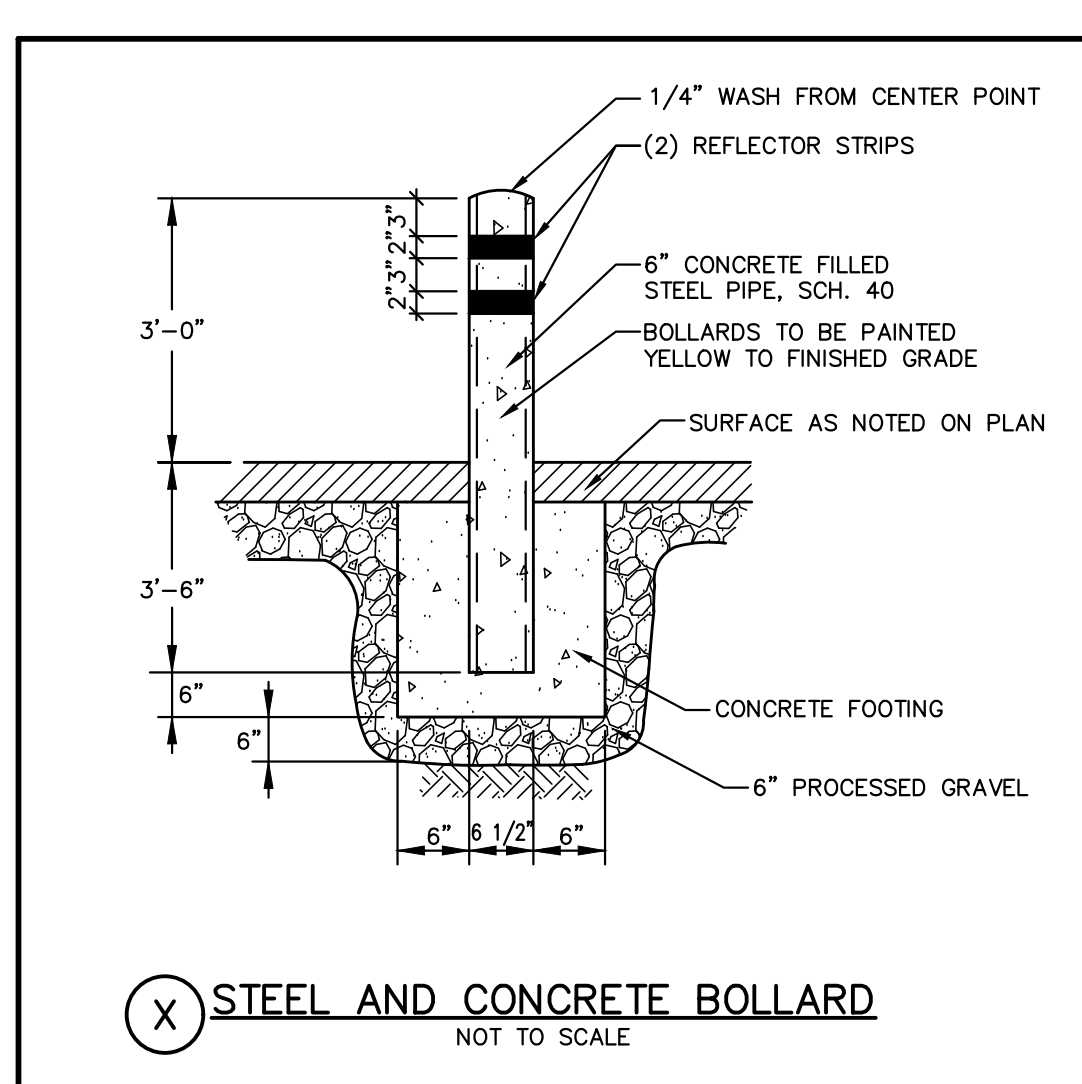
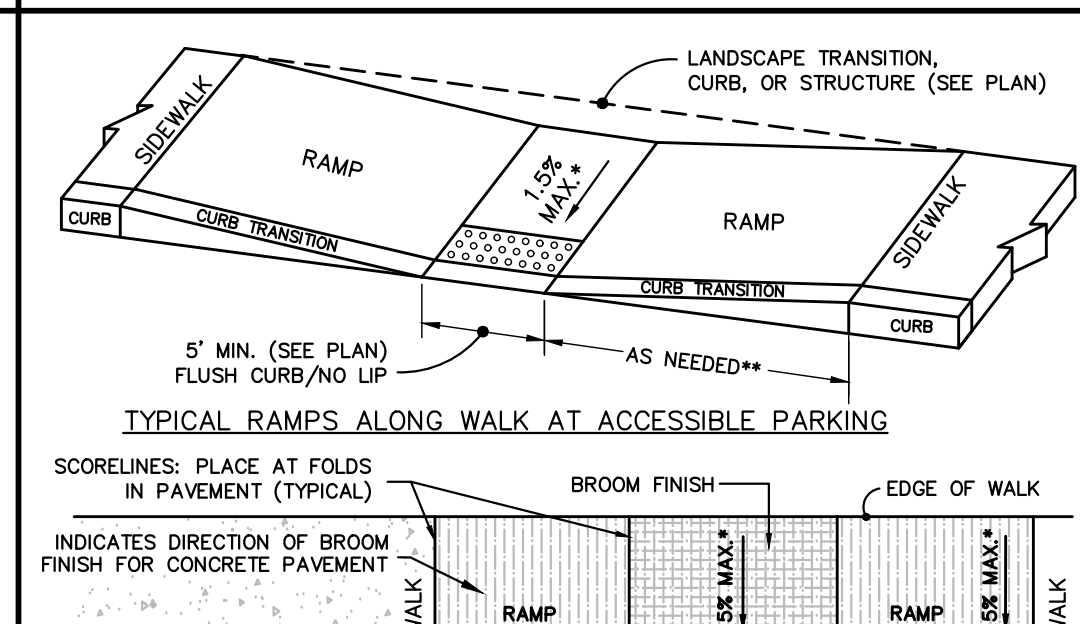
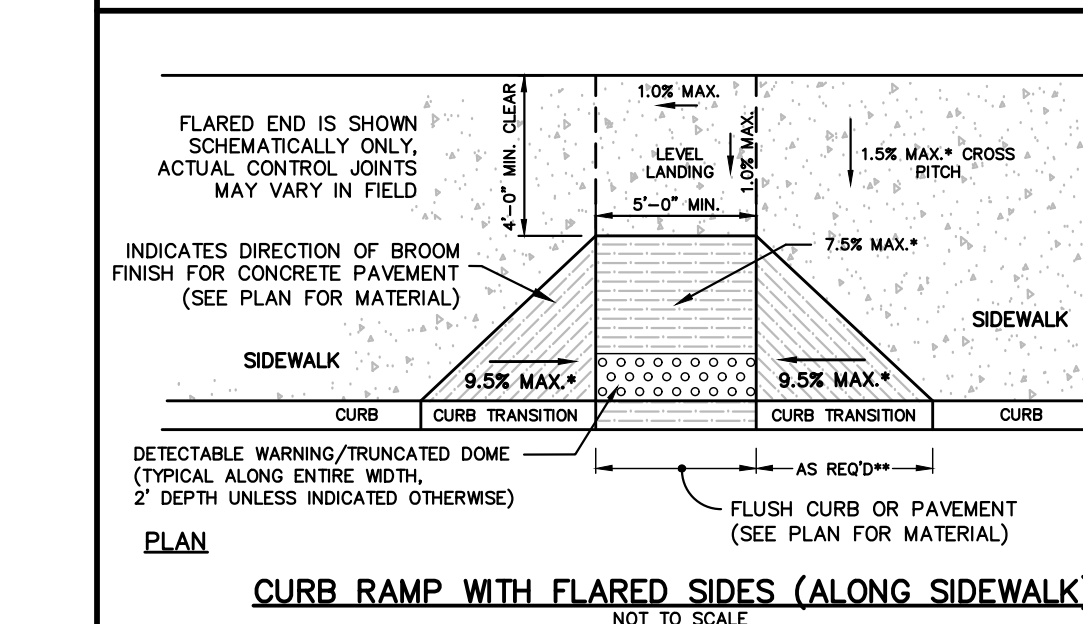
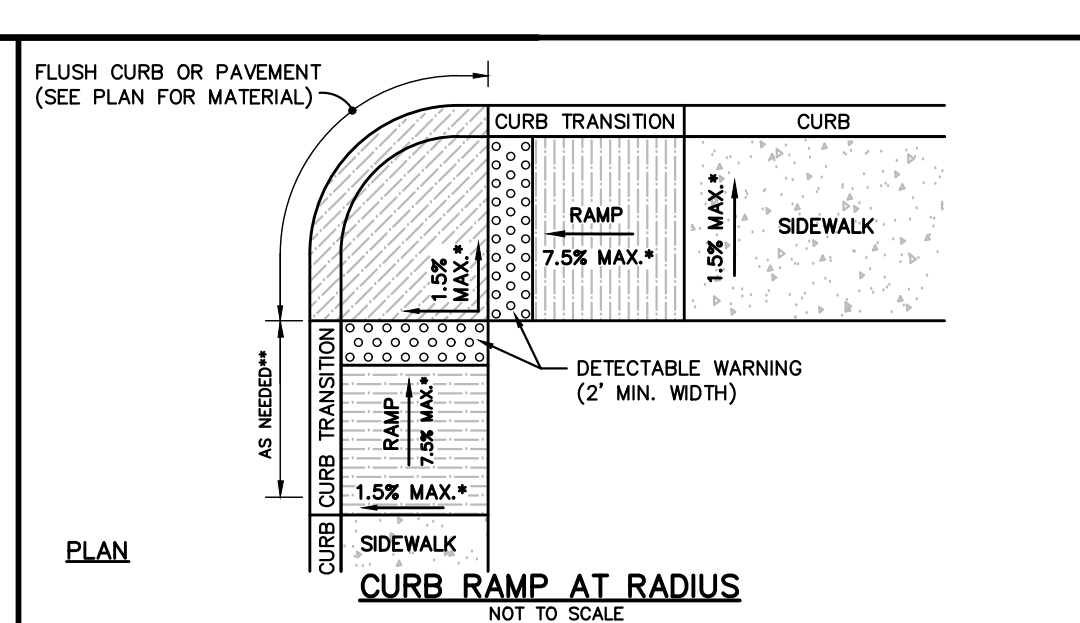
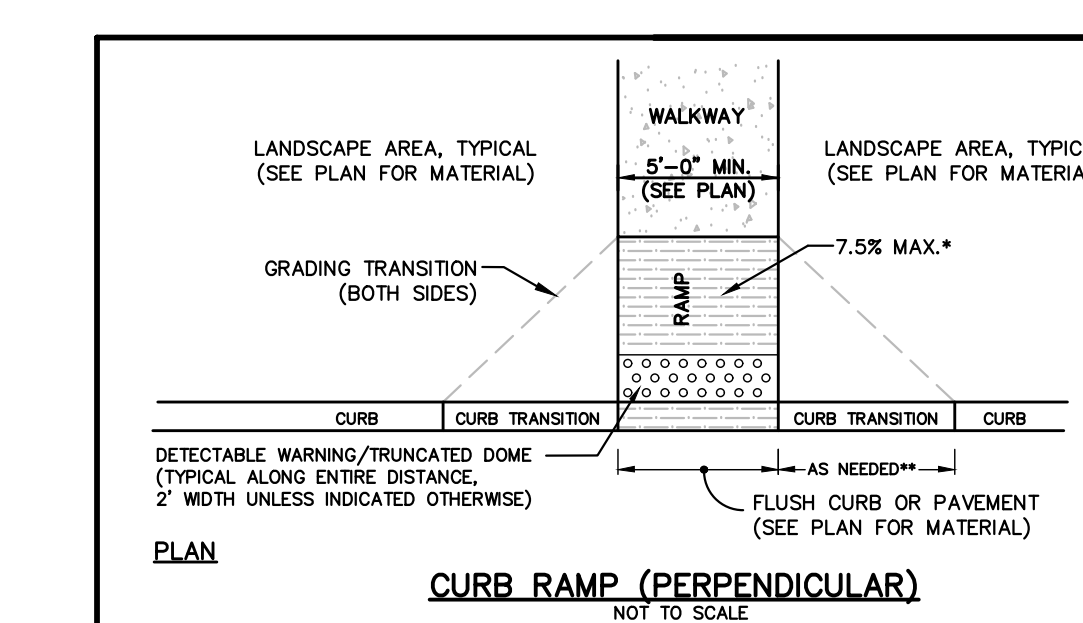
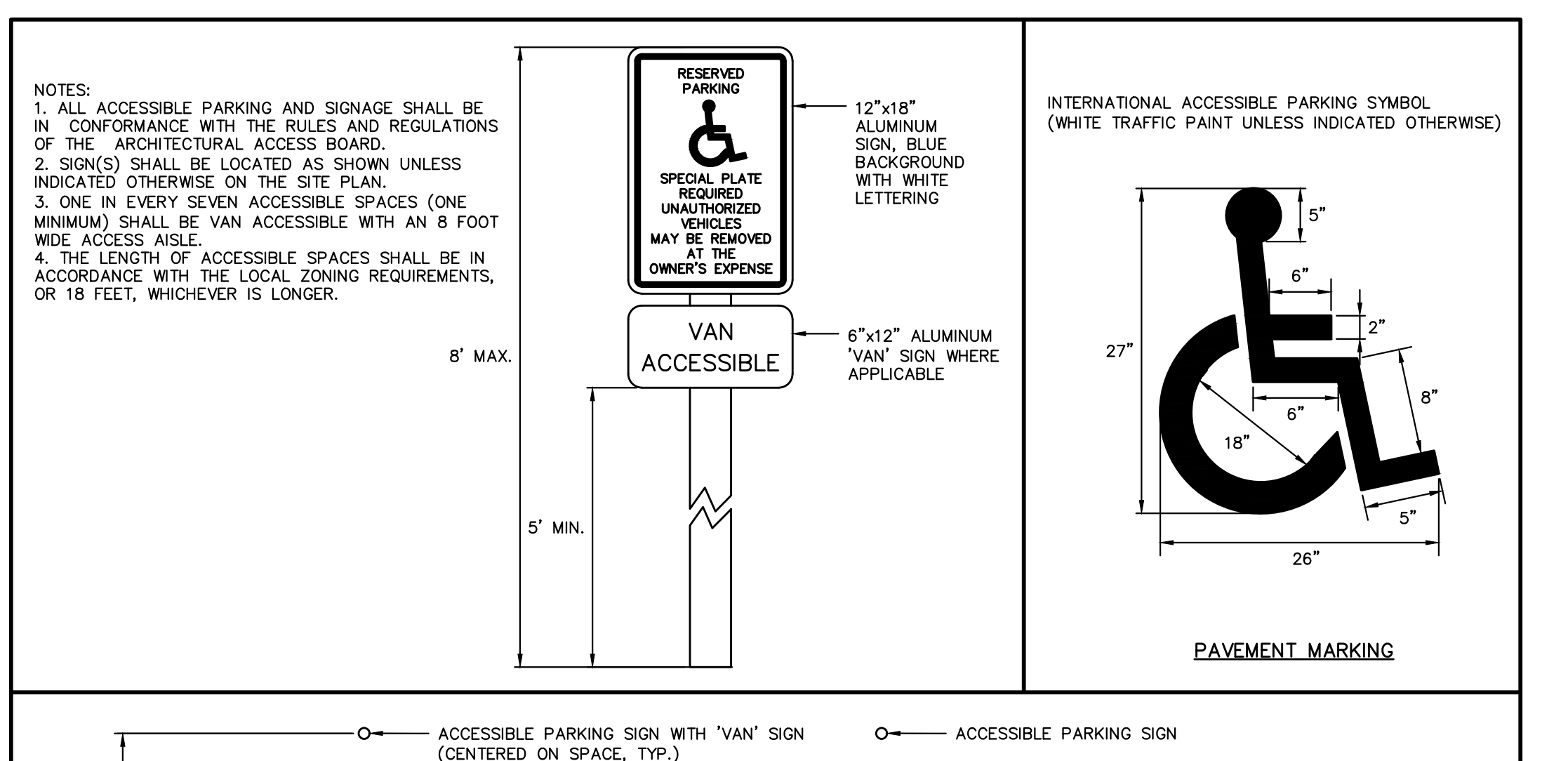
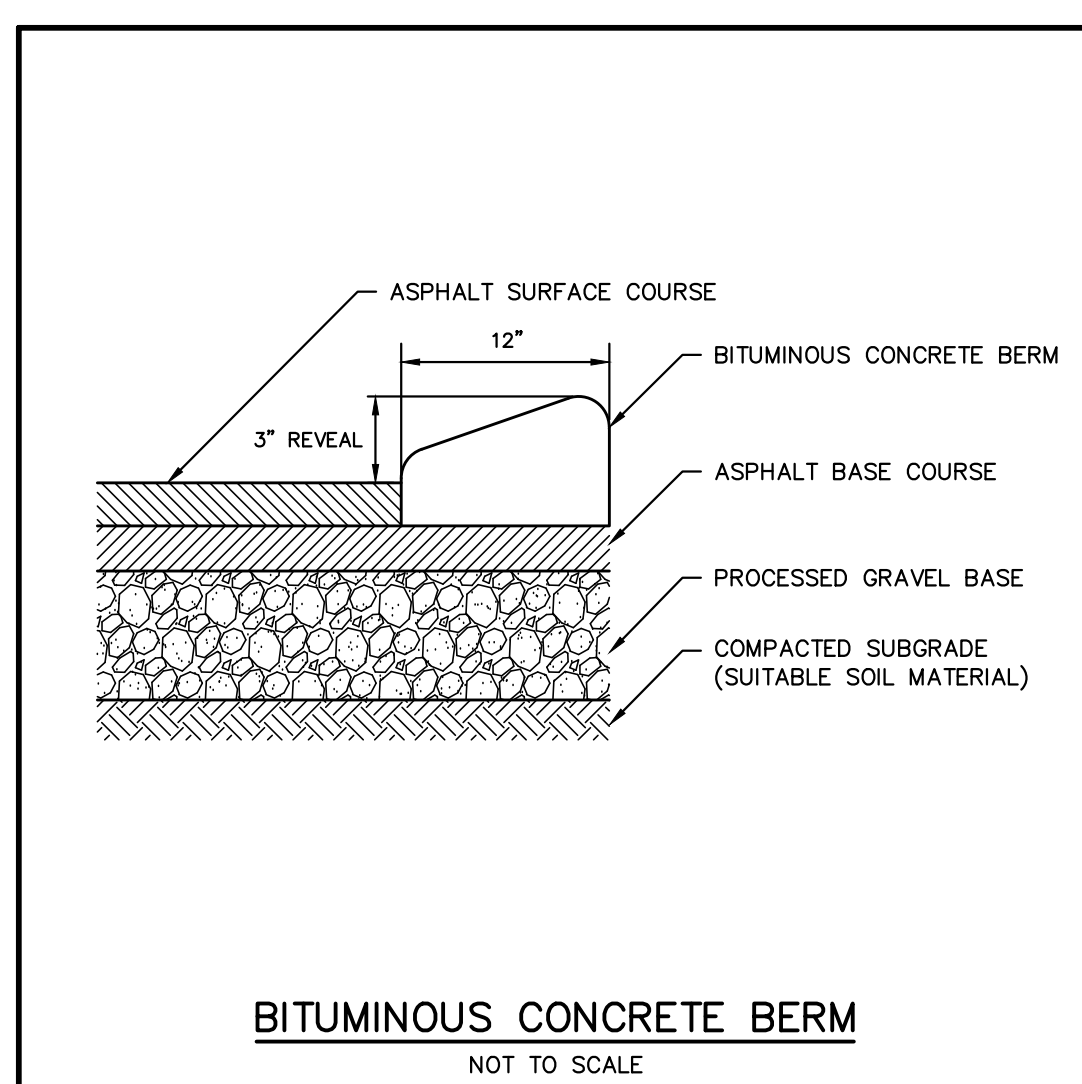
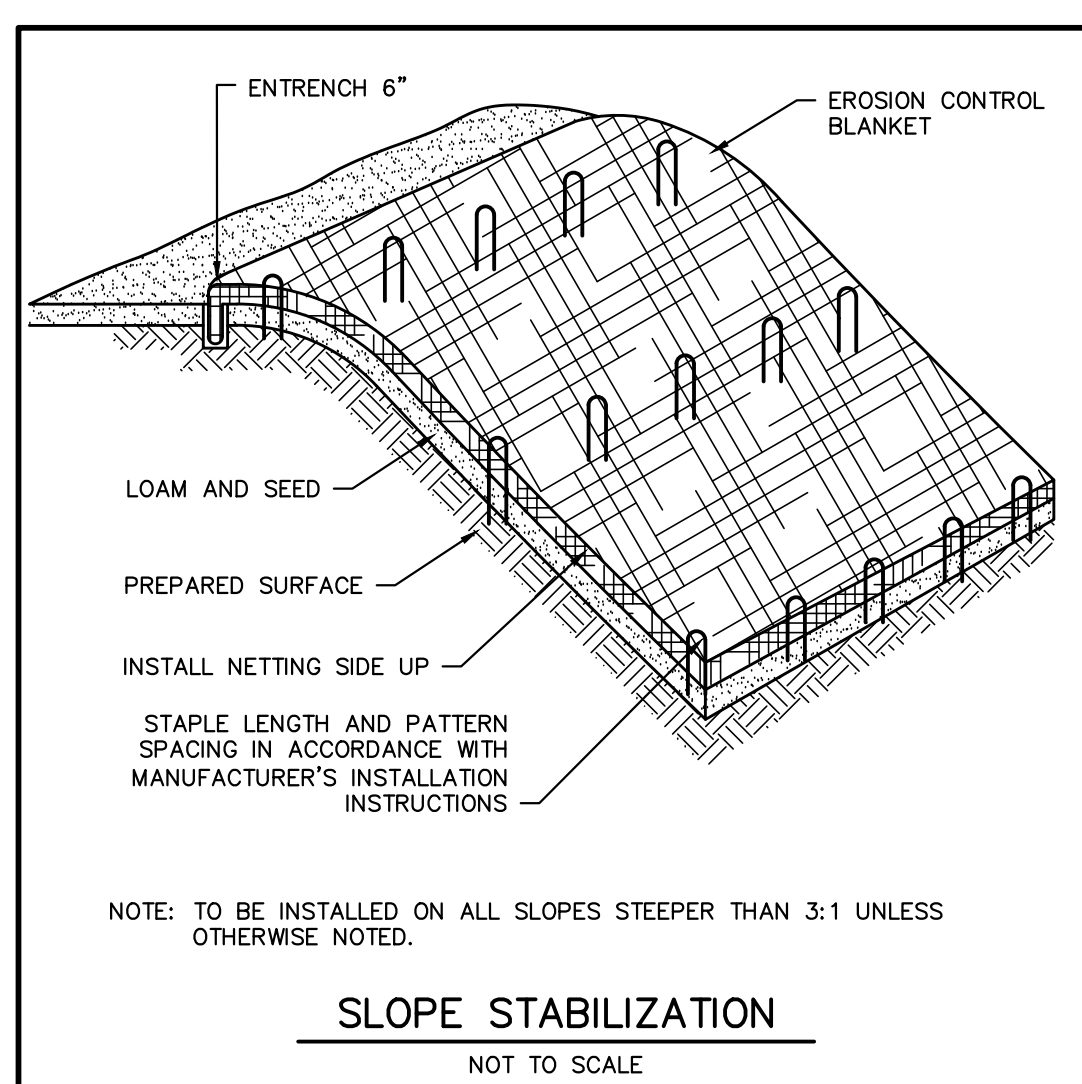
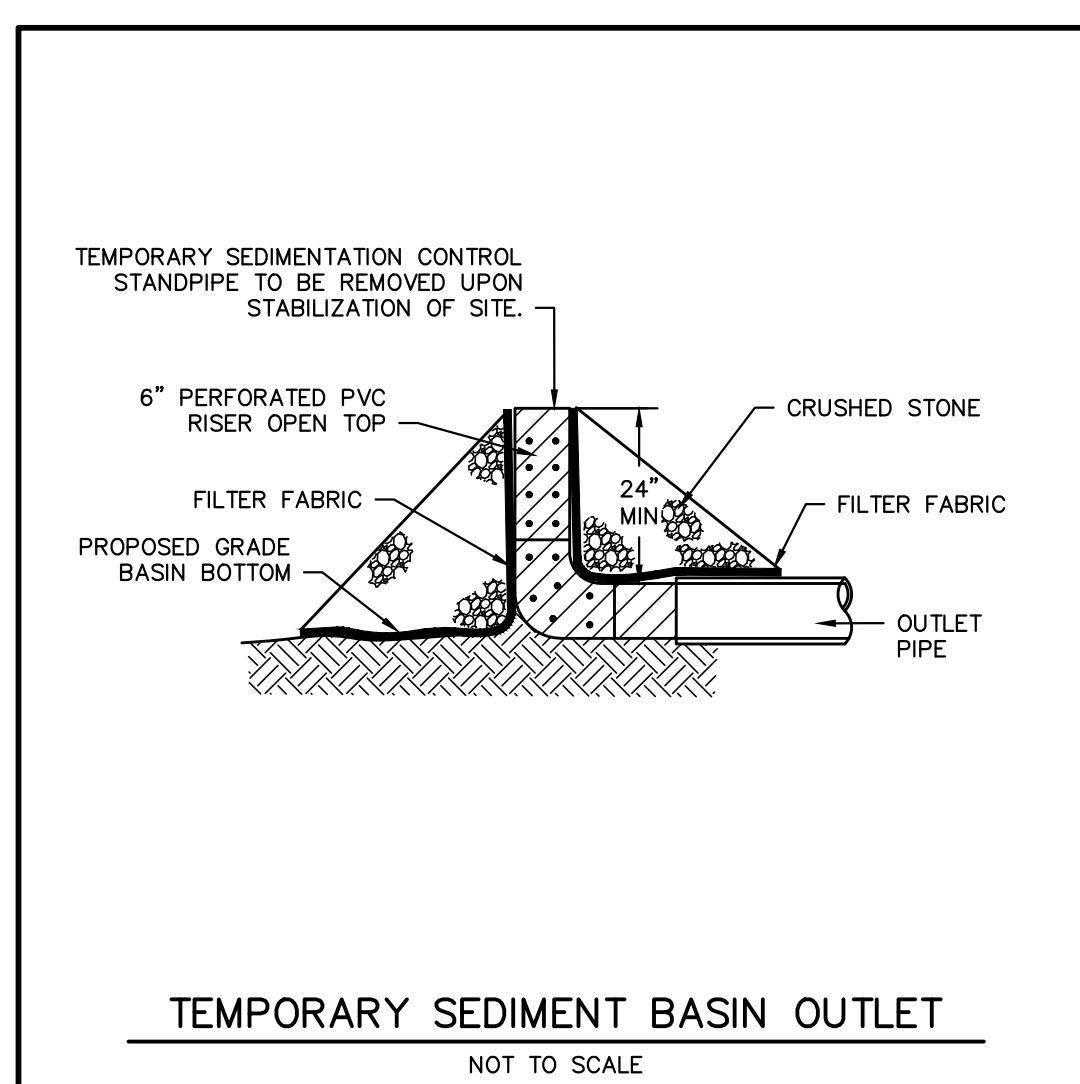
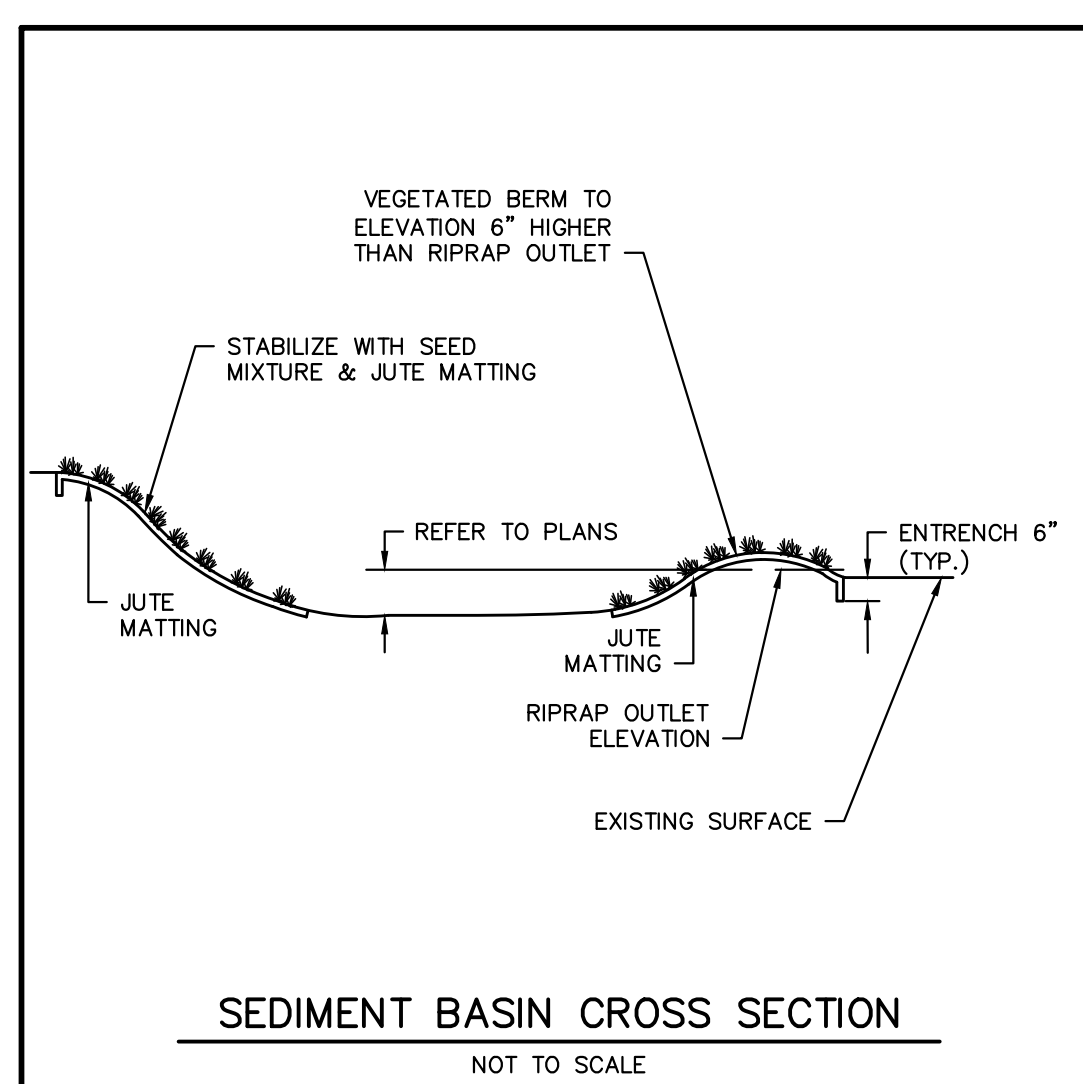
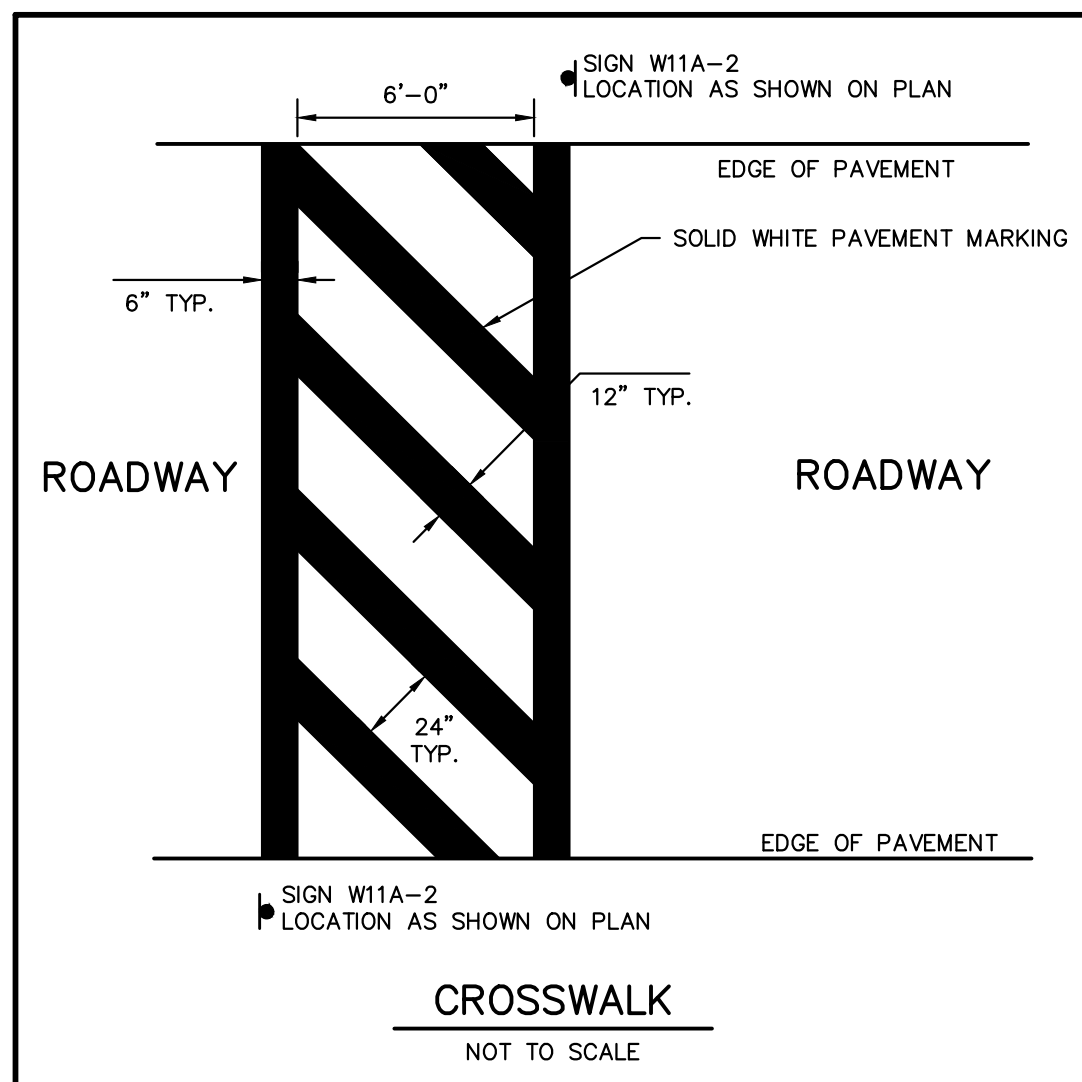
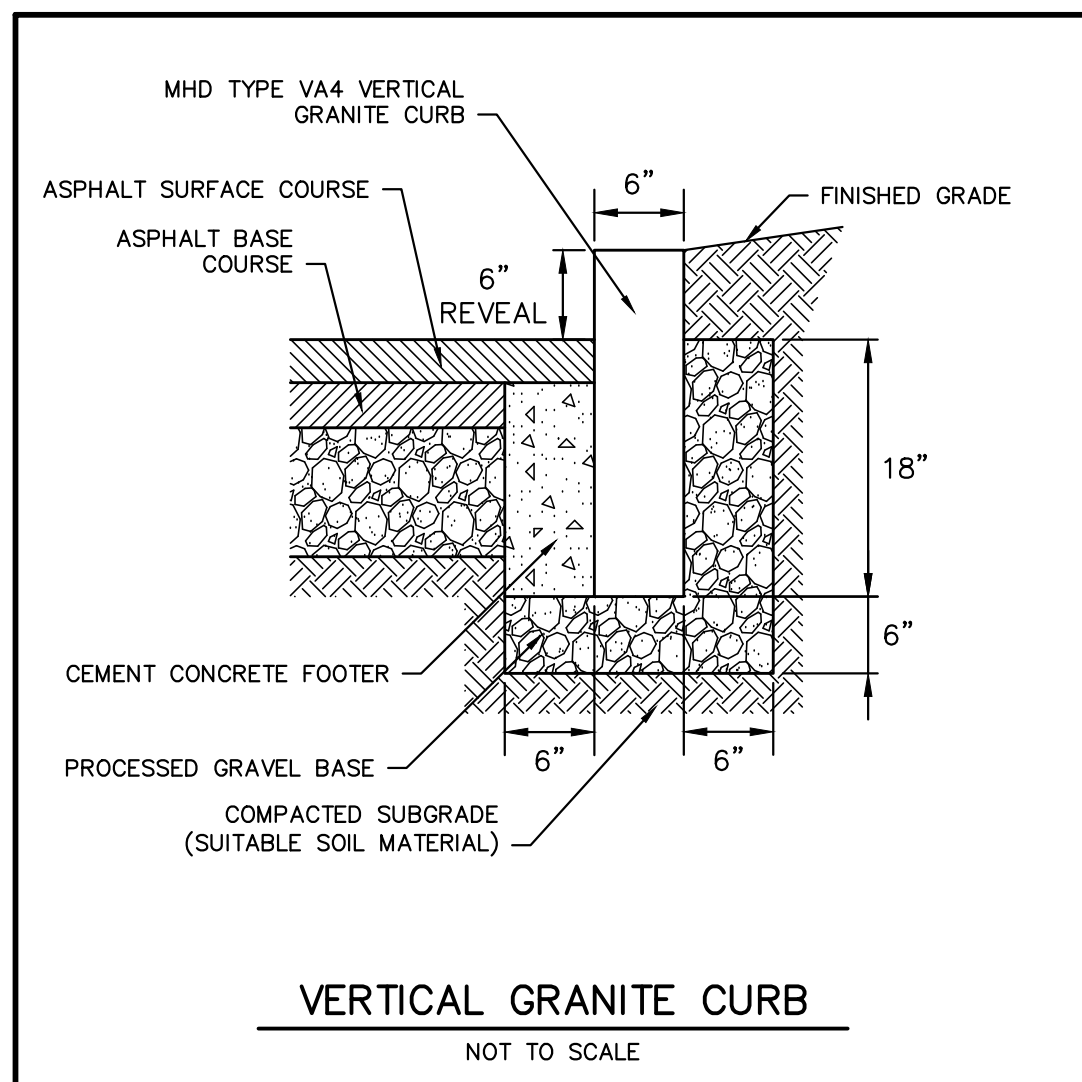
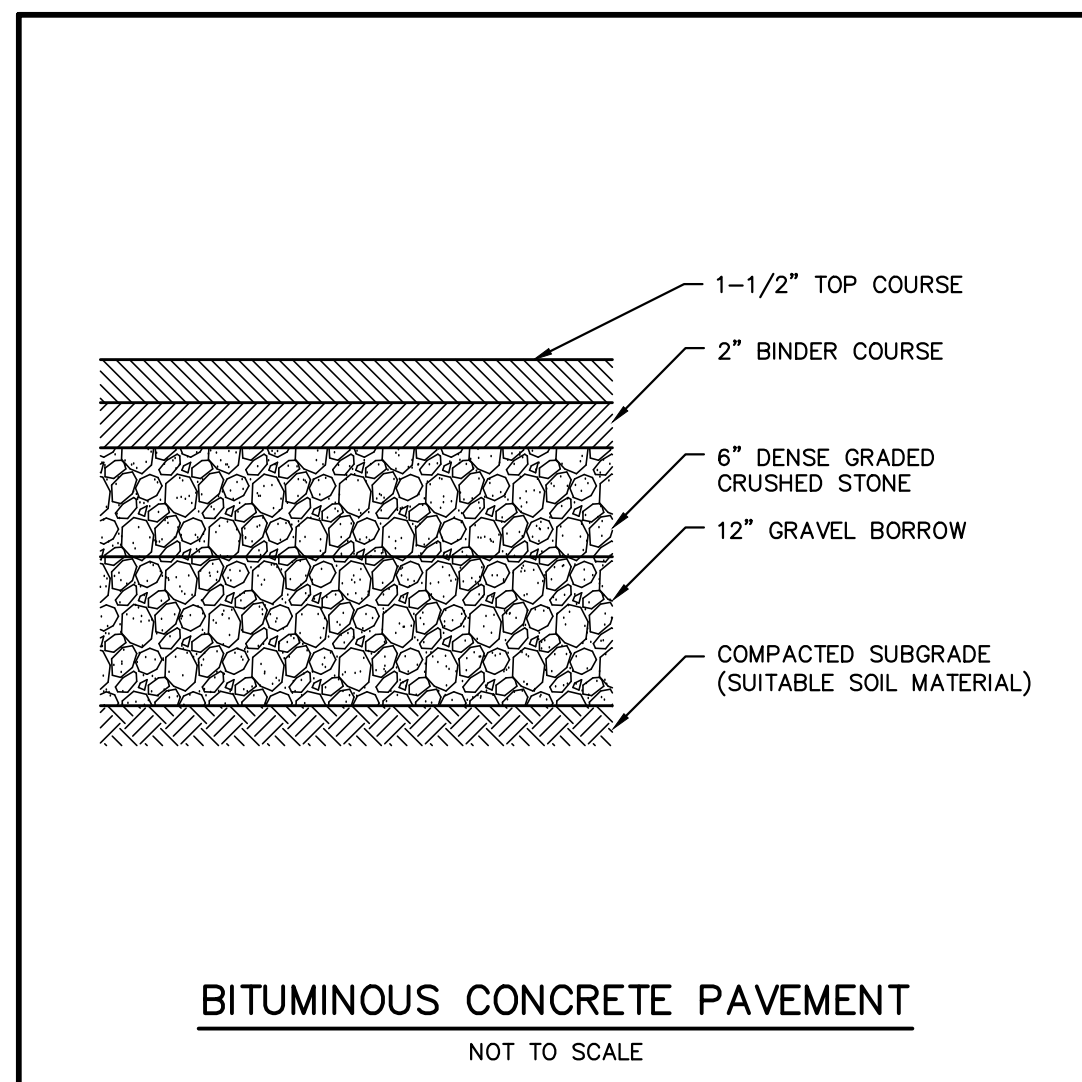
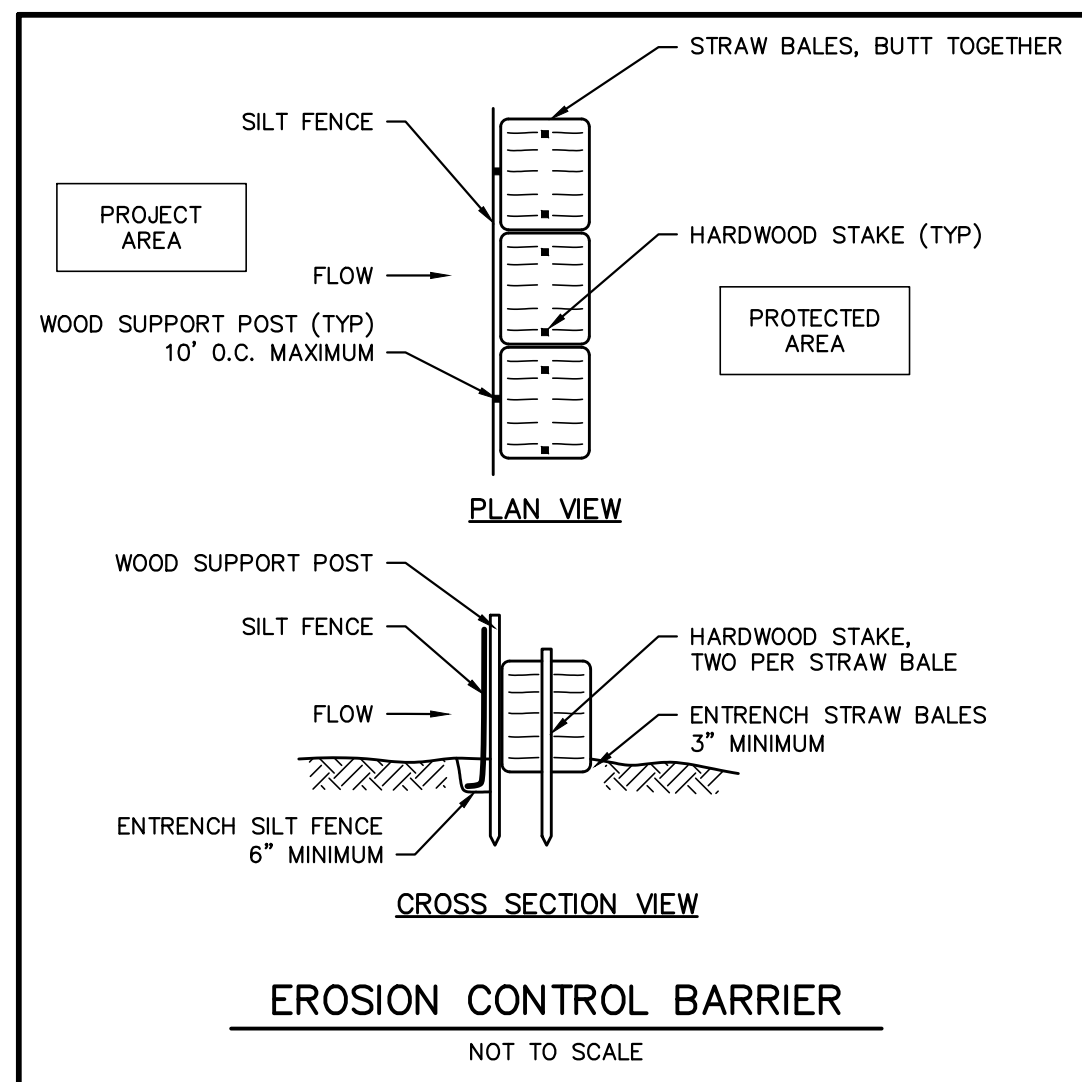
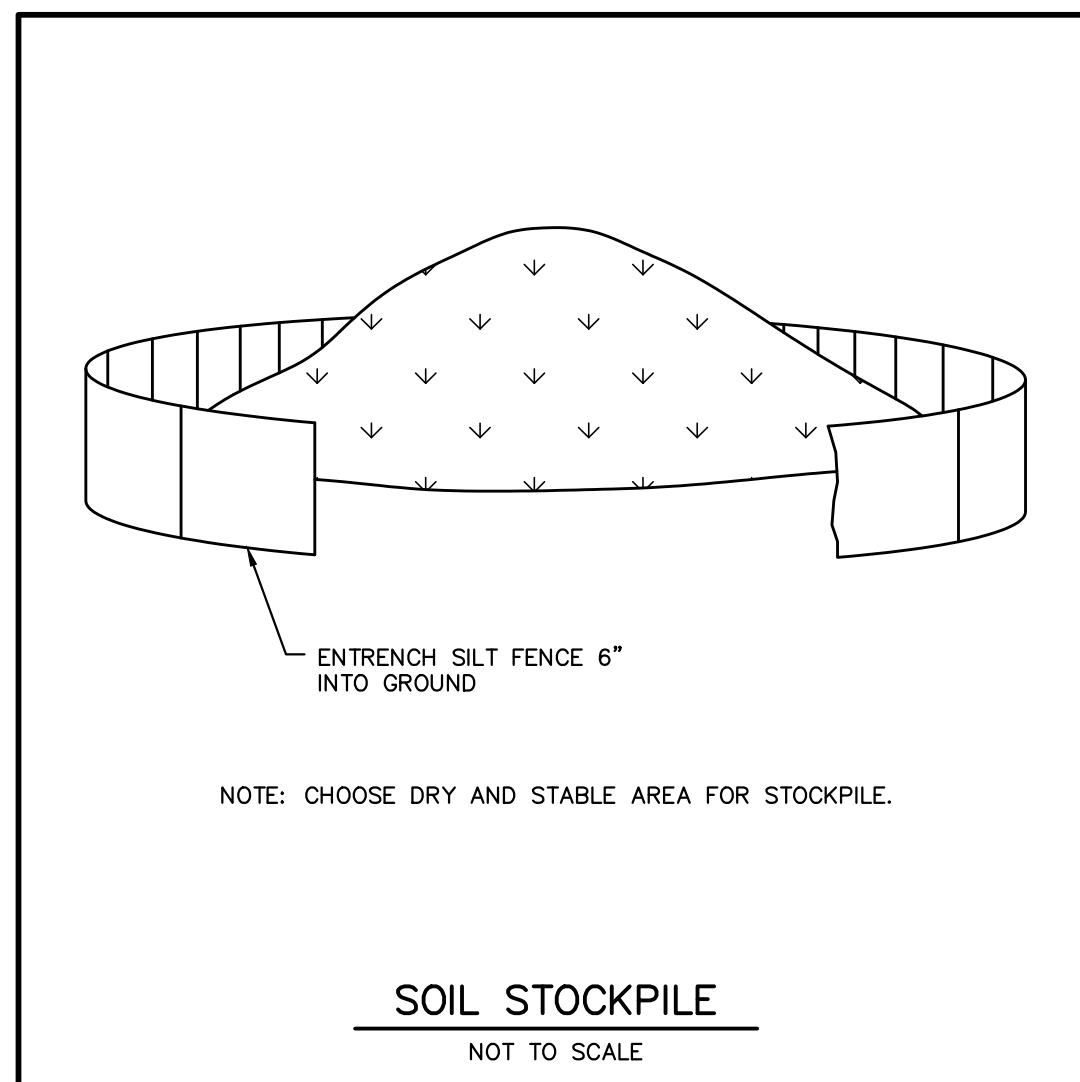
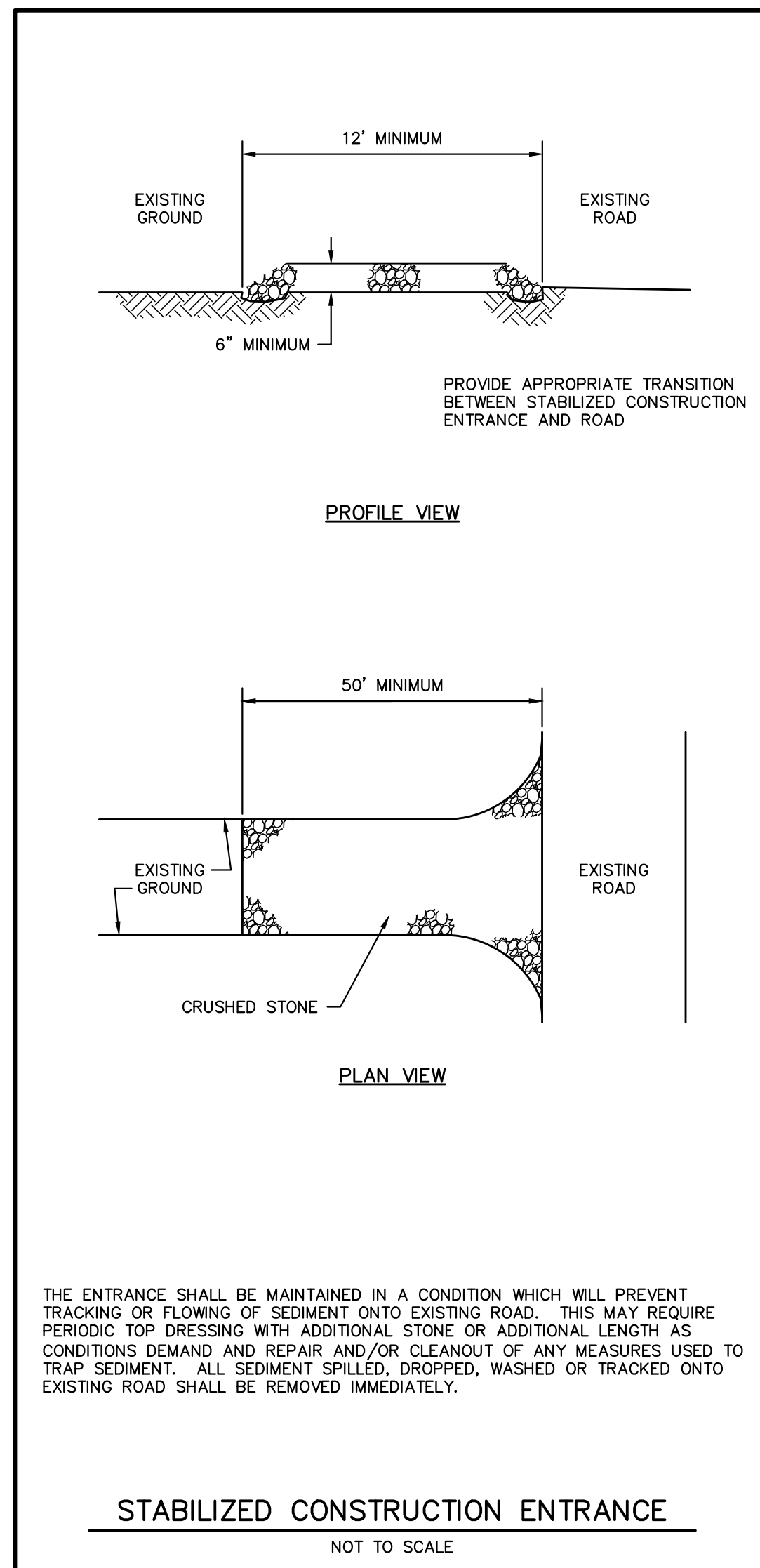
B+T PLAN NO. 206327P117B-001

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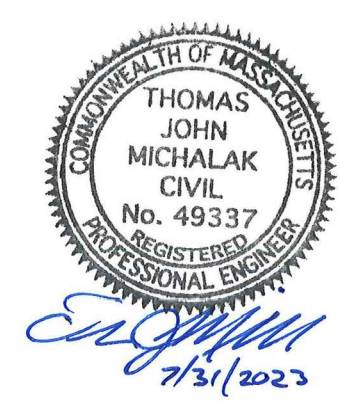
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PREPARED FOR:
TAURUS INVESTMENT HOLDINGS, LLC
TWO INTERNATIONAL PLACE
BOSTON, MASSACHUSETTS 02110



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

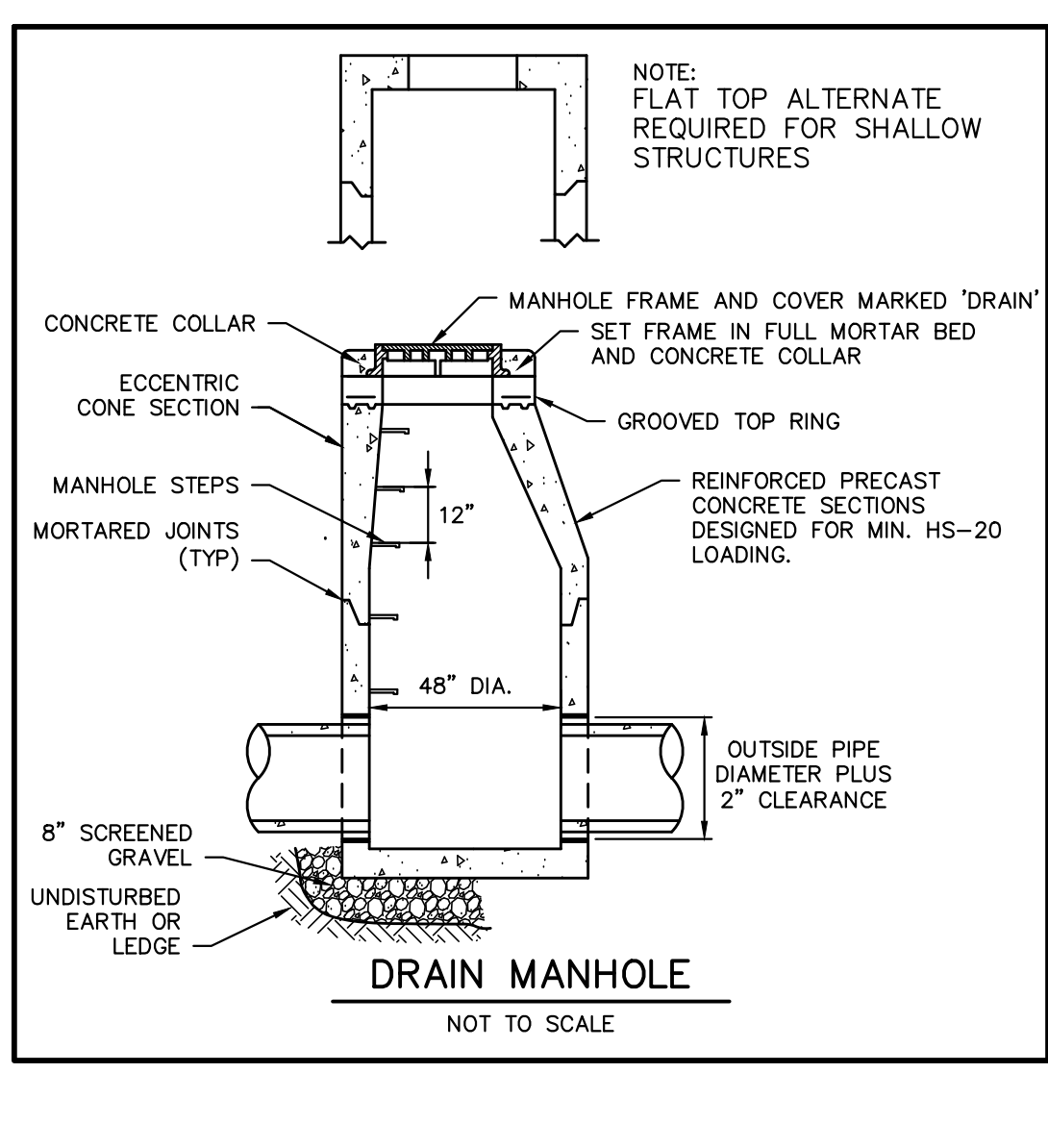
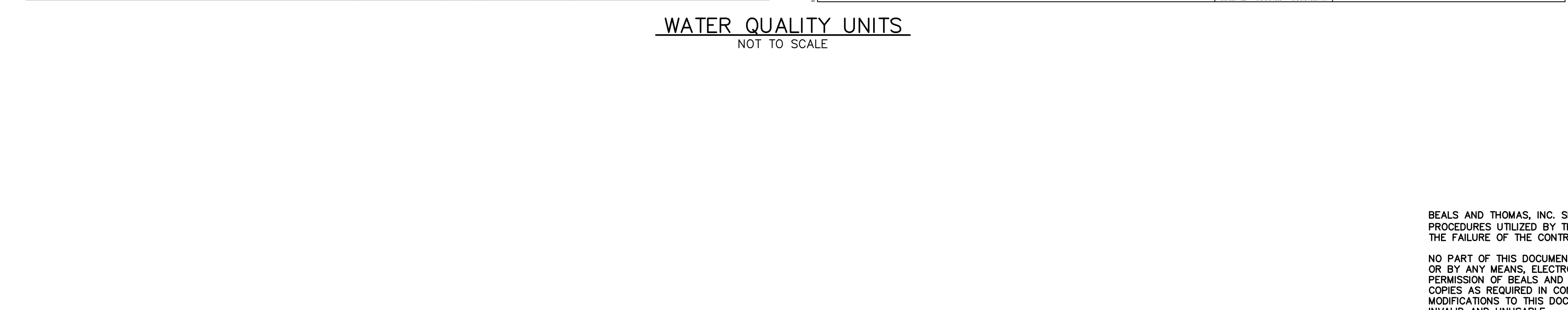
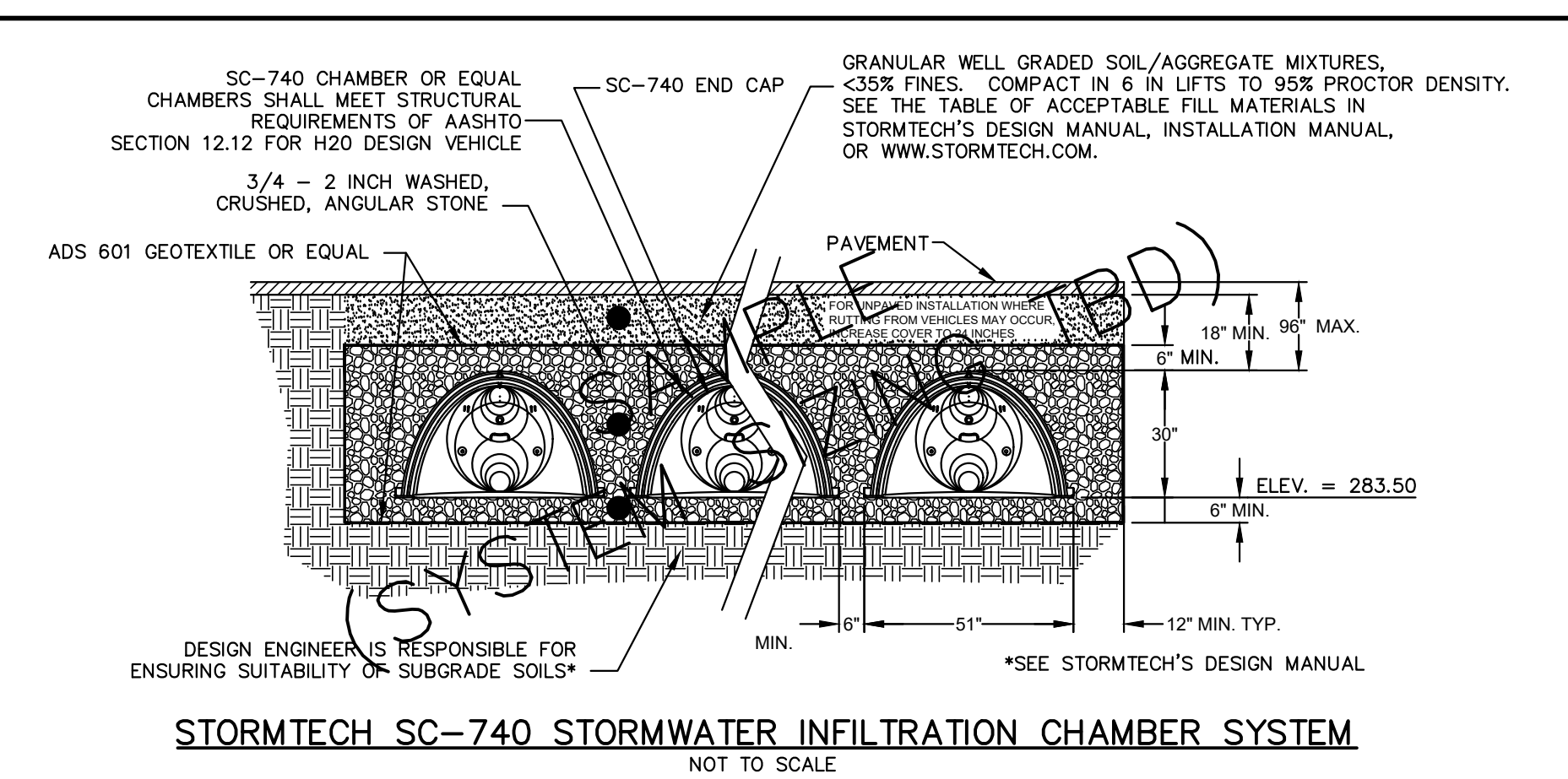
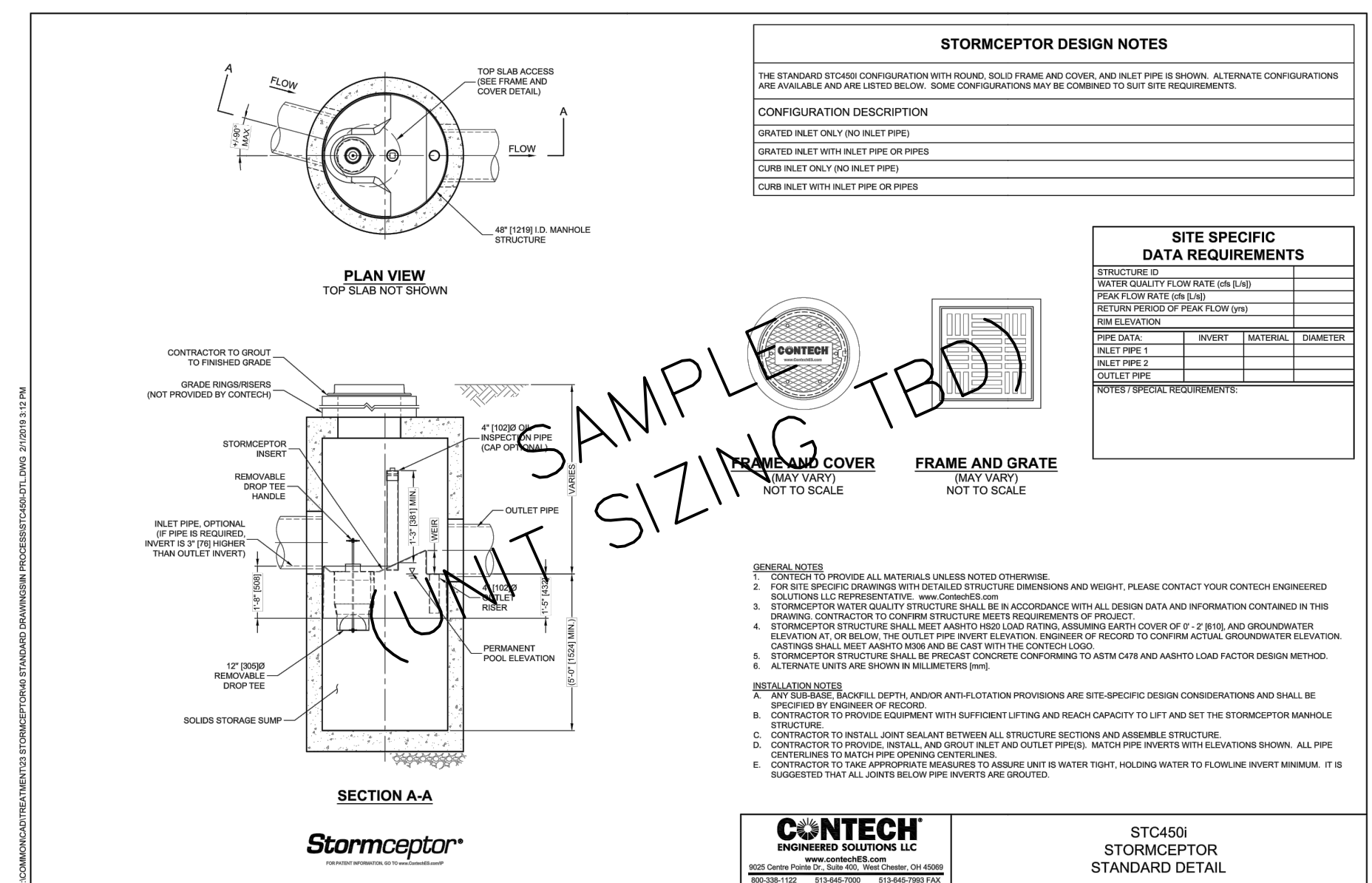
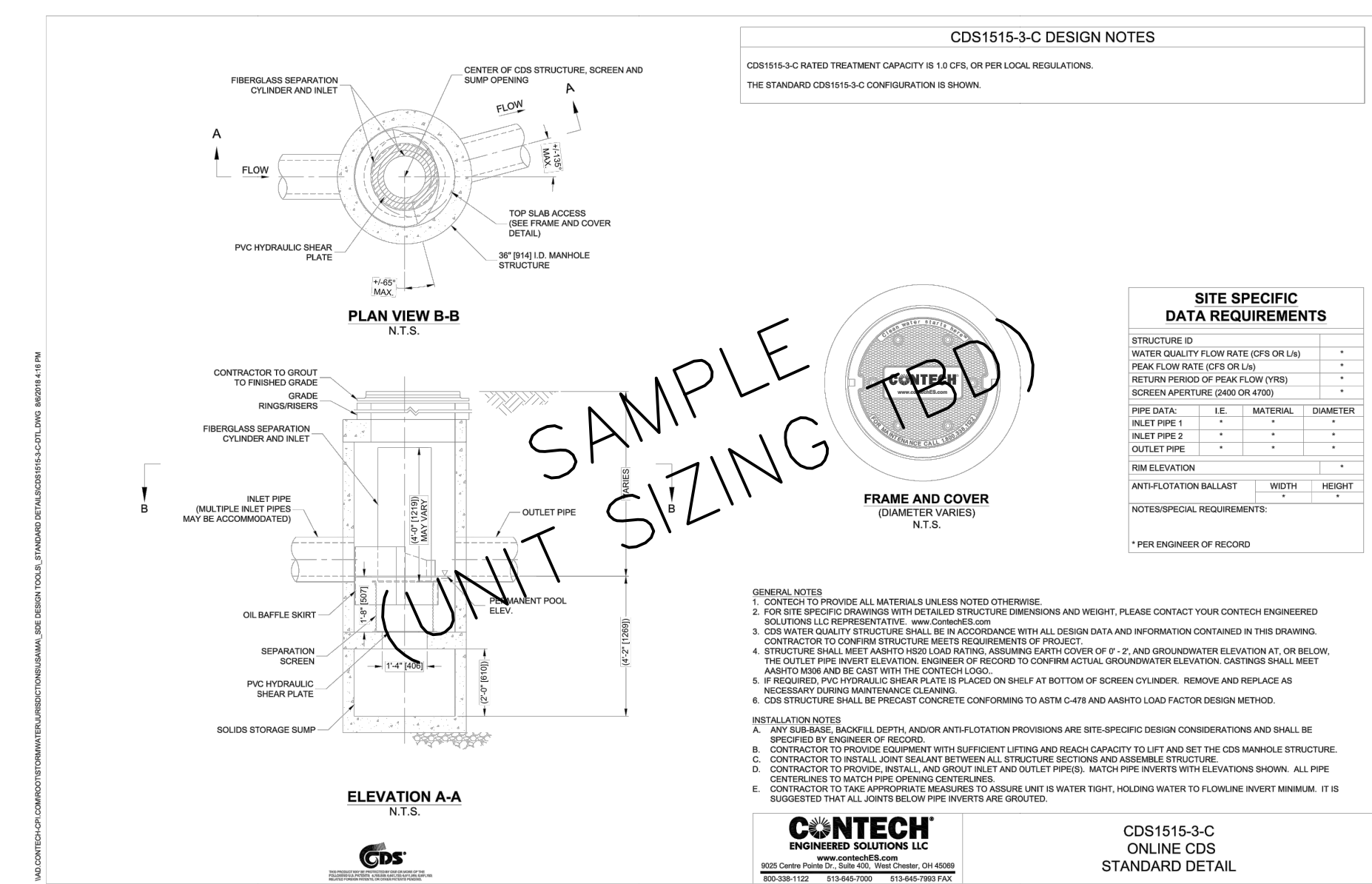
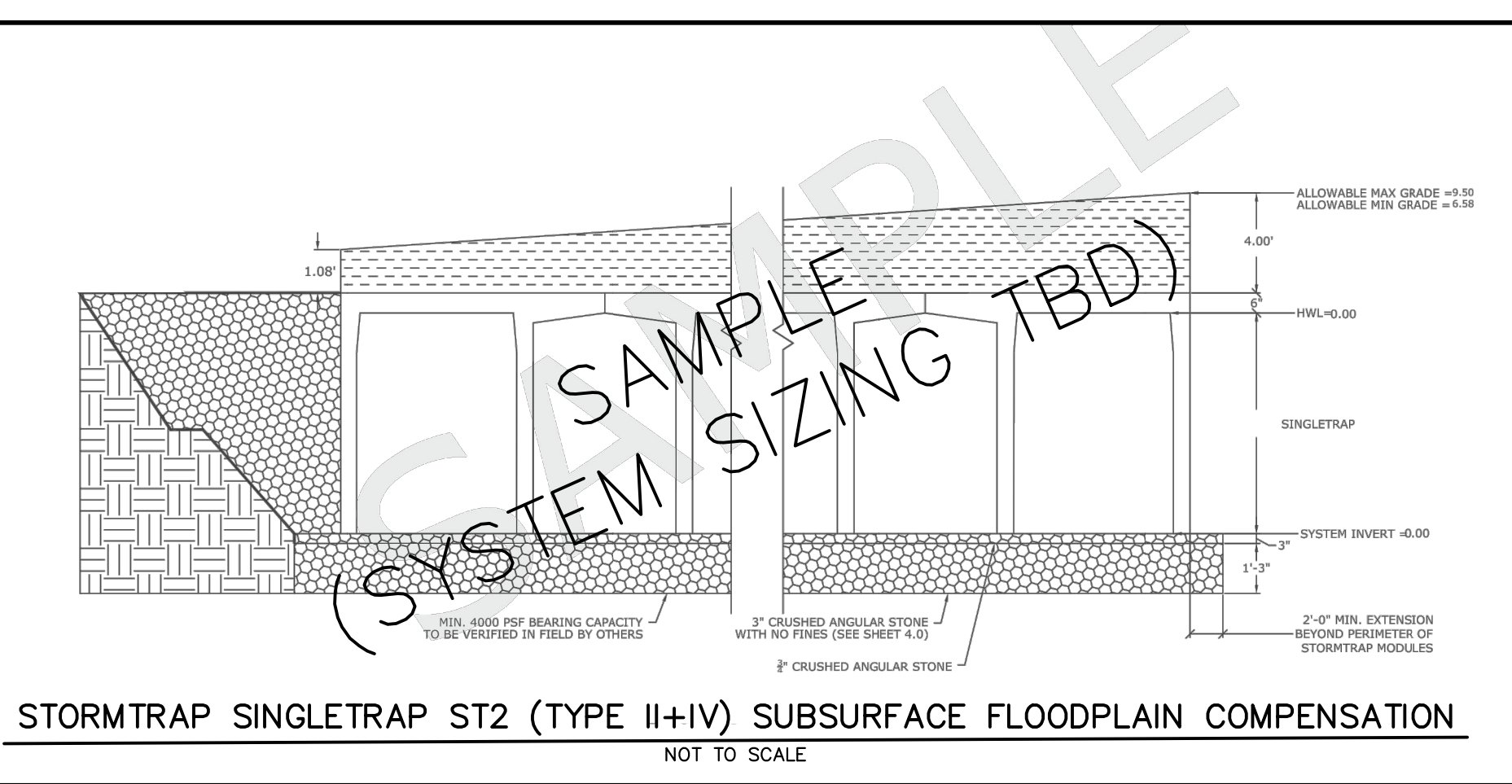
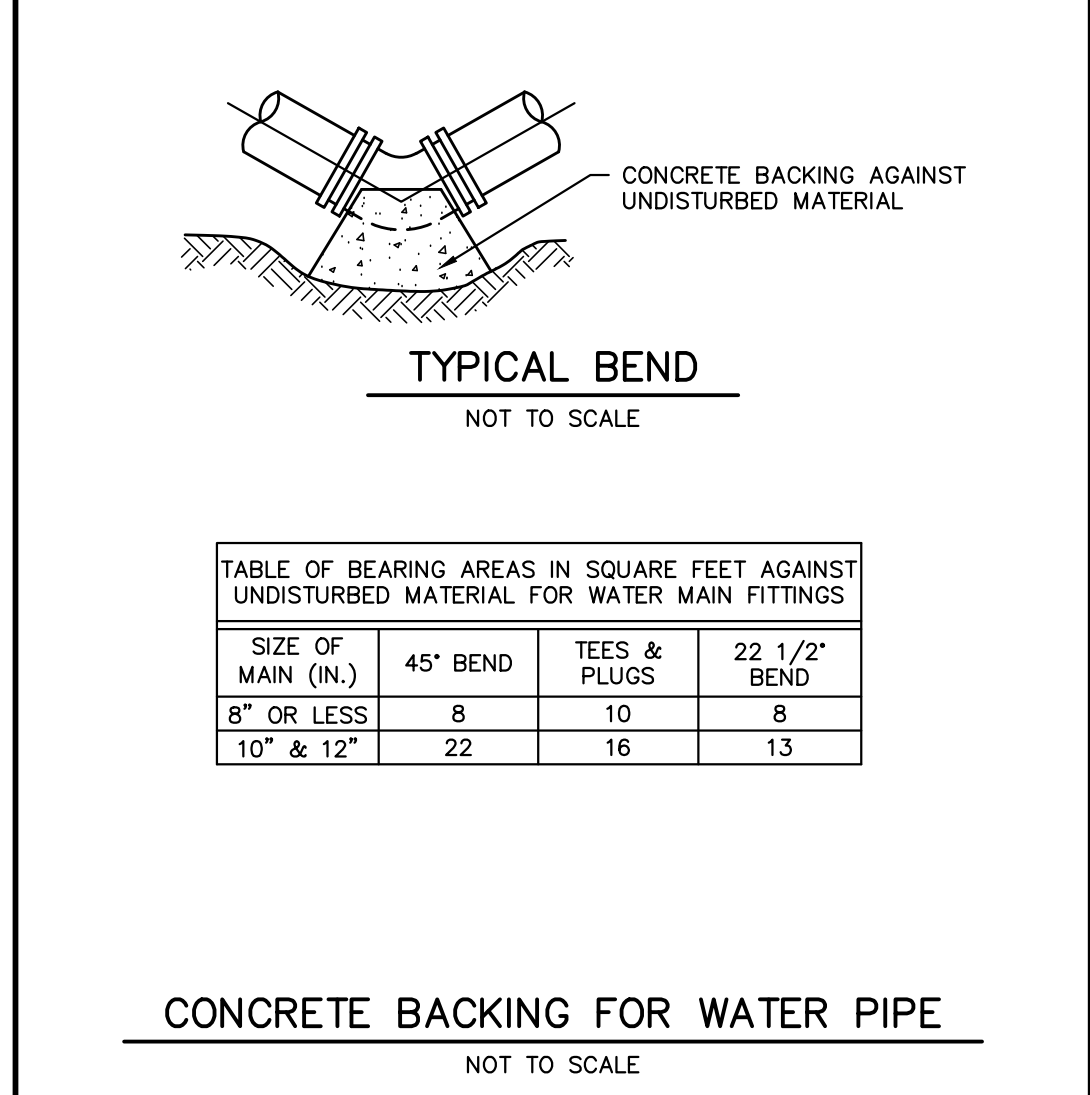
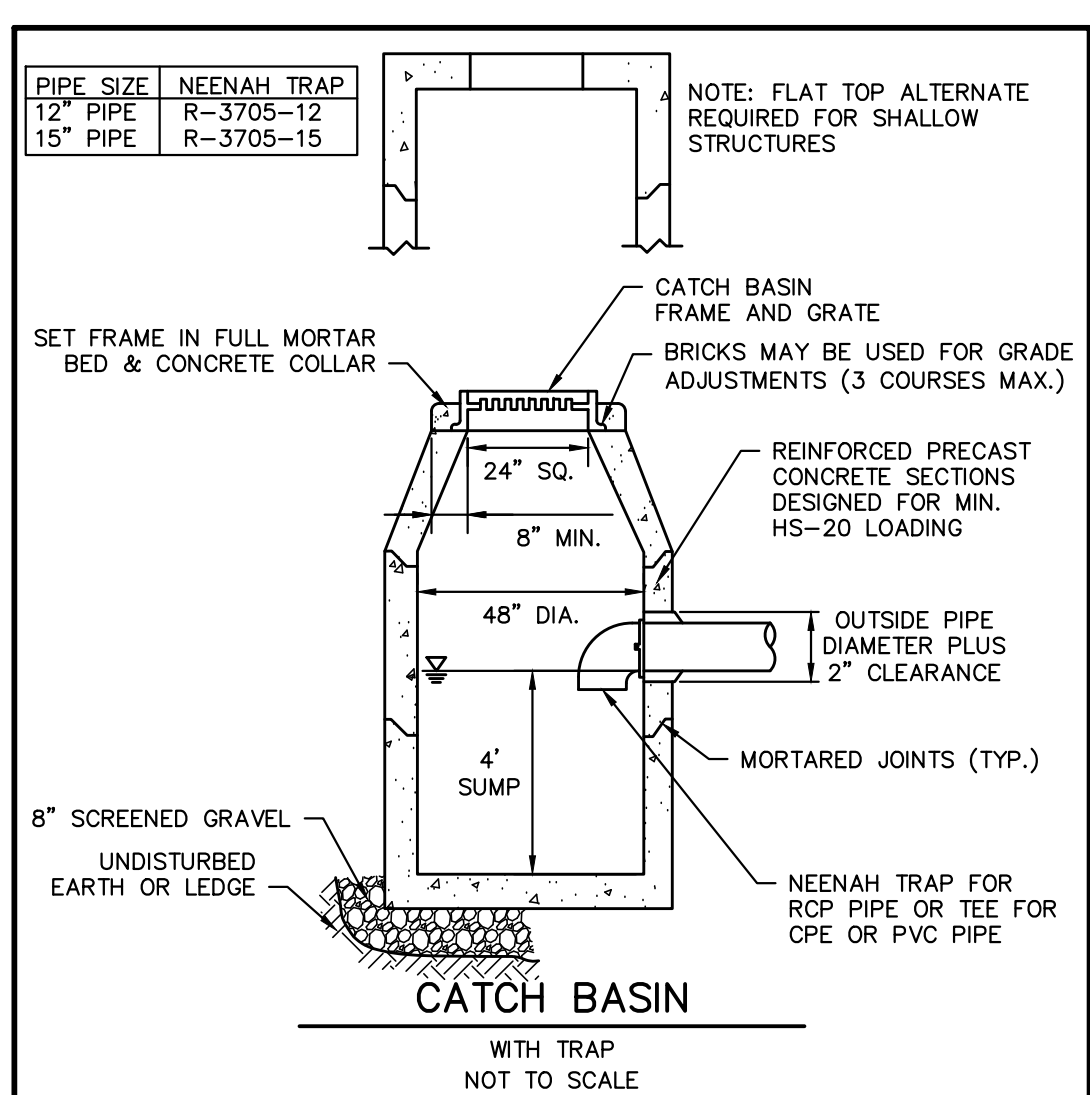
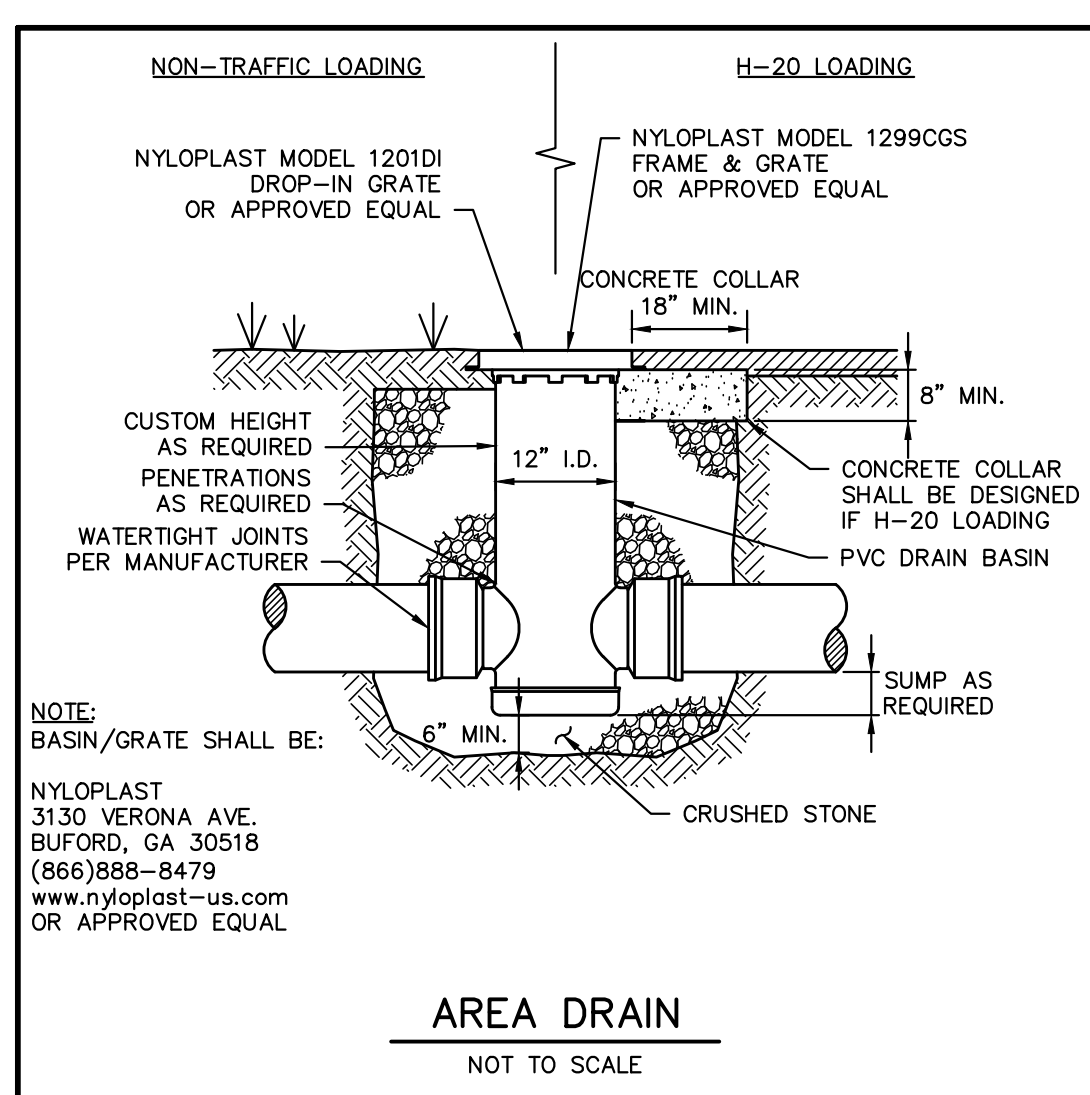
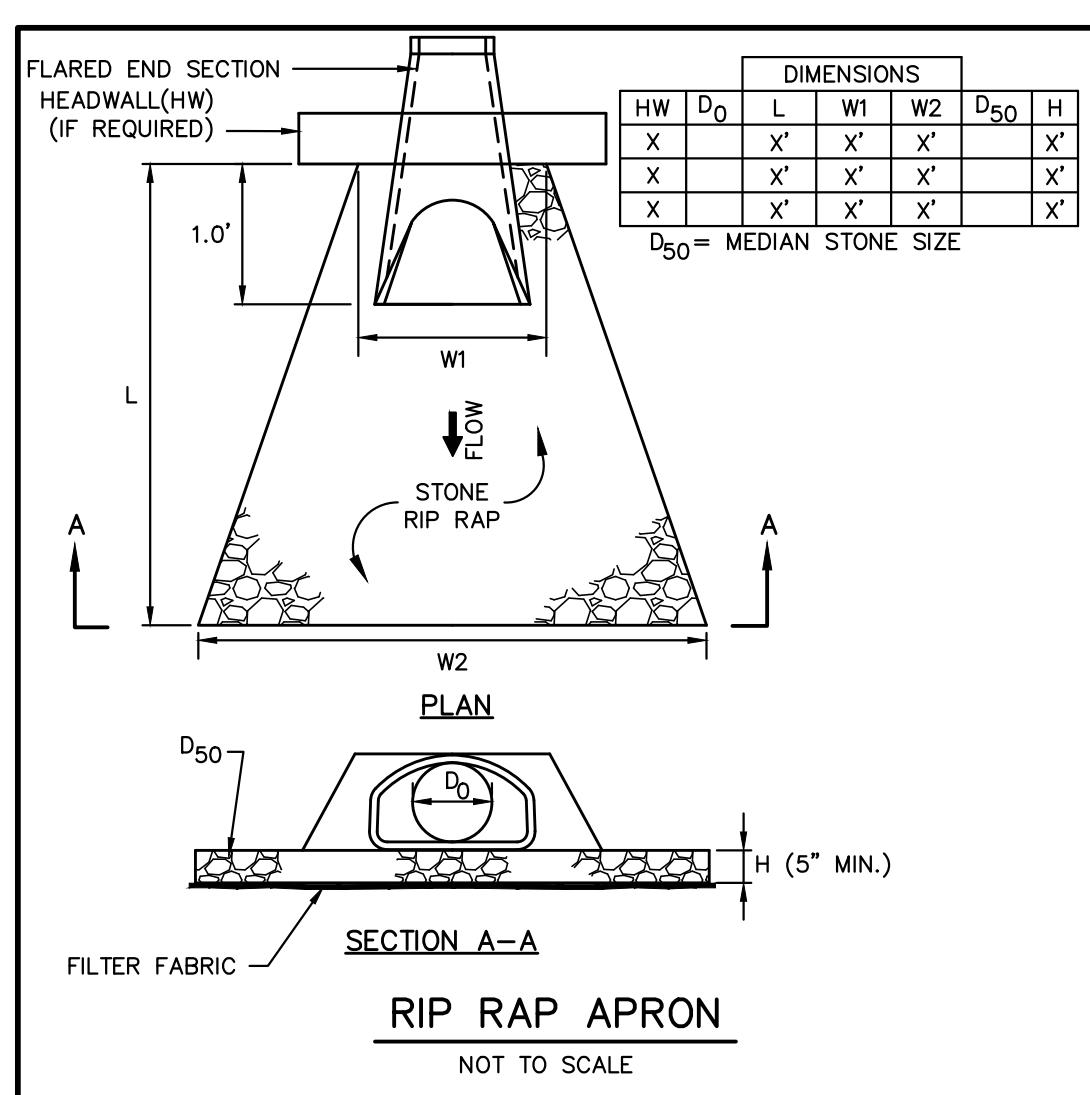
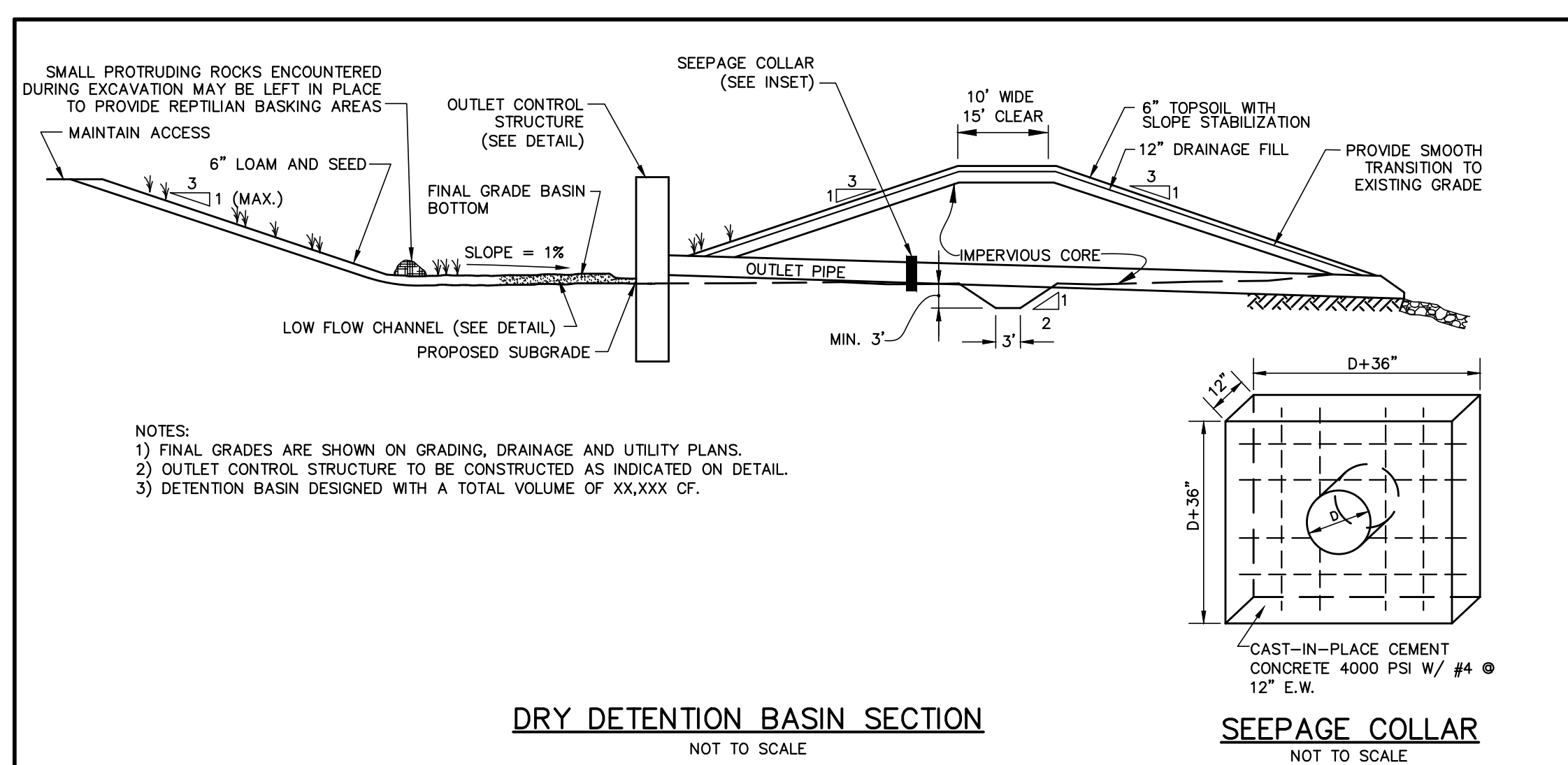
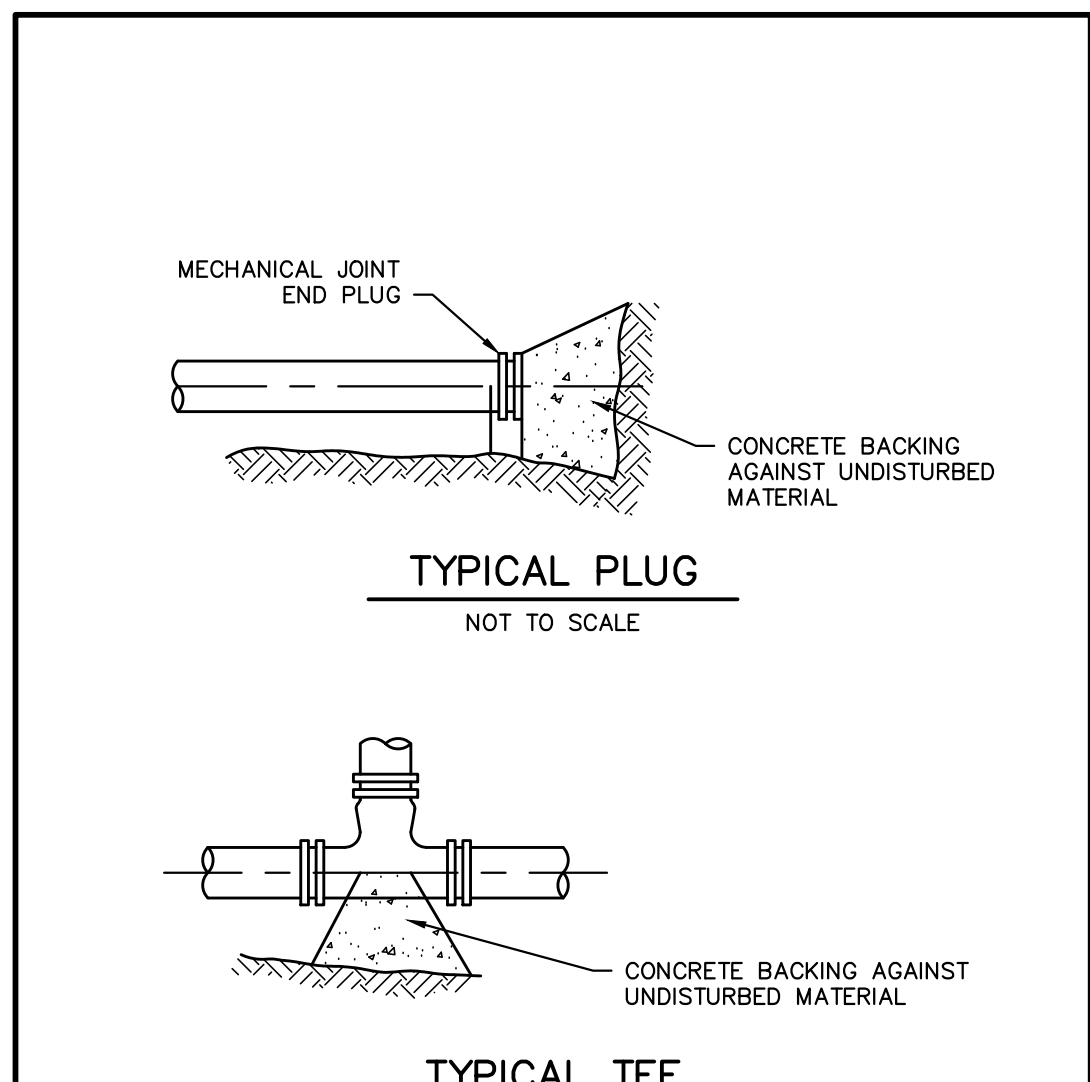
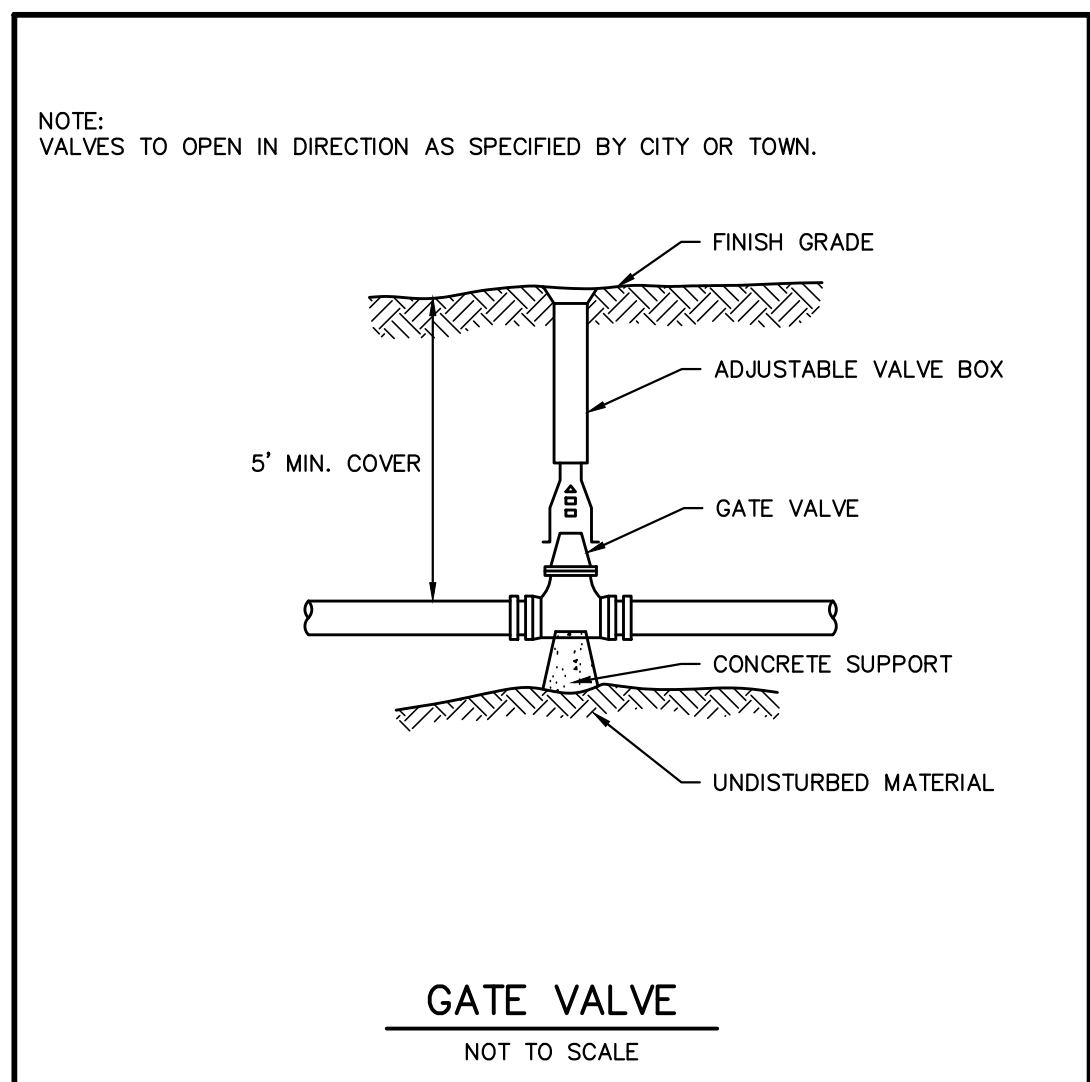
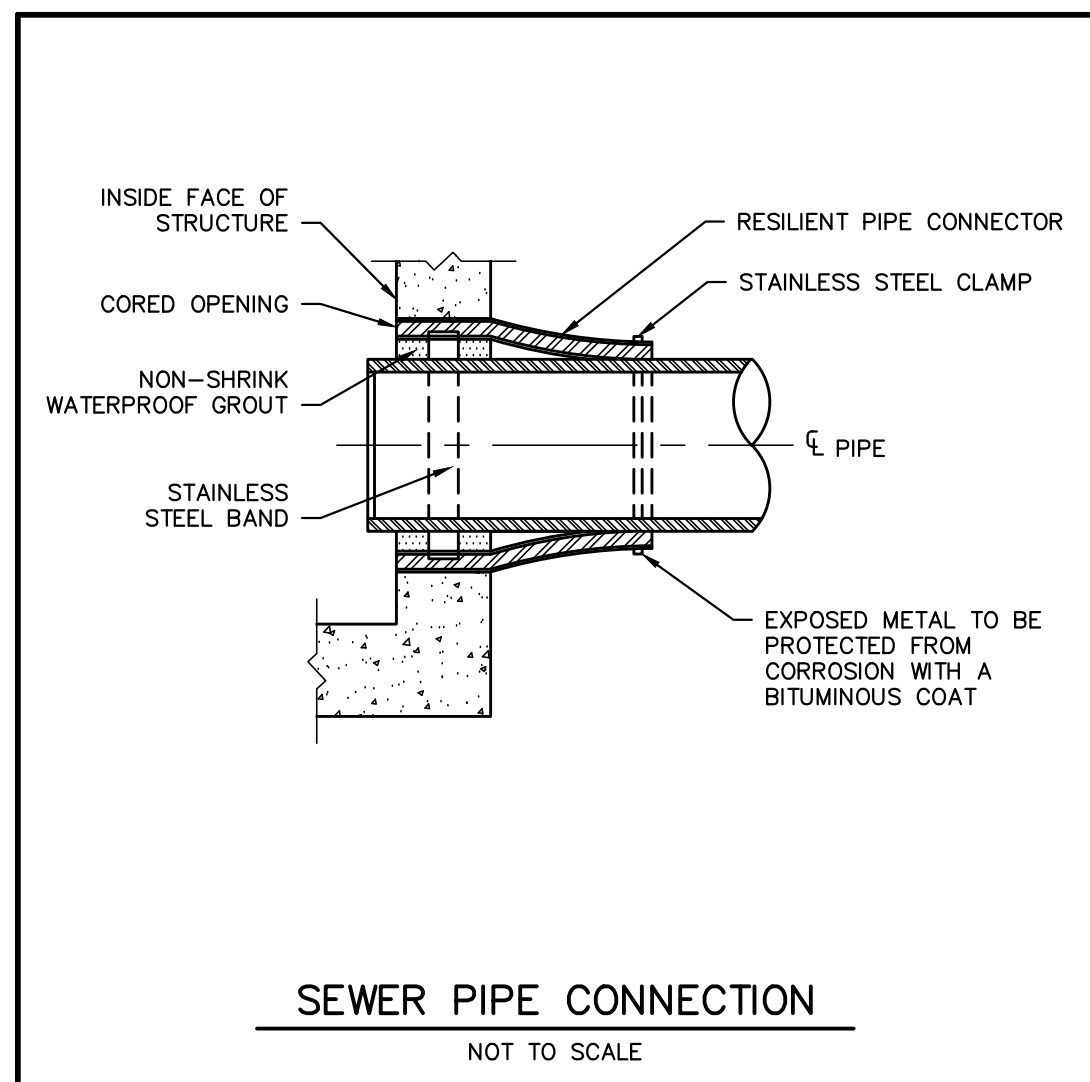
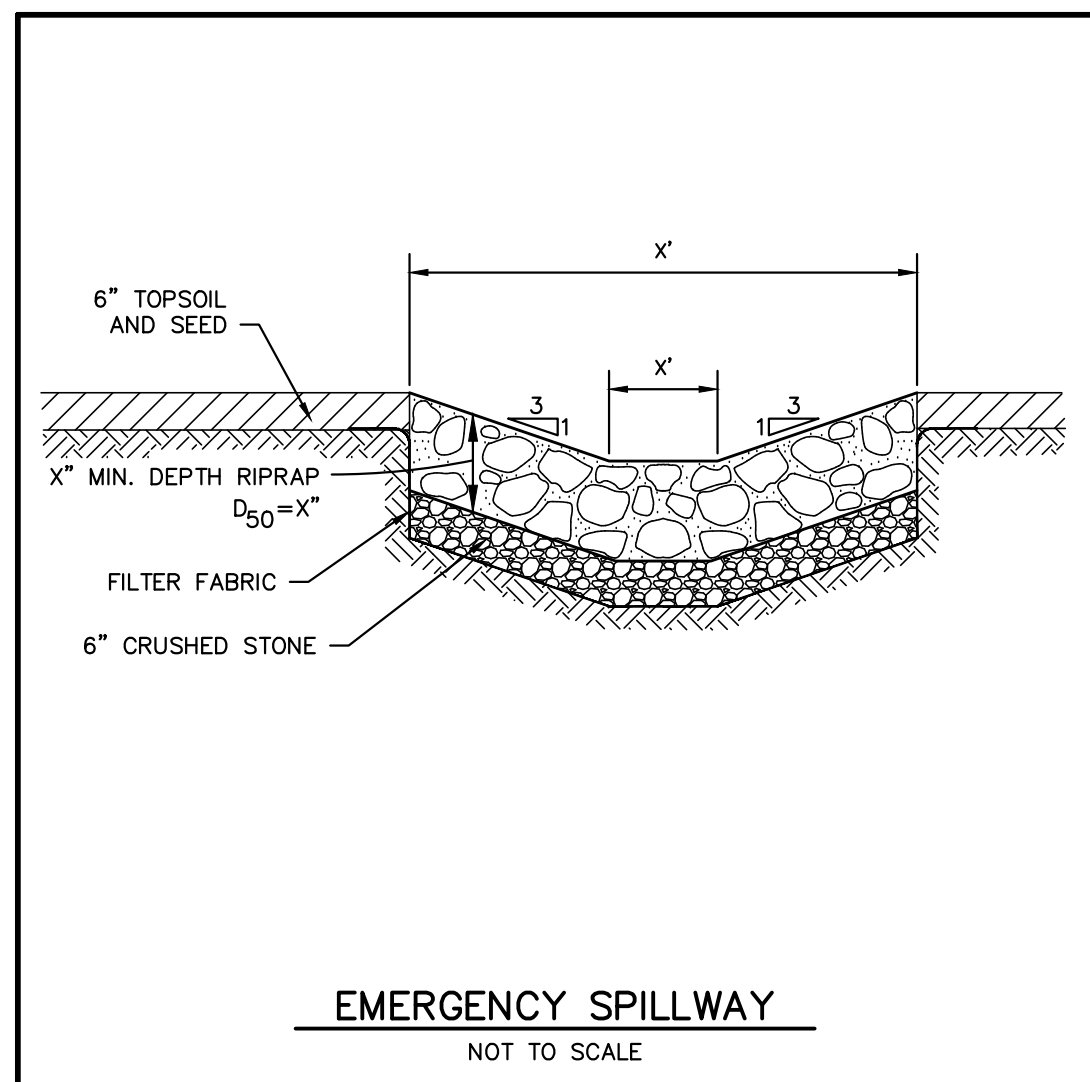
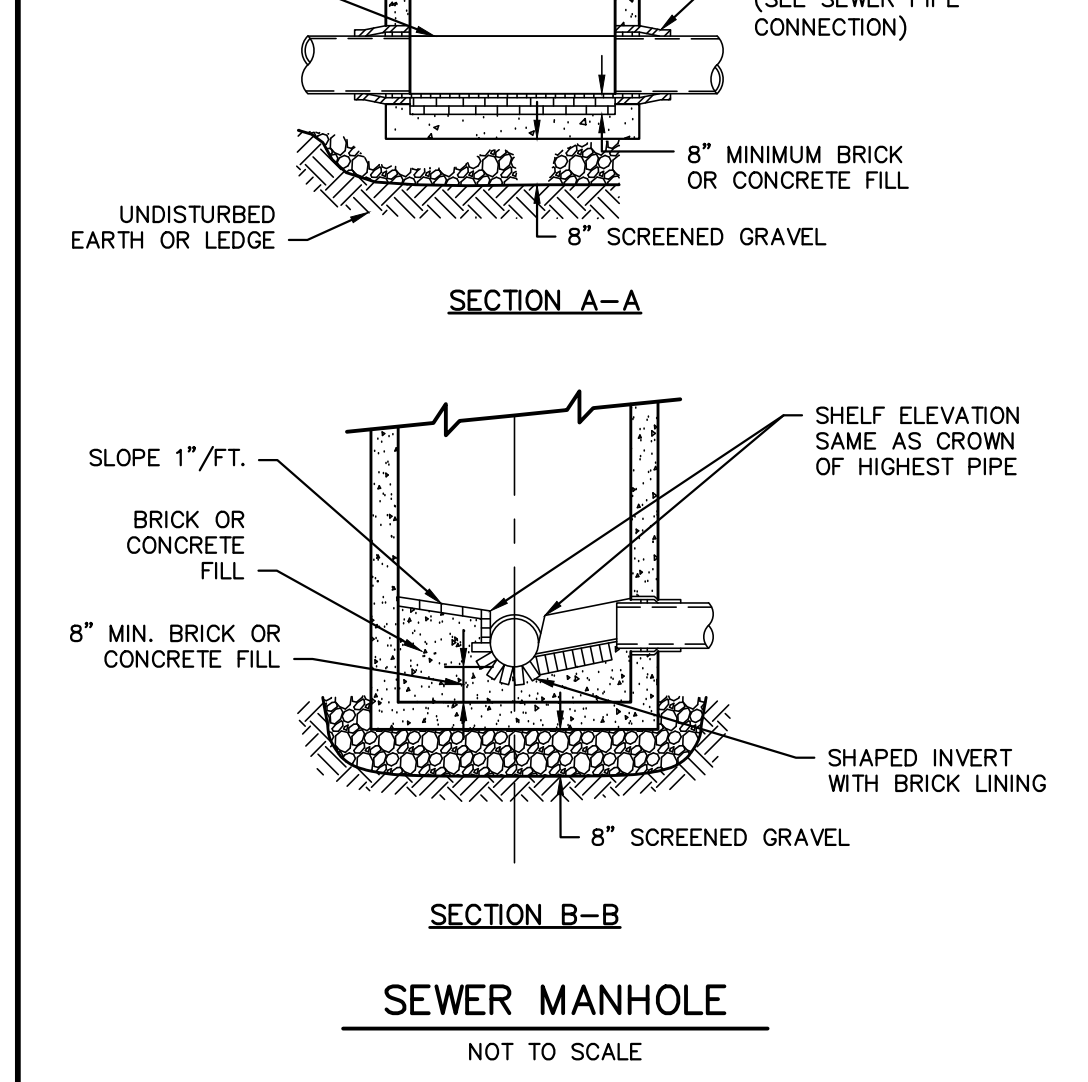
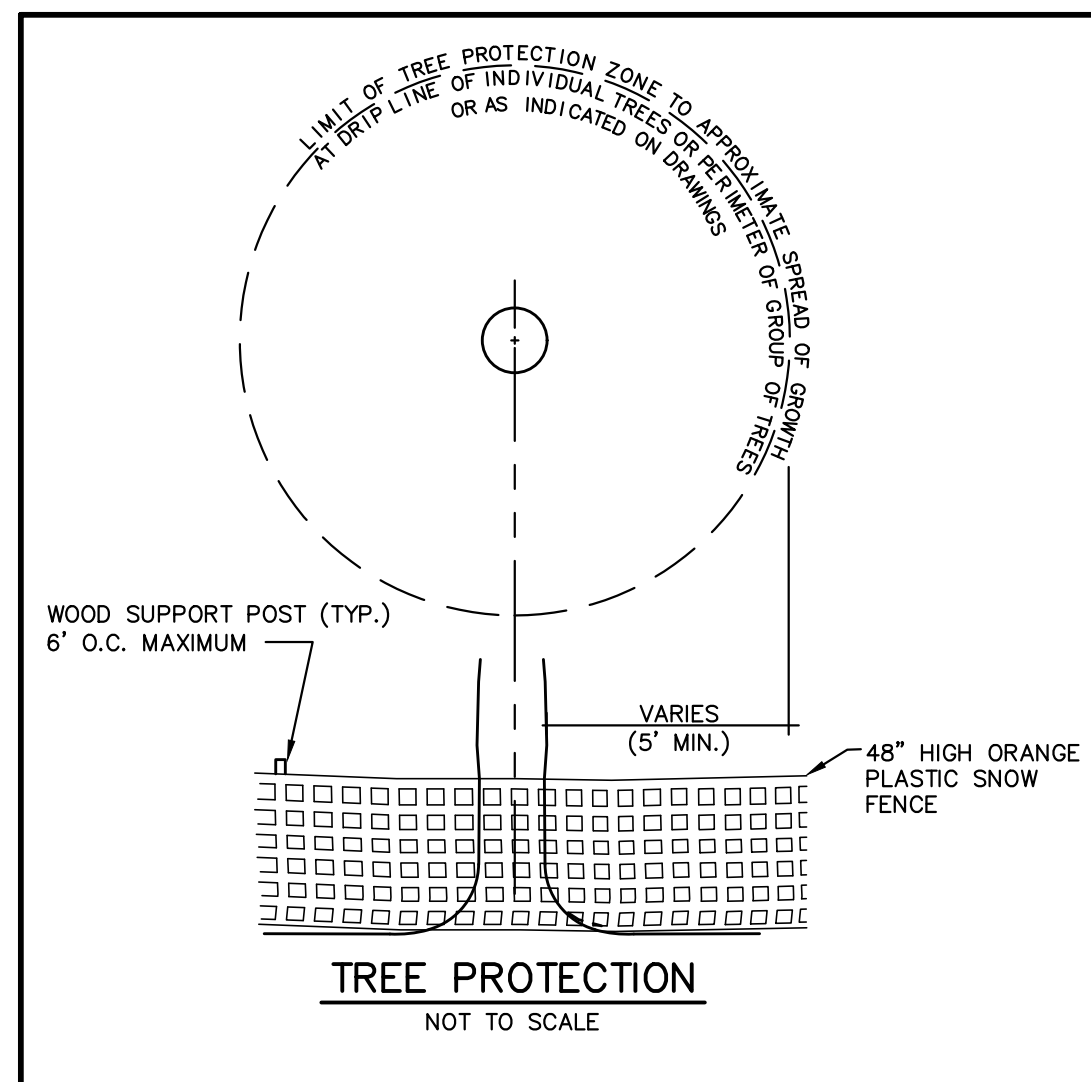
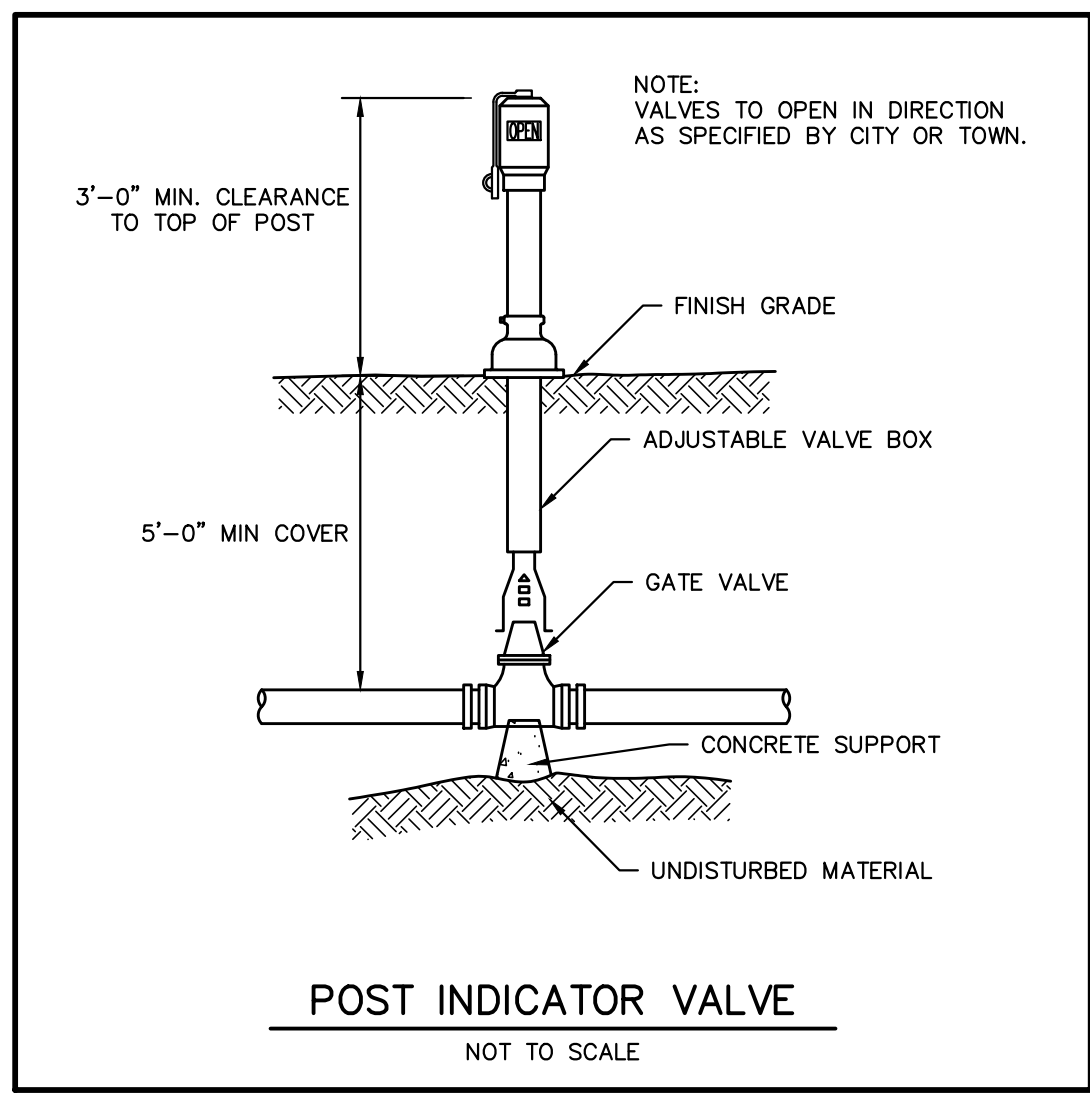
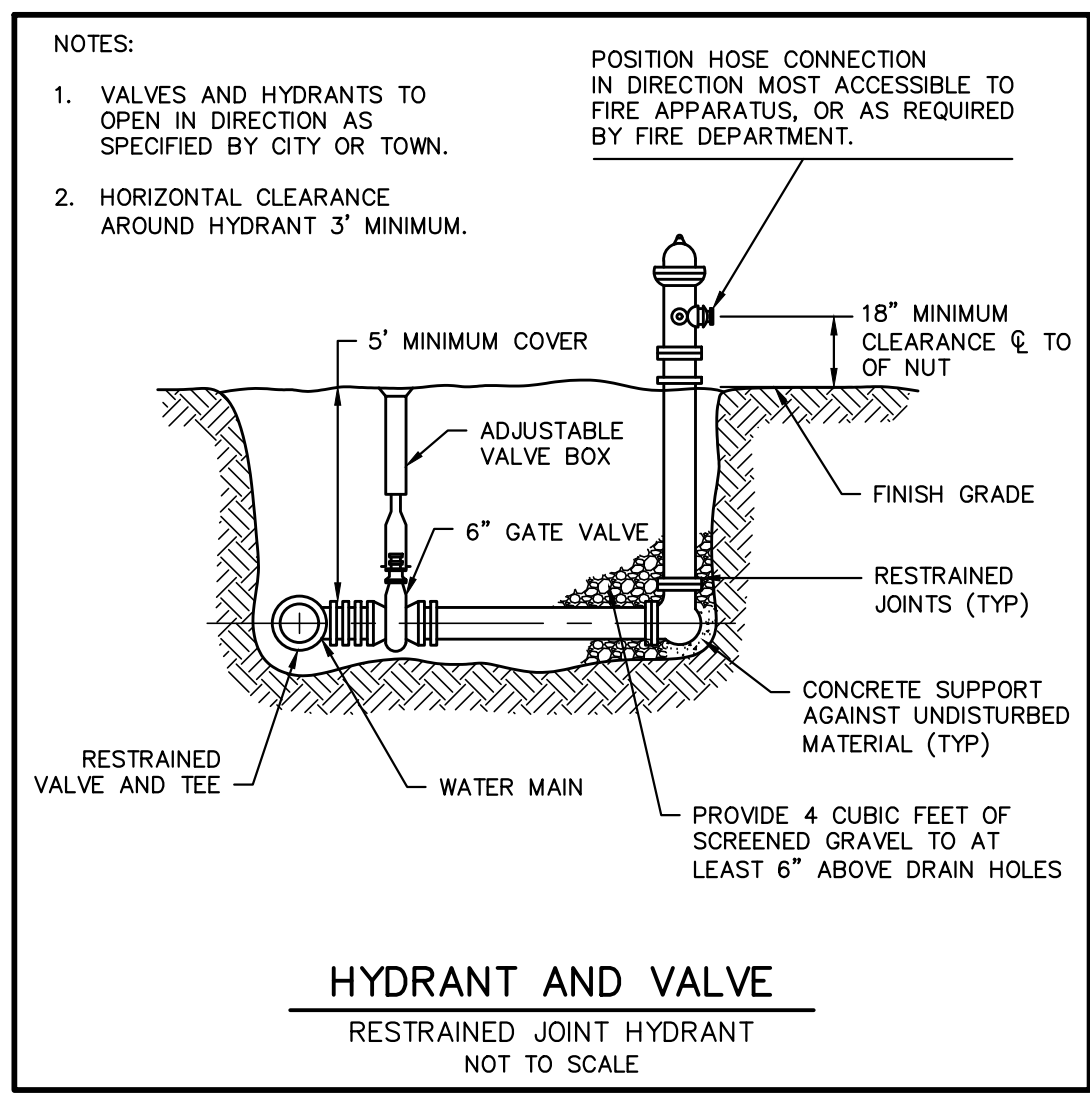
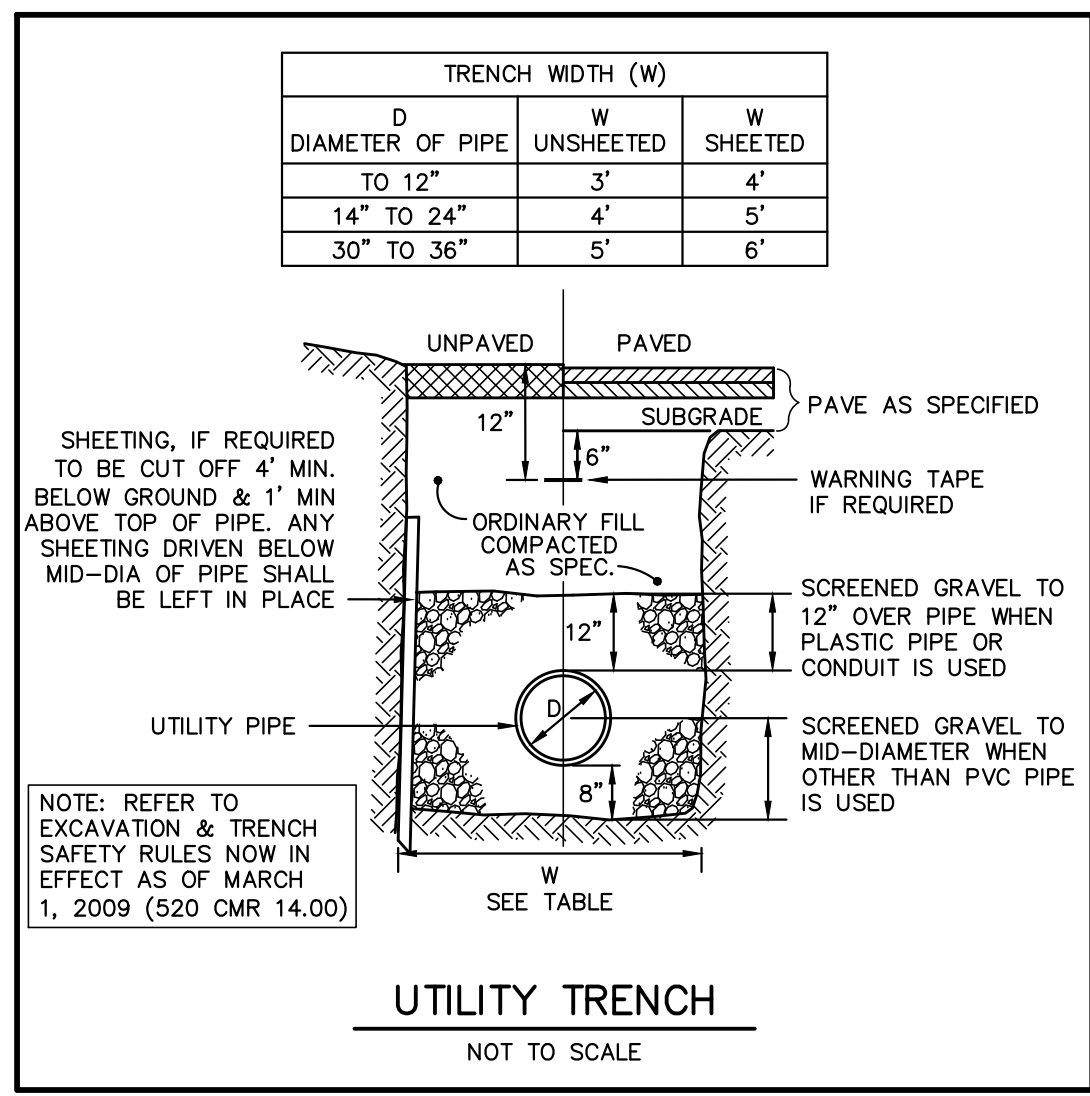
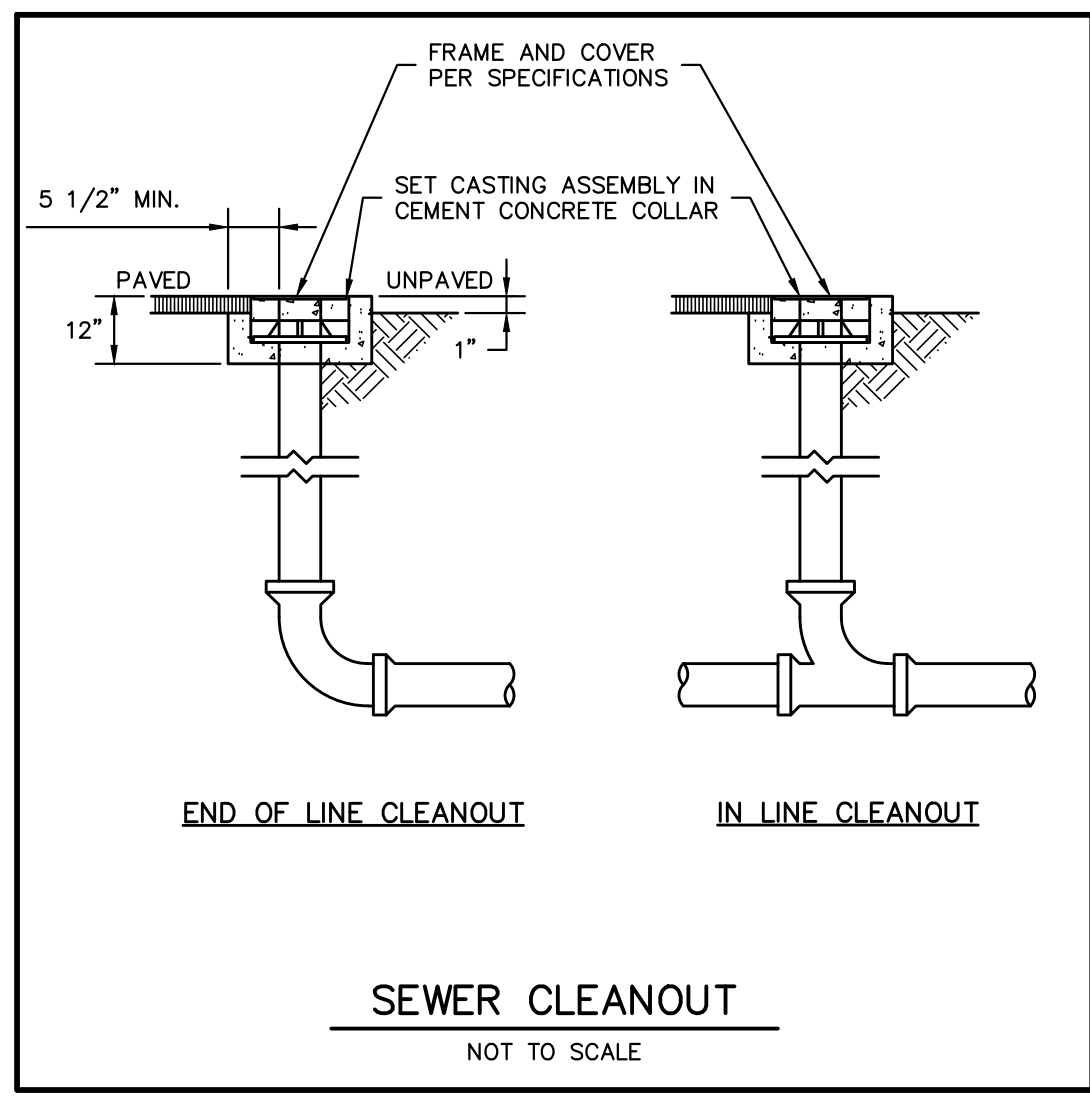
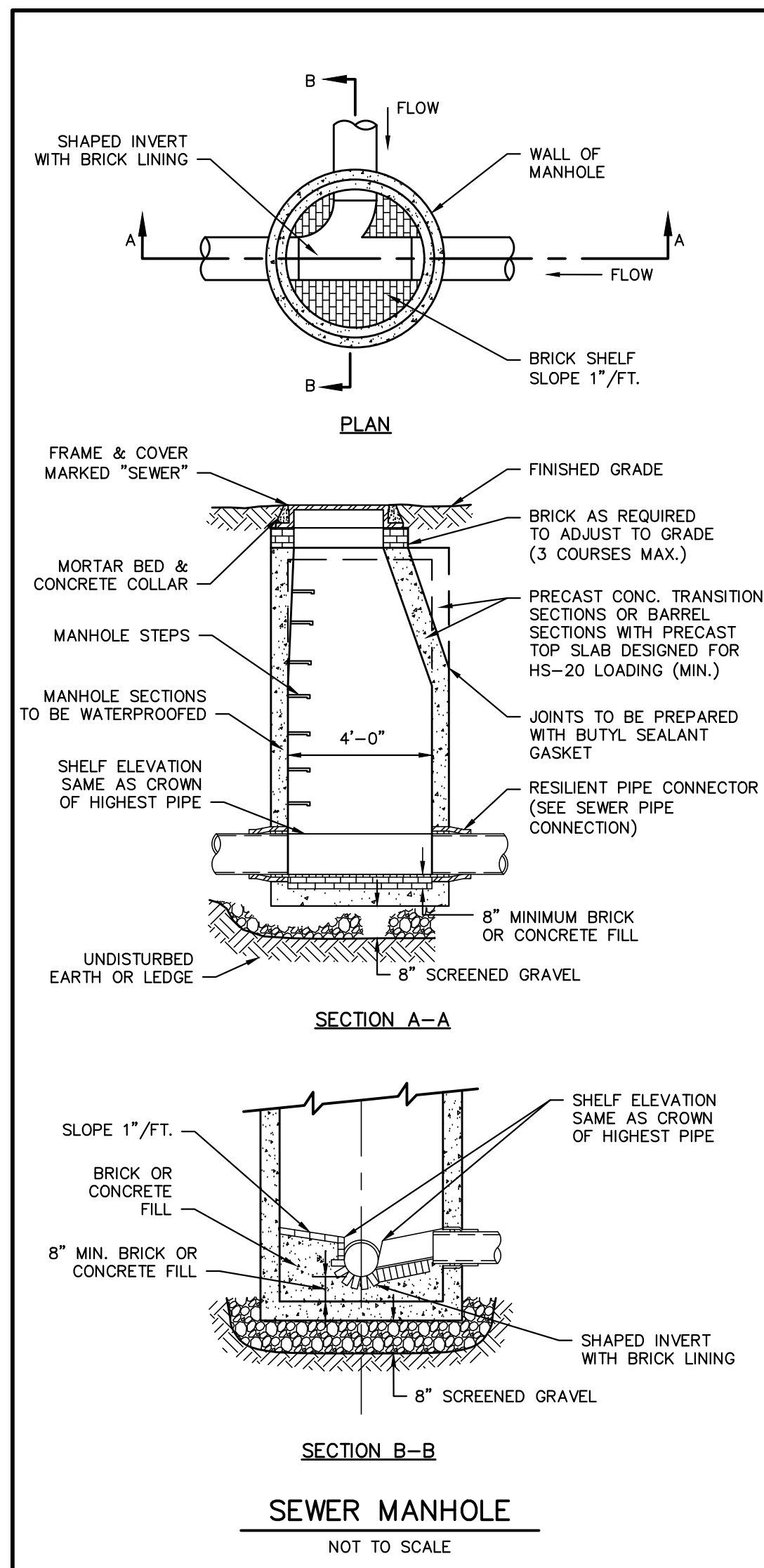
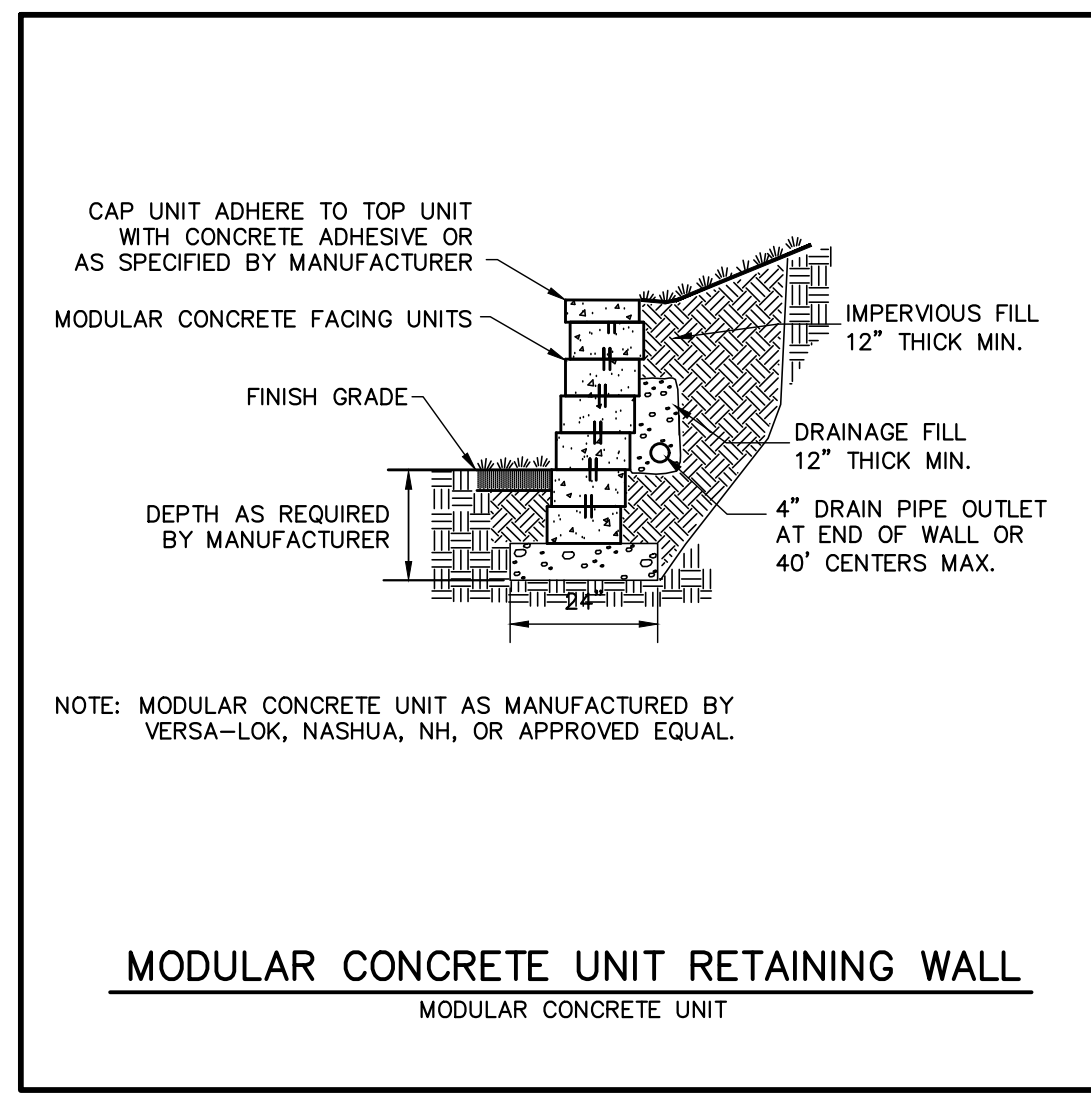
SCALE: AS NOTED DATE: MAY 22, 2023

SITE DETAILS

B+T JOB NO.2063.27
B+T PLAN NO. 206326P118B-003

C41

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REVISIONS

NO.	DATE	DESCRIPTION
1	07/31/2023	REVISION
2	05/22/2023	PER SUBMISSION

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. 206326P1188-004

C4.2

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