

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

OWNER

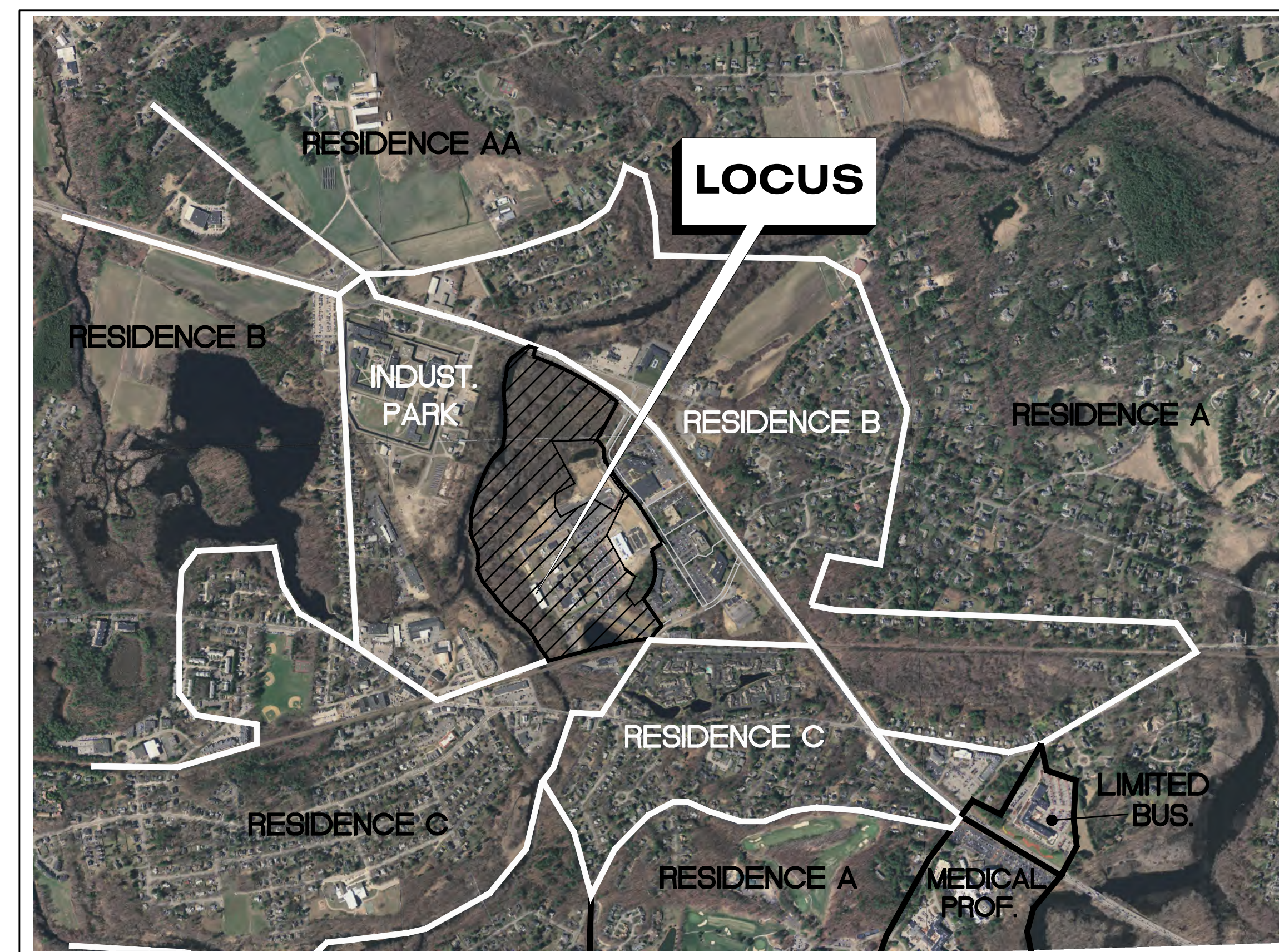
Taurus Investment Holdings, LLC
Two International Place
Boston, Massachusetts 02110

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')
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Locus Map
Scale: 1" = 1000'



PEL SUBMISSION SET - MAY 22, 2023
REVISED - JULY 31, 2023
NOTICE OF INTENT - DECEMBER 18, 2023

Job No.: 2063.26
Plan No.: 206326P118C-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 UTILITY STUB LOCATIONS AND ELEVATIONS IN THE FIELD PRIOR TO COMMENCING WORK.
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 WORKING 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 APRONS 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 ADJUTING 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 GRADE UNLESS OTHERWISE NOTED. RIM ELEVATIONS OF DRAINAGE STRUCTURES AND SANITARY 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 EQUAL) 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

TRAFFIC SIGN SUMMARY			
M.U.T.C.D. NUMBER	SPECIFICATIONS		DESCRIPTION
	WIDTH	HEIGHT	
R1-1	30"	30"	
R5-1	30"	30"	
R6-2L	24"	30"	
R6-2R	24"	30"	

PREPARED FOR:

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

FOR PERMITTING ONLY

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PREPARED BY:

BEALS AND THOMAS
 BEALS AND THOMAS, INC.
 144 Turnpike Road, Suite 210
 Southborough, Massachusetts 01772-2104
 T.508.366.0560 | www.bealsandthomas.com

5			
4			
3			
2	12/18/2023 NOTICE OF INTENT		
1	07/31/2023 REVISION		
0	05/22/2023 PEL SUBMISSION		
	ISSUE DATE DESCRIPTION		
DES	DWN	CHK'D	APP'D

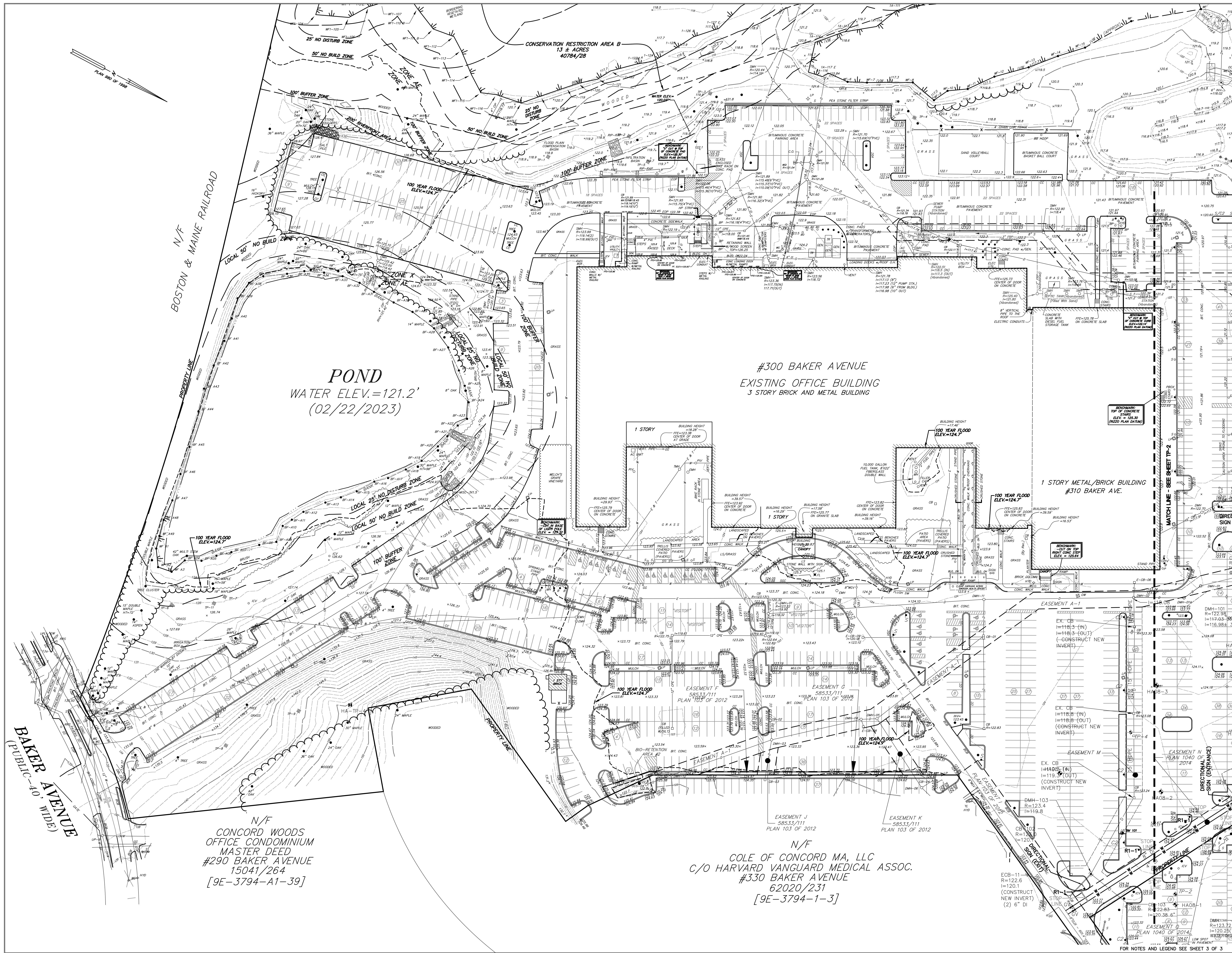
PROJECT:
NOVO RIVERSIDE COMMONS
292 & 294 BAKER AVENUE
 CONCORD, MASSACHUSETTS

SCALE: AS NOTED DATE: MAY 22, 2023

NOTES, REFERENCES AND LEGEND

B+T JOB NO.2063.27	C11
B+T PLAN NO. 206326P118C-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.
 NO PART OF THIS DOCUMENT MAY BE REPRODUCED, STORED IN A RETRIEVAL SYSTEM, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC, MECHANICAL, PHOTOCOPIING, RECORDING OR OTHERWISE, WITHOUT THE PRIOR WRITTEN PERMISSION OF BEALS AND THOMAS, INC. EXCEPT THAT ANY REGULATORY AUTHORITY MAY REPRODUCE AND TRANSMIT COPIES AS REQUIRED IN CONJUNCTION WITH PERFORMANCE OF OFFICIAL BUSINESS UNDER ITS JURISDICTION. ANY MODIFICATIONS TO THIS DOCUMENT WITHOUT THE WRITTEN PERMISSION OF BEALS AND THOMAS, INC. SHALL RENDER IT INVALID AND UNUSABLE.



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
 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
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5	03/29/2023	UPDATED DETAIL
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0	04/01/2014	FIRST ISSUE

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

Mark E. Benson
 3/29/2023
 PROFESSIONAL SURVEYOR
 No. 48416
 COMMONWEALTH OF MASSACHUSETTS

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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
 0 5 10 25
 SCALE: 1"=40'
 B+T JOB NO. 2063.26
 B+T PLAN NO. 206326P069F-003
 SHEET 3 OF 3

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 (AS APPROVED BY SUBMITTAL)
BOLLARD POST	WATER QUALITY STRUCTURE
HAND HOLE	CHAIN LINK FENCE
FORCE MAIN LINE	GUARDRAIL/GUIDERAIL
ELECTRIC & TELEVISION	CONCRETE CURB
UNDERGROUND CABLE LINE	GRANITE CURB
BUILDING LIGHT	BITUMINOUS CONCRETE BERM
FLOOD LIGHT	SHRUB
TEST PIT	TREE
BORING LOCATION	TRIPLE 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	100 YEAR FLOOD
124.0	NGVD 1988
0.70	NGVD 1929

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 BORET-1
DMH-01	R=122.98	I=117.73	36 INCH HOPE	FROM DMH-01A
		I=117.73	36 INCH HOPE	TO WGS-02
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-08-08
		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=119.24	12 INCH HOPE	FROM CB-05
		I=119.24	12 INCH HOPE	TO DMH-05

RIM AND INVERT SCHEDULE

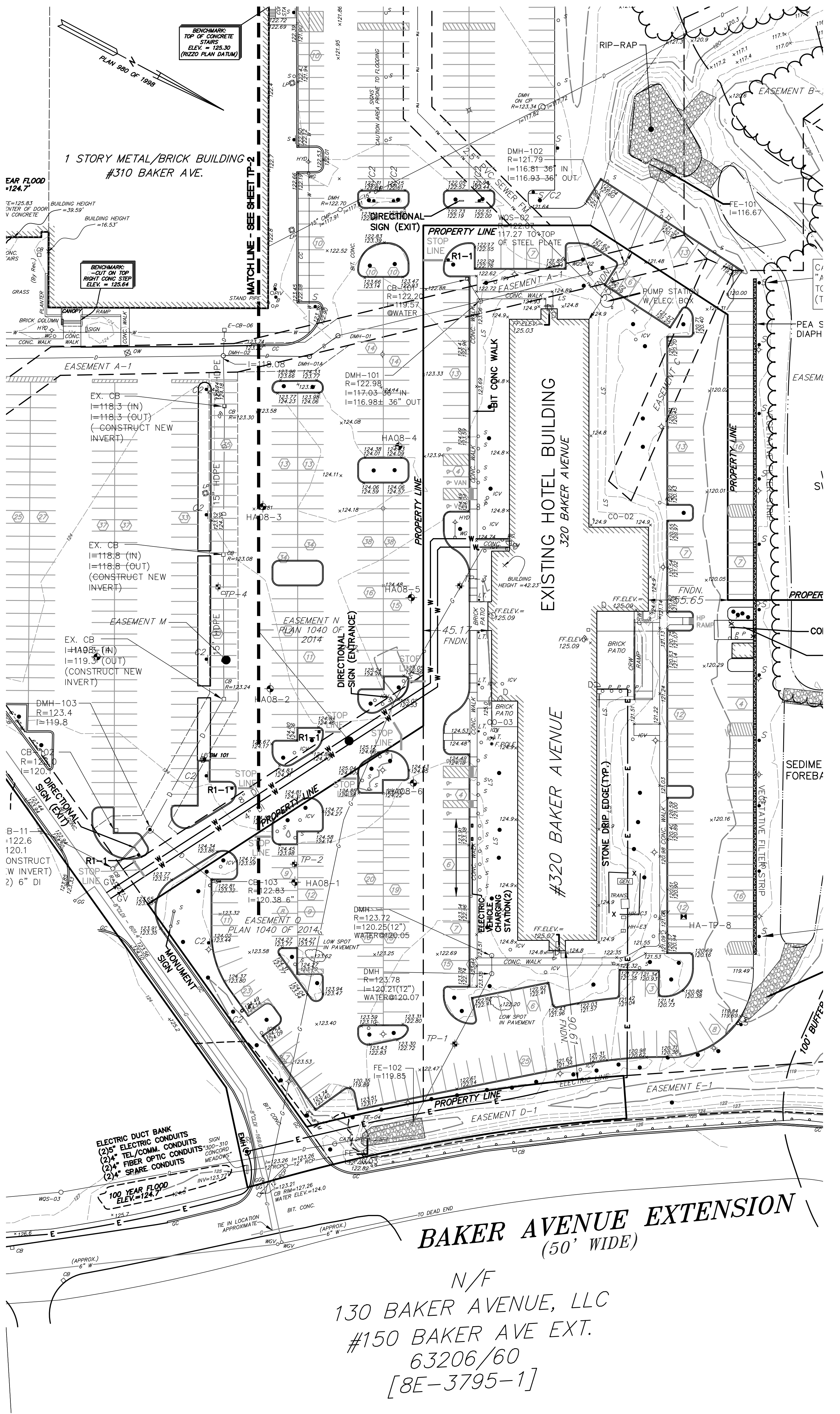
STRUCTURE	AS-BUILT RIM ELEV.	AS-BUILT INVERT	AS-BUILT SIZE & MATERIAL	CONNECTION
DMH-10	R=127.78	I=120.86	24 INCH HOPE	FROM DMH-09
		I=120.98	24 INCH HOPE	TO WGS-03
DMH-11	R=123.65	I=118.55	30 INCH HOPE	FROM CB-01
		I=118.55	24 INCH HOPE	FROM (EXIST. PIPE)
		I=118.55	36 INCH HOPE	TO DMH-02
DMH-12	R=125.51	I=119.96	12 INCH HOPE	FROM OCS-3
		I=120.11	12 INCH HOPE	FROM OCS-4
		I=120.26	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

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.

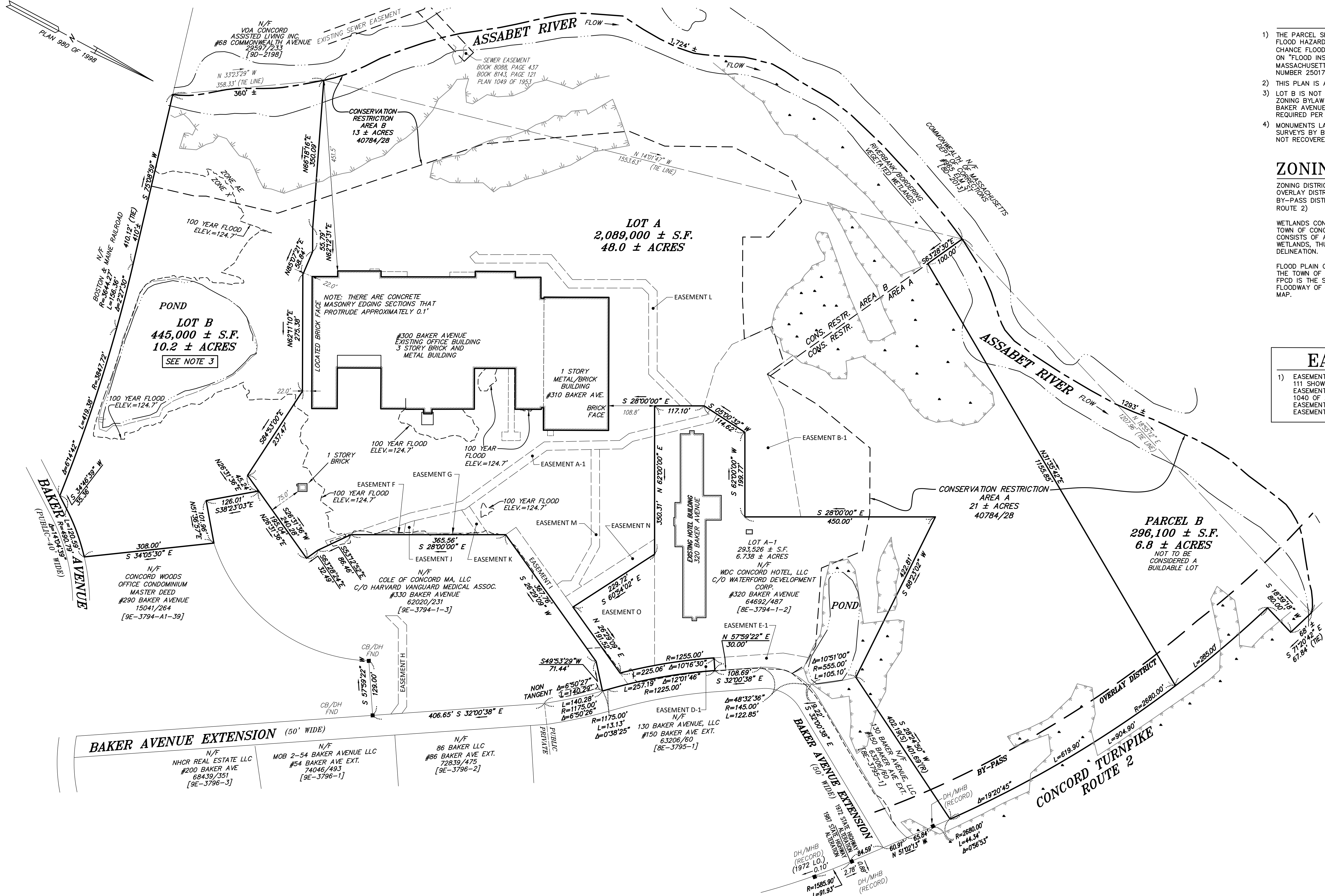
EASEMENT NOTES

- 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.



BAKER AVENUE EXTENSION
 (50' WIDE)

N/F
 130 BAKER AVENUE, LLC
 #150 BAKER AVE EXT.
 63206/60
 [8E-3795-1]



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

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LOTING 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

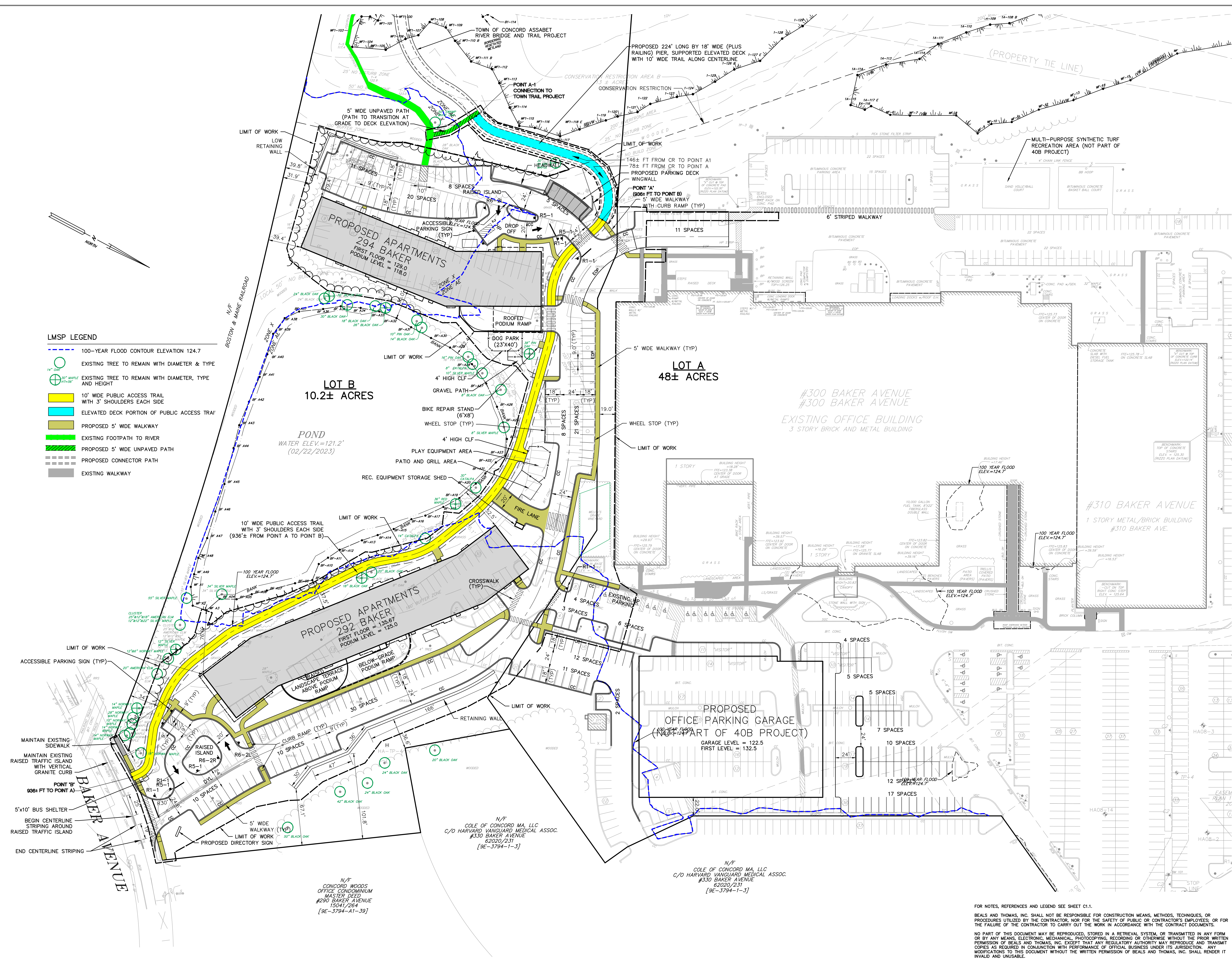
ZONING TABLE

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. 44.5%±	-
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

[9E-3794-1]



- LMSF 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
 - ELEVATED DECK PORTION OF PUBLIC ACCESS TRAIL
 - PROPOSED 5' WIDE WALKWAY
 - EXISTING FOOTPATH TO RIVER
 - PROPOSED 5' WIDE UNPAVED PATH
 - PROPOSED CONNECTOR PATH
 - EXISTING WALKWAY

PREPARED FOR:

TAURUS INVESTMENT HOLDINGS, LLC

TWO INTERNATIONAL PLACE
BOSTON, MASSACHUSETTS 02110



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0	05/22/2023	PEL SUBMISSION
	ISSUE DATE	DESCRIPTION

PROJECT:

NOVO RIVERSIDE COMMONS
292 & 294 BAKER AVENUE
CONCORD, MASSACHUSETTS

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

METERS: 0 10 20 30 40 50 60 70 80 90 100
FEET: 0 20 40 60 80 100

LAYOUT AND MATERIALS SITE PLAN

B+T JOB NO. 2063.27

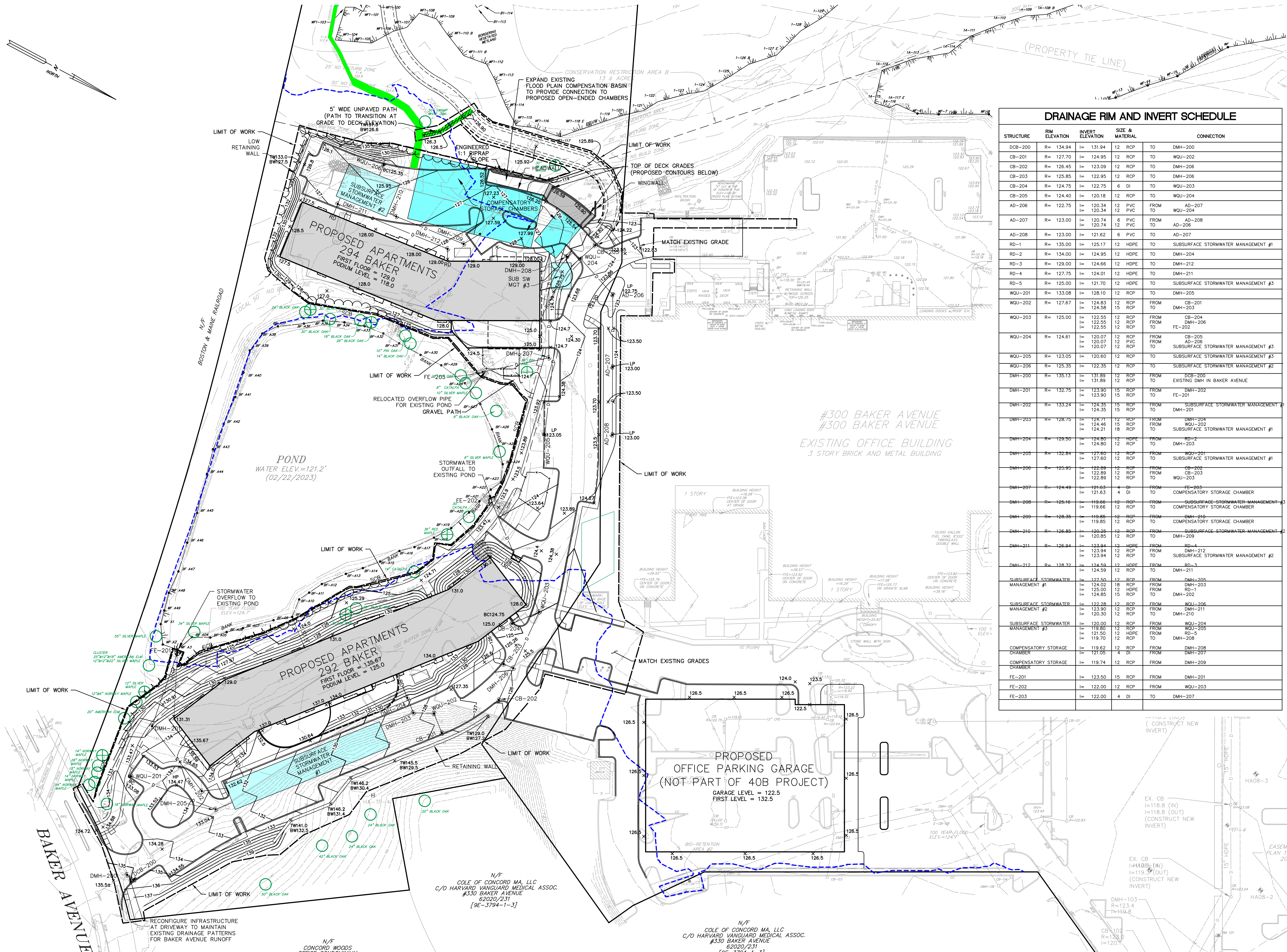
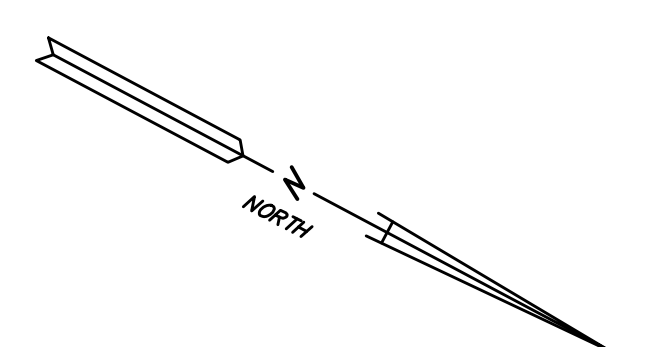
B+T PLAN NO. 206327P1170-001

C21

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DRAINAGE RIM AND INVERT SCHEDULE

STRUCTURE	RIM ELEVATION	INVERT ELEVATION	SIZE & MATERIAL	CONNECTION
DCB-200	R= 134.94	I= 131.94	12 RCP	TO DMH-200
CB-201	R= 127.70	I= 124.95	12 RCP	TO WOU-202
CB-202	R= 126.45	I= 123.09	12 RCP	TO DMH-206
CB-203	R= 125.85	I= 122.95	12 RCP	TO DMH-206
CB-204	R= 124.75	I= 122.75	6 DI	TO WOU-203
CB-205	R= 124.40	I= 120.18	12 RCP	TO WOU-204
AD-206	R= 122.75	I= 120.34	12 PVC	FROM AD-207
AD-207	R= 123.00	I= 120.74	6 PVC	FROM AD-208
AD-208	R= 123.00	I= 121.62	6 PVC	TO AD-207
RD-1	R= 135.00	I= 125.17	12 HDPE	TO SUBSURFACE STORMWATER MANAGEMENT #1
RD-2	R= 134.00	I= 124.95	12 HDPE	TO DMH-204
RD-3	R= 129.00	I= 124.66	12 HDPE	TO DMH-212
RD-4	R= 127.75	I= 124.01	12 HDPE	TO DMH-211
RD-5	R= 125.00	I= 121.70	12 HDPE	TO SUBSURFACE STORMWATER MANAGEMENT #3
WOU-201	R= 133.08	I= 128.10	12 RCP	TO DMH-205
WOU-202	R= 127.67	I= 124.83	12 RCP	FROM CB-201
WOU-203	R= 125.00	I= 122.55	12 RCP	FROM DMH-203
WOU-204	R= 124.61	I= 120.07	12 RCP	FROM CB-205
WOU-205	R= 123.05	I= 120.60	12 RCP	TO SUBSURFACE STORMWATER MANAGEMENT #3
WOU-206	R= 125.35	I= 122.35	12 RCP	TO SUBSURFACE STORMWATER MANAGEMENT #2
DMH-200	R= 135.13	I= 131.89	12 RCP	FROM DCB-200
DMH-201	R= 132.75	I= 123.90	15 RCP	TO DMH-202
DMH-202	R= 133.24	I= 124.35	15 RCP	FROM DMH-201
DMH-203	R= 128.70	I= 124.71	12 RCP	FROM DMH-204
DMH-204	R= 129.50	I= 124.80	12 RCP	FROM RD-2
DMH-205	R= 132.84	I= 127.80	12 RCP	FROM WOU-201
DMH-206	R= 125.80	I= 122.89	12 RCP	FROM CB-202
DMH-207	R= 124.40	I= 121.63	4 DI	FROM FE-203
DMH-208	R= 125.16	I= 119.66	12 RCP	FROM SUBSURFACE STORMWATER MANAGEMENT #3
DMH-209	R= 126.36	I= 119.86	12 RCP	FROM DMH-210
DMH-210	R= 126.88	I= 119.85	12 RCP	FROM SUBSURFACE STORMWATER MANAGEMENT #2
DMH-211	R= 126.94	I= 120.35	12 RCP	FROM RD-4
DMH-212	R= 128.30	I= 123.94	12 RCP	FROM DMH-211
DMH-213	R= 128.30	I= 124.59	12 RCP	FROM DMH-211
SUBSURFACE STORMWATER MANAGEMENT #1	I= 127.50	I= 124.02	18 RCP	FROM DMH-205
SUBSURFACE STORMWATER MANAGEMENT #2	I= 122.28	I= 123.90	12 RCP	FROM DMH-211
SUBSURFACE STORMWATER MANAGEMENT #3	I= 120.00	I= 119.89	12 RCP	FROM RD-1
COMPENSATORY STORAGE CHAMBER	I= 119.82	I= 121.05	4 DI	FROM DMH-208
CHAMBER	I= 119.74	I= 121.05	4 DI	FROM DMH-209
FE-201	I= 123.50	I= 122.00	15 RCP	FROM DMH-201
FE-202	I= 122.00	I= 122.00	12 RCP	FROM WOU-203
FE-203	I= 122.00	I= 122.00	4 DI	TO DMH-207

PREPARED FOR:
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DES	DWN	CHK'D	APP'D

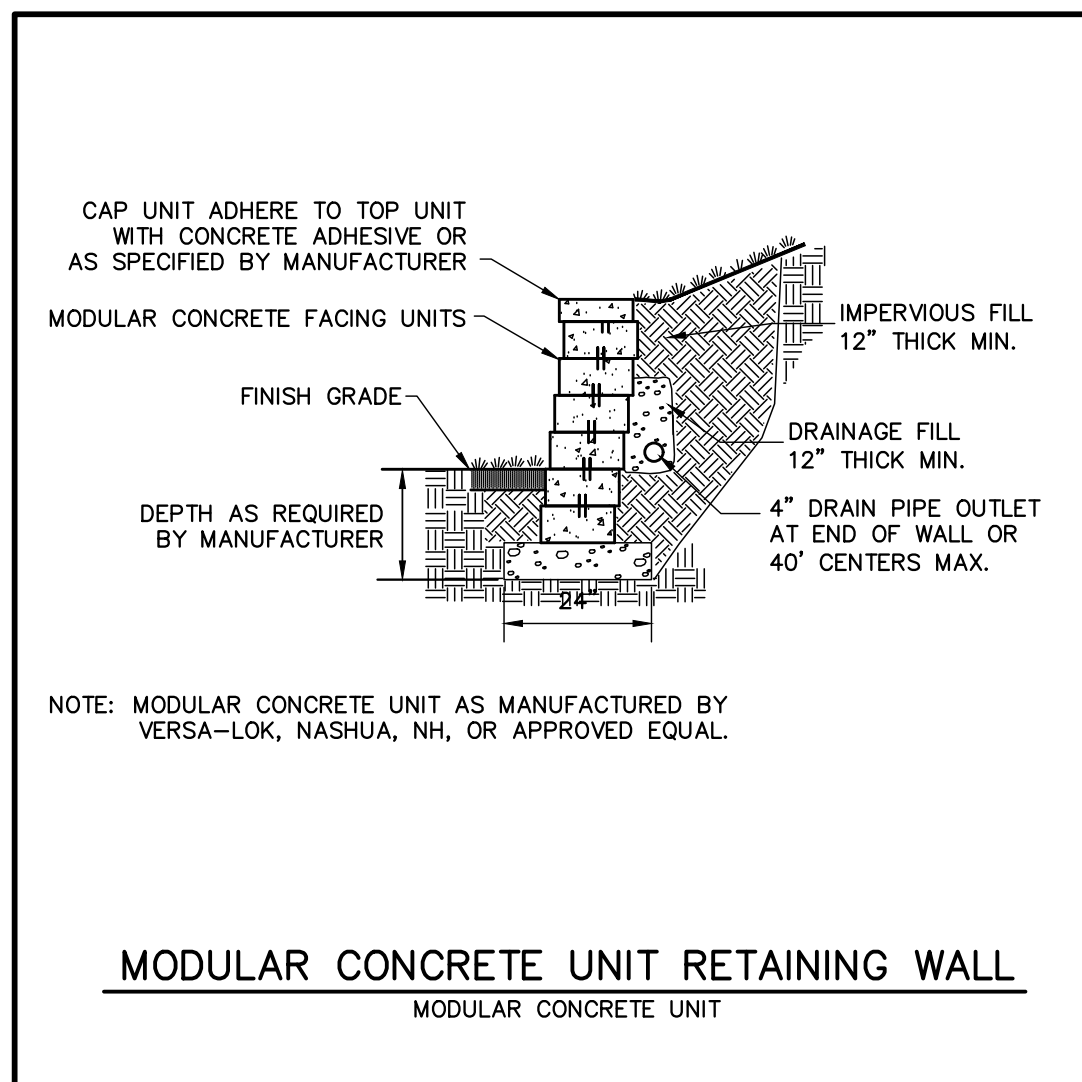
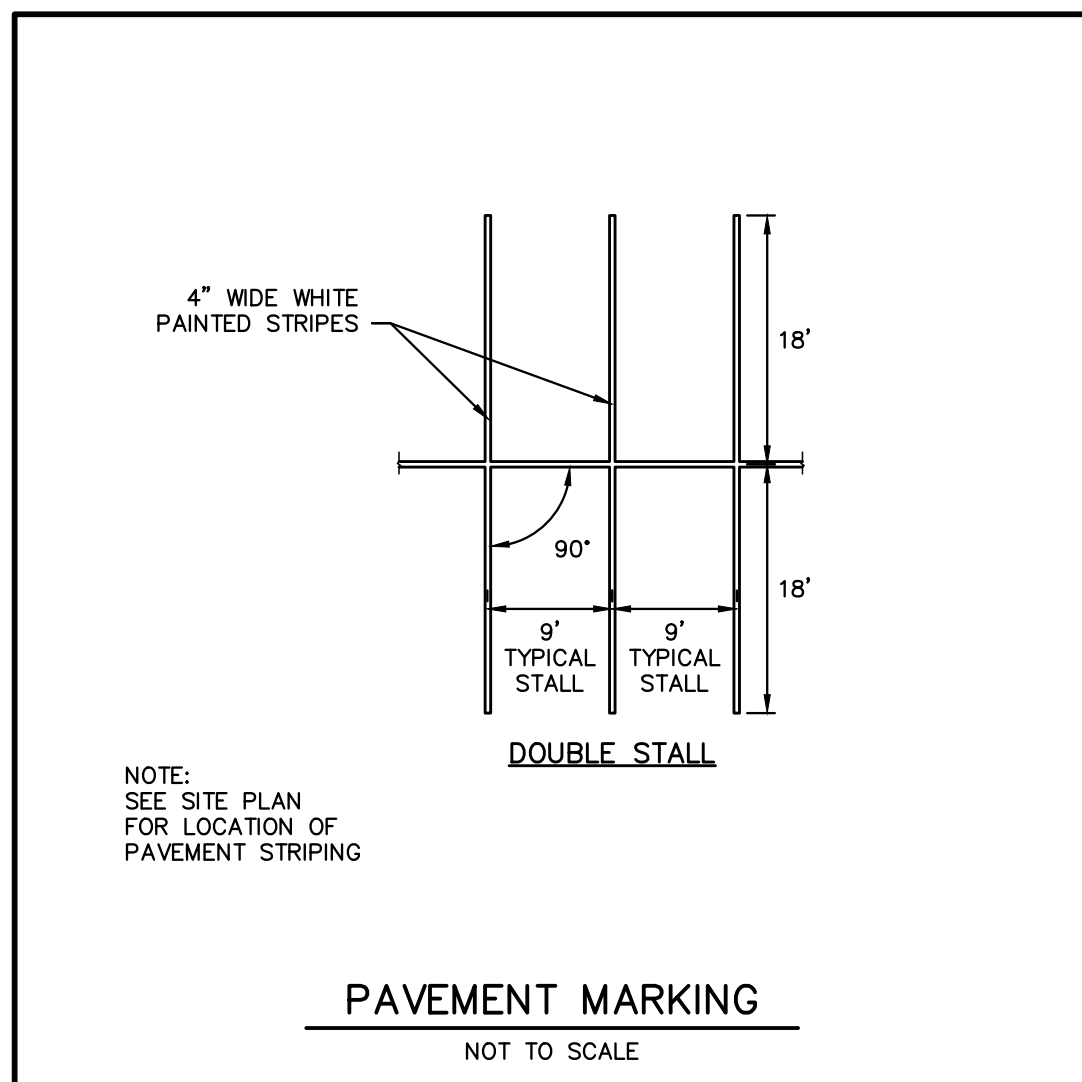
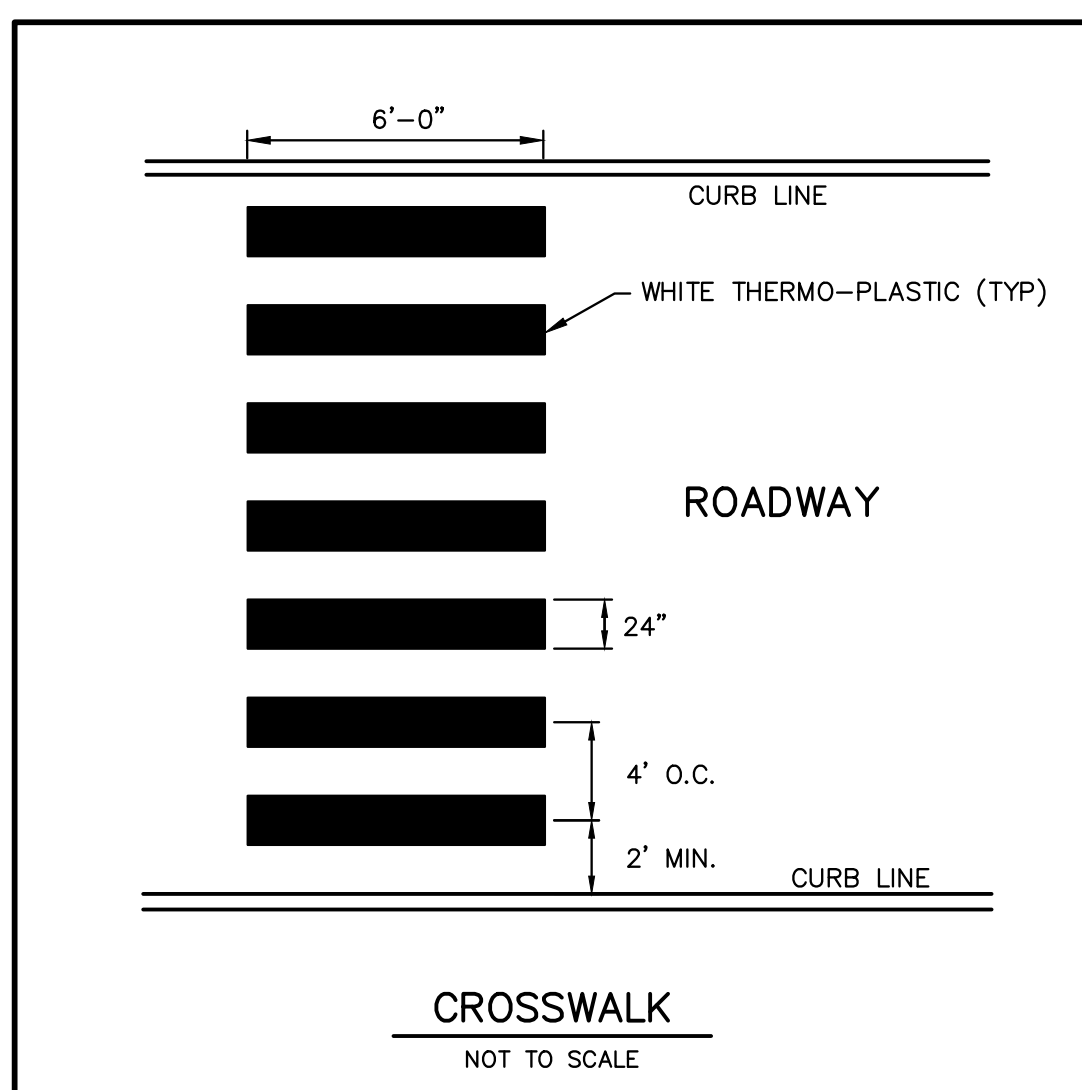
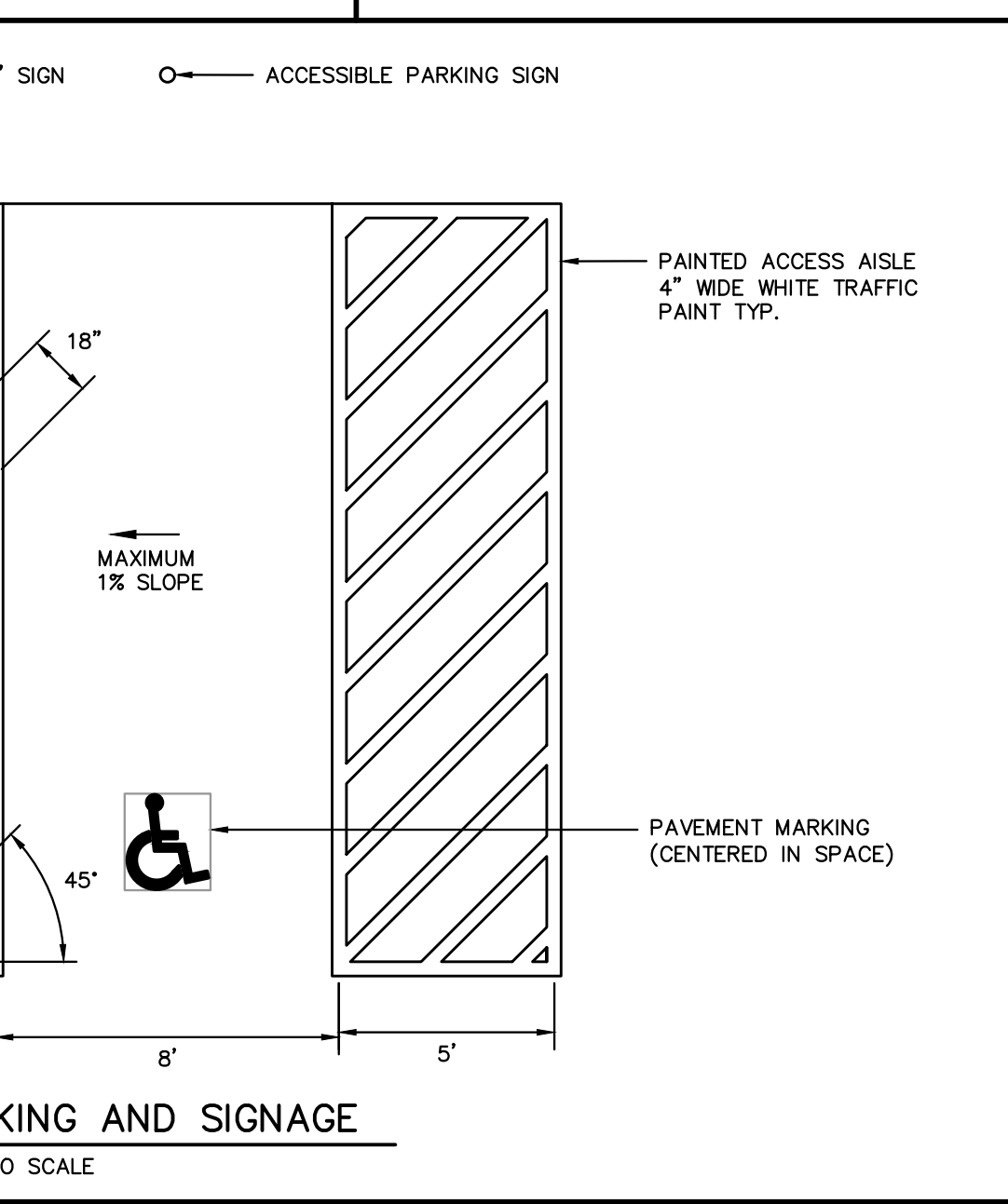
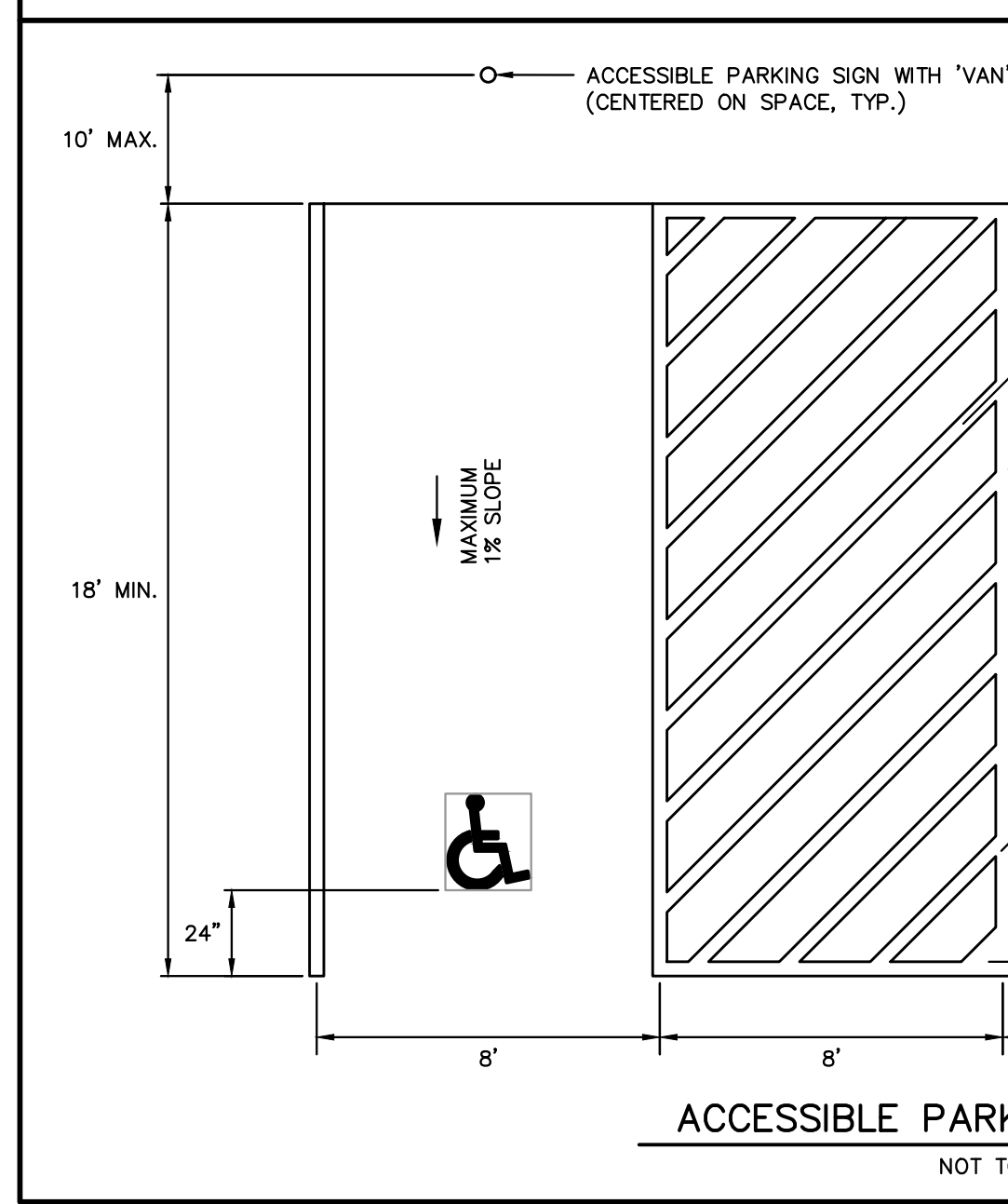
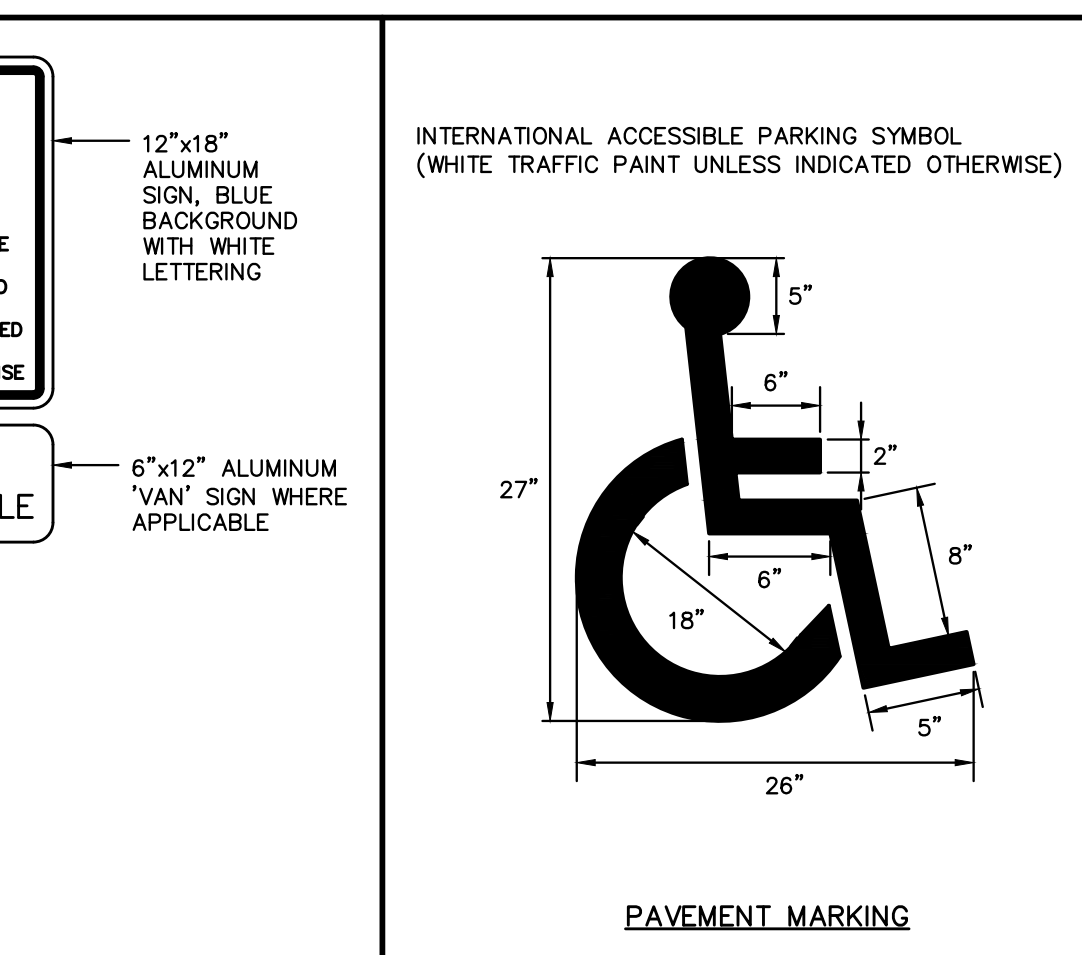
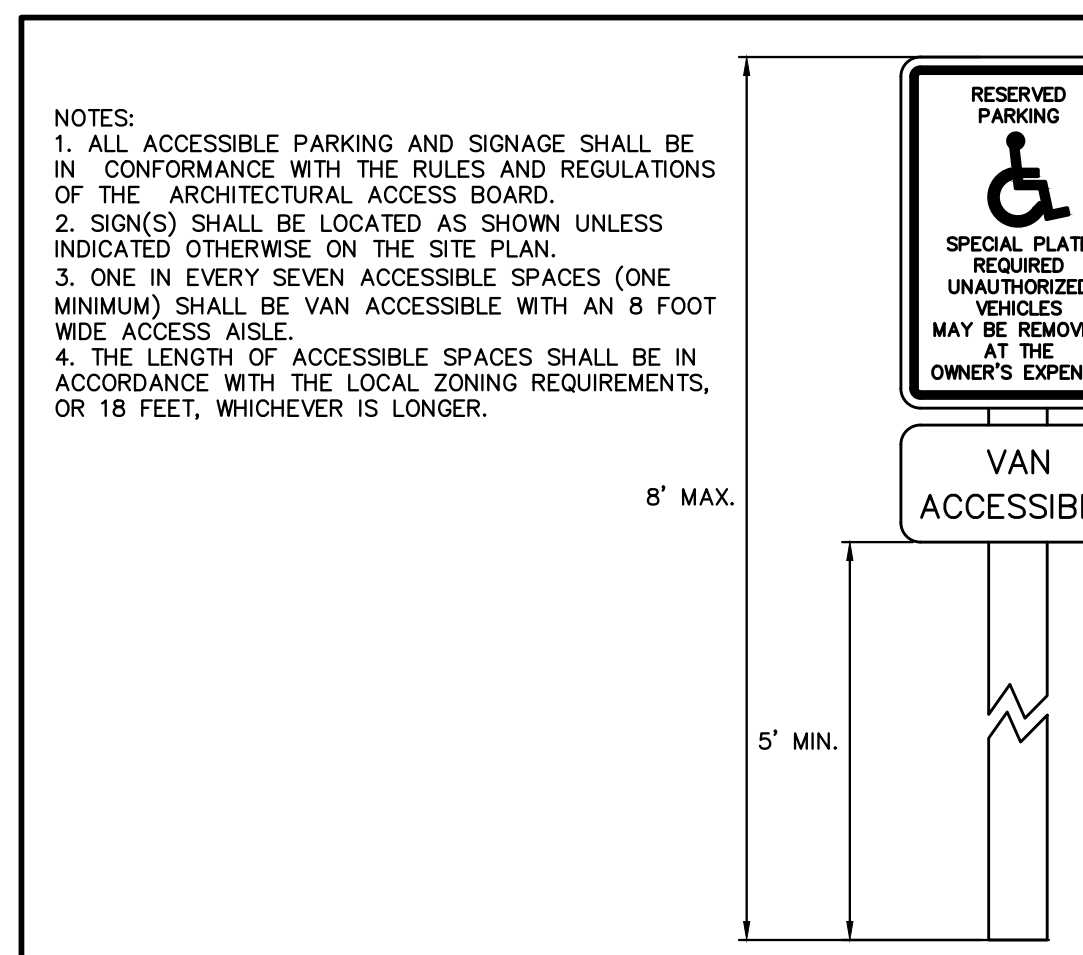
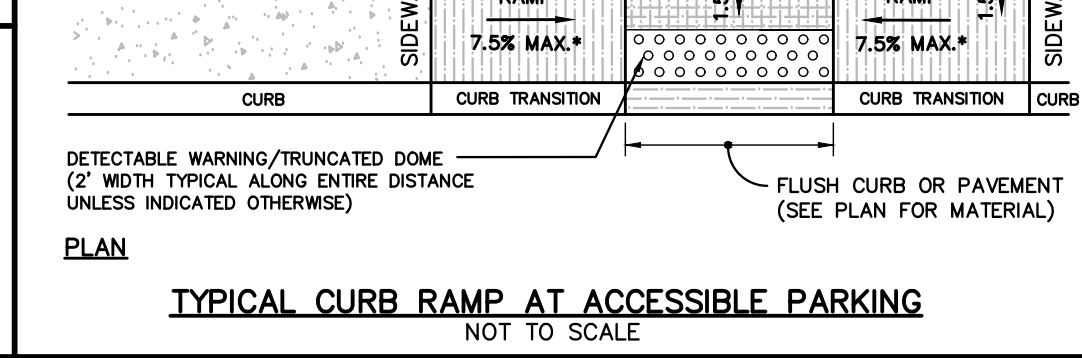
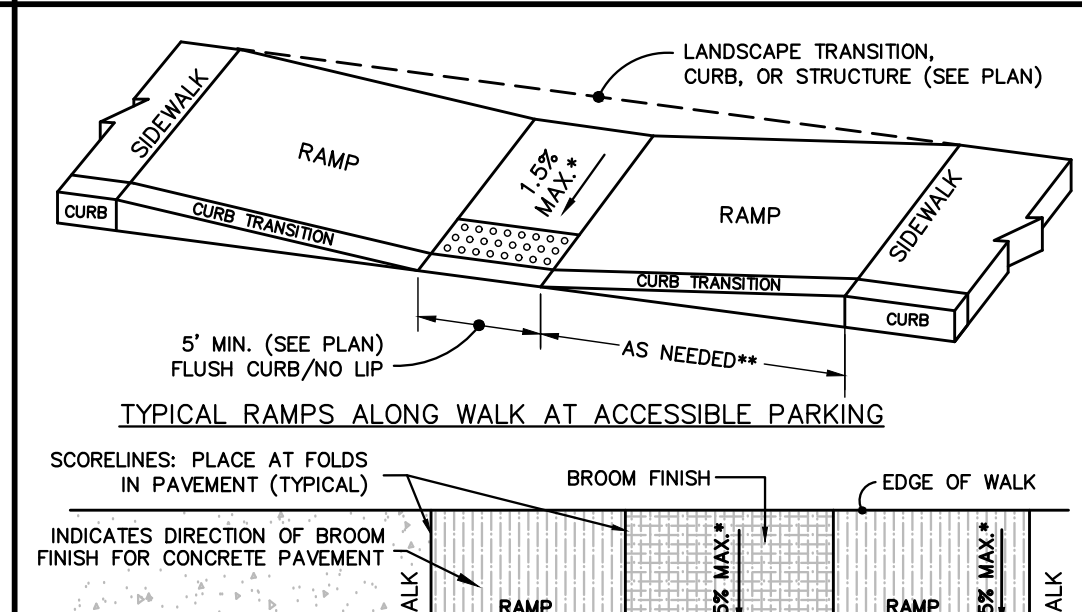
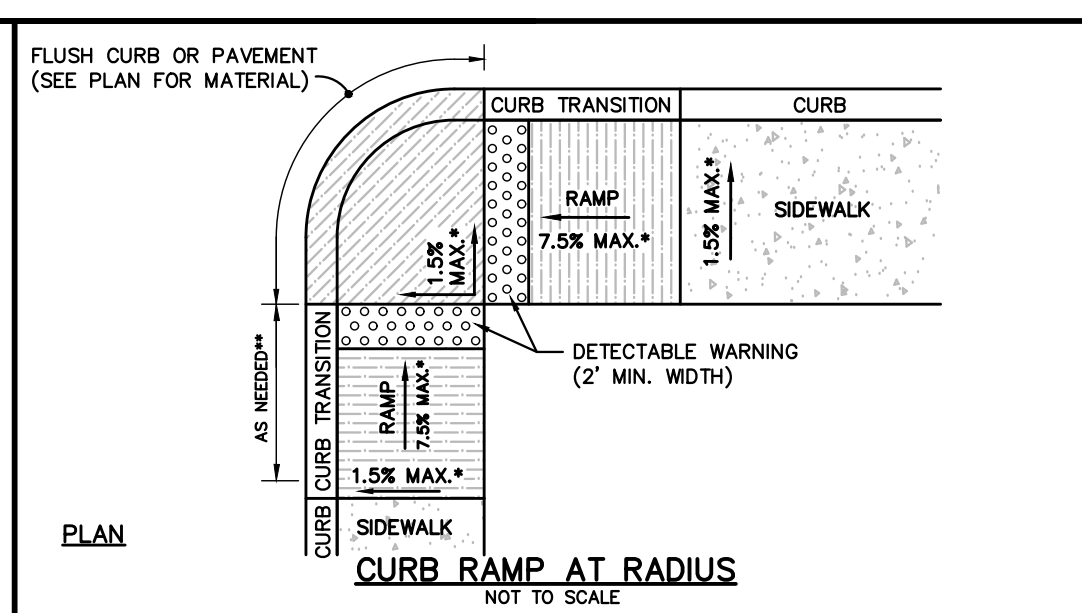
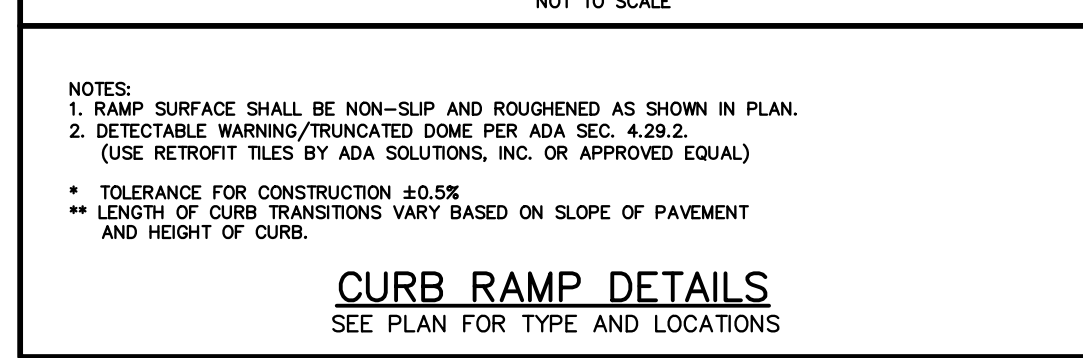
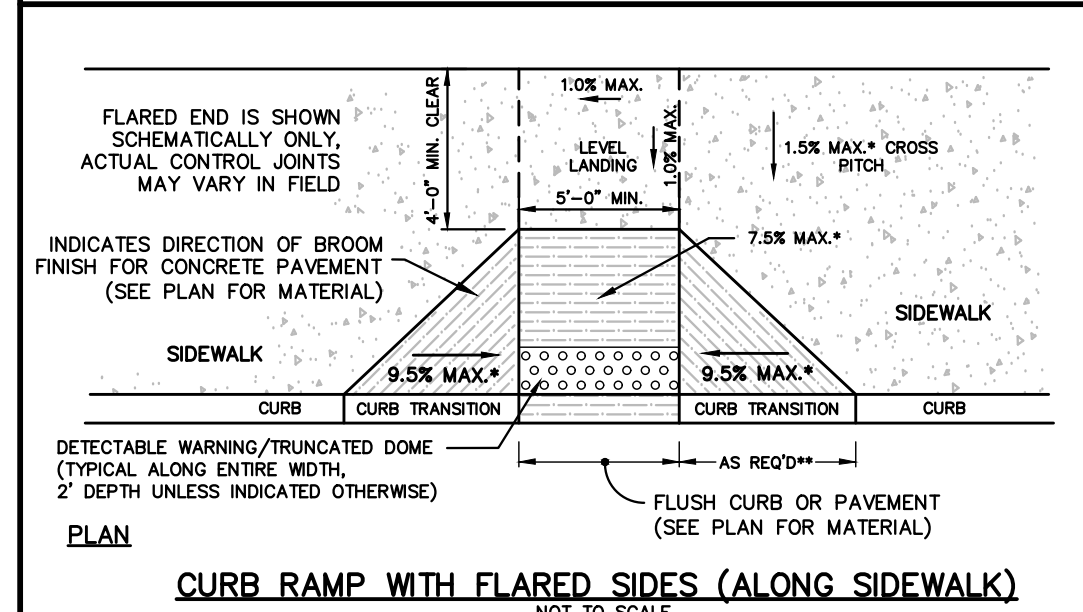
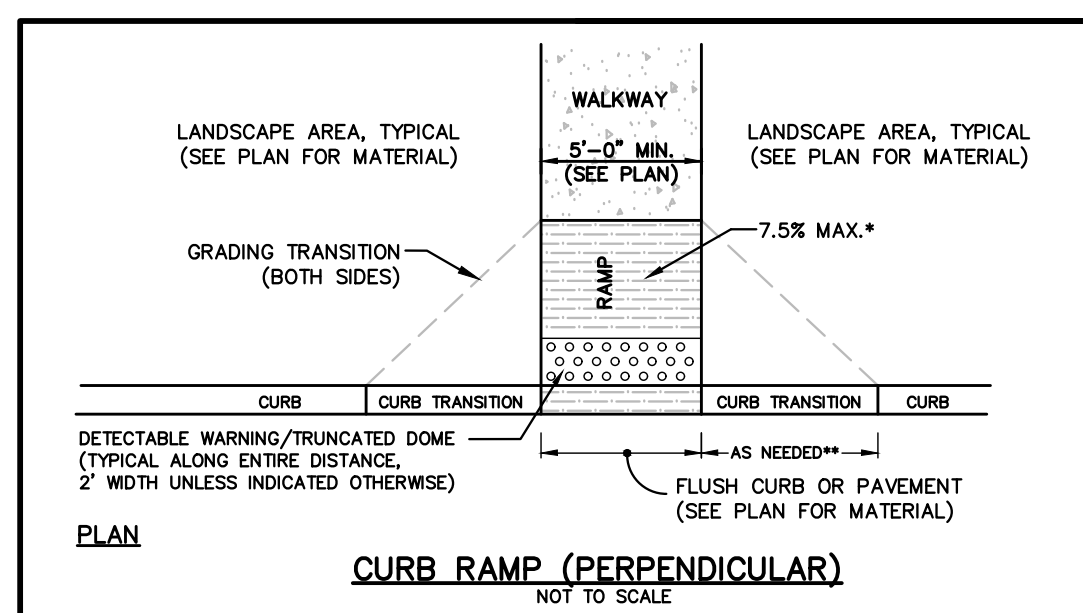
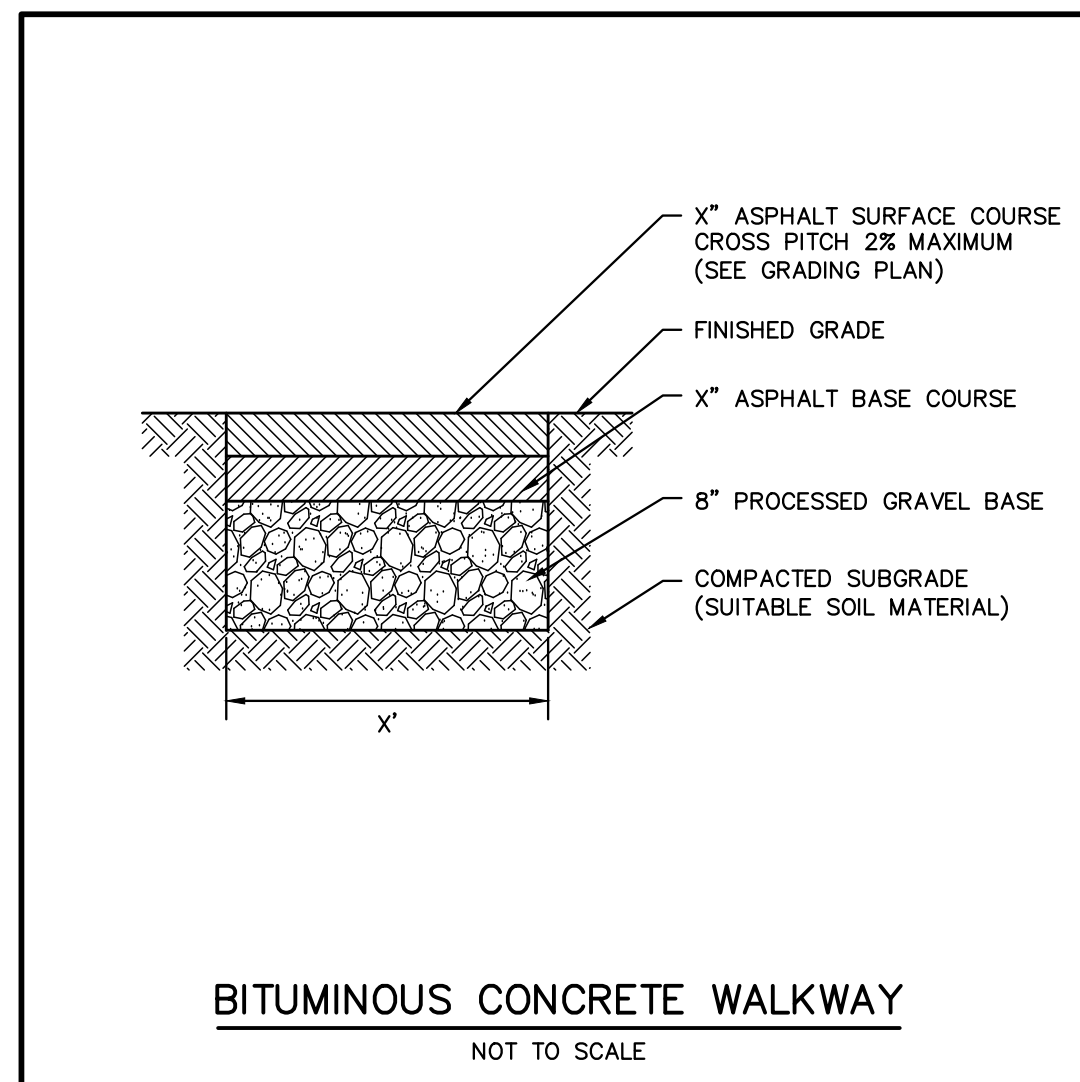
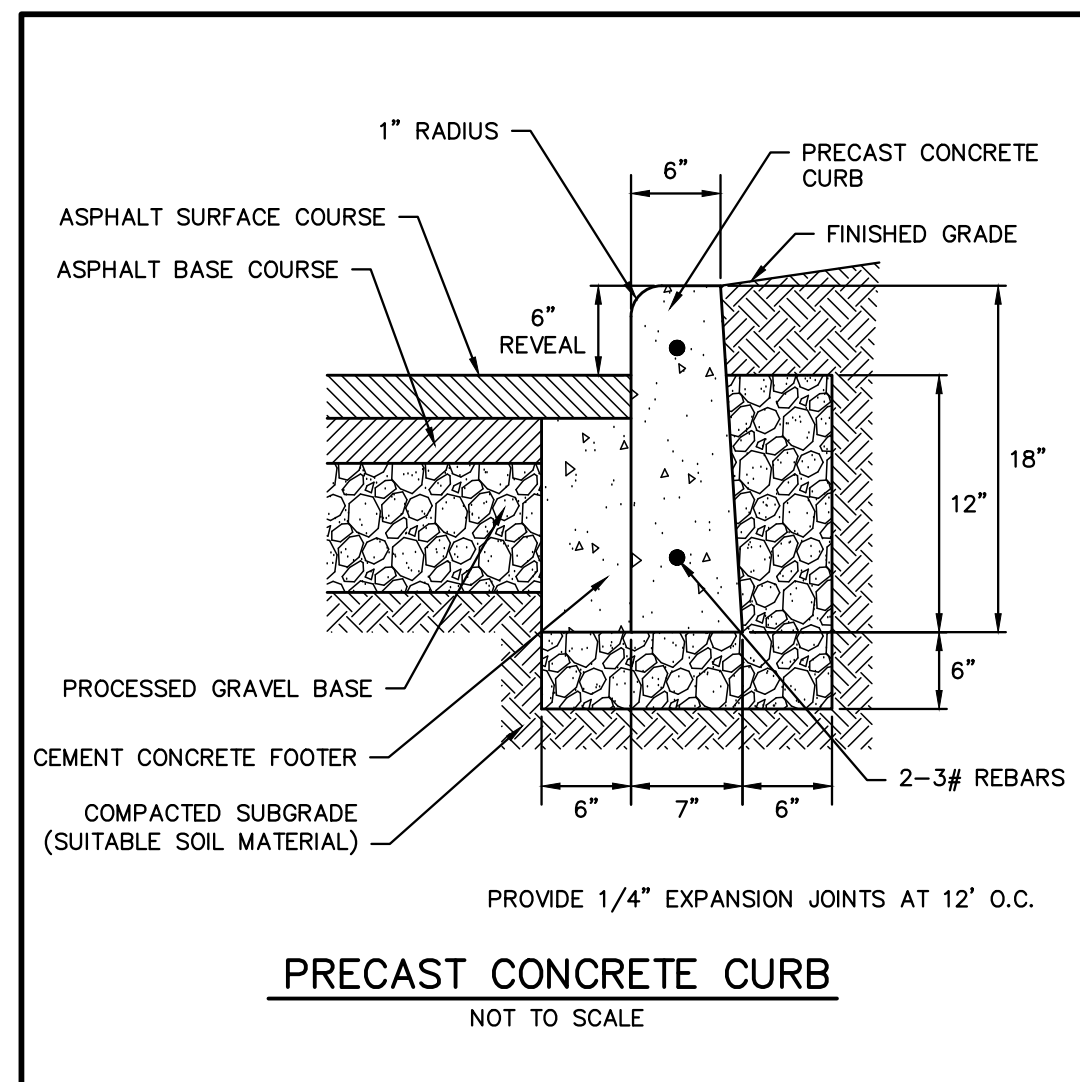
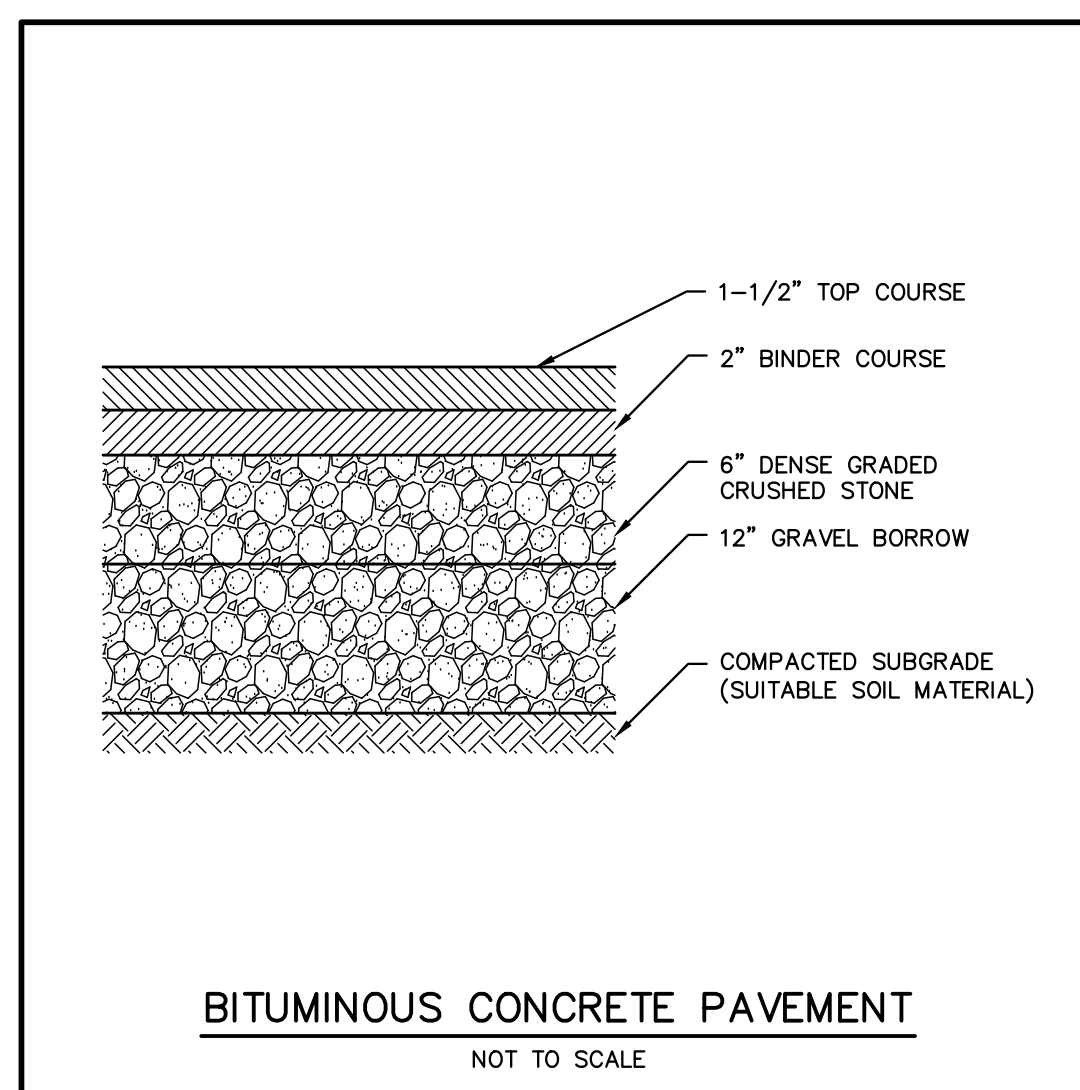
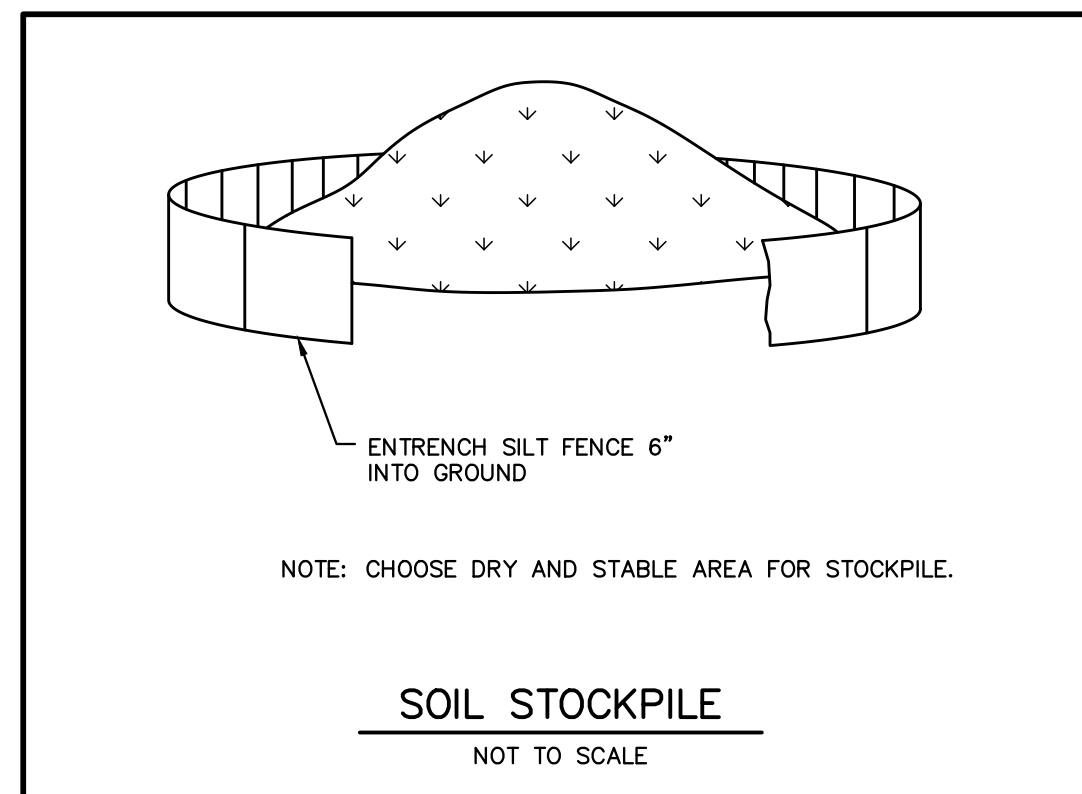
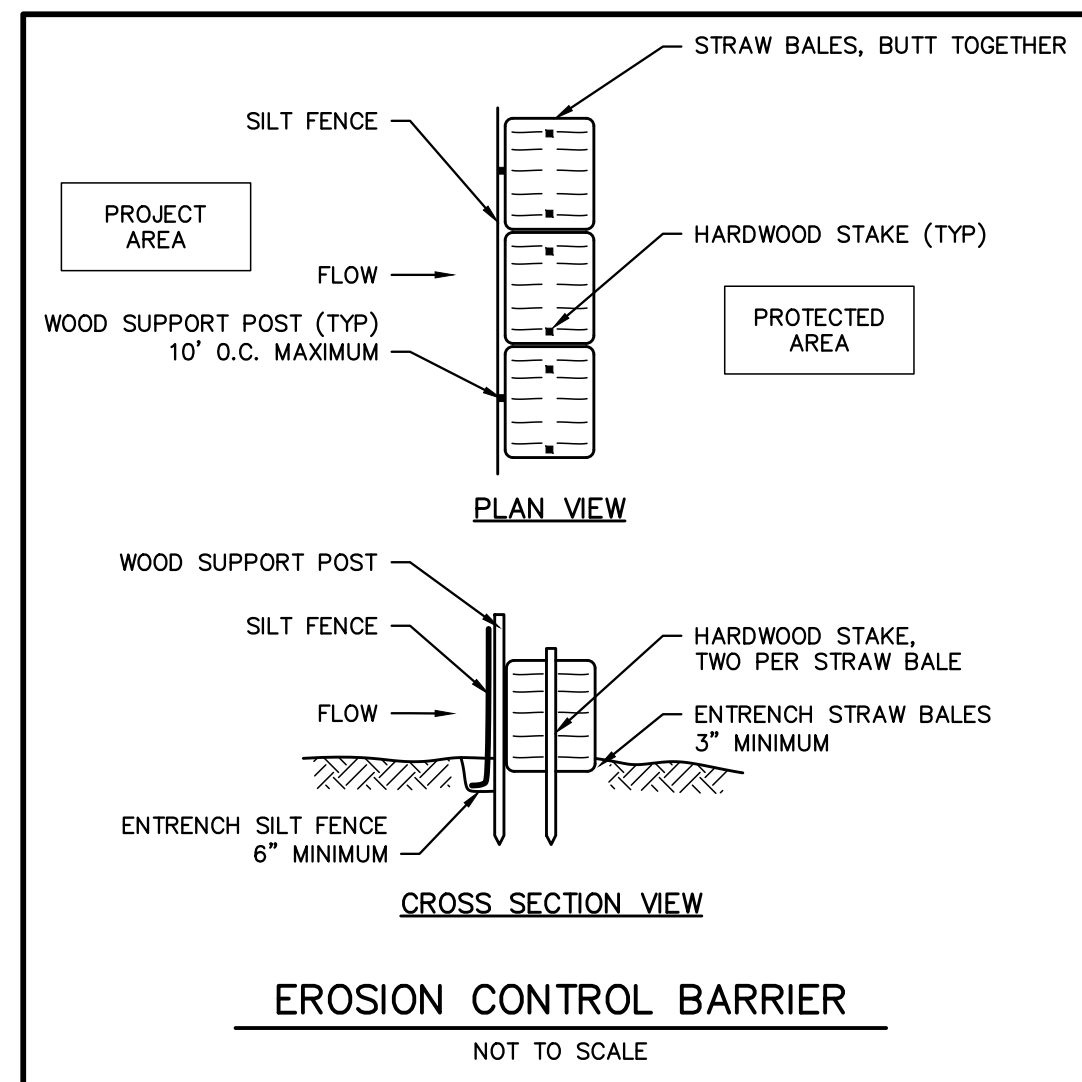
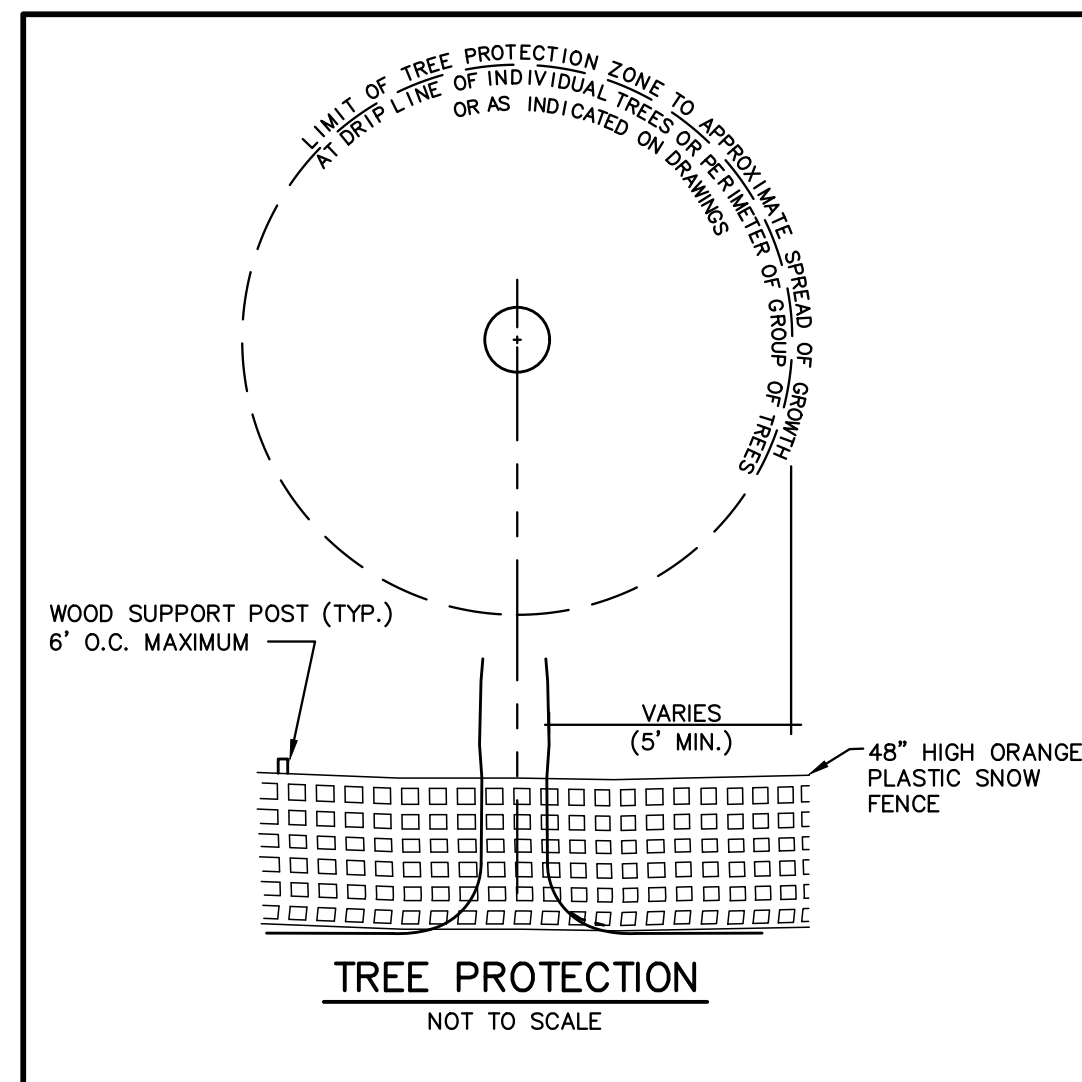
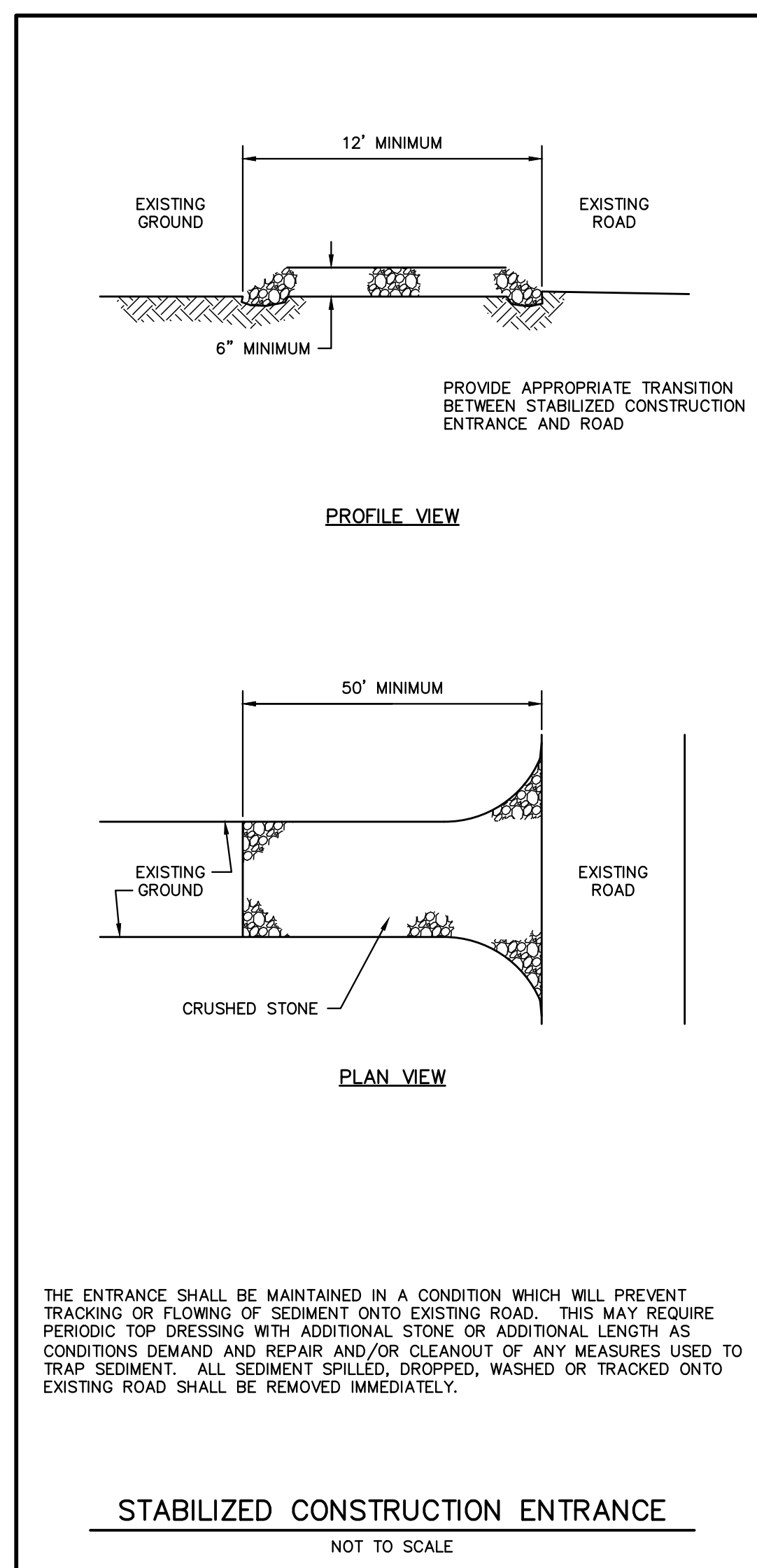
PROJECT:
NOVO RIVERSIDE COMMONS 292 & 294 BAKER AVENUE
CONCORD, MASSACHUSETTS

SCALE: 1" = 40' DATE: MAY 22, 2023
METERS: 0 10 20 30 40
FEET: 0 20 40 60 80 100

GRADING AND DRAINAGE PLAN

B+T JOB NO.2063.27
B+T PLAN NO. 206327P1170-002
C31

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TWO INTERNATIONAL PLACE
BOSTON, MASSACHUSETTS 02110

THOMAS JOHN MICHALAK
CIVIL ENGINEER
No. 49337
STATE OF MASSACHUSETTS

12/18/2023

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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. 206326P118C-003

C5.1

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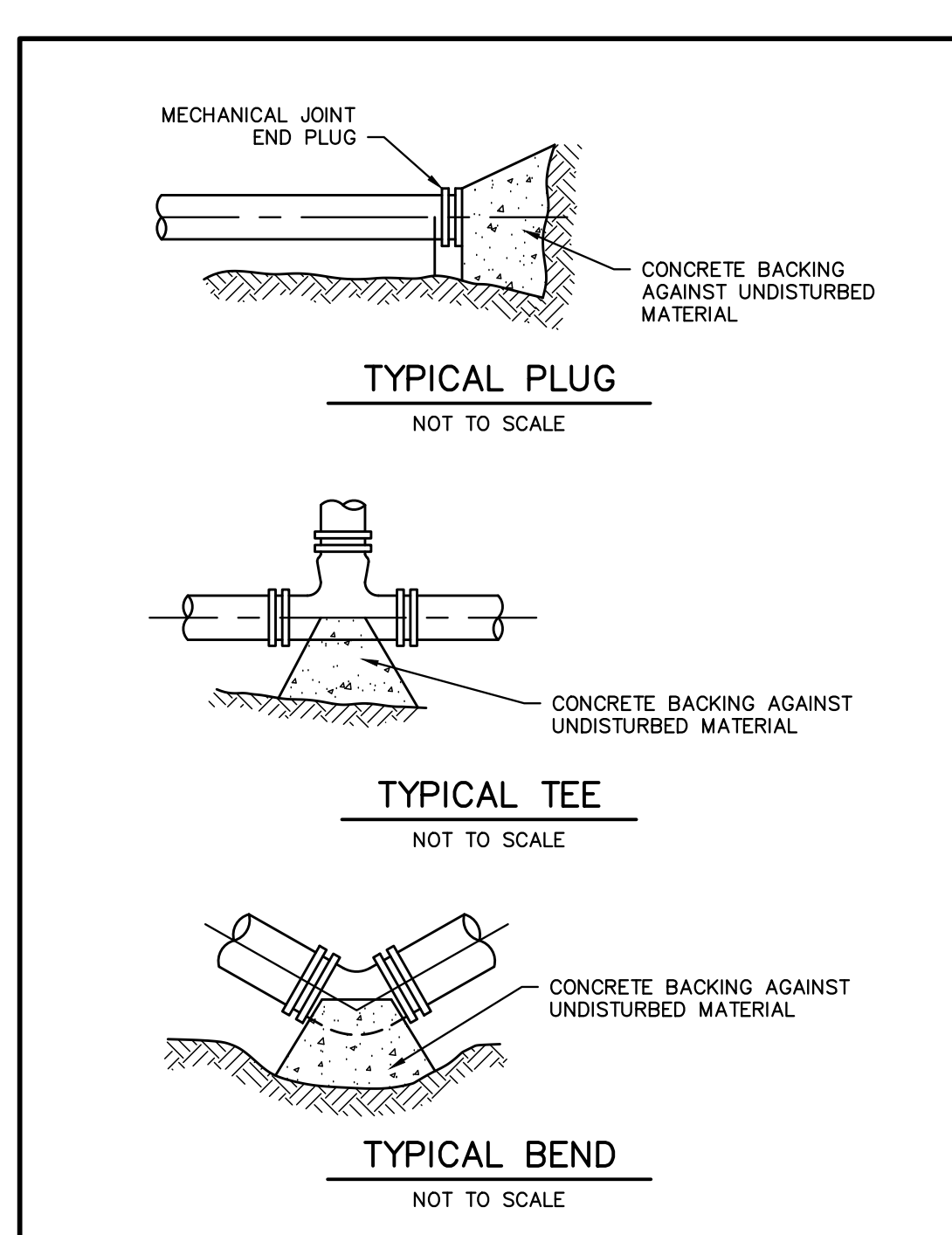
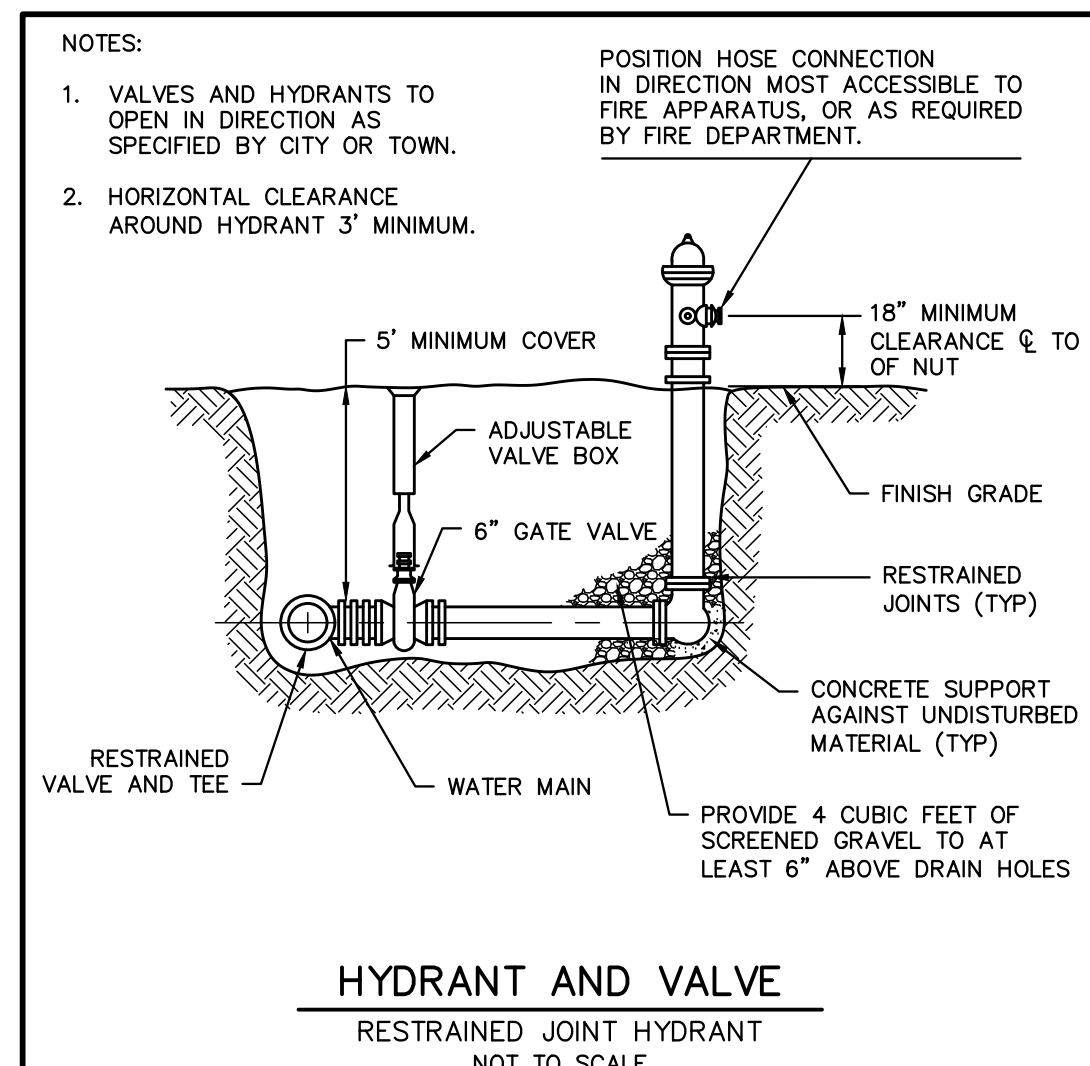
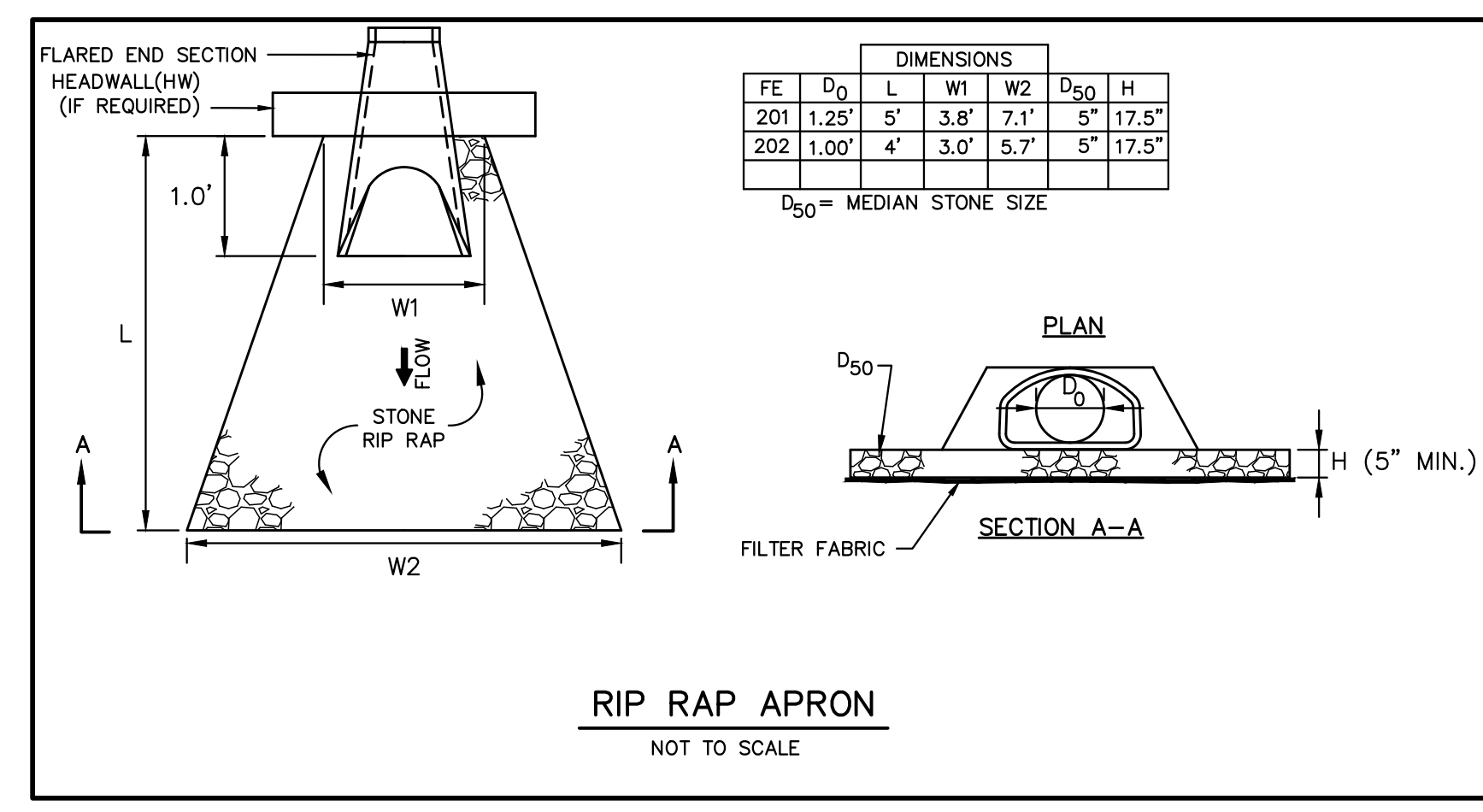
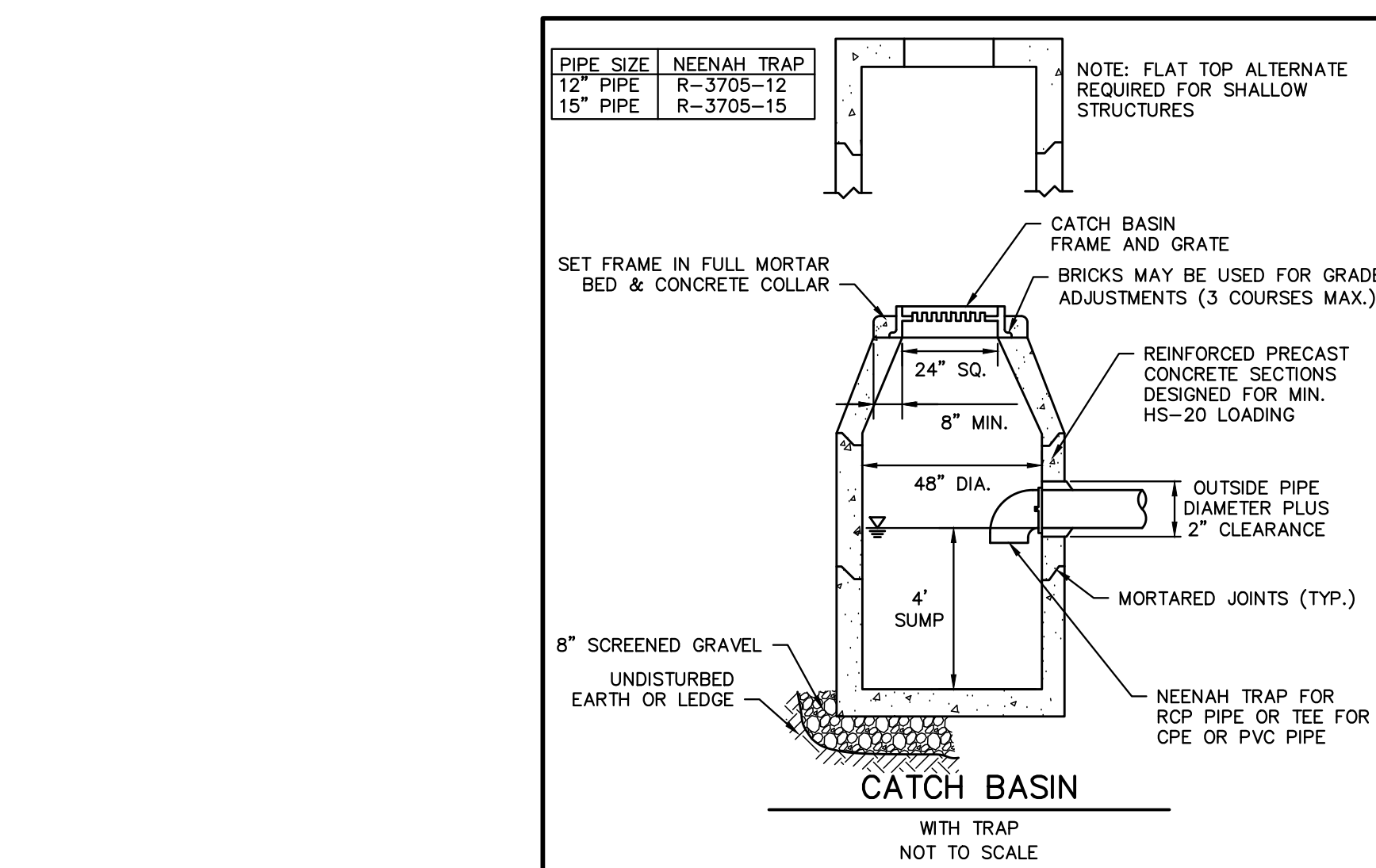
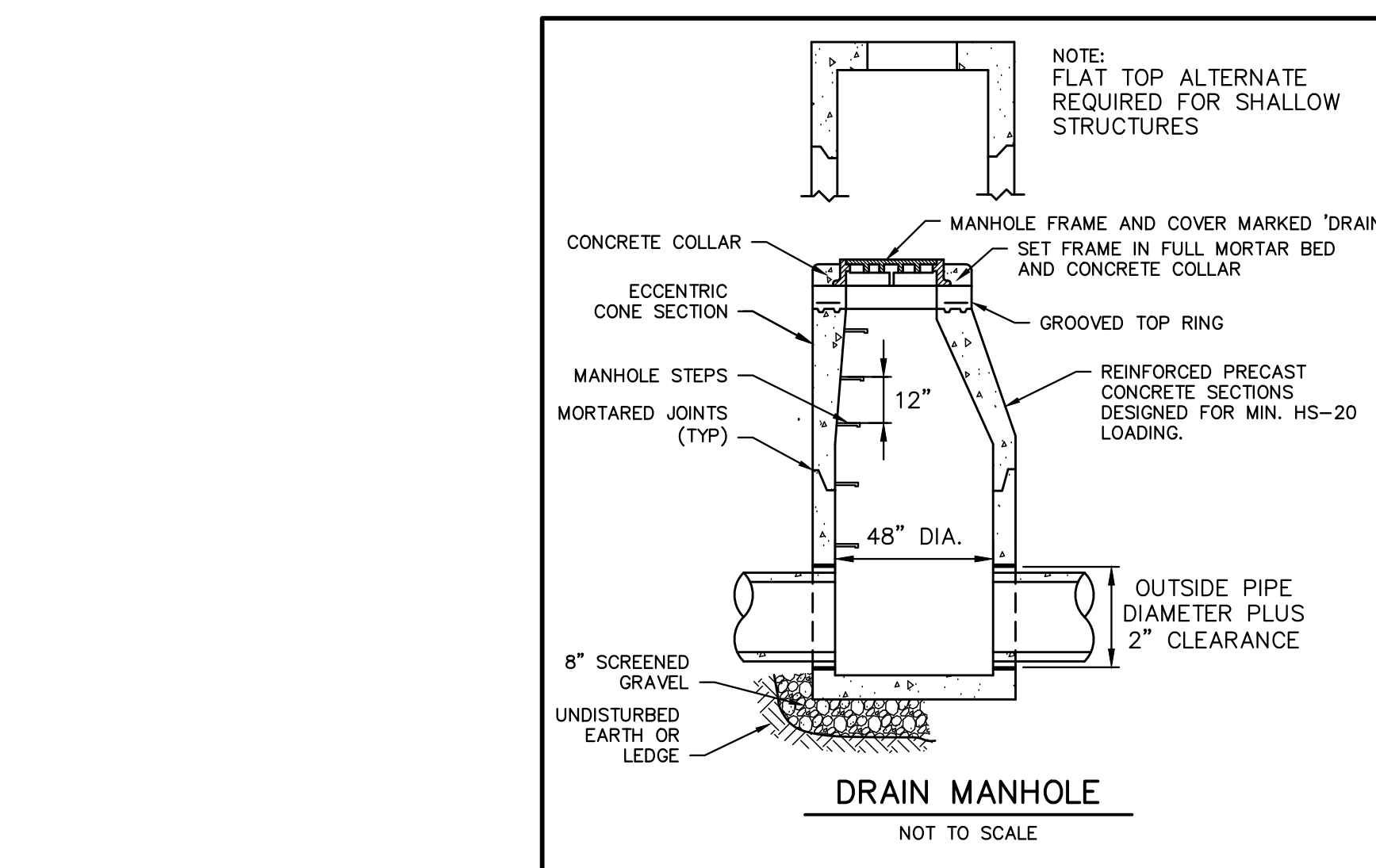
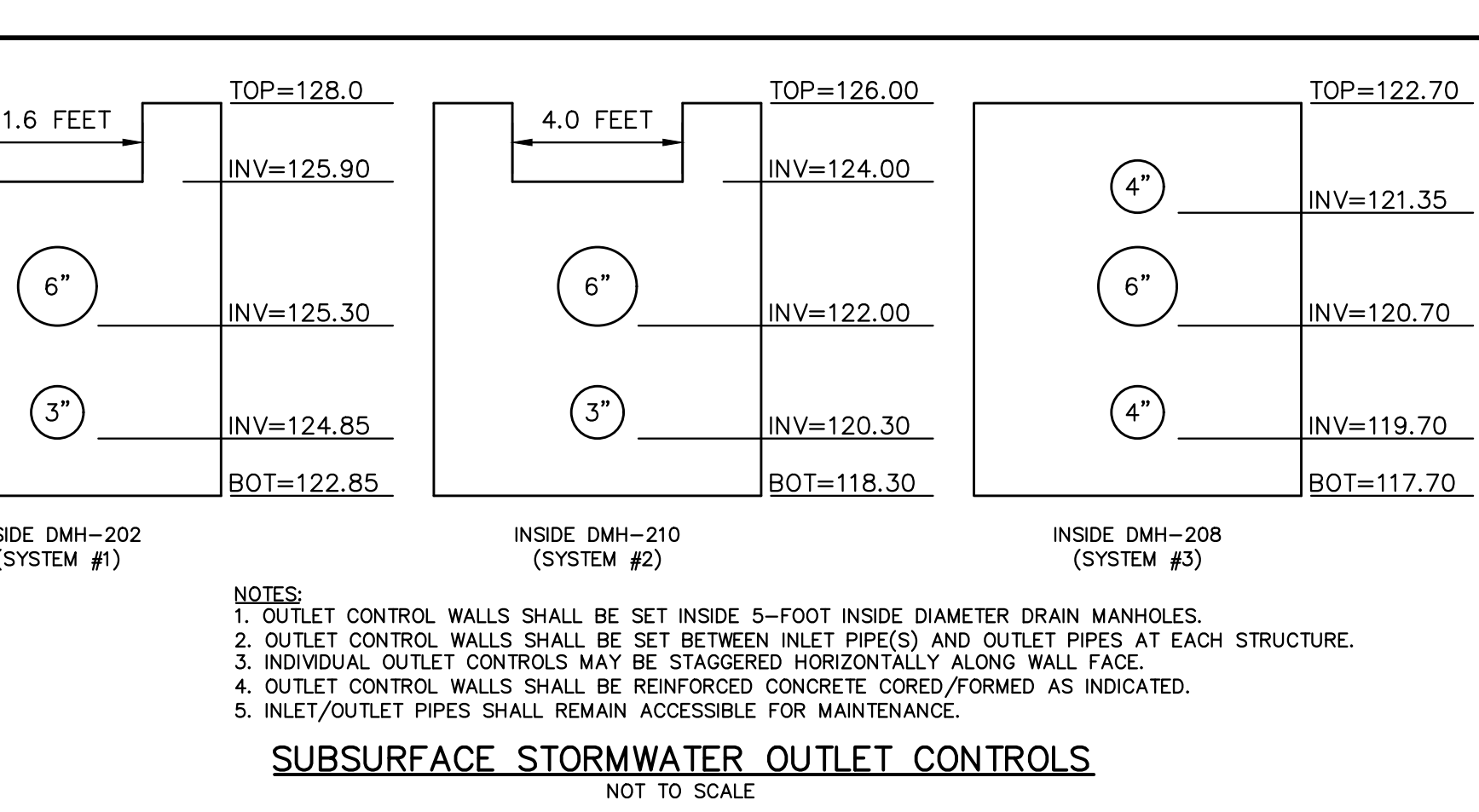
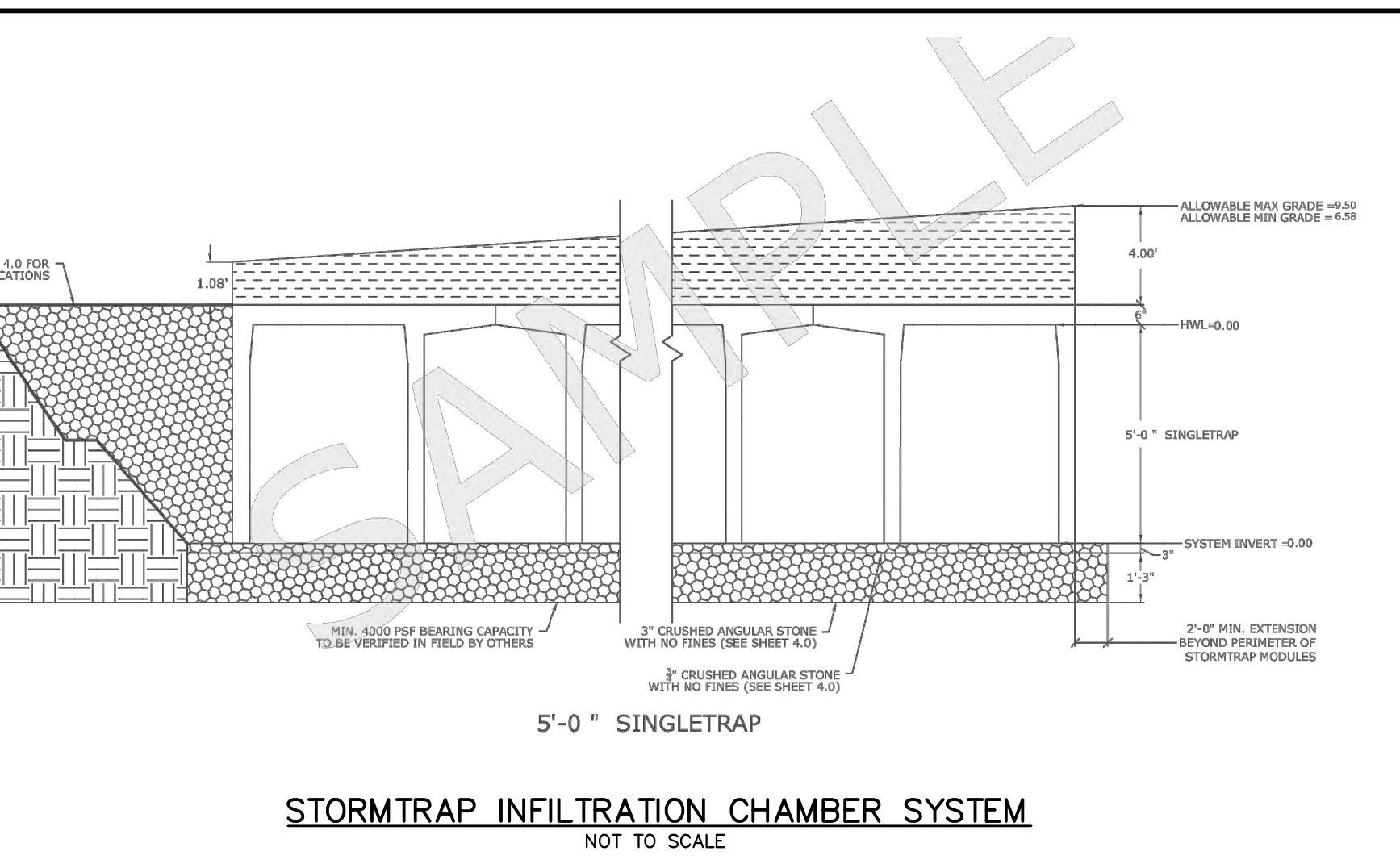
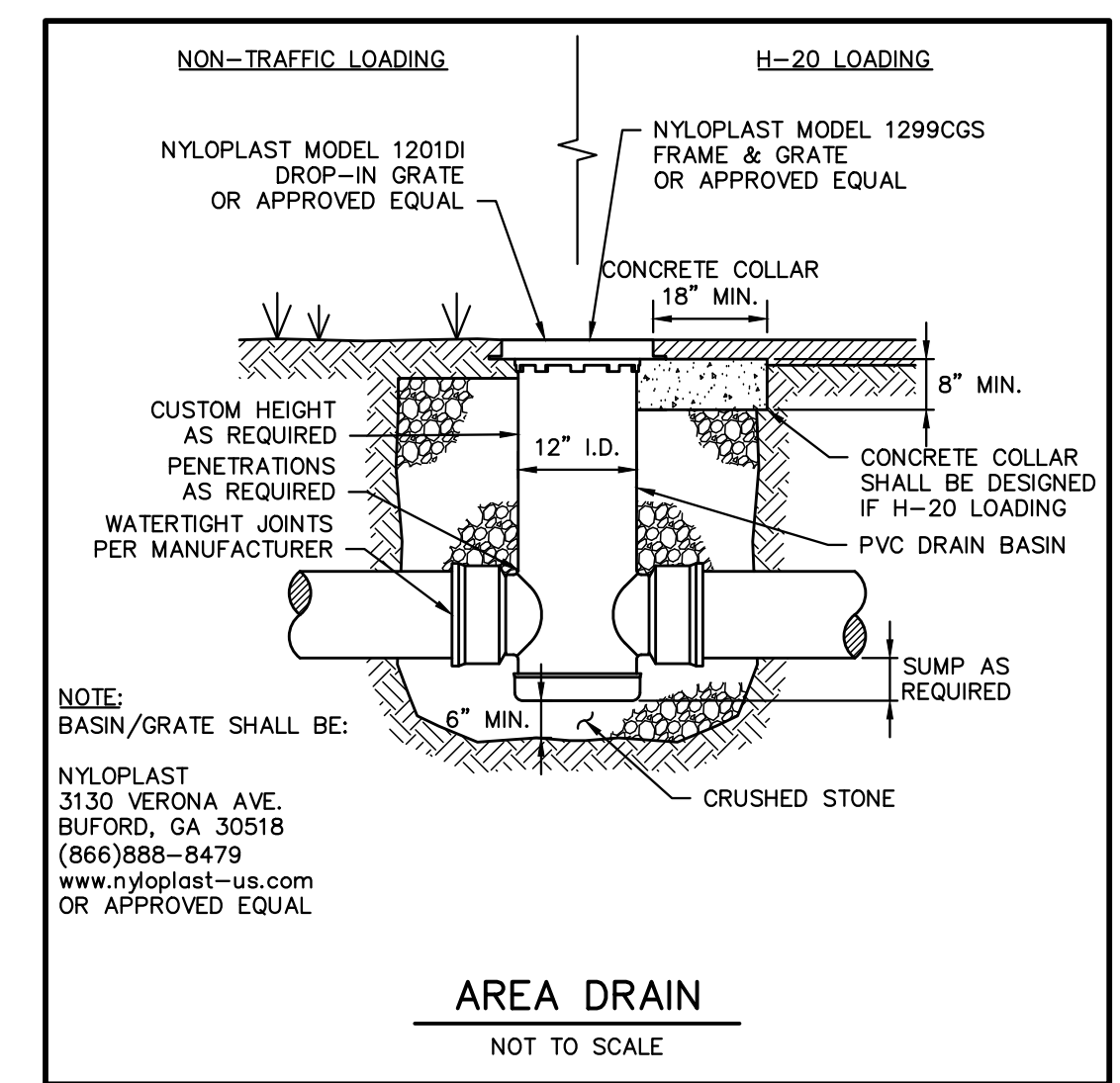
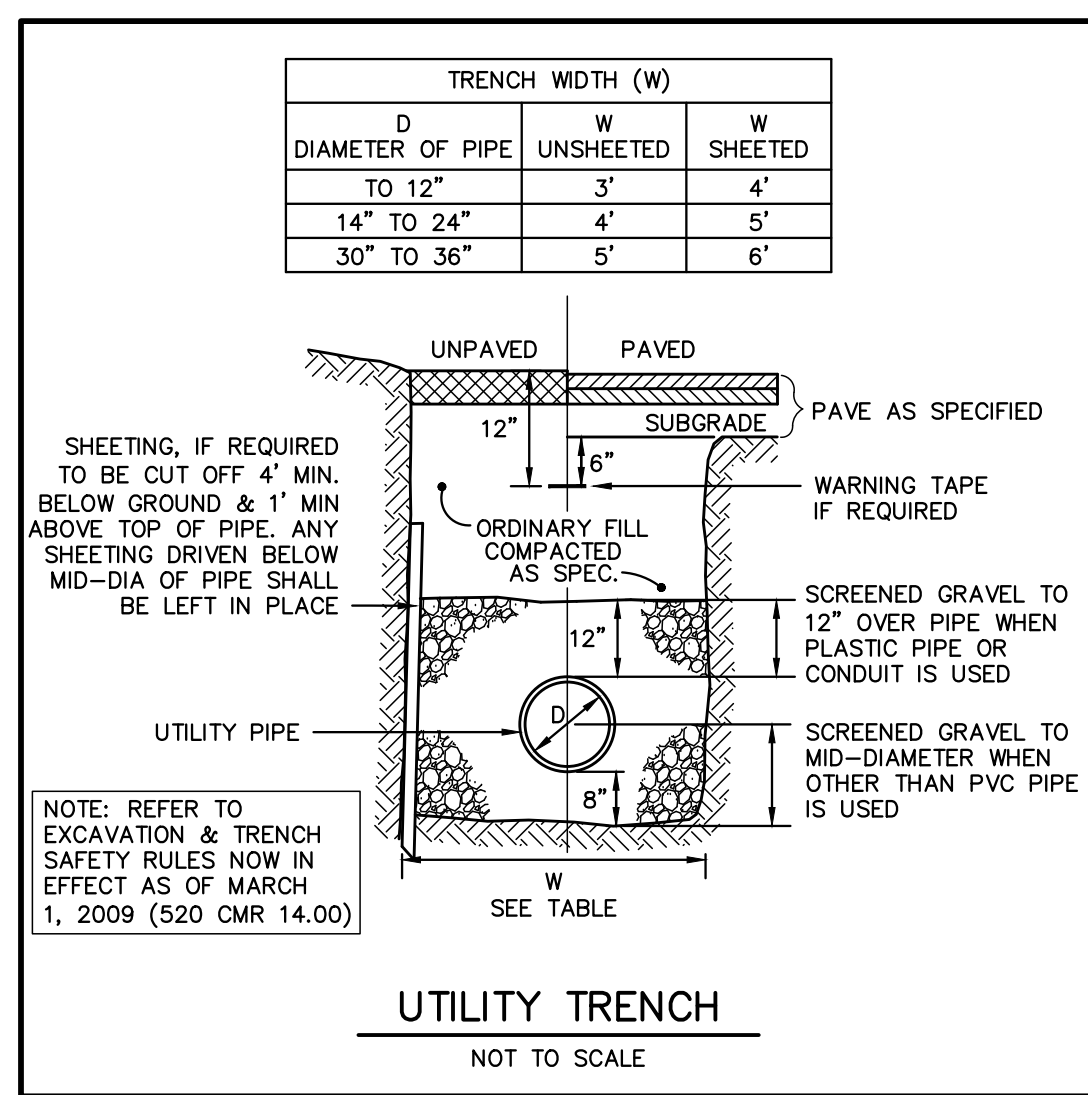
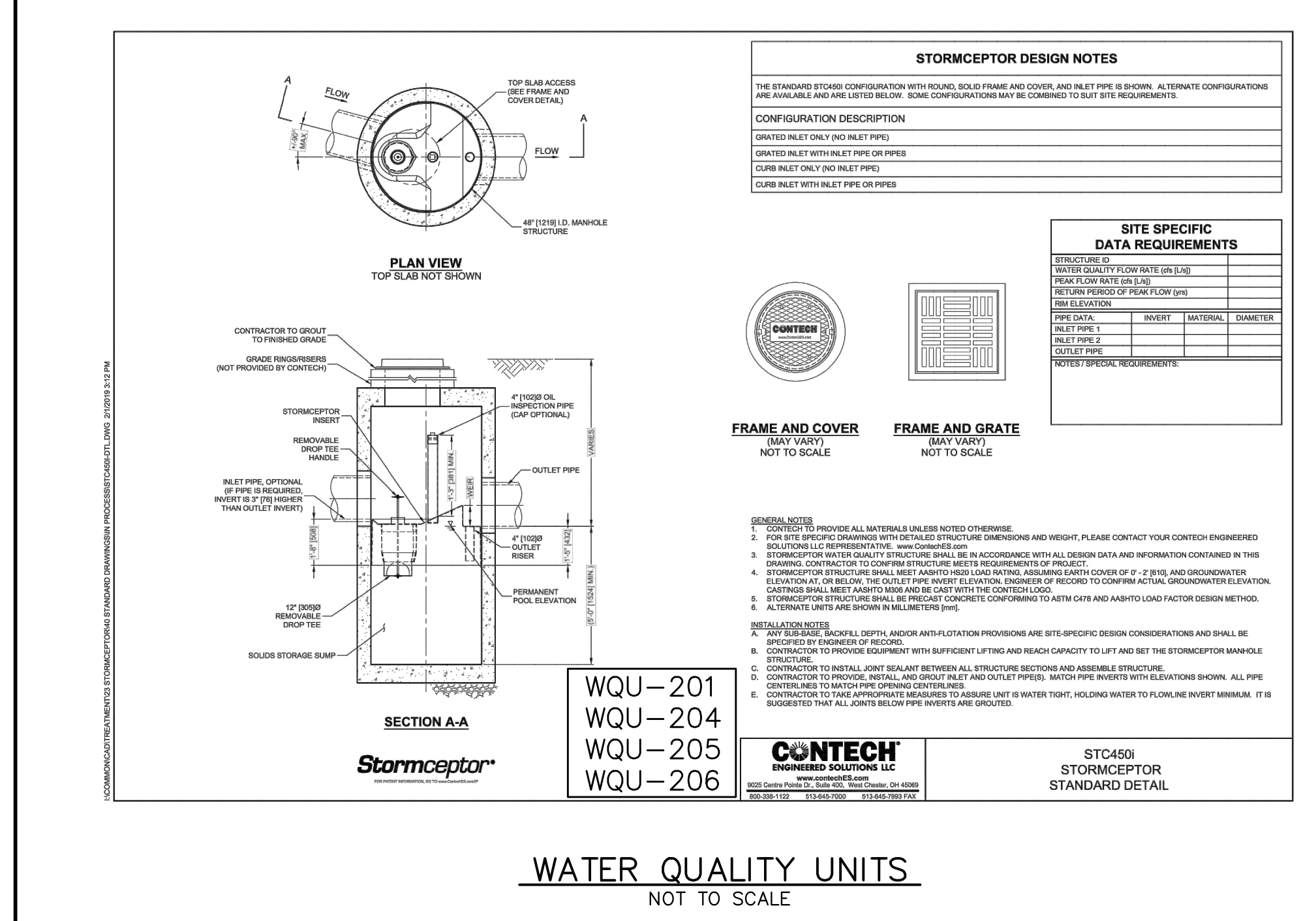
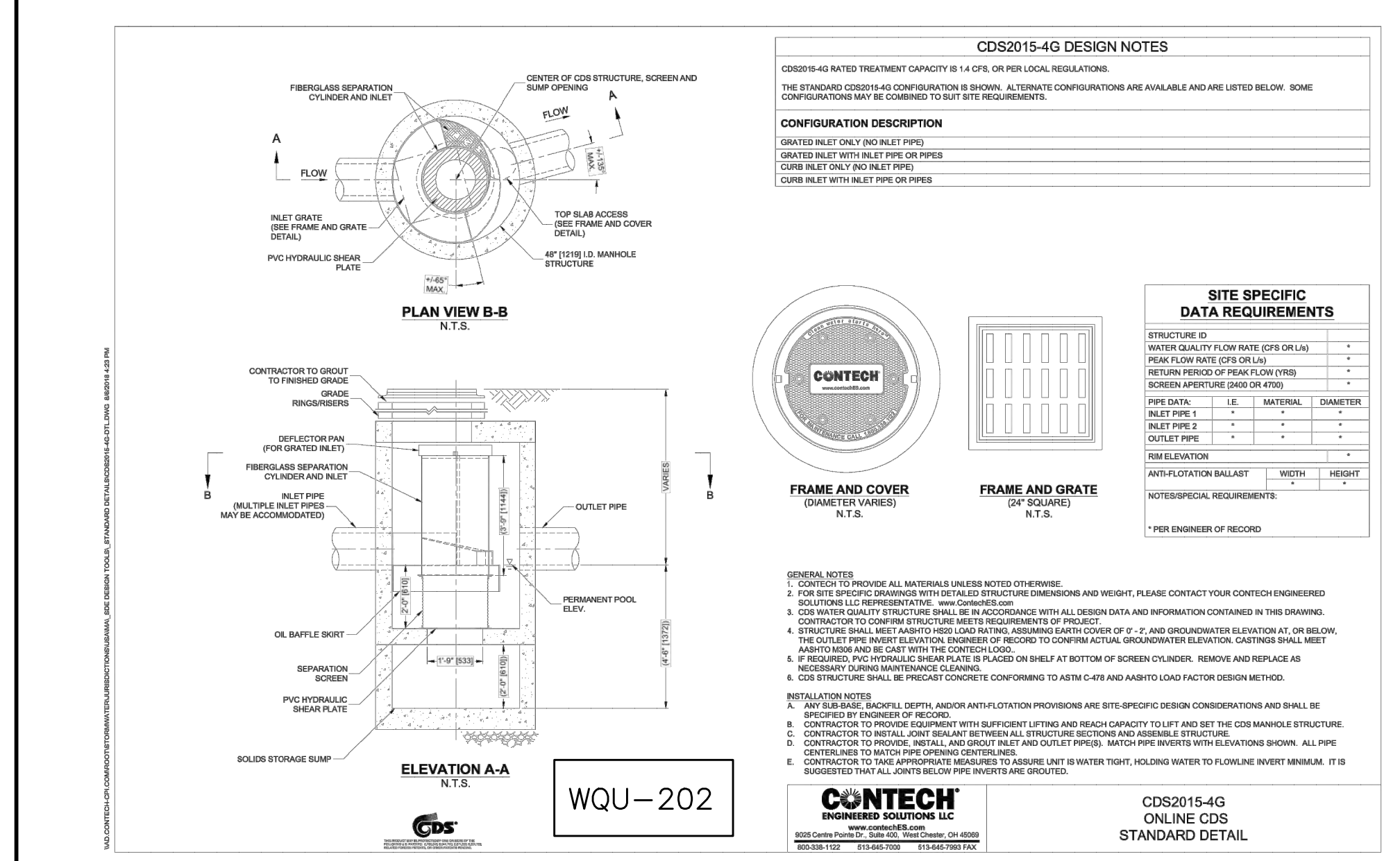
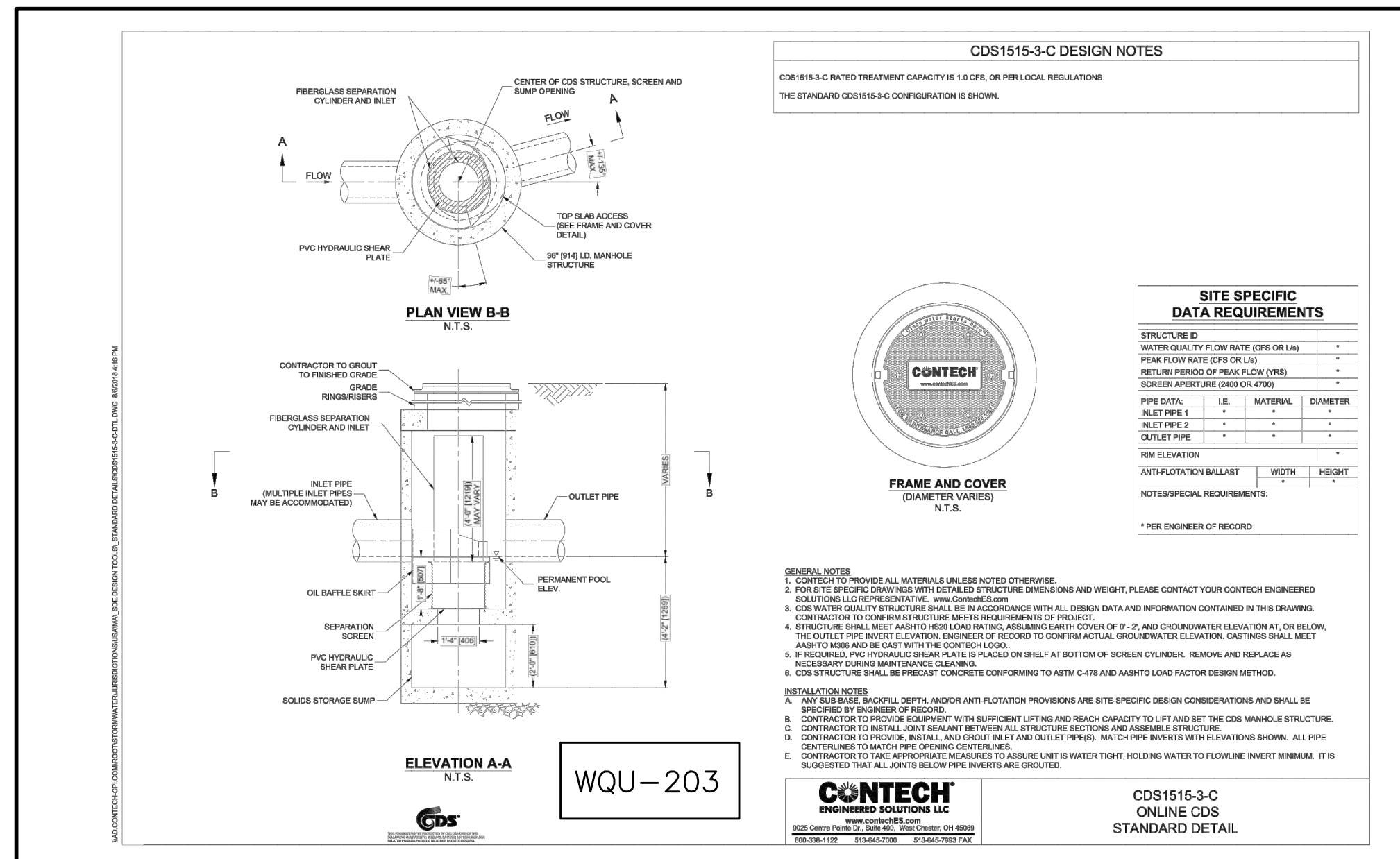
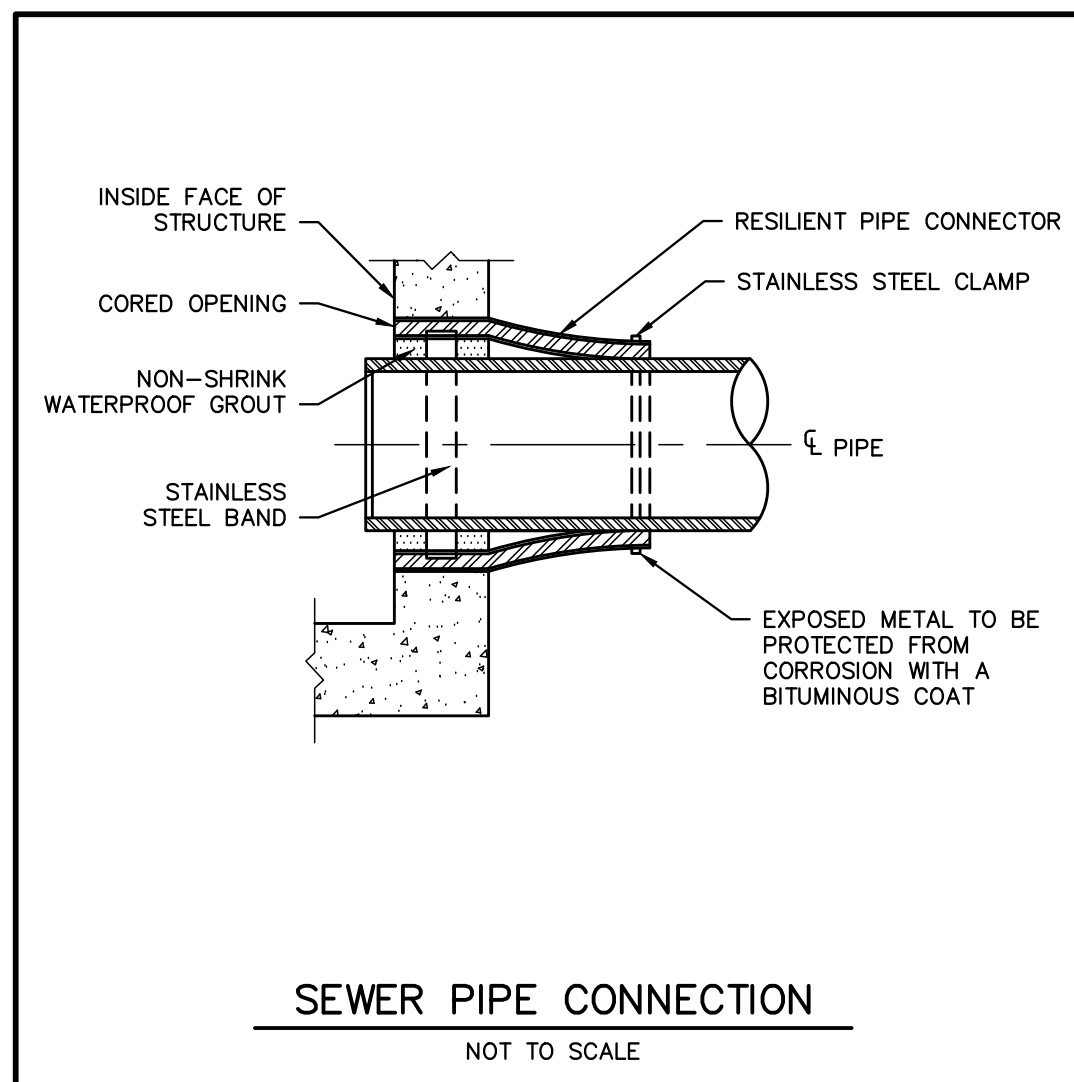
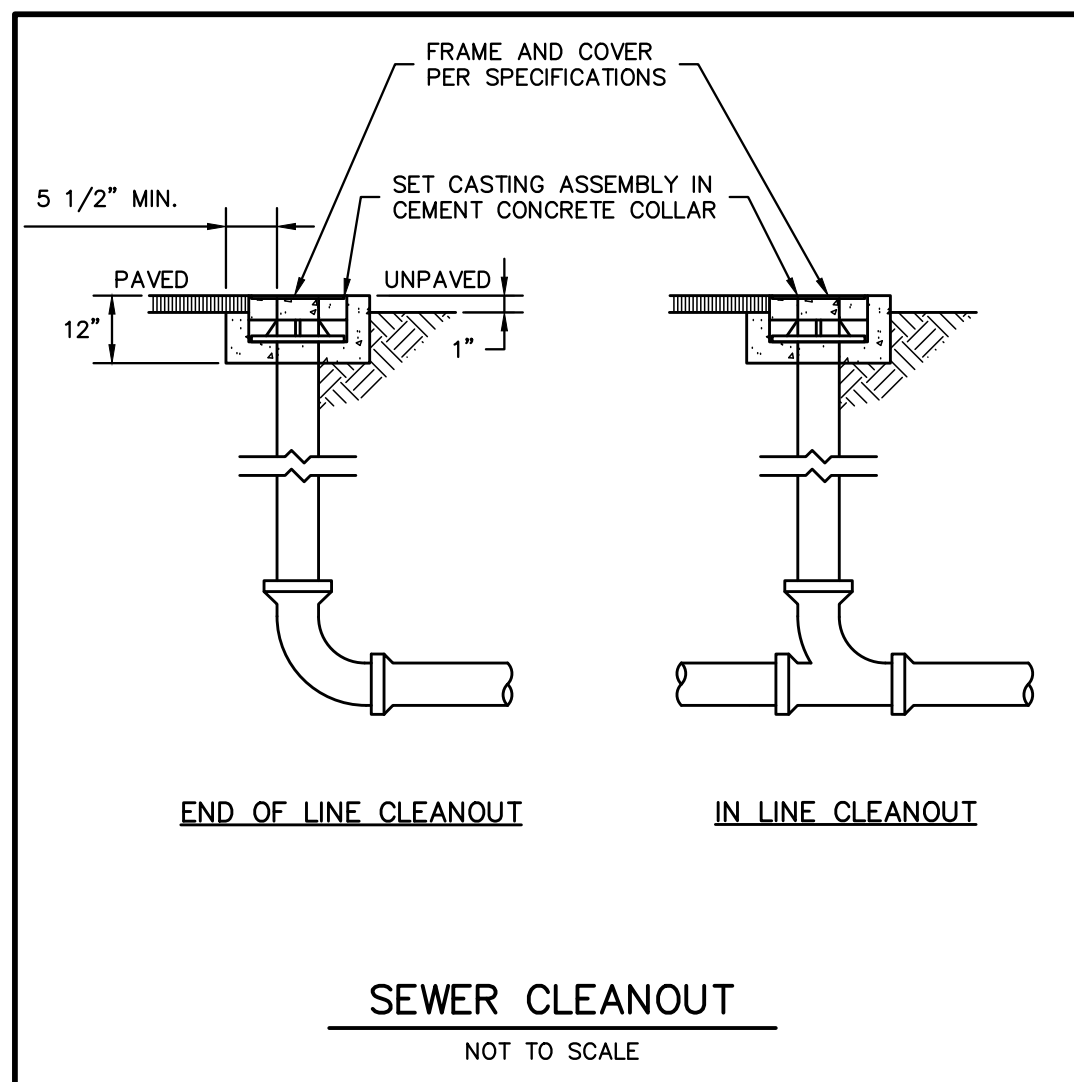
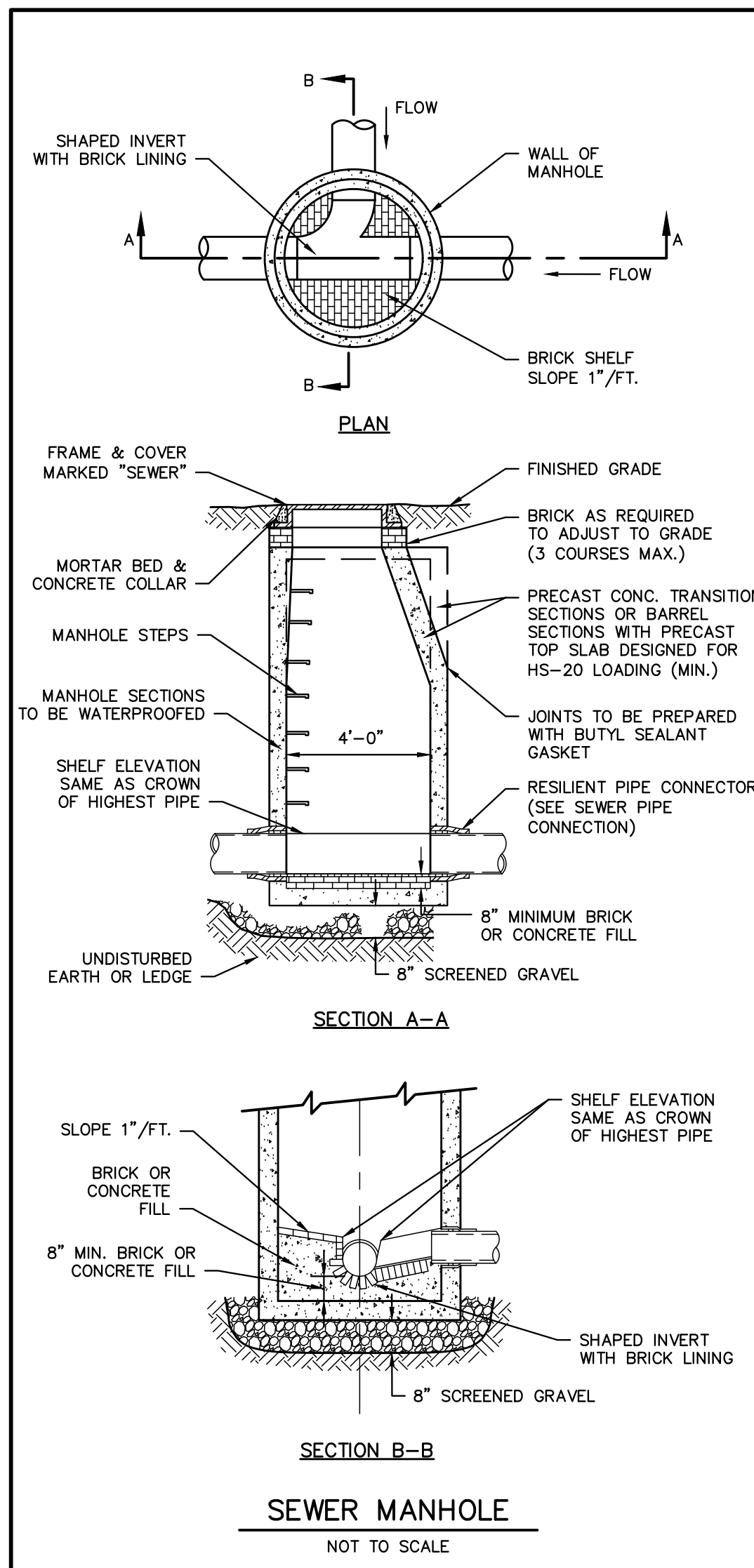
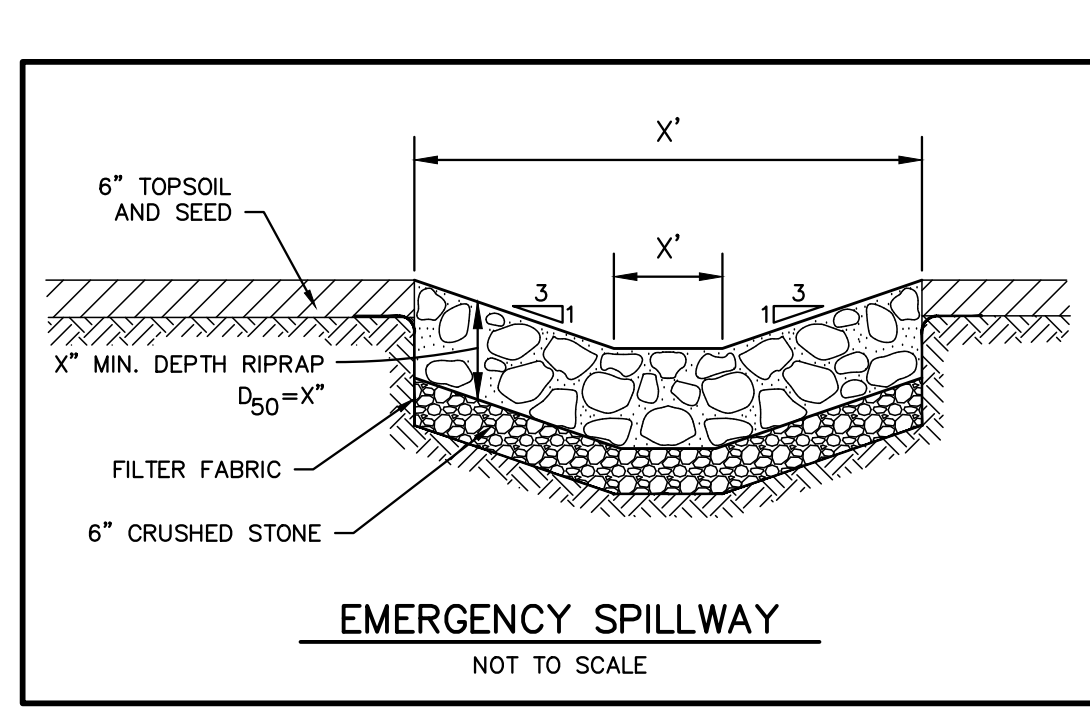
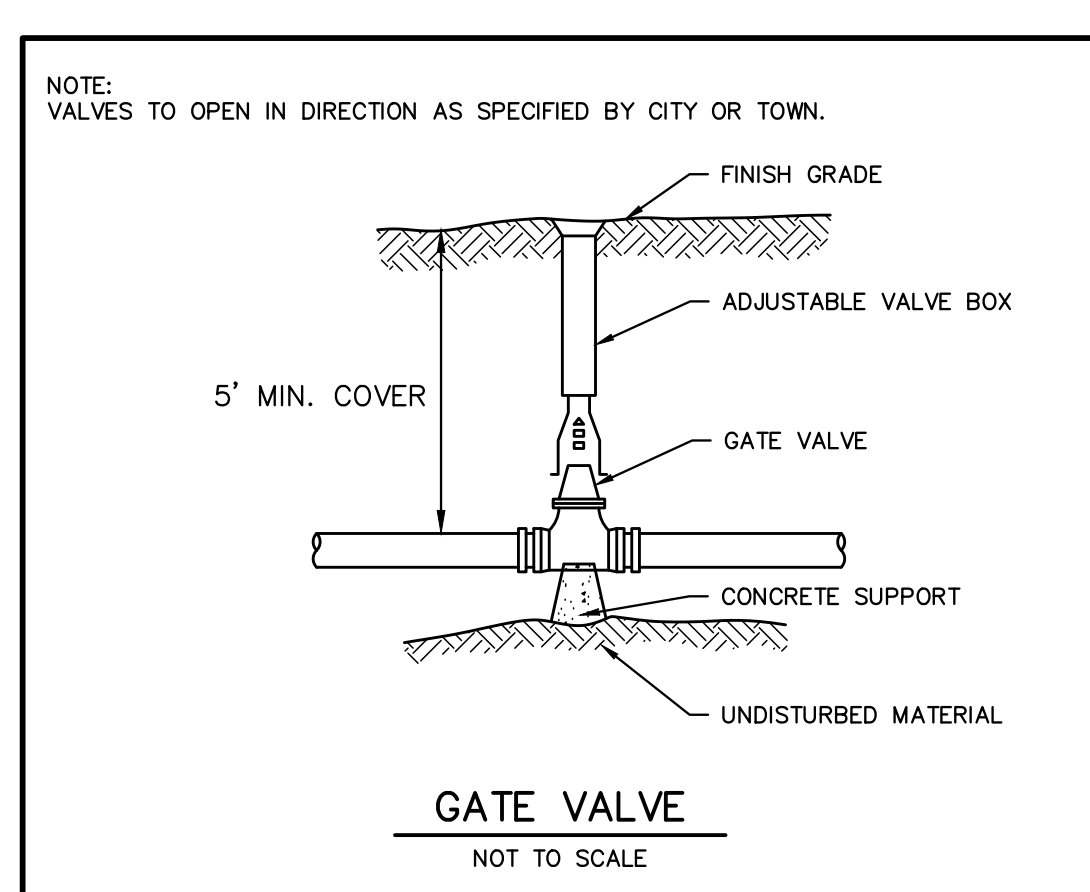


TABLE OF BEARING AREAS IN SQUARE FEET AGAINST UNDISTURBED MATERIAL FOR WATER MAIN FITTINGS

SIZE OF MAIN (IN.)	45° BEND	TEES & PLUGS	22 1/2° BEND
8" OR LESS	8	10	6
10" & 12"	22	16	13



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PREPARED FOR:

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TWO INTERNATIONAL PLACE
BOSTON, MASSACHUSETTS 02110

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PREPARED BY:

BEALS AND THOMAS

BEALS AND THOMAS, INC.
144 Turnpike Road, Suite 210
Southborough, Massachusetts 01772-2104
T 508.366.0560 | www.bealsandthomas.com

ISSUE DATE	DESCRIPTION
5	
4	
3	
2	12/18/2023 NOTICE OF INTENT
1	07/31/2023 REVISION
0	05/22/2023 PEL SUBMISSION

DES	DWN	CHK'D	APP'D

PROJECT:

NOVO RIVERSIDE COMMONS
292 & 294 BAKER AVENUE
CONCORD, MASSACHUSETTS

SCALE: AS NOTED DATE: MAY 22, 2023

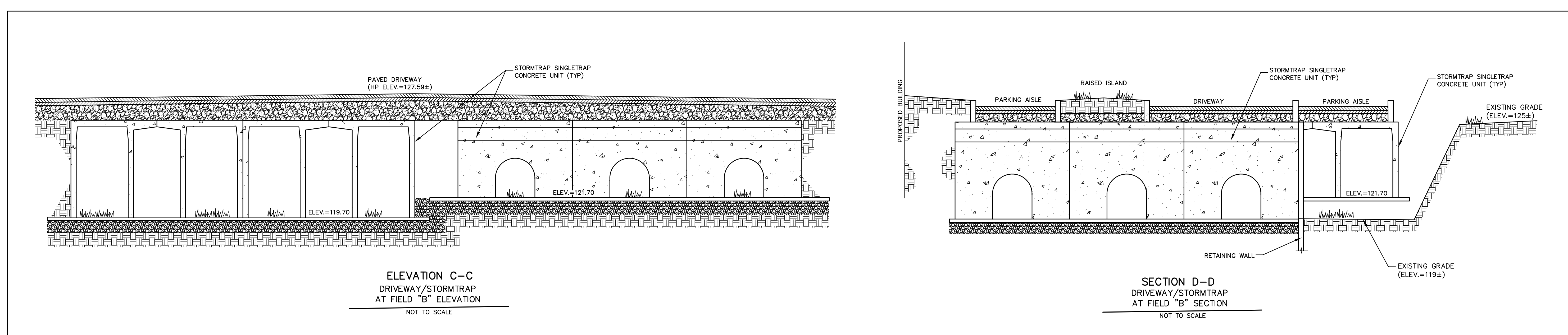
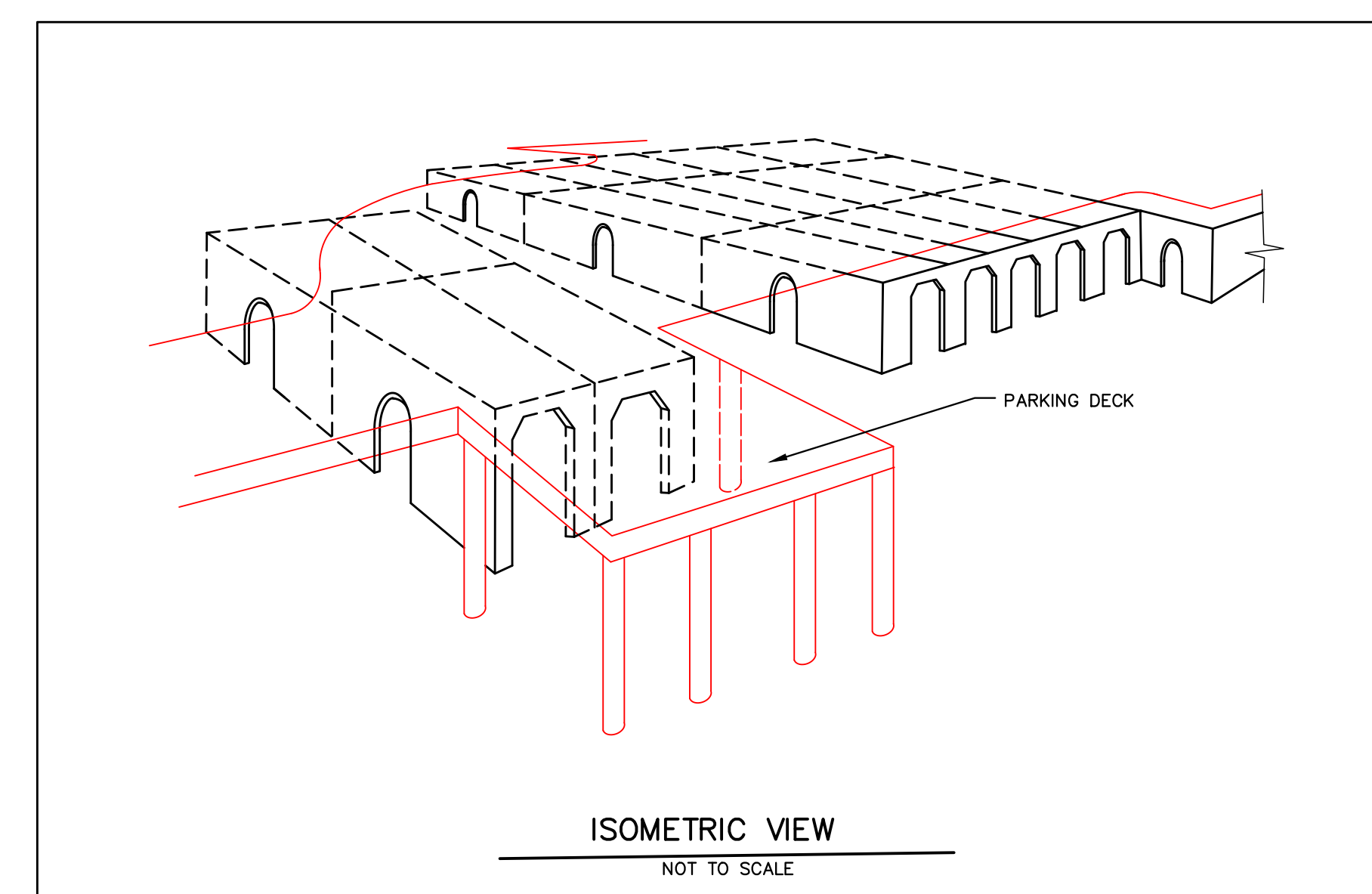
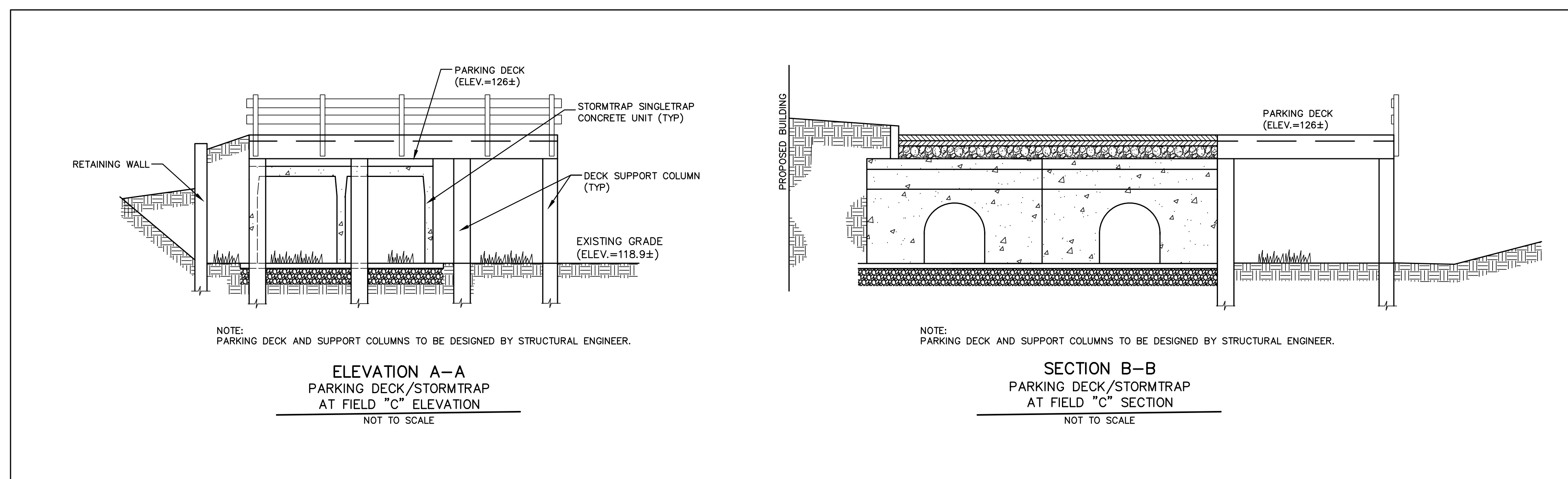
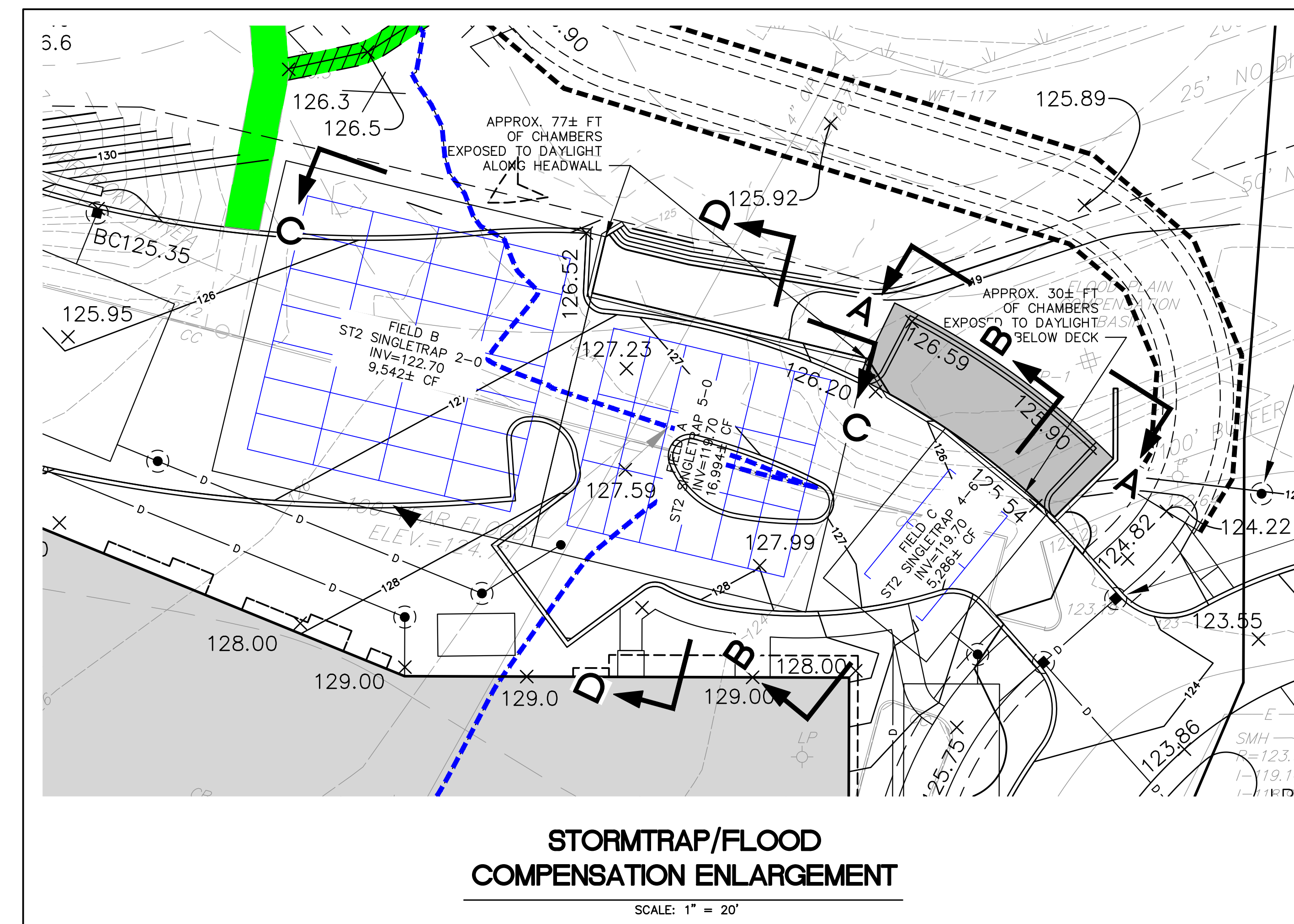
SITE DETAILS

B+T JOB NO.2063.27
B+T PLAN NO. 206326P118C-004

C5.2

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 TWO INTERNATIONAL PLACE
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NO.	DATE	DESCRIPTION	
5			
4			
3			
2	12/18/2023	NOTICE OF INTENT	
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

FLOOD COMPENSATION SECTIONS AND ELEVATIONS

B+T JOB NO.2063.27
 B+T PLAN NO. 206327P1170-004
C5.3

FOR NOTES, REFERENCES AND LEGEND SEE SHEET C1.1.
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