

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

OWNER

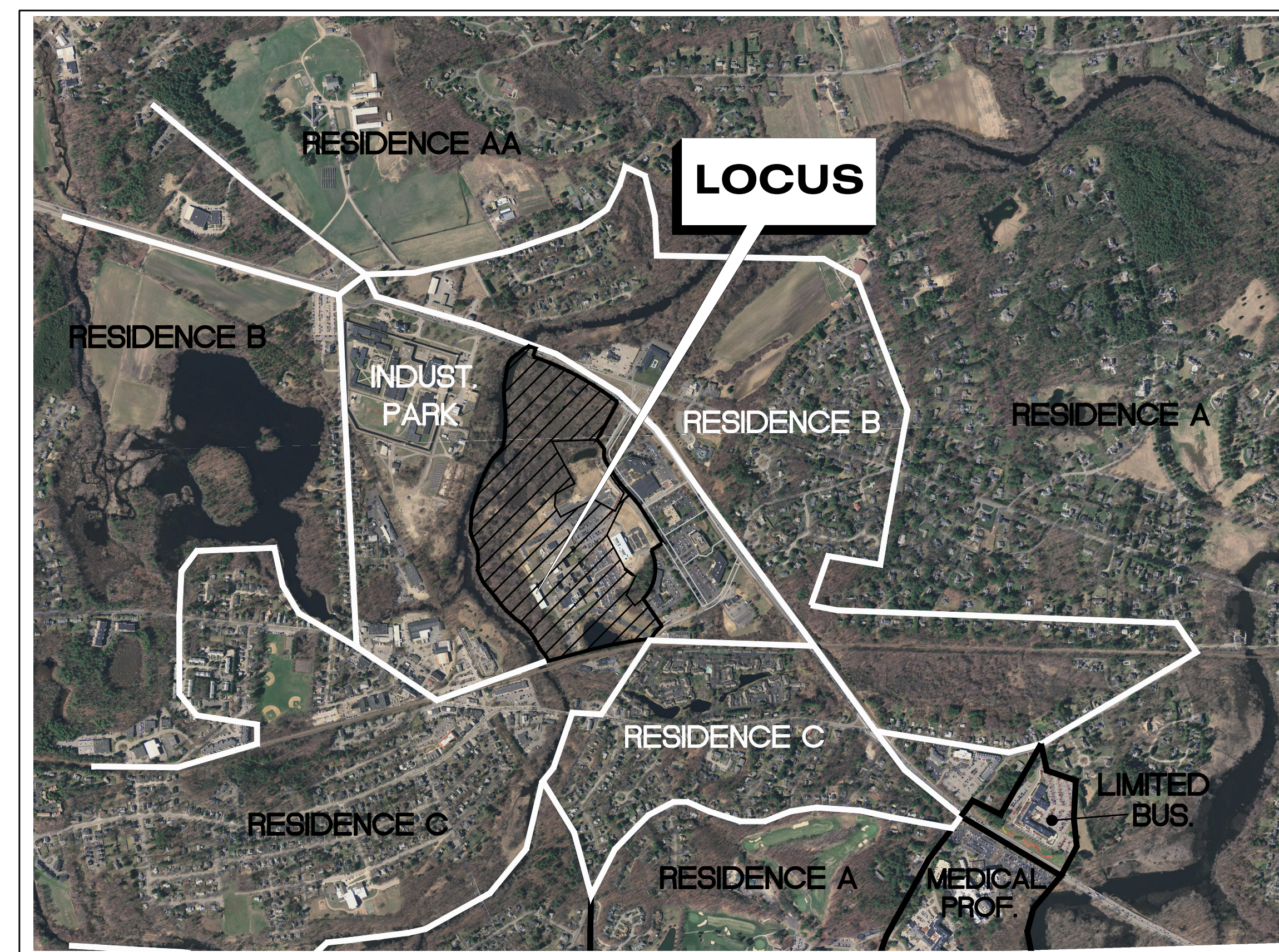
Taurus Investment Holdings, LLC
Two International Place
Boston, Massachusetts 02110

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
C1.2	Site Preparation Plan
TP-1 - TP-3	Topographic Plans
PL	Lotting Plan
C2.1	Layout and Materials Site Plan
C3.1	Grading and Drainage Plan
C4.1	Utilities Plan
C5.1 - C5.3	Site Details

Locus Map
Scale: 1" = 1000'



PEL SUBMISSION SET - MAY 22, 2023
REVISED - JULY 31, 2023
NOTICE OF INTENT - DECEMBER 18, 2023
REVISED PER PEER REVIEW - MARCH 21, 2024

Job No.: 2063.26
Plan No.: 206326P118D-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 SWEEP 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 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 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 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 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.
26. HDPE PIPES SHALL HAVE WATER TIGHT PIPE JOINTS IN ACCORDANCE WITH ASTM D3212 & ASTM F477.

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

COPYRIGHT (C) BY BEALS AND THOMAS, INC. ALL RIGHTS RESERVED

PREPARED BY:



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	03/21/2024 REVISED PER PEER REVIEW		
2	12/18/2023 NOTICE OF INTENT		
1	07/31/2023 REVISION		
0	05/22/2023 PEL SUBMISSION		
DES	DWN	CHK'D	APP'D

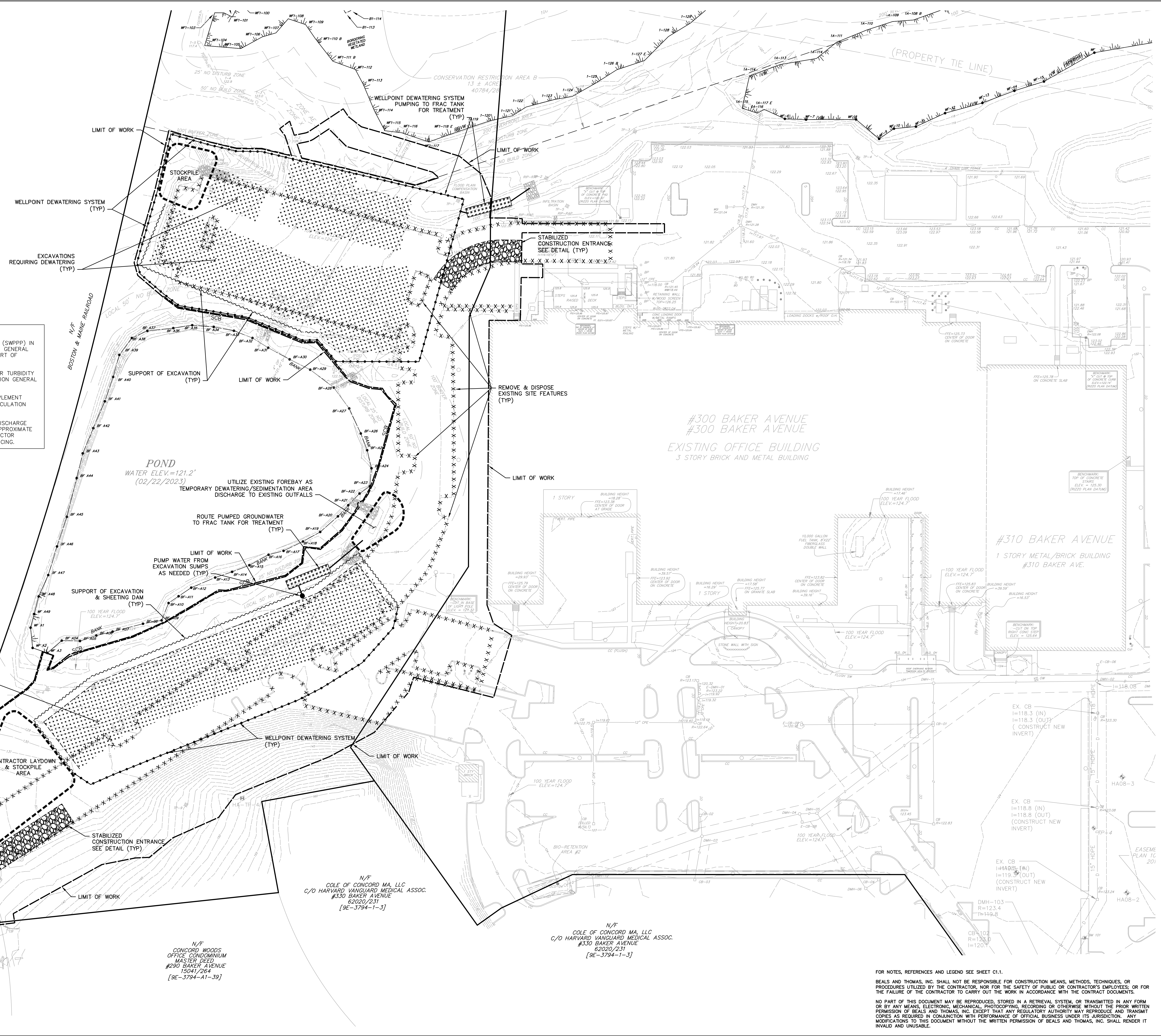
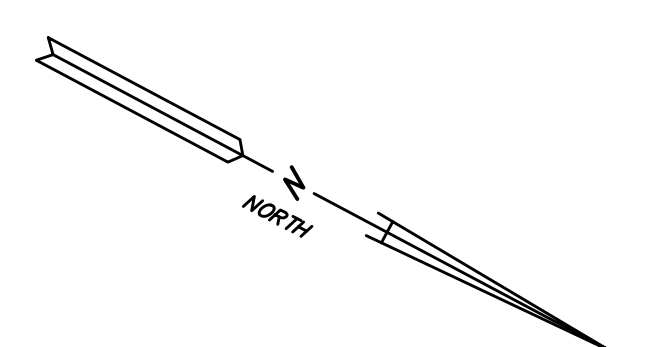
PROJECT:
NOVO RIVERSIDE COMMONS
292 & 294 BAKER AVENUE
 CONCORD, MASSACHUSETTS

SCALE: AS NOTED DATE: MAY 22, 2023

NOTES, REFERENCES AND LEGEND

B+T JOB NO.2063.27	C11
B+T PLAN NO. 206326P1180-002	

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.



DEWATERING NOTES:

1. A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IN ACCORDANCE WITH THE NPDES CONSTRUCTION GENERAL PERMIT WILL BE FINALIZED PRIOR TO THE START OF CONSTRUCTION.
3. DISCHARGE, IF ANY, SHALL BE MONITORED FOR TURBIDITY IN ACCORDANCE WITH THE NPDES CONSTRUCTION GENERAL PERMIT.
4. TEMPORARY SEDIMENTATION AREAS SHALL IMPLEMENT FILTER BAGS, SETTLING BASINS AND/OR FLOCCULATION TANKS OR COMBINATIONS THEREOF.
5. PUMPS/SUMPS, SEDIMENTATION AREAS AND DISCHARGE LOCATIONS DEPICTED ON THIS EXHIBIT ARE APPROXIMATE AND SUBJECT TO CHANGE BASED ON CONTRACTOR MEANS/METHODS AND CONSTRUCTION SEQUENCING.

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

THOMAS JOHN MICHALAK CIVIL No. 45337
3/21/2024

FOR PERMITTING ONLY

COPYRIGHT (C) BY BEALS AND THOMAS, INC. ALL RIGHTS RESERVED

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
05/22/2023	PEL SUBMISSION
07/31/2023	REVISION
12/18/2023	NOTICE OF INTENT
03/21/2024	REVISED PER PEER REVIEW

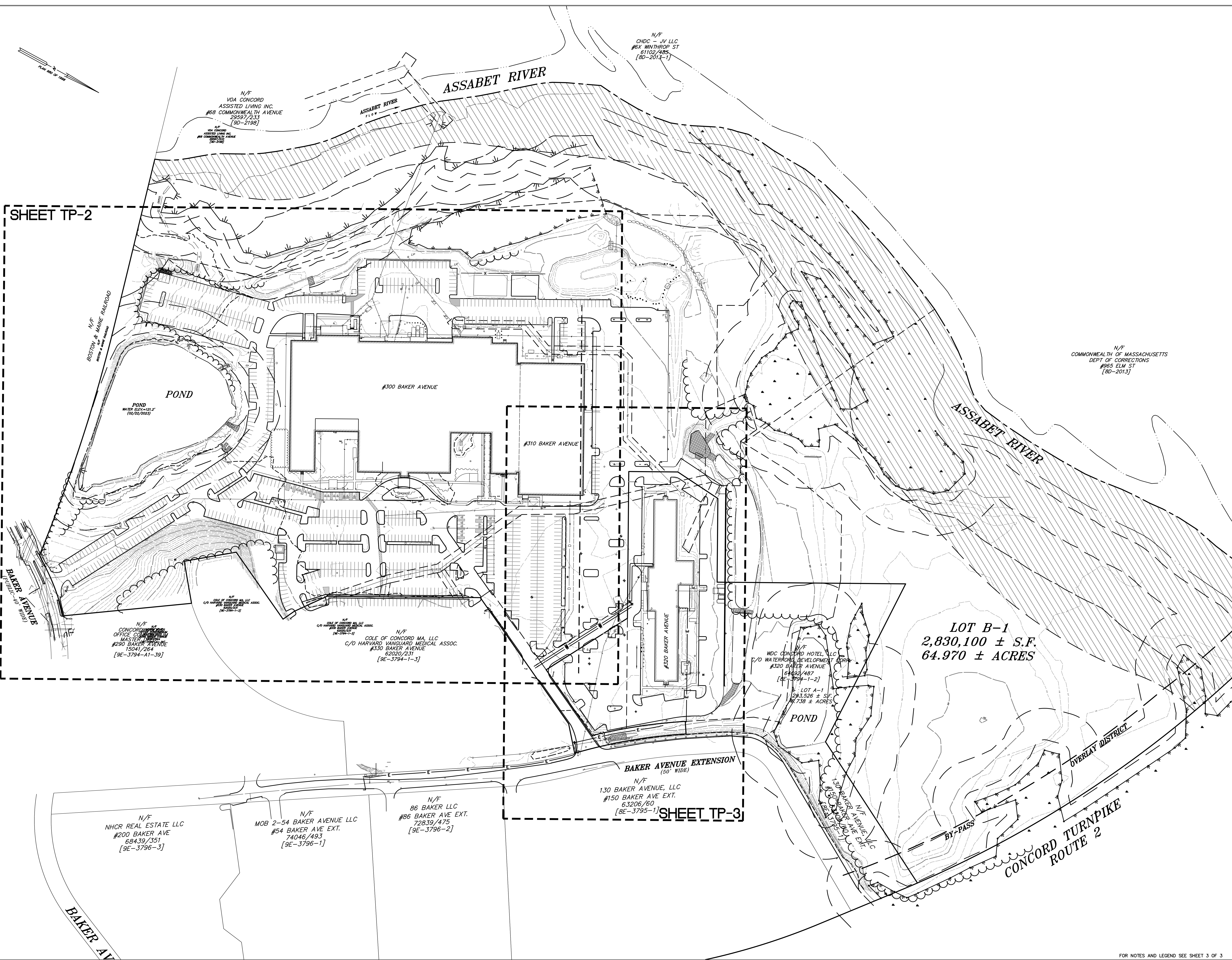
PROJECT:
NOVO RIVERSIDE COMMONS 292 & 294 BAKER AVENUE
CONCORD, MASSACHUSETTS

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

SITE PREPARATION PLAN

B+T JOB NO.2063.27
B+T PLAN NO. 206327P117E-005
C1.2

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



SHEET TP-2

SHEET TP-3

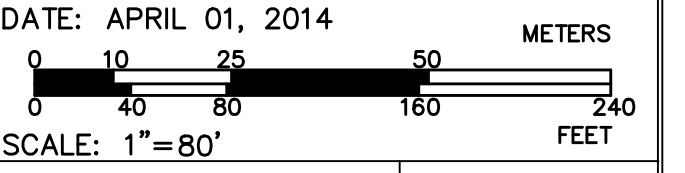
PREPARED FOR:
TAURUS INVESTMENT HOLDINGS, LLC
 610 N WYNMORE RD #200
 MAITLAND, FL 32751

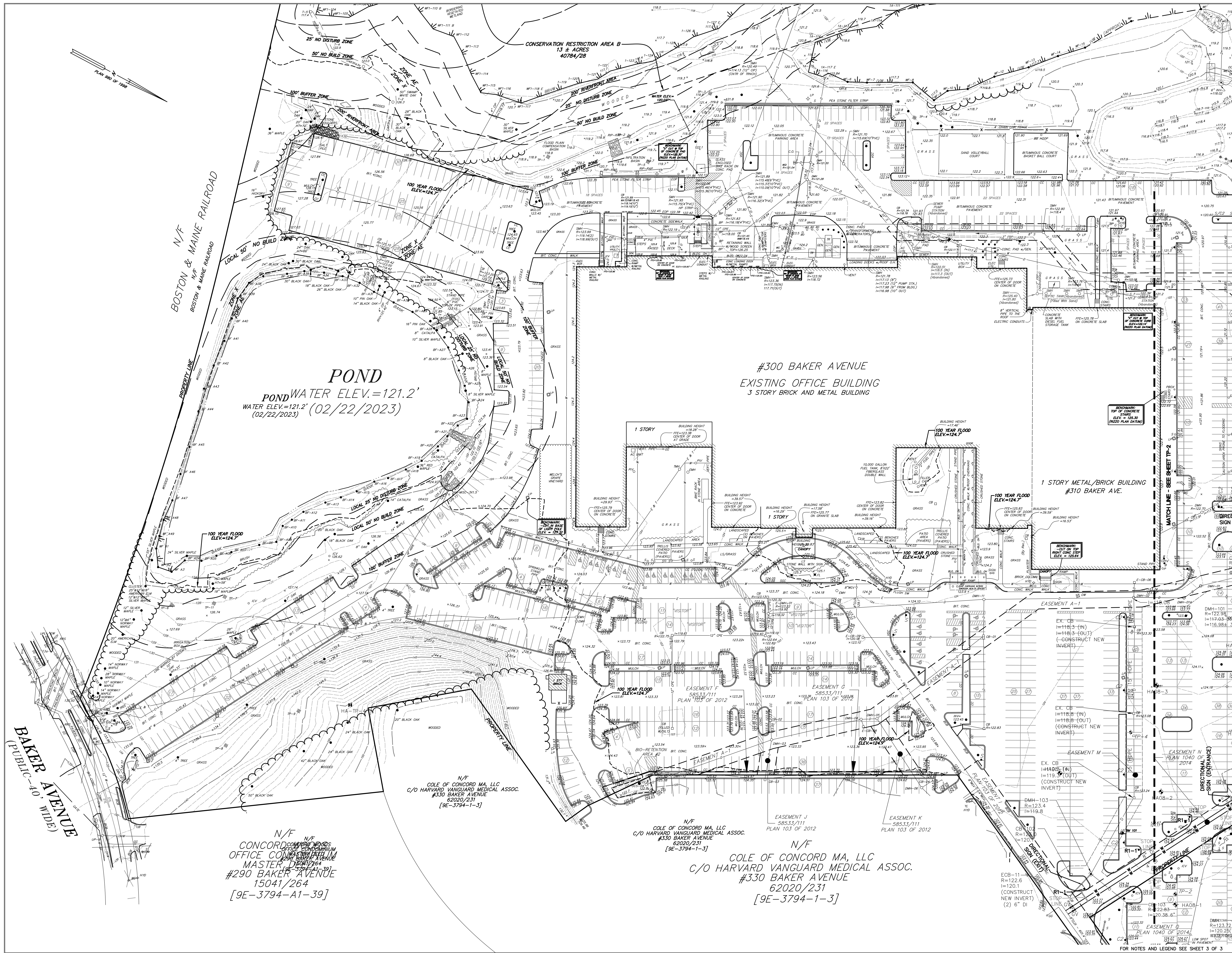
RECORD OWNER:
CD 211 PROPERTY LLC
 DEED BOOK 74476, PAGE 431
 LOT B-1
 PLAN No. 989 OF 2014

ISSUE DATE	DESCRIPTION
7 03/21/2024	REVISED PER PEER REVIEW
6 05/05/2023	UPDATED PLAN TITLE
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


 Mark E. Benson
 3/21/2024
 COPYRIGHT (C) BY BEALS AND THOMAS, INC.
 ALL RIGHTS RESERVED

EXISTING CONDITIONS
 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. 206326P069G-001
TP-1
 SHEET 1 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

NO.	DATE	DESCRIPTION
7	03/21/2024	REVISED PER PEER REVIEW
6	05/05/2023	UPDATED PLAN TITLE
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
 ATL/MDH MEB APR/MEB/RJB/REW
 FLD CALC DWN CHK'D


 Mark E. Benson
 3/21/2024
 COPYRIGHT (C) BY BEALS AND THOMAS, INC.
 ALL RIGHTS RESERVED

EXISTING CONDITIONS
 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 508.356.0560 | www.bealsandthomas.com

DATE: APRIL 01, 2014 METERS
 SCALE: 1"=40' FEET
 B+T JOB NO. 2063.26
 B+T PLAN NO. 206326P069G-002
 SHEET 2 OF 3

BAKER AVENUE
 (PUBLIC - 40' WIDE)

BOSTON & MAINE RAILROAD
 N/F
 BOSTON & MAINE RAILROAD

N/F
 CONCORD COMMONS
 OFFICE COMMONS
 MASTER PLAN #290
 #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]

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

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

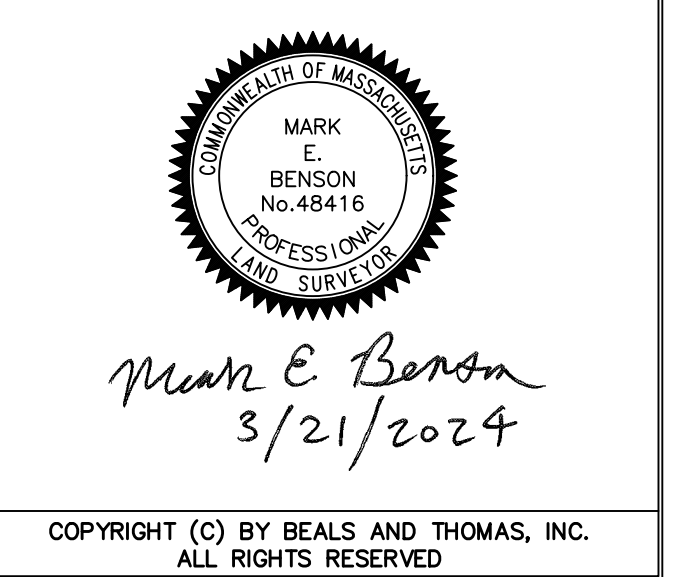
FOR NOTES AND LEGEND SEE SHEET 3 OF 3
TP-2

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

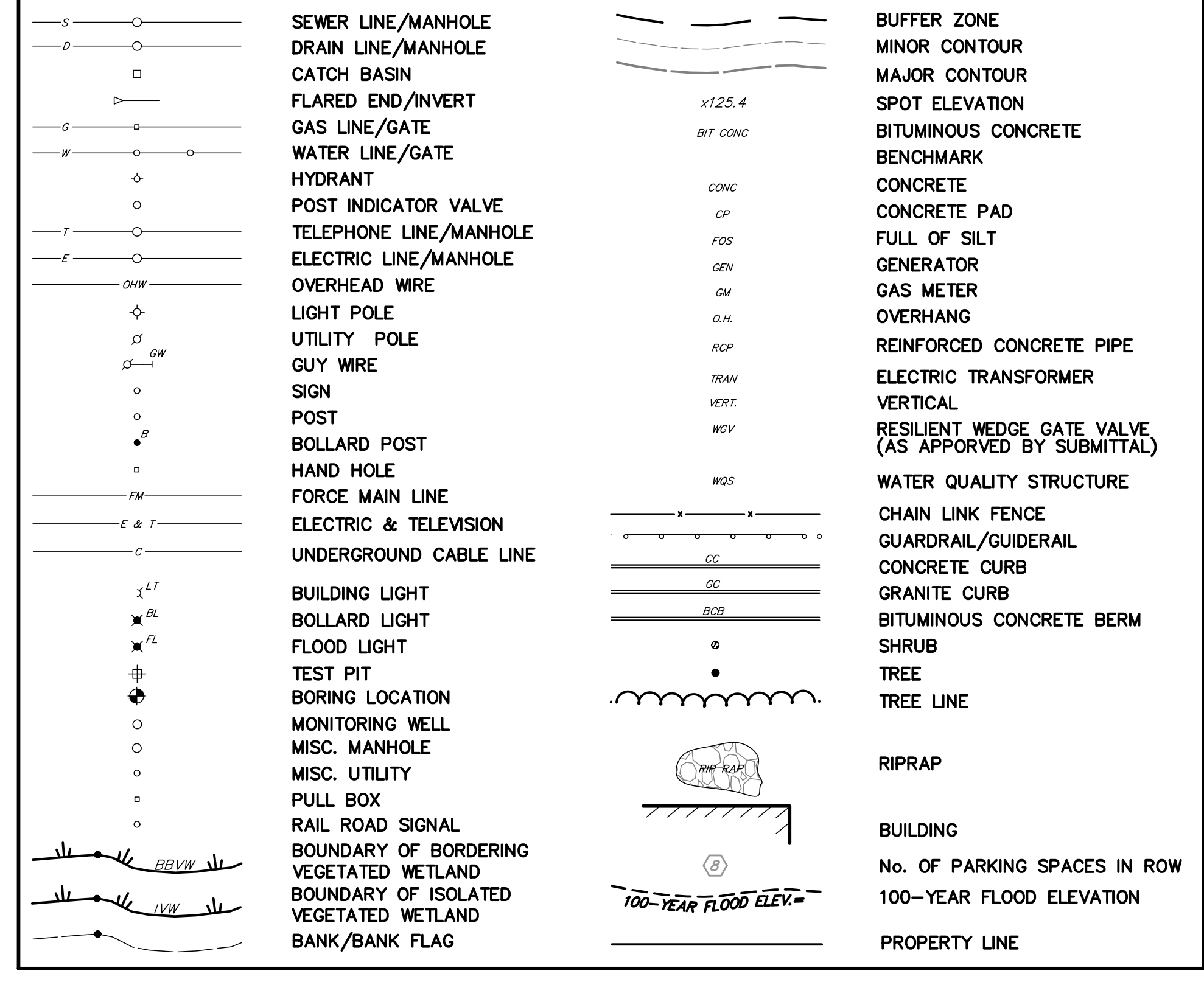
7	03/21/2024	REVISED PER PEER REVIEW
6	05/05/2023	UPDATED PLAN TITLE
5	03/29/2023	UPDATED DETAIL
4	04/22/2016	ADDITIONAL DETAIL
3	01/29/2016	ADDITIONAL DETAIL
2	04/09/2015	FOR DATE ONLY
1	08/15/2015	FOR DATE ONLY
0	04/01/2014	FIRST ISSUE



EXISTING CONDITIONS
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 508.356.0560 | www.bealsandthomas.com
 DATE: APRIL 01, 2014
 SCALE: 1"=40'
 B+T JOB NO. 2063.26
 B+T PLAN NO. 206326P0699-003
 SHEET 3 OF 3

LEGEND



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-01A
DMH-03	R=123.10	I=120.05	12 INCH HDPE	FROM CB-02
		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	TO 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=119.24	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=118.55	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=122.38	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

NOTES

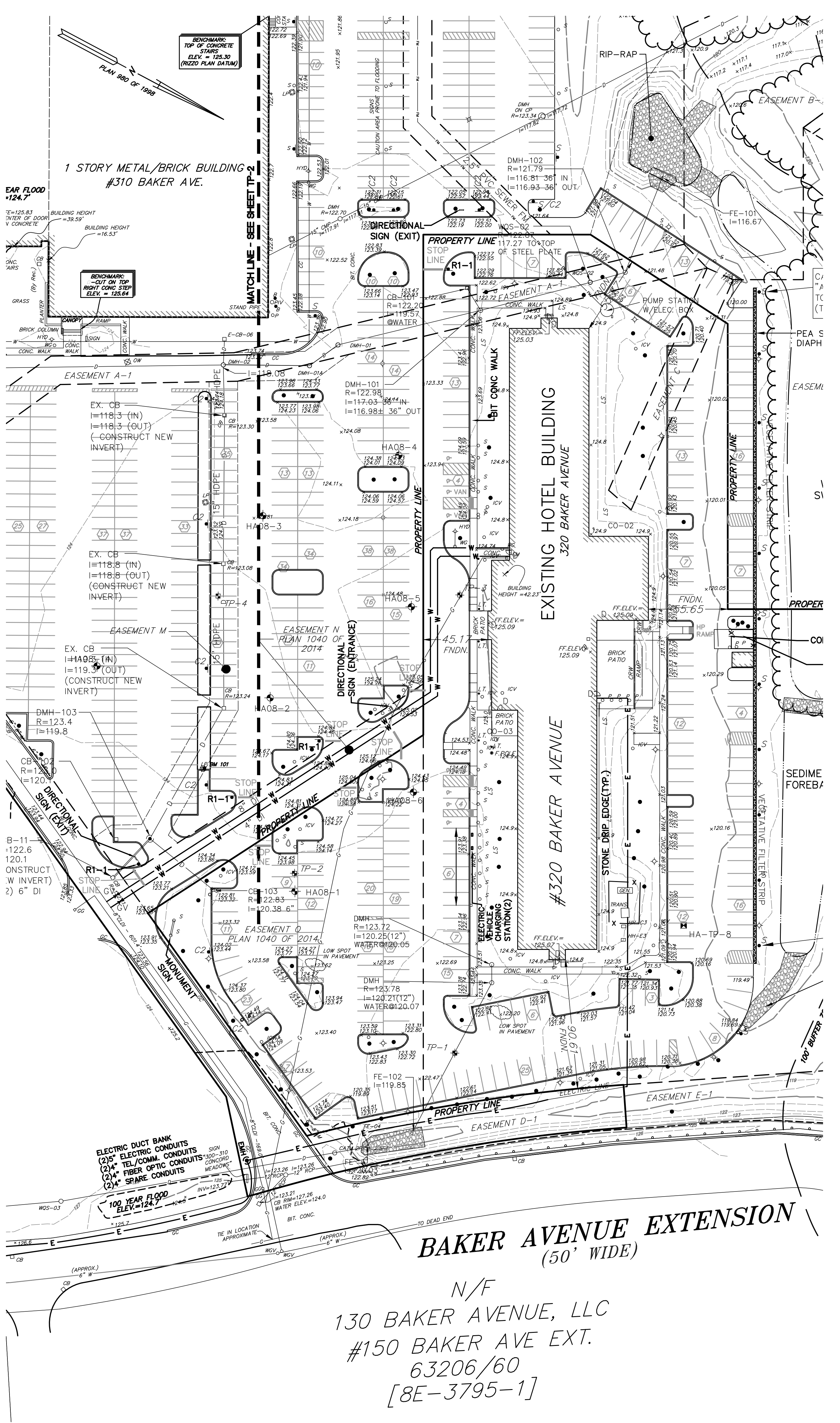
- THIS PLAN WAS PREPARED FROM THE FOLLOWING SOURCES:
 - INFORMATION TAKEN FROM A PLAN ENTITLED "EXISTING CONDITIONS PLAN", SHEET C-2, BY RIZZO ASSOCIATES, DATED JUNE 1, 2000, LAST REVISED OCTOBER 5, 2001. (SEE RIZZO ASSOCIATES, INC. REFERENCES BELOW)
 - SEWER AND DRAIN INFORMATION TAKEN FROM A PLAN SET 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 ELTA 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 (SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD; BASE FLOOD ELEVATIONS DETERMINED), AND ZONE X (UNSHADED) (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 2501700359F, EFFECTIVE DATE JULY 7, 2014.
- FLOOD PLAIN NOTE:

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.

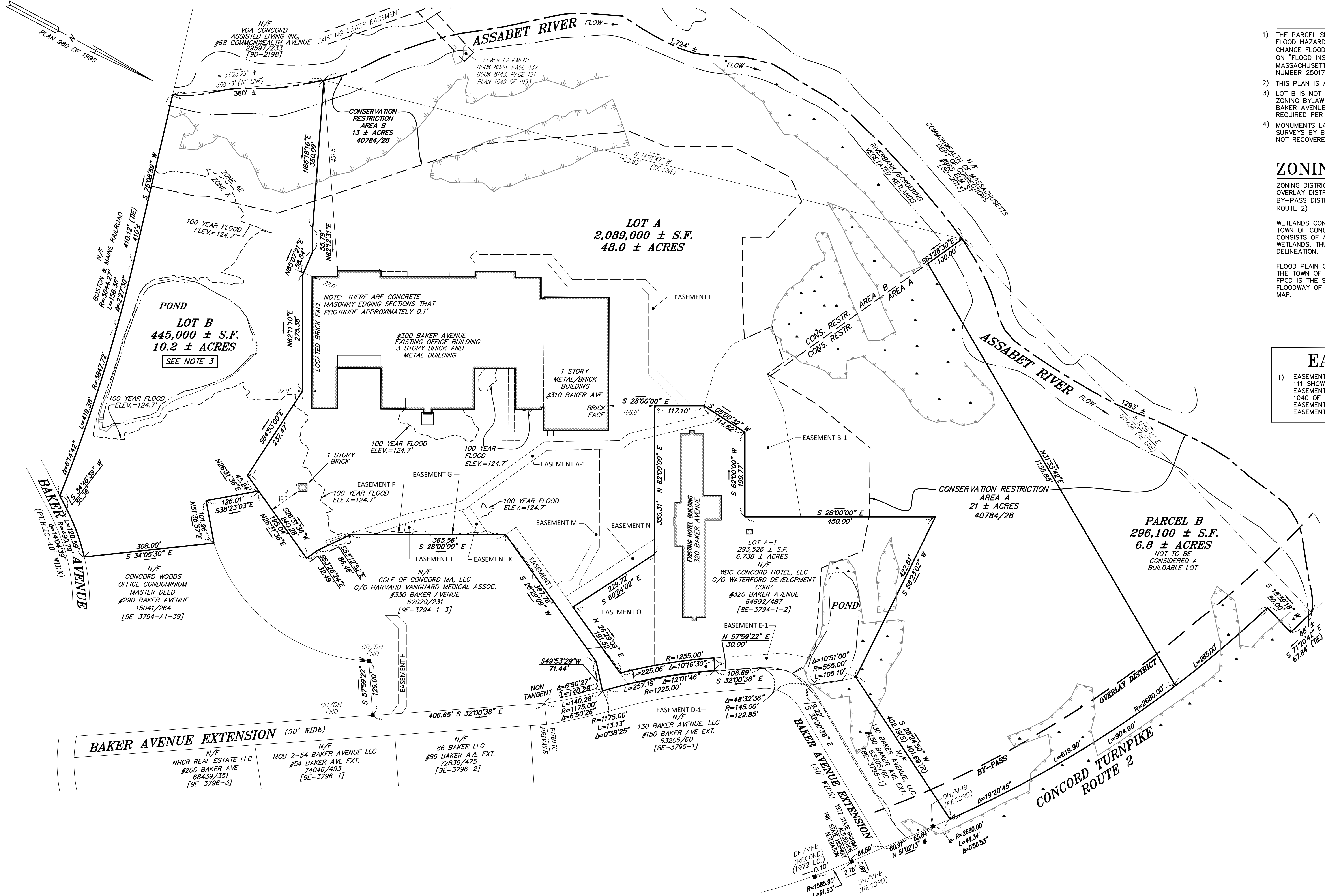
RIZZO ASSOCIATES, INC. REFERENCES:

- 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.



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

DATE: APRIL 01, 2014
 SCALE: 1"=40'
 B+T JOB NO. 2063.26
 B+T PLAN NO. 206326P0699-003
 SHEET 3 OF 3



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

COPYRIGHT (C) BY BEALS AND THOMAS, INC.
 ALL RIGHTS RESERVED

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 75 300
 SCALE: 1"=100' FEET

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

PL

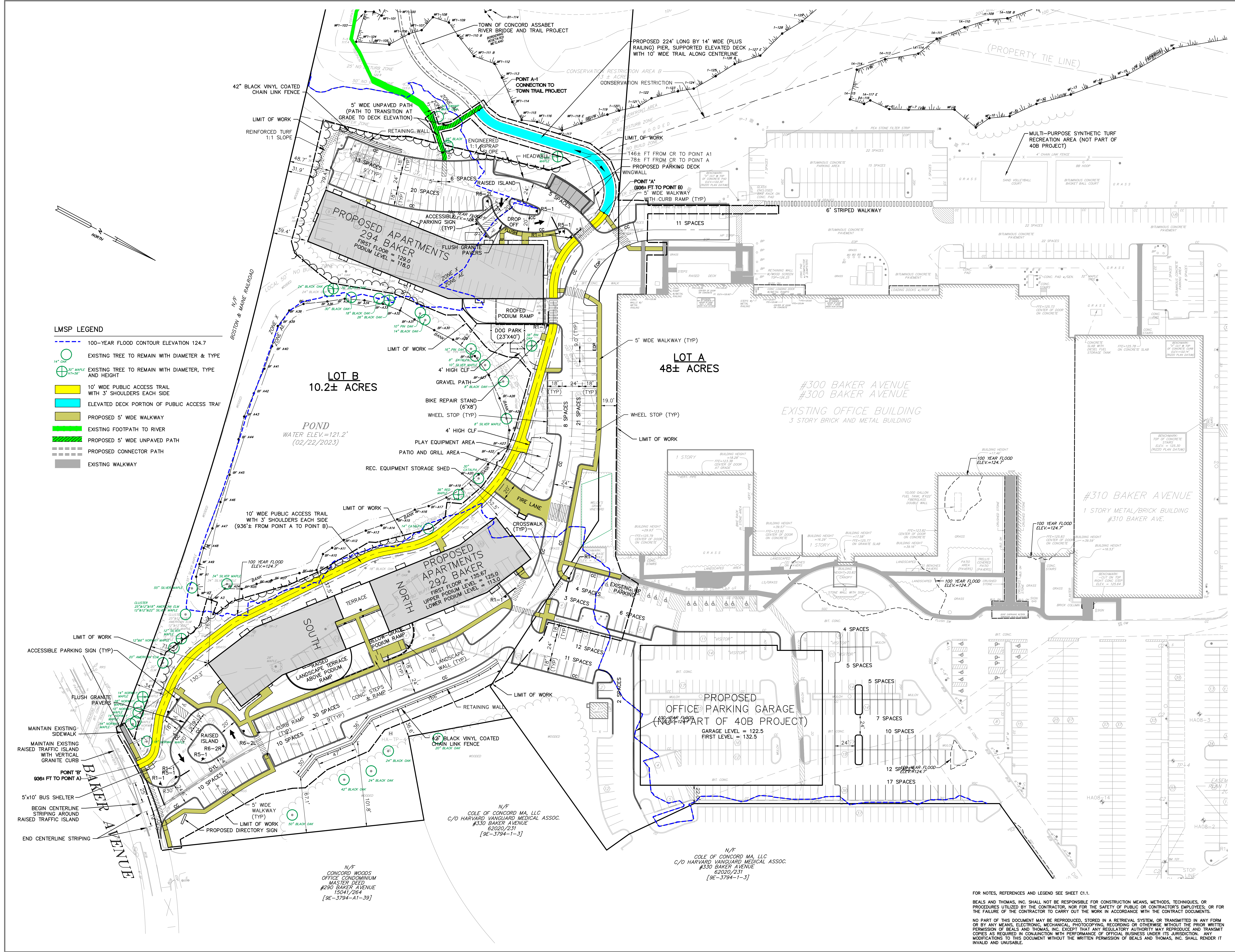
ZONING TABLE

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]

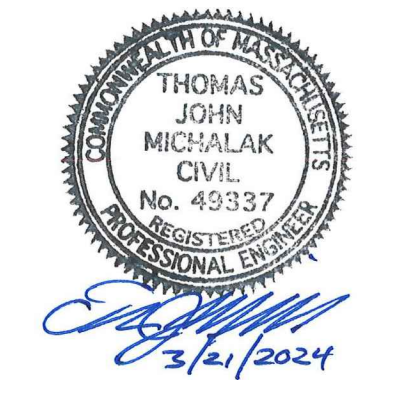


- LMSF LEGEND**
- 100-YEAR FLOOD CONTOUR ELEVATION 124.7
 - EXISTING TREE TO REMAIN WITH DIAMETER & TYPE
 - ⊕ EXISTING TREE TO REMAIN WITH DIAMETER, TYPE AND HEIGHT
 - 10' WIDE PUBLIC ACCESS TRAIL WITH 3' SHOULDERS EACH SIDE
 - ELEVATED DECK PORTION OF PUBLIC ACCESS TRAIL
 - PROPOSED 5' WIDE WALKWAY
 - 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



FOR PERMITTING ONLY

COPYRIGHT (C) BY BEALS AND THOMAS, INC.
ALL RIGHTS RESERVED

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

NO.	DATE	DESCRIPTION
5		
4		
3	03/21/2024	REVISED PER PEER REVIEW
2	12/18/2023	NOTICE OF INTENT
1	07/31/2023	REVISION
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

LAYOUT AND MATERIALS SITE PLAN

B+T JOB NO. 2063.27

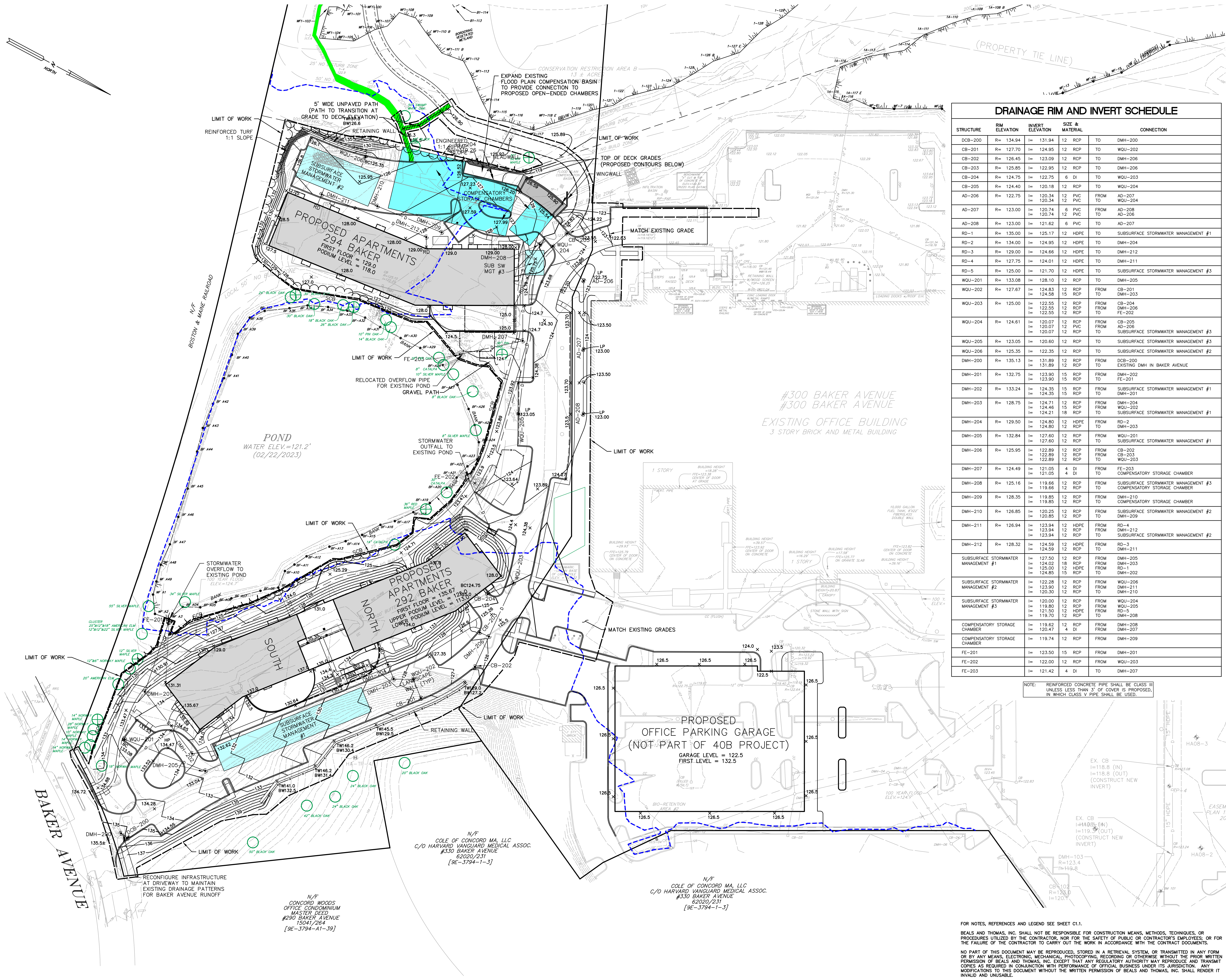
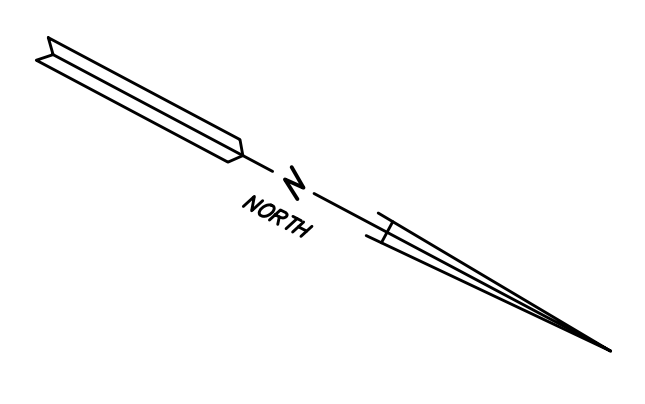
B+T PLAN NO. 206327P117E-001

C21

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

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 CONNECTION 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.



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 TO WOU-204
AD-207	R= 123.00	I= 120.74	6 PVC	FROM AD-208 TO AD-206
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
WQU-201	R= 133.08	I= 128.10	12 RCP	TO DMH-205
WQU-202	R= 127.67	I= 124.83	12 RCP	FROM CB-201 TO DMH-203
WQU-203	R= 125.00	I= 122.55	12 RCP	FROM CB-204 TO DMH-206
WQU-204	R= 124.61	I= 120.07	12 RCP	FROM AD-206 TO SUBSURFACE STORMWATER MANAGEMENT #3
WQU-205	R= 123.05	I= 120.60	12 RCP	TO SUBSURFACE STORMWATER MANAGEMENT #3
WQU-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 TO EXISTING DMH IN BAKER AVENUE
DMH-201	R= 132.75	I= 123.90	15 RCP	FROM DMH-202 TO FE-201
DMH-202	R= 133.24	I= 124.35	15 RCP	FROM DMH-201 TO SUBSURFACE STORMWATER MANAGEMENT #1
DMH-203	R= 128.75	I= 124.71	12 RCP	FROM DMH-204 TO WOU-202
DMH-204	R= 129.50	I= 124.80	12 HDPE	FROM RD-2 TO DMH-203
DMH-205	R= 132.84	I= 127.60	12 RCP	FROM WOU-201 TO SUBSURFACE STORMWATER MANAGEMENT #1
DMH-206	R= 125.95	I= 122.89	12 RCP	FROM CB-202 TO CB-203
DMH-207	R= 124.49	I= 121.05	4 DI	FROM FE-203 TO COMPENSATORY STORAGE CHAMBER
DMH-208	R= 125.16	I= 119.66	12 RCP	FROM TO SUBSURFACE STORMWATER MANAGEMENT #3
DMH-209	R= 128.35	I= 119.85	12 RCP	FROM TO DMH-210
DMH-210	R= 126.85	I= 120.25	12 RCP	FROM TO SUBSURFACE STORMWATER MANAGEMENT #2
DMH-211	R= 126.94	I= 123.94	12 HDPE	FROM RD-4 TO DMH-212
DMH-212	R= 128.32	I= 124.59	12 HDPE	FROM RD-3 TO DMH-211
SUBSURFACE STORMWATER MANAGEMENT #1	I= 127.50	I= 124.02	12 RCP	FROM DMH-205 TO DMH-203
SUBSURFACE STORMWATER MANAGEMENT #2	I= 122.28	I= 123.90	12 RCP	FROM WOU-206 TO DMH-211
SUBSURFACE STORMWATER MANAGEMENT #3	I= 120.00	I= 121.50	12 RCP	FROM WOU-204 TO WOU-205
COMPENSATORY STORAGE CHAMBER	I= 119.82	I= 120.47	4 DI	FROM DMH-208 TO DMH-207
FE-201	I= 123.50	I= 122.50	15 RCP	FROM DMH-201
FE-202	I= 122.00	I= 122.00	12 RCP	FROM WOU-203
FE-203	I= 121.42	I= 121.42	4 DI	TO DMH-207

NOTE: REINFORCED CONCRETE PIPE SHALL BE CLASS III UNLESS LESS THAN 3' OF COVER IS PROPOSED, IN WHICH CLASS V PIPE SHALL BE USED.

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



FOR PERMITTING ONLY

COPYRIGHT (C) BY BEALS AND THOMAS, INC. ALL RIGHTS RESERVED

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	03/21/2024 REVISED PER PEER REVIEW
2	12/18/2023 NOTICE OF INTENT
1	07/31/2023 REVISION
0	05/22/2023 PEL SUBMISSION

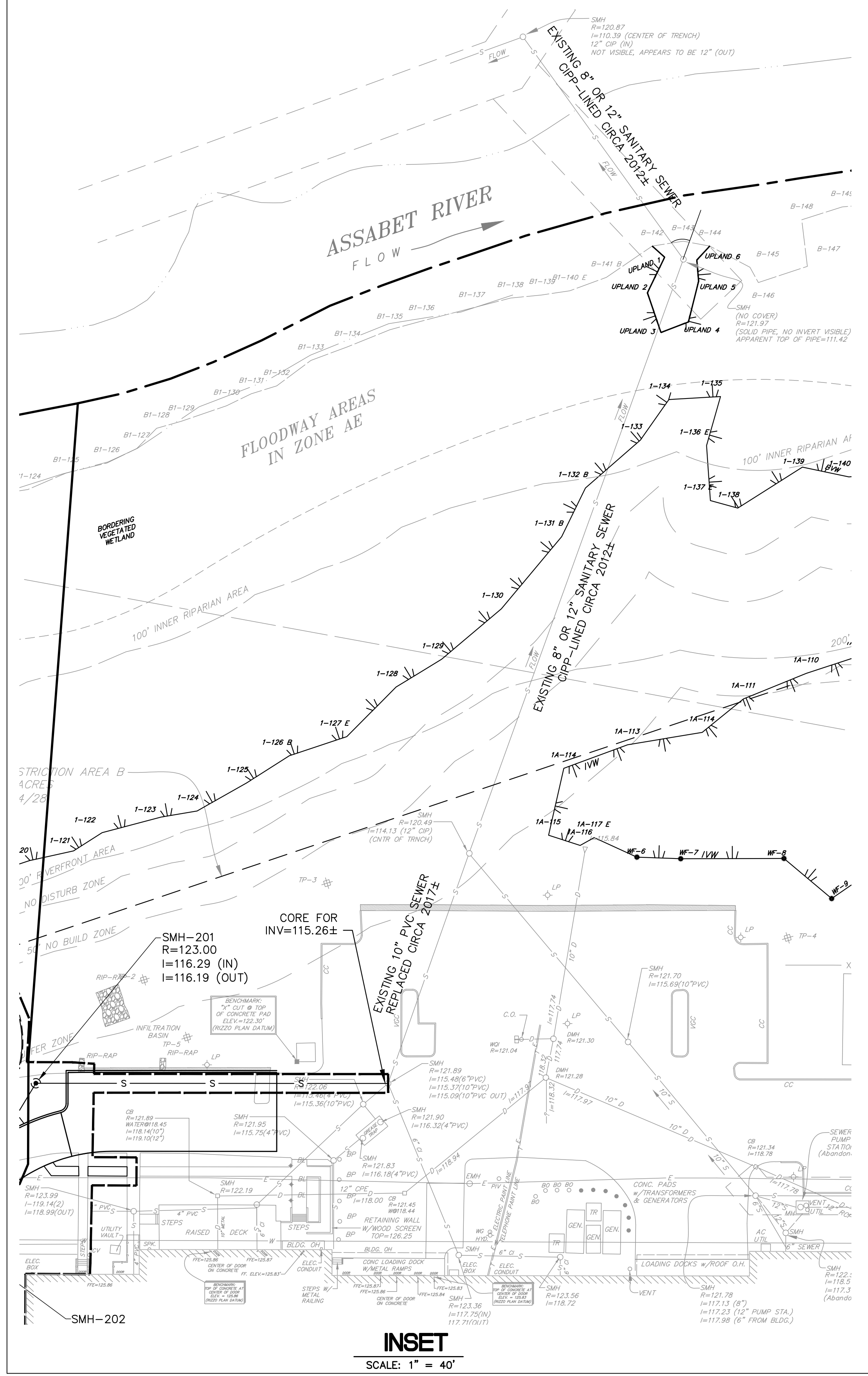
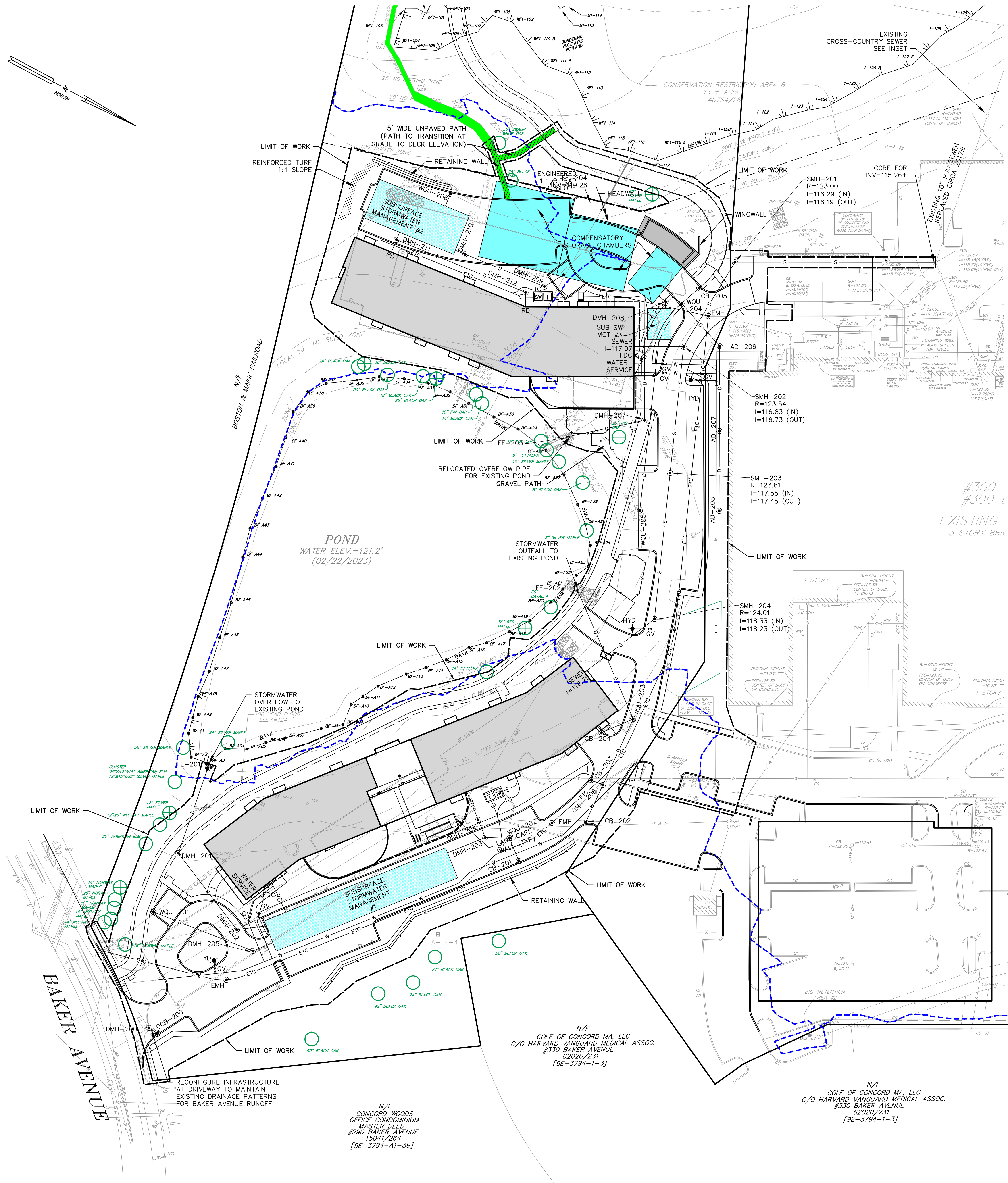
PROJECT:
NOVO RIVERSIDE COMMONS 292 & 294 BAKER AVENUE
 CONCORD, MASSACHUSETTS

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

GRADING AND DRAINAGE PLAN

B+T JOB NO.2063.27
 B+T PLAN NO. 206327P17E-002
C31

FOR NOTES, REFERENCES AND LEGEND SEE SHEET C.11.
 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 CONNECTION 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.



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

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

TWO INTERNATIONAL PLACE
BOSTON, MASSACHUSETTS 02110

THOMAS JOHN MICHALAK CIVIL No. 45337

FOR PERMITTING ONLY

COPYRIGHT (C) BY BEALS AND THOMAS, INC. ALL RIGHTS RESERVED.

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
05/22/2023	PEL SUBMISSION
07/31/2023	REVISION
12/18/2023	NOTICE OF INTENT
03/21/2024	REVISED PER PEER REVIEW

DES	DWN	CHK'D	APP'D

PROJECT:

NOVO RIVERSIDE COMMONS
292 & 294 BAKER AVENUE
CONCORD, MASSACHUSETTS

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

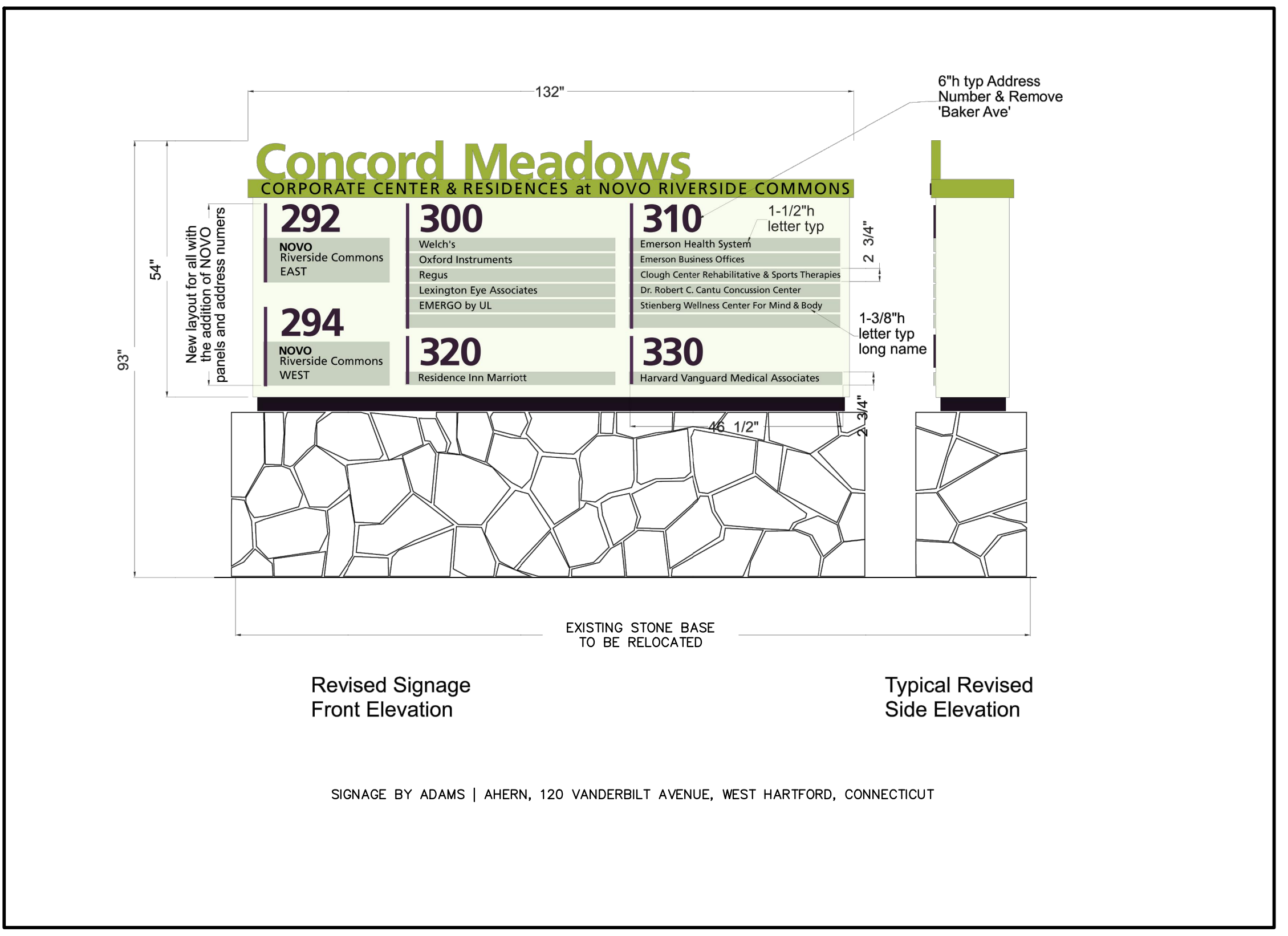
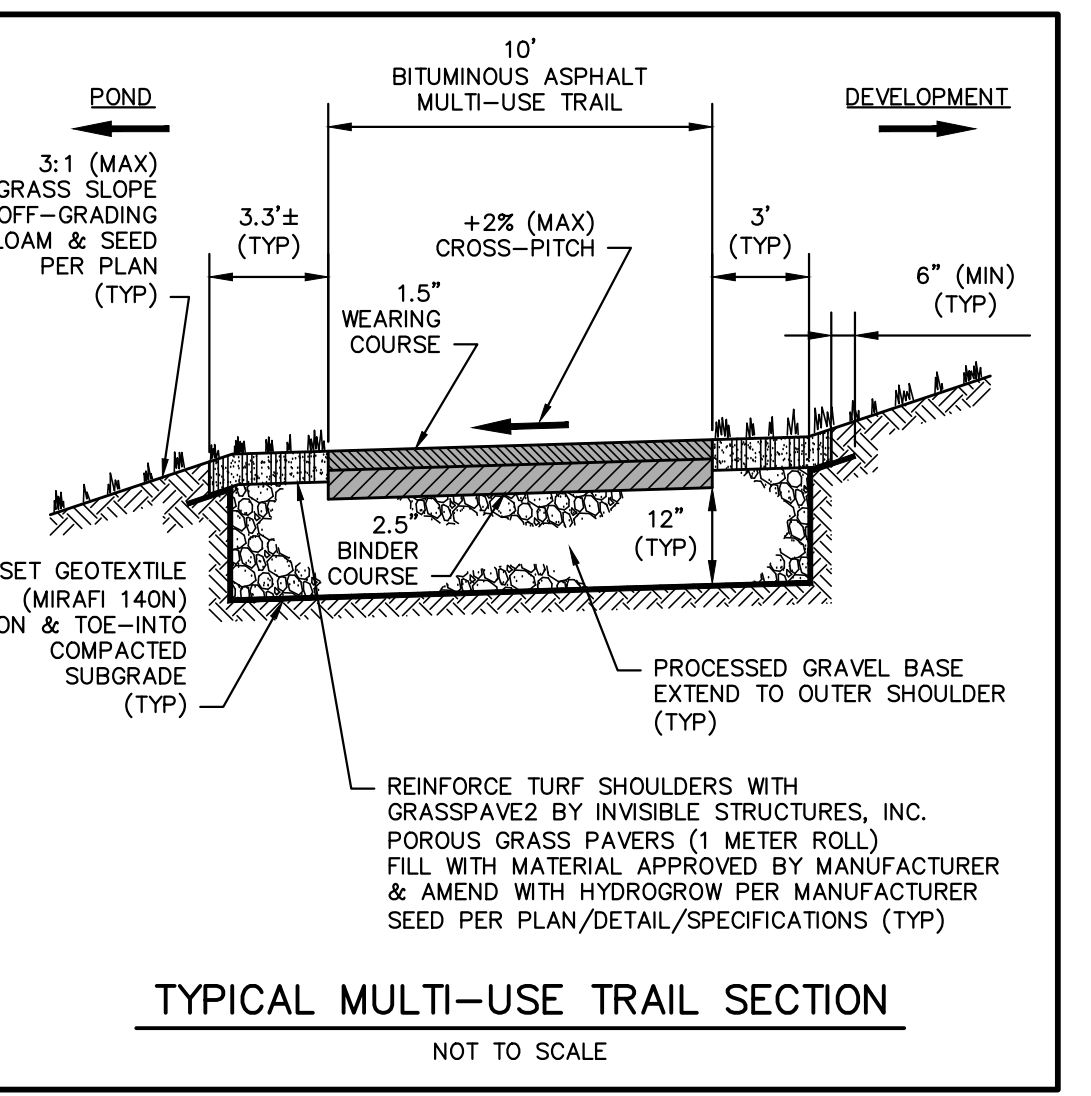
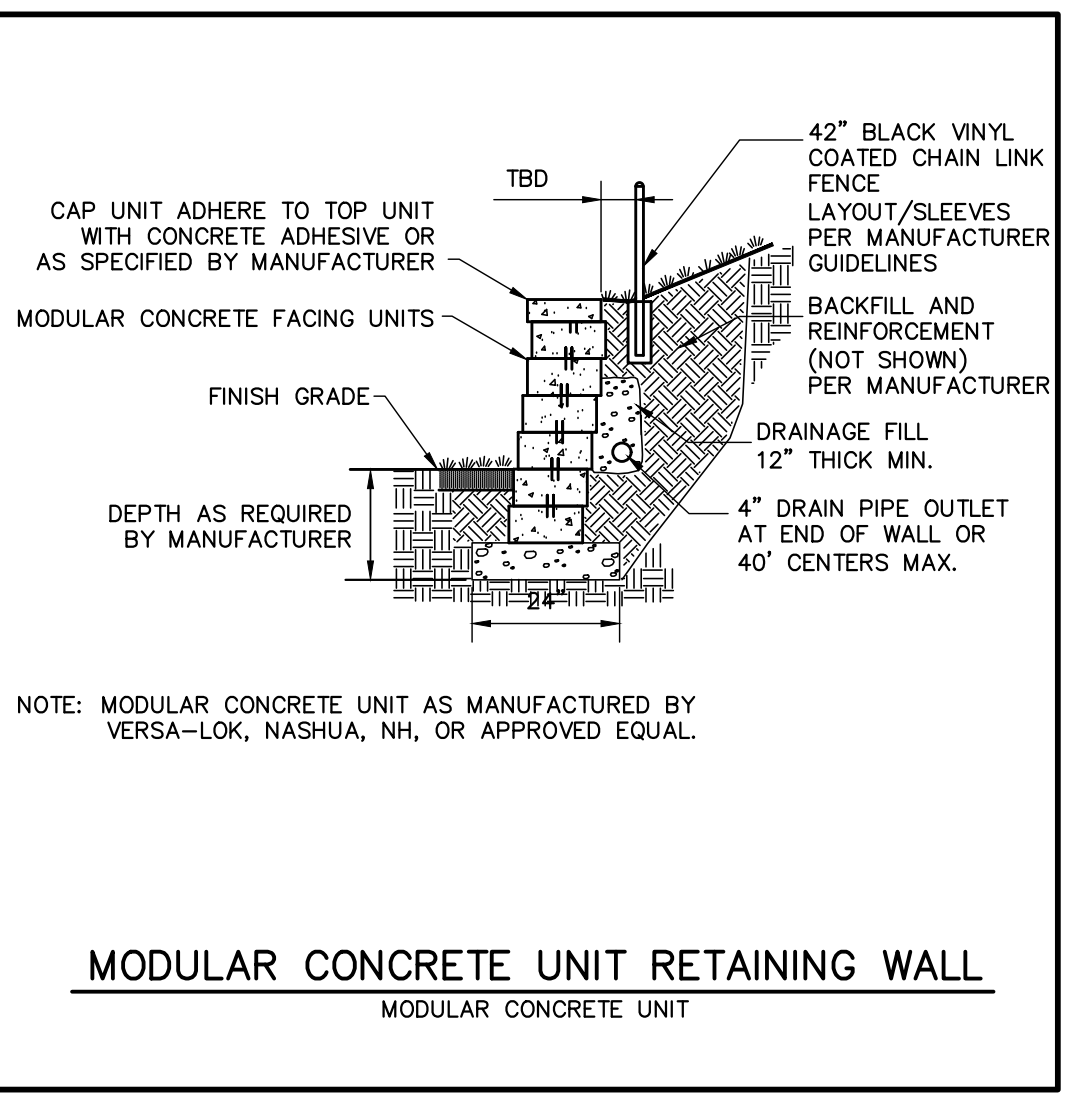
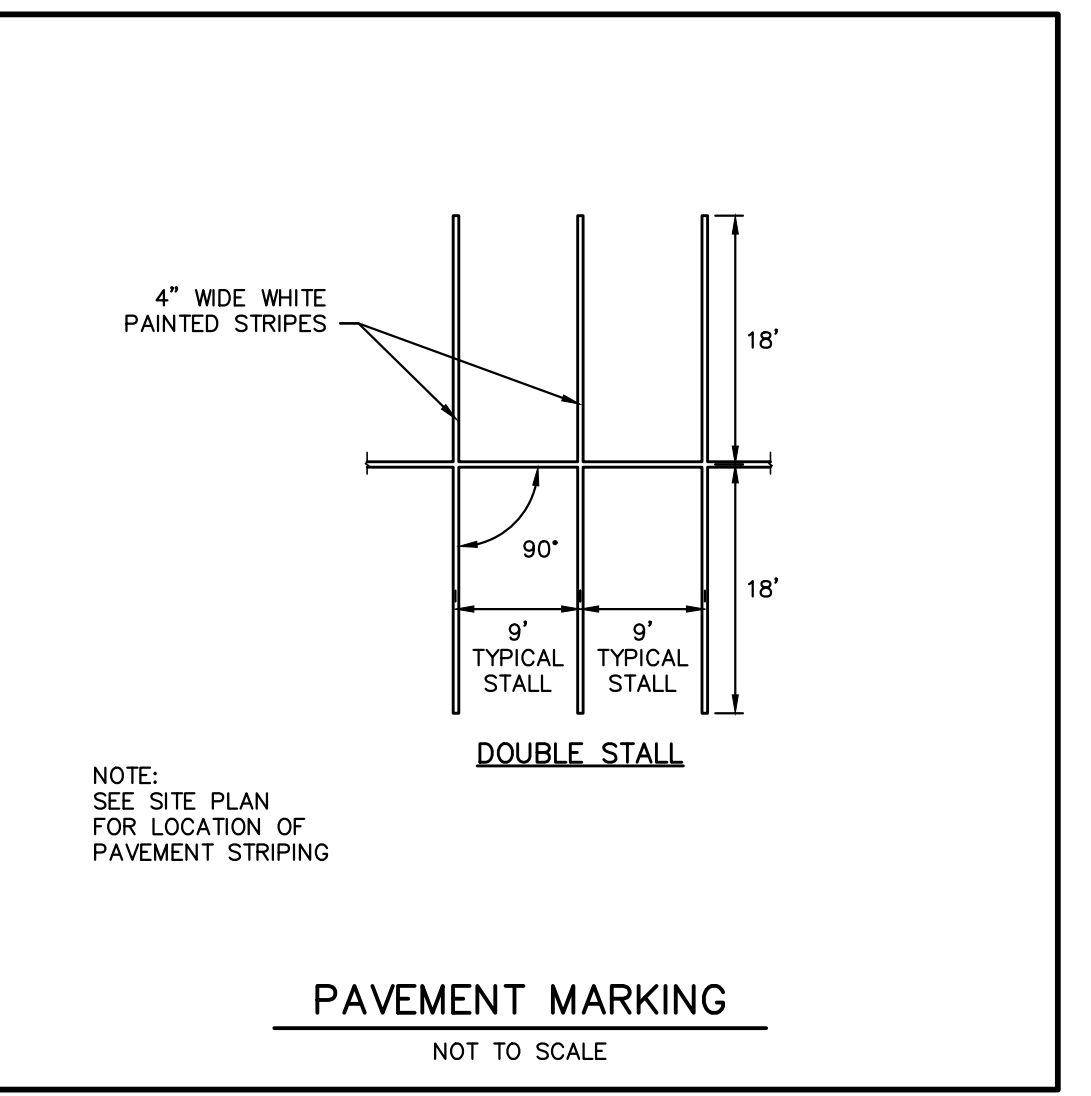
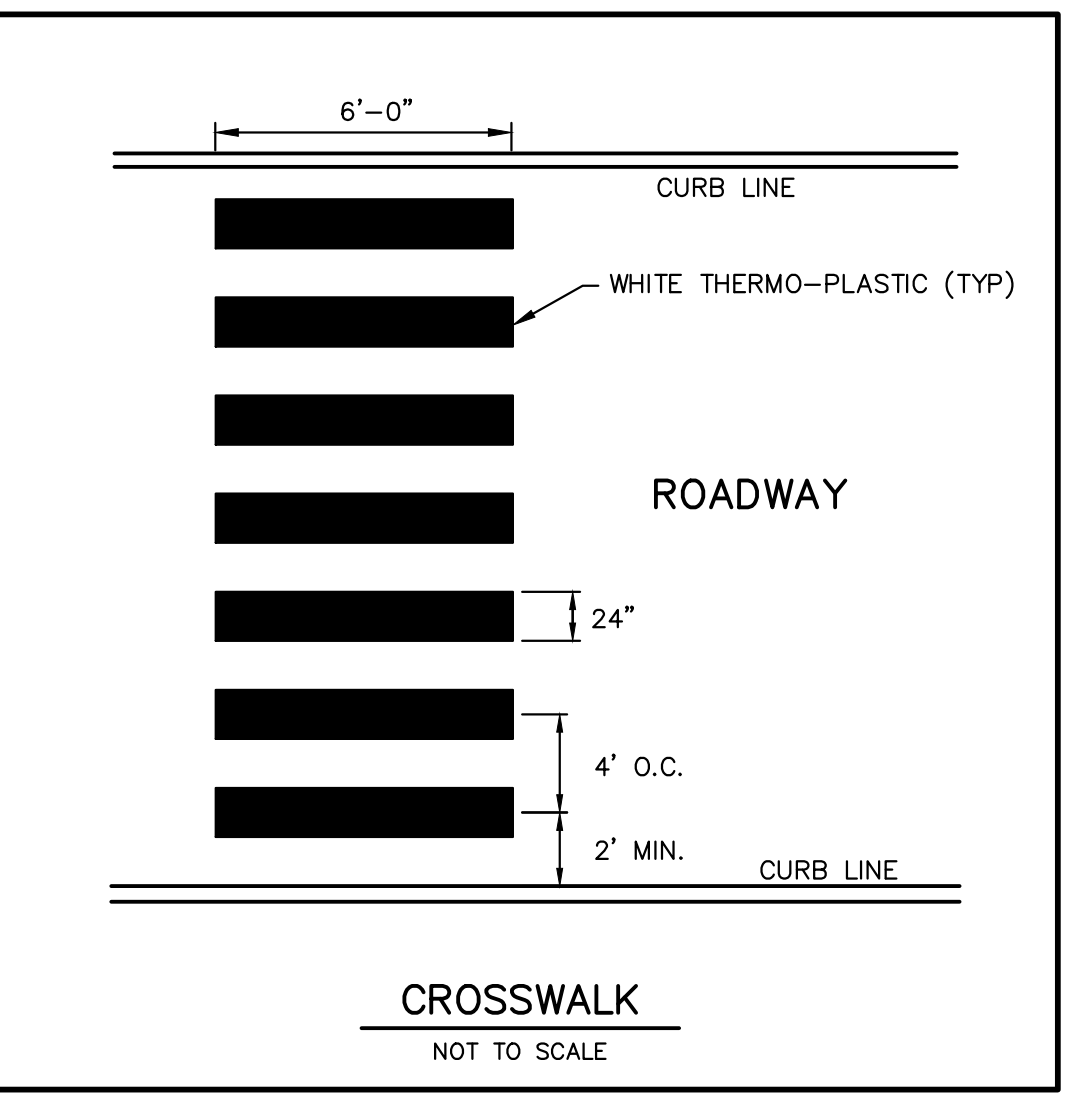
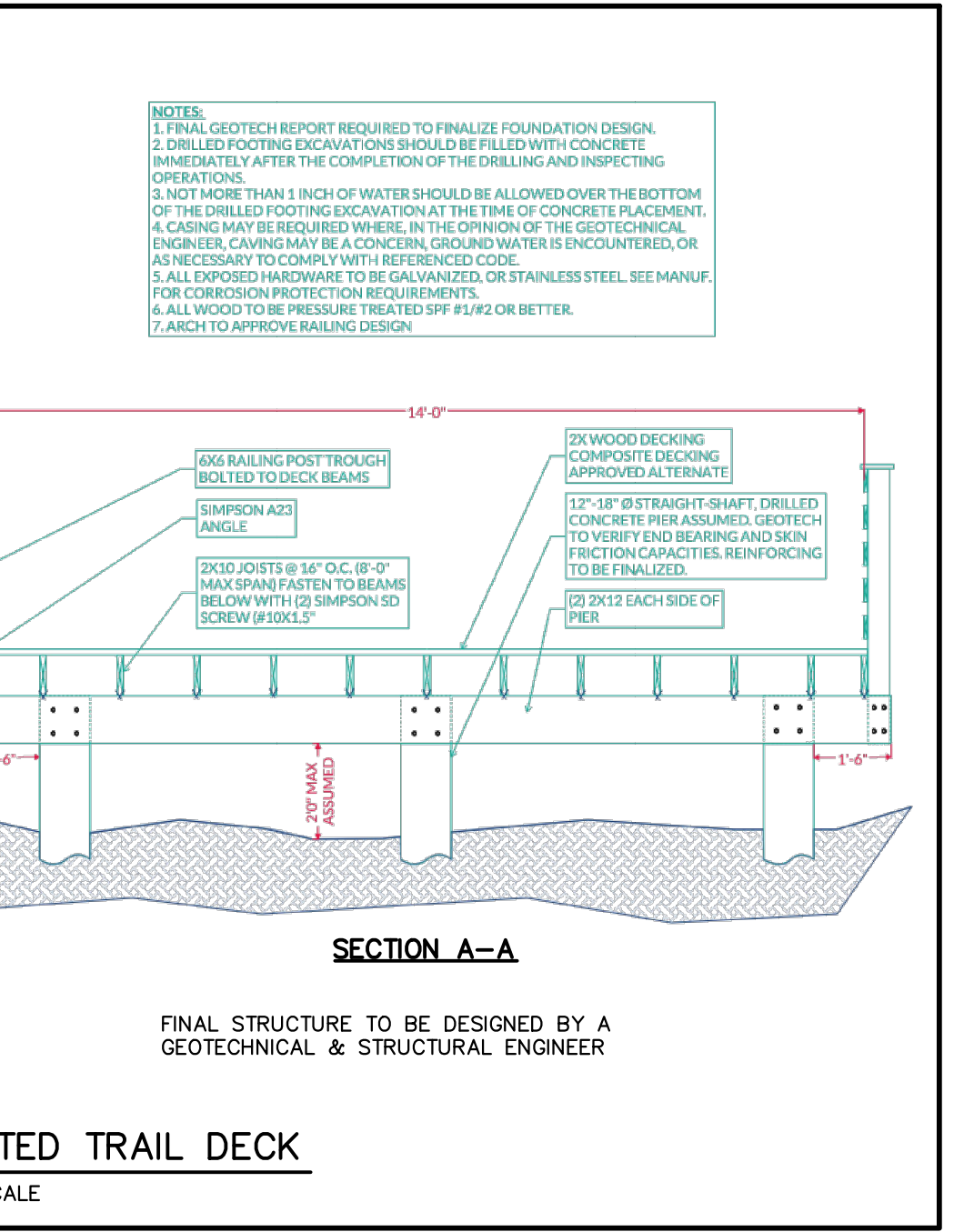
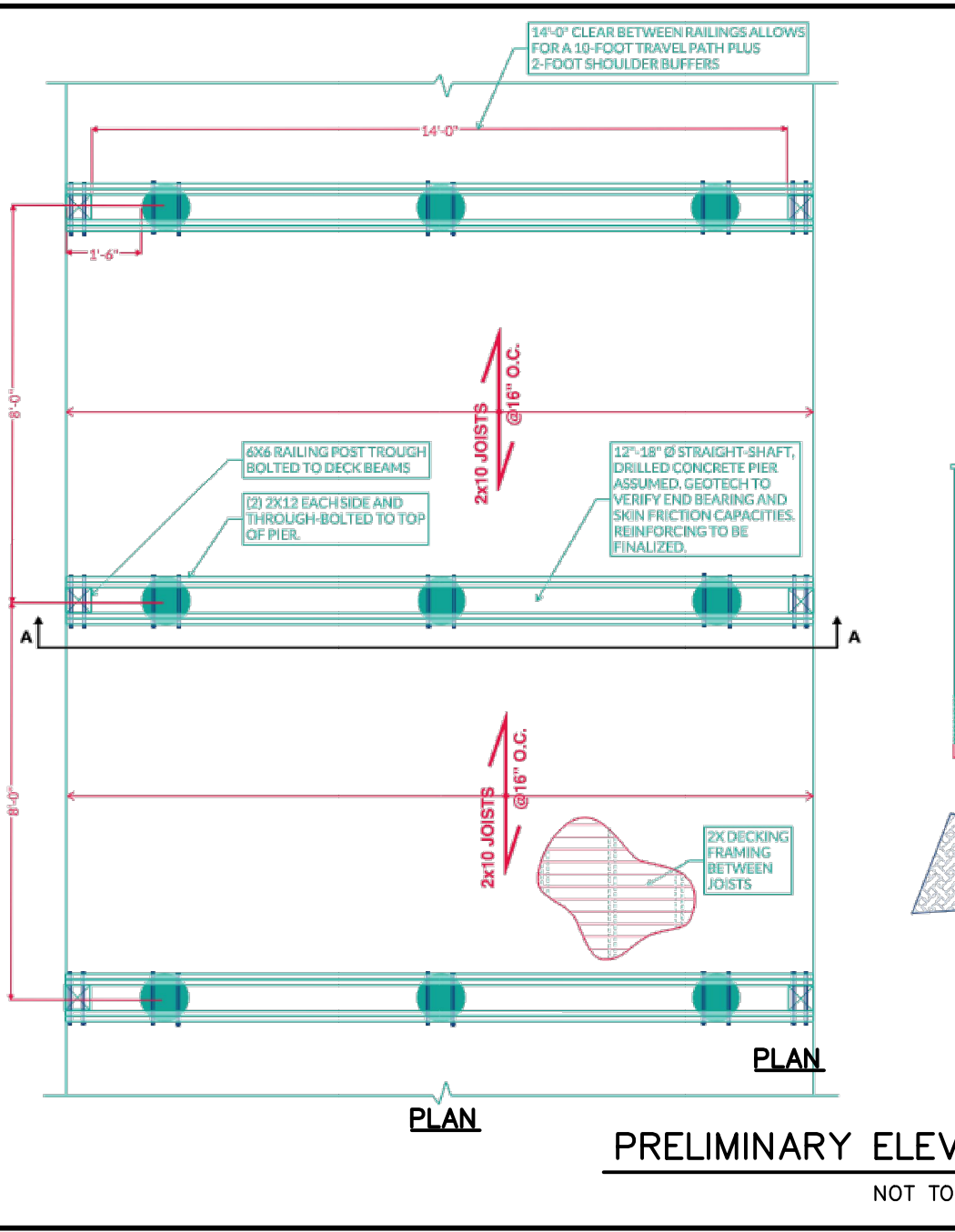
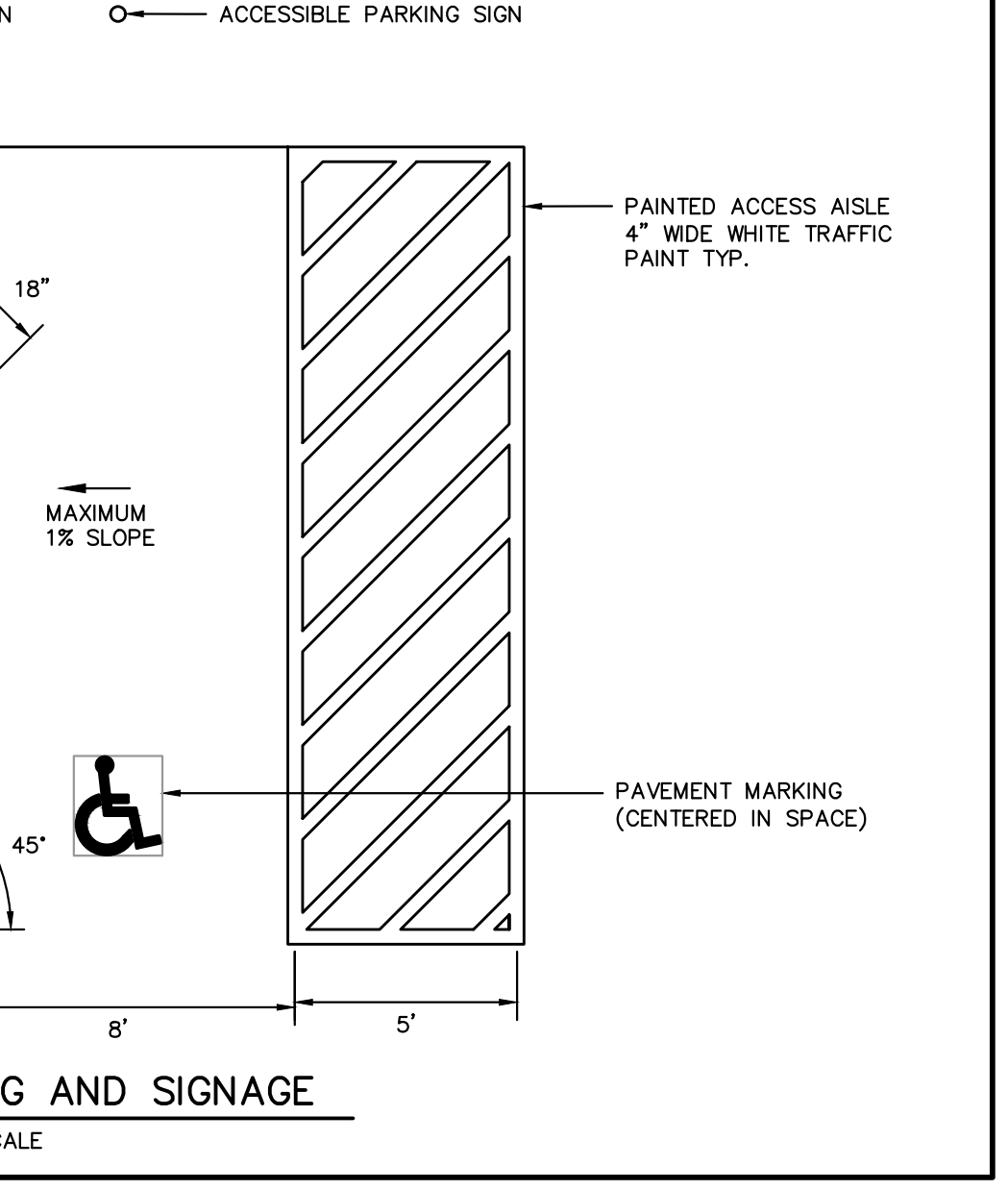
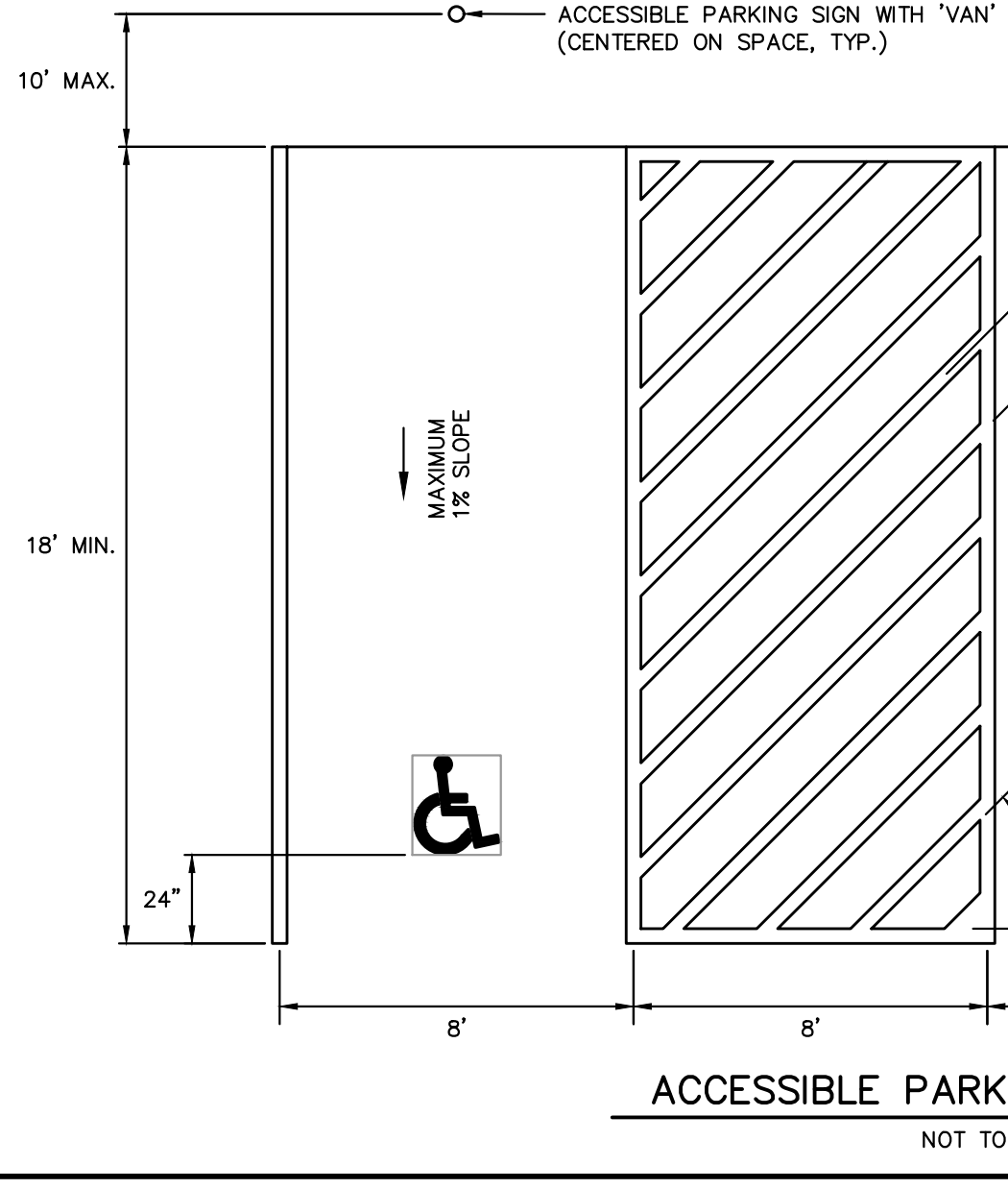
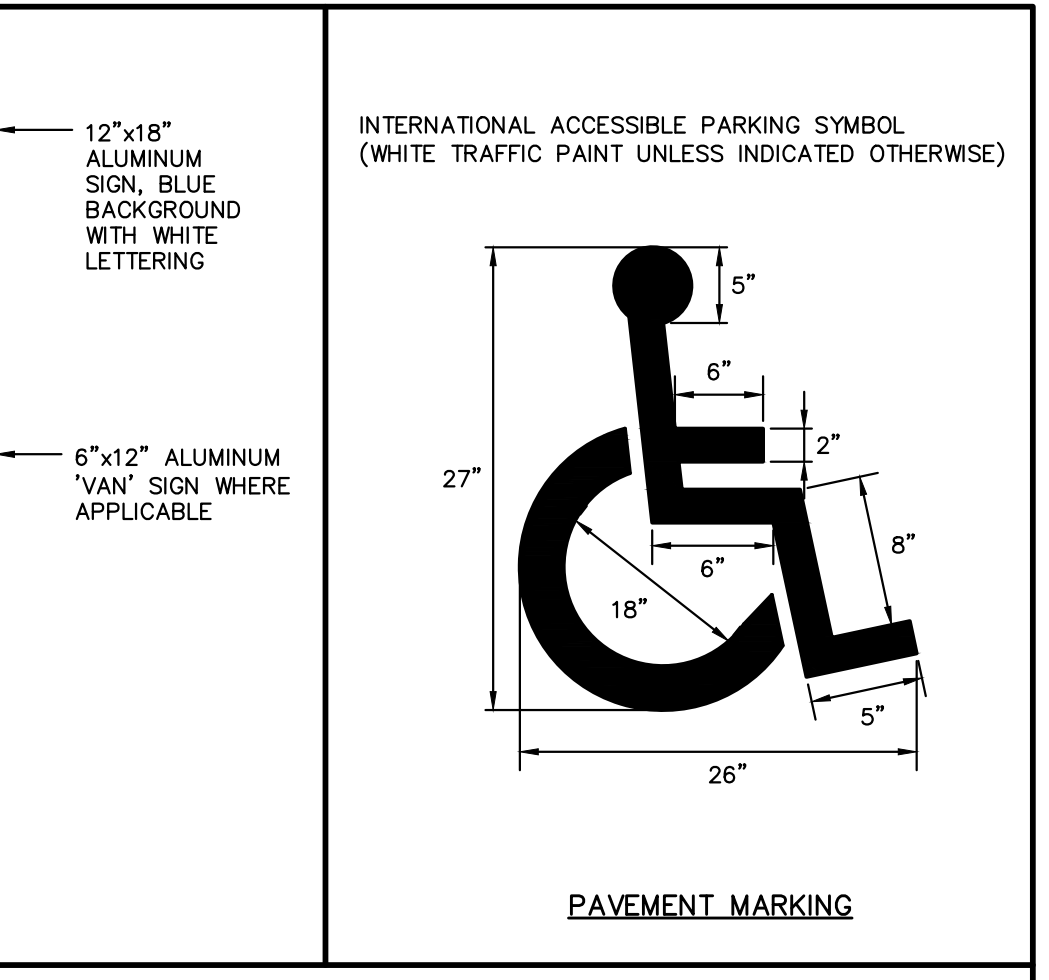
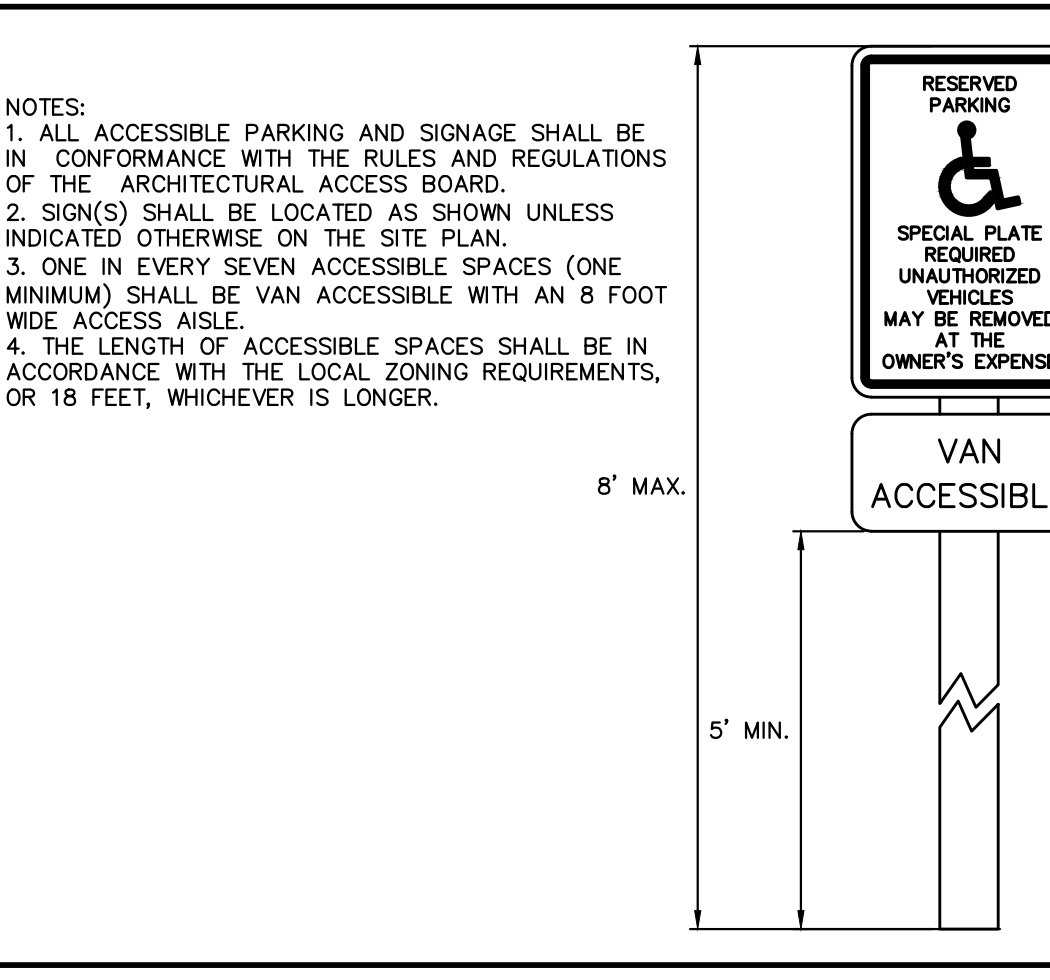
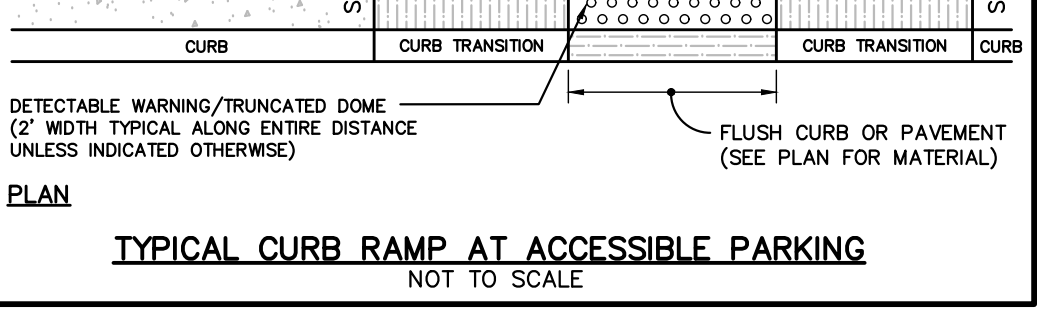
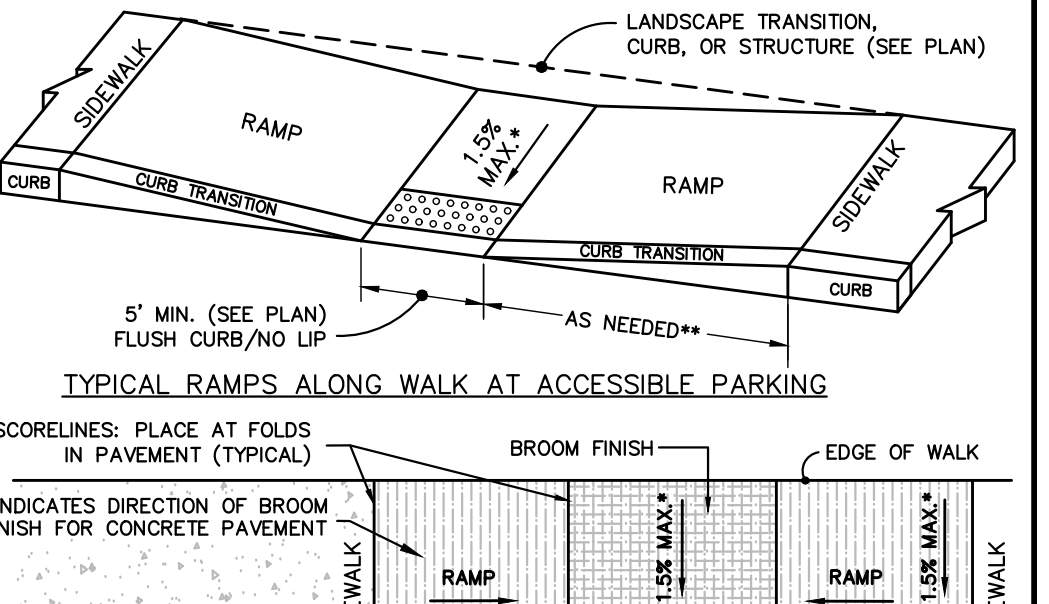
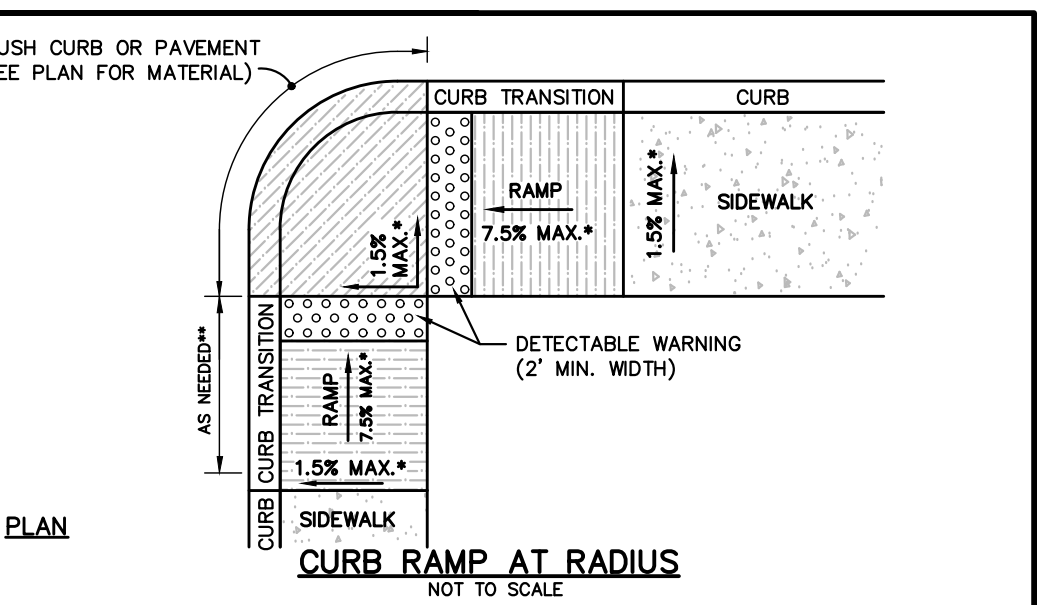
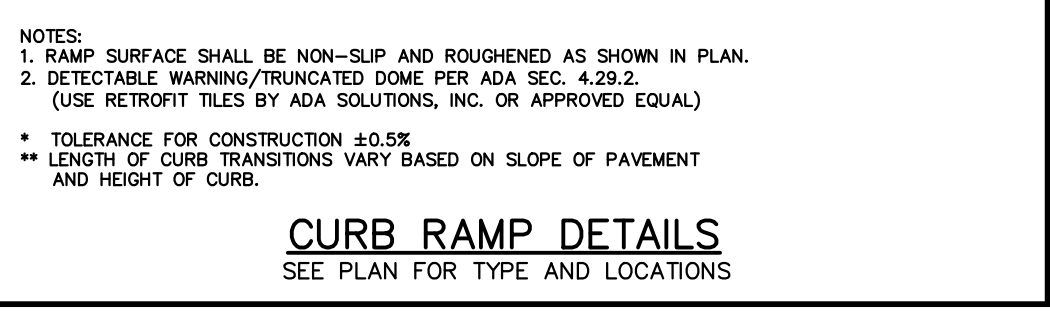
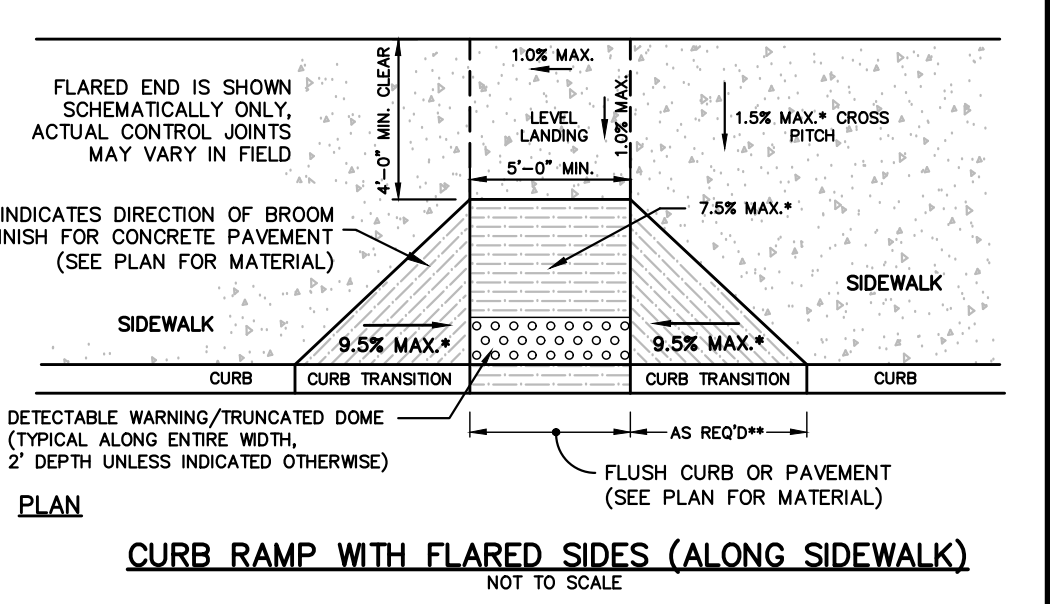
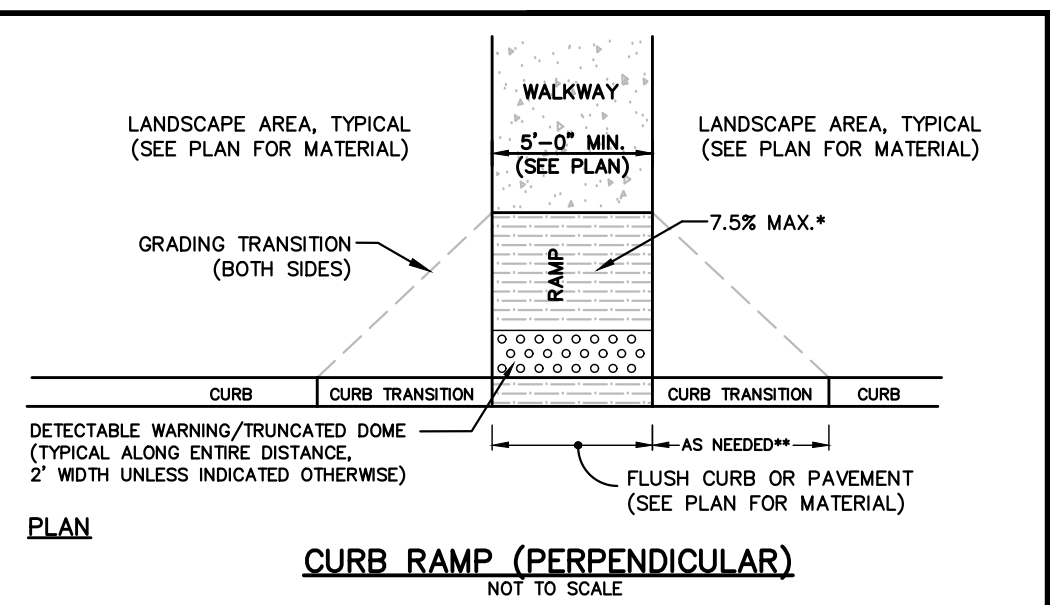
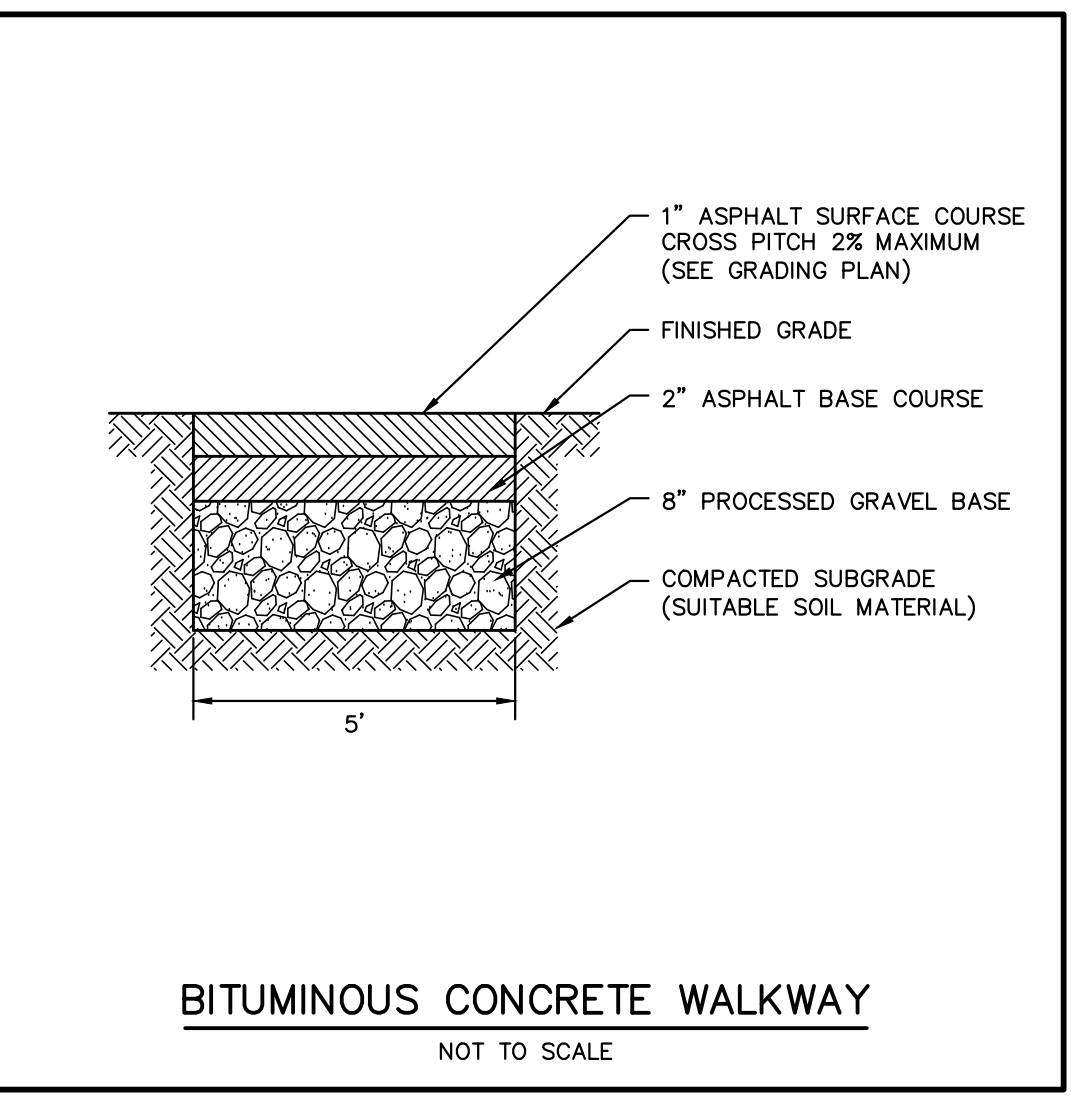
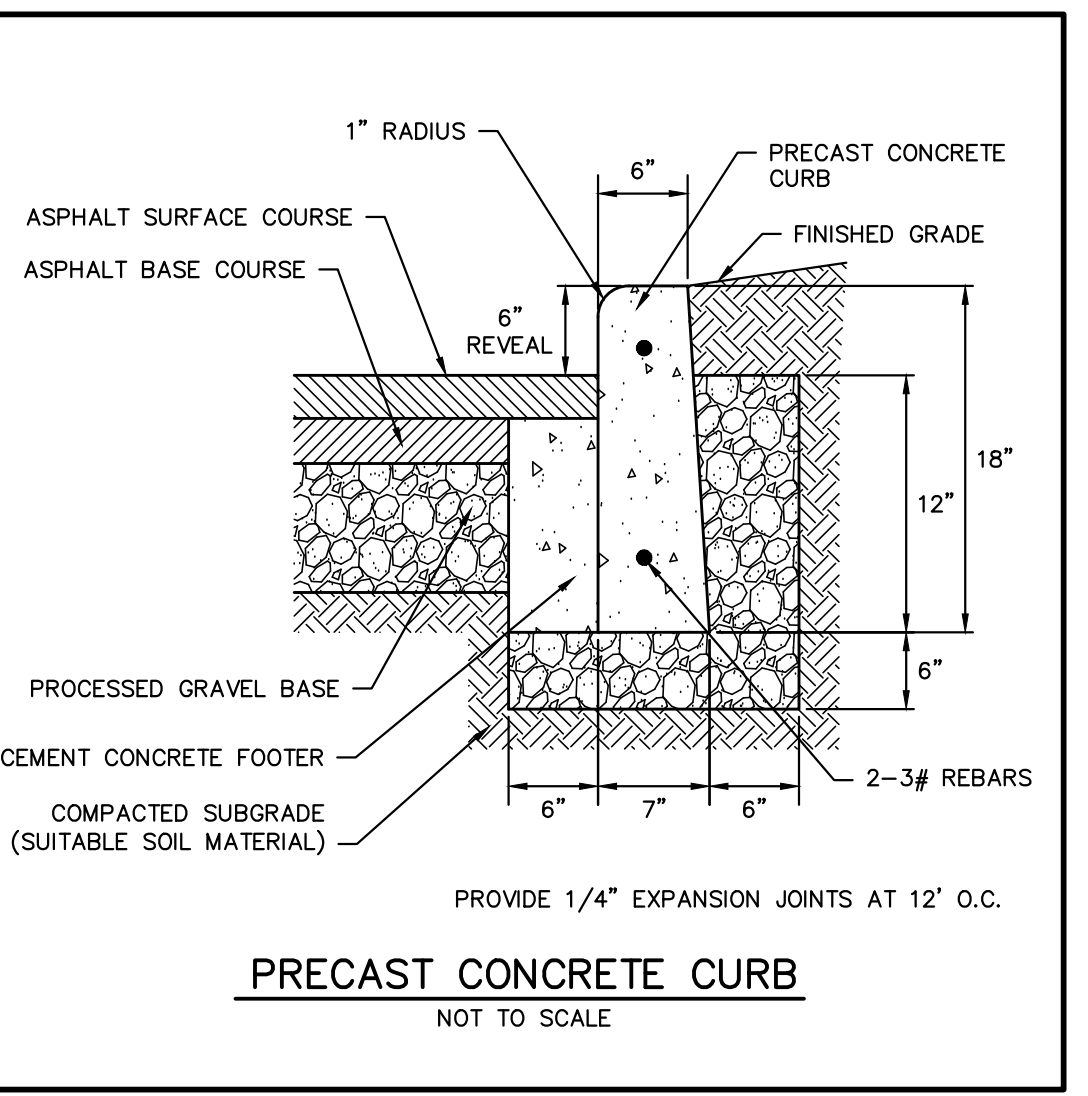
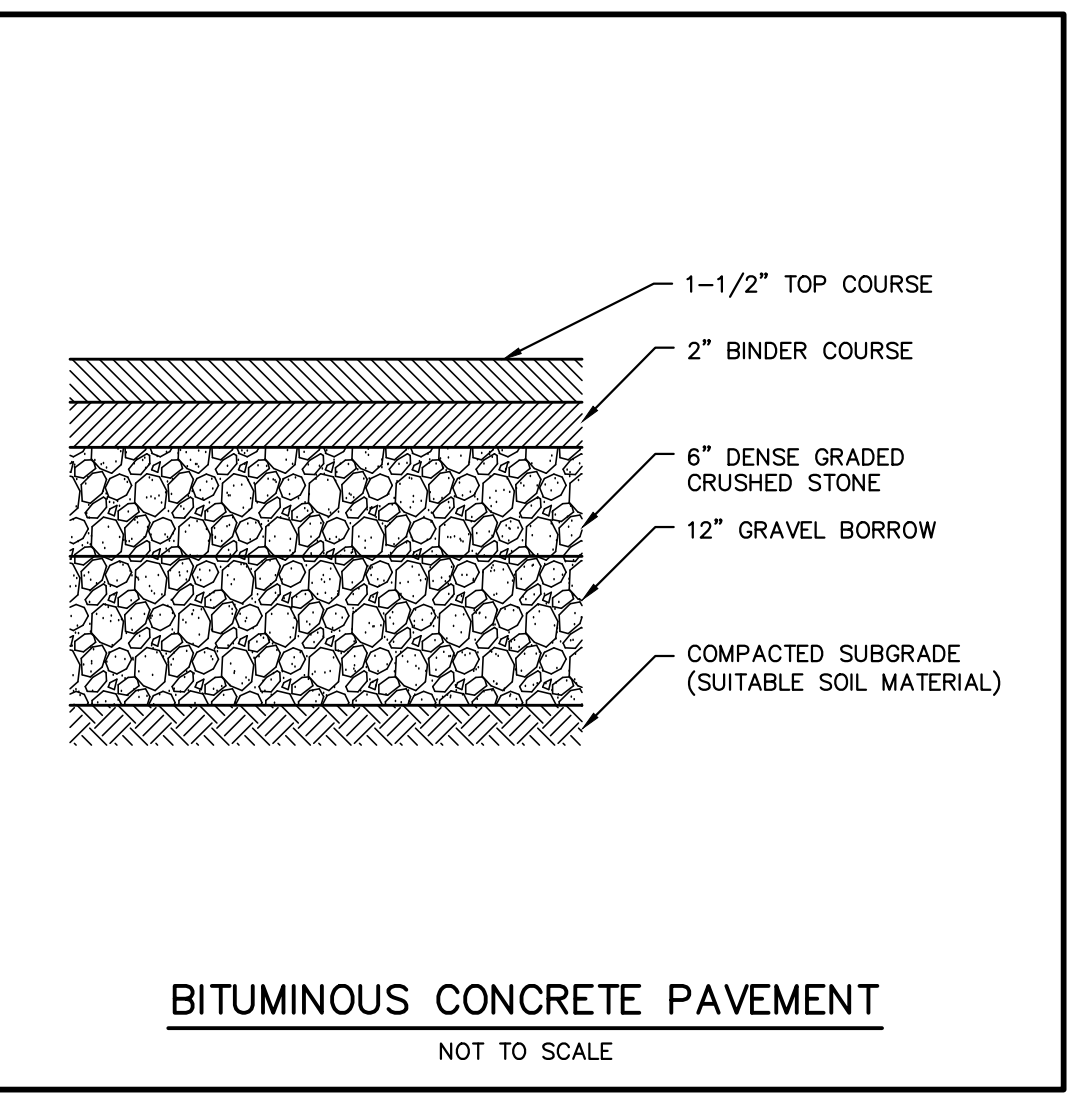
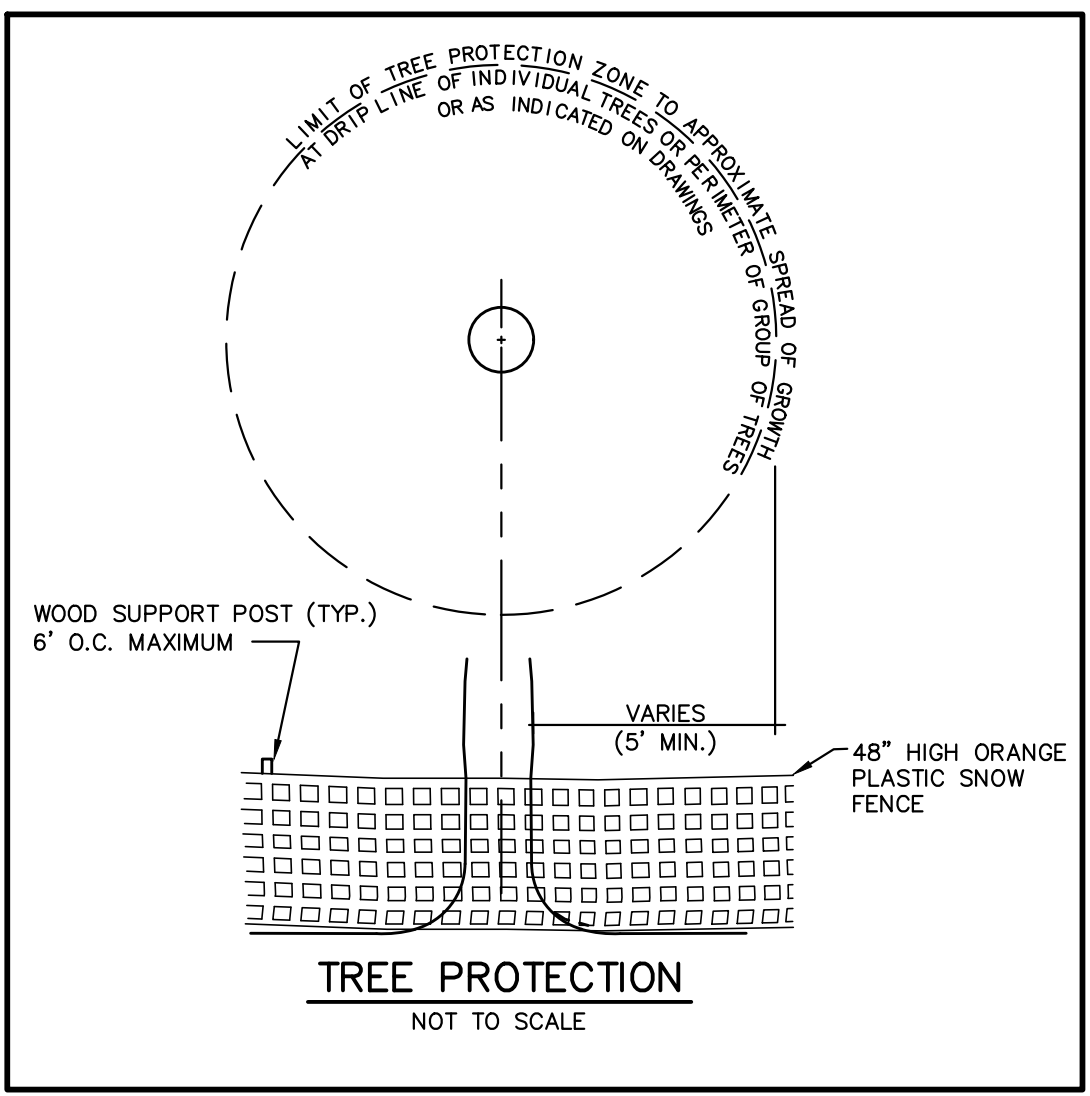
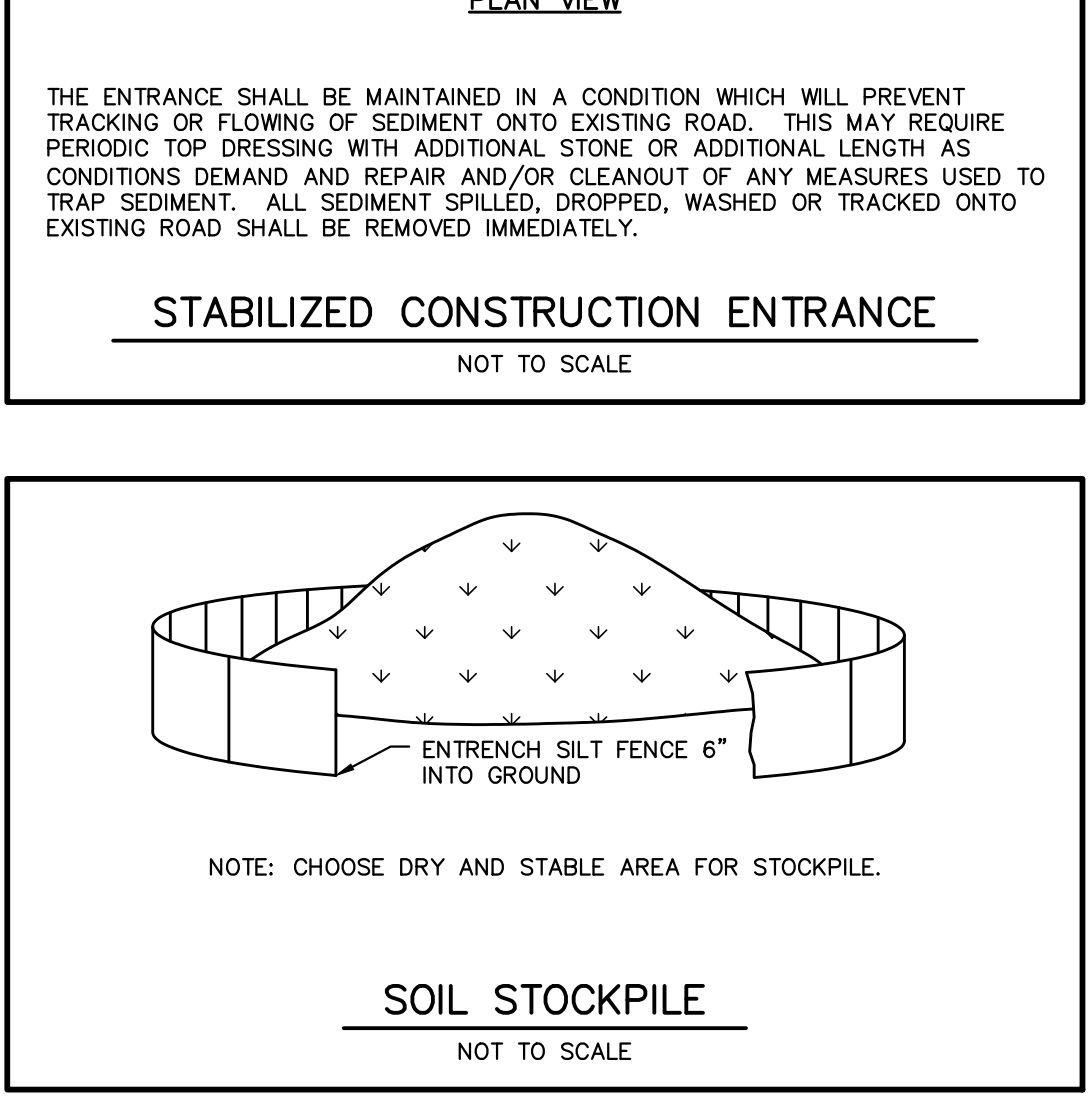
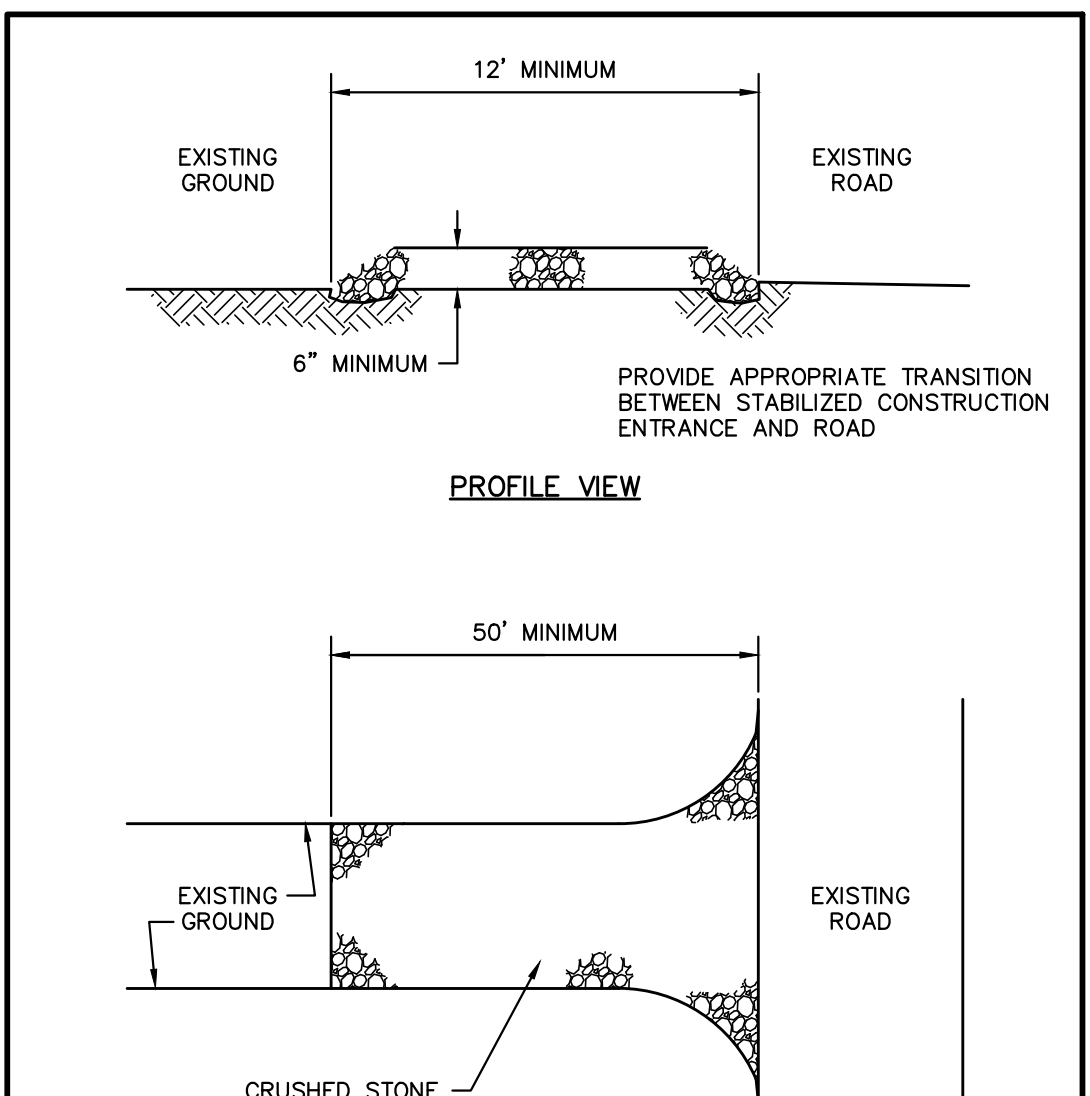
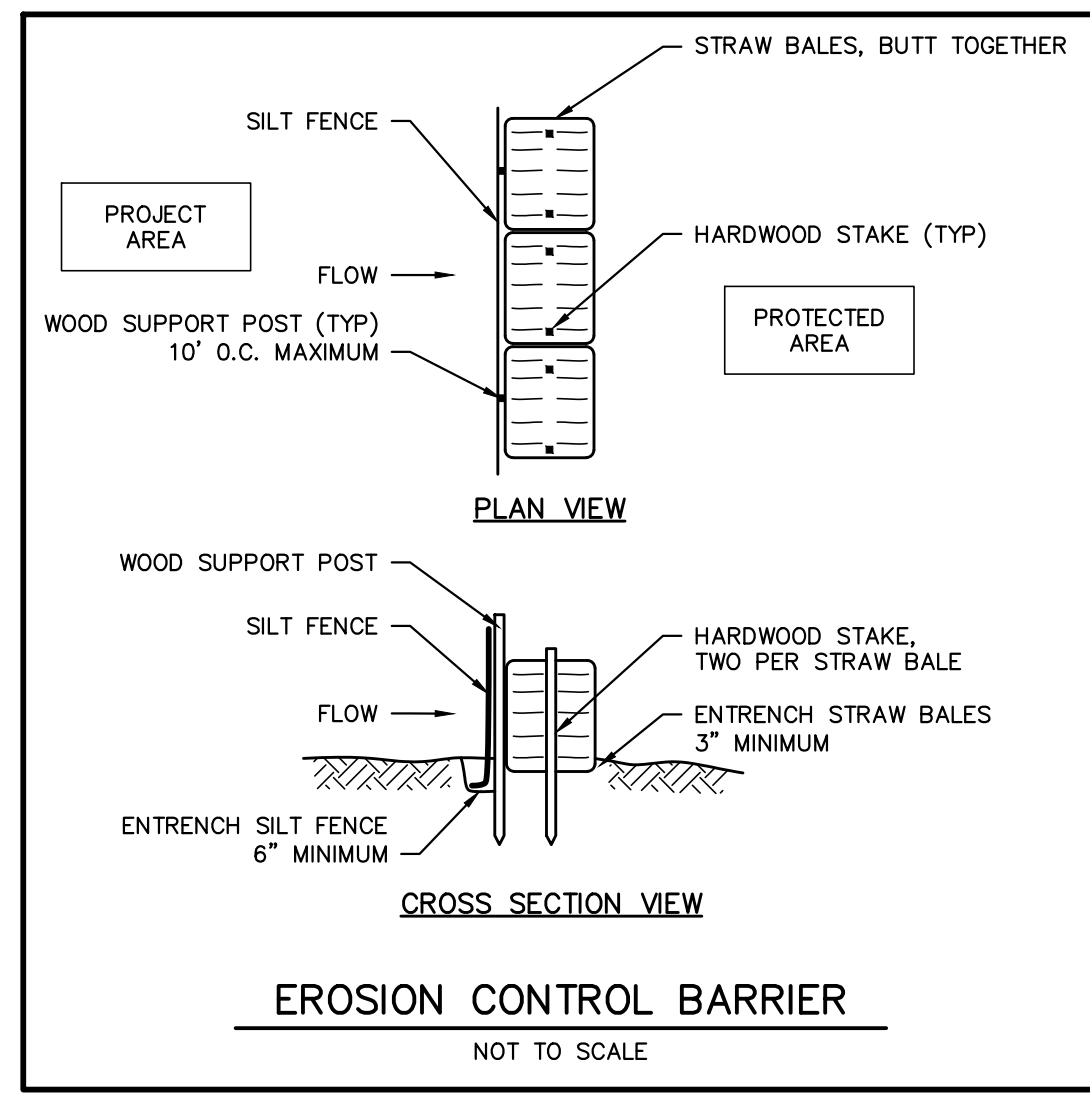
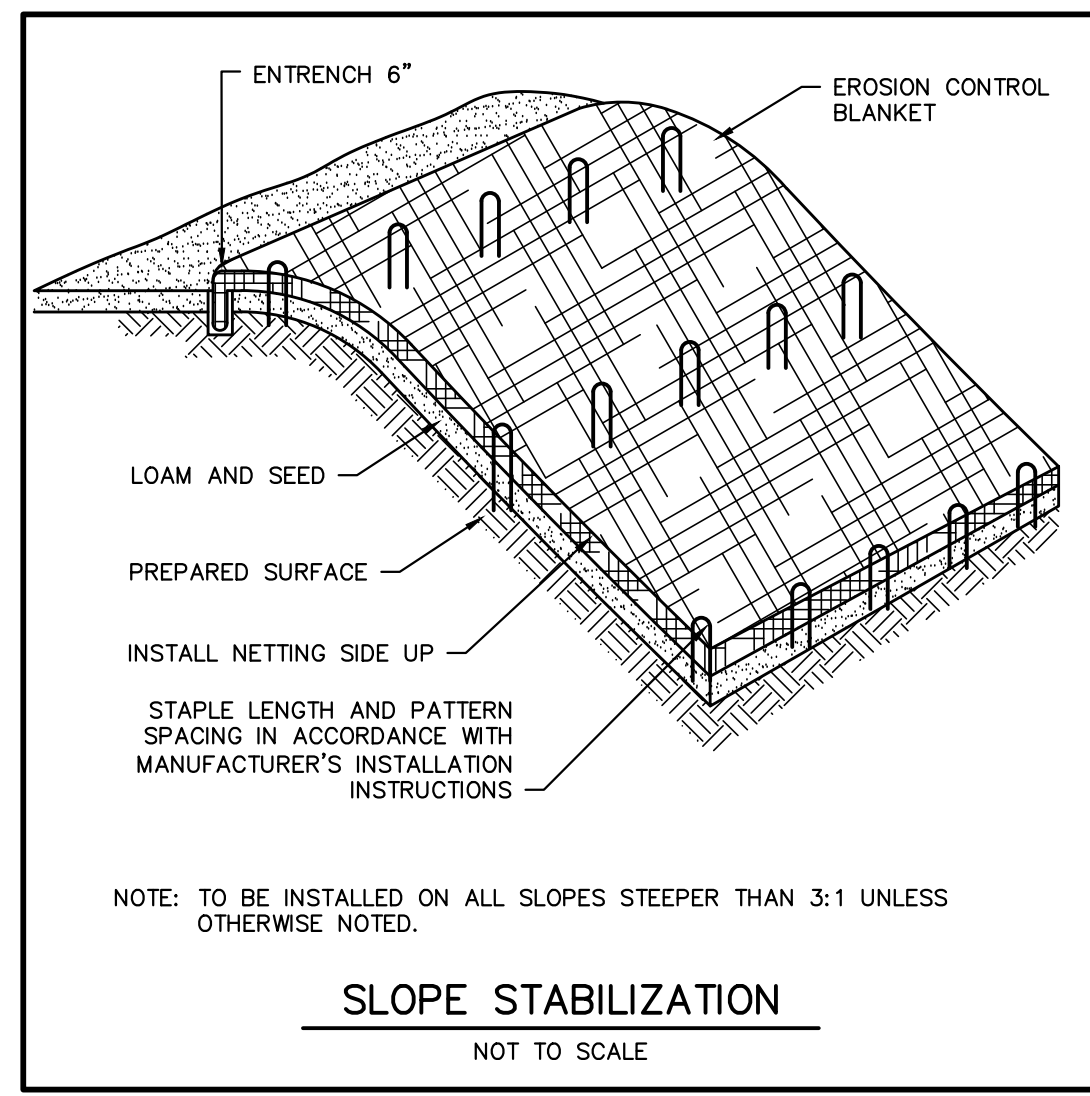
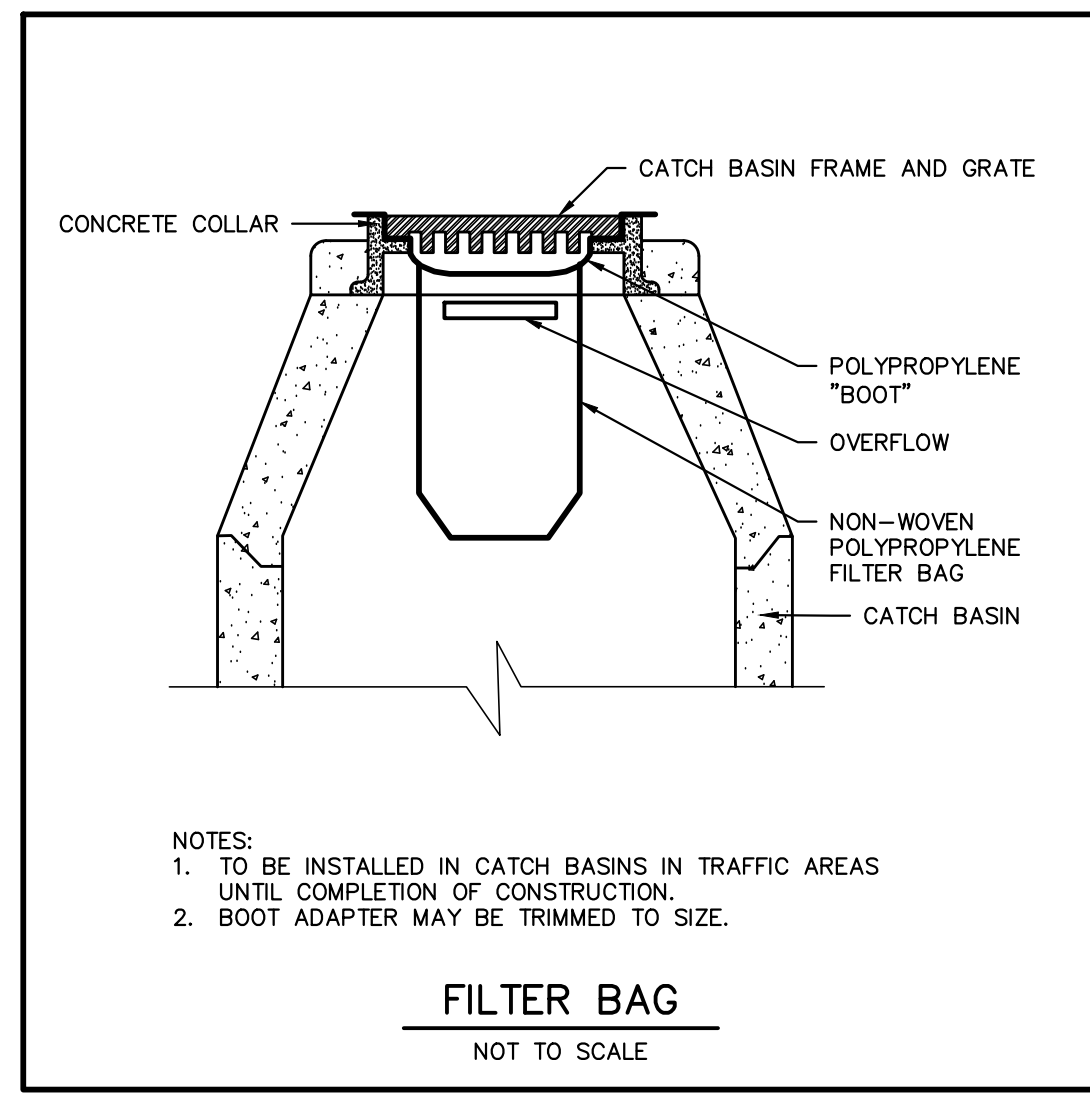
METERS
0 10 20 30 40 50 60 70 80 90 100 110 120
FEET

UTILITY PLAN

B+T JOB NO.2063.27

B+T PLAN NO. 206327P17E-003

C41



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

THOMAS JOHN MICHALAK
 CIVIL ENGINEER
 No. 45317
 3/21/2024

FOR PERMITTING ONLY

COPYRIGHT (C) BY BEALS AND THOMAS, INC. ALL RIGHTS RESERVED.

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

DES	DWN	CHK'D	APP'D
5			
4			
3	03/21/2024	REVISED PER PEER REVIEW	
2	12/18/2023	NOTICE OF INTENT	
1	07/31/2023	REVISION	
0	05/22/2023	PEL SUBMISSION	
		ISSUE DATE	DESCRIPTION

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

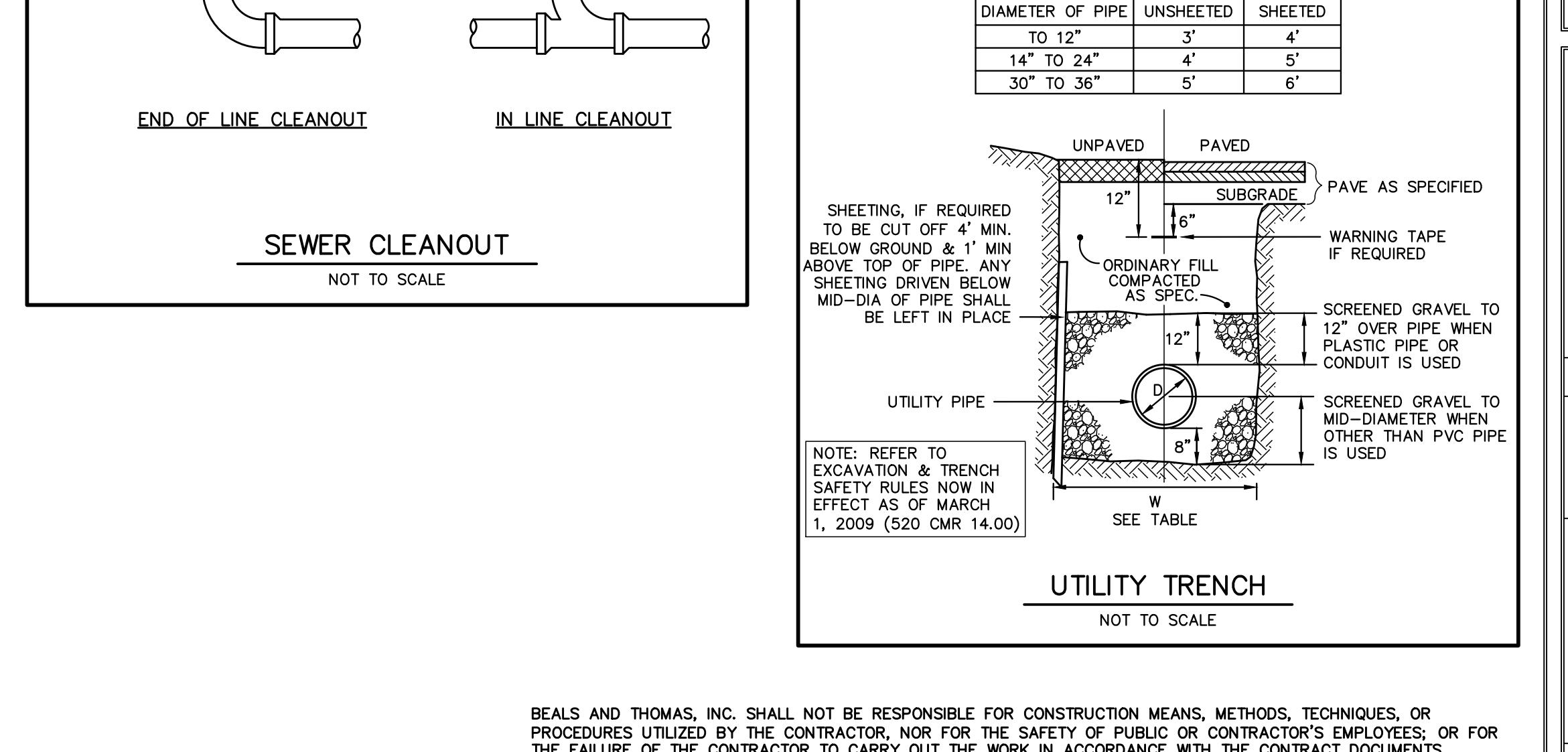
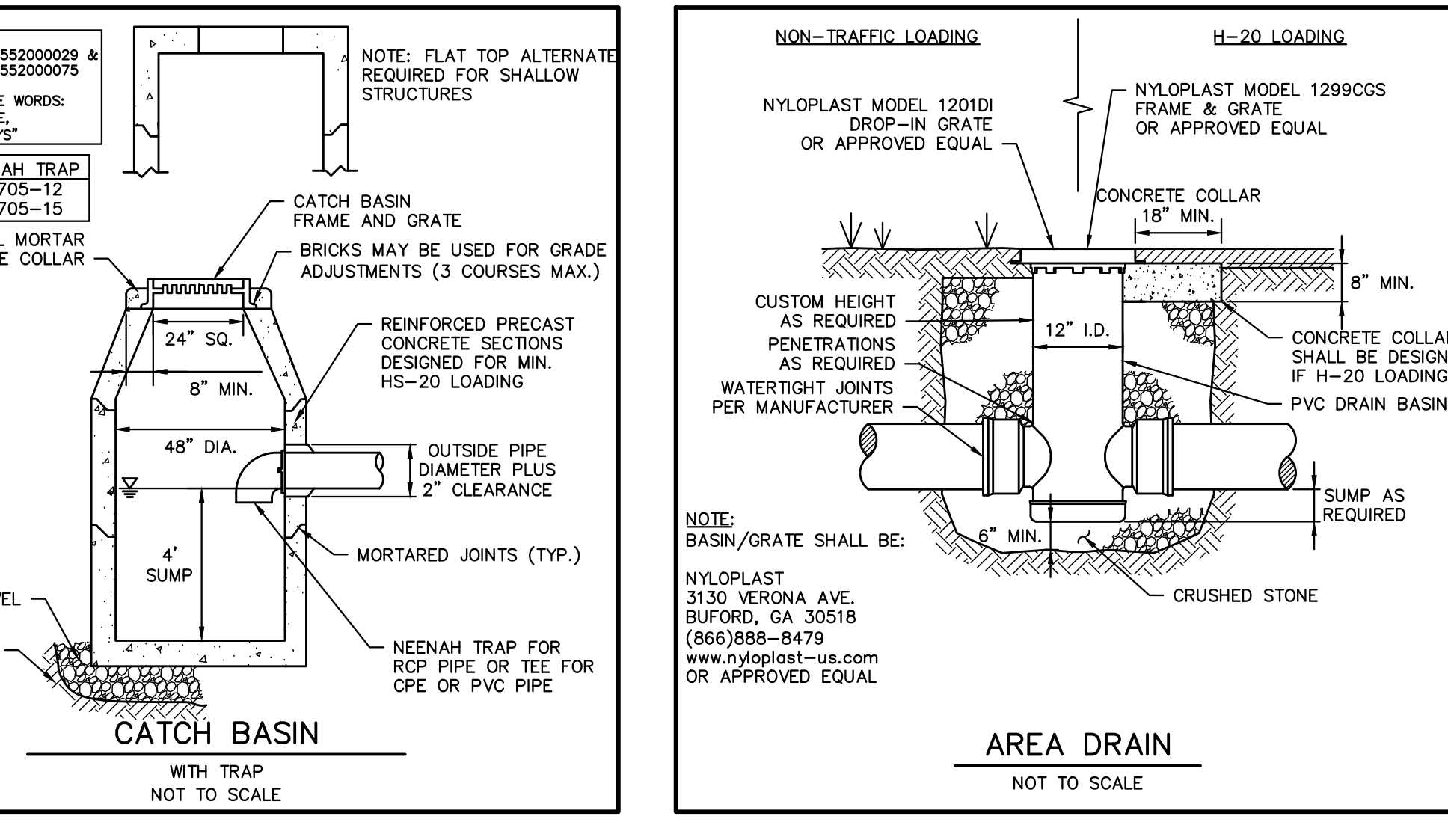
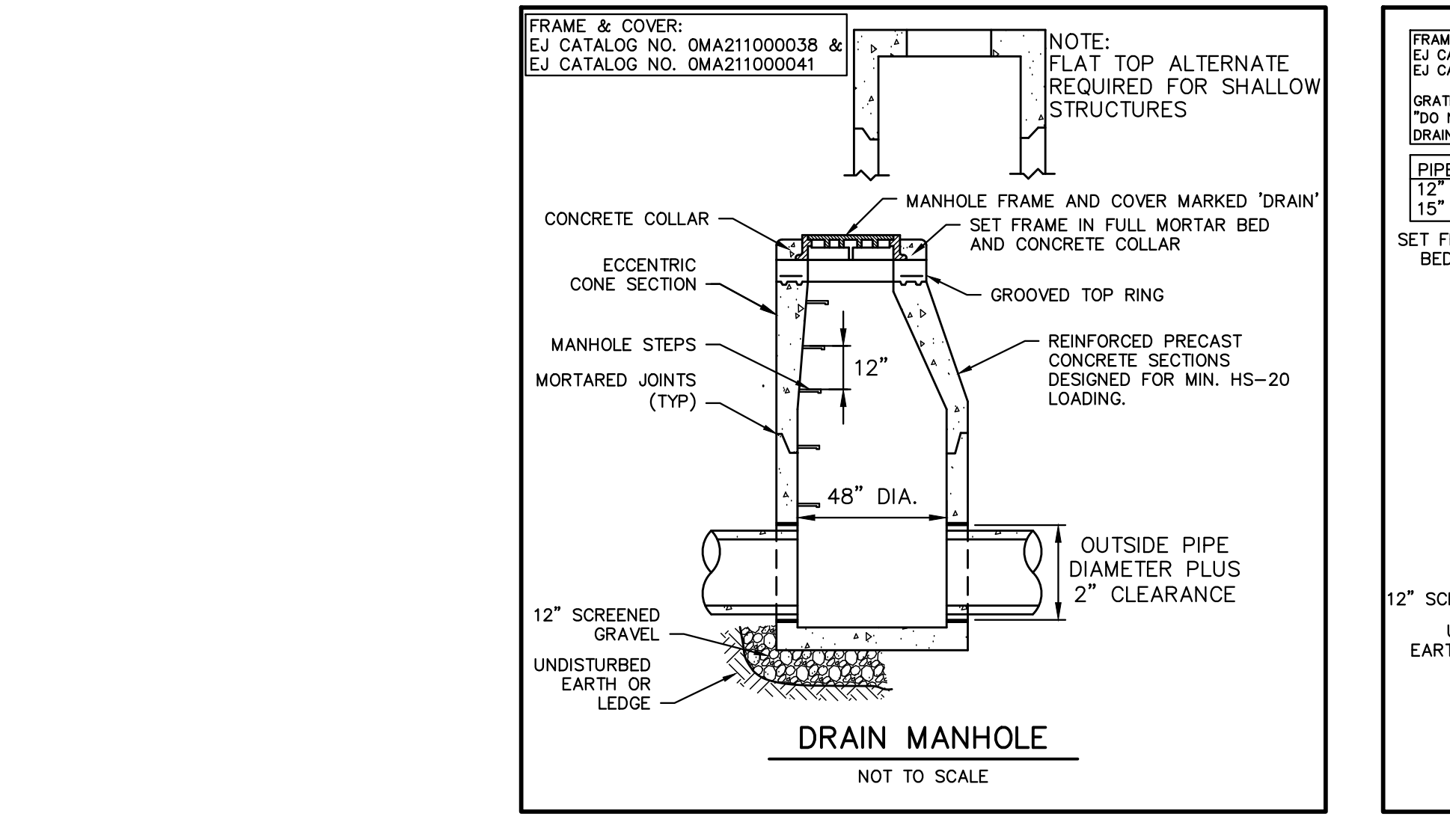
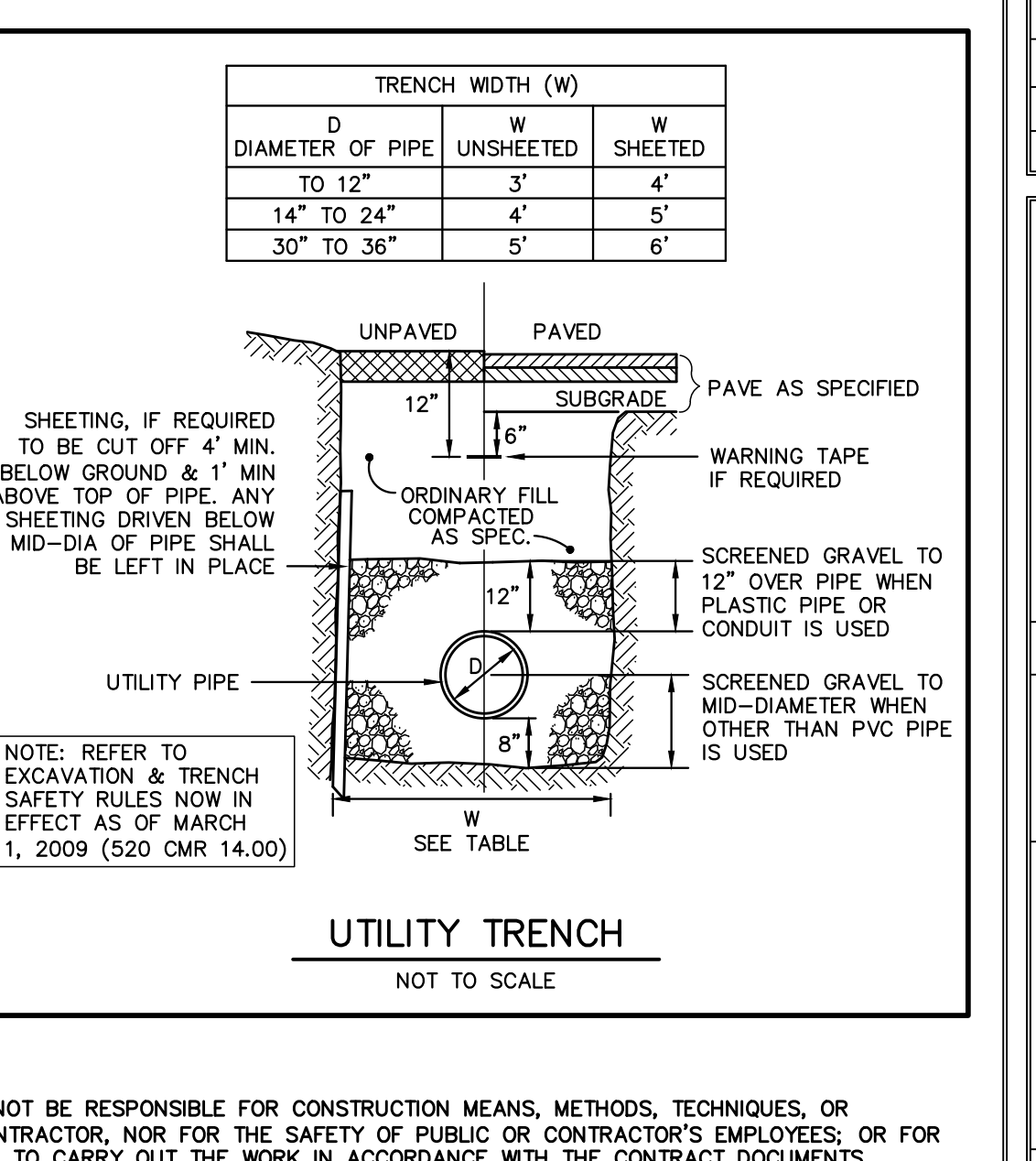
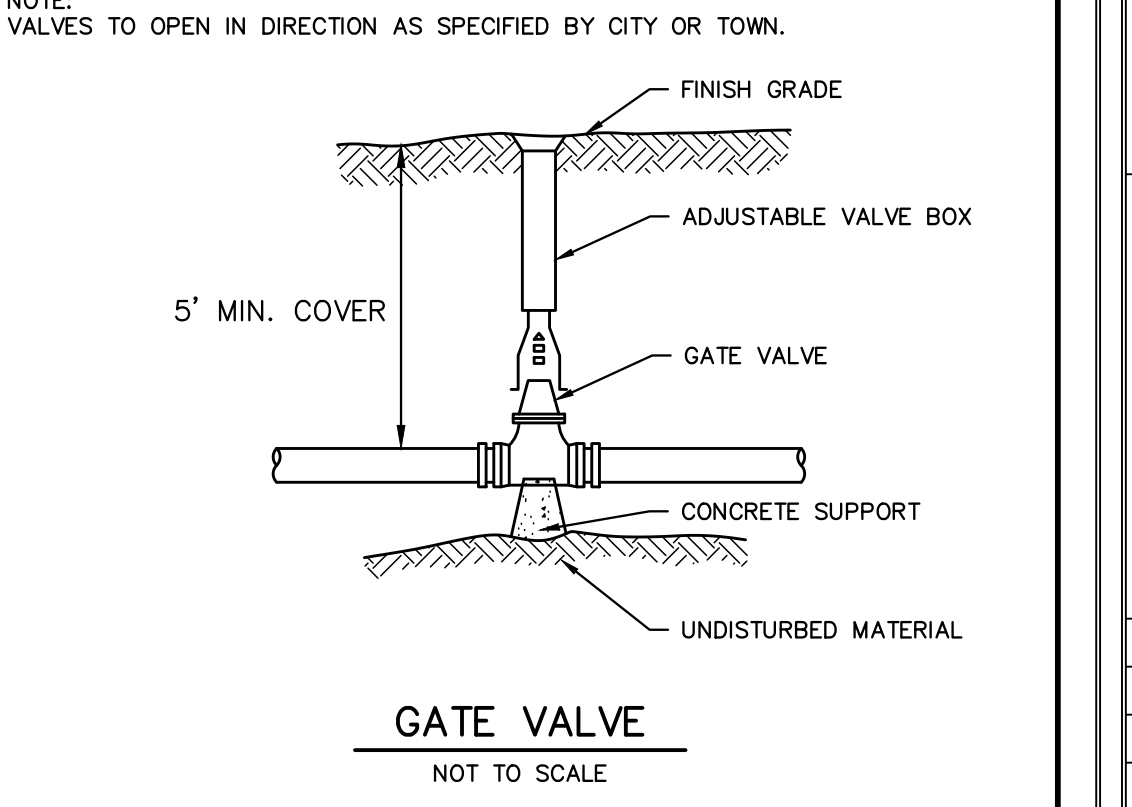
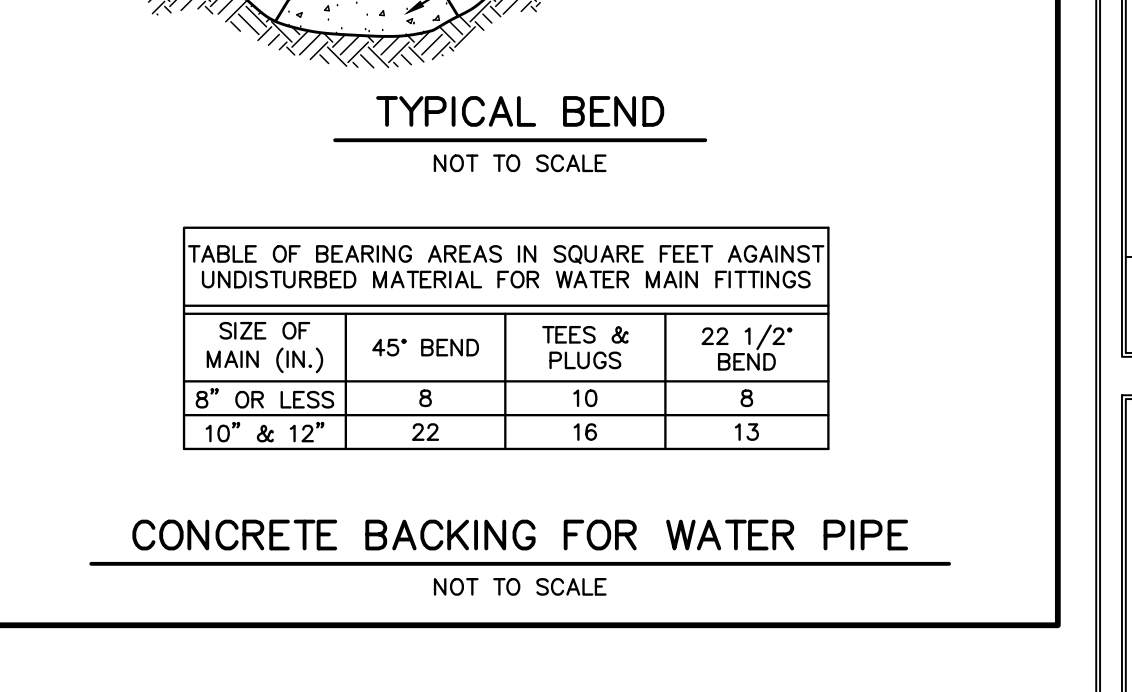
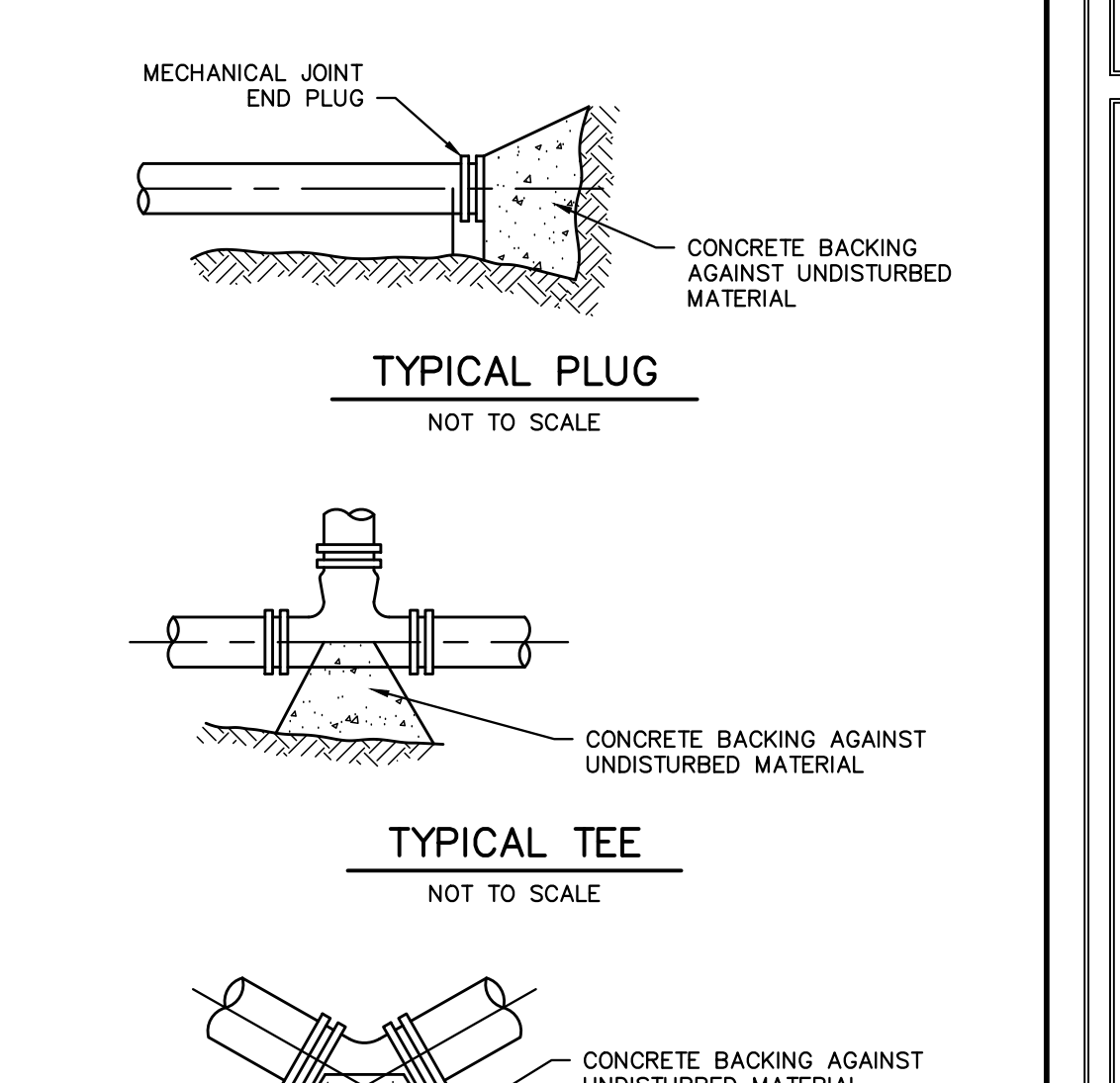
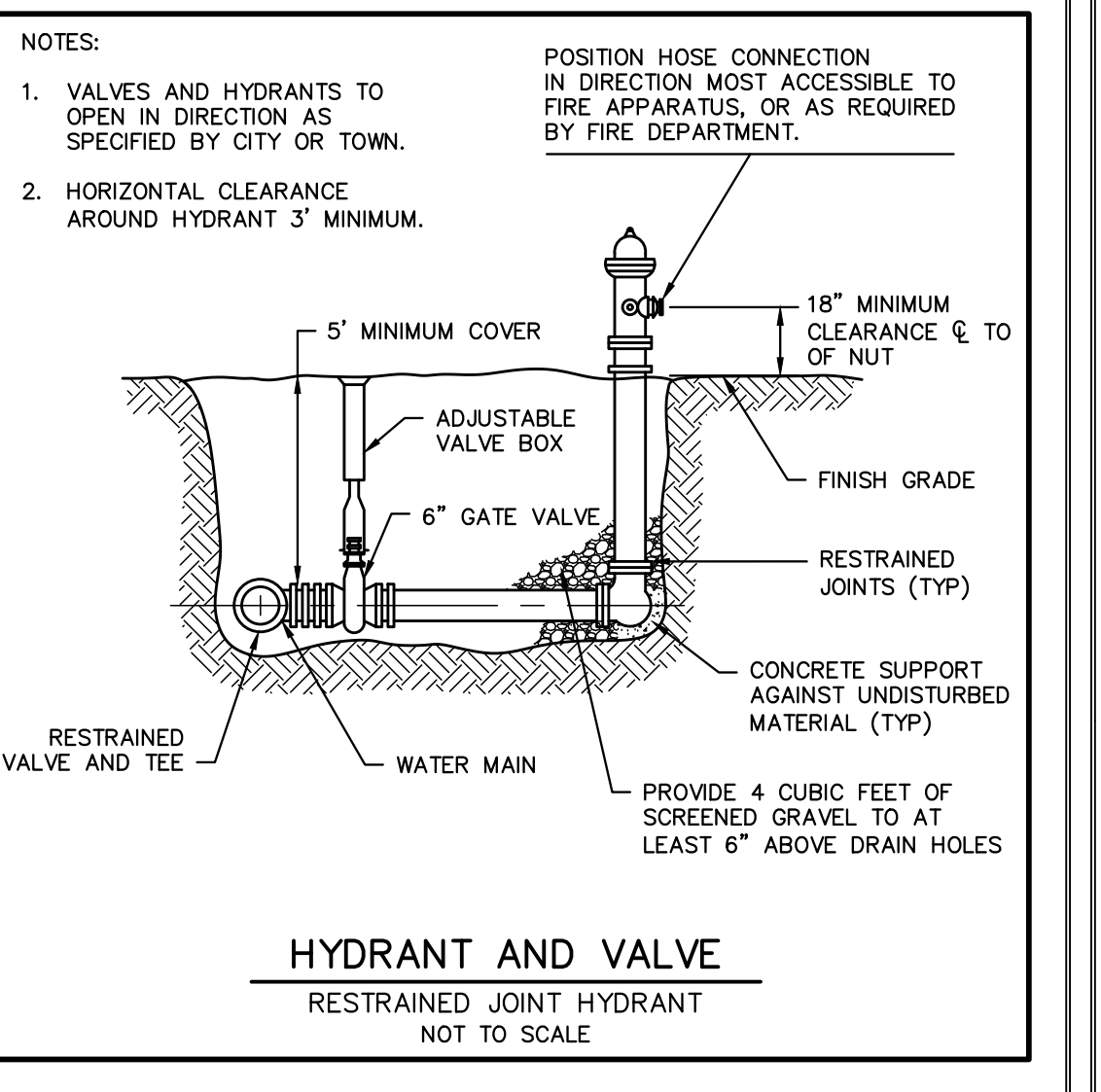
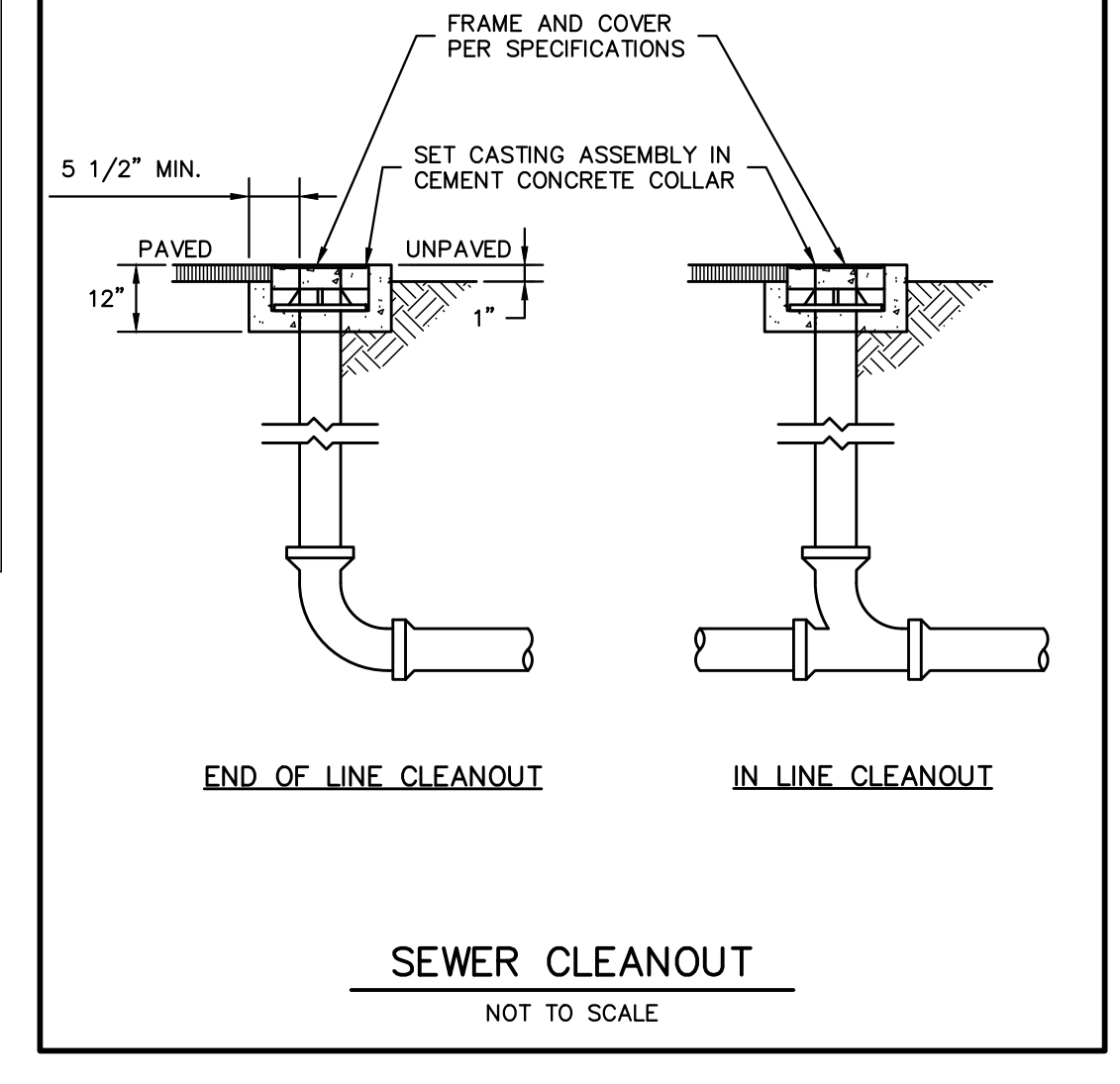
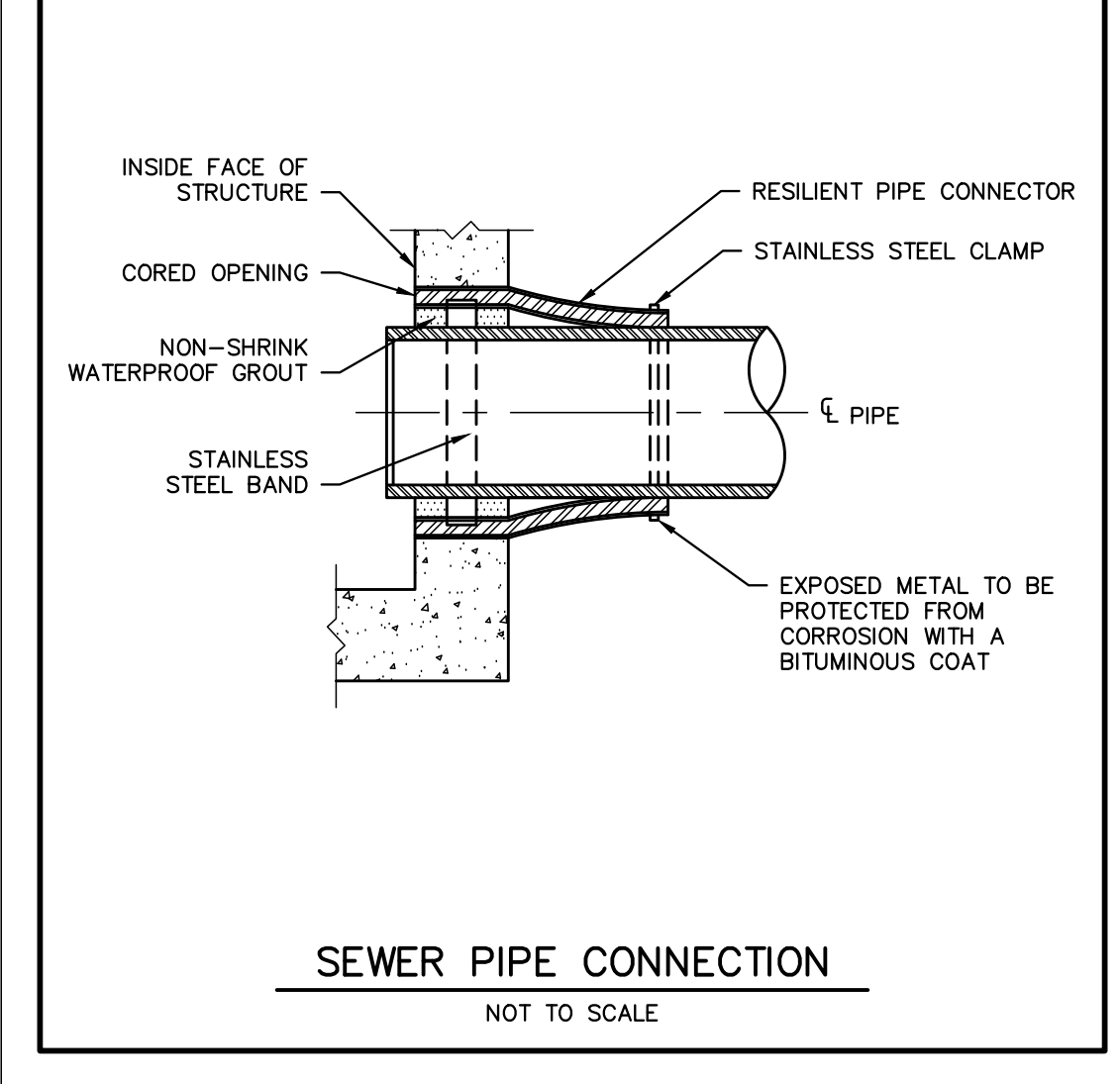
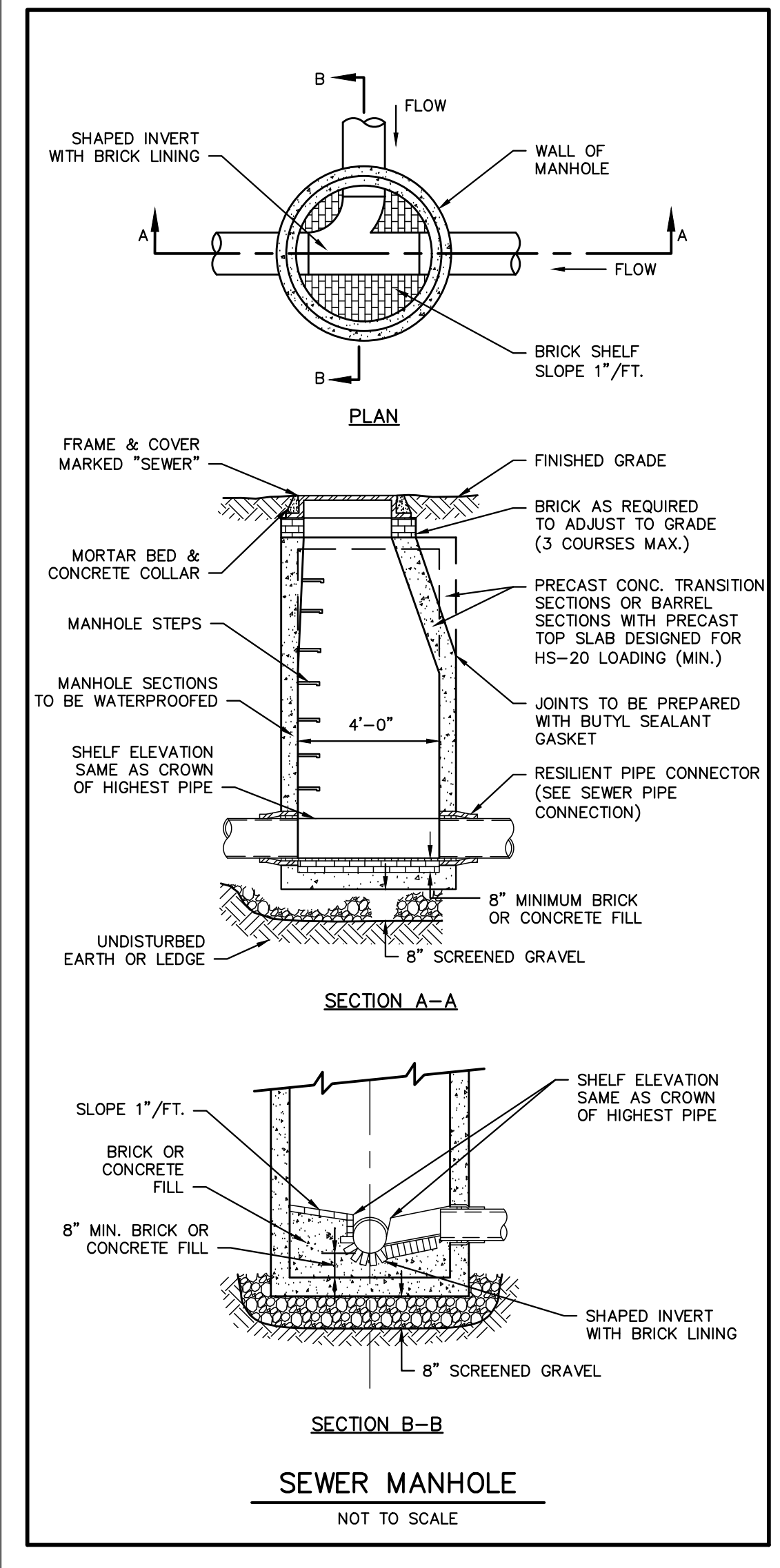
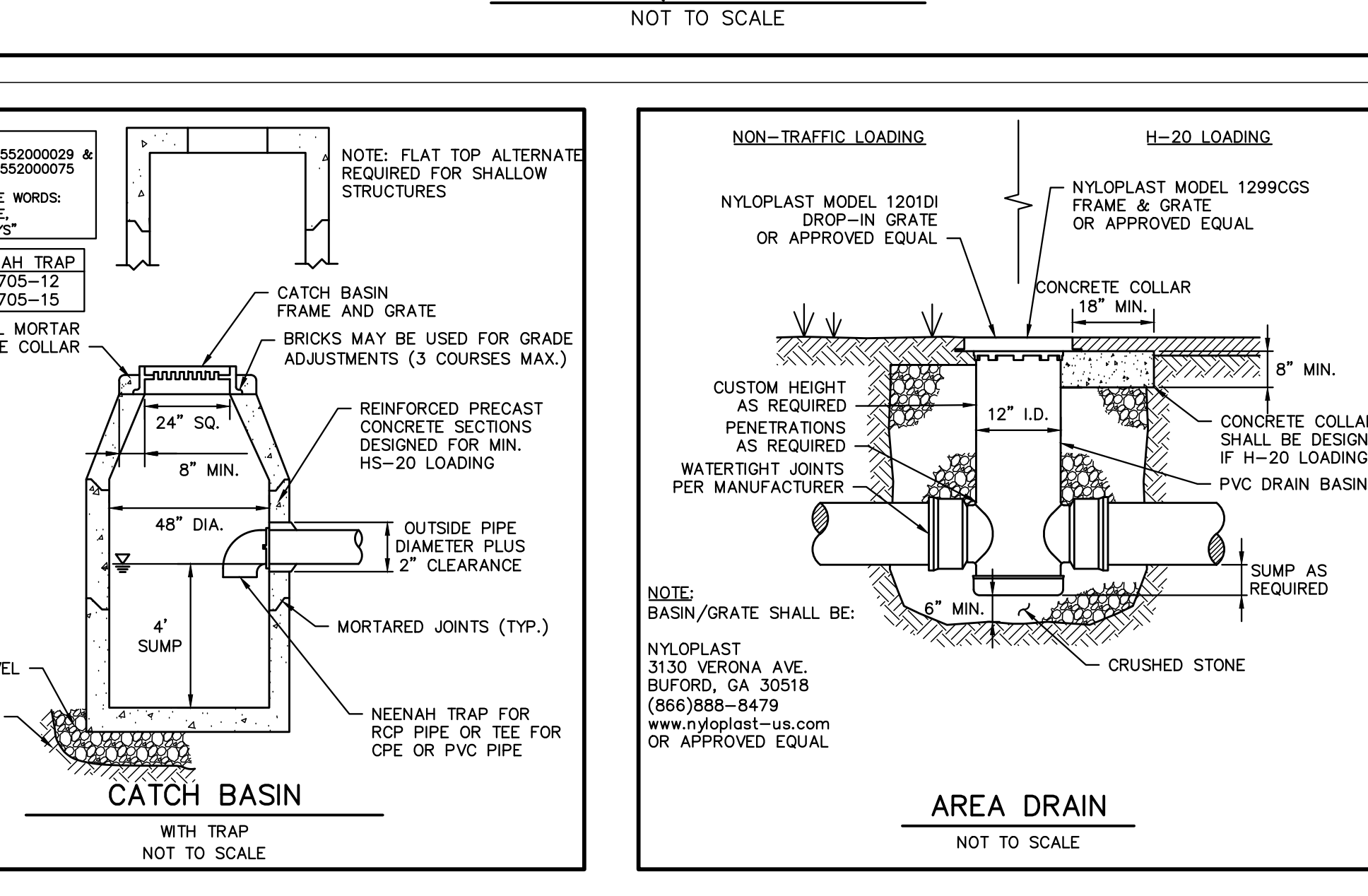
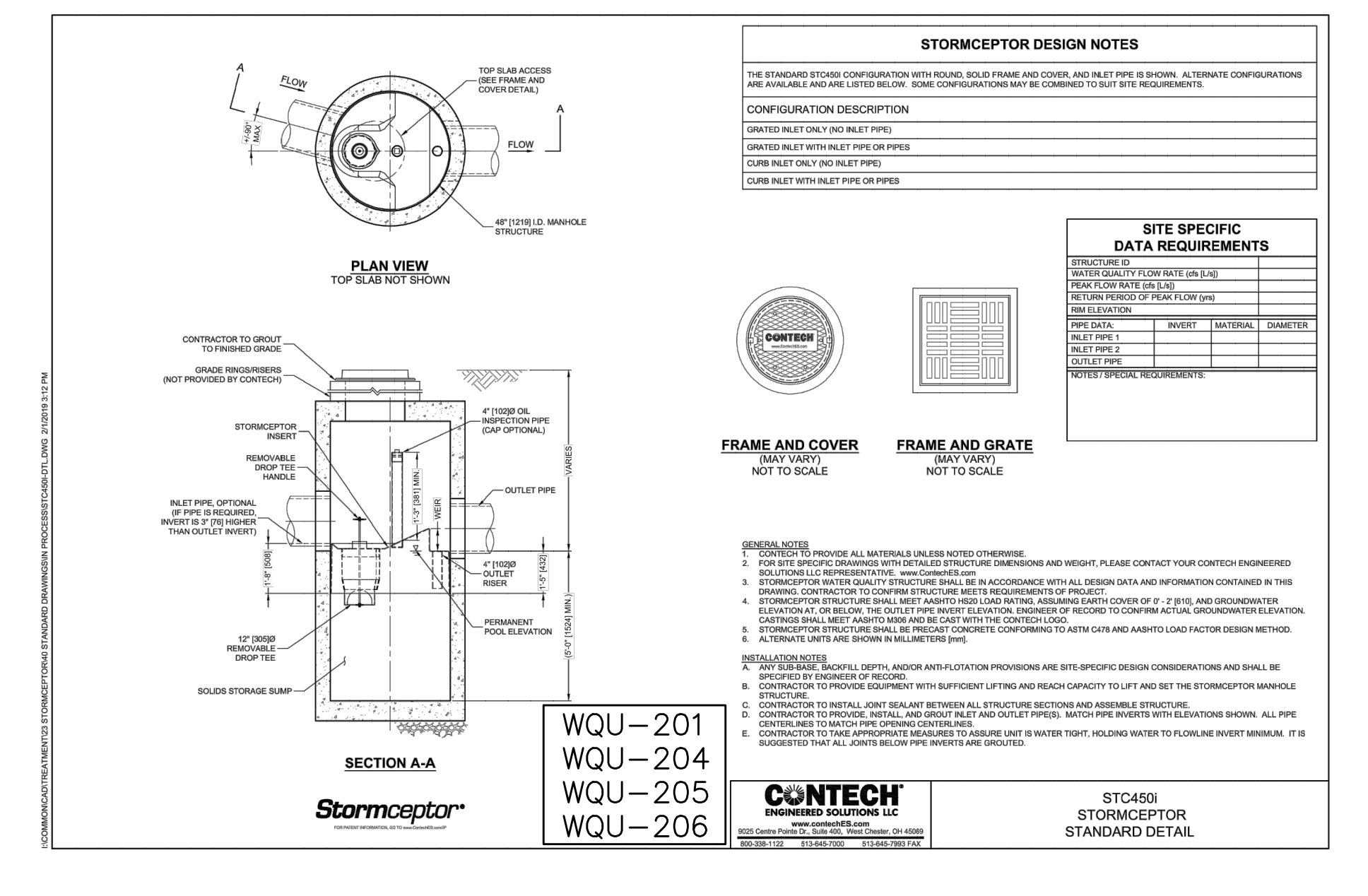
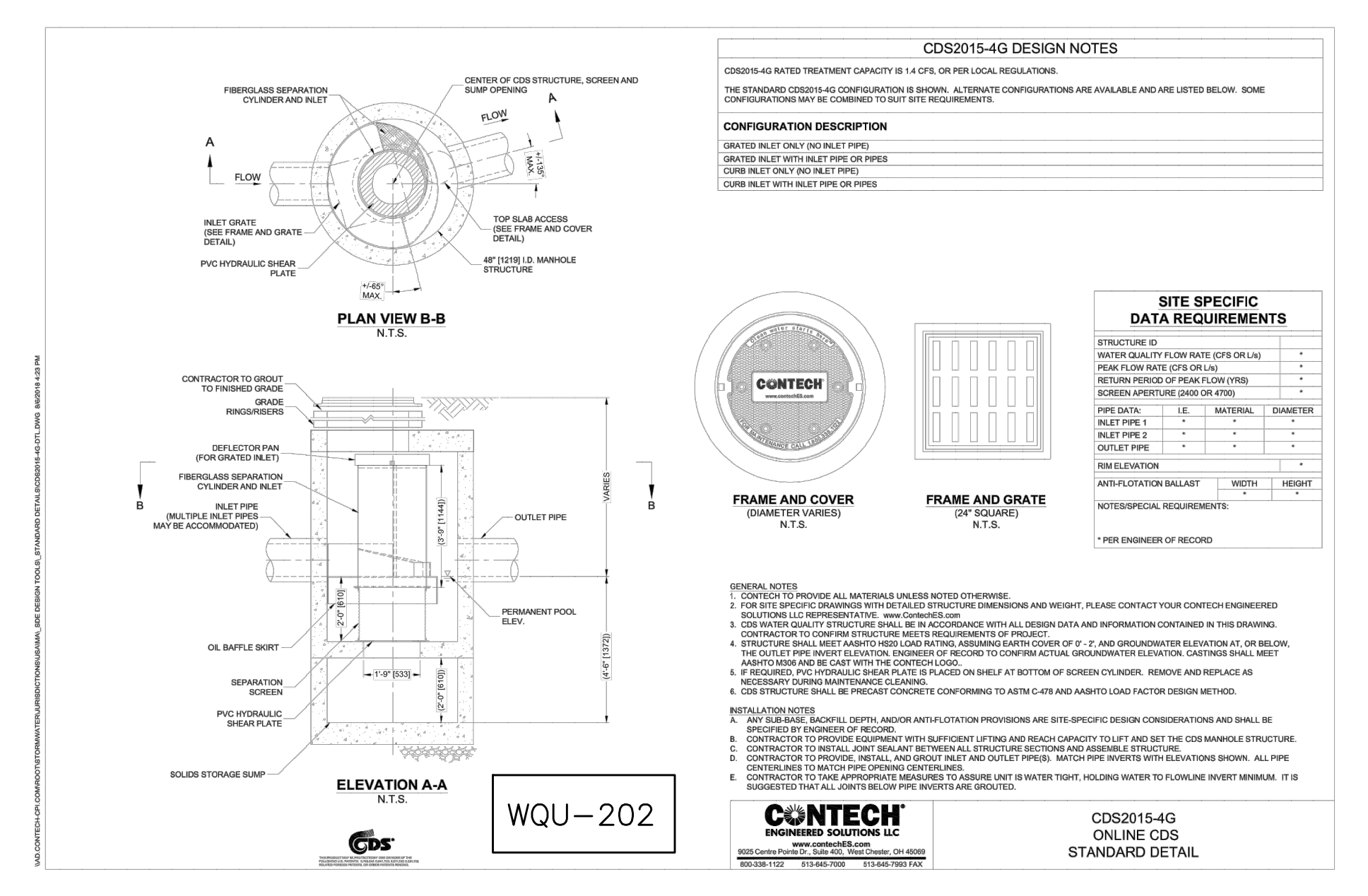
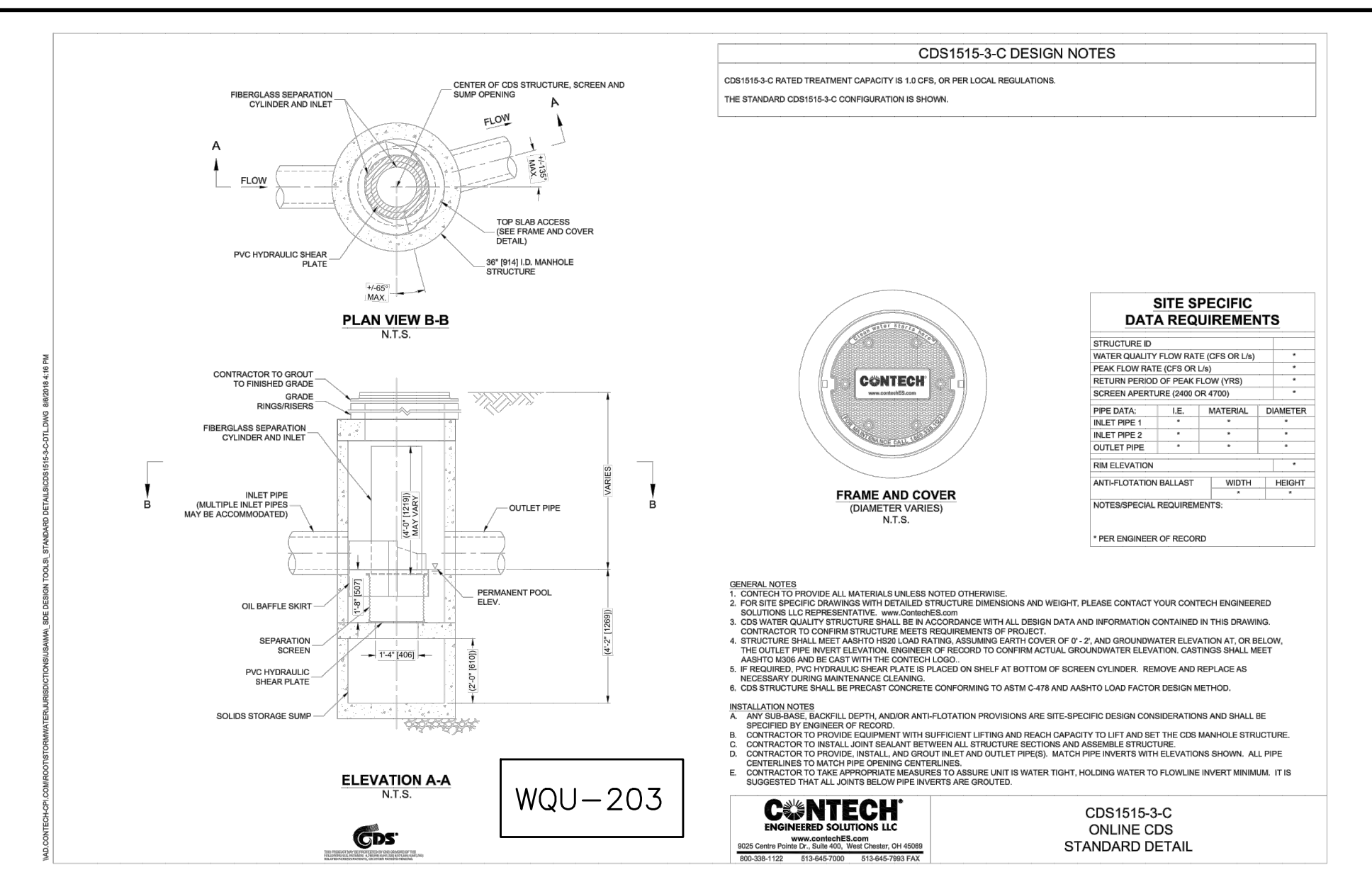
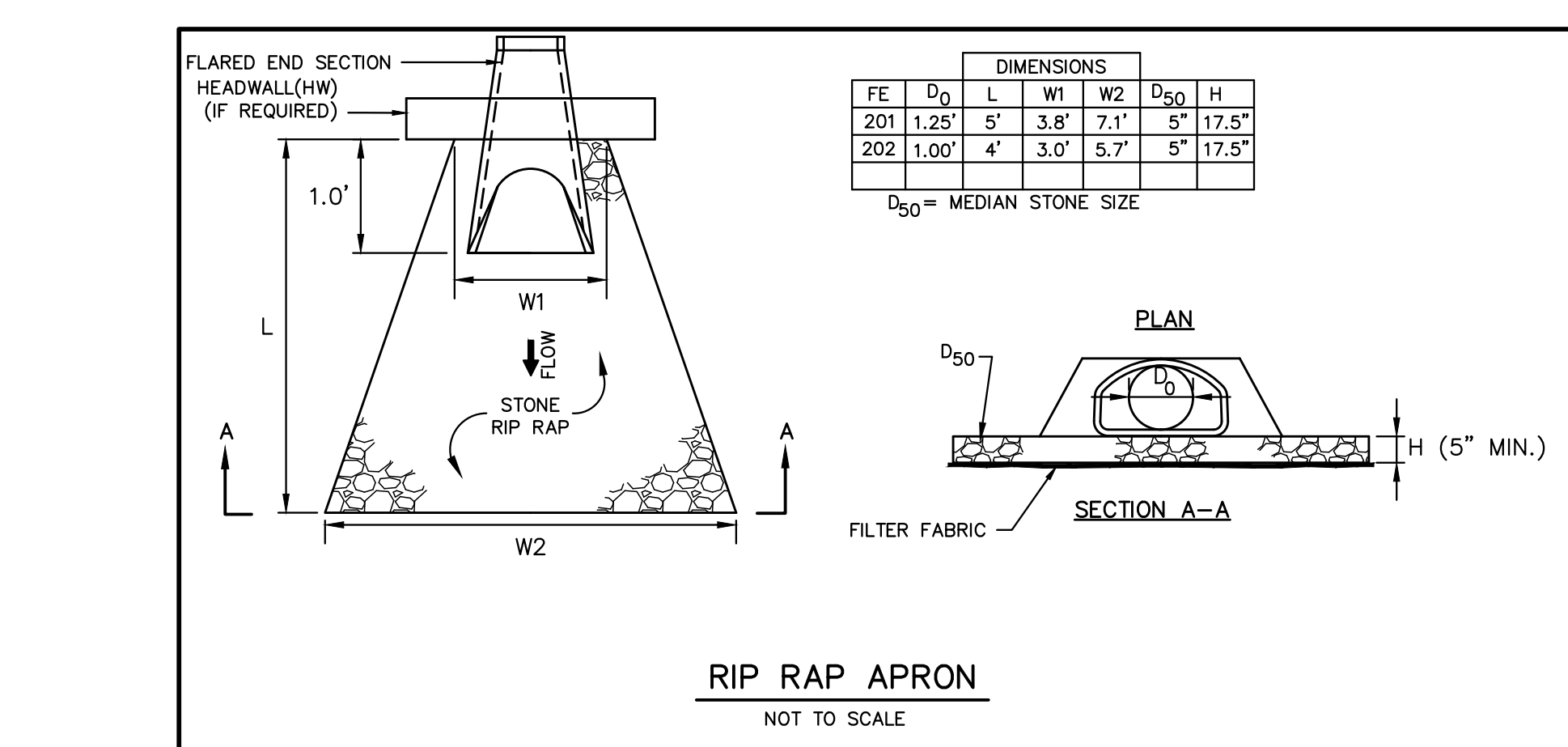
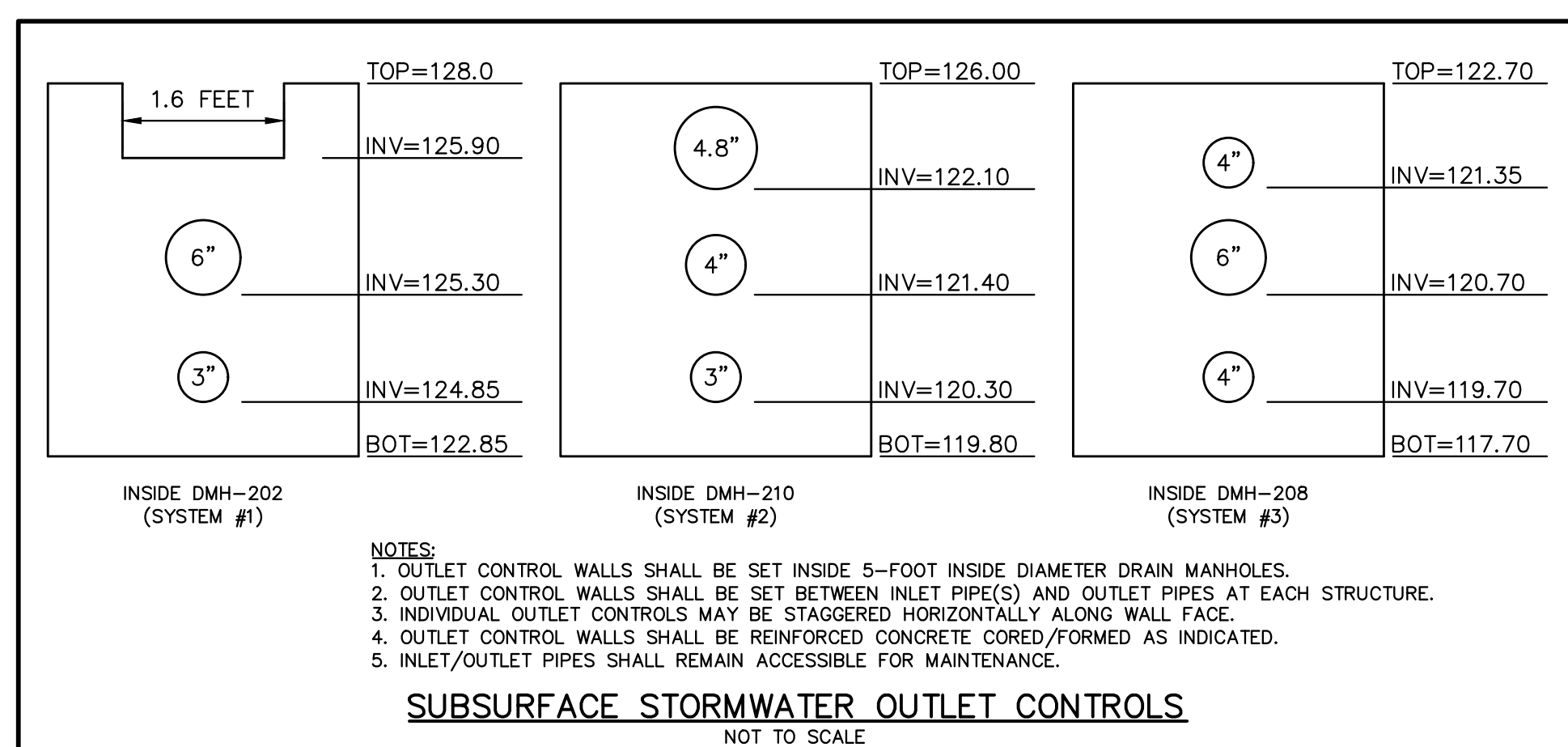
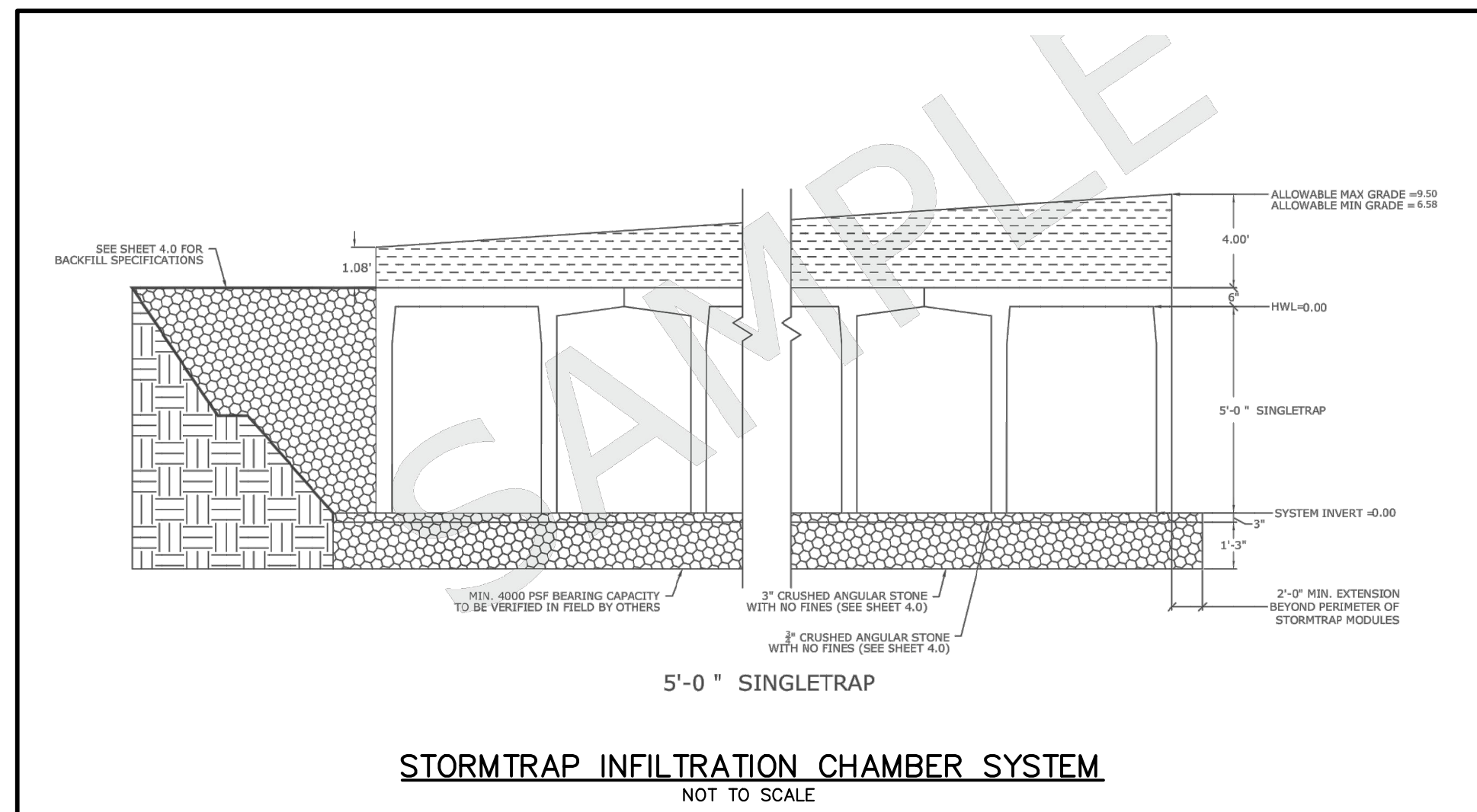
SCALE: AS NOTED DATE: MAY 22, 2023

SITE DETAILS

B+T JOB NO.2063.27
 B+T PLAN NO. 206326P1180-003
C5.1

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, PHOTOCOPYING, 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

TWO INTERNATIONAL PLACE
BOSTON, MASSACHUSETTS 02110

FOR PERMITTING ONLY

COPYRIGHT (C) BY BEALS AND THOMAS, INC. ALL RIGHTS RESERVED.

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

PROJECT:

NOVO RIVERSIDE COMMONS
292 & 294 BAKER AVENUE
CONCORD, MASSACHUSETTS

SCALE: AS NOTED DATE: MAY 22, 2023

SITE DETAILS

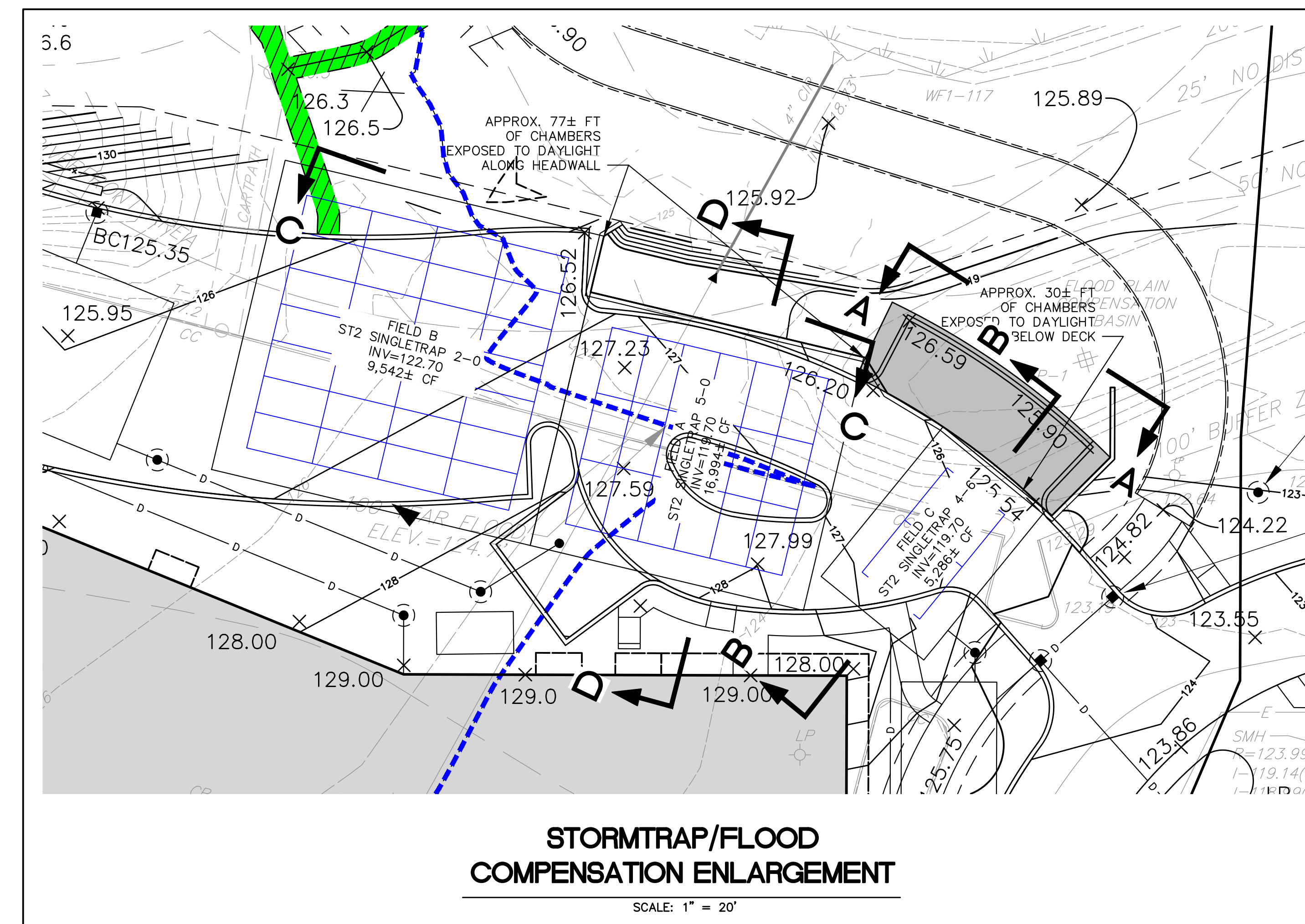
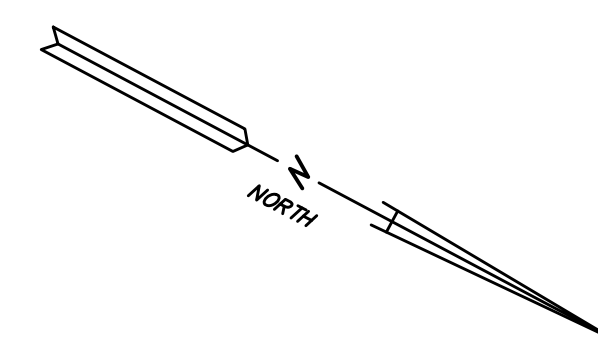
B+T JOB NO. 2063.27

B+T PLAN NO. 206326P1180-004

C5.2

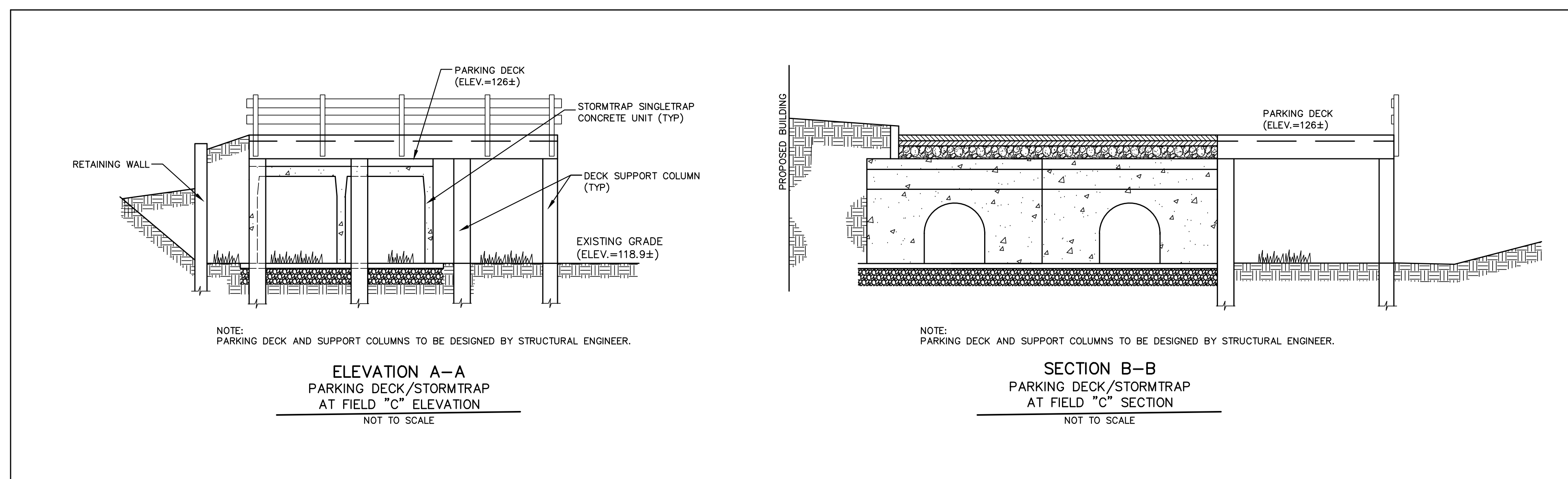
BEALS AND THOMAS, INC. SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, OR PROCEDURES UTILIZED BY THE CONTRACTOR, NOR FOR THE SAFETY OF PUBLIC OR CONTRACTOR'S EMPLOYEES, OR FOR THE FAILURE OF THE CONTRACTOR TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

NO PART OF THIS DOCUMENT MAY BE REPRODUCED, STORED IN A RETRIEVAL SYSTEM, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC, MECHANICAL, PHOTOCOPYING, 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 CONNECTION 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.



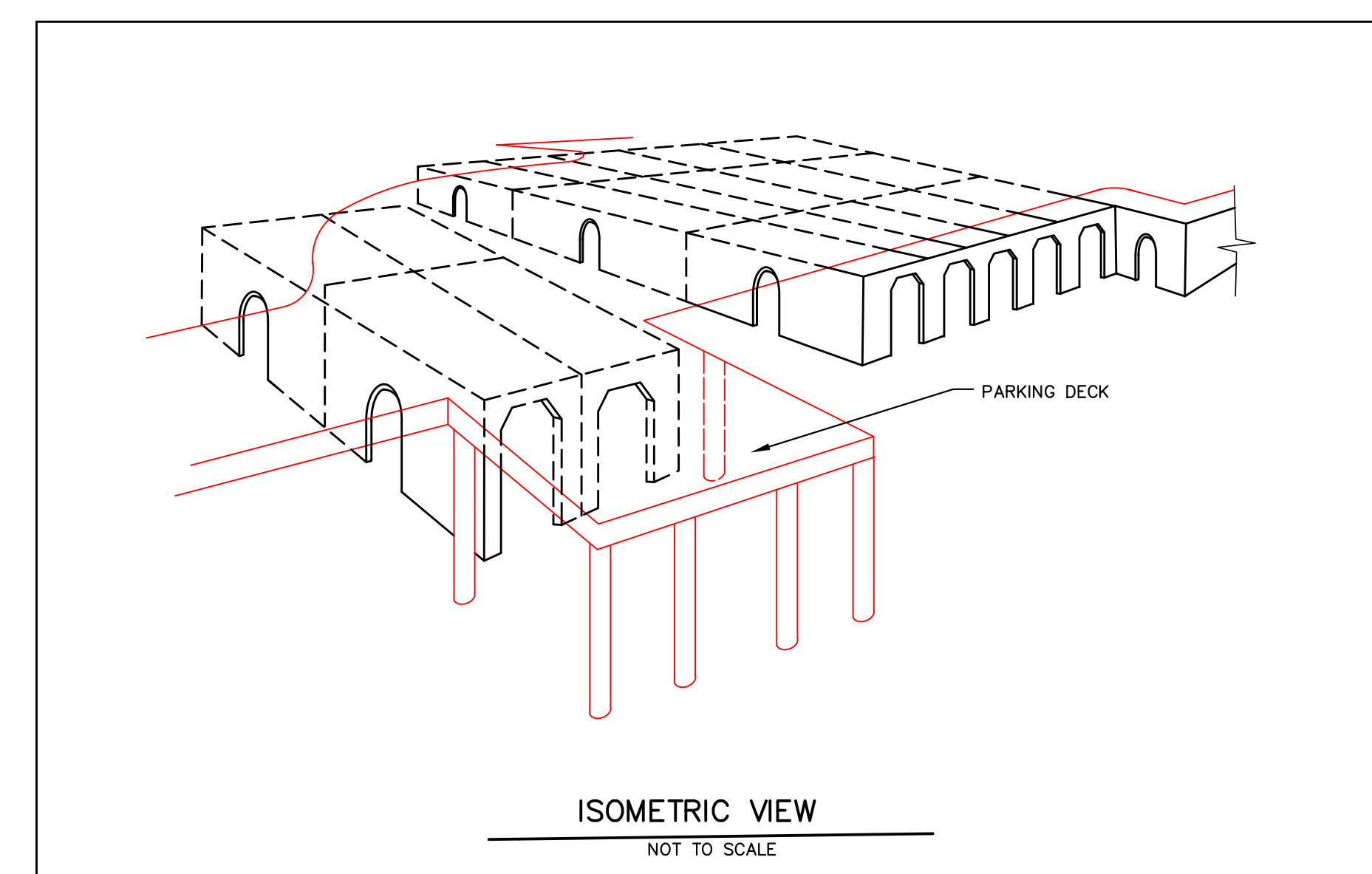
**STORMTRAP/FLOOD
COMPENSATION ENLARGEMENT**

SCALE: 1" = 20'

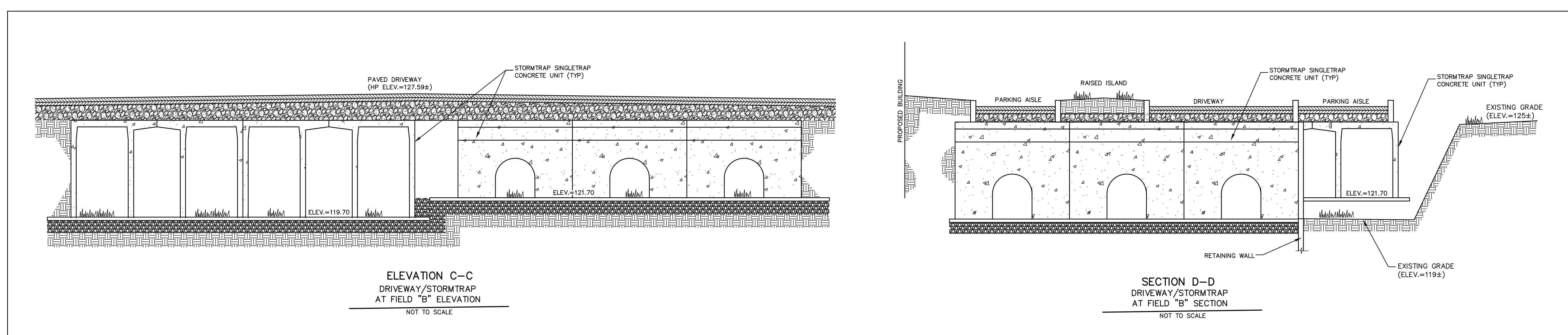


ELEVATION A-A
PARKING DECK/STORMTRAP
AT FIELD "C" ELEVATION
NOT TO SCALE

SECTION B-B
PARKING DECK/STORMTRAP
AT FIELD "C" SECTION
NOT TO SCALE



ISOMETRIC VIEW
NOT TO SCALE



ELEVATION C-C
DRIVEWAY/STORMTRAP
AT FIELD "B" ELEVATION
NOT TO SCALE

SECTION D-D
DRIVEWAY/STORMTRAP
AT FIELD "B" SECTION
NOT TO SCALE

FOR NOTES, REFERENCES AND LEGEND SEE SHEET C1.1.
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
TWO INTERNATIONAL PLACE
BOSTON, MASSACHUSETTS 02110



FOR PERMITTING ONLY
COPYRIGHT (C) BY BEALS AND THOMAS, INC. ALL RIGHTS RESERVED

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
05/22/2023	PEL SUBMISSION
07/31/2023	REVISION
12/18/2023	NOTICE OF INTENT
03/21/2024	REVISED PER PEER REVIEW

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

SCALE: 1" = 40' DATE: MAY 22, 2023
METERS: 0 10 25
FEET: 0 20 40 60 120

FLOOD COMPENSATION SECTIONS AND ELEVATIONS
B+T JOB NO.2063.27
B+T PLAN NO. 206327P117E-004
C5.3