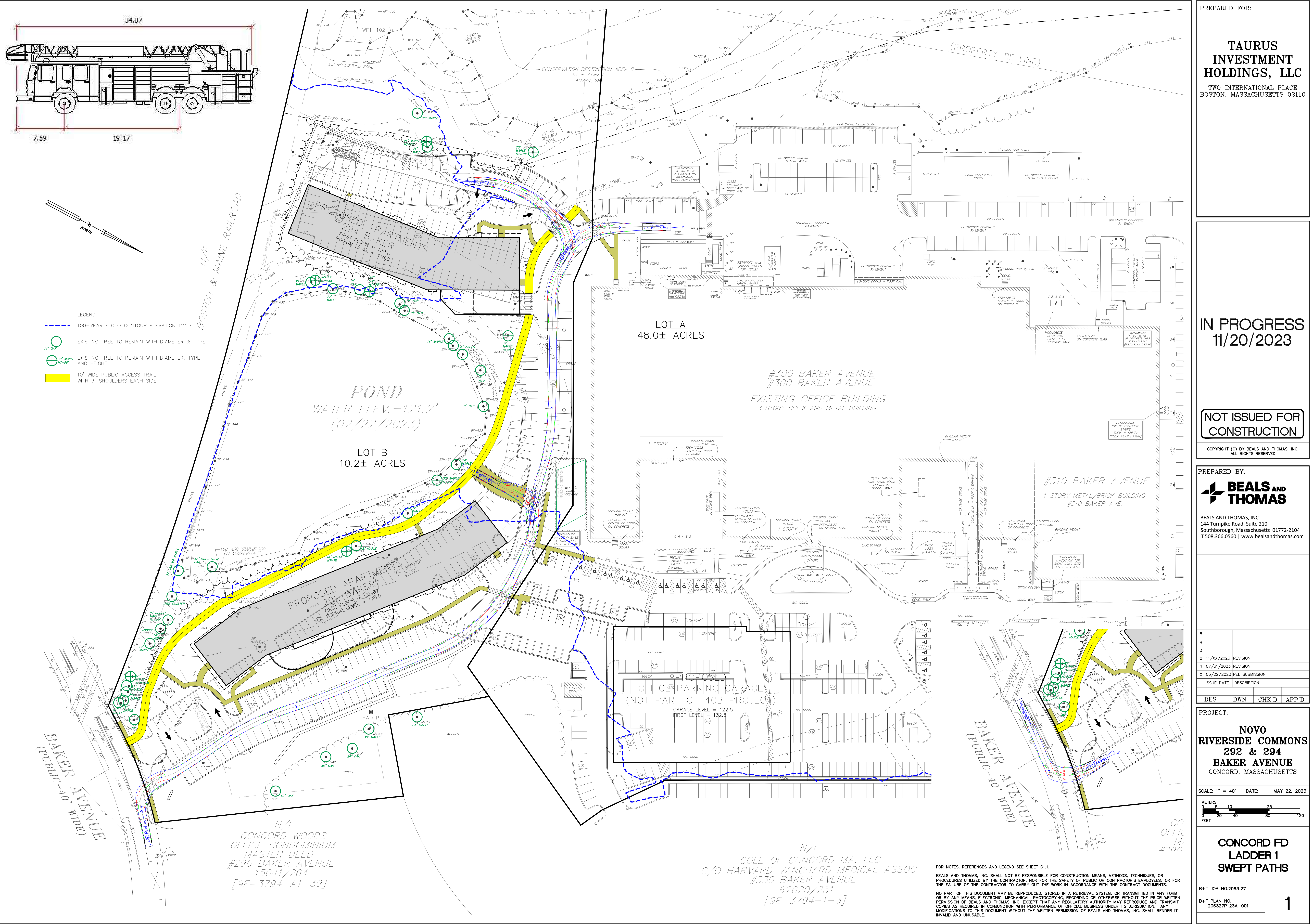


- LEGEND**
- 100-YEAR FLOOD CONTOUR ELEVATION 124.7
 - EXISTING TREE TO REMAIN WITH DIAMETER & TYPE
 - ⊕ EXISTING TREE TO REMAIN WITH DIAMETER, TYPE AND HEIGHT
 - 10' WIDE PUBLIC ACCESS TRAIL WITH 3" SHOULDERS EACH SIDE



PREPARED FOR:

TAURUS INVESTMENT HOLDINGS, LLC

TWO INTERNATIONAL PLACE
BOSTON, MASSACHUSETTS 02110

IN PROGRESS
11/20/2023

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NO.	DATE	DESCRIPTION	
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2	11/XX/2023	REVISION	
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

CONCORD FD LADDER 1 SWEEP PATHS

B+T JOB NO.2063.27

B+T PLAN NO. 206327P123A-001

1

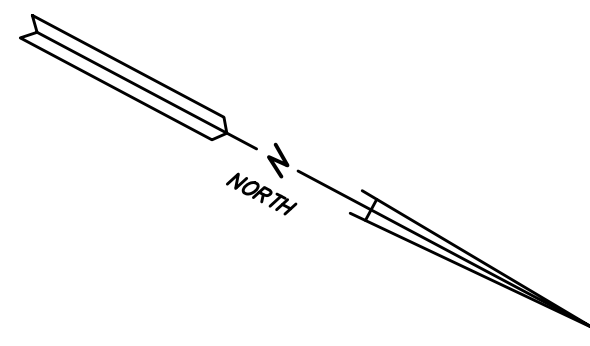
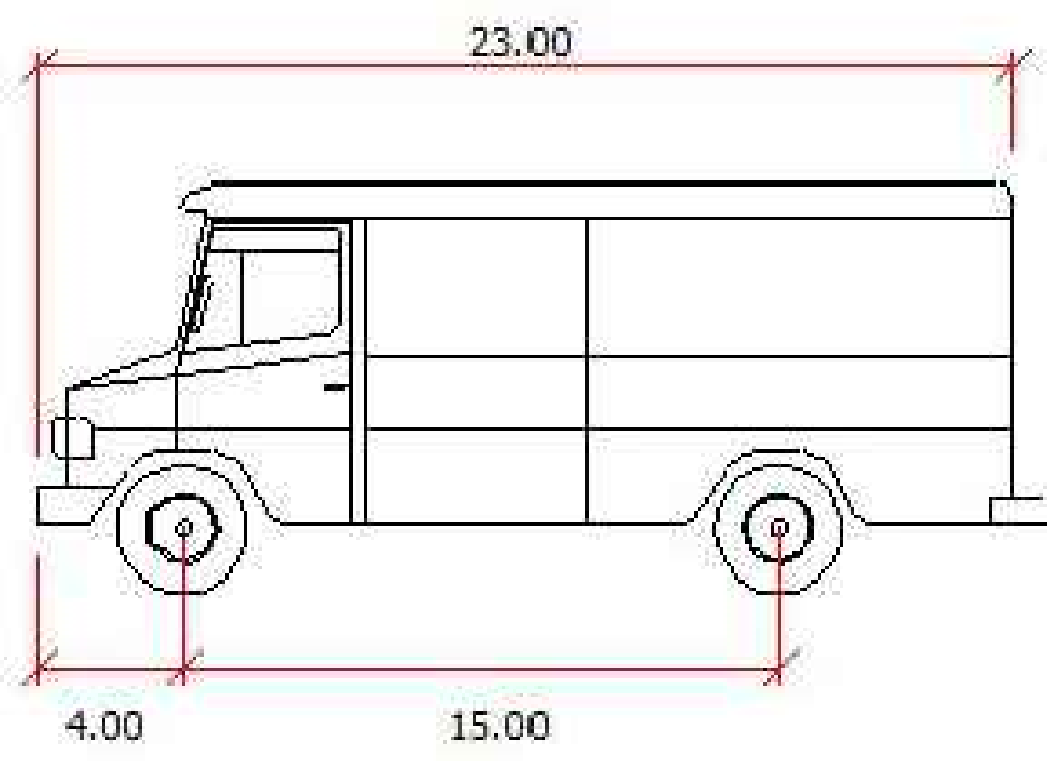
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N/F
COLE OF CONCORD MA, LLC
C/O HARVARD VANGUARD MEDICAL ASSOC.
#330 BAKER AVENUE
62020/231
[9E-3794-1-3]

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



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BOSTON & MAINE RAILROAD

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]

PROPOSED APARTMENTS
294 BAKER
FIRST FLOOR = 129.0
PODIUM LEVEL = 118.0

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

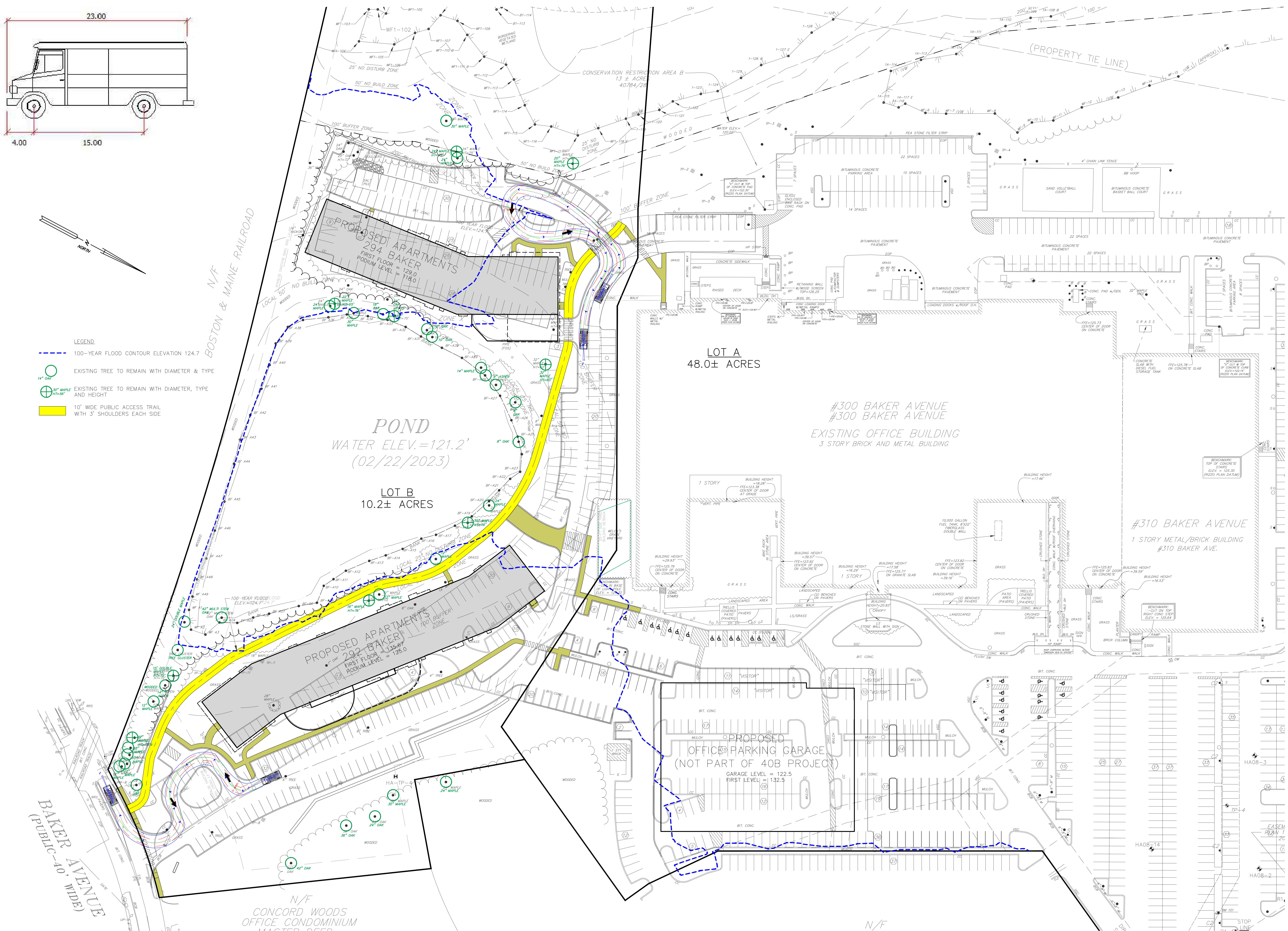
LOT B
10.2± ACRES

LOT A
48.0± ACRES

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

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

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



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TAURUS INVESTMENT HOLDINGS, LLC
TWO INTERNATIONAL PLACE
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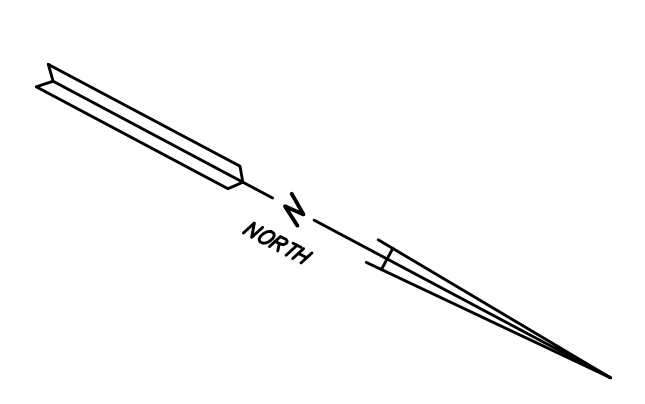
PROJECT:
NOVO RIVERSIDE COMMONS
292 & 294 BAKER AVENUE
CONCORD, MASSACHUSETTS

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

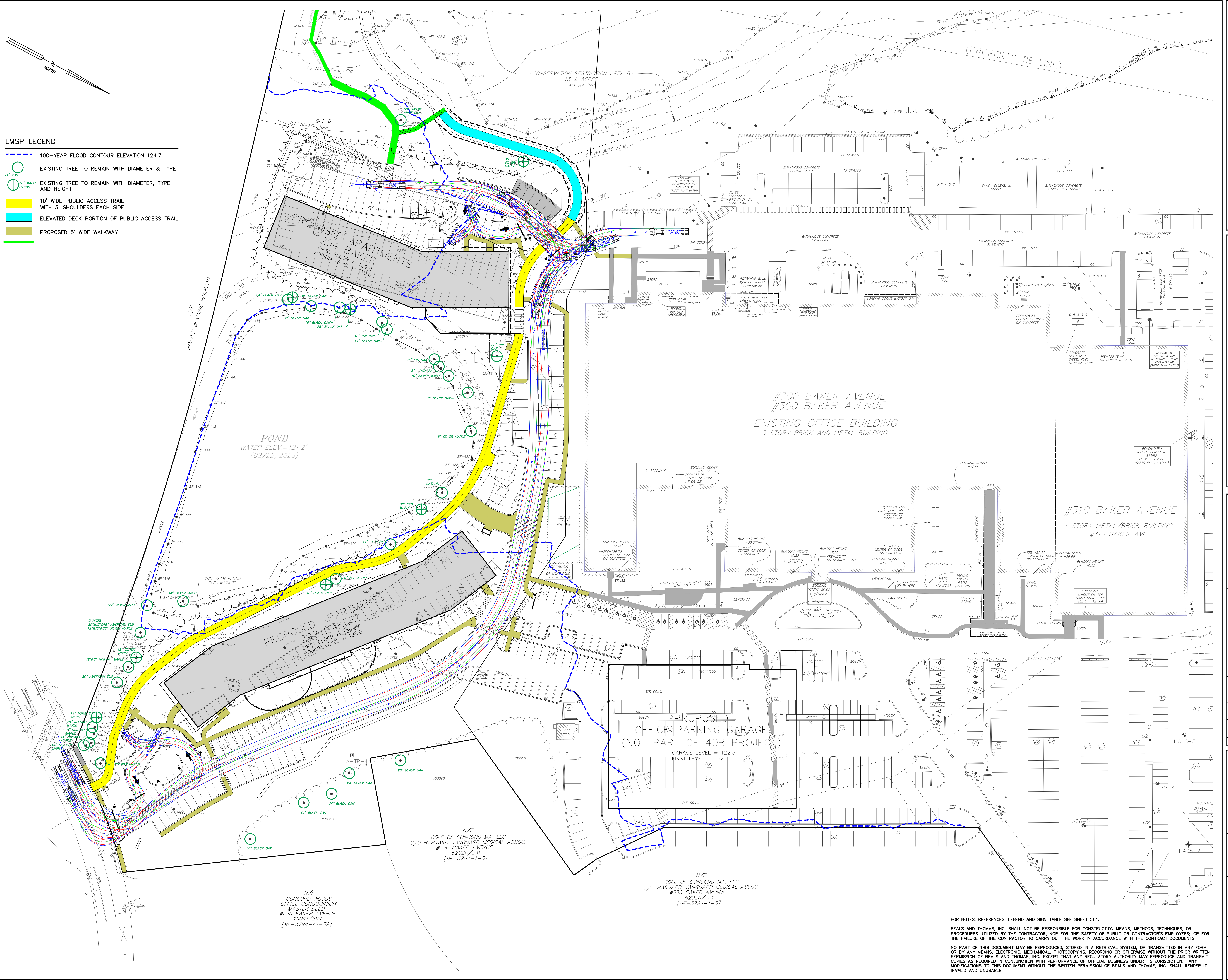
DL-23 DROP-OFF SWEEP PATHS

B+T JOB NO.2063.27
B+T PLAN NO. 206327P123A-002
2

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PROJECT:

NOVO RIVERSIDE COMMONS
292 & 294 BAKER AVENUE
CONCORD, MASSACHUSETTS

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

METERS
0 20 40 60 80 100 120
FEET

ACCESSIBLE PARKING SWEPHTH PATHS

B+T JOB NO.2063.27

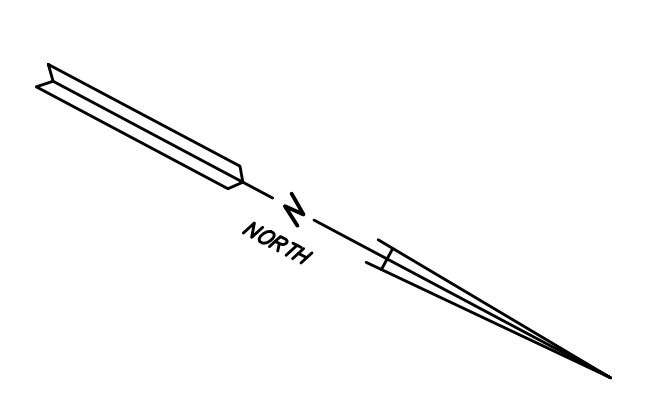
B+T PLAN NO. 206327P126A-001

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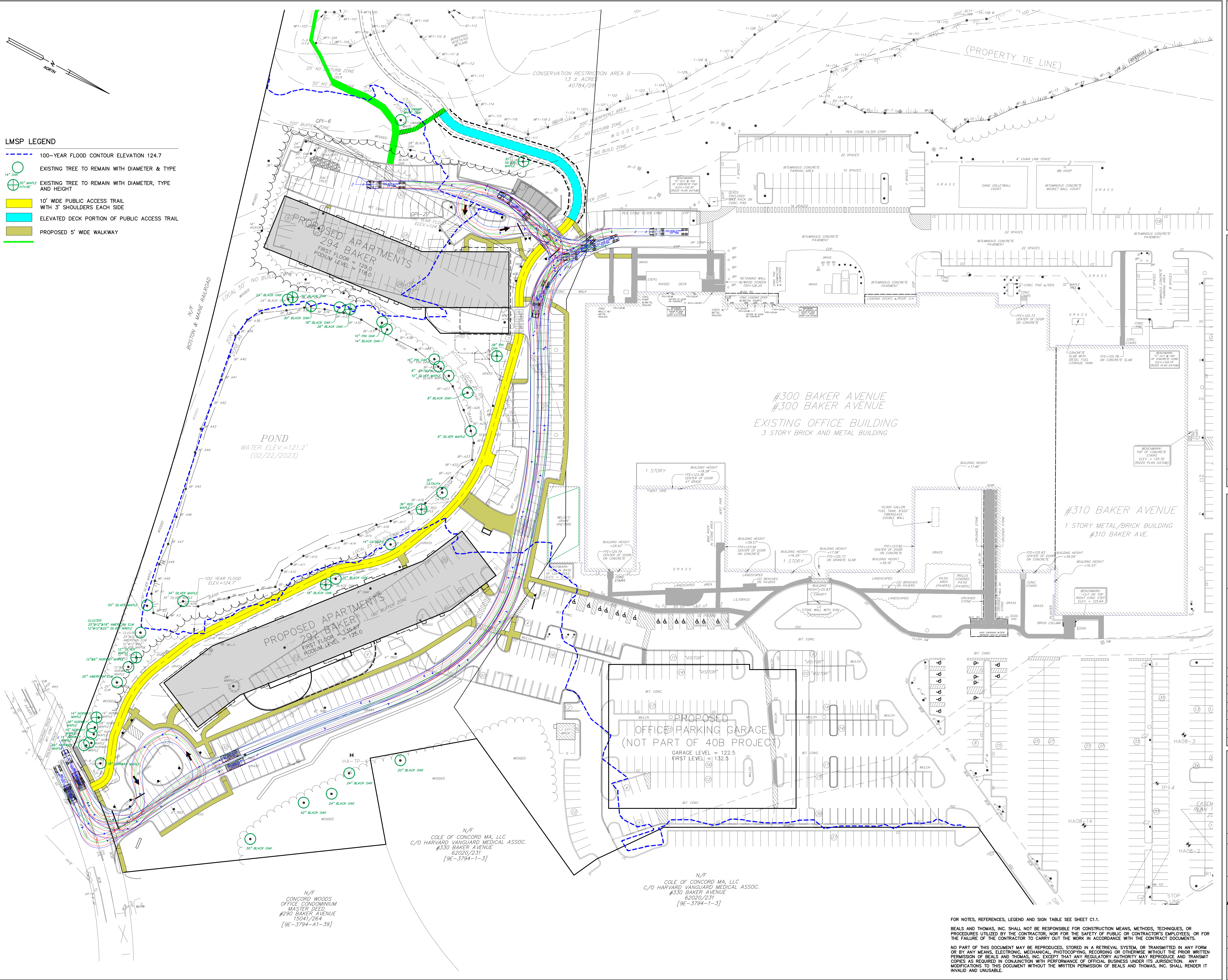
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292 & 294 BAKER AVENUE
CONCORD, MASSACHUSETTS

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

METERS
0 20 40 60 80 100
FEET

AMBULANCE/DELIVERY SWEPTH PATHS

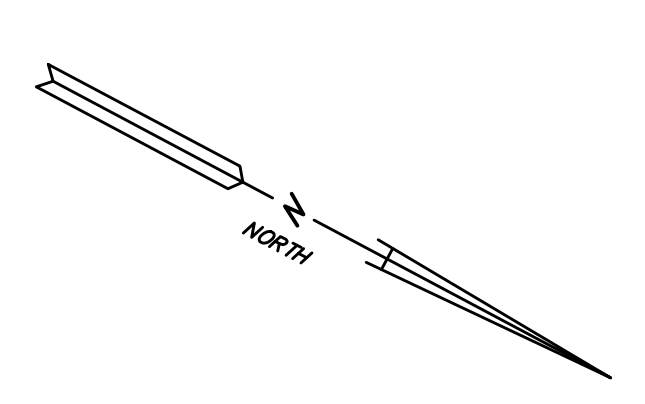
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B+T PLAN NO. 206327P126A-002

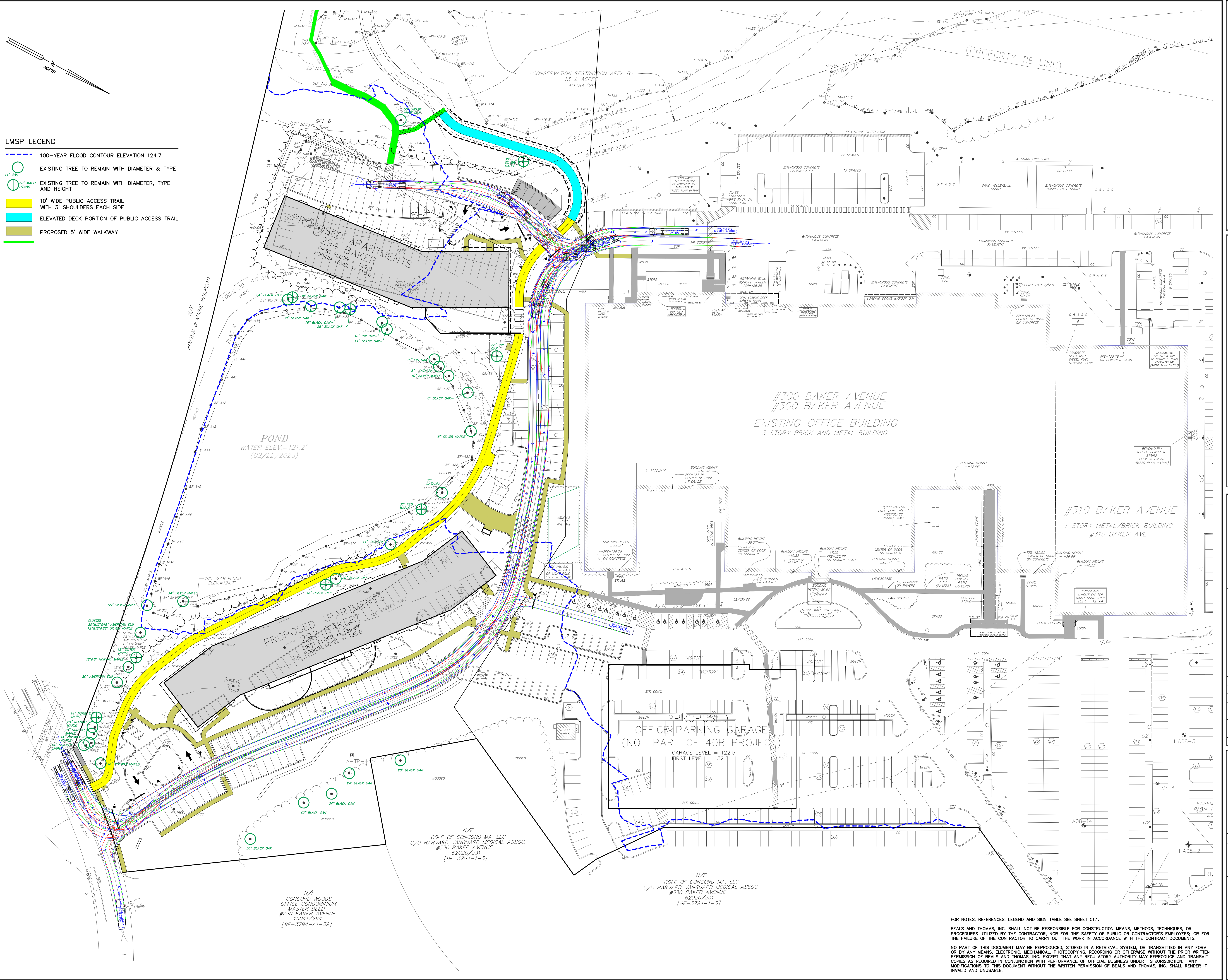
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NOVO RIVERSIDE COMMONS
292 & 294 BAKER AVENUE
CONCORD, MASSACHUSETTS

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

METERS
0 20 40 60 80 100
FEET

CONCORD FIRE LADDER 1 SWEPHTH PATHS

B+T JOB NO.2063.27

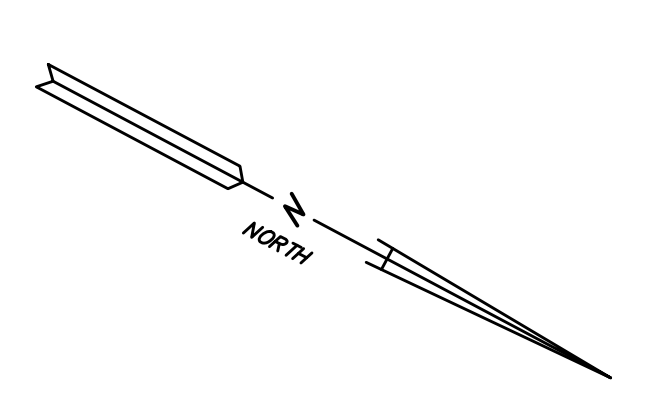
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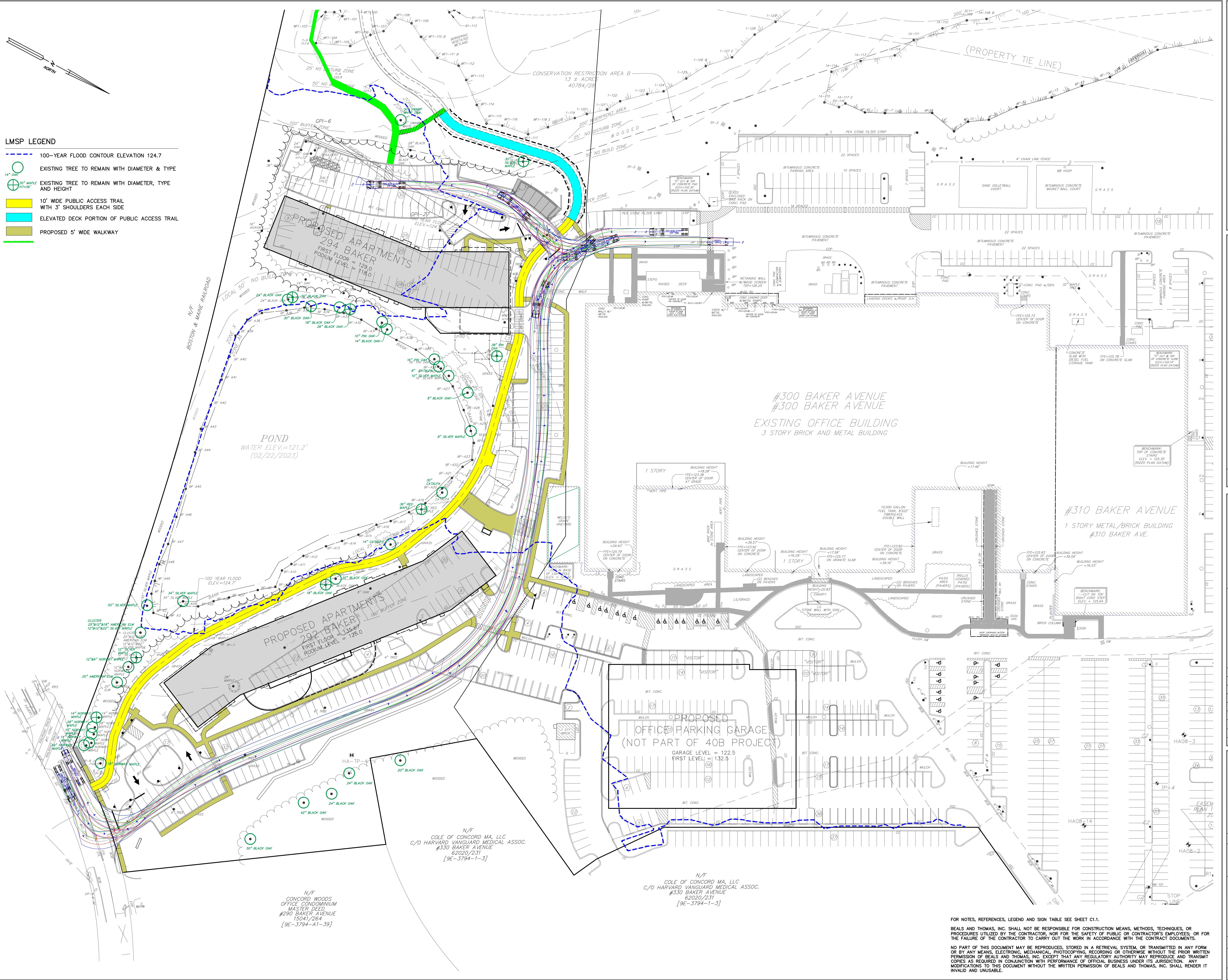
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PROJECT:

NOVO RIVERSIDE COMMONS
292 & 294 BAKER AVENUE
CONCORD, MASSACHUSETTS

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

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

TRASH REMOVAL SWEPH PATH

B-T JOB NO.2063.27

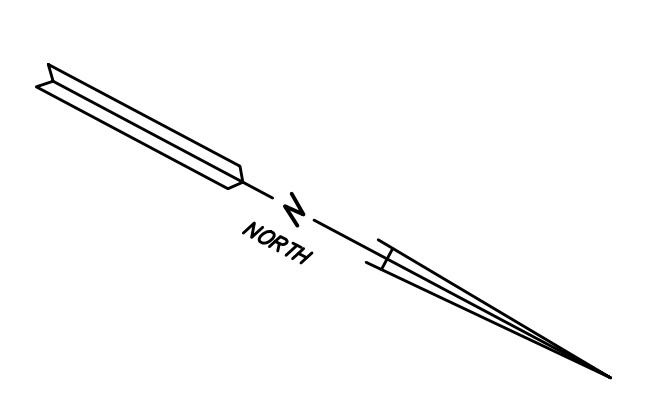
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206327P126A-004

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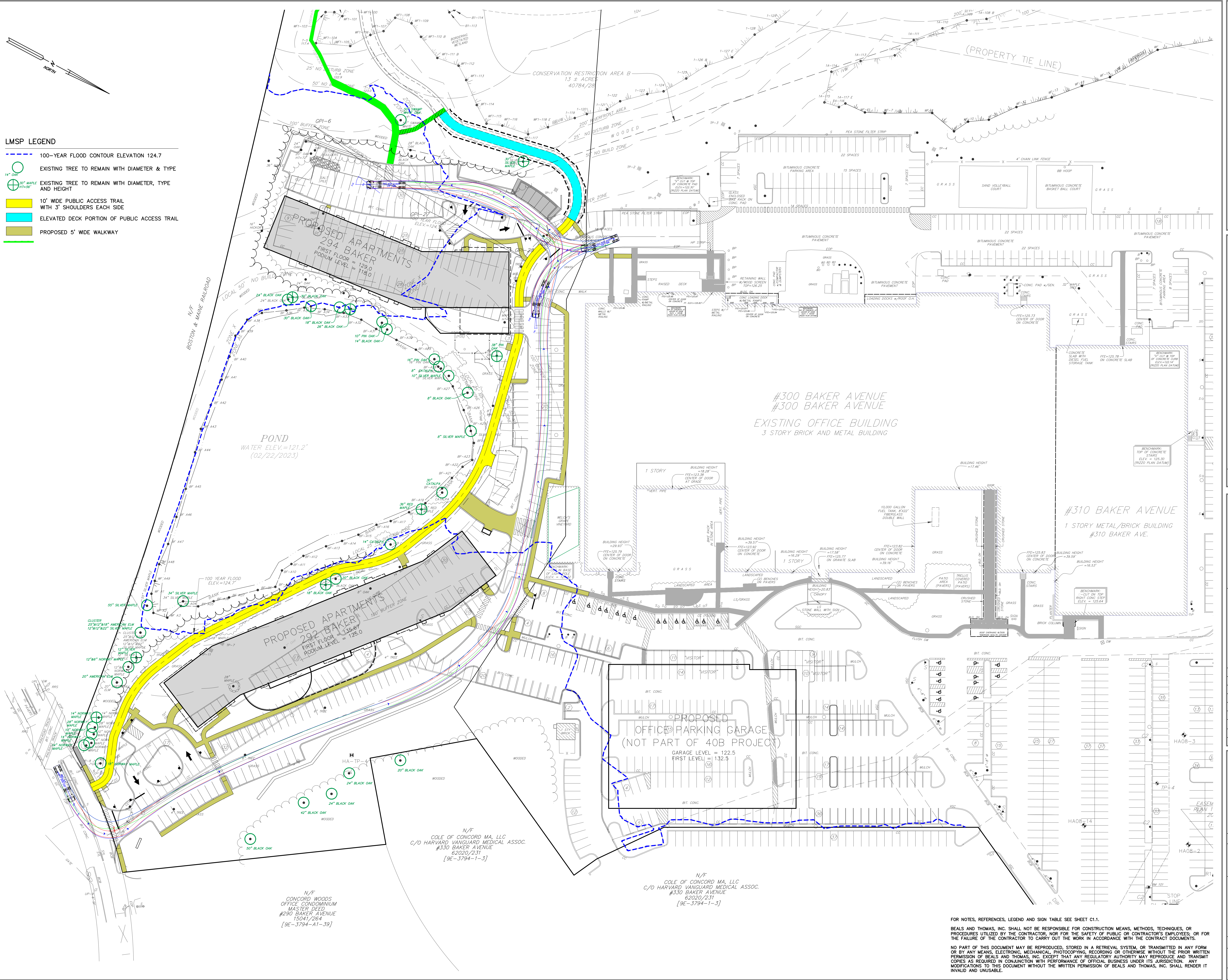
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PROJECT:

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292 & 294 BAKER AVENUE
CONCORD, MASSACHUSETTS

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

WB-40 FROM BAKER AVENUE SWEPH PATH

B+T JOB NO.2063.27

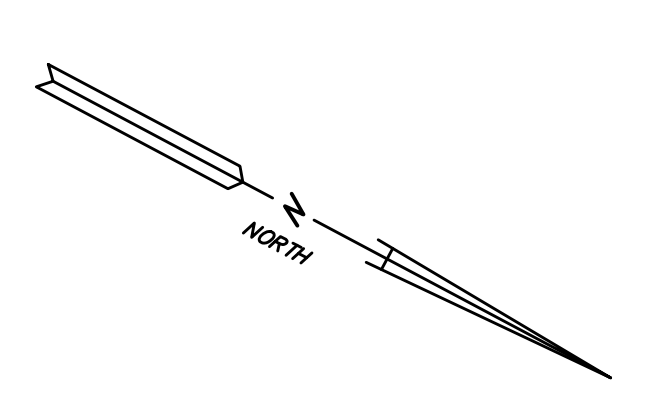
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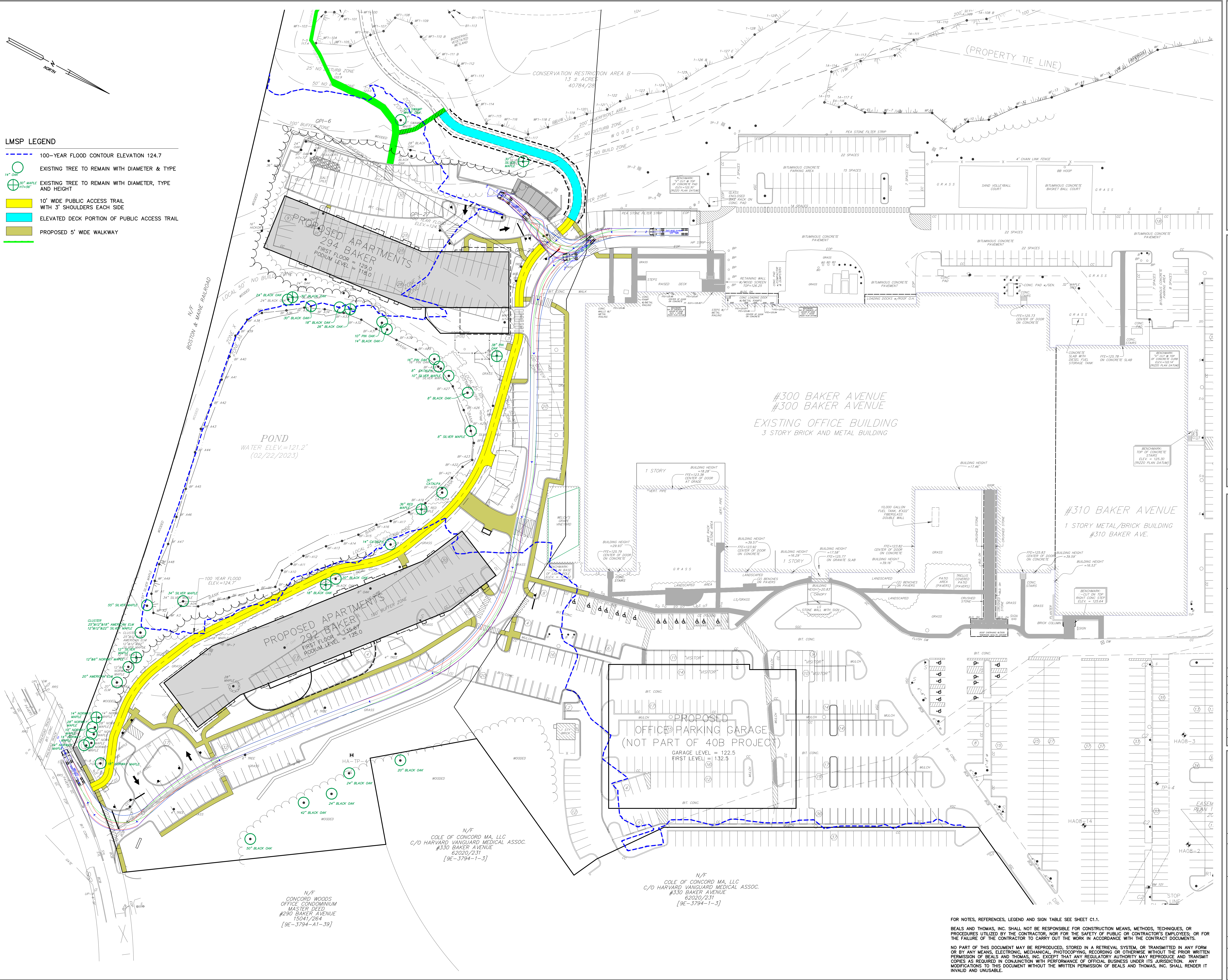
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292 & 294 BAKER AVENUE
 CONCORD, MASSACHUSETTS

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

WB-40 TO BAKER AVENUE SWEPH PATH

B+T JOB NO.2063.27
 B+T PLAN NO. 206327P126A-006
6

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