

UNION TWIST DISPENSARY

1158 BEACON STREET, NEWTON, MA

PERMITTING PLANS

OCTOBER 23, 2019

PREPARED FOR

UNION TWIST, INC.

1 INTERNATIONAL PL #3700
BOSTON, MA 02110

PREPARED BY



FUSS & O'NEILL

108 MYRTLE STREET, SUITE 502
QUINCY, MA 02171
617.282.4675
www.fando.com

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PROJECT TEAM

ARCHITECT

BKA ARCHITECTS INC
344 BOYLSTON STREET
BOSTON, MA 02116
508-728-3853

LAND SURVEYOR

CONTROL POINT ASSOCIATES
45 FRANKLIN STREET 5TH FLOOR
BOSTON, MA 02110
857-400-3311



LOCATION MAP

SCALE: 1" = 200'

File Path: J:\DWG\20190241\A30\CivilPlan\20190241\A30_COV01.dwg, Layout: COV-101, Plotlet: Wednesday, October 23, 2019, User: jvaldez, Plotter: AUTOCAD PDF (GENERAL DOCUMENTATION).PC3, CTB File: FO.STB

PROJ. No.: 20190241.A30
DATE: 10/23/2019

GI-001

NOT FOR CONSTRUCTION

GENERAL

- SYMBOLS AND LEGENDS OF PROJECT FEATURES ARE GRAPHIC REPRESENTATIONS AND ARE NOT NECESSARILY SHOWN ON THE DRAWINGS TO SCALE OR TO THEIR ACTUAL DIMENSION OR LOCATION. COORDINATE DETAIL SHEET DIMENSIONS, MANUFACTURERS' LITERATURE, SHOP DRAWINGS AND FIELD MEASUREMENTS OF SUPPLIED PRODUCTS FOR LAYOUT OF THE PROJECT FEATURES.
- DO NOT RELY SOLELY ON ELECTRONIC VERSIONS OF DRAWINGS, SPECIFICATIONS, AND DATA FILES THAT ARE PROVIDED BY THE ENGINEER. FIELD VERIFY LOCATION OF PROJECT FEATURES.
- PERFORM NECESSARY CONSTRUCTION NOTIFICATIONS, APPLY FOR AND OBTAIN NECESSARY PERMITS, PAY FEES, AND POST BONDS ASSOCIATED WITH THE WORK AS REQUIRED BY THE CONTRACT DOCUMENTS.
- SEE ARCHITECTURAL DRAWINGS FOR DIMENSIONS OF BUILDINGS AND ADJACENT SITE ELEMENTS INCLUDING SIDEWALKS, RAMPS, BUILDING ENTRANCES, STAIRWAYS, UTILITY PENETRATIONS, CONCRETE DOOR PADS, COMPACTOR PAD, LOADING DOCKS, BOLLARDS, ETC.
- BASE PLAN: OBTAINED FROM A PLAN ENTITLED "BOUNDARY & TOPOGRAPHIC SURVEY", PREPARED BY CONTROL POINT ASSOCIATED INC., DATED 04/01/19.
- TOPOGRAPHIC ELEVATIONS ARE BASED ON NAVD88.
- FLOOD ZONE: THE SUBJECT SITE LIES WITHIN ZONE X, AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 25017C0554E, EFFECTIVE DATE JUNE 4, 2010.
- AN APPROVED SET OF PLANS AND ALL APPLICABLE PERMITS MUST BE AVAILABLE FOR INSPECTION AT THE CONSTRUCTION SITE AT ALL TIMES.

WORK RESTRICTIONS

- DO NOT CLOSE OR OBSTRUCT ROADWAYS, SIDEWALKS, FIRE HYDRANTS, AND UTILITIES WITHOUT APPROPRIATE PERMITS.
- WORK IS RESTRICTED TO THE HOURS OF 7 AM TO 5 PM ON MONDAY THROUGH FRIDAY, EXCLUDING HOLIDAYS, UNLESS OTHERWISE APPROVED BY THE OWNER.

REGULATORY REQUIREMENTS

- WITHIN RIGHTS-OF-WAY, PERFORM THE WORK IN ACCORDANCE WITH LOCAL MUNICIPAL STANDARDS.
- AT A MINIMUM, CONSTRUCT ACCESSIBLE ROUTES, PARKING SPACES, RAMPS, SIDEWALKS AND WALKWAYS IN CONFORMANCE WITH THE FEDERAL AMERICANS WITH DISABILITIES ACT AND WITH STATE AND LOCAL LAWS AND REGULATIONS (WHICHEVER ARE MORE STRINGENT).
- TRAFFIC SIGNAGE AND PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
- SECURE THE PROJECT SITE AND PERFORM CONSTRUCTION ACTIVITIES IN ACCORDANCE WITH OSHA STANDARDS AND LOCAL REQUIREMENTS.
- DISPOSE OF DEMOLITION DEBRIS IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS, ORDINANCES AND STATUTES.

DEMOLITION

- THE DEMOLITION PLAN IS PROVIDED FOR INFORMATION ONLY AND MAY NOT INDICATE ALL ITEMS REQUIRED TO BE DEMOLISHED. PERFORM A PRE-BID SITE INSPECTION. COORDINATE DEMOLITION OF UNIDENTIFIED UTILITIES OR STRUCTURES WITH OWNER. DEMOLISH STRUCTURES, SITE IMPROVEMENTS, UTILITIES, ETC. AS REQUIRED TO CONSTRUCT PROPOSED FACILITY AND UTILITY SERVICES.
- TREES, BRUSH AND STUMPS REMOVED BY CLEARING & GRUBBING OPERATIONS SHALL BE TRANSPORTED OFF THE PROJECT SITE TO AN APPROVED DISPOSAL LOCATION.
- ITEMS TO BE STOCKPILED ON-SITE FOR REUSE OR TO BE RELOCATED SHALL BE PROTECTED FROM CONSTRUCTION OPERATIONS. IF DAMAGED DURING CONSTRUCTION THEY SHALL BE REPLACED IN-KIND AT NO ADDITIONAL COST TO THE OWNER.

EARTHWORK

- NOTIFY THE FOLLOWING AT LEAST 72 HOURS BEFORE STARTING EXCAVATION EXCLUSIVE OF WEEKENDS AND HOLIDAYS.
 "DIG SAFE" AT 1-888-344-7233.
- WITHIN THE LIMITS OF THE BUILDING FOOTPRINT, PERFORM EARTHWORK OPERATIONS TO SUBGRADE ELEVATIONS. SEE DRAWINGS BY OTHERS FOR WORK ABOVE SUBGRADE.

CONSTRUCTION LAYOUT

- PROVIDE PROPER TRANSITIONS BETWEEN EXISTING AND PROPOSED SITE IMPROVEMENTS. FIELD VERIFY EXISTING PAVEMENT AND GROUND ELEVATIONS AT THE INTERFACE WITH PROPOSED PAVEMENTS AND DRAINAGE STRUCTURES BEFORE START OF CONSTRUCTION.
- PRIOR TO ORDERING MATERIALS AND BEGINNING CONSTRUCTION, FIELD VERIFY PROPOSED UTILITY ROUTES AND IDENTIFY ANY INTERFERENCES OR OBSTRUCTIONS WITH EXISTING UTILITIES OR PUBLIC RIGHTS-OF-WAY.
- IMMEDIATELY INFORM THE ENGINEER IN WRITING IF EXISTING UTILITY CONDITIONS CONFLICT OR DIFFER FROM THAT INDICATED AND IF THE WORK CANNOT BE COMPLETED AS INDICATED.
- DIMENSIONS ARE FROM FACE OF CURB, FACE OF BUILDING, FACE OF WALL, AND CENTER LINE OF PAVEMENT MARKINGS, UNLESS NOTED OTHERWISE.
- BOUNDS OR MONUMENTATION DISTURBED DURING CONSTRUCTION SHALL BE SET OR RESET BY A PROFESSIONAL LICENSED SURVEYOR.

EROSION AND SEDIMENT CONTROL

- DISTURBANCE OF SOIL SURFACES IS REGULATED BY STATE LAW AND LOCAL ORDINANCE. WORK SHALL COMPLY WITH THE FOLLOWING CRITERIA TO PREVENT OR MINIMIZE SOIL EROSION.
- INSTALL, INSPECT, MAINTAIN, AND REPAIR OR REPLACE TEMPORARY AND PERMANENT EROSION CONTROL DEVICES TO ENSURE PROPER OPERATION IN A TIMELY MANNER THROUGHOUT THE LIFE OF THE PROJECT. MAINTAIN PERMANENT MEASURES UNTIL CONSTRUCTION OF THE PROJECT IS COMPLETED OR UNTIL IT IS ACCEPTED BY THE OWNER. DISPOSE OF SEDIMENT IN AN UPLAND AREA.
- INSPECT EROSION AND SEDIMENT CONTROLS DAILY AND REMOVE ACCUMULATED SEDIMENTS AS NEEDED. REPAIR OR CORRECT ANY ISSUES.
- MAINTAIN A STOCKPILE OF ADDITIONAL EROSION AND SEDIMENT CONTROL DEVICES ON SITE AT ALL TIMES. AT A MINIMUM, MAINTAIN A STOCKPILE OF AT LEAST 100 FEET OR 10% OF THE TOTAL AMOUNT OF DEVICES CURRENTLY DEPLOYED AT THE SITE, WHICHEVER IS GREATER.
- CLEAN ROADS, CONTROL DUST, AND TAKE NECESSARY MEASURES TO ENSURE THAT THE SITE AND ALL ROADS BE MAINTAINED IN A MUD- AND DUST-FREE CONDITION AT ALL TIMES THROUGHOUT THE LIFE OF THE CONTRACT. DUST CONTROL SHALL INCLUDE, BUT IS NOT LIMITED TO, WATER AND/OR CRUSHED STONE OR COARSE GRAVEL, SUBJECT TO THE APPROVAL OF THE ENGINEER.
- INSTALL PERIMETER SEDIMENT CONTROL BARRIERS AS SHOWN ON THE SITE PLANS OR AS MAY BE REQUIRED TO PREVENT SEDIMENT FLOW TO STORM DRAINS OR SURFACE WATERS. A ROW OF STAKED HAYBALES OR A SILT FENCE SHALL ALSO BE INSTALLED AROUND ANY SOIL STOCKPILE AREAS. CLEANOUT OF ACCUMULATED SEDIMENT BEHIND PERIMETER SEDIMENT CONTROL BARRIER IS NECESSARY IF ONE-HALF THE ORIGINAL HEIGHT OF THE BARRIER BECOMES FILLED WITH SEDIMENT. REPLACE BARRIER IMMEDIATELY IF BARRIER DECOMPOSED OR BECOMES INEFFECTIVE.
- PERFORM CONSTRUCTION SEQUENCING IN SUCH A MANNER TO CONTROL EROSION AND TO MINIMIZE THE TIME THAT EARTH MATERIALS ARE EXPOSED BEFORE THEY ARE COVERED, SEEDED, OR OTHERWISE STABILIZED.
- IF FINAL GRADING IS TO BE DELAYED FOR MORE THAN THIRTY (30) DAYS AFTER LAND DISTURBANCES CEASE, TEMPORARY VEGETATION OR MULCH SHALL BE USED TO STABILIZE SOILS. OUTSIDE OF THE GROWING SEASON, ONLY WOOD MULCH SHALL BE USED.
- PERMANENT VEGETATIVE COVER SHALL BE APPLIED TO ALL DISTURBED AREAS THAT HAVE REACHED FINISHED GRADE AS SOON AS POSSIBLE, BUT NOT MORE THAN FOURTEEN (14) DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT AREA HAS PERMANENTLY CEASED. THE RECOMMENDED PERMANENT SEEDING DATES ARE APRIL 1 TO JUNE 15 AND AUGUST 15 TO SEPTEMBER 30.

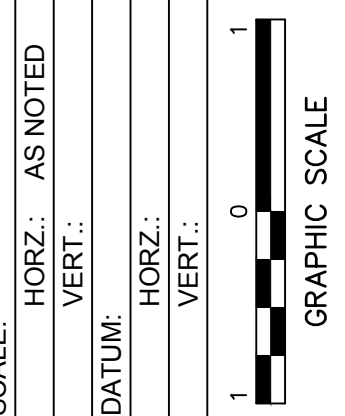
 LIMESTONE AND FERTILIZER SHALL BE APPLIED ACCORDING TO SOIL TEST RECOMMENDATIONS OFFERED BY THE UNIVERSITY OF MASSACHUSETTS SOIL TESTING LABORATORY. IF SOIL TESTING IS NOT FEASIBLE ON SMALL OR VARIABLE SITES, OR WHERE TIMING IS CRITICAL, FERTILIZER MAY BE APPLIED AT THE RATE OF 500 POUNDS PER ACRE OR 11.5 POUNDS PER 1,000 SQUARE FEET OF 10-20-20 OR EQUIVALENT. APPLY LIMESTONE (EQUIVALENT TO 50 PERCENT CALCIUM PLUS MAGNESIUM OXIDE) AS FOLLOWS: 4 TONS PER ACRE (OR 180 POUNDS PER 1,000 SQUARE FEET) FOR CLAY, CLAY LOAM AND HIGH ORGANIC SOIL; 3 TONS PER ACRE (OR 135 POUNDS PER 1,000 SQUARE FEET) FOR SANDY LOAM, LOAM, OR SILT LOAM; AND 2 TONS PER ACRE (OR 90 POUNDS PER 1,000 SQUARE FEET) LOAMY SAND OR SAND.
- EXISTING OR PROPOSED STORMWATER DRAINAGE STRUCTURES THAT MAY BE SUBJECT TO SEDIMENTATION SHALL BE PROTECTED WITH STAKED STRAW BALES, WATTLES, SILT FENCE, SILT SACKS, OR OTHER APPROVED MEASURES THROUGHOUT THE ENTIRE CONSTRUCTION PERIOD.
- WASTE DISPOSAL: MATERIALS WHICH COULD BE A POTENTIAL SOURCE OF STORMWATER POLLUTION SUCH AS GASOLINE, DIESEL FUEL, HYDRAULIC OIL, ETC., SHALL BE STORED AT THE END OF EACH DAY IN A STORAGE TRAILER OR COVERED LOCATION AND TAKEN OFF-SITE AND PROPERLY DISPOSED OF. ALL TYPES OF WASTE GENERATED AT THIS SITE SHALL BE DISPOSED OF IN A MANNER CONSISTENT WITH STATE LAW AND/OR REGULATIONS.
- GOOD HOUSEKEEPING: THE PROJECT SITE SHALL PROVIDE FOR THE MINIMIZATION OF EXPOSURE OF CONSTRUCTION DEBRIS (INCLUDING, BUT NOT LIMITED TO, INSULATION, WIRING, PAINTS AND PAINT CANS, SOLVENTS, WALL BOARD, ETC.) TO PRECIPITATION BY MEANS OF DISPOSAL AND/OR PROPER SHELTER OR COVER. CONSTRUCTION WASTE MUST BE PROPERLY DISPOSED OF IN ORDER TO AVOID EXPOSURE TO PRECIPITATION AT THE END OF EACH WORKING DAY.
- UPON COMPLETION OF CONSTRUCTION AND ESTABLISHMENT OF PERMANENT GROUND COVER, REMOVE AND DISPOSE OF TEMPORARY EROSION CONTROL MEASURES. CLEAN SEDIMENT AND DEBRIS FROM TEMPORARY MEASURES AND FROM PERMANENT STORM DRAIN AND SANITARY SEWER SYSTEMS.

SITE RESTORATION

- PROVIDE 6 INCHES OF TOPSOIL AND SEED IN AREAS DISTURBED DURING CONSTRUCTION AND NOT DESIGNATED AS IMPERVIOUS SURFACES (BUILDINGS, PAVEMENTS, WALKS, ETC.) UNLESS OTHERWISE NOTED. SUPPLEMENT EXISTING TOPSOIL WITH IMPORTED TOPSOIL AS REQUIRED TO ACHIEVE DEPTH.
- REPAIR DAMAGES RESULTING FROM CONSTRUCTION LOADS, AT NO ADDITIONAL COST TO OWNER.
- RESTORE AREAS DISTURBED BY CONSTRUCTION OPERATIONS TO THEIR ORIGINAL CONDITION OR BETTER, AT NO ADDITIONAL COST TO OWNER.

PLANTING

- ALL PLANTING MATERIAL TO BE NURSERY GROWN STOCK SUBJECT TO A.A.N. STANDARDS.
- SUPPLY ALL PLANTS IN QUANTITIES SUFFICIENT TO COMPLETE THE WORK SHOWN ON THE DRAWINGS AND LISTED IN THE PLANT LIST. IN THE EVENT OF A DISCREPANCY BETWEEN QUANTITIES SHOWN IN THE PLANT LIST AND THOSE REQUIRED BY THE DRAWINGS, THE LARGER NUMBER SHALL APPLY.
- ALL PLANTS SHALL BE APPROVED PRIOR TO INSTALLATION AND SHALL BE LOCATED ON SITE FOR THE APPROVAL OF THE LANDSCAPE ARCHITECT. ANY INSTALLATIONS WHICH WERE NOT APPROVED BY THE LANDSCAPE ARCHITECT AND WHICH ARE SUBSEQUENTLY REQUESTED TO BE MOVED WILL BE DONE AT NO EXPENSE TO THE OWNER.
- PRECISE LOCATION OF ITEMS NOT DIMENSIONED ON THE PLAN ARE TO BE FIELD STAKED AND SHALL BE SUBJECT TO THE REQUIREMENTS SPECIFIED IN THE PREVIOUS NOTE.
- ALL SHRUB MASSINGS AND TREE PITS SHALL BE MULCHED TO A DEPTH OF 3" WITH SHREDDED PINE BARK MULCH.
- TREES SHALL NOT BE STAKED UNLESS OTHERWISE NOTED.
- ANY DAMAGED VEGETATION SHALL BE REPLACED OR REPAIRED AT NO EXPENSE TO THE OWNER.
- ALL SHRUB AND GROUNDCOVER PLANTING AREAS SHALL HAVE CONTINUOUS BEDS OF TOPSOIL 12" THICK.
- WHERE PLANT MATERIAL MAY INTERFERE WITH UTILITIES, NOTIFY THE LANDSCAPE ARCHITECT TO COORDINATE THEIR INSTALLATION.
- FOR PLANTING SOIL MIX, SEE SPECIFICATIONS OR PLANTING DETAILS.
- ALL EXISTING RILL, GULLY OR CHANNEL EROSION SHALL BE FILLED WITH APPROPRIATE SOIL MATERIALS, FINE RAKED, SCARIFIED AND STABILIZED WITH VEGETATION, AND/OR EROSION AND SEDIMENTATION CONTROLS.
- ADJUSTMENTS TO THE LOCATION OF THE PROPOSED PLANT MATERIALS AS A RESULT OF CONFLICTS WITH EXISTING VEGETATION TO REMAIN SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- MAINTAIN, REPLACE, AND REPAIR PLANT MATERIAL AS REQUIRED, FOR THE DURATION OF THE PROJECT AND SUBSEQUENT WARRANTY PERIOD.
- UPON COMPLETION OF PLANTING, REMOVE FROM SITE ALL EXCESS SOIL, MULCH, AND MATERIALS AND DEBRIS RESULTING FROM WORK OPERATIONS. CLEAN UP SHOULD BE COMPLETED AT THE END OF EACH WORKING DAY. RESTORE TO ORIGINAL CONDITIONS ALL DAMAGED PAVEMENTS, PLANTING AREAS, STRUCTURES AND LAWN AREAS RESULTING FROM LANDSCAPING OPERATIONS.
- SURVEY, LOCATE, AND PROTECT ALL TREES WITHIN AREAS SHOWN AS "EXISTING VEGETATION TO REMAIN" WITHIN THE DEVELOPMENT ENVELOPE FOR REVIEW BY LANDSCAPE ARCHITECT PRIOR TO CLEARING OPERATIONS.
- ALL DISTURBED AREAS ARE TO BE SEEDED WITH LAWN UNLESS OTHERWISE NOTED ON LANDSCAPE PLAN.
- PLANT MATERIAL WITHIN TRAFFIC SIGHT LINES AT INTERSECTIONS TO BE LESS THAN 3 FEET IN HEIGHT AND TREES ARE TO BE LIMBED UP TO A BRANCHING HEIGHT OF AT LEAST 7 FEET.
- TREES ALONG SIDEWALKS TO BE LIMBED TO A HEIGHT OF 7-8 FEET ABOVE GROUND.



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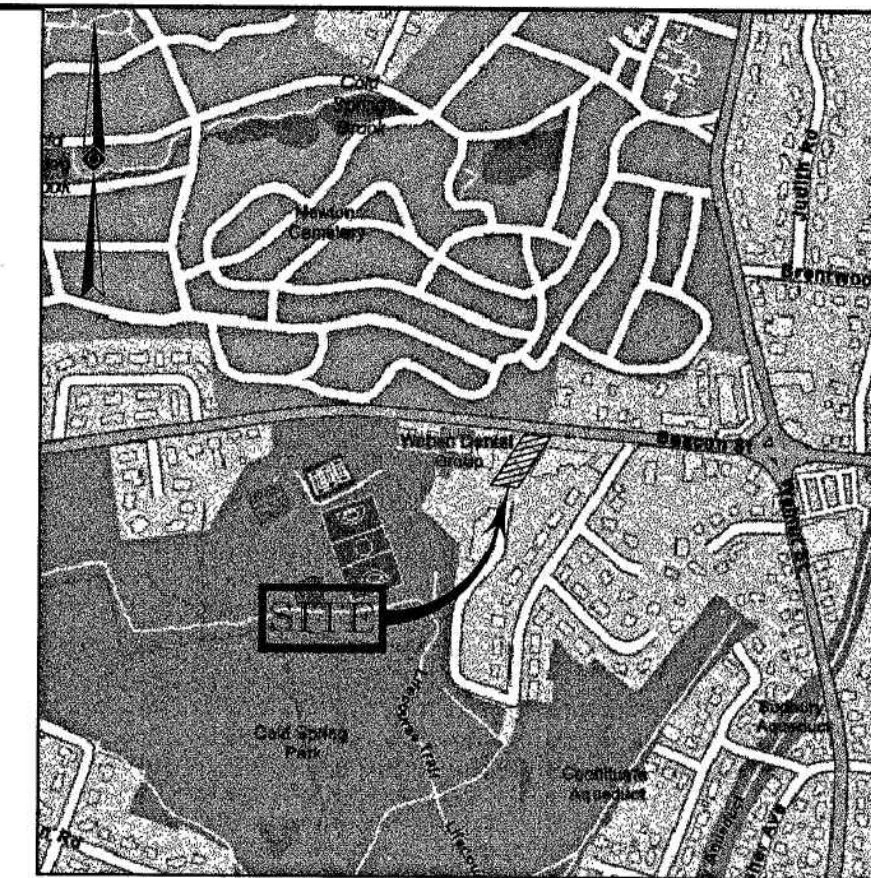


UNION TWIST, INC.
 GENERAL NOTES
 1158 BEACON STREET
 NEWTON, MASSACHUSETTS

PROJ. No.: 20190241.A30
 DATE: 10/23/2019

CN-101

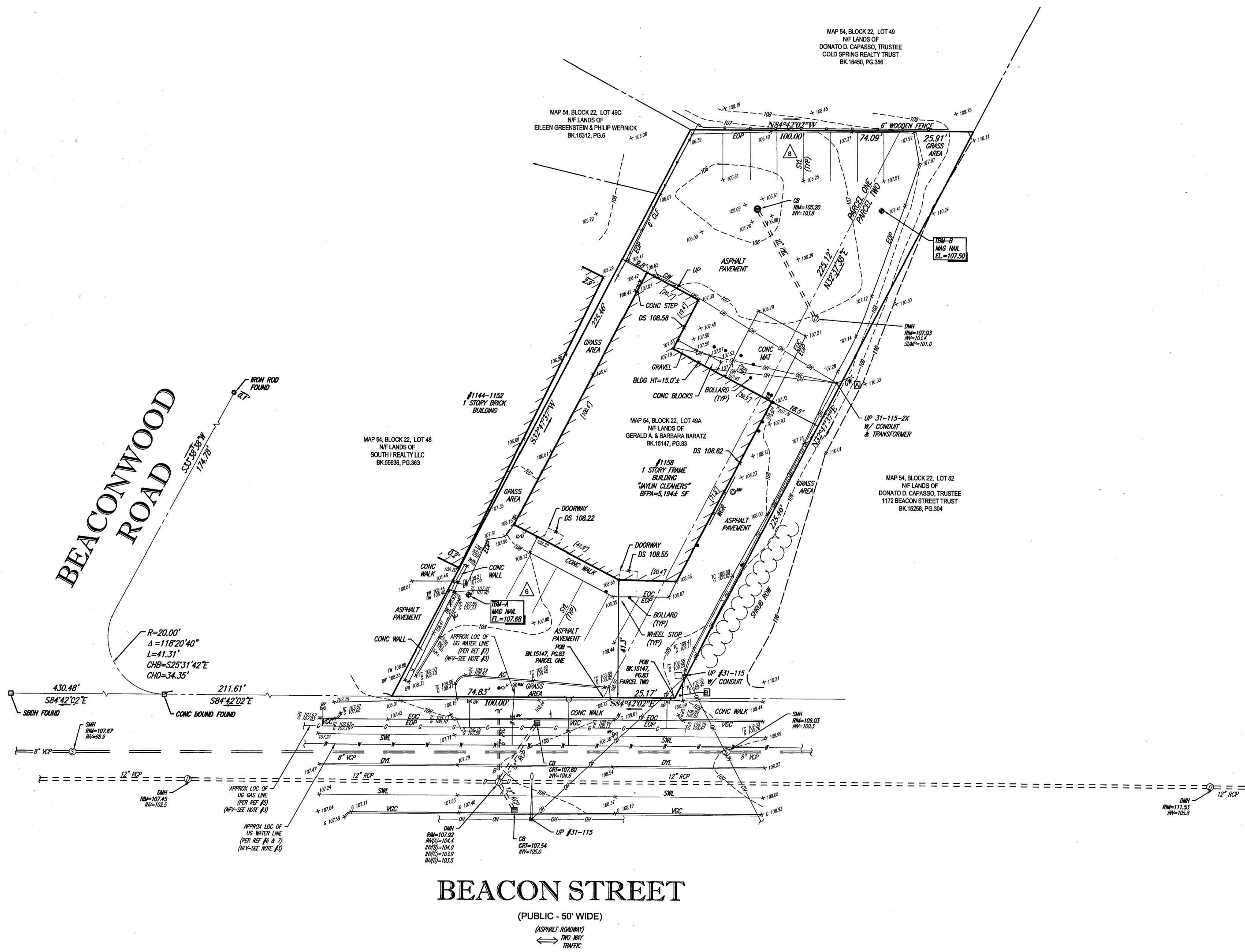
No.	DATE	DESCRIPTION	DESIGNER	REVIEWER
1.				



LOCUS MAP
© 2013 ESRI WORLD STREET MAPS
NOT TO SCALE



- LEGEND**
- 12M --- EXISTING CONTOUR
 - X 123.45 EXISTING SPOT ELEVATION
 - X TC 123.45 EXISTING TOP OF CURB ELEVATION
 - X G 122.85 EXISTING GUTTER ELEVATION
 - X TW 123.45 EXISTING TOP OF WALL ELEVATION
 - X BW 122.85 EXISTING BOTTOM OF WALL ELEVATION
 - X DS 123.45 EXISTING DOOR SILL ELEVATION
 - HYDRANT
 - W WATER VALVE
 - WM WATER METER
 - GV GAS VALVE
 - GM GAS METER
 - OH OVERHEAD WIRES
 - G APPROX. LOC. UNDERGROUND GAS LINE
 - W APPROX. LOC. UNDERGROUND WATER LINE
 - UP # UTILITY POLE
 - UPLP UTILITY POLE/LIGHT POLE
 - GW GUY WIRE
 - C/O CLEAN OUT
 - SIGN
 - AC AIR CONDITIONING UNIT
 - BOLLARD
 - DMH DRAINAGE/STORM MANHOLE
 - SMH SANITARY/SEWER MANHOLE
 - CB CATCH BASIN OR INLET
 - PC PARKING SPACE COUNT
 - UG UNDER GROUND
 - CLF CHAIN LINK FENCE
 - EOC EDGE OF CONCRETE
 - EOP EDGE OF PAVEMENT
 - (TYP) TYPICAL
 - RCP REINFORCED CONCRETE PIPE
 - PVC POLYVINYL CHLORIDE PIPE
 - VCP VITRIFIED CLAY PIPE
 - DYL DOUBLE YELLOW LINE
 - SWL SOLID WHITE LINE
 - SYL SOLID YELLOW LINE
 - HT HEIGHT
 - BLDG BUILDING
 - BFPM BUILDING FOOTPRINT AREA
 - SBFH STONE BOUND w/DRILL HOLE
 - LO' OFFSET OF STRUCTURE AT GROUND LEVEL RELATIVE TO PROPERTY LINE
 - INV INVERT ELEVATION
 - GRY GRATE ELEVATION
 - AC ASPHALT CURB
 - VGC VERTICAL GRANITE CURB
 - WGR WOODEN GUIDE RAIL



- NOTES:**
- PROPERTY KNOWN AS LOT 48A, BLOCK 22 AS SHOWN ON THE CITY OF CITY OF NEWTON, MIDDLESEX COUNTY, COMMONWEALTH OF MASSACHUSETTS MAP NO. 54.
 - AREA = 20,000 SQUARE FEET OR 0.459 ACRES.
 - LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE. LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE AS-BUILT PLANS AND UTILITY MARK-OUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES. CONTROL POINT ASSOCIATES, INC. DOES NOT GUARANTEE THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED.
 - THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC. AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
 - THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE RESTRICTIONS, COVENANTS AND/OR EASEMENTS THAT MAY BE CONTAINED THEREIN.
 - BY GRAPHIC PLOTTING ONLY PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER REF. #2
 - ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88), BASED ON GPS OBSERVATIONS UTILIZING THE KEYSTONE VRS NETWORK (KEYNETGPS).
- TEMPORARY BENCH MARKS SET:
TBM-A: MAG NAIL SET IS ASPHALT PAVEMENT AT ELEVATION 107.68.
TBM-B: MAG NAIL SET IS ASPHALT PAVEMENT AT ELEVATION 107.50.
- PRIOR TO CONSTRUCTION IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE BENCHMARKS ILLUSTRATED ON THIS SKETCH HAVE NOT BEEN DISTURBED AND THEIR ELEVATIONS HAVE BEEN CONFIRMED. ANY CONFLICTS MUST BE REPORTED PRIOR TO CONSTRUCTION.
- THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.

- REFERENCES:**
- THE TAX ASSESSOR'S MAP OF CITY OF NEWTON, MIDDLESEX COUNTY, MASSACHUSETTS, MAP 54.
 - MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, MIDDLESEX COUNTY, MASSACHUSETTS, PANEL 554 OF 656," MAP NUMBER 25017C0554E, EFFECTIVE DATE: JUNE 4, 2010.
 - MAP ENTITLED "PLAN OF LAND IN NEWTON, MASS.," PREPARED BY EVERETT M. BROOKS CO., DATED JUNE 1, 1964, RECORDED IN THE MIDDLESEX COUNTY REGISTRY OF DEEDS AS PLAN 999 OF 1964.
 - MAP ENTITLED "PLAN OF LAND IN NEWTON, MASS.," PREPARED BY WILLIAM J. FORD, JR., DATED JUNE 7, 1956, RECORDED IN THE MIDDLESEX COUNTY REGISTRY OF DEEDS AS PLAN 999 OF 1956.
 - UNDERGROUND GAS FACILITY MAPPING PROVIDED BY NATIONAL GRID.
 - UNDERGROUND WATER FACILITY MAPPING PROVIDED BY THE CITY OF NEWTON DEPARTMENT OF PUBLIC WORKS.
 - WATER TIE CARDS PROVIDED BY THE CITY OF NEWTON DEPARTMENT OF PUBLIC WORKS.
 - MAP ENTITLED "SUBDIVISION PLAN OF LAND IN NEWTON," PREPARED BY APEX ASSOCIATES, DATED DECEMBER 20, 1982, LAND COURT CASE 8256D.

CONTROL POINT ASSOCIATES, INC. - ALL RIGHTS RESERVED. THE INFORMATION CONTAINED HEREIN IS THE PROPERTY OF CONTROL POINT ASSOCIATES, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF CONTROL POINT ASSOCIATES, INC.

UTILITIES:

THE FOLLOWING COMPANIES WERE NOTIFIED BY MASSACHUSETTS ONE-CALL SYSTEM (1-888-344-7233) AND REQUESTED TO MARK OUT UNDERGROUND FACILITIES AFFECTING AND SERVICING THIS SITE. THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON THE UTILITY COMPANIES RESPONSE TO THIS REQUEST. SERIAL NUMBER: 20191307163

UTILITY COMPANY	PHONE NUMBER
AT&T TRANSMISSION	800-331-0500
VERIZON	800-922-0204
COMCAST - PEMBROKE	800-934-6489
LIGHTOWER	855-921-4237
RCN	800-748-4726
EVSOURCE - ELECTRIC	800-562-2000
NATIONAL GRID GAS - BOSTON	800-233-6325
WELLESLEY MUNICIPAL LIGHTING PLANT	781-235-7600



THE COMMONWEALTH OF MASSACHUSETTS REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE COMMONWEALTH.

THIS SURVEY HAS BEEN PERFORMED IN THE FIELD UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION, THIS SURVEY HAS BEEN PERFORMED IN ACCORDANCE WITH CURRENTLY ACCEPTED ACCURACY STANDARDS.

NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED WITH RAISED IMPRESSION OR STAMPED WITH A BLUE INK SEAL

GERRY L. HOLDRIGHT, PLS
MASSACHUSETTS PROFESSIONAL LAND SURVEYOR #48211



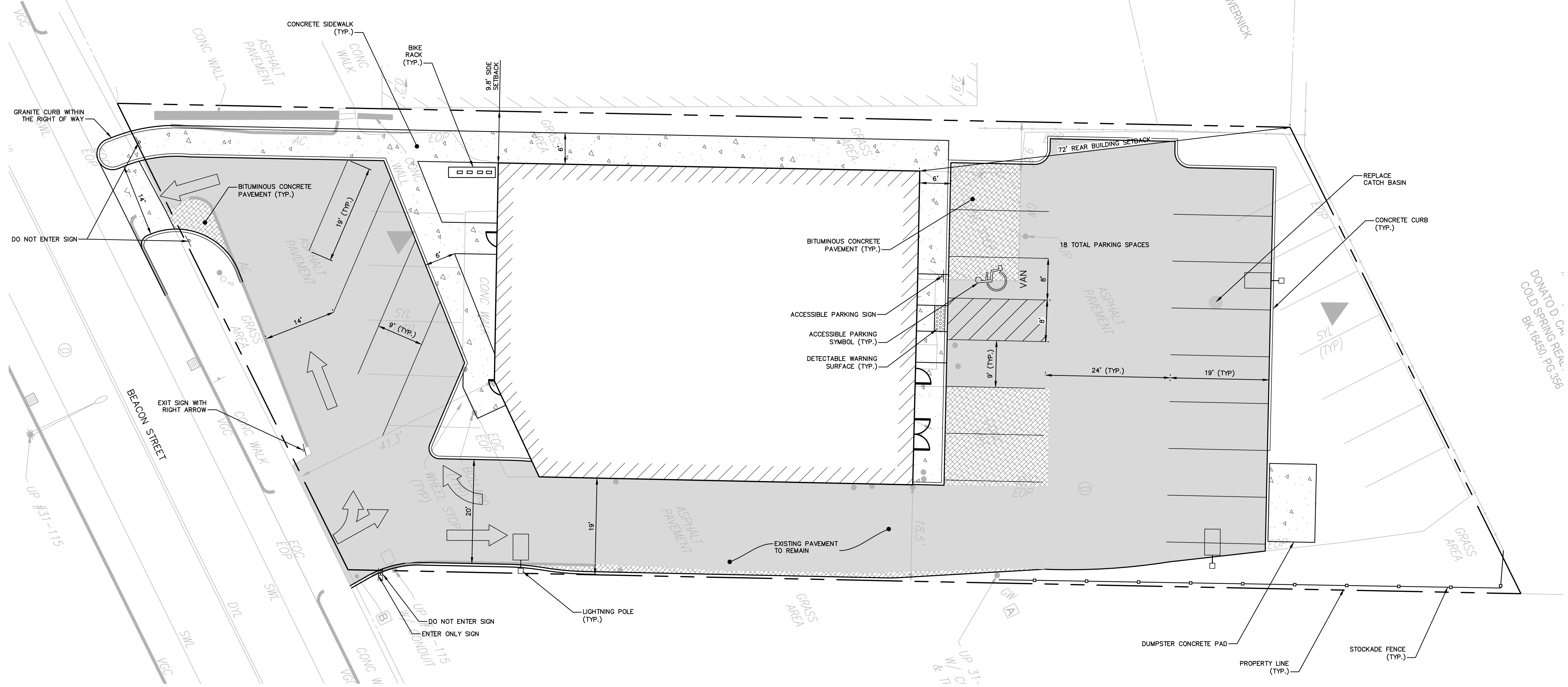
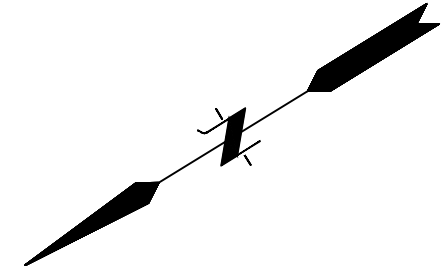
FIELD DATE 3-27-19	BOUNDARY & TOPOGRAPHIC SURVEY FUSS & O'NEILL, INC. 1158 BEACON STREET LOT 49A, BLOCK 22, MAP 54 CITY OF NEWTON, MIDDLESEX COUNTY COMMONWEALTH OF MASSACHUSETTS
FIELD BOOK NO. 19-03MA	
FIELD BOOK PG. 34-35	CONTROL POINT ASSOCIATES, INC. 352 TURNPIKE ROAD SOUTHBOROUGH, MA 01772 508.948.3000 - 508.948.3003 FAX
FIELD CREW T.M.	
DRAWN: A.D./A.M.	ALBANY, NY 5182175010 CHALFONT, PA 2157128600 MANTHAN, NY 6467084111 MT LAUREL, NJ 6098572099 WARREN, NJ 9086680099
REVIEWED: S.P.P.	APPROVED: G.L.H.
DATE 4-1-19	SCALE 1" = 20'
FILE NO. 06-190021	DWG. NO. 1 OF 1

NOTES

1. THE SITE IS IN THE BU2 DISTRICT OF THE CITY OF NEWTON.
2. THE PURPOSE OF THIS PLAN IS TO SHOW THE SITE FOR THE CHANGE IN USE TO A CANNABIS RETAIL STORE.
3. SITE FEATURES FINAL LOCATIONS MAY DIFFER FROM THIS PLAN.

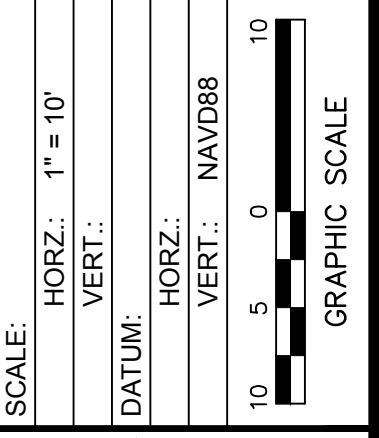
MAP 54, BLOCK 22, LOT 48
N/F LANDS OF
SOUTH I REALTY LLC
BK 55836 PG. 363

MAP 54, BLOCK 22, LOT 49C
N/F LANDS OF
EILEEN GREENSTEIN & PHILIP WERNICK
BK 16312 PG 6



DONATO D. CAVALLO
COLD SPRING REALTY
BK 16450 PG 366

No.	DATE	DESCRIPTION	DESIGNER	REVIEWER



FUSS & O'NEILL
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UNION TWIST, INC.
SITE PLAN
1158 BEACON STREET
NEWTON
MASSACHUSETTS

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LAYER STATE:

ZONING TABLE			
BU2 DISTRICT - 2 STORIES OR LESS			
DIMENSIONAL STANDARD	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	10,000 SF	20,000 SF	20,443 SF
FRONT SETBACK	10 FT ¹	41.3 FT	41.30 FT
SIDE SETBACK	6.5 FT ²	9.8 FT	9.8 FT
REAR SETBACK	15 FT ³	52 FT	72 FT
MAX. BUILDING HEIGHT	24 FT	13 FT	13 FT
FLOOR AREA RATIO	1.00	0.25	0.24

PARKING REQUIREMENTS				
USE	STANDARD	REQUIRED	EXISTING	PROPOSED
RETAIL STORE 1	1 SPACE/300SF + 1 SPACE/3 EMPLOYEES	12	10	16
RETAIL STORE 2	1 SPACE/3 SEATS + 1 SPACE/3 EMPLOYEES	2	2	2
	TOTAL PARKING		12	18

1. PER SECTION 1.5.3(A) OF THE TOWN OF NEWTON ZONING BYLAWS, NO BUILDING NEEDS TO BE SET BACK MORE THAN THE AVERAGE OF THE SETBACKS OF THE BUILDINGS ON THE NEAREST LOT ON EITHER SIDE. A VACANT LOT OR A LOT WHERE BUILDING IS SET BACK MORE THAN 10 FEET IS COUNTED AS THOUGH OCCUPIED BY A BUILDING SET BACK 10 FEET. ABUTTING PROPERTIES FRONT SETBACKS WERE ESTIMATED TO OBTAIN AVERAGE. $(12.8+10)/2 = 11.4$ FT

2. 1/2 BUILDING HEIGHT OR ABUTTING SETBACK (BUILDING HEIGHT - 13 FT) $(13/2 = 6.5$ FT)

3. GREATER 1/2 BUILDING HEIGHT (6.5) OR 15 FEET WHEN ABUTTING A RESIDENTIAL LOT OR PUBLIC USE.

1. A MAXIMUM OF 12 EMPLOYEES AT ANY GIVEN TIME HAVE BEEN ASSUMED FOR THE PARKING CALCULATION AND 2,429 SF OF RETAIL SPACE.

2. RESTAURANT GROSS AREA = 2,341. a MAXIMUM OF 3 EMPLOYEES AND 3 SEATS AT ANY GIVEN TIME HAVE BEEN ASSUMED.

NOT FOR CONSTRUCTION

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