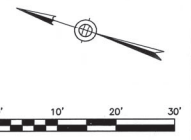
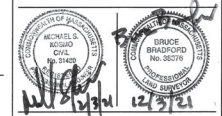


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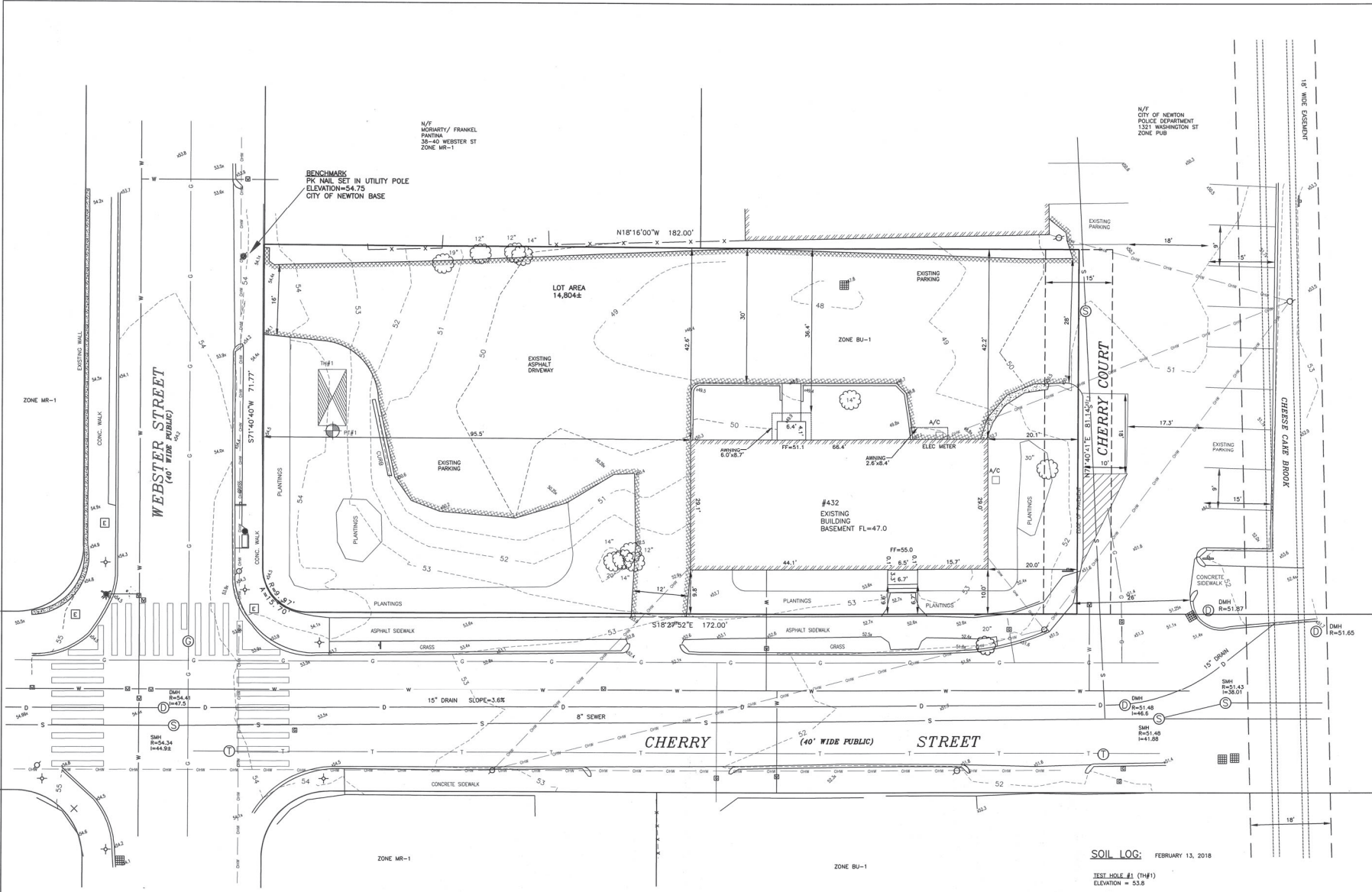
LEGEND

- UTILITY POLE
- TRAFFIC SIGNAL
- WATER GATE
- HYDRANT
- GAS GATE
- ELECTRIC HAND HOLE
- SEWER MANHOLE
- DRAIN MANHOLE
- CATCH BASIN
- TREE
- LIGHT POLE
- SIGN
- TBR TO BE REMOVED
- TBA TO BE ABANDONED
- TWL TOP OF WALL
- BWL BOTTOM OF WALL
- TH#1 DEEP TEST HOLE
- PTH#1 PERCOLATION TEST
- 71.4 X SPOT ELEVATION
- PROPOSED CONTOUR
- EXISTING CONTOUR
- D DRAIN LINE
- RD ROOF DRAIN
- FD FOUNDATION DRAIN
- W WATER LINE
- S SEWER LINE
- G GAS LINE
- OHW OVERHEAD WIRES
- X FENCE
- TREE LINE

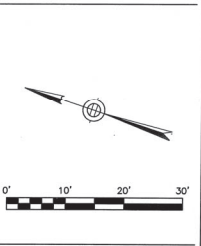


SITE PLAN OF LAND IN NEWTON, MA

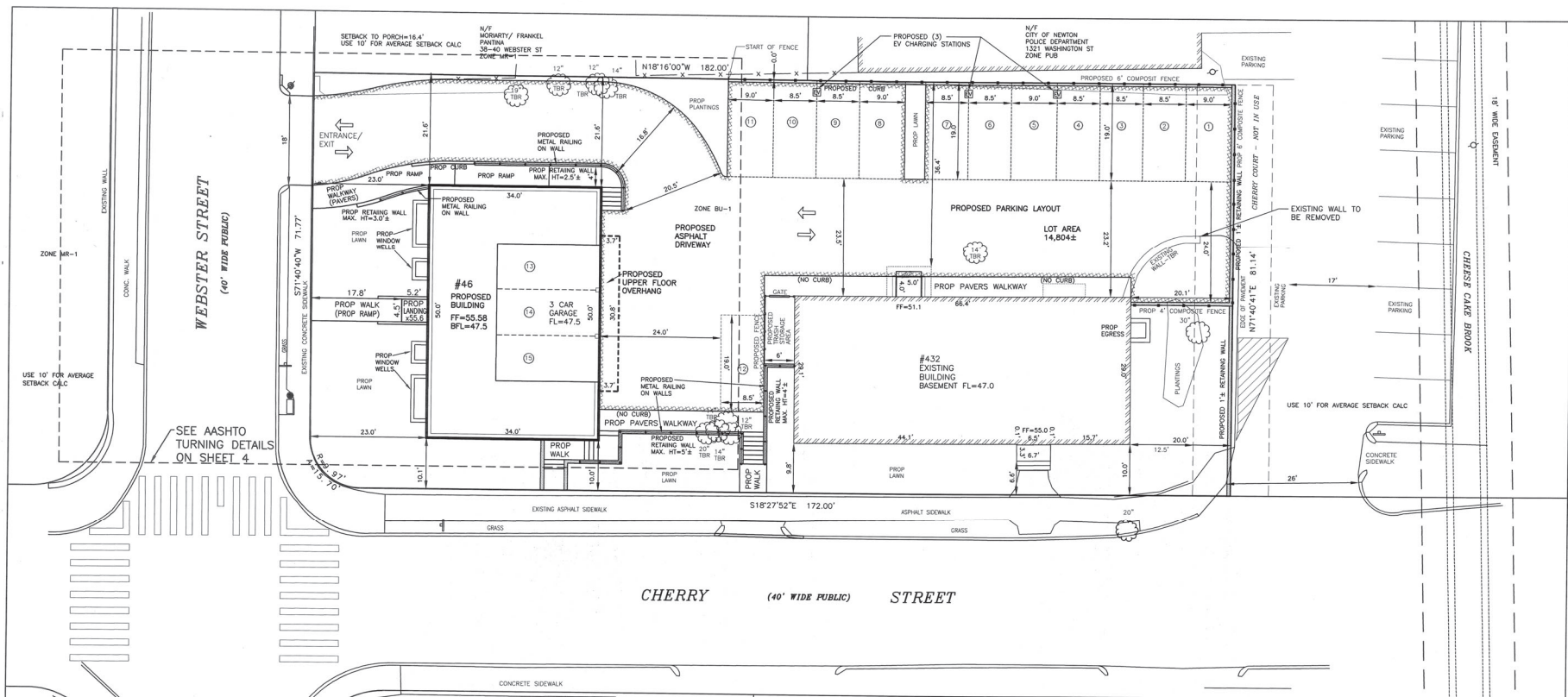
424-432 CHERRY STREET
 EXISTING CONDITIONS
 SCALE: 1 IN. = 10 FT.
 DATE: APRIL 3, 2018
 DRAWN: ES
 CHECK: MSK & BB
 REVISIONS:
 4/29/18-3/2/20 VARIOUS REVISIONS ES
 11/12/20 VARIOUS REVISIONS ES
 11/24/20 VARIOUS REVISIONS ES
 1/6/21 VARIOUS REVISIONS ES
 4/29/21 VARIOUS REVISIONS ES
 12/3/21 VARIOUS REVISIONS ES
 PROJECT NO. 25450 SHEET 1 OF 4



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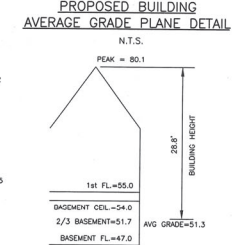
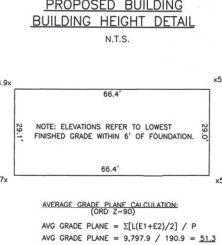
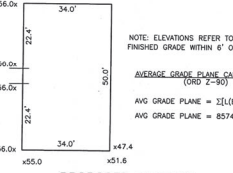
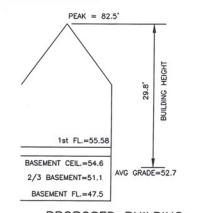


- LEGEND**
- ⊙ UTILITY POLE
 - ⊕ TRAFFIC SIGNAL
 - ⊖ WATER GATE
 - ⊗ HYDRANT
 - ⊘ GAS GATE
 - ⊙ ELECTRIC HAND HOLE
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 - ⊙ DRAIN MANHOLE
 - ⊙ CATCH BASIN
 - ⊙ TREE
 - ⊙ LIGHT POLE
 - ⊙ SIGN
 - TBR TO BE REMOVED
 - TBA TO BE ABANDONED
 - TWL TOP OF WALL
 - BWL BOTTOM OF WALL
 - DTH DEEP TEST HOLE
 - PTH PERCOLATION TEST
 - 7.14 X SPOT ELEVATION
 - PROPOSED CONTOUR
 - - - EXISTING CONTOUR
 - D DRAIN LINE
 - RD ROOF DRAIN
 - FD FOUNDATION DRAIN
 - W WATER LINE
 - S SEWER LINE
 - G GAS LINE
 - DHW OVERHEAD WIRES
 - X FENCE
 - ⊙ TREE LINE



- GENERAL NOTES**
- ELEVATIONS REFER TO CITY OF NEWTON BASE. BENCH MARK: PK NAL SET IN UTILITY POLE NEAR NORTH EAST PROPERTY CORNER, ELEVATION = 54.72.
 - THE LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES SHALL BE CONSIDERED APPROPRIATE AND MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ANY CROSSINGS OF PROPOSED AND EXISTING UTILITIES.
 - MASSACHUSETTS STATE LAW REQUIRES UTILITY NOTIFICATION AT LEAST THREE BUSINESS DAYS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CALL DIG-SAFE AT 1-888-344-7233 IN ORDER TO COMPLY WITH STATE LAW.
 - ALL UTILITY CONSTRUCTION SHALL CONFORM TO THE CITY OF NEWTON GENERAL CONSTRUCTION DETAILS, LATEST EDITION, PREPARED AND ISSUED BY THE NEWTON ENGINEERING DEPARTMENT. COPIES MAY BE OBTAINED AT THE OFFICE OF THE CITY ENGINEER.
 - NO WORK WITHIN ANY CITY OF NEWTON RIGHT-OF-WAY IS ALLOWED BETWEEN NOVEMBER 15TH AND APRIL 15TH IF AN EMERGENCY EXISTS OR THERE ARE EXTENUATING CIRCUMSTANCES, THE APPLICANT MAY REQUEST PERMISSION FROM THE CITY ENGINEER, OR DECISION FOR SUCH WORK.
 - ALL CONSTRUCTION ACTIVITIES WITHIN THE CITY OF NEWTON RIGHT-OF-WAY MUST FULLY COMPLY WITH ALL CITY OF NEWTON CONSTRUCTION SPECIFICATIONS AS WELL AS 521 CMR 21.00 AND 22.00.
 - PROPOSED SEWER PIPE SHALL BE 6" PVC SDR 35.
 - PROPOSED WATER SERVICE SHALL BE 1.5" TYPE K COPPER.
 - THIS PLAN IS THE RESULT OF AN INSTRUMENT SURVEY DONE ON THE GROUND 1/16/18 & 2/26/18.
 - ALL WORK SHALL BE SUBJECT TO THE INSPECTION BY AND APPROVAL OF THE CITY ENGINEER.
 - NO EXCAVATION SHALL BE MADE BY THE CONTRACTOR IN ANY PUBLIC WAY OR UTILITY EASEMENT UNLESS AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF SUCH WORK, THE CONTRACTOR SHALL NOTIFY THE CITY ENGINEER AND THE PUBLIC UTILITIES COMPANIES AS SUPPLY GAS, ELECTRICITY, AND TELEPHONE SERVICE IN THE CITY. SUCH NOTICE SHALL SET FORTH THE STREET NAME AND A REASONABLY ACCURATE DESCRIPTION OF THE LOCATION OF THE EXCAVATION.
 - THE CONTRACTOR SHALL PROVIDE CITY OF NEWTON POLICE OFFICERS FOR THE DIRECTION AND CONTROL OF TRAFFIC, AS REQUIRED BY THE CITY ENGINEER.
 - NO WORK SHALL BE PERFORMED UNTIL THE NECESSARY PERMITS ARE OBTAINED FROM THE CITY OF NEWTON PUBLIC WORKS DEPARTMENT.
 - ALL TRENCHES IN PAVED STREETS SHALL BE TEMPORARILY PATCHED WITH 1.5 INCH DEPTH OF BITUMINOUS CONCRETE. PATCH NOT TO BE MAINTAINED UNTIL THE PERMANENT PATCH IS INSTALLED.
 - WITH THE EXCEPTION OF GAS UTILITY SERVICES, ALL UTILITY TRENCHES WITHIN ANY CITY OF NEWTON RIGHT-OF-WAY WILL BE BACKFILLED WITH TYPE I (EXCAVABLE) CONTROLLED SHED FILL, AS SPECIFIED BY THE CITY OF NEWTON ENGINEERING SPECIFICATIONS.
 - WARNING SIGNS SHALL CONFORM TO PAGE 12 OF THE CITY OF NEWTON GENERAL CONSTRUCTION DETAILS.
 - ALL TOPSOIL, SUBSOIL OR IMPROVISED SOIL MUST BE EXCAVATED AND REMOVED BELOW THE LEACHING GALLEYS AND TO A DISTANCE 5' LATERALLY IN ALL DIRECTIONS BEYOND THE SIDES OF THE GALLEYS. BACKFILL AS REQUIRED WITH A CLEAN GRANULAR SAND, FREE FROM ORGANIC MATTER AND OIL/SLURRY SUBSTANCES. THE SAND SHALL HAVE A PERCOLATION RATE OF 2 MINUTES PER INCH OR FASTER.
 - IN CASES WHERE LEDGE OR BOLDERS ARE ENCOUNTERED, EVERETT M. BROOKS CO. WILL NOT BE RESPONSIBLE FOR THE AMOUNT OF ROCK ENCOUNTERED.
 - IF ANY PART OF THIS DESIGN IS TO BE ALTERED IN ANY WAY, THE DESIGN ENGINEER, AS WELL AS THE APPROVING AUTHORITIES, SHALL BE NOTIFIED IN WRITING BEFORE CONSTRUCTION.
 - ALL OF THE ROOF RUNOFF FROM THE AND PROPOSED ROOF SURFACES SHALL BE COLLECTED BY GUTTERS AND DIRECTED TO THE PROPOSED LEACHING GALLEYS.
 - PRIOR TO AN OCCUPANCY PERMIT BEING ISSUED, AN AS-BUILT PLAN SHOULD BE SUBMITTED TO THE ENGINEERING DIVISION IN BOTH DIGITAL FORMAT AND HARD COPY. THE PLAN SHOULD SHOW ALL UTILITIES AND DRAINAGE (INCLUDING SWAG-TIES), EASEMENTS AND FINAL GRADING.
 - THE APPLICANT WILL HAVE TO APPLY FOR A STREET OPENING & UTILITIES CONNECTION PERMITS AS WELL AS A SIDEWALK CROSSING PERMIT WITH THE DPW.
 - THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE DESIGN ENGINEER FOR INSPECTIONS OR AS-BUILT LOCATIONS. EVERETT M. BROOKS CO. WILL NOT PROVIDE AS-BUILT CERTIFICATION TO UNINSPECTED BACKFILLED UTILITIES. A MINIMUM OF 48 HOURS NOTICE IS REQUIRED PRIOR TO INSPECTIONS.
 - WHEREVER THE PROPOSED SEWER PIPE DOES NOT HAVE A MINIMUM OF 10' HORIZONTAL SEPARATION OR IS NOT AT LEAST 18" VERTICALLY BELOW THE EXISTING WATER PIPE, THE SEWER PIPE SHALL BE ENCASED IN CONCRETE.
 - THE CONTRACTOR SHALL NOTIFY THE ENGINEERING DIVISION 48 HOURS IN ADVANCE AND SCHEDULE AN APPOINTMENT TO HAVE THE DRAINAGE SYSTEM, WATER & SEWER SERVICES INSPECTED. THE SYSTEM & UTILITIES MUST BE FULLY EXPOSED FOR THE INSPECTOR. ONCE THE INSPECTOR IS SATISFIED, THE SYSTEM & UTILITIES MAY THEN BE BACKFILLED.
 - THE EXISTING CONTOURS OF THE LAND ARE NOT TO BE ALTERED BY MORE THAN THREE (3) FEET AS A RESULT OF THE PLACEMENT OR LOAD OF SOIL, LOAM, CLAY, GRAVEL, OR STONE, OR OTHER SOIL MATERIAL.
 - THE EXISTING WATER & SEWER SERVICES SHALL BE CUT AND CAPPED AT THE MAIN AND BE COMPLETELY REMOVED FROM THE SITE AND PROPERLY BACKFILLED. THE ENGINEERING DIVISION MUST INSPECT THIS WORK. FAILURE TO HAVE THIS WORK INSPECTED MAY RESULT IN THE DELAY OF ISSUANCE OF THE UTILITY CONNECTION PERMIT.
 - IF A CERTIFICATE OF OCCUPANCY IS REQUESTED PRIOR TO ALL SITE WORK BEING COMPLETED, THE APPLICANT WILL BE REQUIRED TO POST A CERTIFIED BANK CHECK IN THE AMOUNT TO COVER THE REMAINING WORK. THE CITY ENGINEER SHALL DETERMINE THE VALUE OF THE UNCOMPLETED WORK.
 - THE PROPOSED SEWER SERVICE LINE WILL NEED TO BE PRESSURE TESTED PRIOR TO USE.
 - ALL TRENCH EXCAVATION CONTRACTORS SHALL COMPLY WITH MASSACHUSETTS GENERAL LAWS CHAPTER 82A, TRENCH EXCAVATION SAFETY REQUIREMENTS, TO PROTECT THE GENERAL PUBLIC FROM UNAUTHORIZED ACCESS TO UNATTENDED TRENCHES. TRENCH EXCAVATION PERMIT REQUIRED. THIS APPLIES TO ALL TRENCHES ON PUBLIC AND PRIVATE PROPERTY.
 - APPROVAL OF THIS PLAN BY THE CITY OF NEWTON ENGINEERING DIVISION IMPLIES THAT THE PLAN MEETS THE REPRESENTATIONS AND ASSUMES NO RESPONSIBILITY FOR THE DESIGNER IN TERMS OF SUITABILITY FOR THE ACCORDANCE WITH THE DESIGNER'S INTENT OR PERFORMANCE OF ANY ITEMS CONTAINED IN THE CITY OF NEWTON ASSUMES NO LIABILITY FOR DESIGN ASSUMPTIONS, ERRORS OR OMISSIONS BY THE ENGINEER OF RECORD.
 - PROPOSED WALLS BY OTHERS.

PROPOSED LAYOUT
 SCALE: 1 IN. = 10 FT.



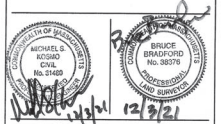
ZONING INFORMATION

ZONE BU 1
 PLAN DATED DESCRIPTION BY DEED
 DEED REFERENCE: BOOK 34835 PAGE 240

WEBSER STREET AVERAGE SETBACK CALC:
 $(10.0' + 8.8') / 2 = 9.4'$

CHEESE CAKE BROOK AVERAGE SETBACK CALC:
 $(10.0' + 10.0') / 2 = 10.0'$

	EXISTING	PROPOSED	PERMITTED/ REQUIRED
LOT AREA	14,804 S.F.	14,804 S.F.	10,000 S.F. MIN.
LOT COVERAGE	13.5%	25.4%	-
OPEN SPACE	39%	32.5%	-
SETBACKS:			
FRONT	9.8'	9.8'	9.4' MIN.
SIDE	20.0'	20.0'	15' MIN.
REAR	36.4'	36.4'	15' MIN.
NO. OF STORES	3.5	3.5	3 MAX.
HEIGHT	29.5'	29.8'	38' MAX.
BUILDINGS	2,003 S.F.	3,763 S.F.	-
STRUCTURES	2,003 S.F.	3,825 S.F.	-
DRIVE	2,070 S.F.	8,178 S.F.	-
	9,073 S.F.	9,999 S.F.	-



**SITE PLAN OF LAND IN
 NEWTON, MA**

424-432 CHERRY STREET
 PROPOSED LAYOUT

SCALE: 1 IN. = 10 FT.
 DATE: APRIL 3, 2018
 DRAWN: ES
 CHECK: MKK & BB

REVISIONS:

DATE	REVISIONS	ES
4/25/18-3/20	VARIOUS REVISIONS	ES
11/22/20	VARIOUS REVISIONS	ES
11/24/20	VARIOUS REVISIONS	ES
1/6/21	VARIOUS REVISIONS	ES
4/26/21	VARIOUS REVISIONS	ES
12/3/21	VARIOUS REVISIONS	ES

NOTES
 1. SEE ARCHITECTURAL PLANS FOR A.R. CALCULATION.
 2. ZONING COMPLIANCE DETERMINED BY MUNICIPALITY.

PROJECT NO. 25450 SHEET 2 OF 4

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LEGEND

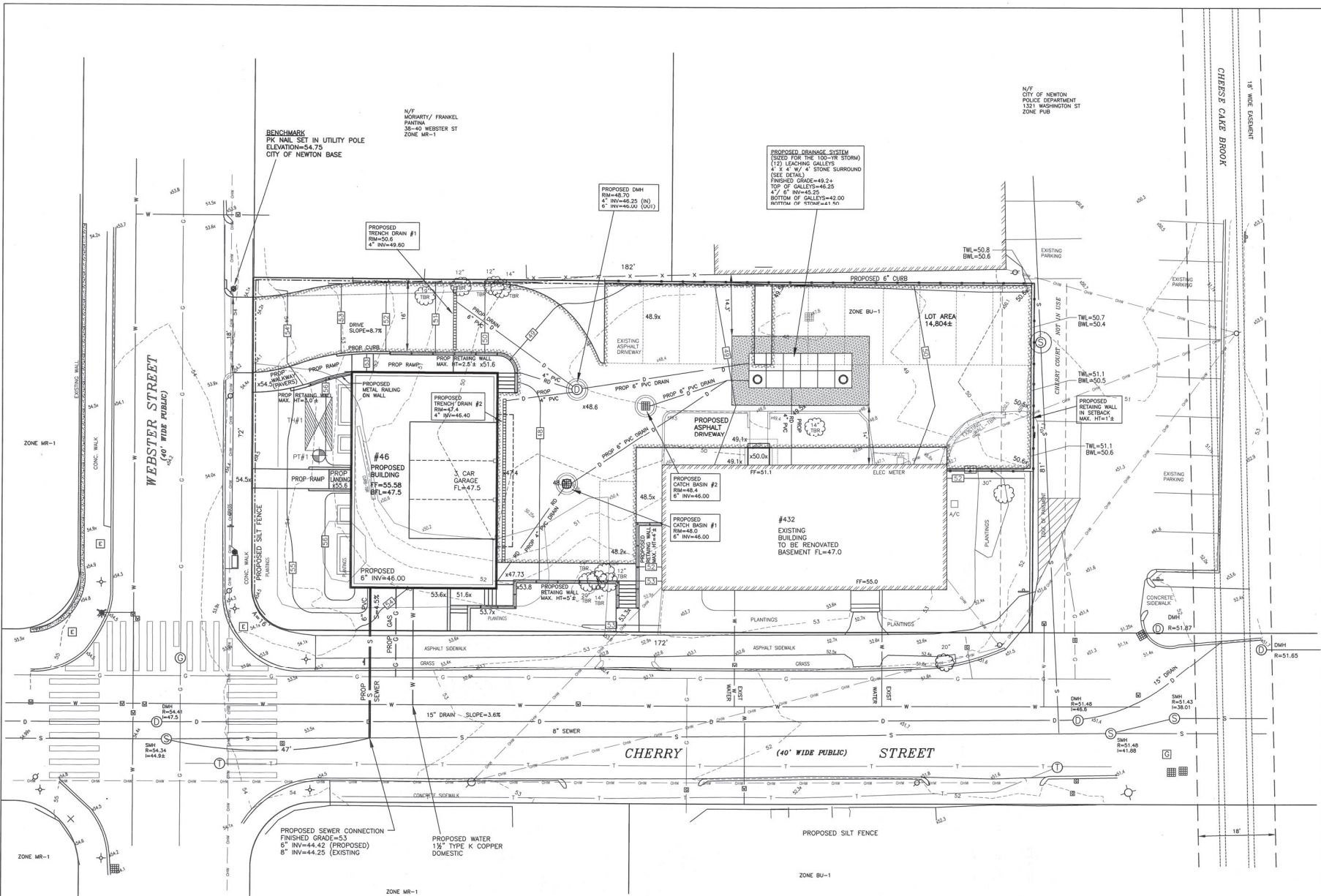
- UTILITY POLE
- ⊙ TRAFFIC SIGNAL
- ⊞ WATER GATE
- ⊞ HYDRANT
- ⊞ GAS GATE
- ⊞ ELECTRIC HAND HOLE
- ⊞ SEWER MANHOLE
- ⊞ DRAIN MANHOLE
- ⊞ CATCH BASIN
- TREE
- ⊞ LIGHT POLE
- ⊞ SIGN
- TBR TO BE REMOVED
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- TWL TOP OF WALL
- BWL BOTTOM OF WALL
- THH DEEP TEST HOLE
- PTH PERCOLATION TEST
- 71.4 X SPOT ELEVATION
- PROPOSED CONTOUR
- - - EXISTING CONTOUR
- - - DRAIN LINE
- - - ROOF DRAIN
- - - FOUNDATION DRAIN
- - - WATER LINE
- - - SEWER LINE
- - - GAS LINE
- - - OVERHEAD WIRES
- - - FENCE
- - - TREE LINE



SITE PLAN OF LAND IN NEWTON, MA

424-432 CHERRY STREET
 PROPOSED UTILITIES

SCALE: 1 IN. = 10 FT.
 DATE: APRIL 3, 2018
 DRAWN: ES
 CHECK: MSK & BB
 REVISIONS:
 4/25/18-5/2/20 VARIOUS REVISIONS ES
 11/2/20 VARIOUS REVISIONS ES
 11/24/20 VARIOUS REVISIONS ES
 1/6/21 VARIOUS REVISIONS ES
 4/25/21 VARIOUS REVISIONS ES
 12/3/21 VARIOUS REVISIONS ES
 PROJECT NO. 25450 SHEET 3 OF 4



BENCHMARK
 PK NAIL SET IN UTILITY POLE
 ELEVATION=54.75
 CITY OF NEWTON BASE

PROPOSED
 TRENCH DRAIN #1
 SLOPE=8.7%

PROPOSED DMH
 RM=48.70
 4" INV=46.25 (NO)
 6" INV=46.00 (100)

PROPOSED REINNO. SYSTEM
 (SIZED FOR THE 100-YR STORM)
 (12) LEACHING GALLEYS
 4" x 4" W/ 4" STONE SURROUND
 (SEE DETAIL)
 FINISHED GRADE=49.2'
 TOP OF GALLEYS=48.25
 4" 6" INV=45.25
 BOTTOM OF GALLEYS=42.00
 BOTTOM OF STONE=41.50

PROPOSED TRENCH DRAIN #2
 RM=48.4
 4" INV=46.40

PROPOSED CATCH BASIN #2
 RM=48.4
 6" INV=46.00

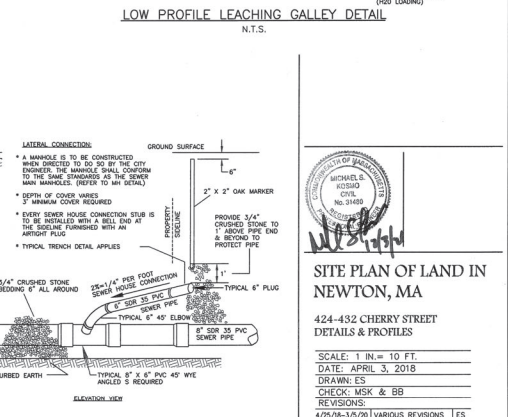
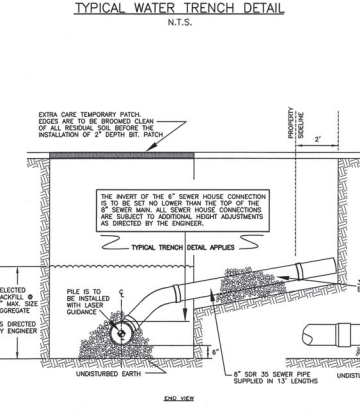
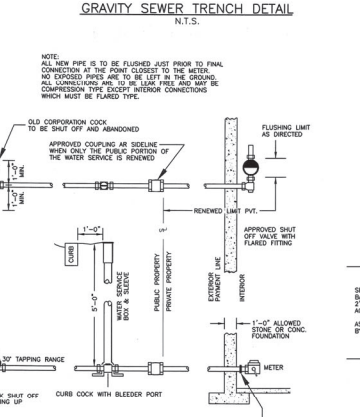
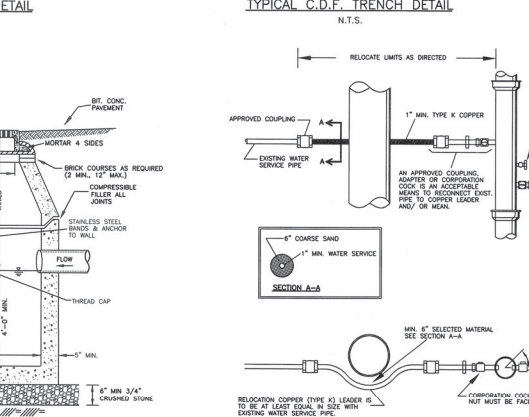
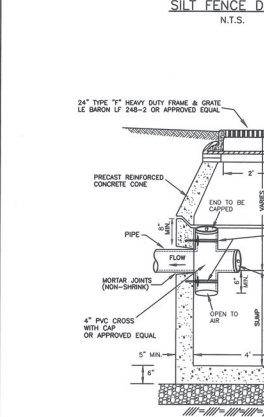
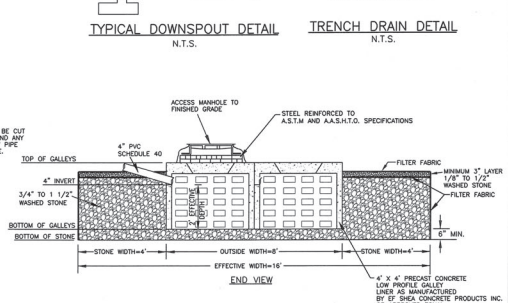
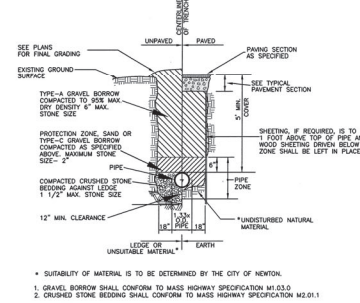
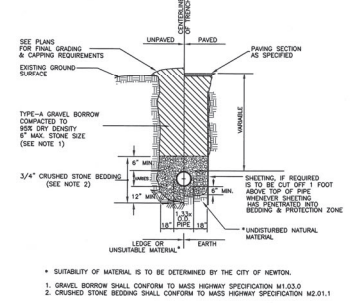
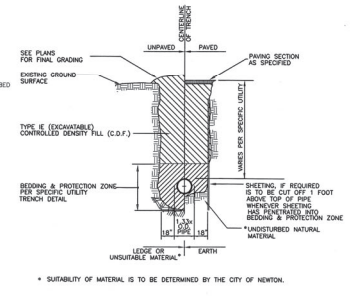
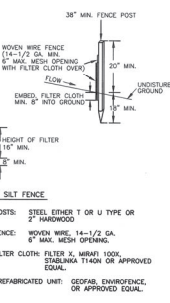
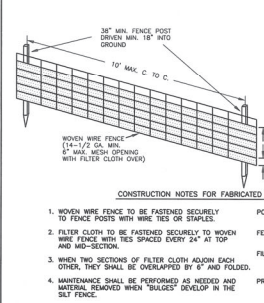
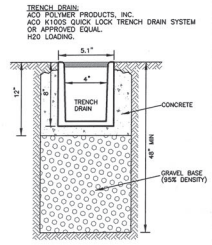
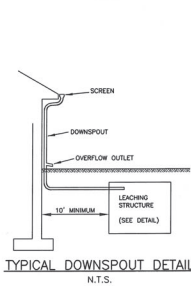
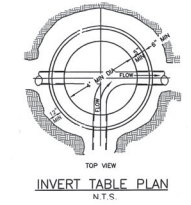
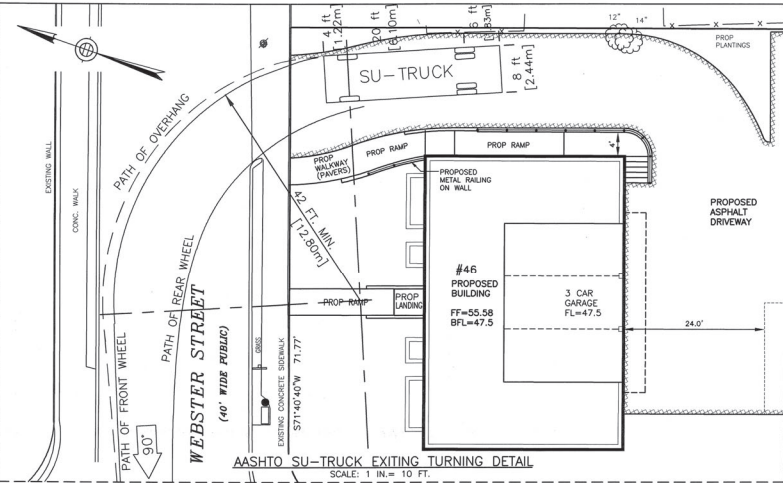
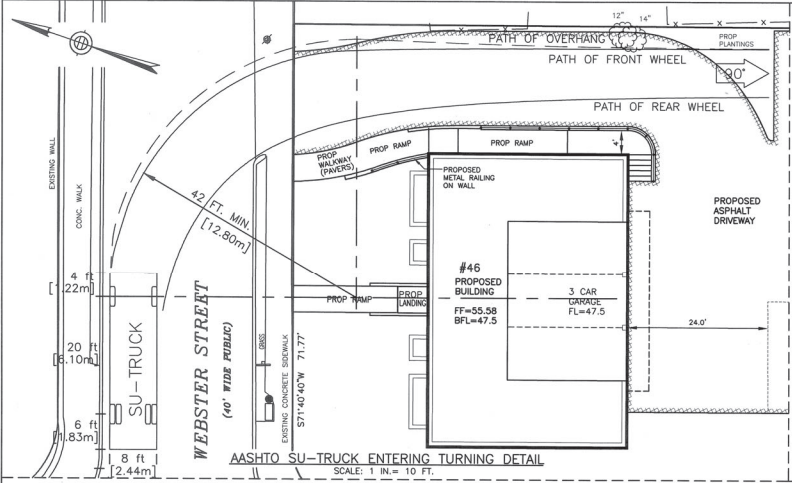
PROPOSED CATCH BASIN #1
 RM=48.0
 6" INV=46.00

PROPOSED RETAINING WALL
 MAX. HT=5'-2"

PROPOSED SEWER CONNECTION
 FINISHED GRADE=5.5
 6" INV=44.42 (PROPOSED)
 8" INV=44.25 (EXISTING)

PROPOSED WATER
 1 1/2" TYPE K COPPER
 DOMESTIC

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SITE PLAN OF LAND IN NEWTON, MA
 424-432 CHERRY STREET
 DETAILS & SPECIFICATIONS
 SCALE: 1 IN. = 10 FT.
 DATE: APRIL 3, 2018
 DRAWN BY: ES
 CHECK: MSK & BB
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 4/25/21 VARIOUS REVISIONS ES
 12/3/21 VARIOUS REVISIONS ES
 PROJECT NO. 25450 SHEET 4 OF 4