

SITE PLAN

768 PLEASANT STREET

THE MINT DISPENSARY

PARCEL INFORMATION:
MAP 30 PARCEL 72
268 PLEASANT STREET

MIDDLESEX SOUTH REGISTRY OF DEEDS:
DEED REFERENCE: 19550 / 354
PLAN REFERENCE: 5621 / 321

RECORD OWNER:
768 PLEASANT STREET REALTY TRUST

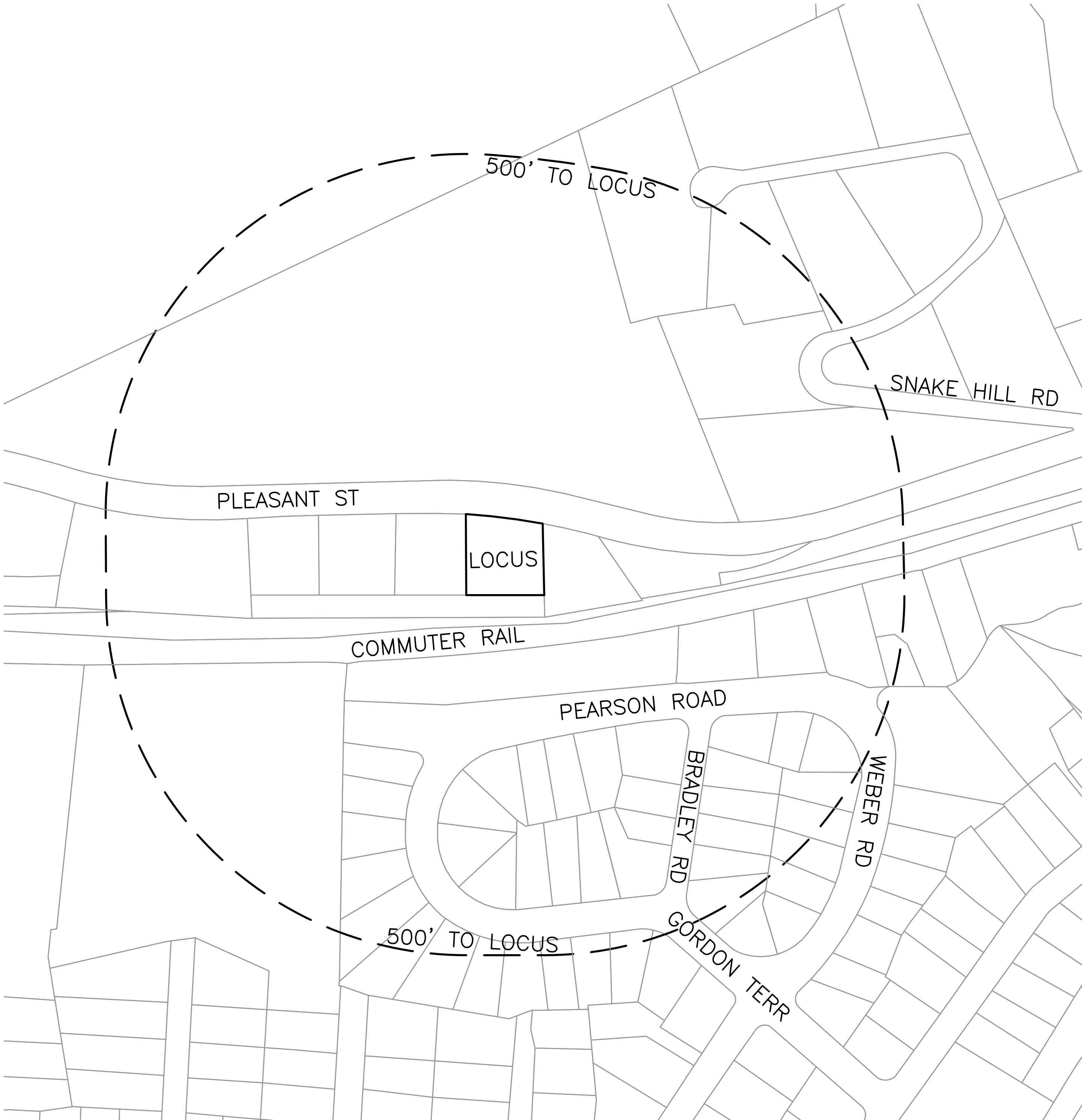
GENERAL NOTES:

- VERTICAL DATUM IS NAVD88
- PROPERTY LINE INFORMATION DEPICTED ON THIS SHEET COMPILED FROM TOWN OF BELMONT LEVEL 3 ASSESSORS MAPPING AS AVAILABLE ON THE DATE OF PLAN PREPARATION BY THE MASSACHUSETTS BUREAU OF GEOGRAPHIC INFORMATION (MASSGIS), VARIOUS RECORD AND NON-RECORD PLANS, AND IS NOT THE RESULT OF AN ACTUAL FIELD SURVEY BY HAYES ENGINEERING, INC.
- WHEN ANNOTATED THE PROPERTY LINE INFORMATION DEPICTED HEREIN IS BASED ON AN ACTUAL GROUND SURVEY BY HAYES ENGINEERING, INC. ON JUNE 4, 2020.
- TOPOGRAPHIC INFORMATION DEPICTED ON THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY BY HAYES ENGINEERING, INC. ON JUNE 4, 2020.
- ABUTTING BUILDING LOCATIONS DEPICTED ON THIS PLAN TAKEN FROM MASSGIS 2-D LIDAR BUILDING LOCATIONS AND ARE NOT THE RESULT OF AN ACTUAL FIELD SURVEY BY HAYES ENGINEERING, INC.
- LOCUS BUILDING WAS LOCATED IN THE FIELD BY HAYES ENGINEERING, INC. ON JUNE 4, 2020.

UTILITY NOTES:

- THE UNDERGROUND UTILITIES SHOWN HAVE BEEN COMPILED FROM FIELD SURVEY INFORMATION AND AVAILABLE EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHER, THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES AND DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE.
- THE CONTRACTORS SHALL BE RESPONSIBLE FOR CHECKING AND VERIFYING THE LOCATIONS, SIZES, AND ELEVATIONS OF ALL EXISTING UTILITIES SHOWN OR NOT SHOWN ON THESE PLANS AND SHALL NOTIFY THE ENGINEER IN WRITING OF ANY UTILITIES INTERFERING WITH THE PROPOSED DESIGN AND THE APPROPRIATE REMEDIAL ACTION PRIOR TO PROCEEDING WITH THE WORK.
- THE CONTRACTORS ARE RESPONSIBLE FOR CONTACTING DIG SAFE AT (800) 322-4844 PRIOR TO THE START OF ANY CONSTRUCTION.

SHEET INDEX	
PLAN TITLE	SHEET DESIGNATION
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LANDSCAPE PLAN	C5
LIGHTING PLAN	C6
DETAILS	C7



ZONING TABLE		
ZONE	LOCAL BUSINESS II	
DIMENSIONAL CONTROLS	REQUIRED/ALLOWED	PROVIDED ^(a)
FRONT YARD SETBACK	10 ft.	49.2 ft.
SIDE YARD SETBACK	0 ft.	36.5 ft.
REAR YARD SETBACK	20 ft.	4.2 ft.
MIN. FRONTAGE	20 ft.	150.00 ft.
MIN. LOT AREA	N/A	13,289± SF.
FLOOR AREA RATIO	1.05	0.14
MAXIMUM LOT COVERAGE	35%	17±%

^(a) THE PERMANENT STRUCTURES DEPICTED HEREIN ARE APPROXIMATELY LOCATED ON THE GROUND AS SHOWN. THEY EITHER CONFORMED TO THE SETBACK REQUIREMENTS OF THE LOCAL ZONING ORDINANCES AT THE TIME OF CONSTRUCTION, OR ARE EXEMPT FROM VIOLATION ENFORCEMENT ACTION UNDER M.G.L., TITLE VII, CHAPTER 40A, SECTION 7.

PARKING CALCULATIONS
REQUIRED RETAIL/SERVICE: 1 space/250 sf Ground Floor Area
REQUIRED REGULAR: (1,825± sf Floor Area)(1space/250 sf) = 7.3 spaces
REQUIRED HANDICAPPED: for 1-25 Total Spaces = 1 Handicapped
TOTAL SPACES PROVIDED: 13 (9'x18') - includes Handicapped Space
TOTAL HANDICAPPED PROVIDED: 1 Van Accessible

Prepared For:

Applicant
The Mint Dispensary Group, LLC
c/o The Cerbereob Blvd
21001 N Tatum Blvd
Phoenix, AZ 85050
Phone: 602.294.6595

Prepared By:

Hayes Engineering, Inc.
c/o The Cerbereob Blvd
21001 N Tatum Blvd
Phoenix, AZ 85050
Phone: 602.294.6595
Fax: 781.246.7596
www.hayeseng.com

Design By: AMC
Drawn By: BRW
Checked By: PJO
Project File: BEL - 00010
Comp. No: BELB
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No.	Revision	Date
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Scale: 1"=100'
0' 50' 100' 200'
Date: February 16, 2021

Drawing Title:

COVER & INDEX
THE MINT DISPENSARY
768 PLEASANT STREET
BELMONT, MASS.

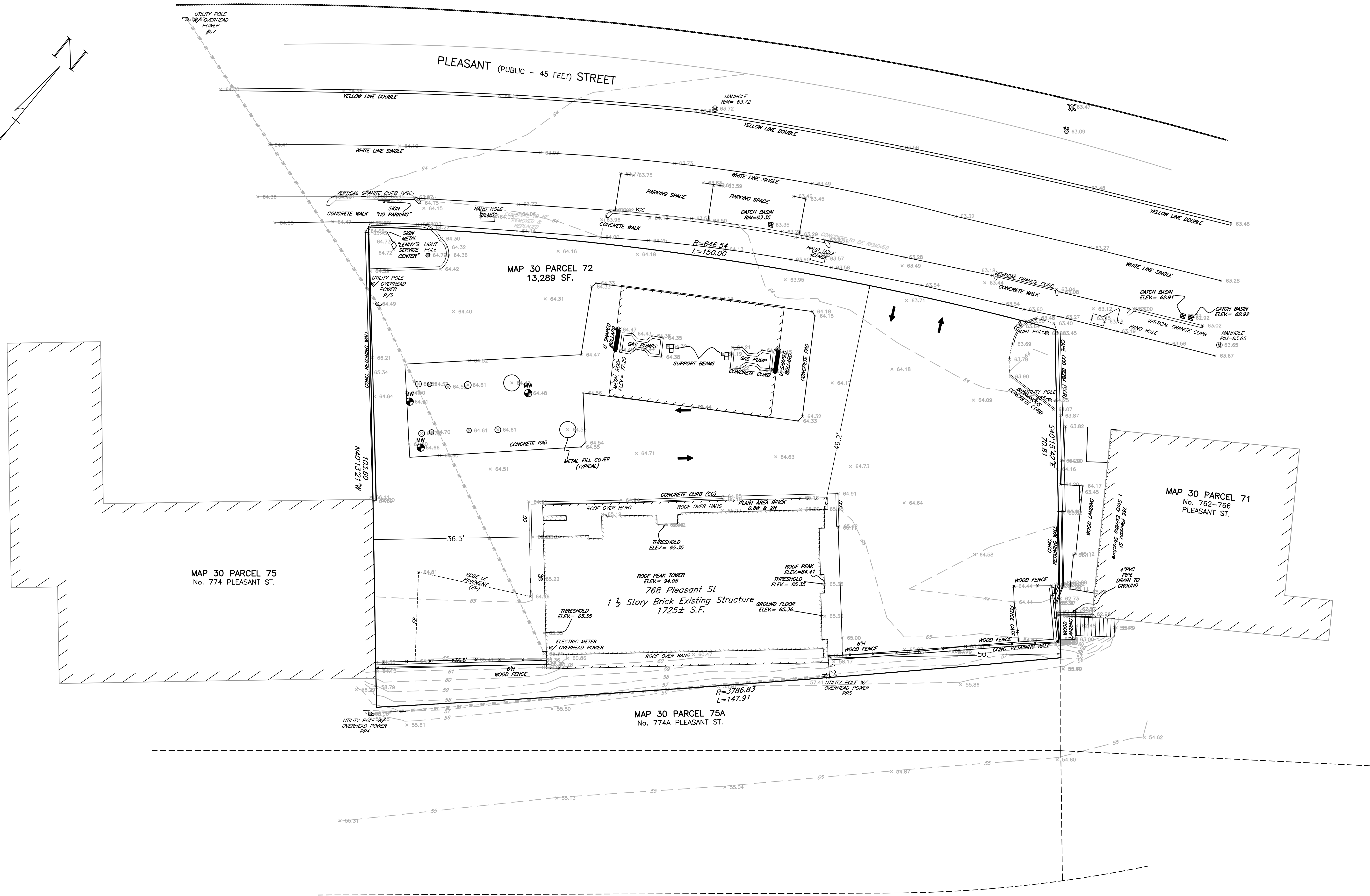
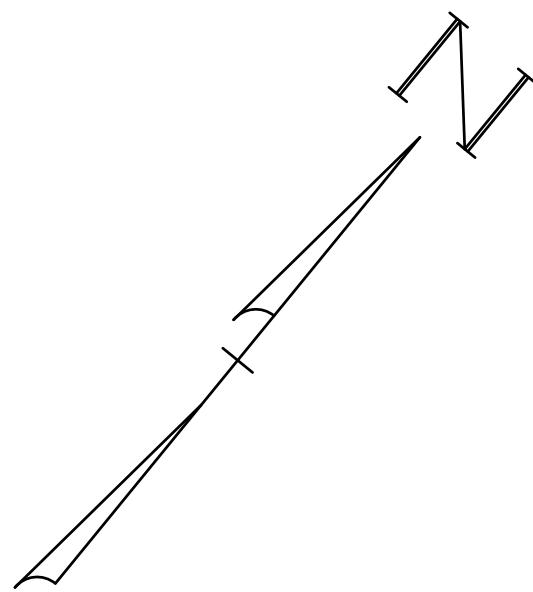
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SHEET 1 OF 7

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Prepared For:

Applicant
The Mint Dispensary Group, LLC
c/o The Cerbereob
25001 N Tatum Blvd
Phoenix, AZ 85050
562.294.6595

Prepared By:

Hayes Engineering, Inc.
1000 N. Central Expressway
Phoenix, AZ 85004
Ph: 781.246.7596
Fax: 781.246.7596
www.hayeseng.com

Design By: AMC
Drawn By: BRW
Checked By: PJO
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Scale: 1"=10'
0' 5' 10' 20'
Date: February 16, 2021

Drawing Title:

EXISTING CONDITION
THE MINT DISPENSARY
768 PLEASANT STREET
BELMONT, MASS.

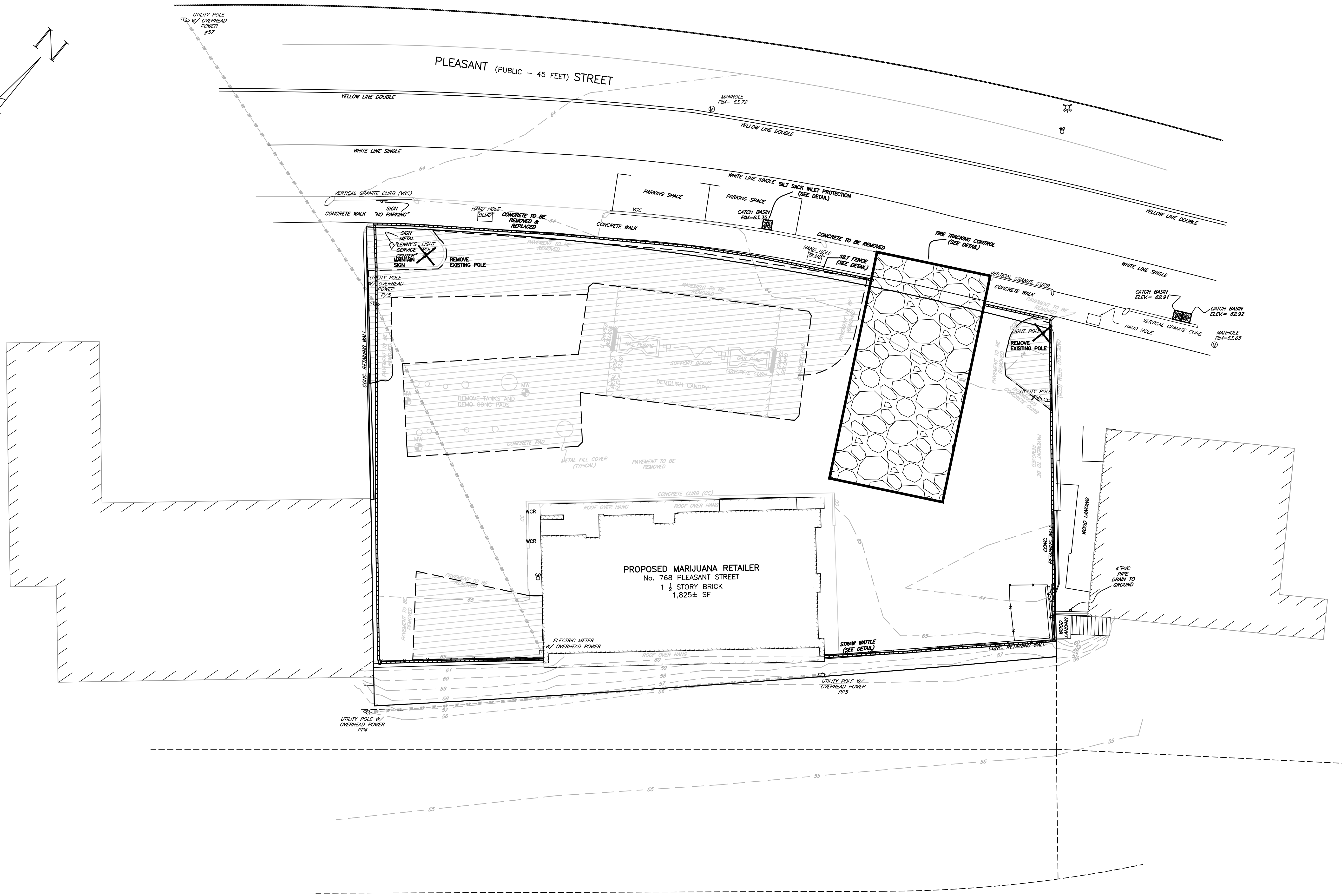
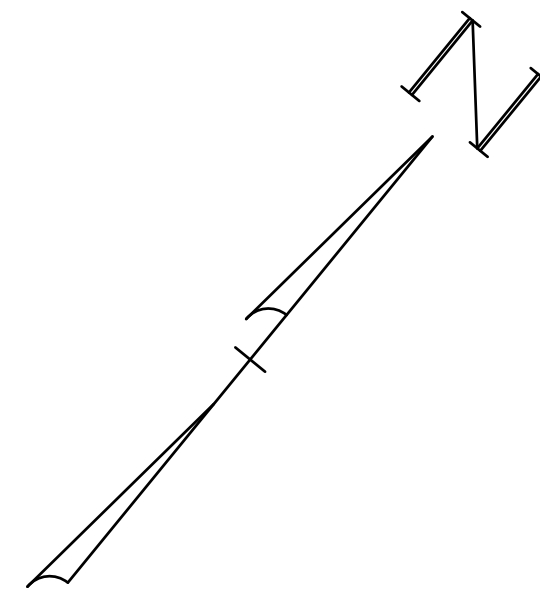
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SHEET 2 OF 7

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Prepared For:

Applicant
The Mint Dispensary Group, LLC
c/o The Cerbereob Group, LLC
21001 N Tatum Blvd
Phoenix, AZ 85050
562.294.6595

Prepared By:

Hayes Engineering, Inc.
Hayes
1000 N. 18th St.
Phoenix, AZ 85016
Ph: 781.246.7596
Fax: 781.246.7596
www.hayeseng.com

Design By: AMC
Drawn By: BRW
Checked By: PJO
Project File: BEL-00010
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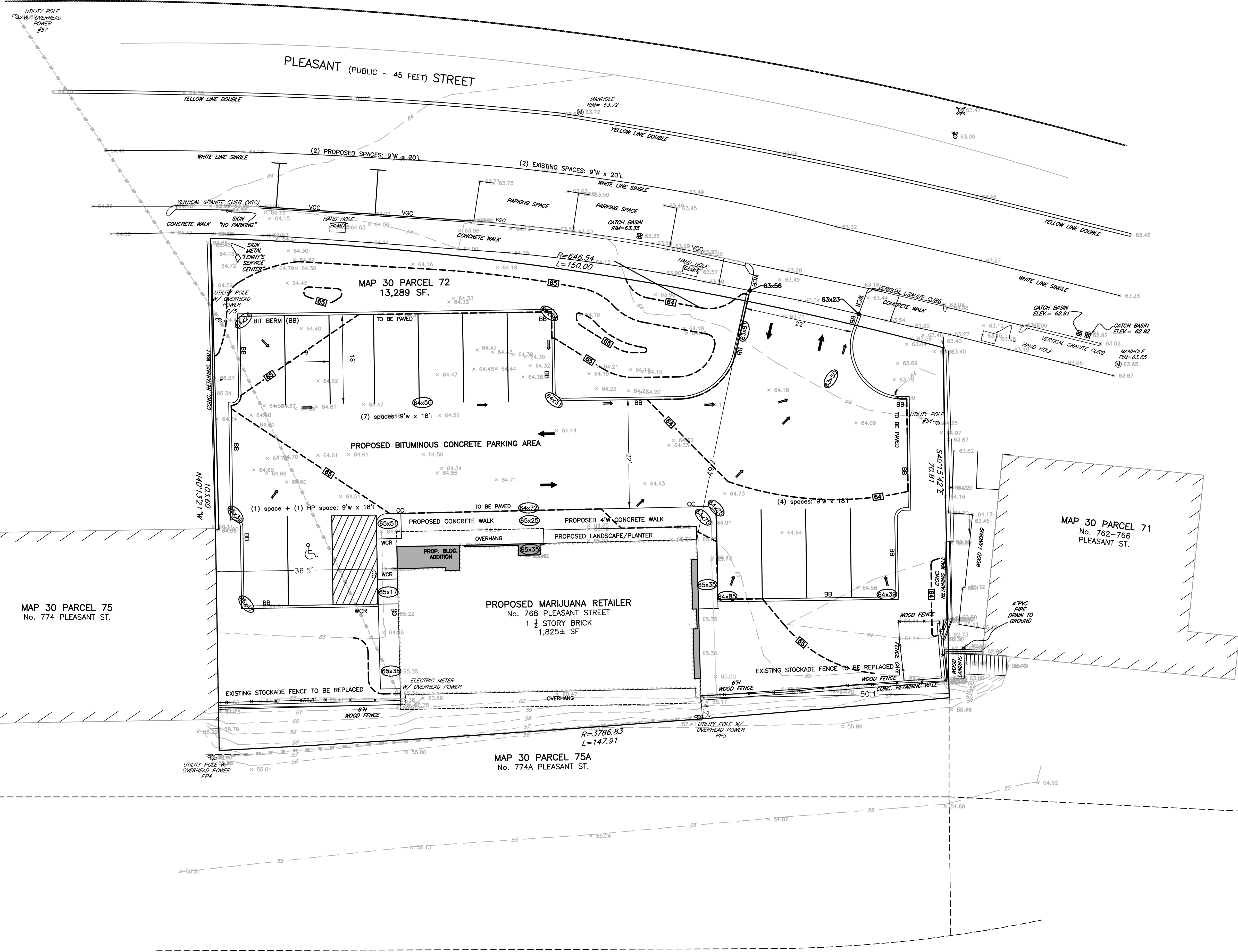
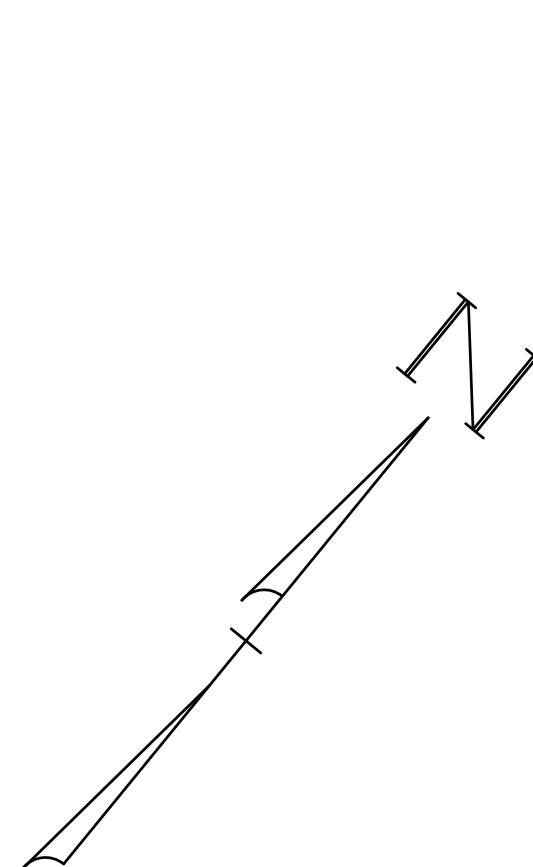
DEMOLITION AND SITE PREPERATION
THE MINT DISPENSARY
768 PLEASANT STREET
BELMONT, MASS.

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SHEET 3 OF 7

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Prepared For:

Applicant
The Mint Dispensary Group, LLC
c/o The Cerberus Group, LLC
21001 N Tatum Blvd
Phoenix, AZ 85050
Phone: 602.294.6595

Prepared By:

Hayes Engineering, Inc.
Hayes
1000 Main St
Worcester, MA 01880
Ph: 781.246.2800
Fax: 781.246.7596
www.hayeseng.com

Design By: AMC
Drawn By: BRW
Checked By: PJO
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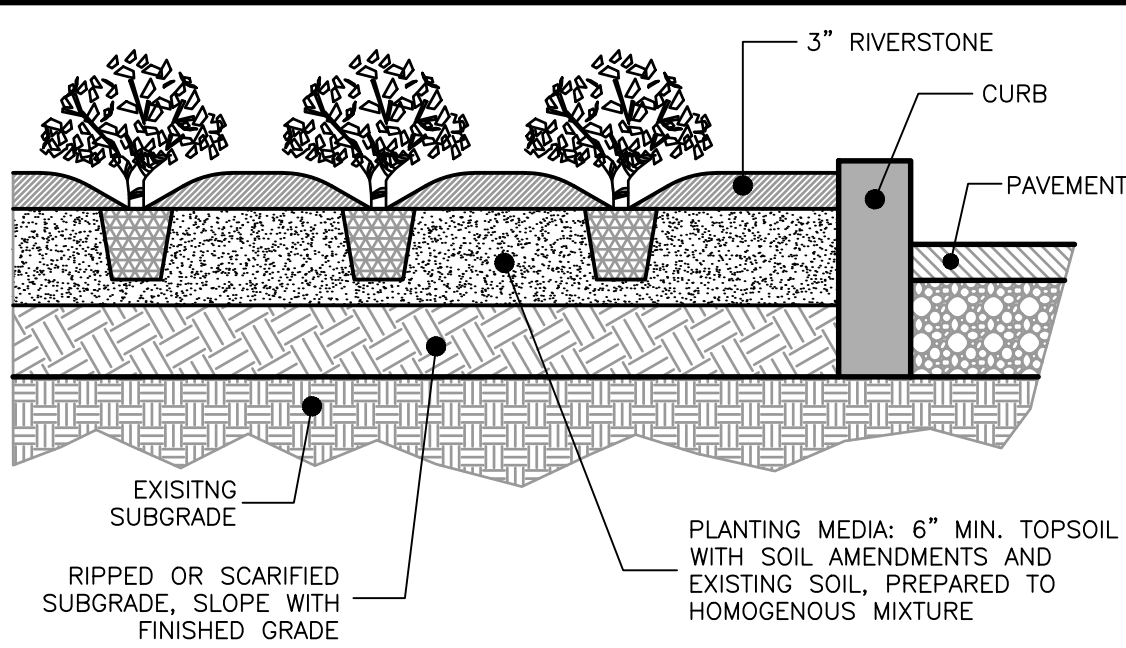
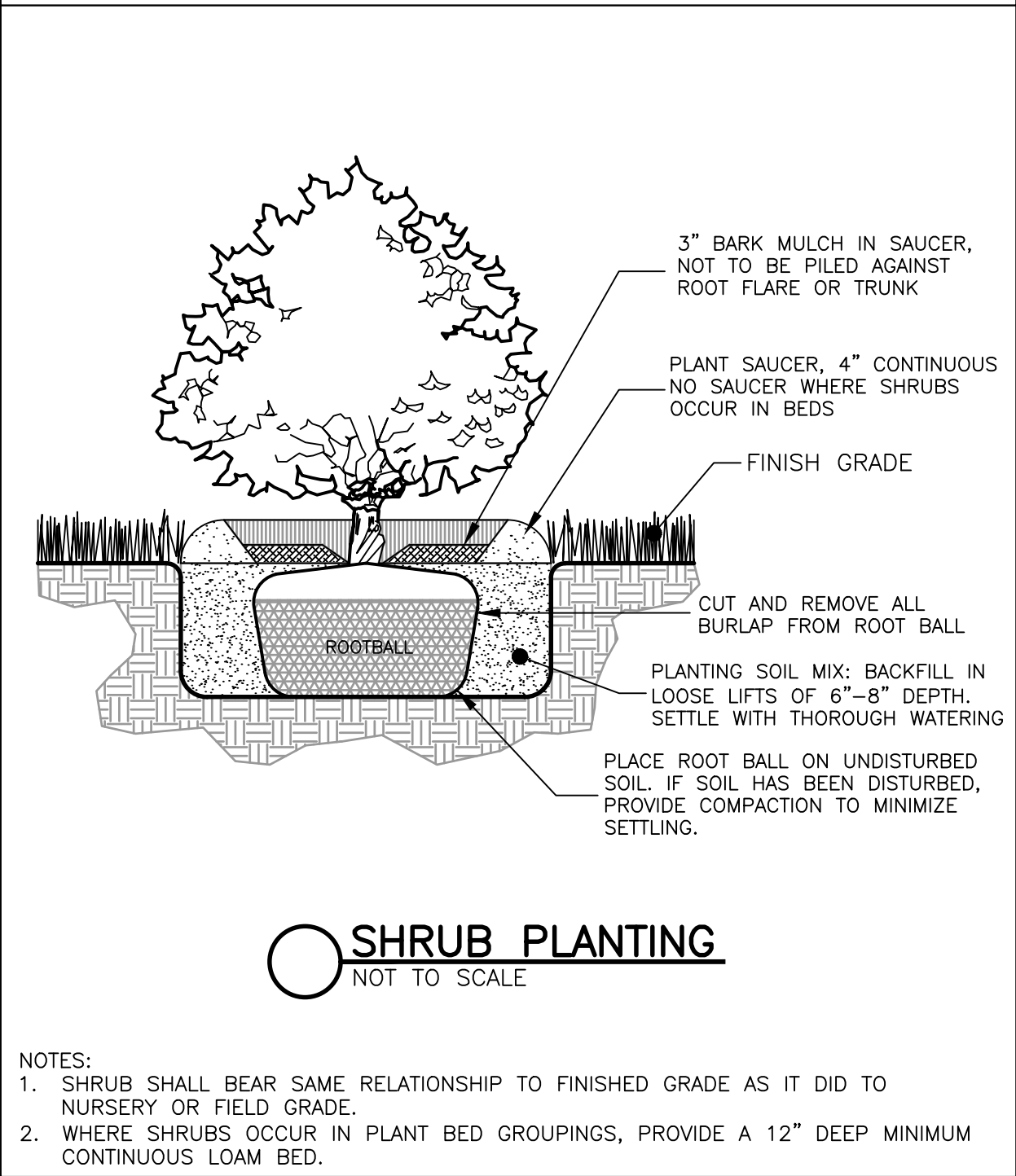
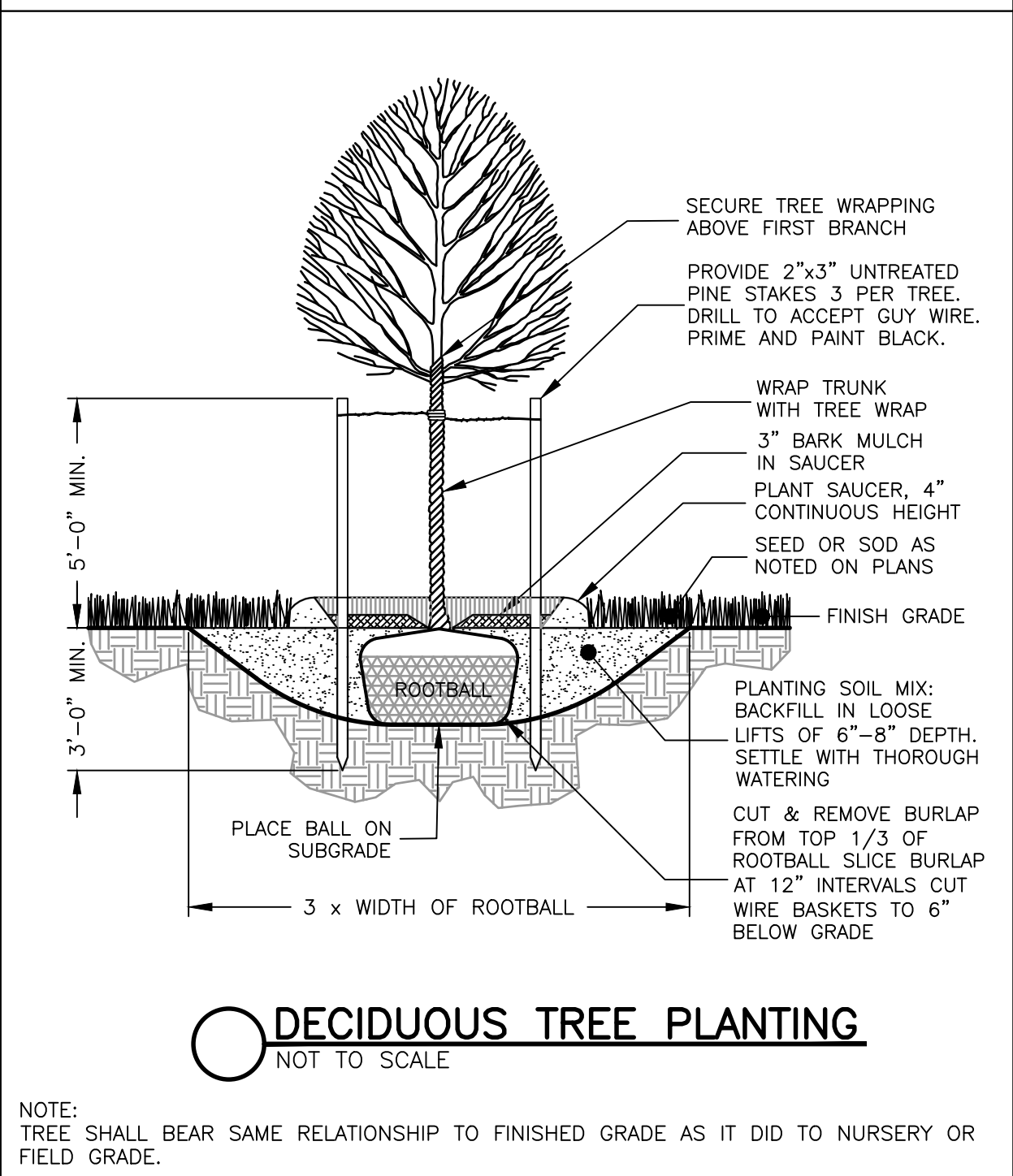
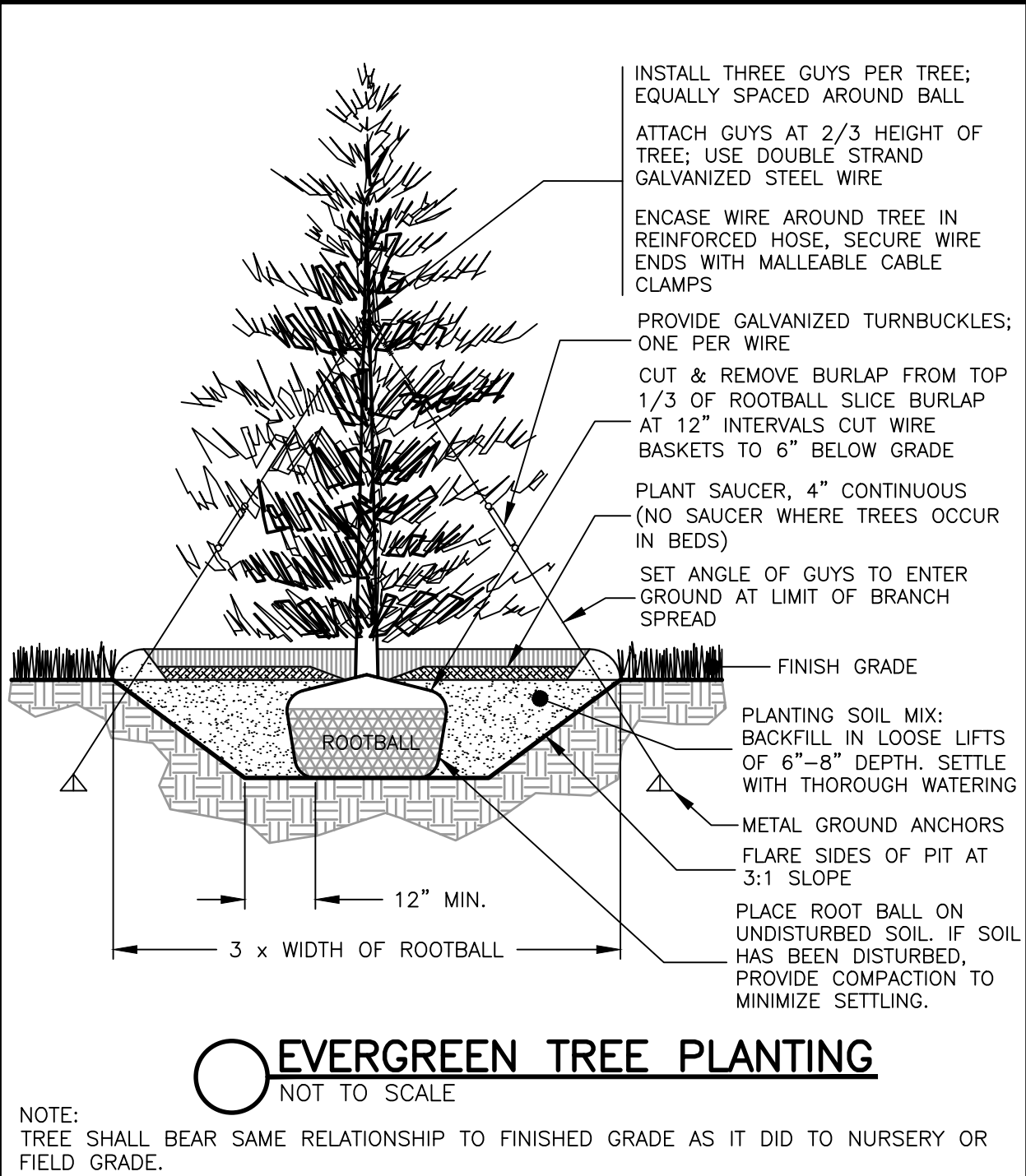
PROPOSED SITE PLAN
THE MINT DISPENSARY
768 PLEASANT STREET
BELMONT, MASS.

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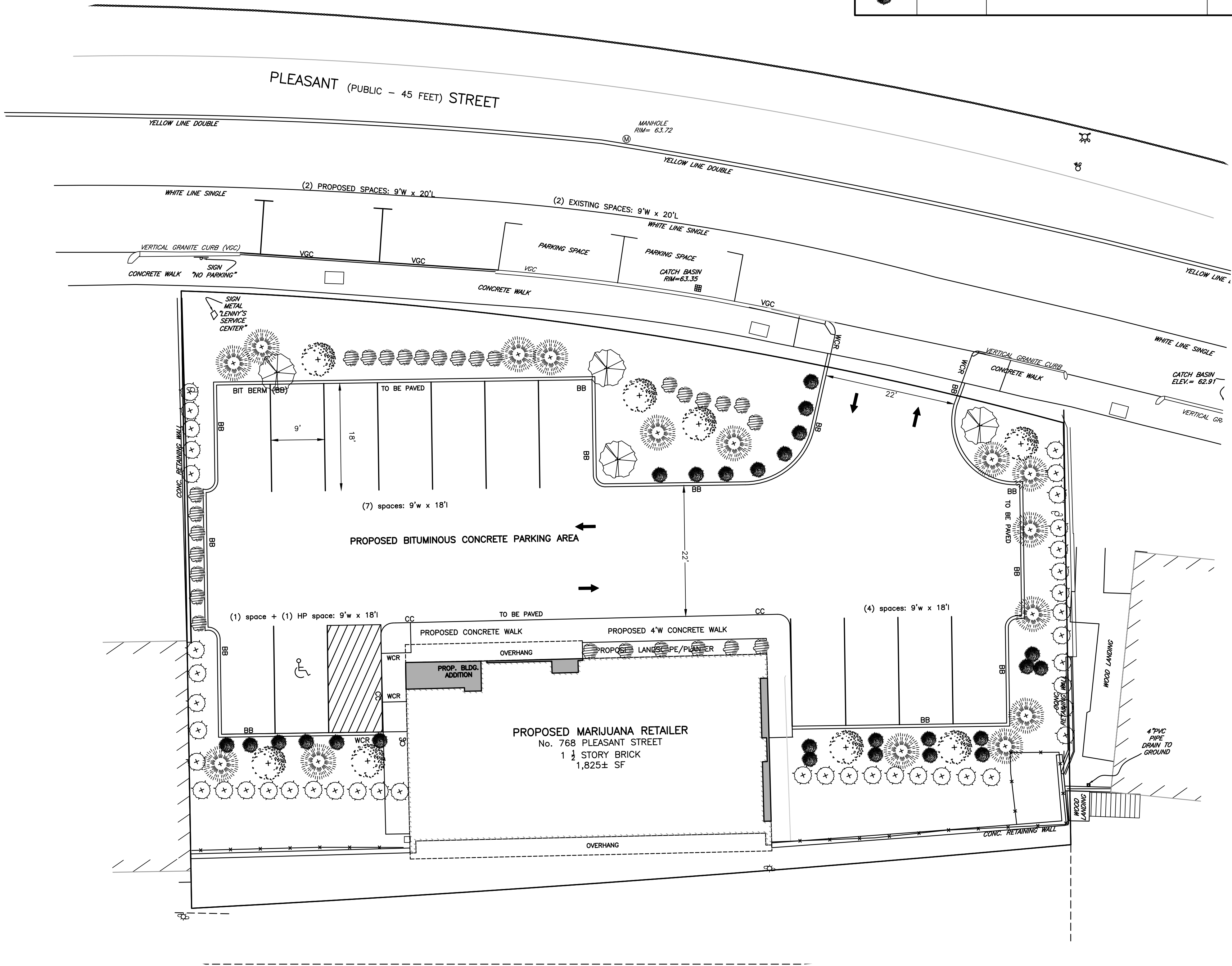
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SHEET 4 OF 7



GROUND COVER PLANTING
NOT TO SCALE



PLANTING LIST				
SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	NOTES
	8	BETULA PAPYRIFERA	PAPER BIRCH	6'-8' HEIGHT
	15	PINUS SYLVESTRIS	SCOTCH PINE	6'-7' HEIGHT
	22	BUXUS GREEN GEM	GREEN GEM BOXWOOD	15" HEIGHT
	42	THUJA OCCIDENTALIS	LITTLE GIANT ARBORVITAE	2'-2.5' HEIGHT
	4	TILIA CORDATA	LITTLELEAF LINDEN	6'-8' HEIGHT
	25	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER REED GRASS	>7" HEIGHT

Prepared For:

Applicant

The Mint Dispensary
c/o The Cerberus Group, LLC
21001 N Tatum Blvd
Phoenix, AZ 85050
562.294.6595

Prepared By:

Hayes Engineering, Inc.

Hayes Engineering, Inc.
Worcester, MA 01880
Ph: 781.246.2900
Fax: 781.246.7596
www.hayeseng.com

Design By: AMC
Drawn By: BRW
Checked By: PJO
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1	Revised Entrances	9-21-21

Scale: 1"=10'

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Date: February 16, 2021

Drawing Title:

LANDSCAPE PLAN
THE MINT DISPENSARY
768 PLEASANT STREET
BELMONT, MASS.

Seal:

Drawing No.:
C5

SHEET 5 OF 7

LOT3T160N/D10



Specification grade area lights available in IES Type III distributions. For use for roadway, general parking and other area lighting applications where a larger pool of lighting is required. Best-in-class 5-G vibration rating. 5-year, limited warranty.

Color: Bronze Weight: 20.9 lbs

POLE MOUNT FIXTURE
MOUNTING HEIGHT = 18'
NOT TO SCALE

WPLEDFC104N



LED 104W Wall packs. 3 cutoff options. patent-pending thermal management system. 100,000 hour L70 lifespan. 5-year, no-compromise warranty.

Color: Bronze Weight: 26.9 lbs

WALL MOUNT FIXTURE
MOUNTING HEIGHT = 11'
NOT TO SCALE

PHOTOMETRIC LEGEND:

Denotes Isofootcandle line

GENERAL LIGHTING NOTES:

ILLUMINANCE VALUES SHOWN ARE PROPOSED MAINTAINED HORIZONTAL FOOTCANDLES ON LEVEL GRADE.

PHOTOMETRIC ANALYSIS DOES NOT CONSIDER ANY EXISTING ILLUMINANCE, SHADOW OR REFLECTED LIGHT FROM EXISTING OR PROPOSED OBJECTS AND GRADE DIFFERENCES.

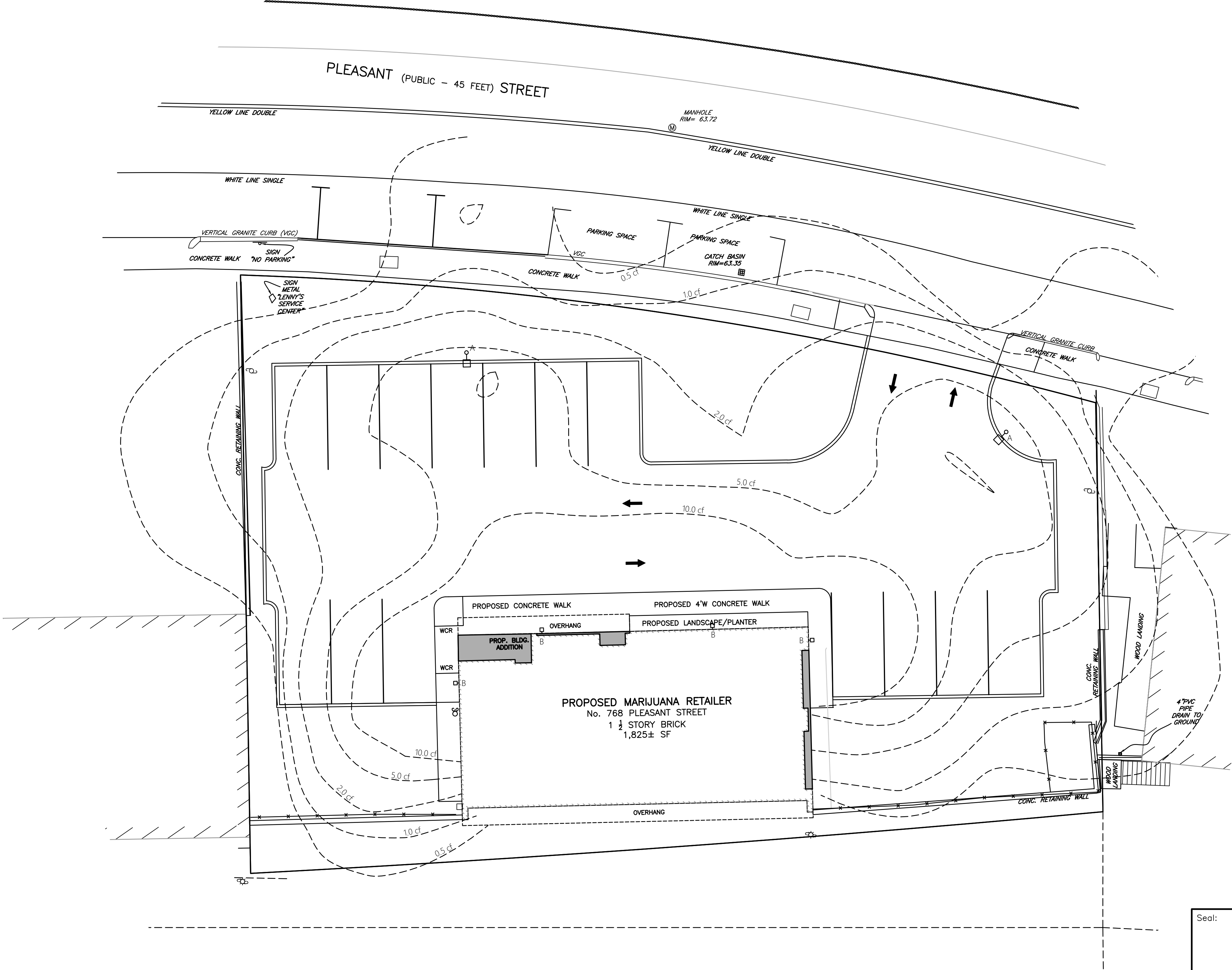
HORIZONTAL ILLUMINANCE LEVELS SHOWN ARE CALCULATED FROM DATA PROVIDED FROM MANUFACTURER IN ACCORDANCE WITH THE ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS.

ACTUAL ILLUMINANCE LEVELS MAY DIFFER DUE TO SEVERAL FACTORS SUCH AS LAMP LUMEN DEPRECIATION, LUMINAIRE DIRT DEPRECIATION, LUMINAIRE SURFACE DEPRECIATION, AND EQUIPMENT OPERATING FACTOR.

CONTRACTOR TO VERIFY ALL UTILITIES BEFORE CONSTRUCTION.

LUMINAIRE SCHEDULE

CALLOUT	SYMBOL	MODEL	VOLTS	QUANTITY
A		RAB LIGHTING INC., LOT3T160N	120V 1P	2
B		RAB LIGHTING INC., WPLEDFC104N	120V 1P	4



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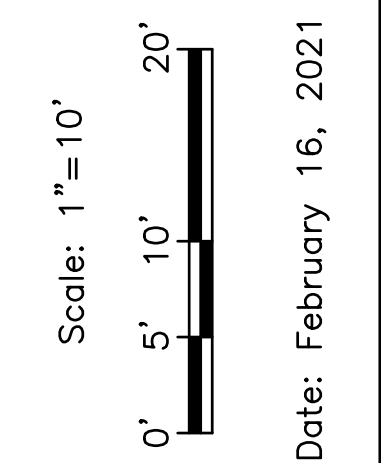
The Mint Dispensary Group, LLC
c/o The Cerbereob Group, LLC
21001 N Talum Blvd
Phoenix, AZ 85050
562.294.6595

Prepared By:

Hayes Engineering, Inc.
10000 N 18th Ave
Phoenix, AZ 85021
Ph: 781.246.7596
Fax: 781.246.7596
www.hayeseng.com

Design By: AMC
Drawn By: BRW
Checked By: PJO
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1	Revised Entrances	9-21-21
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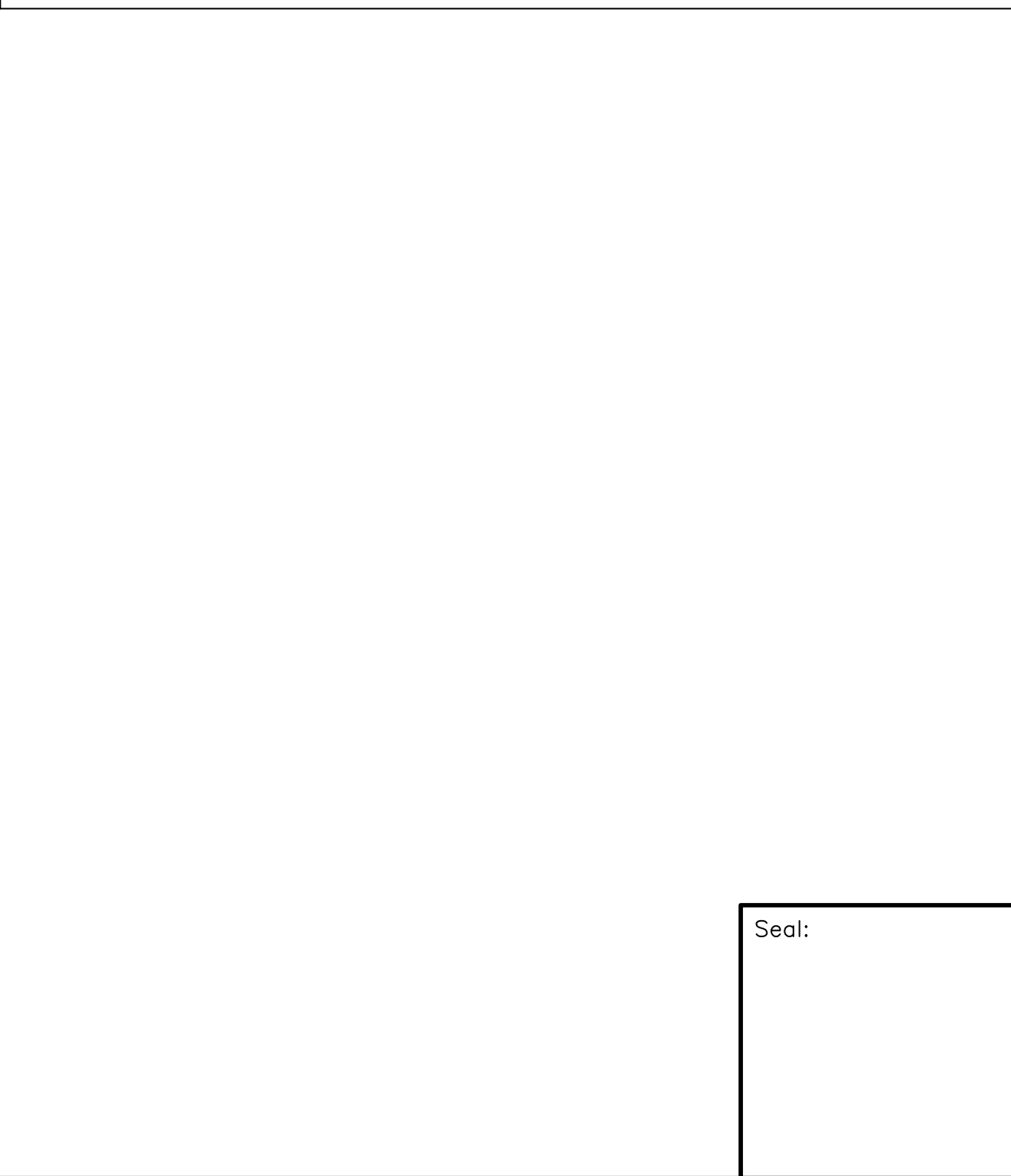
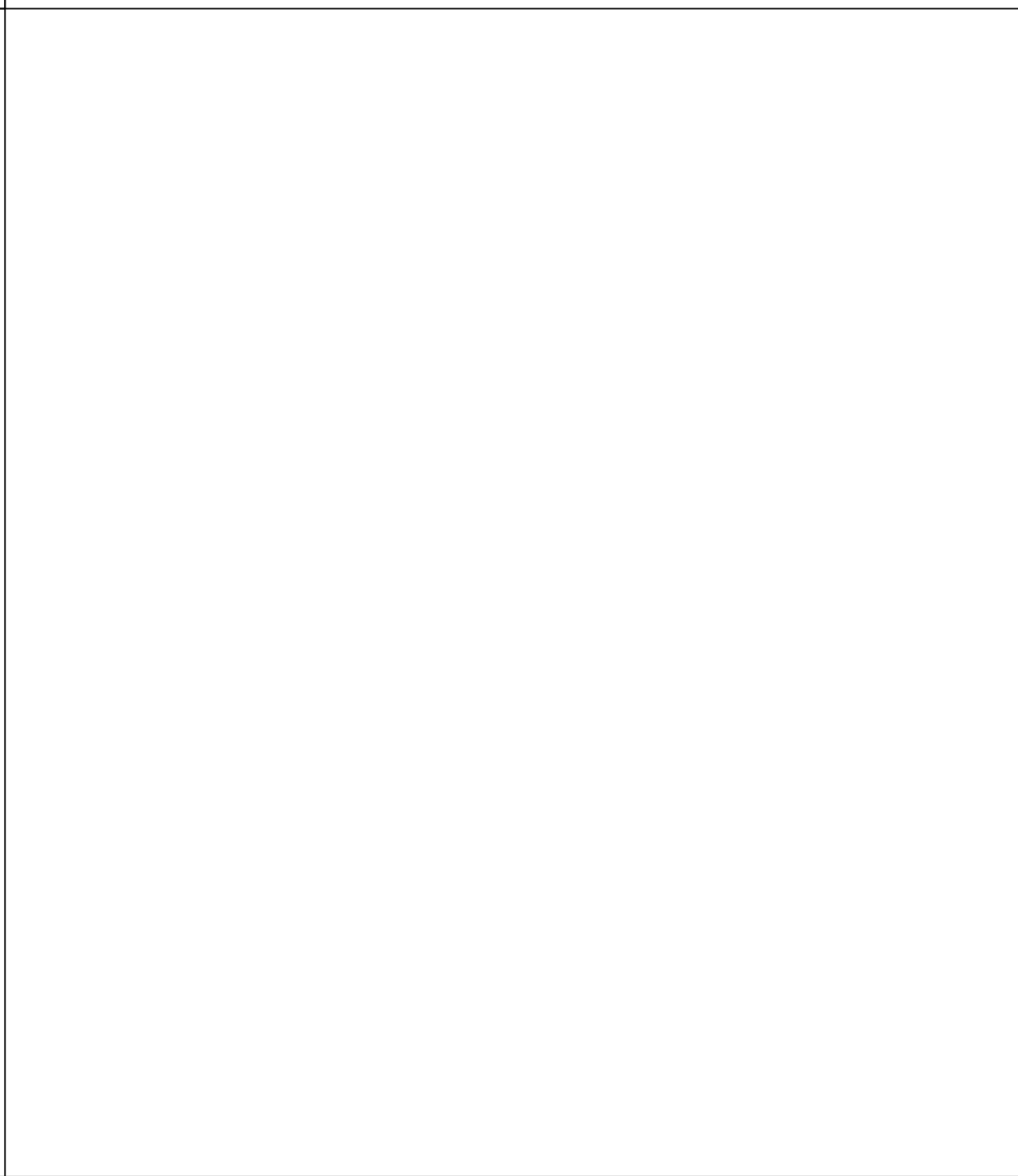
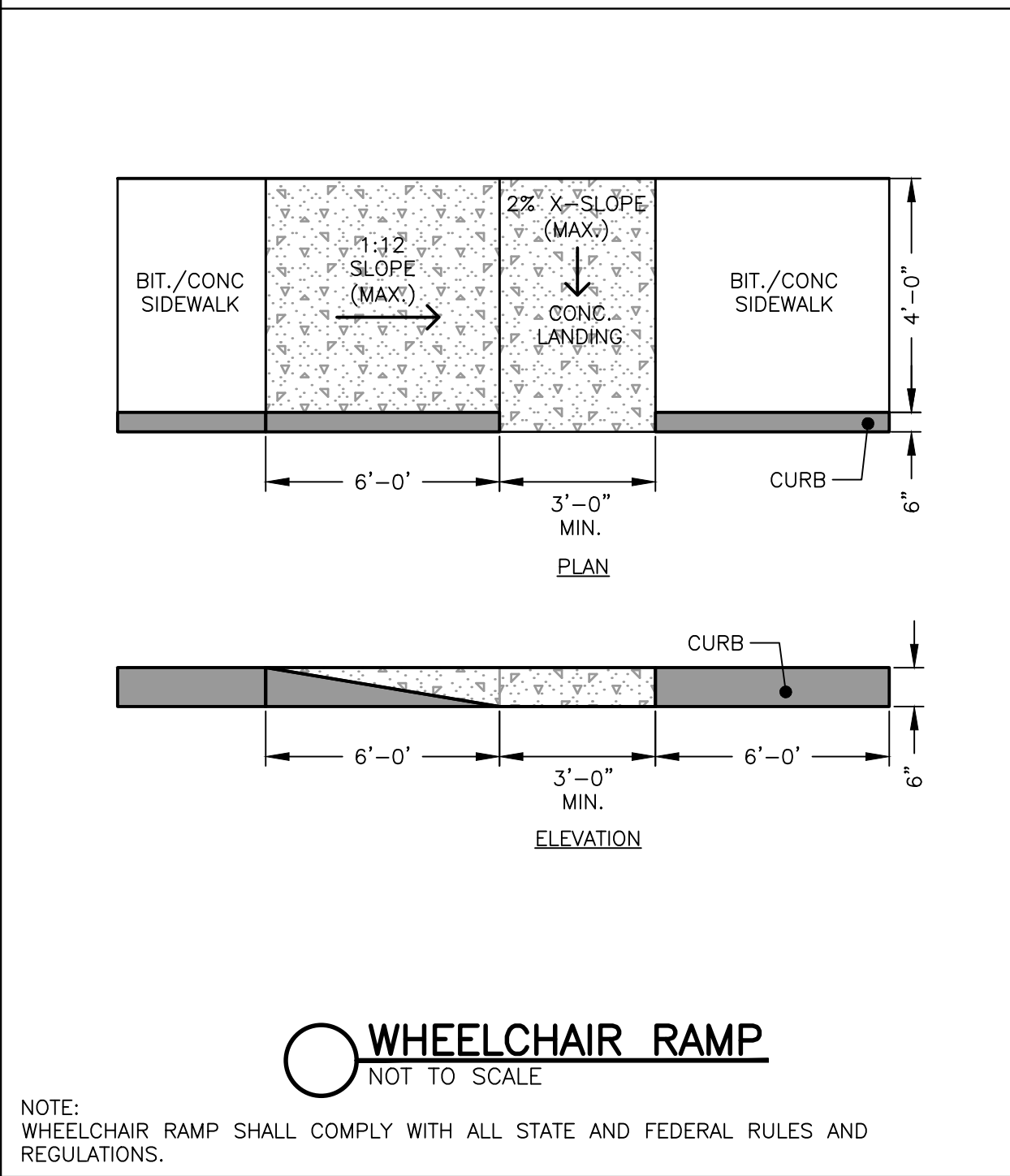
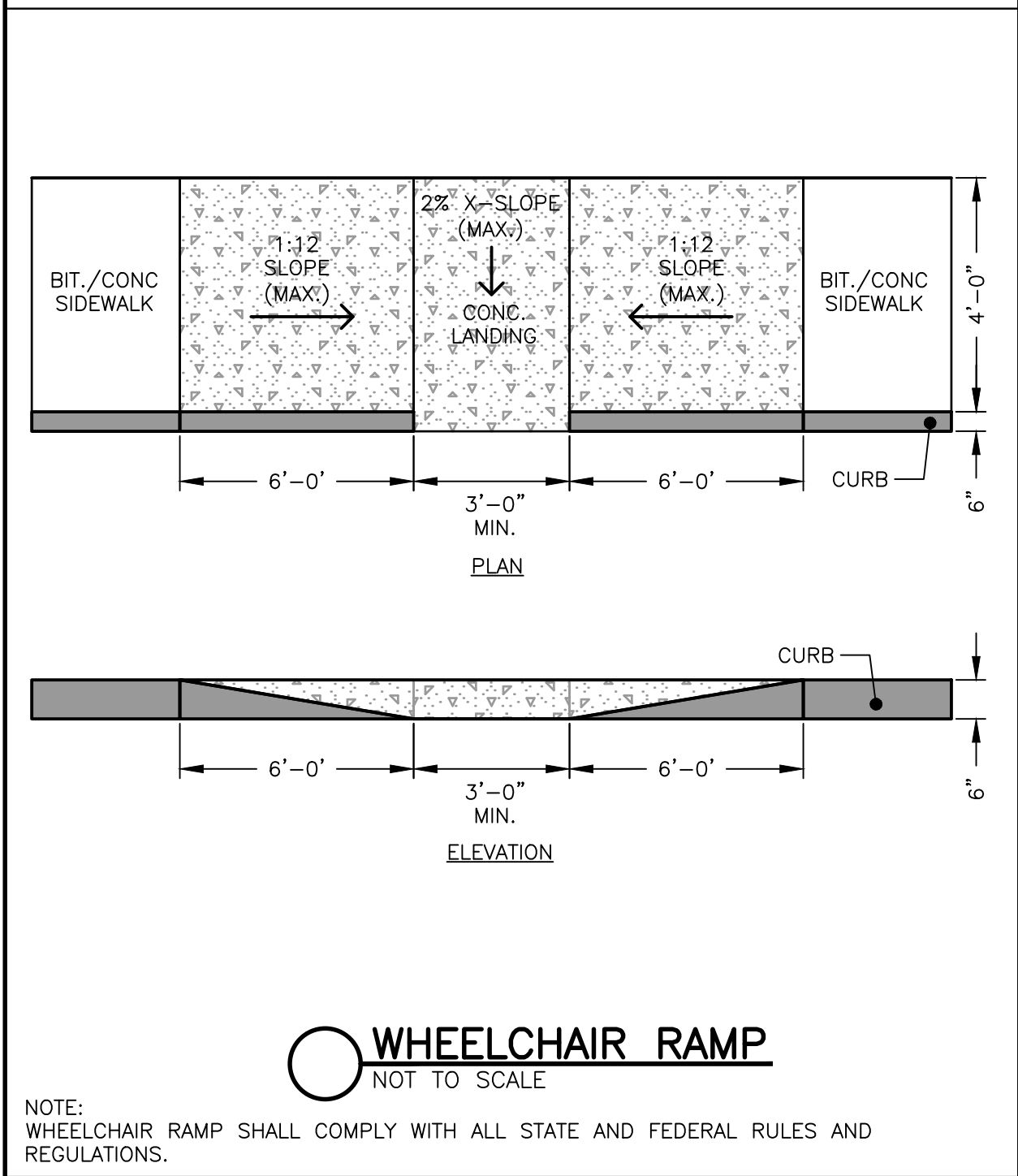
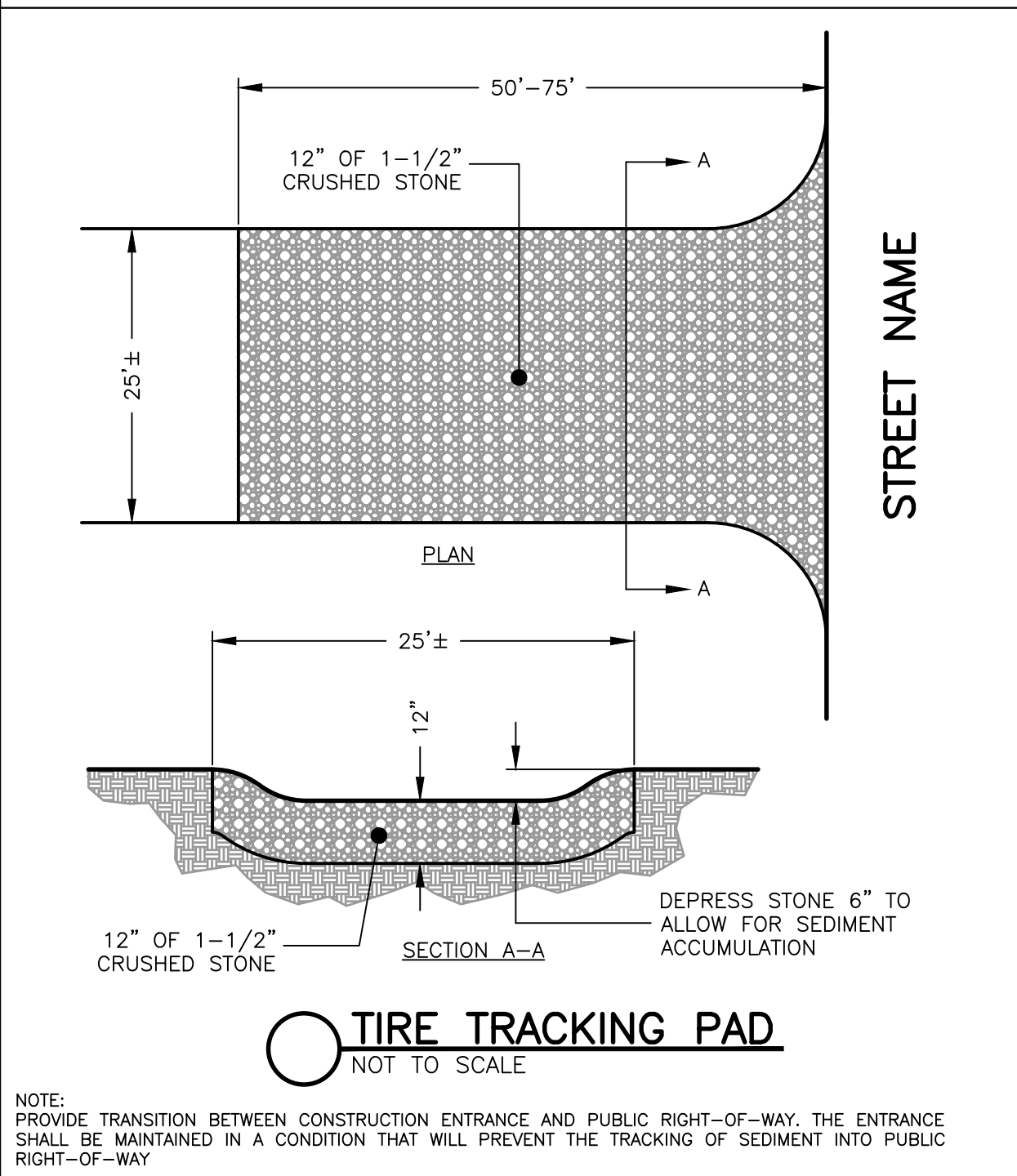
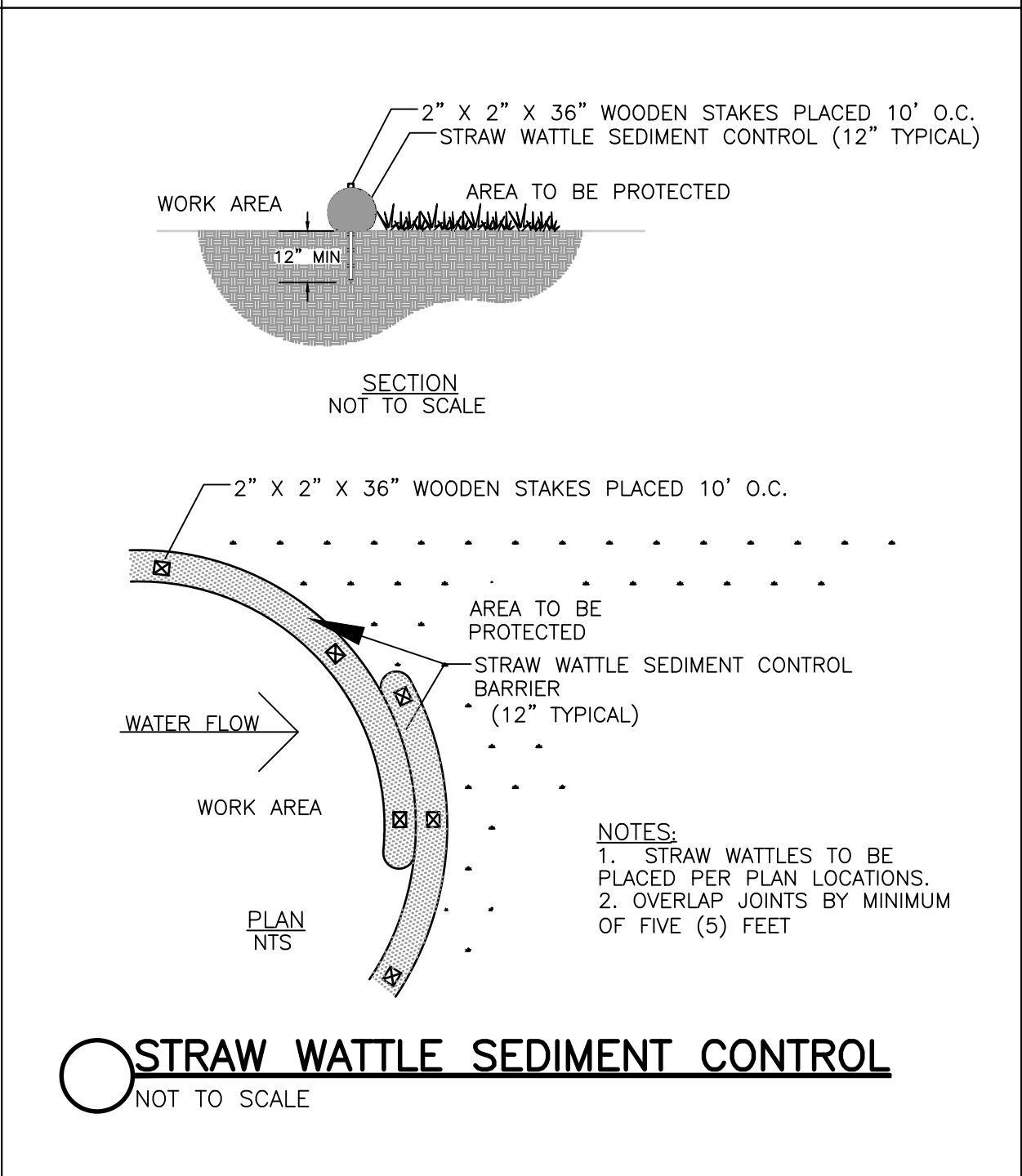
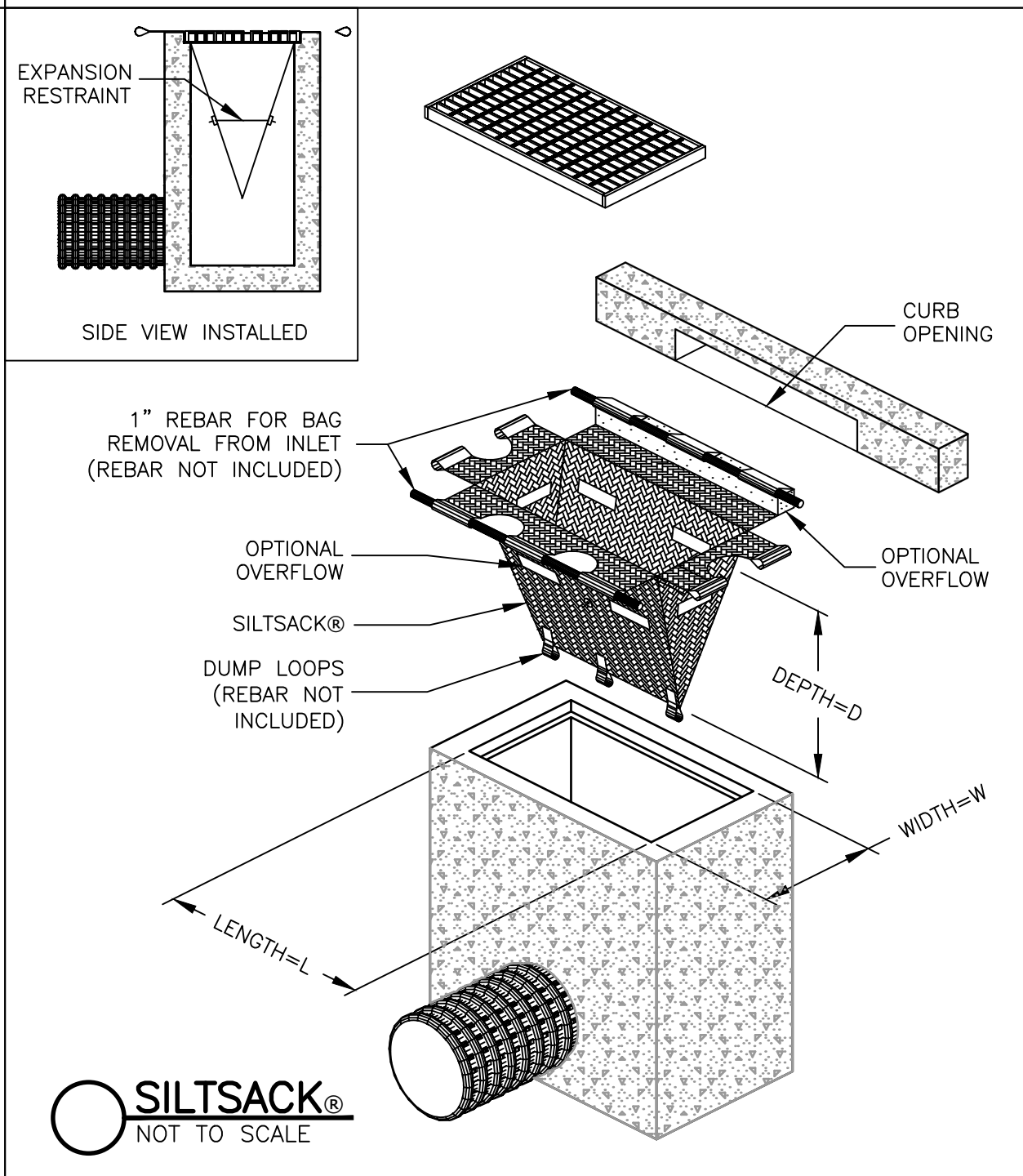
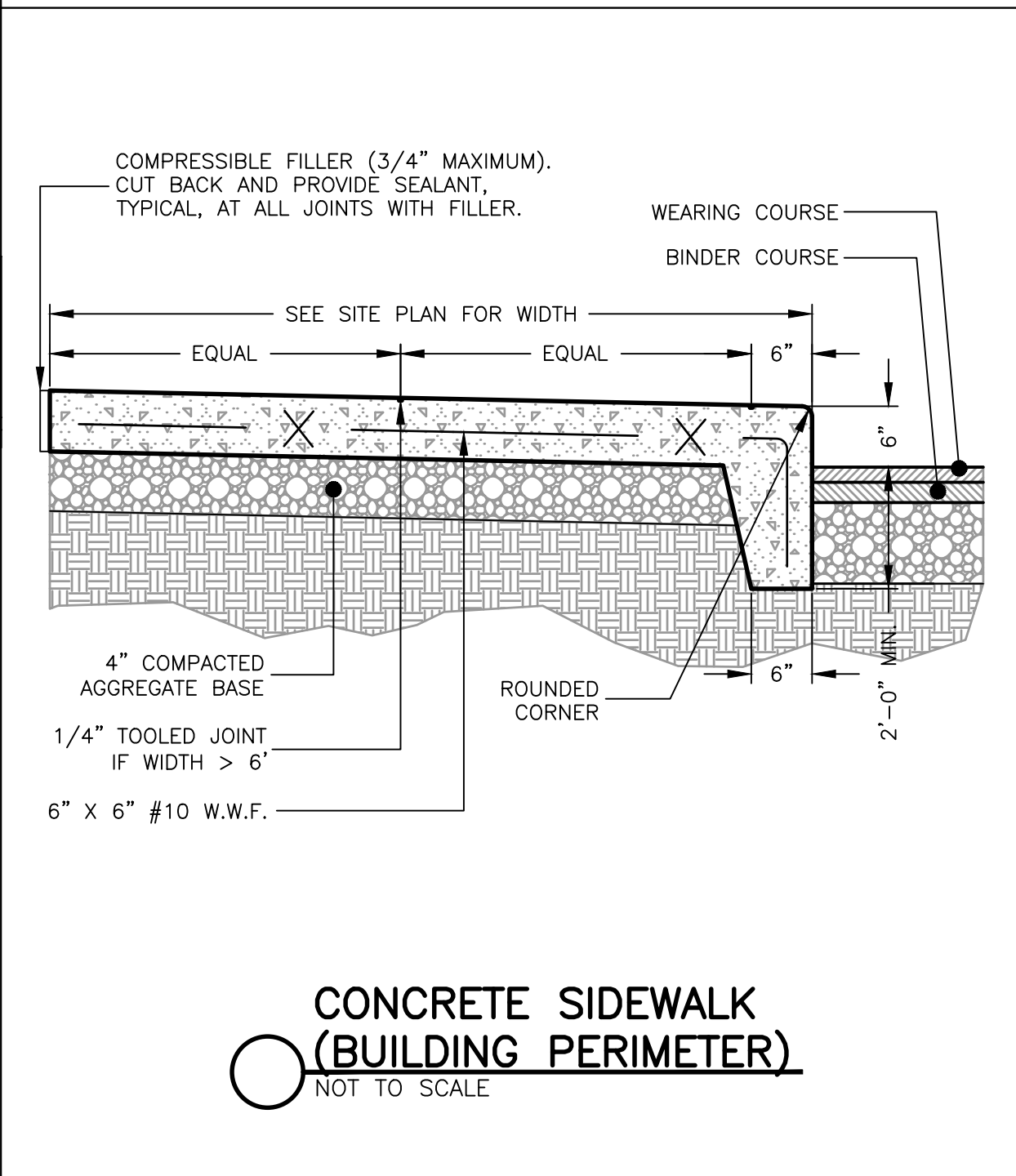
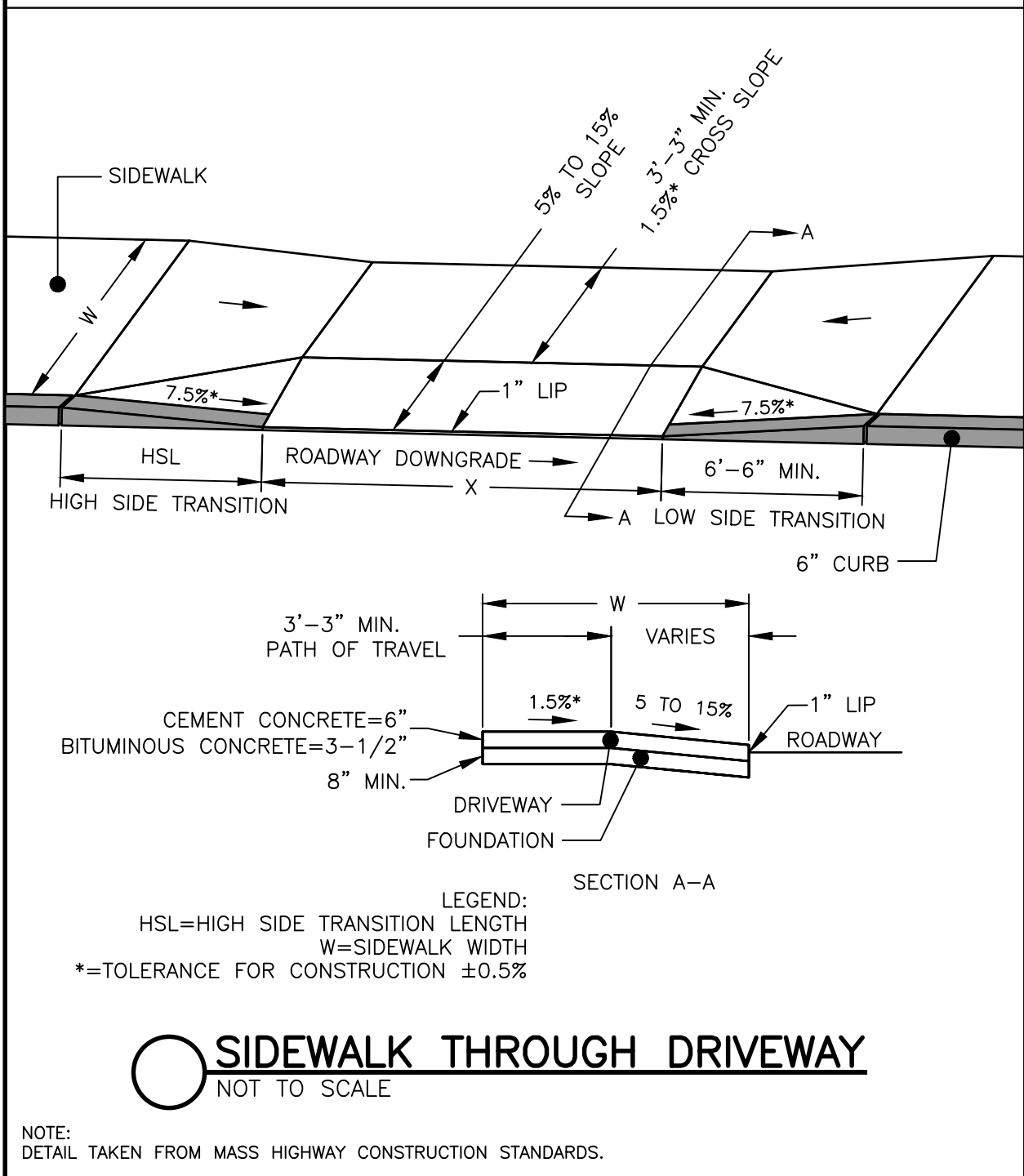
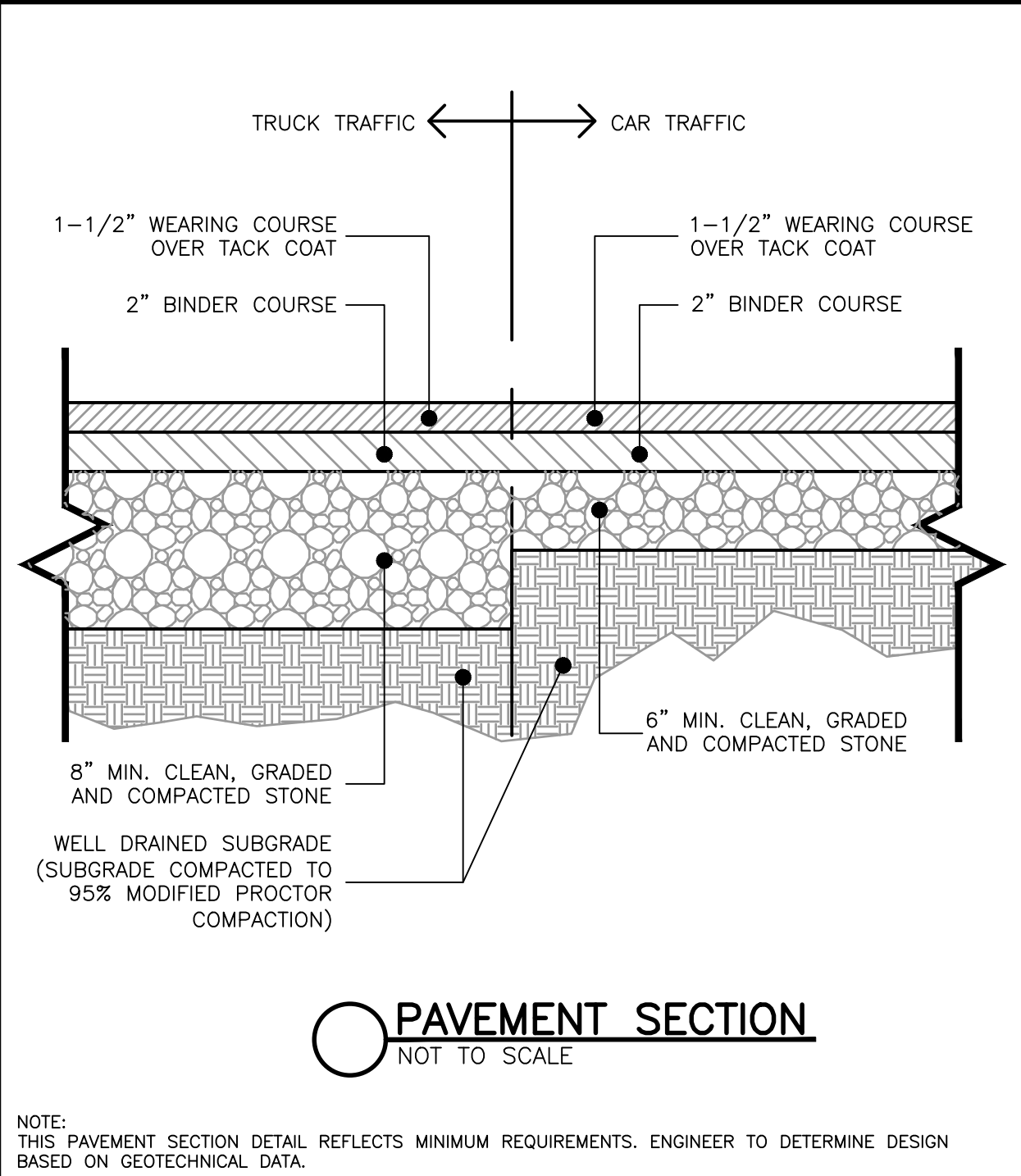
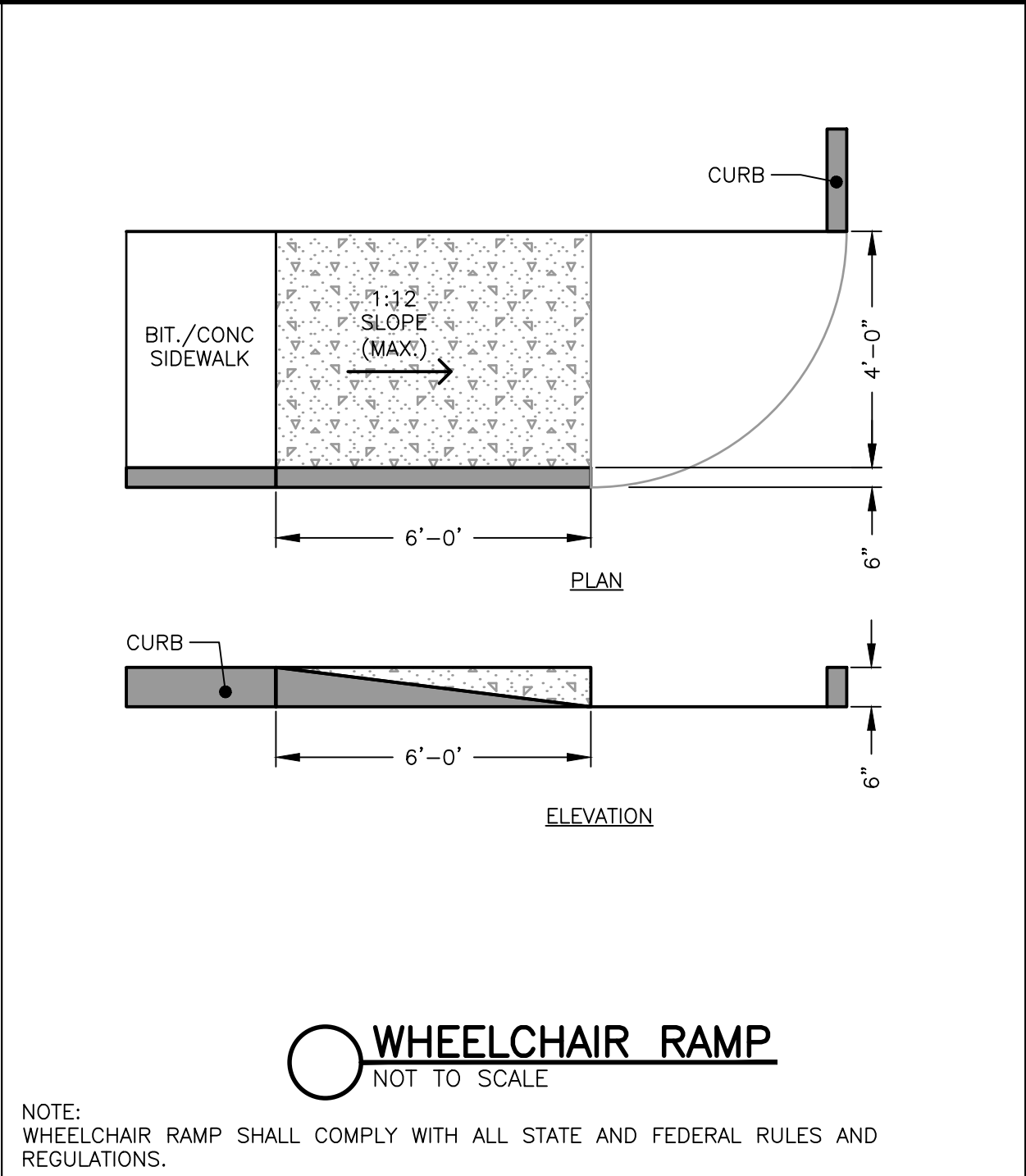
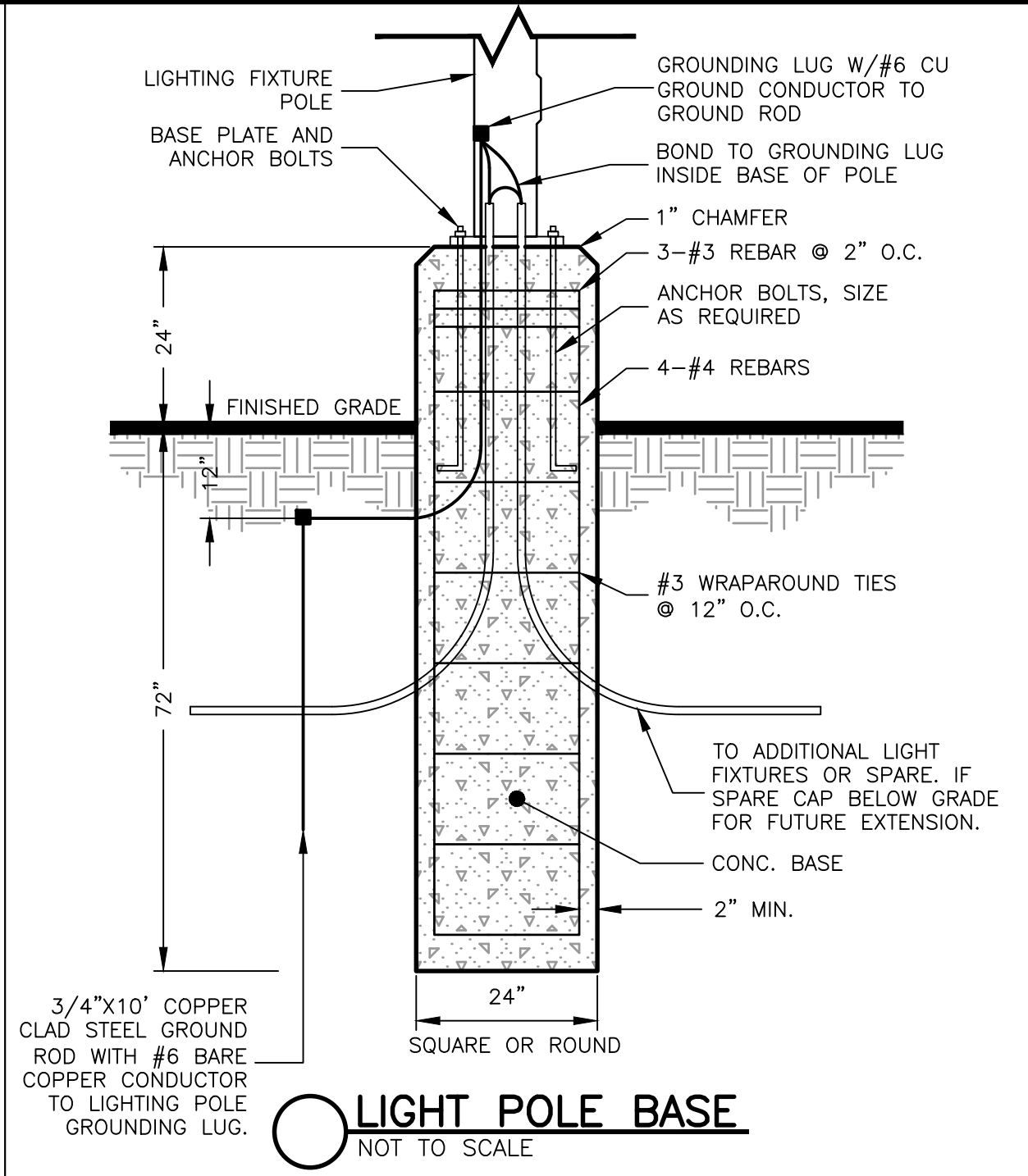
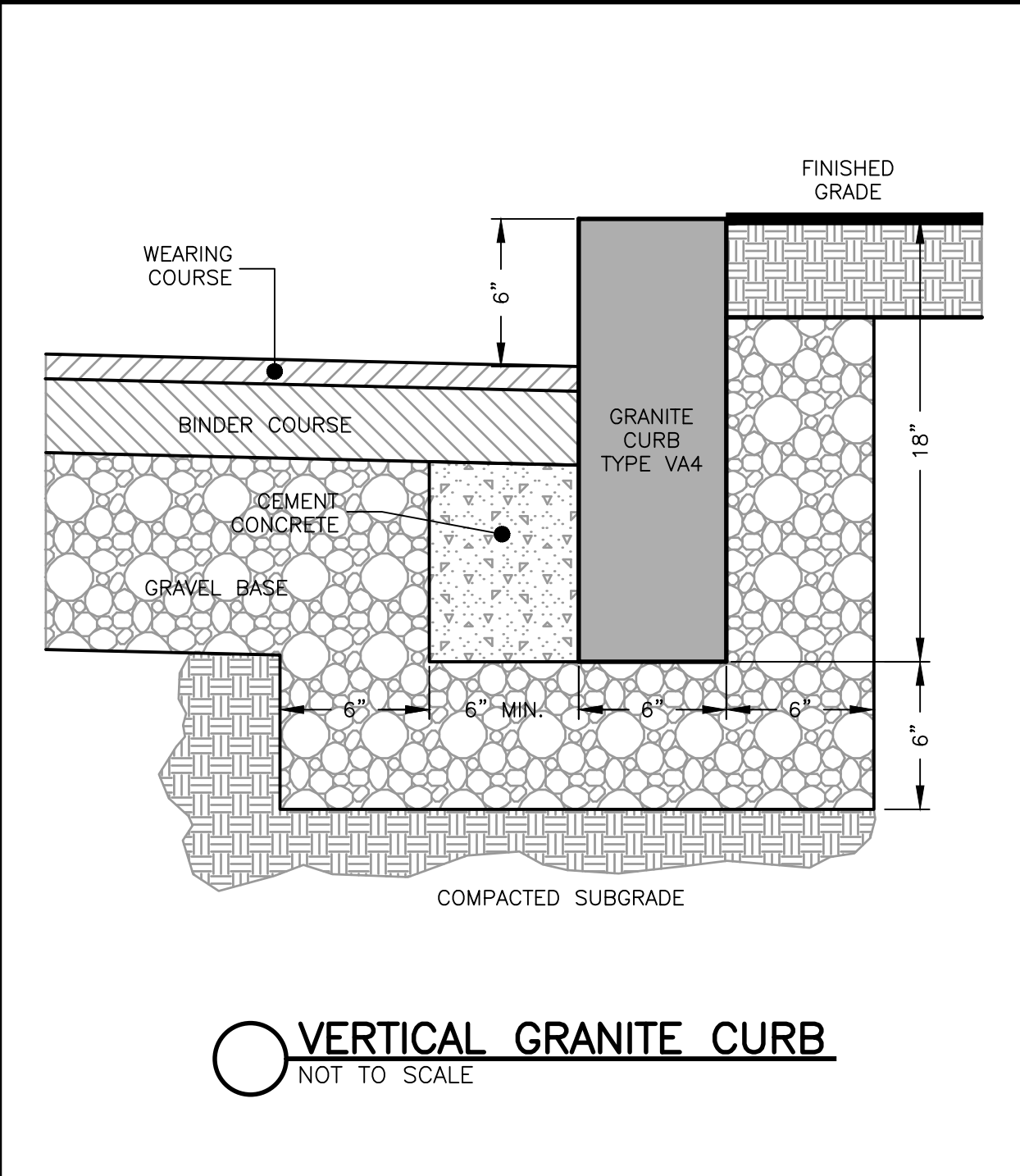
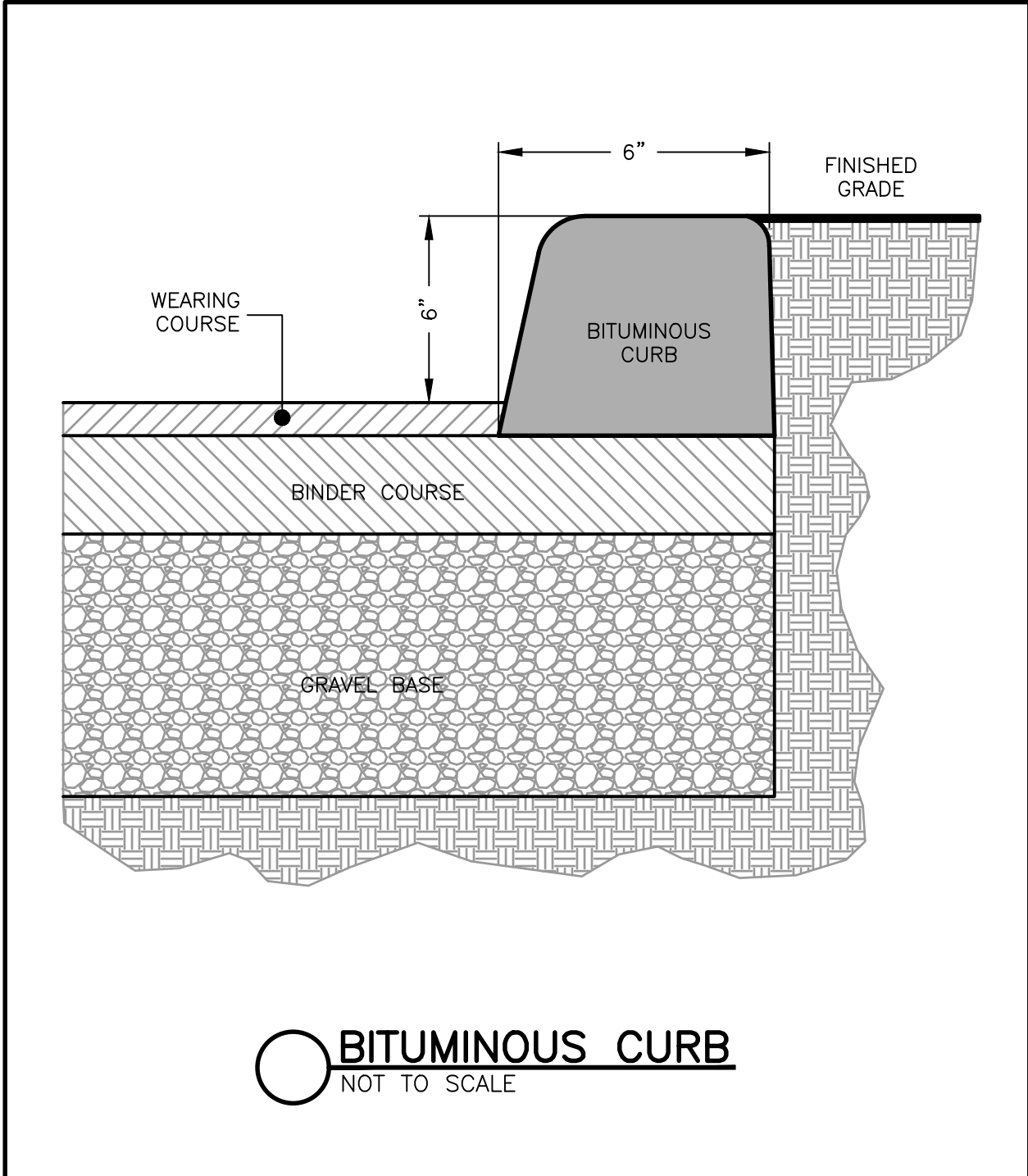
Drawing Title:

LIGHTING PLAN
THE MINT DISPENSARY
768 PLEASANT STREET
BELMONT, MASS.

Seal:

Drawing No.:

C6



Prepared For:

Applicant:

Prepared By:

Design By:

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Scale: 1"=10'

9-21-21

Revision

Date

February 16, 2021

Date

DETAILS

THE MINT DISPENSARY

768 PLEASANT STREET

BELMONT, MASS.

Seal:

Drawing No.:

C7

SHEET 7 OF 7