

Site Plans for Calyx Peak Marijuana Retail Sales at 14 & 16 New Ocean Street Swampscott, Massachusetts

June 18, 2021

Revisions			
NO.	DATE	DESCRIPTION	BY
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6			

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BUILDING SECTION	



LOCUS MAP
1"=200'

Owner:
Town of Swampscott
22 Monument Avenue
Swampscott, MA 02364

Applicant:
Calyx Peak Companies
P.O. Box 1358
Mansfield, MA 02048

Architect:
Robert Zarelli Architect
Slocum Loft
66 Washington Street
MARblehead, MA 01945

Prepared by:

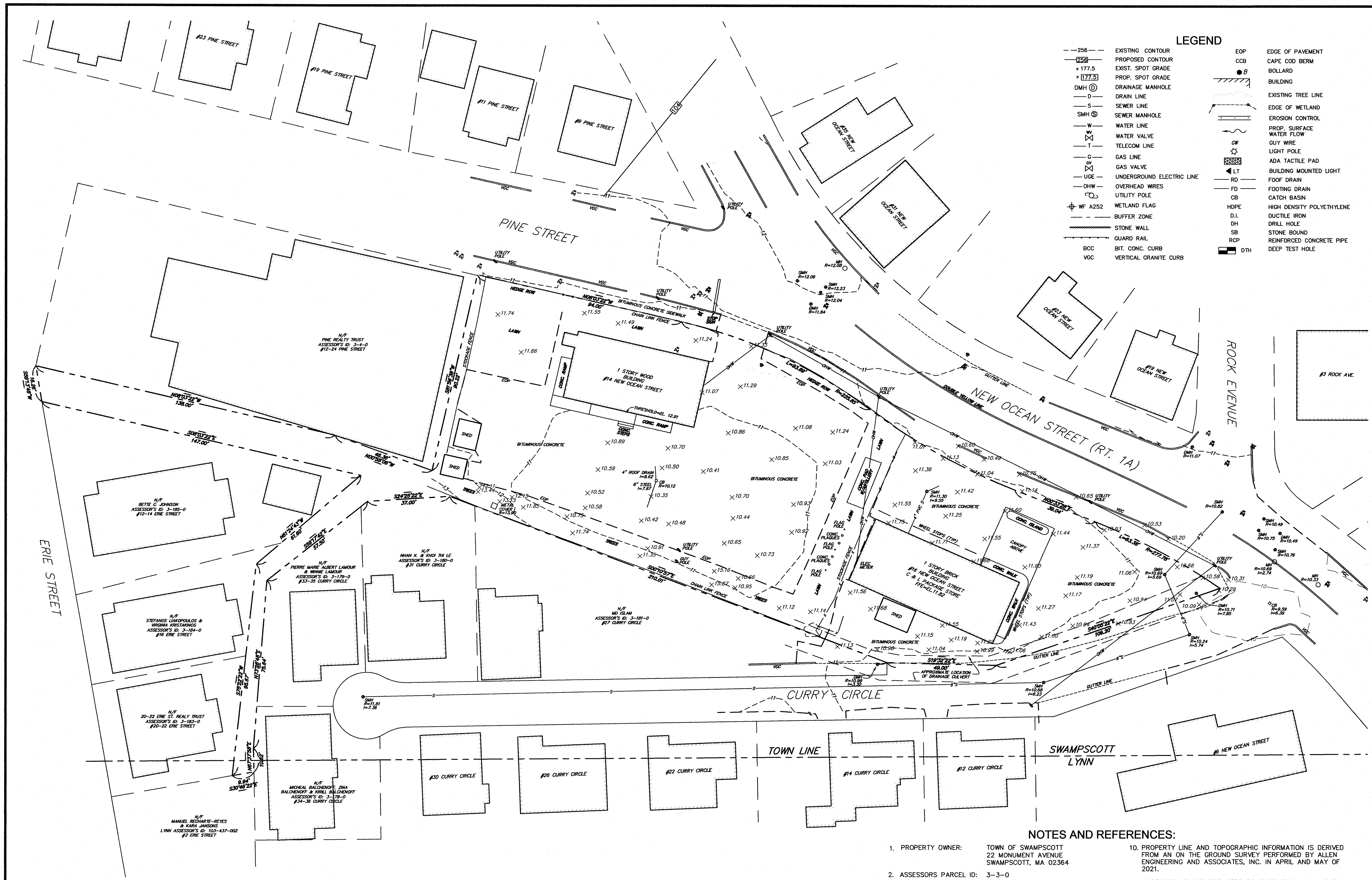


**ALLEN ENGINEERING
& ASSOCIATES, INC.**

Civil Engineers • Surveyors
Land Development Consultants

One Charlesview Road
Suite 2
Hopedale, Ma 01747
(508) 381-3212 • Phone
www.allen-ea.com

NOT FOR
CONSTRUCTION



LEGEND

—256—	EXISTING CONTOUR	EOP	EDGE OF PAVEMENT
—256—	PROPOSED CONTOUR	CCB	CAPE COD BERM
x 177.5	EXIST. SPOT GRADE	● B	BOLLARD
x 177.5	PROP. SPOT GRADE	—	BUILDING
DMH (D)	DRAINAGE MANHOLE	—	EXISTING TREE LINE
D	DRAIN LINE	—	EDGE OF WETLAND
S	SEWER LINE	—	EROSION CONTROL
SMH (S)	SEWER MANHOLE	—	PROP. SURFACE WATER FLOW
W	WATER LINE	—	GUY WIRE
WV	WATER VALVE	—	LIGHT POLE
T	TELECOM LINE	—	ADA TACTILE PAD
G	GAS LINE	—	BUILDING MOUNTED LIGHT
GV	GAS VALVE	—	FOOT DRAIN
UGE	UNDERGROUND ELECTRIC LINE	—	FOOTING DRAIN
OHW	OVERHEAD WIRES	—	CATCH BASIN
UT	UTILITY POLE	—	HIGH DENSITY POLYETHYLENE
WF A252	WETLAND FLAG	—	DUCTILE IRON
—	BUFFER ZONE	—	DRILL HOLE
—	STONE WALL	—	SB
—	GUARD RAIL	—	STONE BOUND
BCC	BIT. CONC. CURB	—	RCP
VGC	VERTICAL GRANITE CURB	—	DTH
		—	DEEP TEST HOLE

NOTE:
 THE DRAINAGE CULVERT LOCATED ALONG THE SIDELINE OF CURRY CIRCLE AND THE LOCUS PROPERTY WAS TAKEN FROM A PLAN TITLED "PLAN AND PROFILE OF CURRY CIRCLE OVER LAND OF EDWARD M. CURRY SITUATED IN SWAMPSCOTT, MA", PREPARED BY BRADFORD & WEED CIVIL ENGINEERS, DATED MARCH 4, 1925. THE LOCATION OF THE CULVERT IS APPROXIMATE ONLY AND MUST BE VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION.

- NOTES AND REFERENCES:**
- PROPERTY OWNER: TOWN OF SWAMPSCOTT
22 MONUMENT AVENUE
SWAMPSCOTT, MA 02364
 - ASSESSORS PARCEL ID: 3-3-0
 - SITE ADDRESS: #10 NEW OCEAN STREET
 - SITE AREA: 35,201± SQ. FT.
 - LOT FRONTAGE: 498 FEET±
 - ZONING DISTRICT: BUSINESS B-1
 - DEED REFERENCE: SOUTHERN ESSEX REGISTRY OF DEEDS
BOOK:1555, PAGE:45
 - THERE ARE NO KNOWN WETLAND RESOURCE AREAS ON THE SITE OR WITHIN 100-FEET OF THE SITE.
 - THE VERTICAL DATUMS IS BASED ON NAVD 1988.
 - PROPERTY LINE AND TOPOGRAPHIC INFORMATION IS DERIVED FROM AN ON THE GROUND SURVEY PERFORMED BY ALLEN ENGINEERING AND ASSOCIATES, INC. IN APRIL AND MAY OF 2021.
 - UNDERGROUND UTILITIES WERE COMPILED FROM AVAILABLE RECORD DATA AND SURVEY AND ARE CONSIDERED APPROXIMATE ONLY. CONTACT DIGSAFE (1-888-DIG-SAFE) PRIOR TO EXCAVATION.
 - ACCORDING TO MASS GIS DATA LAYERS FOR NHESP, THE SITE IS NOT LOCATED WITHIN AN ESTIMATED OR PRIORITY HABITAT OF RARE WILDLIFE AND NO MAPPED VERNAL POOLS ARE LOCATED ON OR ADJACENT TO THE SITE.
 - THE SITE IS LOCATED WITHIN A FEMA FLOOD ZONE AE WITH AN ASSIGNED FLOOD ELEVATION OF 14.0 FEET.
 - CONSTRUCTION ON THE PROPERTY IS SUBJECT TO ANY EASEMENTS, RIGHTS OF WAY, RESTRICTIONS, OR OTHER ENCUMBRANCES WHICH MAY BE REVEALED BY AN EXAMINATION OF THE TITLE.

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APPLICANT:
 Calyx Peak Companies
 P.O. Box 1358
 Mansfield, MA 02048

ARCHITECT:
 Robert Zarelli Architect
 Slocum Loft
 66 Washington Street
 Marblehead, MA 01645

SEAL:

 W. Kowak
 PROFESSIONAL LAND SURVEYOR

TITLE:
EXISTING CONDITIONS PLAN
 for
Calyx Peak
 at
 14 & 16 New Ocean Street
 Swampscott, MA

PREPARED BY:

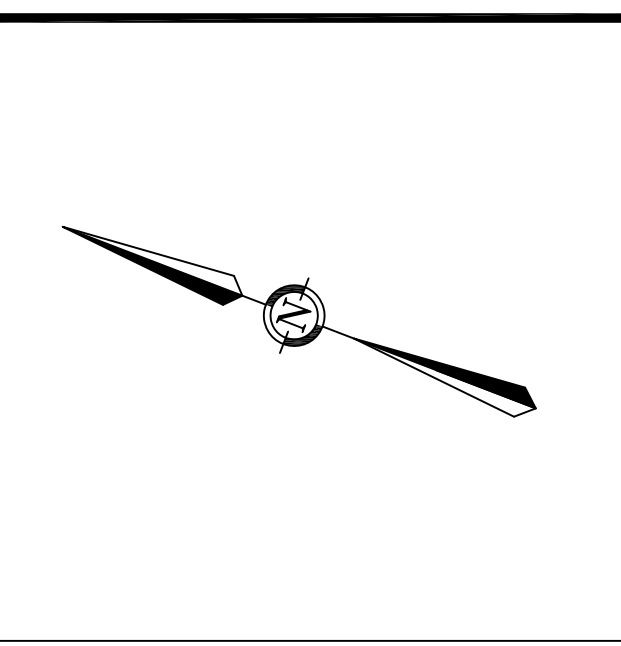
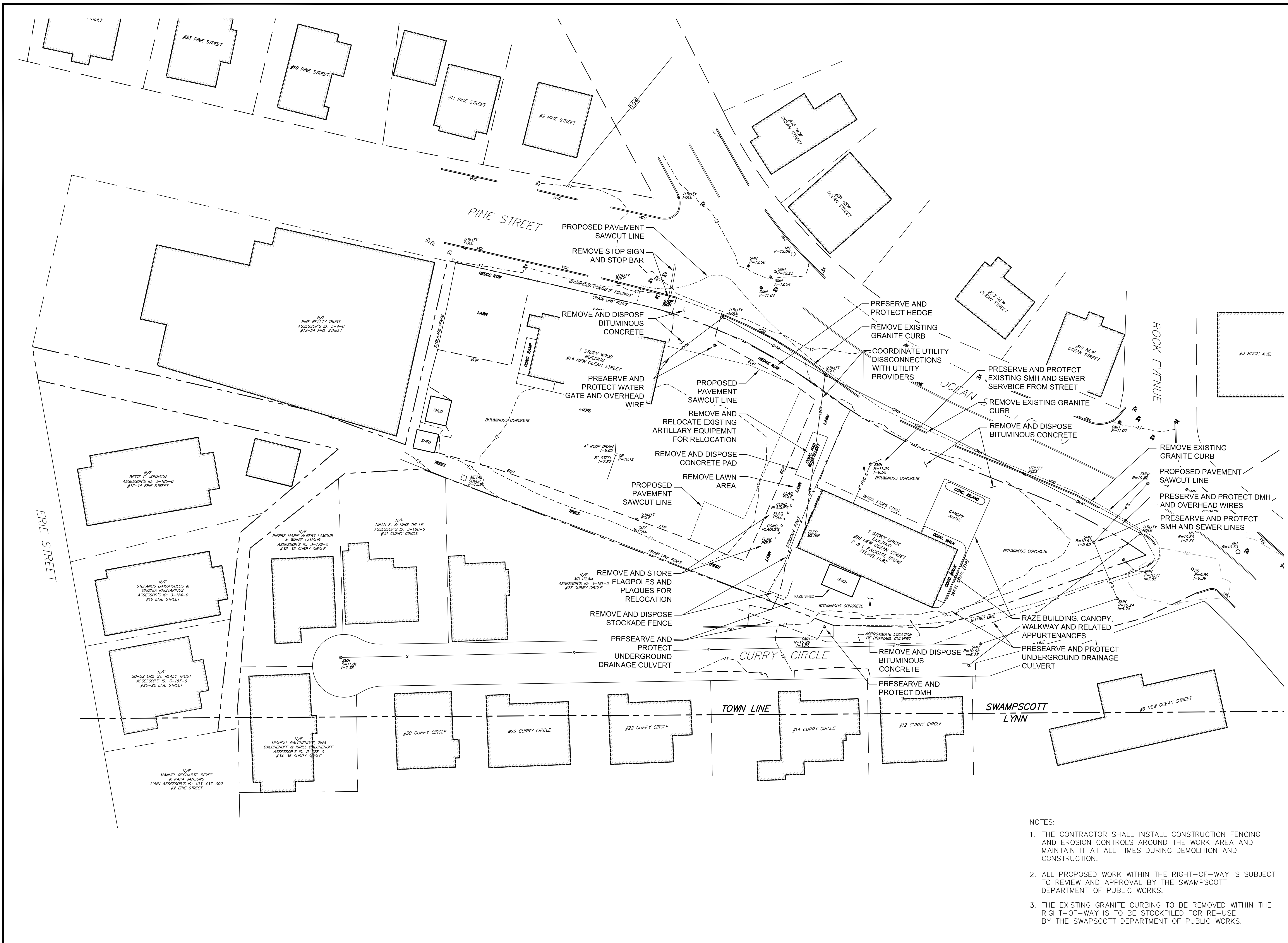
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SCALE:
 1"=20 FEET

DATE: June 18, 2021

REVISIONS		
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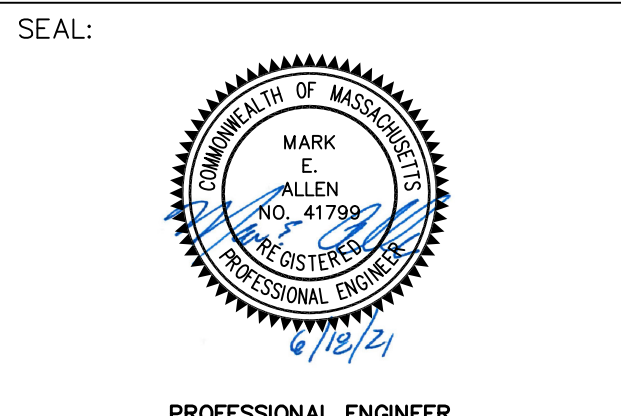
JOB NO: 00339 SHEET: C.2



OWNER:
 Town of Swampscott
 22 Monument Ave.
 Swampscott, MA 02364

APPLICANT:
 Calyx Peak Companies
 P.O. Box 1358
 Mansfield, MA 02048

ARCHITECT:
 Robert Zarelli Architect
 Slocum Loft
 66 Washington Street
 Marblehead, MA 01645



TITLE:
SITE PREPARATION PLAN
 for
Calyx Peak
 at
 14 & 16 New Ocean Street
 Swampscott, MA

PREPARED BY:

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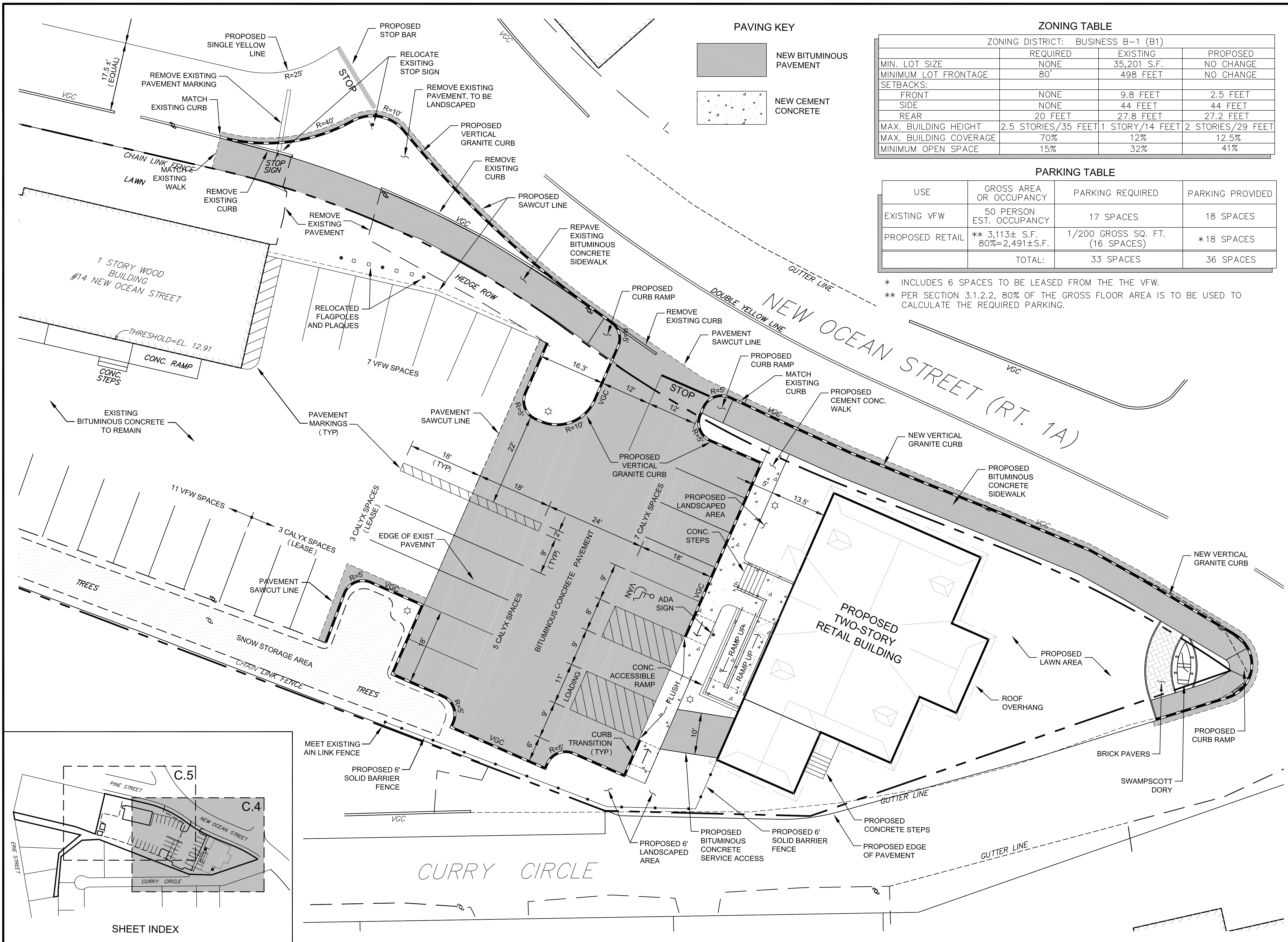
SCALE:
 1" = 20 FEET

DATE: June 18, 2021

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JOB NO: 00339 SHEET: **C.3**

- NOTES:
1. THE CONTRACTOR SHALL INSTALL CONSTRUCTION FENCING AND EROSION CONTROLS AROUND THE WORK AREA AND MAINTAIN IT AT ALL TIMES DURING DEMOLITION AND CONSTRUCTION.
 2. ALL PROPOSED WORK WITHIN THE RIGHT-OF-WAY IS SUBJECT TO REVIEW AND APPROVAL BY THE SWAMPSCOTT DEPARTMENT OF PUBLIC WORKS.
 3. THE EXISTING GRANITE CURBING TO BE REMOVED WITHIN THE RIGHT-OF-WAY IS TO BE STOCKPILED FOR RE-USE BY THE SWAMPSCOTT DEPARTMENT OF PUBLIC WORKS.



PAVING KEY

	NEW BITUMINOUS PAVEMENT
	NEW CEMENT CONCRETE

ZONING TABLE

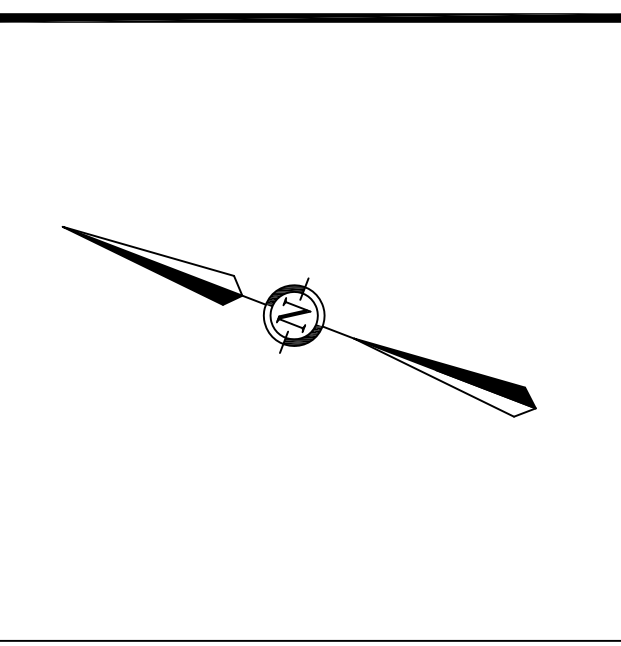
ZONING DISTRICT: BUSINESS B-1 (B1)

	REQUIRED	EXISTING	PROPOSED
MIN. LOT SIZE	NONE	35,201 S.F.	NO CHANGE
MINIMUM LOT FRONTAGE	80'	498 FEET	NO CHANGE
SETBACKS:			
FRONT	NONE	9.8 FEET	2.5 FEET
SIDE	NONE	44 FEET	44 FEET
REAR	20 FEET	27.8 FEET	27.2 FEET
MAX. BUILDING HEIGHT	2.5 STORIES/35 FEET	1 STORY/14 FEET	2 STORIES/29 FEET
MAX. BUILDING COVERAGE	70%	12%	12.5%
MINIMUM OPEN SPACE	15%	32%	41%

PARKING TABLE

USE	GROSS AREA OR OCCUPANCY	PARKING REQUIRED	PARKING PROVIDED
EXISTING VFW	50 PERSON EST. OCCUPANCY	17 SPACES	18 SPACES
PROPOSED RETAIL	** 3,113± S.F. 80%=2,491±S.F.	1/200 GROSS SQ. FT. (16 SPACES)	* 18 SPACES
TOTAL:		33 SPACES	36 SPACES

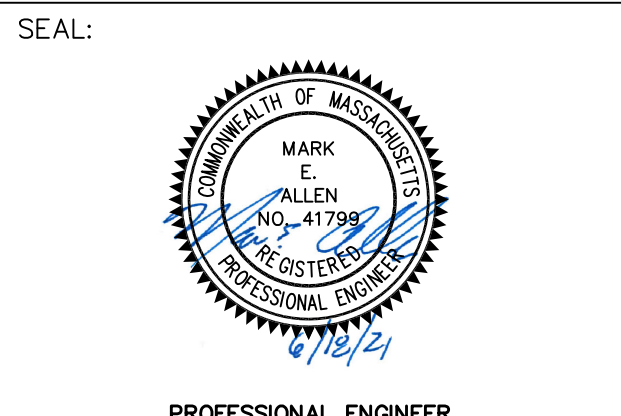
* INCLUDES 6 SPACES TO BE LEASED FROM THE THE VFW.
 ** PER SECTION 3.1.2.2, 80% OF THE GROSS FLOOR AREA IS TO BE USED TO CALCULATE THE REQUIRED PARKING.



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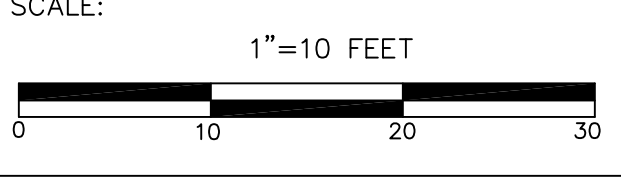
ARCHITECT:
 Robert Zarelli Architect
 Slocum Loft
 66 Washington Street
 Marblehead, MA 01645



TITLE:
LAYOUT AND MATERIALS PLAN
 for
Calyx Peak
 at
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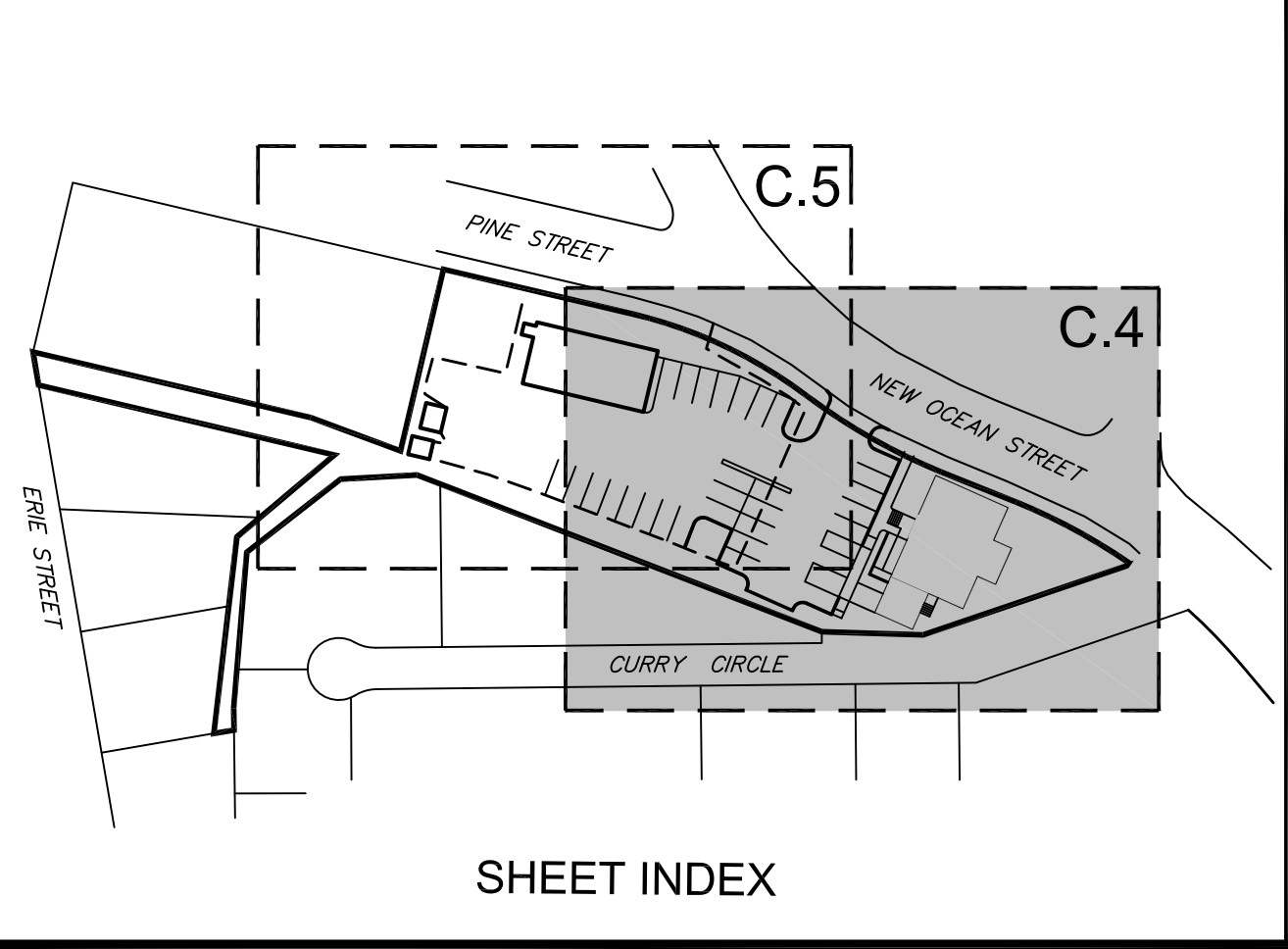


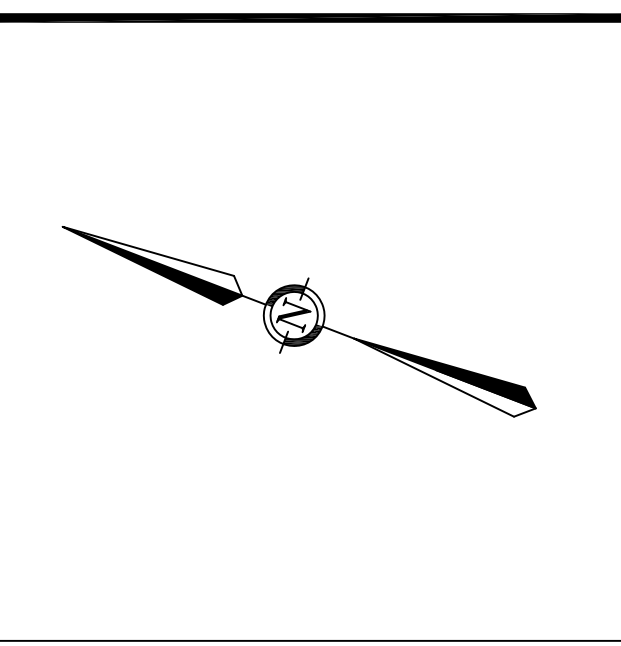
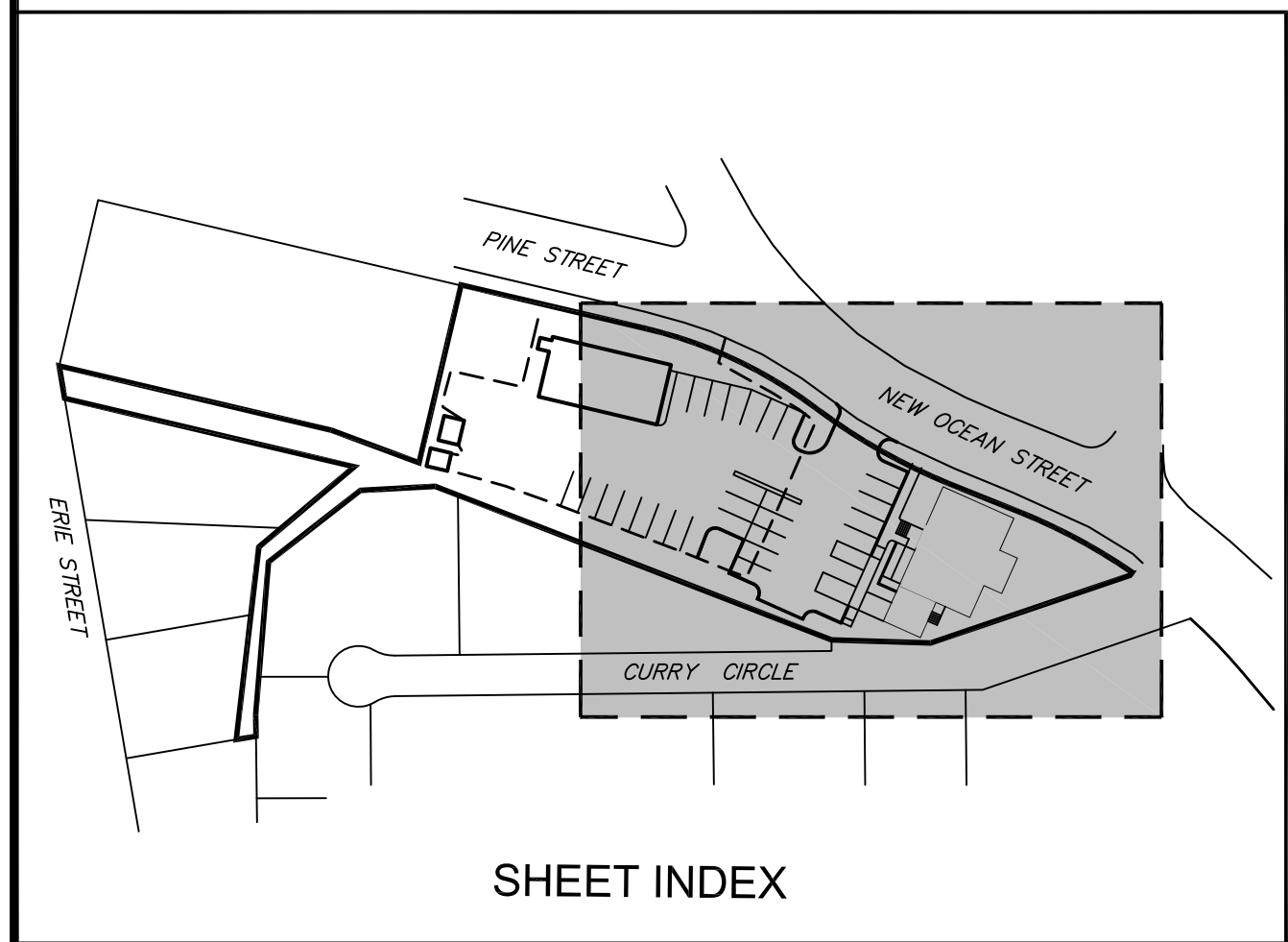
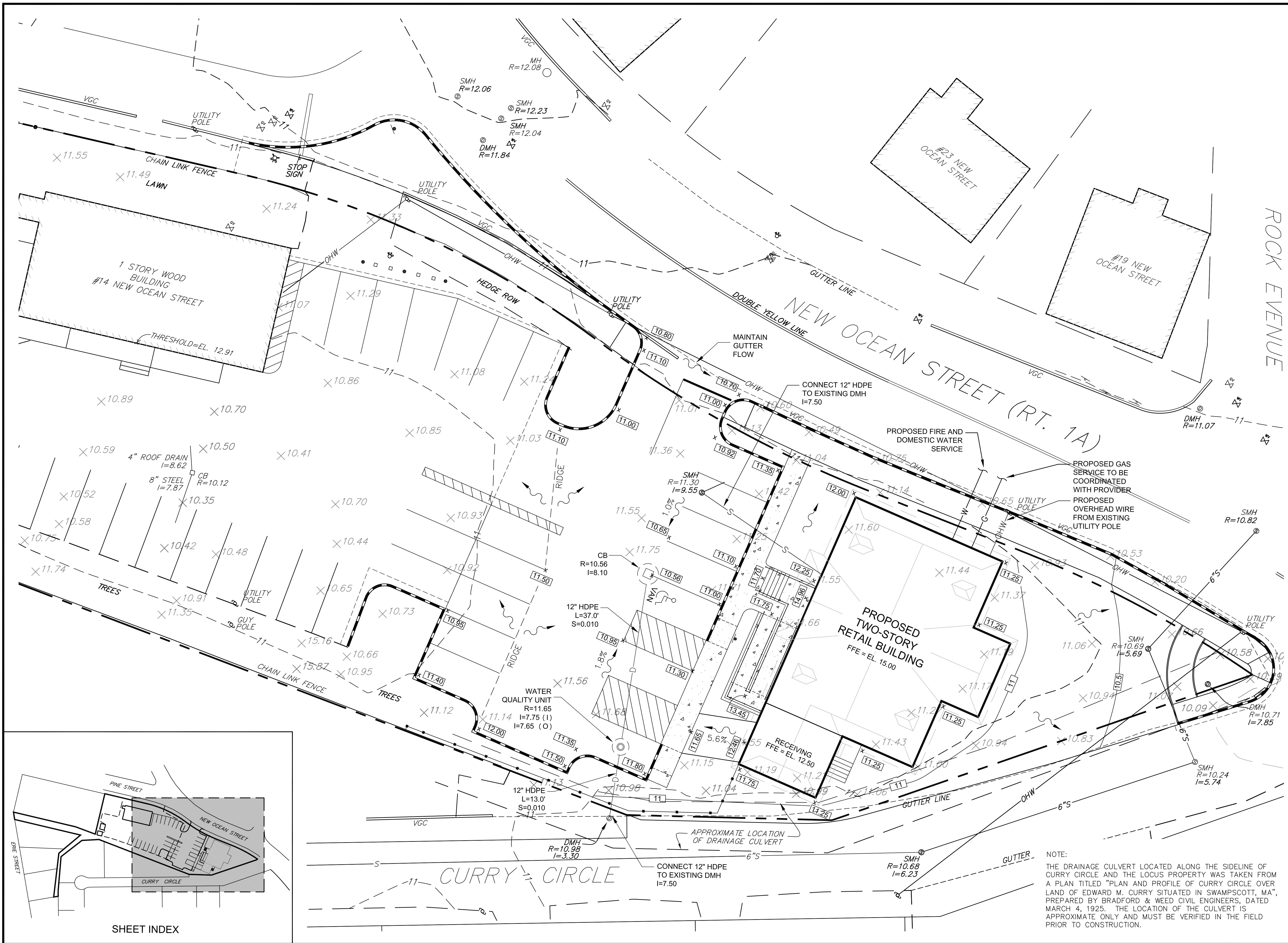
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JOB NO: 00339 SHEET: **C.4**

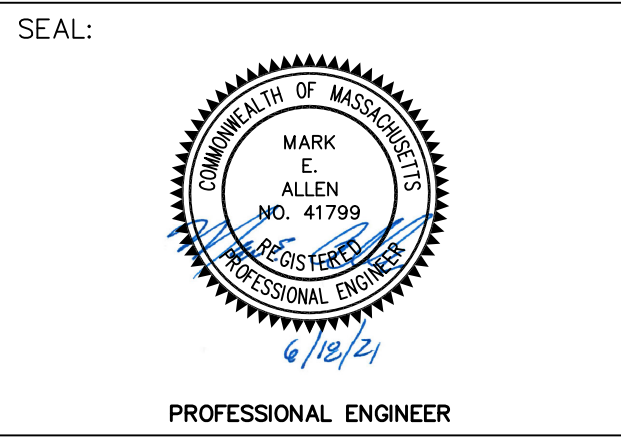




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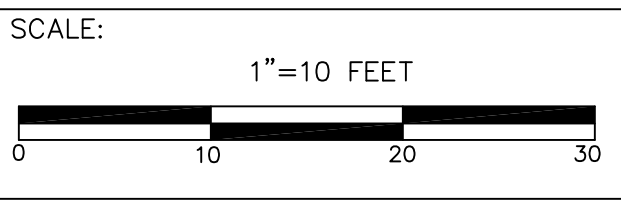
ARCHITECT:
Robert Zarelli Architect
Slocum Loft
66 Washington Street
Marblehead, MA 01645



TITLE:
**GRADING, DRAINAGE
& UTILITY PLAN**
for
Calyx Peak
at
14 & 16 New Ocean Street
Swampscott, MA

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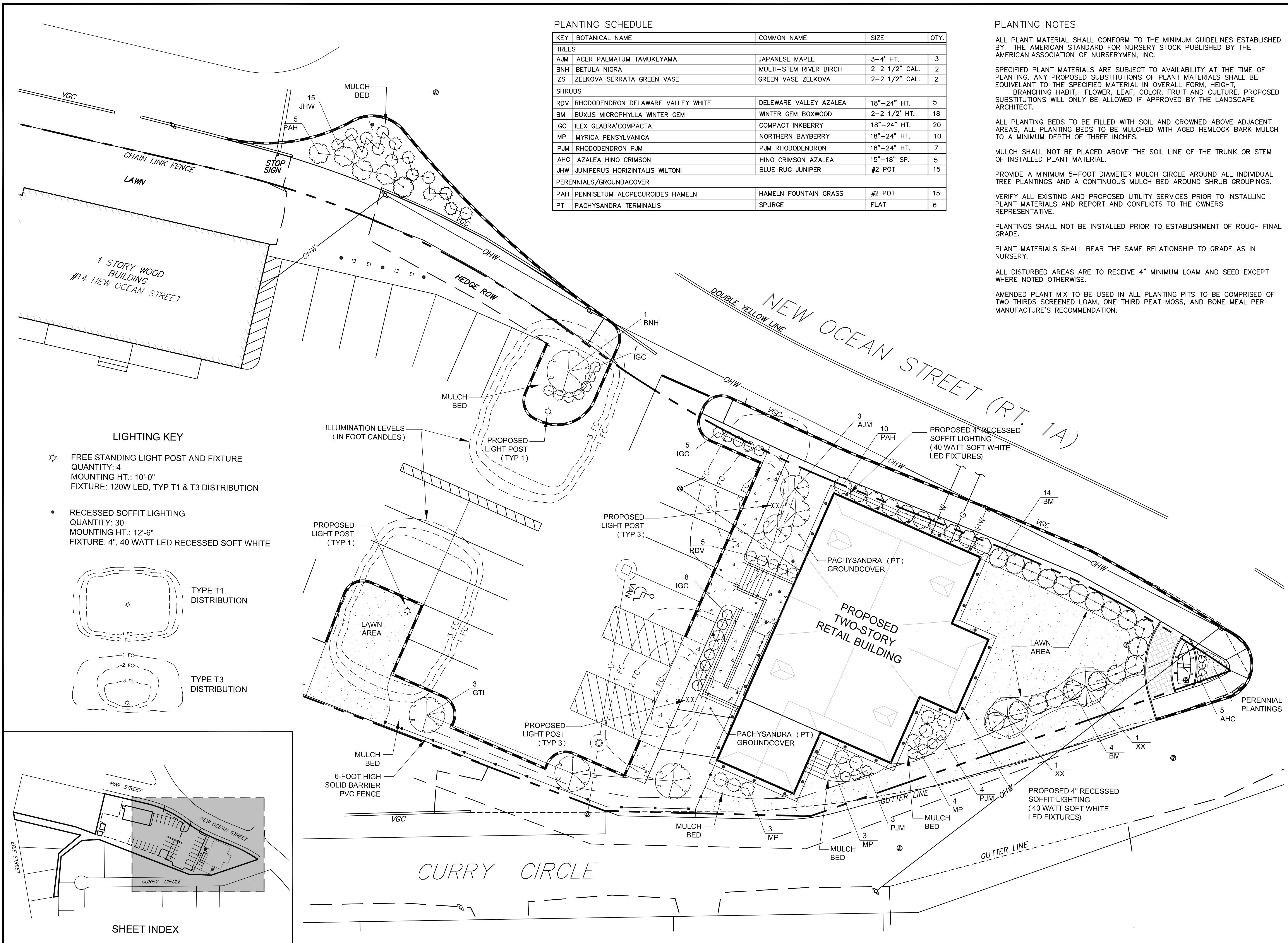


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NOTE:
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PLANTING SCHEDULE

KEY	BOTANICAL NAME	COMMON NAME	SIZE	QTY.
TREES				
AJM	ACER PALMATUM TAMUKEYAMA	JAPANESE MAPLE	3-4' HT.	3
BNH	BETULA NIGRA	MULTI-STEM RIVER BIRCH	2-2 1/2" CAL.	2
ZS	ZELKOVA SERRATA GREEN VASE	GREEN VASE ZELKOVA	2-2 1/2" CAL.	2
SHRUBS				
RDV	RHODODENDRON DELAWARE VALLEY WHITE	DELEWARE VALLEY AZALEA	18"-24" HT.	5
BM	BUXUS MICROPHYLLA WINTER GEM	WINTER GEM BOXWOOD	2-2 1/2' HT.	18
IGC	ILEX GLABRA COMPACTA	COMPACT INKBERRY	18"-24" HT.	20
MP	MYRICA PENNSYLVANICA	NORTHERN BAYBERRY	18"-24" HT.	10
PJM	RHODODENDRON PJM	PJM RHODODENDRON	18"-24" HT.	7
AHC	AZALEA HINO CRIMSON	HINO CRIMSON AZALEA	15"-18" SP.	5
JHW	JUNIPERUS HORIZONTALIS WILTONI	BLUE RUG JUNIPER	#2 POT	15
PERENNIALS/GROUNDCOVER				
PAH	PENNISETUM ALOPECUROIDES HAMELN	HAMELN FOUNTAIN GRASS	#2 POT	15
PT	PACHYSANDRA TERMINALIS	SPURGE	FLAT	6

PLANTING NOTES

ALL PLANT MATERIAL SHALL CONFORM TO THE MINIMUM GUIDELINES ESTABLISHED BY THE AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.

SPECIFIED PLANT MATERIALS ARE SUBJECT TO AVAILABILITY AT THE TIME OF PLANTING. ANY PROPOSED SUBSTITUTIONS OF PLANT MATERIALS SHALL BE EQUIVELANT TO THE SPECIFIED MATERIAL IN OVERALL FORM, HEIGHT, BRANCHING HABIT, FLOWER, LEAF, COLOR, FRUIT AND CULTURE. PROPOSED SUBSTITUTIONS WILL ONLY BE ALLOWED IF APPROVED BY THE LANDSCAPE ARCHITECT.

ALL PLANTING BEDS TO BE FILLED WITH SOIL AND CROWNED ABOVE ADJACENT AREAS, ALL PLANTING BEDS TO BE MULCHED WITH AGED HEMLOCK BARK MULCH TO A MINIMUM DEPTH OF THREE INCHES.

MULCH SHALL NOT BE PLACED ABOVE THE SOIL LINE OF THE TRUNK OR STEM OF INSTALLED PLANT MATERIAL.

PROVIDE A MINIMUM 5'-FOOT DIAMETER MULCH CIRCLE AROUND ALL INDIVIDUAL TREE PLANTINGS AND A CONTINUOUS MULCH BED AROUND SHRUB GROUPINGS.

VERIFY ALL EXISTING AND PROPOSED UTILITY SERVICES PRIOR TO INSTALLING PLANT MATERIALS AND REPORT AND CONFLICTS TO THE OWNERS REPRESENTATIVE.

PLANTINGS SHALL NOT BE INSTALLED PRIOR TO ESTABLISHMENT OF ROUGH FINAL GRADE.

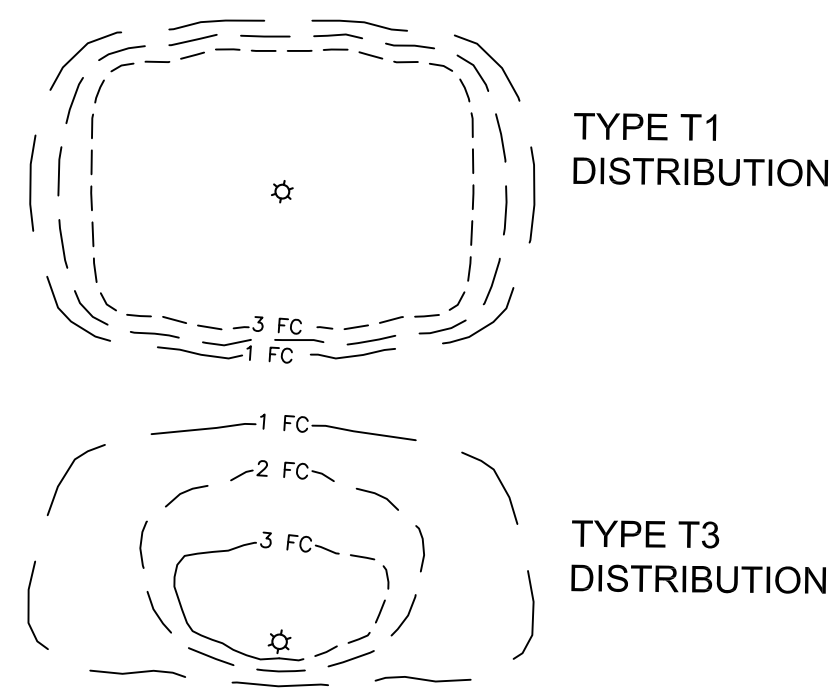
PLANT MATERIALS SHALL BEAR THE SAME RELATIONSHIP TO GRADE AS IN NURSERY.

ALL DISTURBED AREAS ARE TO RECEIVE 4" MINIMUM LOAM AND SEED EXCEPT WHERE NOTED OTHERWISE.

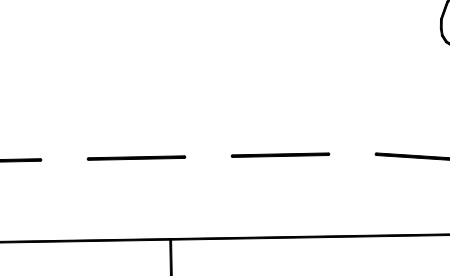
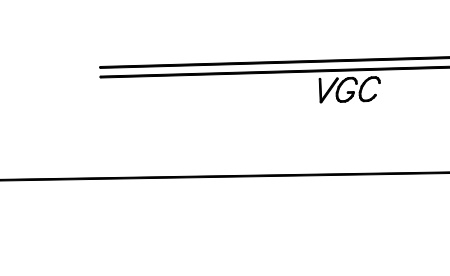
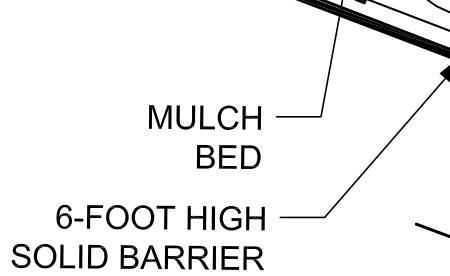
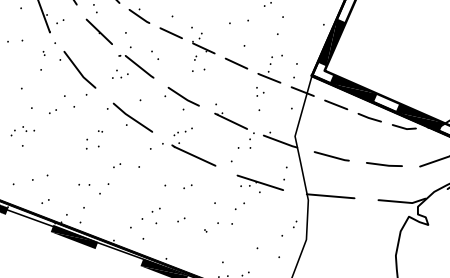
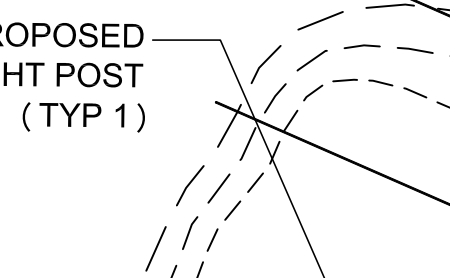
AMENDED PLANT MIX TO BE USED IN ALL PLANTING PITS TO BE COMPRISED OF TWO THIRDS SCREENED LOAM, ONE THIRD PEAT MOSS, AND BONE MEAL PER MANUFACTURE'S RECOMMENDATION.

LIGHTING KEY

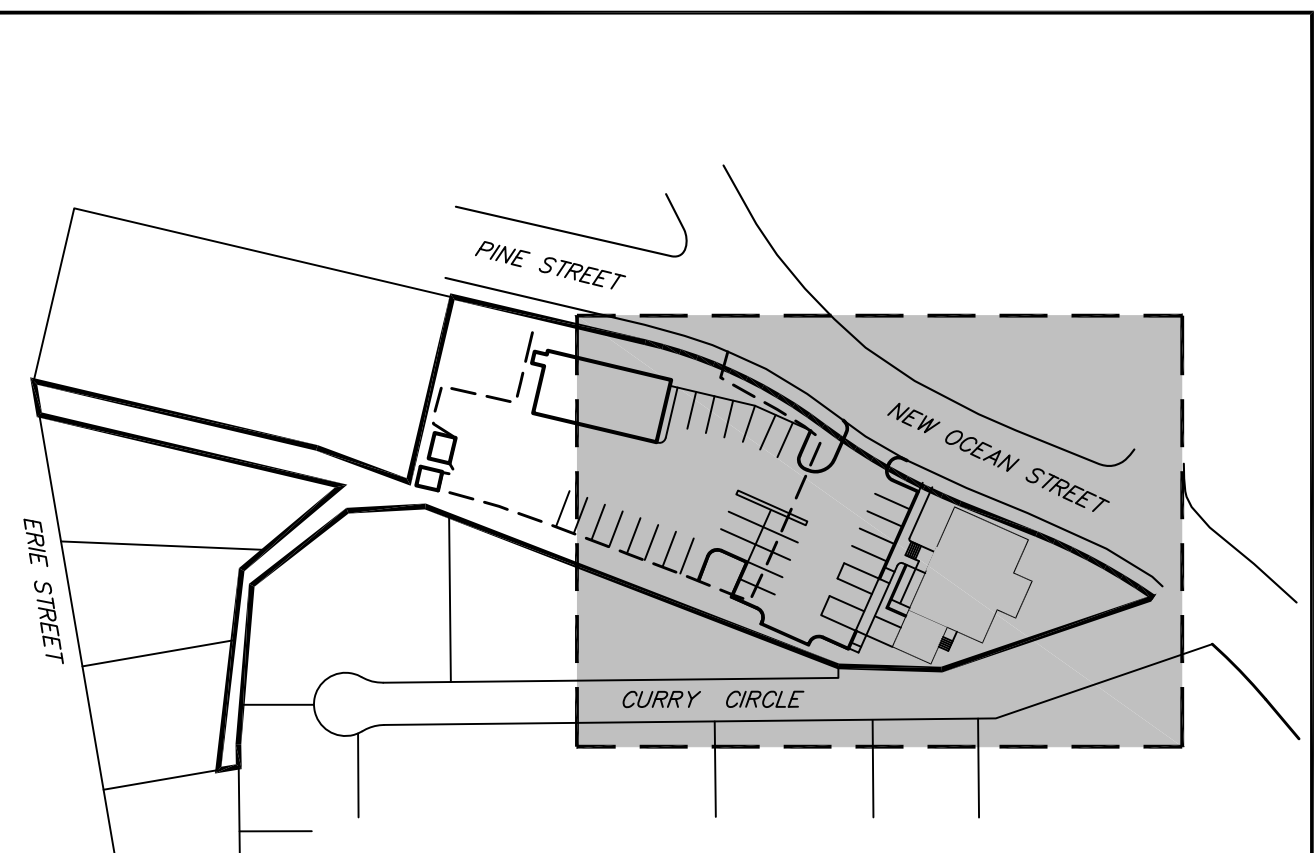
- ☆ FREE STANDING LIGHT POST AND FIXTURE
QUANTITY: 4
MOUNTING HT.: 10'-0"
FIXTURE: 120W LED, TYP T1 & T3 DISTRIBUTION
- RECESSED SOFFIT LIGHTING
QUANTITY: 30
MOUNTING HT.: 12'-6"
FIXTURE: 4", 40 WATT LED RECESSED SOFT WHITE



ILLUMINATION LEVELS (IN FOOT CANDLES)



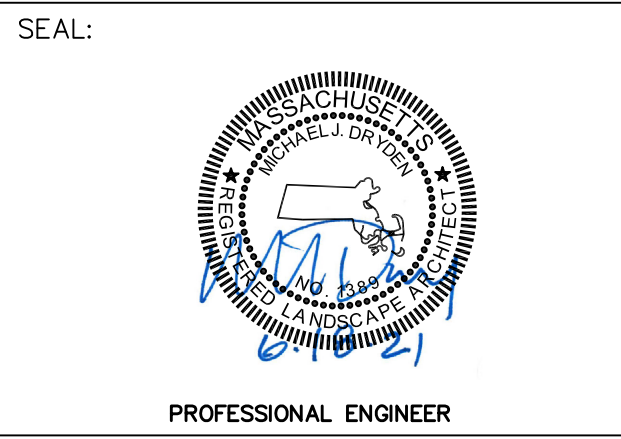
SHEET INDEX



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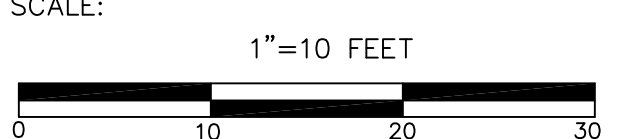
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ARCHITECT:
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LANDSCAPE AND LIGHTING PLAN
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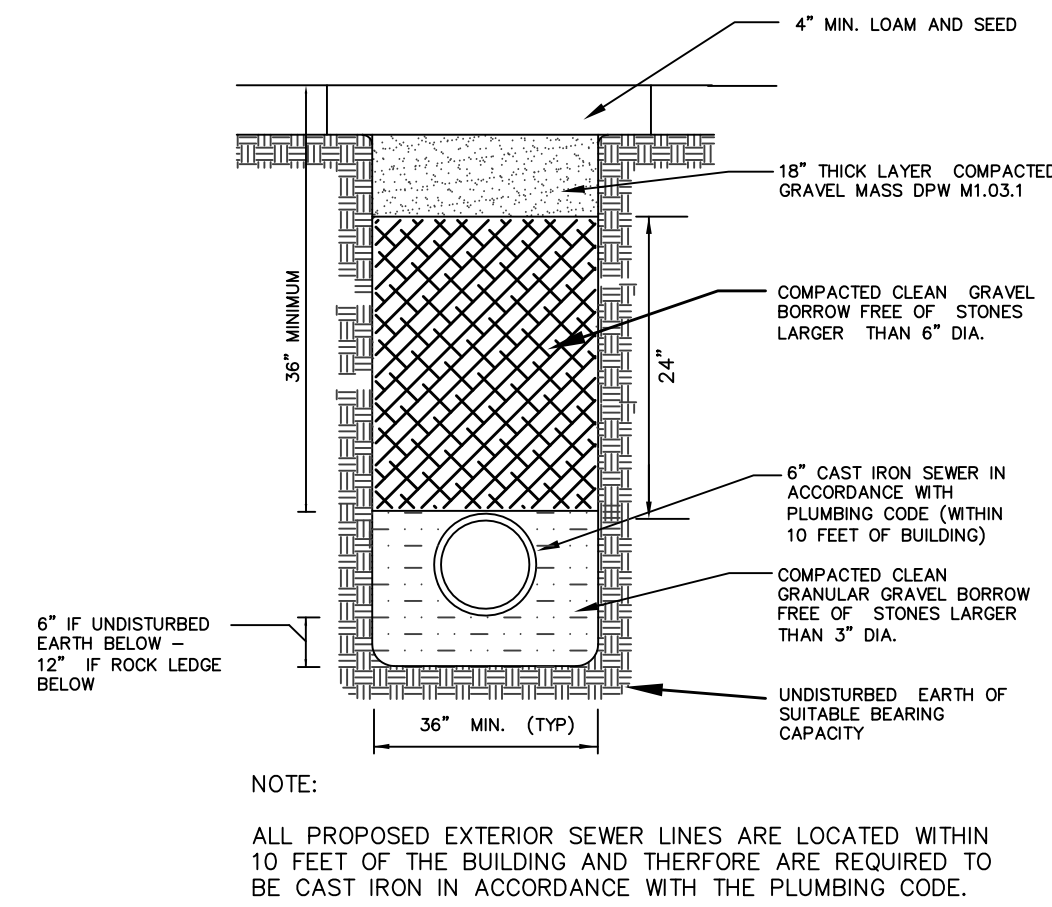
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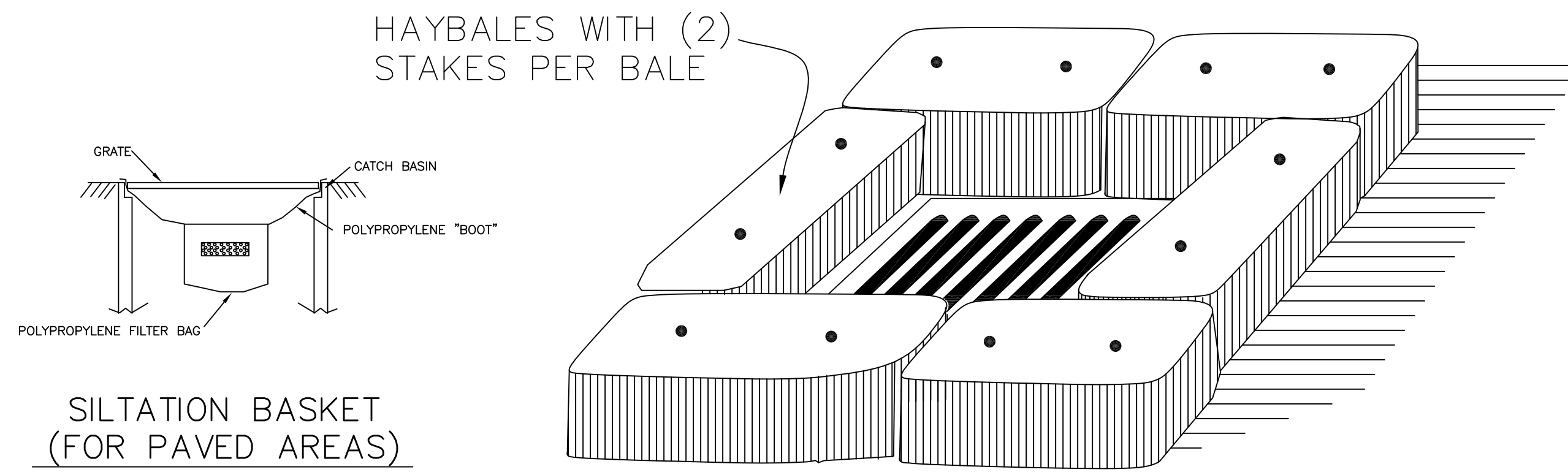
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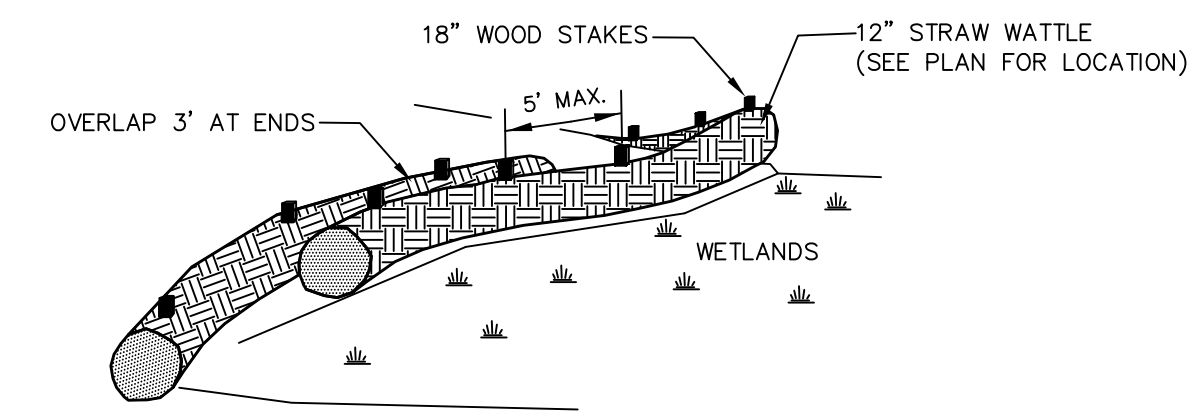


TRENCH DETAIL FOR PVC GRAVITY SEWER
NOT TO SCALE



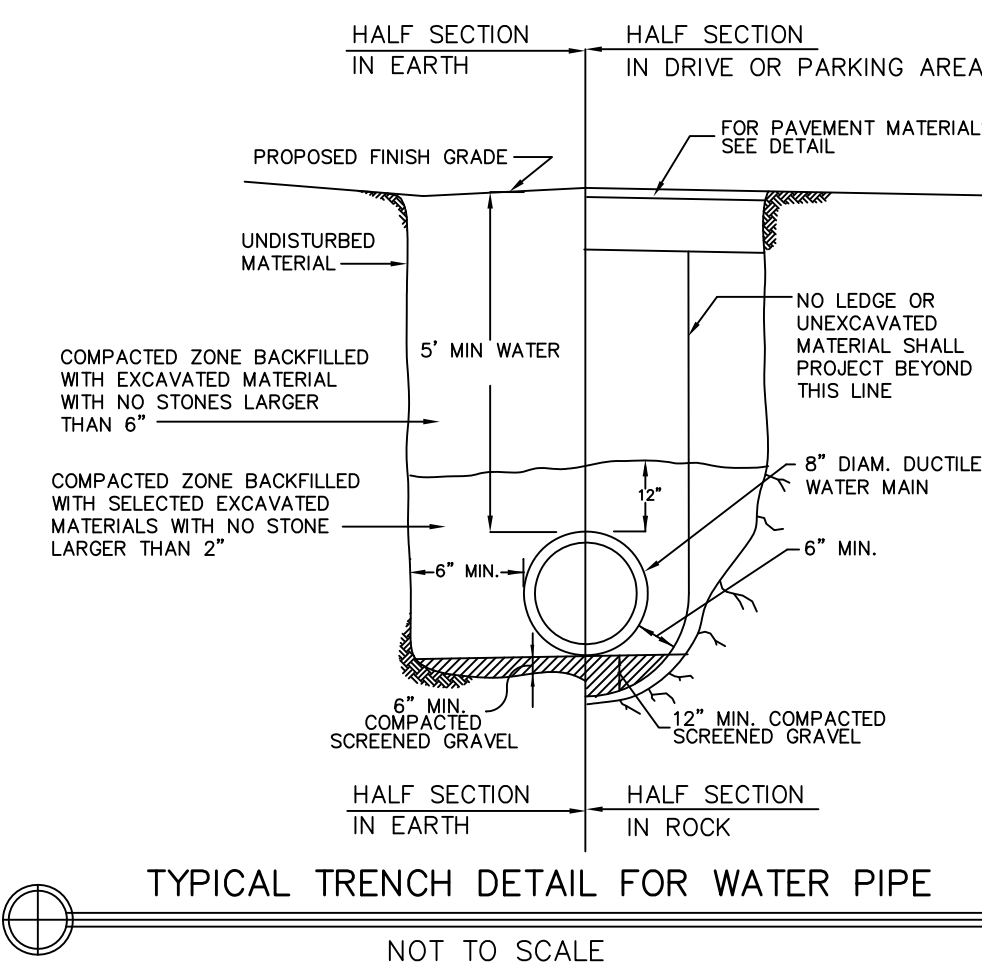
SILTATION BASKET
(FOR PAVED AREAS)
NOT TO SCALE

INLET PROTECTION DETAIL
NOT TO SCALE

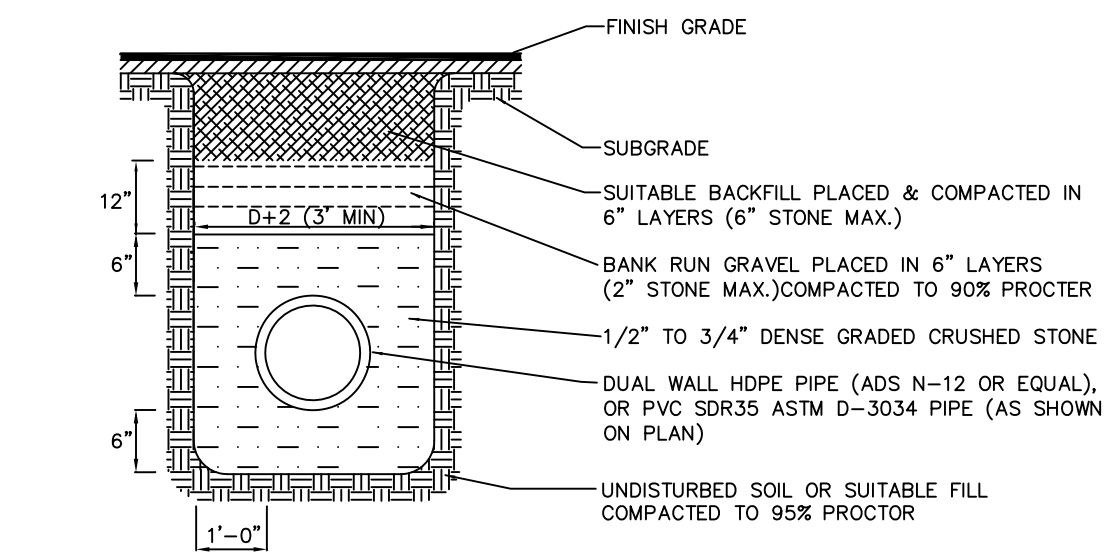


NOTE:
1. MAINTENANCE SHALL BE PERFORMED AS NEEDED THROUGHOUT CONSTRUCTION PERIOD.
2. BARRIER LOCATION SHALL BE MARKED UNDER THE DIRECTION OF A REGISTERED LAND SURVEYOR AND INSTALLED PRIOR TO ANY CONSTRUCTION, INCLUDING TREE CUTTING.

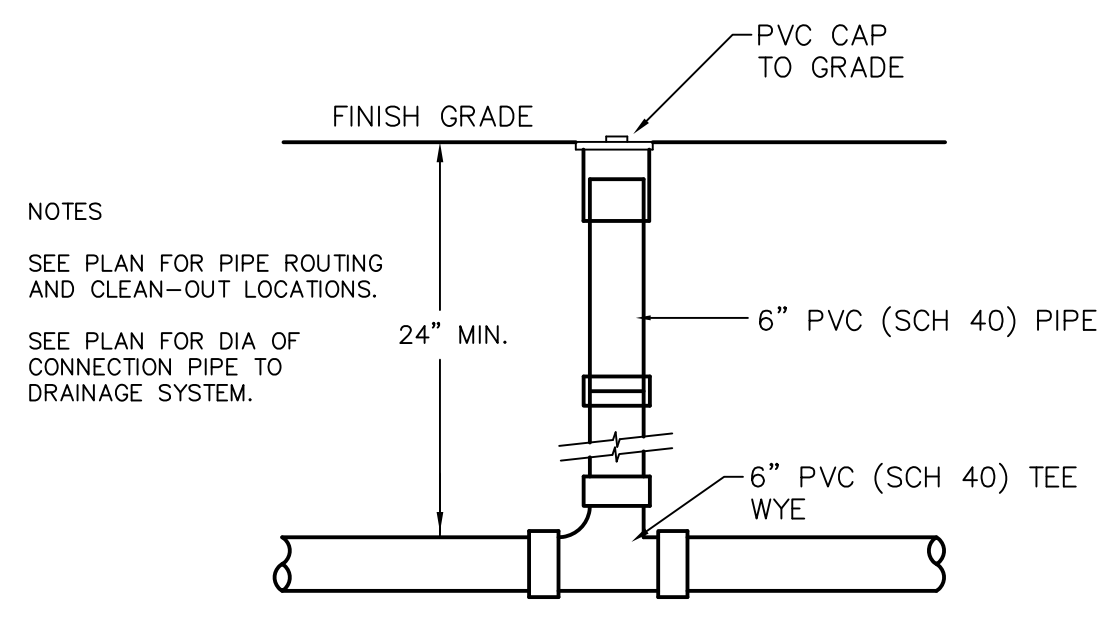
SEDIMENT CONTROL BARRIER
NOT TO SCALE



TYPICAL TRENCH DETAIL FOR WATER PIPE
NOT TO SCALE

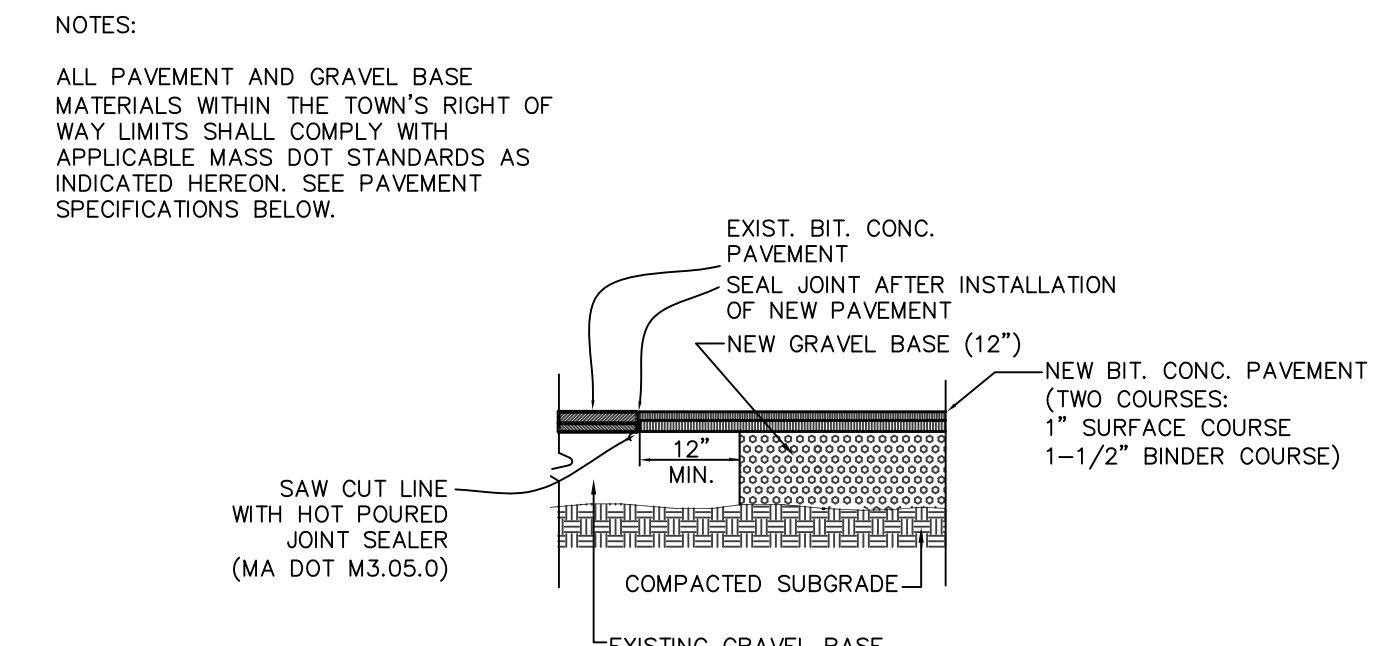


PVC/HDPE PIPE TRENCH
NOT TO SCALE



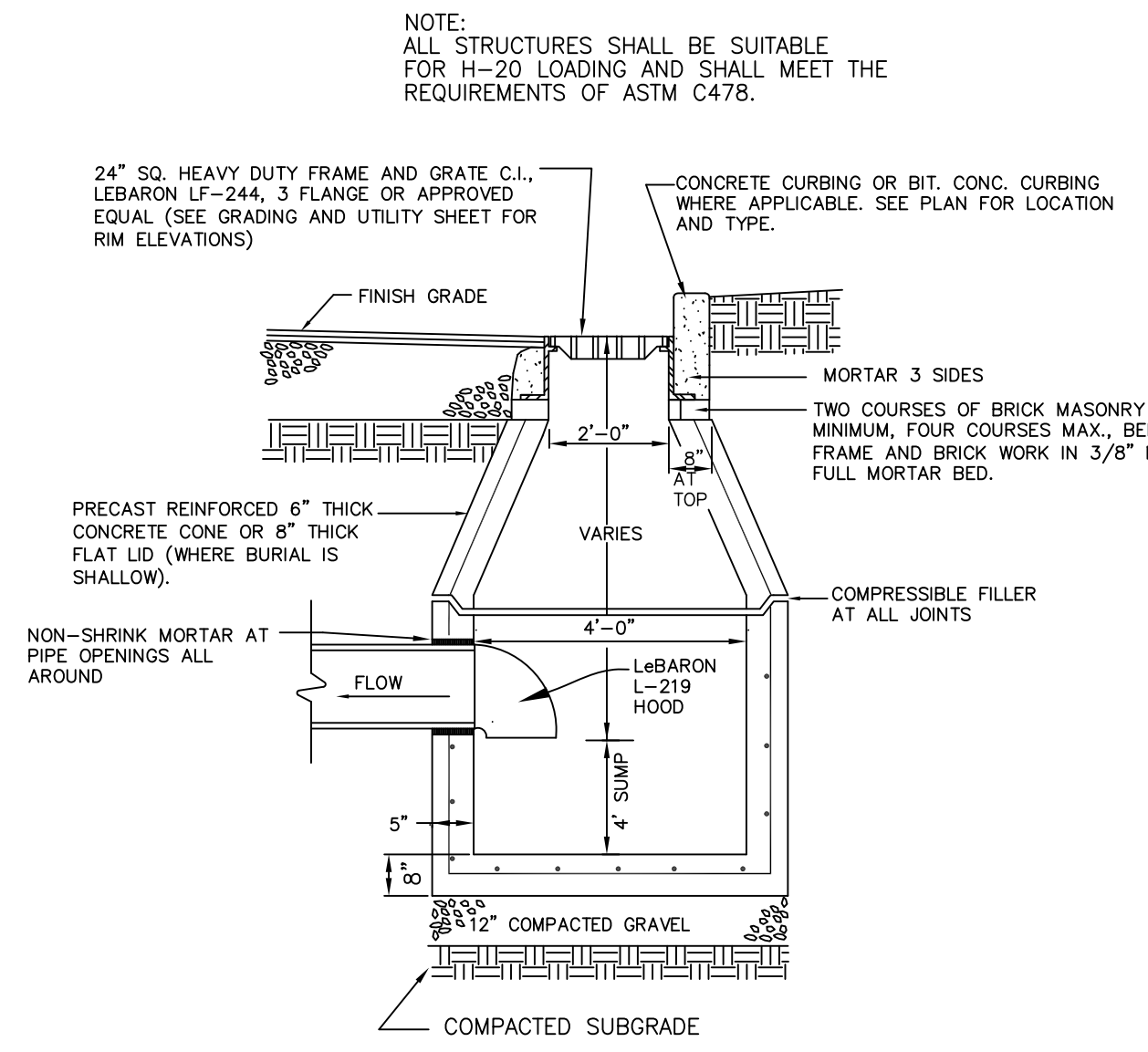
NOTES:
SEE PLAN FOR PIPE ROUTING AND CLEAN-OUT LOCATIONS.
SEE PLAN FOR DIA OF CONNECTION PIPE TO DRAINAGE SYSTEM.

ROOF DRAIN AND CLEAN OUT DETAIL
NOT TO SCALE



NOTES:
ALL PAVEMENT AND GRAVEL BASE MATERIALS WITHIN THE TOWN'S RIGHT OF WAY LIMITS SHALL COMPLY WITH APPLICABLE MASS DOT STANDARDS AS INDICATED HEREON. SEE PAVEMENT SPECIFICATIONS BELOW.

PAVEMENT SAWCUT AND JOINT
NOT TO SCALE



TYPICAL PRECAST CONCRETE CATCH BASIN
NOT TO SCALE

PROJECTION

COMMENTS:
1. MANHOLE WALL AND SLAB THICKNESSES ARE NOT TO SCALE.
2. CONTACT HYDRO INTERNATIONAL FOR A BOTTOM OF STRUCTURE ELEVATION PRIOR TO SETTING FIRST DEFENSE MANHOLE.
3. CONTRACTOR TO CONFIRM RIM, PIPE INVERTS, PIPE DIA. AND PIPE ORIENTATION PRIOR TO RELEASE OF UNIT TO FABRICATION.

DATE: 03/12/2019 SCALE: NTS
DRAWN BY: ER CHECKED BY: MRU APPROVED BY: [Signature]

3/4" DIAMETER FIRST DEFENSE HIGH CAPACITY

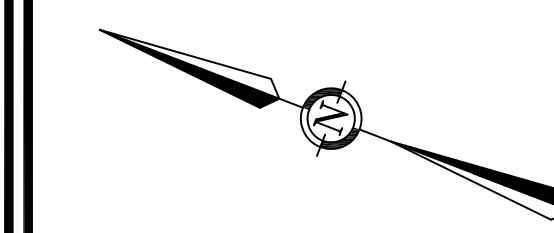
Hydro International
94 Hutchins Drive
Portland, ME 04102
Tel: +1 (207) 756-6200
Fax: +1 (207) 756-6212
hydro-int.com

ITEM	QTY	SIZE (in)	SIZE (mm)	DESCRIPTION
1	1	36	900	I.D. PRECAST MANHOLE
2	1			INTERNAL COMPONENTS (PRE-INSTALLED)
3	1	30	750	FRAME AND COVER (ROUND)
4	1	18 (MAX)	450 (MAX)	OUTLET PIPE (BY OTHERS)
5	1	18 (MAX)	450 (MAX)	INLET PIPE (BY OTHERS)

PRODUCT SPECIFICATION:
1. PEAK HYDRAULIC FLOW: 15.0 cfs (424 l/s)
2. MIN SEDIMENT STORAGE CAPACITY: 0.4 cu. yd. (0.3 cu. m.)
3. OIL STORAGE CAPACITY: 125 gal. (473 liters)
4. MAXIMUM INLET/OUTLET PIPE DIAMETERS: 18 in. (450 mm)
5. THE TREATMENT SYSTEM SHALL USE AN INDUCED VORTEX TO SEPARATE POLLUTANTS FROM STORMWATER RUNOFF.
6. 0K110 110 MICRON 80% TSS REMOVAL 0.84 cfs (23.7 l/s) (NIDEP TEST PROTOCOL)
7. NIDEP CERTIFIED 80% TSS REMOVAL AT 1.06 cfs (30.0 l/s)

GENERAL NOTES:
1. General Arrangement Drawings only. Contact Hydro International for site specific drawings.
2. The diameter of the inlet and outlet pipes may be no more than 18".
3. Multiple inlet pipes possible (refer to project plan).
4. Inlet/outlet pipe angle can vary to align with drainage network (refer to project plan).
5. Peak flow rate and minimum height limited by available cover and pipe diameter.
6. Larger sediment storage capacity may be provided with a deeper sump depth.

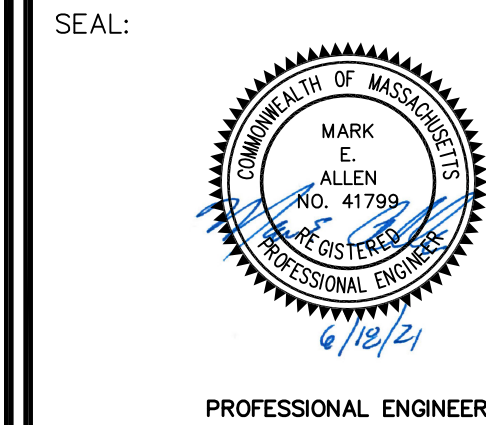
WATER QUALITY STRUCTURE
NOT TO SCALE



OWNER:
Town of Swampscott
22 Monument Ave.
Swampscott, MA 02364

APPLICANT:
Calyx Peak Companies
P.O. Box 1358
Mansfield, MA 02048

ARCHITECT:
Robert Zarelli Architect
Slocum Loft
66 Washington Street
Marblehead, MA 01645



SEAL:
TITLE:
CONSTRUCTION DETAILS
for
Calyx Peak
at
14 & 16 New Ocean Street
Swampscott, MA

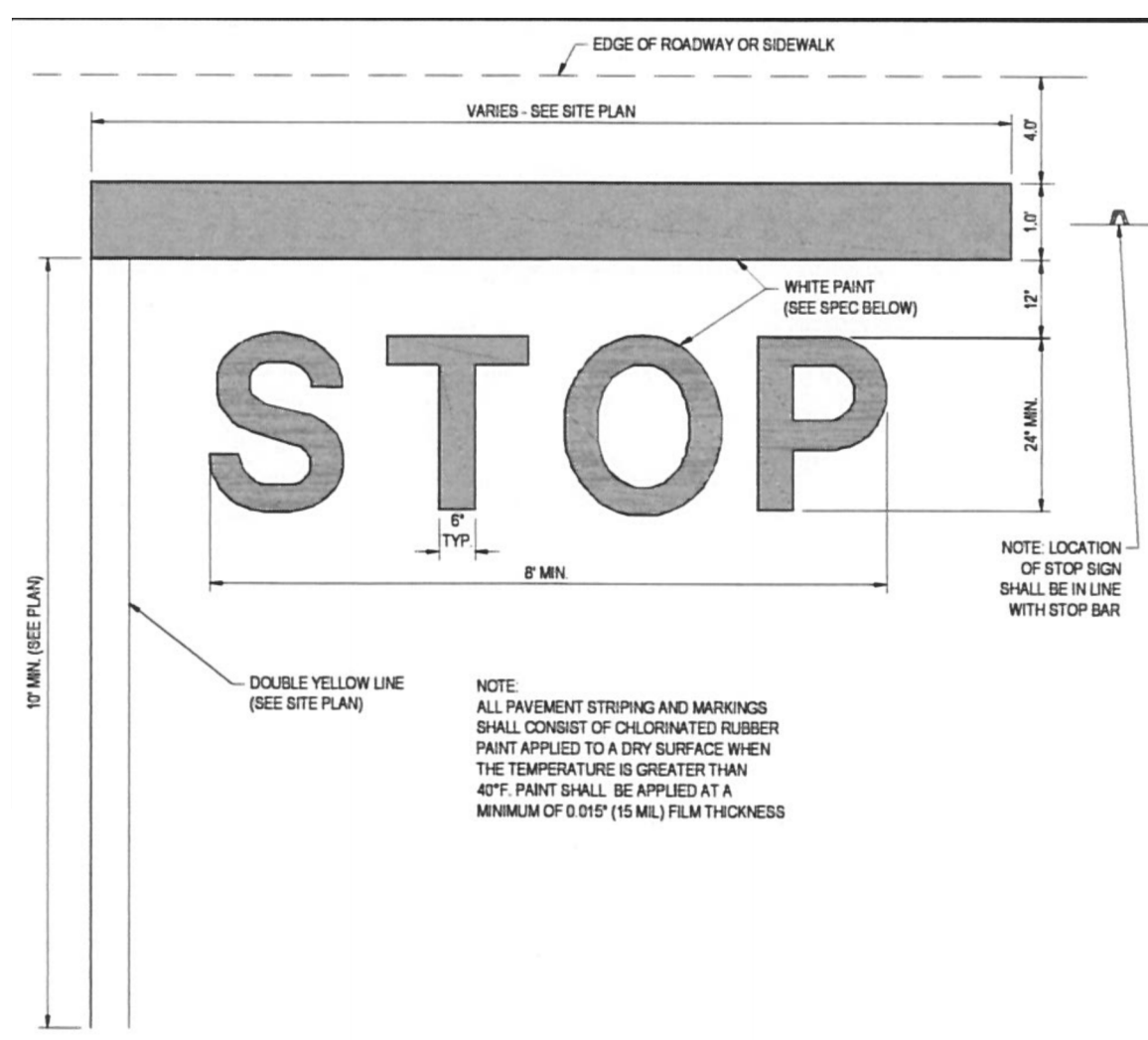
PREPARED BY:
ALLEN ENGINEERING & ASSOCIATES
Civil Engineers • Surveyors
Land Development Consultants
One Charlesview Road, Suite 2
Hopdale, MA 01747
(508) 381-3212 • Phone
www.allenrea.com

SCALE:
1" = 10 FEET

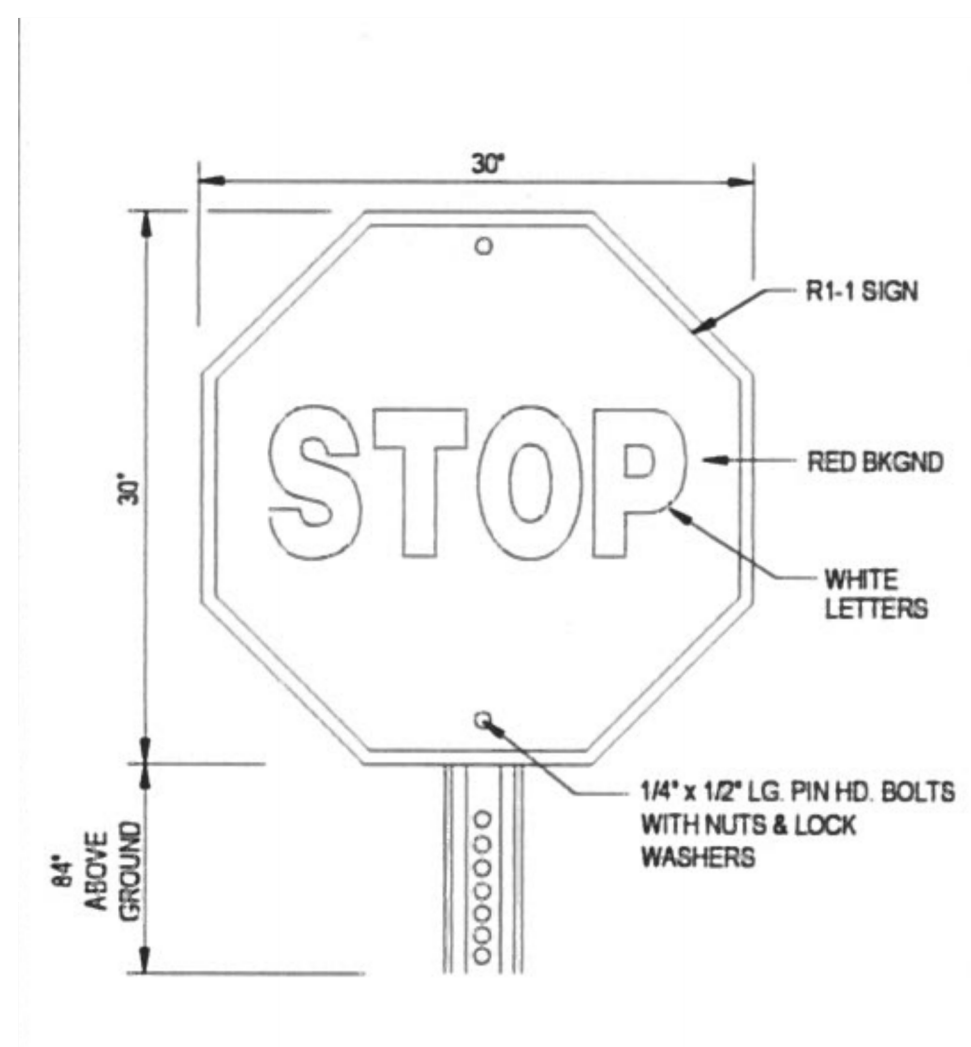
DATE: June 18, 2021

#	DATE	DESCRIPTION	INIT
1			
2			
3			
4			
5			

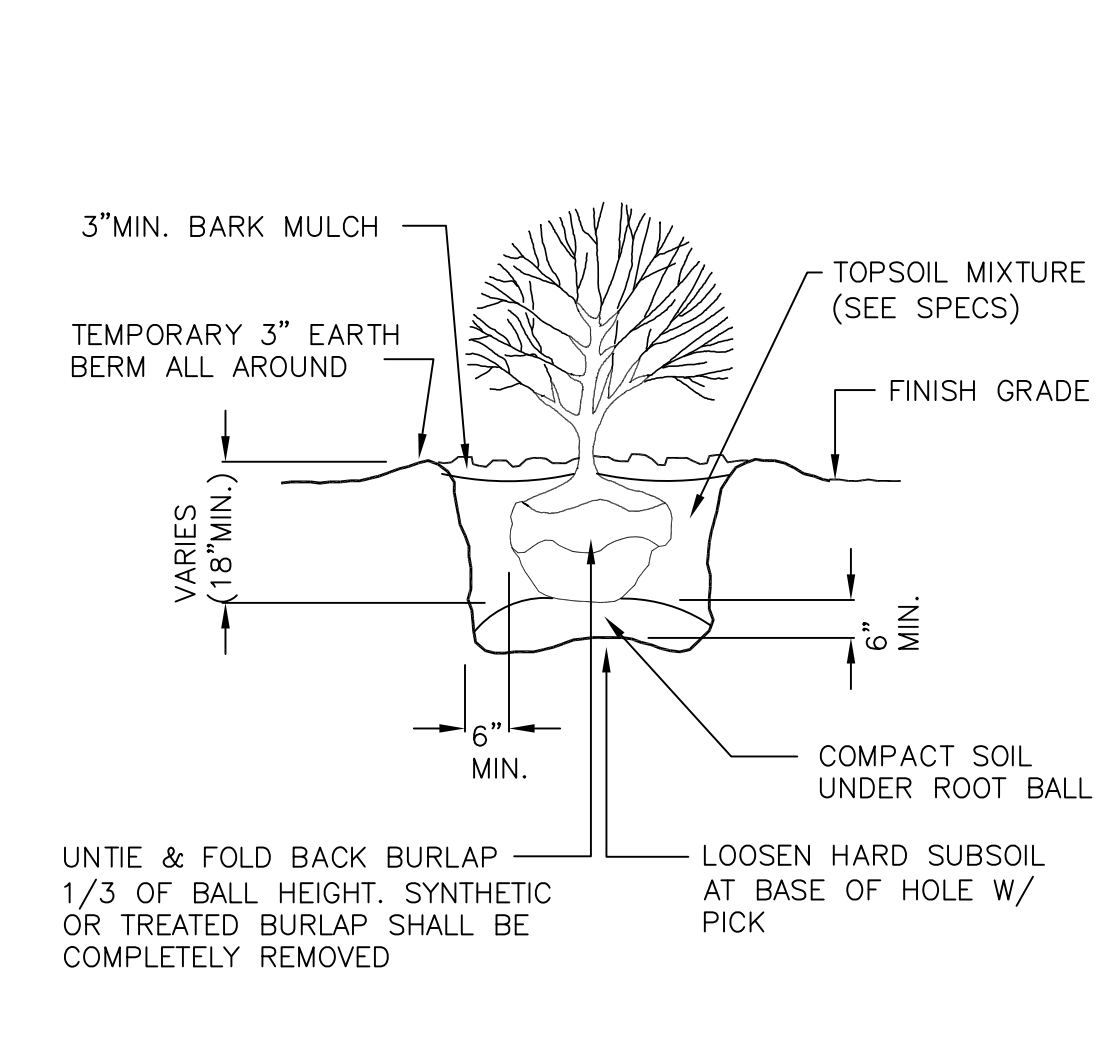
JOB NO: 00339 SHEET: C.8



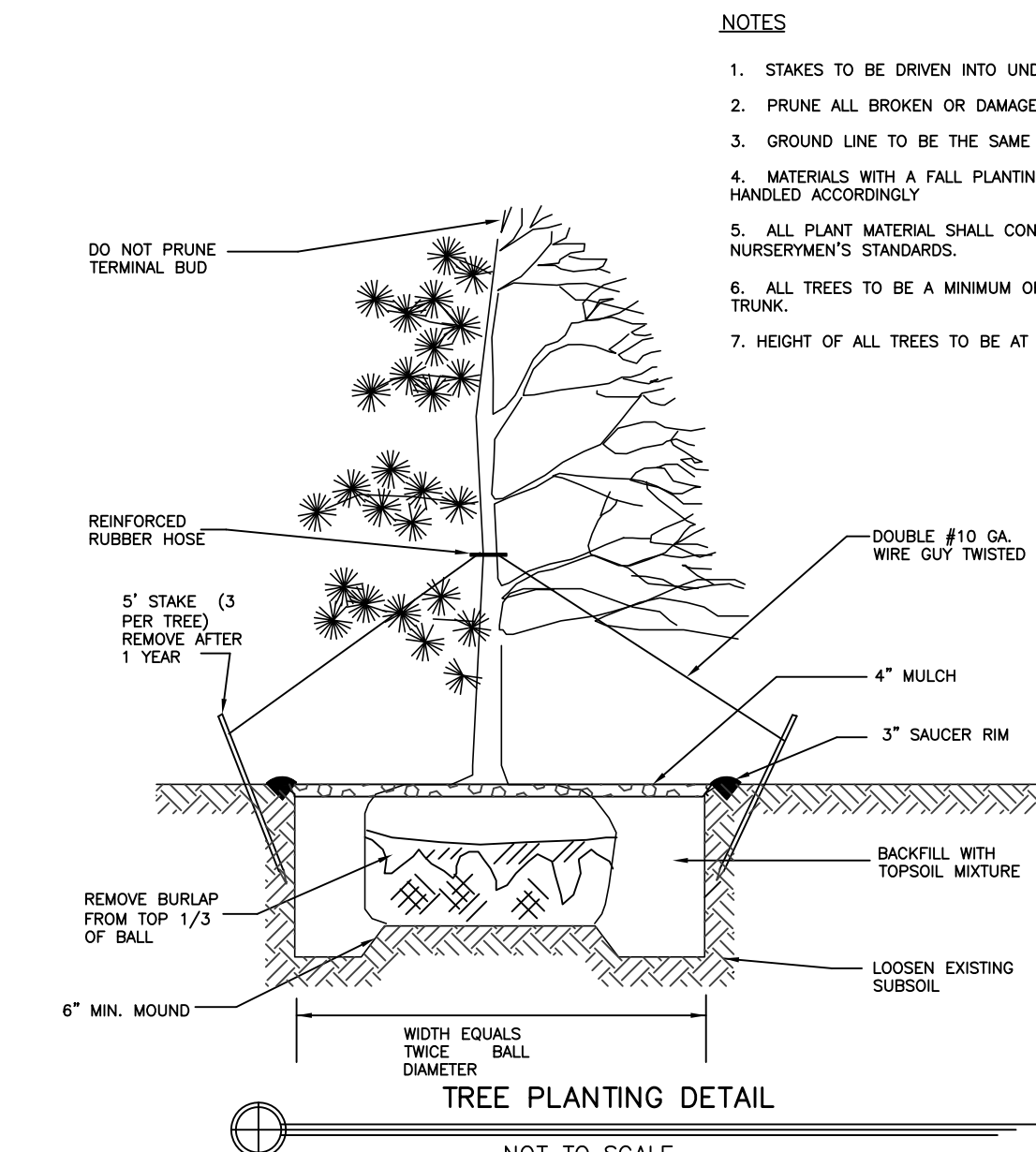
TYPICAL STOP BAR PAVEMENT MARKINGS
NOT TO SCALE



TYPICAL STOP SIGN DETAIL
NOT TO SCALE



SHRUB PLANTING DETAIL
NOT TO SCALE



TREE PLANTING DETAIL
NOT TO SCALE

- NOTES:
1. STAKES TO BE DRIVEN INTO UNDISTURBED SOIL.
 2. PRUNE ALL BROKEN OR DAMAGED BRANCHES.
 3. GROUND LINE TO BE THE SAME AS EXISTED AT NURSERY.
 4. MATERIALS WITH A FALL PLANTING HAZARD SHALL BE HANDLED ACCORDINGLY.
 5. ALL PLANT MATERIAL SHALL CONFORM TO THE AMER. ASSOC. OF NURSERYMEN'S STANDARDS.
 6. ALL TREES TO BE A MINIMUM OF 2.5" CALIPER AT BASE OF TRUNK.
 7. HEIGHT OF ALL TREES TO BE AT LEAST 4 FEET TALL.

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66 Washington Street
Marblehead, MA 01645

SEAL:

PROFESSIONAL ENGINEER

TITLE:
CONSTRUCTION DETAILS
for
Calyx Peak
at
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PREPARED BY:

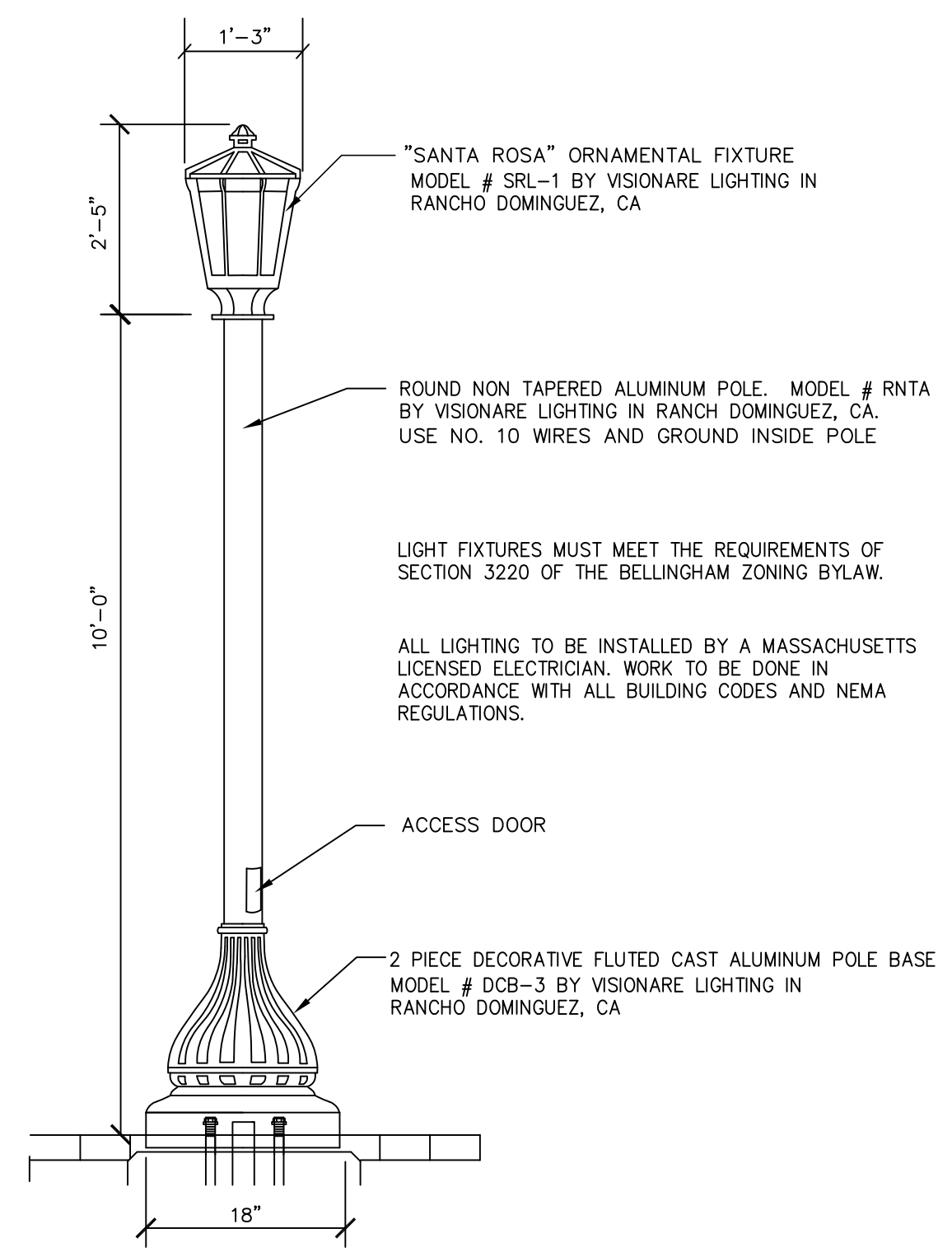
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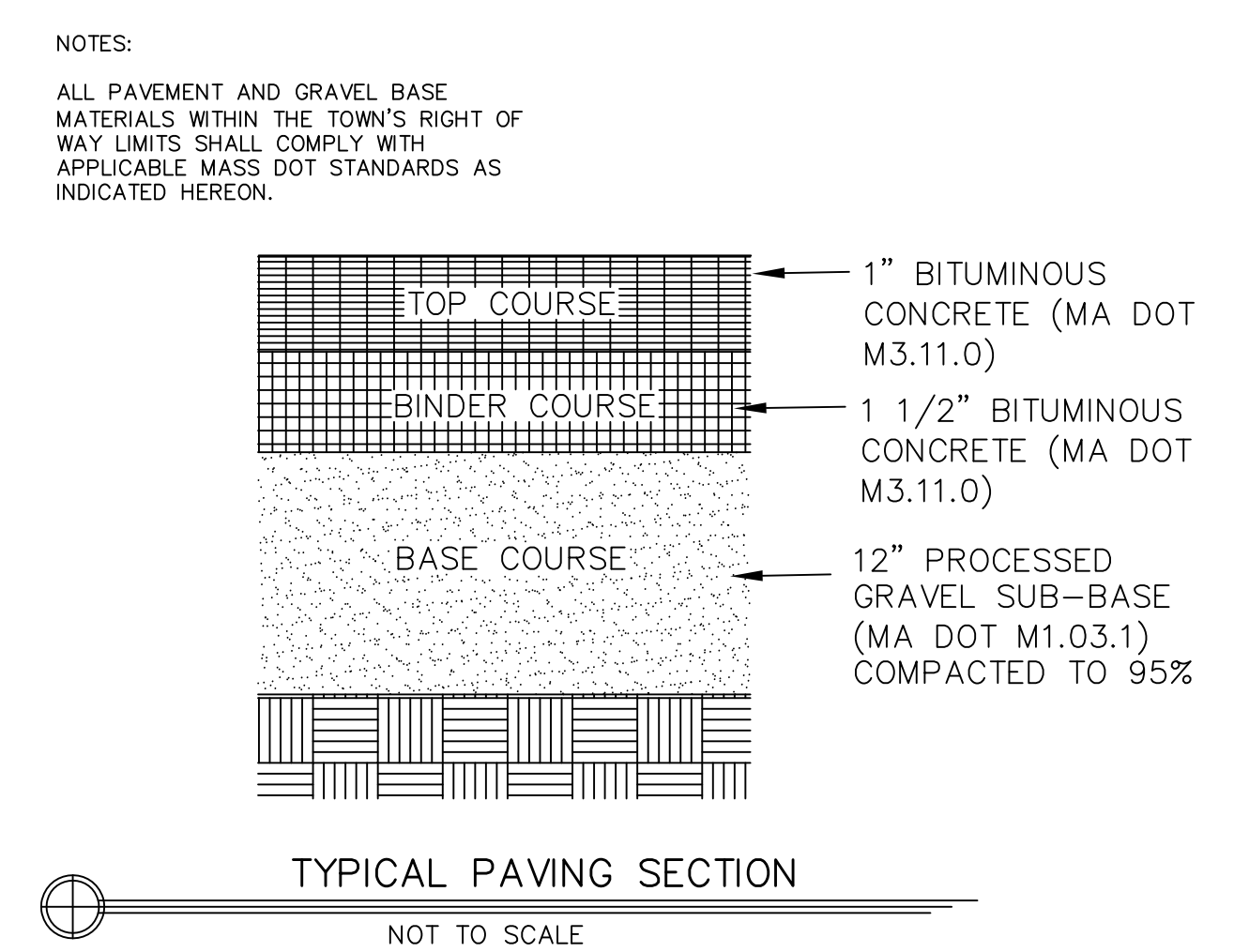
DATE: June 18, 2021

REVISIONS		
#	DATE	DESCRIPTION
1		
2		
3		
4		
5		

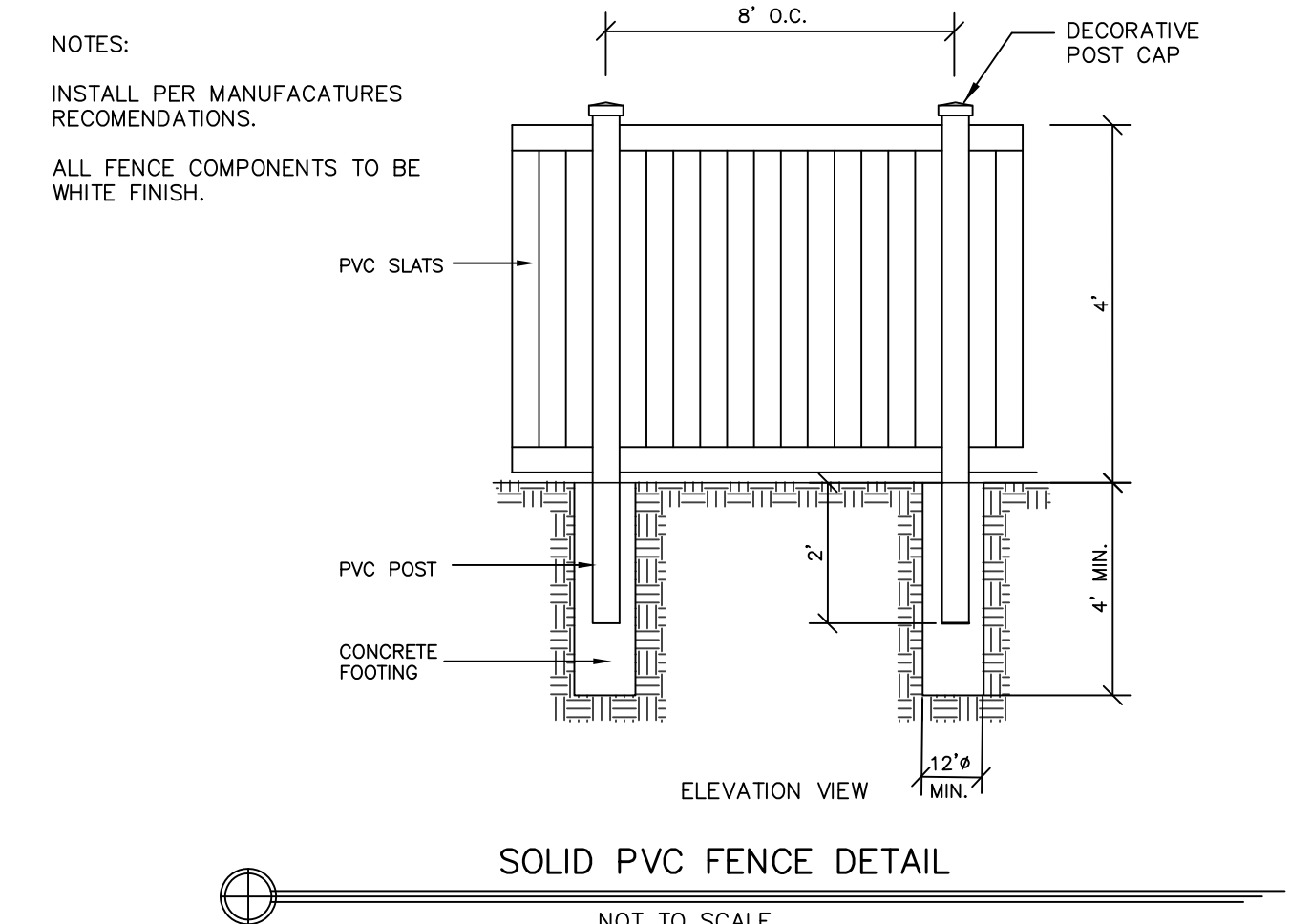
JOB NO: 00339 SHEET: **C.9**



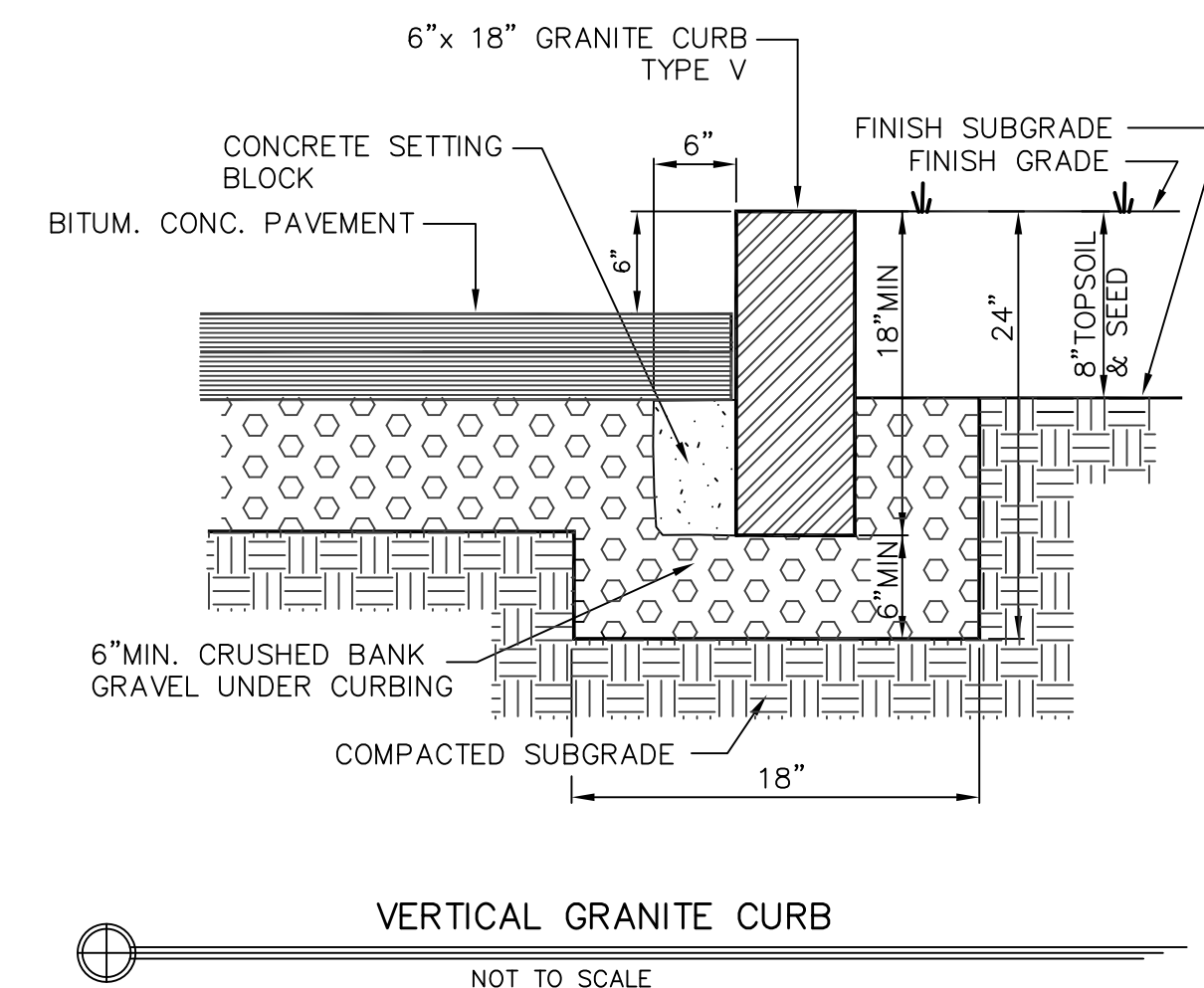
LIGHT POST DETAIL
NOT TO SCALE



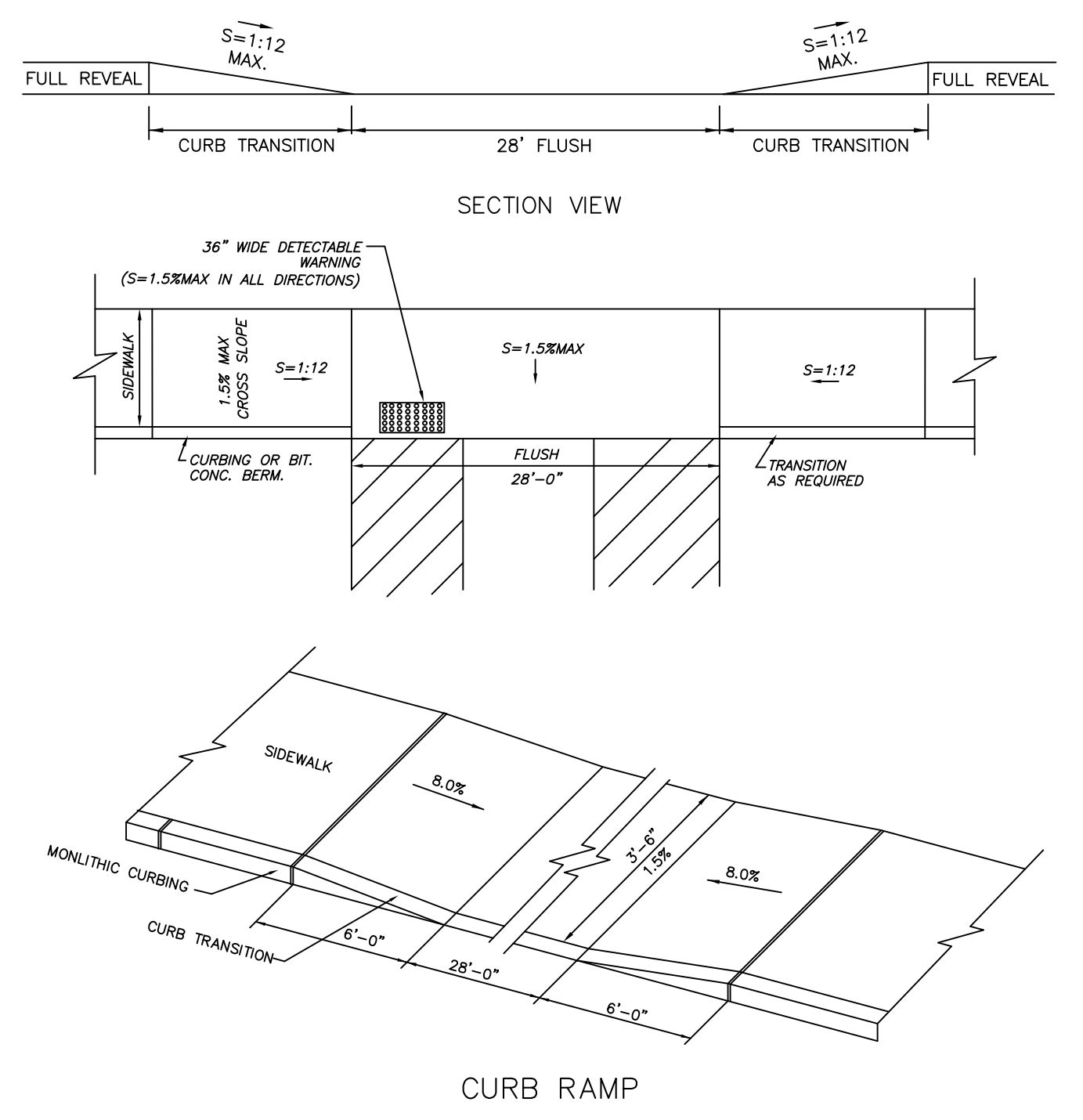
TYPICAL PAVING SECTION
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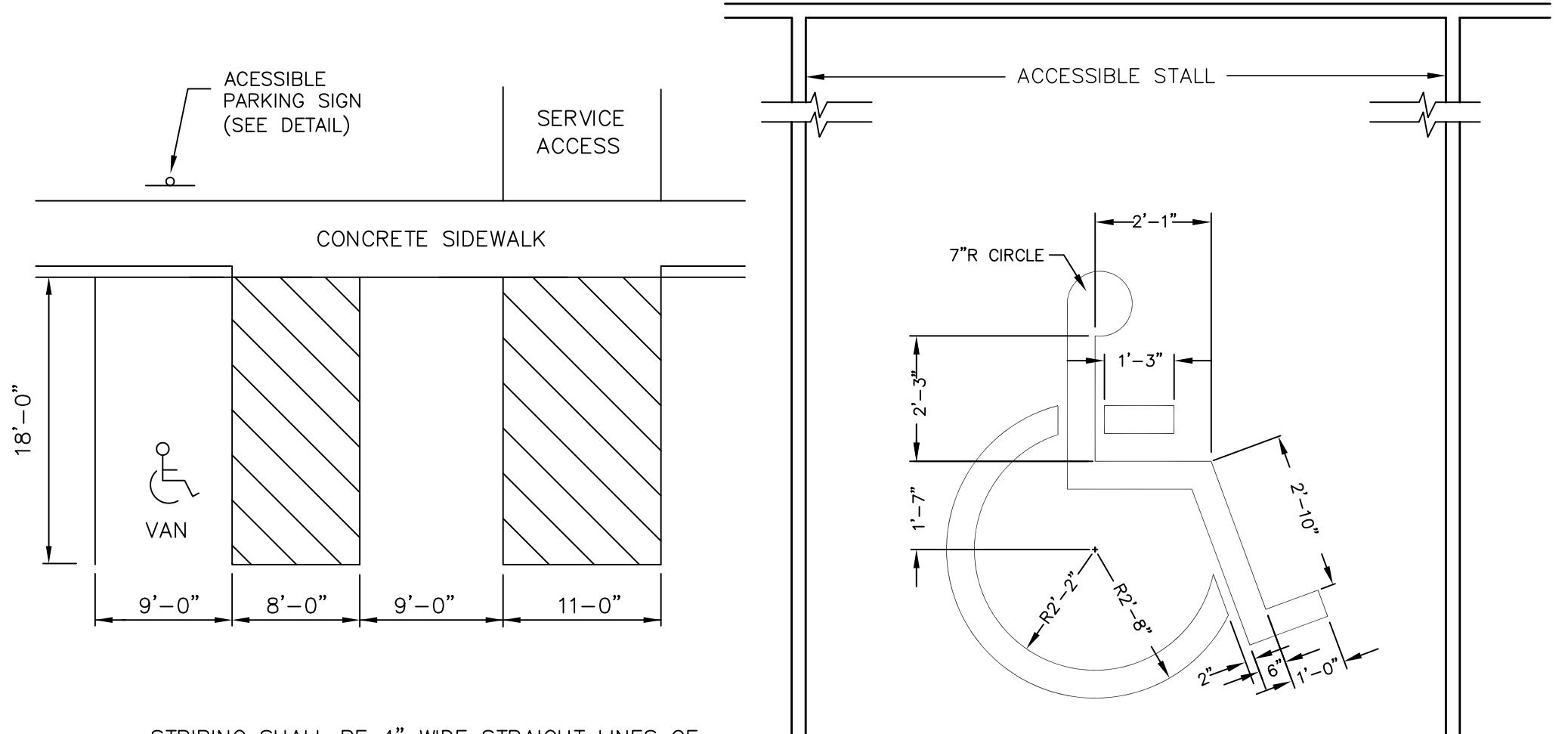
SOLID PVC FENCE DETAIL
NOT TO SCALE



VERTICAL GRANITE CURB
NOT TO SCALE



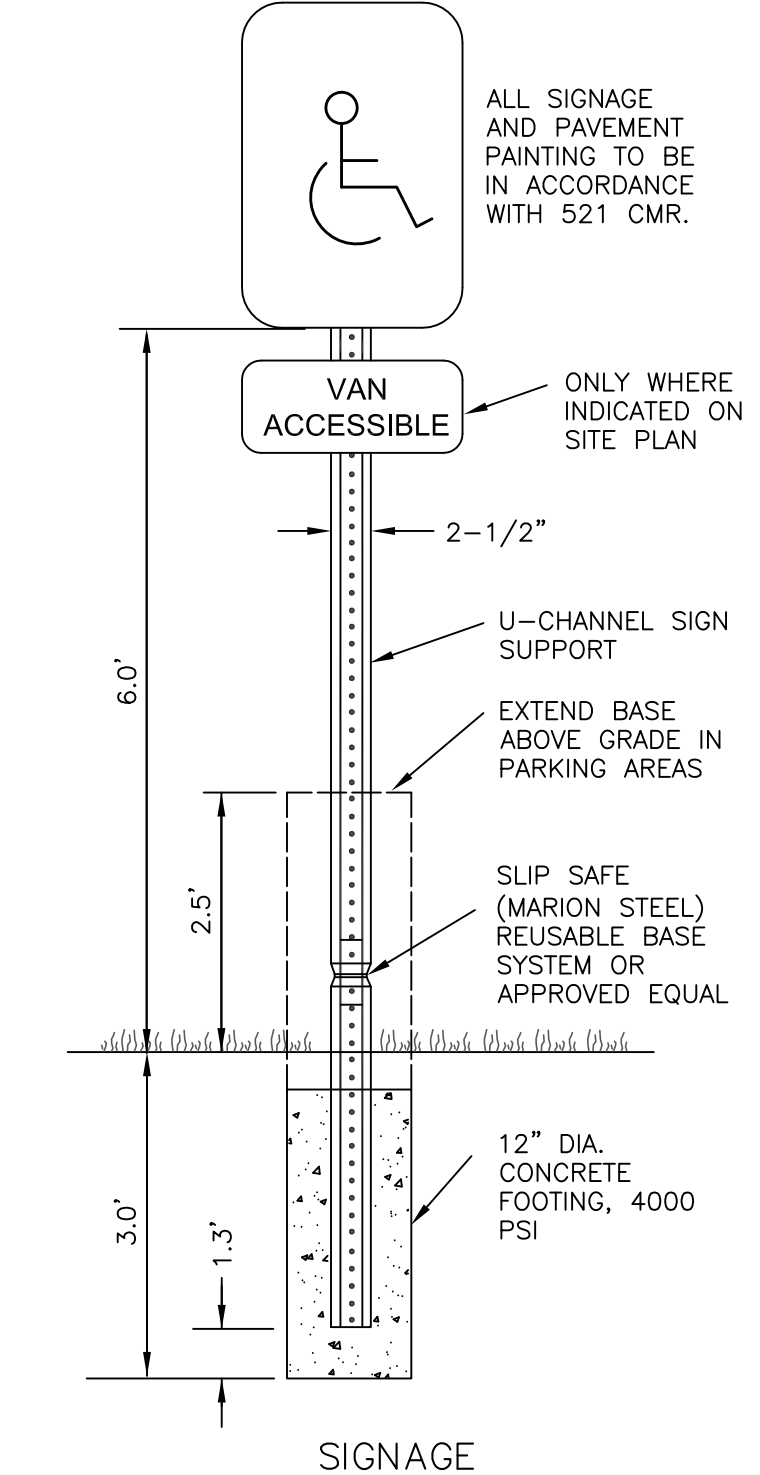
CURB RAMP



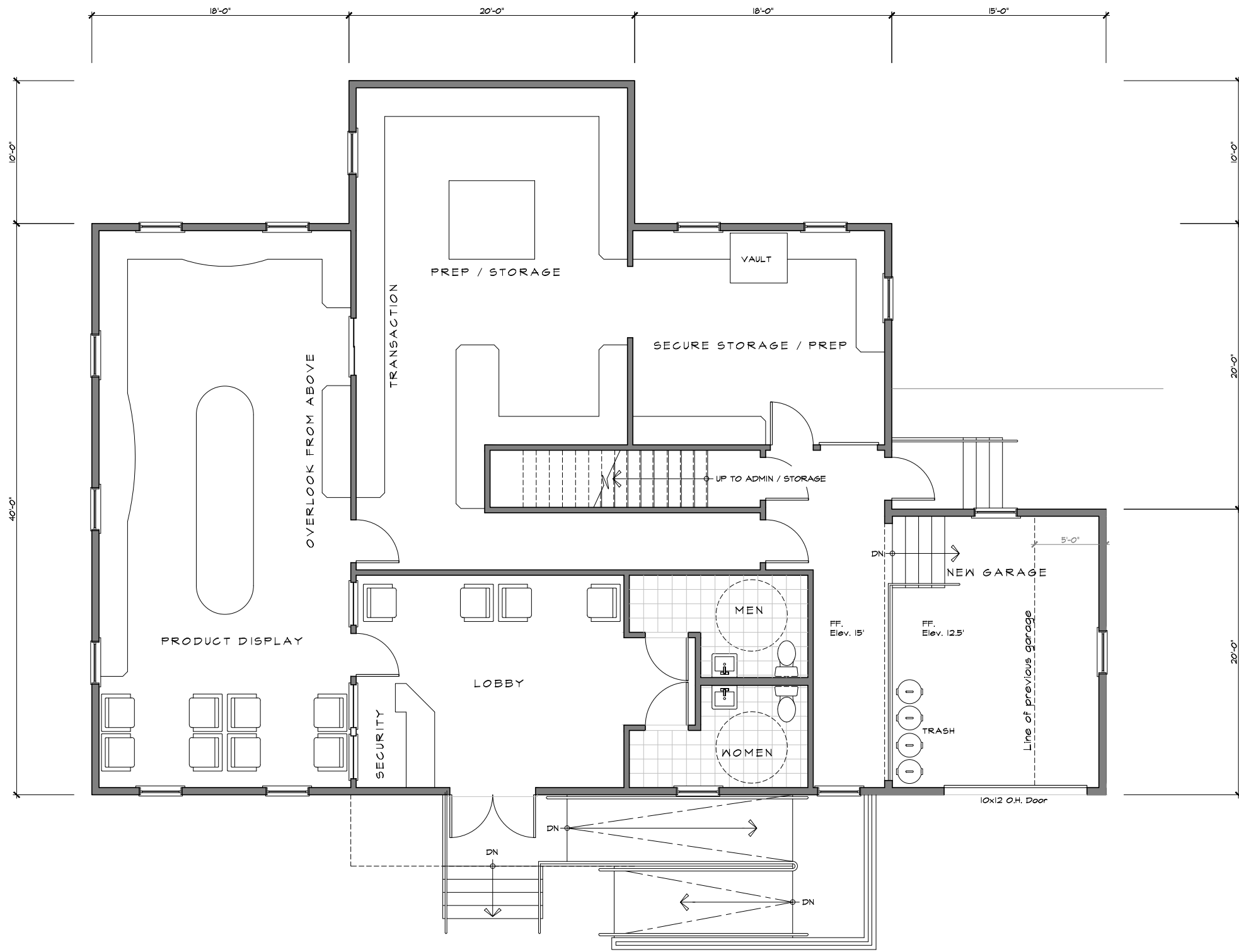
STRIPING SHALL BE 4" WIDE STRAIGHT LINES OF WHITE TRAFFIC PAINT, TO BE INSTALLED AS SHOWN ON LAYOUT PLAN.


PAVEMENT MARKINGS

ACCESSIBLE RAMP, STRIPING AND SIGNAGE
NOT TO SCALE




SIGNAGE



CALYX PEAK
PROPOSED FLOOR PLAN
 SCALE: 1/4"=1'-0" DATE: 6-15-21

 GRAPHIC SCALE

R Z A
ROBERT ZARELLI
ARCHITECT
 SLOCUM LOFT
 66 WASHINGTON STREET
 MARBLEHEAD, MA
 781 • 883 • 1033



CALYX PEAK
 PROPOSED NORTH ELEVATION FROM PARKING
 SCALE: 1/4"=1'-0" DATE: 6-15-21

 GRAPHIC SCALE

R Z A
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ARCHITECT
 SLOCUM LOFT
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 MARBLEHEAD, MA
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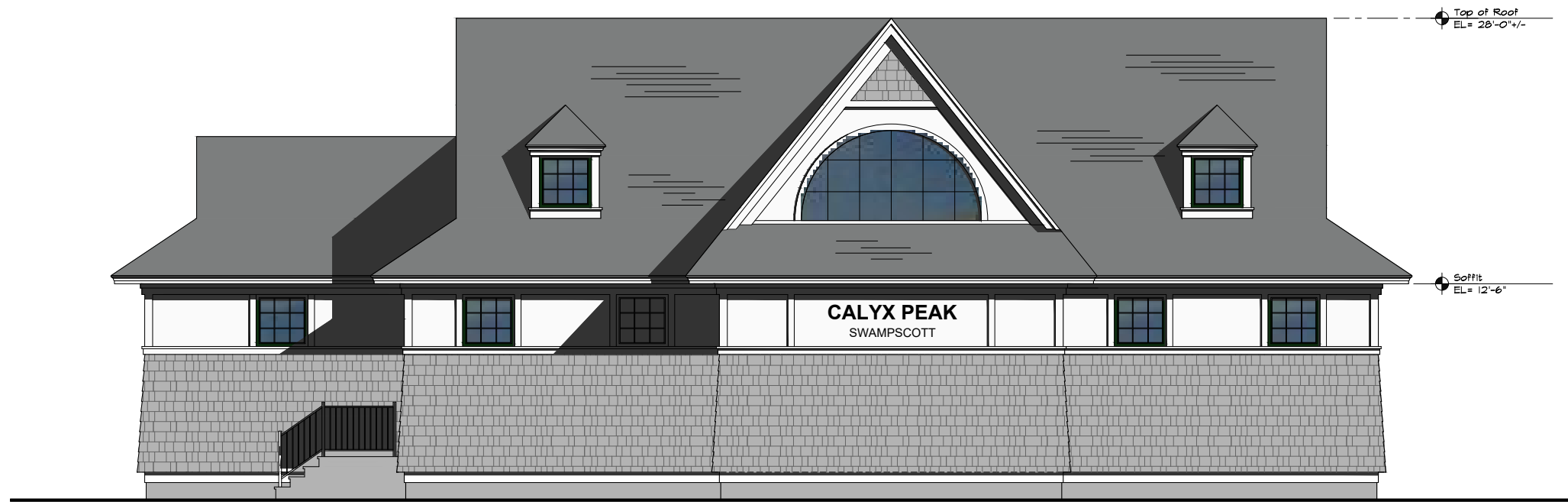
CALYX PEAK
PROPOSED WEST ELEVATION ON CURRY CIRCLE

SCALE: 1/4"=1'-0" DATE: 6-15-21



GRAPHIC SCALE

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ROBERT ZARELLI
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MARBLEHEAD, MA
781 • 883 • 1033



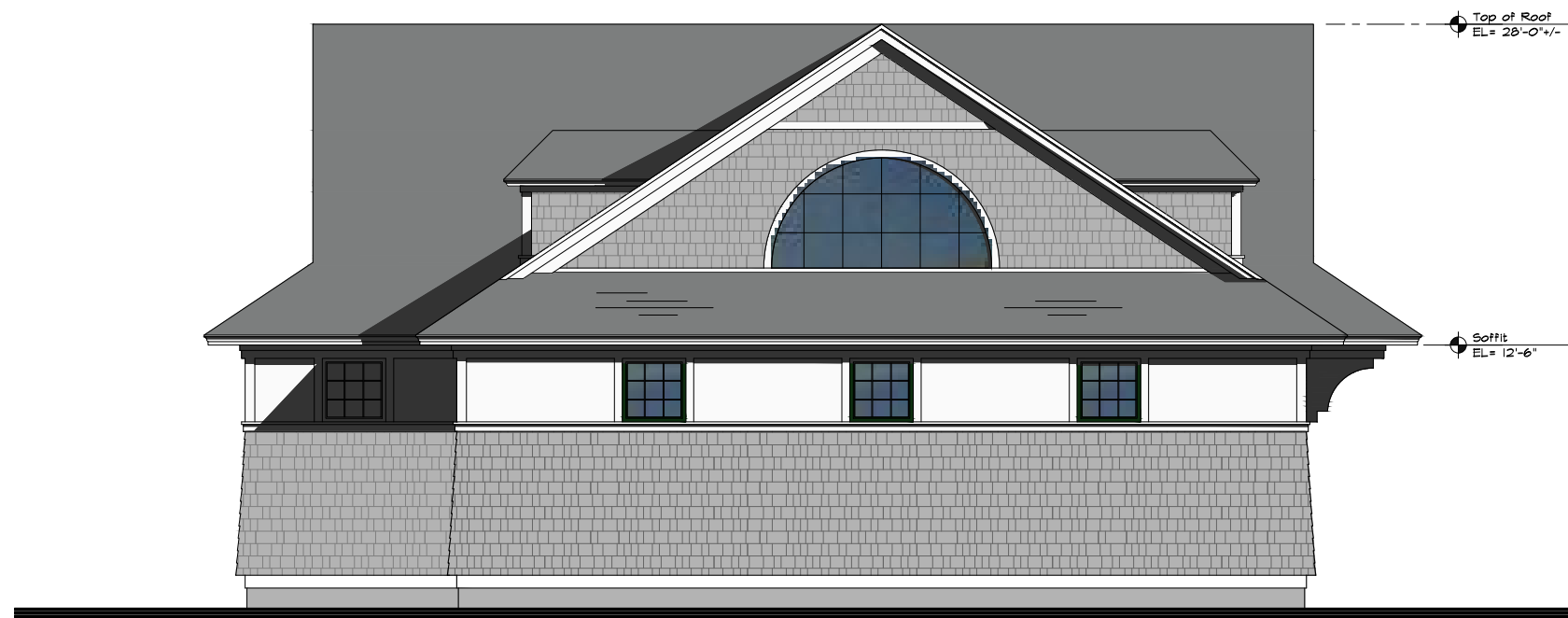
CALYX PEAK
 PROPOSED SOUTH ELEVATION ON NEW OCEAN AVE.

SCALE: 1/4"=1'-0" DATE: 6-15-21



GRAPHIC SCALE

R Z A
 ROBERT ZARELLI
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 66 WASHINGTON STREET
 MARBLEHEAD, MA
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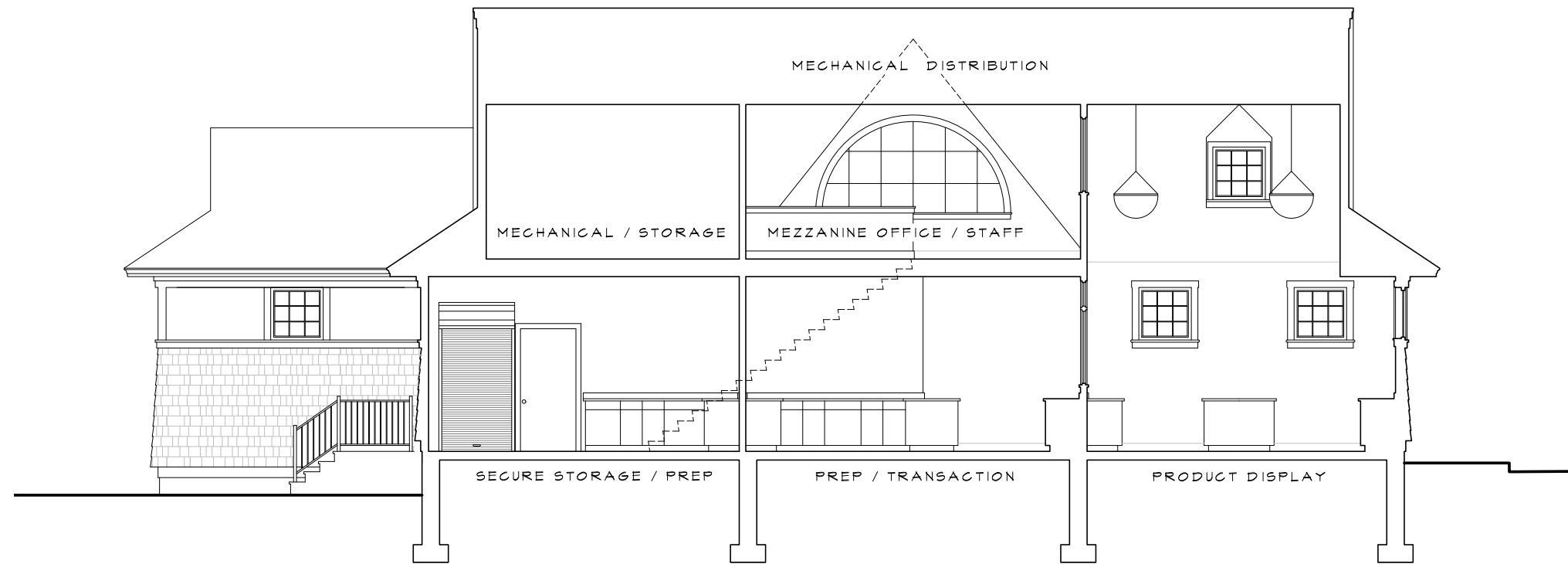
CALYX PEAK
 PROPOSED EAST ELEVATION ON NEW OCEAN AVE.

SCALE: 1/4"=1'-0" DATE: 6-15-21



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CALYX PEAK
BUILDING SECTION

SCALE: 1/4"=1'-0" DATE: 6-15-21



GRAPHIC SCALE