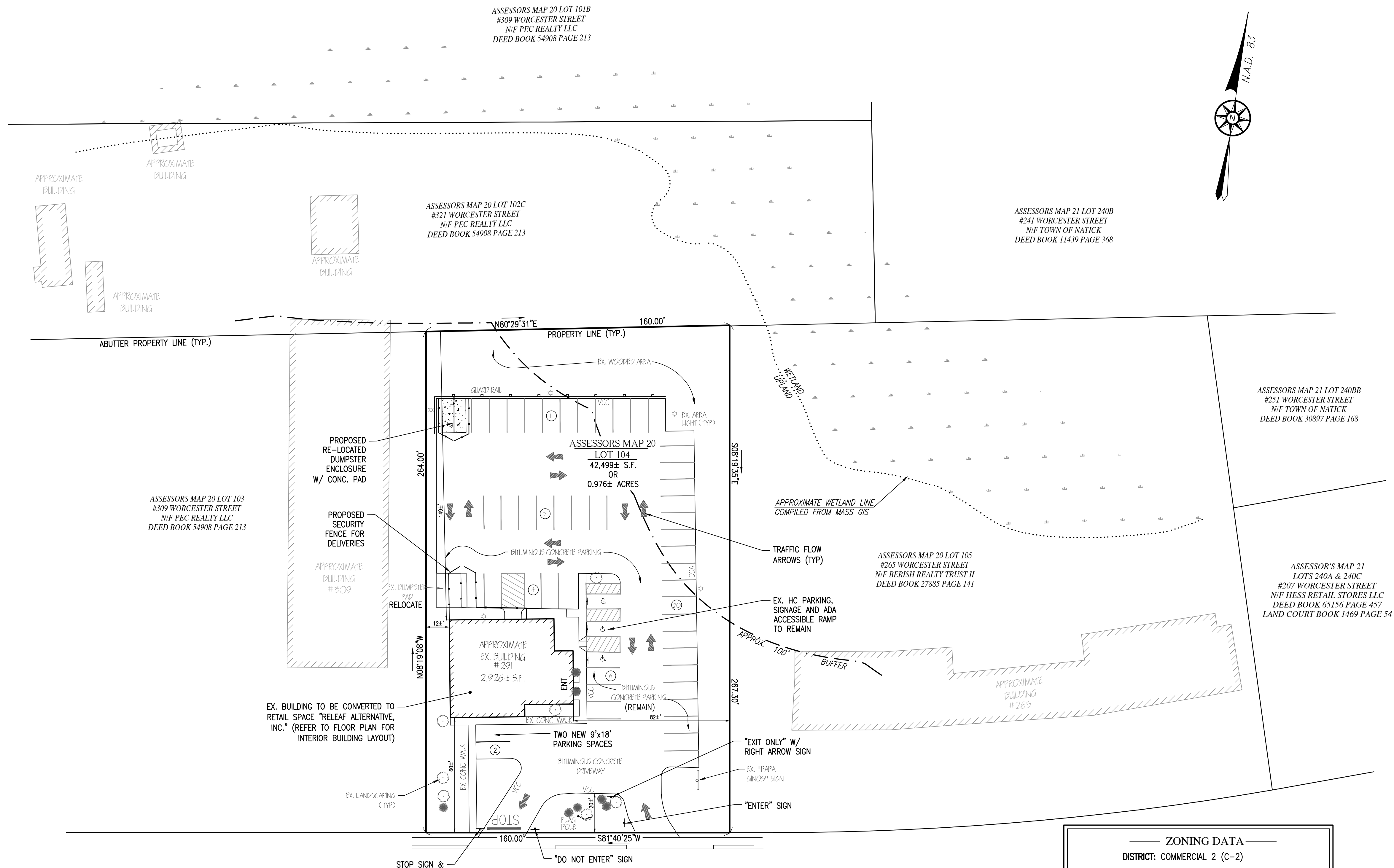


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RECORD OWNER:
 ASSESSORS MAP 20 LOT 104
 291 WORCESTER STREET

291 WORCESTER REALTY, LLC,
 323 MANLEY STREET
 WEST BRIDGEWATER, MA 02379
 DEED BOOK 72781 PAGE 522

- NOTES:**
- PROPERTY LINE, STREET LINE AND OWNER INFORMATION WAS COMPILED FROM RECORDS ON FILE AT THE MIDDLESEX COUNTY REGISTRY OF DEEDS AND THE TOWN OF NATICK ASSESSORS DEPARTMENT.
 - THE PURPOSE OF THIS PLAN IS FOR CONCEPTUAL USE ONLY. NO ACTUAL INSTRUMENT SURVEY HAS BEEN CONDUCTED FOR THE PURPOSE OF THIS PLAN AND ALL INFORMATION IS APPROXIMATE.
 - SUBJECT SITE IS IN THE "COMMERCIAL II" ZONE, THE HIGHWAY CORRIDOR OVERLAY DISTRICT "HC" AND THE MARIJUANA RETAIL OVERLAY DISTRICT "MR" AS DEPICTED ON THE TOWN OF NATICK ZONING MAP.
 - EXISTING UTILITIES, WERE NOT INVESTIGATED FOR THE PURPOSE OF THIS PLAN.
 - PARKING NOTES:
 A. PARKING REQUIREMENTS 1 SPACE/ 250 S.F.
 B. REQUIRED PARKING 2,926 S.F. @ 1SP./250 S.F. = 12 SPACES
 C. SPACES PROVIDED 50 SPACES
 D. ADA ACCESSIBLE REQUIRED = 3 TOTAL W/1 VAN ACCESSIBLE
 E. ADA ACCESSIBLE SHOWN = 3 INCLUDES 2 VAN ACCESSIBLE
 - THERE ARE NO PUBLIC OR PRIVATE SCHOOLS OR DAYCARES WITHIN 500' OF THE PROPOSED DISPENSARY.
 - ALL SIGNAGE SHALL BE IN ACCORDANCE WITH REQUIREMENTS OF TOWN OF NATICK ZONING BYLAW AND COMPLY WITH 935 CMR 500 CANNABIS CONTROL COMMISSION'S SIGNAGE REQUIREMENTS.
 - SETBACKS AND COVERAGES SHOWN ON THIS PLAN AND IN THE ZONING TABLE ARE NOT THE RESULT OF AN ON-THE-GROUND SURVEY AND ARE APPROXIMATE. A FORMAL SURVEY AND EXISTING CONDITIONS PLAN ARE REQUIRED TO ACCURATELY SHOW THE REQUIRED ZONING INFORMATION.

FLOOD NOTE:
 BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, AS SHOWN ON COMMUNITY MAP No. 25017C0537E, WHICH BEARS AN EFFECTIVE DATE OF JUNE 4, 2010, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

- ENVIRONMENTAL NOTES:**
- SITE IS NOT WITHIN AN A.C.E.C. (AREA OF CRITICAL ENVIRONMENTAL CONCERN).
 - SITE IS NOT WITHIN AN AREA OF ESTIMATED HABITAT OF RARE WILDLIFE PER NHESP MAP AUGUST 1, 2017 "ESTIMATED HABITATS OF RARE WILDLIFE" FOR USE WITH THE MA WETLANDS PROTECTION ACT REGULATIONS (310 CMR 10)."
 - SITE DOES NOT CONTAIN A CERTIFIED VERNAL POOL PER NHESP MAP AUGUST 1, 2017 "CERTIFIED VERNAL POOLS."
 - SITE IS NOT WITHIN A PRIORITY HABITAT PER NHESP MAP AUGUST 1, 2017 "PRIORITY HABITATS OF RARE SPECIES" FOR SPECIES UNDER THE MASSACHUSETTS ENDANGERED SPECIES ACT, REGULATIONS (321 CMR10).
 - SITE IS LOCATED ENTIRELY WITHIN A STATE APPROVED ZONE II GROUND WATER RECHARGE PROTECTION AREA.
 - WETLAND RESOURCE AREAS SHOWN ON THIS PLAN WERE COMPILED FROM MASS GIS AND SHOULD BE CONSIDER APPROXIMATE.

ZONING DATA			
DISTRICT: COMMERCIAL 2 (C-2)			
	REQUIRED	EXISTING	PROPOSED
LOT AREA:	40,000 S.F.	42,499 S.F.	42,499 S.F.
LOT FRONTAGE:	200'	160'	160'
LOT DEPTH:	200'	267.3'	267.3'
FRONT SETBACK:	85'	60±'	60±'
SIDE SETBACK:	40'	12±'	12±'
SIDE SETBACK:	40'	82±'	82±'
REAR SETBACK:	40'	149±'	149±'
BUILDING COVERAGE:	<30%	7.1%	7.1%
BUILDING HEIGHT:	30'/	15'/	15'/
	2 STORIES	1 STORY	1 STORY
BUILDING FLOOR AREA:	N/A	3,013 S.F.	3,013 S.F.
USE OF PROPERTY:	COMMERCIAL	VACANT RESTAURANT	MARIJUANA DISPENSARY
PARKING SPACES:	12	54	50
WETLANDS AREA:	N/A	0 S.F.	0 S.F.
FLOOR AREA RATIO:	<.32	0.071	0.071
LANDSCAPE SURFACE RATIO:	>.2	0.353	0.353
LANDSCAPE BUFFER:	>16'	20'	20'
PERVIOUS SURFACE AREA:	4,250 S.F.	14,999 S.F.	14,999 S.F.
IMPERVIOUS SURFACE AREA:	38,250 S.F.	27,500 S.F.	27,500 S.F.

NOTE:
 SETBACKS AND COVERAGES SHOWN ON THIS PLAN AND IN THE ZONING TABLE ARE NOT THE RESULT OF AN ON-THE-GROUND SURVEY AND ARE APPROXIMATE. A FORMAL SURVEY AND EXISTING CONDITIONS PLAN ARE REQUIRED TO ACCURATELY SHOW THE REQUIRED ZONING INFORMATION.

REVISIONS

THOMAS A. POZERSKI
 CIVIL ENGINEER
 No. 46859
 REGISTERED PROFESSIONAL ENGINEER

Francis C. Rapch

DRAWN BY: CMS
 DESIGNED BY:
 CHECKED BY: TP

Merrill
 Engineers and Land Surveyors
 427 COLUMBIA ROAD, HANOVER, MA 02339 / T: (781) 826-9200
 26 UNION STREET, PLYMOUTH MA 02360 / T: (508) 746-6060
 WWW.MERRILLINC.COM

PROPOSED DISPENSARY SITE PLAN

#291 WORCESTER STREET
 NATICK, MASSACHUSETTS

PREPARED FOR: RELEAF ALTERNATIVE, INC.
 323 MANLEY STREET
 WEST BRIDGEWATER, MA 02379

APRIL 5, 2022
 SCALE: 1"=30'
 JOB No. 20-007
 LATEST REVISION:

LAYOUT EXHIBIT PLAN

SHEET 3 OF 8