

Site Plan for

7 RIVER ROAD

Whately, Massachusetts

Application for Special Permit

Prepared For:

DMCTC, Inc.
11-13 Hampden Street
Springfield, MA 01103

Prepared By:



Landscape Architecture
Civil Engineering
Planning
Land Surveying

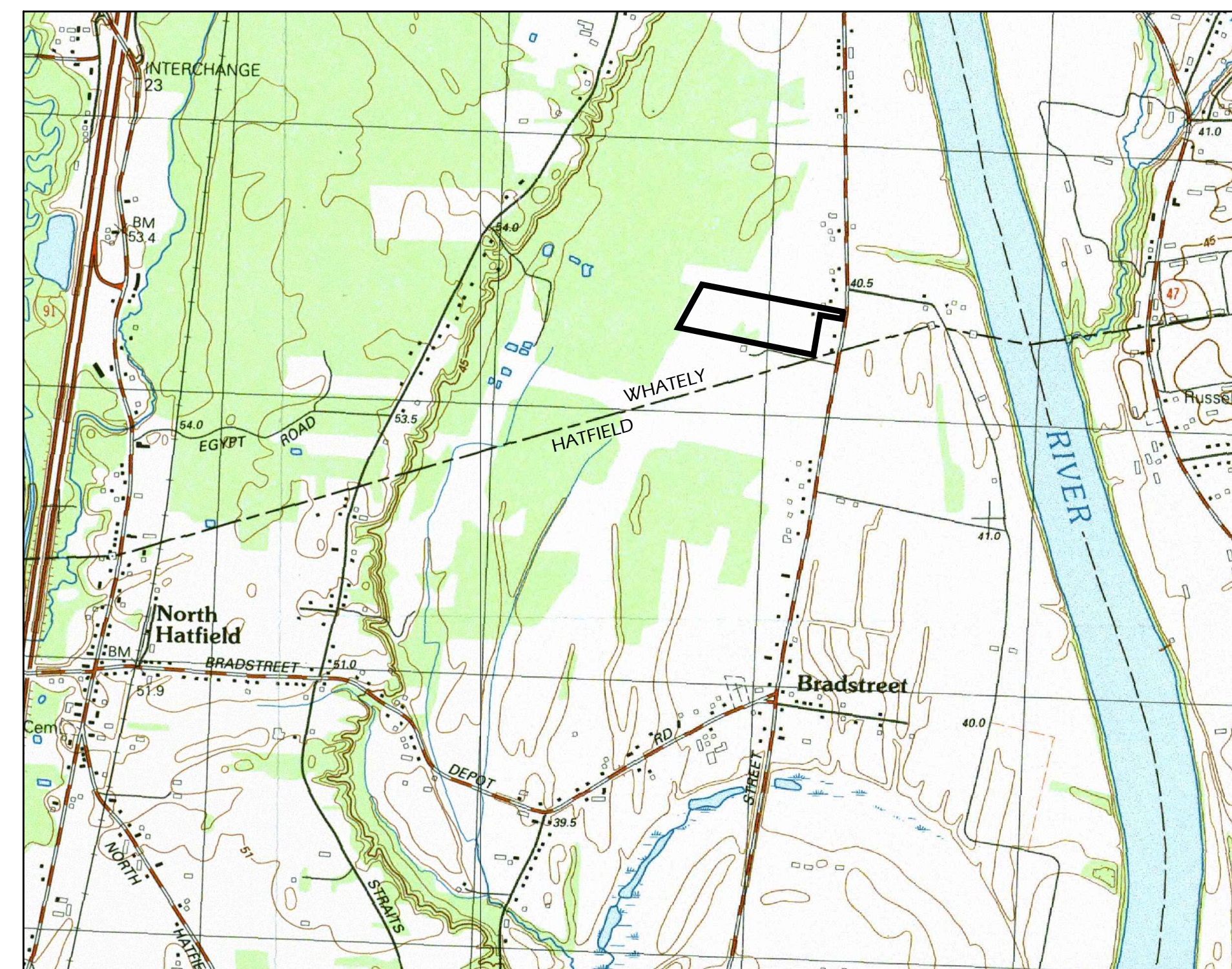
4 Allen Place Northampton
Massachusetts 01060
www.berkshiredesign.com

Date:

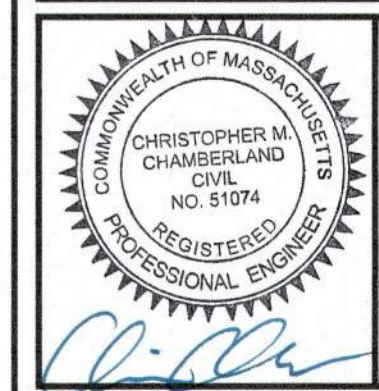
August 13, 2020

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	COVER
LC-1	EXISTING CONDITIONS PLAN
LC-2	CONTEXT PLAN
LC-3	PROPOSED SITE PLAN
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Locus Map



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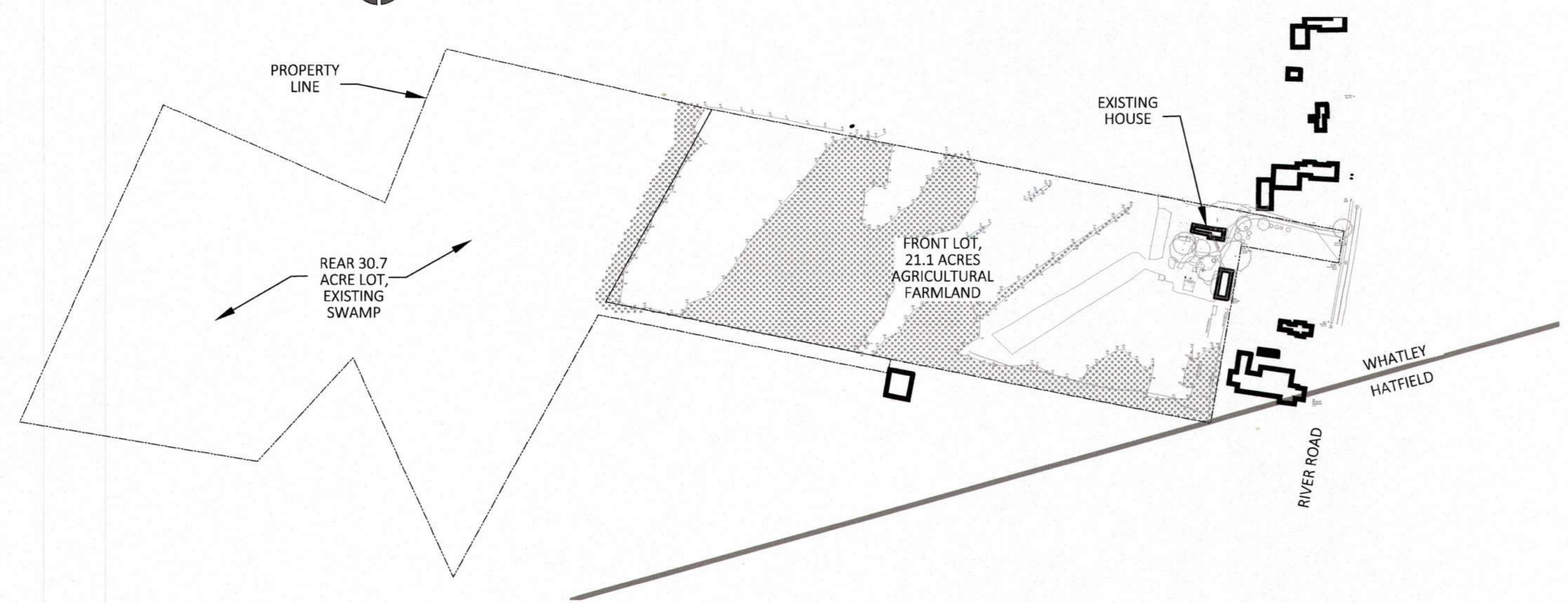
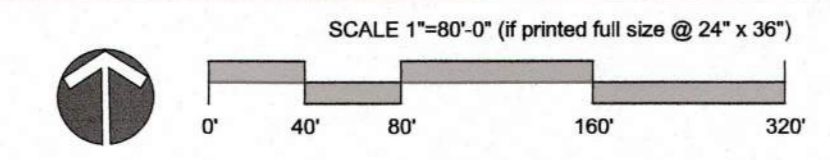
7 River Road
 Whately, MA

EXISTING CONDITIONS PLAN

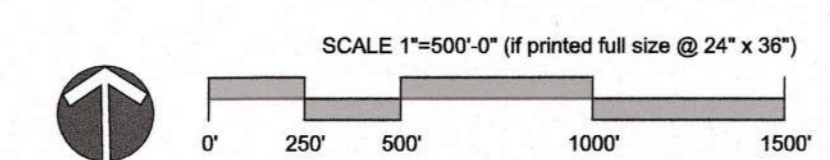
Revisions	
Date:	08,13, 2020
Scale:	AS NOTED
Drawn By:	CS
Checked By:	CC
Sheet Number	LC-1



EXISTING CONDITIONS PLAN (FRONT LOT)



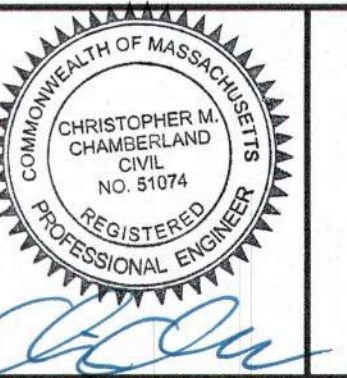
EXISTING CONDITIONS PLAN (ENTIRE SITE)



NOTES:

1. THE EXISTING CONDITIONS DEPICTED HERE ARE BASED ON A TOPOGRAPHIC SURVEY PREPARED BY BERKSHIRE DESIGN GROUP, JUNE 2020, SUPPLEMENTED BY DATA FROM THE MASSACHUSETTS GEOGRAPHIC INFORMATION SYSTEM (GIS).
2. THIS PLAN IS PREPARED AS A SITE DESIGN AND IS NOT INTENDED TO BE USED FOR DETERMINATION OF PROPERTY LINES.
3. WETLAND AREAS DELINEATED BY WENDELL WETLAND SERVICE, JUNE 2020.
4. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS. IF A DISCREPANCY IS FOUND BETWEEN THIS PLAN AND THE ACTUAL FIELD CONDITION, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER.

F:\WHATELY_7 RIVER ROAD\02-DESIGN PROCESS\04-DRAWINGS\01-1 EXISTING CONDITIONS PLAN 02.DWG PLOT DATE: 07/13/2020



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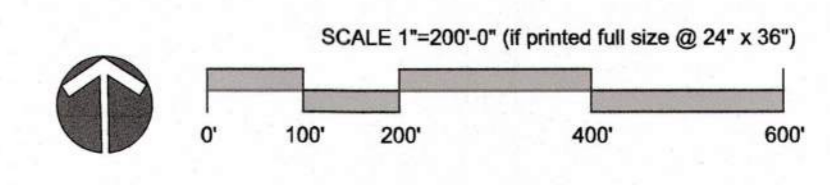
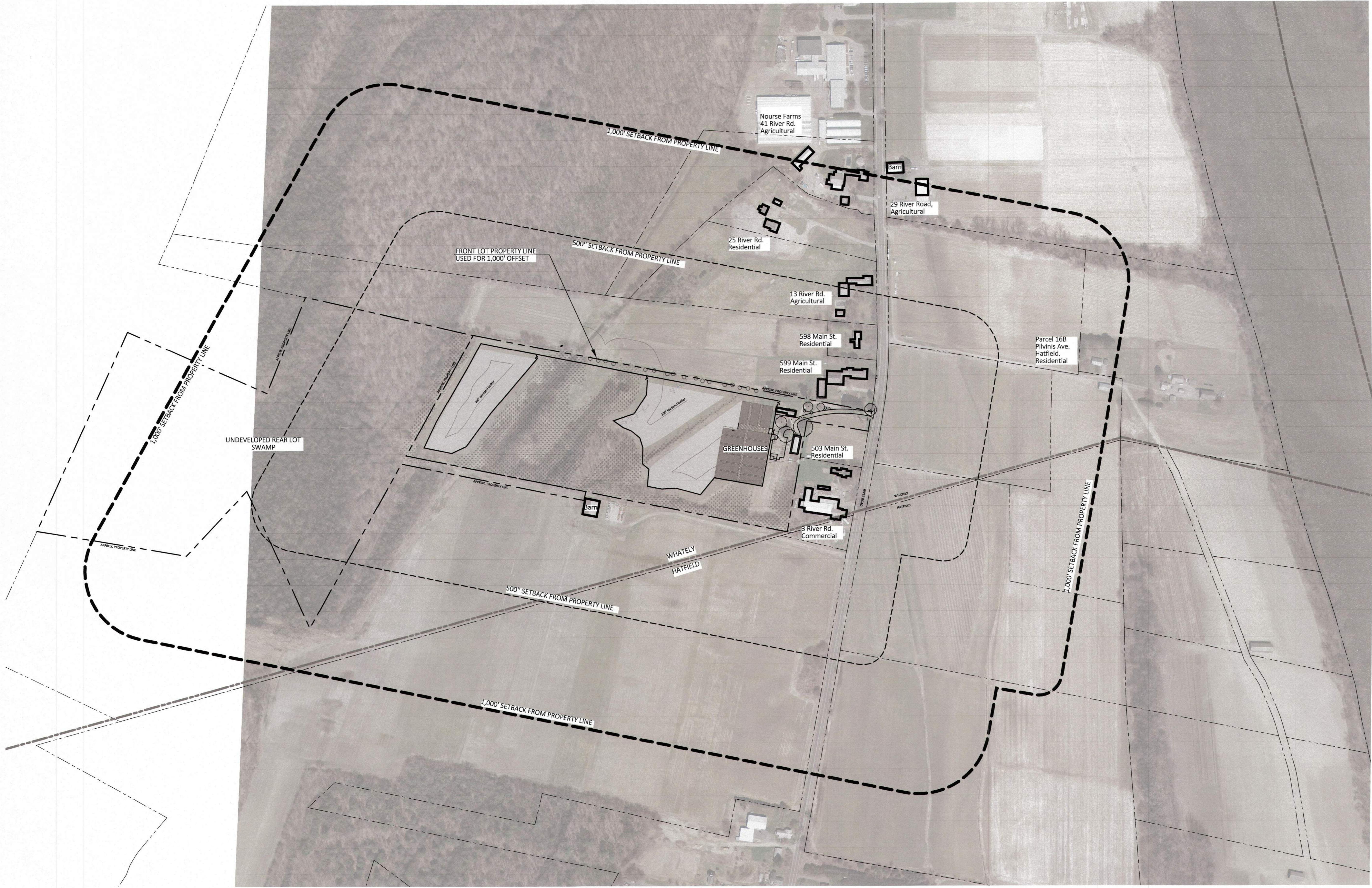
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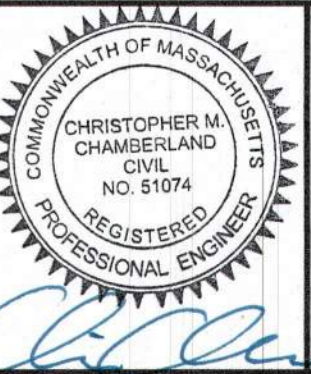
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CONTEXT PLAN

Revisions

Date:	08,13, 2020	Sheet Number
Scale:	AS NOTED	LC-2
Drawn By:	CS	
Checked By:	CC	



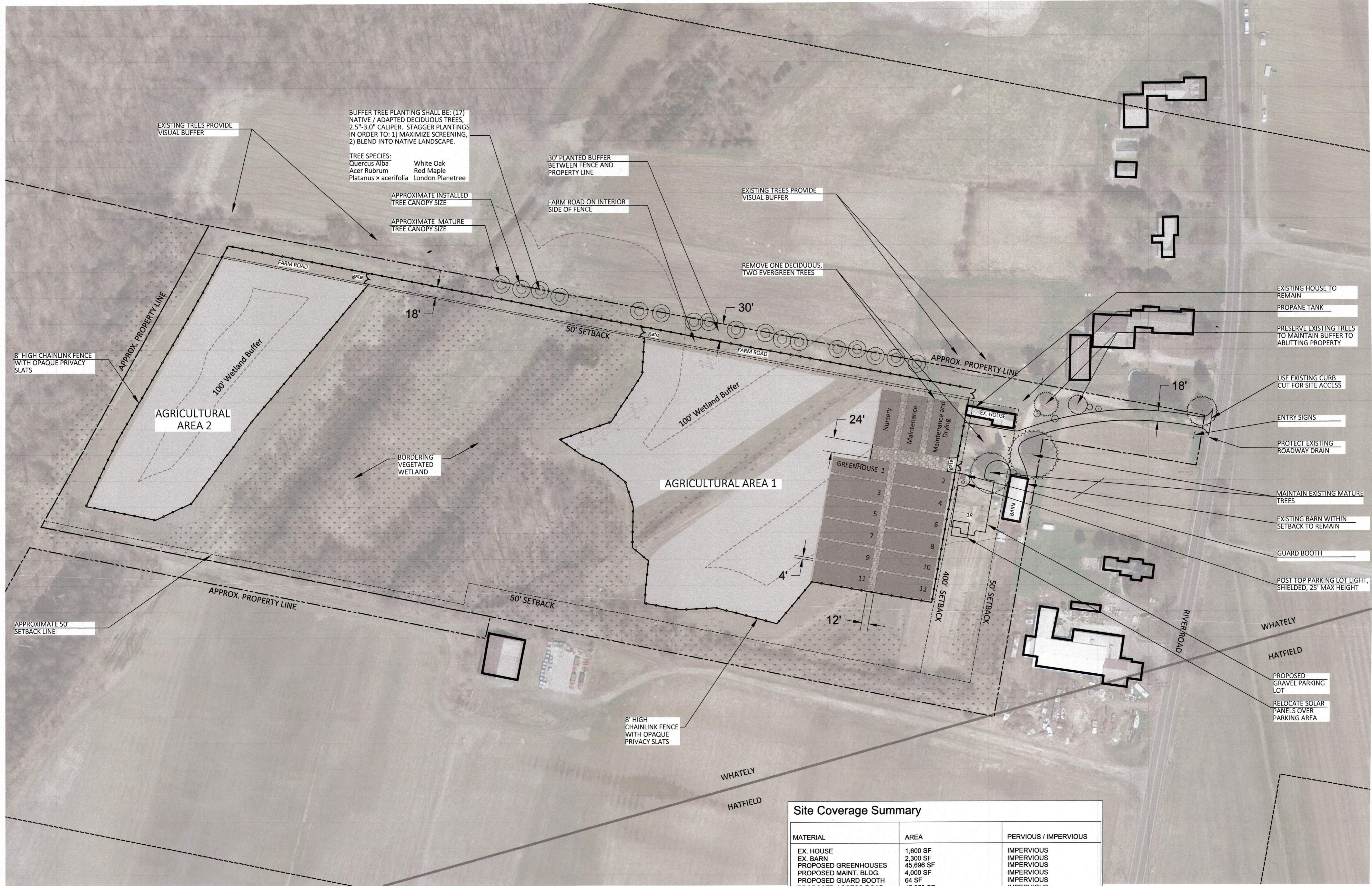


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PROPOSED SITE PLAN



LAYOUT NOTES

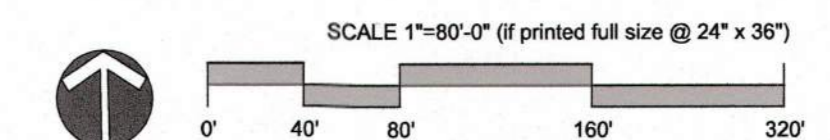
- Do not scale drawings for quantity take-offs or construction. Use written dimensions only. If dimensions are incomplete, contact The Berkshire Design Group, Inc. for clarification.
- All lines or points are perpendicular or parallel to lines from which they are measured unless otherwise noted.
- The Contractor shall verify all layout, dimensions, grades, and inverts prior to construction; report any and all discrepancies to the Landscape Architect. All discrepancies shall be resolved in writing prior to beginning work.
- All areas outside of cultivated fields to be raked, smoothed, fertilized and seeded with a mix of native grasses unless otherwise noted.
- All new walks and surfaces to meet existing walks and surfaces with smooth, continuous line and grade.
- The Contractor shall not install concrete during adverse weather conditions (rain, sleet, etc.) unless otherwise directed by the Landscape Architect.
- For driveway, parking lot, and greenhouse construction, the Contractor shall place silt fence and/or silt sock at down-gradient perimeter of the site, as directed by the engineer. Disturbance in agricultural fields shall be managed in accordance with soil conservation standards established by mdar.

Zoning Summary

AGRICULTURAL / RESIDENTIAL 2	REQUIRED	PROPOSED
MIN. LOT AREA	80,000 SF	920,000 SF (FRONT LOT)
MIN. FRONTAGE	200 FT	93 FT
MIN. FRONT YARD	50 FT	50 FT
MIN. SIDE YARD	20 / 50 FT	50 FT
MIN. REAR YARD	20 / 50 FT	50 FT
MAX. SITE COVERAGE	30%	11.4%

Site Coverage Summary

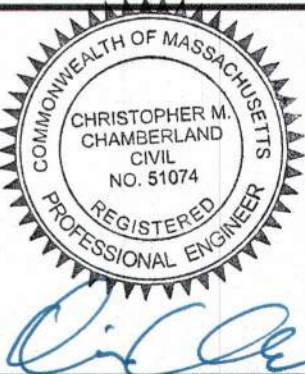
MATERIAL	AREA	PERVIOUS / IMPERVIOUS
EX. HOUSE	1,600 SF	IMPERVIOUS
EX. BARN	2,300 SF	IMPERVIOUS
PROPOSED GREENHOUSES	45,696 SF	IMPERVIOUS
PROPOSED MAINT. BLDG.	4,000 SF	IMPERVIOUS
PROPOSED GUARD BOOTH	64 SF	IMPERVIOUS
PROPOSED ACCESS ROAD	17,053 SF	IMPERVIOUS
TOTAL IMPERVIOUS	70,713 SF	
MATERIAL	AREA	PERVIOUS / IMPERVIOUS
UNPAVED FARM ROAD	22,884 SF	PERVIOUS
GRAVEL AT GREENHOUSES	12,000 SF	PERVIOUS
TOTAL PERVIOUS	34,884 SF	
TOTAL SITE COVERAGE	105,597 SF	



Revisions

Date:	Sheet Number
08,13, 2020	LC-3
Scale:	1"=80'
Drawn By:	CS
Checked By:	CC

E:\WHATELY - 7 RIVER ROAD\DESIGN PROCESS\04-DRAWINGS\LC-3 PROPOSED SITE PLAN SP.DWG PLOT DATE: 8/13/2020



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DETAILS

Revisions

Date: 08,13, 2020

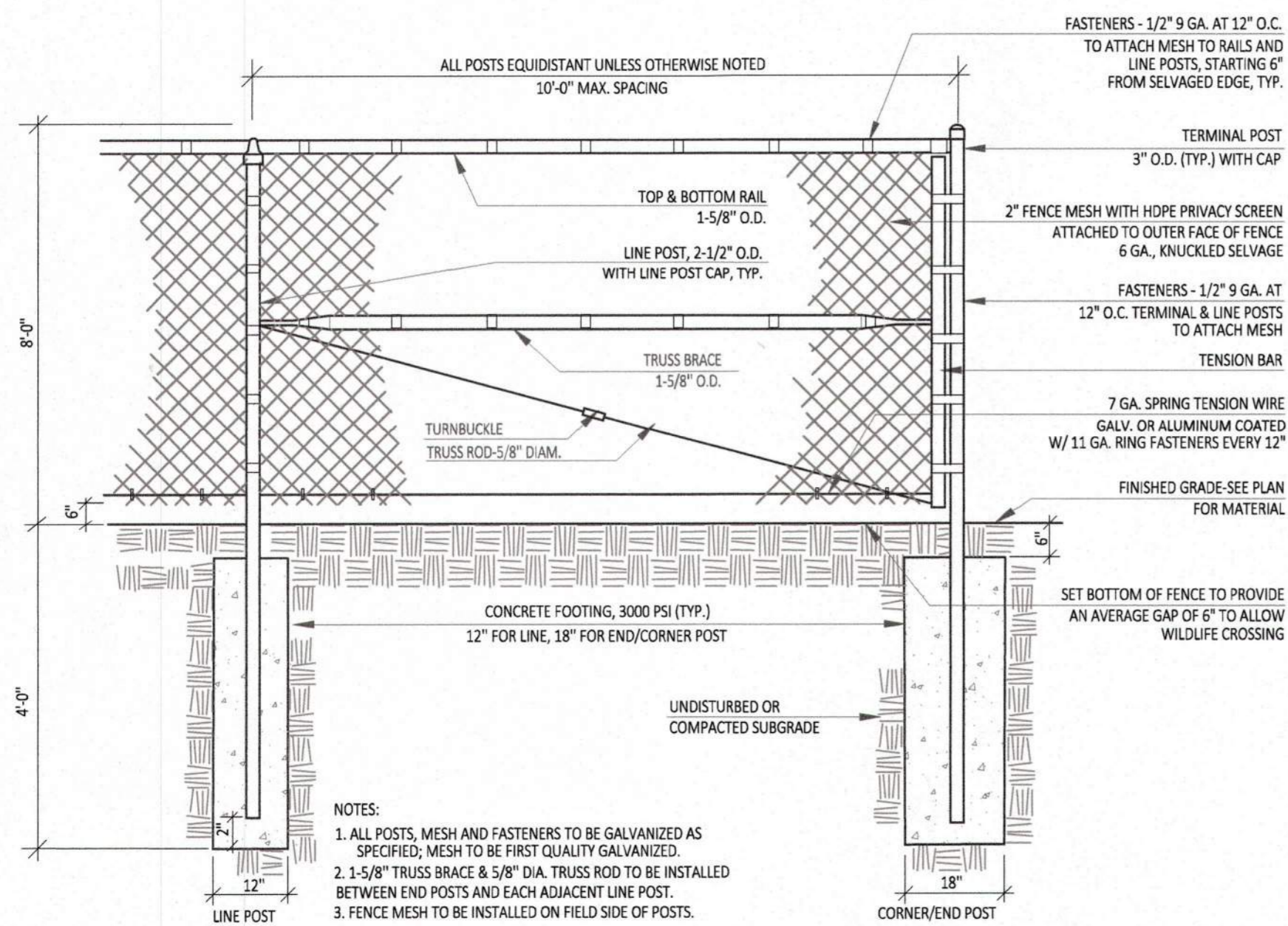
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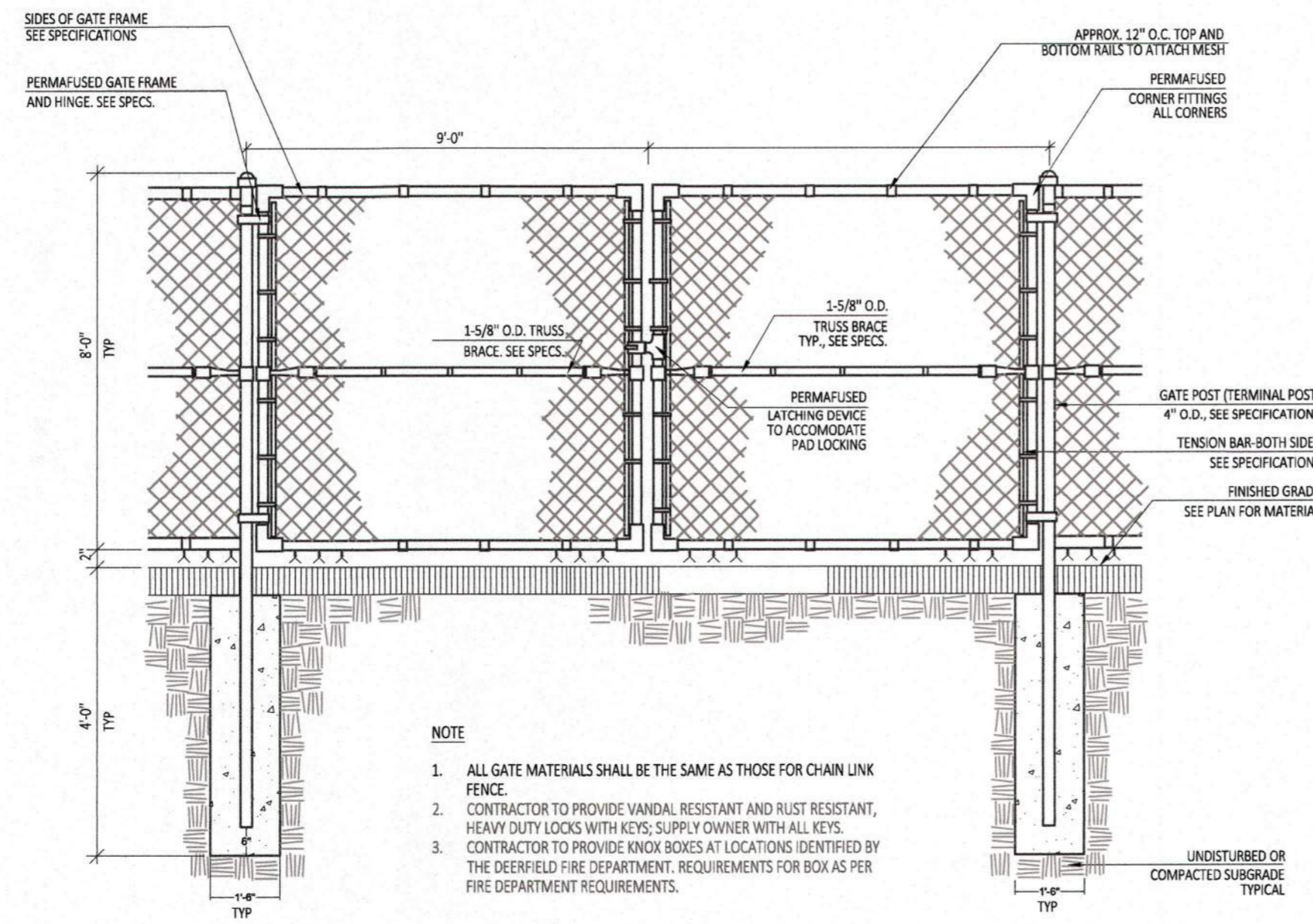
LC-4



01 CHAIN LINK FENCE
NOT TO SCALE



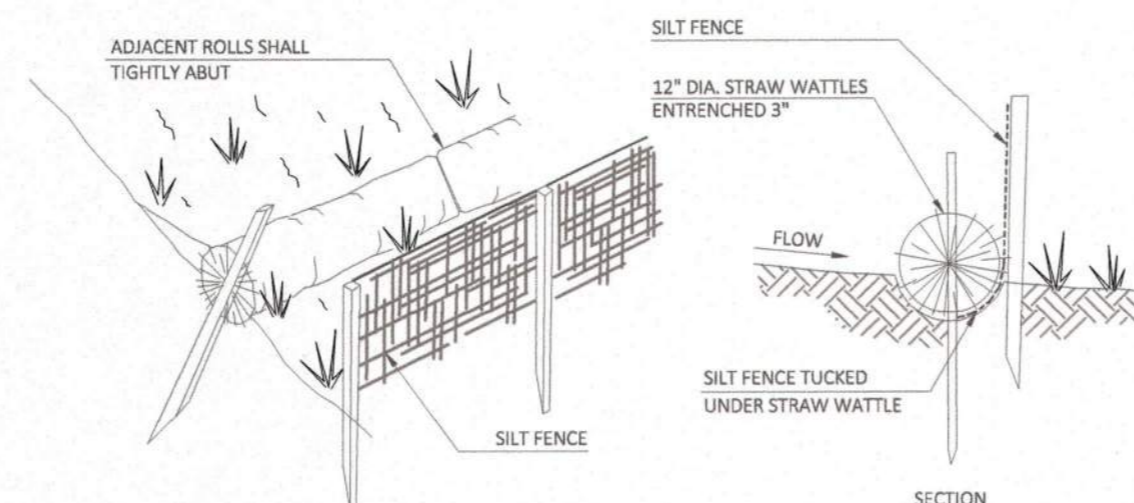
05 GREENHOUSE
NOT TO SCALE



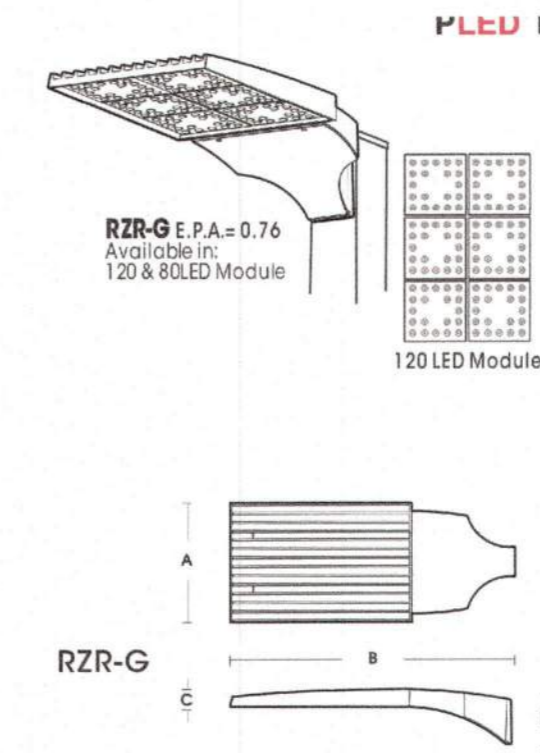
02 CHAIN LINK FENCE / GATE
NOT TO SCALE



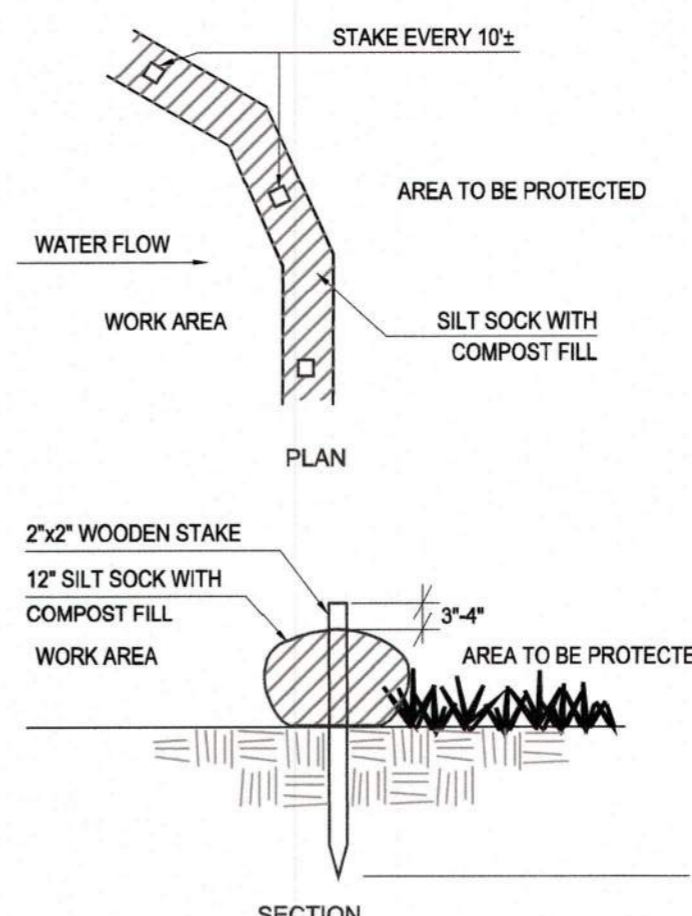
06 MAINTENANCE BUILDING
NOT TO SCALE



07 EROSION CONTROL BARRIER
NOT TO SCALE



03 POLE-MOUNTED LIGHT FIXTURE
NOT TO SCALE

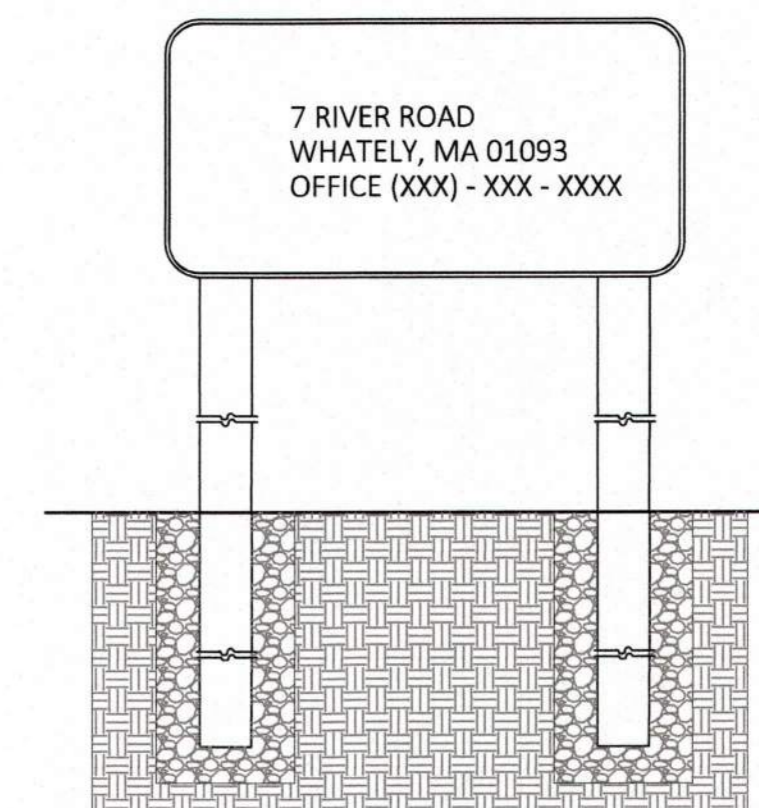


08 SILT SOCK
NOT TO SCALE

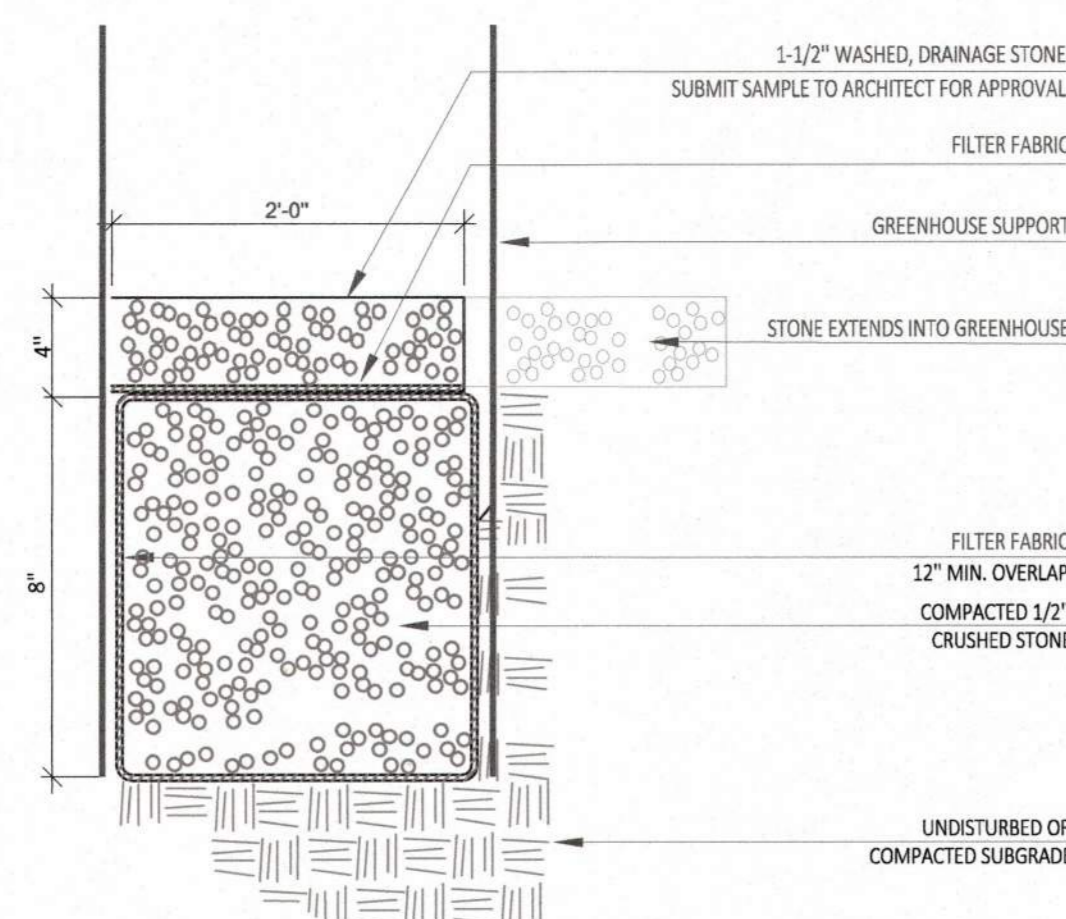


04 ENTRY SIGN
NOT TO SCALE

04 ENTRY SIGN
NOT TO SCALE



09 ACCESS SIGN
NOT TO SCALE



10 DRIP EDGE BETWEEN GREENHOUSES
NOT TO SCALE