

Site Plans

Proposed Indoor Cultivator Establishment

Parcel ID: I2-O-26
23A LaSalle Drive
Whately, Mass.

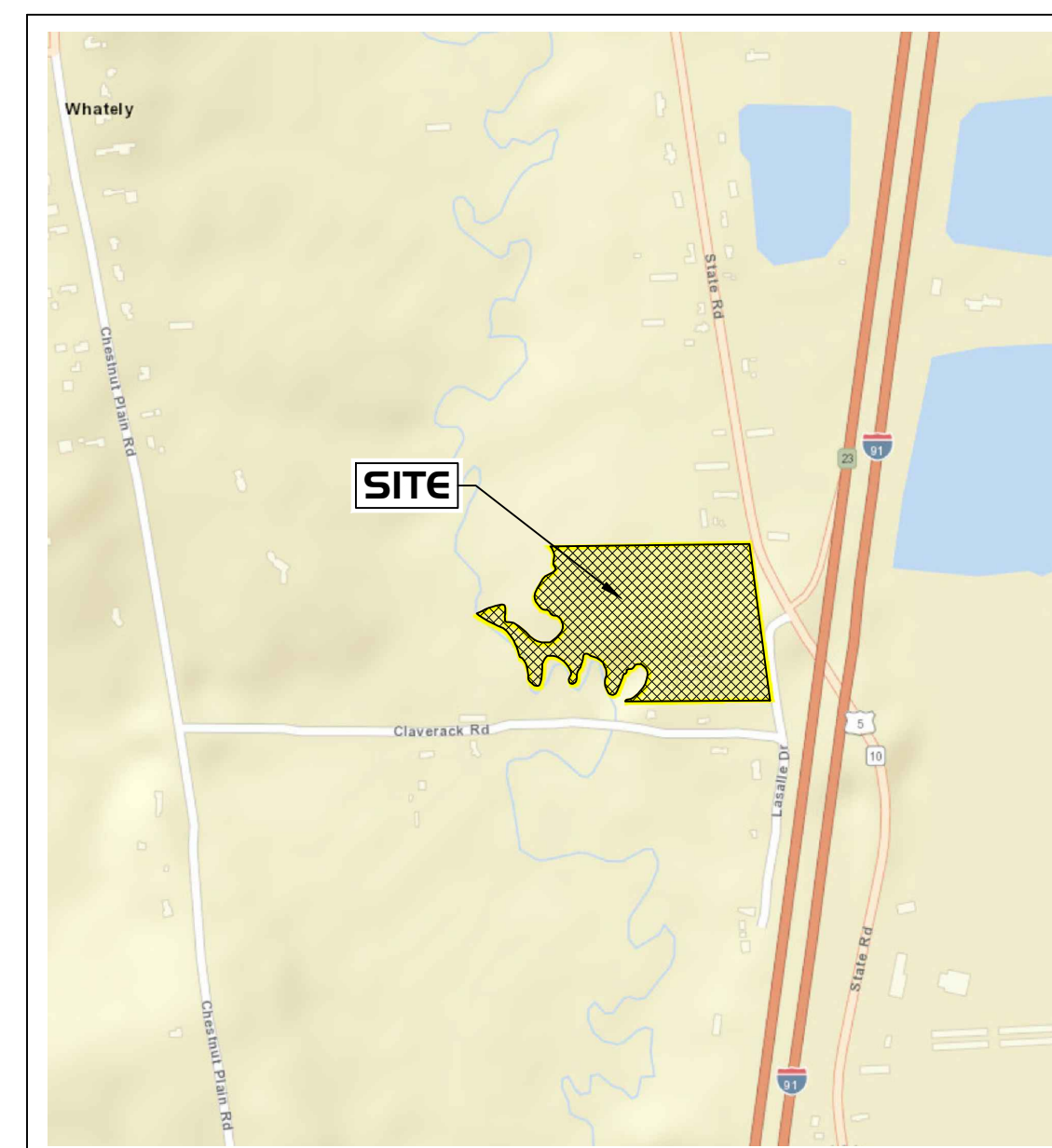
AS PREPARED FOR

Whately RE Holdings, LLC

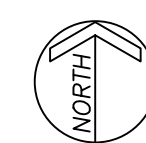
P.O. Box I63
Hinsdale, MA 01235

ZONING REVIEW - A/RI*		
TYPE (MINIMUM)	REQUIRED	EXISTING
AREA	40,000 S.F.	14.4 Ac.
FRONTAGE	175'	700'
FRONT YARD	50'	31'±
SIDE YARD	20'	10'±
REAR YARD	20'	54'±
BUILDING COVERAGE (MAX)	30%	±4%
PARKING**	10	10

* PUBLIC WATER AVAILABLE
 ** PER SECTION 171-13(B)(5) - WHOLESALE, WAREHOUSE AND LIGHT INDUSTRY ESTABLISHMENT - ONE SPACE FOR EACH EMPLOYEE ON THE LARGEST SHIFT, PLUS ONE SPACE FOR EACH COMPANY-OWNED AND OPERATED VEHICLE, PLUS ADEQUATE SPACE FOR CUSTOMERS' VEHICLES, AS APPROPRIATE.

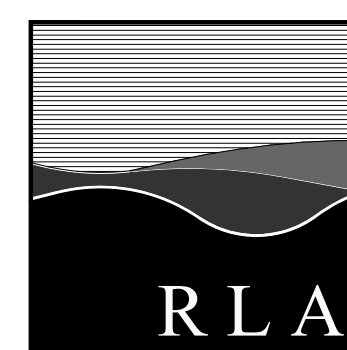


SOURCE: WHATELY GIS



October 22, 2020

BY



R LEVESQUE ASSOCIATES INC
 A LAND PLANNING SERVICES COMPANY

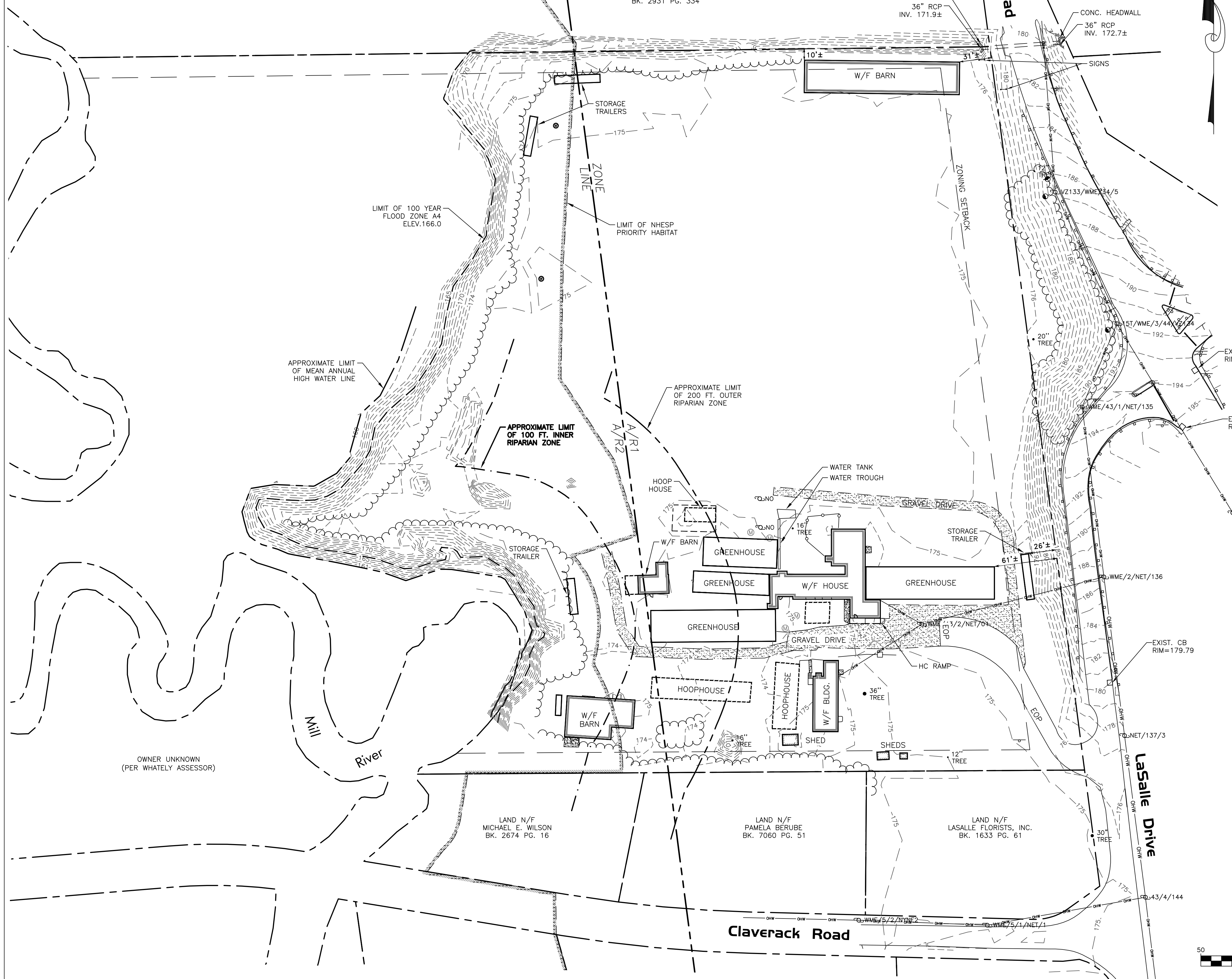
40 School Street · Westfield, MA · 01085
 ph 413.568.0985 · fax 413.568.0986
 www.rlaland.com

DRAWING INDEX			
SHEET NO.	SHEET NAME	ISSUE DATE	REVISION DATE
T-1	TITLE SHEET	10/22/20	
EX-1	EXISTING CONDITIONS PLAN	10/22/20	
S-1	OVERALL SITE PLAN	10/22/20	01/18/21
S-2	SITE LAYOUT PLAN	10/22/20	01/18/21
S-3	SITE OVERVIEW PLAN	10/22/20	

ZONING REVIEW - A/R1*

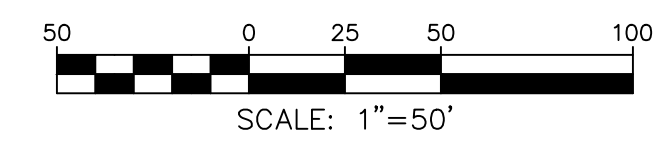
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* PUBLIC WATER AVAILABLE



NOTES

1. THE RECORD OWNER OF THE SUBJECT PARCEL IS LASALLE FLORISTS, INC. SEE FRANKLIN COUNTY REGISTRY OF DEEDS BOOK 1355 PAGE 291.
2. THE PROPERTY LINES SHOWN HEREON ARE DERIVED FROM MASSGIS LEVEL3 DATALAYERS AND SHOULD THEREFORE BE CONSIDERED APPROXIMATE.
3. THE EXISTING BUILDING(S) SHOWN HEREON ARE BASED ON AN APPROXIMATE MEASUREMENT OF THE OUTSIDE PERIMETER OF THE EXISTING STRUCTURES. THE ACTUAL LOCATION OF THE EXISTING BUILDING WALLS AND CORNERS SHOULD BE VERIFIED IN THE FIELD PRIOR TO ANY CONSTRUCTION WORK THAT WOULD ABUT OR TAKE PLACE ADJACENT TO THE EXISTING BUILDING(S). IF THE PLAN HEREON IS USED FOR CONSTRUCTION LAYOUT PURPOSES, THE PARTIES CONDUCTING LAYOUT SHALL CONTACT R. LEVESQUE ASSOCIATES INC. PRIOR TO SAID LAYOUT TO DETERMINE PROPER CONTROL. PLEASE NOTE WHILE THE BUILDING(S) ARE SHOWN TO BE SQUARE, IT SHOULD NOT BE ASSUMED THAT THE WALLS ARE SQUARE OR PLUMB. R. LEVESQUE ASSOCIATES TAKES NO RESPONSIBILITY FOR THIRD PARTY LAYOUT OF THE PLAN SHOWN HEREON.
4. THIS PLAN HAS BEEN PREPARED FOR SITE PLANNING PURPOSES AND SHALL NOT BE USED FOR THE CONVEYANCE OF LAND OR FOR ANY OTHER USE.
5. SUBJECT PARCEL CONTAINS APPROXIMATELY 14.4 ACRES ACCORDING TO THE TOWN OF WHATLEY ASSESSOR'S RECORDS.
6. THE SUBJECT PROPERTIES SHOWN HEREON MAY BE SUBJECT TO RIGHTS AND EASEMENTS AS CONTAINED IN THE VARIOUS DEEDS OF RECORD DESCRIBING SAID PROPERTIES. THE LOCATION AND EXTENT OF ANY SUCH RIGHTS AND EASEMENTS IS NOT THE SUBJECT OF THIS PLAN.
7. THE EXISTING CONDITIONS INFORMATION SHOWN IS BASED UPON A TOPOGRAPHIC SURVEY PERFORMED BY R. LEVESQUE ASSOCIATES, INC. BETWEEN AUGUST 3-6, 2020.
8. THE UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION, AND AVAILABLE RECORD DATA. R. LEVESQUE ASSOCIATES, INC. MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN HEREON COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. R. LEVESQUE ASSOCIATES, INC. FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN HERE ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM AVAILABLE INFORMATION.
9. ADJACENT PROPERTY LINES AND ABUTTERS SHOWN HEREON ARE REFERENCED FROM MASSGIS LEVEL3 DATALAYERS AND THE TOWN OF WHATLEY GIS WEBSITE.
10. SUBJECT PARCEL IS SPLIT ZONED A/R1 AND A/R2 AS DEPICTED HEREON ACCORDING TO THE TOWN OF WHATLEY ZONING MAP.
11. A PORTION OF THE SUBJECT PARCEL IS LOCATED WITHIN A SPECIAL FLOOD ZONE AREA A-4 ACCORDING TO FLOOD INSURANCE RATE MAP NUMBER 2501320004C - EFFECTIVE DATE: SEPTEMBER 14, 1979. THE 100 YEAR FLOOD ELEVATION IS 166.
12. A PORTION OF THE SUBJECT PROPERTY IS LOCATED WITHIN NATURAL HERITAGE & ENDANGERED SPECIES PROGRAM (NHESP) JURISDICTION FOR PRIORITY HABITAT AS DEPICTED HEREON.



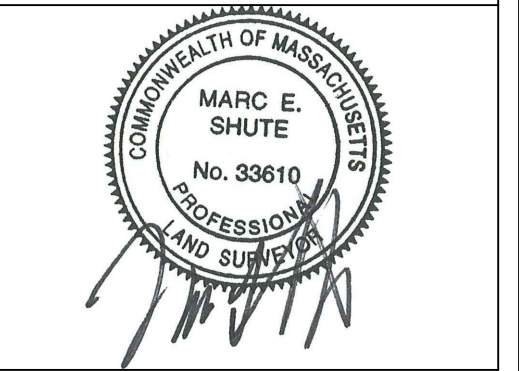
PERMITTING

RLA
R LEVESQUE ASSOCIATES INC.
 Landscape Architects
 Civil Engineers - Land Surveyors
 Environmental Consultants
 ph: 413.568.0985 fax: 413.568.0986

40 School Street
 Westfield, MA 01085
 rland.com

EXISTING CONDITIONS PLAN

**Proposed Indoor Cultivator Establishment
 23A Lasalle Drive - Assessors Parcel 12-0-26
 Whatley, Mass.**



PREPARED FOR:
 Whatley RE Holdings LLC
 c/o Robert Cimmi
 P.O. Box 163
 Hinsdale, MA 01235

ISSUANCE DATE:	October 22, 2020
REVISIONS:	DATE:

DRAFTED BY: J.W.M.
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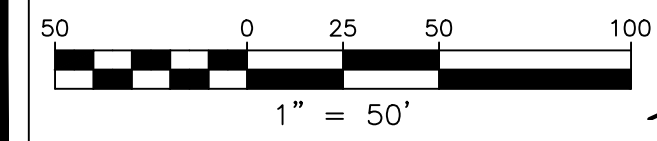
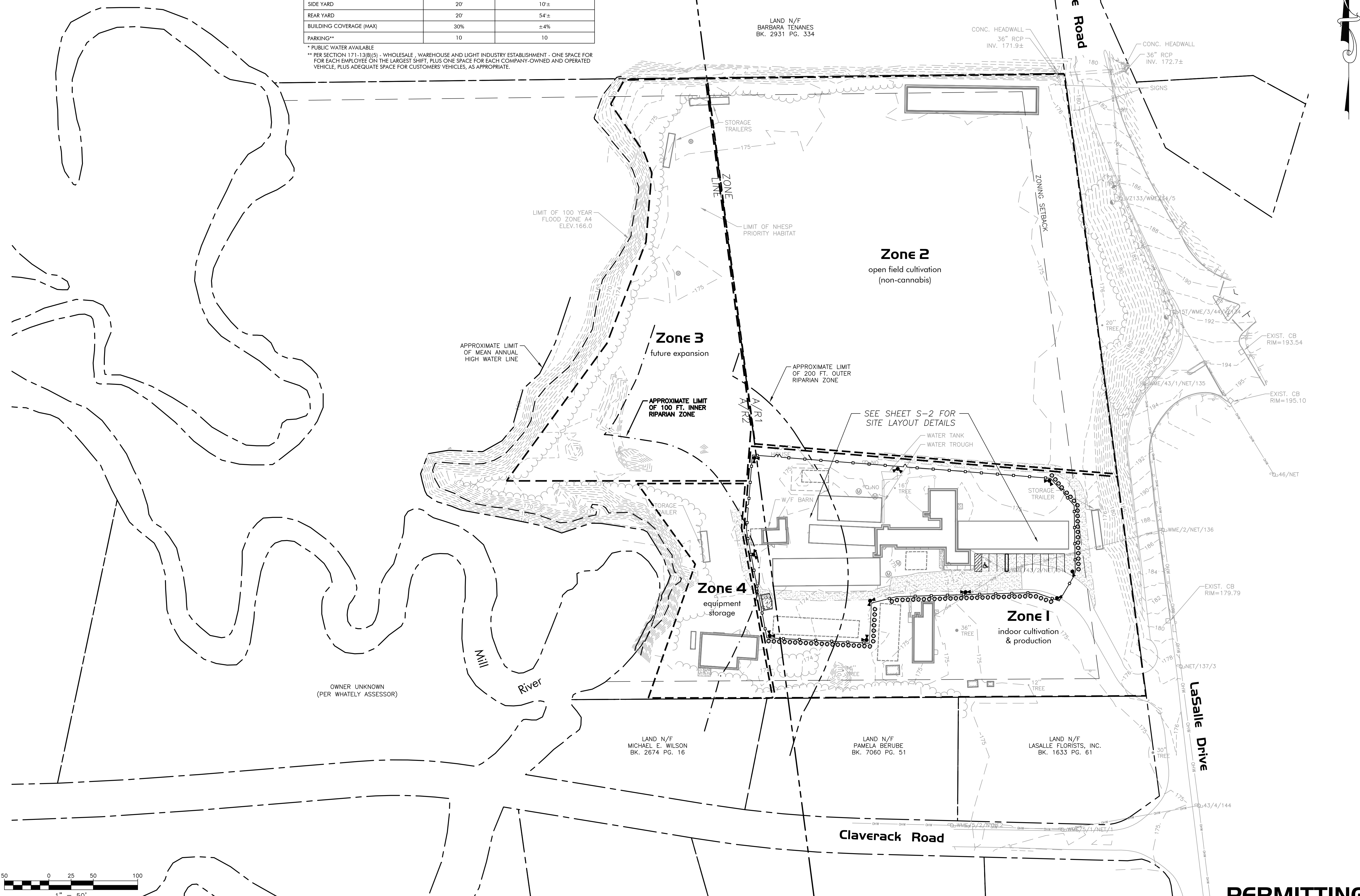
SCALE: AS NOTED
 RLA PROJ. NUMBER: 200724

DRAWING#	REV.
EX-1	-

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ZONING REVIEW - A/RI*		
TYPE (MINIMUM)	REQUIRED	EXISTING
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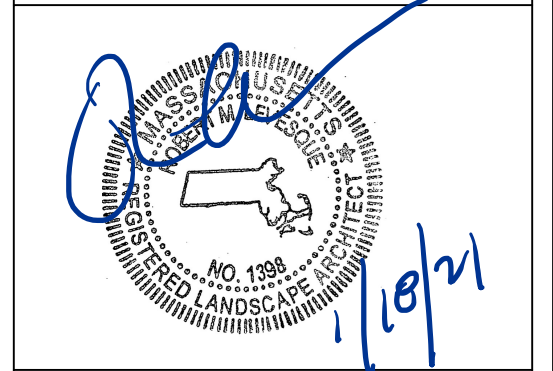
* PUBLIC WATER AVAILABLE
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OVERALL SITE PLAN
Proposed Indoor Cultivator Establishment
23A Lasalle Drive - Assessors Parcel 12-O-26
Whately, Mass.



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A. Fence revised; arbor vitae added	01/18/21

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LAYOUT NOTES

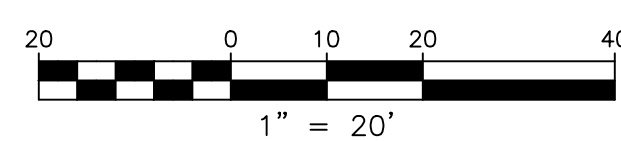
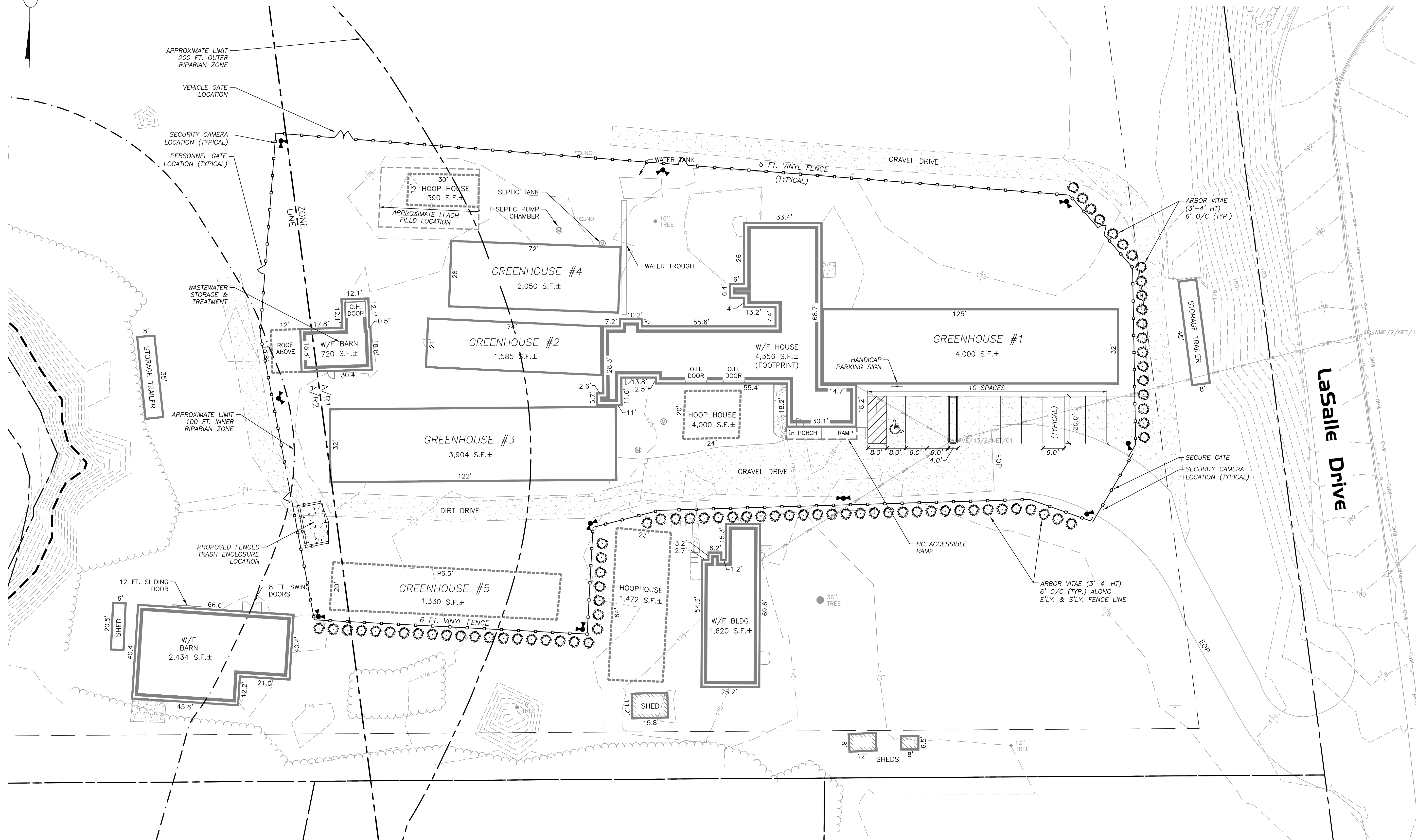
1. SITE CONTRACTOR SHALL REFER TO REMAINING PLAN SET FOR INFORMATION REGARDING SITE LAYOUT.
2. IT SHALL BE THE SITE CONTRACTOR'S RESPONSIBILITY TO CROSS REFERENCE INFORMATION CONTAINED IN OTHER SHEETS WITH SITE INFORMATION SHOWN HEREON.
3. PRIOR TO SUBMITTING THEIR BID FOR CONSTRUCTION, THE SITE CONTRACTOR SHALL COMMUNICATE ANY DISCREPANCIES BETWEEN THE PROPOSED DESIGN AND THE SAID SPECIFICATIONS WITH THE PROJECT PROPONENT AND LANDSCAPE ARCHITECT/ENGINEER. SHOULD THE SITE CONTRACTOR FAIL TO COMMUNICATE ANY DISCREPANCIES, HE/SHE SHALL BE RESPONSIBLE FOR ANY COSTS RESULTING FROM SAID DISCREPANCY.

SIGNAGE AND PAVEMENT MARKING NOTES

1. STRIPE ALL PARKING AREAS AS SHOWN, INCLUDING PARKING SPACES, STOP BARS, CROSSWALKS, AND ACCESSIBLE ROUTE MARKINGS AND SYMBOLS USING WHITE TRAFFIC PAINT. PAINTED ISLANDS, FIRE LANES, AND TRAVEL WAY CENTERLINES SHALL BE PAINTED USING YELLOW TRAFFIC PAINT. ALL TRAFFIC PAINT SHALL CONFORM TO AASHTO M248 TYPE "N".
2. STOP BARS SHALL BE 12" WIDE (WHITE).
3. ALL PARKING STALL LINES SHALL BE 4" WIDE (WHITE).
4. ALL PAVEMENT MARKINGS AND SIGNS SHALL CONFORM TO "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", "STANDARD ALPHABETS FOR HIGHWAY SIGNS AND PAVEMENT MARKINGS", MASSDOT, STATE BUILDING CODE AND ADA REQUIREMENTS, AND AS SHOWN ON THE PLANS & DETAILS.

ACCESSIBILITY NOTES

1. ALL ACCESSIBLE ROUTES, TRANSITIONS, AND ACCESSIBLE PARKING/LOADING AREAS, INCLUDING ALL ENTRANCES TO BUILDING, SHALL ADHERE TO 521 CMR.
2. SHOULD THE ARCHITECT PROVIDE ADDITIONAL ENTRANCES OR MEANS OF EGRESS, ADDITIONAL ACCESSIBLE ROUTES MAY BE REQUIRED.
3. IT IS THE RESPONSIBILITY OF THE ARCHITECT AND CONTRACTOR TO NOTIFY THE ENGINEER AND LANDSCAPE ARCHITECT OF ANY CHANGES TO THE PROPOSED BUILDING THAT WOULD AFFECT THE ACCESSIBILITY REQUIREMENTS OF THE PROPOSED SITE.
4. THE CONTRACTOR SHALL REVIEW IN DETAIL THE REQUIREMENTS OF 521 CMR AND SHALL BE RESPONSIBLE FOR CONFORMANCE WITH SAID REGULATIONS.



RLA

R LEVESQUE ASSOCIATES INC

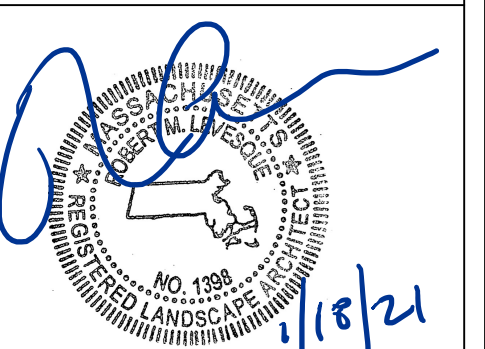
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SITE LAYOUT PLAN

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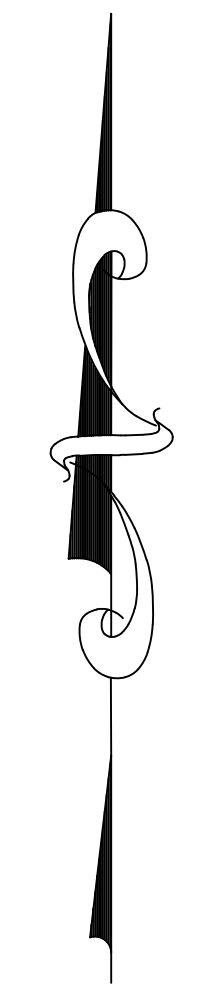
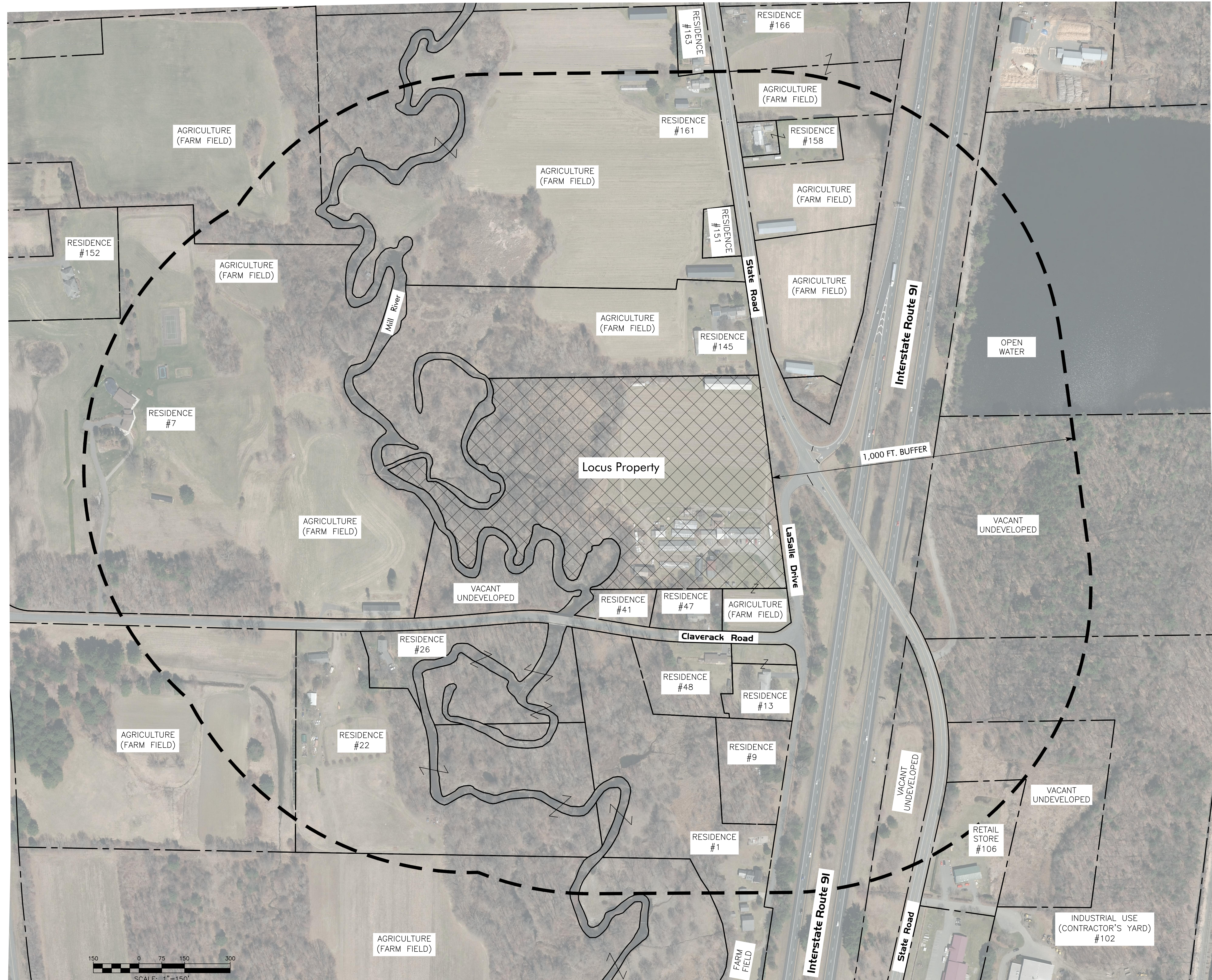
SCALE: AS NOTED

RLA PROJ. NUMBER: 200724

DRAWING#	REV.
S-2	A

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SITE OVERVIEW PLAN
USES WITHIN 1,000 FT. OF LOCUS PROPERTY
 Proposed Indoor Cultivator Establishment
 23A LaSalle Drive - Assessors Parcel 12-0-26
 Whately, Mass.

[Signature]
 10/22/20

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S-3	-

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