

Site Plan for

7 RIVER ROAD

Whately, Massachusetts

Special Permit Set

Prepared For:

DMCTC, Inc.
7 River Road
South Deerfield, MA 01373

Prepared By:



Landscape Architecture
Civil Engineering
Planning
Land Surveying

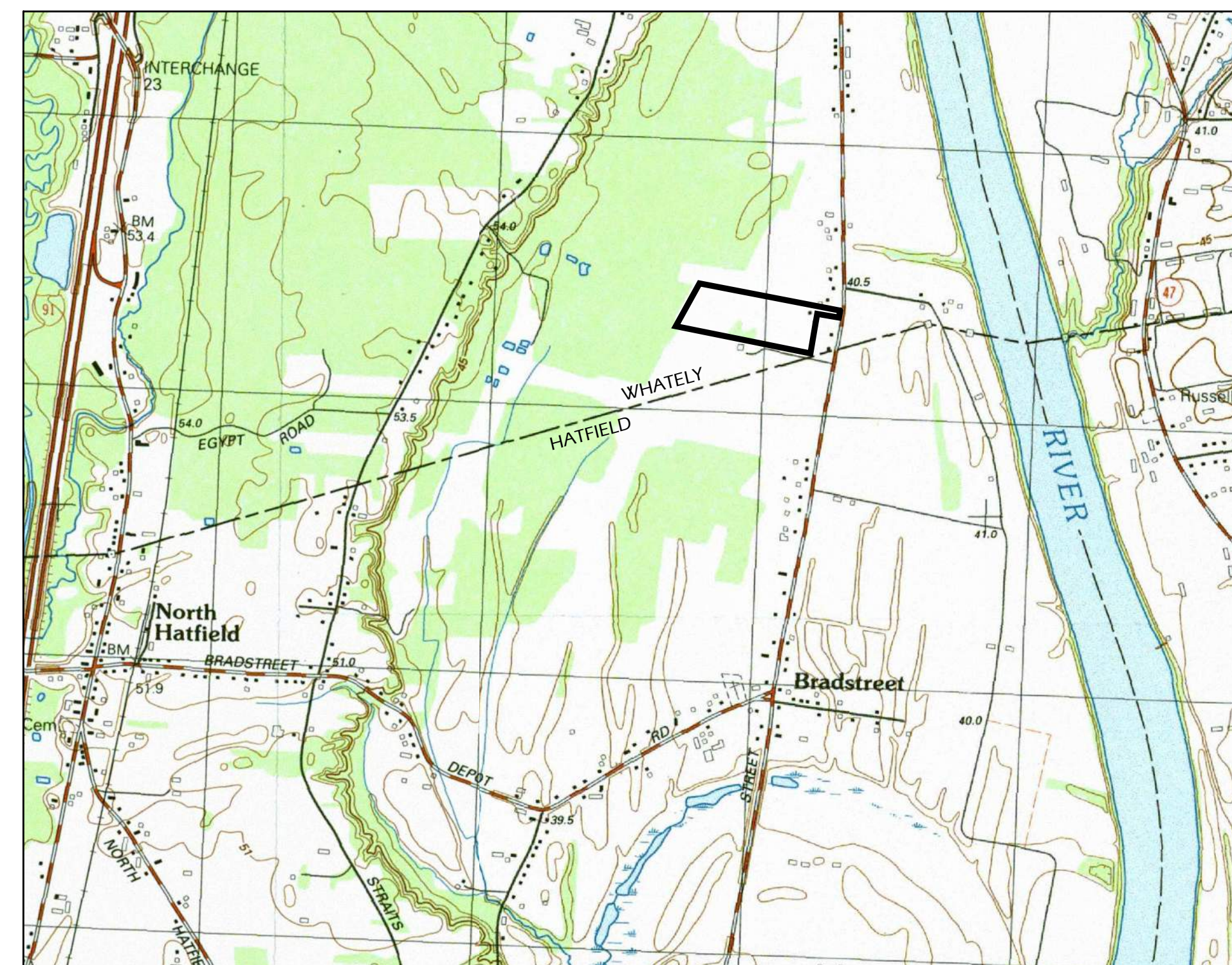
4 Allen Place Northampton
Massachusetts 01060
www.berkshiredesign.com

Date:

August 13, 2020
Revised: October 19, 2020
Revised: February 26, 2021
Revised: May 7, 2021
Revised: August 9, 2022
September 27, 2022 (Re-Issued without Revision)

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	BOUNDARY SURVEY
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LC-3	PROPOSED SITE PLAN
LC-3.1	SITE PLAN ENLARGEMENT
LC-3.2	SITE PLAN ENLARGEMENT - PHASE I
LC-4	DETAILS



Locus Map



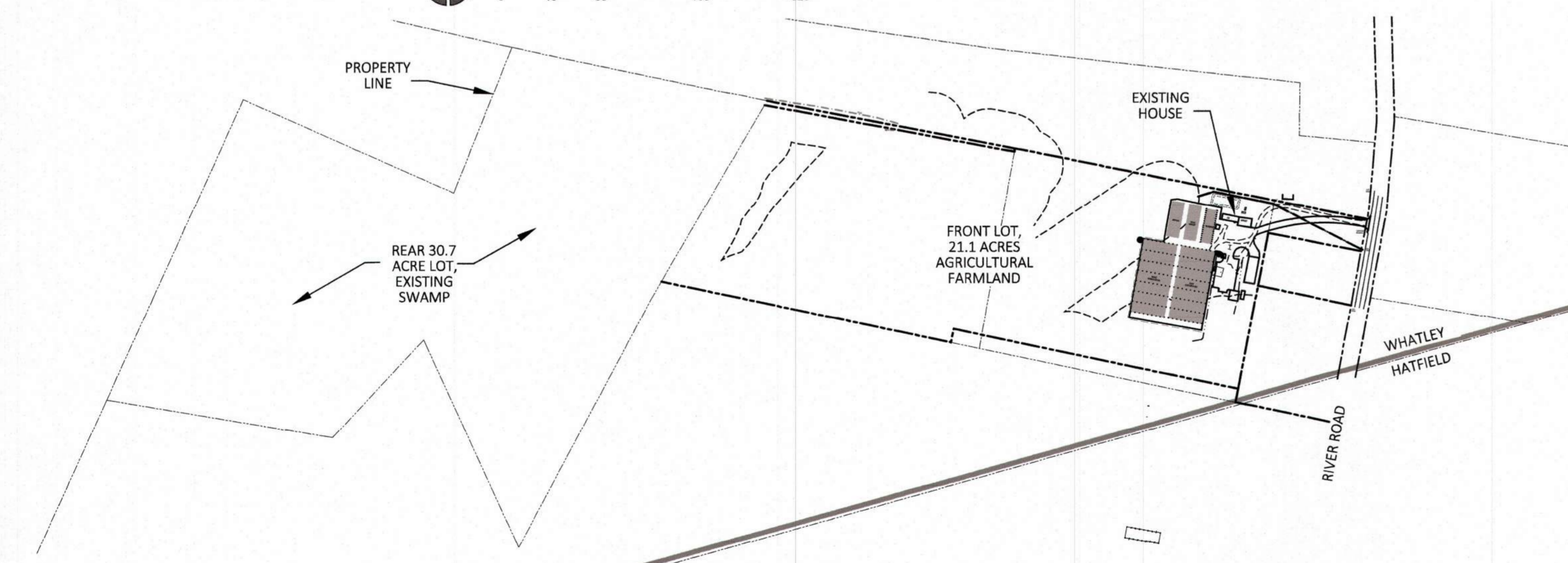
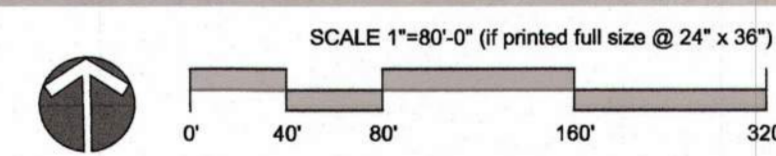
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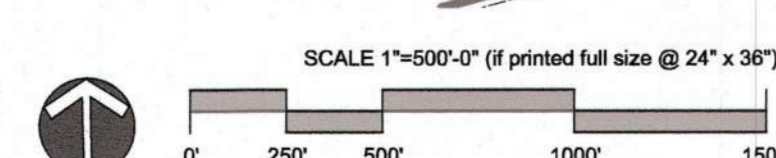
7 River Road
Whately, MA



EXISTING CONDITIONS PLAN
(FRONT LOT)



EXISTING CONDITIONS PLAN
(ENTIRE SITE)



NOTES:

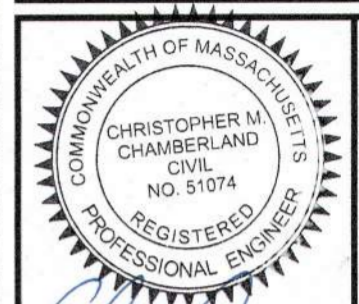
1. THE EXISTING CONDITIONS DEPICTED HERE ARE BASED ON A TOPOGRAPHIC SURVEY PREPARED BY BERKSHIRE DESIGN GROUP, JUNE 2020, SUPPLEMENTED BY DATA FROM THE MASSACHUSETTS GEOGRAPHIC INFORMATION SYSTEM (GIS).
2. THIS PLAN IS PREPARED AS A SITE DESIGN AND IS NOT INTENDED TO BE USED FOR DETERMINATION OF PROPERTY 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.

EXISTING CONDITIONS
PLAN

FOR CONSTRUCTION

Revisions	
10/19/2020	REVISED SPR SET
2/26/2021	FINAL SURVEY & REVISED FENCE

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



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7 River Road
Whately, MA

CONTEXT PLAN

FOR CONSTRUCTION

Revisions	
10/19/2020	REVISED SPR SET
2/26/2021	FINAL SURVEY & REVISED FENCE

Date: 08,13, 2020

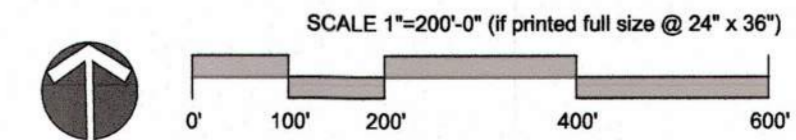
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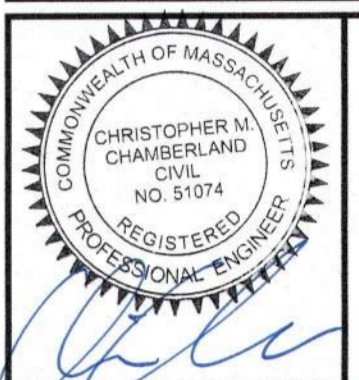
LC-2

Drawn By: CS

Checked By: CC



F:\WHATELY - 7 RIVER ROAD\DESIGN PROCESS\04 DRAWINGS\20.064.LC.1 CONTEXT PLAN.SP.DWG PLOT DATE: 9/27/2022



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7 River Road
Whately, MA

PROPOSED SITE PLAN

FOR CONSTRUCTION

Revisions

10/19/2020	REVISED SPR SET
2/26/2021	FINAL SURVEY & REVISED FENCE

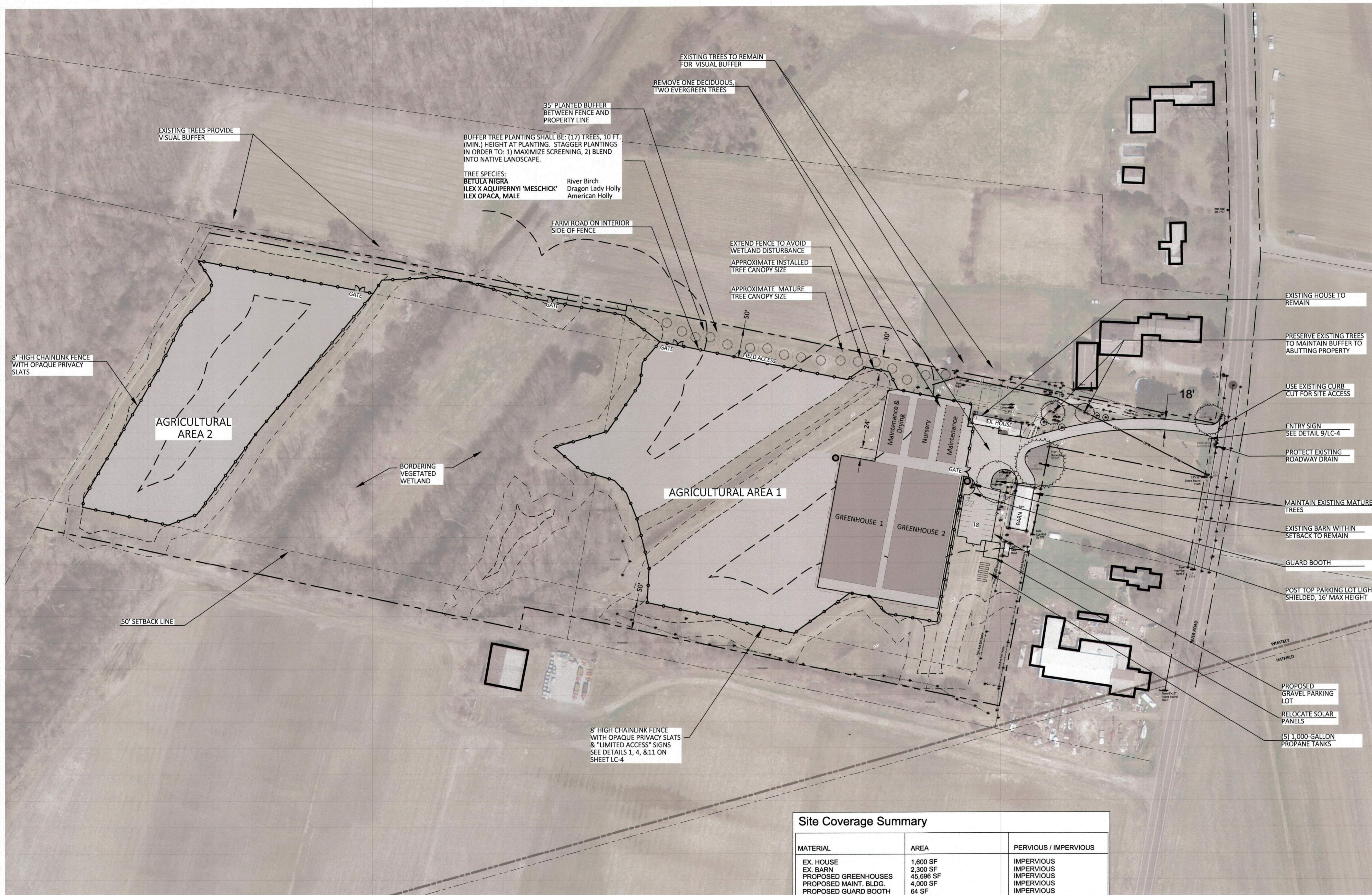
Date: 08,13,2020 Sheet Number

Scale: 1"=80'

Drawn By: CS

Checked By: CC

LC-3



LAYOUT NOTES

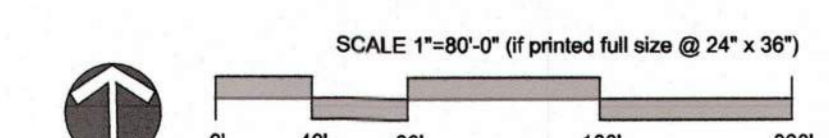
- Do not scale drawings for quantity take-offs or construction. Use written dimensions only. If dimensions are incomplete, contact The Berkshire Design Group, Inc. for clarification.
- All lines or points are perpendicular or parallel to lines from which they are measured unless otherwise noted.
- The 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 mdr.

Zoning Summary

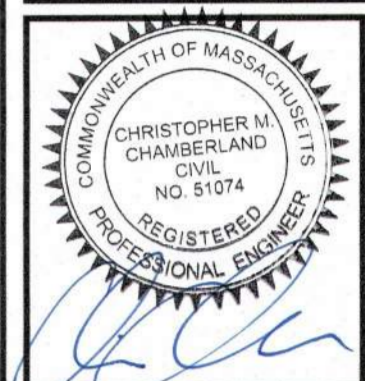
AGRICULTURAL / RESIDENTIAL 2	REQUIRED	PROPOSED
MIN. LOT AREA	80,000 SF	920,000 SF (FRONT LOT)
MIN. FRONTAGE	200 FT	93 FT
MIN. FRONT YARD	50 FT	50 FT
MIN. SIDE YARD	20 / 50 FT	50 FT
MIN. REAR YARD	20 / 50 FT	50 FT
MAX. SITE COVERAGE	30%	11.4%

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	22,894 SF	PERVIOUS
GRAVEL AT GREENHOUSES	12,000 SF	PERVIOUS
TOTAL PERVIOUS	34,894 SF	
TOTAL SITE COVERAGE	105,607 SF	

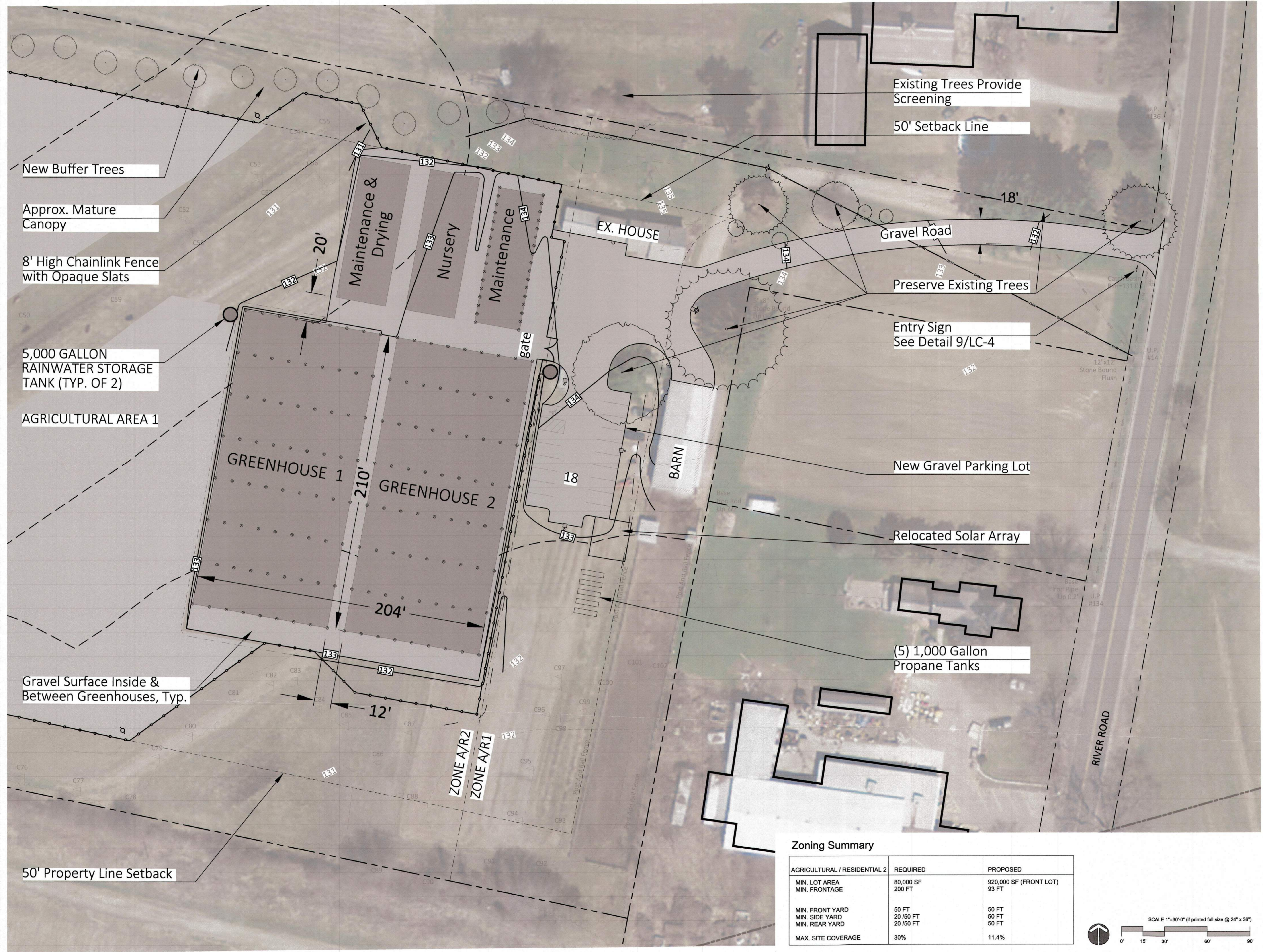


E:\WHATELY - 7 RIVER ROAD\DESIGN PROCESS\DRAWINGS\2024\LC-3 PROPOSED SITE PLAN SP.DWG PLOT DATE: 9/27/2022



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Existing Trees Provide Screening
50' Setback Line

New Buffer Trees
Approx. Mature Canopy
8' High Chainlink Fence with Opaque Slats

5,000 GALLON RAINWATER STORAGE TANK (TYP. OF 2)
AGRICULTURAL AREA 1

Gravel Surface Inside & Between Greenhouses, Typ.

50' Property Line Setback

18'
Gravel Road
Preserve Existing Trees
Entry Sign See Detail 9/LC-4

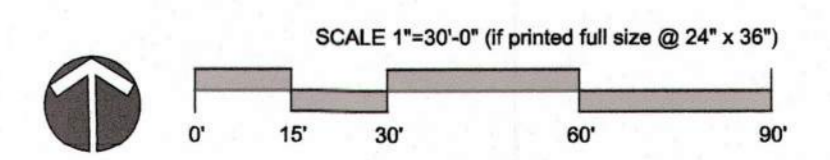
New Gravel Parking Lot

Relocated Solar Array

(5) 1,000 Gallon Propane Tanks

Zoning Summary

AGRICULTURAL / RESIDENTIAL 2	REQUIRED	PROPOSED
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MIN. REAR YARD	20 /50 FT	50 FT
MAX. SITE COVERAGE	30%	11.4%



5/7/2021
SITE PLAN ENLARGEMENT REVISED

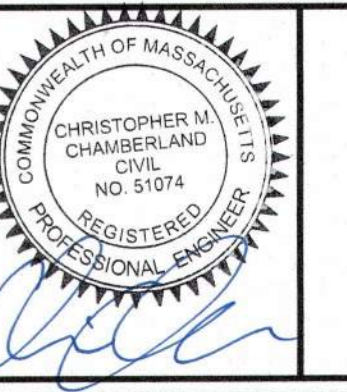
Revisions

10/19/2020	REVISED SPR SET
2/26/2021	FINAL SURVEY & REVISED FENCE
5/7/2021	REVISED GREENHOUSE LAYOUT

Date: 08,25, 2020 Sheet Number
Scale: 1"=30'
Drawn By: CS
Checked By: CC

LC-3.1

E:\WHATELY - 7 RIVER ROAD\DESIGN PROCESS\DRAWINGS\LC-3.1 SITE PLAN ENLARGEMENT.DWG PLOT DATE: 9/27/2022



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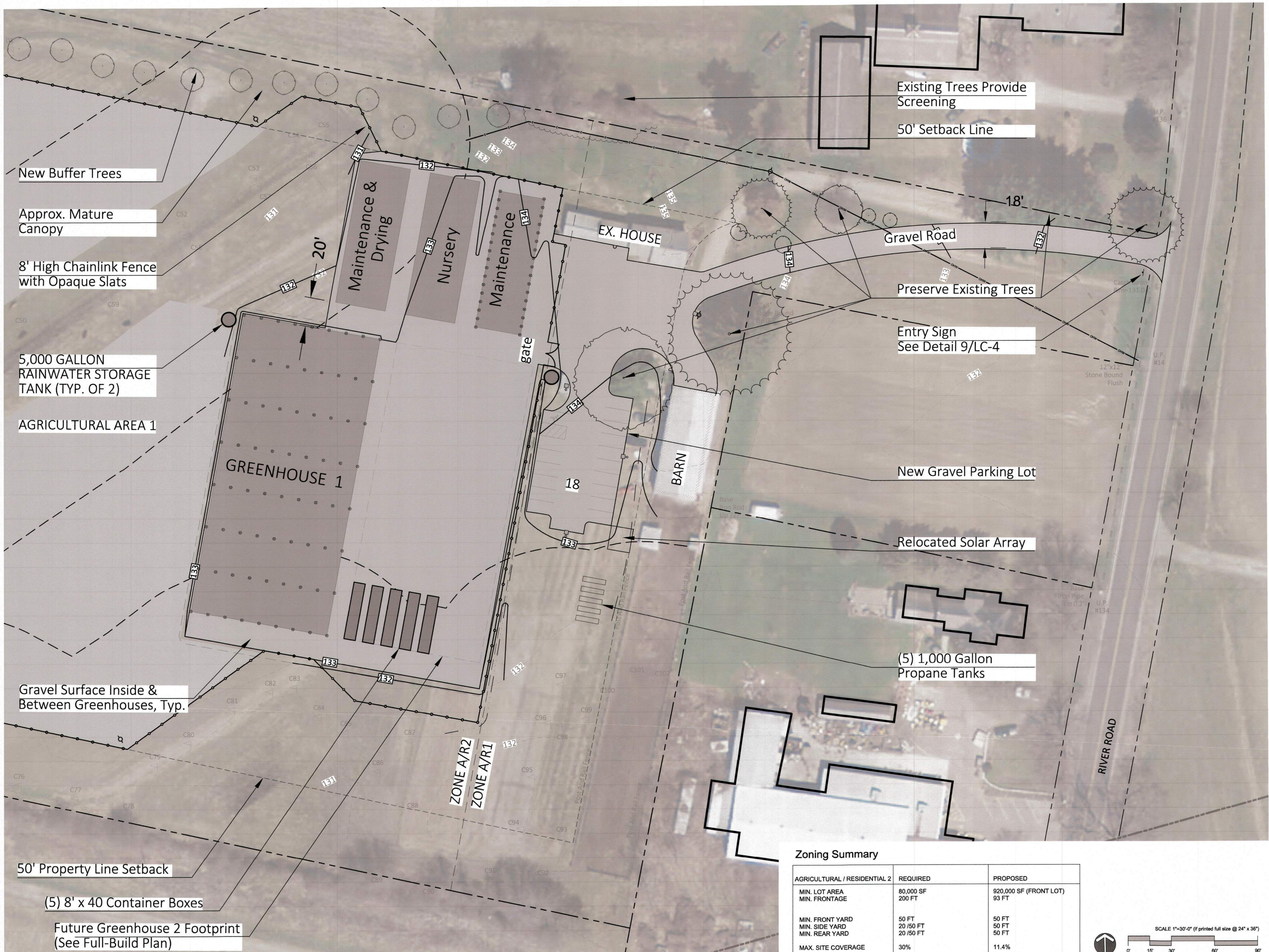
SITE PLAN
ENLARGEMENT

PHASE I

Revisions	
8/9/2022	SHEET ADDED

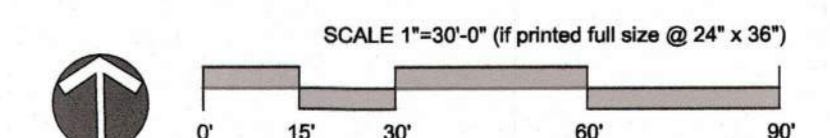
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Drawn By:	CS		
Checked By:	CC		

LC-3.2

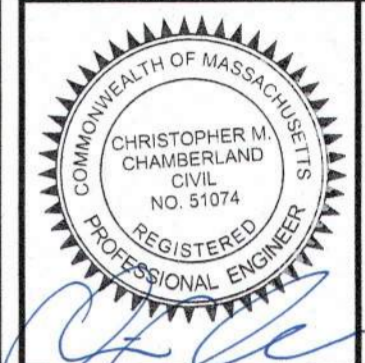


Zoning Summary

AGRICULTURAL / RESIDENTIAL 2	REQUIRED	PROPOSED
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MIN. REAR YARD	20 /50 FT	50 FT
MAX. SITE COVERAGE	30%	11.4%



7 RIVER ROAD/02-DESIGN PROCESS/04-DRAWINGS/SKETCHES/2022-08-09 PHASE I SITE PLAN/LC-3.1 SITE PLAN ENLARGEMENT.DWG PLOT DATE: 8/27/2022



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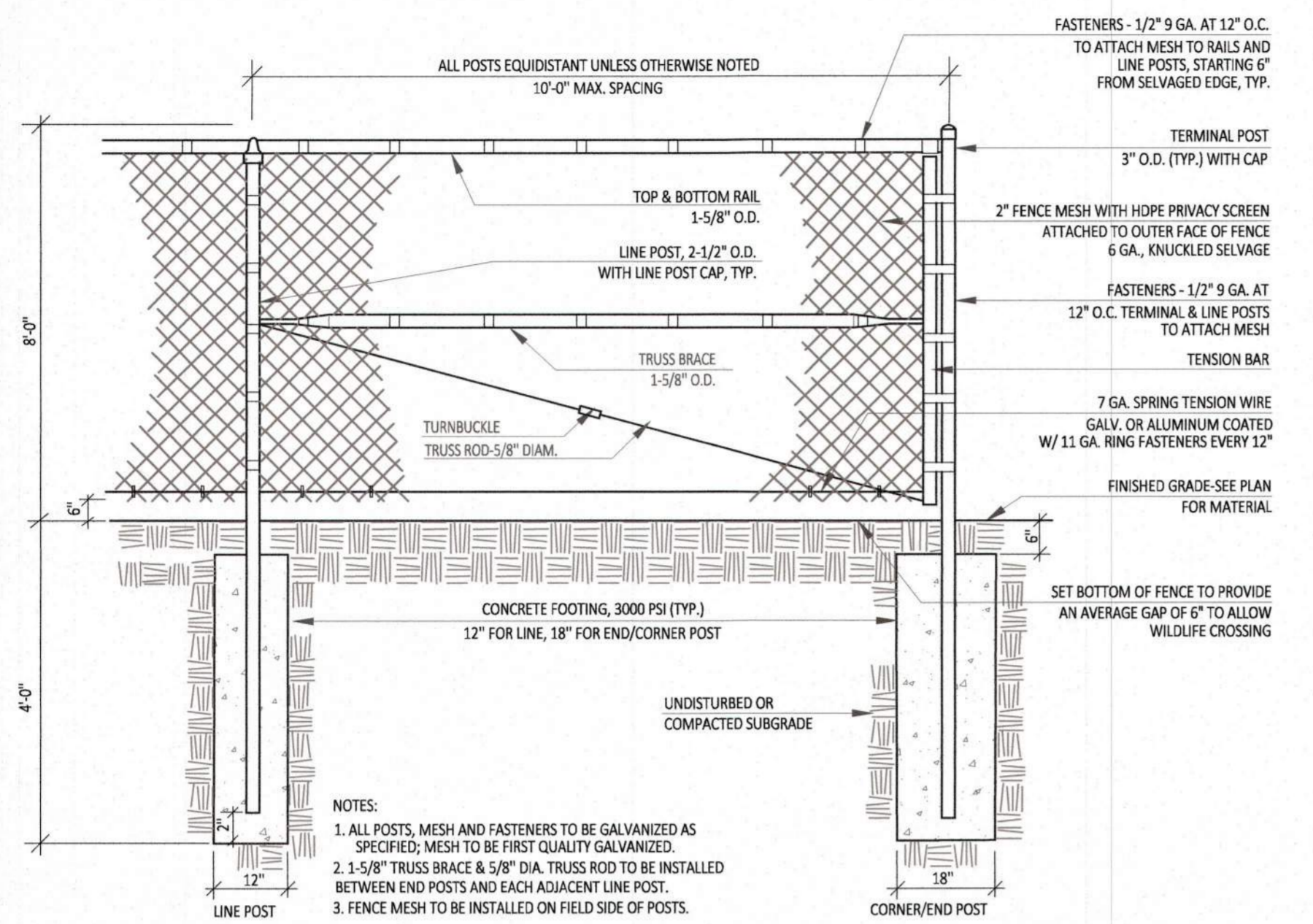
7 River Road
Whately, MA

DETAILS

FOR CONSTRUCTION

Revisions	
10/19/2020	REVISED SPR SET
2/26/2021	FINAL SURVEY & REVISED FENCE
5/7/2021	REVISED GREENHOUSE LAYOUT

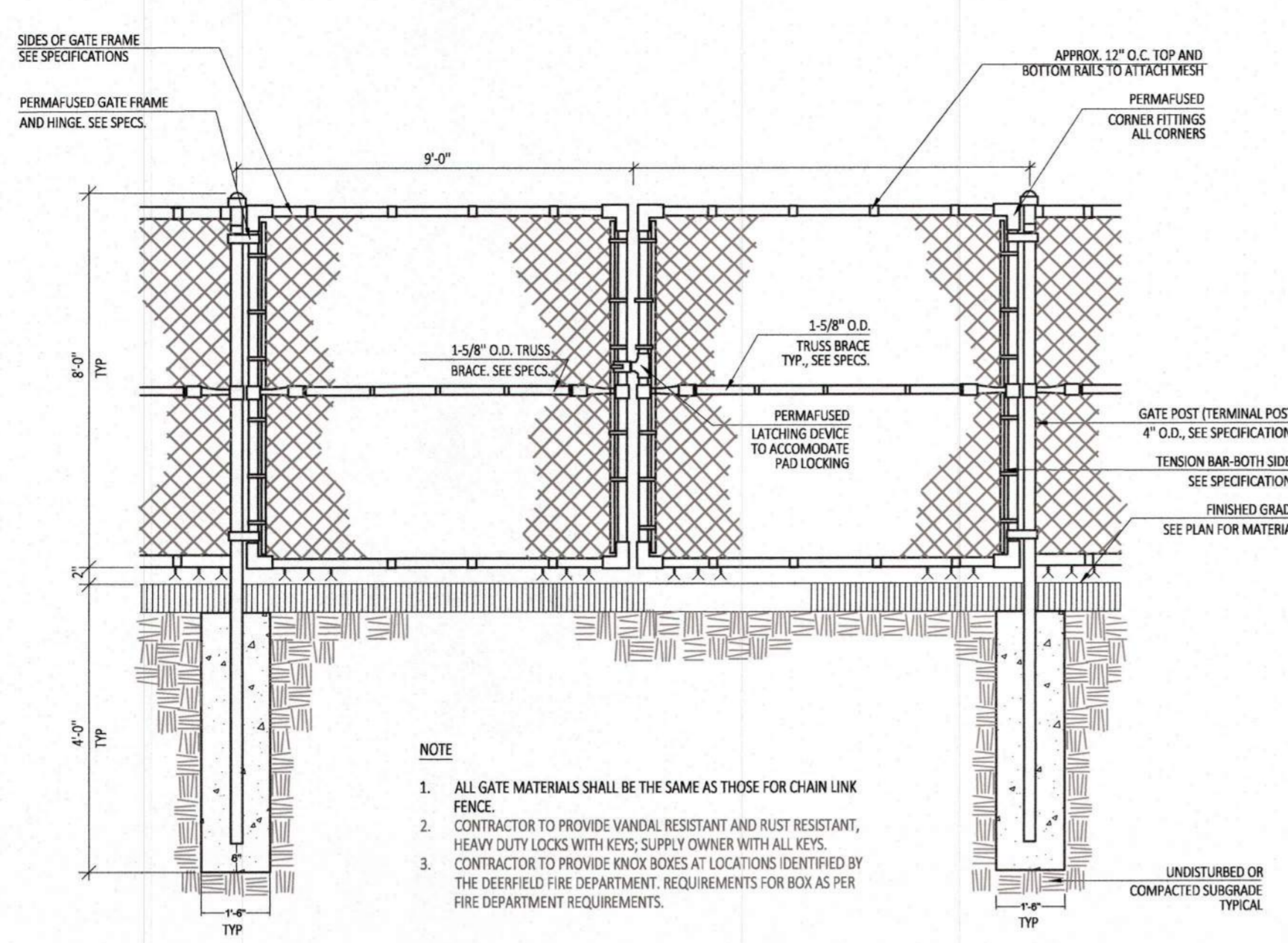
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Scale:	AS NOTED		
Drawn By:	CS		
Checked By:	CC		



01 CHAIN LINK FENCE
NOT TO SCALE



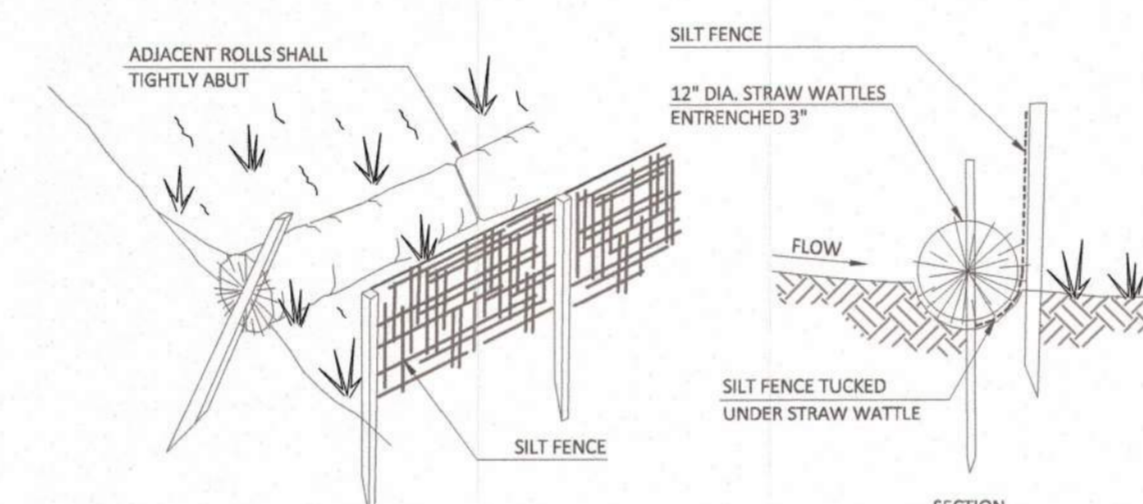
05 GREENHOUSE
NOT TO SCALE



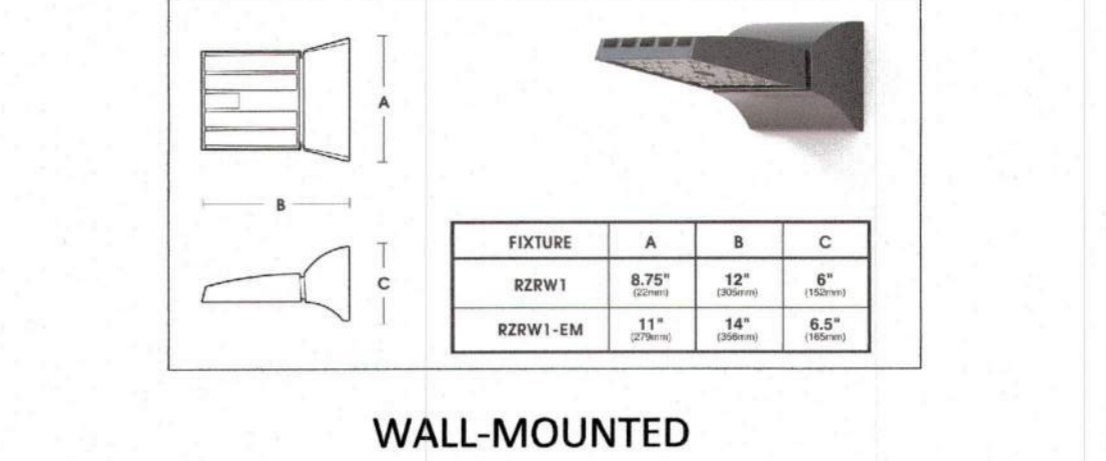
02 CHAIN LINK FENCE / GATE
NOT TO SCALE



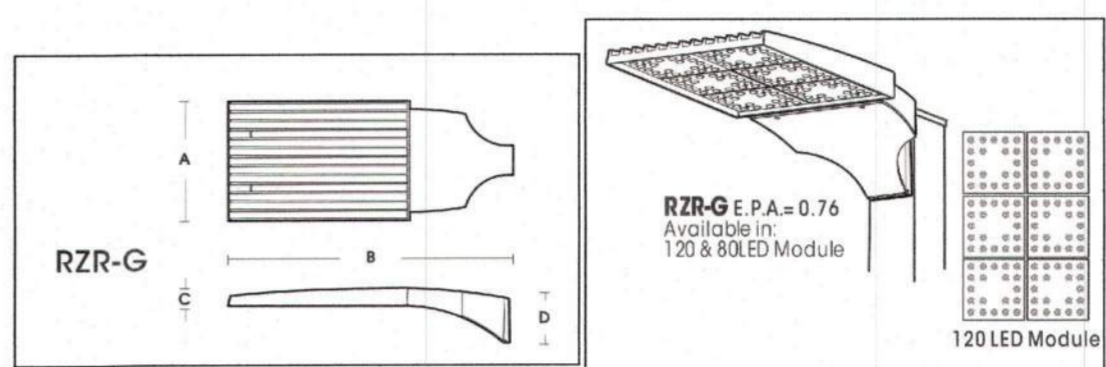
06 MAINTENANCE BUILDING
NOT TO SCALE



07 EROSION CONTROL BARRIER
NOT TO SCALE

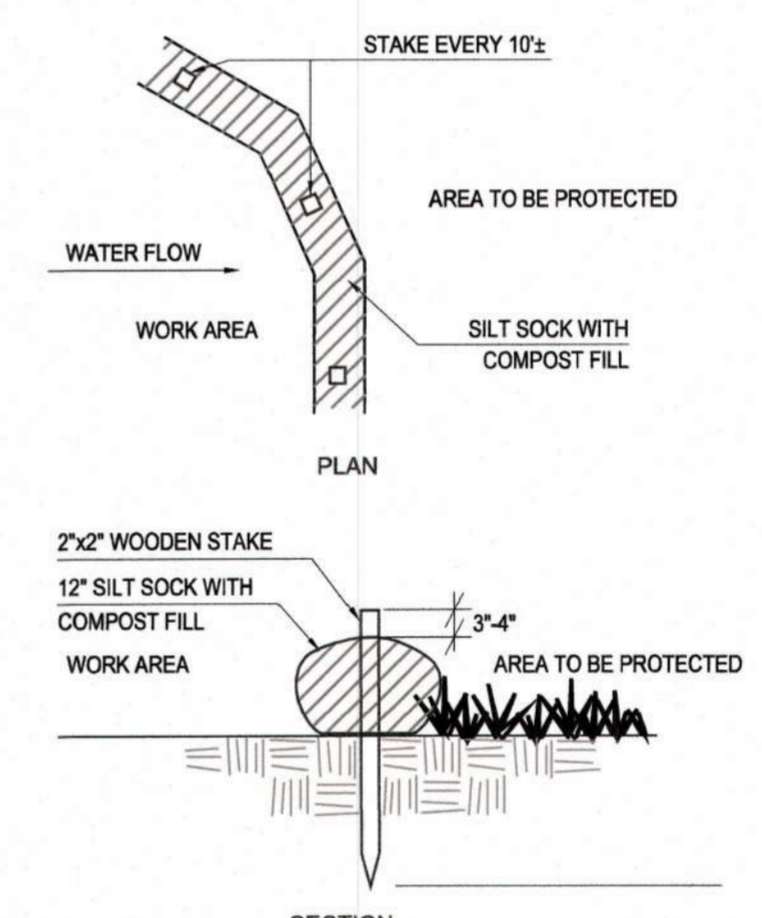


03 LIGHT FIXTURE
NOT TO SCALE

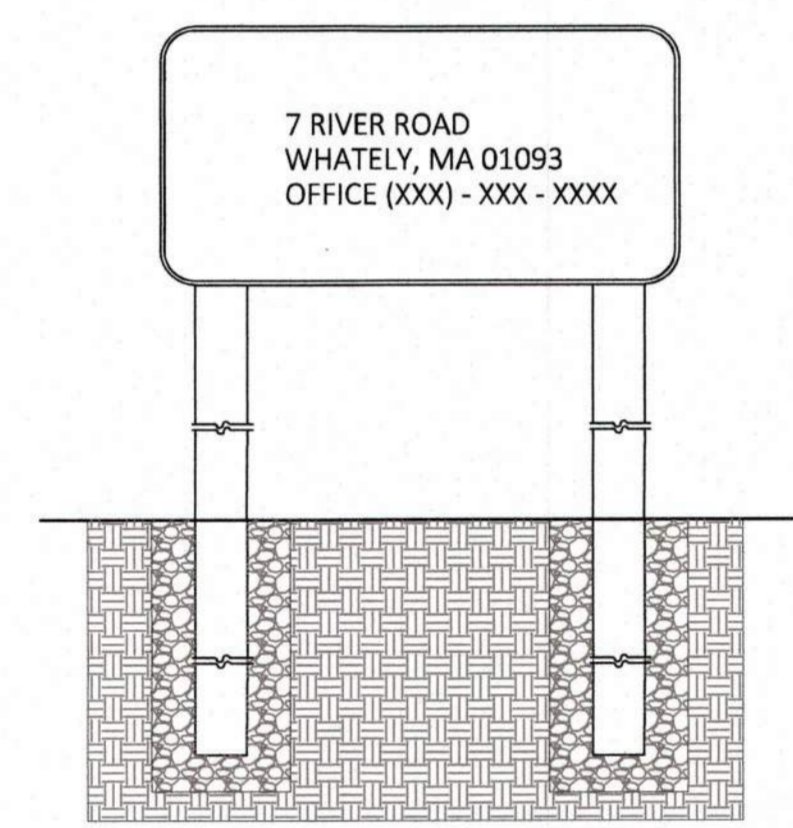


NOTES: US ARCHITECTURAL MODEL G. 16' POLE HEIGHT.

03 LIGHT FIXTURE
NOT TO SCALE



08 SILT SOCK
NOT TO SCALE



09 ENTRY SIGN
NOT TO SCALE



- NOTE:
1. SHEETING SHALL BE "EARTH TONE" BROWN OR GREEN.

11 CHAIN LINK FENCE PRIVACY SHEETING
NOT TO SCALE



- NOTES: SAMPLE IMAGE. PROPOSED INSTALLATION EXCLUDES TRAFFIC LIGHTS & SIGNAGE.

12 6' x 8' GUARD BOOTH
NOT TO SCALE

DELETED

10 DRIP EDGE BETWEEN GREENHOUSES
NOT TO SCALE