

Site Plans

Issued for	Site Plan Review
Date Issued	January 13, 2023
Latest Issue	January 13, 2023

Sunny Dayz Cannabis Cultivation Campus

Greenfield Road
Deerfield, MA



Owner

SunnyDayz Inc
55 Locust Street
Lynn, MA 01904

Applicant

SunnyDayz Inc
55 Locust Street
Lynn, MA 01904

Assessor's Map: 150-7 & 159-14

Sheet Index		
No.	Drawing Title	Latest Issue
C1.00	Legend, Abbreviations, and General Notes	January 13, 2023
C1.01	Overall Plan	January 13, 2023
C2.01-2.02	Layout and Materials Plan	January 13, 2023
C3.01-3.02	Grading and Drainage Plan	January 13, 2023
C4.01-4.02	Utility Plan	January 13, 2023
C5.01-5.02	Erosion and Sediment Control Plan	January 13, 2023
C6.00-6.05	Details	January 13, 2023

Reference Drawings		
No.	Drawing Title	Latest Issue
	Topographic Plan of Land (6 Sheets)	August 24, 2022
SL-1	Site Lighting Photometric Calculation	December 14, 2022





One Federal Street
Building 103-3N
Springfield, MA 01105
413.747.7113

Legend

Legend table with columns for Exist. and Prop. symbols and descriptions for various site features like property lines, easements, curbs, and utilities.

Abbreviations

Abbreviations table with columns for General and Utility symbols and descriptions for items like concrete, drainage, and catch basins.

Notes

- Notes section containing 10 numbered items detailing construction requirements, safety protocols, and utility management.

Layout and Materials

- Layout and Materials section containing 6 numbered items regarding dimensions, curbing, and construction details.

Demolition

- Demolition section containing 5 numbered items detailing the removal and disposal of existing structures and materials.

Erosion Control

- Erosion Control section containing 5 numbered items detailing measures to prevent soil erosion during construction.

Existing Conditions Information

- Existing Conditions Information section containing 3 numbered items detailing site survey data and topography.

Document Use

- Document Use section containing 3 numbered items detailing the use and limitations of the provided drawings.

SunnyDayz Cannabis Cultivation Campus

Greenfield Road
Deerfield, MA

Table with columns for No., Revision, Date, and Appr. for drawing revisions.

Designed by: _____ Checked by: _____
Issued for: _____ Date: _____

Site Plan Review January 13, 2023

Not for Construction

Legend, Abbreviations, and General Notes

Professional seal for JOHN J. PURMAN, CIVIL NO. 41010, and a large 'C1.00' sheet number.



One Federal Street
Building 103-3N
Springfield, MA 01105
413.747.7113

Parking Summary Chart

Description	Size		Spaces	
	Required	Provided	Required	Provided
STANDARD SPACES	9' x 18'	9' x 18'	27	54
STANDARD ACCESSIBLE SPACES *	8' x 18'	8' x 18'	1	3
VAN ACCESSIBLE SPACES	8' x 18'	8' x 18'	1	2
TOTAL SPACES			29	59

* ADA/STATE/LOCAL REQUIREMENTS

Parking Requirements:

R&D (TESTING BLDG)	5,000 SF	x 1 /	500 SF	= 10 SPACES
RETAIL (DISPENSARY BLDG)	3,304 SF	x 1 /	250 SF	= 14 SPACES
WAREHOUSE (CULTIVATION BLDG)	10 EMP	x 1 /	2 EMPLOYEES	= 5 SPACES
TOTAL PARKING REQUIRED				= 29 SPACES

Sign Summary

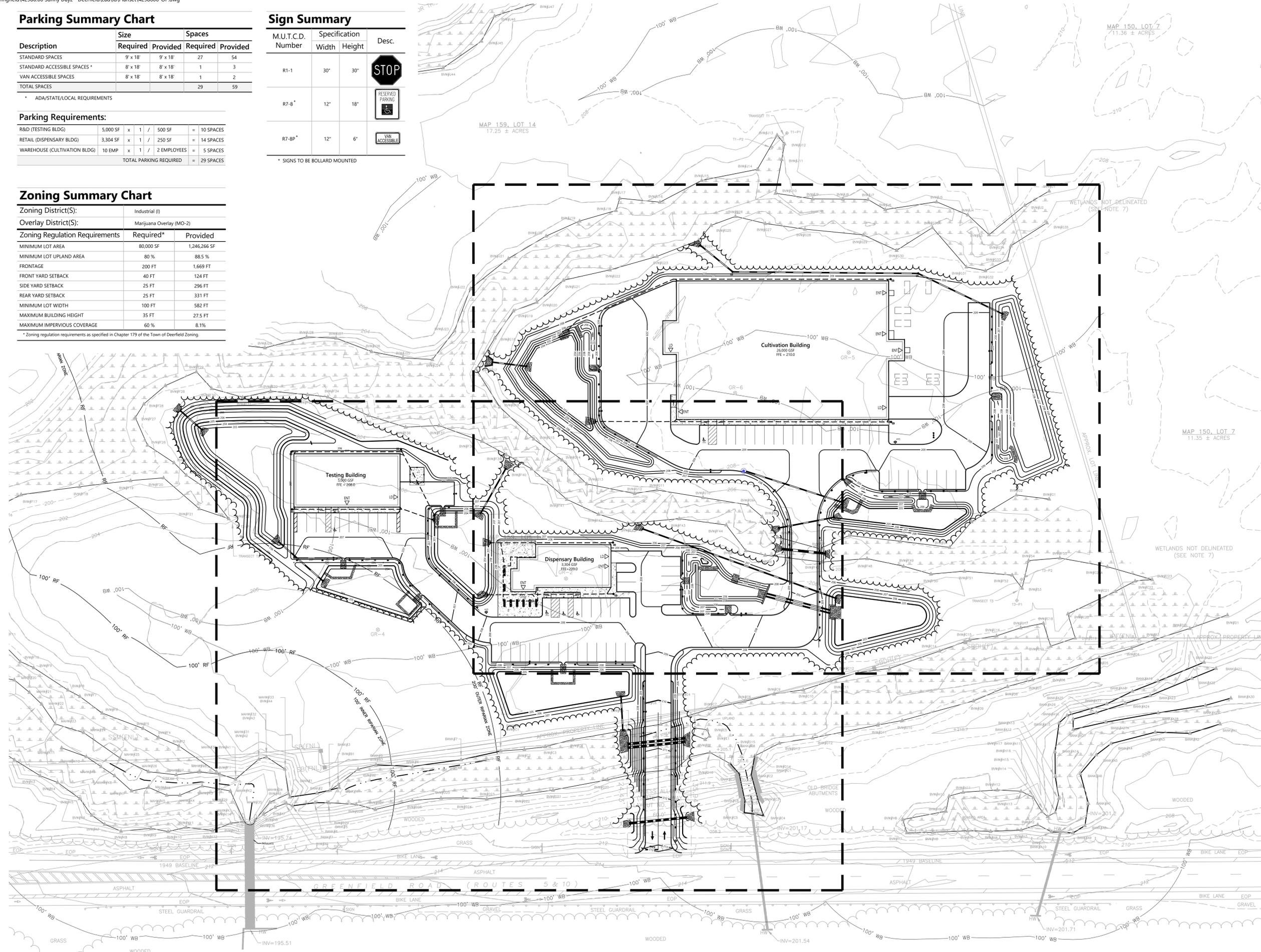
M.U.T.C.D. Number	Specification		Desc.
	Width	Height	
R1-1	30"	30"	
R7-8*	12"	18"	
R7-8P*	12"	6"	

* SIGNS TO BE BOLLARD MOUNTED

Zoning Summary Chart

Zoning District(S):	Industrial (I)	
Overlay District(S):	Marijuana Overlay (MO-2)	
Zoning Regulation Requirements	Required*	Provided
MINIMUM LOT AREA	80,000 SF	1,246,266 SF
MINIMUM LOT UPLAND AREA	80 %	88.5 %
FRONTAGE	200 FT	1,669 FT
FRONT YARD SETBACK	40 FT	124 FT
SIDE YARD SETBACK	25 FT	296 FT
REAR YARD SETBACK	25 FT	331 FT
MINIMUM LOT WIDTH	100 FT	582 FT
MAXIMUM BUILDING HEIGHT	35 FT	27.5 FT
MAXIMUM IMPERVIOUS COVERAGE	60 %	8.1%

* Zoning regulation requirements as specified in Chapter 179 of the Town of Deerfield Zoning.



0 20 40 80 Feet

SunnyDayz Cannabis Cultivation Campus

Greenfield Road
Deerfield, MA

No.	Revision	Date	App'd

Designed by: _____ Checked by: _____
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Site Plan Review January 13, 2023

Not for Construction

Overall Plan

Drawing Number

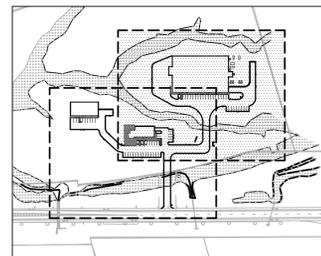
C1.01

Sheet of 2 16

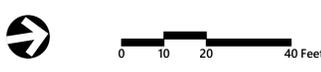
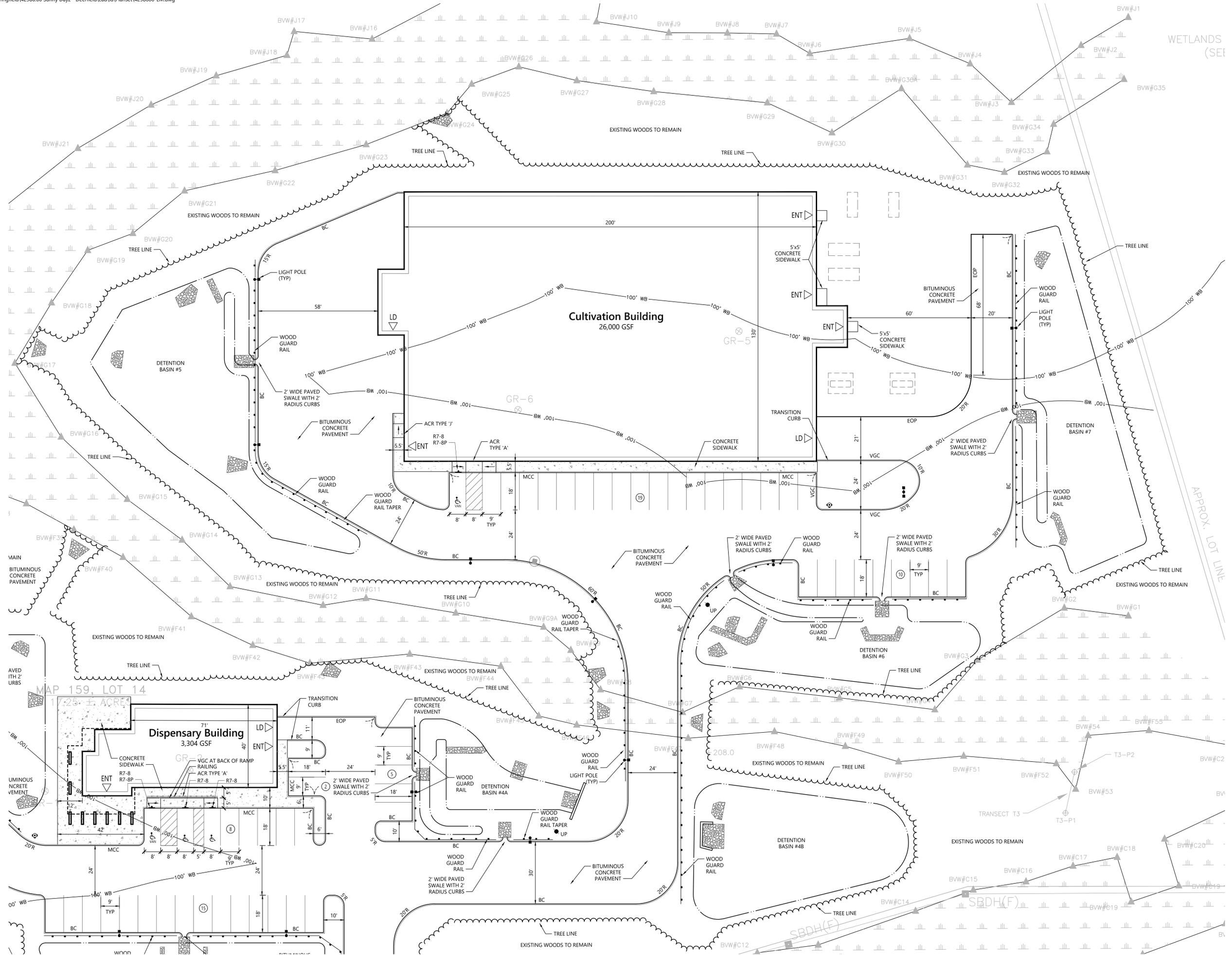


One Federal Street
Building 103-3N
Springfield, MA 01105
413.747.7113

WETLANDS (SEI)



Key
Not To Scale



SunnyDayz Cannabis Cultivation Campus
Greenfield Road
Deerfield, MA

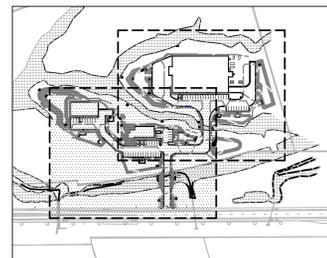
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Designed by: _____ Checked by: _____
Issued for: _____ Date: _____
Site Plan Review January 13, 2023

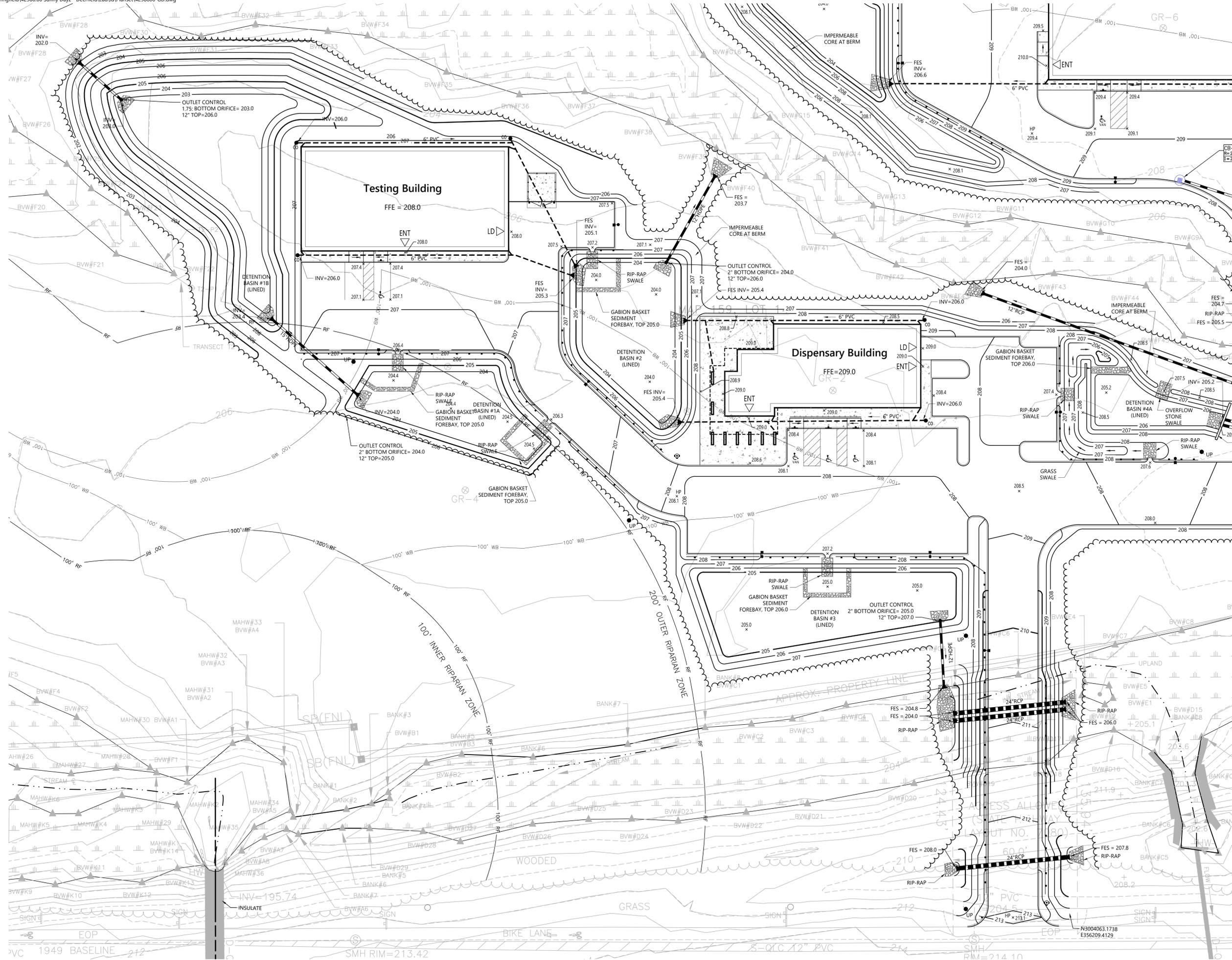
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Drawing Title: **Layout and Materials Plan**
Drawing Number: _____

C2.02
Sheet 4 of 16
Project Number: 42986.00

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SunnyDayz Cannabis Cultivation Campus

Greenfield Road
Deerfield, MA

No.	Revision	Date	App'd.

Designed by: _____ Checked by: _____
Issued for: _____ Date: _____

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Not for Construction

Grading and Drainage Plan

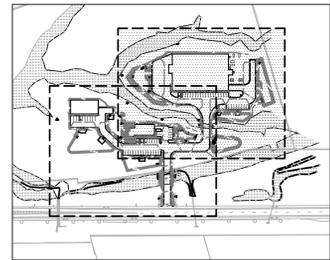
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42986.00

Sheet **C3.01** of 16

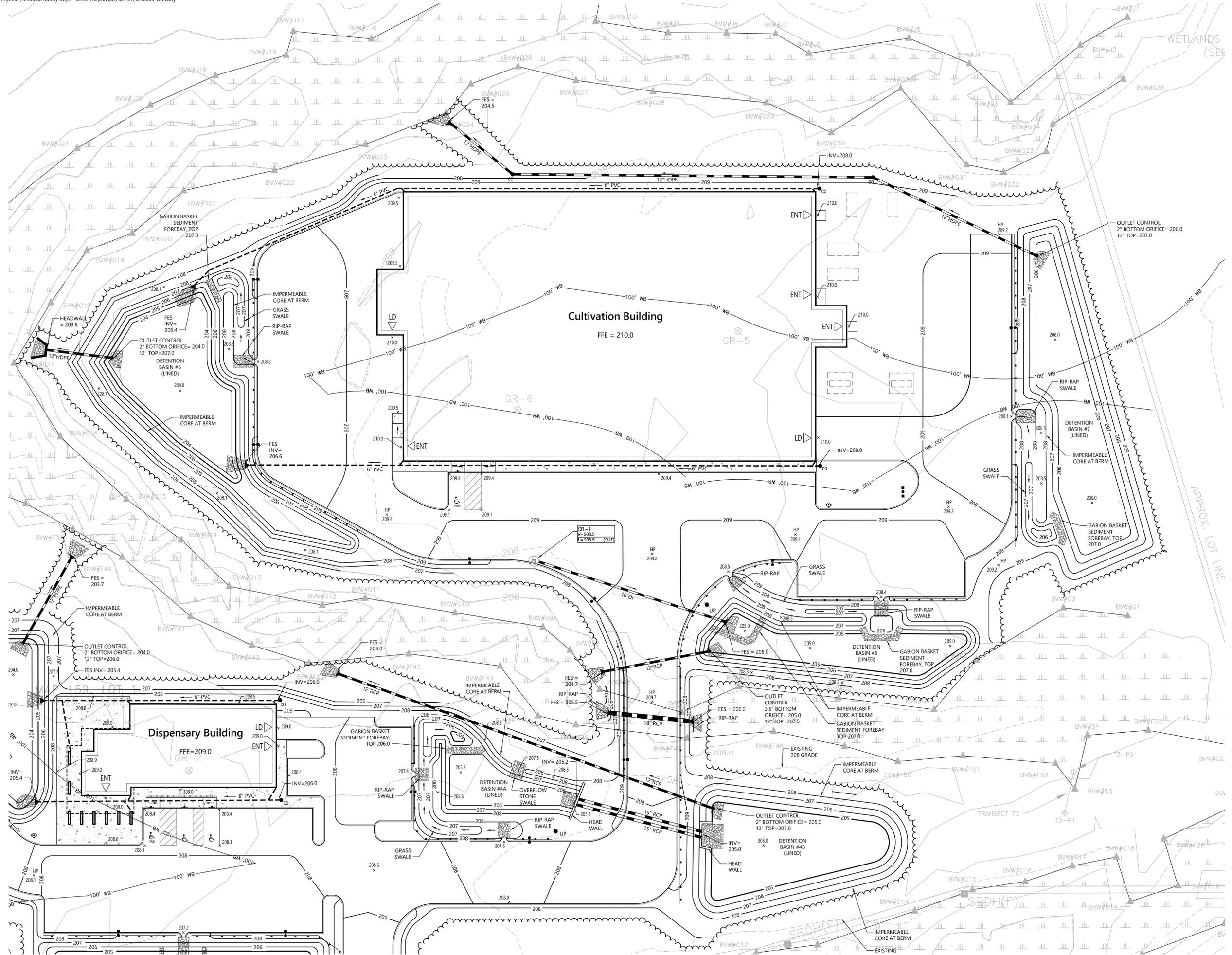
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42986.00



One Federal Street
Building 103-3N
Springfield, MA 01105
413.747.7113



Key
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**SunnyDayz Cannabis
Cultivation Campus**
Greenfield Road
Deerfield, MA

No.	Revision	Date	App'd.

Designed by: _____ Checked by: _____
Issued for: _____ Date: _____
Site Plan Review January 13, 2023

Not for Construction
Drawing Title: **Grading and Drainage Plan**
Drawing Number: _____

Professional Engineer Seal: JOHN J. FURMAN, CIVIL NO. 41010, REGISTERED PROFESSIONAL ENGINEER

C3.02

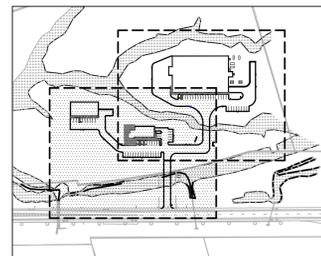
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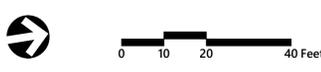
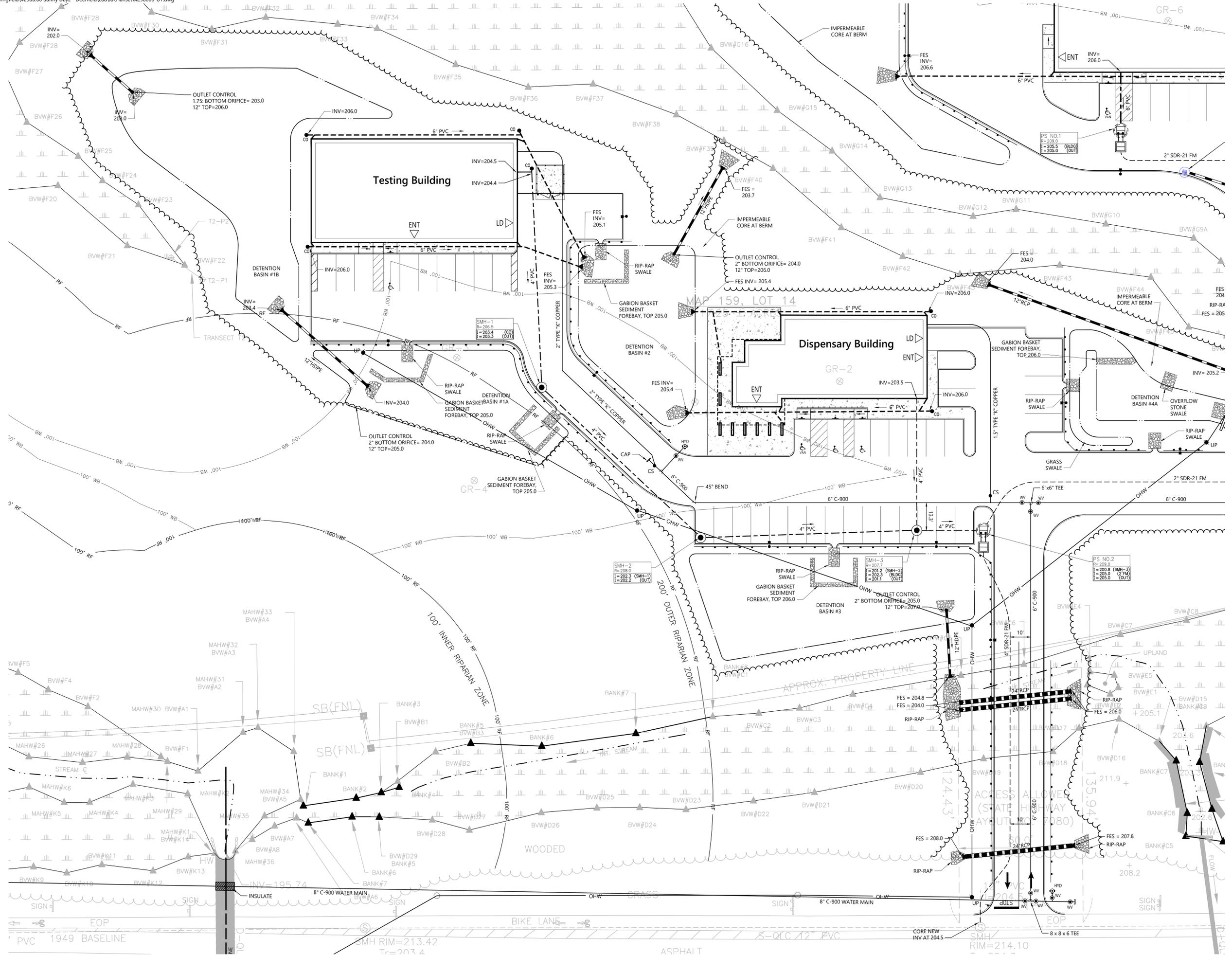
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One Federal Street
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Springfield, MA 01105
413.747.7113



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No.	Revision	Date	App'd.

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Site Plan Review January 13, 2023

Not for Construction
Drawing Title
Utility Plan
Drawing Number

Professional Engineer Seal: JOHN J. FURMAN, CIVIL NO. 41010, REGISTERED PROFESSIONAL ENGINEER

C4.01

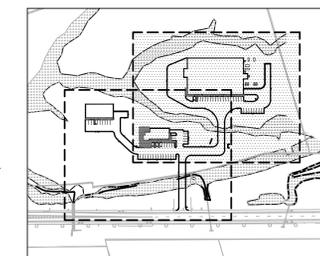
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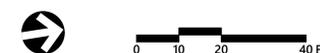
WETLANDS (SEE



One Federal Street
Building 103-3N
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413.747.7113



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Issued for _____ Date _____

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Not for Construction

Drawing Title

Utility Plan

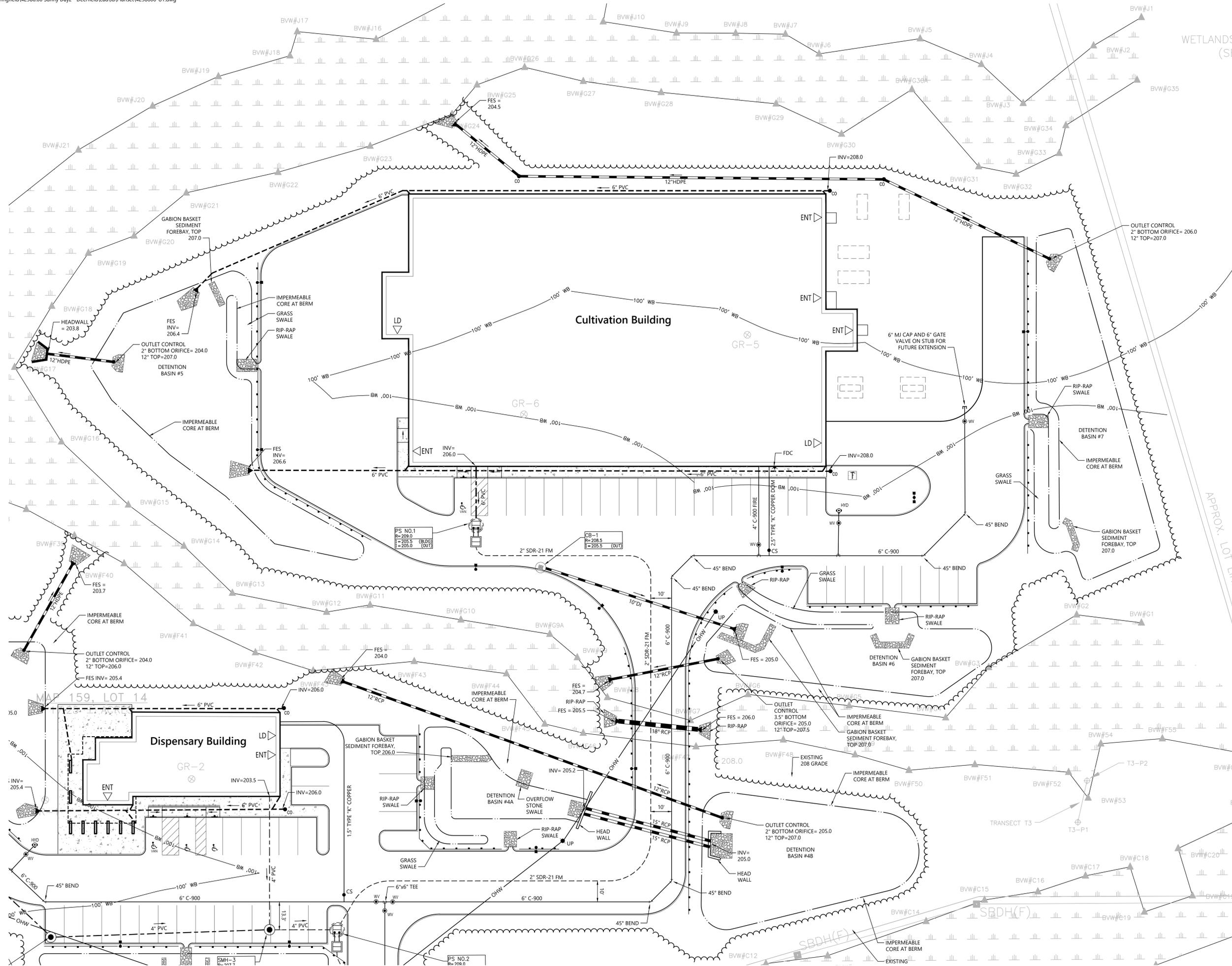
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C4.02

Sheet 8 of 16

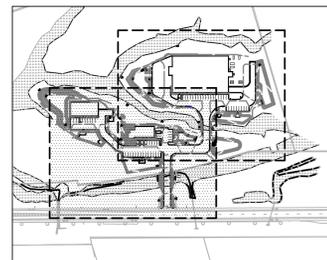
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42986.00

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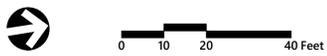
One Federal Street
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413.747.7113



Key
Not To Scale

NOTES:

- 1) TEMPORARY EROSION CONTROL MEASURES ARE TO BE INSTALLED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION AND BE REMOVED AT THE COMPLETION OF CONSTRUCTION.



SunnyDay Cannabis Cultivation Campus

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Drawing Title

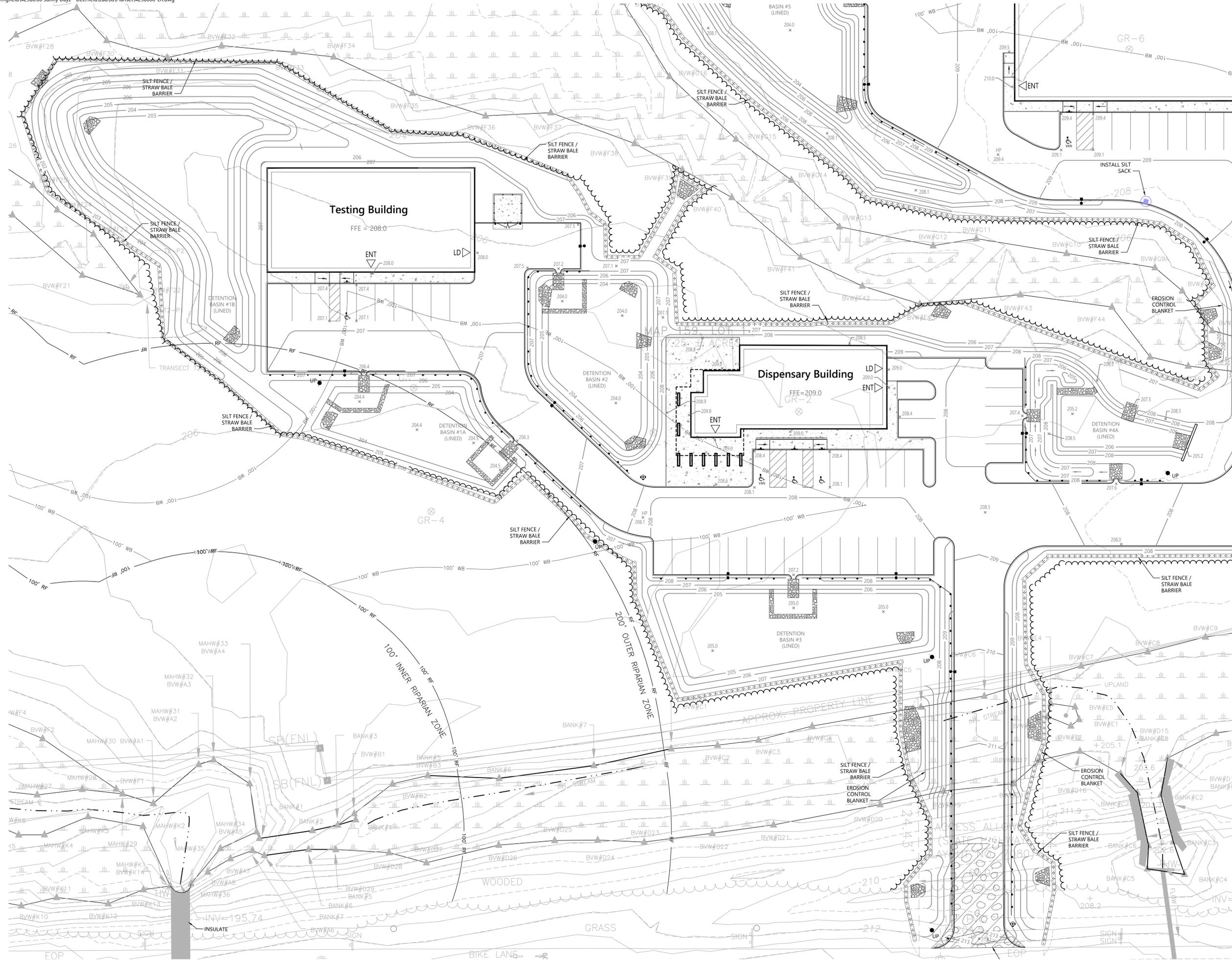
Erosion and Sediment Control Plan



C5.01

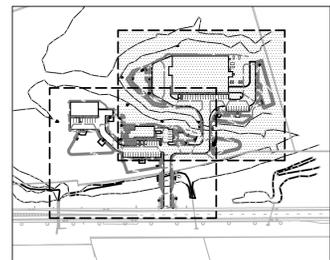
Sheet of 9 16

Project Number
42986.00





One Federal Street
Building 103-3N
Springfield, MA 01105
413.747.7113



Key
Not To Scale

NOTES:

- 1) TEMPORARY EROSION CONTROL MEASURES ARE TO BE INSTALLED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION AND BE REMOVED AT THE COMPLETION OF CONSTRUCTION.



0 10 20 40 Feet

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Drawing Title

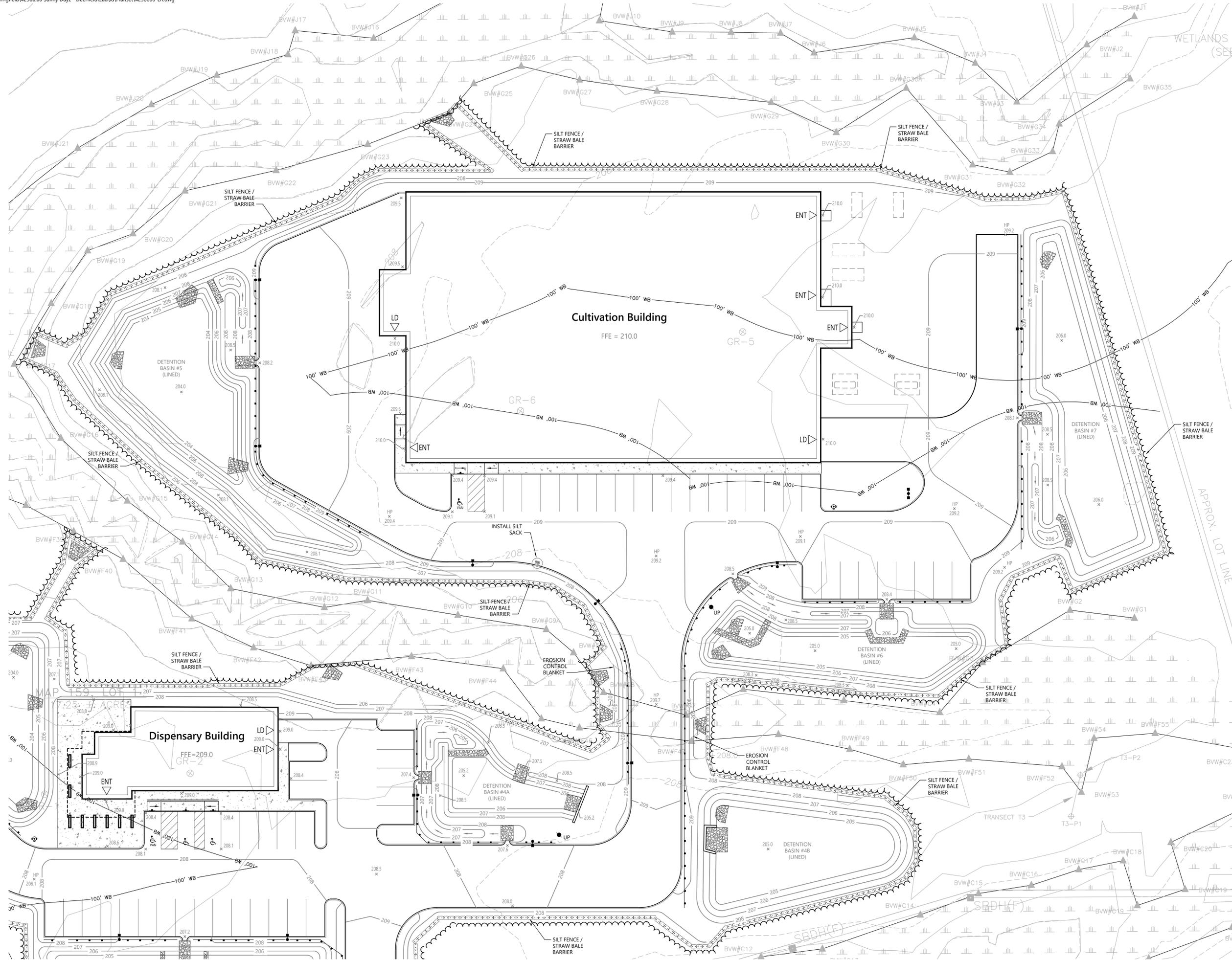
Erosion and Sediment Control Plan



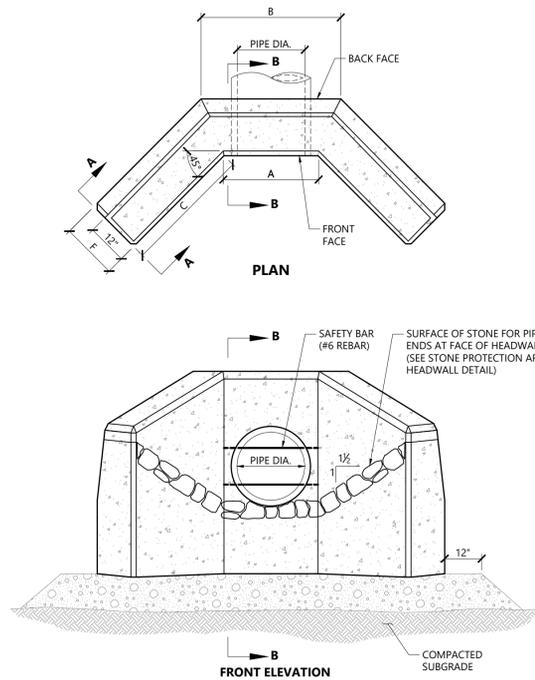
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Sheet of 10 16

Project Number
42986.00

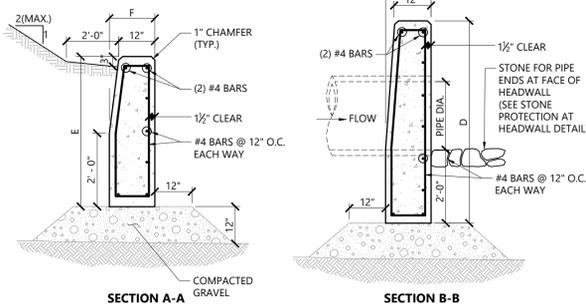


Saved Tuesday, January 10, 2023 10:30:41 AM AGARVEY Plotted Tuesday, January 10, 2023 10:31:11 AM Abby Ganey



NOTES

1. CONCRETE SHALL BE 6% ± 1.5% AIR ENTRAINED TYPE II CEMENT WITH MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI
2. INSTALL IMPERMEABLE TRENCH DAM ANTI-SEEP COLLAR AROUND DRAIN PIPE PRIOR TO HEADWALL LOCATION.
3. SAFETY BARS TO BE OMITTED WHERE INDICATED ON PLANS.
4. SAFETY BARS SHALL BE SET TO CREATE EQUAL OPENING DIMENSIONS.



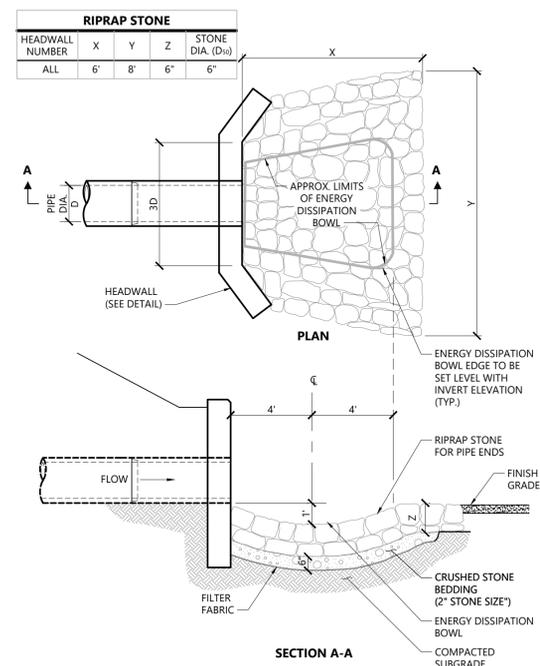
DIMENSIONAL TABLE							
PIPE DIA.	A	B	C	D	E	F # OF SAFETY BARS	
12"	2'-6"	3'-8"	2'-11"	4'-0"	3'-3"	1'-6"	-
15"	2'-6"	3'-8"	2'-11"	4'-0"	3'-6"	1'-6"	1
18"	3'-0"	4'-2"	3'-3"	4'-6"	3'-6"	1'-6"	1
24"	3'-6"	4'-8"	3'-6"	5'-0"	3'-9"	1'-6"	1
30"	4'-0"	5'-3"	4'-3"	5'-10"	4'-0"	1'-6"	2
36"	4'-6"	5'-11"	5'-0"	6'-4"	4'-3"	1'-8"	2
42"	5'-0"	6'-6"	5'-9"	6'-11"	4'-6"	1'-10"	3
48"	5'-6"	7'-2"	6'-6"	7'-5"	4'-9"	2'-0"	3
60"	6'-6"	8'-5"	8'-0"	8'-6"	5'-3"	2'-4"	4
72"	7'-6"	9'-9"	9'-6"	9'-7"	5'-9"	2'-8"	5

Concrete Headwall (HW) with Wing Walls

N.T.S. Source: VHB

10/20

LD_132

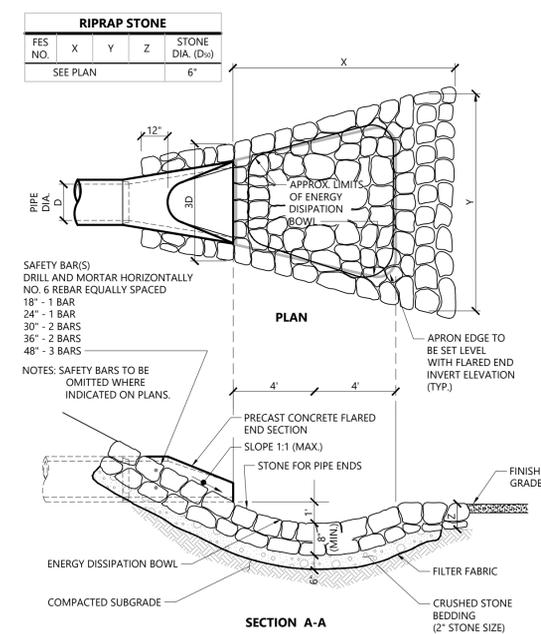


Stone Protection at Headwall

N.T.S. Source: VHB

1/16

REV LD_133

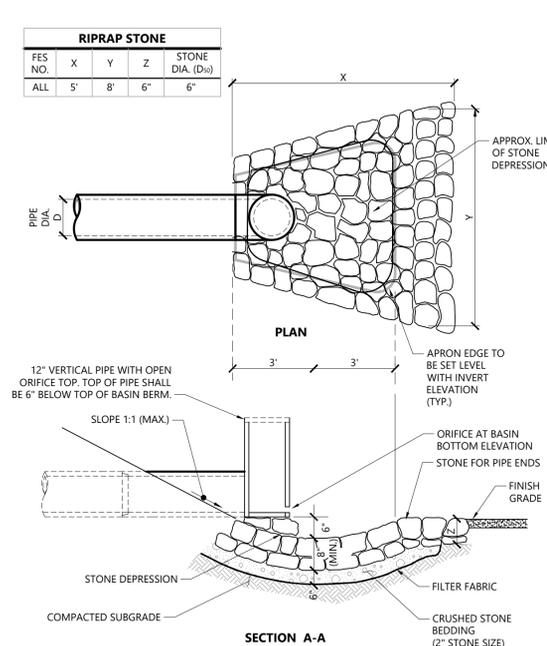


Flared End Section (FES) with Stone Protection

N.T.S. Source: VHB

3/19

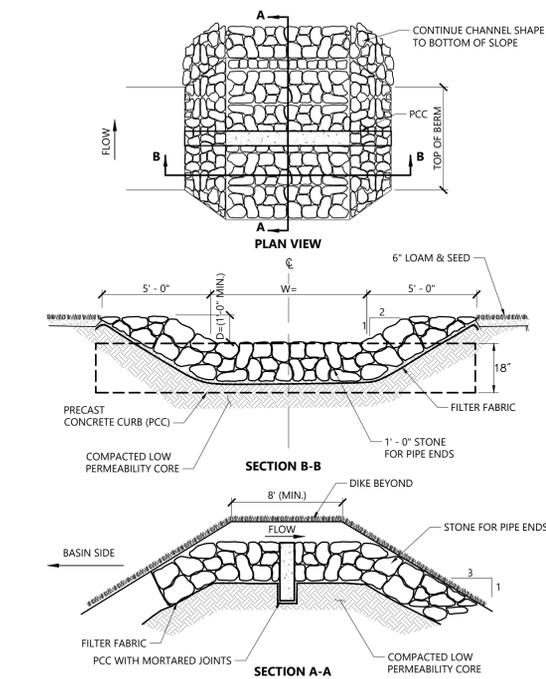
REV LD_134



Outlet Control

N.T.S. Source: VHB

REV

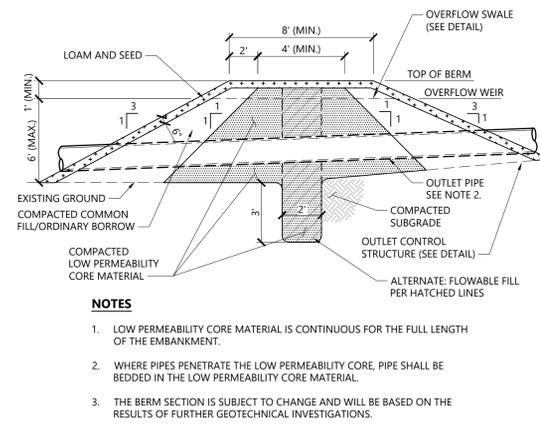


Overflow Stone Swale

N.T.S. Source: VHB

1/16

LD_161

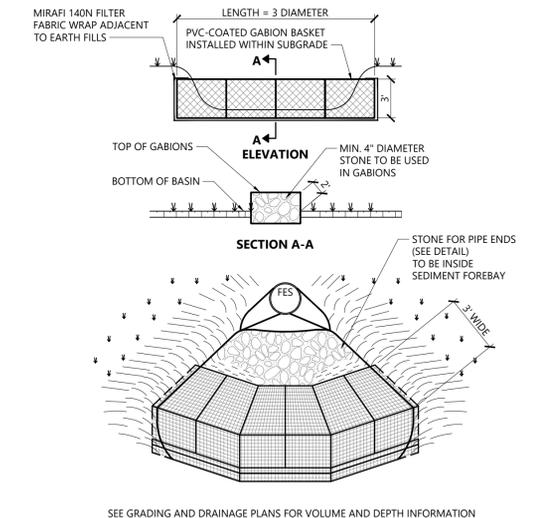


Detention Basin Berm Section

N.T.S. Source: VHB

12/20

LD_160



Sediment Forebay with Gabion Baffles

N.T.S. Source: VHB

1/16

LD_166

Saved Tuesday, January 10, 2023 10:32:05 AM AGARVEY Plotted Tuesday, January 10, 2023 10:32:19 AM Abby Ganey

SunnyDayz Cannabis Cultivation Campus

Greenfield Road
Deerfield, MA

No. Revision Date Appr.

Designed by Checked by

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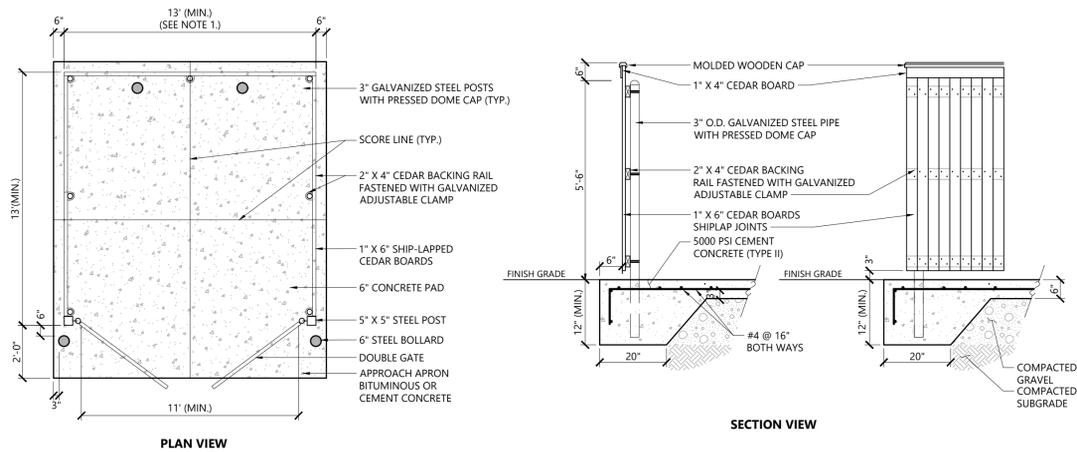
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Details

Drawing Number

C6.00

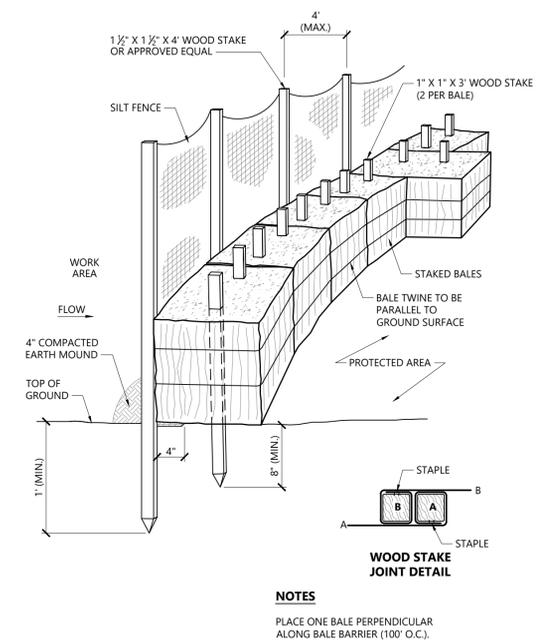
Sheet of 11 16



- NOTES**
- DUMPSTER PAD DIMENSIONS SHOWN AS MINIMUM. REFER TO PLAN FOR ACTUAL DIMENSION.

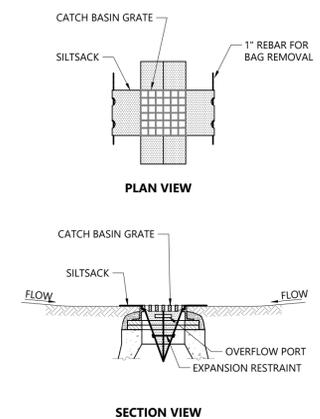
Dumpster Pad w/ Enclosure

N.T.S. Source: VHB 1/16 LD_713



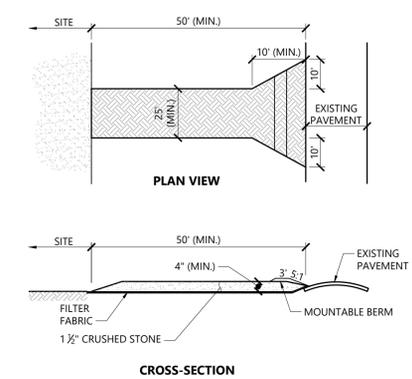
- NOTES**
- PLACE ONE BALE PERPENDICULAR ALONG BALE BARRIER (100' O.C.).

Silt Fence / Straw Bale Barrier 1/16 LD_655 Source: VHB



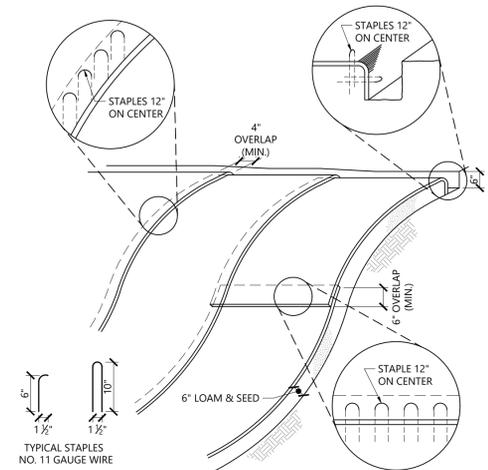
- NOTES**
- INSTALL SILTSACK IN ALL CATCH BASINS WHERE INDICATED ON THE PLAN BEFORE COMMENCING WORK OR IN PAVED AREAS AFTER BINDER COURSE IS PLACED AND HAY BALES HAVE BEEN REMOVED.
 - GRATE TO BE PLACED OVER SILTSACK.
 - SILTSACK SHALL BE INSPECTED PERIODICALLY AND AFTER ALL STORM EVENTS AND CLEANING OR REPLACEMENT SHALL BE PERFORMED PROMPTLY AS NEEDED. MAINTAIN UNTIL UPSTREAM AREAS HAVE BEEN PERMANENTLY STABILIZED

Siltsack Sediment Trap 1/20 LD_674 Source: VHB



- NOTES**
- EXIT WIDTH SHALL BE A TWENTY-FIVE (25) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
 - THE EXIT SHALL BE MAINTAINED IN A CONDITION WHICH SHALL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY. BERM SHALL BE PROVIDED AS NEEDED.
 - STABILIZED CONSTRUCTION EXIT SHALL BE REMOVED PRIOR TO FINAL FINISH MATERIALS BEING INSTALLED.

Stabilized Construction Exit 1/16 LD_682 Source: VHB



- NOTES**
- BEGIN AT THE TOP OF BLANKET INSTALLATION AREA BY ANCHORING BLANKET IN A 6\"/>

Erosion Control Blanket Slope Installation 10/20 LD_680 Source: VHB

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Not for Construction

Drawing Title

Details

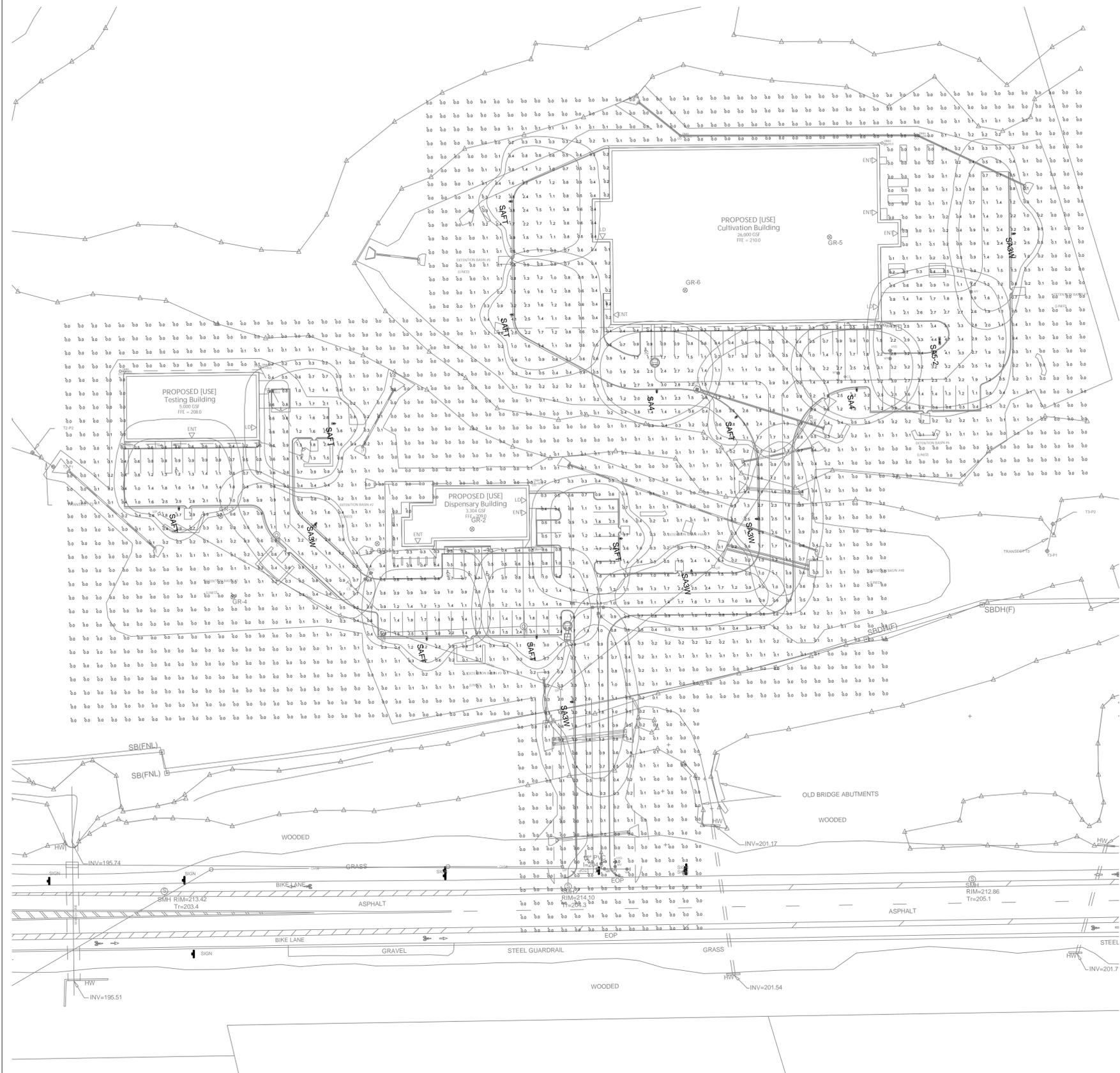
Drawing Number



C6.05

Sheet 16 of 16

Project Number: 42986.00



JOB NAME: GREENFIELD ROAD DISPENSARY - DEERFIELD, MA
 APEX LIGHTING SOLUTIONS
 WORPLANE/CALC PLANE: AT FINISH GRADE
 MOUNTING HEIGHT: SEE LUMINAIRE SCHEDULE
 APPS: LEDPD
 SALES: SP
 SPECIFIER: VHB-MA

Symbol	Qty	Label	Arrangement	Lum. Lumens	Lum. Watts	LLF	Description	[MANUFAC]	Filename
[Symbol]	5	SA3W	Single	8563	64.7	0.900	RZR-PLED-III-W-40LED-525mA-30K-VOLT-1-FINISH, SNTS 184 - 11-1-FINISH	U.S. ARCHITECTURAL LIGHTING	RZR-PLED-III-W-40LED-525mA-30K.ies
[Symbol]	2	SA4	Single	9153	64.7	0.900	RZR-PLED-IV-40LED-525mA-30K-VOLT-1-FINISH, SNTS 184 - 11-1-FINISH	U.S. ARCHITECTURAL LIGHTING	RZR-PLED-IV-40LED-525mA-30K.ies
[Symbol]	1	SA5-2	Back-Back	9381	64.7	0.900	RZR-PLED-VSQ-M-40LED-525mA-30K-VOLT-1-FINISH, SNTS 184 - 11-1-FINISH	U.S. ARCHITECTURAL LIGHTING	RZR-PLED-VSQ-M-40LED-525mA-30K.ies
[Symbol]	8	SAFT	Single	8338	64.7	0.900	RZR-PLED-IV-FT-40LED-525mA-30K-VOLT-1-FINISH, SNTS 184 - 11-1-FINISH	U.S. ARCHITECTURAL LIGHTING	RZR-PLED-IV-FT-40LED-525mA-30K.ies

Calculation Summary									
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Description	
Paved Areas	Illuminance	Fc	1.34	4.1	0.3	4.47	13.67	10ft Grid	
Site	Illuminance	Fc	0.25	4.7	0.0	N.A.	N.A.	10ft Grid	

GENERAL DISCLAIMER:
 Calculations have been performed according to IES standards and good practice. Some differences between measured values and calculated results may occur due to tolerances in calculation methods, testing procedures, component performance, measurement techniques and field conditions such as voltage and temperature variations. Input data used to generate the attached calculations such as room dimensions, reflectances, furniture and architectural elements significantly affect the lighting calculations. If the real environment conditions do not match the input data, differences will occur between measured values and calculated values.
 * LLF Determined Using Current Published Lamp Data

NOTE TO REVIEWER:
 Total Light Loss Factor (LLF) applied at time of design is determined by applying the Lamp Lumen Depreciation Factor (LLD) from current lamp manufacturer's catalog, a Luminaire Dirt Depreciation Factor (LDD) based on IES recommended values and a Ballast Factor (BF) from current ballast specification sheets. Application of an incorrect Light Loss Factor (LLF) will result in forecasts of performance that will not accurately depict actual results.
 For proper comparison of photometric layouts, it is essential that you insist all designers use correct Light Loss Factors.



PROJECT TITLE:
 GREENFIELD ROAD DISPENSARY
 DEERFIELD, MA

DRAWING TITLE:
 SITE LIGHTING
 PHOTOMETRIC CALCULATION

FILE NAME: SL-1 GREENFIELD ROAD DISPENSARY - DEERFIELD, MA 12-14-2022 LED.dwg

SCALE: 1"=40'-0"
 DATE: 12/14/22
 DRAWN BY: LED/PD
 SHEET:

SL-1