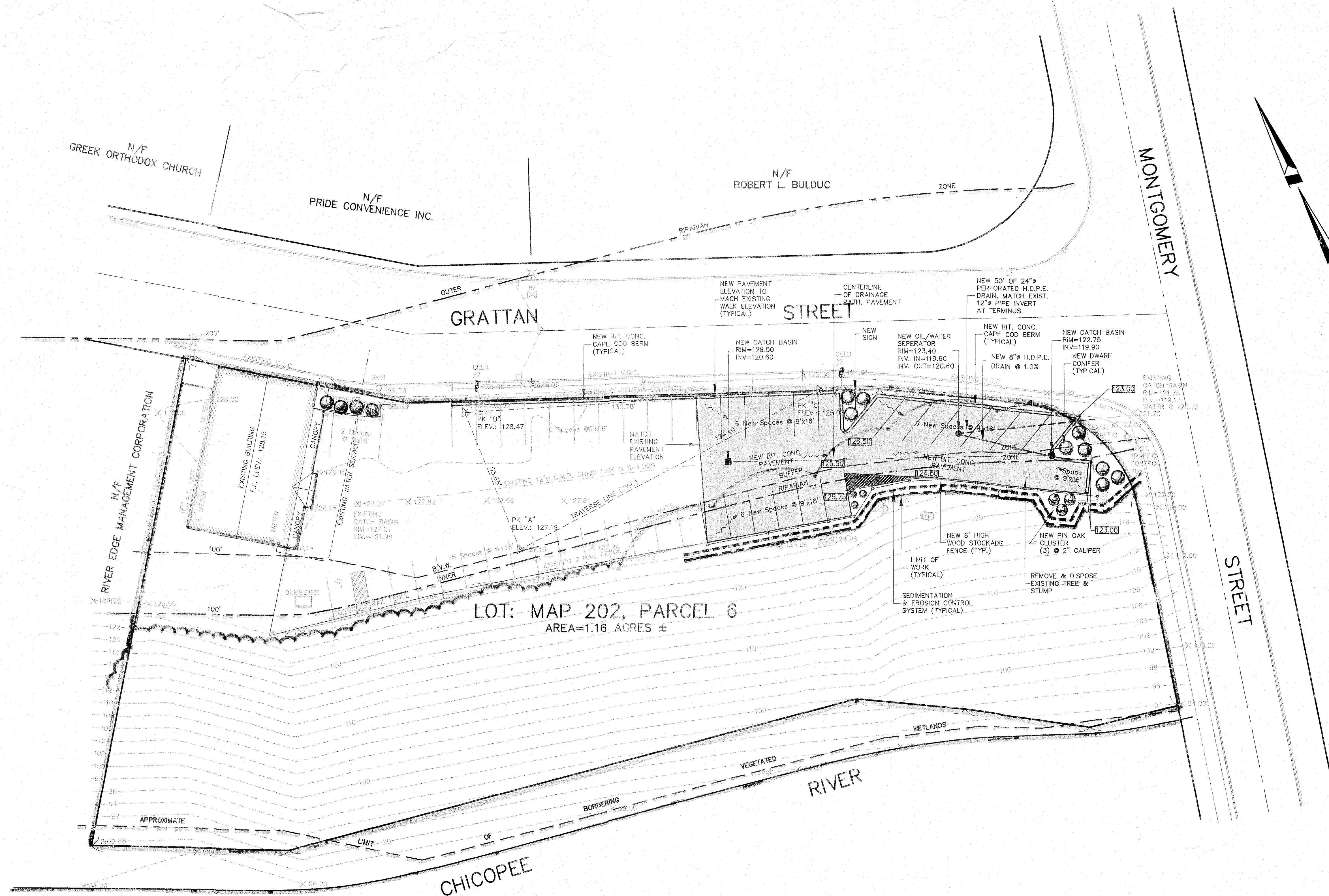


EXISTING	NEW	
		DRAINAGE MANHOLE
		DRAINAGE CATCH BASIN
X 999.75	+ <u>999.75</u>	SPOT GRADE ELEVATION
-----1000-----	----- <u>1000</u> -----	ELEVATION CONTOUR
		GRADE TO DRAIN
		STONE RIP-RAP
-----S-----	-----S-----	SANITARY SEWER
-----D-----	-----D-----	STORM DRAIN
-----W-----	-----W-----	POTABLE WATER
-----●-----	-----●-----	GUARD RAIL
		WHEELCHAIR RAMP
		DUMPSITER
-----VGC-----	-----VGC-----	VERTICAL GRANITE CURB
-----SGC-----	-----SGC-----	SLOPED GRANITE CURB
-----BCC-----	-----BCC-----	BITUMINOUS CURB (6")
<u>TYPE "A" BCC</u>	<u>TYPE "A" BCC</u>	TYPE "A" BITUMINOUS CURB
		HANDICAPPED PARKING SPACE
		BORING LOCATION
○B	○B	STEEL BOLLARD
-----SWL-----	-----SWL-----	SOLID WHITE LINE
		PUMP CHAMBER
		FLARED END SECTION
		HEADWALL
		HYDRANT
		UTILITY POLE
		SIGN
		GATE VALVE
		LIGHT

- 1). EXISTING DISTURBED AREA: 15,330 S.F..
- 2). EXISTING IMPERVIOUS AREA: 12,450 S.F..
- 3). NEW/ PROPOSED DISTURBED AREA: 6,200 S.F..
- 4). NEW/ PROPOSED IMPERVIOUS AREA: 5,000 S.F.
- 5). EXISTING NUMBER OF PARKING SPACES: 27.
- 6). NEW/ PROPOSED NUMBER OF PARKING SPACES: 20.
- 7). NEW & EXISTING NUMBER OF PARKING SPACES: 47.

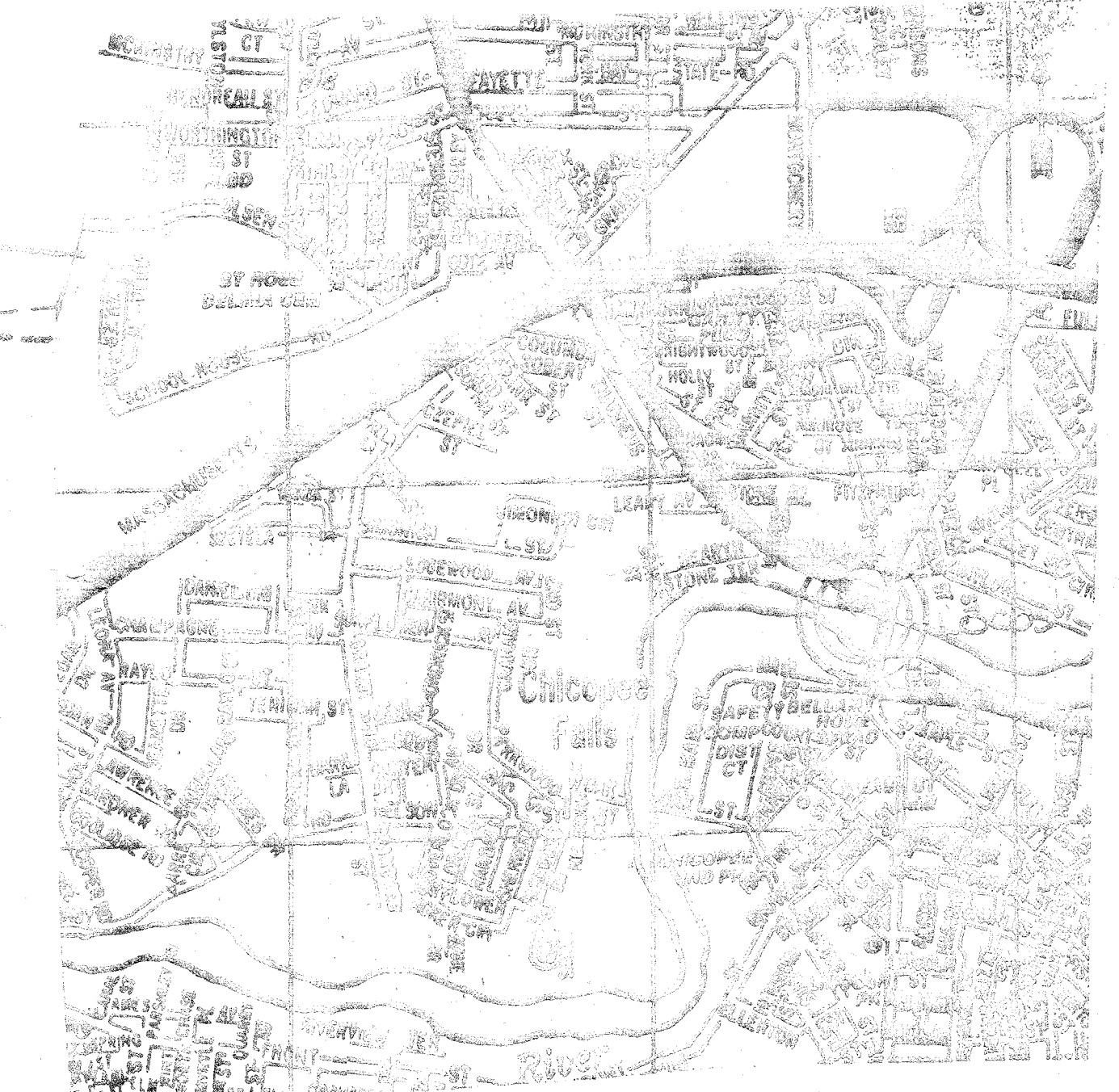
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PREPARED BY:
NICHOLSON ENGINEERING, INC.
18 FERRIS STREET
INDIAN ORCHARD, MA 01151
TEL: (413) 543-3109
FAX: (413) 543-3129
E-MAIL: NEENGINEERS@AOL.COM

SCALE: 1"=20'-0"

DATE: 3/16/01

SHEET 2 OF 3



SCALE 1"=200' DATE 12-16-1998
DRAWN BY WILLIAM E. HODGKINSON
REV.

Campanela
Design
Associates
132 WILLIAM ST.
SHRIMPSTEAD, MA 01105
(419) 732-2970

SITE PLAN

NEW SALES FACILITY
32 CHRYSLER ST. CHICAGO, ILL 60626

RE PRESTIGIOUS AUTO SALES
JOHN V. WALZ
CHICAGO, ILL

DWG. NO.:
DA. 1942
1

ART L. BOLDUCQ ET. (200-18)	FREE CONVENIENCE, INC. (200-11)	CHICOPEE FALLS GREEK ORTHODOX CHURCH (200-16)
RENOVATED MODERN, LARGE FILLING STATION. BY MONDRIAN'S, CORP. CANTON MASS. 01904		

- # NOTES
1. APPLICANT SHALL REVIEW SITE CHANGES WITH THE CHOCOMA CONSERVATION COMMISSION AFTER THE LICENSE APPROVAL BY THE BOARD OF ALDERMEN.
 2. APPLICANT SHALL ALSO REVIEW HIS PROPOSED USE WITH THE FIRE DEPT, CITY PLANNER & BUILDING DEPT.
 3. THE BUILDING SHALL BE USED MAINLY AS SHOWROOM (WITH ANCILLARY OFFICES & TOILET EXISTING).
 4. THE EXISTING REAR BAY SHALL BE USED FOR AUTO PREPARATION & COSMETICS. SERVICE WORK SHALL BE PERFORMED OFF-SITE, AT ANOTHER FACILITY,
 5. TO MINIMIZE ENVIRONMENTAL IMPACT, ANY OIL USED ON-SITE SHALL BE FROM A SMALL BULK TANK, WITH ALL WASTE OIL INTO A RECEPTOR TANK. SUPPLY & REMOVAL HAS TO BE BY A LICENSED REPUTABLE MOTOR OIL COMPANY.
 6. THE BUILDING SHALL ALSO BE USED FOR THE OWNER'S COMPATIBLE OTHER SERVICE BUSINESS.

ZONING DATA (CITY OF CHICAGO, CHAPTER 23)

ZONE = BUSINESS A - PERMITTED USE (AUTO & RETAIL SALES)

275-SB, A (4%) AUTOMOTIVE TRADER

275-SB, A (12%) RETAIL TRADER (VEHICLE, OUTDOOR OR FURNITURE)

LOT SIZE 10,000 SQ. FT. 50' WIDE 200' DEPT.

FRONT YARD 25' FT. 0' FT. (PER VARIANCE 100%)

SIDE YARDS 15' FT. 11' FT. (PER VARIANCE 100%)

REAR YARD 25' FT. 10' FT.

STRUCTURE HEIGHT 40' FT. 16' FT.

LOT COVERAGE 60% 44%

SIGNS ONE 4' X 40' 5' FT. SIGN SURFACE PER CODE

275-SB, E (42) AND 25' FT. BETWEEN (SEE PLAN FOR LOC.)

ALSO BLUE SIGNIFICANT SIGNAGE PER CODE

PARKING

275-40, J (3) (m.p.) RETAIL STORES AND PERSONAL SERVICES

REQUIREMENTS: 2,240 SF + 2,500 SF = 5 STALLS = 11' X 16' 6" STALLS

FURNISHED 11' X 16' 6" STALLS

BUILDING CODE (COMM OF MASS, FIFTH EDITION)

USE GROUP 8 = AUTOMOBILE SHOWROOM

ALUM = INSTALL SURFES

PER 780 CMR 310.0: MIXED USE GROUPS, AND SECTION 3B(1) "NONSEPARATED USE GROUPS" THE MOST RESTRICTIVE REQUIREMENTS SHALL APPLY.

TABLE 303, WITH FIVE 3B CONSTRUCTION

LIMITS USE GROUP 8 = 5 STORY, 50 FT HEIGHT; 8,000 SF

" " " " 5 STORY, 50 FT HEIGHT; 8,600 SF

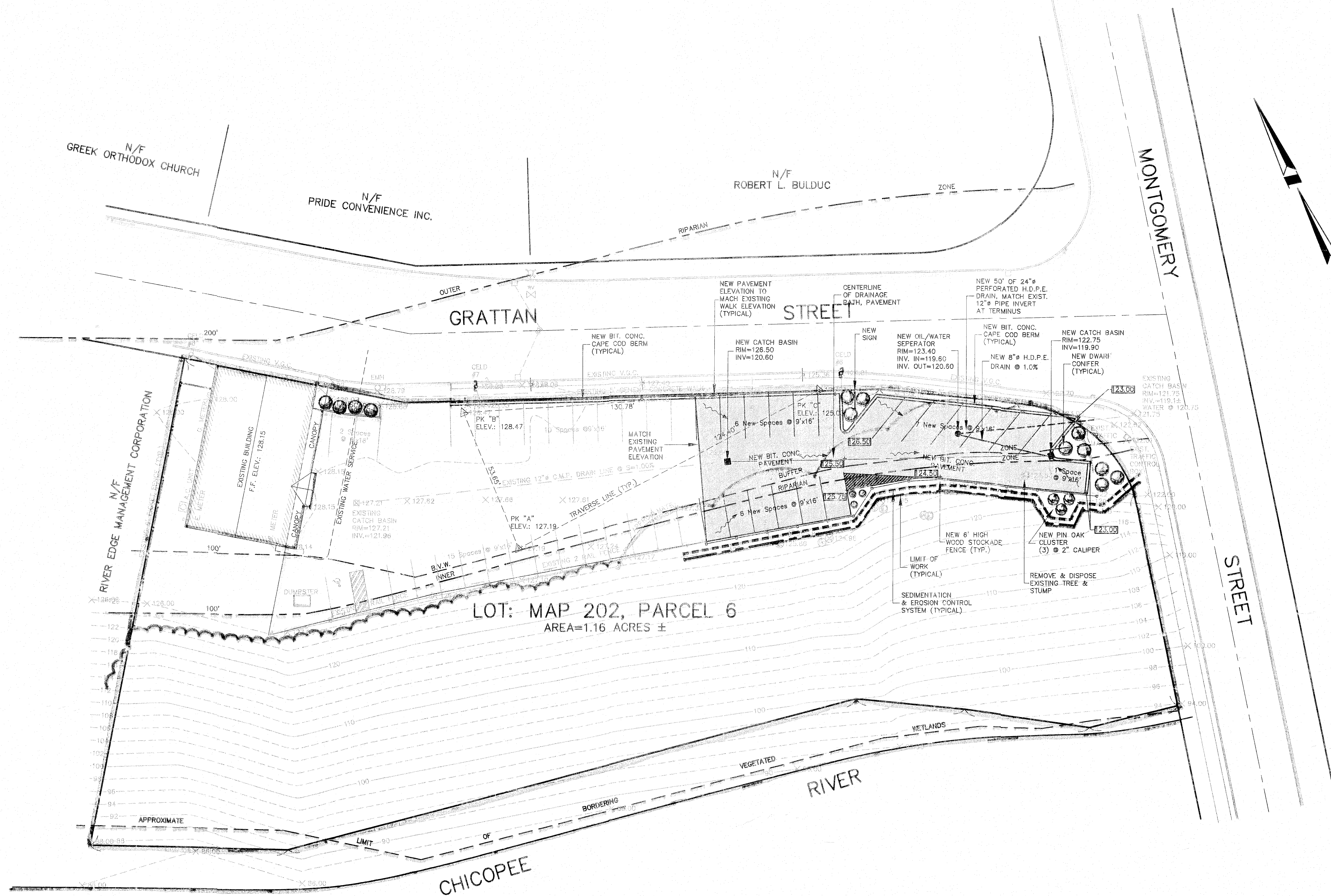
ACTUAL LIMITS " 5 STORY, 155 FT; 2,240 SF

THEREFORE LESS THAN LIMIT IS PERMISSIBLE.

SPRINKLERS & INTERIOR FIREWALLS: NOT REQD. NOR PROVIDED

EXISTING	NEW	
		DRAINAGE MANHOLE
		DRAINAGE CATCH BASIN
X 999.75	+ <u>999.75</u>	SPOT GRADE ELEVATION
-1000-	- <u>1000</u> -	ELEVATION CONTOUR
		GRADE TO DRAIN
		STONE RIP-RAP
-S-	-S-	SANITARY SEWER
-D-	-D-	STORM DRAIN
-W-	-W-	POTABLE WATER
		GUARD RAIL
		WHEELCHAIR RAMP
		DUMPSITER
<u>VGC</u>	<u>VGC</u>	VERTICAL GRANITE CURB
<u>SGC</u>	<u>SGC</u>	SLOPED GRANITE CURB
<u>BCC</u>	<u>BCC</u>	BITUMINOUS CURB (6")
<u>TYPE "A" BCC</u>	<u>TYPE "A" BCC</u>	TYPE "A" BITUMINOUS CURB
		HANDICAPPED PARKING SPACE
		BORING LOCATION
oB	oB	STEEL BOLLARD
-SWL-	-SWL-	SOLID WHITE LINE
		PUMP CHAMBER
		FLARED END SECTION
		HEADWALL
		HYDRANT
		UTILITY POLE
		SIGN
		GATE VALVE
		LIGHT

- 1). EXISTING DISTURBED AREA: 15,330 S.F..
- 2). EXISTING IMPERVIOUS AREA: 12,450 S.F..
- 3). NEW/ PROPOSED DISTURBED AREA: 6,200 S.F..
- 4). NEW/ PROPOSED IMPERVIOUS AREA: 5,000 S.F..
- 5). EXISTING NUMBER OF PARKING SPACES: 27.
- 6). NEW/ PROPOSED NUMBER OF PARKING SPACES: 20.
- 7). NEW & EXISTING NUMBER OF PARKING SPACES: 47.

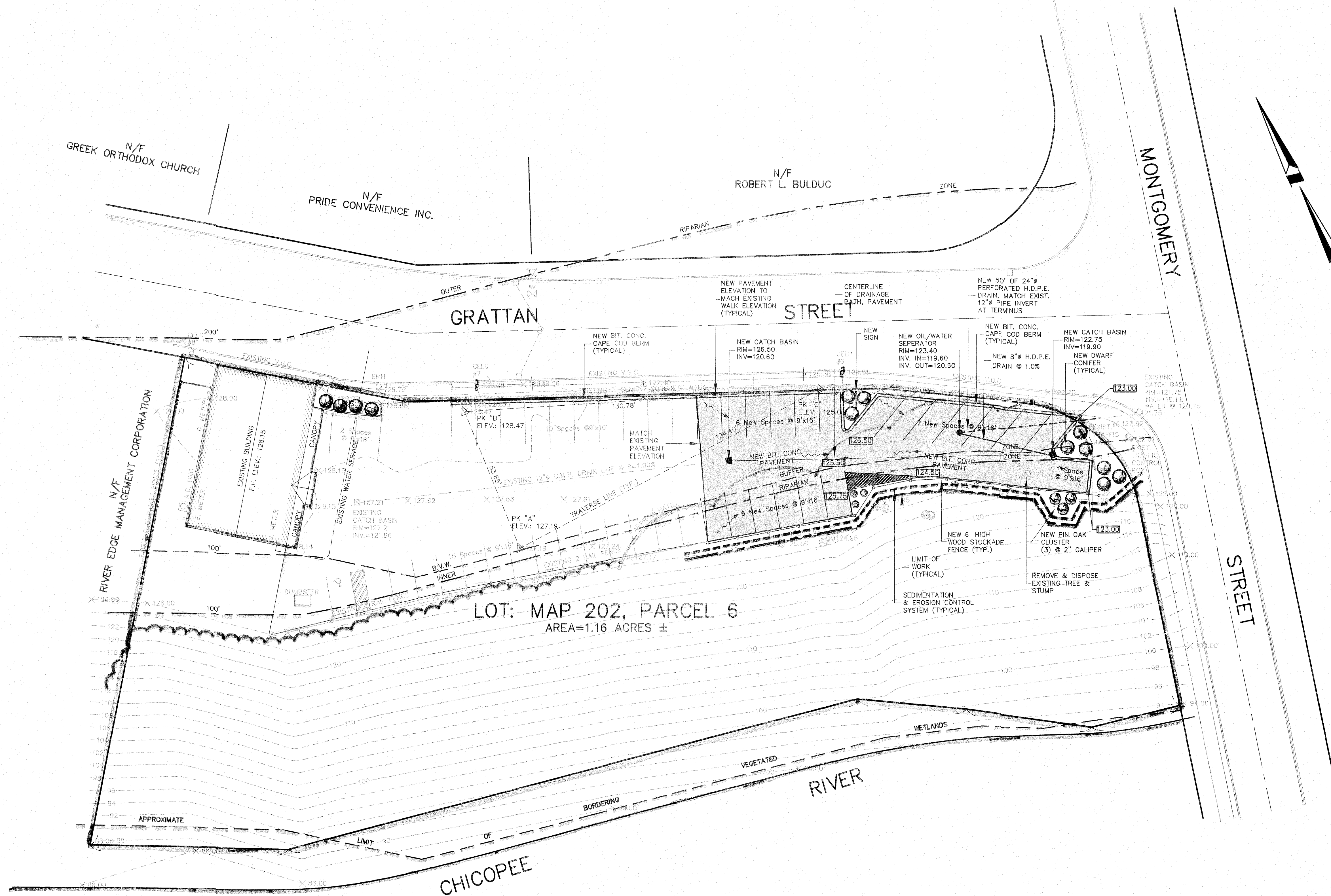
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PREPARED BY:
NICHOLSON ENGINEERING, INC.
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INDIAN ORCHARD, MA 01151
TEL: (413) 543-3109
FAX: (413) 543-3129
E-MAIL: NEENGINEERS@AOL.COM

SHEET 2 OF 3

EXISTING	NEW	
		DRAINAGE MANHOLE
		DRAINAGE CATCH BASIN
X 999.75	+ <u>999.75</u>	SPOT GRADE ELEVATION
-----1000-----	----- <u>1000</u> -----	ELEVATION CONTOUR
		GRADE TO DRAIN
		STONE RIP-RAP
-----S-----	-----S-----	SANITARY SEWER
-----D-----	-----D-----	STORM DRAIN
-----W-----	-----W-----	POTABLE WATER
-----●-----	-----●-----	GUARD RAIL
		WHEELCHAIR RAMP
		DUMPESTER
-----VGC-----	-----VGC-----	VERTICAL GRANITE CURB
-----SGC-----	-----SGC-----	SLOPED GRANITE CURB
-----BGC-----	-----BCC-----	BITUMINOUS CURB (6")
<u>TYPE "A" BCC</u>	<u>TYPE "A" BCC</u>	TYPE "A" BITUMINOUS CURB
		HANDICAPPED PARKING SPACE
		BORING LOCATION
○B	○B	STEEL BOLLARD
-----SWL-----	-----SWL-----	SOLID WHITE LINE
		PUMP CHAMBER
		FLARED END SECTION
		HEADWALL
		HYDRANT
		UTILITY POLE
-----	-----	SIGN
		GATE VALVE
		LIGHT

- 1). EXISTING DISTURBED AREA: 15,330 S.F..
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[illegible]

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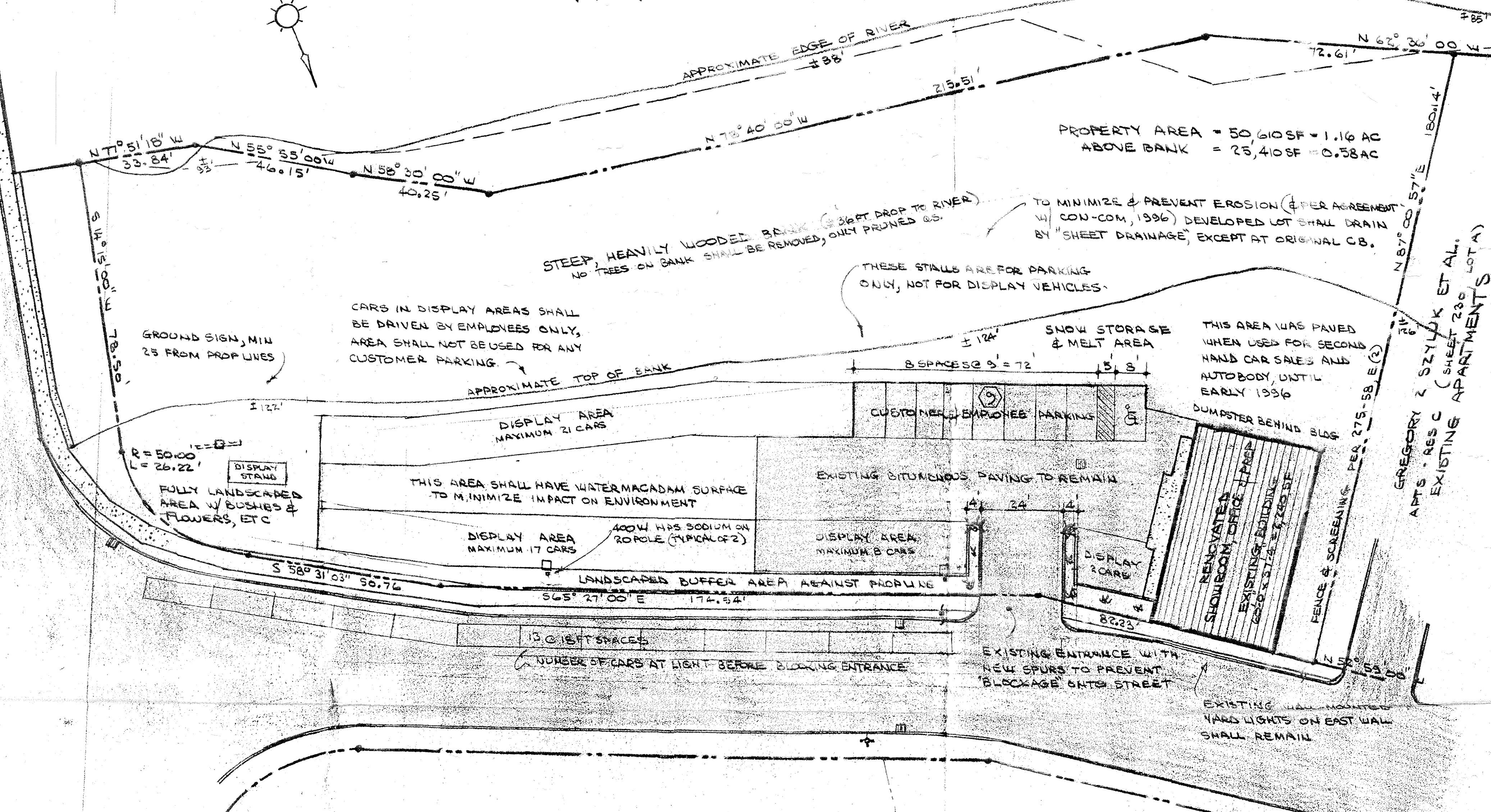
SHEET 2 OF 3

BRIDGE FALLS
OVER

STREET

MONTGOMERY

CHICOPEE RIVER



ZONING DATA (CITY OF CHICOPEE, CHAPTER 275)

ZONE = BUSINESS A - PERMITTED USE (AUTO & RETAIL SALES)

275-58, A (4): AUTOMOTIVE TRADE

275-58, A (8): RETAIL TRADE 1/4 OR 1/2 OUTDOOR STORAGE

NO REQUIREMENT 50,610 SQ FT

FRONT YARD > 25 FT 0 FT (PER VARIANCE 1996)

SIDE YARDS > 15 FT 11 FT (PER VARIANCE 1996)

REAR YARD > 25 FT 107 FT

STRUCTURE HEIGHT ≤ 40 FT 18 FT

LOT COVERAGE ≤ 60% 4.4%

SIGNS ONE 4' x 40' 8" FT EACH SURFACE PER CODE

275-58, E (142) AND > 25 FT SETBACK (SEE PLAN FOR LCC)

ALSO BLDG MOUNTED SIGN(S) PER CODE

PARKING # 275-40, J (3) (M & P) RETAIL STORES AND PERSONAL SERVICES

REQUIRED: 2,240 SF + 250 SF = 2 STALLS = 1 H/C PLUS 8 STD

FURNISHED 1 H/C PLUS 8 STD

SITE PLAN 1" = 20'

ROBERT L. BOLDUC ET UX (230-12) PRIDE CONVENIENCE, INC (230-11) CHICOPEE FALLS GREEK ORTHODOX CHURCH (230-10)

RENOVATED MODERN LARGE FILLING STATION

LOT MOSTLY PAVED, CURB CUT NOT YET KNOWN

- NOTES**
1. APPLICANT SHALL REVIEW SITE CHANGES WITH THE CHICOPEE CONSERVATION COMMISSION AFTER THE LICENSE APPROVAL BY THE BOARD OF ALDERMEN.
 2. APPLICANT SHALL ALSO REVIEW HIS PROPOSED USE WITH THE FIRE DEPT, CITY PLANNER & BUILDING DEPT.
 3. THE BUILDING SHALL BE USED MAINLY AS SHOWROOM (WITH ANCILLARY OFFICES & TOILET - EXISTING).
 4. THE EXISTING REAR BAY SHALL BE USED FOR AUTO PREPARATION & COSMETICS. SERVICE WORK SHALL BE PERFORMED OFF-SITE, AT ANOTHER FACILITY.
 5. TO MINIMIZE ENVIRONMENTAL IMPACT, ANY OIL USED ON-SITE SHALL BE FROM A SMALL BULK TANK, WITH ALL WASTE OIL INTO A RECEPTOR TANK. SUPPLY & REMOVAL ARE TO BE BY A LICENSED REPUTABLE MOTOR OIL COMPANY.
 6. THE BUILDING SHALL ALSO BE USED FOR THE OWNER'S COMPATIBLE OTHER SERVICE BUSINESS.

BUILDING CODE (COMM OF MASS, SIXTH EDITION)

USE GROUP 8 = AUTOMOBILE SHOWROOM

AND M = RETAIL SALES

PER 780 CMR 313.0: MIXED USE GROUPS, AND SECTION 313.1.1 "NONSEPARATED USE GROUPS", THE MOST RESTRICTIVE REQUIREMENTS SHALL APPLY

TABLE 503, WITH TYPE 3B CONSTRUCTION

LIMITS USE GROUP B = ≤ 2 STOREYS, 30 FT HEIGHT, 8,400 SF

M = ≤ 2 STOREYS, 30 FT HEIGHT, 9,600 SF

ACTUAL LIMITS = 1 STOREY, 15 FT HIGH; 2,240 SF

THEREFORE LESS THAN LIMIT & PERMISSIBLE

SPRINKLERS & INTERIOR FIREWALLS: NOT REQ'D, NOR FURNISHED

SCALE 1" = 20' DATE 12.16.1999
DRAWN BY WILLIAM F. HODG-KINSON REV.

136 WILLIAM ST.
SPRINGFIELD, MA 01105
(413) 733-2070

Commercial Design Association

SITE PLAN

NEW SALES FACILITY
33 GARDEN ST., CHICOPEE, MA 01025

FOR PRESTIGIOUS AUTO SALES

OWNER: JOHN V. WALZ
PH (413) 592-7276 (16 BRANDE DRIVE)

DWG. NO.: CDA.1942
1

EXISTING CONDITION NOTES:

1. PROPERTY LINES SHOWN ARE TAKEN FROM A PLAN PREPARED BY ANDERSON ASSOCIATES, 1130 WILLIAMS STREET, LONGMEADOW, MA., DATED JANUARY 1996, REVISED MARCH 18, 1996.
2. WETLAND RESOURCES AREAS DELINEATED BY PIONEER ENVIRONMENTAL, 215 NORTH MAIN STREET, EAST LONGMEADOW, MA.
3. EXISTING TOPOGRAPHIC FEATURES ARE COMPILED FROM EXISTING SITE PLANS AND AN ACTUAL FIELD SURVEY CONDUCTED BY NICHOLSON ENGINEERING, DATED MARCH, 2001.
4. THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD LOCATING ALL EXISTING UNDERGROUND UTILITIES, WITHIN THE LIMIT OF WORK, PRIOR TO CONDUCTING ANY EXCAVATIONS AT THIS SITE.
5. ALL DIMENSIONS ARE APPROXIMATE. ONLY THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING ALL DIMENSION PRIOR TO BEGINNING CONSTRUCTION. ANY DISCREPANCIES NOTED SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ENGINEER.

SITE / GRADING LEGEND

EXISTING	NEW	
		DRAINAGE MANHOLE
		DRAINAGE CATCH BASIN
X 999.75	+ 999.75	SPOT GRADE ELEVATION
		ELEVATION CONTOUR
		GRADE TO DRAIN
		STONE RIP-RAP
		SANITARY SEWER
		STORM DRAIN
		POTABLE WATER
		GUARD RAIL
		WHEELCHAIR RAMP
		DUMPSTER
		VERTICAL GRANITE CURB
		SLOPED GRANITE CURB
		BITUMINOUS CURB (6")
		TYPE "A" BITUMINOUS CURB
		HANDICAPPED PARKING SPACE
		BORING LOCATION
		STEEL BOLLARD
		SOLID WHITE LINE
		PUMP CHAMBER
		FLARED END SECTION
		HEADWALL
		HYDRANT
		UTILITY POLE
		SIGN
		GATE VALVE
		LIGHT



DRAWN BY: T.F.N.
DATE: 3/16/01
FILE: E:\PROJECTS\2001.3\PLAN1R
JOB NO: 2001.03
CONTACT: MR. CHRIS PARENT

REVISIONS		
SYMBOL	DATE	DESCRIPTION

PREPARED FOR:
PRESTIGIOUS AUTO SALES, INC.
33 GRATTAN STREET
CHICOPEE, MA 01020
TEL: (413) 592-3300
FAX: (413) 592-2376
E-MAIL:

PREPARED BY:
NICHOLSON ENGINEERING, INC.
18 FERRIS STREET
INDIAN ORCHARD, MA 01151
TEL: (413) 543-3109
FAX: (413) 543-3129
E-MAIL: NEENGINEERS@AOL.COM

PRESTIGIOUS AUTO SALES, INC.
EXISTING CONDITIONS PLAN
33 GRATTAN STREET
CHICOPEE, MASSACHUSETTS

SCALE: 1"=20'-0"

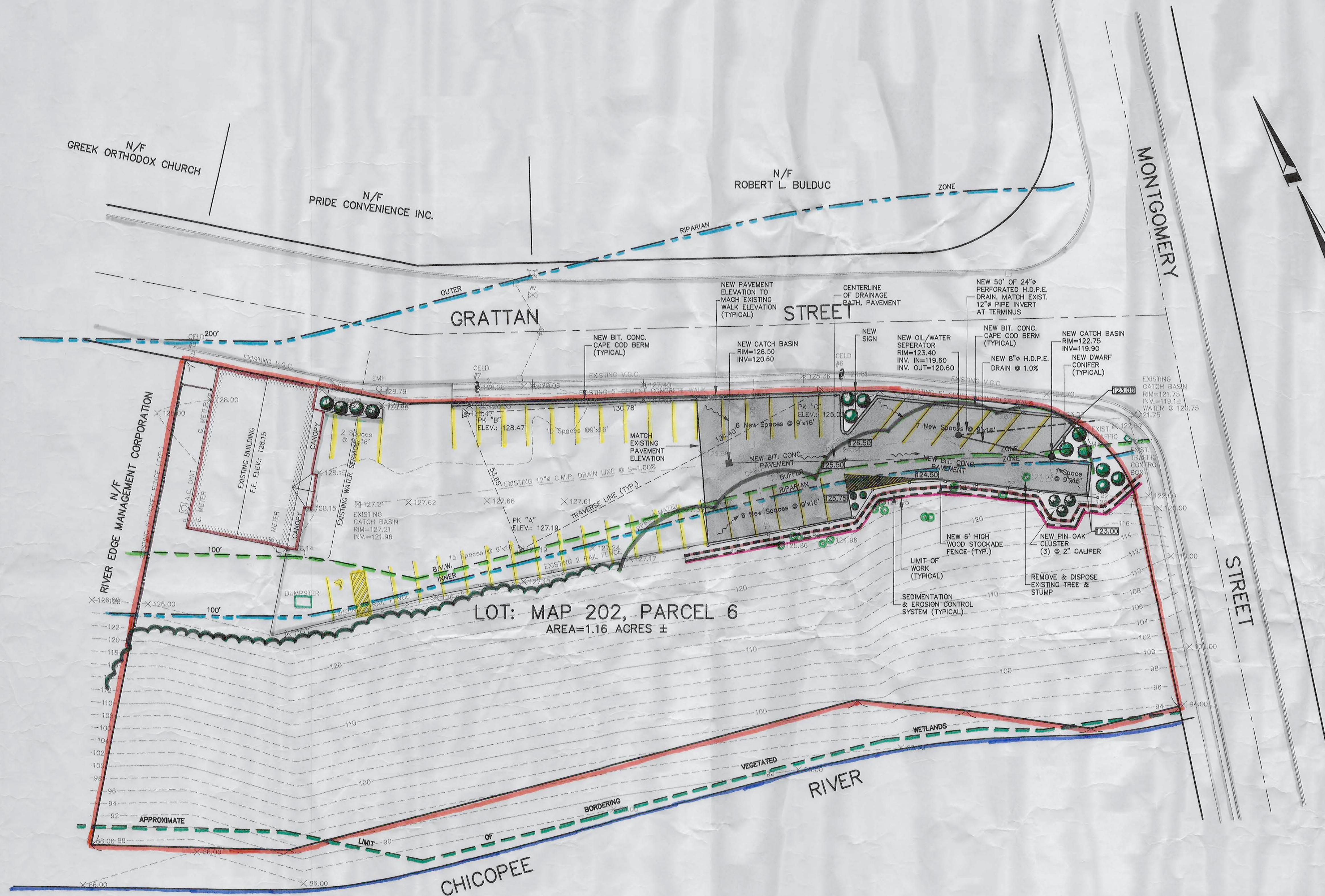
DATE: 3/16/01

SHEET 1 OF 3

EXISTING		NEW	
			DRAINAGE MANHOLE
			DRAINAGE CATCH BASIN
X 999.75	+ 999.75		SPOT GRADE ELEVATION
-----1000-----	-----1000-----		ELEVATION CONTOUR
			GRADE TO DRAIN
			STONE RIP-RAP
-----S-----	-----S-----		SANITARY SEWER
-----D-----	-----D-----		STORM DRAIN
-----W-----	-----W-----		POTABLE WATER
-----G-----	-----G-----		GUARD RAIL
			WHEELCHAIR RAMP
			DUMPSTER
-----VGC-----	-----VGC-----		VERTICAL GRANITE CURB
-----SGC-----	-----SGC-----		SLOPED GRANITE CURB
-----BGC-----	-----BGC-----		BITUMINOUS CURB (6")
<u>TYPE "A" BGC</u>	<u>TYPE "A" BGC</u>		TYPE "A" BITUMINOUS CURB
			HANDICAPPED PARKING SPACE
			BORING LOCATION
oB	oB		STEEL BOLLARD
SWL	SWL		SOLID WHITE LINE
			PUMP CHAMBER
			FLARED END SECTION
			HEADWALL
			HYDRANT
			UTILITY POLE
			SIGN
			GATE VALVE
			LIGHT

NOTES

- 1). EXISTING DISTURBED AREA: 15,330 S.F..
- 2). EXISTING IMPERVIOUS AREA: 12,450 S.F..
- 3). NEW/ PROPOSED DISTURBED AREA: 6,200 S.F..
- 4). NEW/ PROPOSED IMPERVIOUS AREA: 5,000 S.F.
- 5). EXISTING NUMBER OF PARKING SPACES: 27.
- 6). NEW/ PROPOSED NUMBER OF PARKING SPACES: 20.
- 7). NEW & EXISTING NUMBER OF PARKING SPACES: 47.



DRAWN BY: T.F.N.
DATE: 3/16/01
FILE: E:\PROJECTS\2001.3\PLAN2R
JOB NO.: 2001.03
CONTACT: MR. CHRIS PARENT

[illegible]

PREPARED FOR:
PRESTIGIOUS AUTOMO SALES, INC.
33 GRATTAN STREET
CHICOPEE, MA 01020
TEL: (413) 592-3300
FAX: (413) 592-2376
E-MAIL:

PREPARED BY:
NICHOLSON ENGINEERING, INC.
18 FERRIS STREET
INDIAN ORCHARD, MA 01151
TEL: (413) 543-3109
FAX: (413) 543-3129
E-MAIL: NEENGINEERS@AOL.COM

PRESTIGIOUS AUTO SALES, INC.
SITE LAYOUT, GRADING & DRAINAGE PLAN

33 GRATTAN STREET
CHICOPEE, MASSACHUSETTS

SCALE: 1"=20'-0"

DATE: 3/18/01

SHEET 2 OF 3