

MAP 32A
PARCEL 283
N/F LANDS OF
BOSTON & MAINE RAILROAD

PARCEL R
(PARCEL II)

FIRE LANE

EXISTING OFFICE
BUILDING

EXISTING OFFICE
BUILDING
PARCEL "1"

MAP 24B
PARCEL 66
N/F LANDS OF
COOLIDGE NORTHAMPTON LLC
DEED BOOK 8566, PAGE 22
[PARCEL I]

SEE PLANS ENTITLED
"SITE PLANS FOR POTPOURRI PLAZA"
PREPARED BY BERKSHIRE DESIGN GROUP
DATED 02/08/07 AND REVISED THRU
03/26/08 FOR IMPROVEMENTS
WITHIN THIS AREA

Walgreens

PROPOSED PHARMACY 97'x120'
11,840 S.F. TOTAL
FFE=143.25

PROPOSED CONDOMINIUM
PARCEL B-2

PROPOSED BIKE PATH
COMMON AREA 3,840 S.F.

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COMMON AREA 3,840 S.F.

REQUIREMENT:
PER ADAAG SECTION 4.1.2 (1): AT LEAST ONE ACCESSIBLE ROUTE COMPLYING WITH 4.3 SHALL BE PROVIDED WITHIN THE BOUNDARY OF THE SITE FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING SPACES, PASSENGER LOADING ZONES IF PROVIDED, AND PUBLIC STREETS OR SIDEWALKS, TO AN ACCESSIBLE BUILDING ENTRANCE.
PREFERRED LOCATION FOR ACCESSIBLE ROUTE SHALL COINCIDE WITH PEDESTRIAN ACCESS TO CORNER. OTHERWISE LOCAL ARCHITECT TO DETERMINE BEST LOCATION TO CONFORM TO SLOPE ALLOWANCES DEFINED BY ADA.
VERIFY COMPLIANCE WITH MORE STRINGENT LOCAL CODES.

ZONE CRITERIA	REQUIRED	PROPOSED	
		PARCEL 1	PARCEL 2
ZONING DISTRICT	ZONE: HB RETAIL USE:		
MINIMUM LOT AREA	20,000 SF	182,353 SF (2)	59,771 SF (2)
OPEN SPACE	30%	30%	30%
PARKING SPACES	198 (PARCEL 1) 59 (PARCEL 2)	198 (1)	20 SPOLETTOS 45 WALGREENS
RETAIL: 1 SPACE PER 300 SF GFA (GENERAL COMMERCIAL) 11,840/300 = 39 SPACES REQUIRED RESTAURANT (SPOLETO): 40 SEATS/2=20 SPACES REQUIRED 59 TOTAL SPACES REQUIRED			

(1) REVISED FROM PREVIOUSLY APPROVED PLAN (GENERAL NOTE #1), 200 SPACES PREVIOUSLY APPROVED.
(2) PROPOSED BOUNDARY WILL BE MODIFIED SLIGHTLY FROM PREVIOUSLY SUBMITTED PLANS.

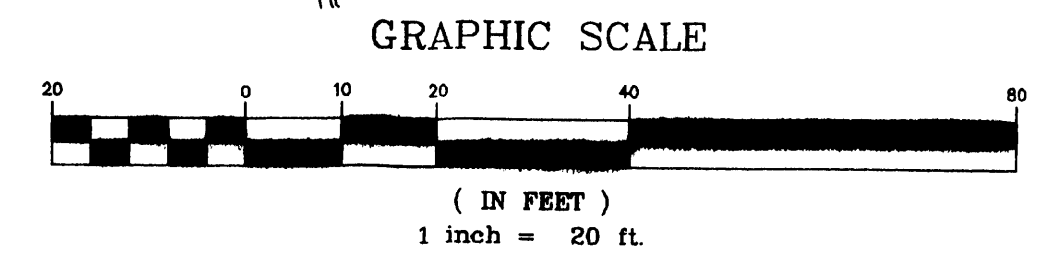
GENERAL NOTES

1. ALL INFORMATION RELATIVE TO PROPERTY LINES AND DIMENSIONAL OFFSET REQUIREMENTS TAKEN FROM PREVIOUSLY APPROVED PLANS ENTITLED "THE POTPOURRI PLAZA", PREPARED BY THE BERKSHIRE DESIGN GROUP, INC., SCALE: 1"=30', DATED FEBRUARY 8, 2007, REVISED THROUGH MARCH 26, 2008.
2. ALL INFORMATION SHOWN HEREON WAS DERIVED FROM SITE PLANS ENTITLED "GENERAL PLAN", PREPARED BY THE BERKSHIRE DESIGN GROUP, INC., SCALE: 1"=30', DATED FEBRUARY 8, 2007, REVISED THROUGH MARCH 26, 2008, DECISION # PUN-2007-004.

KING STREET
(A.K.A. MASSACHUSETTS STATE HIGHWAY ROUTE 5)
(VARIABLE WIDTH - 1867 ALTERATION L.O. 6786)

FOR PERMIT REVIEW

SEE SHEET C5.1 FOR SITE PLAN
NOTES AND REQUIREMENTS



OWNER/APPLICANT
COOLIDGE NORTHAMPTON, LLC
C/O DELAURENTIS MANAGEMENT GROUP
43A GREENRIDGE AVENUE
WHITE PLAINS, NY 10605

CIVIL ENGINEER
BOHLER ENGINEERING
CIVIL & CONSULTING ENGINEERS
CORPORATE OFFICE: WARREN, NJ
SURVEYORS
PROJECT MANAGERS
ENVIRONMENTAL CONSULTANTS
LANDSCAPE ARCHITECTS

PROFESSIONAL ENGINEER
MASSACHUSETTS LICENSE No. 42844
RHODE ISLAND LICENSE No. 7268
CONNECTICUT LICENSE No. 21854
NEW HAMPSHIRE LICENSE No. 10280
MAINE LICENSE No. 9490

PROFESSIONAL ENGINEER
MASSACHUSETTS LICENSE No. 36424
RHODE ISLAND LICENSE No. 9308
CONNECTICUT LICENSE No. 8408
VERMONT LICENSE No. 7110
NEW HAMPSHIRE LICENSE No. 23862
RHODE ISLAND LICENSE No. 7990

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NO.	DATE	BY	DESCRIPTION	CONST
7	06/17/08	PCS	REV. PER WALGREENS COMMENTS	
6	05/28/08	PCS	REV. PER RETAINING WALL	
5	04/23/08	PCS	REV. PER DPW SUBMITTAL	
4	04/19/08	PCS	REV. PER UPDATED BERKSHIRE PLANS	
3	03/10/08	PCS	REV. PER RECEIPT OF SURVEY	
2	12/20/07	PCS	REV. PER PLAN. BOARD COMMENTS	
1	11/28/07	KBS	REVISED PARKING PER SIGN (K)	

REVISIONS

CERTIFICATION AND SEAL

I HEREBY CERTIFY THAT THIS PLAN AND SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT OR ENGINEER UNDER THE LAWS OF THE STATE OF MASSACHUSETTS SIGNIFIED BY MY HAND AND SEAL.

STORE NUMBER 11688
PROJECT NAME
Walgreens
LOT 66, MAP 24B
225-243 KING STREET, CITY OF NORTHAMPTON
HAMPSHIRE COUNTY, MASSACHUSETTS

DRAWING TITLE
SITE PLAN

CADD PLOT: W061094e87
VOID PLOT: PCS
SUPERSEDES PLAN DATED: 05/28/08

SCALE: 1"=20'
DRAWING NO. C1.1
DRAWN BY: PCS
DATE: 07/08/07
REVIEWED BY: JGS/WDC

ANY PERSON IS PROHIBITED FROM ALTERING ANYTHING ON THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATIONS, UNLESS IT IS UNDER THE WRITTEN DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OF THE FIRM. IN THE EVENT SUCH ALTERATIONS ARE MADE, THE PROFESSIONAL ENGINEER OF THE FIRM MUST SIGN, SEAL, DATE, AND DESCRIBE THE FULL EXTENT OF THE ALTERATION ON THE DRAWINGS AND/OR IN THE SPECIFICATIONS. (NYS EDUCATION LAW SECTION 7209-2)