For Permit Review Only
Not For Construction

North Street Condominiums

North Street & Northern Avenue
Northampton, Massachusetts

Owner & Applicant:

Tofino Associates, Inc.
31 Campus Plaza Road
Hadley, Massachusetts 01035

Prepared By:

The Berkshire Design Group, Inc.

Landscape Architecture
Civil Engineering
Planning
Land Surveying

4 Allen Place, Northampton, Massachusetts 01060
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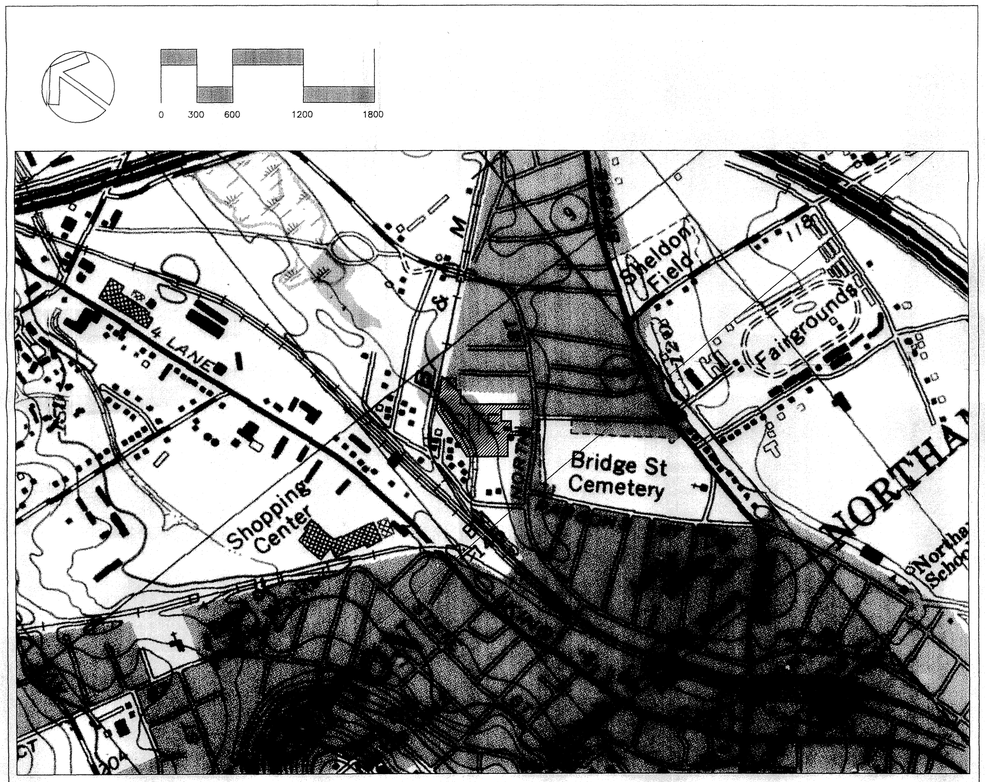

U.S.G.S. Locus Map

Date:

November 11, 2008

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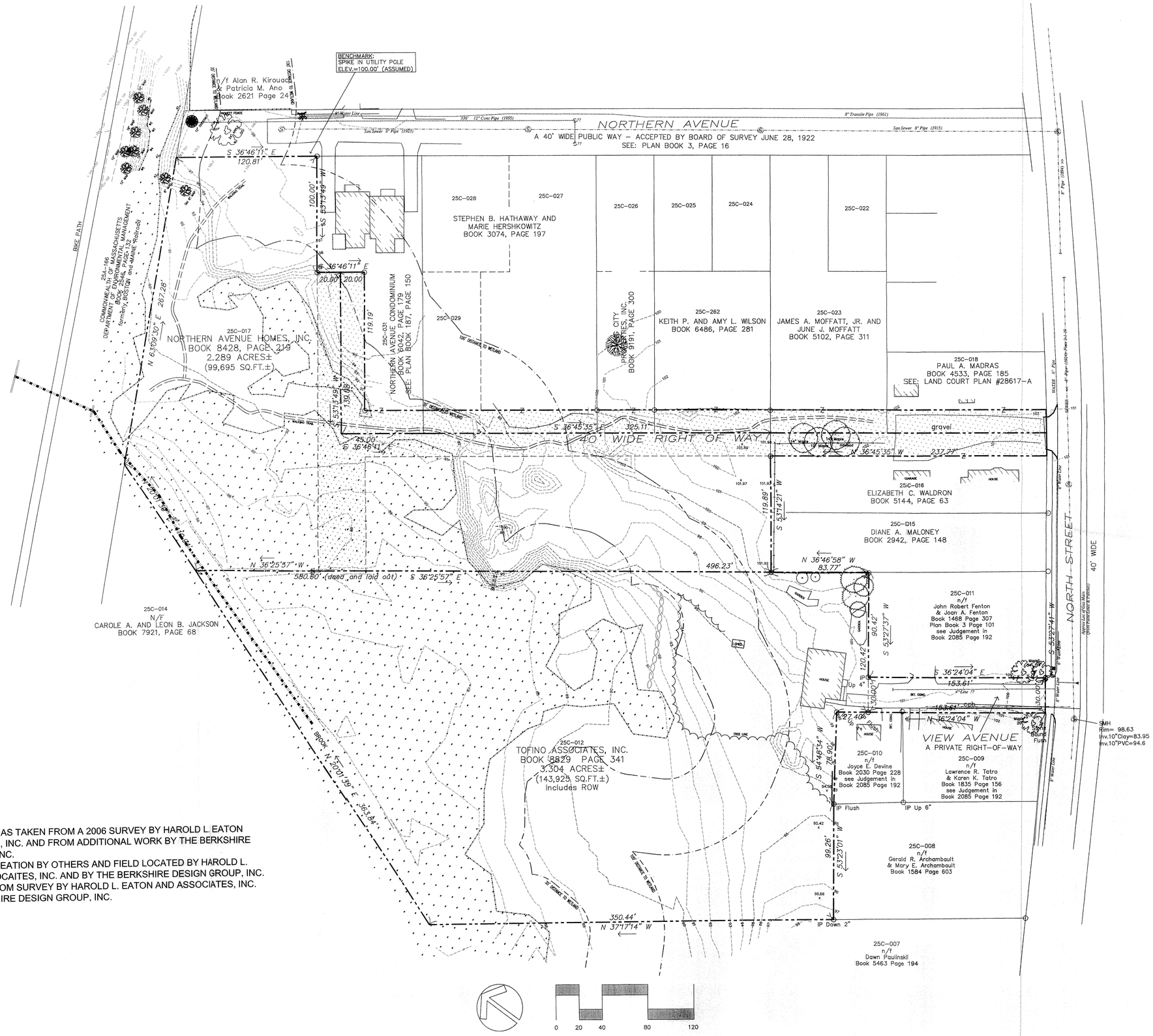

NOTES:
1. PROPERTY LINES AS TAKEN FROM A 2006 SURVEY BY HAROLD L. EATON AND ASSOCIATES, INC. AND FROM ADDITIONAL WORK BY THE BERKSHIRE DESIGN GROUP, INC.
2. WETLANDS DELINEATION BY OTHERS AND FIELD LOCATED BY HAROLD L. EATON AND ASSOCAITES, INC. AND BY THE BERKSHIRE DESIGN GROUP, INC.
3. TOPOGRAPHY FROM SURVEY BY HAROLD L. EATON AND ASSOCIATES, INC. AND THE BERKSHIRE DESIGN GROUP, INC.

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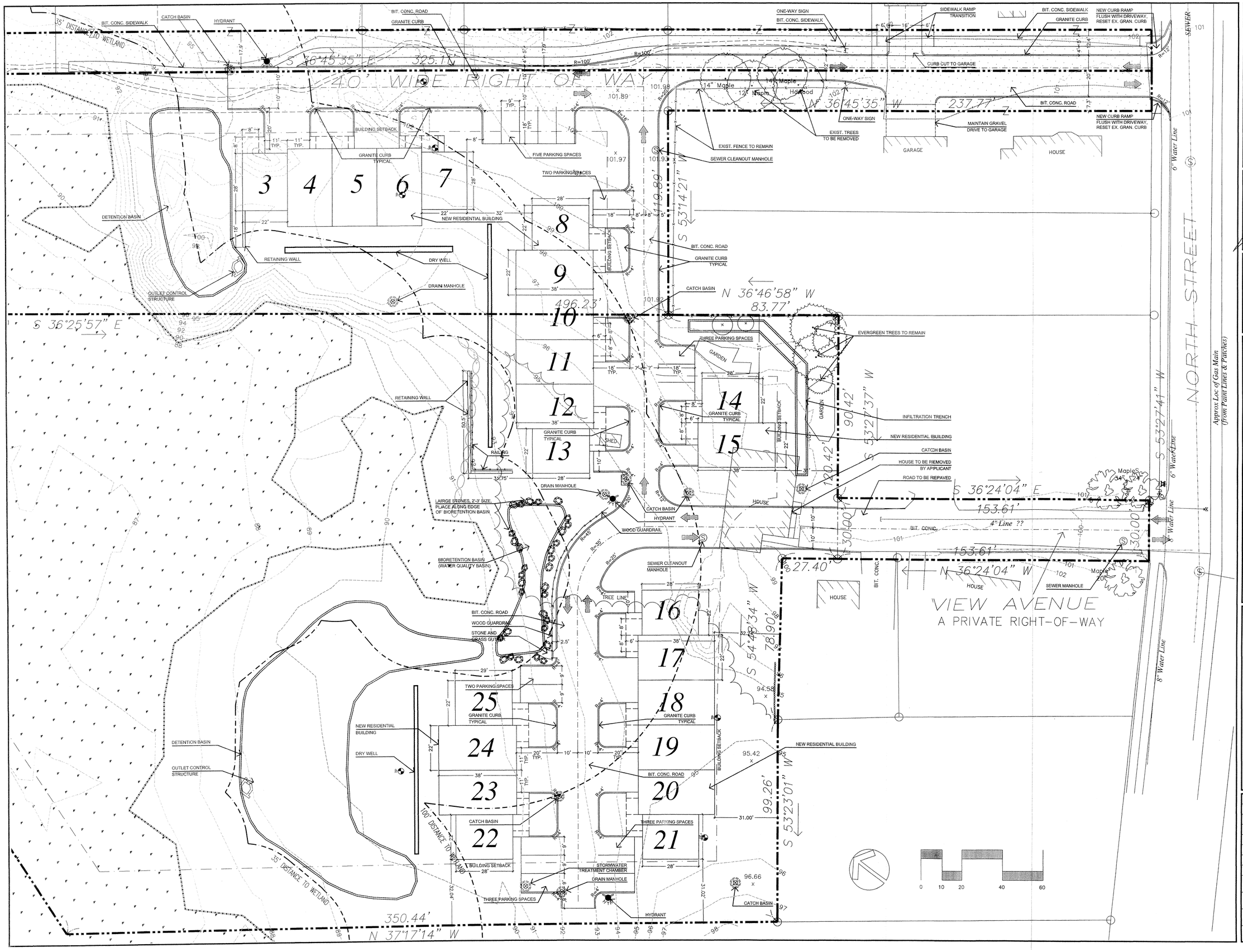
Existing Conditions

Revisions

Date: November 11, 2008	Sheet Number
Scale: 1"=40'	L1
Drawn By: RI/PRL	
Checked By: PRL	



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COMMONWEALTH OF MASSACHUSETTS
MARK B. DARNOLD
CIVIL
No. 32459
REGISTERED PROFESSIONAL ENGINEER

MASSACHUSETTS
YMICHAEL LIU
NO. 1185
REGISTERED LANDSCAPE ARCHITECT

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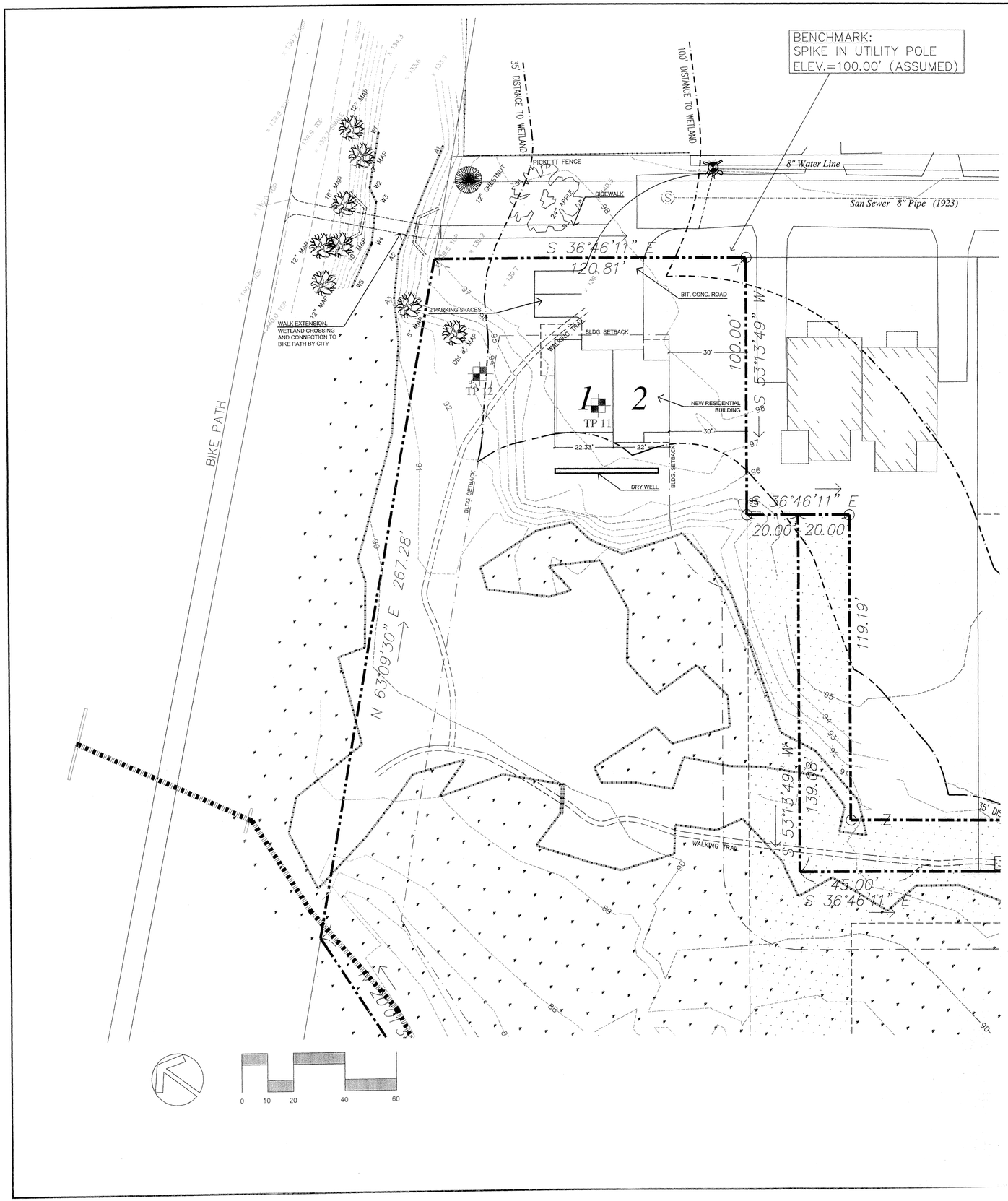
Layout Plan

Revisions

Date: November 11, 2008	Sheet Number
Scale: 1"=20'	L2
Drawn By: YML/BCD	
Checked By: YML	



Existing Conditions / Demolition Notes

1. Existing conditions and topography taken from field survey by Harold L. Eaton & Associates Spring 2006, Hadley, MA, and supplemented by The Berkshire Design Group, Spring 2008, Northampton, MA.

2. The Contractor shall be responsible for a thorough site examination to determine the extent of demolition necessary to prepare the site for construction and shall verify all items to be demolished or salvaged with the Landscape Architect prior to beginning work.

3. Care shall be taken not to damage any items designated to remain; repair or replacement of damaged items designated to remain shall be at the Contractors' expense.

4. Disposal of property designated to be removed shall be at the direction of the Landscape Architect or Owner, and shall conform to all applicable laws and regulations. All salvagable material shall be delivered by the Contractor to storage areas designated by the Landscape Architect. Contractor shall remove all existing unsuitable materials from the site.

5. The Contractor shall protect existing trees to remain with 2"x 4"x 6'-0" stakes and snow fencing.

6. All topsoil shall be stripped from grass areas to be removed and stockpiled in an area designated by the Owner. The Contractor is responsible for all topsoil as needed to meet the specifications.

7. The Contractor may use temporary fencing to control the site during construction. Prior to the finalization of the project, the Contractor shall remove all temporary fencing and barricades.

Layout Notes

1. All lines or points are perpendicular or parallel to lines from which they are measured unless otherwise noted; written dimensions shall prevail.

2. 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.

3. All areas disturbed from construction activity to be raked, smoothed, fertilized and seeded unless otherwise noted.

4. All new walks and surfaces to meet existing walks and surfaces with smooth, continuous line and grade.

5. The Contractor shall not install concrete during adverse weather conditions (rain, sleet, etc.) unless otherwise directed by the Landscape Architect.

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Layout Plan

Revisions

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Scale: 1"=40'	L3
Drawn By: YML/BCD	
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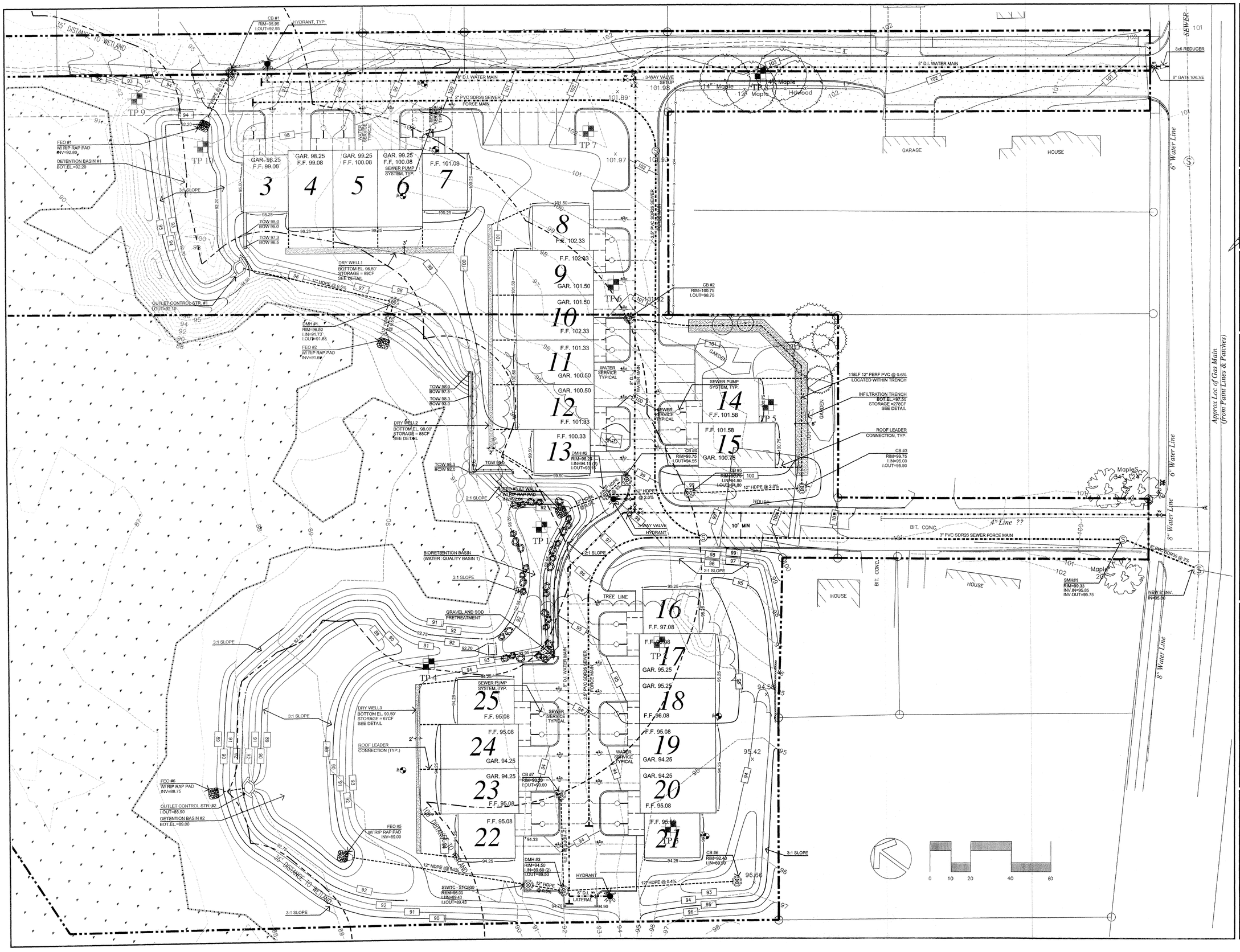

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Y. MICHAEL LIU
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Grading and Utilities Plan

Revisions

Date: November 11, 2008	Sheet Number
Scale: 1"=20'	L4
Drawn By: YML/BCD	
Checked By: YML	

Grading & Utility Notes

1. Project benchmark is noted on Existing Conditions Plan.

2. All sidewalks/walkways shall conform to the Massachusetts Architectural Access Board's (AAB) requirements. Sidewalk/walkway cross-slope is 1.5 % minimum, 2.0% maximum. Maximum slope in any direction shall be 5.0%. Slopes shall not exceed 2% across any accessible parking space or adjacent aisles.

3. All materials and construction methods shall conform to the construction standards and specifications of the City of Northampton and Mass.Highway Department.

4. All dimensions, elevations and layout shall be verified in the field by the contractor and approved by the Landscape Architect prior to beginning work.

5. All new or adjusted manholes, gas gates, water gates and water services to be flush with finished grade.

6. All new or adjusted catch basin rims shall be set 1/2" below finished grade.

7. All HDPE drain pipe to be smooth walled type (Mannings n=0.012).

8. Notify the Landscape Architect of any discrepancies prior to construction.

9. Thrust blocks shall be installed at all changes in direction of water lines and force mains.

10. Fire hydrant shall be located within required distance of building pumper connection, per applicable codes. Contractor to coordinate final locations.

11. All sanitary sewer gravity pipe shall be PVC SDR35.

12. All sanitary waste vents (GW, IW, SAN) shall be installed with a pitch to drain back to structure being vented.

13. Electric, telecomm and gas service locations are shown as schematic only; Final locations to be coordinated with respective utility company.

NPDES Permit

This project requires coverage under the EPA NPDES General Permit for Stormwater Discharges from Construction Activities. Contractor and Owner are responsible for finalizing a Stormwater Pollution Prevention Plan (SWPPP) and filing for the NDPES permit prior to the start of construction. All work shall conform to the requirements of the Permit for this project. All clearing, grading, drainage, construction, and development shall be conducted in strict accordance with the SWPPP.

Erosion Control Notes

1. Erosion control measures shall be incorporated in the sequence of construction to prevent sediment-laden runoff from leaving the site, and shall, where applicable, consist of at least the following procedures:

   a. A siltation fence along downslope site boundaries prior to commencing any other work. Fence material shall be Mirafi 140N, Trevira 1127, or approved equal.

   b. Temporary barrier of haybales around catch basins and drain inlets to prevent sediment-laden runoff from entering drainage system.

   c. New or regraded slopes of 3:1 or greater shall receive spread straw and/or seed and fertilizer as per plans. New or regraded slopes of 2:1 or greater shall be blanketed with Curlex erosion control matting, or approved equal; provide temporary slope erosion control where required.

   d. Fill and grading shall be treated with slope stabilization seeding or ground cover and hay mulch upon completion.

2. All haybale and silt fence erosion and sedimentation checks shall be placed prior to beginning work as per the plan and as per the appropriate detail specification.

3. Wherever haybale or silt fence filters are used, they shall be maintained in good working condition until ground cover is reestablished. Silt fence shall be periodically cleaned as necessary to assure proper and effective functioning. Haybales shall also be replaced as necessary, to provide adequate function.

4. Natural vegetation shall be retained wherever feasible up to the scheduled start of construction activity in the area. Where possible, clearing shall immediately precede construction activity.

5. No siltation shall be allowed into the wetlands on site, and no erosion of any bank edge sihall be allowed under any circumstances.

6. Soil stockpiles shall be shaped and seeded with temporary cover as per seeding specifications or mulched if grading is to be delayed over winter. The downhill toe-of-slope of all stockpiled soils shall be protected by staked haybales or silt fence.

7. If any questions arise regarding erosion and sedimentation control measures, the Project Landscape Architect shall be consulted immediately.

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Grading and Utilities Plan

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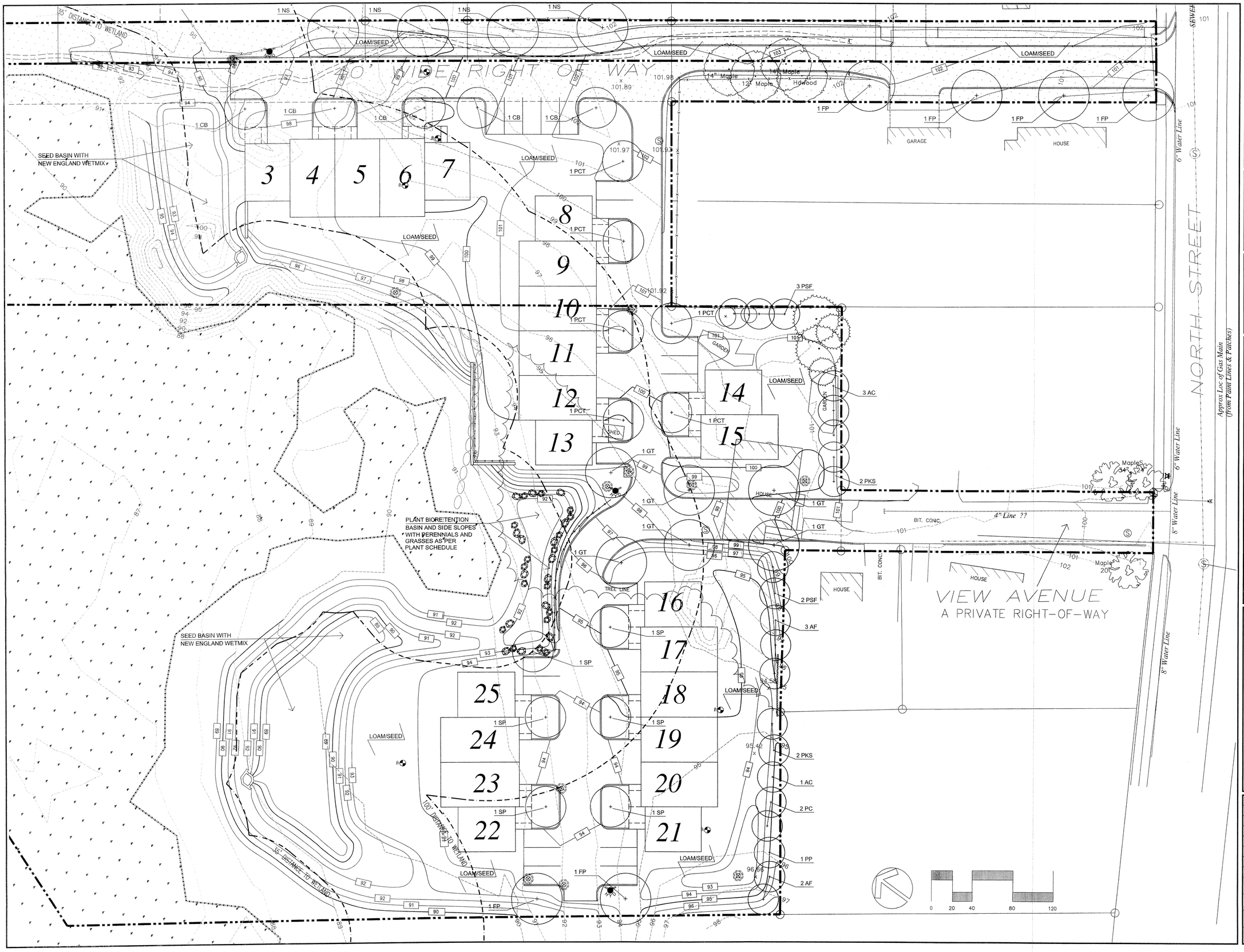
Checked By: YML	



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MASSACHUSETTS MICHAEL JO REGISTERED LANDSCAPE ARCHITECT NO. 1581

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Planting Plan

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Date: November 11, 2008	Sheet Number
Scale: 1"=40'	L6
Drawn By: YML	
Checked By: YML	

Planting Notes

1. All nursery stock shall comply with the latest standards of the American Nursery & Landscape Association with regard to grading and quality.

2. All plants shall conform to the measurements specified, except that plants larger than those specified may be used if approved by the Landscape Architect.

3. All plants shall be nursery grown in accordance with good horticultural practices and shall be grown under climatic conditions similar to those in the project locality for at least two years.

4. Balled and burlapped plants (B&B) shall be moved with the root system as solid units; root balls shall be firmly wrapped with burlap. Container grown plants shall not be removed from container prior to the time of installation; root system shall be firmly set in container.

5. Planting soil mix shall consist of seven (7) parts loam and one (1) part peat moss by volume, with a pH value of 5.0 to 6.0.

6. All trees and shurbs to receive two (2) fertilizer packets as shown in details.

7. Planting beds to receive 4" depth of bark mulch.

8. All plant material shall be guaranteed for one full growing season (one year) after installation.

9. Any plant material which dies, turns brown or unexpectedly defoliates prior to acceptance of work shall be promptly removed from the site and replaced with material of the same species, quality, size and meeting all planting specifications.

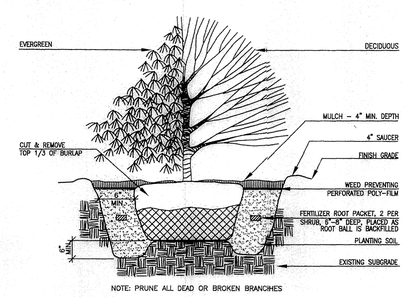
10. Planting layout shall be approved by the Landscape Architect prior to installation.

Plant Schedule

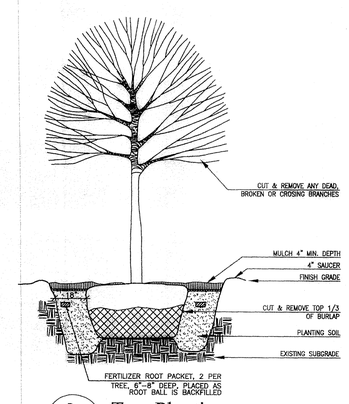
KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE
AC	4	Abies concolor	White Fir	7'–8' ht.
AF	5	Abies fraseri	Fraser Fir	7'–8' ht.
CB	5	Carpinus betulus 'Fastigiata'	Columnar European Hornbeam	2.5"–3" cal.
FP	6	Fraxinus pennsylvanica 'Cimmaron'	Cimmaron Green Ash	3"–3.5" cal.
GT	6	Gleditsia triancanthos 'Skyline'	Skyline Honeylocust	3"–3.5" cal.
LT	2	Liriodendron tulipifera	Tulip Tree	3"–3.5" cal.
NS	4	Nyssa sylvatica	Black Gum or Tupelo	3"–3.5" cal.
PC	5	Pinus cembra	Swiss Stone Pine	7'–8' ht.
PCT	6	Prunus cerisifera 'Thundercloud'	Thundercloud Redleaf Plum	2.5"–3" cal.
PKS	4	Pinus koraiensis 'Silveray'	Silveray Korean Pine	7'–8' ht.
PP	3	Picea pungens	White Spruce	7'–8' ht.
PSF	5	Pinus strobus 'Fastigiata'	Columnar White Pine	7'–8' ht.
SJ	2	Styrax japonica	Japanese Snowbell	2"–2.5" cal.
SP	6	Stewartia pseudocamellia	Japanese Stewartia (multi–stem)	8'–10'
TP	4	Thuja plicata 'Green Giant'	Green Giant Western Arborvitae	6'–7' ht.

PERENNIAL LIST

QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE
20	Asclepiass tuberosa	Orange Butterfly Weed	quart
20	Carex stricta	Tufted Sedge	quart
15	Helenium autumnale	Sneezeweed	quart
15	Iris sibirica	Siberian Iris	quart
20	Lobelia cardinalis	Cardinal Flower	quart
15	Ligularia stenocephala	Leopard Plant	quart
10	Pennisetum alopecuroides	Fountain Grass (plant at edges among boulders)	gallon
10	Panicum virgatum	Switch Grass (plant at edges among boulders)	gallon



1 / L5 Shrub Planting
Not to Scale



2 / L5 Tree Planting
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Planting Plan

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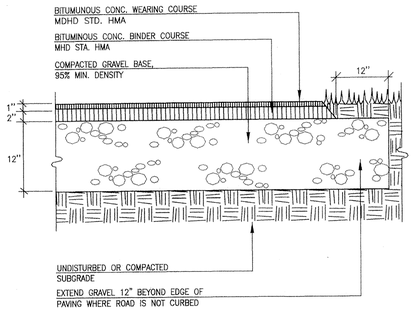
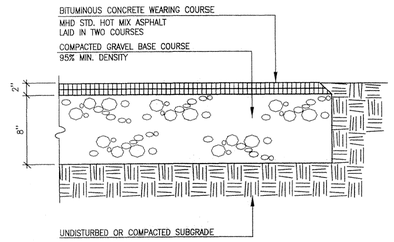
Scale: 1"=40'	L7
Drawn By: YML	
Checked By: YMI	



NOTE: IF UNSUITABLE CONDITIONS ARE ENCOUNTERED, DEPTH OF BASE MATERIAL MAY BE INCREASED IN THE FIELD.

1 / L8 Bit. Conc. Road Paving

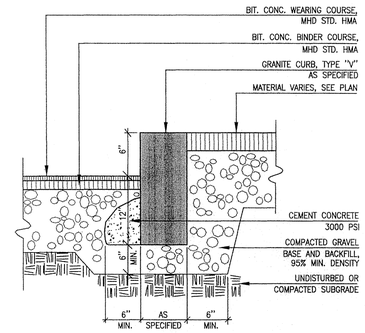
Not to Scale



NOTE: IF UNSUITABLE CONDITIONS ARE ENCOUNTERED, DEPTH OF BASE MATERIAL MAY BE INCREASED IN THE FIELD.

2 / L8 Bit. Conc. Walk Paving

Not to Scale



3 / L8 Granite Curb

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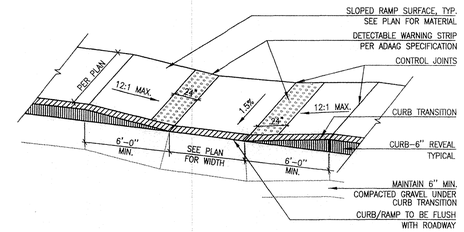
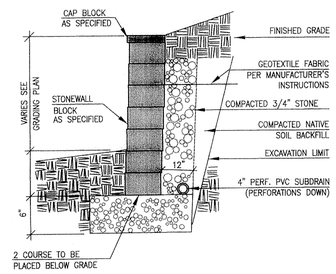


4 / L8 Sidewalk Ramp Transition

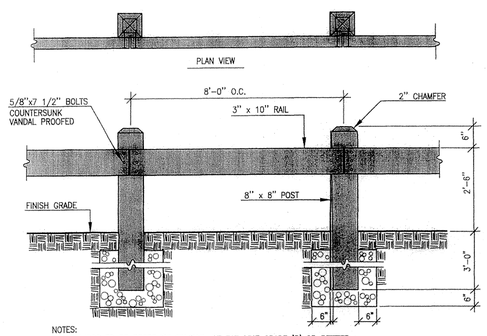
Not to Scale



NOTE: 1. STONEWALL TO BE INSTALLED AS PER MANUFACTURER'S INSTRUCTIONS
2. LOCAL DISTRIBUTOR: CHICOPEE MASON SUPPLIES, INC., (413) 534-4516

5 / L8 Block Retaining Wall

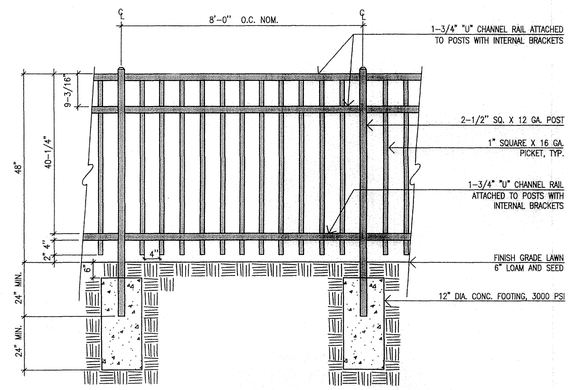
Not to Scale



NOTES:
1. ALL WOOD TO BE PRESSURE TREATED, SELECT PINE GRADE 'B' OR BETTER
2. ALL HARDWARE TO BE GALVANIZED
3. SET POSTS 3' – 6" DEEP IN WELL-TAMPED GRAVEL BACKFILL

6 / L8 Wood Guardrail

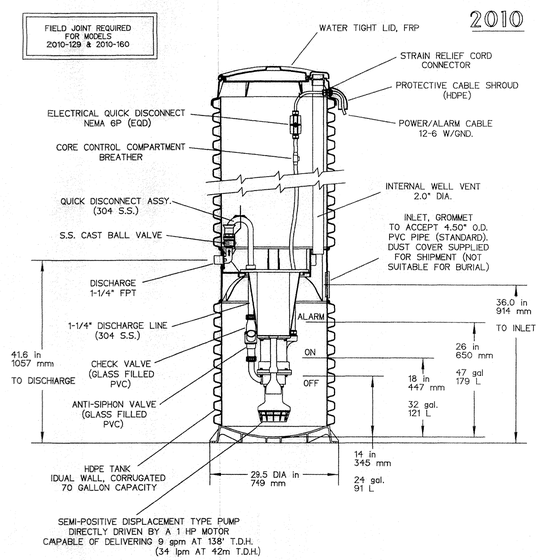
Not to Scale



NOTES: 1. PRE-FABRICATED FENCE TO BE AMERISTAR, AEGIS II STYLE, OR APPROVED EQUAL, AS MANUFACTURED BY AMERISTAR, 1555 N. MINGO, TULSA, OK 74116, 1-800-321-8724
2. EACH SECTION OF FENCE BETWEEN POSTS TO BE PRE-FABRICATED PANELS, CONNECT TO POSTS WITH BOLTS THROUGH INTERNAL BRACKET ATTACHED TO POSTS.
3. PANELS MAY BE CUT IN FIELD FOR SECTIONS SHORTER THAN 8 FEET. CUT END OF RAILS TO BE PRIMED AND PAINTED AS PER MANUFACTURER'S RECOMMENDATIONS.
4. FOR ANGLED CONNECTIONS, BRACKETS MAY BE REMOVED AND RE-INSTALLED OR FABRICTAED TO ACHIEVE DESIRED ANGLE AS PER MANUFACTURER'S RECOMMENDATIONS.
5. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR APPROVAL PRIOR TO INSTALLATION.

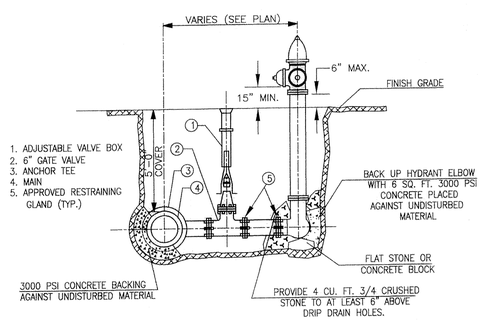
7 / L8 Ornamental Railing

Not to Scale



11 / L8 EONE Pump System Typical Detail

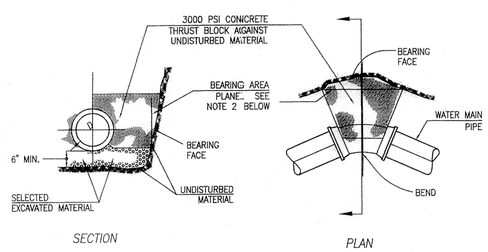
Not to Scale



NOTE: HYDRANT TO BE LOCATED 2FT. MIN., 8FT. MAX TO CURB.

8 / L8 Hydrant Installation

Not to Scale

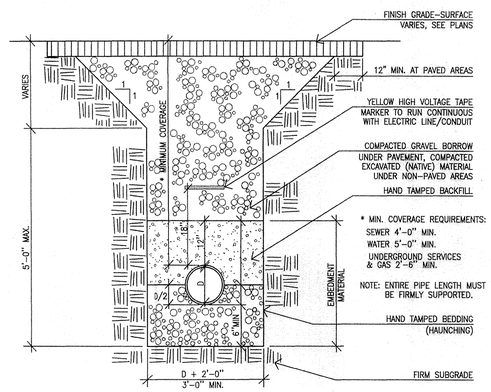


NOTES:

1. CONCRETE THRUST BLOCKS AND RODS SHALL BE REQUIRED ON ALL BENDS, TEES, ETC. RODDING SHALL BE TO THE FIRST FULL LENGTH OF PIPE ON EACH SIDE OF THE FITTINGS TO BE RESTRAINED UNLESS CONDITIONS REQUIRE ADDITIONAL RESTRAINTS.
2. REQUIRED BEARING AREA TO BE CALCULATED ON VERTICAL PLANE 90° TO RADIAL PLANE PASSING THIROUGH MIDPOINT OF BEND.
3. MINIMUM BEARING AREA: 2.0 SQ. FT.

9 / L8 Conc. Thrust Block

Not to Scale



10 / L8 Typical Utility Trench

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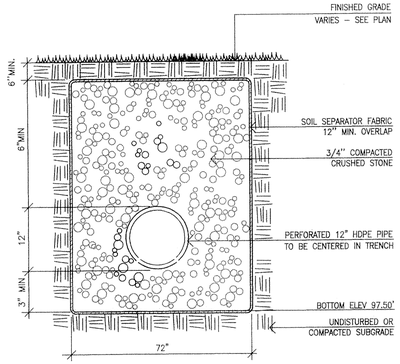
November 11, 2008

Details

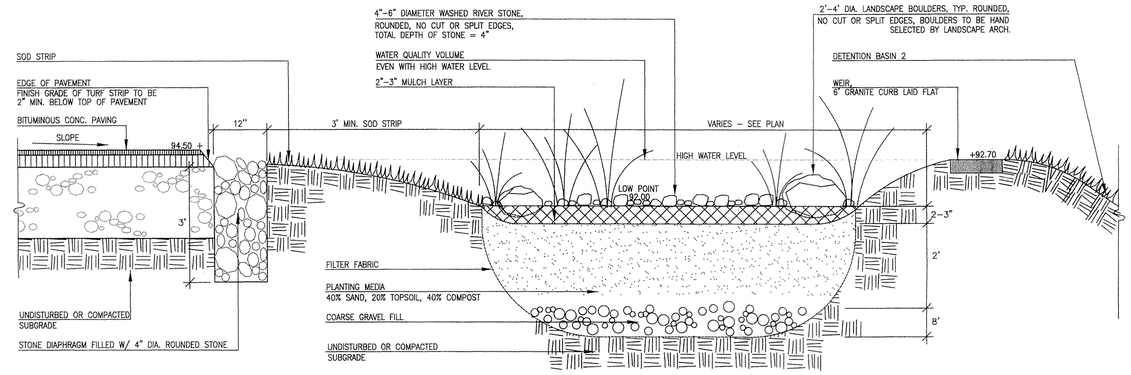
Revisions

Date: November 11, 2008	Sheet Number
Scale: 1"=40'	L8
Drawn By: YML/BCD	
Checked By: YML	



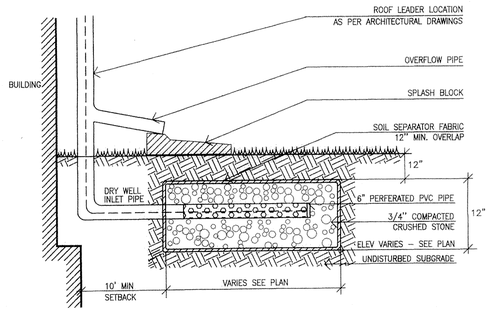
1 / L9 **Infiltration Trench**

Not to Scale



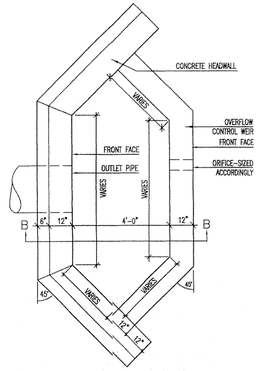
2 / L9 **Bioretention Basin**

Not To Scale

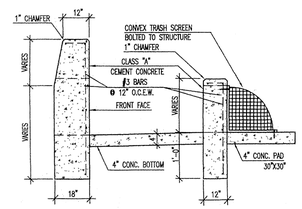


3 / L9 **Dry Well and Roof Connection**

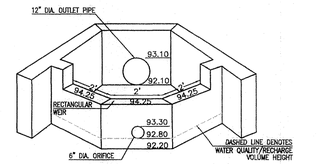
Not to Scale



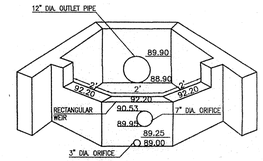
PLAN



SECTION B–B



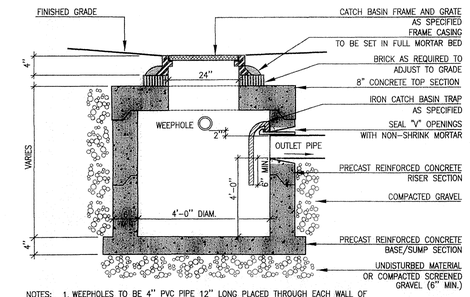
OUTLET CONTROL STRUCTURE 1 –FRONT ELEVATION
(LOCATED IN DETENTION BASIN 1)



OUTLET CONTROL STRUCTURE 2 –FRONT ELEVATION
(LOCATED IN DETENTION BASIN 2)

4 / L9 **Outlet Control Structures**

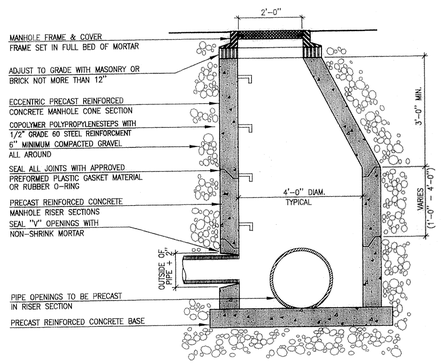
Not to Scale



NOTES: 1. WEEPHOLES TO BE 4" PVC PIPE 12" LONG PLACED THROUGH EACH WALL OF CATCH BASIN. OUTSIDE END TO BE COVERED WITH 1/4" MESH, GALVANIZED WIRE SCREEN. PLACE 1/4 CY SCREENED GRAVEL (1"–1 1/2") AROUND OUT SIDE END OF PIPE. USE MINIMUM OF 3 WEEPHOLES PER BASIN.

5 / L9 **Catch Basin**

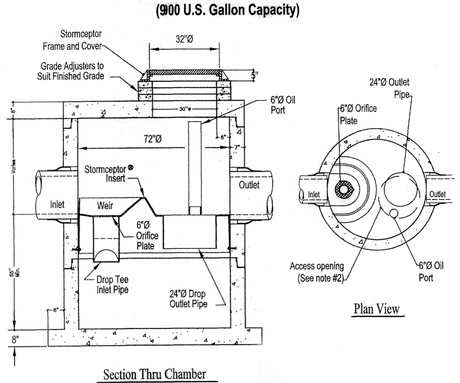
Not to Scale



6 / L9 **Drain Manhole**

Not to Scale

STC 900 Precast Concrete Stormceptor ® (OR APPROVED EQUAL)
(900 U.S. Gallon Capacity)

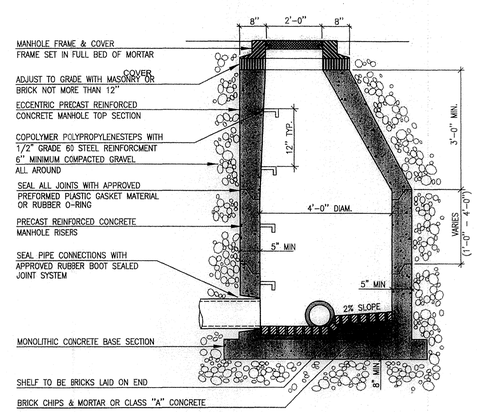


Notes:

1. The Use Of Flexible Connection is Recommended at The Inlet and Outlet Where Applicable.
2. The Cover Should be Positioned Over The Outlet Drop Pipe and The Oil Port.
3. The Stormceptor System is protected by one or more of the following U.S. Patents: #4985148, #5498331, #5725760, #5753115, #5849181, #6068765, #6371690.
4. Contact a Concrete Pipe Division representative for further details not listed on this drawing.

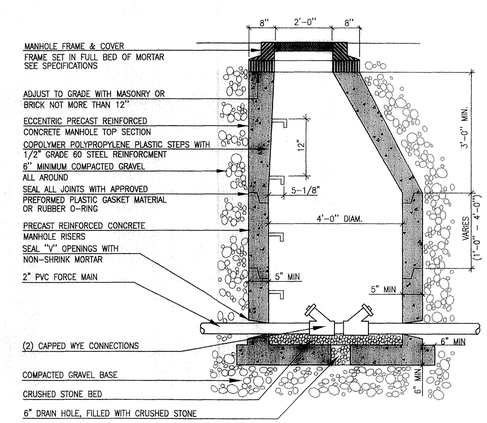
7 / L9 **Stormwater Treatment Chamber (SWTC)**

Not to Scale



8 / L9 **Sewer Manhole**

Not to Scale



9 / L9 **Sewer Cleanout Manhole**

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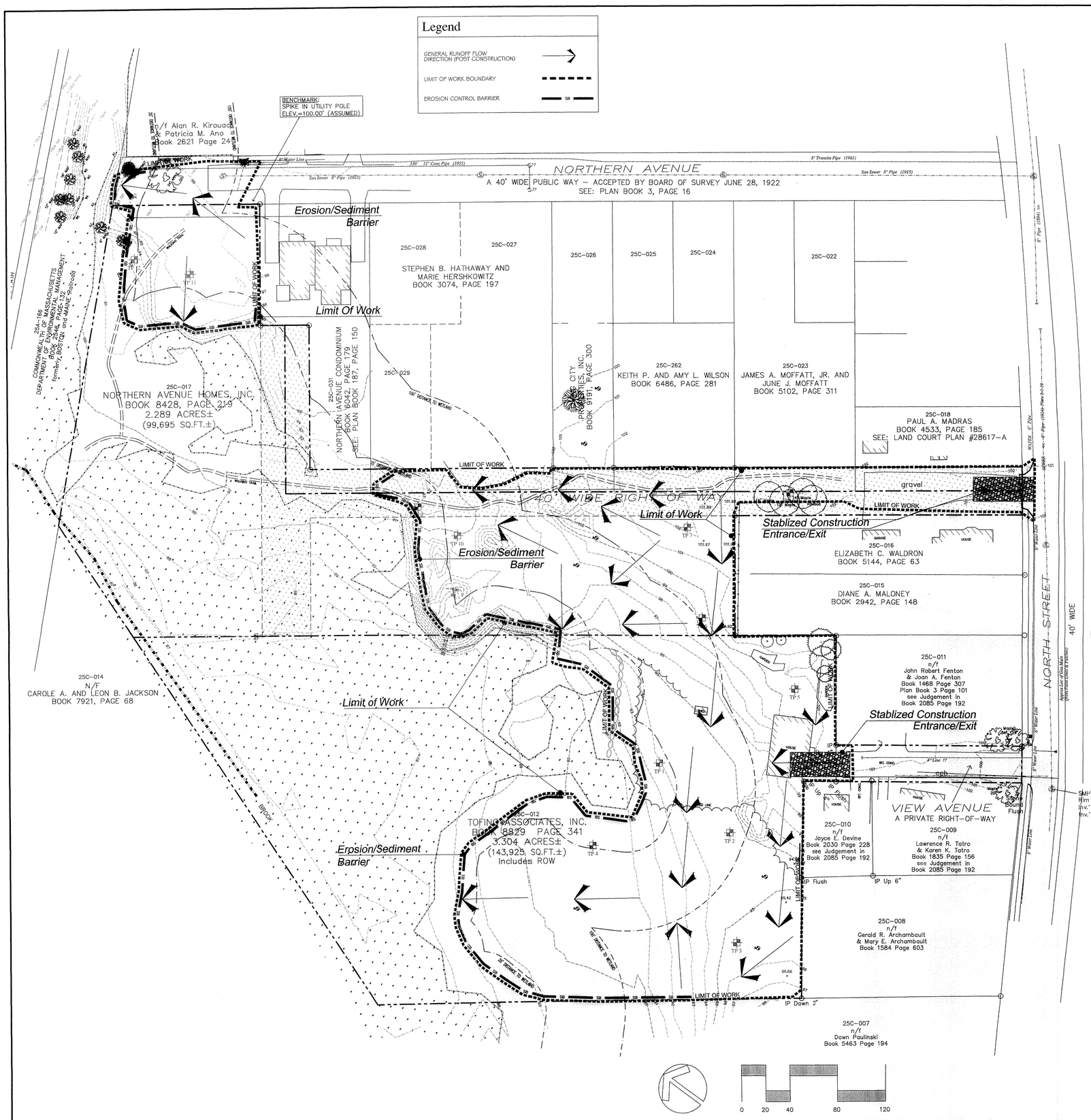
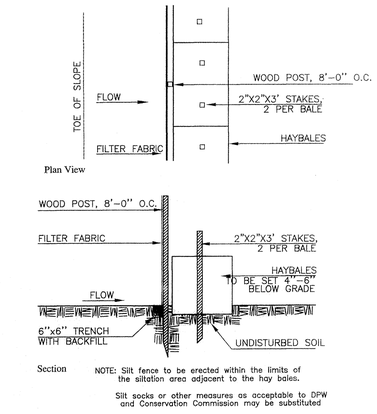
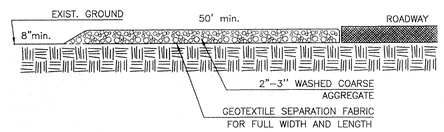




1 / EC1 **Sediment Barrier**

Not to Scale



STABILIZED CONSTRUCTION ACCESS NOTES:

1. INSTALL TO LIMTS SHOWN ON THE EROSION CONTROL PLAN. MIN. LENGTH: 50' MIN. GRADE AND CROSS SLOPE: 2%
2. CLEAR ACCESS OF ALL VEGETATION, ROOTS, AND OTHER OBJECTIONAL MATERIAL.
3. GRADE THE ROAD SUBGRADE SO THAT THE ACCESS WILL NOT DRAIN OFF SITE.
4. MAINTAIN THE GRAVEL PAD IN A CONDITION TO PREVENT MUD, SEDIMENT, ETC. FROM LEAVING THE SITE. SHOULD MUD/SEDIMENT BE TRACKED OR WASHED INTO THE EXISTING ROADWAY IT SHALL BE REMOVED IMMEDIATELY.

2 / EC1 **Stabilized Construction Access (Tracking Pad)**

Not to Scale

Erosion Control Notes

1. Erosion control measures shall be incorporated in the sequence of construction to prevent sediment-laden runoff from leaving the site, and shall, where applicable, consist of at least the following procedures:

   a. A siltation fence along downslope site boundaries prior to commencing any other work. Fence material shall be Mirafi 140N, Trevira 1127, or approved equivalent.

   b. Temporary barrier of haybales around catch basins and drain inlets to prevent sediment-laden runoff from entering drainage system.

   c. New or regraded slopes of 3:1 or greater shall receive spread straw and/or seed and fertilizer as per plans. New or regraded slopes of 2:1 or greater shall be blanketed with Curlex erosion control matting, or approved equal; provide temporary slope erosion control where required.

   d. Fill and grading shall be treated with slope stabilization seeding or ground cover and hay mulch upon completion.

2. All haybale and silt fence erosion and sedimentation checks shall be placed prior to beginning work as per the plan and as per the appropriate detail specification.

3. Wherever haybale or silt fence filters are used, they shall be maintained in good working condition until ground cover is reestablished. Silt fence shall be periodically cleaned as necessary to assure proper and effective functioning. Haybales shall also be replaced as necessary, to provide adequate function.

4. Natural vegetation shall be retained wherever feasible up to the scheduled start of construction activity in the area. Where possible, clearing shall immediately precede construction activity.

5. No siltation shall be allowed into the wetlands on site, and no erosion of any bank edge shall be allowed under any circumstances.

6. Soil stockpiles shall be shaped and seeded with temporary cover as per seeding specifications or mulched if grading is to be delayed over winter. The downhill toe-of-slope of all stockpiled soils shall be protected by staked haybales or silt fence.

7. If any questions arise regarding erosion and sedimentation control measures, the Project Engineer shall be consulted immediately.

8. This project requires a NPDES General Permit for Stormwater Discharges from Construction Activities. Contractor and Owner are responsible for finalizing a Stormwater Pollution Prevention Plan (SWPPP) and filing for the NDPES permit prior to the start of construction. All clearing, grading, drainage, construction, and development shall be conducted in strict accordance with the SWPPP and conditions of the NPDES General Permit. Documentation associated with the NPDES General Permit for Stormwater Discharges from Construction Activities is required as part of the LEED compliance.

9. The Contractor is responsible for conducting work in full conformance with the Order of Conditions issued by the Granby Conservation Commission, including the Stormwater Management System Operations and Maintenance Plan.

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Erosion Control Plan

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