

BENCHMARK:
SPIKE IN UTILITY POLE
ELEV.=100.00' (ASSUMED)

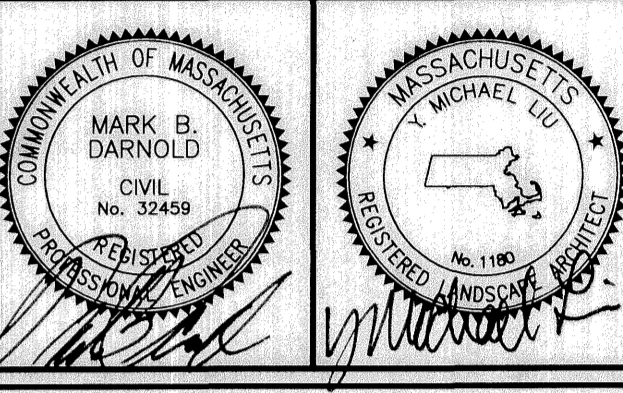
Grading & Utility Notes

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 (Manning's 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.



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This drawing is not intended nor shall it be used for construction purposes unless the signed professional seal of a registered landscape architect or civil engineer employed by The Berkshire Design Group, Inc. is affixed above.

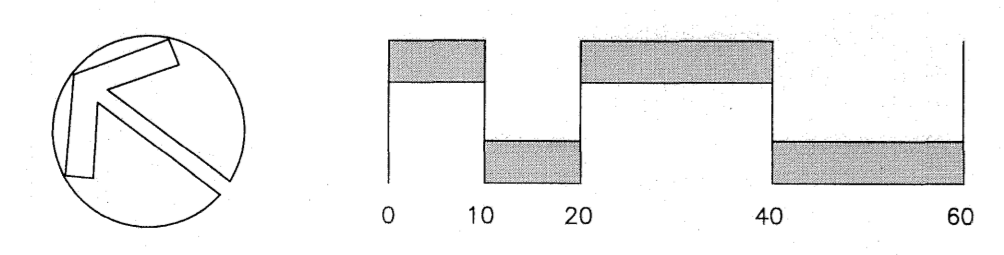
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North Street Condominiums

North Street &
Northern Avenue
Northampton, Massachusetts

FOR PERMIT REVIEW ONLY
NOT FOR CONSTRUCTION
April 14, 2009

Site Grading & Utility Plan



NOTE: ALL WATER/SEWER CROSSINGS SHALL MEET DEP VERTICAL AND HORIZONTAL SEPARATION REQUIREMENTS.

Revisions	
06.15.09	Revisions

Date:	April 14, 2009	Sheet Number	
Scale:	1"=20'	L3b	
Drawn By:	YML/BCC		
Checked By:	YML		