

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.

© Copyright The Berkshire Design Group, Inc.  
This drawing and all of its contents are the express property of The Berkshire Design Group, Inc., and shall not be copied or used in any way without the written consent of The Berkshire Design Group, Inc.

## North Street Condominiums

North Street &  
Northern Avenue  
Northampton, Massachusetts

FOR PERMIT REVIEW ONLY  
NOT FOR CONSTRUCTION  
November 11, 2008

## Site, Grading & Planting Plan

Revisions  
02.19.09 Redesign/Reduce Density

Date:  
November 11, 2008

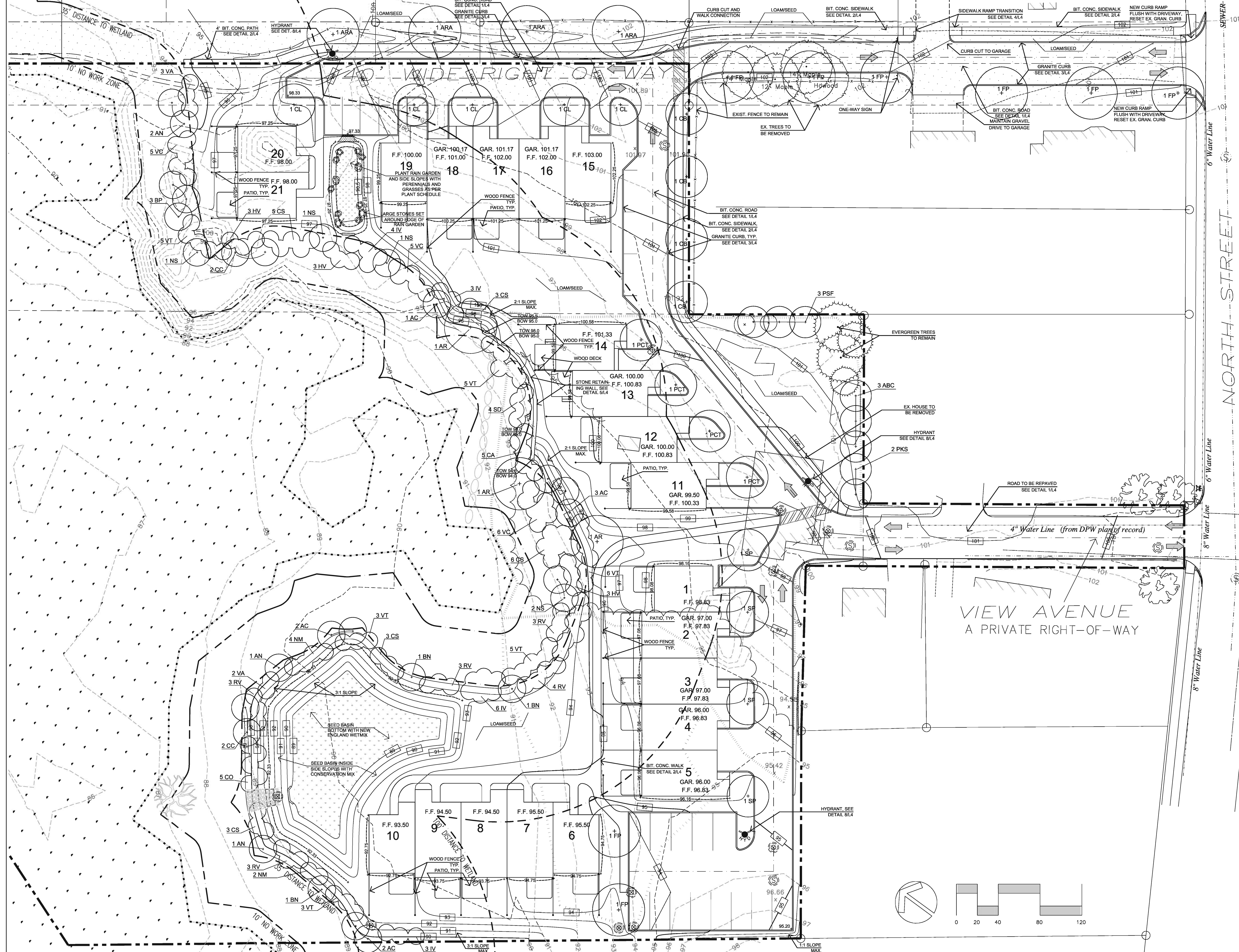
Scale:  
1"=20'

Drawn By:  
YML

Checked By:  
YML

Sheet Number

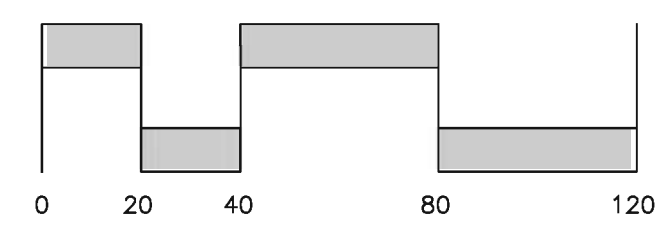
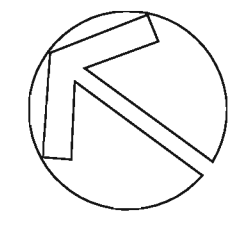
**L2a**



Approx Loc of Gas Main  
(from Paint Lines & Patches)

NORTH STREET

VIEW AVENUE  
A PRIVATE RIGHT-OF-WAY







Existing Conditions / Demolition Notes

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

Grading & Utility Notes

- Project benchmark is noted on Existing Conditions Plan.
- 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 ditches.
- All materials and construction methods shall conform to the construction standards and specifications of the City of Northampton and Mass. Highway Department.
- All dimensions, elevations and layout shall be verified in the field by the contractor and approved by the Landscape Architect prior to beginning work.
- All new or adjusted manholes, gas gates, water gates and water services to be flush with finished grade.
- All new or adjusted catch basin rims shall be set 1/2" below finished grade.
- All HDPE drain pipe to be smooth walled type (Mannings n=0.012).
- Notify the Landscape Architect of any discrepancies prior to construction.
- Thrust blocks shall be installed at all changes in direction of water lines and force mains.
- Fire hydrant shall be located within required distance of building pumper connection, per applicable codes. Contractor to coordinate final locations.
- All sanitary sewer gravity pipe shall be PVC SDR35.
- All sanitary waste vents (GW, IW, SAN) shall be installed with a pitch to drain back to structure being vented.
- Electric, telecomm and gas service locations are shown as schematic only; Final locations to be coordinated with respective utility company.

Planting Notes

- All nursery stock shall comply with the latest standards of the American Nursery & Landscape Association with regard to grading and quality.
- All plants shall conform to the measurements specified, except that plants larger than those specified may be used if approved by the Landscape Architect.
- 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.
- 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.
- 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.
- All trees and shrubs to receive two (2) fertilizer packets as shown in details.
- Planting beds to receive 4" depth of bark mulch.
- All plant material shall be guaranteed for one full growing season (one year) after installation.
- 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.
- Planting layout shall be approved by the Landscape Architect prior to installation.

Plant Schedule

| KEY | QUANTITY | BOTANICAL NAME                      | COMMON NAME                     | SIZE         |
|-----|----------|-------------------------------------|---------------------------------|--------------|
| ABC | 3        | Abies concolor                      | White Fir                       | 7'-8" ht.    |
| AR  | 3        | Acer rubrum 'Red Sunset'            | Red Sunset Red Maple            | 3"-3.5" cal. |
| ARA | 4        | Acer rubrum 'Armstrong'             | Armstrong Red Maple             | 3"-3.5" cal. |
| CB  | 4        | Carpinus betulus 'Fastigiata'       | Columnar European Hornbeam      | 2.5"-3" cal. |
| CL  | 5        | Crataegus laevigata 'Crimson Cloud' | Crimson Cloud Hawthorn          | 2.5"-3" cal. |
| FP  | 8        | Fraxinus pennsylvanica 'Cimmaron'   | Cimmaron Green Ash              | 3"-3.5" cal. |
| LT  | 2        | Liriodendron tulipifera             | Tulip Tree                      | 3"-3.5" cal. |
| PCT | 4        | Prunus cerisifera 'Thundercloud'    | Thundercloud Redleaf Plum       | 2.5"-3" cal. |
| PKS | 4        | Pinus koraiensis 'Silveray'         | Silveray Korean Pine            | 7'-8" ht.    |
| PSF | 3        | Pinus strobus 'Fastigiata'          | Columnar White Pine             | 7'-8" ht.    |
| SJ  | 2        | Styrax japonica                     | Japanese Snowbell               | 2'-2.5" cal. |
| SP  | 4        | Stewartia pseudocamellia            | Japanese Stewartia (multi-stem) | 8'-10'       |
| TP  | 4        | Thuja plicata 'Green Giant'         | Green Giant Western Arborvitae  | 6'-7" ht.    |

NATIVE SHRUB REPLACEMENT PLANTINGS

| KEY | QUANTITY | BOTANICAL NAME         | COMMON NAME            | SIZE      |
|-----|----------|------------------------|------------------------|-----------|
| AC  | 3        | Amelanchier canadensis | Shadblow, Serviceberry | 7'-8" ht. |
| CA  | 3        | Cornus amomum          | Silky Dogwood          | 3'-4" ht. |
| RV  | 4        | Rhododendron viscosum  | Swamp Azalea           | 18"-24"   |
| SC  | 7        | Sambucus canadensis    | Elderberry             | 18"-24"   |
| SD  | 6        | Salix discolor         | Pussy Willow           | 18"-24"   |
| VT  | 11       | Viburnum trilobum      | Cranberrybush Viburnum | 18"-24"   |

PERENNIAL LIST - FOR EACH BIO-RETENTION BASIN

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

NEW ENGLAND WETMIX

| BOTANICAL NAME           | COMMON NAME            | PERCENT |
|--------------------------|------------------------|---------|
| Carex vulpinoidea        | Fox Sedge              | 40      |
| Carex lupulina           | Hop Sedge              | 6       |
| Alisma plantago-aquatica | Water Plantain         | 5       |
| Bidens cernua            | Nodding Bur Marigold   | 5       |
| Carex lurida             | Lurid Sedge            | 5       |
| Juncus effusus           | Soft Rush              | 5       |
| Solidago graminifolia    | Grass-leaved Goldenrod | 5       |
| Carex comosa             | Bearded Sedge          | 4       |
| Carex crinita            | Fringed Sedge          | 4       |
| Eupatorium perfoliatum   | Boneset                | 4       |
| Aster umbellatus         | Flat-top Aster         | 3       |
| Scirpus acutus           | Hard-stem Bulrush      | 3       |
| Scirpus atrovirens       | Green Bulrush          | 3       |
| Scirpus cyperinus        | Woolgrass              | 3       |
| Eupatorium maculatum     | Spotted Joe Pye Weed   | 2       |
| Verbena hastata          | Blue Vervain           | 2       |
| Penthorum sedoides       | Ditch Stonecrop        | 1       |
| Total                    |                        | 100     |

CONSERVATION MIX

| BOTANICAL NAME           | COMMON NAME            | PERCENT |
|--------------------------|------------------------|---------|
| Andropogon gerardii      | Big Bluestem           | 20      |
| Schizachyrium scaparium  | Little Bluestem        | 20      |
| Panicum virgatum         | Switchgrass            | 20      |
| Carex vulpinoidea        | Fox Sedge              | 10      |
| Elymus villosus          | Silky Wild Rye         | 8       |
| Asclepias syriaca        | Common Milkweed        | 5       |
| Panicum clandestinum     | Deertongue             | 5       |
| Polygonum pensylvanicum  | Pennsylvania Smartweed | 5       |
| Chamaecrista fasciculata | Partridge Pea          | 4       |
| Aster laevis             | Silky Smooth Aster     | 1.5     |
| Bidens cernua            | Nodding Bur Marigold   | 1       |
| Aster umbellatus         | Flat-top Aster         | 0.5     |
| Total                    |                        | 100     |



Landscape Architecture  
Civil Engineering  
Planning  
Urban Design  
Environmental Design

4 Allen Place, Northampton, Massachusetts 01060  
(413) 582-7000 • FAX (413) 582-7005

Email: bdg@berkshiredesign.com  
Web: http://www.berkshiredesign.com

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.

©Copyright The Berkshire Design Group, Inc.  
This drawing and all of its contents are the express property of The Berkshire Design Group, Inc., and shall not be copied or used in any way without the written consent of The Berkshire Design Group, Inc.

North Street  
Condominiums

North Street &  
Northern Avenue  
Northampton, Massachusetts

FOR PERMIT REVIEW ONLY  
NOT FOR CONSTRUCTION  
November 11, 2008

Site, Grading &  
Planting Plan

Revisions

01.15.09 Revise Grading/Reduce Buffer Zone Work  
02.19.09 Redesign/Reduce Density

Date: November 11, 2008  
Scale: 1"=20'

Drawn By: YML/BCD  
Checked By: YML

Sheet Number

L2b



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.

© Copyright The Berkshire Design Group, Inc.  
This drawing and all of its contents are the express property of The Berkshire Design Group, Inc., and shall not be copied or used in any way without the written consent of The Berkshire Design Group, Inc.

## North Street Condominiums

North Street &  
Northern Avenue  
Northampton, Massachusetts

FOR PERMIT REVIEW ONLY  
NOT FOR CONSTRUCTION  
November 11, 2008

## Drainage and Utility Plan

### Revisions

01.15.09 Revise Grading/Reduce Buffer Zone Work  
02.19.09 Redesign/Reduce Density

Date: November 11, 2008

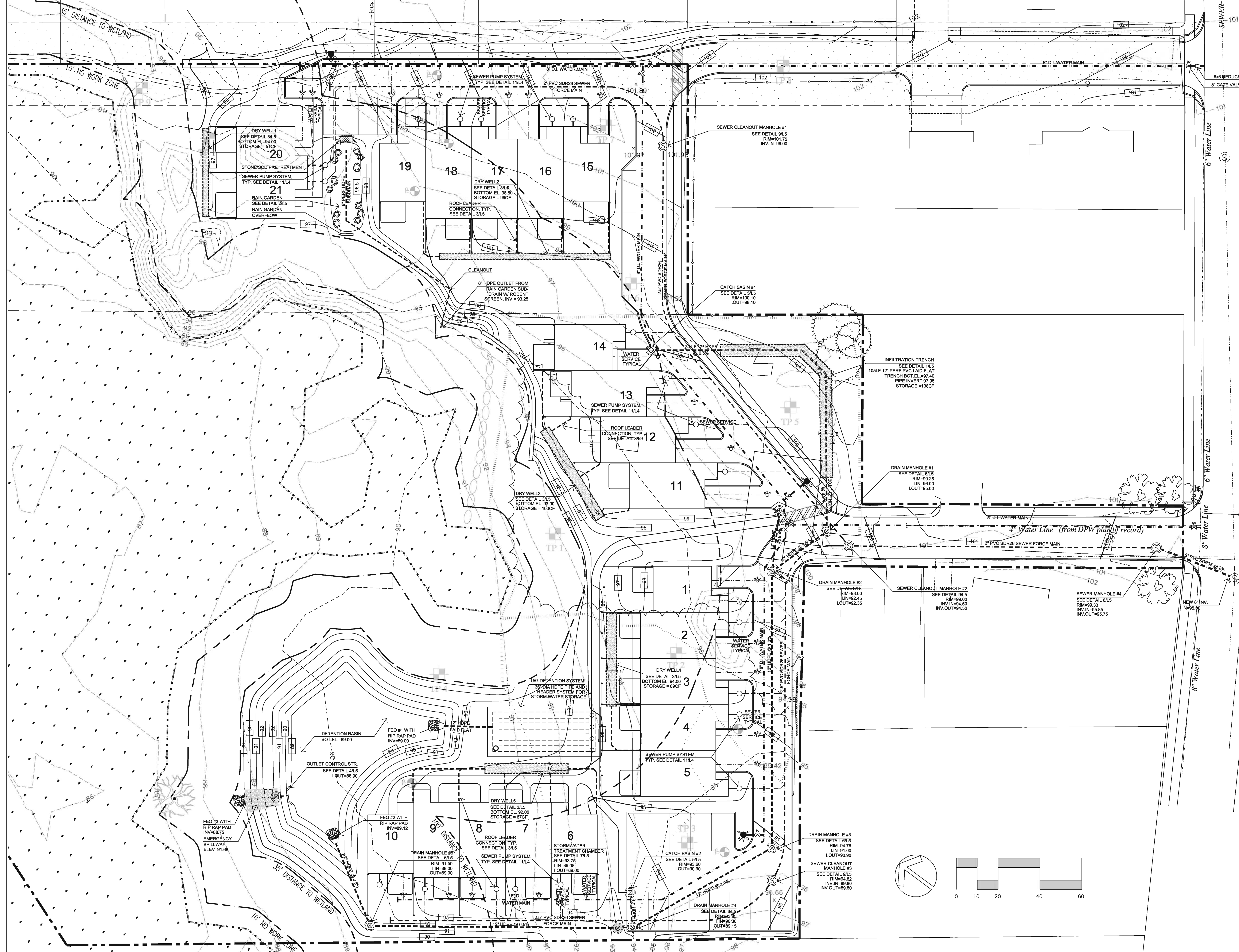
Scale: 1"=20'

Drawn By: YML/BCD

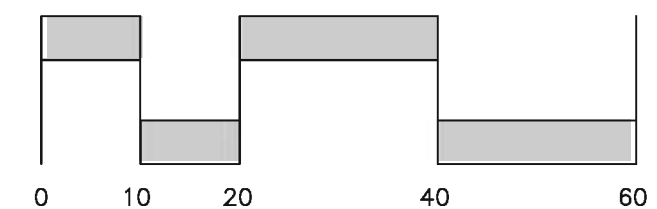
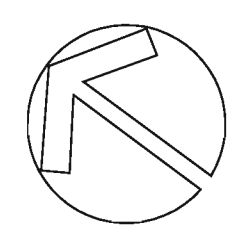
Checked By: YML

Sheet Number

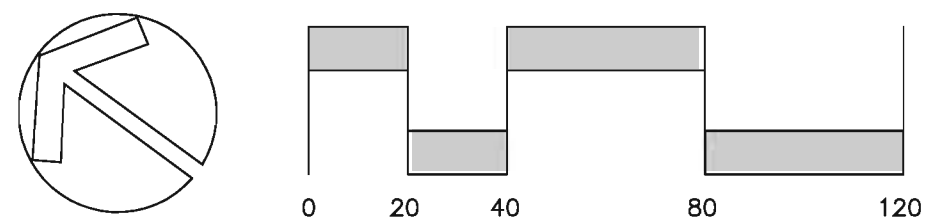
**L3a**



Approx Loc of Gas Main  
(from Faint Lines & Patches)







Landscape Architecture  
Civil Engineering  
Planning  
Urban Design  
Environmental Design

4 Allen Place, Northampton, Massachusetts 01060  
(413) 582-7000 • FAX (413) 582-7005

Email: [bdg@berkshiredesign.com](mailto:bdg@berkshiredesign.com)  
Web: <http://www.berkshiredesign.com>

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.

© Copyright The Berkshire Design Group, Inc.  
This drawing and all of its contents are the express property of The Berkshire Design Group, Inc., and shall not be copied or used in any way without the written consent of The Berkshire Design Group, Inc.

## North Street Condominiums

North Street &  
Northern Avenue  
Northampton, Massachusetts

FOR PERMIT REVIEW ONLY  
NOT FOR CONSTRUCTION  
November 11, 2008

## Drainage and Utility Plan

### Revisions

02.19.09 Redesign/Reduce Density

Date:  
November 11, 2008

Scale:  
1"=20'

Drawn By:  
YML

Checked By:  
YML

Sheet Number

# L3b