

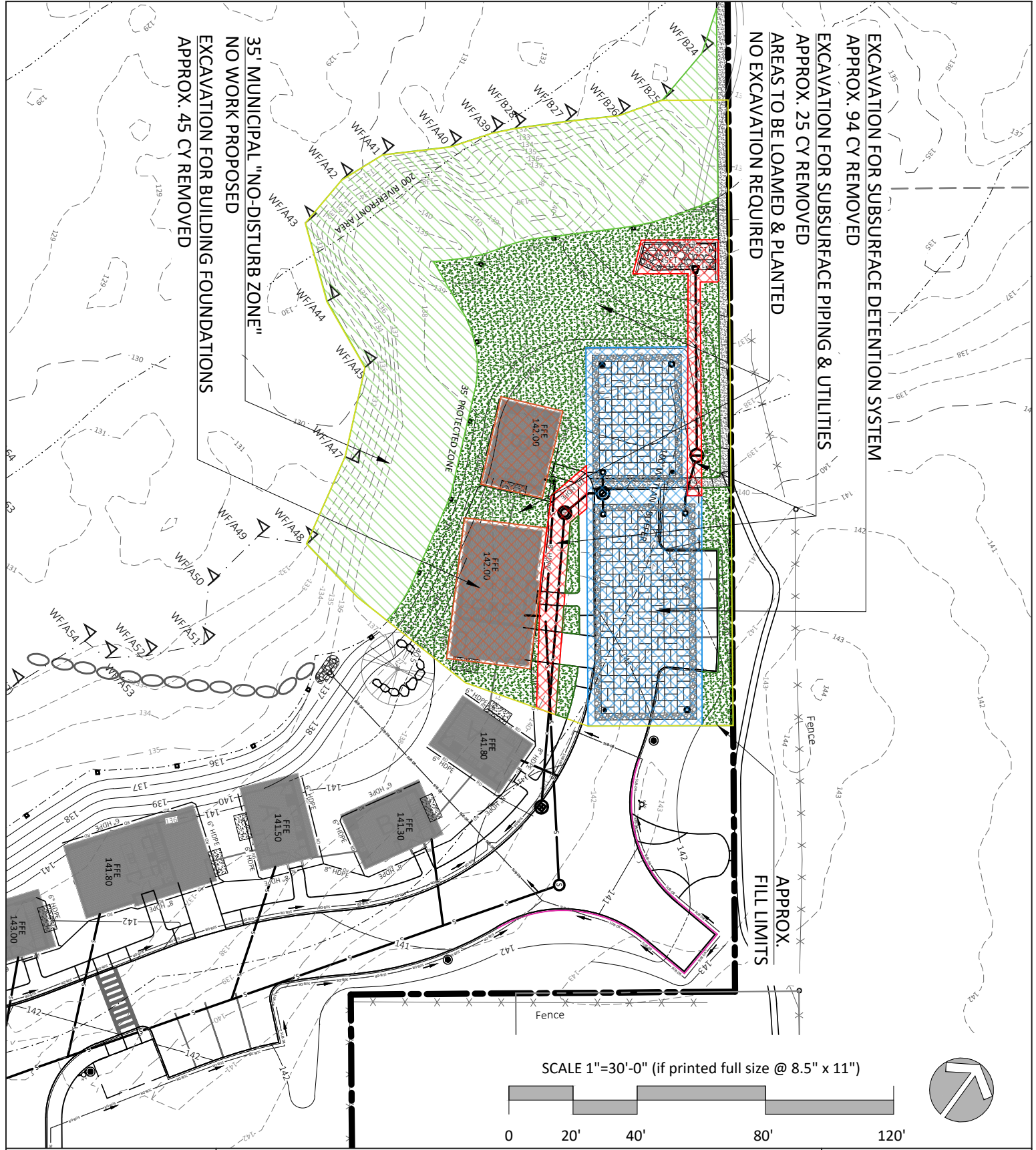
4 Allen Place  
 Northampton, MA 01060  
 (413) 582-7000  
 www.berkshiredesign.com

Sovereign Builders  
 8 View Avenue  
 Northampton, MA

Estimated Fill Limits

SK-001

12/31/2024

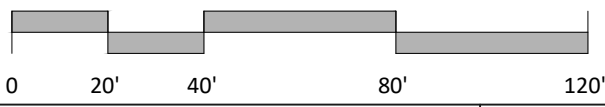


EXCAVATION FOR SUBSURFACE DETENTION SYSTEM  
 APPROX. 94 CY REMOVED  
 EXCAVATION FOR SUBSURFACE PIPING & UTILITIES  
 APPROX. 25 CY REMOVED  
 AREAS TO BE LOAMED & PLANTED  
 NO EXCAVATION REQUIRED

35' MUNICIPAL "NO-DISTURB ZONE"  
 NO WORK PROPOSED  
 EXCAVATION FOR BUILDING FOUNDATIONS  
 APPROX. 45 CY REMOVED

APPROX.  
 FILL LIMITS

SCALE 1"=30'-0" (if printed full size @ 8.5" x 11")



**Berkshire Design Group**  
 4 Allen Place  
 Northampton, MA 01060  
 (413) 582-7000  
 www.berkshiredesign.com

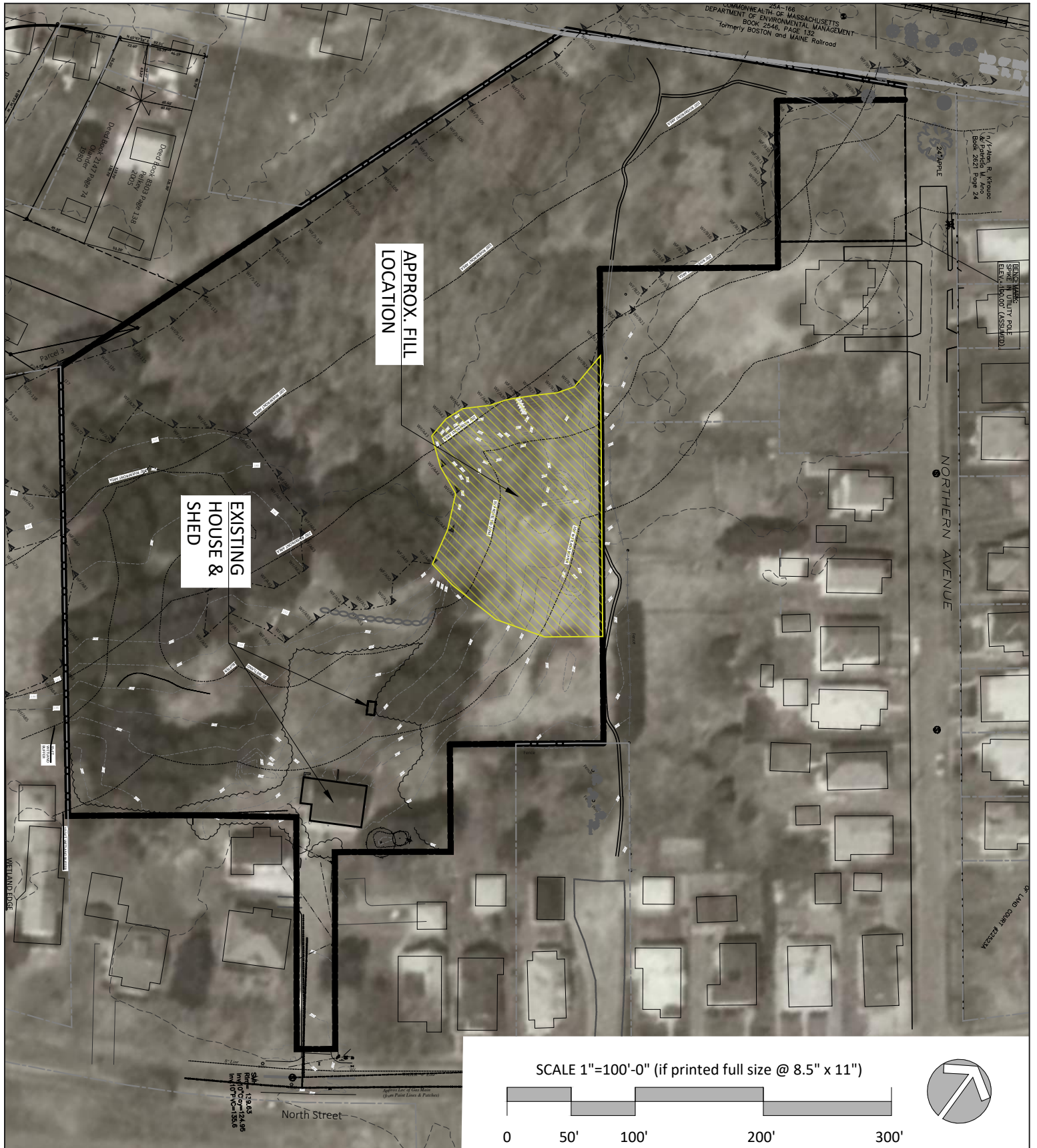
Sovereign Builders  
 8 View Avenue  
 Northampton, MA

Estimated Fill Removal

SK-002

12/31/2024





4 Allen Place  
Northampton, MA 01060  
(413) 582-7000  
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Sovereign Builders

8 View Avenue  
Northampton, MA

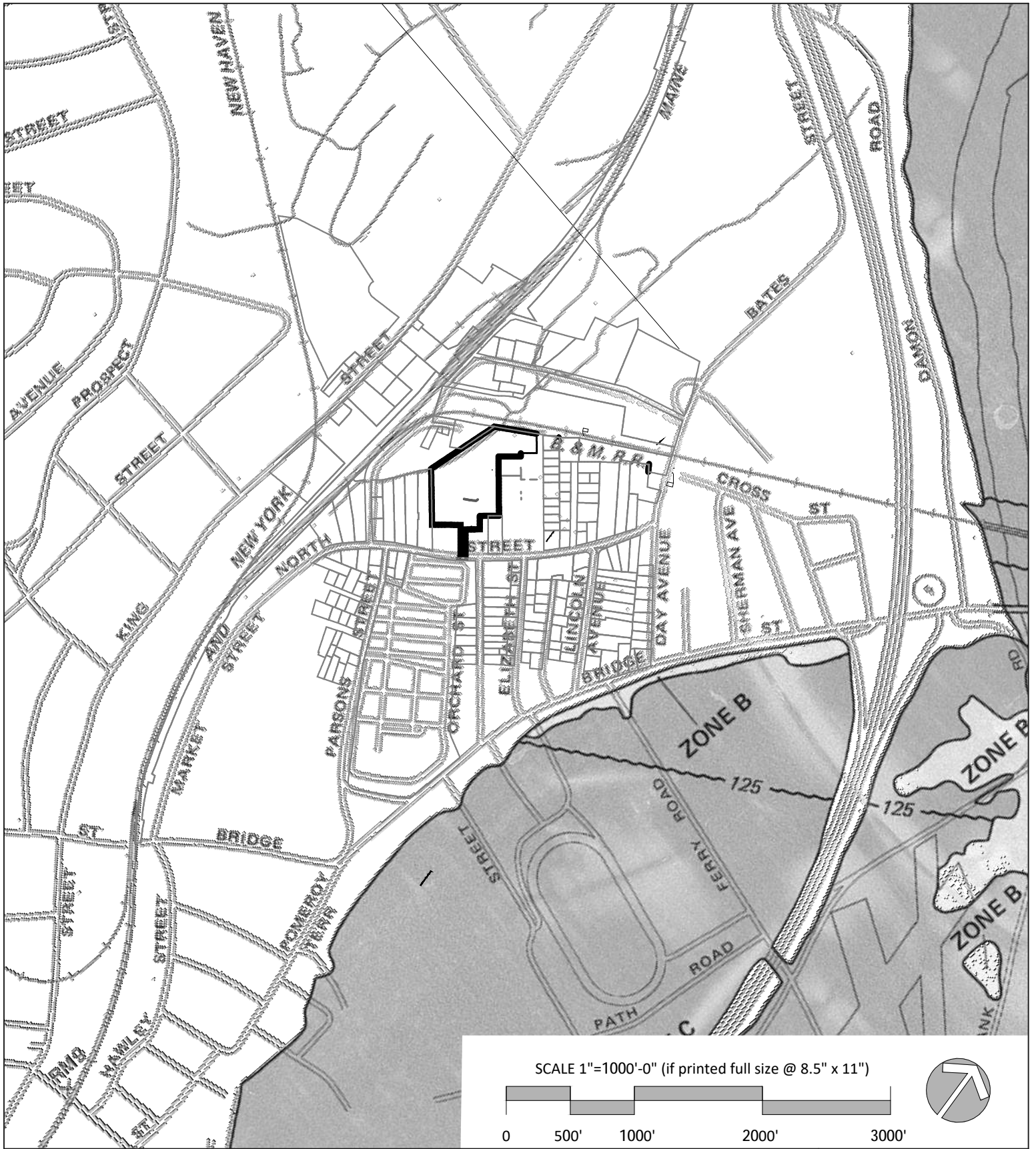
4/15/86 Aerial

SK-003

12/31/2024







4 Allen Place  
 Northampton, MA 01060  
 (413) 582-7000  
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Sovereign Builders

8 View Avenue  
 Northampton, MA

FEMA Flood Map

SK-005

12/31/2024





**WETLAND DETERMINATION DATA FORM – Northcentral and Northeast Region**

Project/Site: North Street Condominiums- North of 8 View Ave. City/County: Hampshire County Sampling Date: 7-17-2023  
 Applicant/Owner: Sovereign Builders State: MA Sampling Point: A69 Wet  
 Investigator(s): SWCA Environmental Consultants Section, Township, Range: Northampton  
 Landform (hillside, terrace, etc.): Terrace Local relief (concave, convex, none): Convex Slope (%): 0-3  
 Subregion (LRR or MLRA): LRR R Lat: 42.32844637725745 Long: -72.62940454846138 Datum: WGS 84  
 Soil Map Unit Name: 30A - Raynham silt loam NWI classification: PFO1E

Are climatic / hydrologic conditions on the site typical for this time of year? Yes  No  (If no, explain in Remarks.)  
 Are Vegetation , Soil , or Hydrology  significantly disturbed? Are "Normal Circumstances" present? Yes  No   
 Are Vegetation , Soil , or Hydrology  naturally problematic? (If needed, explain any answers in Remarks.)

**SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.**

Hydrophytic Vegetation Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Hydric Soil Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Wetland Hydrology Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	<b>Is the Sampled Area within a Wetland?</b> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> If yes, optional Wetland Site ID: _____
Remarks: (Explain alternative procedures here or in a separate report.) All 3 parameters are met. According to the weather underground weather data, Northampton Massachusetts has received over 13 inches of rain in July 2023; therefore, hydrologic conditions are not typical for this time of year.	

**HYDROLOGY**

<b>Wetland Hydrology Indicators:</b> Primary Indicators (minimum of one is required; check all that apply) <table style="width:100%; border: none;"> <tr> <td><input checked="" type="checkbox"/> Surface Water (A1)</td> <td><input checked="" type="checkbox"/> Water-Stained Leaves (B9)</td> </tr> <tr> <td><input checked="" type="checkbox"/> High Water Table (A2)</td> <td><input type="checkbox"/> Aquatic Fauna (B13)</td> </tr> <tr> <td><input checked="" type="checkbox"/> Saturation (A3)</td> <td><input type="checkbox"/> Marl Deposits (B15)</td> </tr> <tr> <td><input type="checkbox"/> Water Marks (B1)</td> <td><input type="checkbox"/> Hydrogen Sulfide Odor (C1)</td> </tr> <tr> <td><input type="checkbox"/> Sediment Deposits (B2)</td> <td><input type="checkbox"/> Oxidized Rhizospheres on Living Roots (C3)</td> </tr> <tr> <td><input type="checkbox"/> Drift Deposits (B3)</td> <td><input type="checkbox"/> Presence of Reduced Iron (C4)</td> </tr> <tr> <td><input type="checkbox"/> Algal Mat or Crust (B4)</td> <td><input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6)</td> </tr> <tr> <td><input type="checkbox"/> Iron Deposits (B5)</td> <td><input type="checkbox"/> Thin Muck Surface (C7)</td> </tr> <tr> <td><input type="checkbox"/> Inundation Visible on Aerial Imagery (B7)</td> <td><input type="checkbox"/> Other (Explain in Remarks)</td> </tr> <tr> <td><input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)</td> <td></td> </tr> </table>	<input checked="" type="checkbox"/> Surface Water (A1)	<input checked="" type="checkbox"/> Water-Stained Leaves (B9)	<input checked="" type="checkbox"/> High Water Table (A2)	<input type="checkbox"/> Aquatic Fauna (B13)	<input checked="" type="checkbox"/> Saturation (A3)	<input type="checkbox"/> Marl Deposits (B15)	<input type="checkbox"/> Water Marks (B1)	<input type="checkbox"/> Hydrogen Sulfide Odor (C1)	<input type="checkbox"/> Sediment Deposits (B2)	<input type="checkbox"/> Oxidized Rhizospheres on Living Roots (C3)	<input type="checkbox"/> Drift Deposits (B3)	<input type="checkbox"/> Presence of Reduced Iron (C4)	<input type="checkbox"/> Algal Mat or Crust (B4)	<input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6)	<input type="checkbox"/> Iron Deposits (B5)	<input type="checkbox"/> Thin Muck Surface (C7)	<input type="checkbox"/> Inundation Visible on Aerial Imagery (B7)	<input type="checkbox"/> Other (Explain in Remarks)	<input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)		<b>Secondary Indicators (minimum of two required)</b> <input type="checkbox"/> Surface Soil Cracks (B6) <input type="checkbox"/> Drainage Patterns (B10) <input type="checkbox"/> Moss Trim Lines (B16) <input type="checkbox"/> Dry-Season Water Table (C2) <input type="checkbox"/> Crayfish Burrows (C8) <input type="checkbox"/> Saturation Visible on Aerial Imagery (C9) <input type="checkbox"/> Stunted or Stressed Plants (D1) <input type="checkbox"/> Geomorphic Position (D2) <input type="checkbox"/> Shallow Aquitard (D3) <input type="checkbox"/> Microtopographic Relief (D4) <input checked="" type="checkbox"/> FAC-Neutral Test (D5)
<input checked="" type="checkbox"/> Surface Water (A1)	<input checked="" type="checkbox"/> Water-Stained Leaves (B9)																				
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<input type="checkbox"/> Inundation Visible on Aerial Imagery (B7)	<input type="checkbox"/> Other (Explain in Remarks)																				
<input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)																					

<b>Field Observations:</b> Surface Water Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Depth (inches): <u>1</u> Water Table Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Depth (inches): <u>10</u> Saturation Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Depth (inches): <u>surface</u> (includes capillary fringe)	<b>Wetland Hydrology Present?</b> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
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Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:  
 See wunderground.com for monthly precipitation data. (<https://www.wunderground.com/history/monthly/us/ct/windsor-locks/KBDL/date/2023-7>)

Remarks:  
 The hydrology parameter is mhas been met.



**VEGETATION** – Use scientific names of plants.

Sampling Point: A69 Wet

Tree Stratum (Plot size: <u>30ft</u> )	Absolute % Cover	Dominant Species?	Indicator Status																	
1. <u><i>Acer rubrum</i></u>	<u>70</u>	Yes	FAC	<b>Dominance Test worksheet:</b> Number of Dominant Species That Are OBL, FACW, or FAC: <u>6</u> (A) Total Number of Dominant Species Across All Strata: <u>8</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>75.0%</u> (A/B)																
2. <u><i>Acer saccharinum</i></u>	<u>30</u>	Yes	FACW																	
3. <u><i>Picea abies</i></u>	<u>10</u>	No	UPL																	
4. <u><i>Ulmus americana</i></u>	<u>5</u>	No	FACW																	
5. _____																				
6. _____																				
7. _____																				
<u>115</u> =Total Cover																				
Sapling/Shrub Stratum (Plot size: <u>15ft</u> )	Absolute % Cover	Dominant Species?	Indicator Status																	
1. <u><i>Ilex verticillata</i></u>	<u>15</u>	Yes	FACW	<b>Prevalence Index worksheet:</b> <table style="width:100%; border:none;"> <tr> <td style="width:50%; text-align:center;">Total % Cover of:</td> <td style="width:50%; text-align:center;">Multiply by:</td> </tr> <tr> <td>OBL species <u>0</u></td> <td>x 1 = <u>0</u></td> </tr> <tr> <td>FACW species <u>135</u></td> <td>x 2 = <u>270</u></td> </tr> <tr> <td>FAC species <u>105</u></td> <td>x 3 = <u>315</u></td> </tr> <tr> <td>FACU species <u>0</u></td> <td>x 4 = <u>0</u></td> </tr> <tr> <td>UPL species <u>25</u></td> <td>x 5 = <u>125</u></td> </tr> <tr> <td>Column Totals: <u>265</u> (A)</td> <td><u>710</u> (B)</td> </tr> <tr> <td colspan="2" style="text-align:center;">Prevalence Index = B/A = <u>2.68</u></td> </tr> </table>	Total % Cover of:	Multiply by:	OBL species <u>0</u>	x 1 = <u>0</u>	FACW species <u>135</u>	x 2 = <u>270</u>	FAC species <u>105</u>	x 3 = <u>315</u>	FACU species <u>0</u>	x 4 = <u>0</u>	UPL species <u>25</u>	x 5 = <u>125</u>	Column Totals: <u>265</u> (A)	<u>710</u> (B)	Prevalence Index = B/A = <u>2.68</u>	
Total % Cover of:	Multiply by:																			
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Column Totals: <u>265</u> (A)	<u>710</u> (B)																			
Prevalence Index = B/A = <u>2.68</u>																				
2. <u><i>Frangula alnus</i></u>	<u>10</u>	Yes	FAC																	
3. <u><i>Euonymus alatus</i></u>	<u>10</u>	Yes	UPL																	
4. _____																				
5. _____																				
6. _____																				
7. _____																				
<u>35</u> =Total Cover																				
Herb Stratum (Plot size: <u>5ft</u> )	Absolute % Cover	Dominant Species?	Indicator Status																	
1. <u><i>Onoclea sensibilis</i></u>	<u>80</u>	Yes	FACW	<b>Hydrophytic Vegetation Indicators:</b> <input type="checkbox"/> 1 - Rapid Test for Hydrophytic Vegetation <input checked="" type="checkbox"/> 2 - Dominance Test is >50% <input checked="" type="checkbox"/> 3 - Prevalence Index is ≤3.0 <sup>1</sup> <input type="checkbox"/> 4 - Morphological Adaptations <sup>1</sup> (Provide supporting data in Remarks or on a separate sheet) <input type="checkbox"/> Problematic Hydrophytic Vegetation <sup>1</sup> (Explain) <sup>1</sup> Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.																
2. <u><i>Smilax rotundifolia</i></u>	<u>20</u>	No	FAC																	
3. <u><i>Impatiens capensis</i></u>	<u>5</u>	No	FACW																	
4. _____																				
5. _____																				
6. _____																				
7. _____																				
8. _____																				
9. _____																				
10. _____																				
11. _____																				
12. _____																				
<u>105</u> =Total Cover																				
Woody Vine Stratum (Plot size: <u>30ft</u> )	Absolute % Cover	Dominant Species?	Indicator Status																	
1. <u><i>Toxicodendron radicans</i></u>	<u>5</u>	Yes	FAC	<b>Definitions of Vegetation Strata:</b> <b>Tree</b> – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height. <b>Sapling/shrub</b> – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall. <b>Herb</b> – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall. <b>Woody vines</b> – All woody vines greater than 3.28 ft in height.																
2. <u><i>Celastrus orbiculatus</i></u>	<u>5</u>	Yes	UPL																	
3. _____																				
4. _____																				
<u>10</u> =Total Cover																				
<b>Hydrophytic Vegetation Present?</b> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>																				

Remarks: (Include photo numbers here or on a separate sheet.)  
Vegetation parameter is met



**WETLAND DETERMINATION DATA FORM – Northcentral and Northeast Region**

Project/Site: North Street Condominiums- North of 8 View Ave. City/County: Hampshire County Sampling Date: 7-17-2023  
 Applicant/Owner: Sovereign Builders State: MA Sampling Point: A69 Up  
 Investigator(s): SWCA Environmental Consultants Section, Township, Range: Northampton  
 Landform (hillside, terrace, etc.): Terrace Local relief (concave, convex, none): Convex Slope (%): 0-3  
 Subregion (LRR or MLRA): LRR R Lat: 42.32844637725745 Long: -72.62940454846138 Datum: WGS 84  
 Soil Map Unit Name: 30A - Raynham silt loam NWI classification: Upland

Are climatic / hydrologic conditions on the site typical for this time of year? Yes  No  (If no, explain in Remarks.)  
 Are Vegetation , Soil , or Hydrology  significantly disturbed? Are "Normal Circumstances" present? Yes  No   
 Are Vegetation , Soil , or Hydrology  naturally problematic? (If needed, explain any answers in Remarks.)

**SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.**

Hydrophytic Vegetation Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Hydric Soil Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Wetland Hydrology Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	<b>Is the Sampled Area within a Wetland?</b> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, optional Wetland Site ID: _____
Remarks: (Explain alternative procedures here or in a separate report.) All 3 parameters are not met; therefore, this plot is not a wetland. The hydrology Indicator A3 Saturation was met; however; according the weather underground weather data, Northampton Massachusetts has received over 13 inches of rain in July 2023. Given the non-hydric soil and strong upland vegetation; the hydrology indicator is weak and is not a reliable indicator at this time	

**HYDROLOGY**

<b>Wetland Hydrology Indicators:</b> Primary Indicators (minimum of one is required; check all that apply) <table style="width:100%; border: none;"> <tr> <td><input type="checkbox"/> Surface Water (A1)</td> <td><input type="checkbox"/> Water-Stained Leaves (B9)</td> </tr> <tr> <td><input type="checkbox"/> High Water Table (A2)</td> <td><input type="checkbox"/> Aquatic Fauna (B13)</td> </tr> <tr> <td><input checked="" type="checkbox"/> Saturation (A3)</td> <td><input type="checkbox"/> Marl Deposits (B15)</td> </tr> <tr> <td><input type="checkbox"/> Water Marks (B1)</td> <td><input type="checkbox"/> Hydrogen Sulfide Odor (C1)</td> </tr> <tr> <td><input type="checkbox"/> Sediment Deposits (B2)</td> <td><input type="checkbox"/> Oxidized Rhizospheres on Living Roots (C3)</td> </tr> <tr> <td><input type="checkbox"/> Drift Deposits (B3)</td> <td><input type="checkbox"/> Presence of Reduced Iron (C4)</td> </tr> <tr> <td><input type="checkbox"/> Algal Mat or Crust (B4)</td> <td><input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6)</td> </tr> <tr> <td><input type="checkbox"/> Iron Deposits (B5)</td> <td><input type="checkbox"/> Thin Muck Surface (C7)</td> </tr> <tr> <td><input type="checkbox"/> Inundation Visible on Aerial Imagery (B7)</td> <td><input type="checkbox"/> Other (Explain in Remarks)</td> </tr> <tr> <td><input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)</td> <td></td> </tr> </table>	<input type="checkbox"/> Surface Water (A1)	<input type="checkbox"/> Water-Stained Leaves (B9)	<input type="checkbox"/> High Water Table (A2)	<input type="checkbox"/> Aquatic Fauna (B13)	<input checked="" type="checkbox"/> Saturation (A3)	<input type="checkbox"/> Marl Deposits (B15)	<input type="checkbox"/> Water Marks (B1)	<input type="checkbox"/> Hydrogen Sulfide Odor (C1)	<input type="checkbox"/> Sediment Deposits (B2)	<input type="checkbox"/> Oxidized Rhizospheres on Living Roots (C3)	<input type="checkbox"/> Drift Deposits (B3)	<input type="checkbox"/> Presence of Reduced Iron (C4)	<input type="checkbox"/> Algal Mat or Crust (B4)	<input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6)	<input type="checkbox"/> Iron Deposits (B5)	<input type="checkbox"/> Thin Muck Surface (C7)	<input type="checkbox"/> Inundation Visible on Aerial Imagery (B7)	<input type="checkbox"/> Other (Explain in Remarks)	<input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)		<b>Secondary Indicators (minimum of two required)</b> <input type="checkbox"/> Surface Soil Cracks (B6) <input type="checkbox"/> Drainage Patterns (B10) <input type="checkbox"/> Moss Trim Lines (B16) <input type="checkbox"/> Dry-Season Water Table (C2) <input type="checkbox"/> Crayfish Burrows (C8) <input type="checkbox"/> Saturation Visible on Aerial Imagery (C9) <input type="checkbox"/> Stunted or Stressed Plants (D1) <input type="checkbox"/> Geomorphic Position (D2) <input type="checkbox"/> Shallow Aquitard (D3) <input type="checkbox"/> Microtopographic Relief (D4) <input type="checkbox"/> FAC-Neutral Test (D5)
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<input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)																					

<b>Field Observations:</b> Surface Water Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (inches): <u>n/a</u> Water Table Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Depth (inches): <u>14</u> Saturation Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Depth (inches): <u>12</u> (includes capillary fringe)	<b>Wetland Hydrology Present?</b> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
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Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:  
 See wunderground.com for monthly precipitation data. (<https://www.wunderground.com/history/monthly/us/ct/windsor-locks/KBDL/date/2023-7>)

Remarks:  
 Hydrology parameter has not been met.



**VEGETATION** – Use scientific names of plants.

Sampling Point: A69 Up

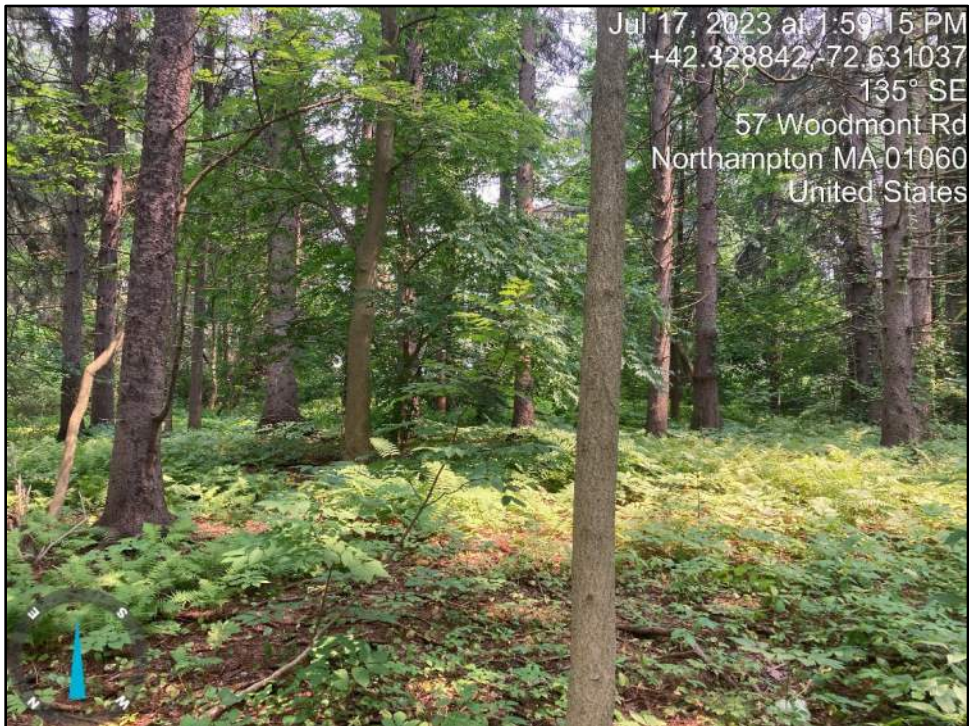
Tree Stratum (Plot size: <u>30ft</u> )	Absolute % Cover	Dominant Species?	Indicator Status																	
1. <u>Picea abies</u>	<u>80</u>	Yes	UPL	<b>Dominance Test worksheet:</b> Number of Dominant Species That Are OBL, FACW, or FAC: <u>1</u> (A)  Total Number of Dominant Species Across All Strata: <u>6</u> (B)  Percent of Dominant Species That Are OBL, FACW, or FAC: <u>16.7%</u> (A/B)																
2. <u>Juglans nigra</u>	<u>10</u>	No	FACU																	
3. <u>Prunus serotina</u>	<u>5</u>	No	FACU																	
4. _____																				
5. _____																				
6. _____																				
7. _____																				
	<u>95</u> =Total Cover			<b>Prevalence Index worksheet:</b> <table style="width:100%; border:none;"> <tr> <td style="width:50%; text-align:center;">Total % Cover of:</td> <td style="width:50%; text-align:center;">Multiply by:</td> </tr> <tr> <td>OBL species <u>0</u></td> <td>x 1 = <u>0</u></td> </tr> <tr> <td>FACW species <u>0</u></td> <td>x 2 = <u>0</u></td> </tr> <tr> <td>FAC species <u>35</u></td> <td>x 3 = <u>105</u></td> </tr> <tr> <td>FACU species <u>130</u></td> <td>x 4 = <u>520</u></td> </tr> <tr> <td>UPL species <u>105</u></td> <td>x 5 = <u>525</u></td> </tr> <tr> <td>Column Totals: <u>270</u> (A)</td> <td><u>1150</u> (B)</td> </tr> <tr> <td colspan="2" style="text-align:center;">Prevalence Index = B/A = <u>4.26</u></td> </tr> </table>	Total % Cover of:	Multiply by:	OBL species <u>0</u>	x 1 = <u>0</u>	FACW species <u>0</u>	x 2 = <u>0</u>	FAC species <u>35</u>	x 3 = <u>105</u>	FACU species <u>130</u>	x 4 = <u>520</u>	UPL species <u>105</u>	x 5 = <u>525</u>	Column Totals: <u>270</u> (A)	<u>1150</u> (B)	Prevalence Index = B/A = <u>4.26</u>	
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Column Totals: <u>270</u> (A)	<u>1150</u> (B)																			
Prevalence Index = B/A = <u>4.26</u>																				
<b>Sapling/Shrub Stratum</b> (Plot size: <u>15ft</u> )				<b>Hydrophytic Vegetation Indicators:</b> <input type="checkbox"/> 1 - Rapid Test for Hydrophytic Vegetation <input type="checkbox"/> 2 - Dominance Test is >50% <input type="checkbox"/> 3 - Prevalence Index is ≤3.0 <sup>1</sup> <input type="checkbox"/> 4 - Morphological Adaptations <sup>1</sup> (Provide supporting data in Remarks or on a separate sheet)  <input type="checkbox"/> Problematic Hydrophytic Vegetation <sup>1</sup> (Explain)																
1. <u>Rhamnus frangula</u>	<u>15</u>	Yes	FAC																	
2. <u>Viburnum dilatatum</u>	<u>10</u>	Yes	UPL																	
3. <u>Juglans nigra</u>	<u>5</u>	No	FACU																	
4. <u>Euonymus alatus</u>	<u>5</u>	No	UPL																	
5. _____																				
6. _____																				
7. _____																				
	<u>35</u> =Total Cover			<b>Definitions of Vegetation Strata:</b>  <b>Tree</b> – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.  <b>Sapling/shrub</b> – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.  <b>Herb</b> – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.  <b>Woody vines</b> – All woody vines greater than 3.28 ft in height.  <b>Hydrophytic Vegetation Present?</b> Yes <u>    </u> No <u>  X  </u>																
<b>Herb Stratum</b> (Plot size: <u>5ft</u> )																				
1. <u>Aralia nudicaulis</u>	<u>80</u>	Yes	FACU																	
2. <u>Dryopteris intermedia</u>	<u>20</u>	No	FAC																	
3. <u>Parthenocissus quinquefolia</u>	<u>5</u>	No	FACU																	
4. <u>Maianthemum canadense</u>	<u>5</u>	No	FACU																	
5. _____																				
6. _____																				
7. _____																				
8. _____																				
9. _____																				
10. _____																				
11. _____																				
12. _____																				
	<u>110</u> =Total Cover																			
<b>Woody Vine Stratum</b> (Plot size: <u>30ft</u> )																				
1. <u>Parthenocissus quinquefolia</u>	<u>20</u>	Yes	FACU																	
2. <u>Celastrus orbiculatus</u>	<u>10</u>	Yes	UPL																	
3. _____																				
4. _____																				
	<u>30</u> =Total Cover																			

Remarks: (Include photo numbers here or on a separate sheet.)  
Vegetation parameter is not met





**Photo 1. Overview of wetland edge located at 8 View Ave looking northwest.**



**Photo 2. Upland vegetation located at 8 View Ave looking southeast.**





Photo 3. Upland vegetation located at Flag A-69 looking Southeast.



Photo 4. Upland soil profile at Flag A-69.



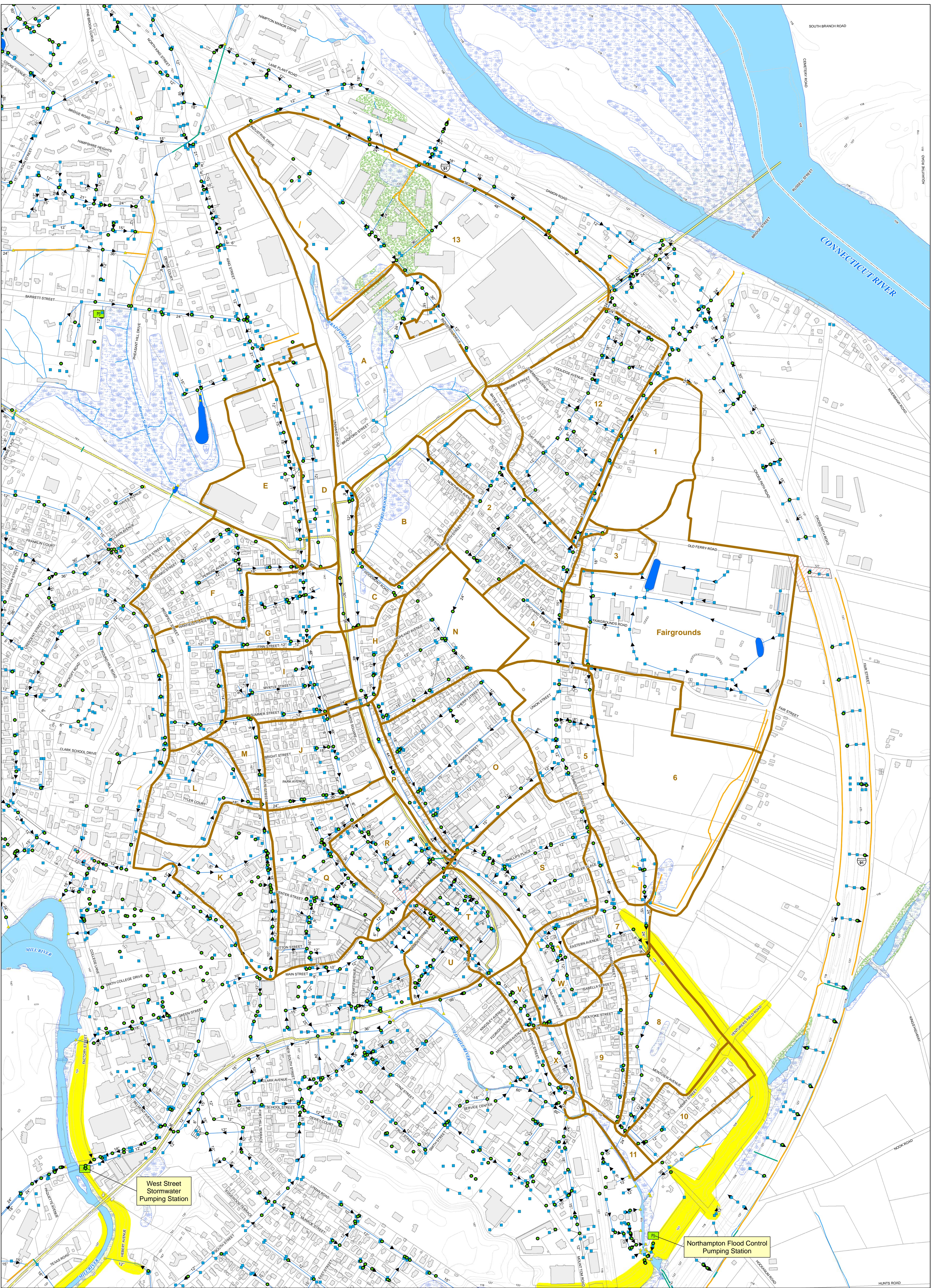


Photo 5. Wetland vegetation located at Flag A-69 looking Northwest.



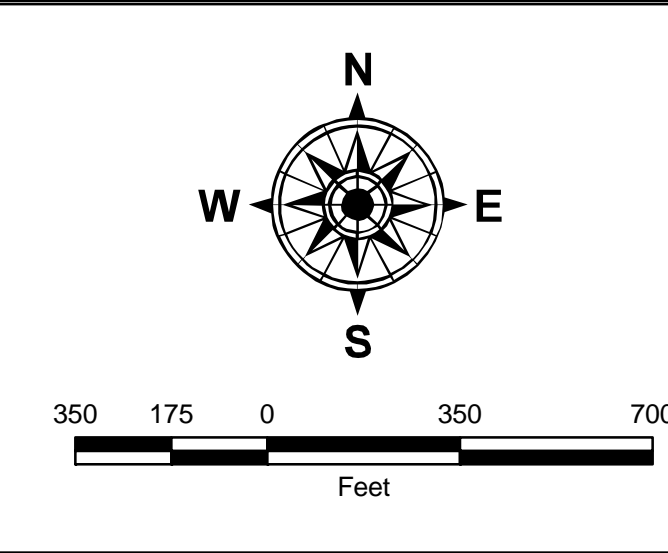
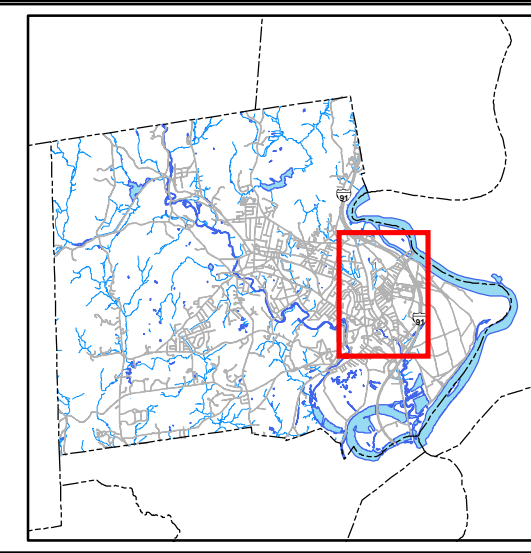
Photo 6. Wetland soil found at Flag A-69.





**Legend**

Drainage Area Boundary	Stormwater Pumping Station	Contour
King Street Brook Drainage Area ID	Drain Pipe	Levee
Williams Street Brook Drainage Area ID	Drain Lateral	Parcel Boundary
Area Prone to Flooding	Culvert	Building
Drain Manhole	Drainage Channel	DEP Wetlands
Catch Basin/Inlet	Detention/Retention Basin	Wetlands (MassGIS)
Stormwater Outfall		



City of Northampton  
 Stormwater and Flood Control System  
 Assessment and Utility Plan  
**Figure 3.1**  
 King Street and Williams Street  
 Brook Drainage Areas

Basemap: Planimetrics  
 Sources: City of Northampton and MassGIS  
 Coordinate System: NAD83 Mass. State Plane  
 Mainland FIPS 2001 (feet)

D:\Project\_bup\Northampton\mxd\KingSt\WilliamsSt\_DrainageArea\_Map.mxd billing:mc May 2011





**KEY TO MAP**

500-Year Flood Boundary  
 100-Year Flood Boundary  
 Zone Designations\* With Date of Identification  
 e.g., 12/2/74  
 100-Year Flood Boundary  
 500-Year Flood Boundary

Base Flood Elevation Line With Elevation In Feet\*\*  
 Base Flood Elevation In Feet Where Uniform Within Zone\*\*  
 Elevation Reference Mark  
 River Mile  
 \*\*Referenced to the National Geodetic Vertical Datum of 1929

ZONE B	ZONE A1 DATE
ZONE A	ZONE A DATE
ZONE B	ZONE B DATE

513  
 (E.L. 987)  
 RM7x  
 •M1.5

- \*EXPLANATION OF ZONE DESIGNATIONS**
- ZONE EXPLANATION**
- A Areas of 100-year flood; base flood elevations and flood hazard factors not determined.
  - A0 Areas of 100-year shallow flooding where depths are between one (1) and three (3) feet; average depths of inundation are shown, but no flood hazard factors are determined.
  - AH Areas of 100-year shallow flooding where depths are between one (1) and three (3) feet; base flood elevations are shown, but no flood hazard factors are determined.
  - A1-A30 Areas of 100-year flood; base flood elevations and flood hazard factors determined.
  - A99 Areas of 100-year flood to be protected by flood protection system under construction; base flood elevations and flood hazard factors not determined.
  - B Areas between limits of the 100-year flood and 500-year flood; or certain areas subject to 100-year flooding with average depths less than one (1) foot or where the contributing drainage area is less than one square mile or areas protected by levees from the base flood. (Medium shading)
  - C Areas of minimal flooding. (No shading)
  - D Areas of undetermined, but possible, flood hazards.
  - V Areas of 100-year coastal flood with velocity (wave action); base flood elevations and flood hazard factors not determined.
  - V1-V30 Areas of 100-year coastal flood with velocity (wave action); base flood elevations and flood hazard factors determined.

**NOTES TO USER**

Certain areas not in the special flood hazard areas (zones A and V) may be protected by flood control structures.

This map is for flood insurance purposes only; it does not necessarily show all areas subject to flooding in the community or all planimetric features outside special flood hazard areas.

For adjoining map panels, see separately printed Index To Map Panels.

**INITIAL IDENTIFICATION**  
 MAY 31, 1974

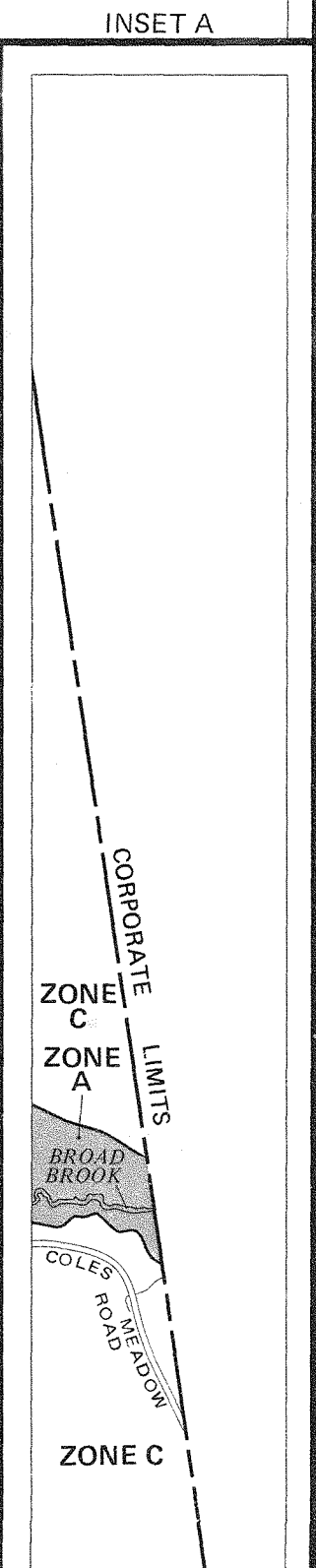
**CONVERSION TO REGULAR PROGRAM**  
 APRIL 3, 1978

Consult the Federal Insurance Administration's Regional Office or call (800) 424-8872 (toll free) to determine if properties in this community are eligible for flood insurance.

**APPROXIMATE SCALE**  
 1000 0 1000 FEET

**ELEVATION REFERENCE MARKS**

REFERENCE MARK	ELEVATION (FT. NGVD)	DESCRIPTION OF LOCATION
RM7	197.400	Intersection of Nonotock Road, South Main Street and Federal Street; a 3/4-inch iron pin, flush with the ground on east side of intersection.
RM8	141.920	Intersection of Route 10 and South Park Terrace; on top of hydrant located in southeast corner of intersection.
RM9	135.347	Boston & Maine Railroad approximately 1000 feet south of the Northampton station, set in the west of the north abutment of bridge number 16.83 over Holyoke Street.
RM10	119.460	Disk set in concrete monument flush with ground. On the west side of the Boston & Maine Railroad approximately 1085 feet south of semaphore, 7 feet northeast of a selenophore pole; 15 feet west of west rail of the south bound track, and 44 feet east of U.S. Route 5.
RM11	121.100	On the Northampton to Holyoke branch of the Boston & Maine Railroad, 0.5 mile north of Mt. Tom station in Easthampton, 0.3 mile north of railroad bridge number 14.88 over Oxbow Creek; 38.2 feet east and across tracks from the northeast corner of semaphore number 15.2, 14.2 feet east of east rail; 12.6 feet south of centerline of a dirt road crossing and 6 inches below top of rail.



**NATIONAL FLOOD INSURANCE PROGRAM**

**FLOOD INSURANCE RATE MAP**

**CITY OF NORTHAMPTON, MASSACHUSETTS, HAMPSHIRE COUNTY**

**COMMUNITY-PANEL NUMBER 250167 0002 A**

**PAGE 2 OF 2**  
 (SEE MAP INDEX FOR PAGES NOT PRINTED)

**EFFECTIVE APRIL 3, 1978**

**U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
 FEDERAL INSURANCE ADMINISTRATION**





- EXISTING CONDITIONS NOTES**
1. THE EXISTING CONDITIONS DEPICTED HEREON WERE OBTAINED BY A FIELD SURVEY IN NOVEMBER, 2023 BY BERKSHIRE DESIGN GROUP.
  2. THE BASIS OF BEARINGS, AZIMUTHS, AND THE NORTH ARROW SHOWN HEREON IS THE MASSACHUSETTS STATE PLANE COORDINATE SYSTEM (MASS3). THE BASIS OF THE ELEVATIONS DEPICTED HEREON IS A GRID SEPARATION CALCULATION BASED ON GEOID18 RESULTING IN NAVD83. DISTANCES SHOWN ON THIS EXISTING CONDITIONS PLAN ARE GROUND DISTANCES.
  3. THIS PLAN IS PREPARED AS A SITE DESIGN AND IS NOT INTENDED TO BE USED FOR DETERMINATION OF PROPERTY LINES. THIS PLAN DOES NOT NECESSARILY SHOW ALL EXISTING EASEMENTS ON THE LOCUS PROPERTY.
  4. WETLAND AREAS DELINEATED BY SWCA ENVIRONMENTAL CONSULTANTS JULY, 2023.
  5. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS. IF A DISCREPANCY IS FOUND BETWEEN THIS PLAN AND THE ACTUAL FIELD CONDITION, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY BERKSHIRE DESIGN GROUP.
  6. THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE AND ARE BASED UPON A FIELD SURVEY AND COMPILATION OF PLANS OF RECORD. BERKSHIRE DESIGN GROUP DOES NOT WARRANT THE LOCATION OF ALL UTILITIES DEPICTED. ONLY RECORD INFORMATION PROVIDED BY THE RESPECTIVE UTILITY OWNER AND INDEPENDENTLY VERIFIED BY BERKSHIRE DESIGN GROUP IS SHOWN HEREON. PRIOR TO THE START OF WORK, THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES AND CONTACT DIG SAFE AT 811.

**Berkshire Design Group**  
 Landscape Architecture  
 Civil Engineering  
 Planning  
 Land Surveying

4 Allen Place, Northampton, Massachusetts 01060  
 (413) 582-7000 • FAX (413) 582-7005  
 Email: bdg@berkshiredesign.com  
 Web: http://www.berkshiredesign.com

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**Sovereign Builders, Inc.**

8 View Avenue  
 Northampton, MA

PERMIT SET  
 NOT FOR CONSTRUCTION

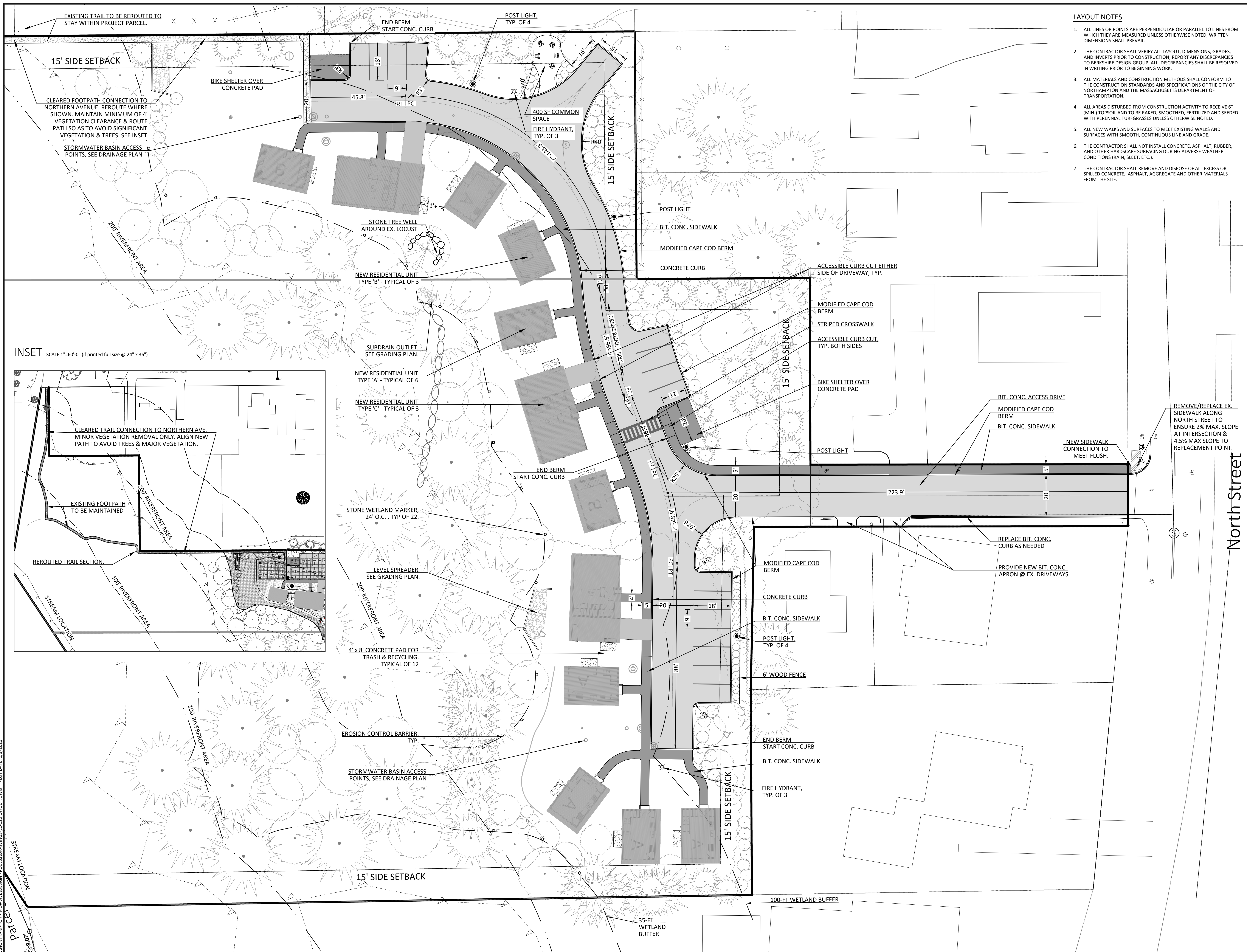
**EXISTING CONDITIONS PLAN**

SCALE 1"=20'-0" (if printed full size @ 24" x 36")

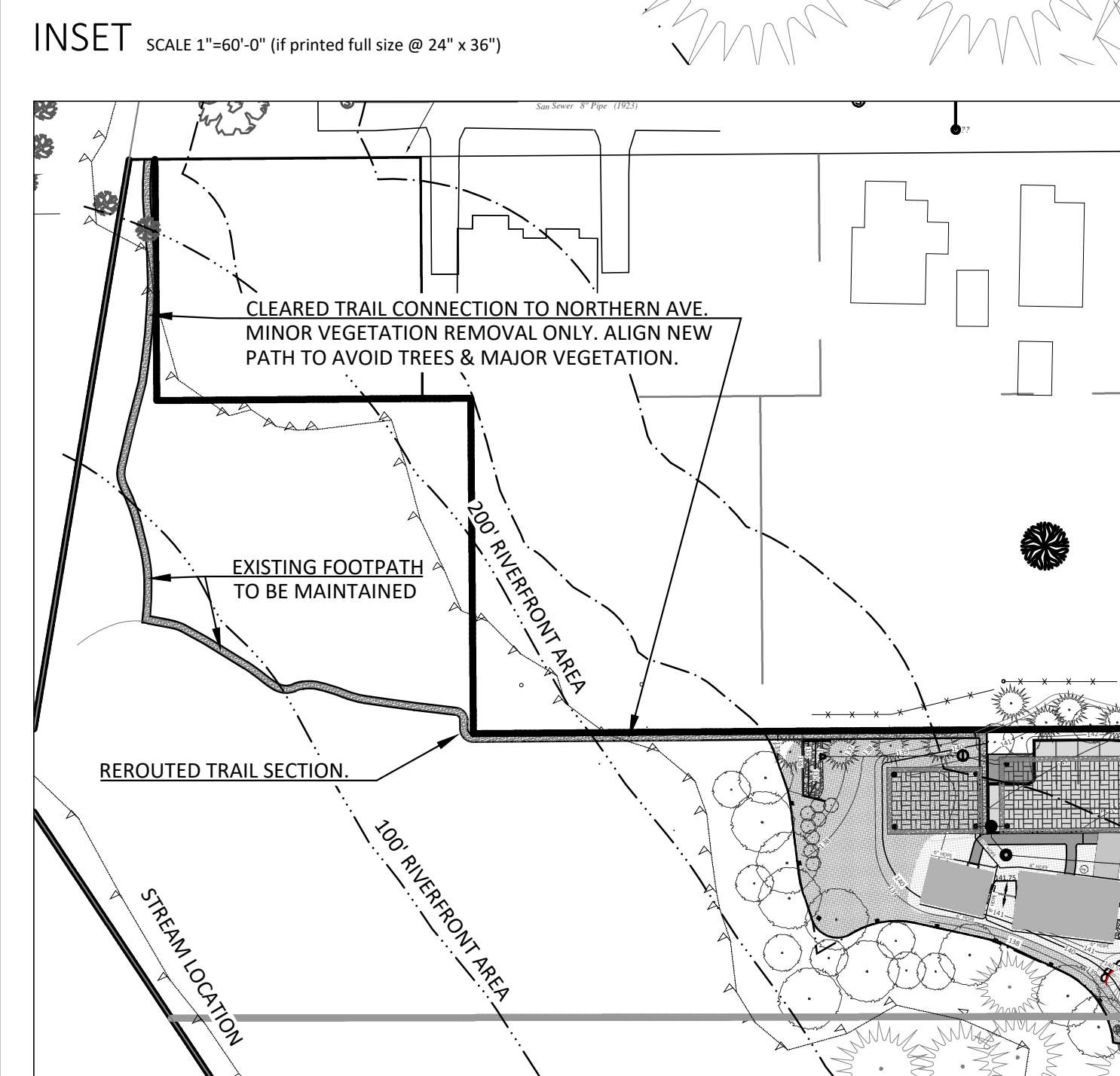
Revisions	
Date:	April 25, 2024
Scale:	1"=20'
Drawn By:	DS/JS
Checked By:	JDS
Sheet Number	LC-102

E:\NORTHAMPTON - 8 VIEW AVENUE DESIGN PROCESS\DRAWINGS\LC-101 EXISTING.DWG - PLOT DATE: 3/10/2025





- 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 DISCREPANCIES TO BERKSHIRE DESIGN GROUP. ALL DISCREPANCIES SHALL BE RESOLVED IN WRITING PRIOR TO BEGINNING WORK.
  3. ALL MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO THE CONSTRUCTION STANDARDS AND SPECIFICATIONS OF THE CITY OF NORTHAMPTON AND THE MASSACHUSETTS DEPARTMENT OF TRANSPORTATION.
  4. ALL AREAS DISTURBED FROM CONSTRUCTION ACTIVITY TO RECEIVE 6" (MIN.) TOPSOIL AND TO BE RAKED, SMOOTHED, FERTILIZED AND SEEDED WITH PERENNIAL TURFGRASSES UNLESS OTHERWISE NOTED.
  5. ALL NEW WALKS AND SURFACES TO MEET EXISTING WALKS AND SURFACES WITH SMOOTH, CONTINUOUS LINE AND GRADE.
  6. THE CONTRACTOR SHALL NOT INSTALL CONCRETE, ASPHALT, RUBBER, AND OTHER HARDCAPE SURFACING DURING ADVERSE WEATHER CONDITIONS (RAIN, SLEET, ETC.).
  7. THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXCESS OR SPILLED CONCRETE, ASPHALT, AGGREGATE AND OTHER MATERIALS FROM THE SITE.



**Berkshire Design Group**  
 Landscape Architecture  
 Civil Engineering  
 Planning  
 Land Surveying

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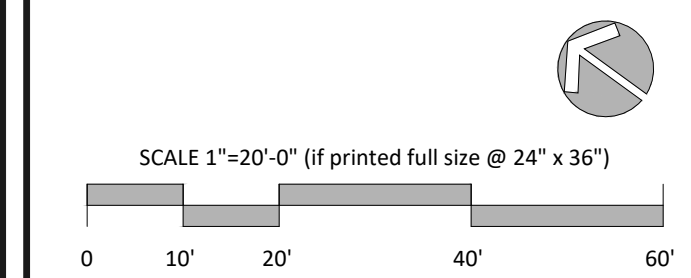
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Sovereign Builders, Inc.

8 View Avenue  
 Northampton, MA

PERMIT SET  
 NOT FOR CONSTRUCTION

LAYOUT PLAN



Revisions	
May 13, 2024	September 20, 2024
June 10, 2024	January 9, 2025
July 03, 2024	
July 17, 2024	
July 24, 2024	
July 25, 2024	
Sept. 6, 2024	

Date: April 25, 2024  
 Scale: 1"=20'  
 Drawn By: DS/JS  
 Checked By: JDS

Sheet Number  
**LC-120**

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Sovereign Builders, Inc.

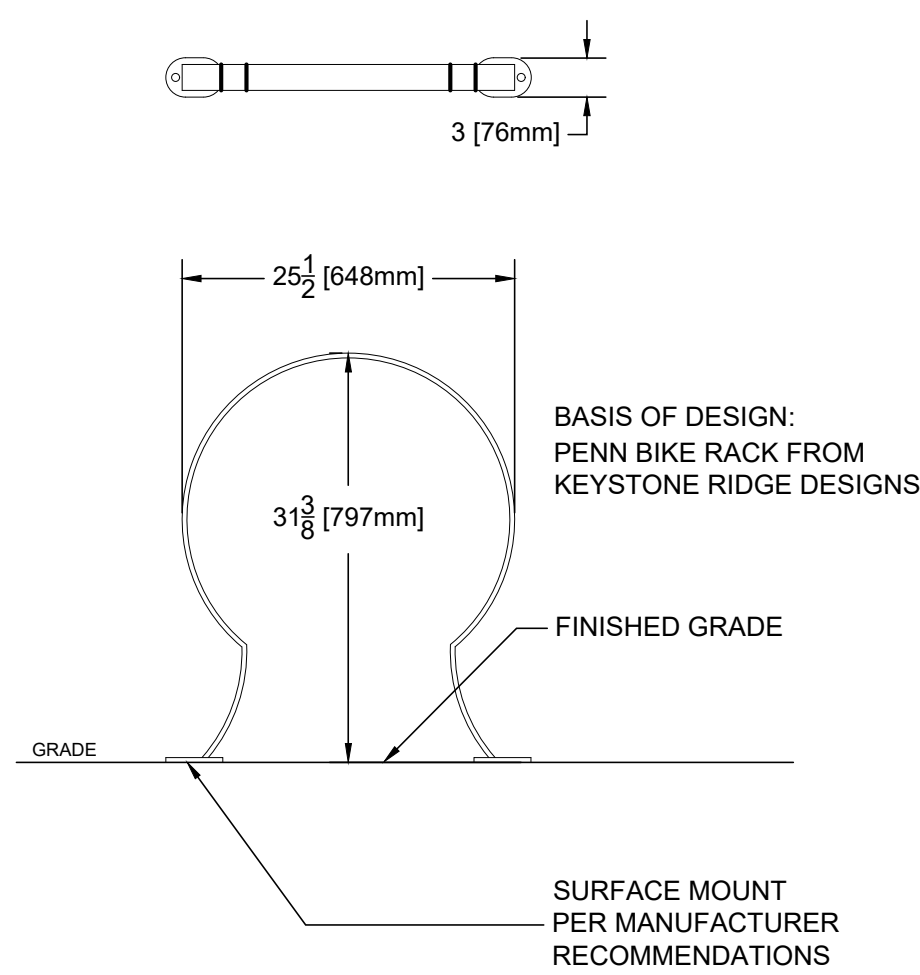
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Northampton, MA

PERMIT SET  
NOT FOR CONSTRUCTION

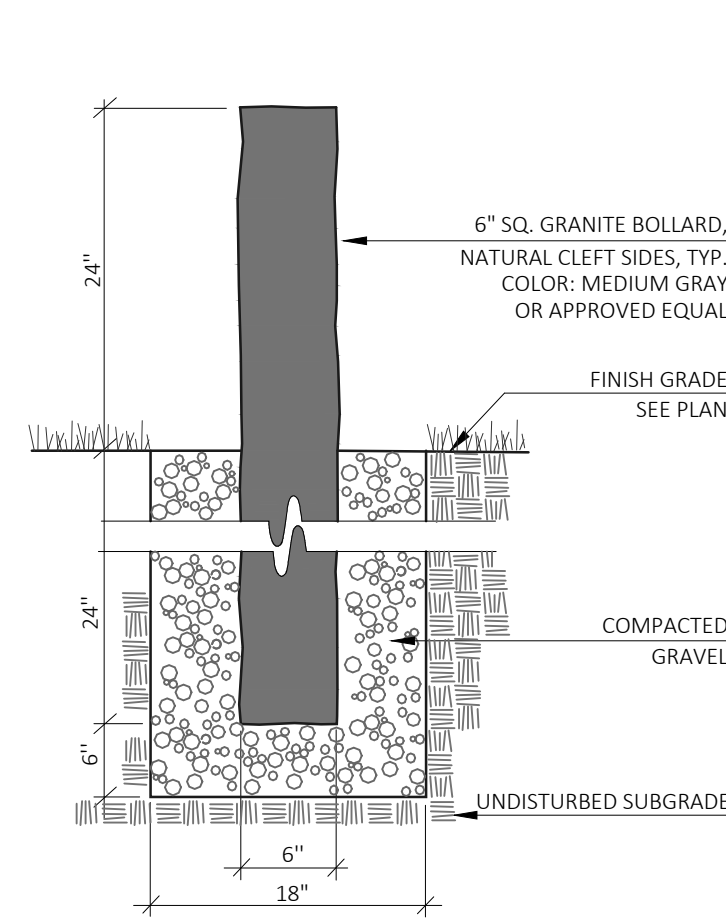
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Revisions	
June 14, 2024	
July 03, 2024	
July 17, 2024	
September 20, 2024	
January 9, 2025	

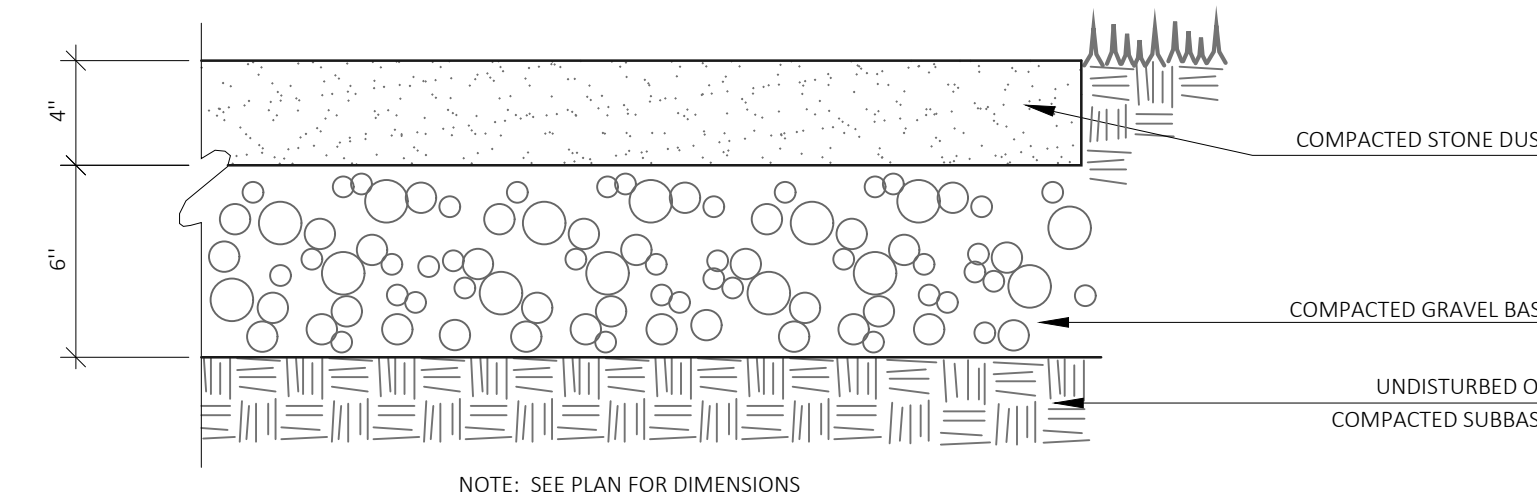
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Scale:	as noted		
Drawn By:	WDS/GPH		<b>LC-501</b>
Checked By:	JDS		



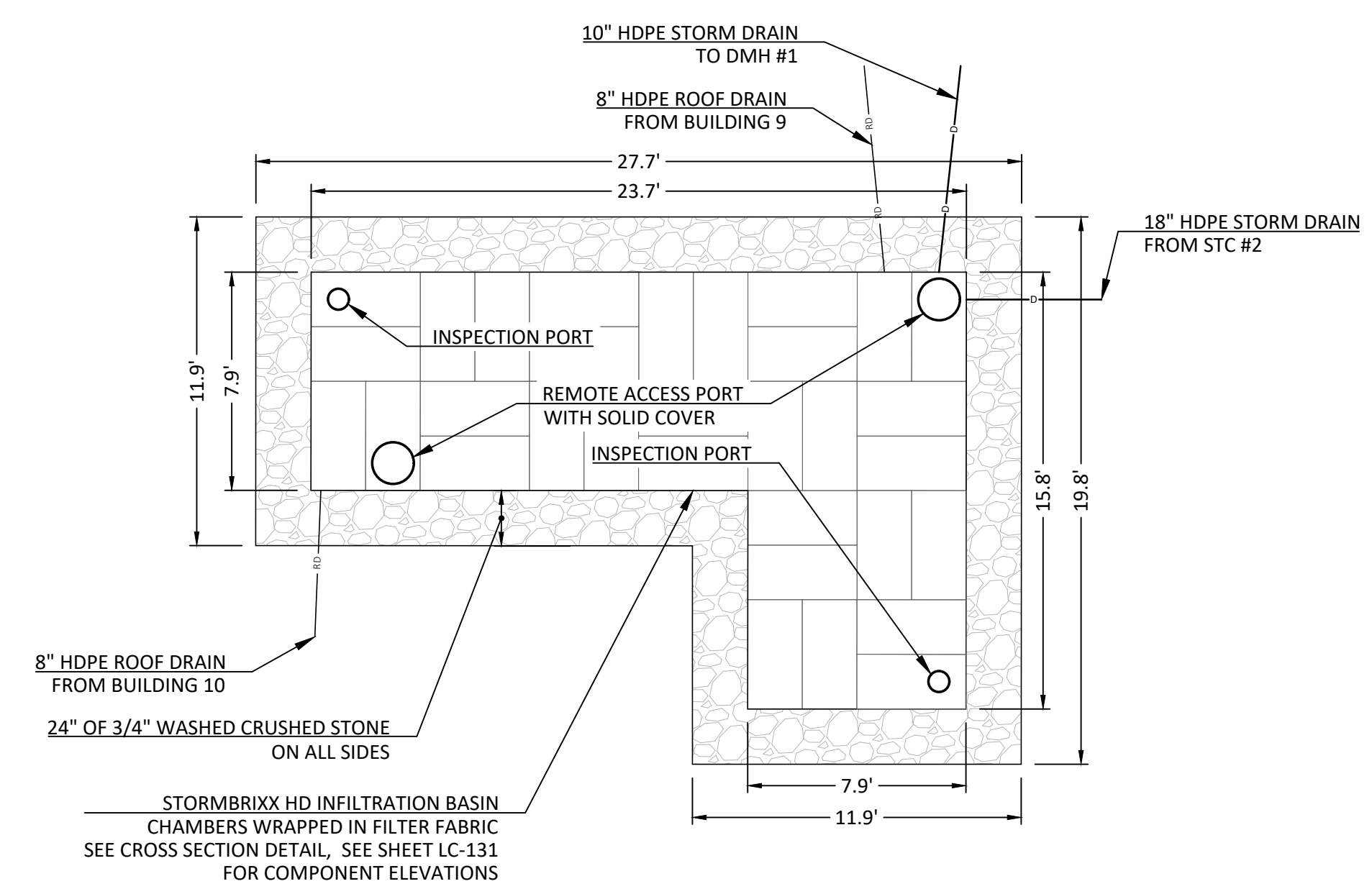
**01 BICYCLE RACK**  
SCALE: NOT TO SCALE



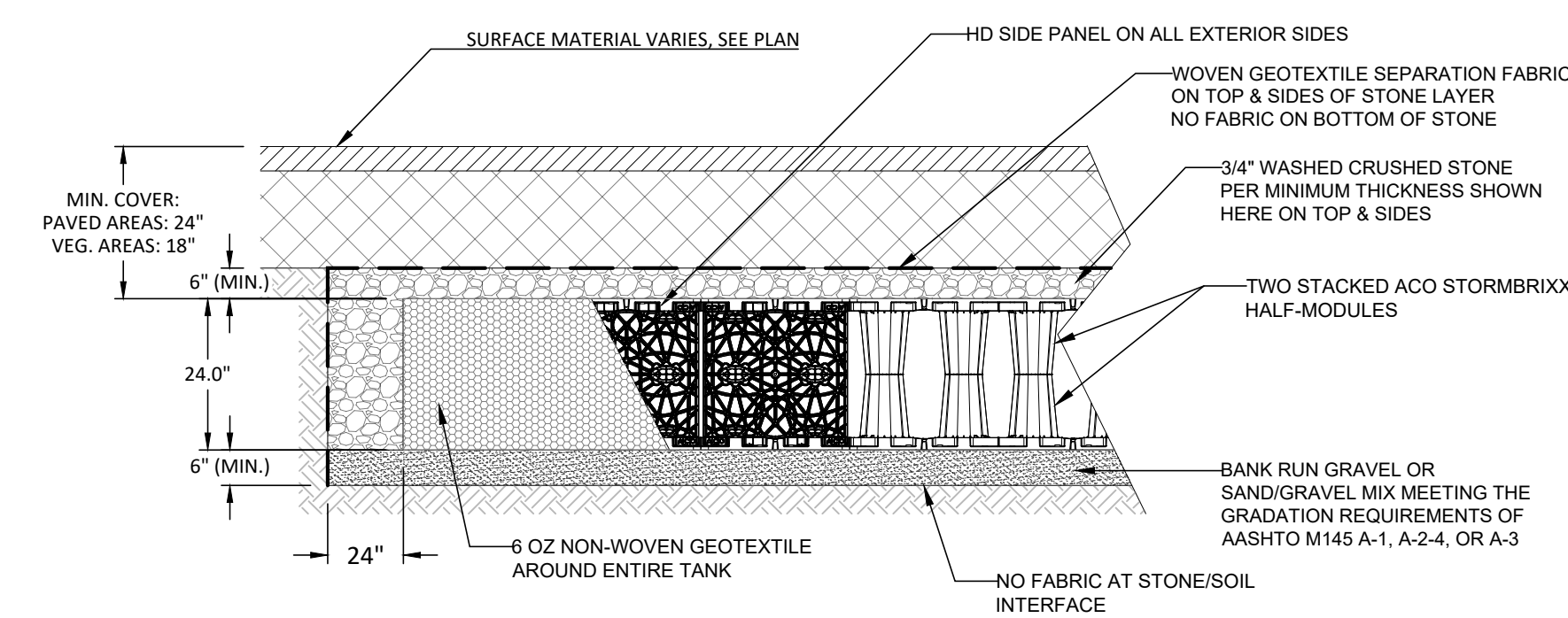
**02 WETLAND MARKER**  
SCALE: NOT TO SCALE



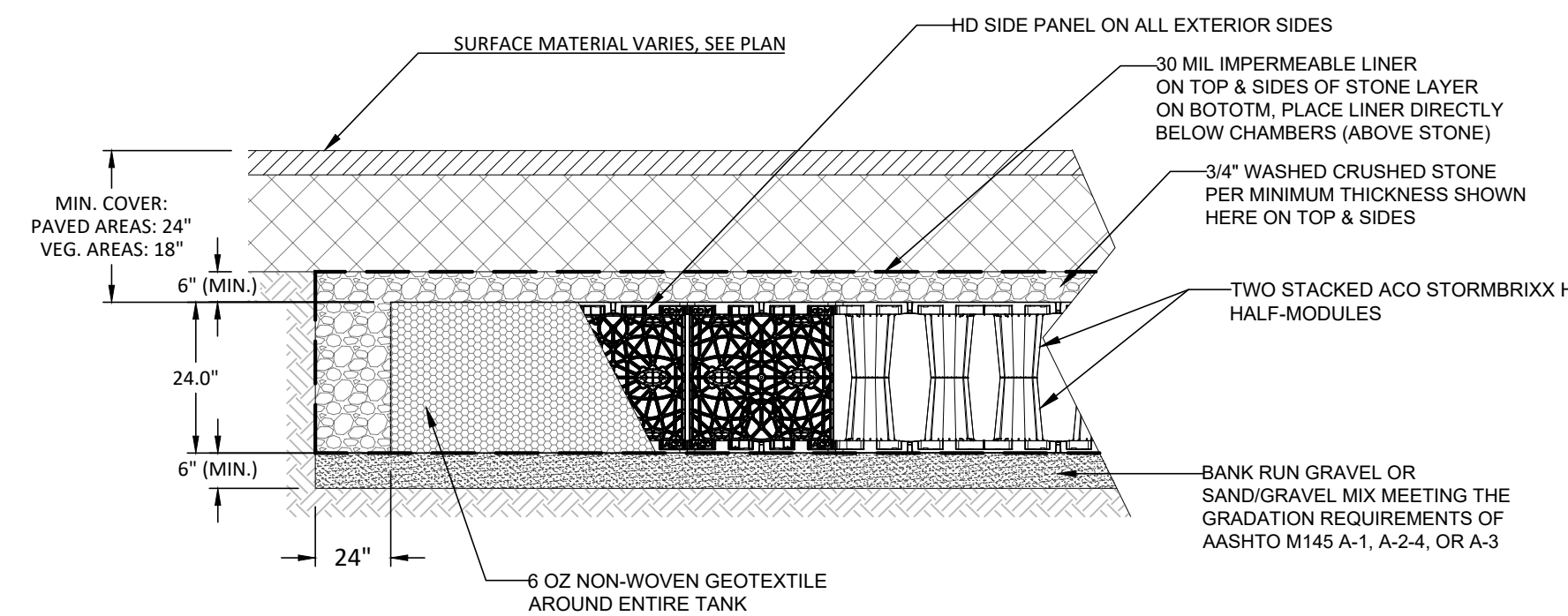
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SCALE: NOT TO SCALE



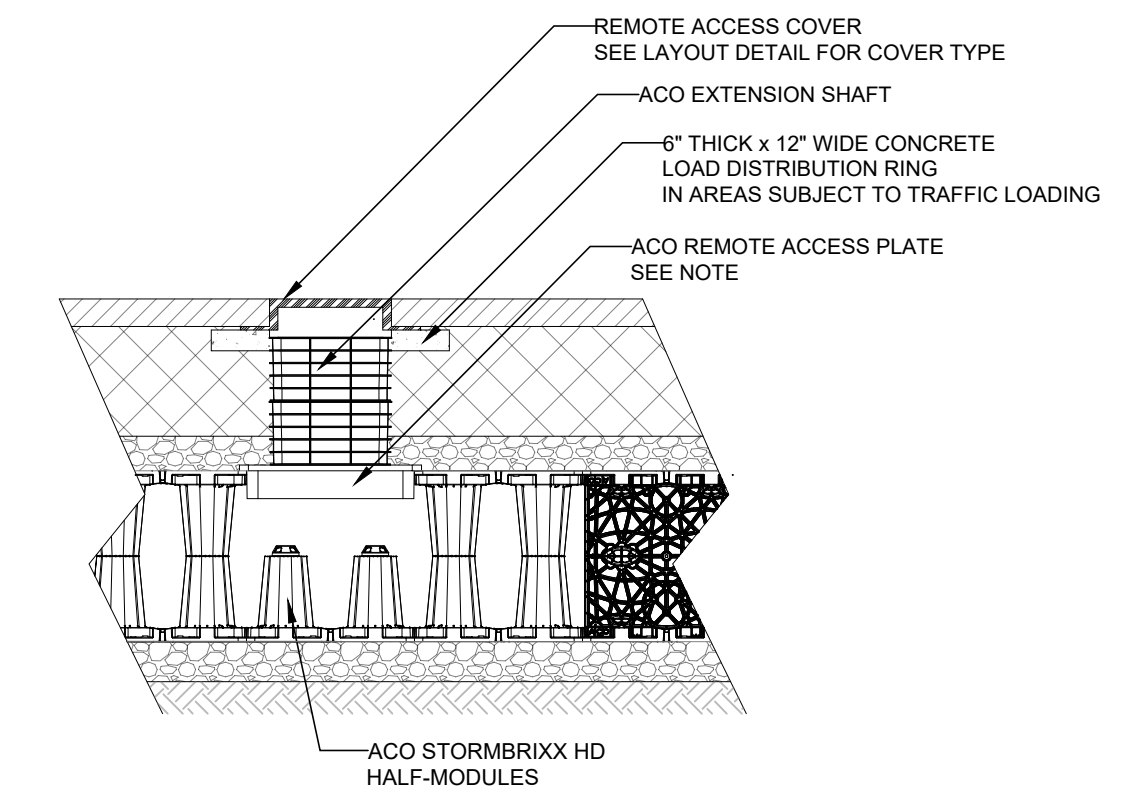
**SUBSURFACE INFILTRATION SYSTEM #2**  
NTS



**INFILTRATION CROSS SECTION (SIS #1 & SIS #2)**  
NTS

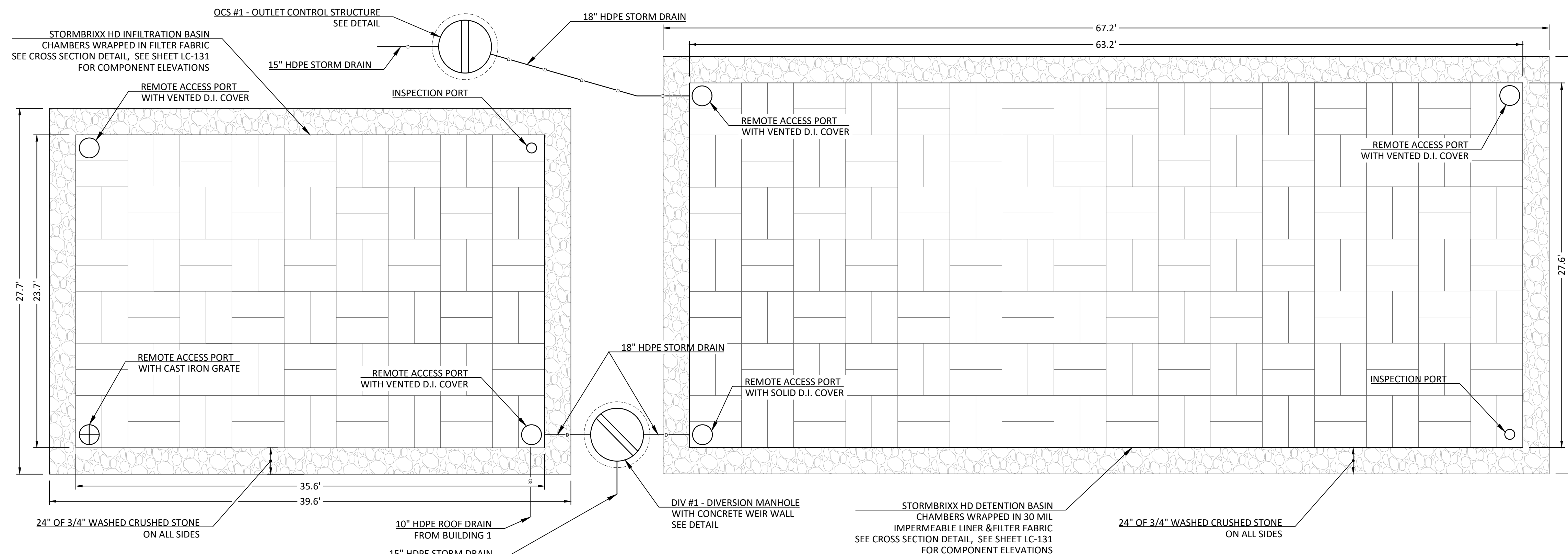


**DETENTION CROSS SECTION (SIS #1 & SIS #2)**  
NTS



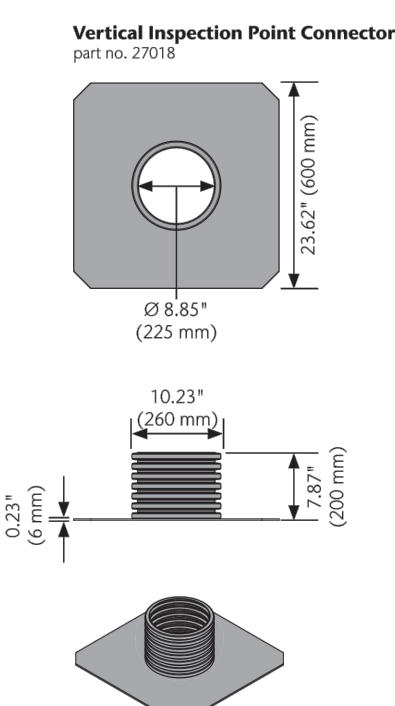
**ACCESS POINT CROSS SECTION**  
NTS

NOTE: THE REMOTE ACCESS PLATE IS APPROXIMATELY THE SIZE OF HALF OF A HALF-MODULE. THE HALF-MODULE AT THE TOP OF THE TANK MUST BE CUT IN HALF TO ACCOMMODATE THE REMOTE ACCESS PLATE.



**SIS #1 - SUBSURFACE INFILTRATION SYSTEM #1**  
NTS

**SDS #1 SUBSURFACE DETENTION SYSTEM #1**  
NTS



NOTE: INSTALL 9" CAST IRON FRAME AND COVER FLUSH WITH GRADE OVER INSPECTION PORT.

**INSPECTION PORT**  
NTS

NOTES:  
1. ALL DELETERIOUS MATERIAL FOUND BELOW THE PROPOSED SUBSURFACE INFILTRATION SYSTEMS, SUCH AS BRICKS, CONCRETE, BUILDING MATERIALS, ETC. SHALL BE REMOVED. ONCE THESE MATERIALS ARE REMOVED, THE REMAINING SPACE SHALL BE FILLED WITH TITLE 5 SAND.  
2. IF NO DELETERIOUS MATERIAL IS ENCOUNTERED, ANY FILL REQUIRED BELOW THE PROPOSED SUBSURFACE INFILTRATION SYSTEMS ABOVE EXISTING GRADE TO THE BOTTOM OF THE STONE SHALL BE TITLE 5 SAND.

E:\NORTHAMPTON - 8 VIEW AVENUE DESIGN PROCESS\DRAWINGS\LC-500 - LC-503 SITE DETAILS.DWG PLOT DATE: 1/10/2025

**04 STORMBRIXX - SUBSURFACE STORMWATER INFILTRATION SYSTEMS**  
SCALE: NOT TO SCALE



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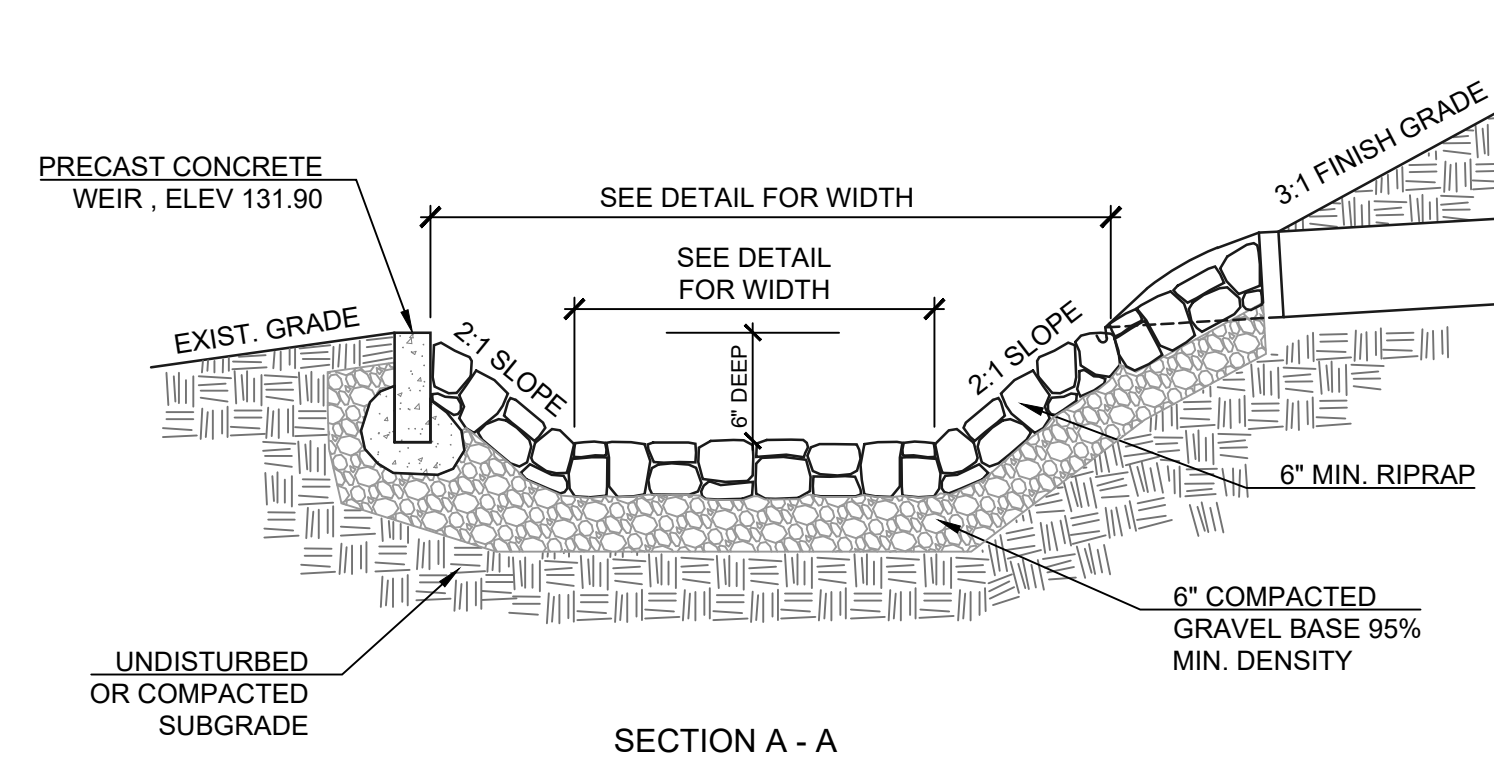
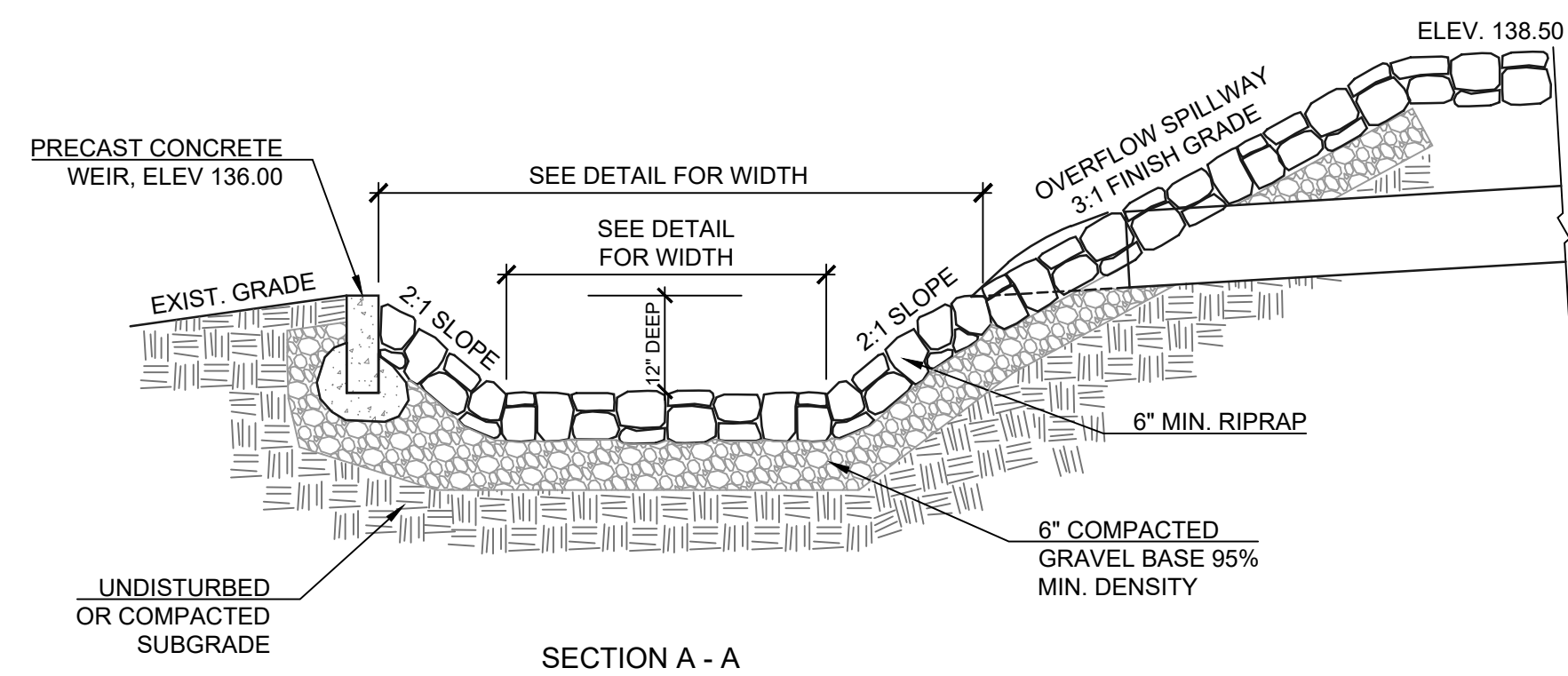
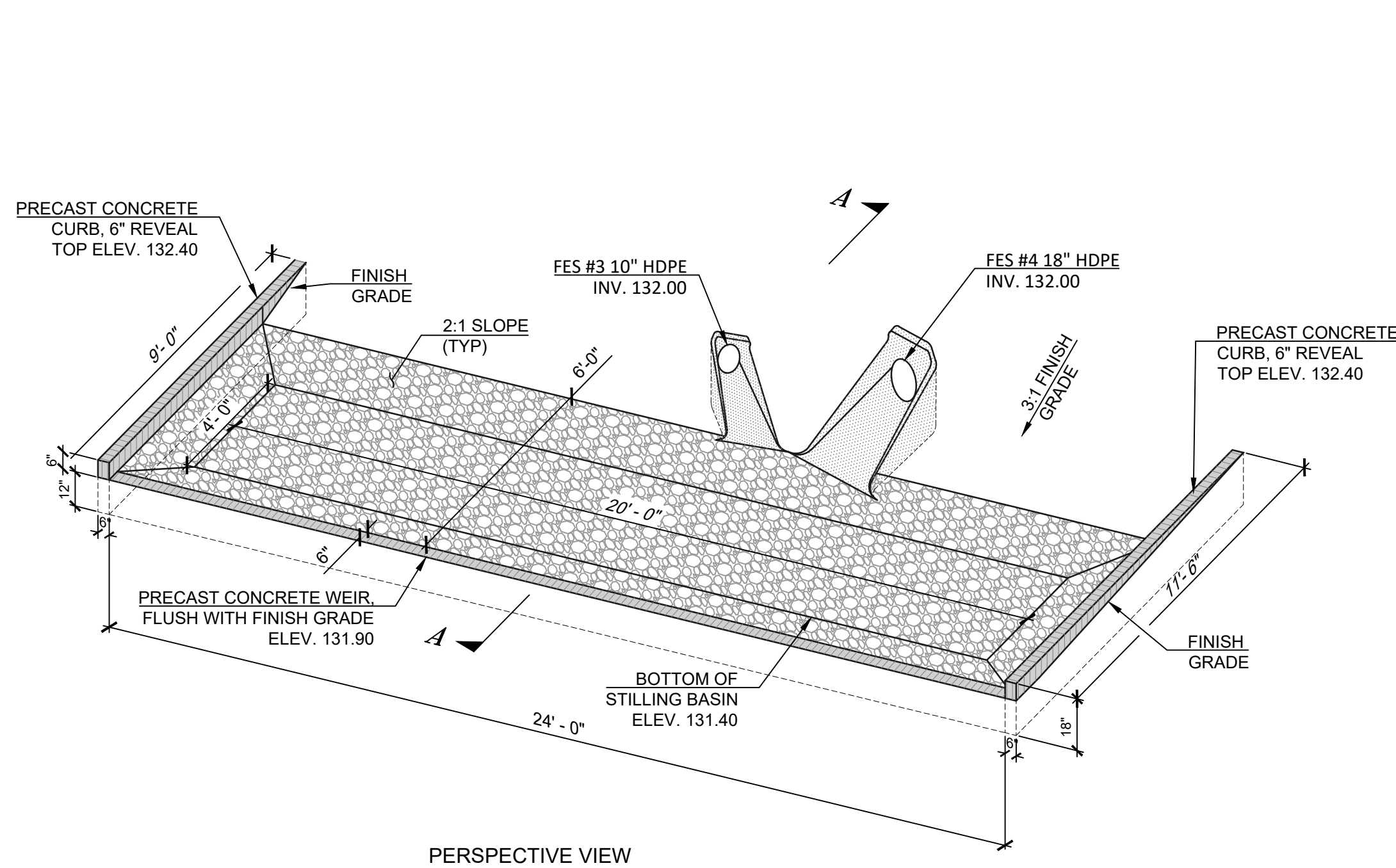
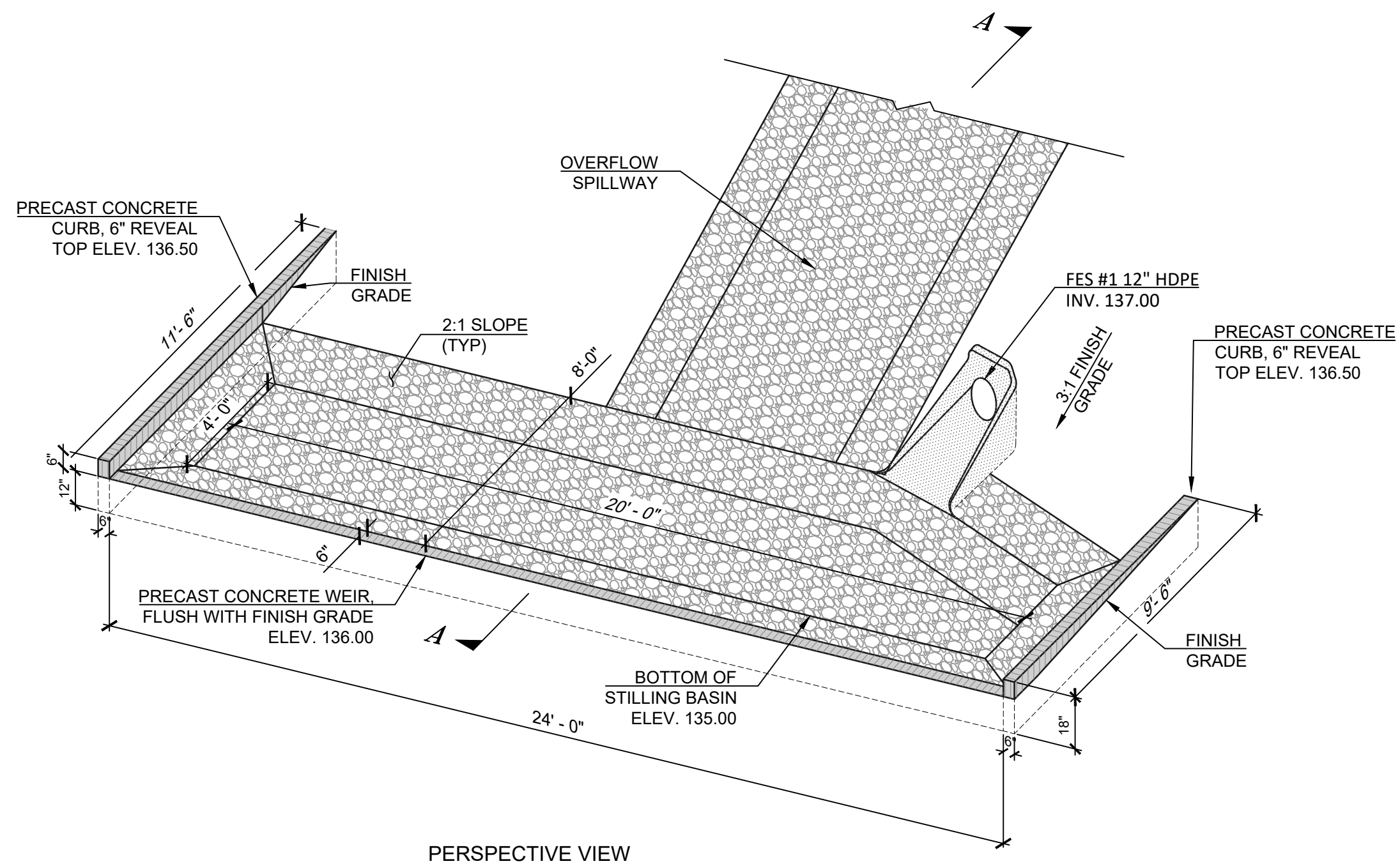
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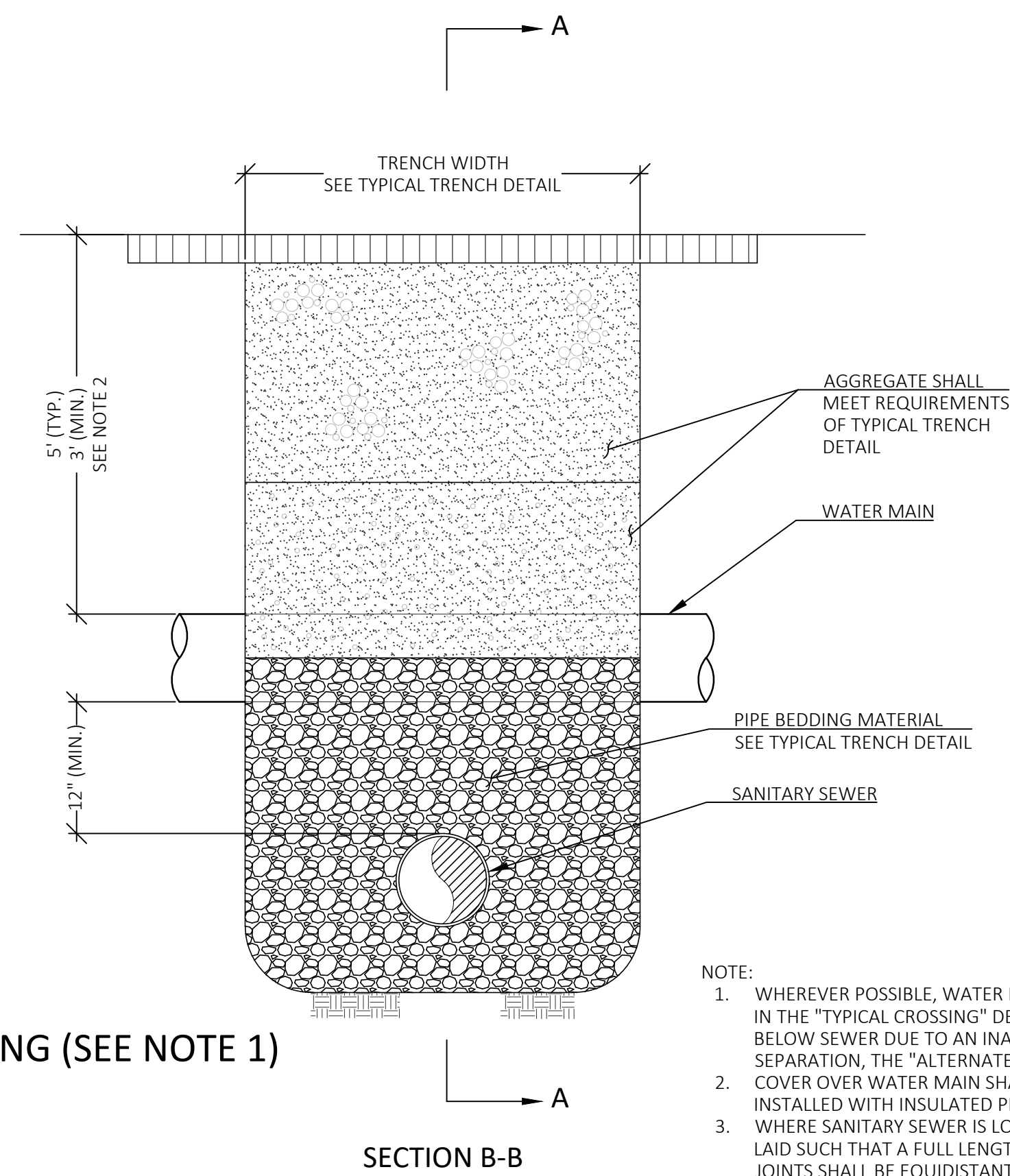
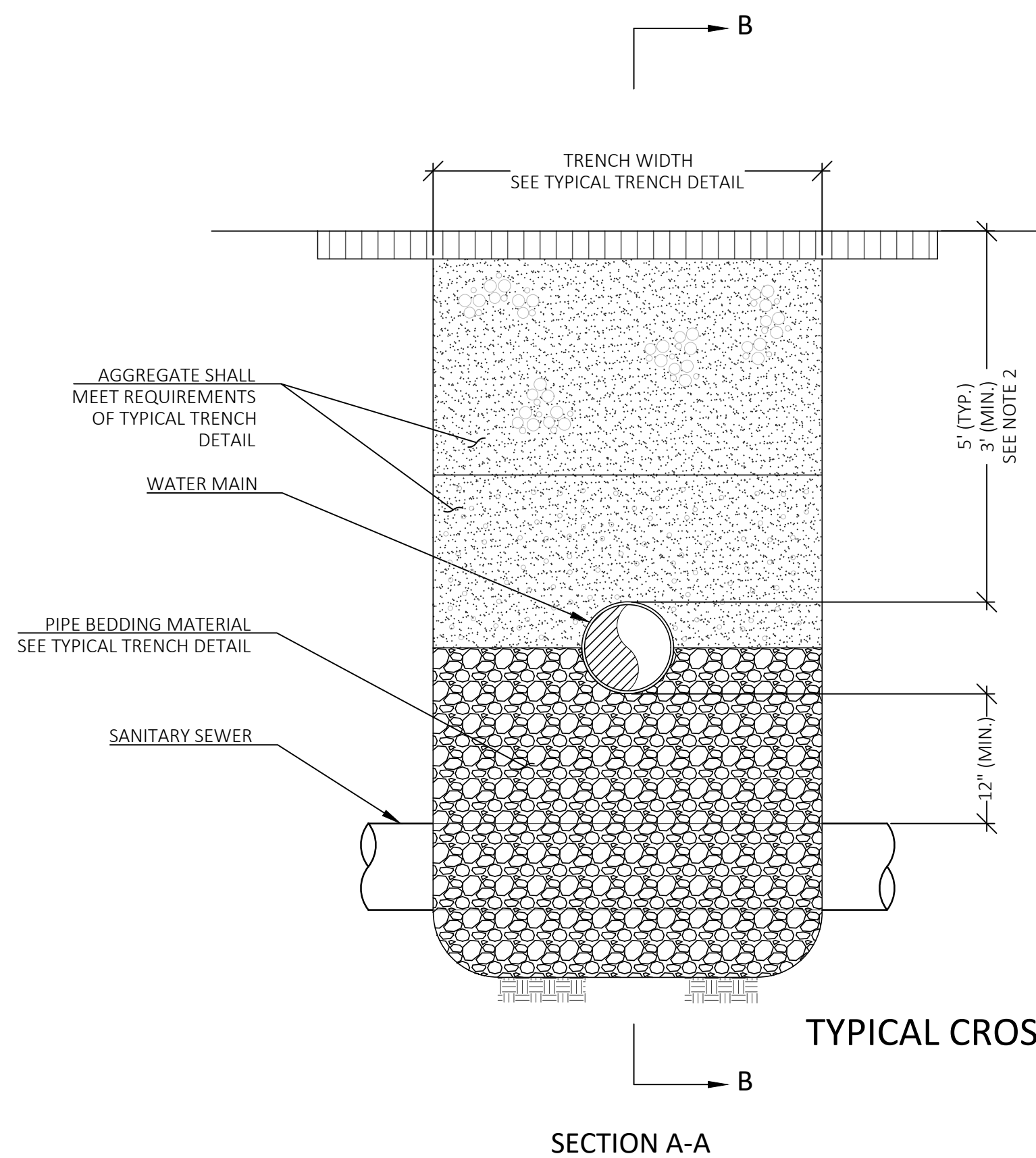
PERMIT SET  
NOT FOR CONSTRUCTION

SITE DETAILS

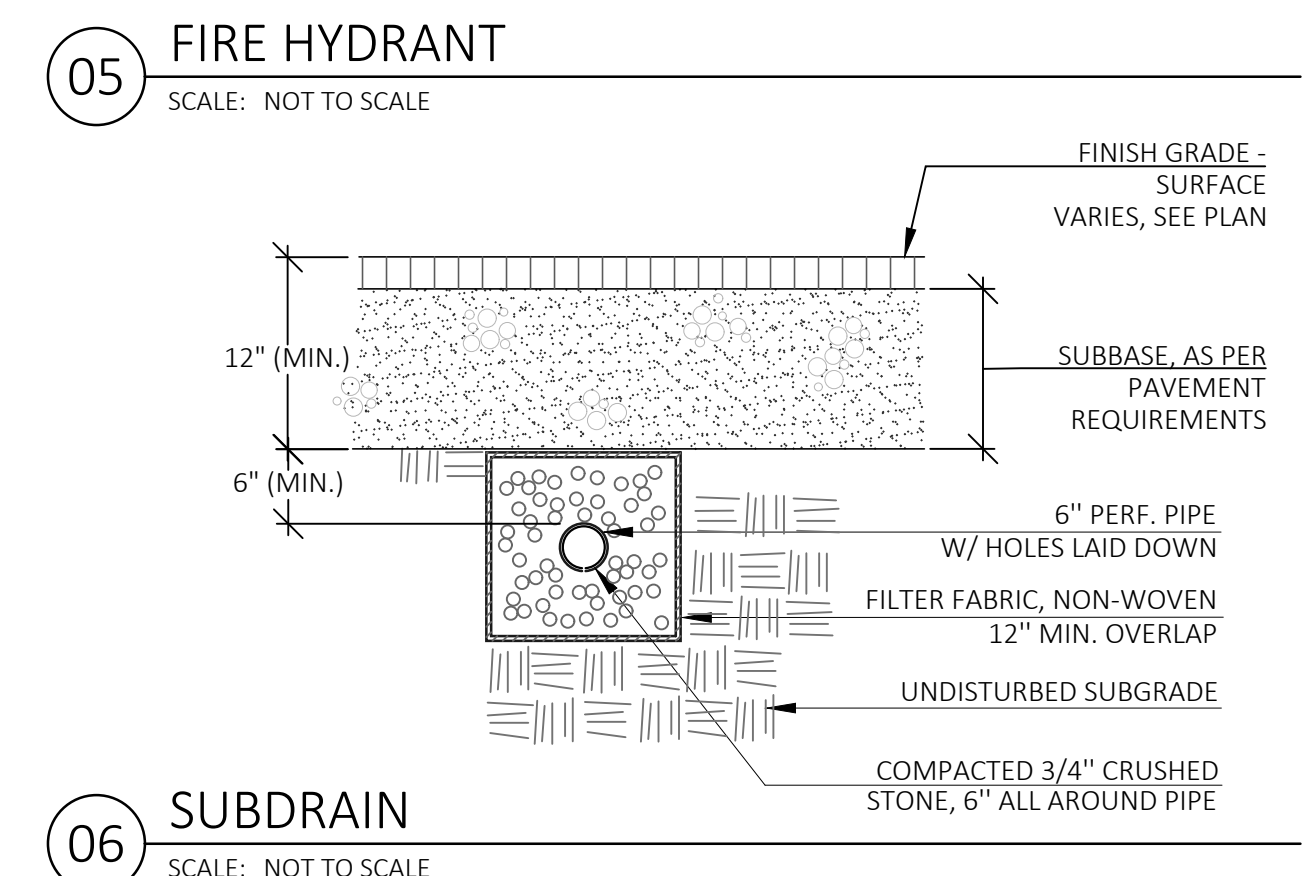
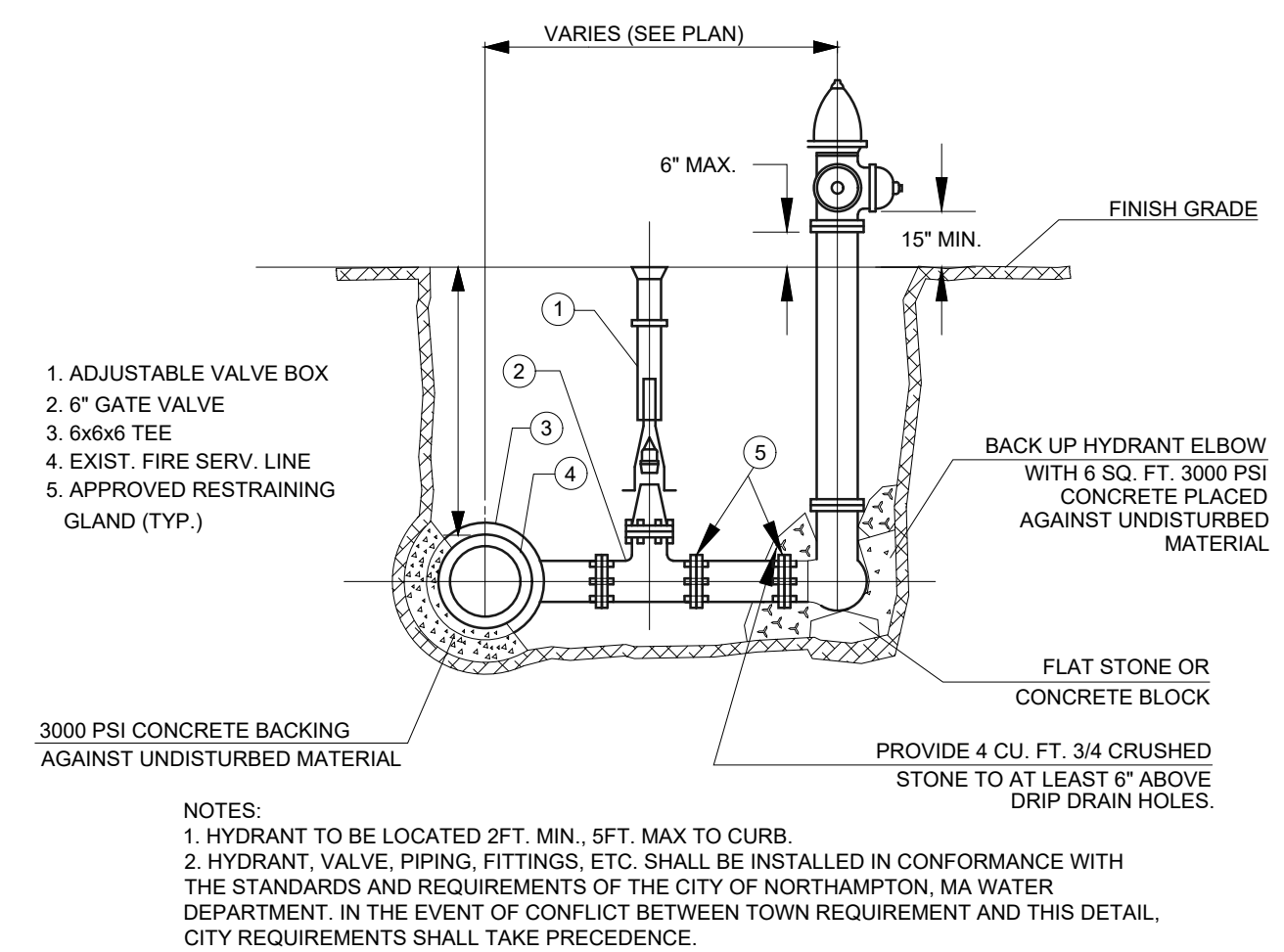


**01 LEVEL LIP SPREADER #1**  
SCALE: NOT TO SCALE

**02 LEVEL LIP SPREADER #2**  
SCALE: NOT TO SCALE



NOTE:  
1. WHEREVER POSSIBLE, WATER MAINS SHALL BE LOCATED ABOVE SEWER, AS SHOWN IN THE "TYPICAL CROSSING" DETAIL. WHERE WATER MAIN MUST BE LOCATED BELOW SEWER DUE TO AN INABILITY TO PROVIDE MINIMUM COVER AND VERTICAL SEPARATION, THE "ALTERNATE CROSSING" DETAIL SHALL BE USED.  
2. COVER OVER WATER MAIN SHALL BE 5' WHEREVER POSSIBLE. WATER MAIN MAY BE INSTALLED WITH INSULATED PIPE AND MINIMUM COVER MAY BE REDUCED TO 3'.  
3. WHERE SANITARY SEWER IS LOCATED ABOVE WATER MAIN, THE SEWER SHALL BE LAID SUCH THAT A FULL LENGTH OF PIPE IS CENTERED ON THE CROSSING, AND JOINTS SHALL BE EQUIDISTANT FROM THE CROSSING.



**04 TYPICAL UTILITY CROSSING**  
SCALE: NOT TO SCALE

**06 SUBDRAIN**  
SCALE: NOT TO SCALE

Revisions	
Date:	April 25, 2024
Scale:	as noted
Drawn By:	WDS
Checked By:	JDS
Sheet Number	LC-503