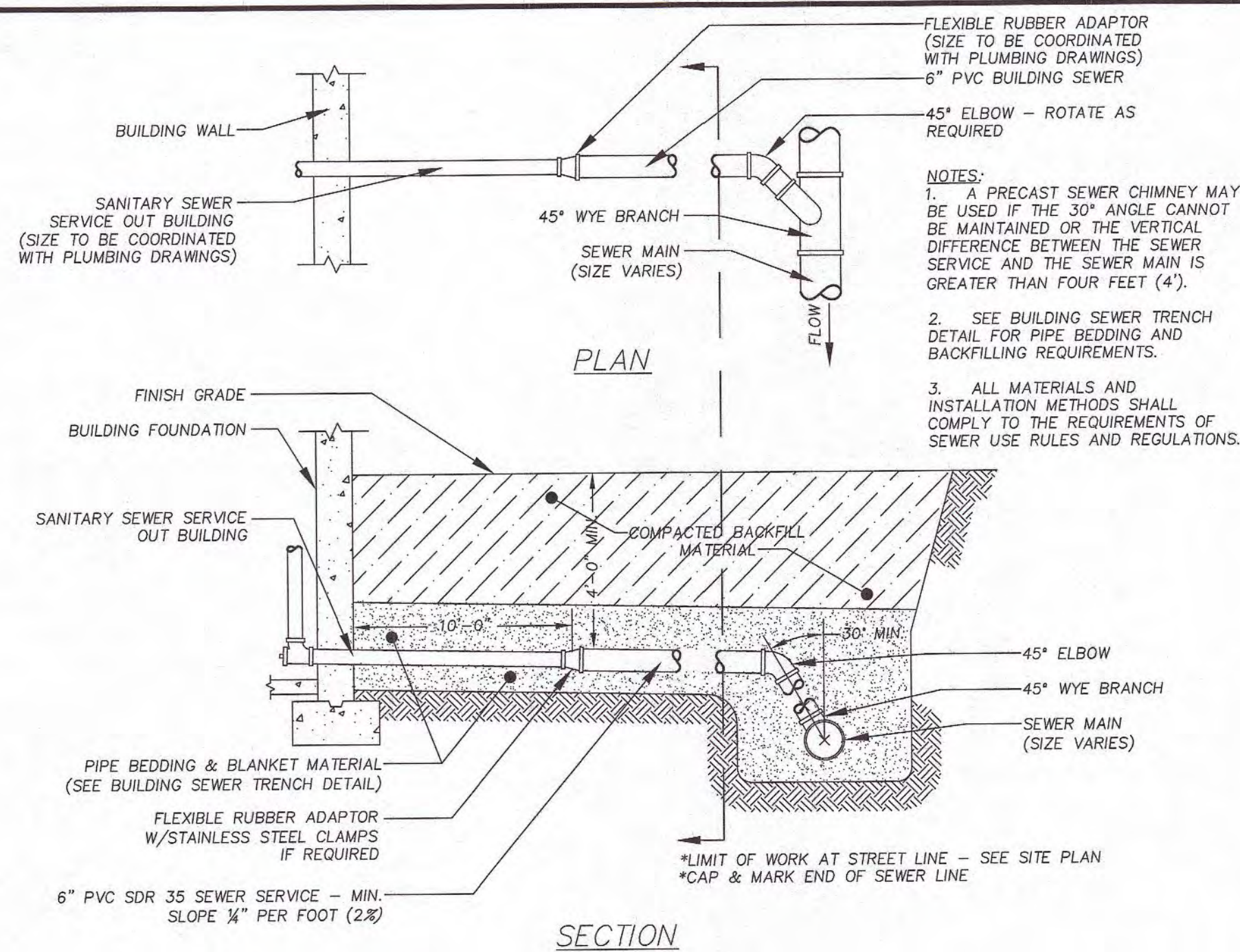
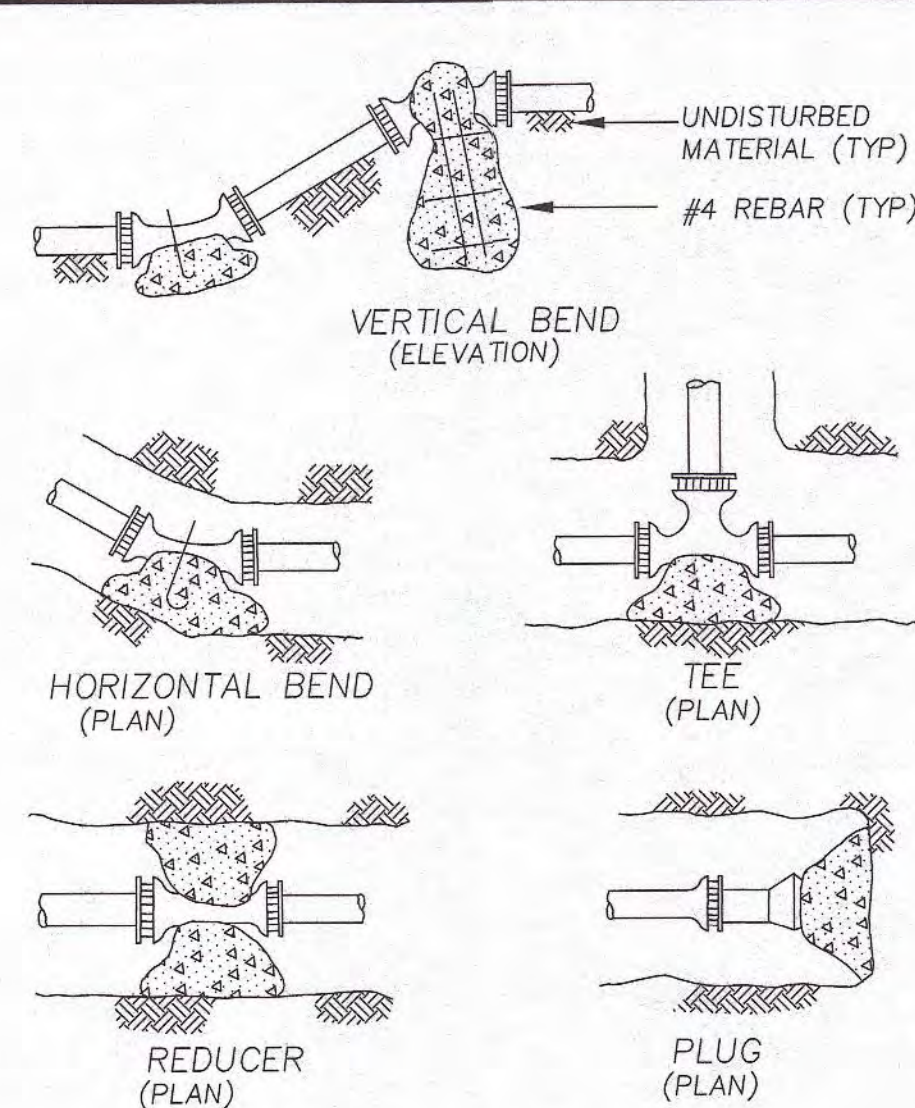
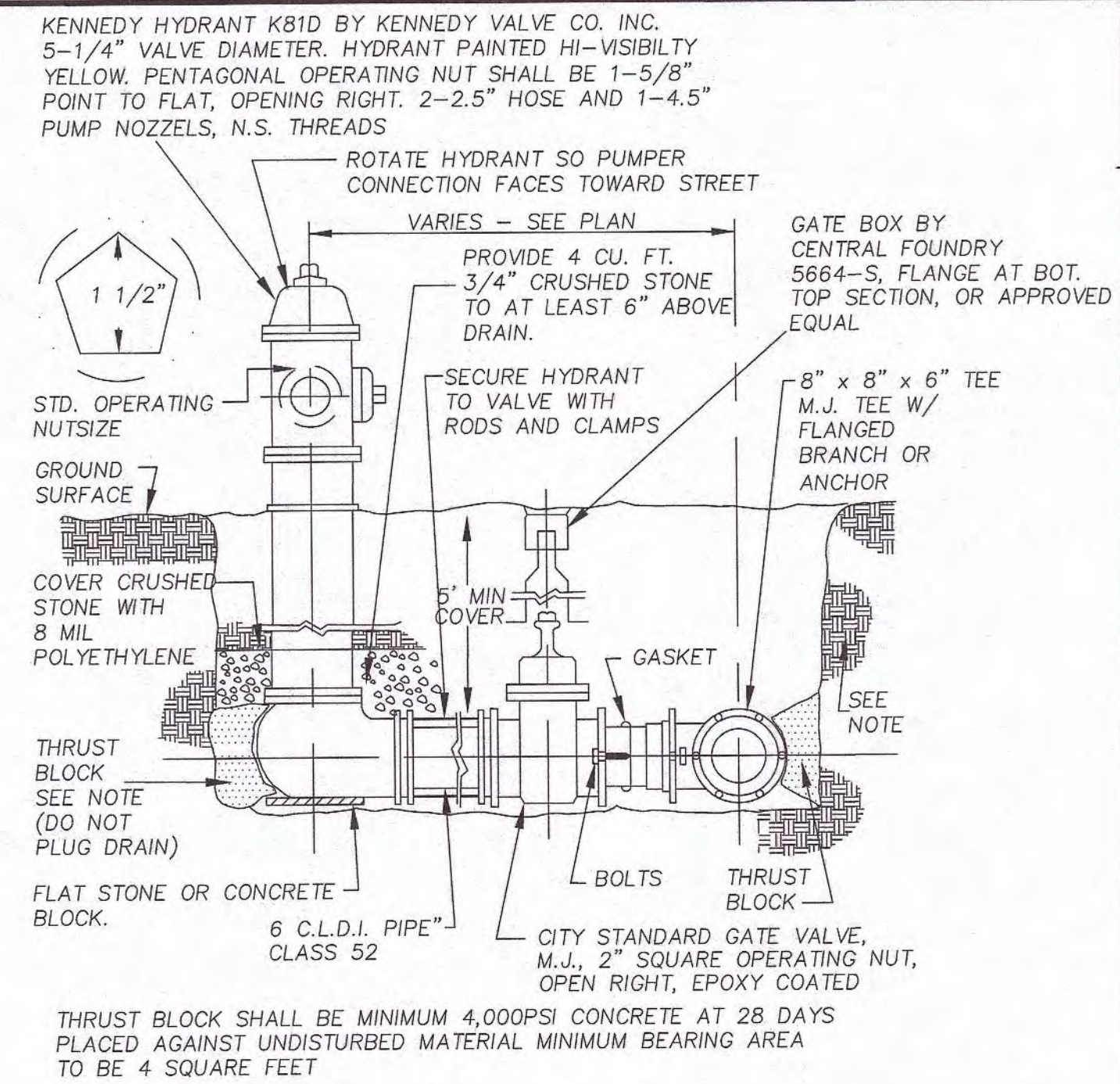




1 BUILDING SEWER CONNECTION
7.1 NOT TO SCALE

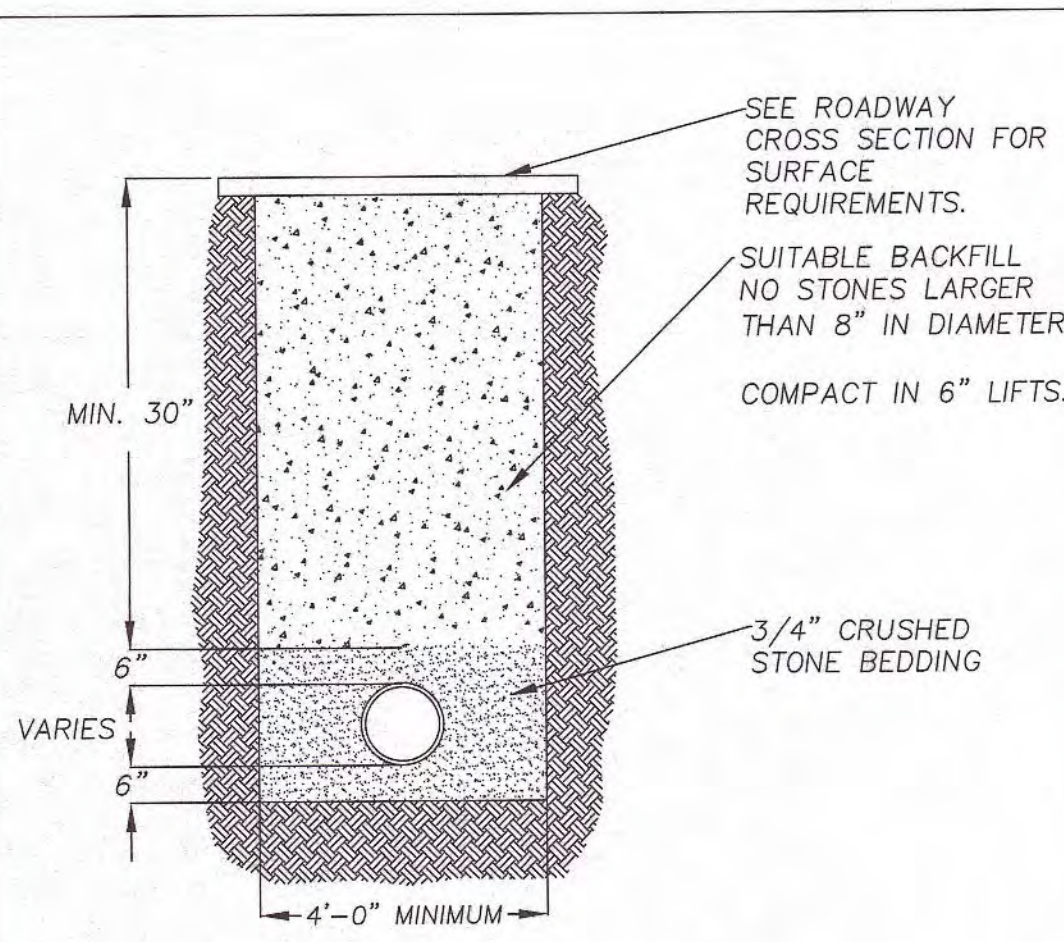
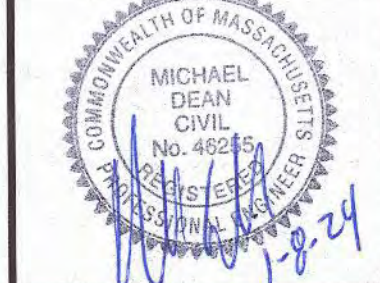


2 THRUST BLOCK DETAILS
7.1 NOT TO SCALE

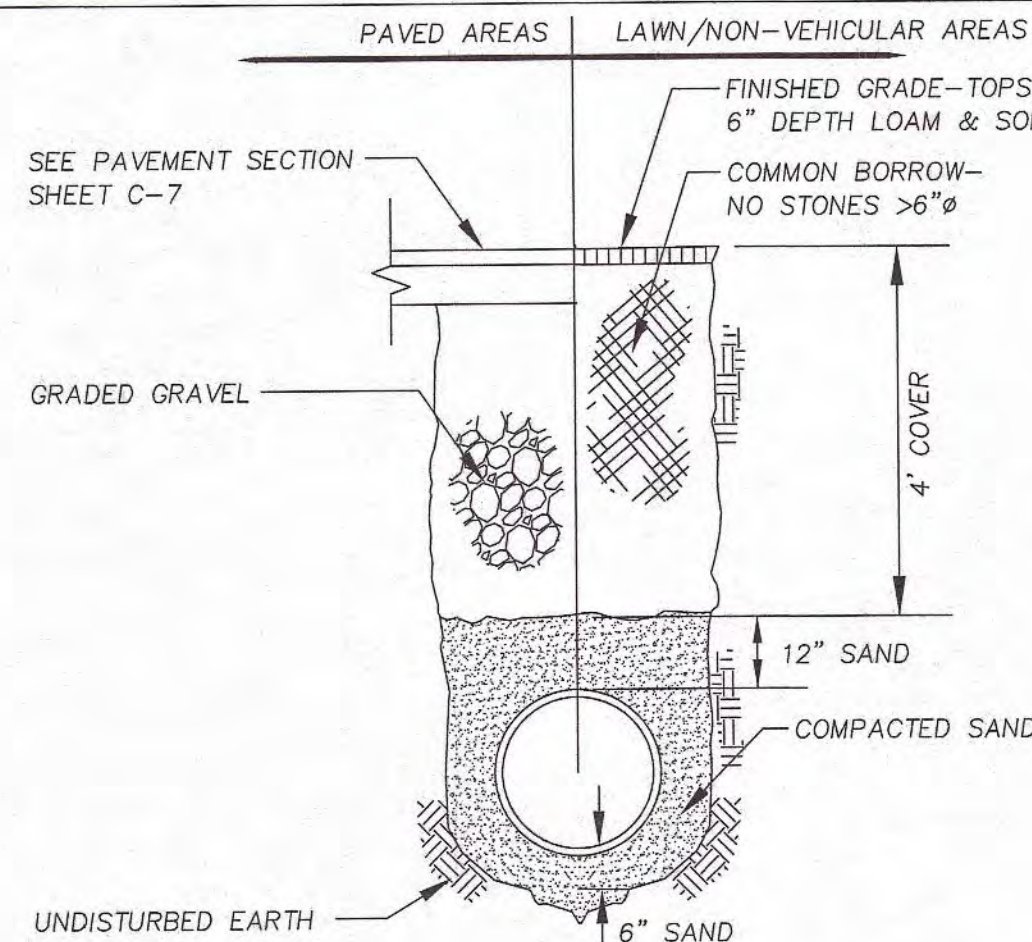


3 TYPICAL HYDRANT AND VALVE
7.1 NOT TO SCALE

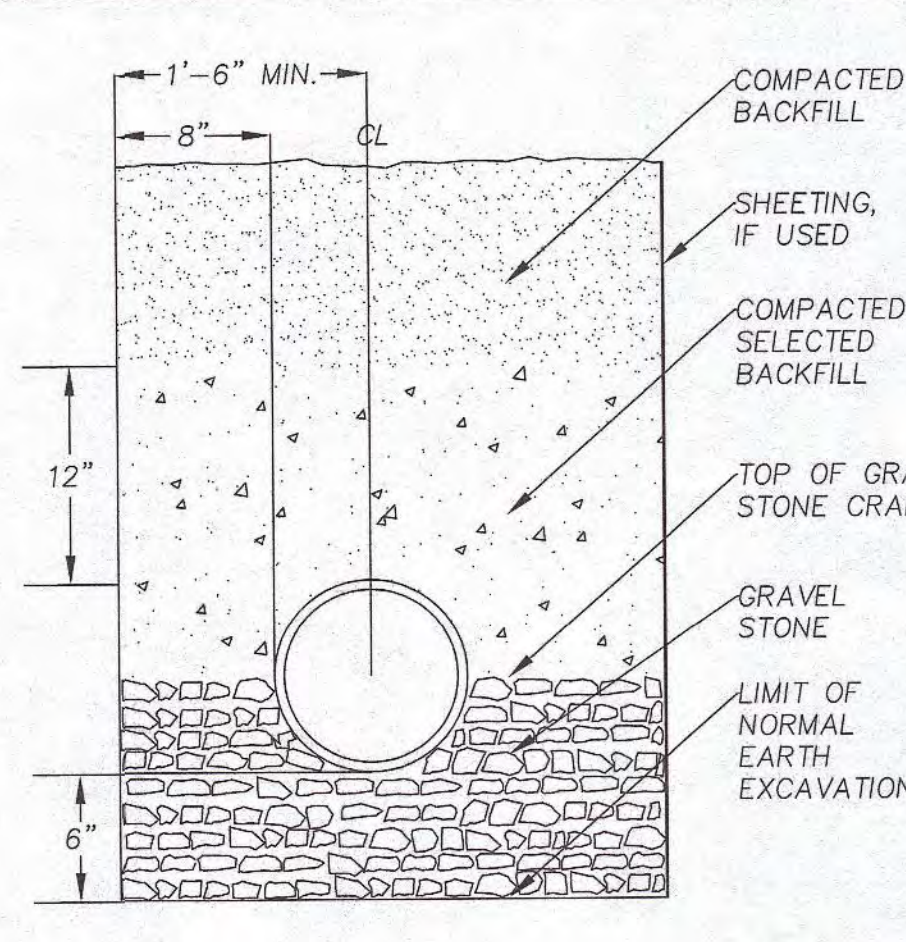
P.E. P.L.S.



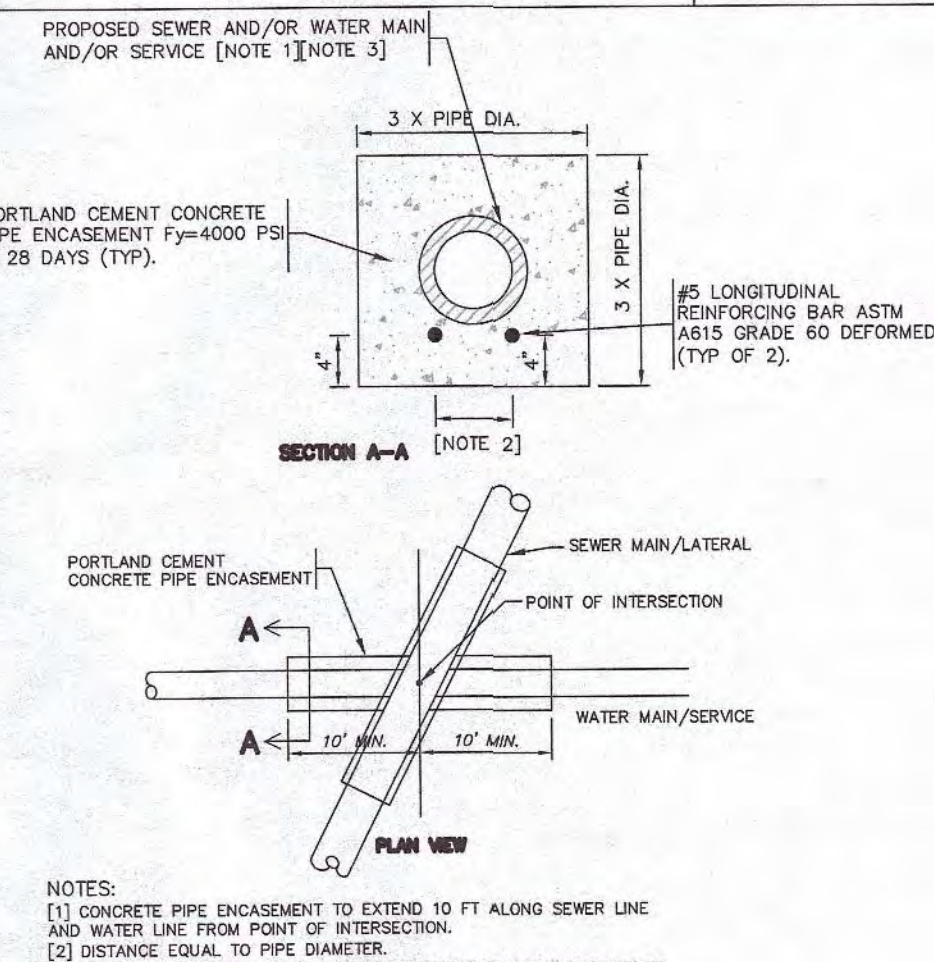
4 TYPICAL SEWER MAIN TRENCH
7.1 NOT TO SCALE



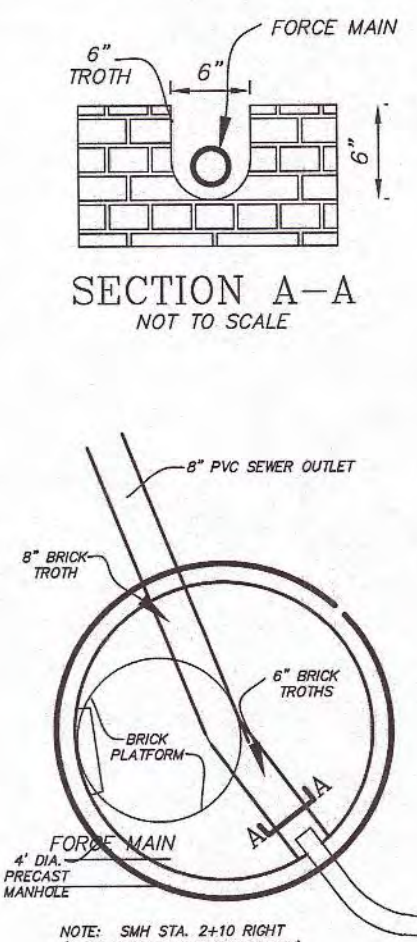
5 WATER MAIN TRENCH
7.1 NOT TO SCALE



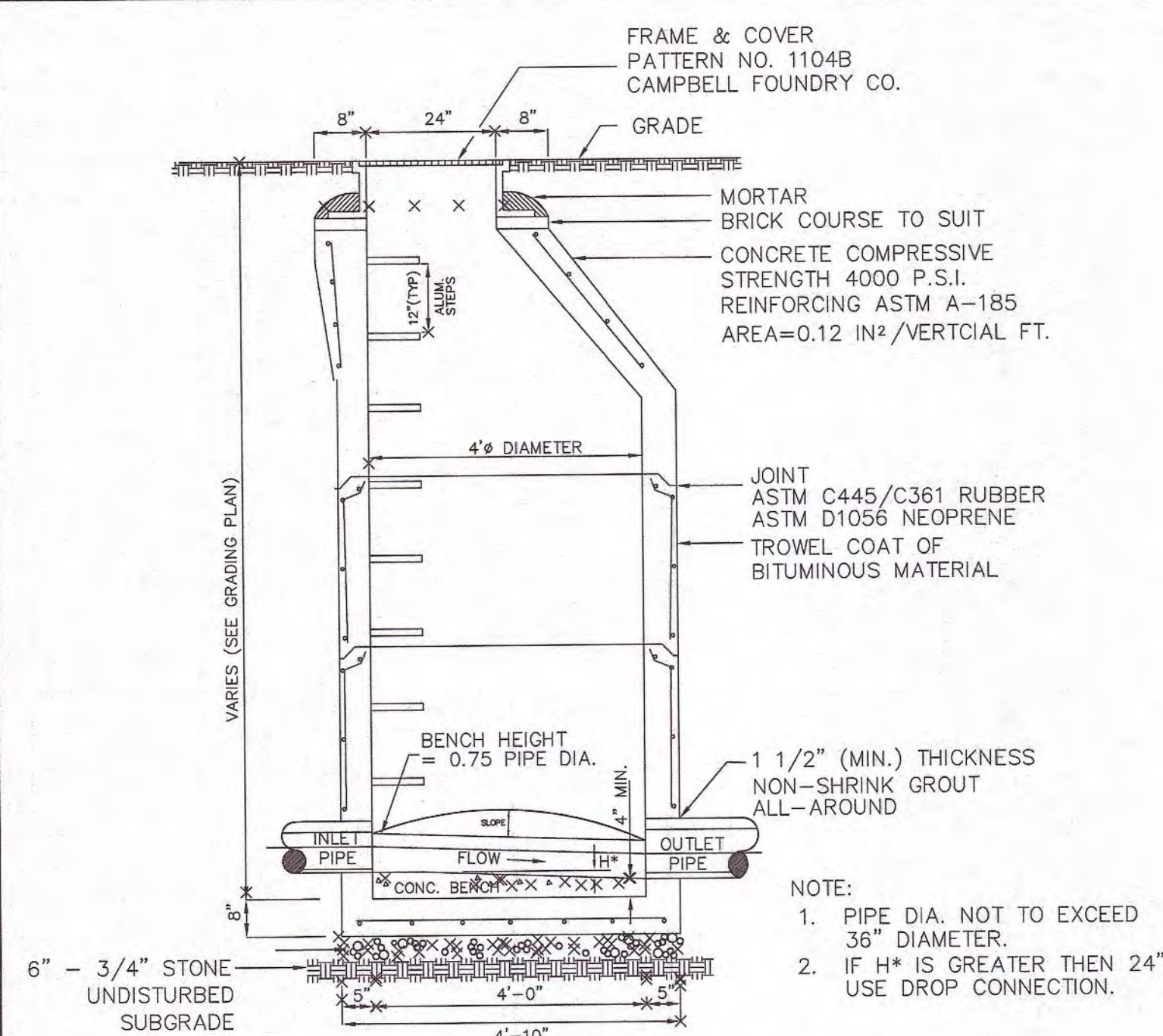
6 TYPICAL DRAIN MAIN TRENCH
7.1 NOT TO SCALE



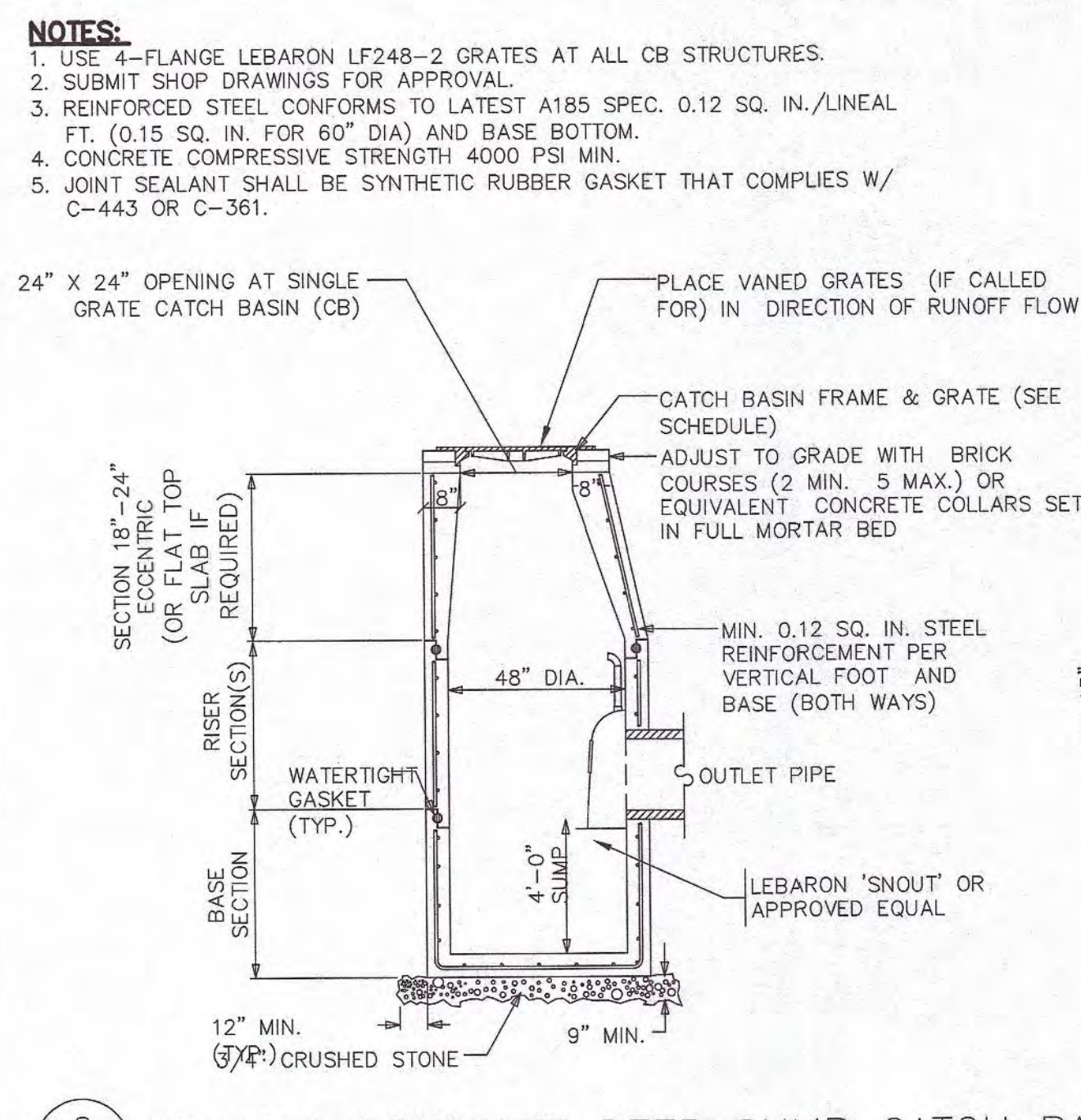
11 PIPE ENCASEMENT
7.1 NOT TO SCALE



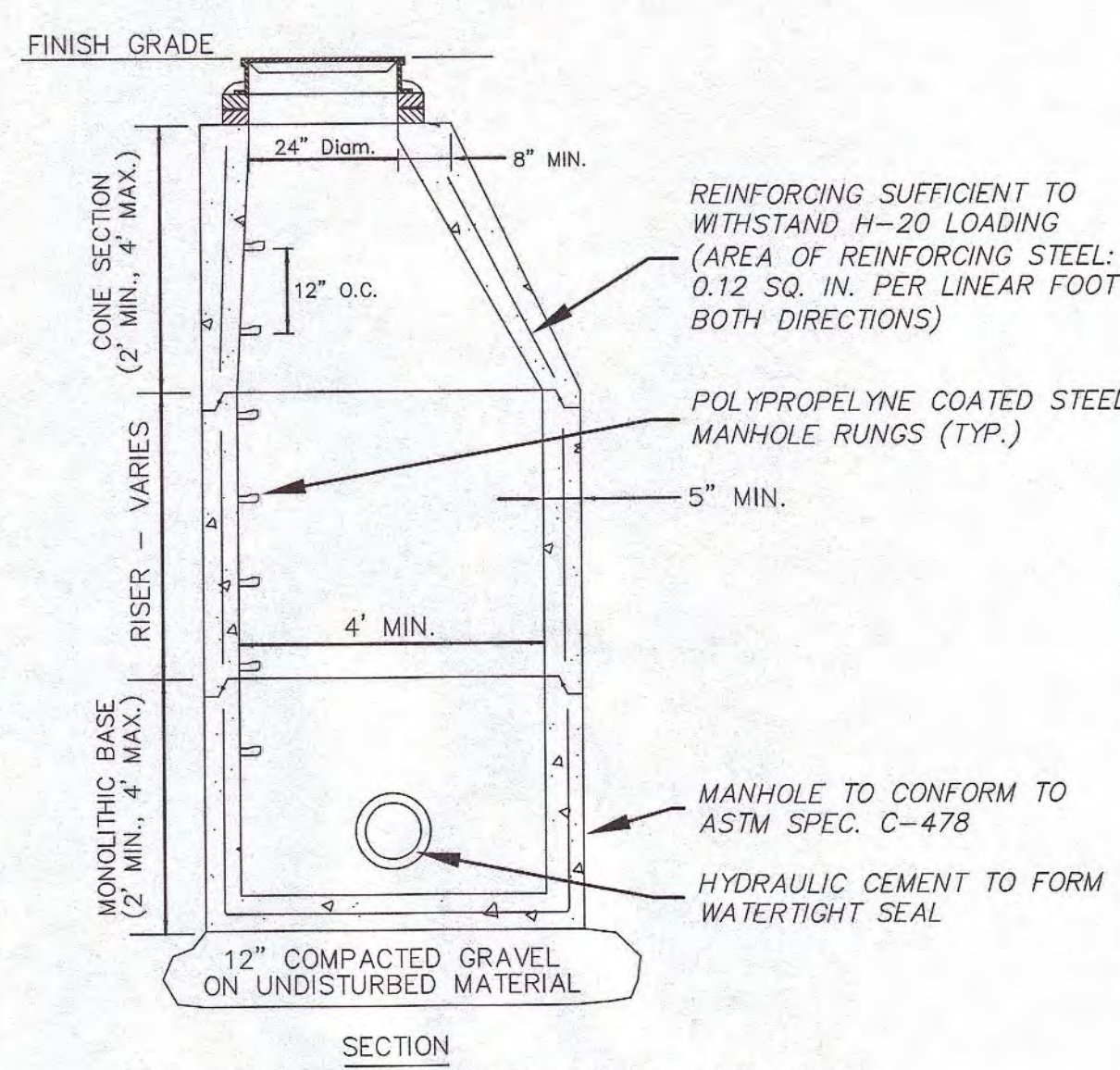
12 FORCE MAIN DETAIL
7.1 N.T.S.



7 STANDARD SANITARY MANHOLE
7.1 NOT TO SCALE

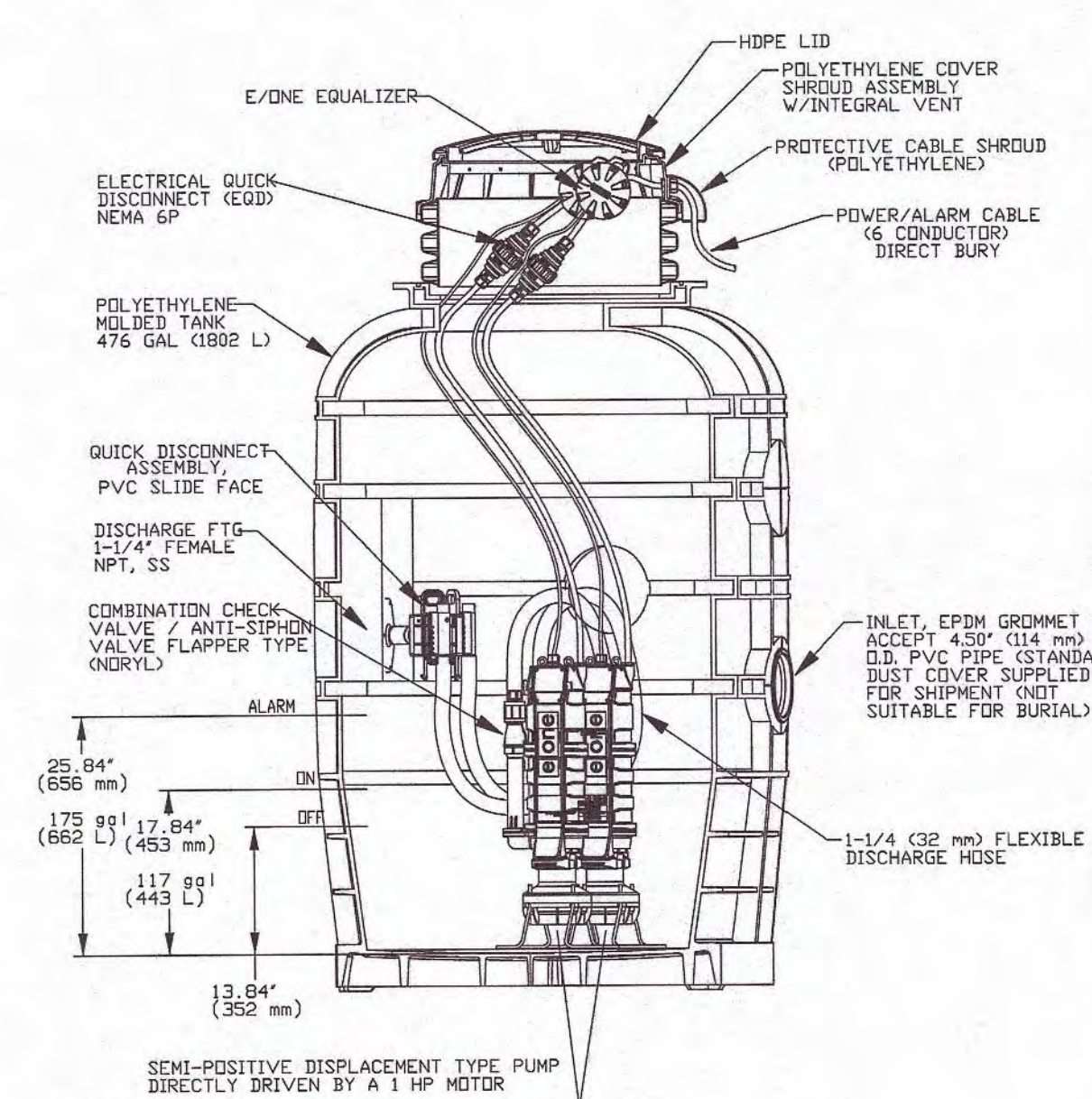


8 PRECAST CONCRETE DEEP SUMP CATCH BASIN
7.1 NOT TO SCALE



9 PRECAST DRAIN MANHOLE
7.1 NOT TO SCALE

CONCRETE BALLAST MAY BE REQUIRED
SEE INSTALLATION INSTRUCTIONS
FOR DETAILS



10 E-ONE PUMP (TYP.)
7.1 NOT TO SCALE

REVISIONS		
REV.	DATE	DESCRIPTION
1	1/8/24	REVISED PLANS.

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DESIGNED BY	PML
CHECKED BY	MD
DATE	9/13/23
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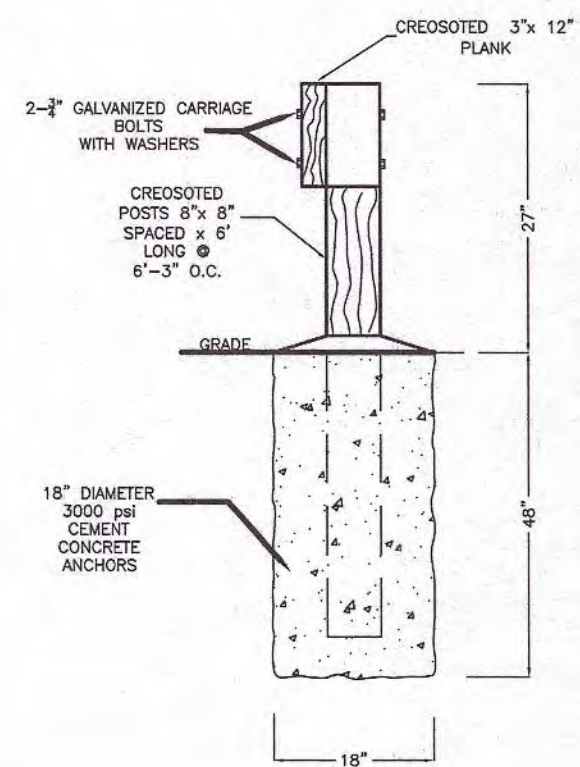
SHEET TITLE

CONSTRUCTION DETAILS

SHEET 1 OF 4

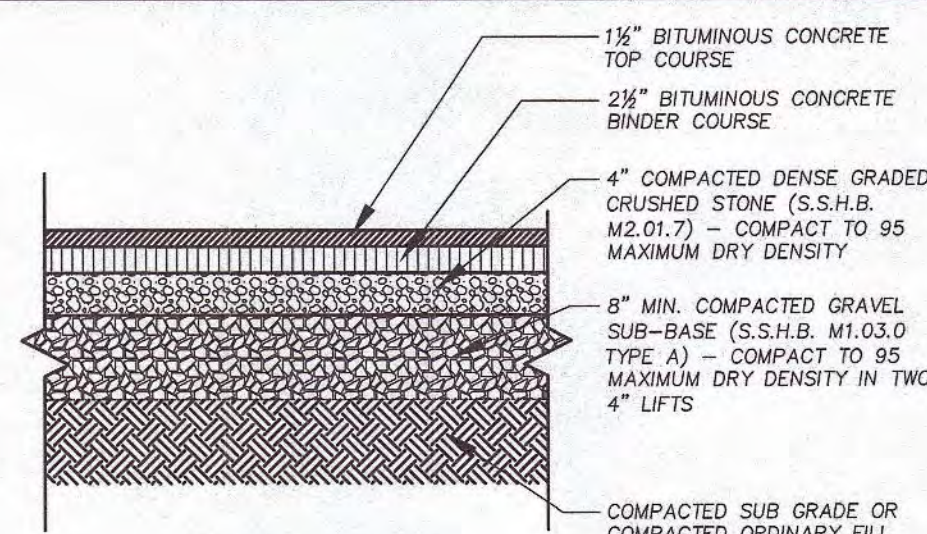
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C-7.1

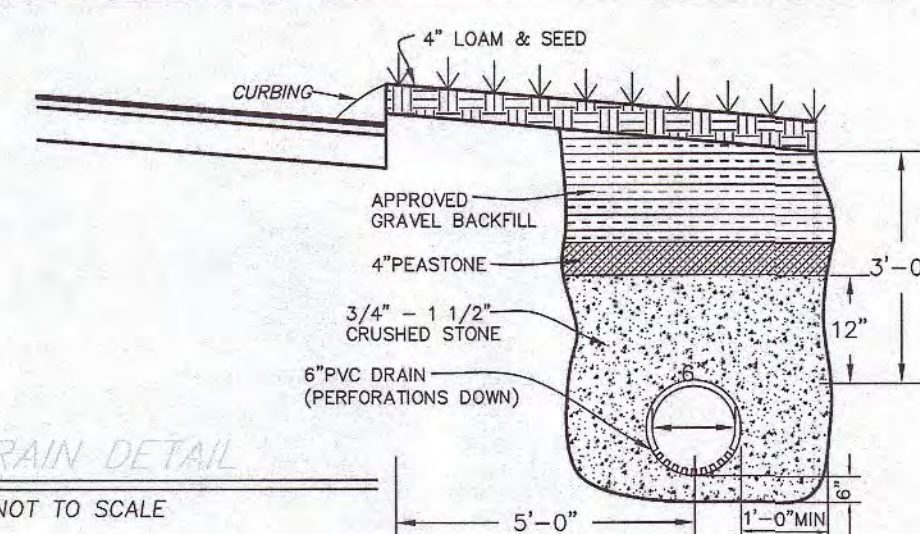


CROSS SECTION

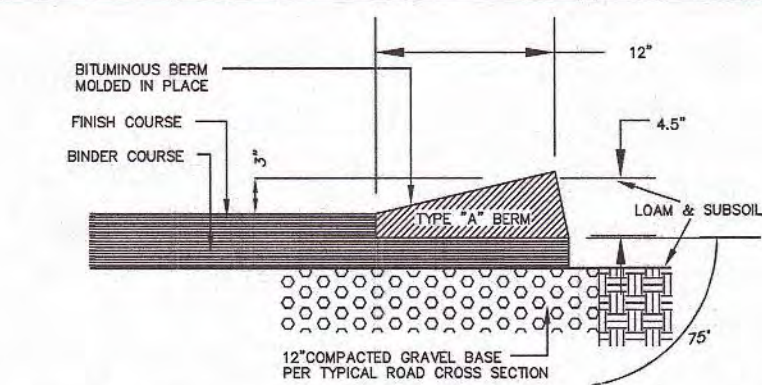

 GUARDRAIL DETAIL
 NOT TO SCALE



2
72



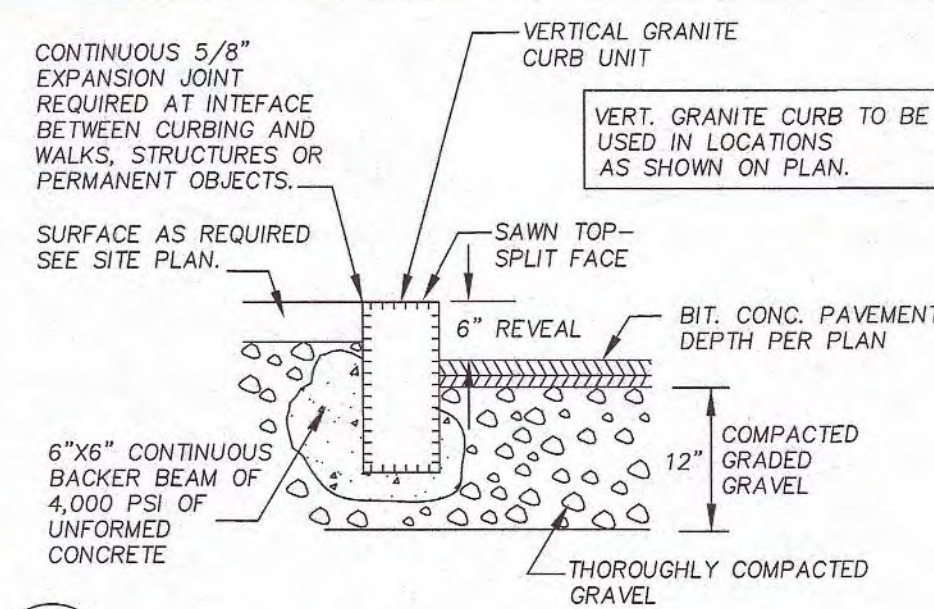
12 UNDERDRAIN DETAIL
7.2 NOT TO SCALE



3
7.2

BITUMINOUS CONCRETE BERM DETAIL

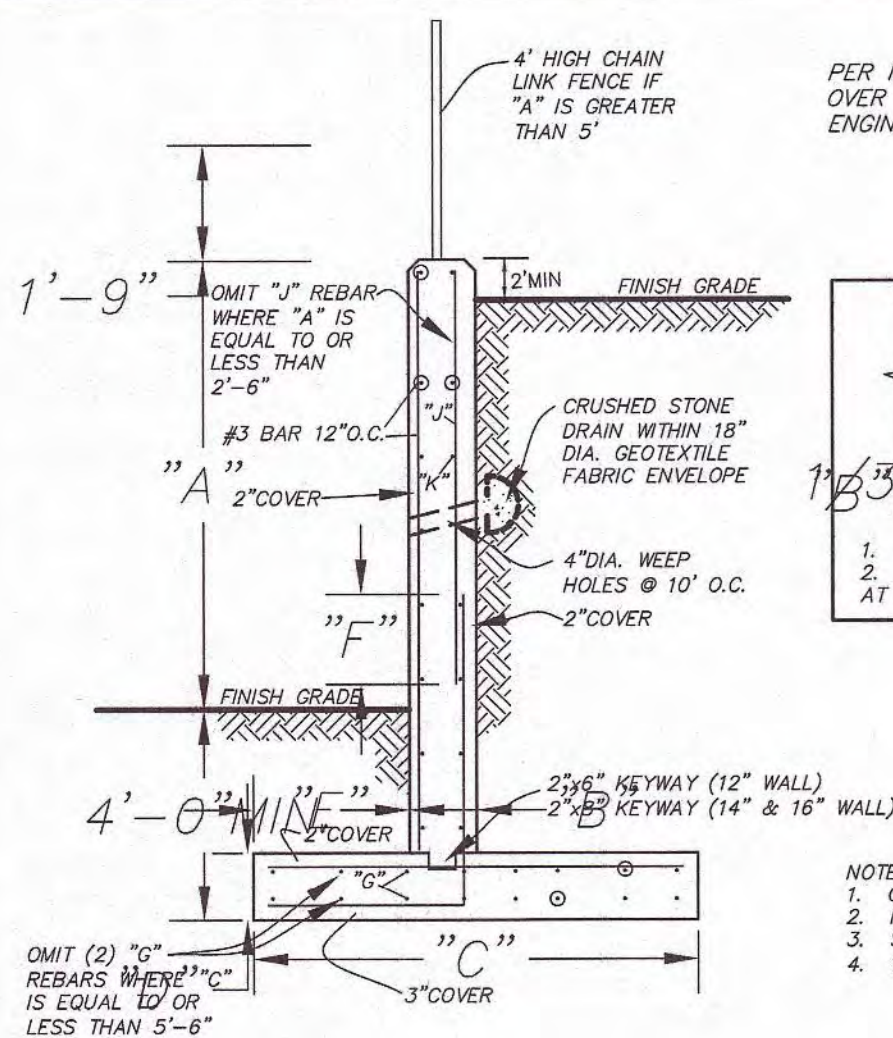
NOT TO SCALE



4
7.2

VERTICAL GRANITE CURB

NOT TO SCALE



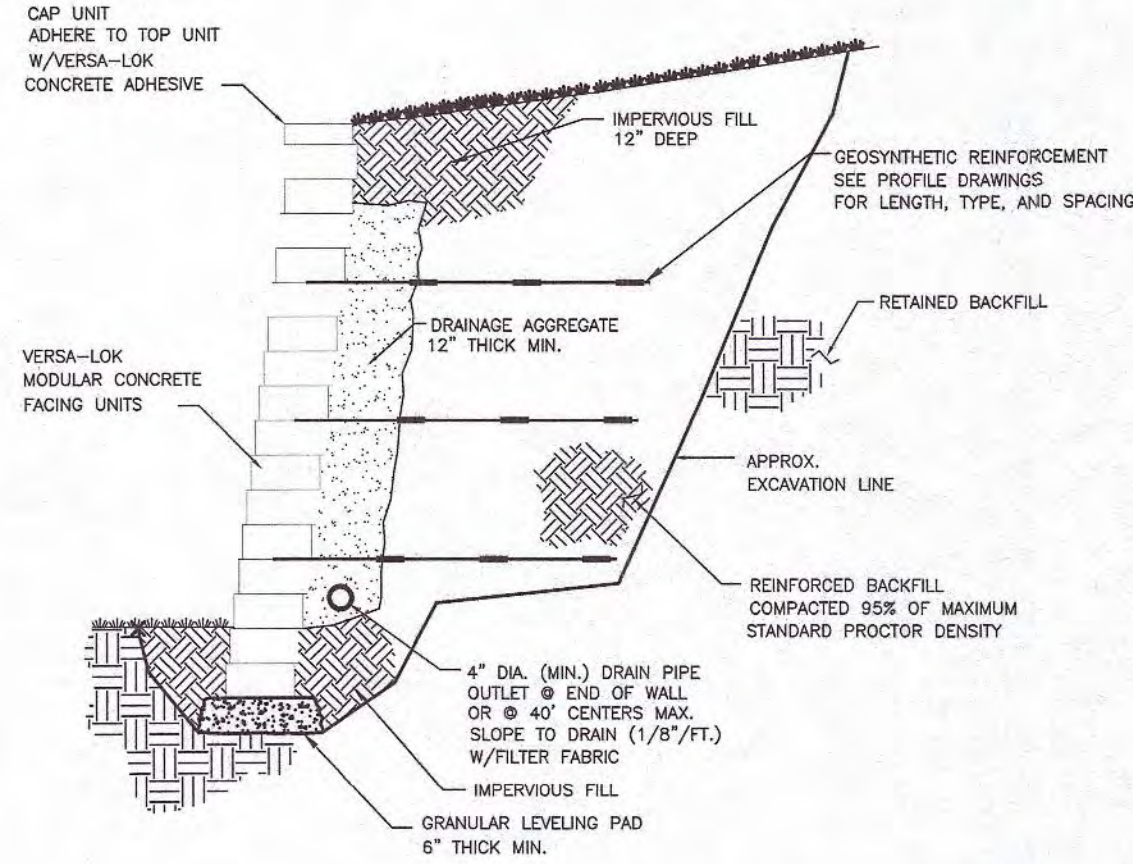
NOTES:

1. CONCRETE TO BE CLASS A - 3000P.S.I., AIR ENTRAINED.
2. REINFORCEMENT BARS TO BE A.S.T.M. A615, GRADE 60.
3. SOIL BEARING CAPACITY TO BE 2000P.S.F. MIN.
4. 12" COMPACTED GRANULAR BASE BELOW FOOTING.

5
7.2

CONCRETE RETAINING WALL DETAIL

NOT TO SCALE

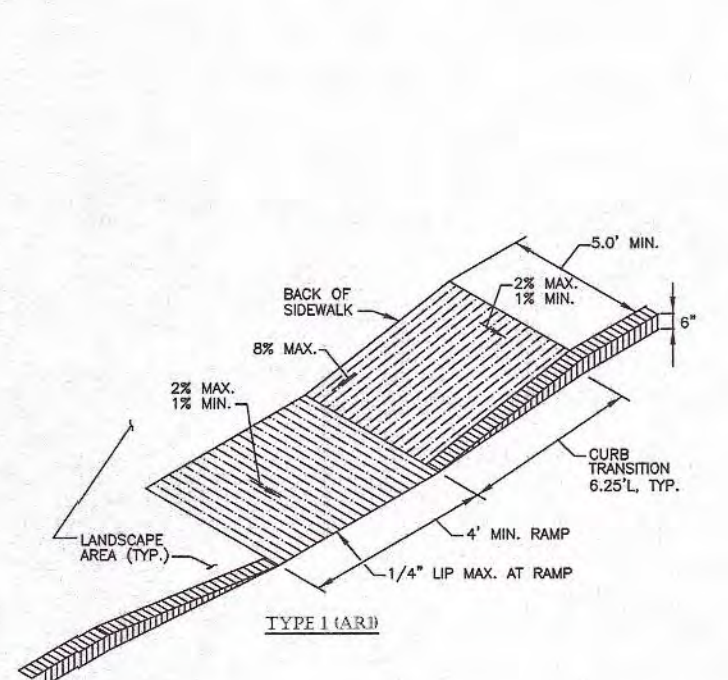


6
7.2

TYPICAL SECTION—REINFORCED RETAINING WALL
MODULAR CONCRETE UNIT
SCALE: NONE

1. STRIP VEGETATION AND ORGANIC SOIL FROM WALL AND GEOSYNTHETIC ALIGNMENT.
2. BENCH CUT ALL EXCAVATED SLOPES.
3. DO NOT OVER EXCAVATE UNLESS DIRECTED BY SITE SOIL ENGINEER TO REMOVE EXHAUSTIBLE SOIL.
4. SITE SOILS ENGINEER SHALL VERIFY FOUNDATION SOILS AS BEING COMPETENT PER THE DESIGN STANDARDS AND PARAMETERS.
5. LEVELING PAD SHALL CONSIST OF COMPACTED COARSE SAND OR CRUSHED GRAVEL, 6" THICK MAX.
6. CONTRACTOR MAY OPT FOR A LEAN CONCRETE PAD. CONCRETE PAD SHALL BE REINFORCED, 4" MIN. THICK.
7. MINIMUM EMBEDMENT OF WALL BELOW FINISH GRADE SHALL BE 6" FOR WALL HEIGHTS UNDER 4' FT. AND 12" FOR WALLS OVER 4' FT. UNLESS SHOWN DIFFERENTLY.
8. FOR UNITS TO BE EMBEDDED, COMPACT FILL IN FRONT OF UNITS AT THE SAME TIME.
9. DRAINAGE AGGREGATE SHALL BE INSTALLED DIRECTLY BEHIND THE WALL WITHIN 12" OF THE TOP OF THE WALL. DRAINAGE AGGREGATE SHALL NOT EXTEND BELOW THE WALL.
10. COMPACTION SHALL BE TO 95% OF MAXIMUM STANDARD PROCTOR DENSITY (ASTM D-698).
11. COMPACTION TESTS SHALL BE TAKEN AS THE WALL IS INSTALLED, THE MINIMUM NUMBER OF TESTS SHALL BE DETERMINED BY THE SITE SOILS ENGINEER.
12. CONTRACTOR SHALL BE LIMITED TO HAND OPERATED EQUIPMENT.
13. SEE ELEVATION DRAWINGS FOR GEOSYNTHETIC TYPE, LENGTH AND LOCATION REQUIRED.
14. GEOSYNTHETIC SHALL BE PLACED WITH STRAP ATTACHED TO THE MANUFACTURER'S WRITTEN SPECIFICATIONS.
15. TO WALL TO WALL GEOSYNTHETIC MANUFACTURER'S INSTALLATION INSTRUCTIONS AND WRITTEN SPECIFICATIONS.
16. CONTRACTOR SHALL DIRECT SURFACE RUNOFF TO AVOID DAMAGING WALL WHILE UNDER CONSTRUCTION.
17. ANY SURFACE DRAINAGE FEATURES, FINISH GRADING, PAVEMENT, OR TURF SHALL BE INSTALLED IMMEDIATELY AFTER WALL IS COMPLETED.
18. FOLLOW APPLICABLE PRACTICES OF THE MANUFACTURER'S INSTALLATION INSTRUCTIONS AND WRITTEN SPECIFICATIONS.

IF CONDITIONS ARE DIFFERENT THAN THOSE STATED
IN THESE DRAWINGS AND SPECIFICATIONS, THE CONTRACTOR
MUST CONTACT ENGINEER PRIOR TO PROCEEDING WITH
THE CONSTRUCTION OF THE WALL.



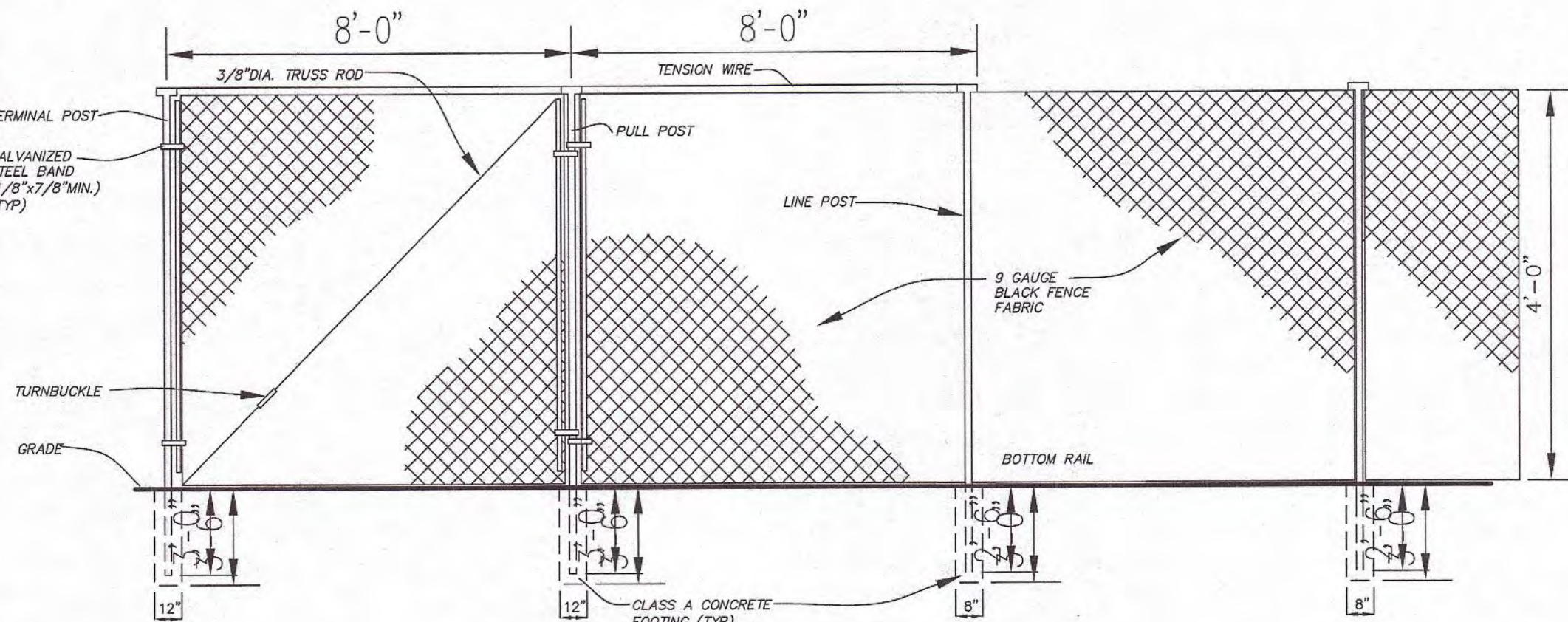
7 HANDICAP RAMP DETAIL
7.2 NOT TO SCALE

[illegible]

5
7.2

CONCRETE RETAINING WALL DETAIL

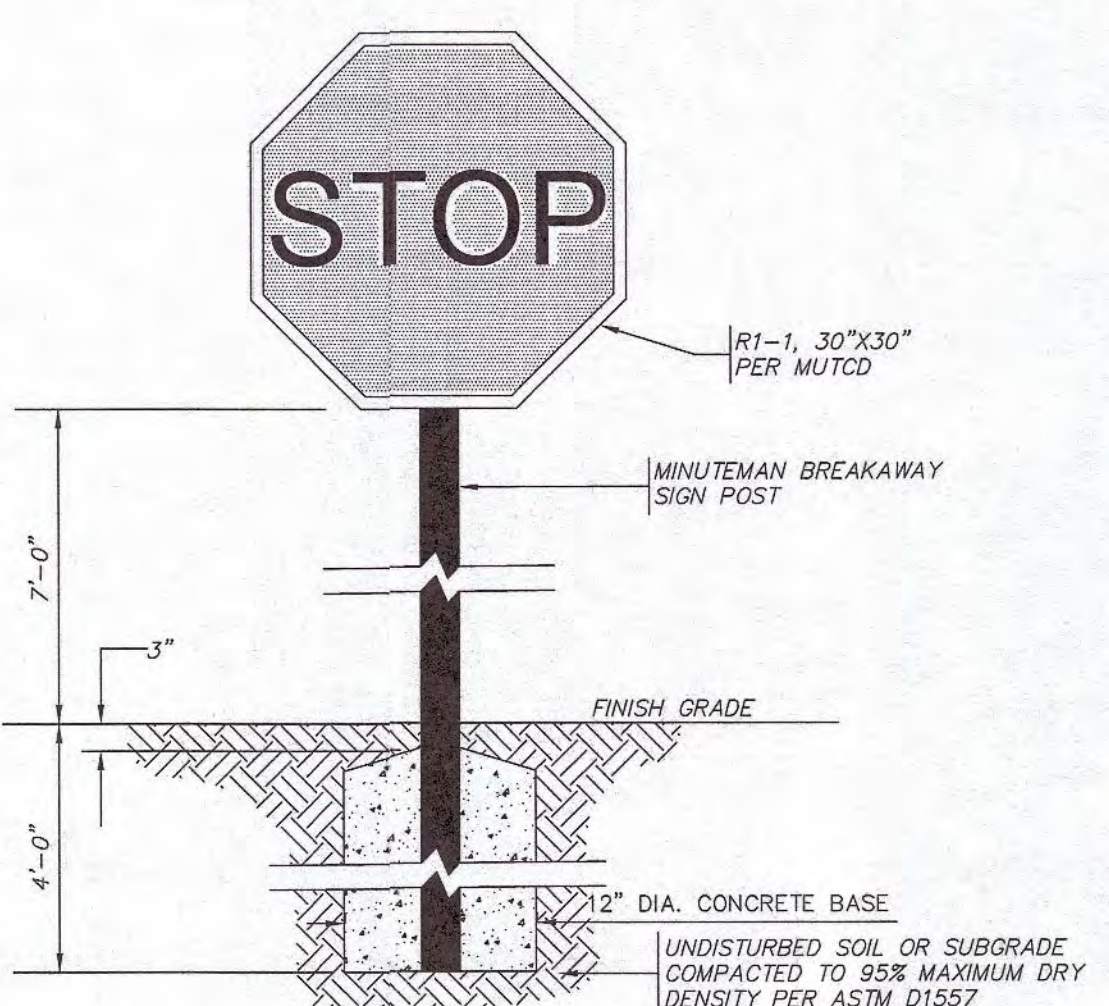
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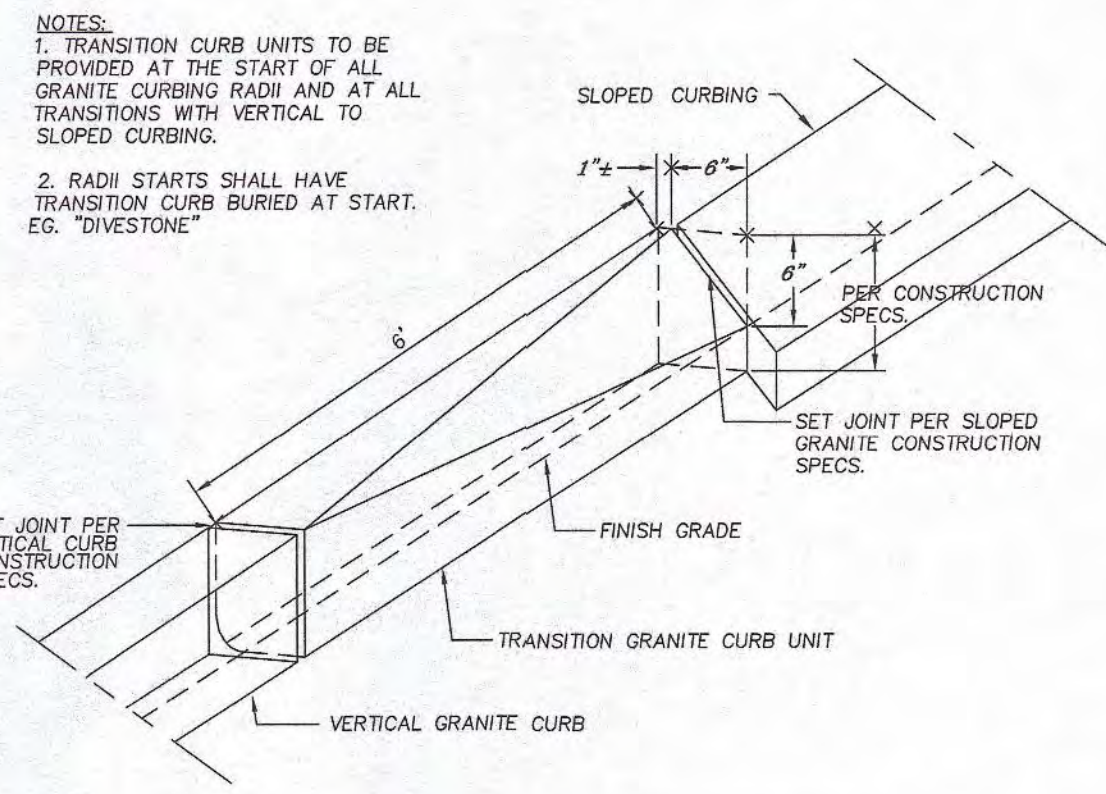
CHAIN LINK FENCE
NOT TO SCALE

NOTES:

1. TOP TENSION WIRE SHALL BE 7 GAUGE ATTACHED WITH 12.5 GAUGE HOG RINGS, 12"O.C.
2. TOP RAIL WIRE TIES SHALL BE SPACED AT 24"MAX.
3. FENCE FABRIC TO BE LOCATED ON OUTSIDE OF FENCE POSTS.
4. BOTTOM OF FENCE FABRIC TO BE SECURED TO RETAINING WALL.



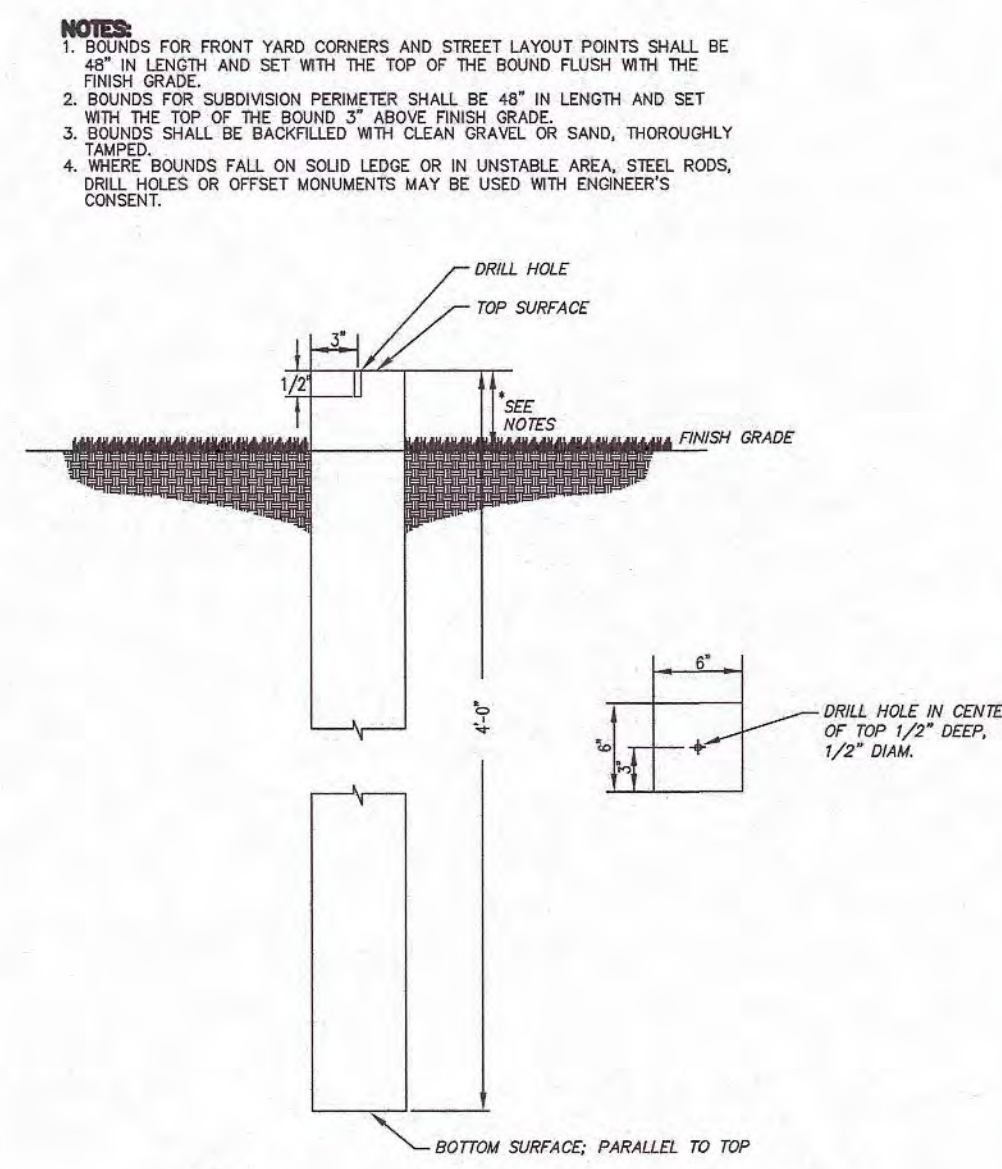

 STOP SIGN
 NOT TO SCALE



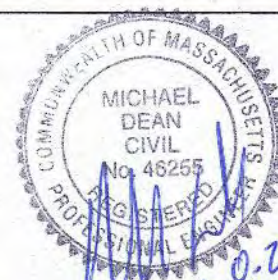
10
7.2

TRANSITION CURBING

NOT TO SCALE



11
7.2



P.L.S.

REVISIONS		
REV.	DATE	DESCRIPTION
1	1/8/24	REVISED PLANS.

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CHECKED BY	MD
DATE	9/13/23
CAD FILE	J-016 SITE PLAN
PLAN NO.	

APPLICANT/DEVELOPER:

1 Charlesview Road • Hopedale, MA 01747
P:(508) 478-6235

TITLE:

Upton Massachusetts
Preliminary
Residential Development Plans
Comprehensive Permit Application
Upton Zoning Board of Appeals

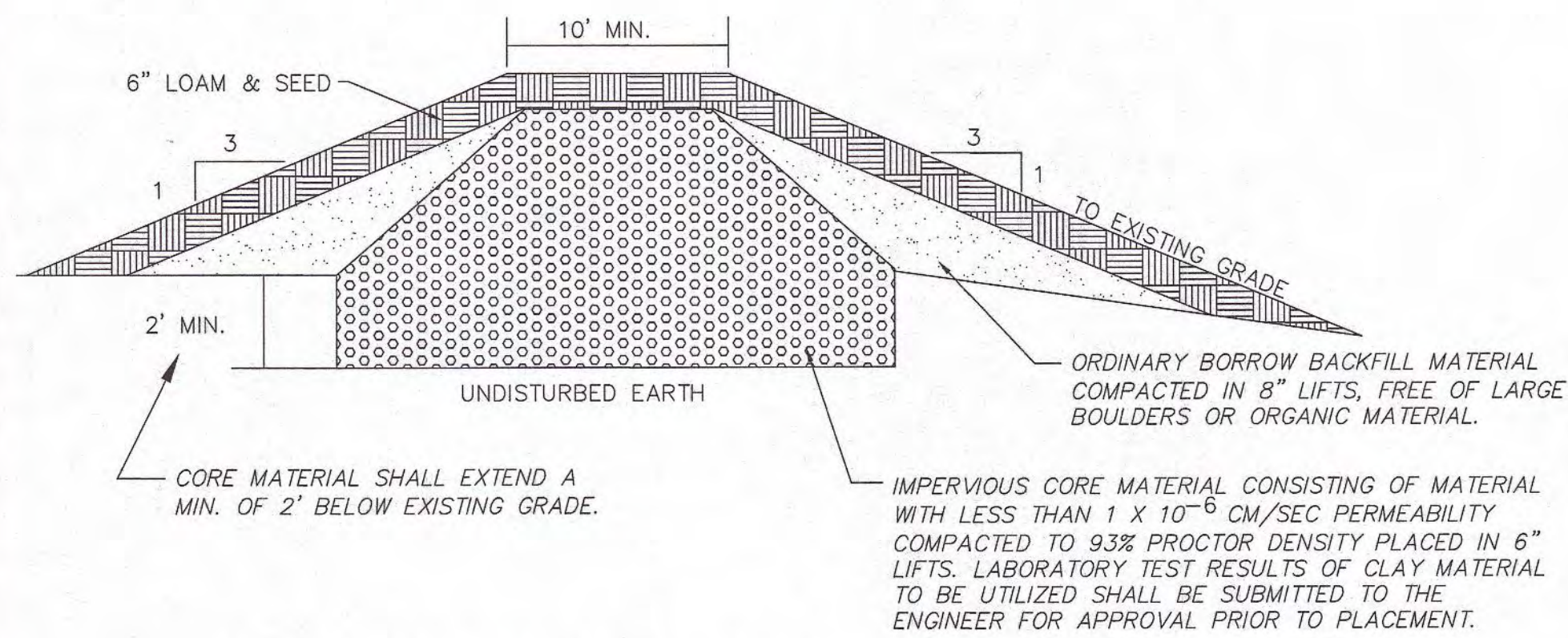
SHEET TITLE

CONSTRUCTION DETAILS

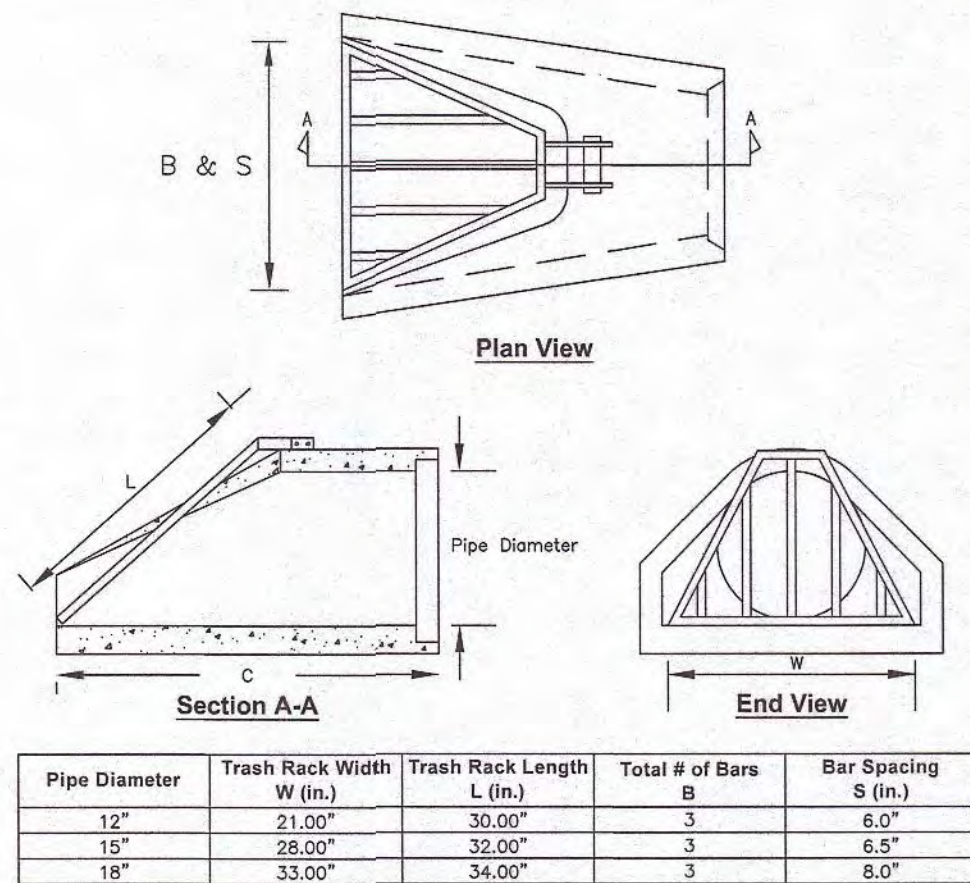
SHEET 2 OF 4

SHEET NO.

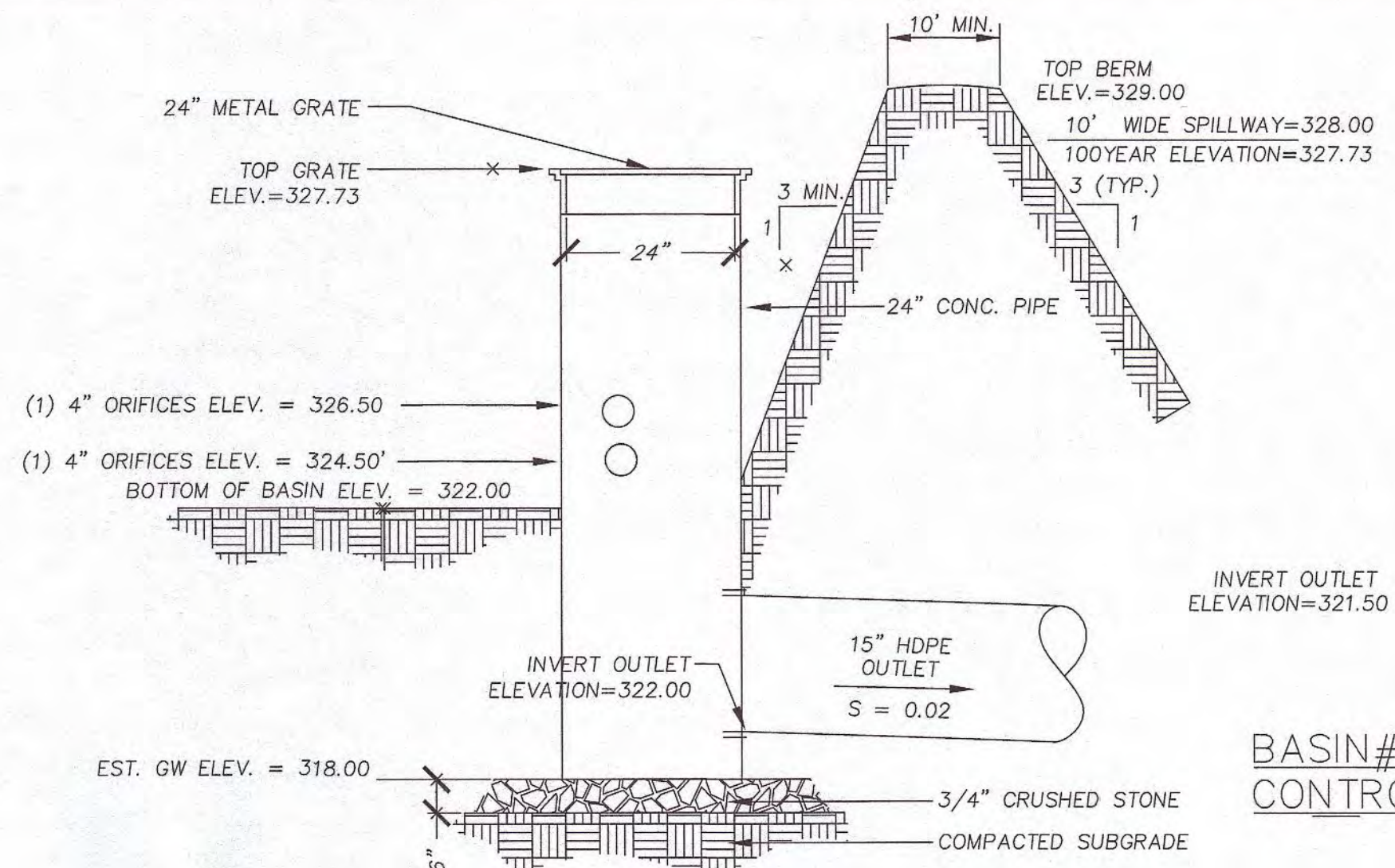
C-7.2



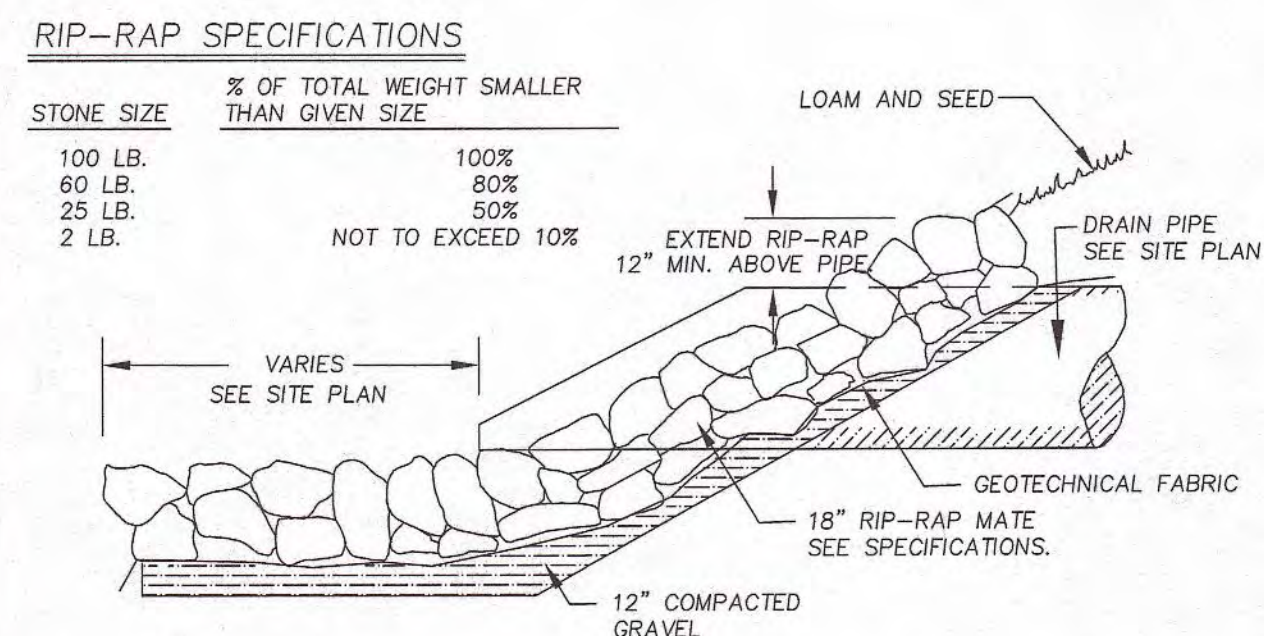
1
7.3 DETENTION BASIN DETAIL
NOT TO SCALE



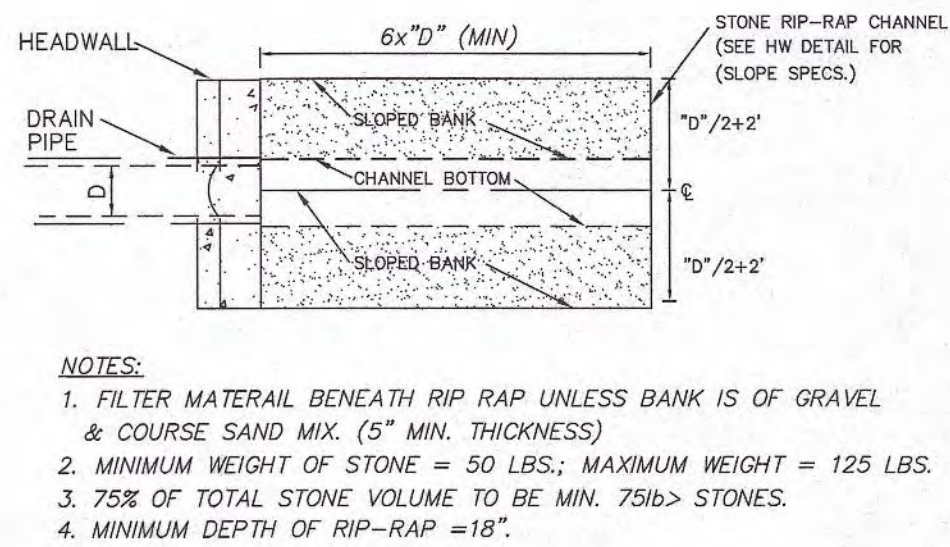
2
7.3 PIPE TRASH GUARD
NOT TO SCALE



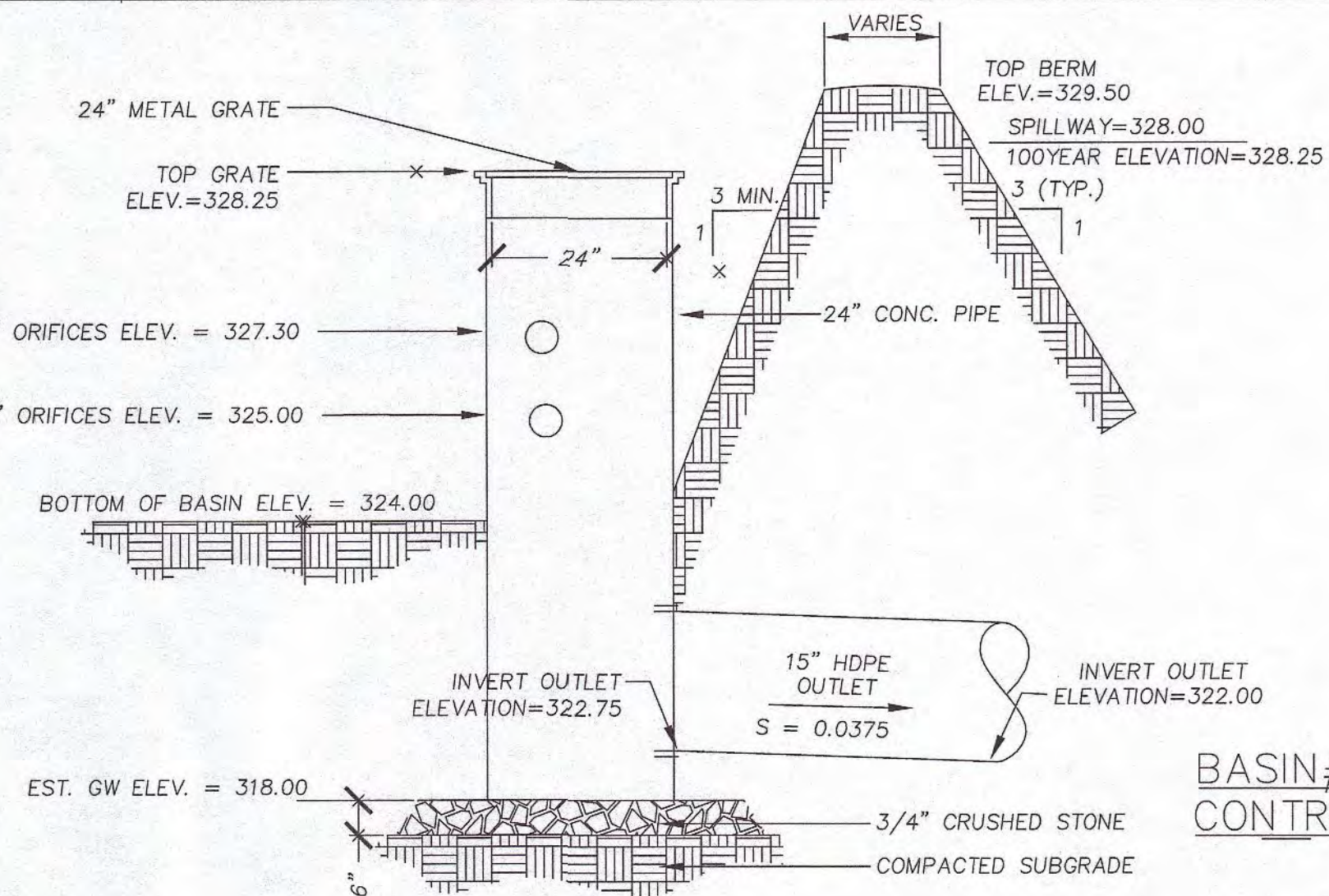
BASIN#1 ROUND OUTLET
CONTROL STRUCTURE #1
NOT TO SCALE



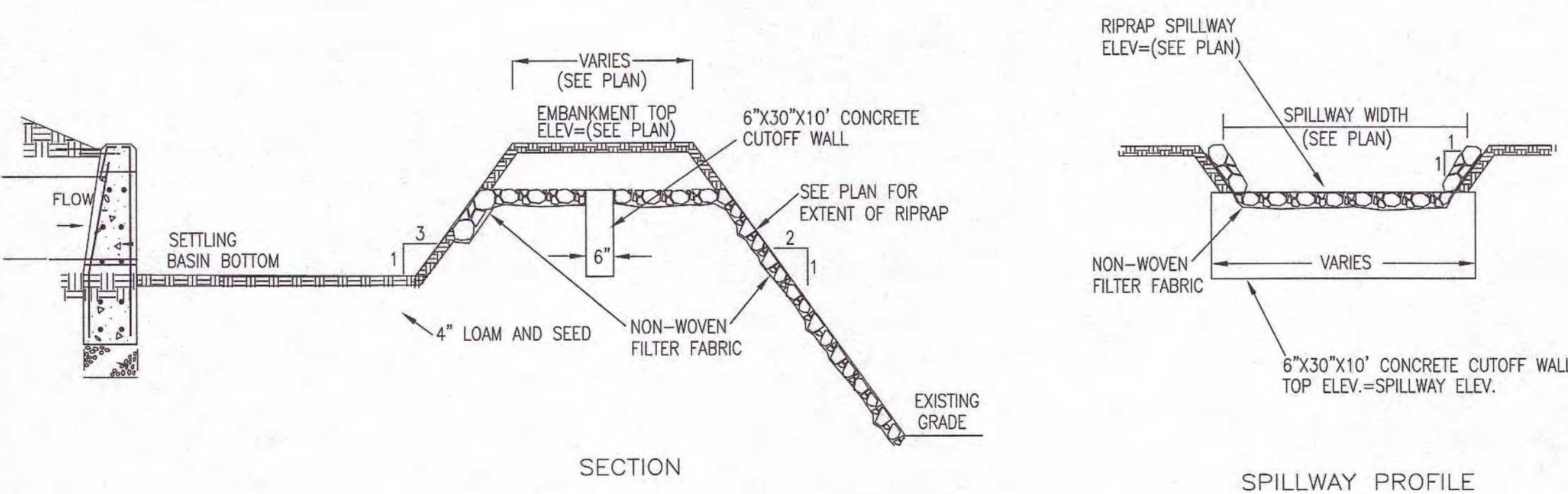
4
7.3 FLARED END RIP RAP OUTLET
NOT TO SCALE



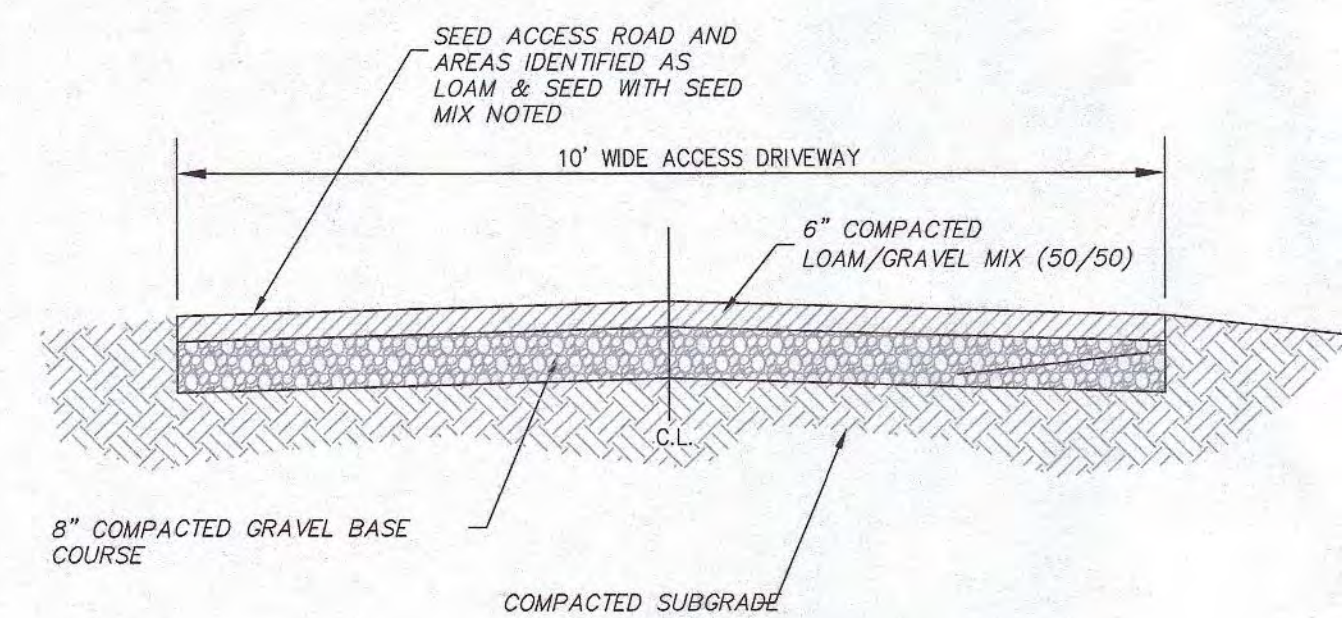
5
7.3 DRAIN OUTLET WITH RIP RAP
NOT TO SCALE



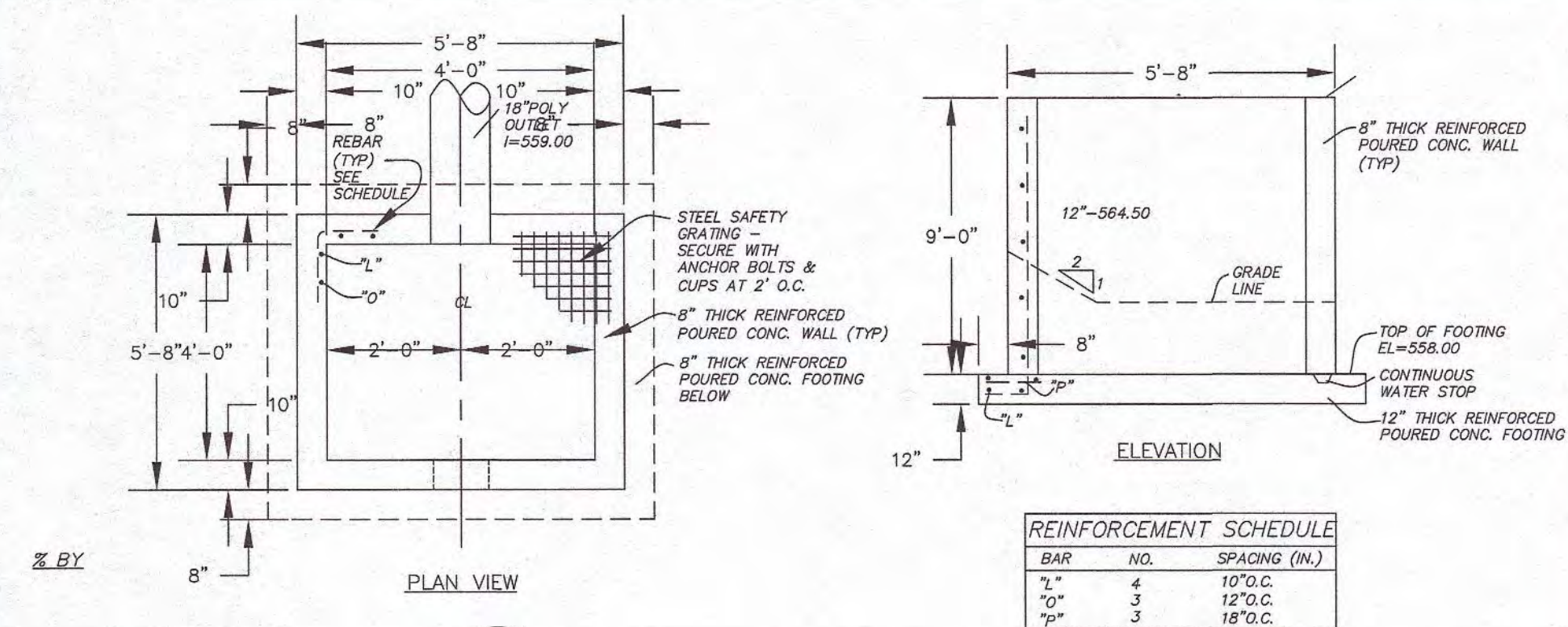
BASIN#2 ROUND OUTLET
CONTROL STRUCTURE #2
NOT TO SCALE



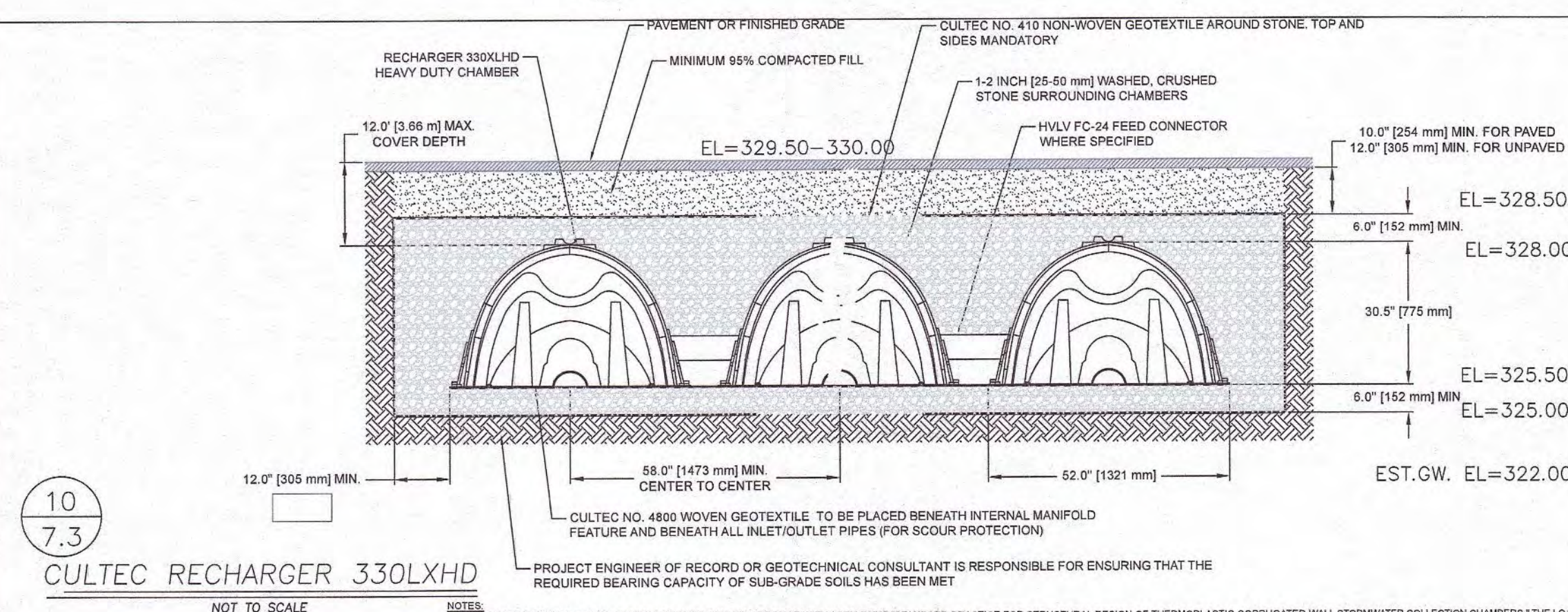
7
7.3 LEVEL SPREADER & SETTLING BASIN
NOT TO SCALE



8
7.3 BASIN ACCESS DRIVE
NOT TO SCALE

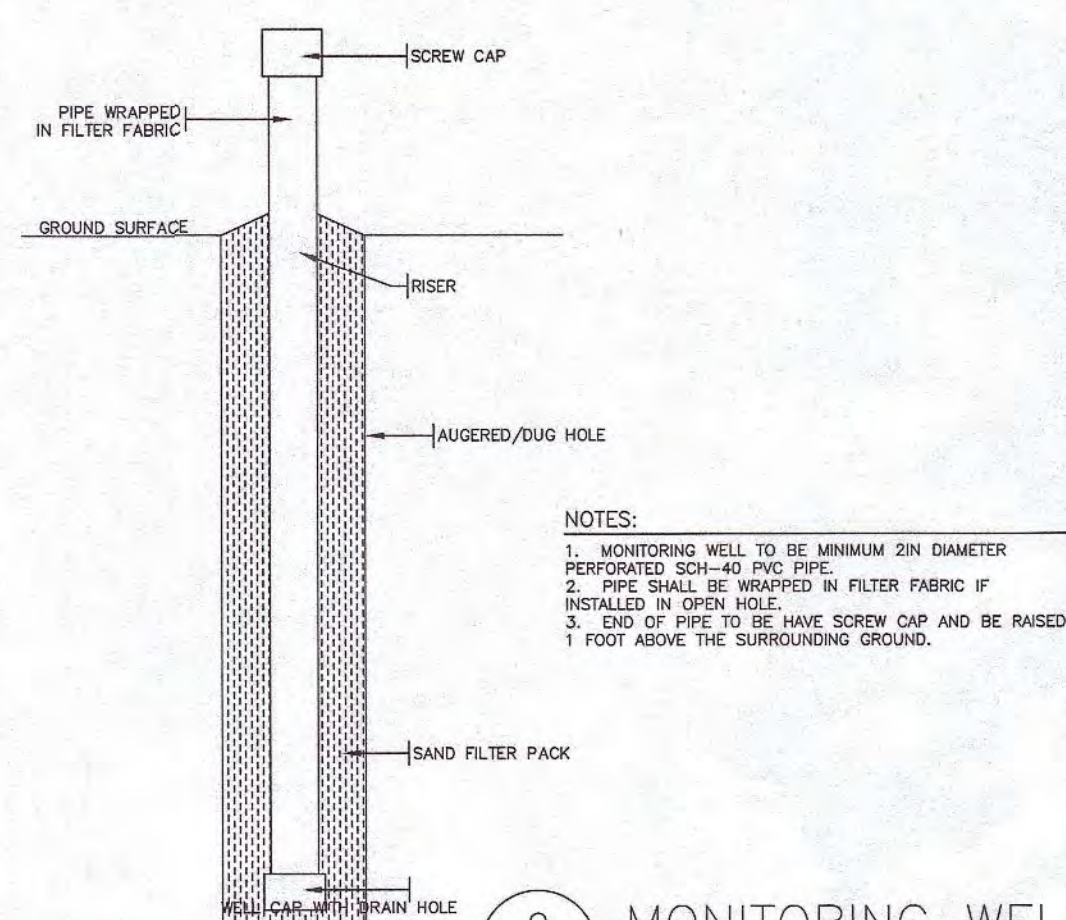


9
7.3 OUTLET CONTROL STRUCTURE DETAIL
NOT TO SCALE

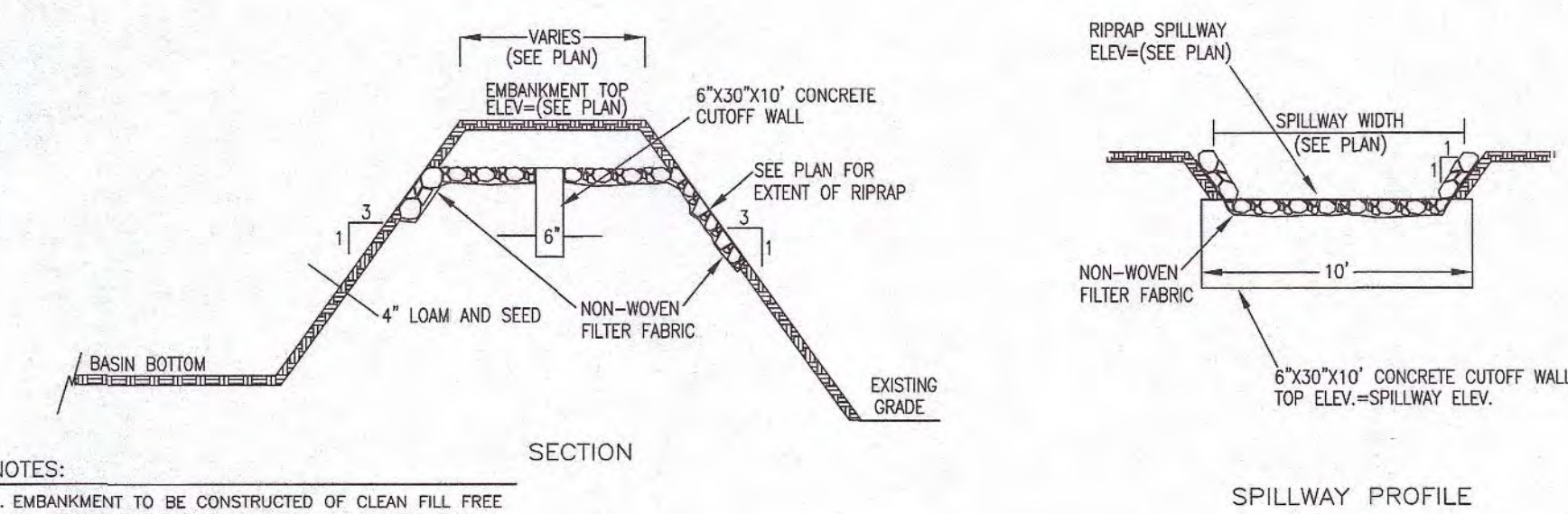


10
7.3

CULTEC RECHARGER 330LXHD
NOT TO SCALE



11
7.3 MONITORING WELL
NOT TO SCALE



12
7.3 TYPICAL BASIN EMBANKMENT/SPILLWAY
NOT TO SCALE

REVISIONS		
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1	1/8/24	REVISED PLANS.

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CHECKED BY	MD
DATE	9/13/23
CAD FILE	J-016 SITE PLAN
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APPLICANT/DEVELOPER:
LOBISSER BUILDING CORP.
1 Charlesview Road • Hopedale, MA 01747
P: (508) 478-6235

TITLE:
Upton Apartments
47 Main Street,
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Upton Zoning Board of Appeals

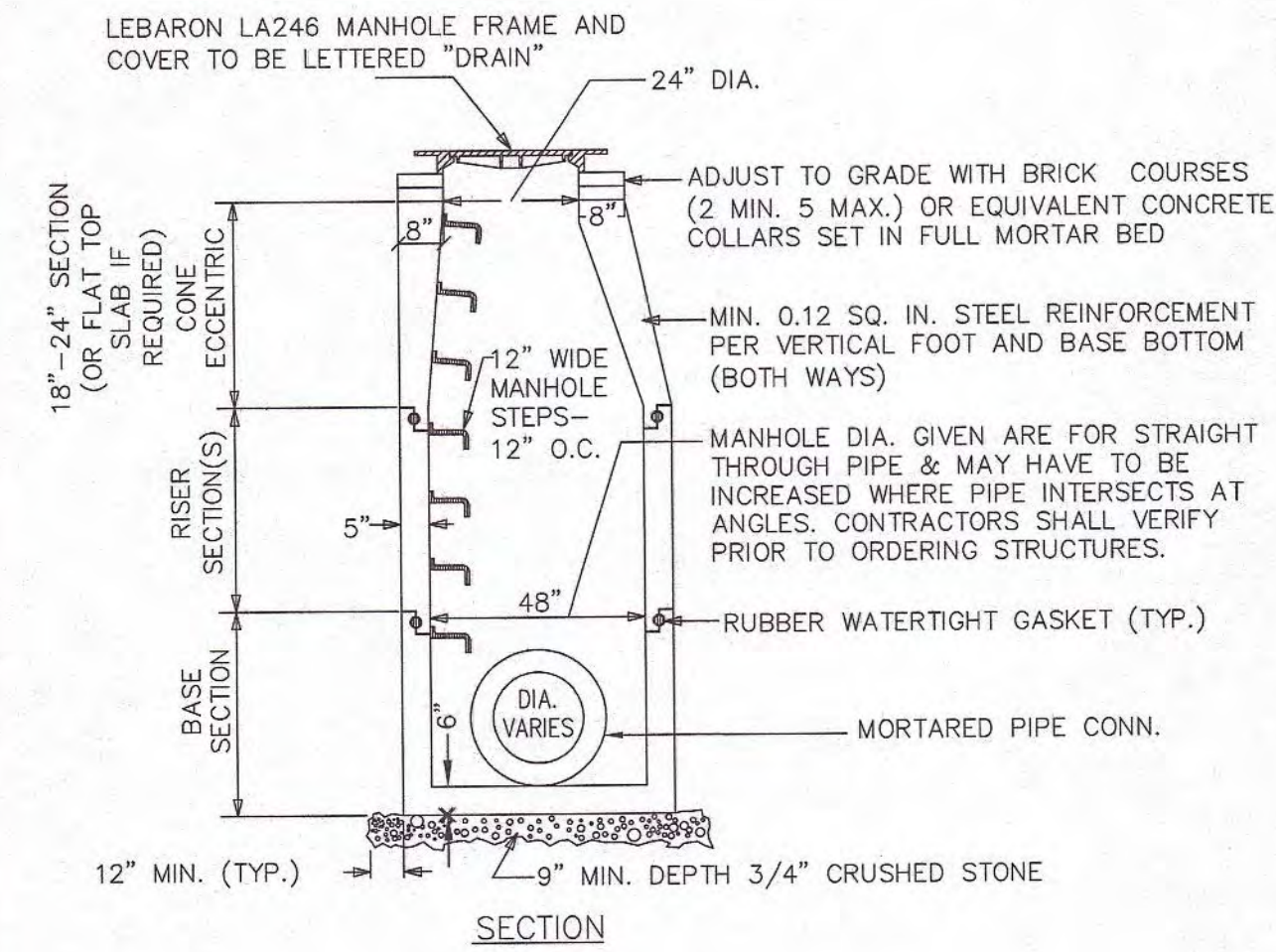
SHEET TITLE
CONSTRUCTION DETAILS

SHEET 3 OF 4

SHEET NO.

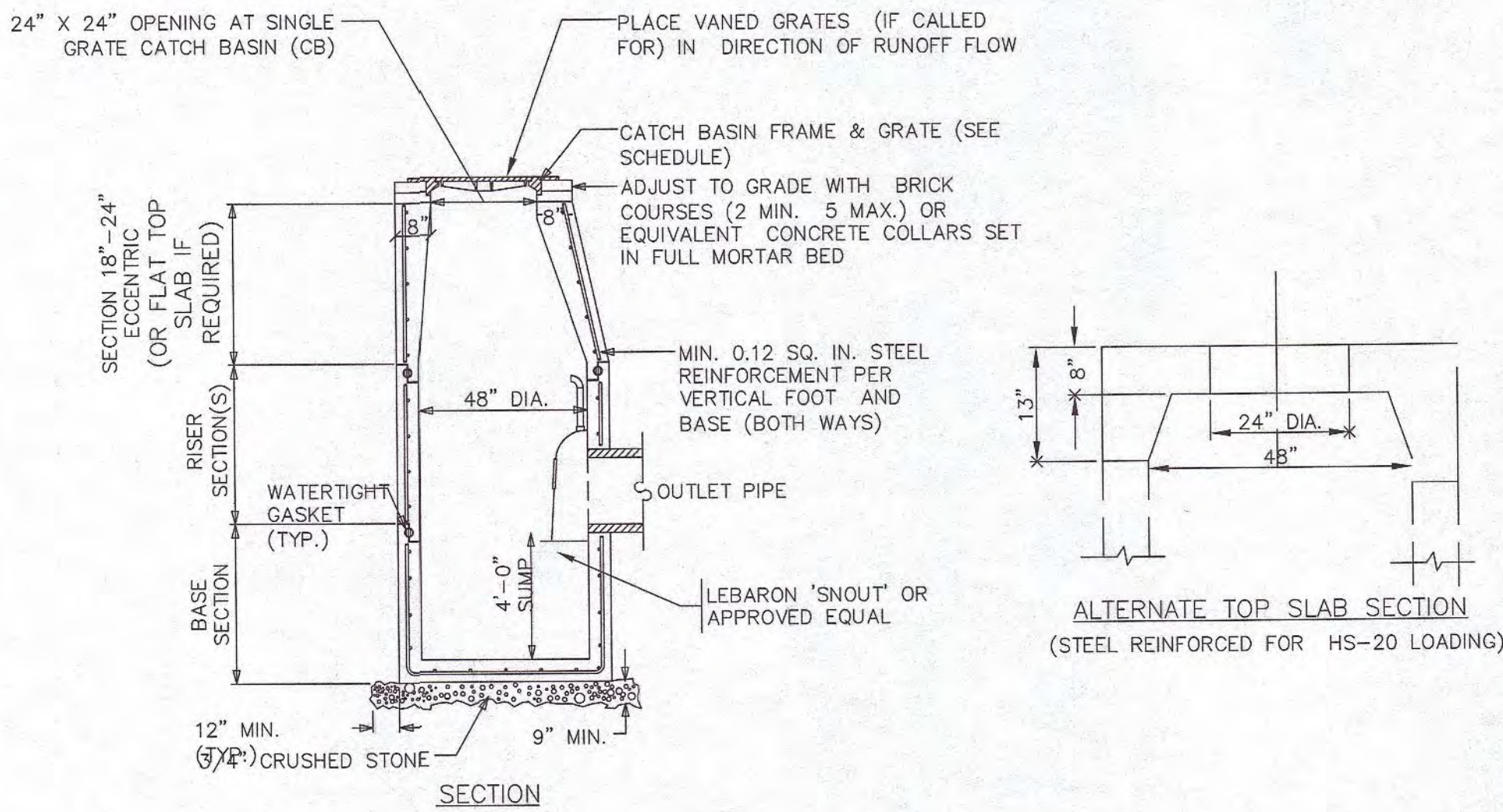
C-7.3

- NOTES:**
1. REINFORCED STEEL CONFORMS TO LATEST A185 SPEC. 0.12 SQ. IN./LINEAL FT. (0.15 SQ. IN. FOR 60" DIA) AND BASE BOTTOM.
 2. CONCRETE COMPRESSIVE STRENGTH 4000 PSI MIN.
 3. MANHOLE DESIGN CONFORMS TO LATEST ASTM C478 SPEC. FOR "PRECAST REINFORCED CONCRETE MANHOLE SECTIONS".
 4. JOINT SEALANT SHALL BE SYNTHETIC RUBBER GASKET THAT COMPLIES W/ C-443 OR C-361. 5. BASE SECTION SHALL BE ONE POUR MONOLITHIC.



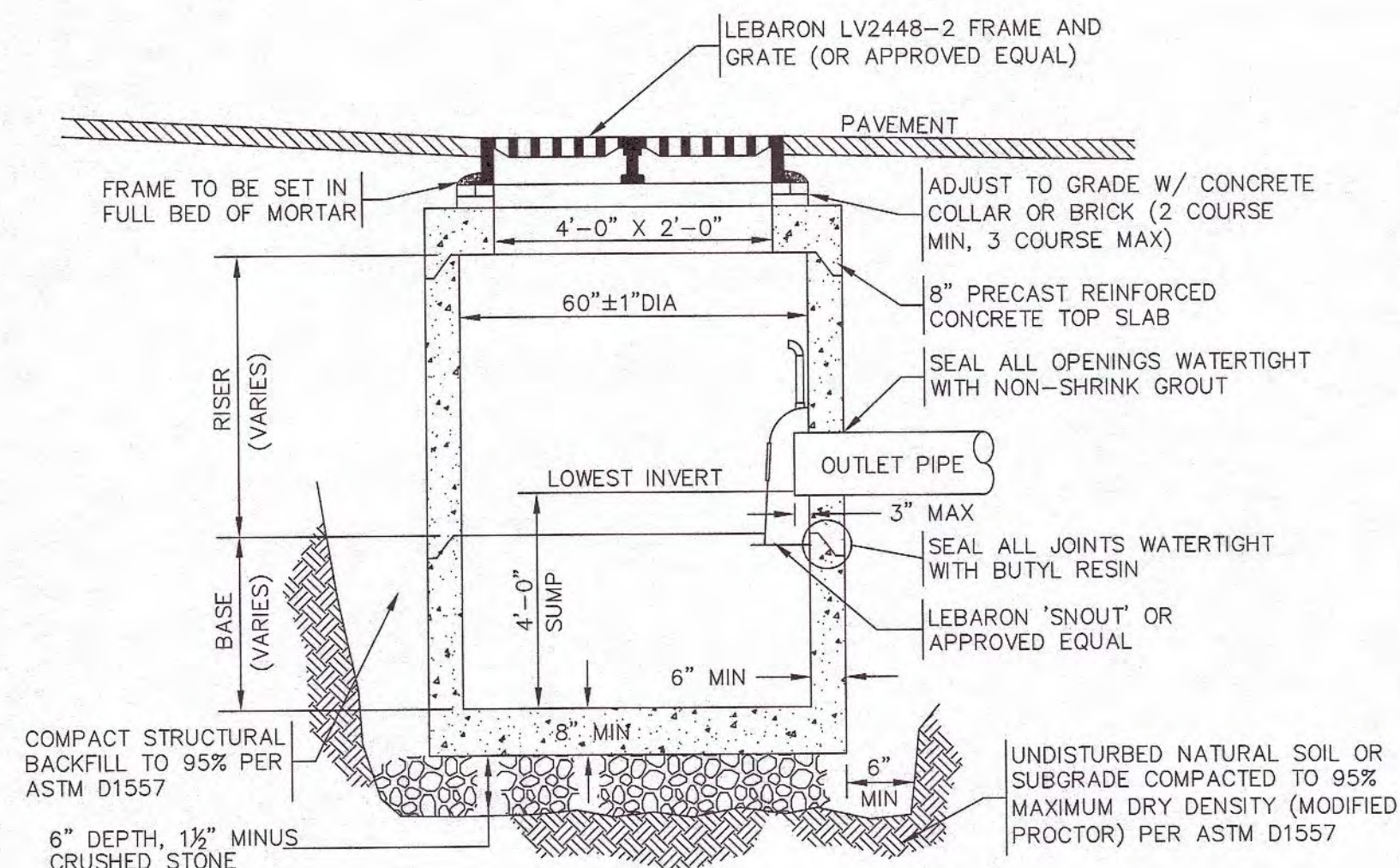
1
7.4 PRECAST CONCRETE DRAIN MANHOLE
N.T.S.

- NOTES:**
1. USE 4-FLANGE LEBARON LF248-2 GRATES AT ALL CB STRUCTURES.
 2. SUBMIT SHOP DRAWINGS FOR APPROVAL.
 3. REINFORCED STEEL CONFORMS TO LATEST A185 SPEC. 0.12 SQ. IN./LINEAL FT. (0.15 SQ. IN. FOR 60" DIA) AND BASE BOTTOM.
 4. CONCRETE COMPRESSIVE STRENGTH 4000 PSI MIN.
 5. JOINT SEALANT SHALL BE SYNTHETIC RUBBER GASKET THAT COMPLIES W/ C-443 OR C-361.



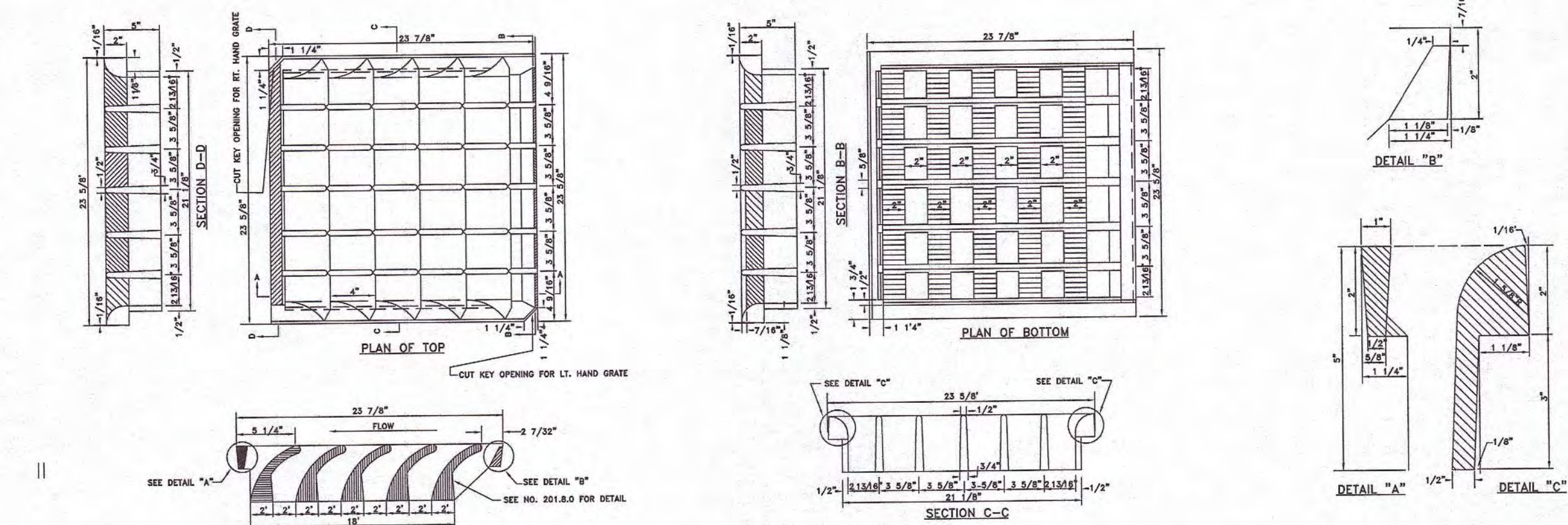
2
7.4 PRECAST CONCRETE DEEP SUMP CATCH BASIN
N.T.S.

- NOTES:**
1. 4,000 PSI PRECAST CONCRETE AT 28 DAYS CONFORMING WITH LATEST ASTM C478.
 2. REINFORCING PER LATEST ASTM A185.
 3. STRUCTURE SHALL BE RATED FOR H-20 LOADING UNLESS SPECIFIED OTHERWISE.
 4. VERIFY FRAME AND GRATE TO SUIT APPLICATION.

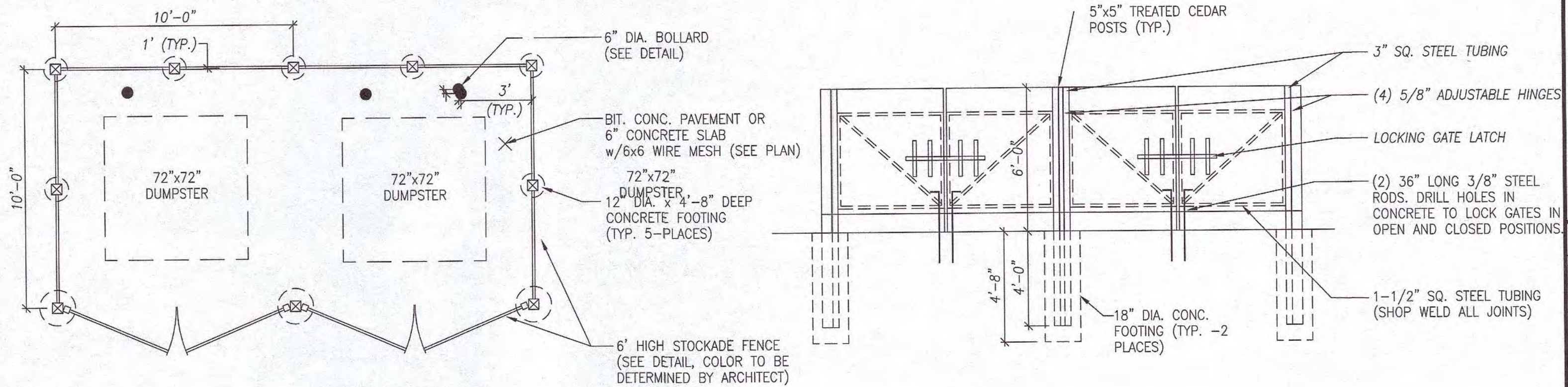


3
7.4 PRECAST CONCRETE DOUBLE GRATE DEEP SUMP CATCH BASIN
N.T.S.

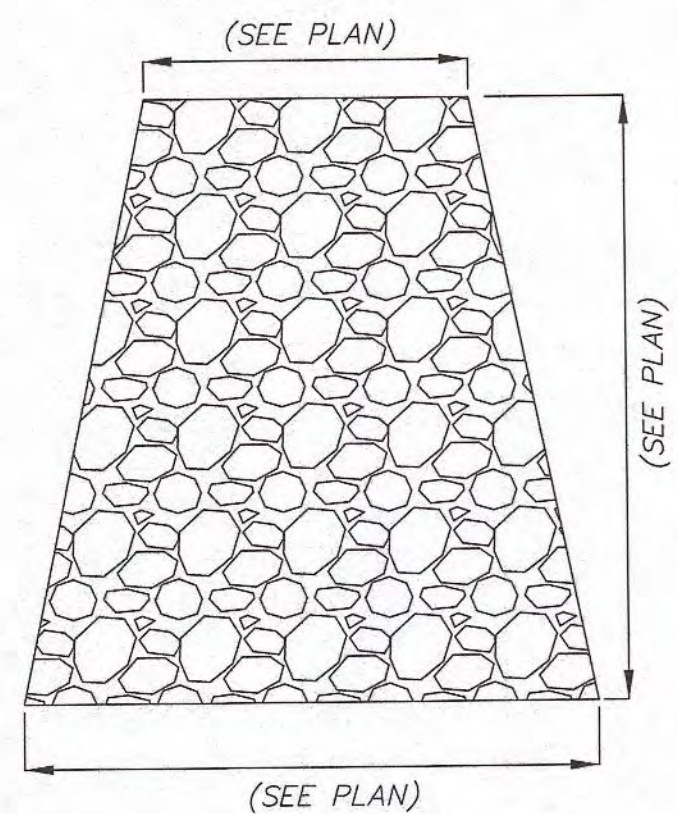
- NOTE:**
1. CASCADE GRATES ARE REQUIRED WHERE THE ROAD GRADE IS 7% (SEVEN PERCENT) OR GREATER PER SUBDIVISION RULES AND REGULATIONS.



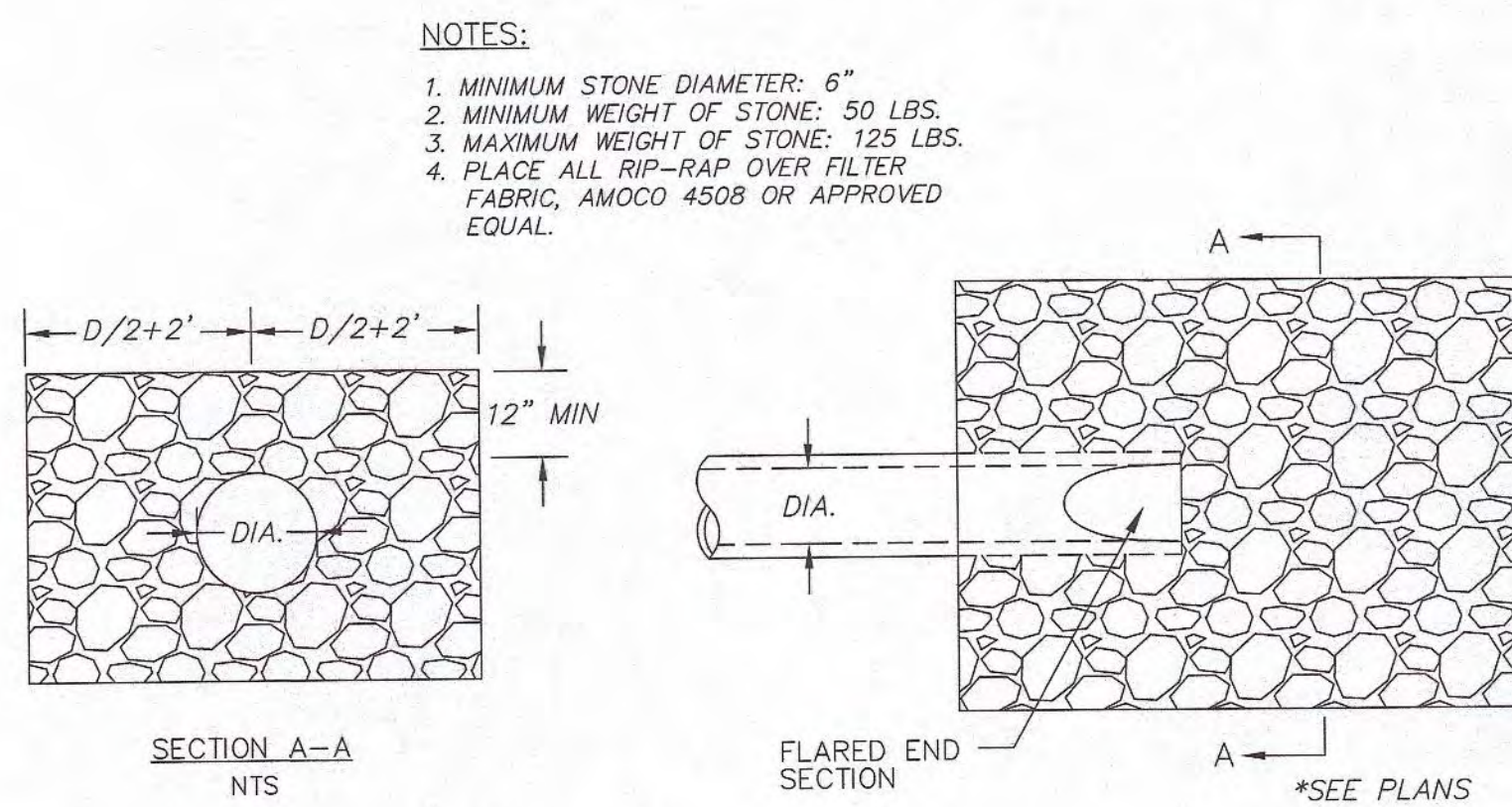
4
7.4 CASCADE CATCH BASIN GRATE
N.T.S.



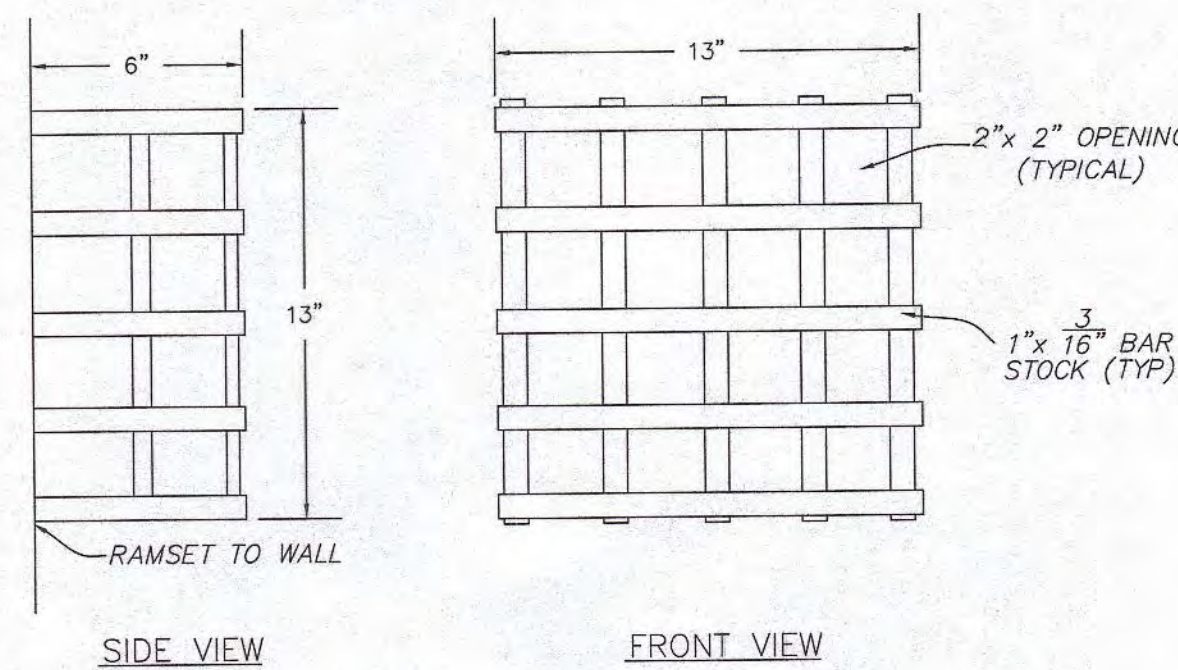
5
7.4 TRASH ENCLOSURE
N.T.S.



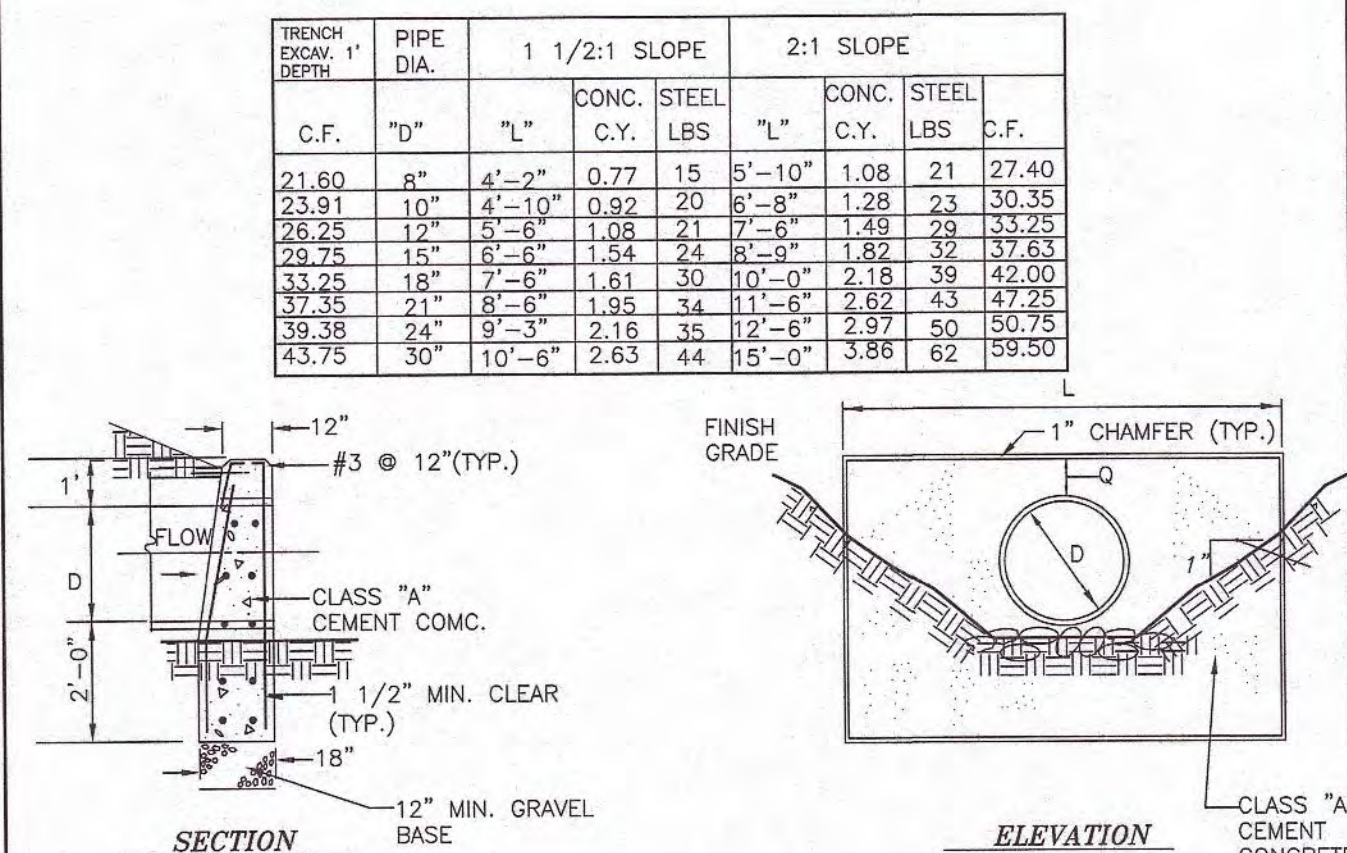
TYPICAL OUTFALL RIP-RAP APRON



6
7.4 STONE RIP-RAP FOR PIPE ENDS
N.T.S.



7
7.4 METAL TRASH RACK
N.T.S.



8
7.4 TYP. CONCRETE HEADWALL DETAIL
N.T.S.

NOTE: DEBRIS GRATE REQUIRED ON ALL PIPES WITH A DIAMETER GREATER THAN 36"

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SHEET TITLE
CONSTRUCTION DETAILS

SHEET 4 OF 4

SHEET NO.
C-7.4

NOT FOR CONSTRUCTION



UTILITIES ARE PLOTTED FROM FIELD LOCATION AND ANY RECORD INFORMATION AVAILABLE AND SHOULD BE CONSIDERED APPROXIMATE. OTHER UTILITIES MAY EXIST WHICH ARE NOT SHOWN OR FOR WHICH RECORD INFORMATION WAS NOT AVAILABLE. CONTRACTORS (IN ACCORDANCE WITH MASS.G.L. CHAPTER 82 SECTION 40 AS AMENDED) MUST CONTACT ALL UTILITY COMPANIES BEFORE EXCAVATING AND DRILLING. ALSO, CALL "DIG-SAFE" AT (800)344-7233 (1/800)344-7233.

EXISTING LINES OTHER THAN THOSE INDICATED ON THESE DRAWINGS MAY BE ON THE SITE. THE CONTRACTOR IS WARNED TO PROCEED WITH CAUTION WITH ALL WORK, ESPECIALLY EXCAVATION WORK, AND TO MAKE ALL POSSIBLE INVESTIGATIONS AS TO POSSIBLE UNMARKED UTILITY LINES.

LANDSCAPING NOTES

1 NOTIFY DIG-SAFE AT 1-888-DIG-SAFE AND LOCAL AUTHORITIES PRIOR TO ANY TYPE OF SITE PREPARATION OR CONSTRUCTION.

2 THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIAL AND MULCH IN SUFFICIENT QUANTITIES TO COMPLETE PLANTING AS SHOWN ON THE DRAWINGS.

3 DRAWING QUANTITIES TAKE PRECEDENCE OVER PLANT LIST QUANTITIES.

4 ALL PLANT MATERIAL SHALL CONFORM TO THE GUIDELINES SET FORTH BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.

5 ALL TREES AND SHRUBS SHALL BE PLANTED WITH THE "BEST FACE" SHOWING. ALL PLANTS SHALL BE BALLED AND BURLAPPED OR CONTAINER GROWN, UNLESS OTHERWISE APPROVED BY THE LANDSCAPE ARCHITECT.

6 ALL CONTAINER GROWN STD SHALL BE HEALTHY, VIGOROUS, WELL ROOTED AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE GROWING. THEY SHALL HAVE TOPS OF GOOD QUALITY, NO APPARENT INJURY AND BE IN A HEALTHY GROWING CONDITION. A CONTAINER GROWN PLANT SHALL HAVE A WELL ESTABLISHED ROOT SYSTEM REACHING THE SIDES OF THE CONTAINER TO MAINTAIN A FIRM BALL.

7 THE QUALITY OF ALL TREES & SHRUBS IS TO BE NORMAL FOR THE SPECIES. ALL PLANTS ARE TO HAVE DEVELOPED ROOT SYSTEMS, TO BE FREE OF INSECTS AND DISEASES AS WELL AS MECHANICAL INJURIES, AND IN ALL RESPECTS BE SUITABLE FOR PLANTING.

8 ALL CONIFERS SHALL HAVE DORMANT BUDS AND SECONDARY NEEDLES.

9 WHERE SPECIFIED, CALIPER SIZE IS TO BE THE OVERRIDING FACTOR IN TREE SELECTION. CALIPER SIZE SHALL BE MEASURED 12" ABOVE THE ROOTBALL.

10 PLANT SUBSTITUTIONS ARE NOT ALLOWED UNLESS APPROVED BY THE PROJECT LANDSCAPE ARCHITECT.

11 ALL DISTURBED AREAS NOT SHOWN OTHERWISE SHALL BE LOAMED AND SEEDED AND BLENDED INTO EXISTING GRADE AND CONDITIONS.

12 PRIOR TO INSTALLING ANY PLANT MATERIAL, THE CONTRACTOR SHALL SUBMIT A LOAM SOIL SAMPLE FOR A ROUTINE, ORGANIC, SALTS, AND NITRATE SOIL TEST. UPON THE RESULTS OF THIS TEST, THE SITE CONTRACTOR SHALL AMEND THE LOAM AS RECOMMENDED.

13 LAWN SEED MIX SHALL BE THE PREVIOUS YEARS CROP, 35% JEFFERSON KENTUCKY BLUEGRASS, 35% CARMEN CHEWING FESCUE AND 30% STALLION PERENNIAL RYEGRASS, OR APPROVED EQUAL, PLANT AT A RATE OF 1 LB. PER 150 SQUARE FEET.

14 SLOPE SEED MIX SHALL BE THE PREVIOUS YEARS CROP, PLANT AT A RATE OF 1 LB. PER 150 SQUARE FEET. SEED MIX SHALL BE STALLION PERENNIAL RYE 10%, CREEPING RED FESCUE 50%, ANNUAL RYE GRASS 15%, JEFFERSON KENTUCKY BLUE GRASS 10%, RED TOP CLOVER 5% AND LADINO CLOVER 5%, OR APPROVED EQUAL, PLANT AT A RATE OF 1 LB. PER 150 SQ.

15 LAWN SEED AREAS SHALL BE NOT BE DEEMED ACCEPTABLE UNTIL IN EXCESS OF 90% OF EACH AREA, INDEPENDENTLY, IS GERMINATED, GROWING AND DISPLAYING HEALTHY, UNIFORM GROWTH AND HAS BEEN CUT TWICE. THE SITE CONTRACTOR IS RESPONSIBLE FOR APPLYING AT A MINIMUM 1" OF WATER A WEEK UNTIL THE SEEDED AREAS HAVE BEEN ACCEPTED. THE WATERING SHALL OCCUR IN SMALL DOSES. THE SITE CONTRACTOR IS RESPONSIBLE FOR REMOVING ANY WEEDS (GRASS) WITHIN THE SEEDED AREAS UNTIL THE SEEDED AREAS HAVE BEEN ACCEPTED.

16 WITHIN THE DETENTION BASIN AND ON TOP OF THE SEPTIC SYSTEM LEACH FIELD, SEED WITH THE CONSERVATION SEED MIX FROM NEW ENGLAND WETLAND PLANT INC. PLANT AT A RATE OF ONE POUND PER 1,750 SQ.

17 THE HYDRO SEED SLURRY SHALL BE A WOOD BASED BONDED FIBER MATRIX. THE APPLICATION RATE SHALL BE 2,500-3,000 LB. PER ACRE SPRAYED IN AT LEAST TWO DIRECTIONS. DO NOT APPLY HYDRO SEED SLURRY IF RAIN IS EXPECTED WITHIN 12 HOURS, AND WHEN TEMPERATURES ARE BELOW 50 DEGREES.

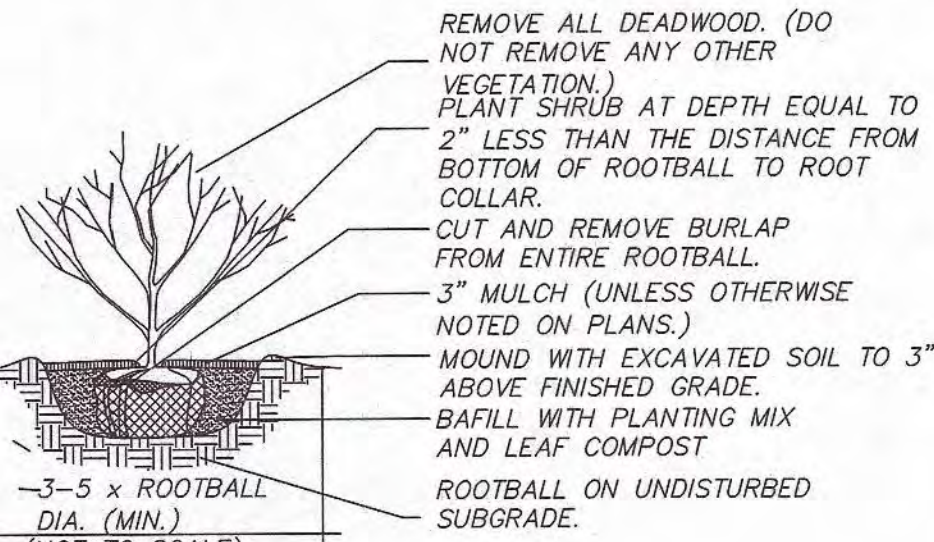
18 PRIOR TO PLANTING, THE LANDSCAPER SHALL REVIEW AND COORDINATE WITH THE SITE UTILITY PLAN AND GRADING PLAN.

19 THE ROOTS OF NEWLY PLANTED TREES AND SHRUBS MUST BE KEPT STEADILY MOIST, AS THE DEVELOPING ROOTS ESTABLISH IN THE NEW SOIL. AT PLANTING, WATER THOROUGHLY TO SOAK THE ROOTS AND TO SETTLE THE NEW SOIL AROUND THE ROOT BALL. THE AMOUNT OF SUPPLEMENTAL WATER NEEDED EACH WEEK DURING THE FIRST GROWING SEASON AFTER PLANTING DEPENDS ON RECENT RAINFALL, TEMPERATURE, AND WIND. IF LESS THAN ONE-INCH OF RAIN HAS FALLEN OVER THE PAST FIVE TO SEVEN DAYS, THE NEW PLANTINGS MUST BE WATERED. LAWN, TREES, AND SHRUBS WATERING SHALL OCCUR AT A MINIMUM OF TWO TIMES A DAY FOR THE FIRST TWO (2) MONTHS, ONCE IN THE EARLY MORNING AND THEN THE OTHER IN THE LATE AFTERNOON. IN GENERAL, TEN GALLONS OF WATER APPLIED TWICE A WEEK WILL NET A 20"-24" ROOT BALL AND PROVIDE THE EQUIVALENT OF ONE INCH OF RAIN. FALL NEW LAWN SHALL BE WATERED SO THAT IT RECEIVES AT A MINIMUM ONE INCH (1") OF WATER EVERY WEEK.

20 WITHIN THE LANDSCAPE BEDS ADJACENT TO THE BUILDING FOUNDATIONS, NO (HEMLOCK, PINE, SPRUCE, OR CEDAR) MULCH OR OTHER COMBUSTIBLE LANDSCAPE MATERIALS SHALL BE INSTALLED WITHIN 18" OF THE FOUNDATION. ZIALL LANDSCAPE BEDS SHALL RECEIVE THREE-INCHES OF DARK MULCH.

22 LANDSCAPE AREAS SHALL BE DEEP TILLED TO A DEPTH OF TWELVE INCHES TO FACILITATE DEEP WATER PENETRATION.

SHRUB PLANTING



REMOVE ALL DEADWOOD. (DO NOT REMOVE ANY OTHER VEGETATION.)

PLANT SHRUB AT DEPTH EQUAL TO 2" LESS THAN THE DISTANCE FROM BOTTOM OF ROOTBALL TO ROOT COLLAR.

CUT AND REMOVE BURLAP FROM ENTIRE ROOTBALL.

3" MULCH (UNLESS OTHERWISE NOTED ON PLANS.)

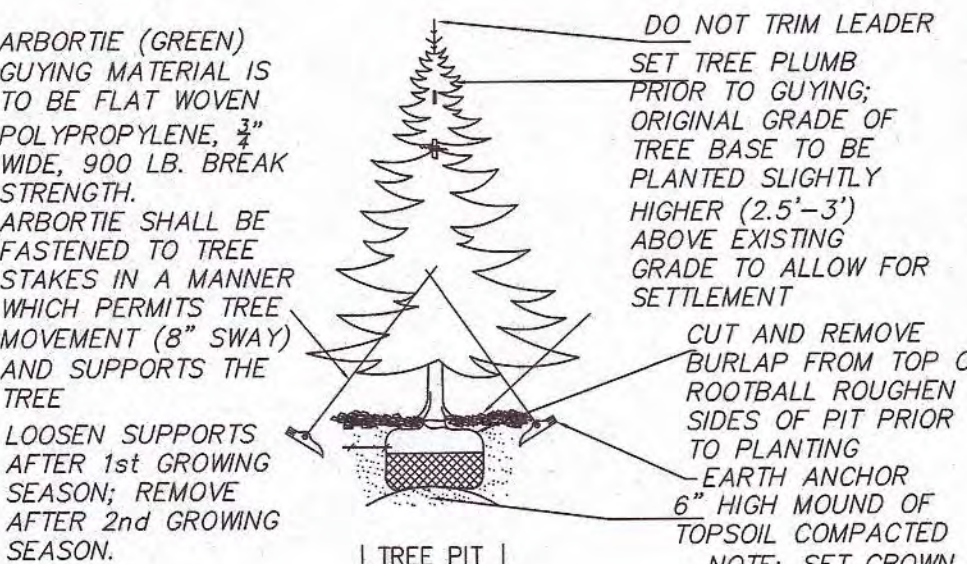
MOUND WITH EXCAVATED SOIL TO 3" ABOVE FINISHED GRADE.

BAFFLE WITH PLANTING MIX AND LEAF COMPOST.

ROOTBALL ON UNDISTURBED SUBGRADE.



Fold ends of ArborTie ba. Secure to stake with 1" galvanized roofing nail or use a knot ArborTie nailed to stake



ARBORTIE (GREEN) GUYING MATERIAL IS TO BE FLAT WOVEN POLYPROPYLENE, 3/4" WIDE, 900 LB. BREAK STRENGTH.

ARBORTIE SHALL BE FASTENED TO TREE STAKES IN A MANNER WHICH PERMITS TREE MOVEMENT (8" SWAY) AND SUPPORTS THE TREE.

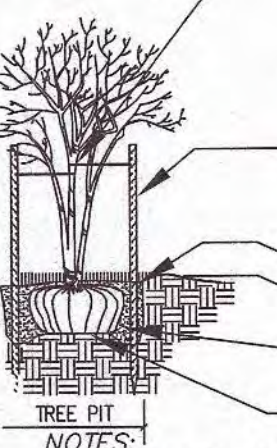
LOOSEN SUPPORTS AFTER 1st GROWING SEASON; REMOVE AFTER 2nd GROWING SEASON.

CUT AND REMOVE BURLAP FROM TOP OF ROOTBALL ROUGHEN SIDES OF PIT PRIOR TO PLANTING.

EARTH ANCHOR 6" HIGH MOUND OF TOPSOIL COMPACTED NOTE: SET GROWN OF ROOTBALL 1-2" ABOVE GRADE

EVERGREEN TREE PLANTING

NOT TO SCALE



ARBORTIE (GREEN) GUYING MATERIAL IS TO BE FLAT WOVEN POLYPROPYLENE, 3/4" WIDE, 900 LB. BREAK STRENGTH.

ARBORTIE SHALL BE FASTENED TO TREE STAKES IN A MANNER WHICH PERMITS TREE MOVEMENT (8" SWAY) AND SUPPORTS THE TREE.

2"x2" HARDWOOD STAKES DRIVEN FIRMLY A MINIMUM OF 18" INTO THE SUBGRADE PRIOR TO BAILLING.

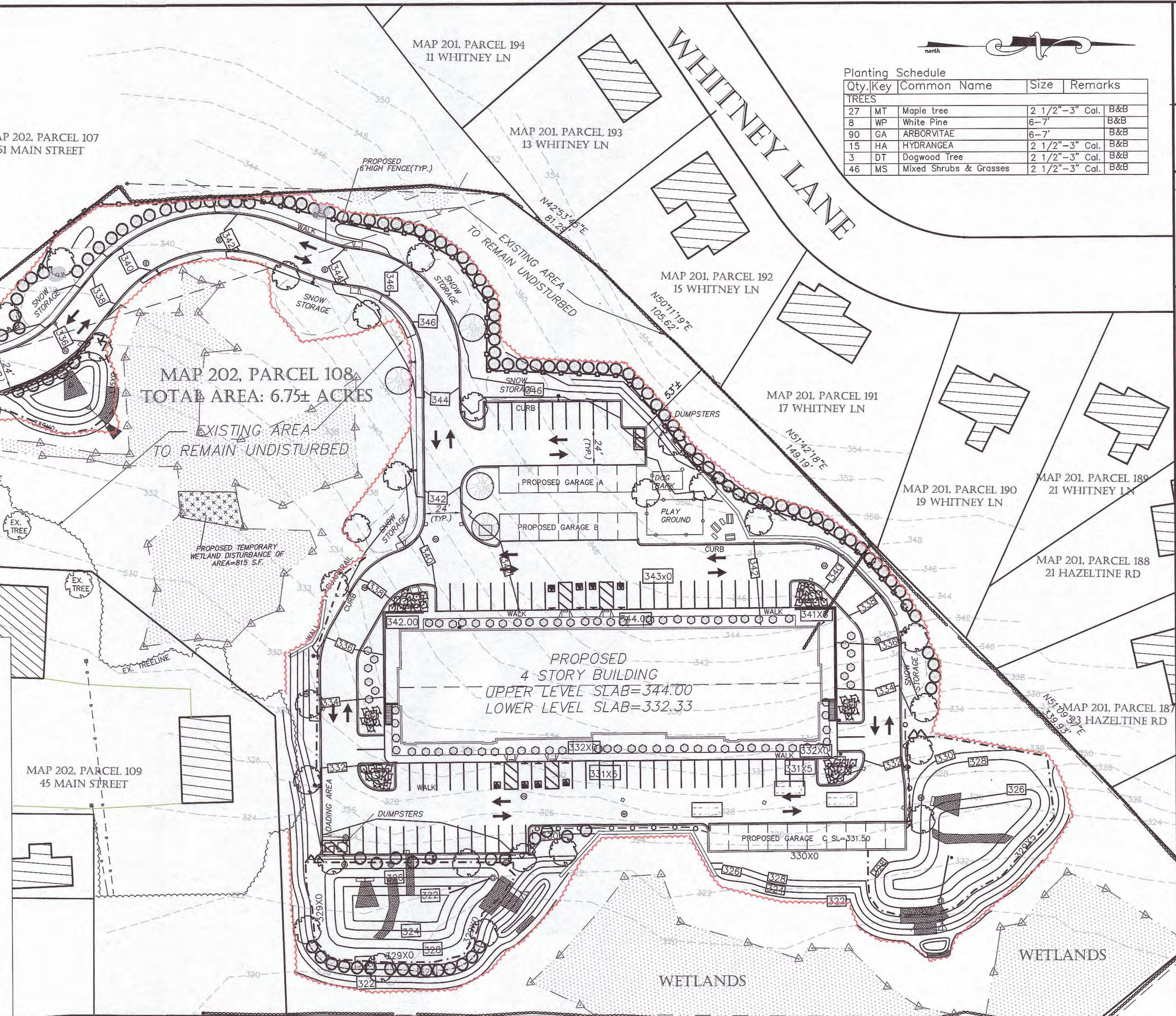
DO NOT DRIVE STAKE INTO ROOT BALL. SPACE STAKING EVENLY AROUND TREE.

3" DEEP MULCH FORM SAUCER WITH 3" CONTINUOUS RIM.

PLANTING SOIL MIX AND LEAF COMPOST WATER & TAMP TO REMOVE AIR POETS EXISTING SOIL SCARIFY PIT BOTTOM

DECIDUOUS TREE PLANTING

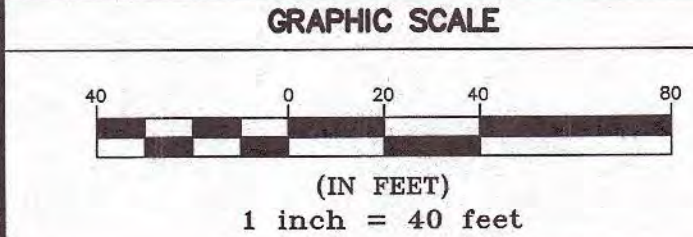
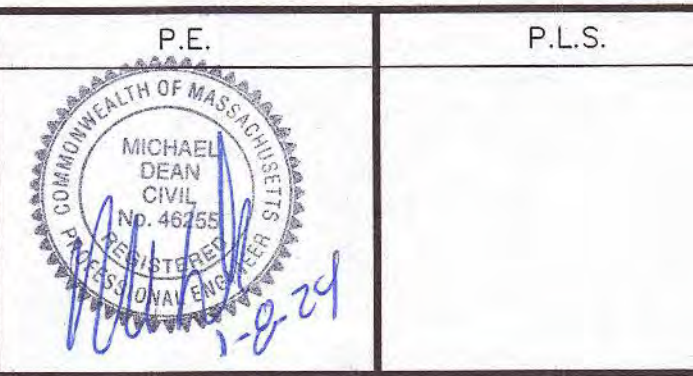
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Planting Schedule				
Qty./Key	Common Name	Size	Col.	Remarks
TREES				
27	MT Maple tree	2 1/2"-3"	Col.	B&B
8	WP White Pine	6-7'		B&B
90	CA ARBORVITAE	6-7'		B&B
15	HA HYDRANGEA	2 1/2"-3"	Col.	B&B
3	DT Dogwood Tree	2 1/2"-3"	Col.	B&B
46	MS Mixed Shrubs & Grasses	2 1/2"-3"	Col.	B&B

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REVISIONS

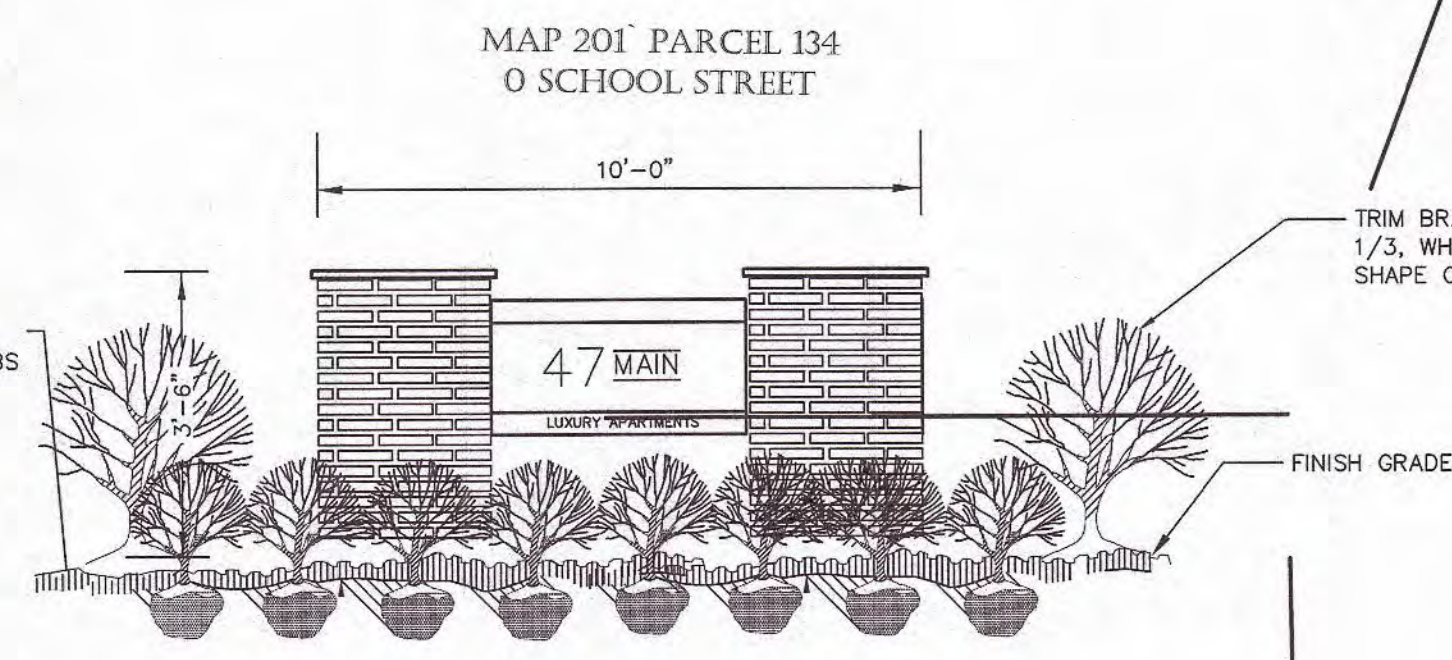
REV.	DATE	DESCRIPTION
1	1/8/24	REVISED PLANS.

PROJECT NO. J-016
DESIGNED BY PML
CHECKED BY MD
DATE 9/13/23
CAD FILE J-016 SITE PLAN
PLAN NO.

APPLICANT/DEVELOPER:
LOBISSER BUILDING CORP.
1 Charlesview Road • Hopedale, MA 01747
P: (608) 478-6235

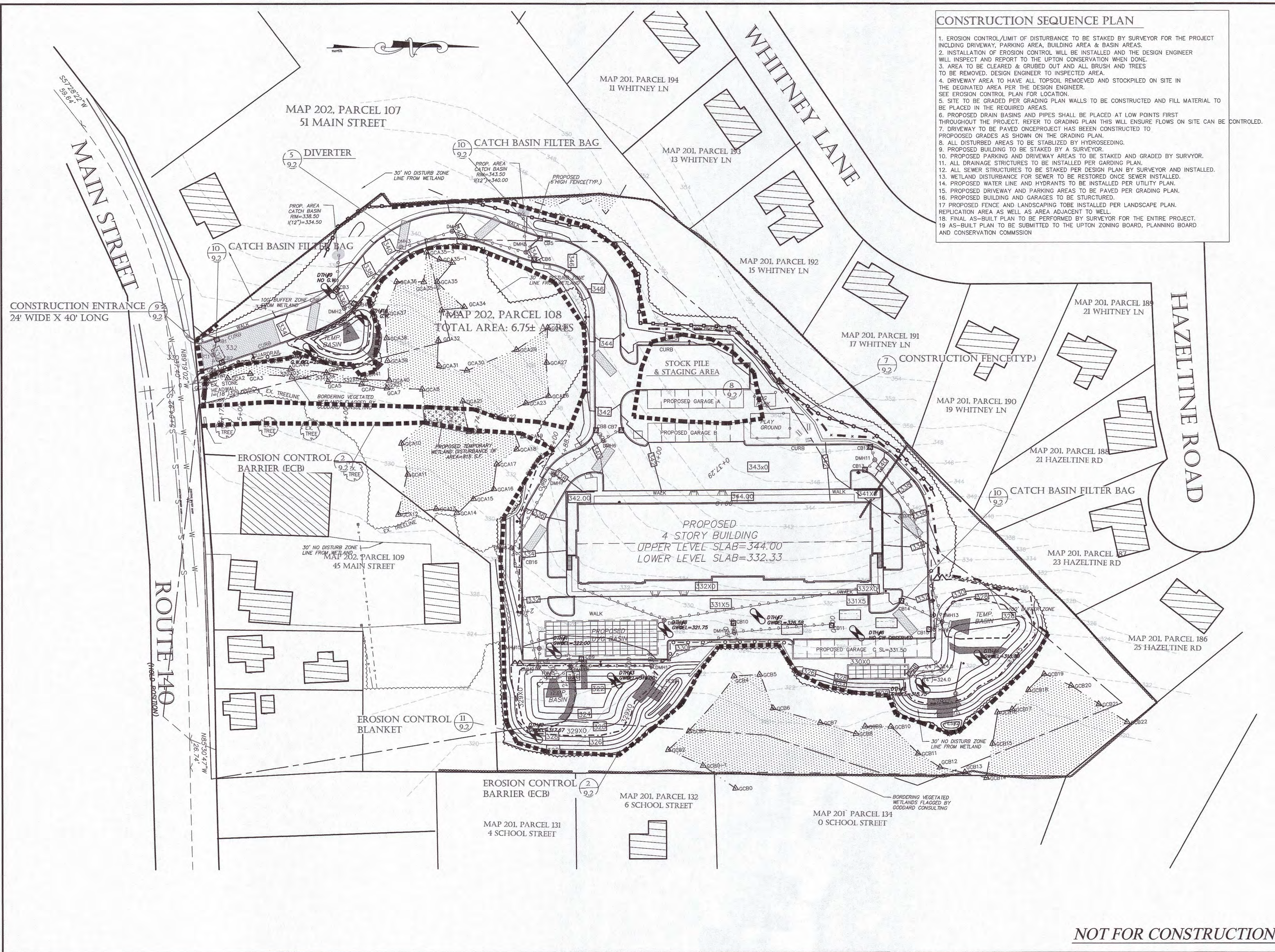
TITLE:
Upton Apartments
47 Main Street,
Upton Massachusetts
Preliminary
Residential Development Plans
Comprehensive Permit Application
Upton Zoning Board of Appeals

SHEET TITLE
LANDSCAPE PLAN
SHEET NO.
C-8.0



PROPOSED SIGN DETAIL

N.T.S.

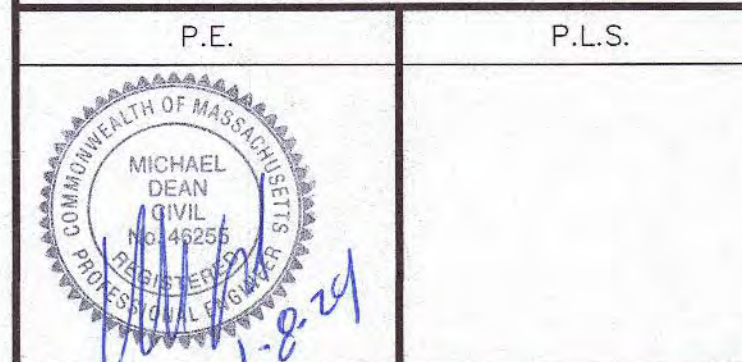


CONSTRUCTION SEQUENCE PLAN

1. EROSION CONTROL/LIMIT OF DISTURBANCE TO BE STAKED BY SURVEYOR FOR THE PROJECT INCLUDING DRIVEWAY, PARKING AREA, BUILDING AREA & BASIN AREAS.
2. INSTALLATION OF EROSION CONTROL WILL BE INSTALLED AND THE DESIGN ENGINEER WILL INSPECT AND REPORT TO THE UPTON CONSERVATION WHEN DONE.
3. AREA TO BE CLEARED & GRUBBED OUT AND ALL BRUSH AND TREES TO BE REMOVED. DESIGN ENGINEER TO INSPECTED AREA.
4. DRIVEWAY AREA TO HAVE ALL TOPSOIL REMOVED AND STOCKPILED ON SITE IN THE DESIGNATED AREA PER THE DESIGN ENGINEER.
5. SEE EROSION CONTROL PLAN FOR LOCATION.
6. SITE TO BE GRADED PER GRADING PLAN WALLS TO BE CONSTRUCTED AND FILL MATERIAL TO BE PLACED IN THE REQUIRED AREAS.
7. PROPOSED DRAIN BASINS AND PIPES SHALL BE PLACED AT LOW POINTS FIRST THROUGHOUT THE PROJECT. REFER TO GRADING PLAN THIS WILL ENSURE FLOWS ON SITE CAN BE CONTROLLED.
8. DRIVEWAY TO BE PAVED ONCE PROJECT HAS BEEN CONSTRUCTED TO PROPOSED GRADES AS SHOWN ON THE GRADING PLAN.
9. ALL DISTURBED AREAS TO BE STABILIZED BY HYDROSEEDING.
10. PROPOSED BUILDING TO BE STAKED BY A SURVEYOR.
11. PROPOSED PARKING AND DRIVEWAY AREAS TO BE STAKED AND GRADED BY SURVEYOR.
12. ALL DRAINAGE STRUCTURES TO BE INSTALLED PER GRADING PLAN.
13. ALL SEWER STRUCTURES TO BE STAKED PER DESIGN PLAN BY SURVEYOR AND INSTALLED.
14. WETLAND DISTURBANCE FOR SEWER TO BE RESTORED ONCE SEWER INSTALLED.
15. PROPOSED WATER LINE AND HYDRANTS TO BE INSTALLED PER UTILITY PLAN.
16. PROPOSED DRIVEWAY AND PARKING AREAS TO BE PAVED PER GRADING PLAN.
17. PROPOSED BUILDING AND GARAGES TO BE STRUCTURED.
18. PROPOSED FENCE AND LANDSCAPING TO BE INSTALLED PER LANDSCAPE PLAN.
19. REPLICATION AREA AS WELL AS AREA ADJACENT TO WELL.
20. FINAL AS-BUILT PLAN TO BE PERFORMED BY SURVEYOR FOR THE ENTIRE PROJECT.
21. AS-BUILT PLAN TO BE SUBMITTED TO THE UPTON ZONING BOARD, PLANNING BOARD AND CONSERVATION COMMISSION.

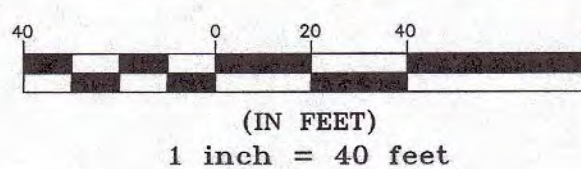
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- NOTE:
1. The Contractor shall give twenty-four notice to pertinent Town Departments before commencing any work in the field.
 2. The Contractor shall add additional erosion control measures as needed with the determination of the design engineer and the town of Upton shall be informed for any changes to the erosion control plan.

GRAPHIC SCALE



REVISIONS

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SHEET TITLE

EROSION CONTROL
PLAN

SHEET NO.

C-9.1

NOT FOR CONSTRUCTION