

NOT FOR CONSTRUCTION



DIG SAFE NOTE:

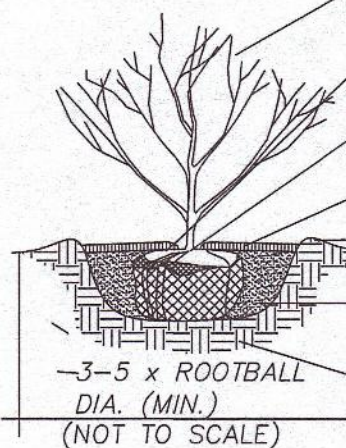
UTILITIES ARE PLOTTED FROM FIELD LOCATION AND ANY RECORD INFORMATION AVAILABLE, AND SHOULD BE CONSIDERED APPROXIMATE. OTHER UTILITIES MAY EXIST WHICH ARE NOT EVIDENT OR FOR WHICH RECORD INFORMATION WAS NOT AVAILABLE. CONTRACTORS (IN ACCORDANCE WITH MASS.G.L. CHAPTER 82 SECTION 40 AS AMENDED) MUST CONTACT ALL UTILITY COMPANIES BEFORE EXCAVATING AND DRILLING. ALSO, CALL "DIG-SAFE" AT 1(888)344-7233 (1(888)DIG-SAFE).

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

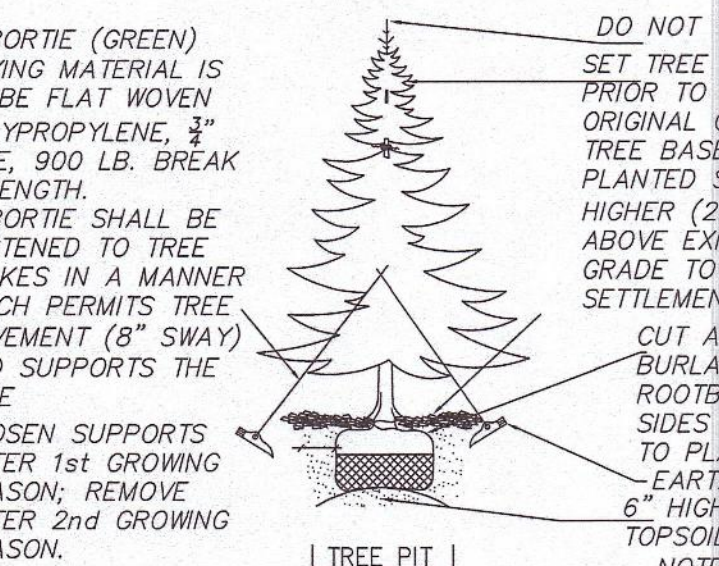
LANDSCAPING NOTES

- 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 THE 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 PLANTINGS.
- 8 ALL CONIFERS SHALL HAVE DORMANT BUDS AND SECONDARY NEEDLES.
- 9 WHERE SPECIFIED, CALIPER SIZE IS TO BE THE OVERPINNING 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 KENTLY 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 KENTLY 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 SEEDING AREAS HAVE BEEN ACCEPTED. THE WATERING SHALL OCCUR IN SMALL DOSES. THE SITE CONTRACTOR IS RESPONSIBLE FOR REMOVING ANY NEEDS (CRAB GRASS) WITHIN THE SEEDING AREAS UNTIL THE SEEDING 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 2,500-1,000 LB. PER ACRE STRAID IN A 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. LAWNS, TREES, AND SHRUBS WATERING SHALL OCCUR AT A MINIMUM OF TWO (2) 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 WET A 20'-24" ROOT BALL AND PROVIDE THE EQUIVALENT OF ONE INCH OF RAIN FALL. NEW LAWNS SHALL BE WATERED SO THAT IT RECEIVES AT A MINIMUM ONE INCH (1") OF WATER EVERY WEEK.
- 20 WITHIN THE LANDSCAPE BE 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.
- 21 LANDSCAPE BEDS SHALL RECEIVE THREE-INCHES OF BARK MULCH.
- 22 LANDSCAPE AREAS SHALL BE DEEP TILLED TO A DEPTH OF TWELVE INCHES TO FACILITATE DEEP WATER PENETRATION.

SHRUB PLANTING

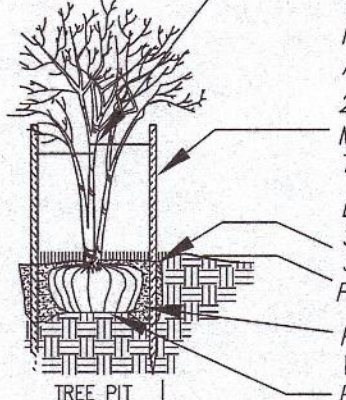


NOT TO SCALE



EVERGREEN TREE PLANTING

NOT TO SCALE



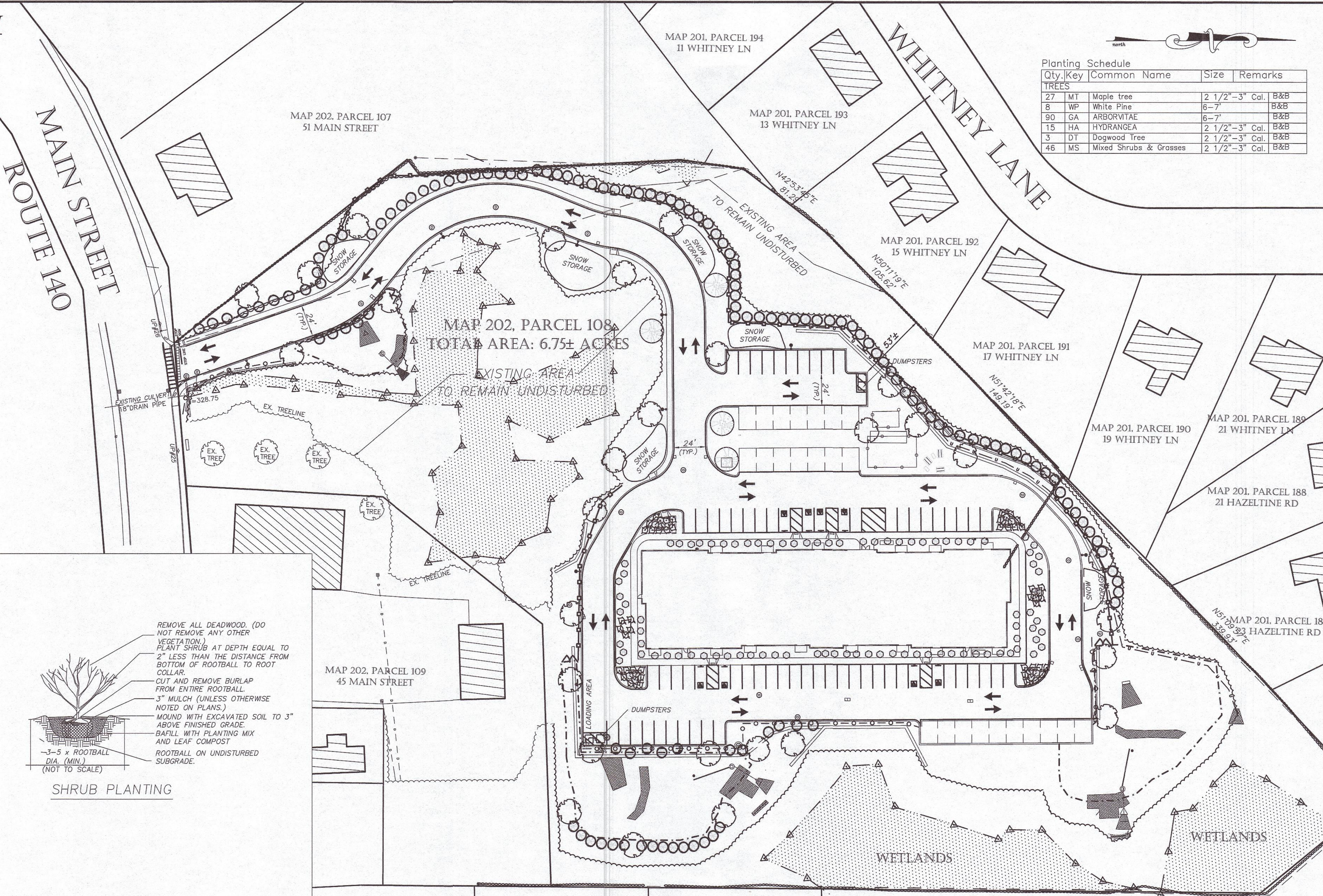
DECIDUOUS TREE PLANTING

NOT TO SCALE

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.  
BAPILL WITH PLANTING MIX AND LEAF COMPOST.  
ROOTBALL ON UNDISTURBED SUBGRADE.

ARBORTIE (GREEN) GUYING MATERIAL IS TO BE FLAT WOVEN POLYPROPYLENE MATERIAL 3" 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 BAPILLING.  
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.

- NOTES:
1. STAKE TO MAIN BRANCHES AS NECESSARY FOR FIRM SUPPORT.
  2. PLANT SO THAT TOP OF ROOT BALL IS EVEN WITH THE FINISHED GRADE.
  3. GUY WIRE SHALL NOT TOUCH OR RUB ADJACENT TRUNKS OR BRANCHES.
  4. REMOVE ALL "CONTAINERS" AND "BASKETS" FROM ROOT BALL.
  5. REMOVE BURLAP FROM TOP ONE THIRD OF ROOT BALL.
  6. LOOSEN ROOTBALL PRIOR TO PLANTING.



Planting Schedule

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

D&L Design Group  
Civil Engineering & Land Surveying  
115 Water Street • Milford, MA 01757  
P:(608) 408-2577  
www.dandlgroup.com

P.E. P.L.S.  
MICHAEL DEAN  
CIVIL  
No. 48225  
STATE OF MASSACHUSETTS  
5/20/24

GRAPHIC SCALE  
40 0 20 40 80  
(IN FEET)  
1 inch = 40 feet

REVISIONS

REV.	DATE	DESCRIPTION
1	1/8/24	REVISED PLANS.
2	3/25/24	REVISED PLANS
3	5/19/24	REVISED PLANS.

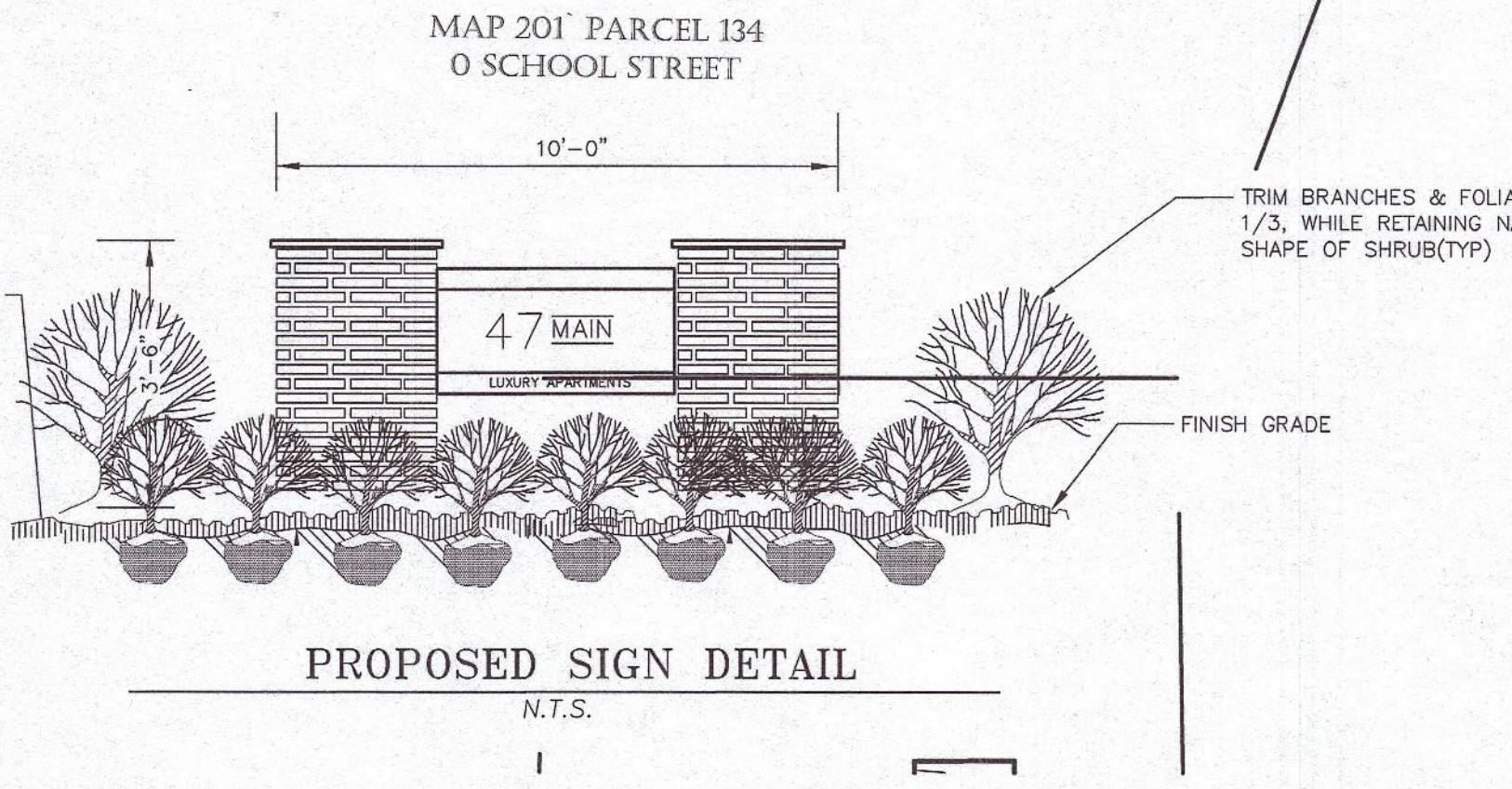
PROJECT NO. J-016  
DESIGNED BY PML  
CHECKED BY MD  
DATE 9/13/23  
CAD FILE J-016 SITE PLAN  
PLAN NO.

APPLICANT/DEVELOPER:  
LOBISSER BUILDING CORP.  
1 Charlesview Road • Hopedale, MA 01747  
P:(508) 478-8235

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.