

NOT FOR CONSTRUCTION



DIG SAFE NOTE:  
UTILITIES ARE PLOTTED FROM FIELD LOCATION AND ANY RECORD INFORMATION AVAILABLE. THEY SHOULD NOT BE CONSIDERED APPROXIMATE. OTHER UTILITIES MAY EXIST WHICH ARE NOT EVENLY LOCATED. IF ANY RECORD INFORMATION WAS NOT AVAILABLE, CONTRACTOR SHALL, IN ACCORDANCE WITH MASS.G.L. CHAPTER 80 SECTION 40 AS AMENDED, CONTACT ALL UTILITY COMPANIES BEFORE EXCAVATING AND DRILLING. ALSO, CALL "DIG-SAFE" AT (888)444-7233 [1(888)444-7233].

EXISTING LINES OTHER THAN THOSE INDICATED ON THESE DRAWINGS MAY BE ON THE SITE. THE CONTRACTOR IS ADVISED 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. NOTICE DIG-SAFE AT 1-888-DIG-SAFE AND LOCAL AUTHORITIES PRIOR TO ANY TYPE OF EXCAVATION OR PREPARATION FOR CONSTRUCTION.  
2. THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIAL AND MULCH IN SUFFICIENT QUANTITIES TO COMPLETE PLANTING AS SHOWN ON THE DRAWINGS.  
3. DRILL QUANTITIES TAKE PRIORITY OVER PLANT LIST QUANTITIES.  
4. ALL PLANT MATERIAL SHALL BE PROVIDED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.

5. ALL TREES AND SHRUBS SHALL BE PLANTED WITH THE "BEST FACE" SHOWING. ALL PLANTS SHALL BE GALLED AND BURNT ON CONTAINER GROWERS FEET. APPROVED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.  
6. ALL CONTAINER GROWN STO SHALL BE HEALTHY, VIGOROUS, WELL ROOTED AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE GROWING. THEY SHOULD BE PLANTED IN THE QUARTER IN WHICH THEY WILL 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 PLANTING OF 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 FIT FOR PLANTING.  
8. PLANTERS ARE TO HAVE A VIGOROUS BUD 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. PLANTING OF PLANTS WHICH ARE NOT ALLOWED UNLESS APPROVED BY THE PROJECT LANDSCAPE ARCHITECT.

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

12. PLANTING OF PLANTS WHICH ARE NOT ALLOWED UNLESS APPROVED BY THE PROJECT LANDSCAPE ARCHITECT.

13. 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.

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

15. SEED MIX SHALL BE STALLION PERENNIAL RYE 10%, CREEPING RED FESCUE 50%, ANNUAL RYE GRASS 15% JEFFERSON RED KNEE GRASS 10%, KENTUCKY BLUEGRASS AND CLOVER 5% OR APPROVED EQUIVALENT PLANT AT A RATE OF 1 LB. PER 150SF.

16. LAWN SEED AREAS SHALL NOT BE DEEMED ACCEPTABLE UNTIL IN EXCESS OF 50% OF EACH AREA, INDEPENDENTLY, IS GERMINATED, GROWING AND ESTABLISHED. THE SITE CONTRACTOR IS RESPONSIBLE FOR WATERING THE SEED AREAS UNTIL THEY ARE ACCEPTED. THE SITE CONTRACTOR IS RESPONSIBLE FOR APPLYING AT A MINIMUM 1" OF WATER A WEEK UNTIL THE SEEDED AREAS HAVE BEEN ACCEPTED. THE SITE CONTRACTOR IS RESPONSIBLE FOR REVIEWING THE SEEDING DATES AND CONDITIONS OF THE SEEDED AREAS BEFORE THEY ARE ACCEPTED.

17. WITHIN THE DETENTION BASIN AND ON TOP OF THE SEPTIC SYSTEM LEACH FIELD, SEED WITH THE CONSERVATION SEED MIX FROM NEW ENGLAND WETLAND PLANTING SYSTEMS. THE SEED MIX IS APPROVED BY THE STATE OF MASSACHUSETTS.

18. THE HYDRO SEED SLURRY SHALL BE A WOOD BASED BONDED FIBER MATRIX.

THE APPLICATION RATE SHALL BE 2,500-3,000LB. PER ACRE SPRAYED 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.

19. PRIOR TO PLANTING, THE LANDSCAPER SHALL REVIEW AND COORDINATE WITH THE SITE CONTRACTOR PLANTING AND CONSTRUCTION.

20. 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. THEREAFTER, THE NEWLY PLANTED TREES AND SHRUBS MUST BE WATERED EACH WEEK DURING THE FIRST GROWING SEASON AFTER PLANTING DEPENDS ON RECENT RAINFALL, TEMPERATURE, AND WIND, IF LESS THAN ONE-INCH OF RAIN HAS BEEN RECEIVED SINCE THE PREVIOUS WATERING, THE NEWLY PLANTED TREES AND SHRUBS MUST BE WATERED. THE NEWLY PLANTED TREES AND SHRUBS MUST BE WATERED DAILY UNTIL THE NEWLY PLANTED 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 30" DIA. DRAINAGE AREA. THEREAFTER, THE NEWLY PLANTED TREES AND SHRUBS SHALL BE WATERED SO THAT IS RECEIVES AT A MINIMUM ONE INCH (1") OF WATER EVERY WEEK.

21. WITHIN THE LANDSCAPE BEDS ADJACENT TO THE BUILDING FOUNDATIONS, NO BARK, BARK CHIP, BARK DUST, MULCH OR OTHER COMBUSTIBLE LANDSCAPE MATERIALS SHALL BE INSTALLED WITHIN 18" OF THE FOUNDATION.

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

MATN STREET  
ROUTE 140

MAP 202, PARCEL 107  
51 MAIN STREET

MAP 201, PARCEL 194  
11 WHITNEY LN

MAP 201, PARCEL 193  
13 WHITNEY LN

WHITNEY LANE  
north

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

MAP 202, PARCEL 108  
TOTAL AREA: 6.75± ACRES

EXISTING AREA  
TO REMAIN UNDISTURBED

MAP 201, PARCEL 192  
15 WHITNEY LN

MAP 201, PARCEL 191  
17 WHITNEY LN

MAP 201, PARCEL 190  
19 WHITNEY LN

MAP 201, PARCEL 188  
21 HAZELTINE RD

D&L Design Group  
Civil Engineering & Land Surveying

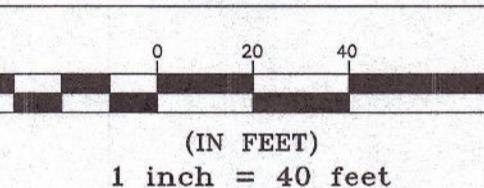
115 Water Street • Milford, MA 01757  
P: (508) 408-2577  
www.dandldesigngroup.com

P.E. P.L.S.



5/20/24

GRAPHIC SCALE



1 inch = 40 feet

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:  
LOBISSEUR BUILDING CORP.

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

TITLE:

Upton Apartments  
47 Main Street,

Upton Massachusetts  
Preliminary

Residential Development Plans

Comprehensive Permit Application

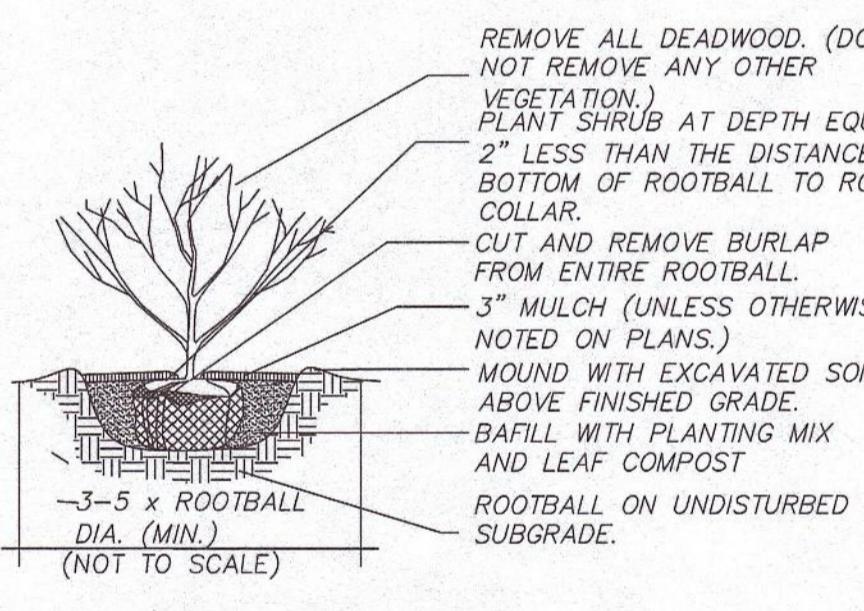
Upton Zoning Board of Appeals

SHEET TITLE

LANDSCAPE  
PLAN

SHEET NO.

C-8.0



MAP 202, PARCEL 109  
45 MAIN STREET

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  
COLAR.  
CUT AND REMOVE BURLAP  
FROM ENTIRE ROOTBALL.

3" MULCH (UNLESS OTHERWISE  
NOTED IN PLANS.)  
MOUND WITH EXCAVATED SOIL TO 3"  
ABOVE FINISHED GRADE.  
BAPILL WITH PLANTING MIX  
AND LEAF COMPOST

ROOTBALL ON UNDISTURBED  
SUBGRADE.

LOADING AREA  
DUMPSTERS

MAP 201, PARCEL 131  
4 SCHOOL STREET

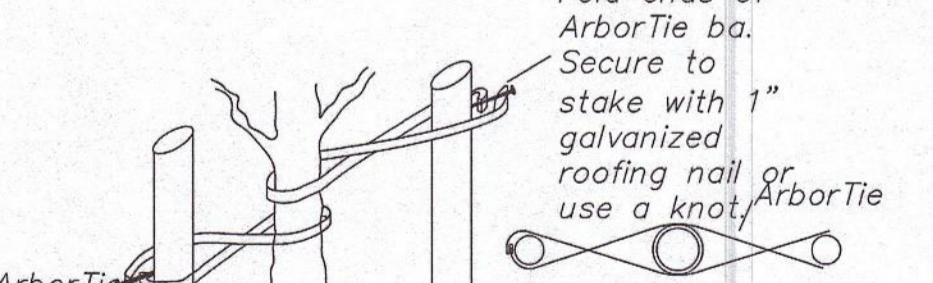
MAP 201, PARCEL 132  
6 SCHOOL STREET

MAP 201, PARCEL 134  
0 SCHOOL STREET

10'-0" 3" MIN. BARK MULCH  
UNDER TREES & SHRUBS  
47 MAIN LUXURY APARTMENTS  
FINISH GRADE

TRIM BRANCHES & FOLIAGE BY  
1/3, WHILE RETAINING NATURAL  
SHAPE OF SHRUB(TYP.)

PROPOSED SIGN DETAIL  
N.T.S.



DO NOT TRIM LEADER  
SET TREE PLUMB  
PRIOR TO GUYING;  
ORIGINAL GRADE OF  
TREE BASE TO BE  
PLANTED SLIGHTLY  
HIGHER (2.5"-3")  
ABOVE EXISTING  
GRADE. THIS ALLOWS FOR  
SETTLEMENT.

CUT AND REMOVE  
BURLAP FROM TOP OF  
ROOTBALL TOUGHEN  
SIDES OF PIT PRIOR  
TO PLANTING.  
EARTH ANCHOR  
6" HIGH MOUND OF  
TOPSOIL COMPACTED  
NOTE: SET CROWN OF  
ROOTBALL 1"-2" ABOVE  
GRADE.

NOTES:  
1. STAKE TO MAIN BRANCHES AS NECESSARY FOR FIRM  
SUPPORT.  
2. PLANT SO THAT TOP OF ROOTBALL 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.

EVERGREEN TREE PLANTING  
NOT TO SCALE

DECIDUOUS TREE PLANTING  
NOT TO SCALE