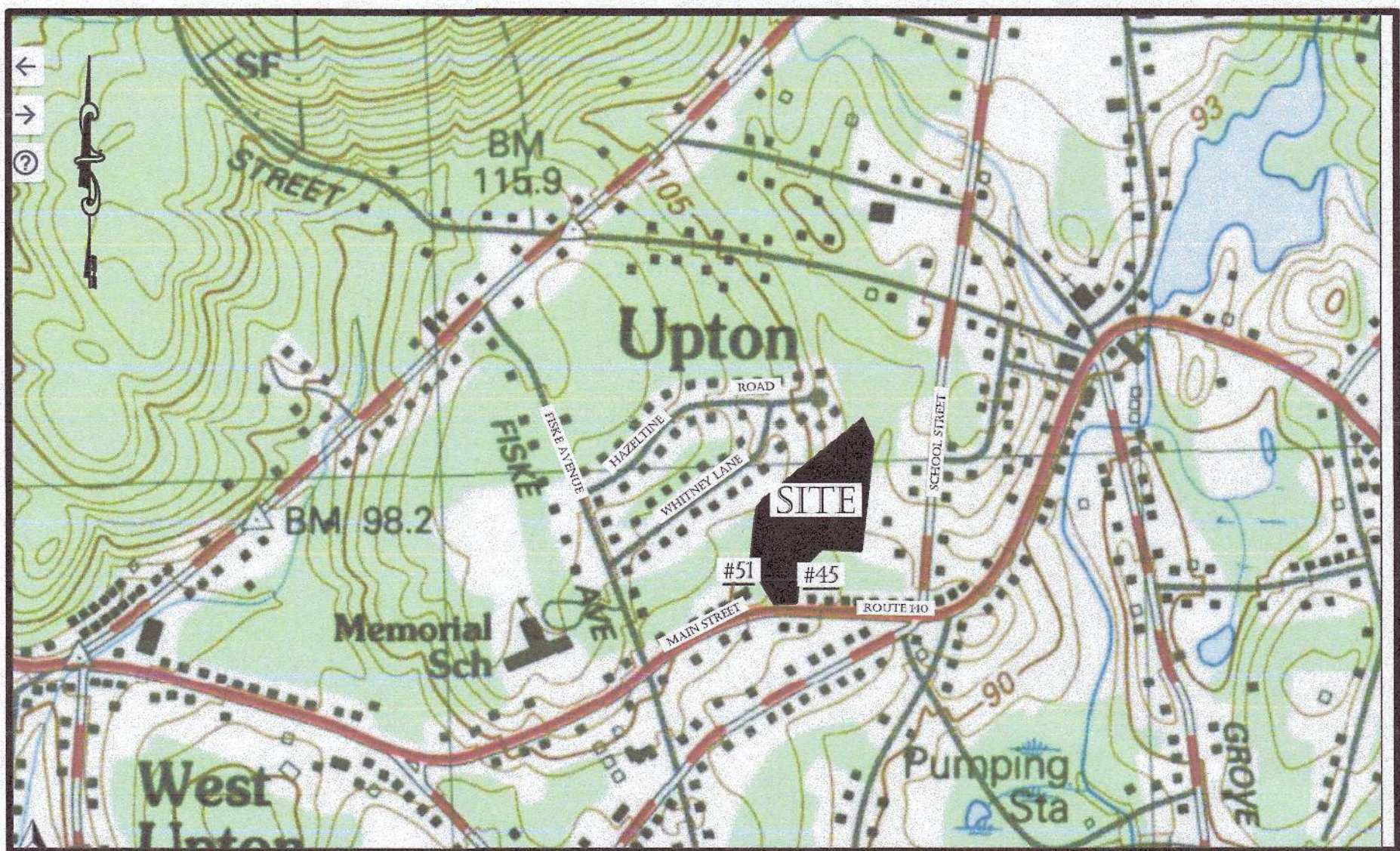


Upton Apartments

47 Main Street, Upton Massachusetts

Preliminary

Residential Development Plans Comprehensive Permit Application Upton Zoning Board of Appeals



LOCUS MAP
DRAWING LIST

SHEET TITLE	SHEET NUMBER
COVER SHEET	C-0.0
GENERAL NOTES, ABBREVIATIONS & LEGEND	C-1.0
EXISTING CONDITIONS	C-2.0
OVERALL SITE PLAN	C-3.0
SITE PLAN	C-4.0
GRADING & DRAINAGE PLAN	C-5.0
UTILITY PLAN	C-6.0
CONSTRUCTION DETAILS	C-7.1 - 7.4
LANDSCAPE PLAN	C-8.0
EROSION CONTROL PLANS	C-9.1 - 9.2
LIGHTING PLANS	C-10.1 - 10.2
BASIN CROSS SCTIONS	C-11.0
PROFILE SHEETS	C-12.1 - 12.2

PROPERTY INFORMATION

OWNER OF RECORD:
KENNETH M. PEDERSEN JR.
& DIANA B. PEDERSEN,
TRUSTEES OF THE PEDERSEN
FAMILY LIVING TRUST

UPTON ASSESSORS INFORMATION:
MAP 202, PARCEL 108
TOTAL AREA: 6.75± ACRES

DEED REFERENCES:
WORCESTER REGISTRY OF DEEDS: BK. 23149, PG. 370
WORCESTER REGISTRY OF DEEDS: BK. 8518, PG. 302

PLAN REFERENCES:
P.B. 926, PL. 58 APRIL 2007

ZONING INFORMATION: SRA -DISTRICT
MIN. AREA - 15,000 S.F.
MIN. FRONTAGE - 100'
FRONT YARD - 25'
SIDE YARD - 10'
REAR YARD - 30'
MAX. BUILDING HEIGHT 2.5 STORIES - 30'
MAX. COVERAGE 30%

NOT FOR CONSTRUCTION

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.

--

--

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) 478-6235

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

SHEET TITLE
COVER SHEET
SHEET NO.
C-0.0

APPLICANT/DEVELOPER

LOBISSER BUILDING CORP.

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

CIVIL ENGINEER & SURVEYOR

 **D&L Design Group**
Civil Engineering & Land Surveying

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

ENVIRONMENTAL CONSULTANT

Goddard Consulting, LLC.

291 Main Street, Suite15 • Northborough, MA 01532
P:(508) 393-3784

TRANSPORTATION ENGINEER

Vanasse & Associates, Inc.

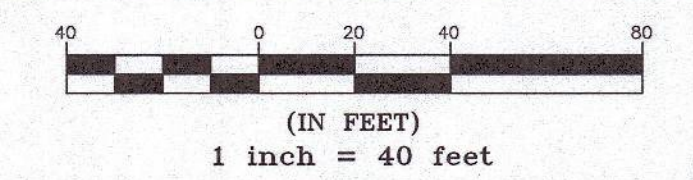
35 New England Business Center Drive - Andover, Ma 01810
P:(978) 269-6830

ARCHITECT

Maugel Destefano Architects

200 Ayer Road, Suite 200, Harvard Ma 01451
P:(508) 454-6558

GRAPHIC SCALE



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) 478-6235

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

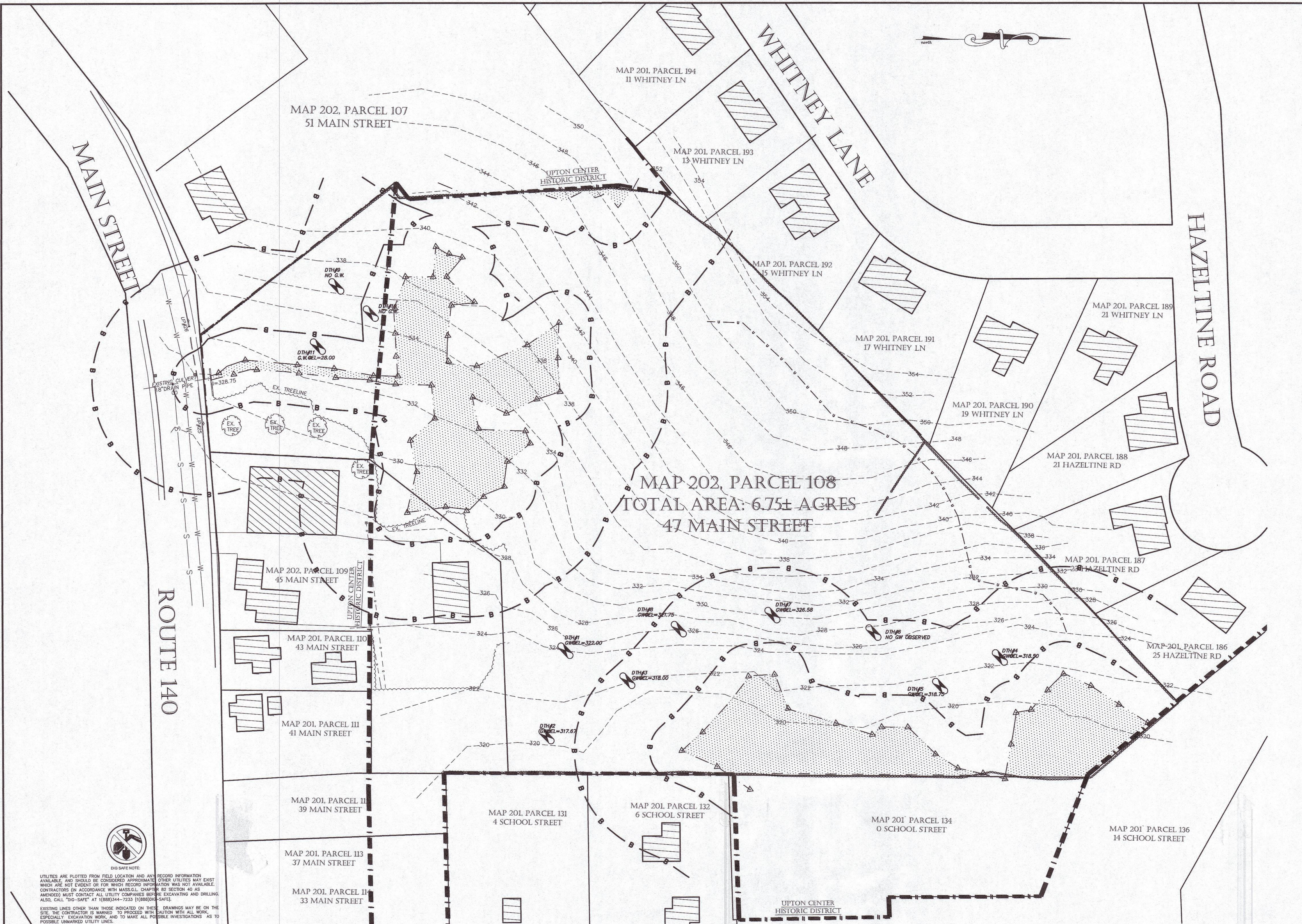
SHEET TITLE

EXISTING CONDITIONS
PLAN

SHEET NO.

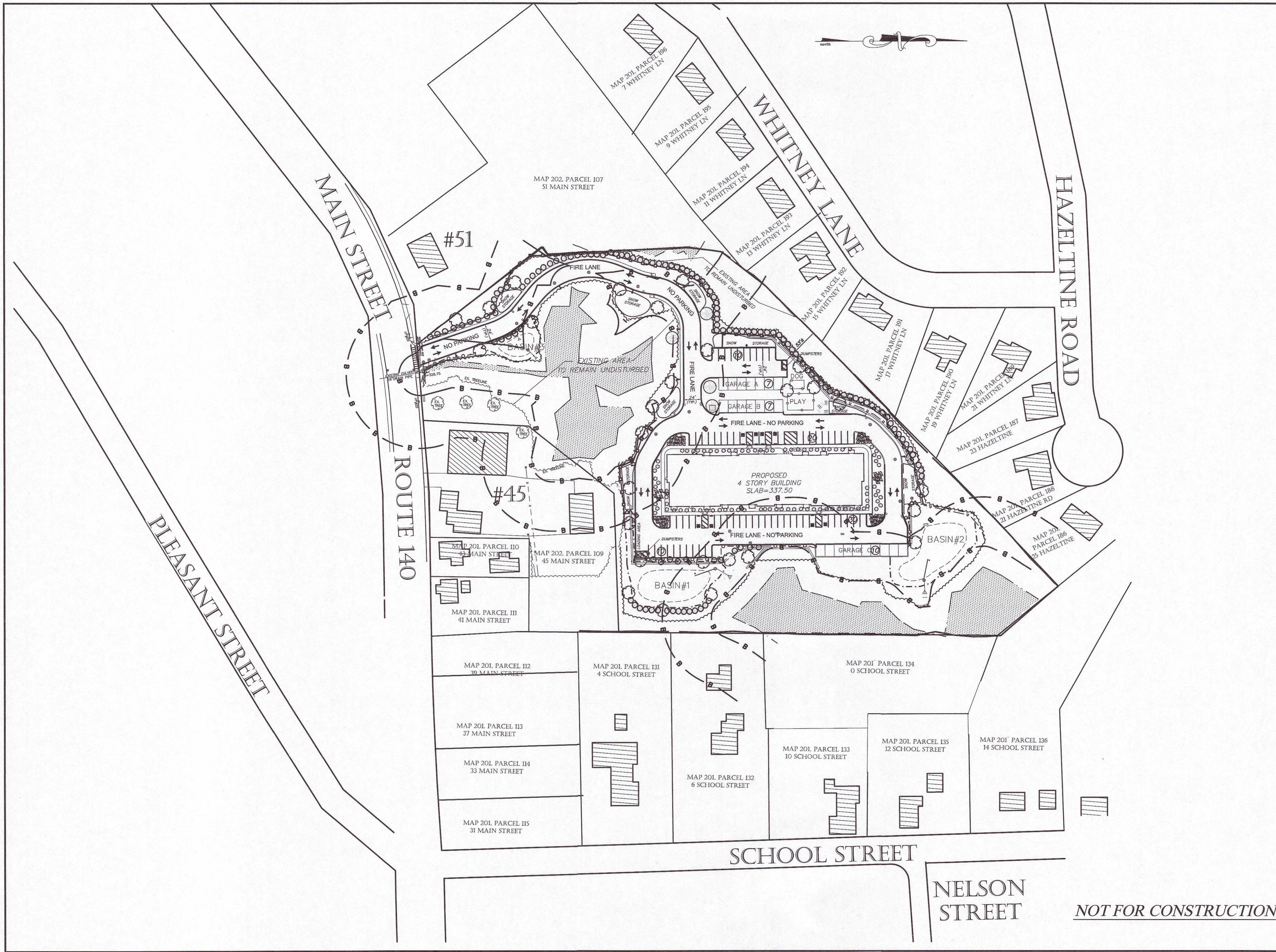
C-2.0

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 80 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 ALL WORK, ESPECIALLY EXCAVATION WORK, AND TO MAKE ALL POSSIBLE INVESTIGATIONS AS TO POSSIBLE UNMARKED UTILITY LINES.



D&L Design Group
Civil Engineering & Land Surveying
115 Water Street • Milford, MA 01757
P:(508) 408-2577
www.danddesigngroup.com

P.E.

P.L.S.

GRAPHIC SCALE
(IN FEET)
1 inch = 60 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) 478-6235

TITLE:

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

SHEET TITLE

OVERALL SITE PLAN

SHEET NO.

C-3.0

NOT FOR CONSTRUCTION