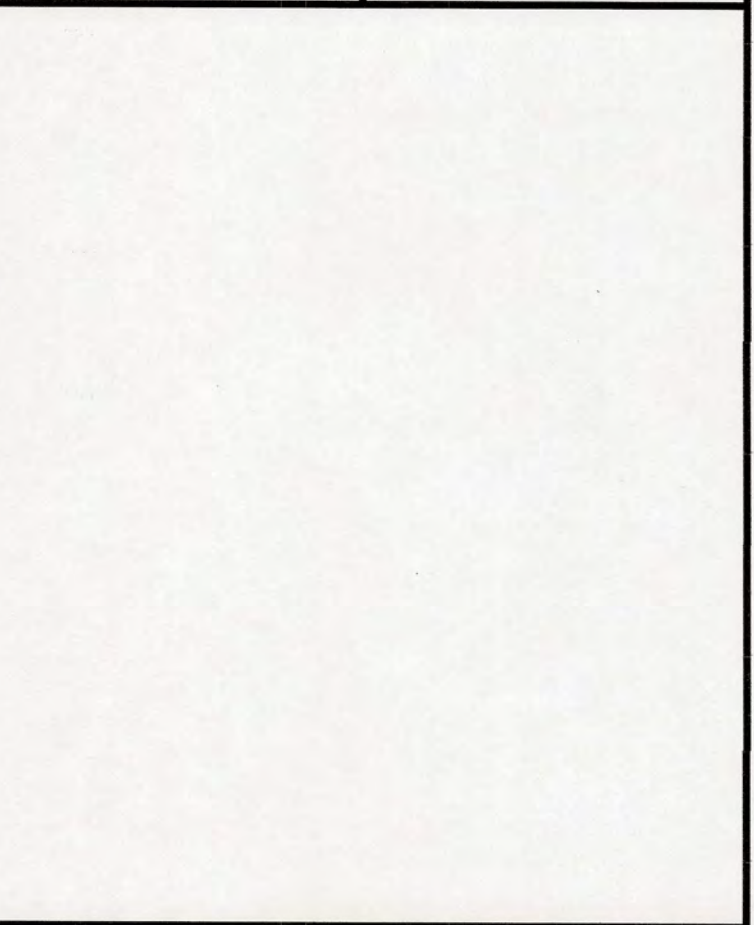


P.E.	P.L.S.



REVISIONS		
REV.	DATE	DESCRIPTION

PROJECT NO.	J-145
DESIGNED BY	PML
CHECKED BY	MD
DATE	10/10/25
CAD FILE	J-145-SITE PLAN
SCALE	1"=40'

45 Milford St. LLC
1 Charlesview Road • Hopedale, MA 01747
P: (508) 478-6235

TITLE:

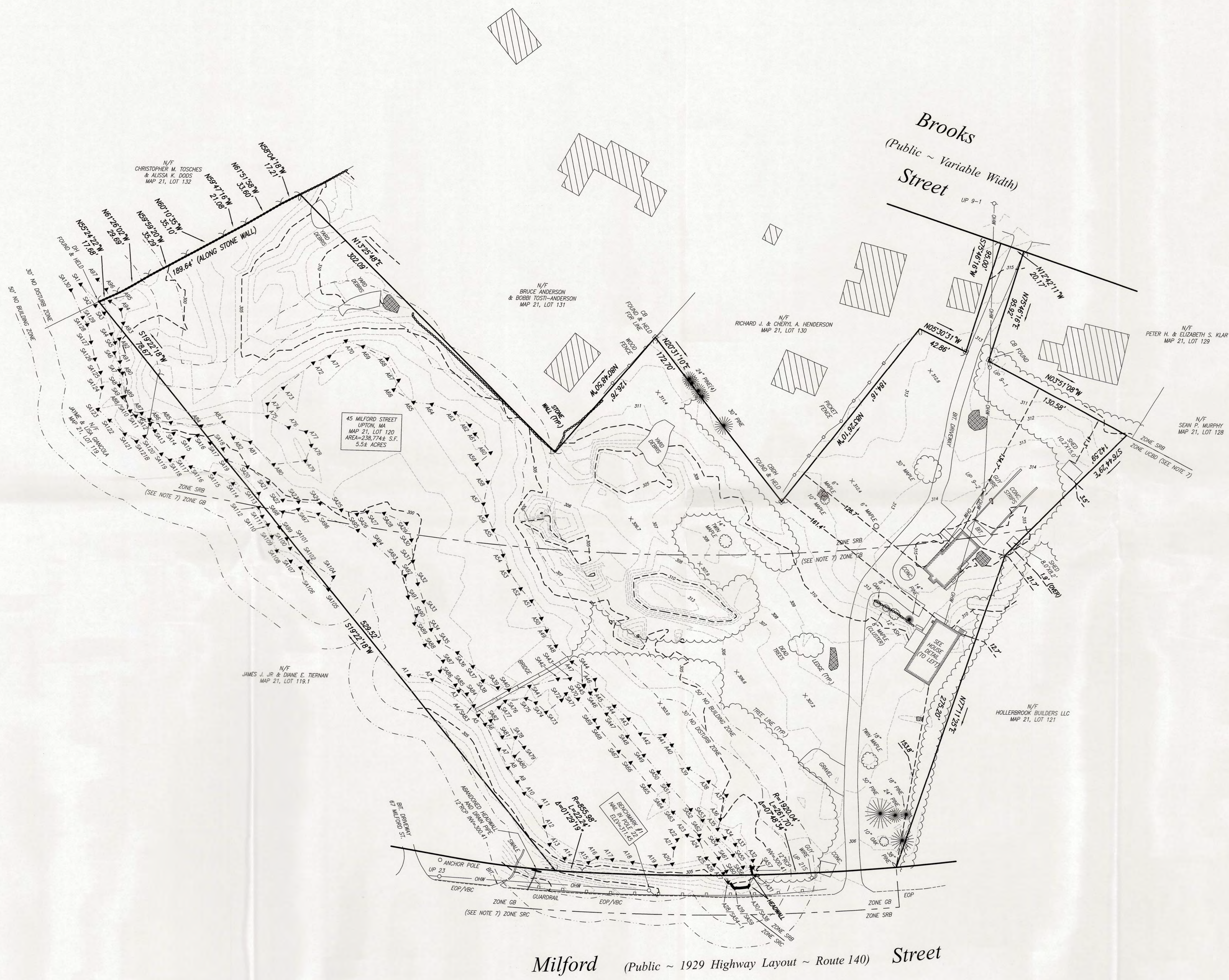
Upton Town Homes
45 Milford Street
in
Upton, Massachusetts

SHEET TITLE

EXISTING CONDITIONS

SHEET NO.

C-2.0





P.E.	P.L.S.



REVISIONS		
REV.	DATE	DESCRIPTION

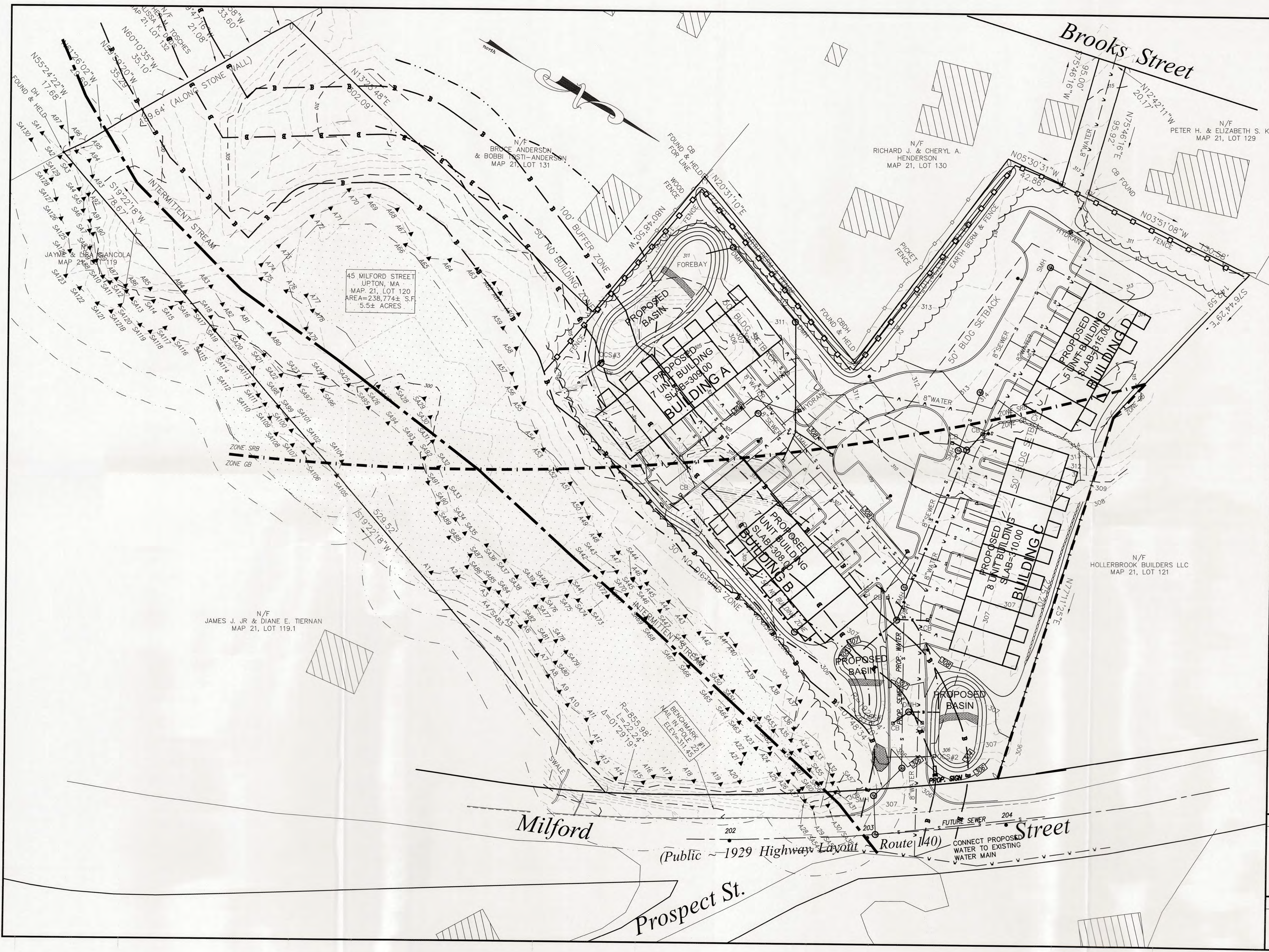
PROJECT NO.	J-145
DESIGNED BY	PML
CHECKED BY	MD
DATE	10/10/25
CAD FILE	J-145-SITE PLAN
SCALE	1"=30'

45 Milford St. LLC
1 Charlesview Road • Hopedale, MA 01747
P: (508) 478-6235

TITLE:

Upton Town Homes
45 Milford Street
in
Upton, Massachusetts

SHEET TITLE
SITE PLAN
SHEET NO.
C-3.0

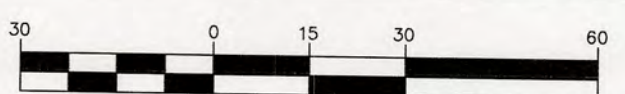




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GRAPHIC SCALE



(IN FEET)
1 inch = 30 feet

REVISIONS		
REV.	DATE	DESCRIPTION

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DESIGNED BY	PML
CHECKED BY	MD
DATE	10/10/25
CAD FILE	J-145-SITE PLAN
SCALE	1"=30'

45 Milford St. LLC
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P: (508) 478-6235

TITLE:

**Upton Town Homes
45 Milford Street
in
Upton, Massachusetts**

SHEET TITLE

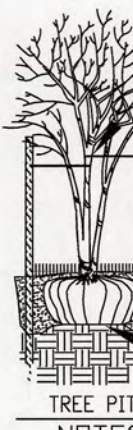
**GRADING & UTILITY
PLAN**

SHEET NO.

C-4.0

LANDSCAPING NOTES

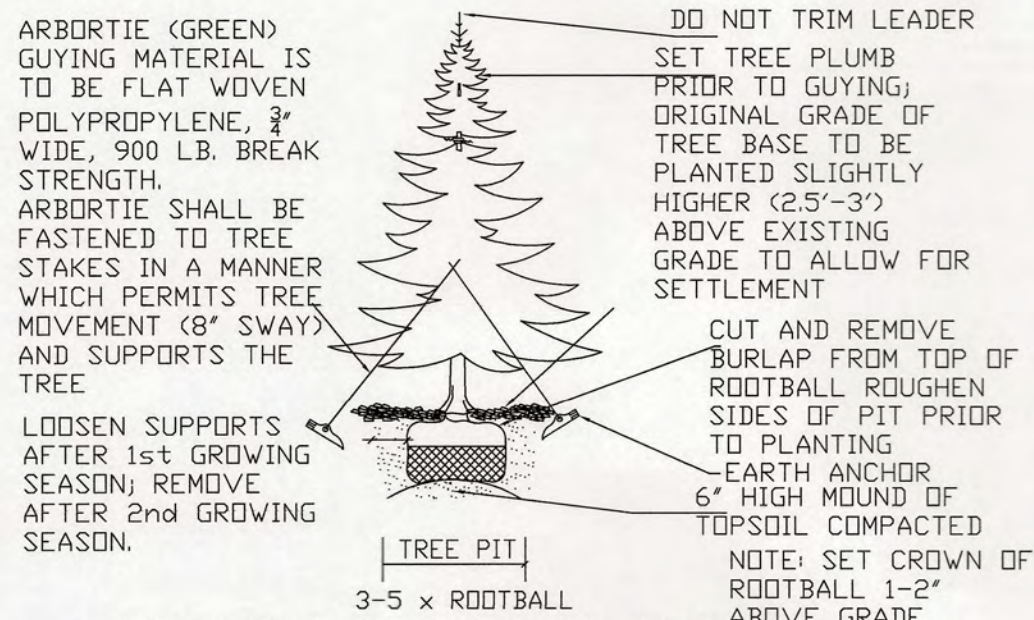
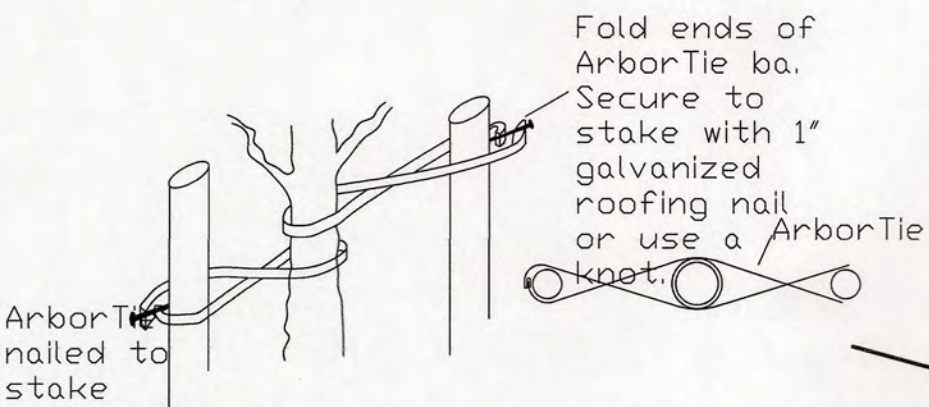
1. NOTIFY DIG-SAFE AT 1-888-DIG-SAFE AND LOCAL AUTHORITIES PRIOR TO ANY TYPE OF SITE PREPARATION OR CONSTRUCTION.
2. THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIAL AND MULCH IN SUFFICIENT QUANTITIES TO COMPLETE PLANTING AS SHOWN ON THE DRAWINGS.
3. DRAWING QUANTITIES TAKE PRECEDENCE OVER PLANT LIST QUANTITIES.
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 CHEVING 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 REIT 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 150SF.
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 WEEDS (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 1,750SF.
17. 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.
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 BEDS ADJACENT TO THE BUILDING FOUNDATIONS, NO GROUND, 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.



- 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.

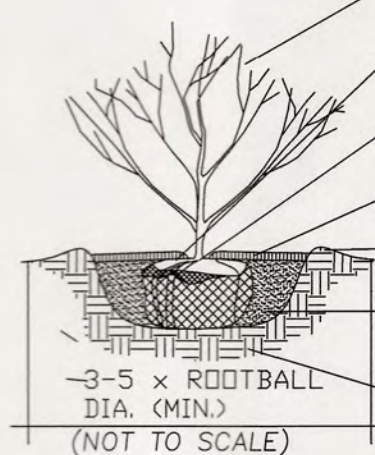
DECIDUOUS TREE PLANTING

NOT TO SCALE



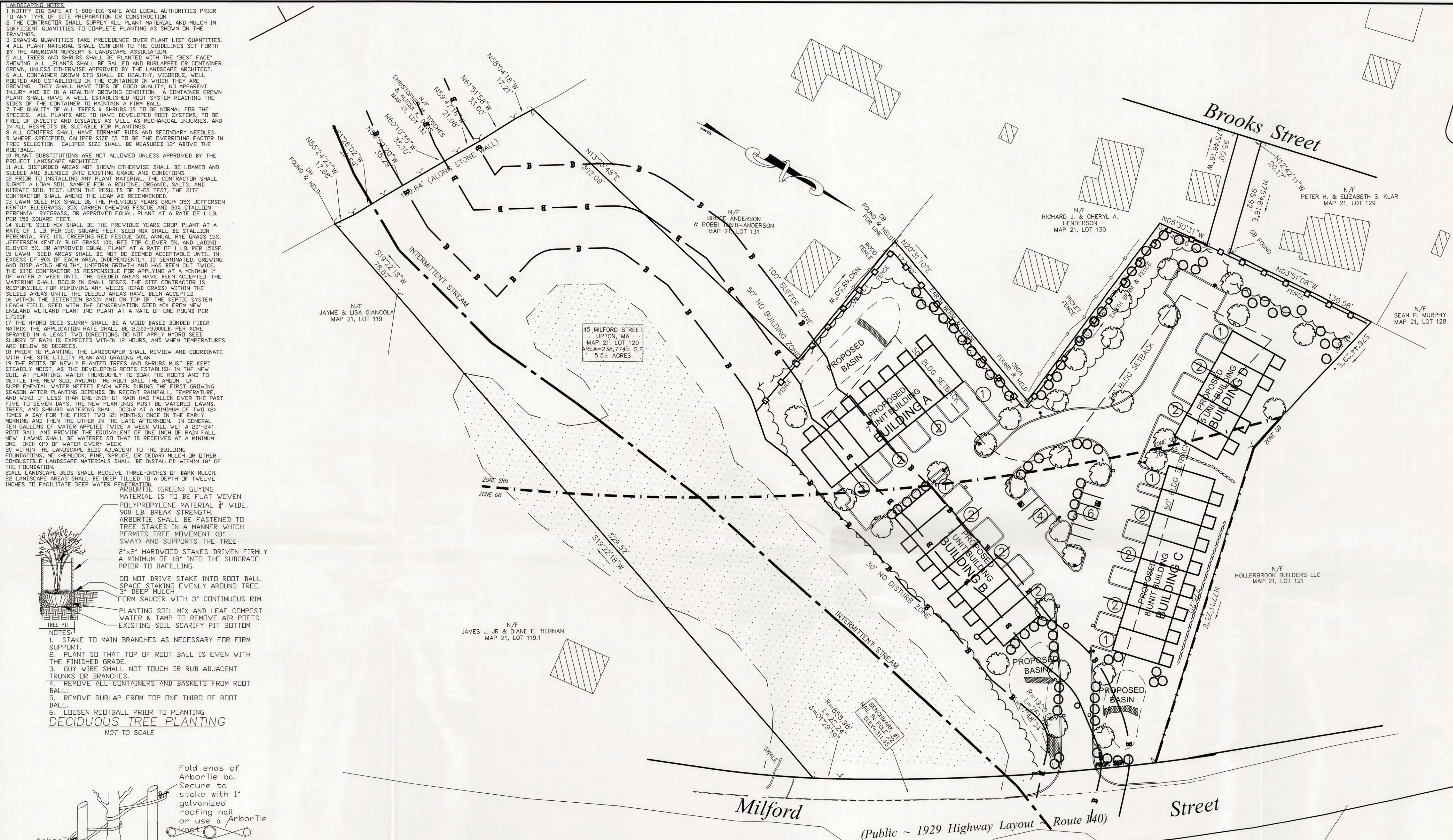
EVERGREEN TREE PLANTING

NOT TO SCALE



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.
- BAFILL WITH PLANTING MIX AND LEAF COMPOST
- ROOTBALL ON UNDISTURBED SUBGRADE.
- NOTE: SET CROWN OF ROOTBALL 1-2" ABOVE GRADE



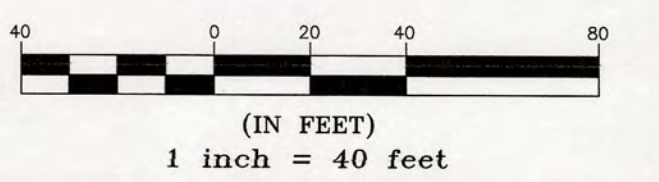
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GRAPHIC SCALE



(IN FEET)
1 inch = 40 feet

REVISIONS

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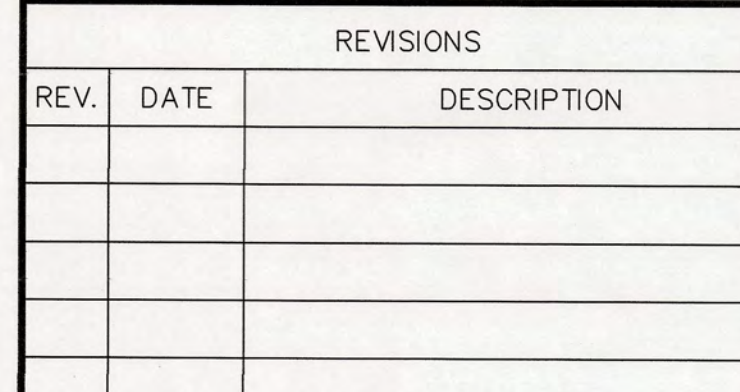
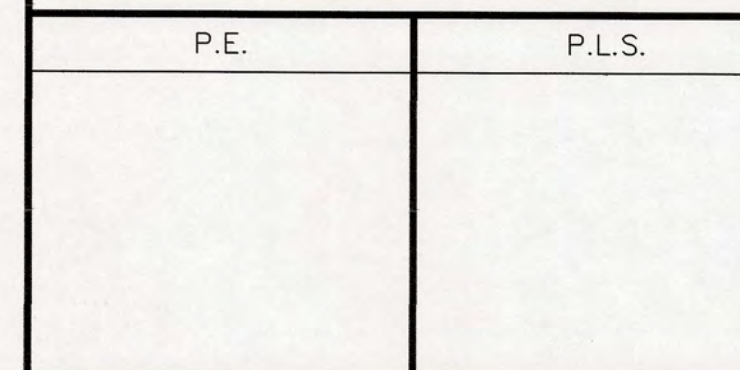
Upton Town Homes
45 Milford Street
in
Upton, Massachusetts

SHEET TITLE

LANDSCAPE PLAN

SHEET NO.

C-5.0



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SHEET TITLE	
PRESENTATION PLAN	
SHEET NO.	
C-6.0	