

"EAST STREET ESTATES"
DEFINITIVE RESIDENTIAL SUBDIVISION

UPTON & HOPKINTON, MASSACHUSETTS

November 5, 2021

Ref: July 23, 2018

PREPARED FOR:
F & D CENTRAL REALTY
CORPORATION, INC.
189 MAIN STREET
MILFORD, MA 01757

PREPARED BY:
ANDREWS SURVEY & ENGINEERING, INC.
104 MENDON STREET
P.O. BOX 312
UXBRIDGE, MA 01569
P: 508.278.3897
F: 508.278.2289

WAIVER REQUESTS:
SECTION III B. 5.1-5.3. STUDIES AND REPORTS

THE APPLICANT REQUESTS A WAIVER FROM THE REQUIREMENT OF PROVIDING VARIOUS REPORTS, IF REQUESTED BY THE PLANNING BOARD. THESE REPORTS INCLUDE "SOILS AND SURFACE WATER SURVEY", "TRAFFIC IMPACT REPORT", AND "ENVIRONMENTAL IMPACT REPORT". SOIL TESTS WERE PERFORMED IN THE AREAS NEAR THE FIVE DETENTION AREAS. THIS PROJECT IS ONLY 16 LOTS WHICH WOULD HAVE A MINIMUM EFFECT TRAFFIC AND THE ENVIRONMENT.

SECTION IV A. 1. e. TWO SITE ACCESSSES.

SITE TO HAVE TWO ACCESS POINTS IF OVER FIVE LOTS. THE APPLICANT REQUESTS A WAIVER FROM THIS REQUIREMENT. IT IS PROPOSED TO HAVE A SINGLE ACCESS POINT TO FOURTEEN LOTS OF THE SIXTEEN LOT SUBDIVISION. THE SITE IS BISECTED BY A WETLAND ALONG AN INTERMITTENT STREAM. CONSTRUCTION OF THE ROADWAY RESULTS IN AN 8,135 SQUARE FOOT BYW FILLING. ANOTHER ACCESS WOULD REQUIRE A SIGNIFICANTLY LARGER ADDITIONAL FILL AREA.

SECTION IV A. 2 a. STREET JOGS.

THE APPLICANT REQUESTS A WAIVER FROM THIS REQUIREMENT. IT IS PROPOSED TO PROVIDE A DIVIDED ENTRANCE WITH A 44 FOOT-WIDE ISLAND AND WITH TWO (2) 13 FOOT WIDE ENTRANCE AND EXIT LANES TO SAVE AN EXISTING 40" TREE WHICH WOULD BE REMOVED WITH A STANDARD ENTRANCE.

SECTION IV C. SIDEWALKS

THE APPLICANT REQUESTS A WAIVER FROM HAVING SIDEWALKS ON BOTH SIDES OF STREET AND PROPOSES A SIDEWALK ON ONE SIDE OF THE STREET. ALSO, IN THE RETAINING WALL SECTION THE SIDEWALK WILL BE LOCATED AT THE CURB LINE NOT AT THE LAYOUT LINE. THIS WILL RESULT IN THE REDUCTION OF WETLAND IMPACTS.

SECTION IV N. TOWN WATER AND SEWER SERVICES

THE SITE IS NOT WITHIN 6,000 FEET OF THE A PUBLIC WATER SUPPLY OR PUBLIC SEWER SYSTEM. THE APPLICANT REQUESTS A WAIVER FROM CONNECTING TO A PUBLIC WATER SUPPLY AND SEWER SYSTEM AND PROPOSES INDIVIDUAL PRIVATE WELLS TO SUPPLY WATER AND SEPTIC SYSTEMS FOR SEWAGE DISPOSAL FOR THE PROPOSED DWELLINGS.

TYPICAL MINOR STREET CROSS-SECTION - APPENDIX C CROSSECTION

THE APPLICANT REQUESTS A WAIVER FOR THE PROPOSED ROADWAY CONSTRUCTION. THE ROADWAY CROSSES AN EXISTING WETLAND AREA BETWEEN STATIONS 4+90 AND 10+45. TO LIMIT FILLING OF THE WETLAND, IT IS PROPOSED TO CONSTRUCT TWO RETAINING WALLS WITHIN THE 50-FOOT WIDE RIGHT OF WAY. THE PROPOSED ROADWAY SURFACE IS A 26' WIDE PAVED ROAD WITH SLOPED GRANITE CURB, AND A SINGLE 6-FOOT WIDE SIDEWALK ADJACENT TO THE CURB, ALL OF WHICH WILL BE CONSTRUCTED BETWEEN THE RETAINING WALLS. THE REMAINDER OF THE PROPOSED ROADWAYS ARE BUILT PER THE REGULATIONS EXCEPT FOR HAVING TWO (2) SIDEWALKS. (SEE WAIVER REQUEST FOR SIDEWALK)

HOPKINTON ASSESSOR'S INFORMATION:
PARCEL ID R28 54A

HOPKINTON ZONING INFORMATION:
MIN AREA: 60,000 S.F.
MIN FRONTAGE: 200'
MAX LOT COVERAGE: 25%
MAX BUILDING HEIGHT: 40'

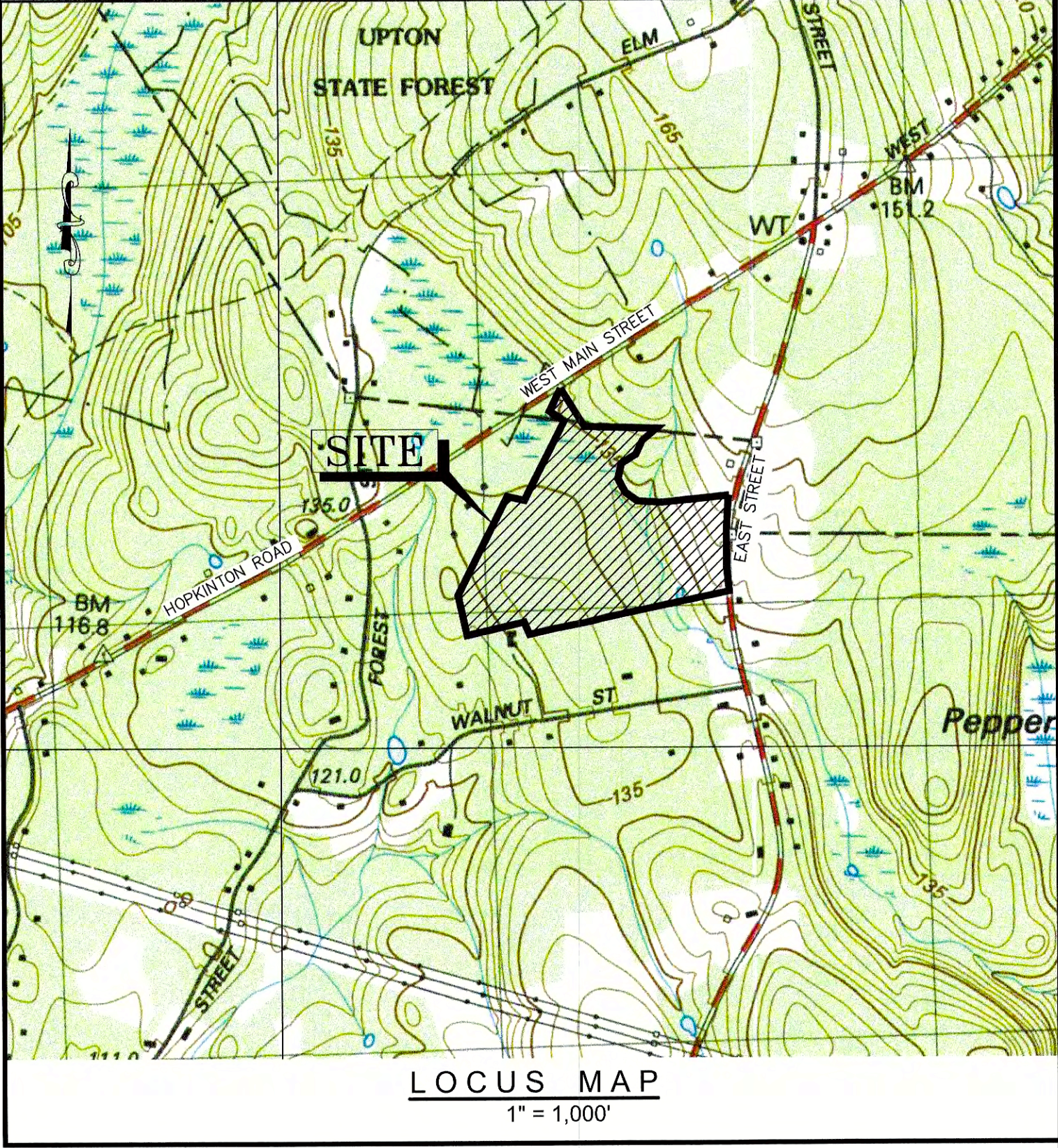
OWNERS OF RECORD:
F & D CENTRAL REALTY CORP., INC.
189 MAIN STREET
MILFORD, MA 01757

UPTON ASSESSORS INFORMATION:
PARCEL ID 013 013.01

UPTON ZONING INFORMATION:
ZONE: AR (AGRICULTURAL RESIDENTIAL)

MINIMUM AREA: 80,000 S.F.
MINIMUM FRONTAGE: 240'
SETBACKS: FRONT 50', SIDE 30', REAR 50'
MAXIMUM LOT COVERAGE 30%
MAXIMUM BUILDING HEIGHT: 30'

DEED REFERENCES:
MIDDLESEX SOUTH - BK. 67771, PG. 330 & PLAN No. 173 OF 2016
WORCESTER - BK. 55761, PG. 192 & PLAN BK. 918, PLAN 68 & PLAN BK. 921, PLAN 50



ASE
Andrews Survey & Engineering, Inc.
Land Surveying - Civil Engineering - Site Planning
P.O. Box 312, 104 Mendon Street
Uxbridge, Massachusetts 01569
P: 508-278-3897 F: 508-278-2289
500 East Washington Street
North Attleboro, Massachusetts 02760
P: 508-316-0452 F: 508-316-0963

APPROVAL UNDER SUBDIVISION CONTROL LAW
REQUIRED. UPTON PLANNING BOARD

BEING A MAJORITY DATE:
THIS CERTIFIES THAT THE NOTICE OF APPROVAL
OF THIS PLAN BY THE UPTON PLANNING BOARD
HAS BEEN RECEIVED AND RECORDED ON
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NO APPEAL WAS RECEIVED DURING THE 20
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NOTICE.

UPTON TOWN CLERK DATE

PROJECT:
"East Street Estates"
Definitive Residential
Subdivision
Upton & Hopkinton, MA
OWNER/APPLICANT:
F & D Central Realty
Corporation, Inc.
189 Main Street
Milford, MA 01757

Table with 3 columns: NO., DATE, DESCRIPTION. Rows include revisions for comment letters, water quality, planning board, and con com.

Table with 2 columns: Field (DRAWN BY, CHECKED BY, DATE, PROJECT NO.) and Value (JJS, RMM, WCN; RMM, BJA; JULY 23, 2018; 2016-199).

SHEET TITLE

COVER SHEET

Professional Engineer and Land Surveyor stamps for Leonard J. Bradley Jr. and Byron J. Andrews, dated 11/05/21 and 11/5/21. Includes plan and drawing numbers: PLAN NO. L-5436, DRAWING NO. C1.



HOPKINTON ASSESSOR'S INFORMATION:  
PARCEL ID R28 54A

HOPKINTON ZONING INFORMATION:  
MIN AREA: 60,000 S.F.  
MIN FRONTAGE: 200'  
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& PLAN BK. 921, PLAN 50

| LOT NUMBER | A<br>TOTAL LOT AREA* | B<br>AREA IN WETLANDS | C<br>AREA IN EASEMENTS | D<br>AREA IN WETLANDS & EASEMENTS | E<br>% BUILDABLE (A-D)/A = E |
|------------|----------------------|-----------------------|------------------------|-----------------------------------|------------------------------|
| 1          | ANR-80,306           | 19,438                | 37,487                 | 37,487                            | 53.3                         |
| 2          | ANR-81,019           | 6,047                 | 37,541                 | 6,047                             | 54.2                         |
| 3          | 81,941               | 2,449                 | 19,083                 | 21,538                            | 73.7                         |
| 4          | 80,722               | 18,288                | 14,845                 | 33,072                            | 59.0                         |
| 5          | 81,248               | 37,983                | 1,314                  | 39,297                            | 57.9                         |
| 6          | 80,620               | 0                     | 39,496                 | 39,496                            | 51.0                         |
| 7          | 80,145               | 0                     | 6,159                  | 6,159                             | 92.3                         |
| 8          | 80,112               | 0                     | 0                      | 0                                 | 100                          |
| 9          | 84,743               | 0                     | 0                      | 0                                 | 100                          |
| 10         | 81,379               | 0                     | 0                      | 0                                 | 100                          |
| 11         | 80,469               | 0                     | 0                      | 0                                 | 100                          |
| 12         | 80,318               | 0                     | 11,014                 | 11,014                            | 86.3                         |
| 13         | 80,472               | 7,480                 | 31,378                 | 38,858                            | 51.7                         |
| 14         | 80,532               | 40,212                | 0                      | 40,212                            | 50.1                         |
| 15         | 83,392               | 0                     | 16,799                 | 16,799                            | 79.9                         |
| 16         | 80,552               | 0                     | 12,998                 | 12,998                            | 83.8                         |

| PARCEL | A<br>TOTAL AREA* | B<br>AREA IN WETLANDS | C<br>AREA IN UPLAND |
|--------|------------------|-----------------------|---------------------|
| A      | 5,330            | 0                     | 5,330               |
| B      | 411,876          | 385,844               | 26,032              |
| C      | 139,565          | 126,236               | 13,329              |
| D      | 41,697           | 0                     | 41,697              |

\* ALL AREAS IN SQUARE FEET

NOTES:

PARCEL A IS TO BE DEEDED TO THE TOWN OF UPTON OR TO THE OWNER OF THE ABUTTING PROPERTY NORTH OF THE SITE, N/F RICHARD A. AMATO, TRUSTEE.

OPEN SPACE PARCELS B & C AND THE VERNAL POOL EASEMENTS ON LOTS 1, 2 & 3 ARE TO BE DEEDED TO THE UPTON CONSERVATION COMMISSION OR OTHER ORGANIZATION TASKED WITH PRESERVING WETLANDS, HABITAT AREAS AND OPEN SPACES.

PARCEL D IS TO BE USED AS A PROPOSED PLAYGROUND AREA SHOULD THE TOWN OF UPTON ACCEPT AND MAINTAIN THIS PARCEL. IF THE TOWN DOES NOT ACCEPT THIS PARCEL, IT WILL BE DIVIDED BETWEEN LOTS 15 AND 16.

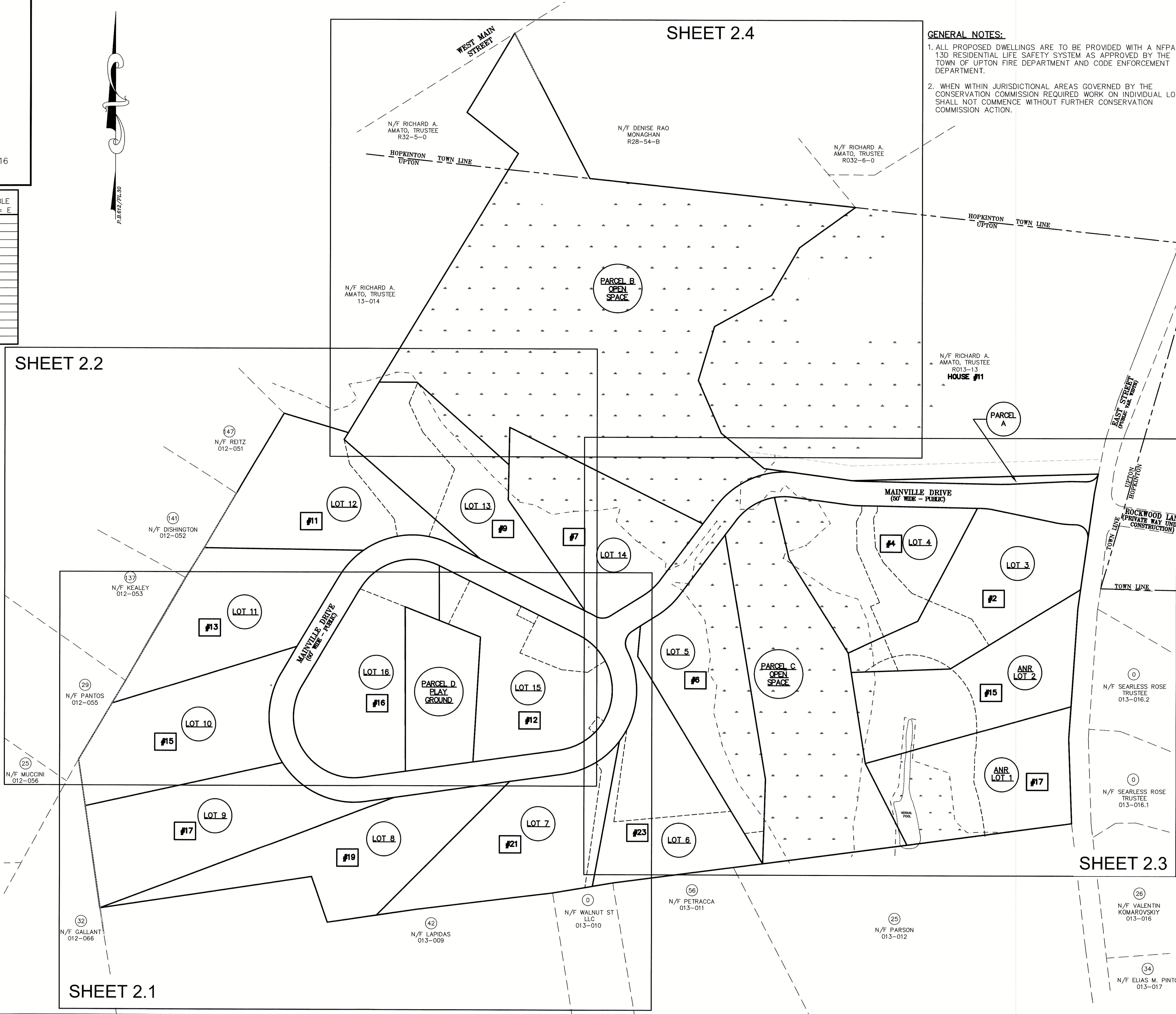
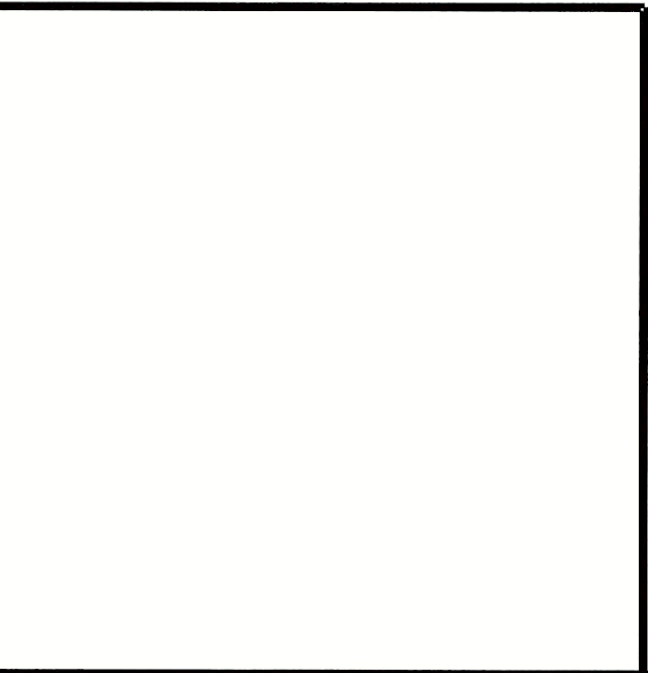
THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTRARS OF DEEDS IN THE COMMONWEALTH OF MASSACHUSETTS AND IN COMPLIANCE WITH THE RULES AND REGULATIONS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS. THIS CERTIFICATION IS INTENDED TO MEET THE REQUIREMENTS OF THE REGISTRY OF DEEDS AND IS NOT A CERTIFICATION OF THE TITLE OR OWNERSHIP OF THE LAND SHOWN HEREIN.

I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS. RELATIVE ERROR OF CLOSURE EXCEEDS CMR 250.6 REQUIREMENTS.



11/5/21  
DATE

REGISTERED LAND SURVEYOR



GENERAL NOTES:

- ALL PROPOSED DWELLINGS ARE TO BE PROVIDED WITH A NFPA 13D RESIDENTIAL LIFE SAFETY SYSTEM AS APPROVED BY THE TOWN OF UPTON FIRE DEPARTMENT AND CODE ENFORCEMENT DEPARTMENT.
- WHEN WITHIN JURISDICTIONAL AREAS GOVERNED BY THE CONSERVATION COMMISSION REQUIRED WORK ON INDIVIDUAL LOTS SHALL NOT COMMENCE WITHOUT FURTHER CONSERVATION COMMISSION ACTION.



Andrews Survey & Engineering, Inc.  
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P.O. Box 312, 104 Mendon Street  
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500 East Washington Street  
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APPROVAL UNDER SUBDIVISION CONTROL LAW  
REQUIRED. UPTON PLANNING BOARD

BEING A MAJORITY

DATE:

THIS CERTIFIES THAT THE NOTICE OF APPROVAL  
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UPTON TOWN CLERK

DATE

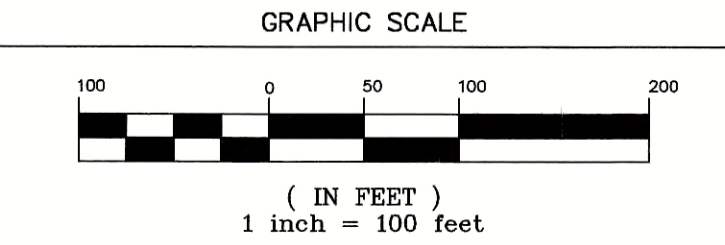
"EAST STREET ESTATES"  
DEFINITIVE RESIDENTIAL  
SUBDIVISION  
UPTON & HOPKINTON, MA

OWNER/APPLICANT:

F & D CENTRAL REALTY  
CORPORATION, INC.  
189 MAIN STREET  
MILFORD, MA 01757

PROJECT:

| REVISIONS               |          |                                |
|-------------------------|----------|--------------------------------|
| NO.                     | DATE     | DESCRIPTION                    |
| 1                       | 12/10/18 | PER COMMENT LETTERS            |
| 2                       | 4/30/19  | PER COMMENT LETTERS            |
| 3                       | 7/9/19   | PER LETTER DEP WATER QUALITY   |
| 4                       | 12/16/19 | PER DEP, PLANNING BD & CON COM |
| 5                       | 7/16/20  | PER DEP, PLANNING BD & CON COM |
| 6                       | 10/6/20  | PER PLANNING BD & CON COM      |
| DRAWN BY: JJS, RMM, WCN |          |                                |
| CHECKED BY: BJA         |          |                                |
| DATE: JULY 23, 2018     |          |                                |
| PROJECT NO.: 2016-199   |          |                                |



SHEET TITLE

DEFINITIVE PLAN  
SHEET INDEX

| DRAWING NO.     |  |
|-----------------|--|
| C2.0            |  |
| PLAN NO. L-5435 |  |



NOTES:

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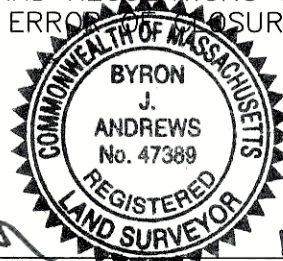
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MAXIMUM LOT COVERAGE 30%  
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11/5/21  
DATE

LEGEND

|          |                 |    |                      |
|----------|-----------------|----|----------------------|
| N/F      | NOW OR FORMERLY | CB | CONCRETE BOUND       |
| 1111/111 | DEED BOOK/PAGE  | DH | DRILL HOLE           |
| (FND)    | FOUND           | ○  | PIPE/ROD             |
| (S)      | SET             | ⊙  | STONE/CONCRETE BOUND |
| IP       | IRON/STEEL PIPE | ⊙  | DRILL HOLE           |
| SB       | STONE BOUND     | ⊙  | STONE WALL           |
|          |                 | ■  | PROPOSED BOUND       |

THIS LAND IS SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, COVENANTS, OR OTHER LIMITATIONS WHICH MAY BE DISCLOSED BY A TITLE EXAMINATION.



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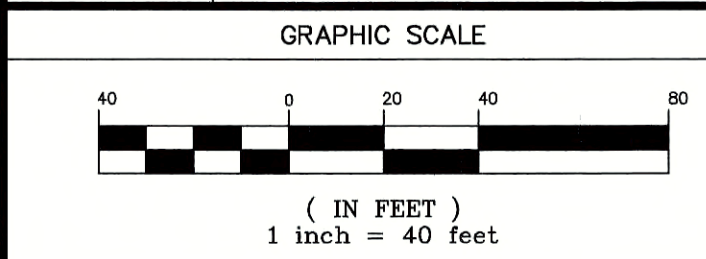
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DEFINITIVE RESIDENTIAL  
SUBDIVISION  
UPTON & HOPKINTON, MA

F & D CENTRAL REALTY  
CORPORATION, INC.  
189 MAIN STREET  
MILFORD, MA 01757

PROJECT: OWNER/APPLICANT:

| REVISIONS |          |                                |
|-----------|----------|--------------------------------|
| NO.       | DATE     | DESCRIPTION                    |
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|             |               |
|-------------|---------------|
| DRAWN BY    | JUS, RMM, WCN |
| CHECKED BY  | BJA           |
| DATE        | JULY 23, 2018 |
| PROJECT NO. | 2016-199      |



SHEET TITLE

DEFINITIVE PLAN

| DRAWING NO.     |  |
|-----------------|--|
| C2.1            |  |
| PLAN NO. L-5435 |  |

RECORDABLE PLAN 2 OF 5

| SHEET                               | TOTAL   | LOT AREA | ROAD AREA | EASEMENT AREA | AREA FOR PARKS AND TRANSFERS           |
|-------------------------------------|---------|----------|-----------|---------------|----------------------------------------|
| 2.1                                 | 350,502 | 326,379  | 24,123    | 6,627         | 0                                      |
| 2.2                                 | 510,876 | 405,703  | 63,482    | 72,189        | 41,691 (PARCEL D)                      |
| 2.3                                 | 690,339 | 477,362  | 67,095    | 74,738        | 139,565 (PARCEL C)<br>6,367 (PARCEL A) |
| 2.4                                 | 411,876 | 0        | 0         | 0             | 411,876 (PARCEL B)                     |
| TOTAL 1,963,593 S.F. OR 45.08 ACRES |         |          |           |               |                                        |

\* ALL AREAS IN SQUARE FEET

GENERAL NOTES:

- ALL PROPOSED DWELLINGS ARE TO BE PROVIDED WITH A NFPA 13D RESIDENTIAL LIFE SAFETY SYSTEM AS APPROVED BY THE TOWN OF UPTON FIRE DEPARTMENT AND CODE ENFORCEMENT DEPARTMENT.
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11/5/21  
REGISTERED LAND SURVEYOR

#### NOTES:

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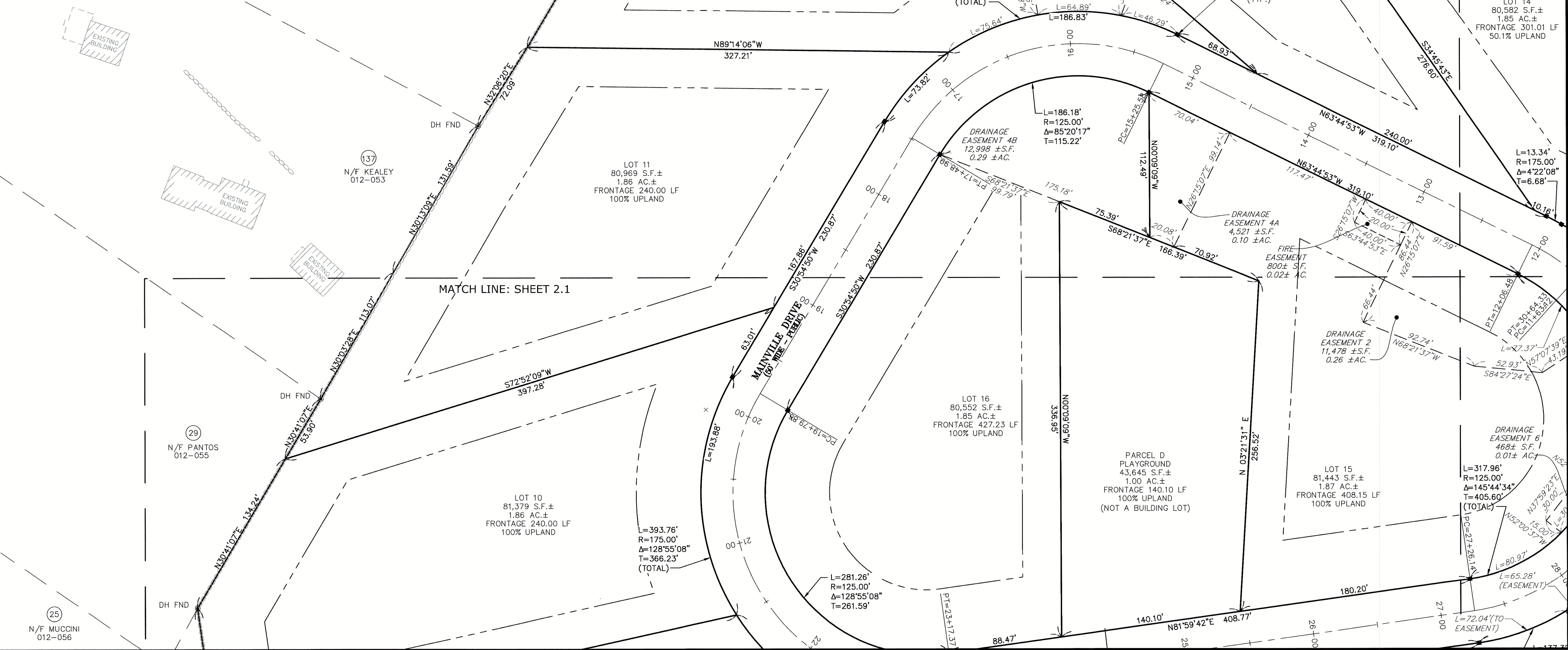
#### LEGEND

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| 2.4   | 411,876                       | 0        | 0         | 0             | 411,876 (PARCEL B)                     |
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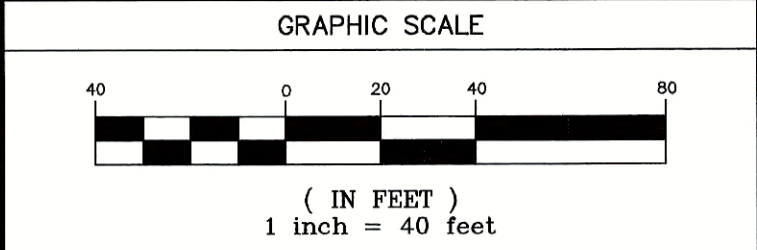
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| DRAWN BY: JUS, RMM, WCN |          |                                |
| CHECKED BY: BJA         |          |                                |
| DATE: JULY 23, 2018     |          |                                |
| PROJECT NO.: 2016-199   |          |                                |



SHEET TITLE

DEFINITIVE PLAN

DRAWING NO.  
**C2.2**  
PLAN NO. L-5435





Andrews Survey & Engineering, Inc.  
Land Surveying - Civil Engineering - Site Planning

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Uxbridge, Massachusetts 01569  
P: 508-278-3897 F: 508-278-2289

500 East Washington Street  
North Attleboro, Massachusetts 02760  
P: 508-316-0452 F: 508-316-0963

APPROVAL UNDER SUBDIVISION CONTROL LAW  
REQUIRED. UPTON PLANNING BOARD

BEING A MAJORITY DATE:

THIS CERTIFIES THAT THE NOTICE OF APPROVAL  
OF THIS PLAN BY THE UPTON PLANNING BOARD  
HAS BEEN RECEIVED AND RECORDED ON \_\_\_\_\_ AND  
NO APPEAL WAS RECEIVED DURING THE 20  
DAYS NEXT AFTER SUCH RECEIPT OF SAID  
NOTICE.

UPTON TOWN CLERK DATE

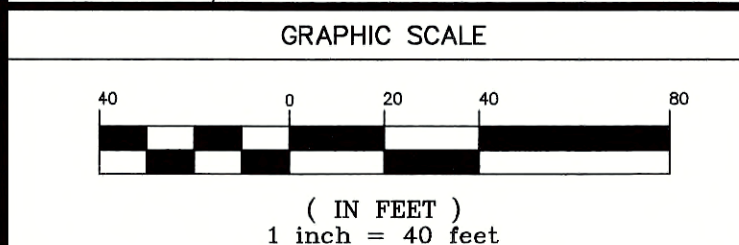
PROJECT: "EAST STREET ESTATES"  
DEFINITIVE RESIDENTIAL  
SUBDIVISION  
UPTON & HOPKINTON, MA  
OWNER/APPLICANT:  
F & D CENTRAL REALTY  
CORPORATION, INC.  
189 MAIN STREET  
MILFORD, MA 01757

| SHEET | TOTAL   | LOT AREA | ROAD AREA | EASEMENT<br>AREA | AREA FOR PARKS<br>AND TRANSFERS        |
|-------|---------|----------|-----------|------------------|----------------------------------------|
| 2.1   | 350,502 | 326,379  | 24,123    | 6,627            | 0                                      |
| 2.2   | 510,876 | 405,703  | 63,482    | 72,189           | 41,691 (PARCEL D)                      |
| 2.3   | 690,339 | 477,362  | 67,095    | 74,738           | 139,565 (PARCEL C)<br>5,330 (PARCEL A) |
| 2.4   | 411,876 | 0        | 0         | 0                | 411,876 (PARCEL B)                     |

TOTAL 1,963,593 S.F. OR 45.08 ACRES

\* ALL AREAS IN SQUARE FEET

| REVISIONS              |          |                                |
|------------------------|----------|--------------------------------|
| NO.                    | DATE     | DESCRIPTION                    |
| 1                      | 12/10/18 | PER COMMENT LETTERS            |
| 2                      | 4/30/19  | PER COMMENT LETTERS            |
| 3                      | 7/9/19   | PER LETTER DEP WATER QUALITY   |
| 4                      | 12/16/19 | PER DEP, PLANNING BD & CON COM |
| 5                      | 7/16/20  | PER DEP, PLANNING BD & CON COM |
| 6                      | 10/6/20  | PER PLANNING BD & CON COM      |
| DRAWN BY JJS, RMM, WCN |          |                                |
| CHECKED BY BJA         |          |                                |
| DATE JULY 23, 2018     |          |                                |
| PROJECT NO. 2016-199   |          |                                |



SHEET TITLE

DEFINITIVE PLAN

DRAWING NO.

C2.3

PLAN NO. L-5435

RECORDABLE PLAN 4 OF 5

THIS LAND IS SUBJECT TO ANY EASEMENTS,  
RIGHTS-OF-WAY, RESTRICTIONS, COVENANTS,  
OR OTHER LIMITATIONS WHICH MAY BE  
DISCLOSED BY A TITLE EXAMINATION.

MATCH LINE: SHEET 2.4

PARCEL B  
OPEN SPACE  
411,876 S.F.±  
9.45 AC.±

R=125.00'  
L=45.73'  
Δ=20°57'38"  
T=23.12'

L=13.34'  
R=175.00'  
Δ=4°22'08"  
T=6.68'

R=30.00'  
L=32.78'  
Δ=62°35'55"  
T=18.24'

L=44.83'  
R=30.00'  
Δ=85°37'13"  
T=27.79'

L=12.44'  
R=175.00'  
Δ=4°22'08"  
T=6.68'

L=13.34'  
R=175.00'  
Δ=4°22'08"  
T=6.68'

L=13.34'  
R=175.00'  
Δ=4°22'08"  
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L=13.34'  
R=175.00'  
Δ=4°22'08"  
T=6.68'

#### NOTES:

THE SUBDIVIDER SHALL RETAIN TITLE TO THE  
FEE OF EACH STREET, PATH AND EASEMENT  
SHOWN ON THE PLAN UNTIL CONVEYED TO  
THE TOWN OF UPTON.

PARCELS A, B, C, & D ARE NOT TO BE  
CONSIDERED BUILDING LOTS.

THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE  
RULES AND REGULATIONS OF THE REGISTRARS OF DEEDS IN  
THE COMMONWEALTH OF MASSACHUSETTS AND IN COMPLIANCE  
WITH THE RULES AND REGULATIONS FOR THE PRACTICE OF  
LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS.  
THIS CERTIFICATION IS INTENDED TO MEET THE REQUIREMENTS  
OF THE REGISTRY OF DEEDS AND IS NOT A CERTIFICATION OF  
THE TITLE OR OWNERSHIP OF THE LAND SHOWN HEREIN.

I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN  
ACCORDANCE WITH THE RULES AND REGULATIONS OF THE  
REGISTERS OF DEEDS. RELATIVE ERROR OF CLOSURE EXCEEDS  
CMR 250.6 REQUIREMENTS.



REGISTERED LAND SURVEYOR

11/5/21  
DATE

DETAIL B  
N.T.S.

DETAIL C  
N.T.S.

#### GENERAL NOTES:

- ALL PROPOSED DWELLINGS ARE TO BE PROVIDED WITH A NFPA  
13D RESIDENTIAL LIFE SAFETY SYSTEM AS APPROVED BY THE  
TOWN OF UPTON FIRE DEPARTMENT AND CODE ENFORCEMENT  
DEPARTMENT.
- WHEN WITHIN JURISDICTIONAL AREAS GOVERNED BY THE  
CONSERVATION COMMISSION REQUIRED WORK ON INDIVIDUAL LOTS  
SHALL NOT COMMENCE WITHOUT FURTHER CONSERVATION  
COMMISSION ACTION.







Z:\DEMMAIN\PROJECTS\3001-001-DESIGN\ 11-04-21 5:55:25 PM -- LAYOUT C3.0

GENERAL NOTES

PART 1 – TOPOGRAPHIC AND PROPERTY LINE INFORMATION

A. NOTICE TO CONTRACTOR: THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AND STRUCTURES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANY, ANY GOVERNING PERMITTING AUTHORITY, AND "DIGSAFE" AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION WORK TO REQUEST EXACT FIELD LOCATION OF UTILITIES. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION SHALL BE TAKEN BEFORE PROCEEDING WITH THE WORK. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLAN.

B. PROPERTY LINE AND TOPOGRAPHY:

EXISTING BOUNDARY AND TOPOGRAPHIC INFORMATION EFFECTING THE AREA OF THE PROPOSED SUBDIVISION BASED UPON AN ON-THE-GROUND SURVEY PERFORMED BY ANDREWS SURVEY & ENGINEERING, INC. ADDITIONAL BOUNDARY INFORMATION OBTAINED FROM PLANS RECORDED AT THE WORCESTER COUNTY REGISTRY OF DEEDS.

C. WETLAND DELINEATION BY B & C ASSOCIATES, INC.

D. DATUM: NAVD 1929

E. COORDINATE SYSTEM: MASSACHUSETTS STATE PLANE GRID (NAD 83)

F. CONSTRUCTION STAKING CONTROL: THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING ALL CONTROL POINTS AND BENCH MARKS NECESSARY TO PERFORM THE WORK.

G. FLOODPLAIN: THE PROPERTY DOES NOT LIE IN A FLOOD HAZARD AREA OR 100-YEAR FLOODPLAIN ACCORDING TO THE MOST RECENT FLOOD INSURANCE RATE MAPS FOR UPTON.

H. STREET NUMBERS ARE ASSIGNED BY THE UPTON ASSESSOR'S OFFICE; FOR FURTHER INFORMATION CALL (508) 529-1002.

PART 2 – EXECUTION

2.0 PRIOR TO COMMENCING OF ANY WORK ON THE SITE, CONTRACTOR SHALL APPLY FOR AN ARMY CORP OF ENGINEERS PERMIT, "NPDES CONSTRUCTION GENERAL PERMIT" AND PREPARE A STORM WATER POLLUTION PREVENTION PLAN IN COMPLIANCE WITH THE PERMIT.

2.1 DEMOLITION, SEDIMENTATION, AND EROSION CONTROL

A. THE FIRST STAGE INVOLVES ACTIVITIES NEEDED TO ADDRESS STORM WATER MANAGEMENT, EXCAVATING MATERIAL DESIGNATED FOR OFF-SITE REMOVAL OR ON-SITE RELOCATION AND FENCING SELECTED AREAS. STAGE ONE WILL PREPARE SITE FOR CONVENTIONAL CONSTRUCTION.

B. THE SECOND STAGE WILL CONSIST OF ROUTINE CONSTRUCTION INVOLVING BUILDING, PAVING, LANDSCAPING, AND UTILITIES.

C. THERE ARE GENERAL PHASES OF CONSTRUCTION. IN EACH PHASE OF CONSTRUCTION, IMPLEMENT STANDARD EROSION AND SEDIMENT CONTROL PRACTICES PRIOR TO INITIATING EARTH DISTURBING ACTIVITIES, AND MAINTAIN THESE PRACTICES THROUGHOUT THE COURSE OF CONSTRUCTION.

D. DURING DEMOLITION, EXCAVATIONS AS MUCH AS 20 FEET MAY BE REQUIRED FOR THE INSTALLATION OF FOUNDATIONS, RETAINING WALLS, AND UTILITIES. EXCAVATIONS SHALL BE CUT TO A STABLE SLOPE OR BE TEMPORARILY BRACED, DEPENDING ON THE EXCAVATION DEPTHS AND THE ENCOUNTERED SUBSURFACE CONDITIONS. THE CONTRACTOR MAY BE REQUIRED TO SUBMIT EXCAVATION AND SLOPE STABILIZATION METHODS PRIOR TO THE START OF CONSTRUCTION TO THE ENGINEER FOR REVIEW.

E. BASED ON THE COMPOSITION OF SOILS ENCOUNTERED DURING THE EXPLORATION PROGRAM, SITE SOILS ARE GENERALLY CLASSIFIED AS TYPES B, C, AND B SOILS AS DEFINED BY (USGS) NATIONAL RESOURCES CONSERVATION SERVICE (NRCS), FORMERLY SOIL CONSERVATION SURVEY (SCS). TEMPORARY CONSTRUCTION SLOPES SHOULD BE DESIGNED IN STRICT COMPLIANCE WITH THE MOST RECENT GOVERNING REGULATIONS. STOCKPILES SHOULD BE PLACED WELL AWAY FROM THE EDGE OF THE EXCAVATION AND THEIR HEIGHT SHOULD BE CONTROLLED TO PREVENT SURCHARGE TO THE SIDES OF THE EXCAVATION. SURFACE DRAINAGE SHOULD BE CONTROLLED TO AVOID FLOW OF SURFACE WATER INTO THE EXCAVATIONS.

F. CONSTRUCTION SLOPES SHOULD BE REVIEWED FOR MASS MOVEMENT. IF POTENTIAL STABILITY PROBLEMS ARE OBSERVED, WORK SHOULD CEASE AND A GEOTECHNICAL ENGINEER SHOULD BE CONTACTED IMMEDIATELY. THE RESPONSIBILITY FOR EXCAVATION SAFETY AND STABILITY OF TEMPORARY CONSTRUCTION SLOPES SHOULD LIE SOLELY WITH THE CONTRACTOR.

G. AFTER CLEARING WHAT IS NECESSARY FOR THE RIGHT-OF-WAY AND PRIOR TO CLEARING NECESSARY TO ACCOMMODATE HOUSES, DRIVEWAYS, ETC., SIGNIFICANT TREES (TREES OF 12" CALIPER, 4' ABOVE FINISHED GROUND LEVEL) WITHIN 20' OF THE RIGHT-OF-WAY SHALL BE IDENTIFIED IN THE FIELD. THE TOWN PLANNER, DEVELOPER AND TREE WARDEN CAN WALK THE SITE TOGETHER AND MARK THOSE TREES THAT CAN BE PRESERVED. THESE EXISTING TREES SHALL SERVE AS STREET TREES IN LIEU OF PLANTING NEW STREET TREES. WHEREVER POSSIBLE, THERE SHALL BE NO OPERATION OF HEAVY EQUIPMENT OR STORAGE OF ANY MATERIALS UNDER SAID TREES WITHIN ITS NATURAL DRAINAGE AREA. HOWEVER POSSIBLE, NO GRADING, FILLING OR DIGGING SHOULD BE DONE WITHIN THE DRIP LINE. NO BITUMINOUS CONCRETE PAVING OR VEHICLE PARKING SHOULD BE LOCATED UNDER CONIFERS. NO MORE THAN TWENTY PERCENT (20%) OF THE AREA UNDER ANY DECIDUOUS TREE'S NATURAL DRAINAGE LINE MAY BE SO COVERED. ALL DRAINAGE FROM PAVED AREAS SHOULD BE DIRECTED AWAY FROM ROOT ZONES. DRIP LINE AREAS SHALL BE DELINEATED WITH ORANGE RIBBON.

2.2 – TYPICAL PRACTICES TO BE APPLIED TO THE SITE INCLUDE THE FOLLOWING:

A. PRIOR TO EARTH DISTURBANCE IN ANY WORK AREA, INSTALL EROSION CONTROL BARRIERS BETWEEN THE WORK AREA AND THE SURFACE WATER RESOURCE TO WHICH IT DRAINS.

B. DISCHARGE WATER FROM DEWATERING OPERATIONS TO A TEMPORARY SILTATION TRAP OR SEDIMENTATION BASIN.

C. PROVIDE TEMPORARY BERMS AND SWALES TO DIVERT SURFACE WATER AWAY FROM THE AREAS THAT WILL BE EXPOSED BY CONSTRUCTION ACTIVITY TO MINIMIZE THE AMOUNT OF SURFACE WATER COMING INTO CONTACT WITH EXPOSED SOILS. PROVIDE STABLE OUTLETS FOR THESE DEVICES, AND LINE OR VEGETATE THESE DIVERSIONS TO PROVIDE FOR THEIR STABILITY DURING CONSTRUCTION.

D. LIMIT THE EXTENT OF EXPOSED SOILS TO AREAS THAT CAN BE WORKED AND RESTABILIZED WITHIN THE CONSTRUCTION SEASON AND DURING THE SPECIFIC CONSTRUCTION PHASE.

E. WHEN EARTHWORK CONSTRUCTION ACTIVITY IN AN AREA IS COMPLETE, STABILIZE THE AREA WITH A SUITABLE SURFACE AS DESCRIBED BELOW.

F. IN ADDITION TO THESE PRACTICES, FOLLOW THE SPECIAL PRACTICES DESCRIBED BELOW. COMPLY WITH THE DIRECTIONS OF THE APPLICANT'S REPRESENTATIVE TO ADDRESS EROSION AND SEDIMENTATION CONDITIONS THAT MAY ARISE ON A CASE BY CASE BASIS DURING CONSTRUCTION.

G. THE FOLLOWING IS A DESCRIPTION OF MINIMUM CONSTRUCTION REQUIREMENTS AND DOES NOT RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITIES WITH REGARD TO DETERMINING THE ADEQUACY OF MEANS AND METHODS OF CONSTRUCTION.

2.3 – CONSTRUCTION SEQUENCING

A. SEQUENCING SHALL BE AS SHOWN ON THE PLAN AND AS DICTATED BY THE REQUIREMENTS OF CONSTRUCTION. SEE SHEET C-10.1 FOR DETAILED CONSTRUCTION SEQUENCING.

2.4 – MAINTENANCE

A. DURING THE PERIOD OF CONSTRUCTION AND/OR UNTIL LONG TERM VEGETATION IS ESTABLISHED:

B. SEEDED AREAS WILL BE FERTILIZED AND RESEEDED AS NECESSARY TO INSURE VEGETATION ESTABLISHMENT.

C. TEMPORARY SEDIMENTATION BASINS WILL BE CHECKED AFTER EACH RAINFALL OF 0.25 INCHES OR MORE AND CLEARED AS NEEDED TO RETAIN STORAGE CAPACITY.

D. TEMPORARY DRAINAGE SWALES WILL BE CHECKED WEEKLY AND REPAIRED WHEN NECESSARY.

E. THE EROSION CONTROL BARRIERS AND OTHER EROSION AND SEDIMENT CONTROL MEASURES/DEVICES SHALL BE INSPECTED, CLEANED, REPLACED AND/OR REPAIRED AS NECESSARY, PERIODICALLY AND AFTER EACH SIGNIFICANT RAINFALL OF 0.25 INCHES OR MORE.

F. SWEEP ON-SITE PAVED AREAS AND OFF-SITE STREETS AS NECESSARY TO PREVENT SILT AND DEBRIS ORIGINATING ON-SITE FROM ENTERING CLOSED DRAINAGE SYSTEMS AND/OR ENVIRONMENTALLY SENSITIVE AREAS. WHEN NECESSARY UTILIZE WATER SPRAYING, SURFACE ROUGHENING AND/OR APPLY POLYMERS, SPRAY-ON TACKIFIERS, CHLORIDES AND BARRIERS FOR DUST CONTROL.

PART 2 – CONTINUED

2.5 – GENERAL

A. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH (USDA) NATURAL RESOURCES CONSERVATION SERVICE (NRCS, FORMERLY SCS) GUIDELINES AND ALL LOCAL, COUNTY AND MUNICIPAL REGULATIONS.

B. EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO THE COMMENCEMENT OF ANY SITE WORK OR EARTHWORK OPERATIONS, SHALL BE MAINTAINED DURING CONSTRUCTION, AND SHALL REMAIN IN PLACE UNTIL ALL SITE WORK IS COMPLETE AND GROUNDCOVER IS ESTABLISHED.

C. ALL WORK SHALL BE IN ACCORDANCE WITH THE PERMITS AND APPROVALS ISSUED AND THE CONSTRUCTION SPECIFICATIONS. BLASTING IS PROHIBITED ON THE PROJECT SITE. SHOULD BLASTING BE REQUIRED CONSULT THE UPTON FIRE DEPARTMENT, CALL 508-529-3421.

D. STOCKPILES SHALL BE SURROUNDED ON THEIR PERIMETERS WITH STAKED STRAW WATTLES AND/OR SILTATION FENCES TO PREVENT AND/OR CONTROL SILTATION AND EROSION.

E. TOPS OF STOCKPILES SHALL BE COVERED IN SUCH A MANNER THAT STORMWATER DOES NOT INFILTRATE THE MATERIALS AND THEREBY RENDER THE SAME UNSUITABLE FOR FILL USE.

F. ALL DISTURBED OR EXPOSED AREAS SHALL BE PERMANENTLY STABILIZED WITHIN FIVE (5) BUSINESS DAYS OF COMPLETION OF CONSTRUCTION OF A GIVEN AREA. EXPOSED AREAS WHERE NO WORK HAS OCCURRED FOR FOURTEEN (14) DAYS SHALL BE TEMPORARILY STABILIZED WITH HYDROSEED OR OTHER APPROVED METHOD.

G. THE LOCATION OF TEMPORARY DRAINAGE SWALES AND SEDIMENTATION TRAPS ARE APPROXIMATE ONLY AND SHALL BE RELOCATED AS REQUIRED AS CONSTRUCTION PROGRESSES.

H. HAYBALE DIKES SHALL BE CONSTRUCTED AT ALL EXISTING & PROPOSED CATCH BASINS LOCATED IN FILL AREAS & SUBJECT TO STORMWATER RUN-OFF FROM PROPOSED FILL AREAS DURING CONSTRUCTION, OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE. NO SEDIMENTS SHALL ENTER THE ON-SITE OR OFF-SITE DRAINAGE SYSTEMS AT ANY TIME.

I. CULVERT/PIPE INLETS AND OUTFALLS SHALL BE PROTECTED BY STRAW WATTLE FILTERS UNTIL DISTURBED AREAS ARE PERMANENTLY STABILIZED.

J. EROSION CONTROLS SHALL BE PERIODICALLY INSPECTED AND REPLACED AS REQUIRED.

K. ALL PROPOSED NON-RIPRAP SLOPES STEEPER THAN 3:1 SHALL BE STABILIZED WITH EXCELSIOR BLANKETS AND PROTECTED FROM EROSION.

L. THE CONTRACTOR SHALL KEEP ON SITE AT ALL TIMES ADDITIONAL STRAW WATTLES AND EXTRA SILTATION FENCING FOR INSTALLATION AT THE DIRECTION OF THE OWNER'S REPRESENTATIVE OR LOCAL OFFICIALS TO MITIGATE ANY EMERGENCY CONDITION.

M. DISPOSAL OF ALL DEMOLISHED MATERIALS IS THE RESPONSIBILITY OF THE CONTRACTOR AND MUST BE HAULED OFF-SITE IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL MUNICIPAL REQUIREMENTS.

N. THE CONTRACTOR SHALL PROTECT AND/OR CAP OFF ALL EXISTING ON-SITE UTILITY SERVICES DESIGNATED AS SUCH ON THESE DRAWINGS.

O. THE LIMIT OF WORK LINE FOR THE AREA TO BE CLEARED AND GRUBBED SHALL BE THE SAME AS THE LIMIT OF WORK LINE NECESSARY FOR GRADING PURPOSES, (I.E., THE GRADING LIMITS AROUND THE PERIMETER OF THE PROJECT AREA).

P. THE AREA OR AREAS OF ENTRANCE AND EXIT TO AND FROM THE SITE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. ALL SEDIMENT SPILLED, DRIPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED IMMEDIATELY.

Q. FOLLOWING THE ADDITION OF A BINDER COURSE, THE CONTRACTOR SHALL SWEEP ALL ON-SITE PAVEMENT, IF NECESSARY, UNTIL ALL SITE CONSTRUCTION IS COMPLETED.

R. THE MATERIALS AND METHODS USED IN THE CONSTRUCTION OF ROADWAYS SHALL CONFORM TO THE REQUIREMENTS OF "TOWN OF UPTON CONSTRUCTION STANDARDS AND SPECIFICATIONS". WHEN NO TOWN SPECIFICATION IS PROVIDED THE MATERIALS AND METHODS USED IN THE CONSTRUCTION OF ROADWAYS SHALL CONFORM TO THE REQUIREMENTS OF "THE COMMONWEALTH OF MASSACHUSETTS, DEPARTMENT OF PUBLIC WORKS, STANDARDS & SPECIFICATIONS FOR HIGHWAYS & BRIDGES," LATEST EDITION.

PART 3 – STORM DRAINS

A. STORM DRAIN PIPING (INDICATED BY LETTER "D") SHALL BE CLASS III REINFORCED CONCRETE PIPE (RCP) UNLESS OTHERWISE NOTED ON THE PLANS, OR APPROVED EQUAL.

B. COORDINATES OF MANHOLES REFER TO CENTERS OF STRUCTURES AND CATCH BASINS REFER TO THE CENTER BACK OF THE FRAME AND GRATE.

C. FLARED END SECTIONS (FES) SHALL BE CORRUGATED POLYETHYLENE PIPE AS INDICATED, MANUFACTURED WITH HIGH DENSITY POLYETHYLENE PLASTIC, ADS N-12 OR APPROVED EQUAL.

PART 4 – UTILITIES

4.1 – UTILITY SEPARATION

A. A MINIMUM OF 18" VERTICAL CLEARANCE SHALL BE MAINTAINED WHERE WATER MAINS CROSS STORM DRAIN LINES.

B. PRIMARY ELECTRICAL ENCASED CONDUIT MUST BE SEPARATED FROM GAS BY 3' MIN. AND FROM OTHER UTILITIES BY 2' MINIMUM.

C. TELEPHONE AND FIRE ALARM WHICH SHARE THE SAME TRENCH MUST HAVE A 1' VERTICAL SEPARATION.

F. IF GAS MAINS ARE INSTALLED, THEY MUST BE SEPARATED FROM OTHER UTILITIES BY 2' MINIMUM.

4.2 – ELECTRIC AND COMMUNICATIONS

A. INSTALLATION OF COMMUNICATIONS (TELEPHONE, CABLE AND FIRE ALARM) SYSTEMS SHALL BE COORDINATED AND SCHEDULED BY THE CONTRACTOR WITH THE APPROPRIATE UTILITY COMPANY SERVICING THE PROJECT SITE.

B. COORDINATES REFER TO THE CENTER OF STRUCTURES UNLESS OTHERWISE NOTED OR DETAILED. CONTRACTOR SHALL COORDINATE LIGHT BASE LOCATIONS WITH PROPOSED CURBING AND PARKING LOT STRIPING.

C. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ELECTRICAL SERVICE PRIOR TO ORDERING ANY EQUIPMENT.

PART 5 – PAVEMENT AND CURBING

A. JOINTS BETWEEN NEW BITUMINOUS CONCRETE PAVEMENT AND SAWCUT EXISTING PAVEMENT SHALL BE SEALED WITH BITUMEN AND BACKSANDS.

B. CURBING SHALL BE INSTALLED AS FOLLOWS:

- SLOPED GRANITE CURBING SHALL BE INSTALLED ON ALL ROADWAYS.

C. DIMENSIONS REFER TO FACE OF CURB UNLESS NOTED OTHERWISE.

PART 6 – TRAFFIC CONTROL

A. INCLUDING, BUT NOT LIMITED TO, ALL CROSSWALKS, STOP LINES AND LEGENDS.

- LEGENDS SHALL BE PERFORMED PERMANENT PLASTIC. PAVEMENT MARKINGS SHALL BE THERMO PLASTIC (ALKYD). THE MARKINGS, LEGENDS SHALL BE INSTALLED IN ACCORDANCE WITH THE RELEVANT PORTIONS OF MASSACHUSETTS HIGHWAY DEPARTMENT (MHD) STANDARD SPECIFICATIONS. THE CONTRACTOR'S ATTENTION ALSO IS DIRECTED TO THE STANDARD SPECIFICATIONS, FOR REQUIREMENTS REGARDING THE AMBIENT AIR TEMPERATURE AT THE TIME OF APPLICATION.

PART 7 – QUALITY ASSURANCE

A. COMPLY WITH GOVERNING CODES AND REGULATIONS. PROVIDE PRODUCTS FROM ACCEPTABLE MANUFACTURERS. USE EXPERIENCED INSTALLERS. DELIVER, HANDLE, AND STORE MATERIALS IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

B. CONFORM TO CONDITIONS OF APPROVAL ISSUED BY REGULATORY AGENCIES INCLUDING, BUT NOT NECESSARILY LIMITED TO, LOCAL PLANNING BOARD, CONSERVATION COMMISSION, CITY COUNCIL, BOARD OF HEALTH, PUBLIC WORKS / HIGHWAY DEPARTMENT, STATE ENVIRONMENTAL PROTECTION DEPARTMENT, AND U.S. GOVERNMENT, ENVIRONMENTAL PROTECTION AGENCY. WHERE CONDITIONS OF REGULATORY APPROVAL DIFFER FROM REQUIREMENTS CONTAINED HEREIN OR ON THE DRAWINGS, COMPLY WITH THE MORE STRINGENT REQUIREMENT.

PART 8 – INSPECTION AND MAINTENANCE

BITUMINOUS CONCRETE

A. INSPECT ALL DRAINAGE PIPE, CATCH BASINS (CB) AND MANHOLES AT LOCATIONS SHOWN ON SUBDIVISION PLANS. LOOK FOR SETTLING OF PAVEMENT, REPAIR AS REQUIRED. LOOK AT LEVEL OF SAND, SILT IN SUMPS. HAVE SUMPS CLEARED IF OUTLET PIPE IS BLOCKED. VERIFY THAT ELBOW (OIL TRAP) ON PIPE OUTLET IS SECURELY IN PLACE. CLEAN ALL LEAVES, TRASH, AND PINE NEEDLES FROM CB GRATE.

B. LOOK FOR SIGNS OF CRACKING & POTHOLES, REPAIR AS REQUIRED.

C. LOOK FOR SIGNS OF EROSION AT EDGES OF ROADWAY. INSPECT FOR BROKEN CURB. SEVERE EROSION MAY BE CAUSED BY PIPE BLOCKAGE AND RESULTING OVERFLOWS OUT OF CATCH BASINS. REMOVE DRAIN MANHOLE COVERS AND CB GRATES IN AREA AND LOOK FOR BLOCKAGES WHERE SURFACE EROSION IS EVIDENT.

LAWN

B. INSPECT AFTER EACH SIGNIFICANT RAINFALL (1/2" OR MORE) FOR FIRST 6 MONTHS AFTER CONSTRUCTION TO ENSURE SURFACE VEGETATION IS HEALTHY. DISCHARGE DEVICES ARE NOT BLOCKED AND BANKS ARE NOT ERODING. CHECK ALL COMPONENTS AFTER EACH MAJOR STORM (MORE THAN 2" RAINFALL IN 24 HOURS). CLEAN/REPAIR AS REQUIRED.

LANDSCAPING

A. INSPECT FOR DISEASED/DYING TREES, SHRUBS, GROUND COVER, & GRASS; REPLACE AS REQUIRED.

B. INSPECT MULCH BEDS. SUPPLEMENT AS REQUIRED TO PROVIDE THE SPECIFIED MINIMUM DEPTH (LOOSE MEASURE).

RIP RAP (STONE) SLOPE PROTECTION

A. INSPECT STONE SLOPE PROTECTION, CUT EMERGING YOUNG TREES GROWING IN STONES. INSPECT STONE AT PIPE OUTLETS. REMOVE DEBRIS, REPAIR AS REQUIRED.

PART 9 – LANDSCAPING

A. ALL SITE INFORMATION REPRESENTED ON THIS PLAN IS ILLUSTRATIVE, AND MUST BE VERIFIED BY THE CONTRACTOR. WRITTEN SPECIFICATIONS SHALL TAKE PRECEDENCE OVER REPRESENTATIONS ON DRAWINGS.

B. IT IS CONTRACTORS RESPONSIBILITY TO BECOME APPRISED OF EXISTING CONDITIONS, UNDERGROUND UTILITIES, AND OVERHEAD UTILITIES. COORDINATION WITH ALL RELEVANT COMPANIES OR AGENCIES, INCLUDING PERMITTING, AFFECTED BY THIS CONSTRUCTION IS CONTRACTOR'S RESPONSIBILITY. THE CONTRACTOR IS REQUIRED TO OBTAIN ANY NECESSARY PERMITS REQUIRED FROM LOCAL AUTHORITIES FOR ALL WORK IN THIS CONTRACT.

C. CONTRACTOR SHALL BE RESPONSIBLE FOR ON-SITE SAFETY OF CONSTRUCTION CREW, AND PARTICULARLY OF SAFETY OF PEDESTRIANS DURING PERIOD OF CONSTRUCTION PROJECT.

D. ALL UNUSED MOVEABLE MATERIALS SHALL BE REMOVED FROM THE SITE DAILY, OR STORED IN SUCH A WAY AS TO PRECLUDE LOSS OR VANDALISM. ALL DEBRIS SHALL BE REMOVED, AND ALL WALKS MADE FREE OF OBSTRUCTIONS, AND SITE LEFT IN NEAT, CLEAN CONDITION AT THE CLOSE OF EACH WORK DAY.

E. THE CONTRACTOR SHALL LOCATE AND VERIFY ALL UTILITIES PRIOR TO STARTING WORK. CONTRACTOR TO VERIFY THAT ADEQUATE DRAINAGE EXISTS PRIOR TO PLANTING.

F. THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING SHOWN ON ALL DRAWINGS. PLANT COUNTS ARE FOR CONVENIENCE ONLY. CONTRACTOR SHALL USE SUFFICIENT PLANT MATERIALS TO FULFILL DESIGN INTENT, BUT IN NO CASE SHALL CONTRACTOR USE FEWER PLANTS THAN LISTED.

G. ALL MATERIAL SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE "AMERICAN STANDARD FOR NURSERY STOCK", PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.

H. ALL PLANT MATERIALS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT AT THE NURSERY AND AT THE SITE. ALL TREES SHALL HAVE A SINGLE LEADER UNLESS SPECIFIED OTHERWISE. NO UN-APPROVED SUBSTITUTIONS WILL BE ACCEPTED. PLANT SPECIES AND CULTIVAR, SIZE AND QUANTITY SHALL NOT CHANGE WITHOUT APPROVAL OF LANDSCAPE ARCHITECT.

I. ALL PLANTS SHALL BEAR THE SAME RELATIONSHIP TO FINISHED GRADE AS ORIGINAL GRADE BEFORE DIGGING. PLANTS TO BE TRANSPLANTED SHALL BE DUG CAREFULLY, WITH ADEQUATE ROOTBALLS AND PRUNED ACCORDING TO ANA STANDARD PRACTICE. TREES WITH ROOT FLARE COVERED BY MORE THAN 1.5" OF SOIL WILL BE REJECTED PRIOR TO INSTALLATION. SET PLANTS PLUMB.

J. ALL TREES AND SHRUBS SHALL BE BALLED IN BURLAP OR CONTAINERIZED, UNLESS SPECIFIED OTHERWISE. NO ROOT-BOUND CONTAINER GROWN STOCK WILL BE ACCEPTED. ALL PLASTIC ROOT WRAPPING AND METAL WIRE BASKETS SHALL BE CAREFULLY REMOVED AT THE TIME OF PLANTINGS, EXCEPT WIRE THAT IS DIRECTLY UNDER THE ROOTBALLS.

K. ALL PLANTINGS AND SEED MIXES SHALL NOT INCLUDE ANY SPECIES IDENTIFIED AS INVASIVE, LIKELY INVASIVE, OR POTENTIALLY INVASIVE ON THE LIST ESTABLISHED BY THE MASSACHUSETTS INVASIVE PLANT ADVISORY GROUP. ALSO, ALL PLANTINGS AND SEED MIXES SHALL NOT INCLUDE ANY SPECIES IDENTIFIED ON THE DEPARTMENT OF AGRICULTURAL RESOURCES MASSACHUSETTS PROHIBITED PLANT LIST.

PART 9 – CONTINUED

L. CONTRACTOR SHALL PLACE 2"-TO 3"-OF FINE SHREDDED, AGED 2 YEARS, DARK BROWN PINE BARK MULCH THROUGHOUT THE BED AREAS. DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK.

M. FLOOD PLANTS THOROUGHLY ONCE IMMEDIATELY AFTER PLANTING AND TWICE DURING THE FIRST TWENTY-FOUR HOUR PERIOD AFTER PLANTING.

N. DO NOT WRAP TRUNK OF TREE.

O. THE CONTRACTOR SHALL MAINTAIN THE PLANTS FOR A MINIMUM OF 60 DAYS FOLLOWING INSTALLATION, OR LONGER IF CONTRACTED BY THE OWNER. BEFORE THE END OF THE 60-DAY PERIOD, THE CONTRACTOR SHALL PROVIDE A WRITTEN MAINTENANCE OUTLINE TO THE OWNERS AND THE CONTRACTOR SHALL BE AVAILABLE TO ANSWER QUESTIONS OR CONCERNS AT THAT TIME.

P. THE CONTRACTOR SHALL GUARANTEE ALL PLANTS FOR A MINIMUM OF ONE YEAR FROM FINAL ACCEPTANCE BY OWNER/REP. THE CONTRACTOR SHALL REPLACE ANY DEAD MATERIALS AT HIS/HER OWN EXPENSE.

Q. GRASS STRIP PREPARATION: REMOVE ALL DEBRIS AND OTHER INORGANIC MATERIALS ON THE PREPARED SUBGRADE, RESHAPE AND DRESS ANY DAMAGED OR ERODED AREA PRIOR TO SPREADING THE LOAM. SCARIFY AND LOOSEN SUBGRADE IN ANY AREAS WHERE COMPACTION MAY HAVE OCCURRED. SPREAD STOCKPILED AND OFF-SITE LOAM ON ALL DISTURBED AREAS TO PRODUCE A DEPTH OF 6". FINE GRADE LOAMED AREAS TO PRODUCE A SMOOTH AND UNBROKEN FINISH GRADE TO THE REQUIRED DEPTH. APPLY A STARTER FERTILIZER (10-20-10) AT A RATE OF 20 LBS. PER 1000 SQUARE FEET AND LIME AT A RATE OF 40 LBS. PER 1000 SQUARE FEET. ONCE SPREAD, THE FERTILIZER AND LIME SHALL BE THOROUGHLY INCORPORATED INTO THE LOAM. THE LOAM SHALL BE ROLLED, AND DEPRESSION SHALL BE TOP DRESSED AND RAKED TO CREATE A SMOOTH SURFACE.

R. SEEDING: SEEDING SHALL TAKE PLACE BETWEEN MARCH 15 AND MAY 31 OR AUGUST 15 AND OCTOBER 15 ONLY. SEED SHALL BE PURE, LIVE, FRESH SEED FROM COMMERCIAL SOURCES MEETING AND LABELED IN ACCORDANCE WITH STATE AND FEDERAL RULES AND REGULATIONS. THE SEED MIXTURE SHALL BE:

| PROPORTION BY TYPE             | WEIGHT | PUR. | GERM. |
|--------------------------------|--------|------|-------|
| PALMER PERENNIAL RYEGRASS      | 20.0%  | 99%  | 90%   |
| RANGER PERENNIAL RYEGRASS      | 20.0%  | 99%  | 90%   |
| BARON KENTUCKY BLUEGRASS       | 30.0%  | 95%  | 85%   |
| MERION KENTUCKY BLUEGRASS      | 30.0%  | 95%  | 85%   |
| INERT MATERIALS 2.5% (MAXIMUM) |        |      |       |

S. SEEDED AREAS SHALL, AT A MINIMUM, INCLUDE ALL AREAS OF THE SITE THAT HAVE BEEN DISTURBED OR ARE BARREN UNLESS OTHERWISE NOTED ON THE PLANS. SEED SHALL BE APPLIED AT A RATE OF 7 LBS. PER 1000 SQUARE FEET.

T. NEW ENGLAND WETLAND PLANTS, INC. "NEW ENGLAND EROSION CONTROL/RESTORATION MIX FOR DETENTION BASINS AND MOIST AREAS" SHALL BE USED FOR SEED WITHIN INFILTRATION BASIN AREAS.

10.0 MONITORING WELL

A. MONITORING WELL TO BE MINIMUM 2IN DIAMETER PERFORATED SCH-40 PVC PIPE.

B. PIPE SHALL BE WRAPPED IN FILTER FABRIC IF INSTALLED IN OPEN HOLE.

C. END OF PIPE TO BE HAVE SCREW CAP AND BE RAISE DD 1 FOOT ABOVE THE SURROUNDING GROUND.

D. MONITOR WELLS TO BE INSTALLED RETENTION / DETENTION BASINS.



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APPROVAL UNDER SUBDIVISION CONTROL LAW  
REQUIRED. UPTON PLANNING BOARD

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DAYS NEXT AFTER SUCH RECEIPT OF SAID  
NOTICE.

UPTON TOWN CLERK DATE:

|          |                                                                                         |                  |                                                                                   |
|----------|-----------------------------------------------------------------------------------------|------------------|-----------------------------------------------------------------------------------|
| PROJECT: | "EAST STREET ESTATES"<br>DEFINITIVE RESIDENTIAL<br>SUBDIVISION<br>UPTON & HOPKINTON, MA | OWNER/APPLICANT: | F & D CENTRAL REALTY<br>CORPORATION, INC.<br>189 MAIN STREET<br>MILFORD, MA 01757 |
|----------|-----------------------------------------------------------------------------------------|------------------|-----------------------------------------------------------------------------------|

| REVISIONS   |               |                                |
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| DRAWN BY    | RMM, WGN      |                                |
| CHECKED BY  | RMM, BJA      |                                |
| DATE        | JULY 23, 2018 |                                |
| PROJECT NO. | 2016--199     |                                |

GRAPHIC SCALE

SHEET TITLE

LEGEND,  
ABBREVIATIONS &  
GENERAL NOTES

|  |                                                |
|--|------------------------------------------------|
|  | DRAWING NO.<br><br>C3.0<br><br>PLAN NO. L-5435 |
|--|------------------------------------------------|

*Leonard P. Bradley Jr.*



GENERAL ABBREVIATIONS

|          |                                                                    |       |                                             |
|----------|--------------------------------------------------------------------|-------|---------------------------------------------|
| AAB      | ARCHITECTURAL ACCESS BOARD                                         | MH    | MANHOLE                                     |
| AASHTO   | AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS | MB    | MAIL BOX                                    |
| ADA      | AMERICANS WITH DISABILITIES ACT                                    | MHD   | MASSACHUSETTS HIGHWAY DEPARTMENT            |
| AIA      | AMERICAN INSTITUTE OF ARCHITECTURE                                 | MHW   | MEAN HIGH WATER                             |
| ASTM     | AMERICAN SOCIETY FOR TESTING AND MATERIALS                         | MIN   | MINIMUM                                     |
| ANSI     | AMERICAN NATIONAL STANDARDS INSTITUTE                              | MISC  | MISCELLANEOUS                               |
| AWWA     | AMERICAN WATERWORKS ASSOCIATION                                    | MLW   | MEAN LOW WATER                              |
| BCP      | BITUMINOUS CONCRETE PAVEMENT                                       | MSL   | MEAN SEA LEVEL                              |
| BLDG     | BUILDING                                                           | MUTCD | MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES   |
| C/C      | CENTER TO CENTER                                                   | NA    | NOT APPLICABLE                              |
| CB       | CATCH BASIN                                                        | NSF   | NATIONAL SANITATION FOUNDATION              |
| CBR      | CALIFORNIA BEARING RATIO                                           | NIC   | NOT IN CONTRACT                             |
| CP       | CAST-IN-PLACE                                                      | NTS   | NOT TO SCALE                                |
| CO       | CLEANOUT                                                           | O.C.  | ON CENTER                                   |
| CONC     | CONCRETE                                                           | O/O   | OUTSIDE TO OUTSIDE                          |
| DIA.#    | DIAMETER                                                           | OSHA  | OCCUPATIONAL SAFETY & HEALTH ADMINISTRATION |
| DMH      | DRAIN MANHOLE                                                      | PCC   | PORTLAND CEMENT CONCRETE                    |
| EA       | EACH                                                               | PWW   | PAVED WATERWAY                              |
| EG       | EXISTING GRADE                                                     | RR    | RAILROAD                                    |
| EL,ELEV  | ELEVATION                                                          | RW    | RETAINING WALL                              |
| ESHGW    | ESTIMATED SEASONAL HIGH GROUND WATER                               | S/E   | SIMILAR OR EQUAL TO                         |
| EOP      | EDGE OF PAVEMENT                                                   | SMH   | SEWER MANHOLE                               |
| EW       | EACH WAY                                                           | TBA   | TO BE ABANDONED                             |
| EX,EXIST | EXISTING                                                           | TBC   | TOP BACK CURB                               |
| FF       | FINISHED FLOOR                                                     | TBD   | TO BE DETERMINED                            |
| FDN      | FOUNDATION                                                         | TBR   | TO BE REMOVED                               |
| FG       | FINISH GRADE                                                       | TC    | TOP OF CONCRETE                             |
| GALV     | GALVANIZED                                                         | TEMP  | TEMPORARY                                   |
| GW       | GROUNDWATER                                                        | TF    | TOP OF FOUNDATION                           |
| HAR      | HANDICAP ACCESSIBLE RAMP                                           | TO    | TOP OF OPENING                              |
| HOR      | HORIZONTAL                                                         | TP    | TOP OF PAVEMENT                             |
| HWM      | HIGH WATER MARK                                                    | TW    | TOP OF WALL                                 |
| INV      | INVERT                                                             | TYP   | TYPICAL                                     |
| MAX      | MAXIMUM                                                            | VERT  | VERTICAL                                    |
|          |                                                                    | WS    | WATER SURFACE                               |
|          |                                                                    | WWF   | WELDED WIRE FABRIC                          |

UNIT ABBREVIATIONS

|       |                       |     |                         |
|-------|-----------------------|-----|-------------------------|
| AC    | ACRES                 | KWH | KILOWATT HOURS          |
| AC-FT | ACRE-FEET             | LB  | POUNDS                  |
| AFA   | ACRE-FEET ANNUALLY    | LF  | LINEAR FEET             |
| CF    | CUBIC FEET            | MG  | MILLION GALLONS         |
| CFM   | CUBIC FEET PER MINUTE | MGD | MILLION GALLONS PER DAY |
| CFS   | CUBIC FEET PER SECOND | MGL | MILLIGRAMS PER LITER    |
| CY    | CUBIC YARDS           | MI  | MILES                   |
| FPM   | FEET PER MINUTE       | MPH | MILES PER HOUR          |
| FPS   | FEET PER SECOND       | PSI | POUNDS PER SQUARE INCH  |
| FT    | FEET                  | RPM | REVOLUTIONS PER MINUTE  |
| GAL   | GALLONS               | SF  | SQUARE FEET             |
| GPM   | GALLONS PER MINUTE    | SM  | SQUARE MILES            |
| HP    | HORSEPOWER            | SY  | SQUARE YARD             |
| HR    | HOURS                 | T   | TONS                    |
| IN    | INCHES                | V   | VOLTS                   |
|       |                       | W   | WATTS                   |

PIPE AND VALVE ABBREVIATIONS

|      |                                 |      |                               |
|------|---------------------------------|------|-------------------------------|
| AC   | ASBESTOS CEMENT                 | ID   | INSIDE DIAMETER               |
| ACCM | ASPHALT-COATED CORRUGATED METAL | IRR  | IRRIGATION                    |
| AVRV | AIR/VACUUM RELIEF VALVE         | MJDI | MECHANICAL JOINT DUCTILE IRON |
| BF   | BLIND FLANGE                    | OD   | OUTSIDE DIAMETER              |
| BFV  | BUTTERFLY VALVE                 | OIL  | CRUDE OR FUEL OIL             |
| BV   | BALL VALVE                      | PE   | PLAIN END                     |
| BW   | BUTT WELD                       | PJDI | PUSH-ON JOINT DUCTILE IRON    |
| CI   | CAST IRON                       | PRV  | PRESSURE REDUCING VALVE       |
| CL   | CLASS                           | PSV  | PRESSURE SUSTAINING VALVE     |
| CLDI | CEMENT LINED DUCTILE IRON       | PVC  | POLYVINYL CHLORIDE            |
| CMP  | CORRUGATED METAL PIPE           | HDPE | REINFORCED CONCRETE PIPE      |
| CS   | COMBINED SEWER                  | RD   | ROOF DRAIN                    |
| CV   | CHECK VALVE                     | RJ   | RESTRAINED JOINT              |
| DW   | DUCTILE IRON                    | RW   | RESILIENT WEDGE               |
| FD   | FOUNDATION DRAIN                | D    | STORM DRAIN                   |
| FJDI | FLANGED JOINT DUCTILE IRON      | S    | SANITARY SEWER                |
| FLG  | FLANGE                          | ST   | STEAM                         |
| G    | GAS                             | UD   | UNDERDRAIN                    |
| GV   | GAS VALVE                       | VC   | VITRIFIED CLAY                |
| HDPE | HIGH DENSITY POLYETHYLENE       | WV   | WATER VALVE                   |
| HP   | HIGH POINT                      |      |                               |

SURVEY AND HIGHWAY ABBREVIATIONS

|          |                              |       |                                |
|----------|------------------------------|-------|--------------------------------|
| BCC      | BITUMINOUS CONCRETE CURB     | N/F   | NOW OR FORMERLY                |
| BVC      | BEGIN VERTICAL CURVE         | PC    | POINT OF CURVATURE             |
| (C)      | CALCULATED                   | PCC   | POINT OF COMPOUND CURVATURE    |
| CCB      | CAPE COD BERM                | PRCC  | PRECAST CONCRETE CURB          |
| CTR. BK. | CENTER BACK                  | PI    | POINT OF INTERSECTION          |
| CW       | CROSSWALK                    | PM    | PUNCH MARK                     |
| DH       | DRILL HOLE                   | PRC   | POINT OF REVERSE CURVATURE     |
| DHCB     | DRILL HOLE IN CONCRETE BOUND | PT    | POINT OF TANGENCY              |
| DHSB     | DRILL HOLE IN STONE BOUND    | PVC   | POINT OF VERTICAL CURVATURE    |
| EOP      | EDGE OF PAVEMENT             | PV    | POINT OF VERTICAL INTERSECTION |
| EPLP     | ESCUTCHEON PIN IN LEAD PLUG  | PVT   | POINT OF VERTICAL TANGENCY     |
| EVC      | END VERTICAL CURVE           | R     | RADIUS                         |
| FND      | FOUND                        | (R)   | RECORD                         |
| HP       | HIGH POINT                   | (R/H) | RECORD AND HELD                |
| H&T      | HUB & TACK                   | ROW   | RIGHT OF WAY                   |
| I.R.     | IRON ROD                     | SB    | STONE BOUND                    |
| I.P.IPE  | IRON PIPE                    | SGC   | SLOPED GRANITE CURB            |
| I.P.     | IRON PIN                     | SHLL  | SHALL                          |
| L        | LENGTH                       | S&S   | STAKE & STONES                 |
| LP       | LOW POINT                    | STA   | STATION                        |
| (M)      | FIELD MEASURED               | SW    | SIDEWALK                       |
| MAG      | MAGNETIC                     | VGC   | VERTICAL GRANITE CURB          |
| MHB      | MASS. HIGHWAY BOUND          | WCHB  | WORCESTER COUNTY HIGHWAY BOUND |
| MON      | MONUMENT                     | WC    | WOOD CURB                      |

TREE ABBREVIATIONS

|    |         |    |        |    |         |
|----|---------|----|--------|----|---------|
| MP | MAPLE   | CH | CHERRY | DG | DOGWOOD |
| OK | OAK     | EM | ELM    | AP | APPLE   |
| PN | PINE    | AS | ASH    | PO | POPLAR  |
| PR | PEAR    | BR | BIRCH  | WL | WILLOW  |
| CD | CEDAR   | LC | LOCUST | HM | HEMLOCK |
| CA | CATALPA | SP | SPRUCE | BE | BEECH   |
| FR | FIR     | WA | WALNUT |    |         |

GEOPHYSICAL LEGEND

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UTILITIES LEGEND

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SURVEY AND HIGHWAY LEGEND

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SITE IMPROVEMENTS LEGEND

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UPTON TOWN CLERK

DATE

|          |                  |                                                                                       |                                                                                   |
|----------|------------------|---------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|
| PROJECT: | OWNER/APPLICANT: | "EAST STREET ESTATES"<br>DEFINITE RESIDENTIAL<br>SUBDIVISION<br>UPTON & HOPKINTON, MA | F & D CENTRAL REALTY<br>CORPORATION, INC.<br>189 MAIN STREET<br>MILFORD, MA 01757 |
|          |                  |                                                                                       |                                                                                   |

| REVISIONS   |          |                                |
|-------------|----------|--------------------------------|
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| DRAWN BY    |          | RMM, WCN                       |
| CHECKED BY  |          | RMM, BJA                       |
| DATE        |          | JULY 23, 2018                  |
| PROJECT NO. |          | 2016-199                       |

| GRAPHIC SCALE |  |
|---------------|--|
|               |  |

| SHEET TITLE                                 |  |
|---------------------------------------------|--|
| LEGEND,<br>ABBREVIATIONS &<br>GENERAL NOTES |  |

|          |                         |
|----------|-------------------------|
|          | DRAWING NO.<br><br>C3.1 |
| PLAN NO. | L-5435                  |



GENERAL NOTES:

1. THE DETAIL DEPICTED ON INDIVIDUAL HOUSE LOTS, INCLUDING HOUSES, DRIVEWAYS AND SUBSURFACE DISPOSAL SYSTEMS IS CONCEPTUAL ONLY AND IS SUBJECT TO CHANGE BASED UPON FINAL HOUSE SELECTION, OWNER PREFERENCE AND SPECIFIC ON SITE CONDITIONS. THIS INFORMATION IS PROVIDED TO DEMONSTRATE CONSTRUCTABILITY OF HOME SITES ONLY AND IS NOT INTENDED FOR CONSTRUCTION PURPOSES.
2. ALL PROPOSED DWELLINGS ARE TO BE PROVIDED WITH A NFPA 13D RESIDENTIAL LIFE SAFETY SYSTEM AS APPROVED BY THE TOWN OF UPTON FIRE DEPARTMENT AND CODE ENFORCEMENT DEPARTMENT.
3. ALL SITE FEATURES NOT SHOWN FOR CLARITY.
4. WHEN WITHIN JURISDICTIONAL AREAS GOVERNED BY THE CONSERVATION COMMISSION REQUIRED WORK ON INDIVIDUAL LOTS SHALL NOT COMMENCE WITHOUT FURTHER CONSERVATION COMMISSION ACTION.

SEE SHEETS  
C5.4, C6.4, C7.4 & L4

SEE SHEETS  
C5.2, C6.2, C7.2 & L2

SEE SHEETS  
C5.3, C6.3, C7.3 & L3

SEE SHEETS  
C5.1, C6.1, C7.1 & L1

TOTAL AREA:  
2,051,643 S.F. / 47.1 ACRES

TOTAL OPEN SPACE AREA:  
1,099,734 S.F. / 25.2 ACRES (53.5%)

OPEN SPACE-UPLAND  
493,791 S.F. / 11.3 ACRES

OPEN SPACE-WETLANDS  
605,943 S.F. / 13.9 ACRES



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PROJECT:

"EAST STREET ESTATES"  
DEFINITIVE RESIDENTIAL  
SUBDIVISION  
UPTON & HOPKINTON, MA

OWNER/APPLICANT:

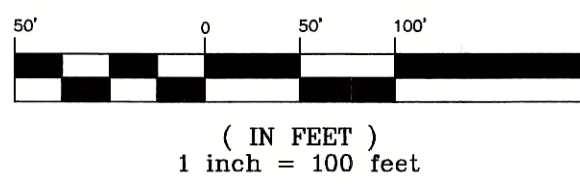
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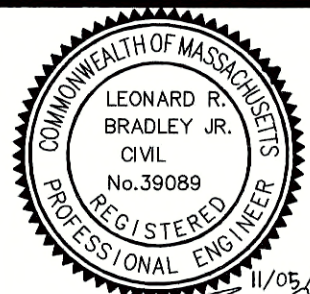
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| DRAWN BY    | RMM, WCN      |
| CHECKED BY  | RMM, BJA      |
| DATE        | JULY 23, 2018 |
| PROJECT NO. | 2016-199      |

GRAPHIC SCALE



SHEET TITLE

INDEX PLAN



DRAWING NO.

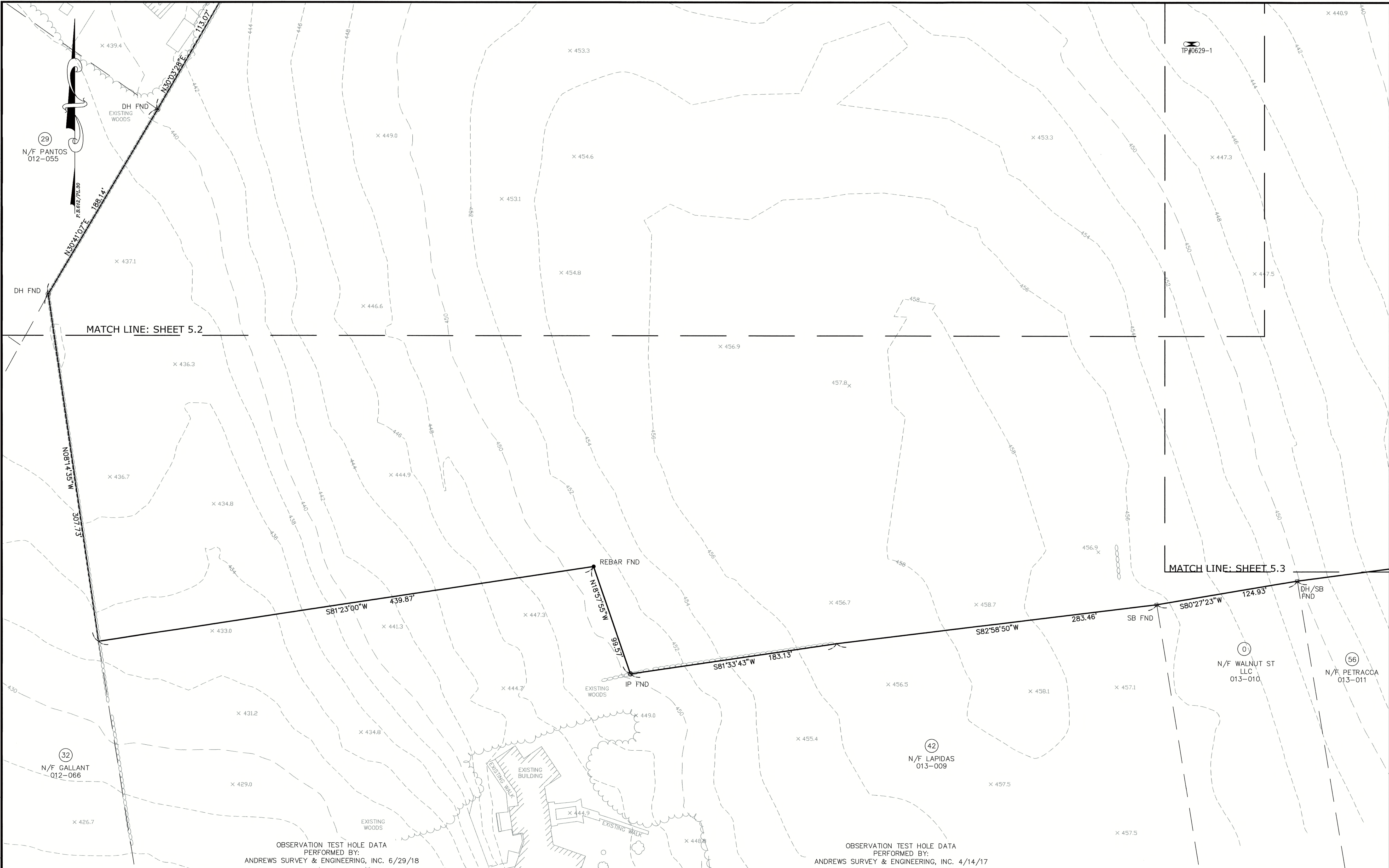
C4.0

PLAN NO. L-5435

*James Bradley Jr.*



Z:\DEMMAIN\PROJECTS\3001-001 ASE 2016-199 EAST ST\AUTOCAD DRAWINGS\3001-001-DESIGN\DWG 11-04-21 4:54:13 PM - LAYOUT C5.1



|                                                                                                                                                                       |                                                                                                                                                                                            |                                                                                                                                                                                            |                                                                                                                                                                                     |                                                                                                                                                                |                                                                                                                                                                  |                                                                                                                                                                                          |                                                                                                                                                                                        |                                                                                                                                                                                        |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| TP#0629-1 ELEV.=445.0<br>0-14" A FINE SANDY LOAM<br>14-36" B SANDY LOAM<br>36-128" C SANDY LOAM<br><br>ESHGWT @ 84" EL.=438.2<br>NO WATER OBSERVED<br>REFUSAL @ >128" | TP#0629-2 ELEV.=448.0<br>0-14" A FINE SANDY LOAM<br>14-34" B SANDY LOAM<br>34-118" C SANDY LOAM<br><br>ESHGWT @ 84" EL.=441.0<br>NO WATER OBSERVED<br>REFUSAL @ >118"                      | TP#0629-3 ELEV.=448.0<br>0-14" A FINE SANDY LOAM<br>14-32" B SANDY LOAM<br>34-128" C SANDY LOAM<br><br>ESHGWT @ 84" EL.=441.0<br>NO WATER OBSERVED<br>REFUSAL @ >122"                      | TP#0629-4 ELEV.=440.1<br>0-12" A FINE SANDY LOAM<br>12-24" B SANDY LOAM<br>24-128" C SANDY LOAM<br><br>ESHGWT @ 44" EL.=436.4<br>NO WATER OBSERVED<br>REFUSAL @ >128"               | TP#0414-1 ELEV.=438.0<br>0-7" A FINE SANDY LOAM<br>7-18" B SANDY LOAM<br>18-108" C MEDIUM SAND<br><br>ESHGWT @ 46" EL.=434.6<br>WATER @ 53"<br>REFUSAL @ >108" | TP#0414-2 ELEV.=440.0<br>0-5" A FINE SANDY LOAM<br>5-16" B SANDY LOAM<br>16-96" C MEDIUM SAND<br><br>ESHGWT @ 36" EL.=437.0<br>WATER @ 70"<br>REFUSAL @ >96"     | TP#0414-3 ELEV.=439.0<br>0-16" A FINE SANDY LOAM<br>16-22" B SANDY LOAM<br>22-31" C1 SANDY LOAM<br>31-101" C2 SANDY LOAM<br><br>ESHGWT @ 30" EL.=436.5<br>WATER @ 97"<br>REFUSAL @ >101" | TP#0414-4 ELEV.=438.4<br>0-17" A FINE SANDY LOAM<br>17-26" B SANDY LOAM<br>26-31" C1 SANDY LOAM<br>31-84" C2 LOAMY SAND<br><br>ESHGWT @ 30" EL.=435.9<br>WATER @ 75"<br>REFUSAL @ >84" | TP#0414-5 ELEV.=439.0<br>0-18" A FINE SANDY LOAM<br>18-27" B SANDY LOAM<br>27-33" C1 SANDY LOAM<br>33-88" C2 LOAMY SAND<br><br>ESHGWT @ 34" EL.=436.2<br>WATER @ 77"<br>REFUSAL @ >96" |
| TP#0629-5 ELEV.=437.6<br>0-12" A FINE SANDY LOAM<br>12-28" B SANDY LOAM<br>28-120" C SANDY LOAM<br><br>ESHGWT @ 44" EL.=434.4<br>NO WATER OBSERVED<br>REFUSAL @ >120" | TP#0629-6 ELEV.=443.6<br>0-10" A FINE SANDY LOAM<br>10-22" B SANDY LOAM<br>22-34" C1 SANDY LOAM<br>34-124" C2 SANDY LOAM<br><br>ESHGWT @ 78" EL.=437.1<br>WEEPING @ 90"<br>REFUSAL @ >124" | TP#0629-7 ELEV.=439.9<br>0-13" A FINE SANDY LOAM<br>13-26" B SANDY LOAM<br>26-47" C1 SANDY LOAM<br>47-122" C2 SANDY LOAM<br><br>ESHGWT @ 36" EL.=436.9<br>WEEPING @ 56"<br>REFUSAL @ >122" | TP#0414-6 ELEV.=437.8<br>0-5" A FINE SANDY LOAM<br>5-13" B SANDY LOAM<br>13-19" C1 SANDY LOAM<br>19-72" C2 FINE SAND<br><br>ESHGWT @ 20" EL.=435.4<br>WATER @ 67"<br>REFUSAL @ >72" | TP#0414-7 ELEV.=436.9<br>0-8" A FINE SANDY LOAM<br>8-24" B SANDY LOAM<br>24-88" C1 FINE SAND<br><br>ESHGWT @ 30" EL.=434.4<br>WATER @ 60"<br>REFUSAL @ >88"    | TP#0414-8 ELEV.=439.5<br>0-10" A FINE SANDY LOAM<br>10-30" B SANDY LOAM<br>30-100" C1 SANDY LOAM<br><br>ESHGWT @ 31" EL.=436.9<br>WATER @ 93"<br>REFUSAL @ >100" | TP#0414-9 ELEV.=439.0<br>0-13" A FINE SANDY LOAM<br>13-25" B SANDY LOAM<br>25-35" C1 LOAMY SAND<br>35-102" C2 LOAMY SAND<br><br>ESHGWT @ 30" EL.=436.5<br>WATER @ 88"<br>REFUSAL @ >108" | TP#0414-10 ELEV.=438.9<br>0-12" A FINE SANDY LOAM<br>12-24" B SANDY LOAM<br>24-84" C SANDY LOAM<br><br>ESHGWT @ 18" EL.=437.4<br>WATER @ 55"<br>REFUSAL @ >84"                         | TP#0414-11 ELEV.=438.7<br>0-12" A FINE SANDY LOAM<br>12-24" B SANDY LOAM<br>24-88" C SANDY LOAM<br><br>ESHGWT @ 25" EL.=436.6<br>WATER @ 61"<br>REFUSAL @ >88"                         |



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APPROVAL UNDER SUBDIVISION CONTROL LAW  
REQUIRED. UPTON PLANNING BOARD.

AT \_\_\_\_\_

BEING A MAJORITY DATE: \_\_\_\_\_

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DAYS NEXT AFTER SUCH RECEIPT OF SAID  
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UPTON TOWN CLERK \_\_\_\_\_ DATE \_\_\_\_\_

PROJECT: "EAST STREET ESTATES"  
DEFINITIVE RESIDENTIAL  
SUBDIVISION  
UPTON & HOPKINTON, MA

OWNER/APPLICANT:  
F & D CENTRAL REALTY  
CORPORATION, INC.  
189 MAIN STREET  
MILFORD, MA 01757

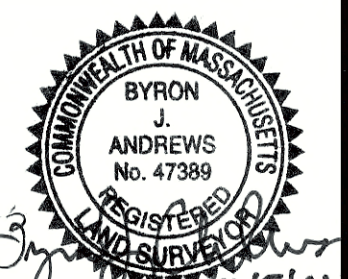
| REVISIONS |          |                                |
|-----------|----------|--------------------------------|
| NO.       | DATE     | DESCRIPTION                    |
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| 2         | 4/30/19  | PER COMMENT LETTERS            |
| 3         | 7/9/19   | PER LETTER DEP WATER QUALITY   |
| 4         | 12/16/19 | PER DEP, PLANNING BD & CON COM |
| 5         | 7/16/20  | PER DEP, PLANNING BD & CON COM |
| 6         | 10/6/20  | PER PLANNING BD & CON COM      |

DRAWN BY RMM, WCN  
CHECKED BY RMM, BJA  
DATE JULY 23, 2018  
PROJECT NO. 2016-199

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

SHEET TITLE

EXISTING  
CONDITIONS PLAN



DRAWING NO.  
**C5.1**

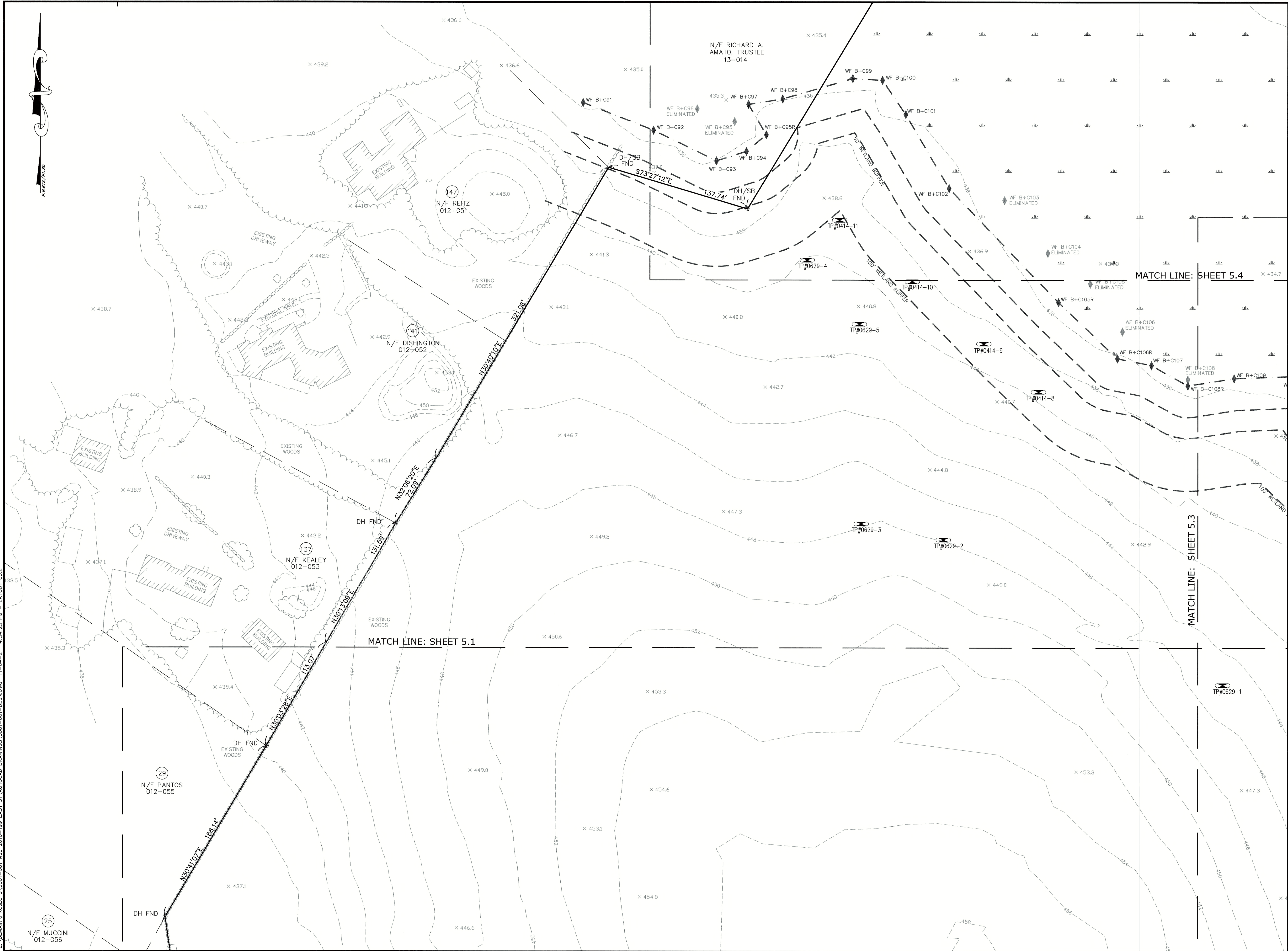
PLAN NO. L-5435

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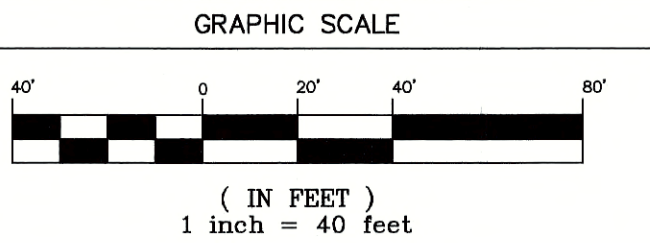
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UPTON TOWN CLERK DATE

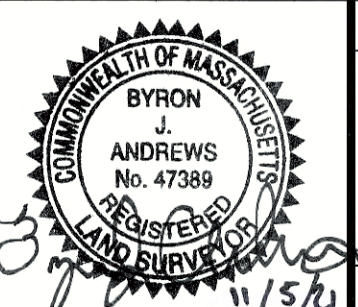
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| REVISIONS            |          |                                |
|----------------------|----------|--------------------------------|
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| 6                    | 10/6/20  | PER PLANNING BD & CON COM      |
| DRAWN BY RMM, WCN    |          |                                |
| CHECKED BY RMM, BJA  |          |                                |
| DATE JULY 23, 2018   |          |                                |
| PROJECT NO. 2016-199 |          |                                |



SHEET TITLE  
**EXISTING  
CONDITIONS PLAN**



DRAWING NO.

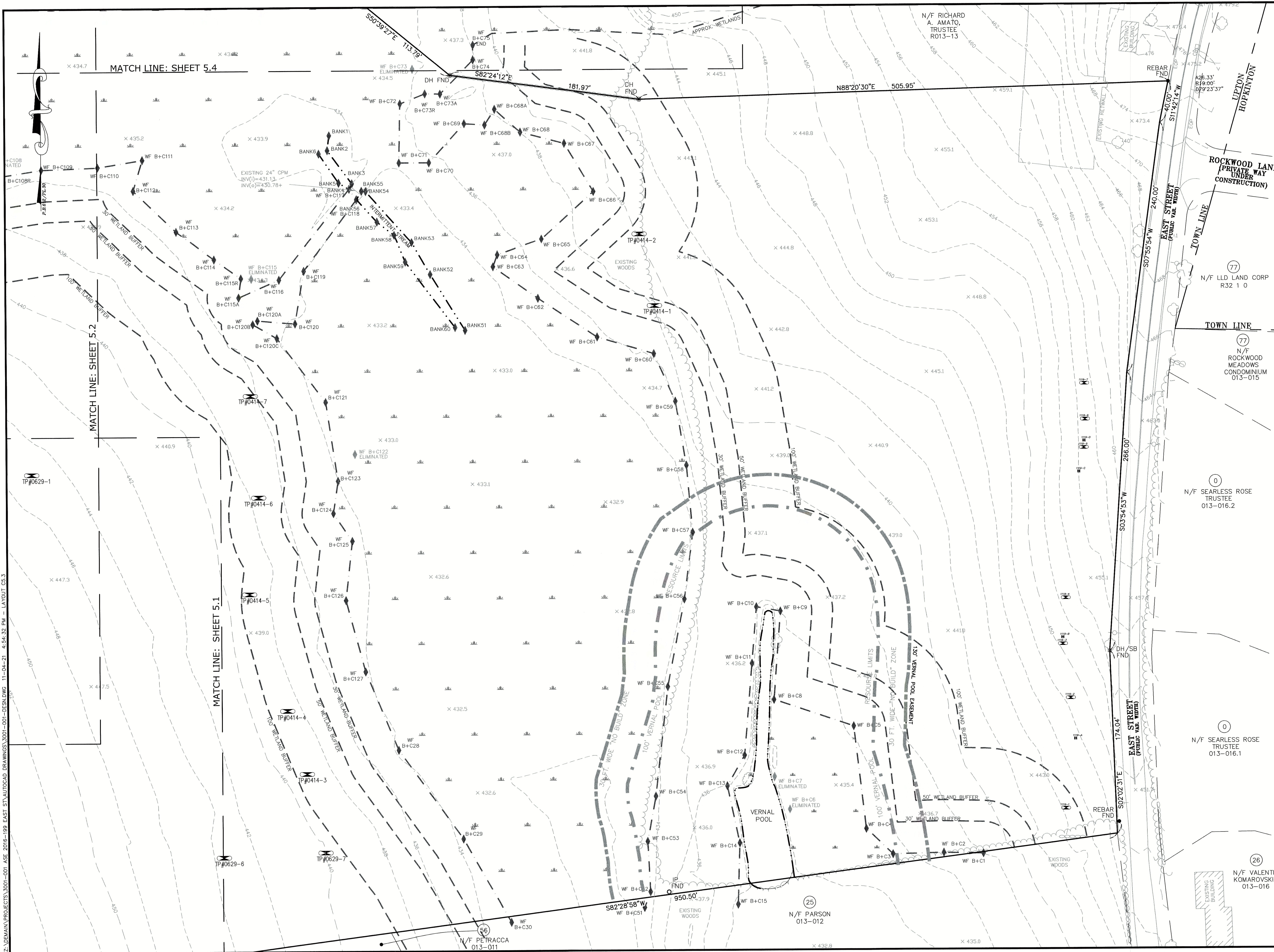
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PLAN NO. L-5435

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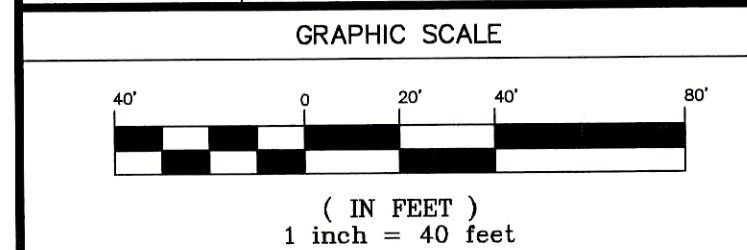
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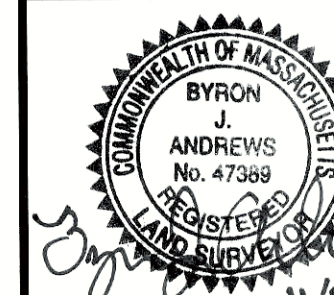
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DRAWN BY: RMM, WCN  
CHECKED BY: RMM, BJA  
DATE: JULY 23, 2018  
PROJECT NO.: 2016-199



EXISTING  
CONDITIONS PLAN



DRAWING NO.

C5.3

PLAN NO. L-5435

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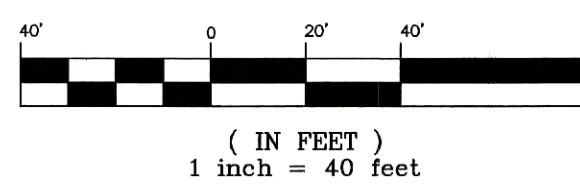
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REVISIONS

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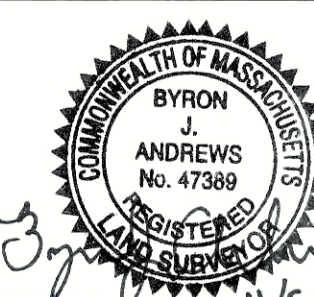
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| DRAWN BY    | RMM, WCN      |
| CHECKED BY  | RMM, BJA      |
| DATE        | JULY 23, 2018 |
| PROJECT NO. | 2016-199      |

GRAPHIC SCALE



SHEET TITLE

EXISTING  
CONDITIONS PLAN



DRAWING NO.

C5.4

PLAN NO. L-5435

TOWN LINE

HOPKINTON  
UPTON

MATCH LINE: SHEET 5.2

MATCH LINE: SHEET 5.3

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2. ALL PROPOSED DWELLINGS ARE TO BE PROVIDED WITH A NFPA 13D RESIDENTIAL LIFE SAFETY SYSTEM AS APPROVED BY THE TOWN OF UPTON FIRE DEPARTMENT AND CODE ENFORCEMENT DEPARTMENT.
3. ALL SITE FEATURES NOT SHOWN FOR CLARITY.
4. WHEN WITHIN JURISDICTIONAL AREAS GOVERNED BY THE CONSERVATION COMMISSION REQUIRED WORK ON INDIVIDUAL LOTS SHALL NOT COMMENCE WITHOUT FURTHER CONSERVATION COMMISSION ACTION.



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DATE

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PROJECT:

OWNER/APPLICANT:

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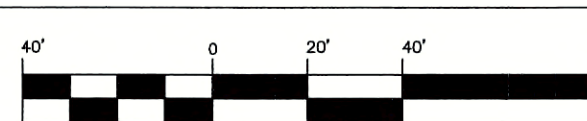
DRAWN BY: RMM, WCN

CHECKED BY: RMM

DATE: JULY 23, 2018

PROJECT NO.: 2016-199

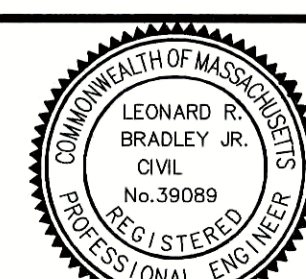
GRAPHIC SCALE



( IN FEET )  
1 inch = 40 feet

SHEET TITLE

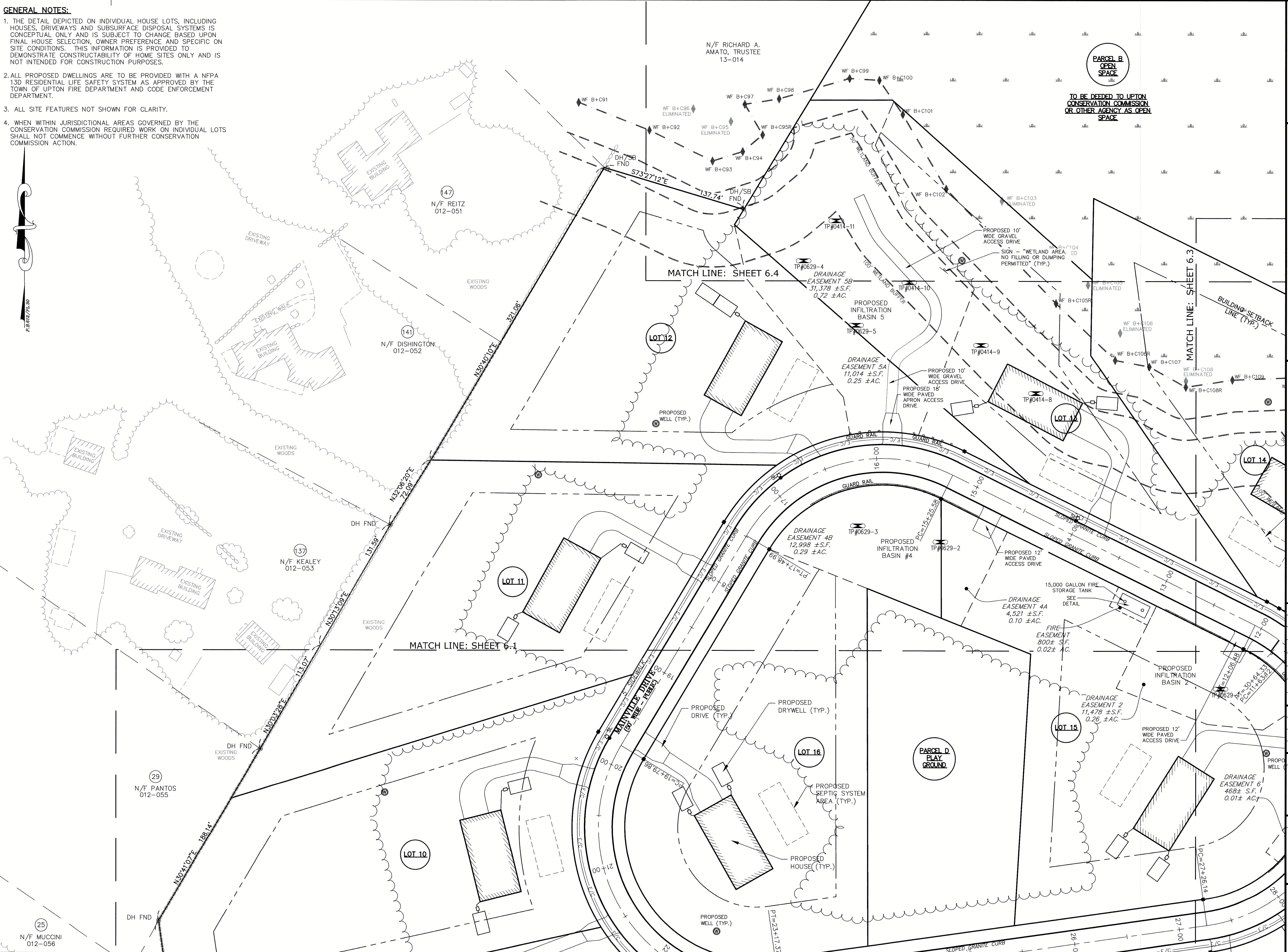
SITE LAYOUT &  
UTILITIES PLAN



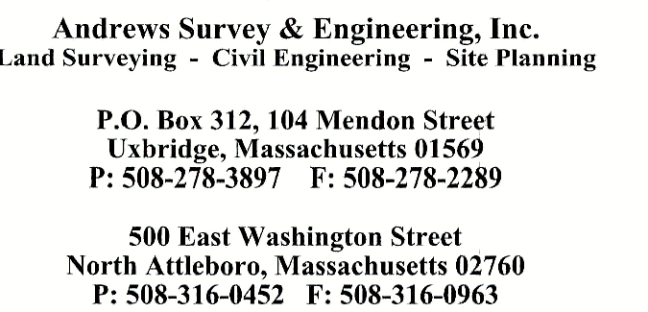
DRAWING NO.

C6.2

PLAN NO. L-5435







BEING A MAJORITY DATE: \_\_\_\_\_

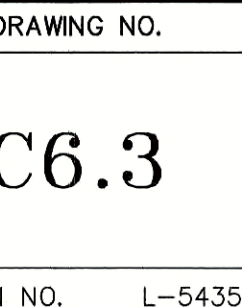
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PLICANT:  
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189 MAIN STREET  
MILFORD, MA 01757

|             |               |
|-------------|---------------|
| DRAWN BY    | RMM, WCN      |
| CHECKED BY  | RMM           |
| DATE        | JULY 23, 2018 |
| PROJECT NO. | 2016-199      |

( IN FEET )  
1 inch = 40 feet

## SITE LAYOUT & UTILITIES PLAN



NO. L-5435

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WEST MAIN STREET

N/F RICHARD A. AMATO, TRUSTEE  
R32-5-0

N/F DENISE RAO MONAGHAN  
R28-54-B

N/F RICHARD A. AMATO, TRUSTEE  
R032-6-0

TOWN LINE

HOPKINTON  
UPTON

PARCEL B  
OPEN SPACE

TO BE DEEDED TO UPTON  
CONSERVATION COMMISSION  
OR OTHER AGENCY AS OPEN  
SPACE

MATCH LINE: SHEET 6.2

MATCH LINE: SHEET 6.3

N/F RICHARD A. AMATO, TRUSTEE  
13-014

N/F RICHARD A. AMATO, TRUSTEE  
R013-13

LOT 12

LOT 13

LOT 14

ASE

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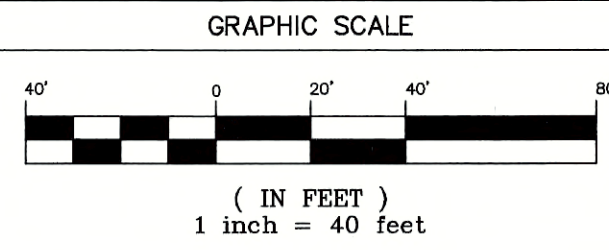
UPTON TOWN CLERK DATE

"EAST STREET ESTATES"  
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SUBDIVISION  
UPTON & HOPKINTON, MA

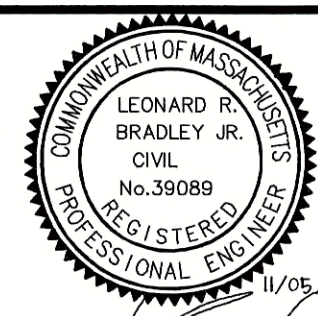
F & D CENTRAL REALTY  
CORPORATION, INC.  
189 MAIN STREET  
MILFORD, MA 01757

| REVISIONS |          |                                |
|-----------|----------|--------------------------------|
| NO.       | DATE     | DESCRIPTION                    |
| 1         | 12/10/18 | PER COMMENT LETTERS            |
| 2         | 4/30/19  | PER COMMENT LETTERS            |
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| 6         | 10/6/20  | PER PLANNING BD & CON COM      |

|             |               |
|-------------|---------------|
| DRAWN BY    | RMM, WCN      |
| CHECKED BY  | RMM           |
| DATE        | JULY 23, 2018 |
| PROJECT NO. | 2016-199      |



SITE LAYOUT &  
UTILITIES PLAN



DRAWING NO.

C6.4

PLAN NO. L-5435





Andrews Survey & Engineering, Inc.  
Land Surveying - Civil Engineering - Site Planning

P.O. Box 312, 104 Mendon Street  
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P: 508-278-3897 F: 508-278-2289

500 East Washington Street  
North Attleboro, Massachusetts 02760  
P: 508-316-0452 F: 508-316-0963

APPROVAL UNDER SUBDIVISION CONTROL LAW  
REQUIRED. UPTON PLANNING BOARD.

BEING A MAJORITY DATE:

THIS CERTIFIES THAT THE NOTICE OF APPROVAL  
OF THIS PLAN BY THE UPTON PLANNING BOARD  
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AND  
NO APPEAL WAS RECEIVED DURING THE 20  
DAYS NEXT AFTER SUCH RECEIPT OF SAID  
NOTICE.

UPTON TOWN CLERK DATE

"EAST STREET ESTATES"  
DEFINITIVE RESIDENTIAL  
SUBDIVISION  
UPTON & HOPKINTON, MA

F & D CENTRAL REALTY  
CORPORATION, INC.  
189 MAIN STREET  
MILFORD, MA 01757

PROJECT: OWNER/APPLICANT:

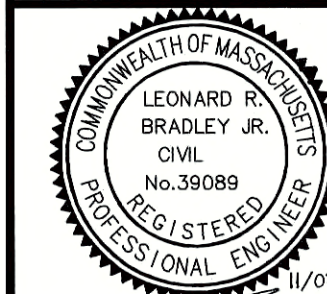
| REVISIONS |          |                                |
|-----------|----------|--------------------------------|
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|             |               |
|-------------|---------------|
| DRAWN BY    | RMM, WCN      |
| CHECKED BY  | RMM           |
| DATE        | JULY 23, 2018 |
| PROJECT NO. | 2016-199      |

| GRAPHIC SCALE                   |  |
|---------------------------------|--|
|                                 |  |
| ( IN FEET )<br>1 inch = 40 feet |  |

SHEET TITLE

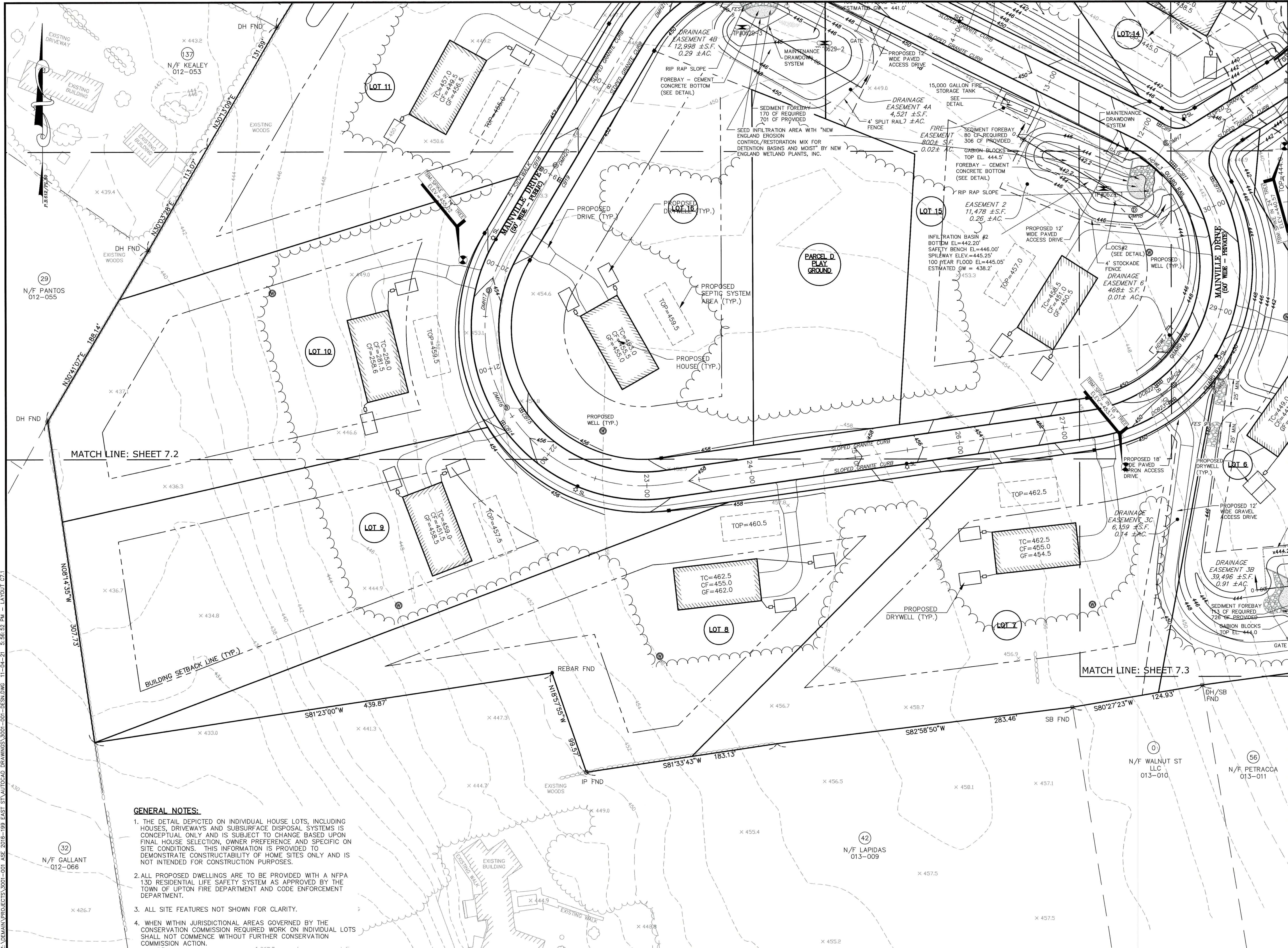
GRADING &  
DRAINAGE PLAN



DRAWING NO.

C7.1

PLAN NO. L-5435



GENERAL NOTES:

1. THE DETAIL DEPICTED ON INDIVIDUAL HOUSE LOTS, INCLUDING HOUSES, DRIVEWAYS AND SUBSURFACE DISPOSAL SYSTEMS IS CONCEPTUAL ONLY AND IS SUBJECT TO CHANGE BASED UPON FINAL HOUSE SELECTION, OWNER PREFERENCE AND SPECIFIC ON SITE CONDITIONS. THIS INFORMATION IS PROVIDED TO DEMONSTRATE CONSTRUCTABILITY OF HOME SITES ONLY AND IS NOT INTENDED FOR CONSTRUCTION PURPOSES.
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3. ALL SITE FEATURES NOT SHOWN FOR CLARITY.
4. WHEN WITHIN JURISDICTIONAL AREAS GOVERNED BY THE CONSERVATION COMMISSION REQUIRED WORK ON INDIVIDUAL LOTS SHALL NOT COMMENCE WITHOUT FURTHER CONSERVATION COMMISSION ACTION.

Z:\DEMAIN PROJECTS\3001-001 ASE 2016-199 EAST ST AUTOCAD DRAWINGS\3001-001-DESIGNING 11-04-21 5:56:52 PM - LAYOUT C7.1



GENERAL NOTES:

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APPROVAL UNDER SUBDIVISION CONTROL LAW  
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UPTON TOWN CLERK DATE

"EAST STREET ESTATES"  
DEFINITIVE RESIDENTIAL  
SUBDIVISION  
UPTON & HOPKINTON, MA

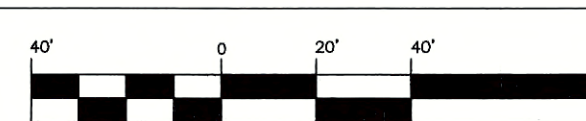
OWNER/APPLICANT:  
F & D CENTRAL REALTY  
CORPORATION, INC.  
189 MAIN STREET  
MILFORD, MA 01757

REVISIONS

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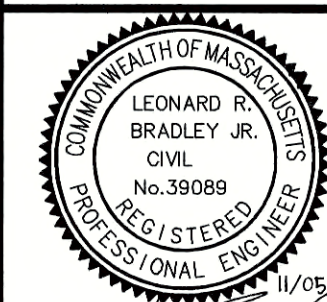
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|-------------|---------------|
| DRAWN BY    | RMM, WCN      |
| CHECKED BY  | RMM           |
| DATE        | JULY 23, 2018 |
| PROJECT NO. | 2016-199      |

GRAPHIC SCALE



( IN FEET )  
1 inch = 40 feet

SHEET TITLE  
GRADING &  
DRAINAGE PLAN

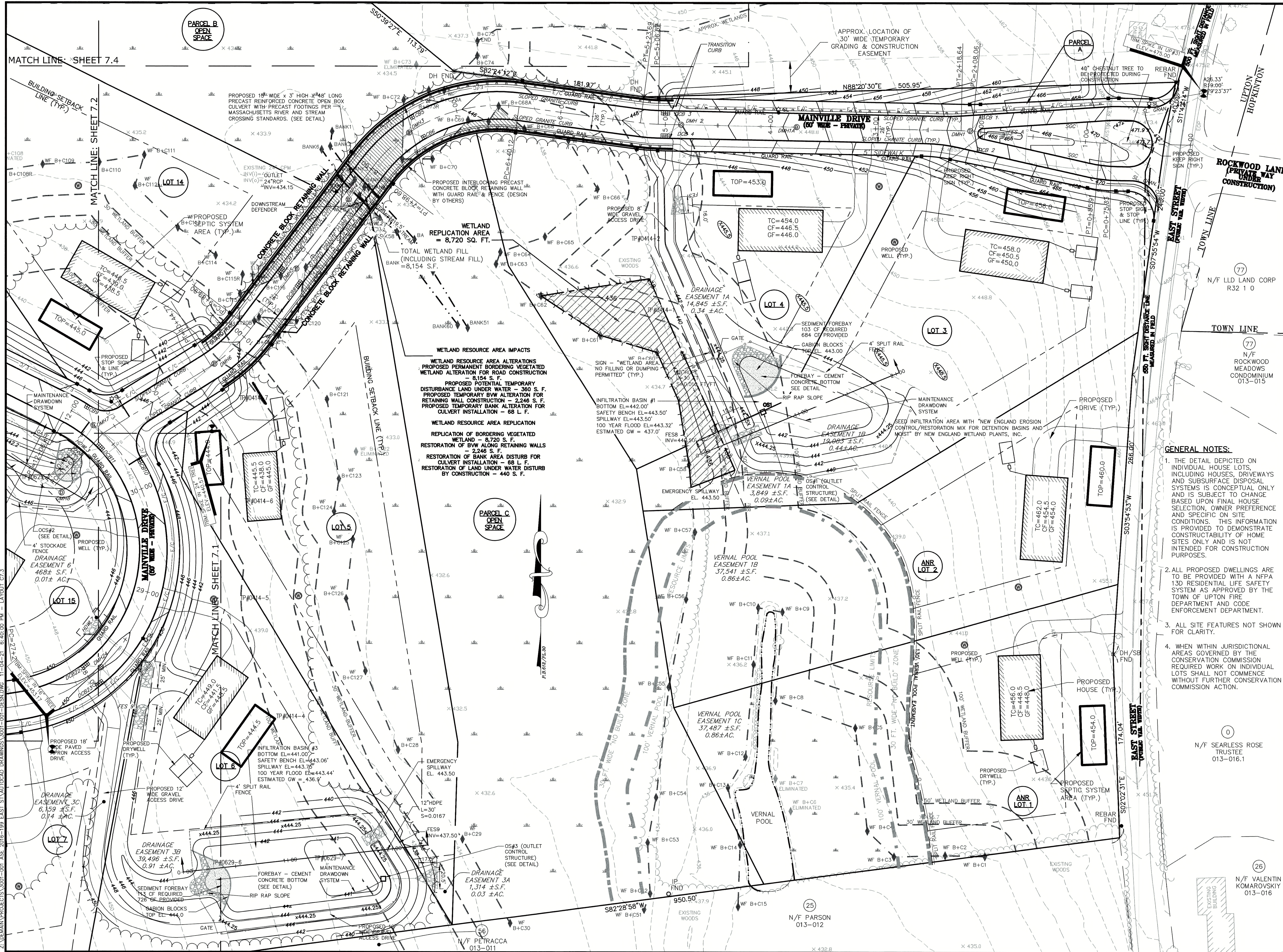


DRAWING NO.

C7.2

PLAN NO. L-5435





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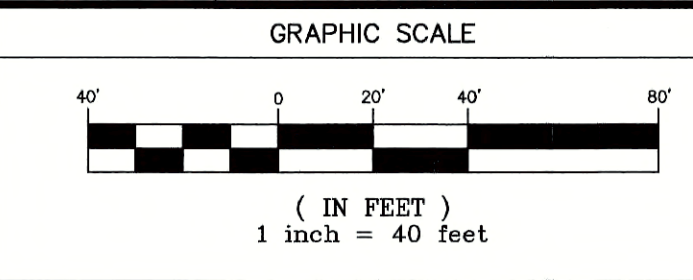
UPTON TOWN CLERK DATE

"EAST STREET ESTATES"  
DEFINITIVE RESIDENTIAL  
SUBDIVISION  
UPTON & HOPKINTON, MA  
F & D CENTRAL REALTY  
CORPORATION, INC.  
189 MAIN STREET  
MILFORD, MA 01757

PROJECT: OWNER/APPLICANT:

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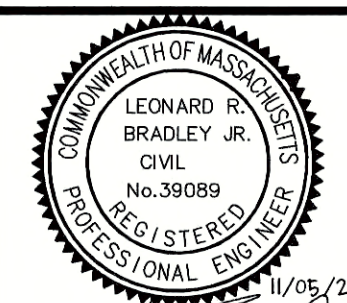
DRAWN BY: RMM, WCN  
CHECKED BY: RMM  
DATE: JULY 23, 2018  
PROJECT NO.: 2016-199



SHEET TITLE

GRADING &  
DRAINAGE PLAN

DRAWING NO.  
C7.3  
PLAN NO. L-5435



*Handwritten signature: Leonard R. Bradley, Jr.*



GENERAL NOTES:

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APPROVAL UNDER SUBDIVISION CONTROL LAW  
REQUIRED. UPTON PLANNING BOARD

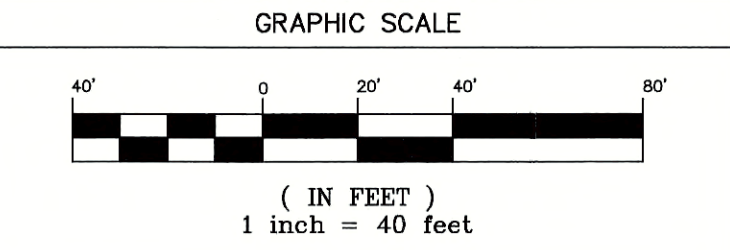
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NO APPEAL WAS RECEIVED DURING THE 30  
DAYS NEXT AFTER SUCH RECEIPT OF SAID  
NOTICE.

UPTON TOWN CLERK DATE

|          |                                                                                         |                                                                                   |
|----------|-----------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|
| PROJECT: | "EAST STREET ESTATES"<br>DEFINITIVE RESIDENTIAL<br>SUBDIVISION<br>UPTON & HOPKINTON, MA | OWNER/APPLICANT:                                                                  |
|          |                                                                                         | F & D CENTRAL REALTY<br>CORPORATION, INC.<br>189 MAIN STREET<br>MILFORD, MA 01757 |

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| DRAWN BY    | RMM, WCN      |
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| DATE        | JULY 23, 2018 |
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SHEET TITLE

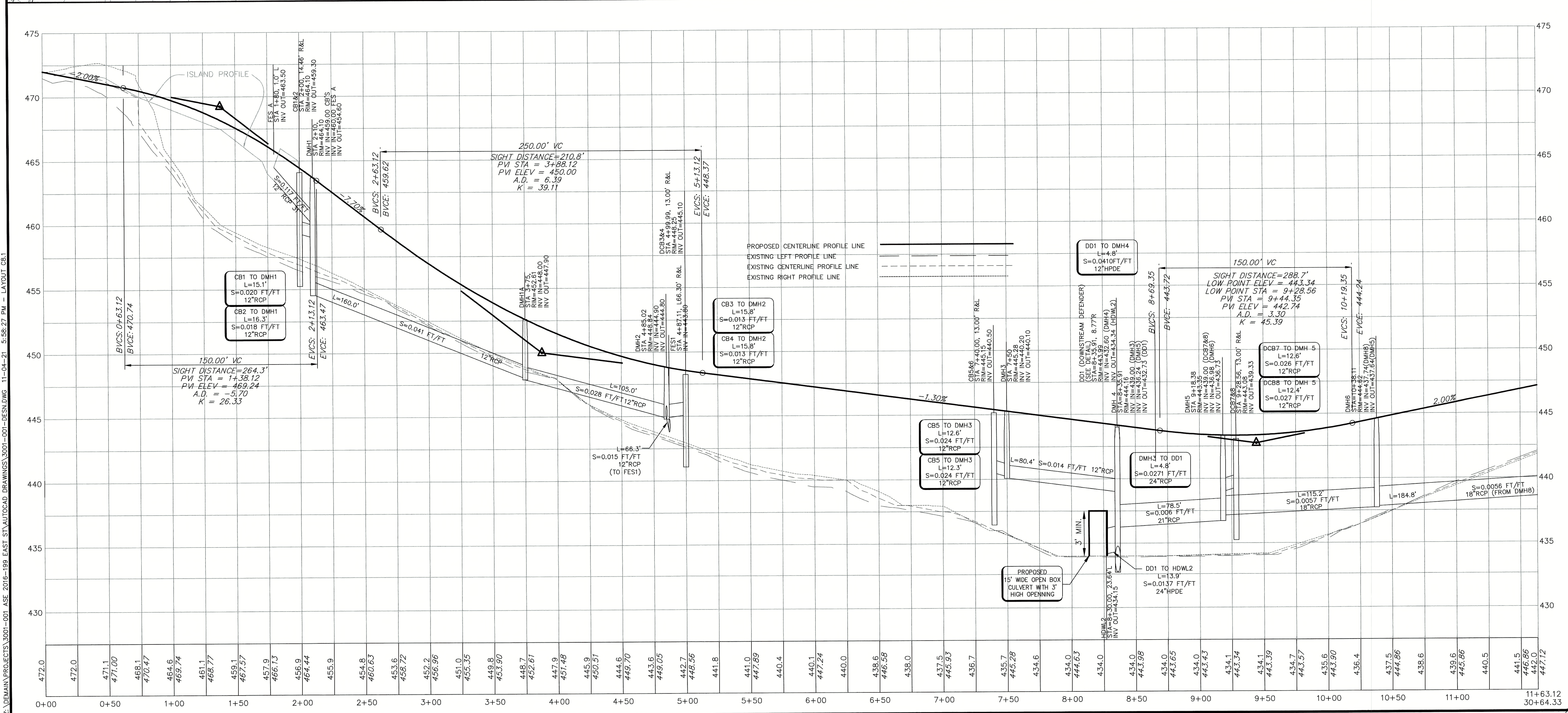
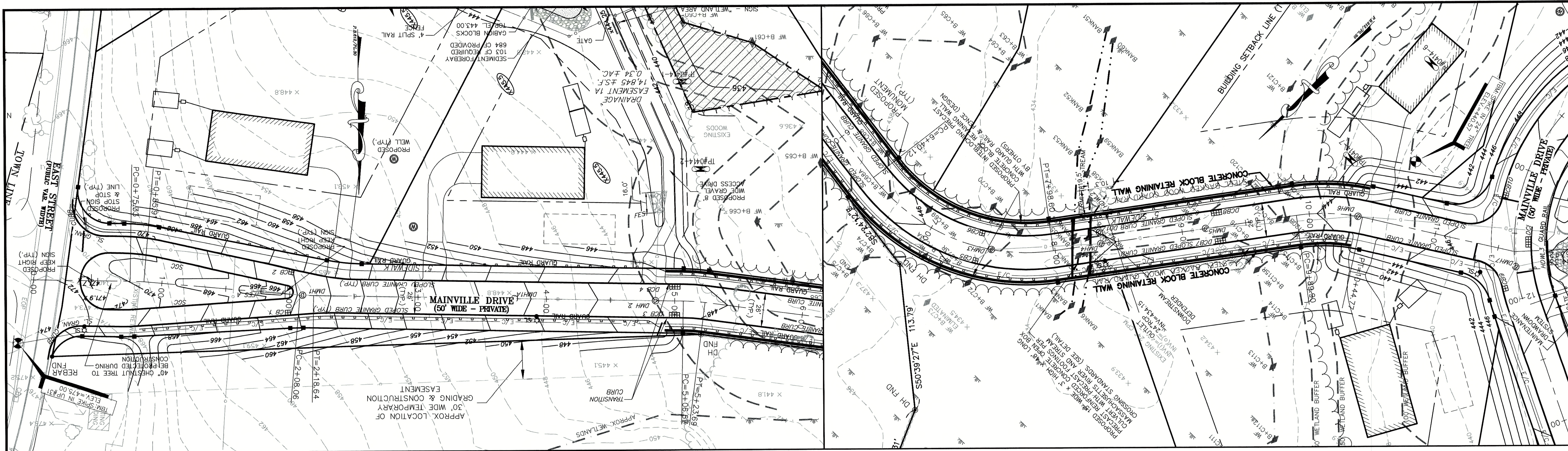
GRADING &  
DRAINAGE PLAN

|  |                 |
|--|-----------------|
|  | DRAWING NO.     |
|  | C7.4            |
|  | PLAN NO. L-5435 |

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ASE

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APPROVAL UNDER SUBDIVISION CONTROL LAW  
REQUIRED. UPTON PLANNING BOARD

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UPTON TOWN CLERK DATE

PROJECT:  
"EAST STREET ESTATES"  
DEFINITIVE RESIDENTIAL  
SUBDIVISION  
UPTON & HOPKINTON, MA

OWNER/APPLICANT:  
F & D CENTRAL REALTY  
CORPORATION, INC.  
189 MAIN STREET  
MILFORD, MA 01757

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DRAWN BY RMM, WCN  
CHECKED BY RMM  
DATE JULY 23, 2018  
PROJECT NO. 2016-199

GRAPHIC SCALE  
1 inch = 40 feet

SHEET TITLE  
PLAN & PROFILE  
MAINVILLE DRIVE  
STA: 0+00 TO 11+63.12

DRAWING NO.  
C8.1  
PLAN NO. L-5435

*James Bradley*

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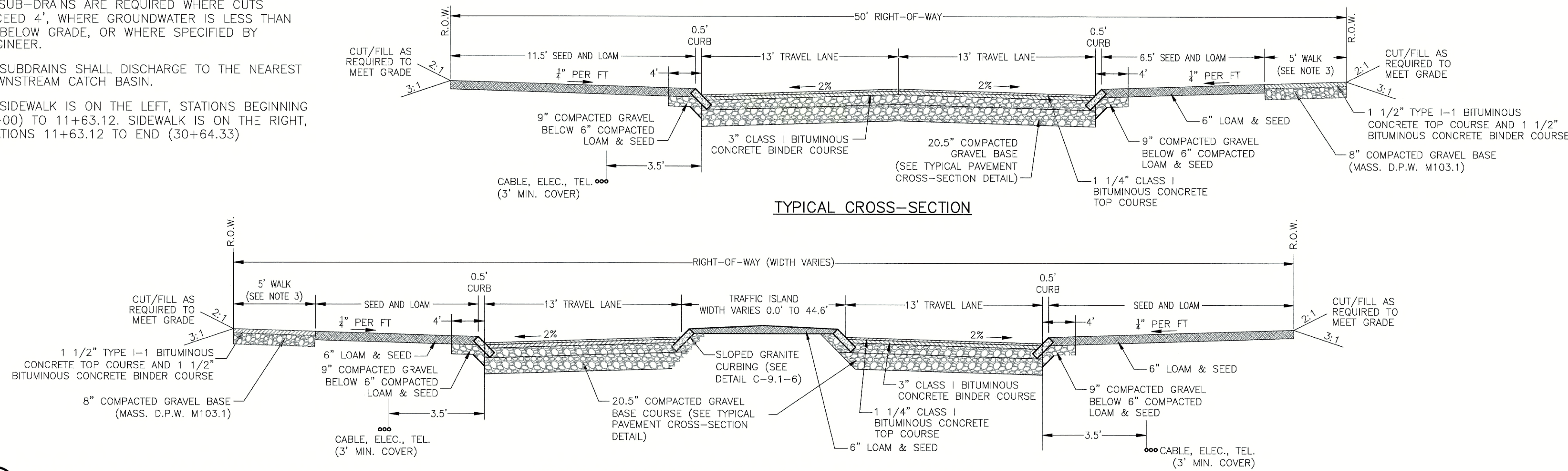


NOTES:

1. SUB-DRAINS ARE REQUIRED WHERE CUTS EXCEED 4', WHERE GROUNDWATER IS LESS THAN 3' BELOW GRADE, OR WHERE SPECIFIED BY ENGINEER.

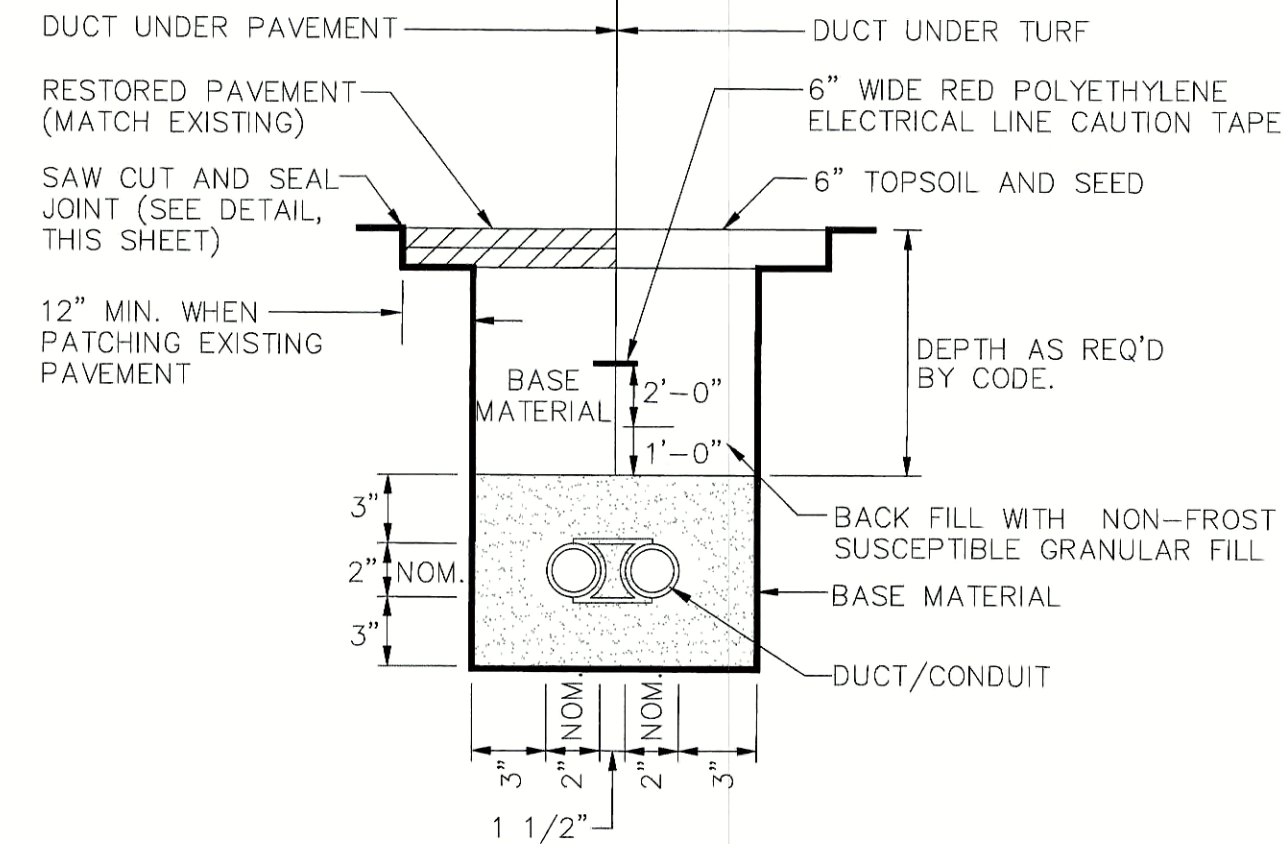
2. SUBDRAINS SHALL DISCHARGE TO THE NEAREST DOWNSTREAM CATCH BASIN.

3. SIDEWALK IS ON THE LEFT, STATIONS BEGINNING (0+00) TO 11+63.12. SIDEWALK IS ON THE RIGHT, STATIONS 11+63.12 TO END (30+64.33)

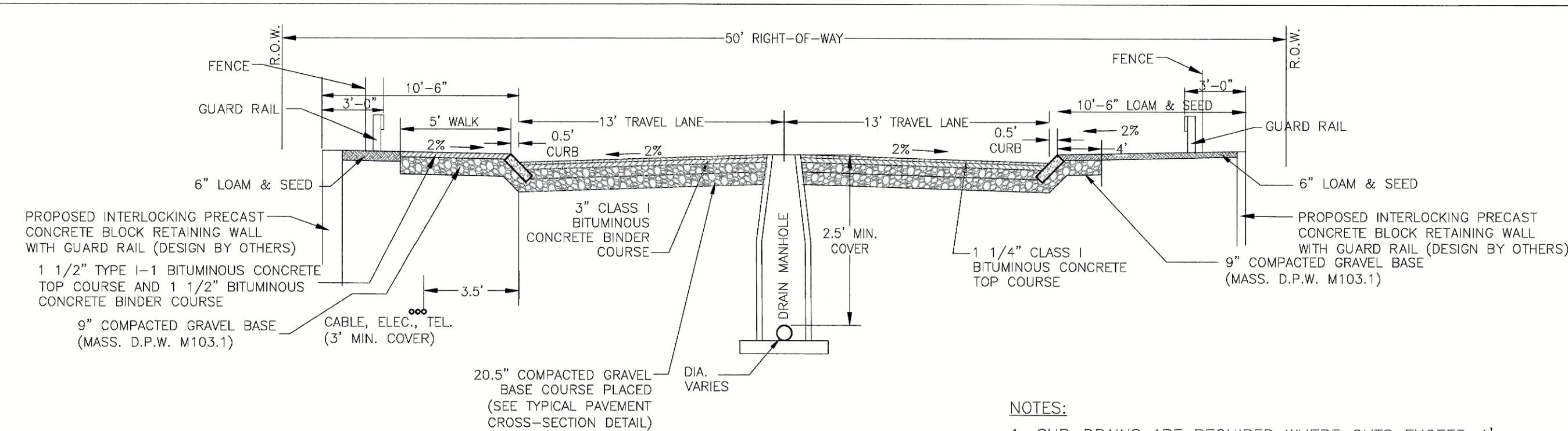


1 TYPICAL ROADWAY CROSS SECTION  
SCALE: N.T.S.

CROSS-SECTION WITH ISLAND (STA: 0+38.43 TO 2+00)



2 UNENCASED DUCT/CONDUIT DETAIL  
SCALE: N.T.S.

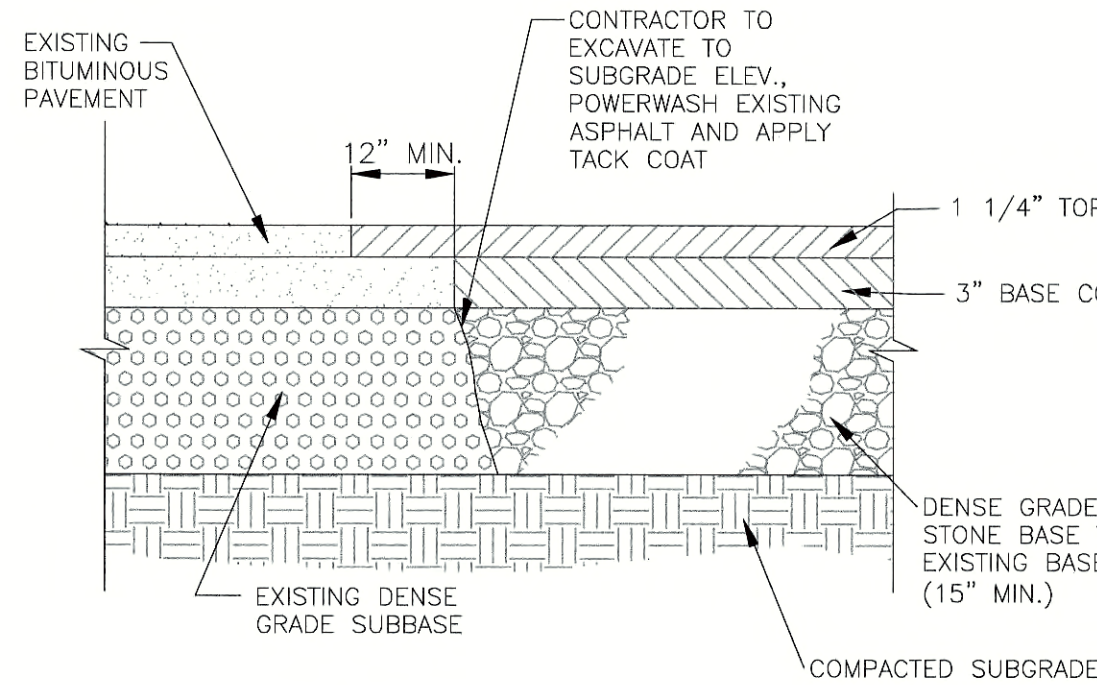


3 ROADWAY CROSS SECTION (STA: 4+92.93 TO 10+44.77)  
SCALE: N.T.S.

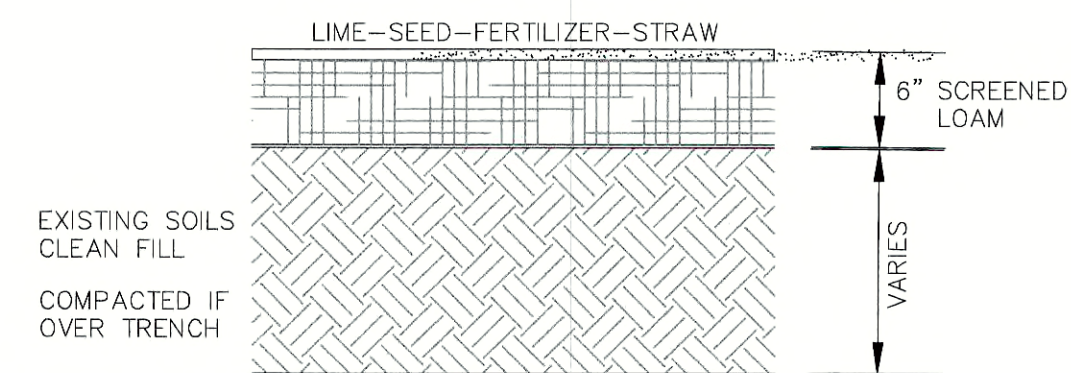
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4 PAVEMENT JOINTING  
SCALE: N.T.S.

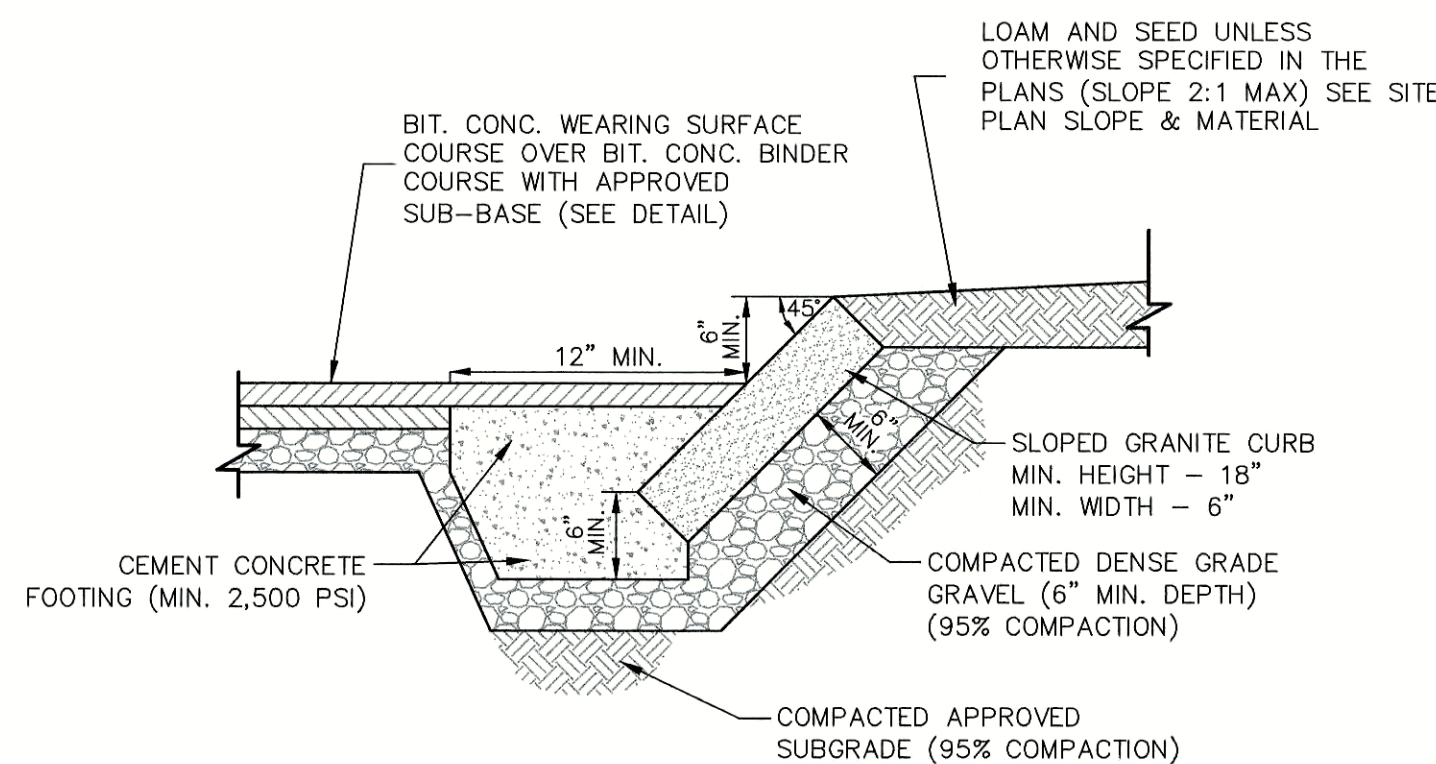


5 LOAM & SEED DETAIL  
SCALE: N.T.S.

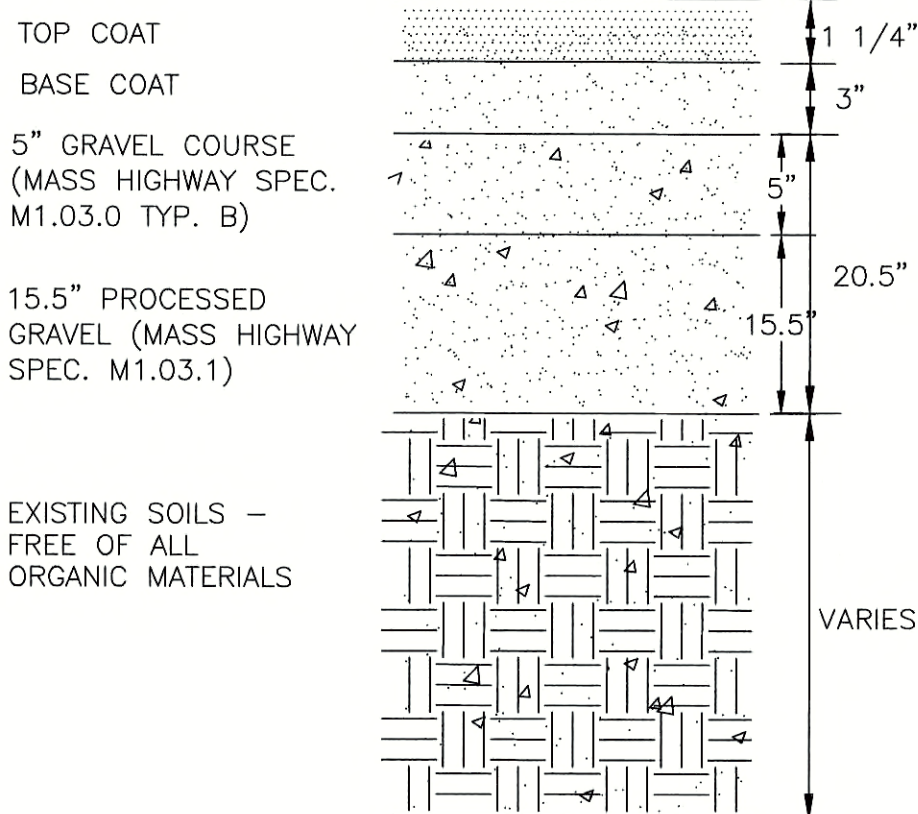
NOTES:

1. PROVIDE EXPANSION JOINTS AT 5'-0" O.C.

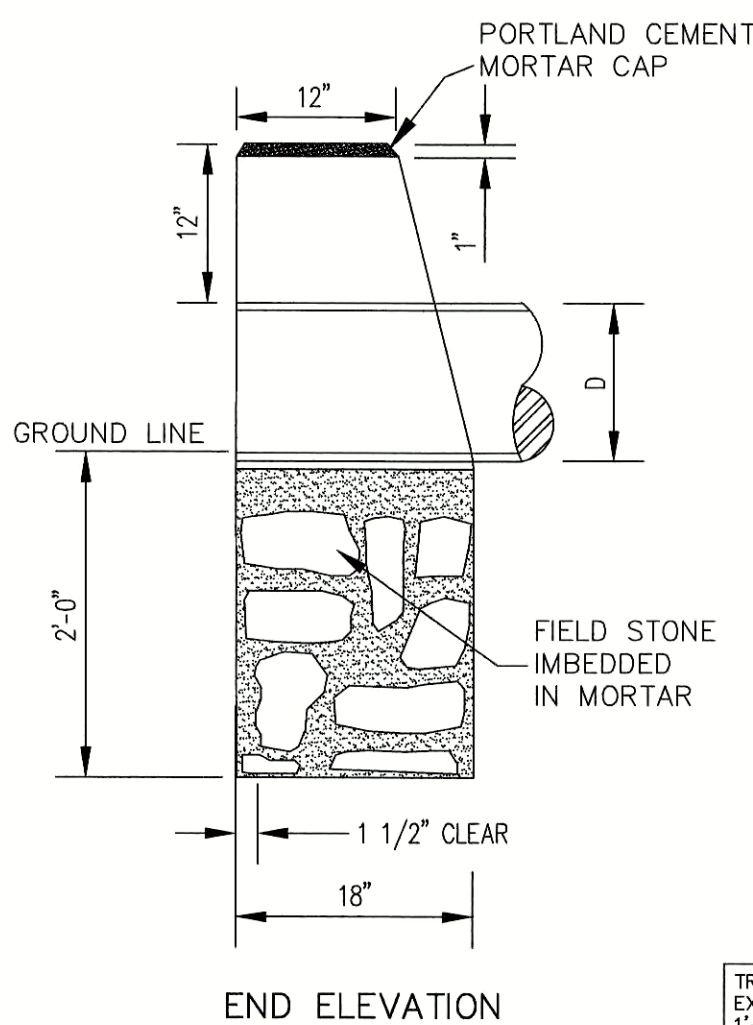
2. CURB REPLACEMENT IN EXISTING PAVEMENT - SAWCUT EDGE MIN. FROM CURB.



6 SLOPED GRANITE CURB (SGC)  
SCALE: N.T.S.

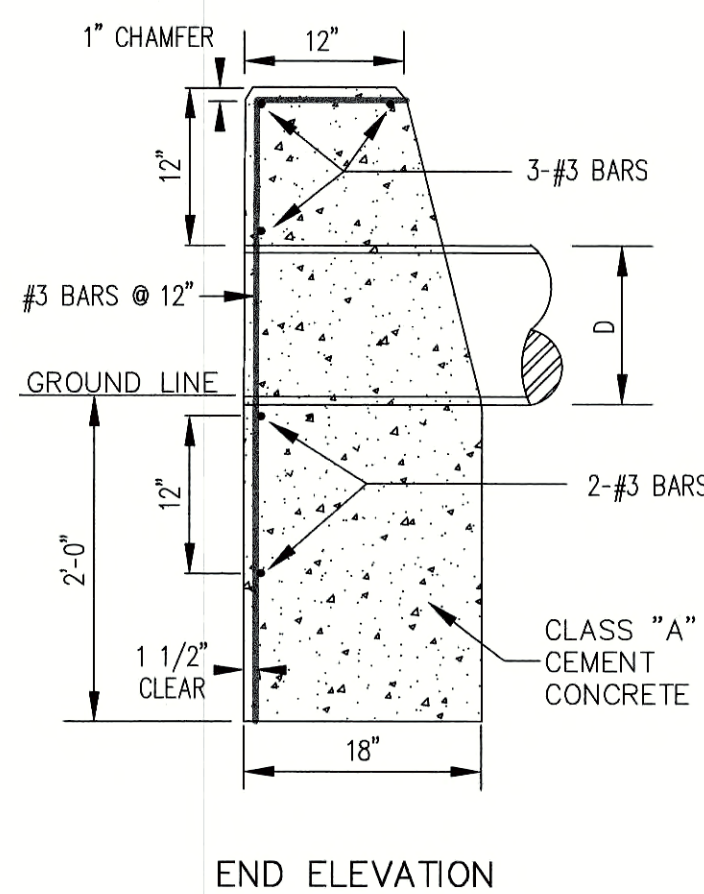


7 TYPICAL PAVEMENT CROSS-SECTION  
SCALE: N.T.S.

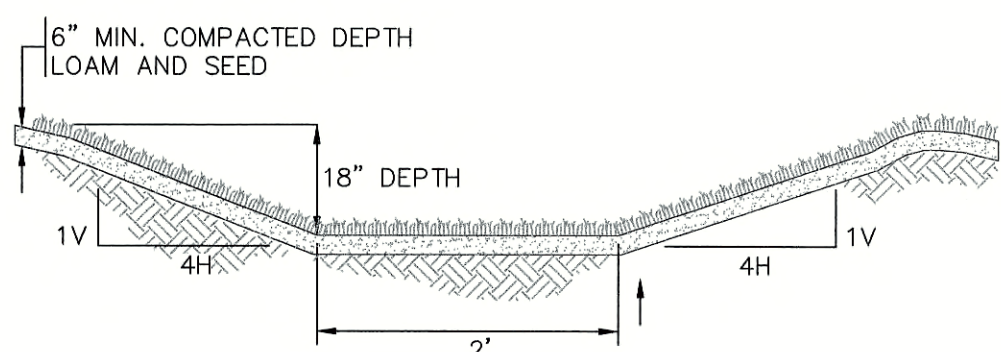


9 CONCRETE AND FIELD STONE MASONRY ENDS  
FOR 8" AND 30" PIPE CULVERTS  
SCALE: N.T.S.

| TRENCH EXCAV. 1'-0" DEPTH | PIPE DIAMETER | 1 1/2 : 1 SLOPE         |      |    |                          | 2 : 1 SLOPE        |    |                          |            | TRENCH EXCAV. 1'-0" DEPTH |
|---------------------------|---------------|-------------------------|------|----|--------------------------|--------------------|----|--------------------------|------------|---------------------------|
|                           |               | CU. FT.                 | D    | L  | CONG. OR F.S.M. CU. YDS. | STEEL LBS.         | L  | CONG. OR F.S.M. CU. YDS. | STEEL LBS. |                           |
| 21.60                     | 8"            | 4'-2"                   | 0.77 | 15 | 5'-10"                   | 1.08               | 21 | 27.40                    |            |                           |
| 23.91                     | 10"           | 4'-10"                  | 0.92 | 20 | 6'-8"                    | 1.28               | 23 | 30.35                    |            |                           |
| 26.25                     | 12"           | 5'-6"                   | 1.08 | 21 | 7'-6"                    | 1.49               | 29 | 33.25                    |            |                           |
| 29.75                     | 15"           | 6'-6"                   | 1.34 | 24 | 8'-9"                    | 1.82               | 32 | 37.63                    |            |                           |
| 33.25                     | 18"           | 7'-6"                   | 1.61 | 30 | 10'-0"                   | 2.18               | 39 | 42.00                    |            |                           |
| 37.35                     | 21"           | 8'-6"                   | 1.95 | 34 | 11'-6"                   | 2.62               | 43 | 47.25                    |            |                           |
| 39.38                     | 24"           | 9'-3"                   | 2.16 | 35 | 12'-6"                   | 2.97               | 50 | 50.75                    |            |                           |
| 43.75                     | 30"           | 10'-6"                  | 2.63 | 44 | 15'-0"                   | 3.86               | 62 | 59.50                    |            |                           |
| Q                         |               | 4" FOR 1 1/2' : 1 SLOPE |      |    |                          | 6" FOR 2 : 1 SLOPE |    |                          |            |                           |



8 GRASS DRAINAGE SWALE (IN SIDE & REAR YARD)  
SCALE: N.T.S.



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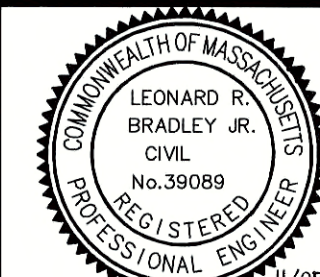
"EAST STREET ESTATES"  
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| PROJECT NO.: 2016-199 |          |                                |

|                         |  |  |
|-------------------------|--|--|
| SHEET TITLE             |  |  |
| CONSTRUCTION<br>DETAILS |  |  |



DRAWING NO.

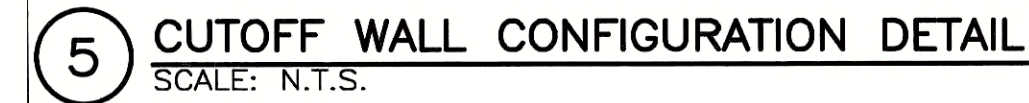
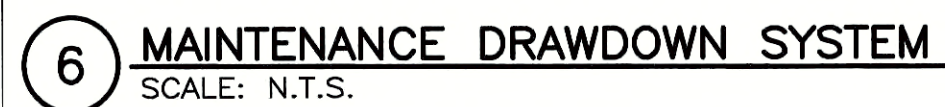
C9.1

PLAN NO. L-5435



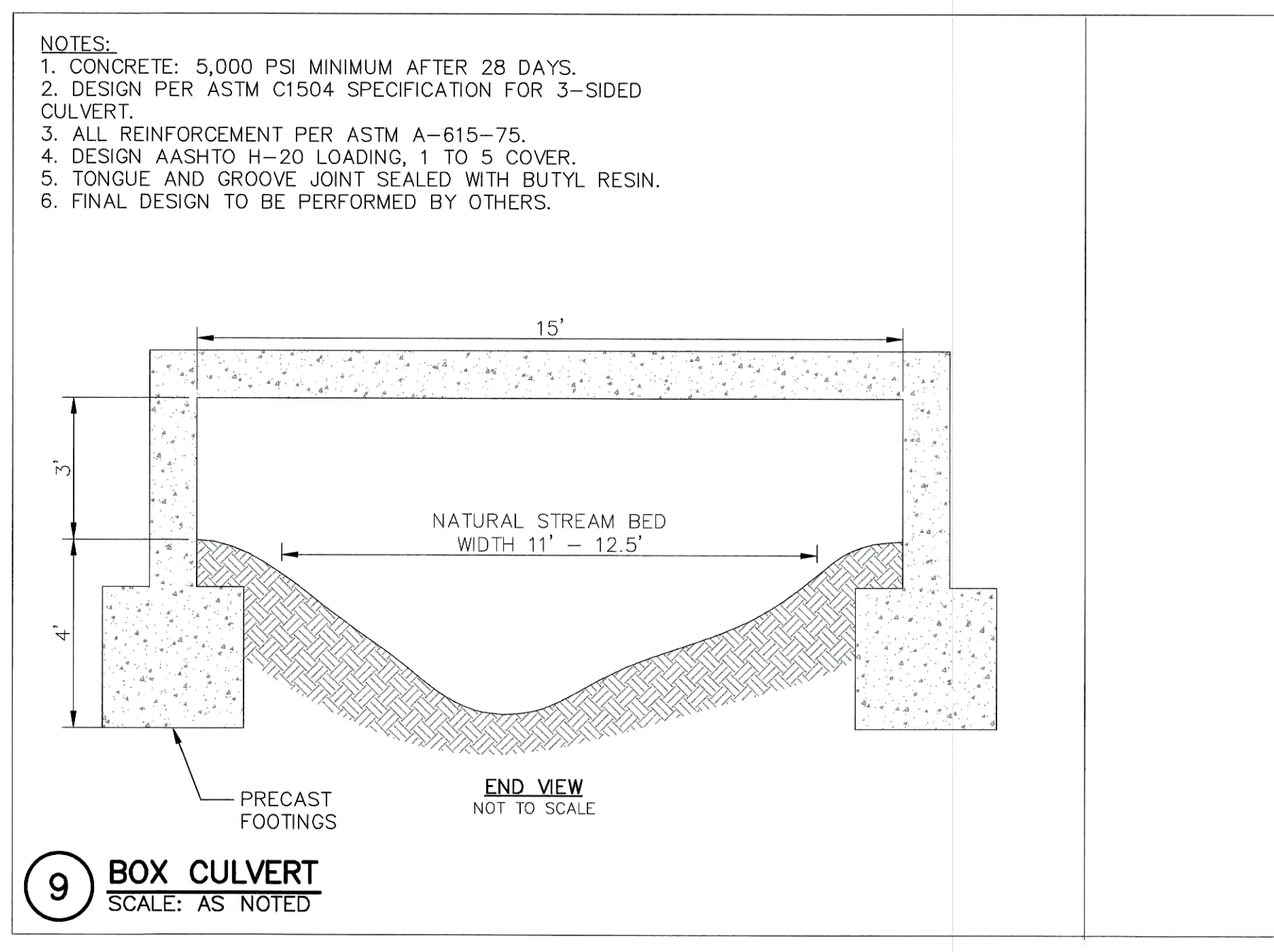
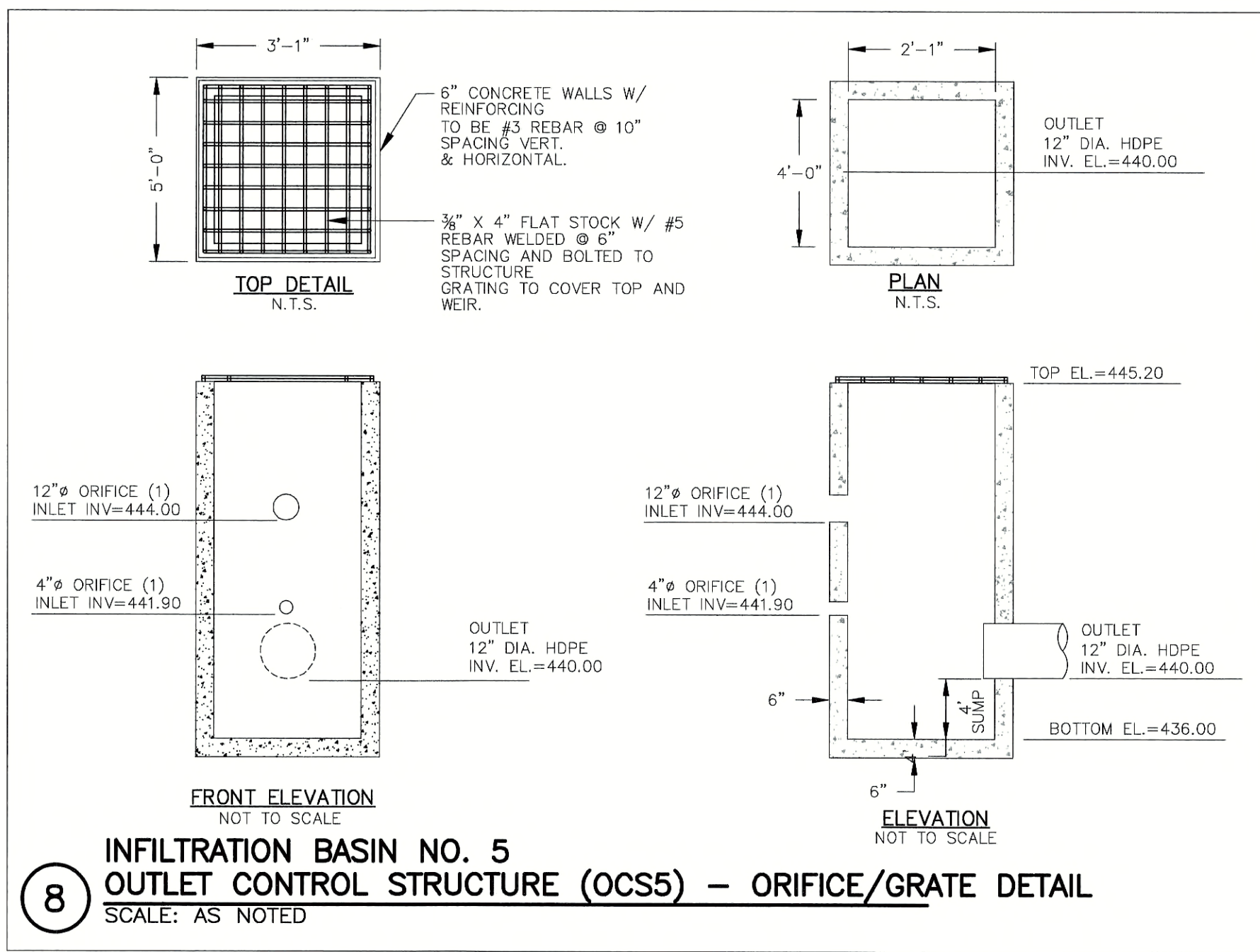
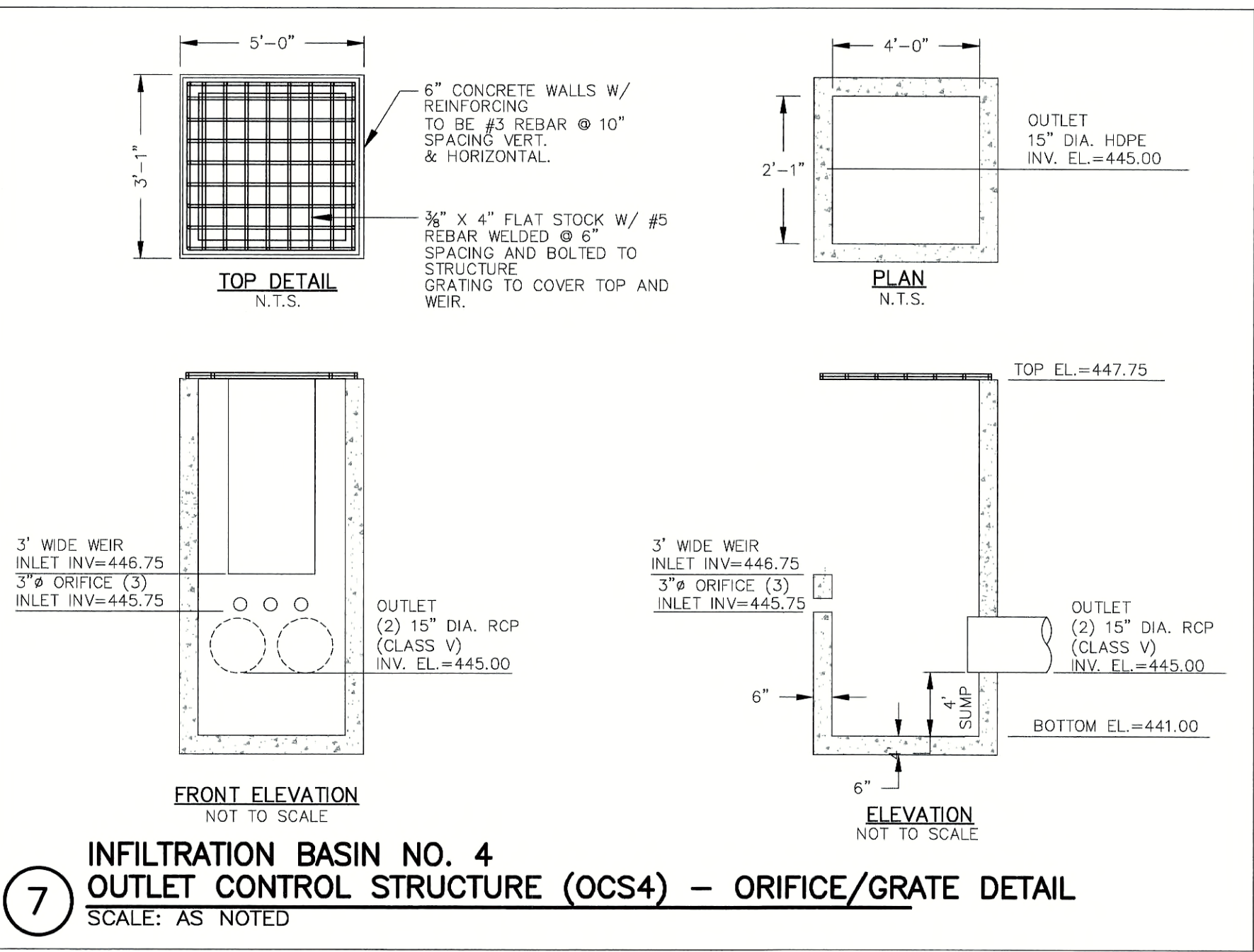
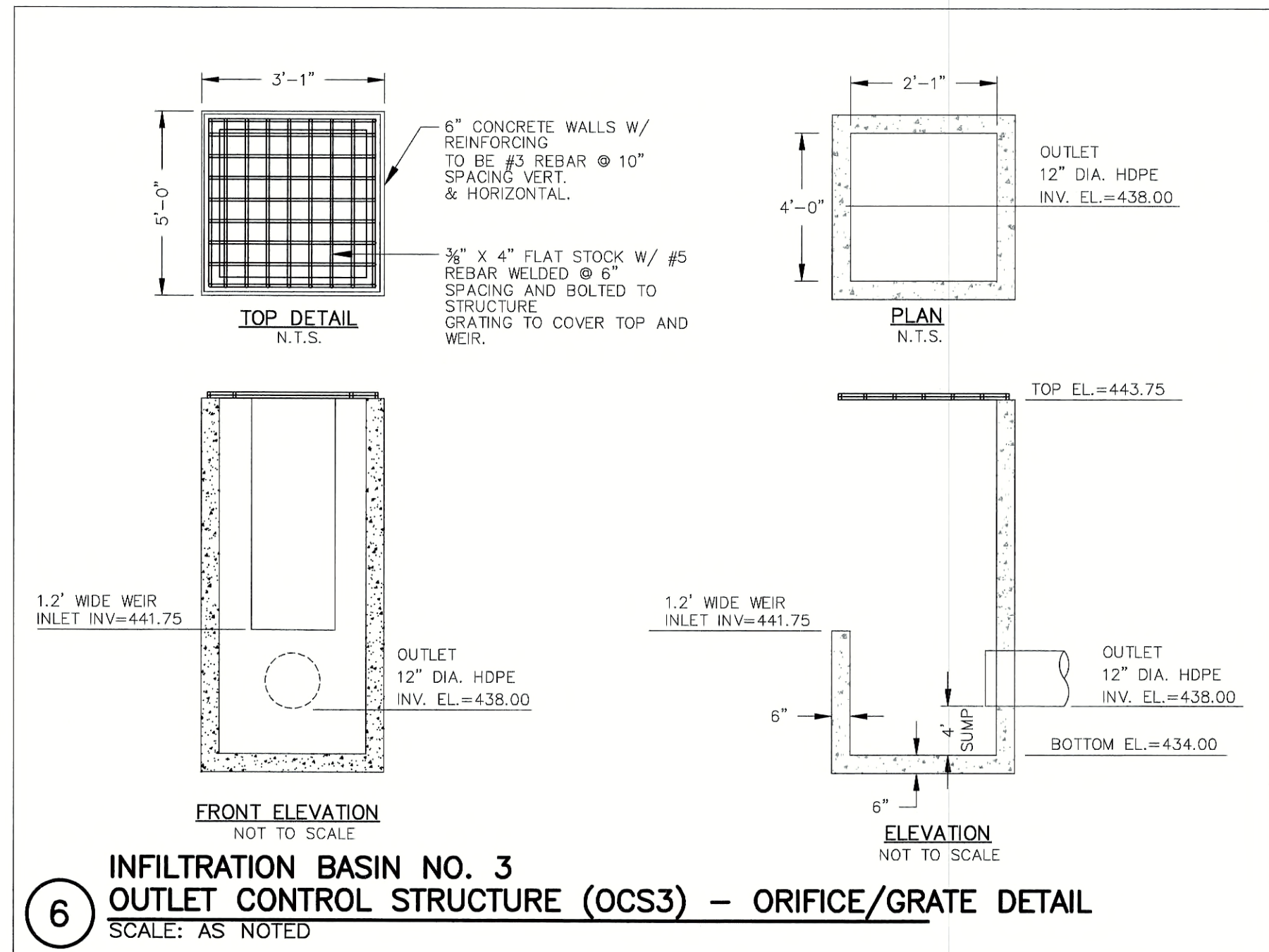
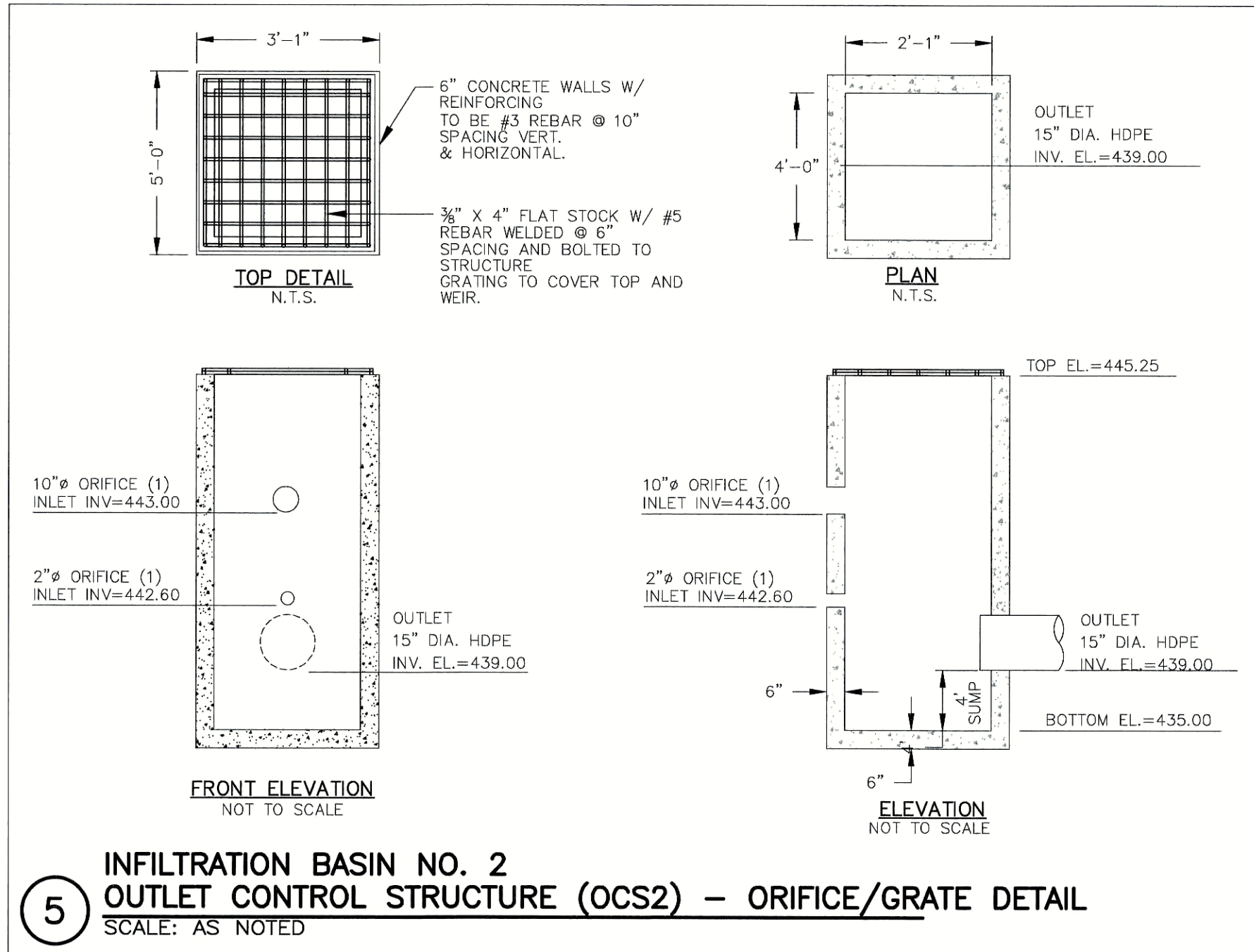
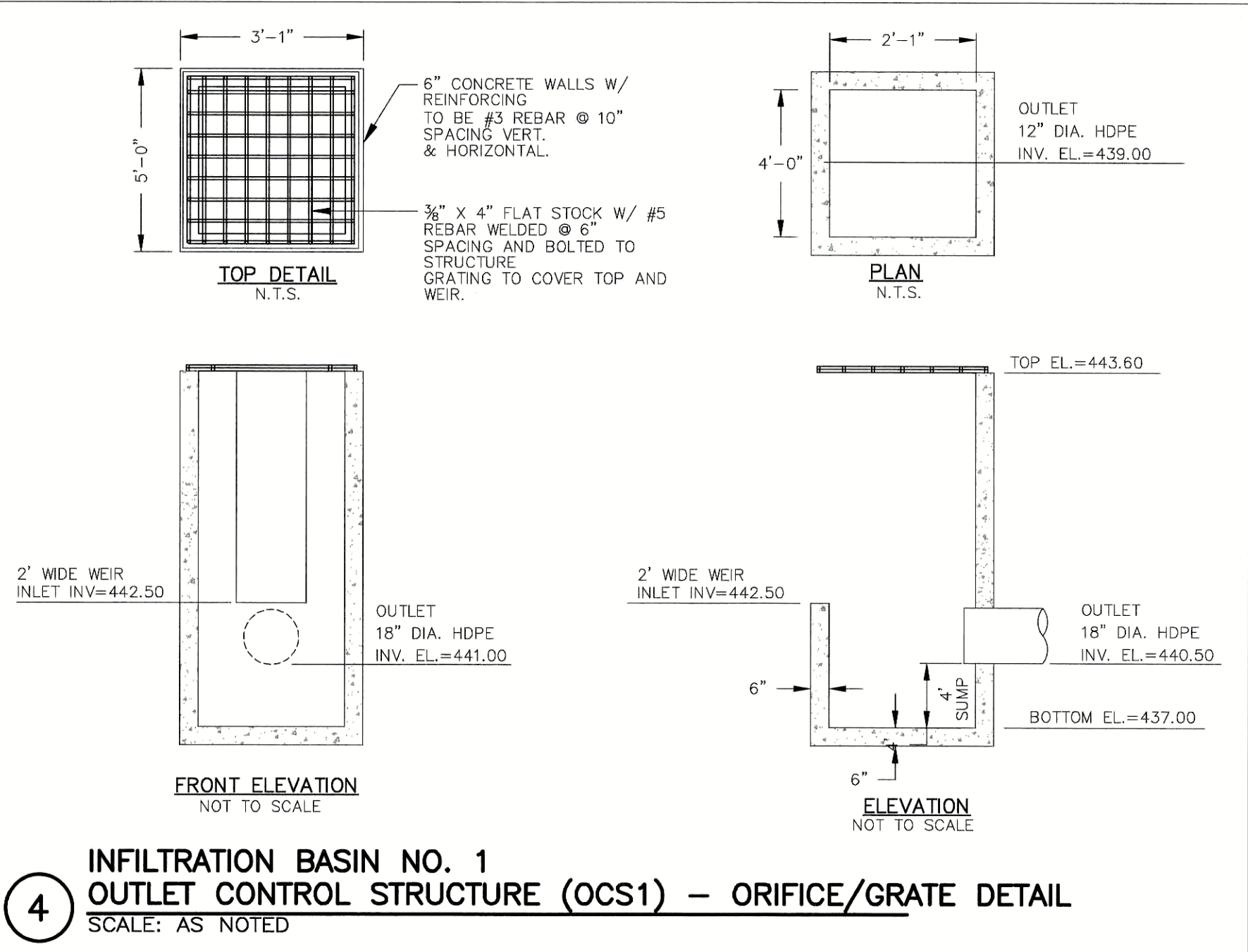
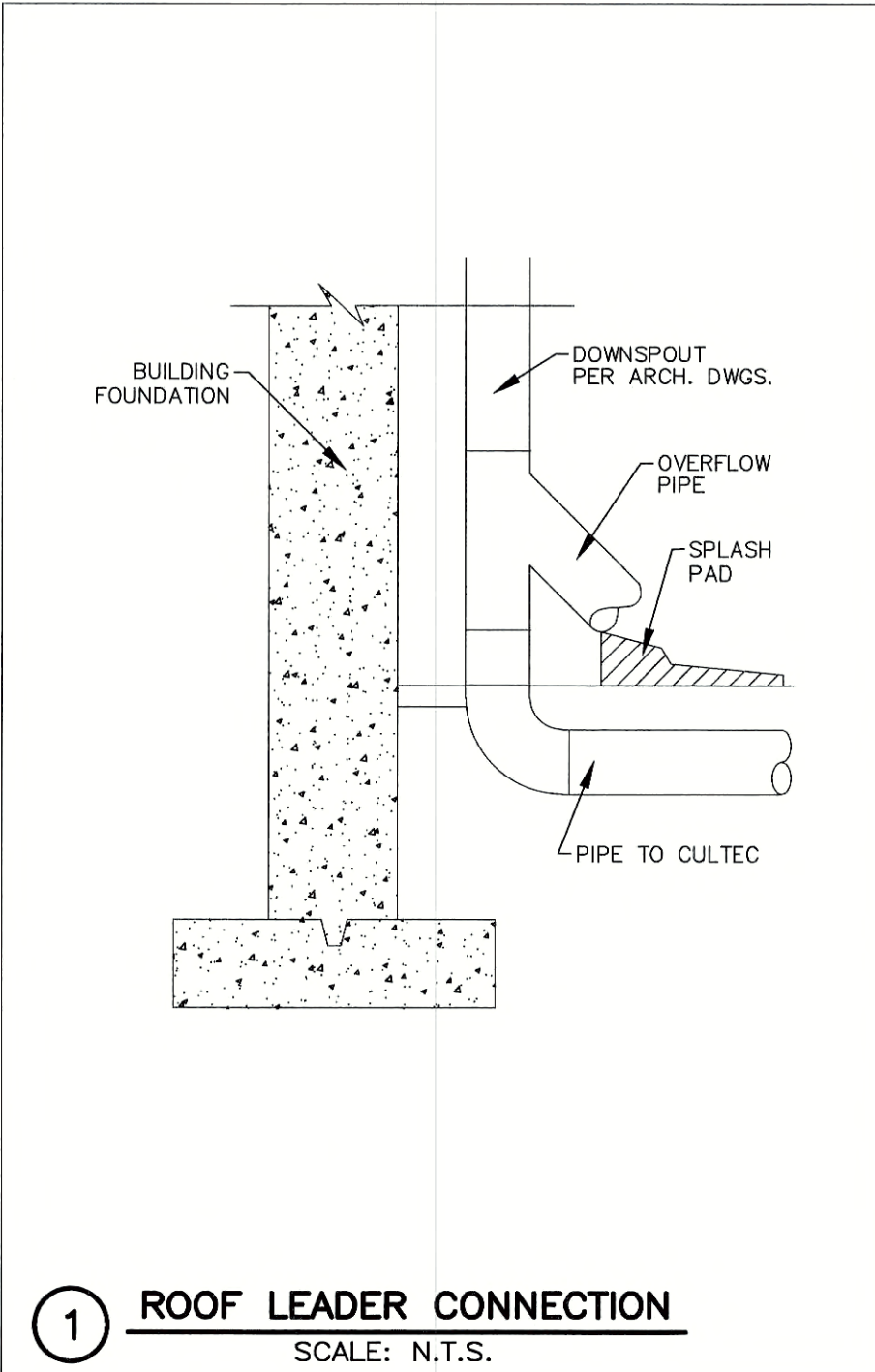
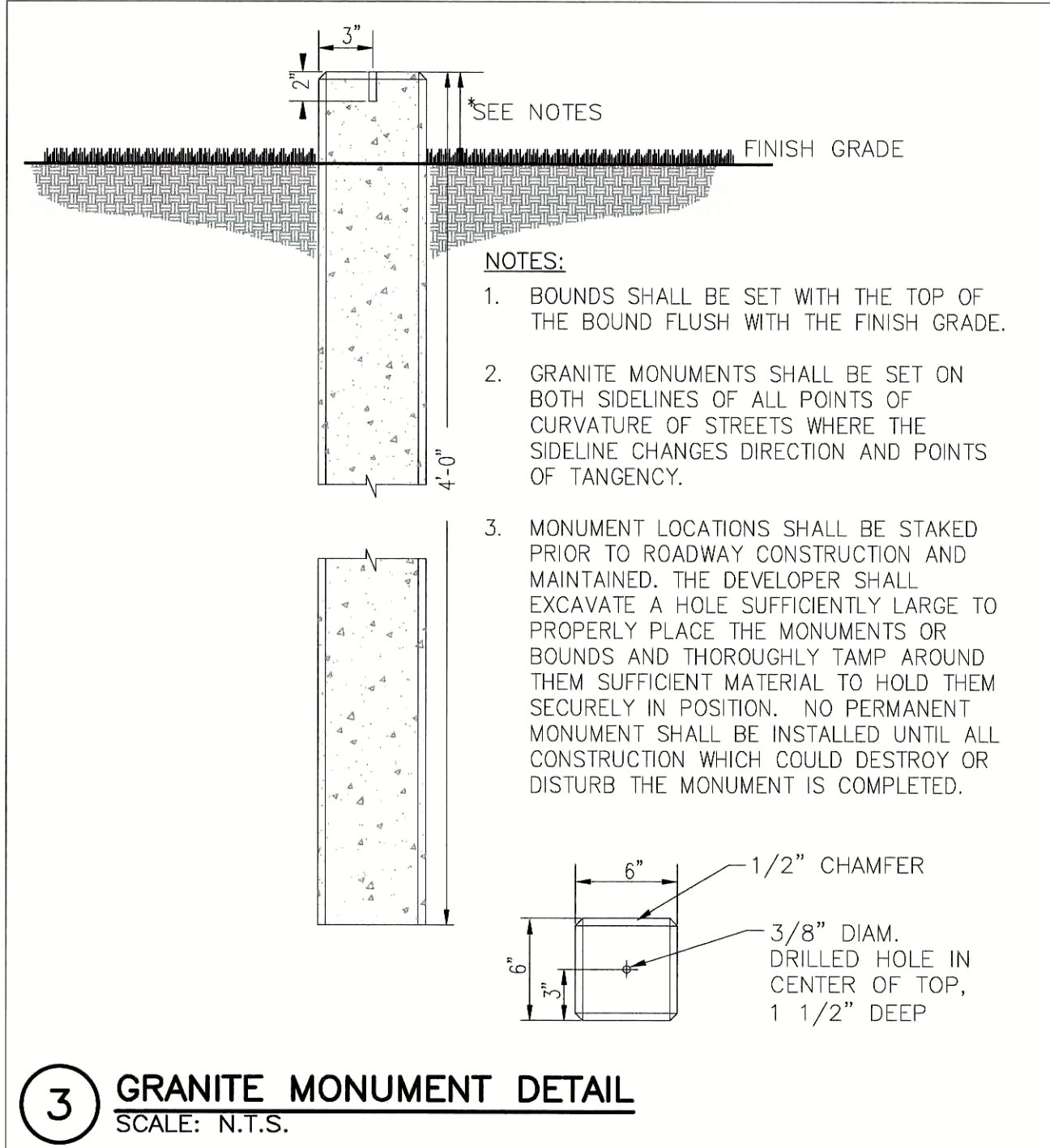
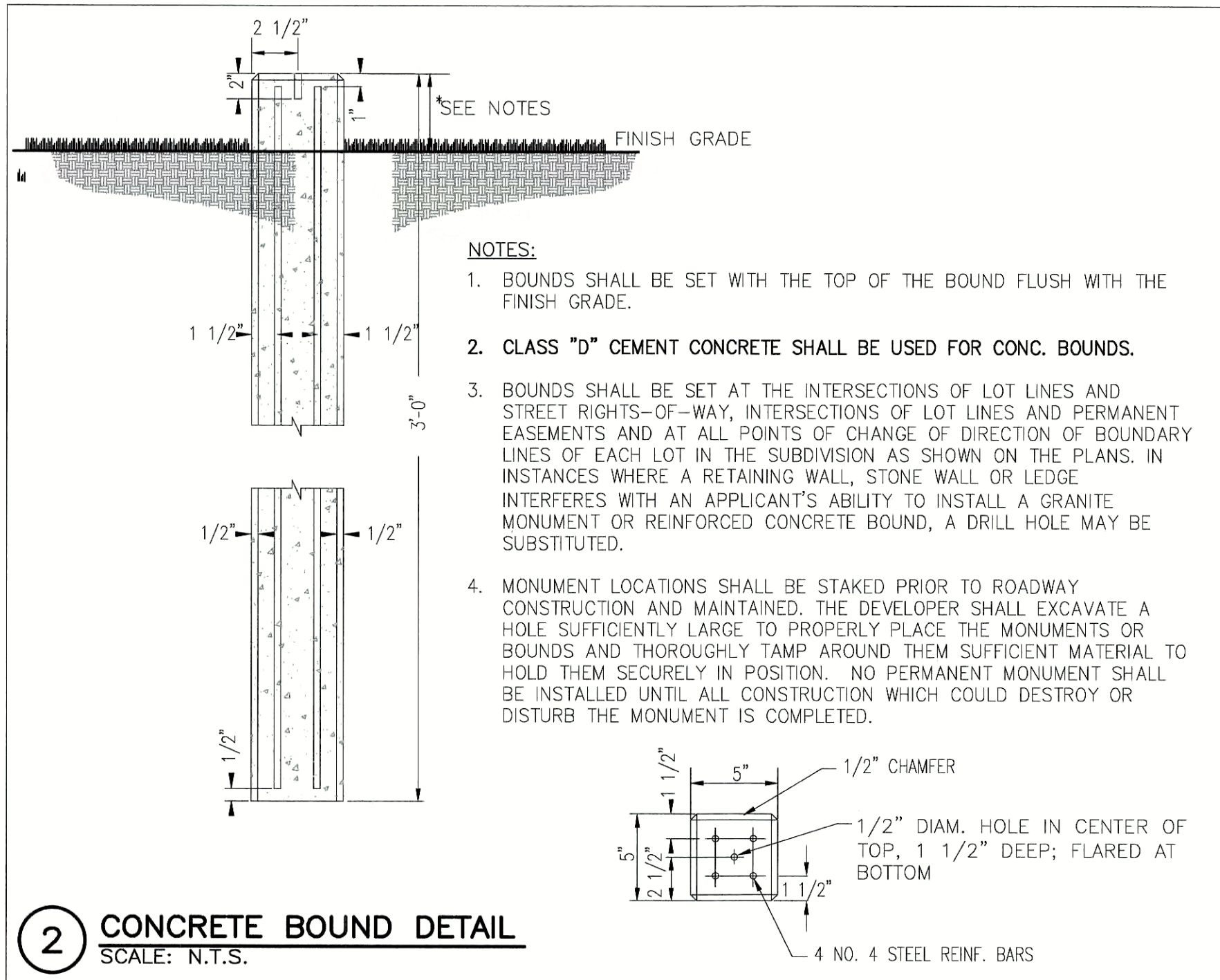
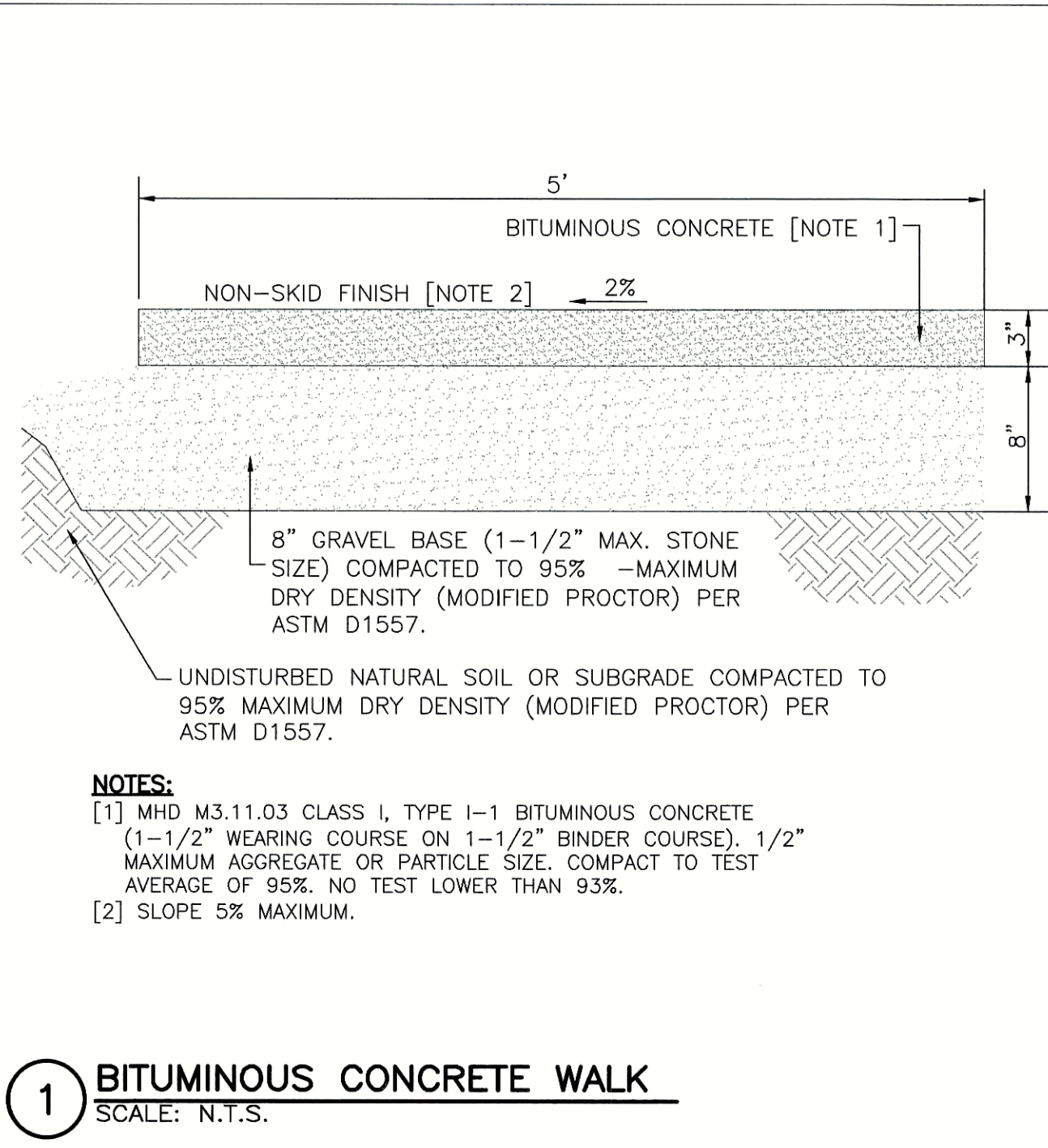








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**ASE**  
Andrews Survey & Engineering, Inc.  
Land Surveying - Civil Engineering - Site Planning

P.O. Box 312, 104 Mendon Street  
Uxbridge, Massachusetts 01569  
P: 508-278-3897 F: 508-278-2289

500 East Washington Street  
North Attleboro, Massachusetts 02760  
P: 508-316-0452 F: 508-316-0963

APPROVAL UNDER SUBDIVISION CONTROL LAW  
REQUIRED. UPTON PLANNING BOARD

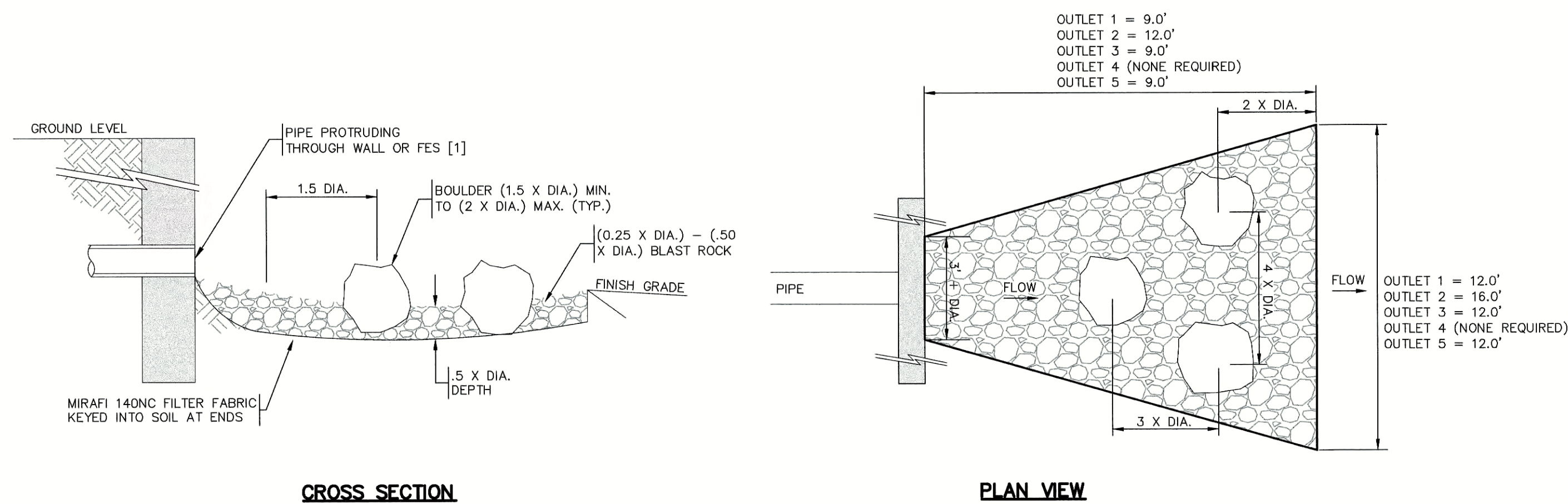
BEING A MAJORITY DATE: \_\_\_\_\_

THIS CERTIFIES THAT THE NOTICE OF APPROVAL  
OF THIS PLAN BY THE UPTON PLANNING BOARD  
HAS BEEN RECEIVED AND RECORDED ON \_\_\_\_\_  
AT \_\_\_\_\_ AND  
NO APPEAL WAS RECEIVED DURING THE 20  
DAYS NEXT AFTER SUCH RECEIPT OF SAID  
NOTICE.

| UPTON TOWN CLERK                                                                                                                                                                      |          | DATE                                                                                                      |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|-----------------------------------------------------------------------------------------------------------|--|
| "EAST STREET ESTATES"<br>DEFINITIVE RESIDENTIAL<br>SUBDIVISION<br>UPTON & HOPKINTON, MA                                                                                               |          | OWNER/APPLICANT:<br><br>F & D CENTRAL REALTY<br>CORPORATION, INC.<br>189 MAIN STREET<br>MILFORD, MA 01757 |  |
|                                                                                                                                                                                       |          |                                                                                                           |  |
| PROJECT:                                                                                                                                                                              |          |                                                                                                           |  |
| REVISIONS                                                                                                                                                                             |          |                                                                                                           |  |
| NO.                                                                                                                                                                                   | DATE     | DESCRIPTION                                                                                               |  |
| 1                                                                                                                                                                                     | 12/10/18 | PER COMMENT LETTERS                                                                                       |  |
| 2                                                                                                                                                                                     | 4/30/19  | PER COMMENT LETTERS                                                                                       |  |
| 3                                                                                                                                                                                     | 7/9/19   | PER LETTER DEP WATER QUALITY                                                                              |  |
| 4                                                                                                                                                                                     | 12/16/19 | PER DEP, PLANNING BD & CON COM                                                                            |  |
| 5                                                                                                                                                                                     | 7/16/20  | PER DEP, PLANNING BD & CON COM                                                                            |  |
| 6                                                                                                                                                                                     | 10/6/20  | PER PLANNING BD & CON COM                                                                                 |  |
| DRAWN BY                                                                                                                                                                              |          | RMM, WCN                                                                                                  |  |
| CHECKED BY                                                                                                                                                                            |          | RMM                                                                                                       |  |
| DATE                                                                                                                                                                                  |          | JULY 23, 2018                                                                                             |  |
| PROJECT NO.                                                                                                                                                                           |          | 2016-199                                                                                                  |  |
| SHEET TITLE                                                                                                                                                                           |          |                                                                                                           |  |
| CONSTRUCTION<br>DETAILS                                                                                                                                                               |          |                                                                                                           |  |
| <br>LEONARD R. BRADLEY JR.<br>CIVIL<br>No. 39089<br>REGISTERED PROFESSIONAL ENGINEER<br>11/05/21 |          | DRAWING NO.                                                                                               |  |
|                                                                                                                                                                                       |          | C9.4                                                                                                      |  |
|                                                                                                                                                                                       |          | PLAN NO. L-5435                                                                                           |  |

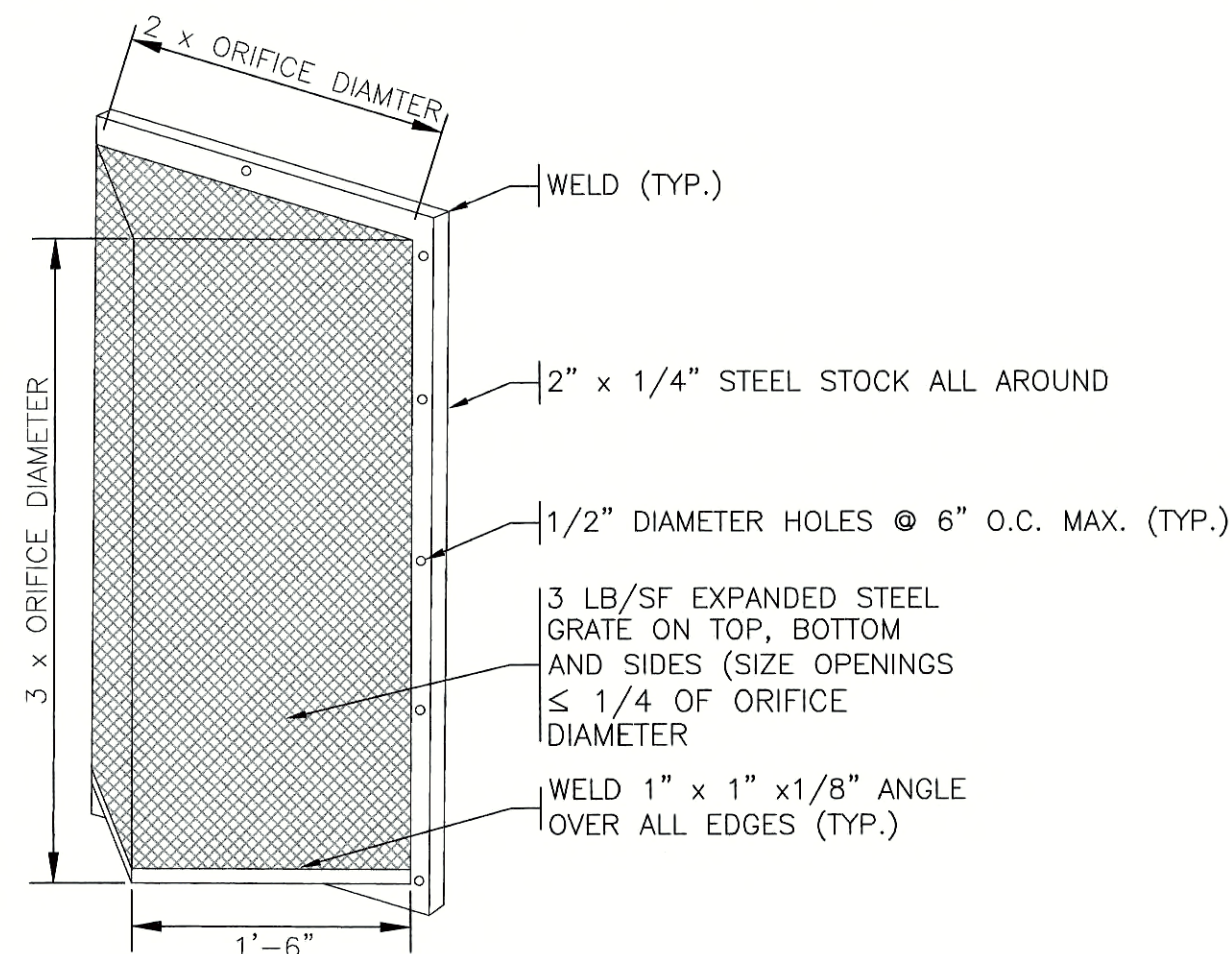


NOTES:  
[1] INSTALL TRASH RACK OR OTHER MEANS OF PREVENTION ON PIPE  
OUTLET TO PREVENT UNWANTED ITEMS FROM ENTERING CULVERT.



**1 STONE RIP-RAP FOR PIPE ENDS**  
SCALE: N.T.S.

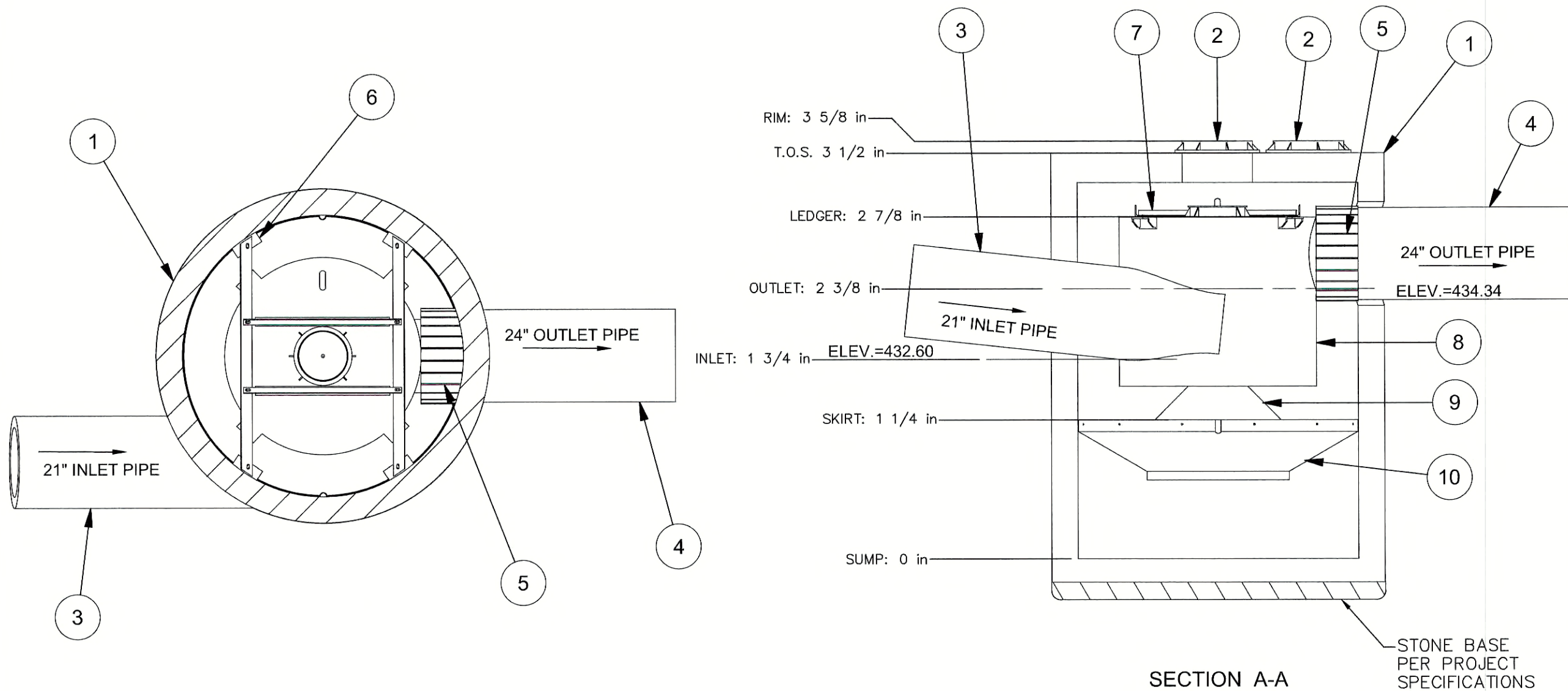
NOTES:  
1. TRASH RACK TO BE CENTERED OVER ORIFICES ON ALL SIDES WITH OPENING.  
2. STEEL TO CONFORM TO ASTM A-36  
3. ALL SURFACES TO BE COATED WITH ZRC COLD GALVANIZING COMPOUND AFTER WELDING.



**2 TRASH RACK**  
SCALE: AS NOTED

NOT FOR CONSTRUCTION - CONTACT HYDRO INTERNATIONAL FOR SITE SPECIFIC DRAWINGS

STRUCTURE DD1 AT STA 8+35.91 SHEET 8.1



| Parts List |                                          |       |
|------------|------------------------------------------|-------|
| ITEM       | DESCRIPTION                              | SIZE  |
| 1          | PRECAST MANHOLE (BY HYDRO VIA PRECASTER) | 96 in |
| 2          | FRAME AND COVER                          | 24 in |
| 3          | INLET PIPE (BY OTHERS)                   | 21 in |
| 4          | OUTLET PIPE (BY OTHERS)                  | 24 in |
| 5          | PIPE COUPLING (BY OTHERS)                |       |
| 6          | LEDGER ANGLE                             |       |
| 7          | SUPPORT FRAME                            |       |
| 8          | DIP PLATE                                |       |
| 9          | CENTER SHAFT AND CONE                    |       |
| 10         | BENCHING SKIRT                           |       |

**CAPACITIES:**

1. Peak treatment flow: 15.0 cfs (425 l/s)
2. Sediment storage capacity: 4.65 Cu. yd. (3.56 cu. m.)
3. Oil storage capacity: 540 Gal. (2044 liters)

**ADDITIONAL DESIGN INFORMATION:**

1. The outlet pipe stub (not shown) is a roto-molded product with an I.D. of 24 in. that cannot be modified.
2. Only smaller inlet pipes may be used. The inlet pipe invert should be placed one inlet pipe diameter below the outlet pipe invert. The I.D. of the inlet pipe should be placed tangent to the I.D. of the manhole.
3. Sediment shall be stored in a zone that is isolated from the main flow path and protected from re-entrainment by the benching skirt.
4. Dimensions are general and intended for guidance only.

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Hydro International

**4 DD1 (DOWNSTREAM DEFENDER)**  
(NOT TO SCALE)

**Notes**

1. MANHOLE WALL AND SLAB THICKNESSES ARE NOT TO SCALE.
2. CONTACT HYDRO INTERNATIONAL FOR A BOTTOM OF STRUCTURE ELEVATION PRIOR TO SETTING DOWNSTREAM DEFENDER MANHOLE.

**REVISION HISTORY**

| REV | BY  | DATE      | DESCRIPTION         |
|-----|-----|-----------|---------------------|
| 1   | EMH | 9/14/2011 | Scale 3/16" = 1'-0" |

Title  
8-FT DIAMETER  
DOWNSTREAM DEFENDER



94 Hutchins Drive  
Portland, Maine 04102  
Tel: (207) 756-6200  
Fax: (207) 756-6212  
stormwaterinquiry@hii-tech.com

CAD Ref: D8GA  
Project No. D8GA  
Drawing No. D8GA Rev.

**ASE**  
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UPTON TOWN CLERK DATE

PROJECT: "EAST STREET ESTATES"  
DEFINITIVE RESIDENTIAL  
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UPTON & HOPKINTON, MA  
OWNER/APPLICANT: F & D CENTRAL REALTY  
CORPORATION, INC.  
189 MAIN STREET  
MILFORD, MA 01757

| REVISIONS            |          |                                |
|----------------------|----------|--------------------------------|
| NO.                  | DATE     | DESCRIPTION                    |
| 1                    | 12/10/18 | PER COMMENT LETTERS            |
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| 3                    | 7/9/19   | PER LETTER DEP WATER QUALITY   |
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| 5                    | 7/16/20  | PER DEP, PLANNING BD & CON COM |
| 6                    | 10/6/20  | PER PLANNING BD & CON COM      |
| DRAWN BY RMM, WCN    |          |                                |
| CHECKED BY RMM       |          |                                |
| DATE JULY 23, 2018   |          |                                |
| PROJECT NO. 2016-199 |          |                                |

SHEET TITLE  
**CONSTRUCTION  
DETAILS**

DRAWING NO.  
**C9.5**  
PLAN NO. L-5435



GENERAL SEQUENCE OF CONSTRUCTION

THIS PROJECT REQUIRES A PERMIT FROM THE ARMY CORP OF ENGINEERS PRIOR TO ANY CONSTRUCTION WORK ON THIS SITE.

- A PRE-CONSTRUCTION MEETING SHALL OCCUR PRIOR TO ANY WORK STARTING ON THE PROJECT. THIS MEETING SHALL BE ATTENDED BY THE PROJECT WETLAND SCIENTIST, CONSERVATION COMMISSION MEMBERS OR ITS AGENT, OTHER LOCAL OFFICIALS, THE DEVELOPER OR HIS AGENTS, AND THE PROJECT ENGINEER.
- PLACE LIMIT OF WORK BARRIERS, FENCES, CONSTRUCTION ENTRANCES AND REQUIRED FENCING & SIGNS PRIOR TO CONSTRUCTION (THESE ITEMS ARE TO BE IN PLACE AND MAINTAINED FOR THE DURATION OF THE CONSTRUCTION PROCESS). LIMIT OF WORK AREAS AND EROSION CONTROL WITHIN BUFFERS TO RESOURCE AREAS SHALL BE INSPECTED AND INSTALLED TO THE SATISFACTION OF THE CONSERVATION COMMISSION OR ITS AGENT.
- BEGIN CONSTRUCTION OF THE WETLAND CROSSING:
  - SCHEDULE THE START OF WORK ASSOCIATED WITH THE WETLAND CROSSING WHEN THERE IS FORECASTED MIN. OF 72 HRS WITHOUT SIGNIFICANT RAINFALL.
  - INSTALL CONSTRUCTION STAKING FOR PERMANENT IMPROVEMENTS IN THE WETLAND CROSSING.
  - PLACE EROSION CONTROL, CONSISTING OF SILT FENCE AND COMPOST SOCK AROUND LIMITS OF WORK ASSOCIATED WITH CONSTRUCTION OF THE WETLAND CROSSING.
  - REMOVE EXISTING TREES, SHRUBS, STUMPS AND SOD.
    - CONTRACTOR SHALL PROTECT IN PLACE ANY LARGE WETLAND TREES, PROVIDED THEY DO NOT INTERFERE WITH THE USE, FUNCTION AND CONSTRUCTION OF THE WETLAND CROSSING AND AS DIRECTED BY THE PROJECT "WETLAND SCIENTIST".
    - WETLAND SOILS AND (OPTIONALLY) EXISTING WETLAND TREES AND SHRUBS SHALL BE IMMEDIATELY MOVED TO A PROTECTIVE STORAGE AREA APPROVED BY THE PROJECT "WETLAND SCIENTIST". ALL STORED MATERIALS SHALL BE MAINTAINED IN A DAMP CONDITION BY REGULAR WATERING.
  - INSTALL DIVERSION STRUCTURES AND BYPASS PIPING, IF NECESSARY TO MAINTAIN A REASONABLY DRY AND STABLE WORK AREA.
  - INSTALL TEMPORARY DEWATERING BASIN.
  - BEGIN EARTHWORK, PLACING ANY ADDITIONAL EXCAVATED WETLAND SOILS IN THE PROTECTIVE STORAGE AREA TO BE USED WITHIN 3.8 WETLANDS CROSSING OR WETLAND REPLICATION AREA.
  - STABILIZE ALL AREAS OF DISTURBED BY THE CONSTRUCTION OF THE WETLAND CROSSING.
  - REMOVE DIVERSION STRUCTURES AND BYPASS PIPING IF NECESSARY.
  - UPON COMPLETION OF WETLAND REPLICATION AREA, PLACE PERIMETER FENCING AND/OR IMPLEMENT OTHER MEASURES TO ENSURE THE AREAS IMPACTED BY THE CONSTRUCTION OF THE WETLAND CROSSING IS ISOLATED AND PROTECTED FROM ALL OTHER CONSTRUCTION OPERATIONS.
- BEGIN CONSTRUCTION OF WETLAND REPLICATION AREA IN ACCORDANCE WITH CONSTRUCTION PROTOCOL:
  - ALL WORK RELATED TO THE CONSTRUCTION OF THE WETLAND REPLICATION AREA SHALL BE PERFORMED UNDER THE DIRECTION AND GUIDANCE OF THE PROJECT "WETLAND SCIENTIST". THE WETLAND REPLICATION AREA SHALL BE CONSTRUCTED PRIOR TO OR CONCURRENTLY WITH THE INSTALLATION OF THE ROADWAY WETLAND CROSSING.
  - BEFORE STARTING ANY WORK, PLACE EROSION CONTROL, SPECIFICALLY A COMPOST SOCK, AROUND LIMITS OF WORK ASSOCIATED WITH REPLICATION AREA. EROSION CONTROL SHALL BE INSPECTED AND INSTALLED TO THE SATISFACTION OF THE CONSERVATION COMMISSION OR ITS AGENT.
  - REMOVE EXISTING TREES, SHRUBS, STUMPS AND SOD.
    - CONTRACTOR SHALL PROTECT IN PLACE ANY LARGE WETLAND TREES, PROVIDED THEY DO NOT INTERFERE WITH THE CAPABILITY OF THE REPLICATION AREA TO PERFORM AS WETLAND AND AS DIRECTED BY THE PROJECT "BOTANIST".
    - IF POSSIBLE WETLAND SOILS, EXISTING WETLAND TREES AND EXISTING WETLAND SHRUBS SHALL BE IMMEDIATELY MOVED TO A PROTECTIVE STORAGE AREA APPROVED BY THE PROJECT "WETLAND SCIENTIST". ALL STORED MATERIALS SHALL BE MAINTAINED IN A DAMP CONDITION BY REGULAR WATERING.
  - BEGIN EXCAVATION OF WETLAND REPLICATION AREA TO A DEPTH OF 12-18 INCHES BELOW PROPOSED FINISHED GRADE UNDER THE GUIDANCE OF PROJECT "WETLAND SCIENTIST".
  - IF SUFFICIENT EXISTING SOIL MATERIALS REMAIN WITHIN REPLICATION AREA, PLACE FILL WITHIN REPLICATION AREA TO PROPOSED FINISHED GRADE.
    - IF ADDITIONAL MATERIAL IS REQUIRED TO BRING THE REPLICATION AREA TO PROPOSED FINISHED GRADE, THEN, AT THE DISCRETION AND UNDER THE GUIDANCE OF THE PROJECT "BOTANIST", THE CONTRACTOR HAS THE FOLLOWING OPTIONS:
      - CONTRACTOR TO SUPPLEMENT WITH REPLACEMENT SOIL CONSISTENT WITH THE CONSTRUCTION PROTOCOL.
      - UTILIZE WETLAND SOILS EXCAVATED AND STORED DURING THE CONSTRUCTION OF THE WETLAND CROSSING.
    - INSTALL WETLAND REPLICATION PLANTINGS.
    - UPON COMPLETION OF WETLAND REPLICATION AREA IMPLEMENT OTHER MEASURES TO ENSURE THE REPLICATION IS ISOLATED AND PROTECTED FROM ALL OTHER CONSTRUCTION OPERATIONS. THE USE SPACED BOULDERS, NATIVE TREES OR SHRUB PLANTINGS IS RECOMMENDED.
    - PERFORM WETLAND REPLICATION MONITORING AS REQUIRED.

CONSTRUCTION PROTOCOL:

- ALL DIRECTIONS AND RECOMMENDATIONS CONTAINED WITHIN THE SCHEDULE SHALL BE COMPLIED WITH DURING THE ENTIRE CONSTRUCTION SEQUENCE.
- THE WETLAND BOUNDARIES (I.E. DOWNGRADE EDGES OF THE WETLAND REPLICATION AREA) WILL BE MARKED IN THE FIELD.
- THE PROPOSED FINAL GRADE FOR THE REPLICATION AREA SHOULD APPROXIMATE THE ELEVATION OF THE ADJACENT WETLAND AREAS, AS NOTED ON THE SITE PLANS. THE REPLICATION AREA WILL BE EXCAVATED TO A DEPTH OF 12 TO 18 INCHES BELOW THE ESHGW OR ADJACENT WETLAND. THE EXCAVATION WORK SHALL BE CLOSELY SUPERVISED BY A QUALIFIED "WETLAND SCIENTIST". MINOR MODIFICATIONS TO THE PROPOSED GRADING MAY BE MADE IN THE FIELD BY THE WETLAND SCIENTIST IN RESPONSE TO OBSERVED SUBSURFACE HYDROLOGIC CONDITIONS.
- ALL EXCAVATED MATERIAL WILL BE DISPOSED OF AWAY FROM ALL WETLAND RESOURCE AREAS. TO THE EXTENT POSSIBLE, BOULDERS AND COBBLES (2-3 FOOT DIAMETER) WILL BE PLACED AS SHOWN ON THE PLAN, AT SUBGRADE, THROUGHOUT THE REPLICATION AREA TO APPROXIMATE MICROTOPOGRAPHY WITHIN THE AREA TO BE ALTERED. ADDITIONALLY, BOULDERS (1-2 FOOT DIAMETER) WILL BE PLACED IN A PILE AT SUBGRADE WITHIN THE REPLICATION AREA TO PROVIDE WILDLIFE SHELTER.
- DESIRABLE SPECIMENS OF WETLAND VEGETATION WITHIN THE IMPACT AREAS WILL BE CUT BACK AND EXCAVATED, WITH TOPSOILS AND ROOTSTOCKS INTACT, AND BOUND WITH BURLAP UNTIL PLACED INTO THE REPLICATION AREAS. REMAINING SPECIMENS FOR THE REPLICATION AREA SHALL BE PURCHASED FROM NURSERY STOCK.
- TO THE EXTENT POSSIBLE, WETLAND SOILS WILL BE EXCAVATED FROM THE IMPACT AREAS AND WILL BE STOCKPILED AND KEPT MOIST UNTIL THE REPLICATION AREAS ARE READY. RELOCATED WETLAND TOPSOILS WILL BE SUPPLEMENTED WITH A 1:1 MIXTURE OF HIGH QUALITY, SCREENED LOAM TO PEAT MOSS / ORGANIC SOILS, AS NECESSARY, TO APPROXIMATE 12 INCHES IN THICKNESS THROUGHOUT THE REPLICATION AREA. THE SUBSTRATE WILL BE ROUGHLY GRADED TO PROVIDE AN APPROPRIATE MICROTOPOGRAPHY.
- TREE TRUNKS, AS SHOWN ON THE PLAN, APPROXIMATELY 10-20 FEET IN LENGTH, WILL BE PLACED ON THE GROUND WITHIN THE REPLICATION AREA TO PROVIDE WILDLIFE HABITAT OPPORTUNITIES. SALVAGED AND NURSERY STOCK PLANTINGS SHALL BE PLANTED AS SHOWN ON THE PLAN. TO OBTAIN A DESIRABLE, NATURAL EFFECT, PLANTINGS SHALL NOT BE DONE IN ROWS, AND SPECIES SHALL BE RANDOMLY DISTRIBUTED.
- IN ORDER TO PREVENT THE INTRODUCTION OF UNDESIRABLE WEEDS INTO THE AREA, THE REPLICATION AREA WILL BE MULCHED WITH A THIN LAYER (1-2 INCHES) OF LEAF LITTER (FROM THE SITE), WEED-FREE STRAW, MAINLY MULCH PRODUCT, OR SALT MARSH HAY TO PROVIDE FOR TEMPORARY EROSION CONTROL AND MOISTURE RETENTION. RANDOM STOCK LITTER SHALL BE PLACED ON TOP OF THE EROSION CONTROL LAYER. IN ORDER TO PREVENT THE INTRODUCTION OF UNDESIRABLE WEEDS INTO THE AREA FROM HAY BALES, AN EROSION CONTROL BARRIER SPECIFICALLY A SILT FENCE WILL BE PROPERLY INSTALLED BETWEEN THE COMPLETED REPLICATION AREA AND THE ADJACENT UPLAND SIDE-SLOPES.
- WETLAND REPLICATION FLOOR AREA IS TO BE SEEDED WITH NEW ENGLAND WETLAND PLANTS, INC. NEW ENGLAND WETMIX AT DOUBLE THE MANUFACTURER APPLICATION RATE.
- A MINIMUM OF 4 INCHES OF LOAMY TOPSOIL WILL BE APPLIED TO THE MINIMUM 4:1 GRADED SIDE-SLOPES OF THE WETLAND REPLICATION AREA AND SEEDED WITH NEW ENGLAND CONSERVATION / WILDLIFE SEED MIX (PRODUCED BY NEW ENGLAND WETLAND PLANTS) OR APPROVED EQUIV. THE SIDE SLOPES SHOULD BE STABILIZED AS NECESSARY, TO INCLUDE, 2 INCHES OF LEAF LITTER OR MAINLY MULCH PRODUCT, TO PREVENT EROSION AND PROVIDE MOISTURE RETENTION.
- PLANTING WILL BE DONE ONLY DURING THE BEGINNING (APRIL 15 THROUGH JUNE) OR END (SEPTEMBER 1 TO NOVEMBER 15) OF THE GROWING SEASON. PLANTING IN THE MID-GROWING SEASON IS ONLY ACCEPTABLE IF IRRIGATION IS PROVIDED. THE PLANT SPECIES IDENTIFIED IN THE TABLE BELOW WILL BE PLANTED IN THE REPLICATION AREA.
- THE REPLICATION AREAS WILL BE INSPECTED, BY A QUALIFIED WETLAND SCIENTIST, AT THE END OF EACH GROWING SEASON FOR A MINIMUM OF TWO YEARS OR UNTIL SUCH TIME AS THE REQUIRED 75% OF VEGETATIVE COVER WITH WETLAND SPECIES HAS BEEN ESTABLISHED. WRITTEN RESULTS OF THESE INSPECTIONS WILL BE SUBMITTED TO THE CONSERVATION COMMISSION.
- AFTER THE WETLAND REPLICATION AREA HAS BEEN STABILIZED, AND FOLLOWING APPROVAL OF THE ISSUING AUTHORITY, THE SILTATION FENCE AND ALL WOODEN STAKES WILL BE REMOVED AND DISPOSED OF PROPERLY.

GENERAL WETLAND REPLICATION PROCEDURE

- THE TOWN OF UPTON CONSERVATION COMMISSION WILL BE NOTIFIED 72 HOURS IN ADVANCE OF THE COMMENCEMENT OF THE REPLICATION PREPARATION.
- ALL REPLICATION PREPARATION WORK AND PLANTINGS SHALL BE OVERSEEN BY A QUALIFIED BOTANIST. A BRIEF PROGRESS REPORT WILL BE PROVIDED TO THE TOWN OF UPTON CONSERVATION COMMISSION AT THE END OF EACH WEEK UNTIL PREPARATION AND PLANTING OF THE REPLICATION AREA IS COMPLETED.
- AN ANNUAL COMPLIANCE REPORT, PREPARED BY A QUALIFIED BOTANIST, WILL BE SUBMITTED TO THE TOWN OF UPTON CONSERVATION COMMISSION BY OCTOBER 15TH EACH YEAR UNTIL OCTOBER 2024.
- EACH REPORT WILL INCLUDE A COMPREHENSIVE OBSERVED SPECIES LIST, WILL CLEARLY DESCRIBE THE RELATIVE ABUNDANCE OF EACH SPECIES, PERCENT COVER OF UPLAND AND WETLAND SPECIES, THE VIABILITY OF THE PLANTINGS AND PROPOSED REMEDIAL MEASURES TO ENSURE 75 PERCENT RE-ESTABLISHMENT WITHIN TWO GROWING SEASONS. THE REPORT SHALL ALSO DESCRIBE WILDLIFE HABITAT FUNCTIONS WITHIN THE REPLICATION AREA. EACH REPORT WILL CONTAIN PICTURES FROM THE SAME STATIONS YEAR TO YEAR.
- AS PART OF THE MONITORING, THE GROUNDWATER ELEVATIONS SHALL BE CHECKED BY HAND AUGURING WITHIN THE WETLAND REPLICATION AREA. EVIDENCE OF THE GROUNDWATER DEPTH SHALL BE NOTED AND INCLUDED WITHIN THE MONITORING REPORT.
- WHILE PERFORMING THE INSPECTION OF THE REPLICATION AREA, ANY INVASIVE PLANT SPECIES FOUND SHALL BE REMOVED. THE PLANT SPECIES, AND NUMBER OF PLANTS REMOVED, SHALL BE INCLUDED WITHIN THE MONITORING REPORTS.

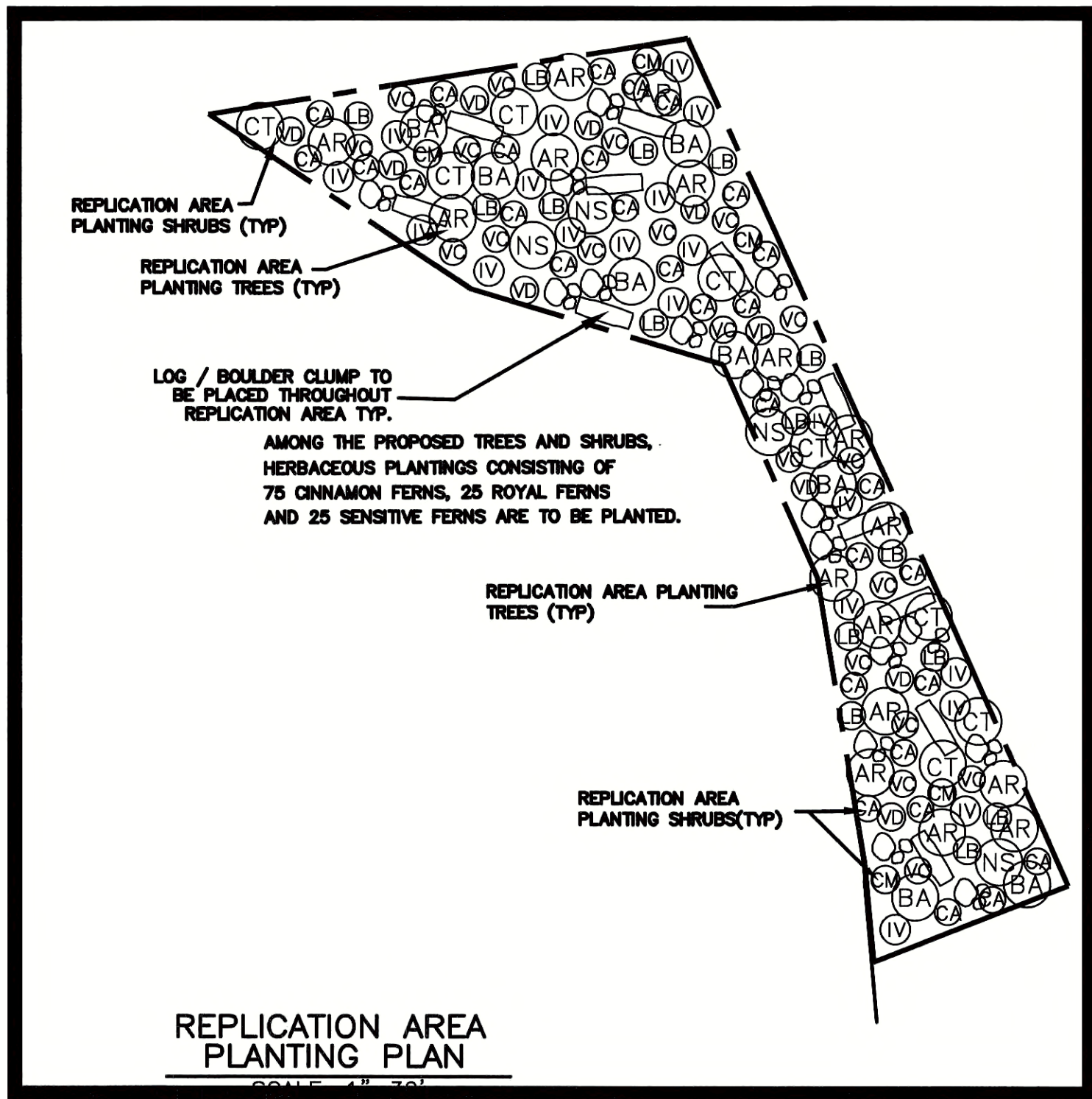


TABLE 1.

| PUBLIC INTERESTS:                                   | VALUE OF AREAS TO BE ALTERED:                                                                                                                                 | VALUE OF REPLICATION AREAS:                                                                                                            |
|-----------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------|
| PUBLIC AND PRIVATE WATER SUPPLY, GROUNDWATER SUPPLY | YES. RECHARGES GROUNDWATER THROUGH INFILTRATION. SEASONALLY RECHARGES SURFACE WATER THROUGH OVERLAND FLOW. OVERLAND FLOW WILL BE MAINTAINED THROUGH CULVERTS. | YES. WILL ALSO RECHARGE GROUNDWATER THROUGH INFILTRATION IN FRIABLE SUBSOIL AND SUBSTRATE.                                             |
| FLOOD CONTROL AND STORM DAMAGE PREVENTION           | YES. SOME STORAGE OF RUNOFF IN SEASONALLY SATURATED SOILS                                                                                                     | YES. SEASONALLY SATURATED SOILS WILL STORE EQUAL OR GREATER VOLUMES OF RUNOFF.                                                         |
| PREVENTION OF POLLUTION                             | YES. CONTAMINANTS AND EXCESS NUTRIENTS RETAINED IN, AND DEGRADED BY, MINERAL AND ORGANIC COMPONENTS OF HYDRIC SOILS.                                          | YES. CONTAMINANTS AND EXCESS NUTRIENTS RETAINED IN, AND DEGRADED BY, MINERAL AND ORGANIC COMPONENTS OF HYDRIC SOILS.                   |
| FISHERIES                                           | N/A. NO PERENNIAL WATERWAY OR WATERBODY                                                                                                                       | N/A. NO PERENNIAL WATERWAY OR WATERBODY                                                                                                |
| WILDLIFE HABITAT                                    | YES. EXISTING VEGETATIVE LAYERS, SOIL STRUCTURE, DEADWOOD AND SURFACE STONES PROVIDE FORAGING AND SHELTER OPPORTUNITIES.                                      | YES. REPLICATED SOIL STRUCTURE, PLANTING, BOULDER PLACEMENT AND TREE SNAGS WILL PROVIDE OPPORTUNITIES FOR WILDLIFE SHELTER AND FORAGE. |

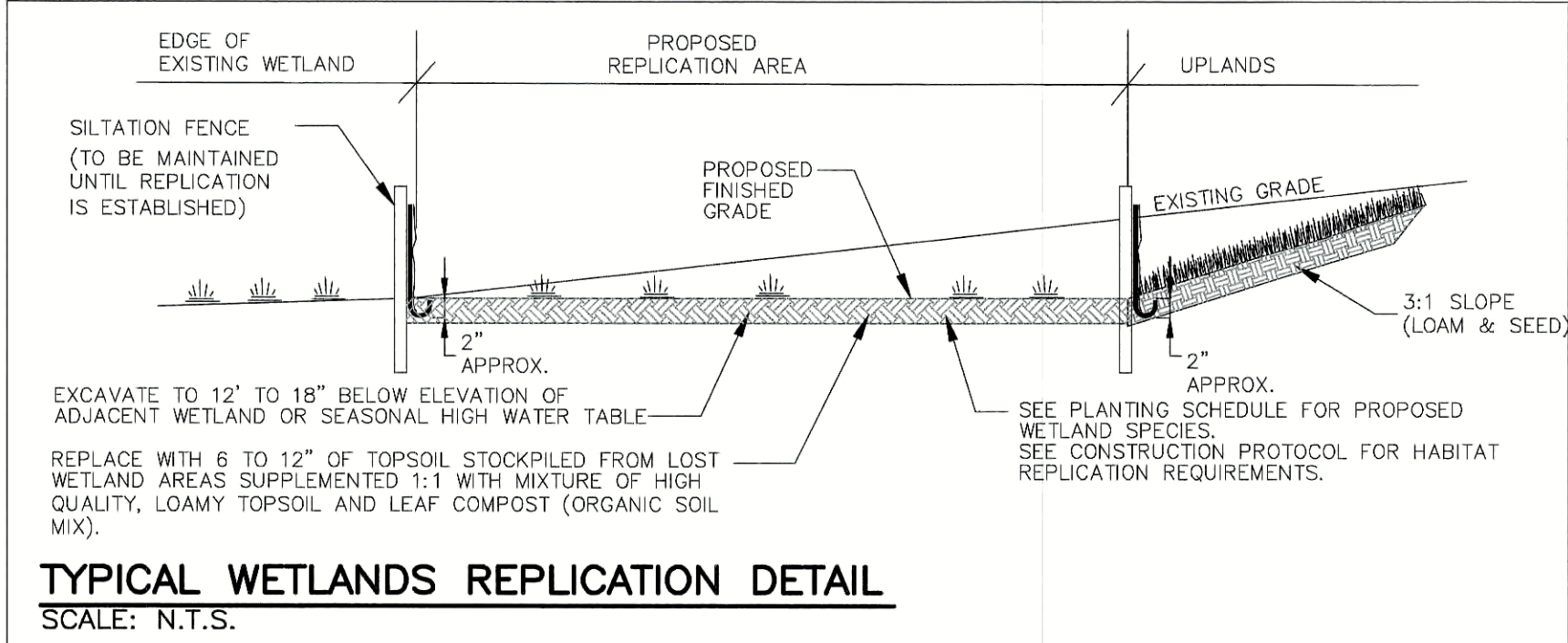
TABLE 2.

| PERFORMANCE STANDARD:                                                                                 | STANDARDS MET WITHIN REPLICATION AREA:                                                                                                                                                                                                                                          |
|-------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| EQUAL SURFACE AREAS (8154 S.F. ALTERED).                                                              | YES. 1.07 TIMES GREATER SURFACE AREA (8,720 S.F. REPLICATED)                                                                                                                                                                                                                    |
| SIMILAR GROUNDWATER AND SURFACE ELEVATIONS.                                                           | YES. SIMILAR ELEVATIONS.                                                                                                                                                                                                                                                        |
| LOCATION RELATIVE TO BANK                                                                             | YES. SIMILAR PROXIMITY TO STREAM BANK                                                                                                                                                                                                                                           |
| UNRESTRICTED HYDRAULIC CONNECTION.                                                                    | YES. UNRESTRICTED CONNECTION TO SAME BORDERING WETLAND                                                                                                                                                                                                                          |
| SAME GENERAL LOCATION.                                                                                | YES. AS CLOSE AS POSSIBLE TO IMPACTED WETLAND                                                                                                                                                                                                                                   |
| MINIMUM 75% COVER OF NATIVE WETLAND PLANTS WITHIN TWO GROWING SEASONS AND PREVENTION OF SOIL EROSION. | YES. TO BE INSURED BY FOLLOWING CONSTRUCTION AND PLANTING PROTOCOL COMBINED WITH ANNUAL MONITORING AND RE-PLANTING AND/OR MODIFICATION AS NECESSARY. PLANTING DESIGNED TO REPLICATE LOST AREA(S) IN-KIND, EROSION PREVENTED WITH SILTATION BARRIERS, 3:1 SIDE SLOPES AND MULCH. |
| CULVERT OPENNESS RATIO OF $\geq 0.25$                                                                 | YES. OPENNESS RATIO = 0.94<br>$X = \frac{\text{SEC CULVERT AREA (EMBEDDED)}}{\text{CULVERT LENGTH}}$<br>45 S.F. / 48 FT = 0.94 FT.                                                                                                                                              |

WETLAND DISTURBANCE AREA PLANTING SCHEDULE

| No.    | Botanical Name       | Common Name        | Size    | Spacing | Wetland Indicator | Designation |
|--------|----------------------|--------------------|---------|---------|-------------------|-------------|
| SHRUBS |                      |                    |         |         |                   |             |
| 10     | Clethra alnifolia    | Sweet Pepperbush   | 24 inch | random  | FAC+              | CA          |
| 10     | Vaccinium corymbosum | Highbush Blueberry | 24 inch | random  | FACW              | VC          |
| 10     | Ilex verticillata    | Winterberry        | 24 inch | random  | FACW-             | IV          |
| 10     | Lindera benzoin      | Spicebush          | 24 inch | random  | FACW-             | LB          |

PLANTINGS IN AREA DISTURBED ALONG PROPOSED WALLS.

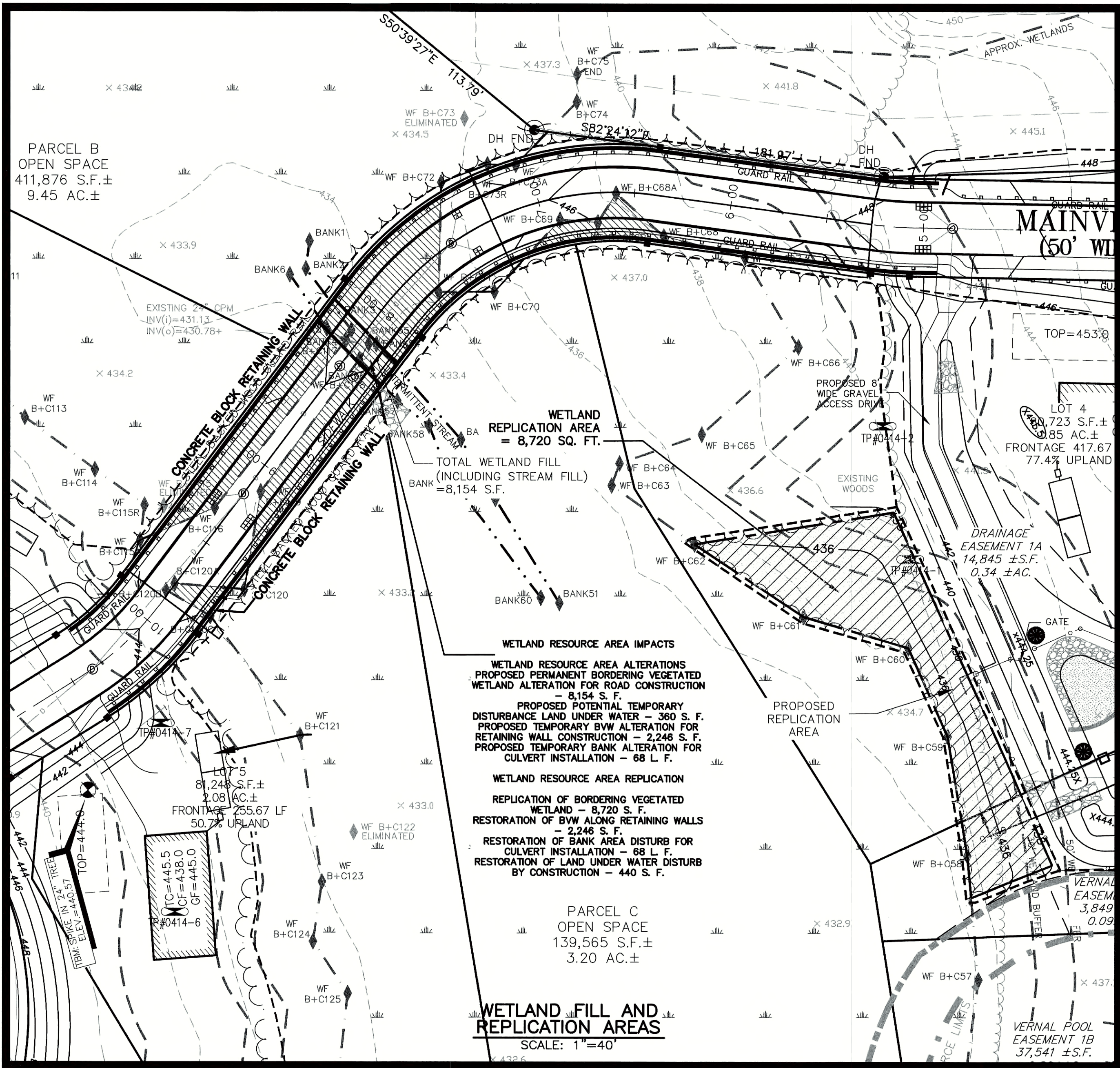


TYPICAL WETLANDS REPLICATION DETAIL

SCALE: N.T.S.

WETLAND REPLICATION PLANTING SCHEDULE

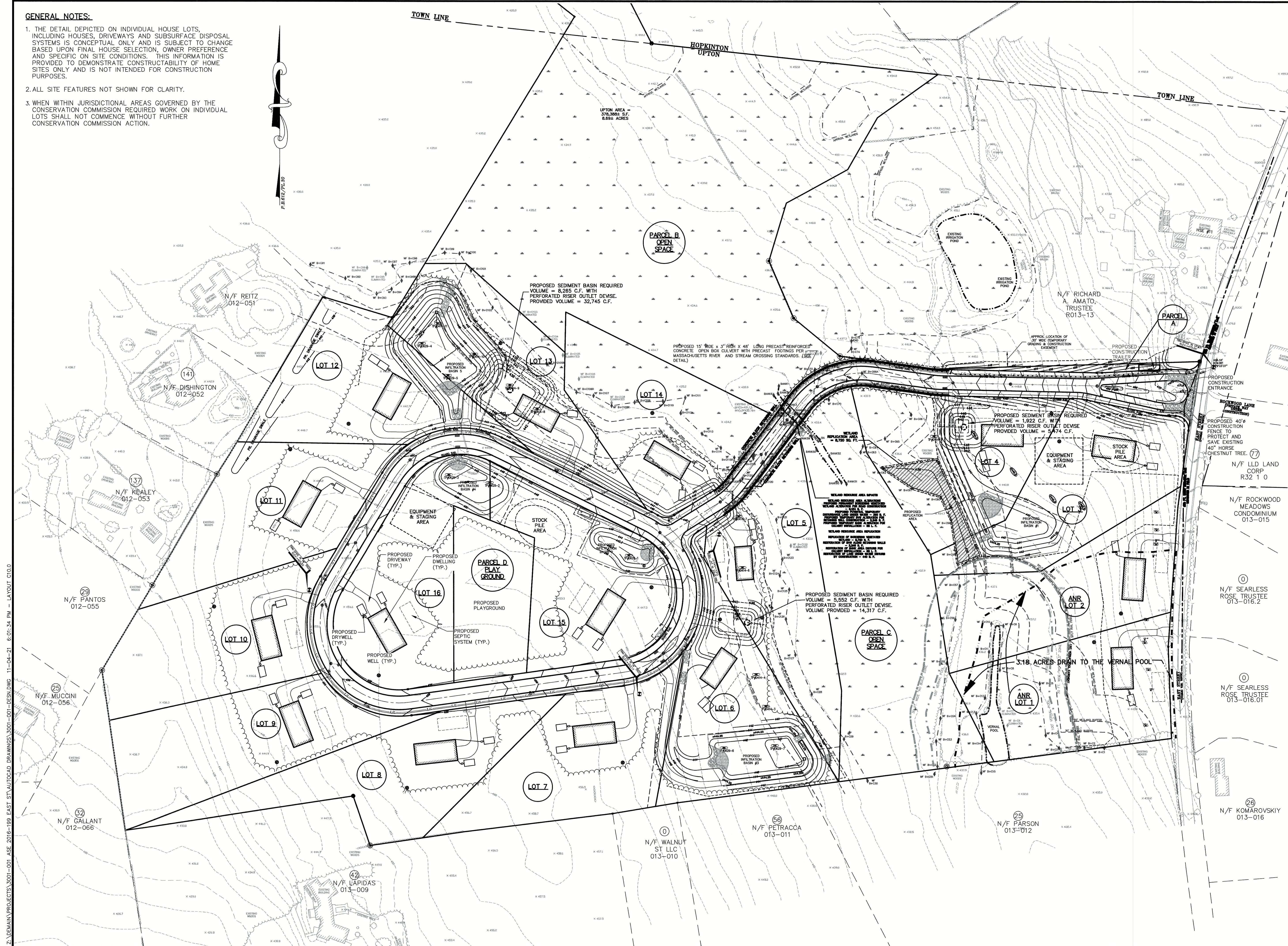
| No.        | Botanical Name         | Common Name          | Size           | Spacing            | Wetland Indicator | Designation |
|------------|------------------------|----------------------|----------------|--------------------|-------------------|-------------|
| TREES      |                        |                      |                |                    |                   |             |
| 16         | Acer rubrum            | Red Maple            | 2" cal. - B&B  | 8' - 15' On Center | FAC               | AR          |
| 8          | Betula alleghaniensis  | Yellow Birch         | 2" cal. - B&B  | 8' - 15' On Center | FAC               | BA          |
| 8          | Chamaecyparis thyoides | Atlantic White Cedar | 2" cal. - B&B  | 8' - 15' On Center | OBL               | CT          |
| 4          | Nyssa sylvatica        | Tupelo               | 2" cal. - B&B  | 8' - 15' On Center | FAC               | NS          |
| SHRUBS     |                        |                      |                |                    |                   |             |
| 20         | Vaccinium corymbosum   | Highbush Blueberry   | 24" Cont Grown | 8' On Center       | FACW-             | VC          |
| 30         | Clethra alnifolia      | Sweet Pepperbush     | 24" Cont Grown | 8' On Center       | FAC+              | CA          |
| 20         | Ilex verticillata      | Winterberry          | 24" Cont Grown | 8' On Center       | FACW+             | IV          |
| 15         | Lindera benzoin        | Spicebush            | 24" Cont Grown | 8' On Center       | FACW-             | LB          |
| 10         | Viburnum dentatum      | Arrowwood            | 24" Cont Grown | 8' On Center       | FAC               | VD          |
| 5          | Cornus amomum          | Silk Dogwood         | 24" Cont Grown | 8' On Center       | FACW+             | CM          |
| HERBACEOUS |                        |                      |                |                    |                   |             |
| 75         | Osmunda cinnamomeum    | Cinnamon Fern        | Gal Cont Grown | scattered          | FACW              | OC          |
| 25         | Osmunda spectabilis    | Royal Fern           | Gal Cont Grown | scattered          | OBL               | OR          |
| 25         | Onoclea sensibilis     | Sensitive Fern       | Gal Cont Grown | scattered          | FACW              | OS          |





GENERAL NOTES:

1. THE DETAIL DEPICTED ON INDIVIDUAL HOUSE LOTS, INCLUDING HOUSES, DRIVEWAYS AND SUBSURFACE DISPOSAL SYSTEMS IS CONCEPTUAL ONLY AND IS SUBJECT TO CHANGE BASED UPON FINAL HOUSE SELECTION, OWNER PREFERENCE AND SPECIFIC ON SITE CONDITIONS. THIS INFORMATION IS PROVIDED TO DEMONSTRATE CONSTRUCTABILITY OF HOME SITES ONLY AND IS NOT INTENDED FOR CONSTRUCTION PURPOSES.
2. ALL SITE FEATURES NOT SHOWN FOR CLARITY.
3. WHEN WITHIN JURISDICTIONAL AREAS GOVERNED BY THE CONSERVATION COMMISSION REQUIRED WORK ON INDIVIDUAL LOTS SHALL NOT COMMENCE WITHOUT FURTHER CONSERVATION COMMISSION ACTION.



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APPROVAL UNDER SUBDIVISION CONTROL LAW  
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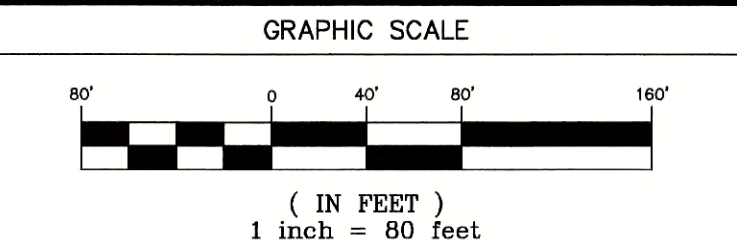
DATE

PROJECT:  
"EAST STREET ESTATES"  
DEFINITIVE RESIDENTIAL  
SUBDIVISION  
UPTON & HOPKINTON, MA

OWNER/APPLICANT:  
F & D CENTRAL REALTY  
CORPORATION, INC.  
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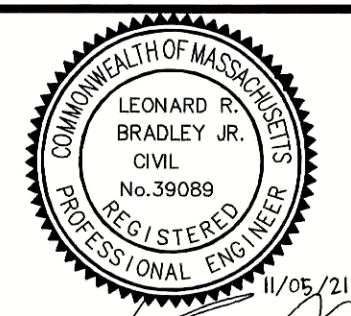
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|-----------|----------|--------------------------------|
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|             |               |
|-------------|---------------|
| DRAWN BY    | RMM, WCN      |
| CHECKED BY  | RMM           |
| DATE        | JULY 23, 2018 |
| PROJECT NO. | 2016-199      |



SHEET TITLE

STORMWATER  
POLLUTION  
PREVENTION PLAN 1



DRAWING NO.

C10.0

PLAN NO. L-5435

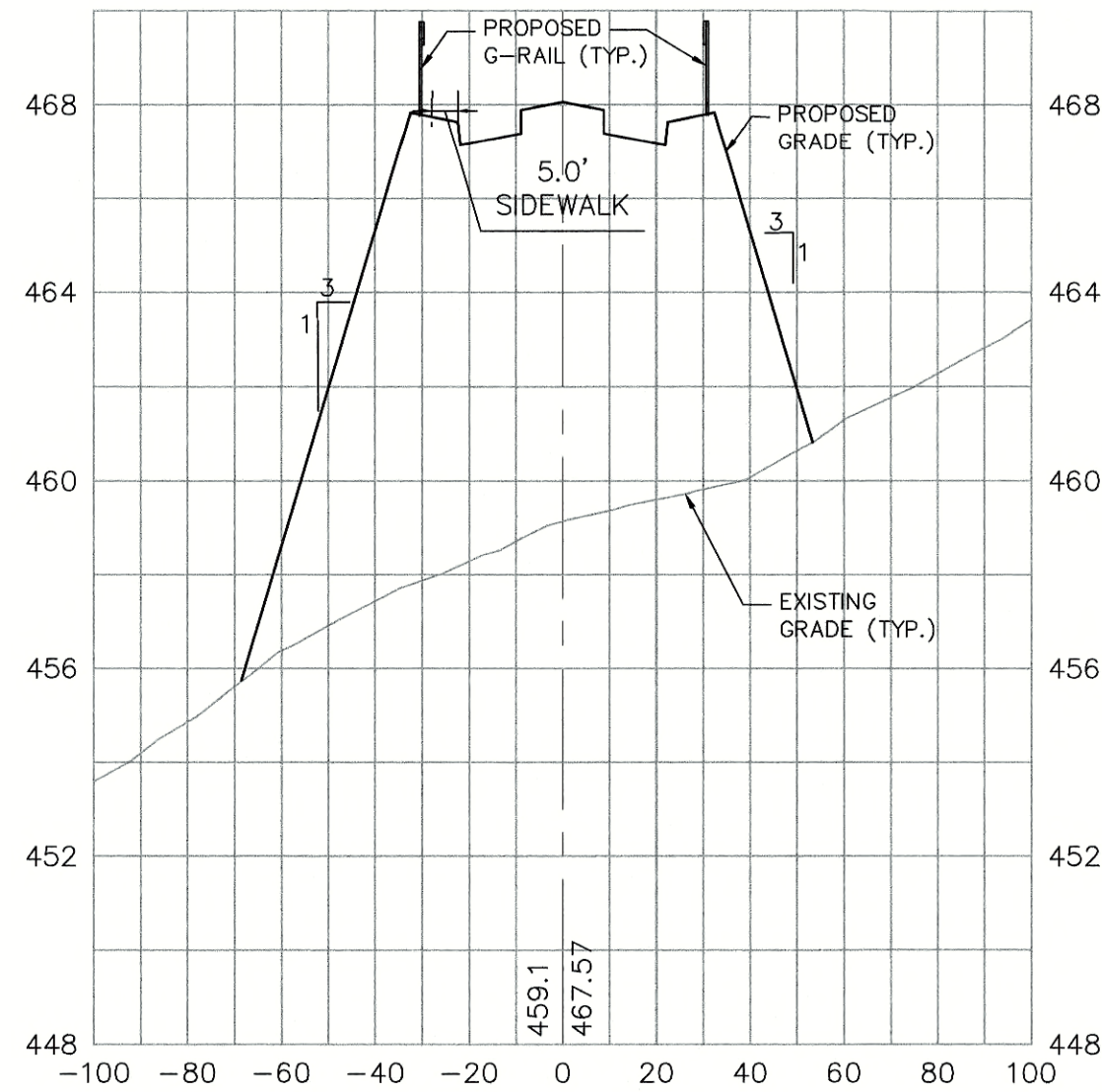




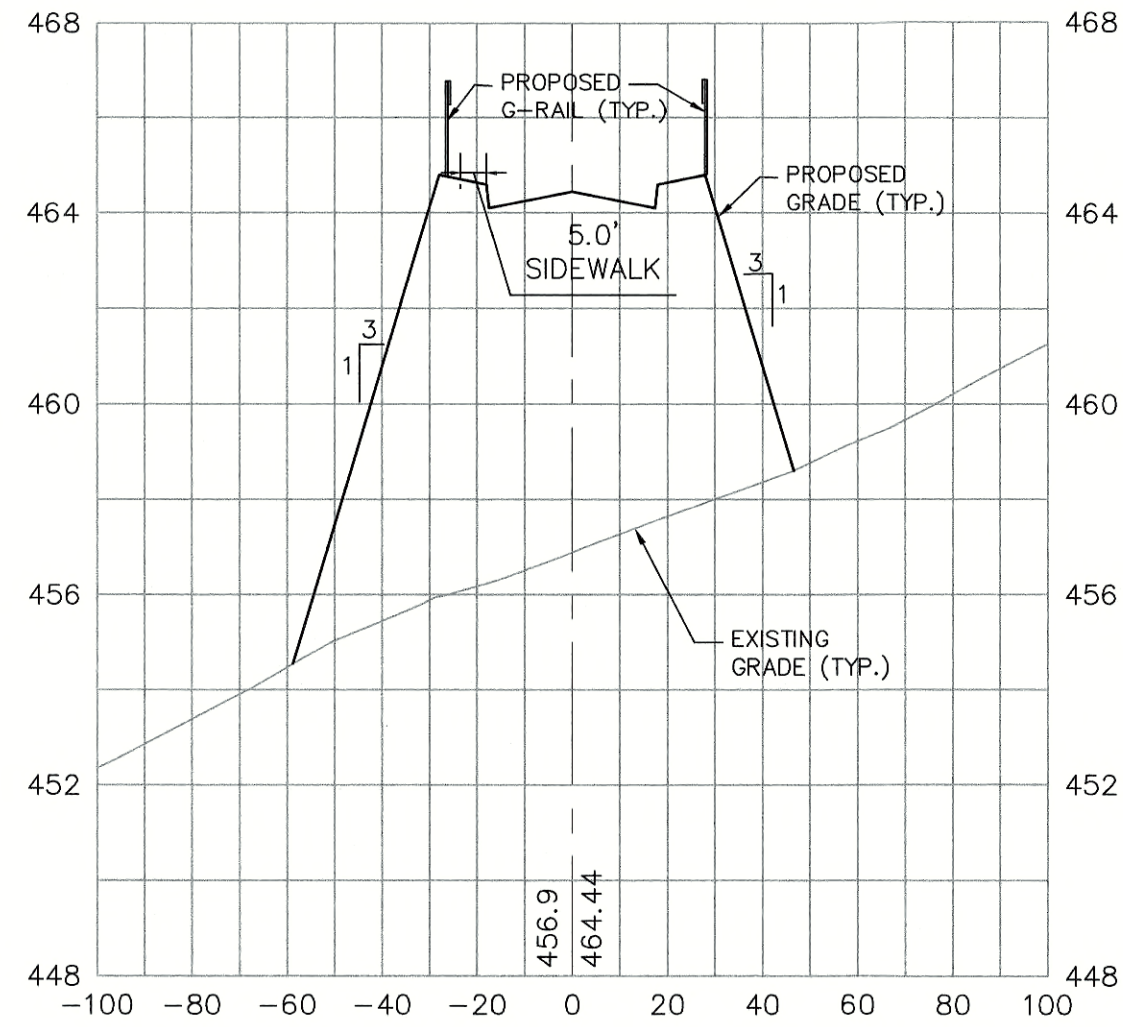


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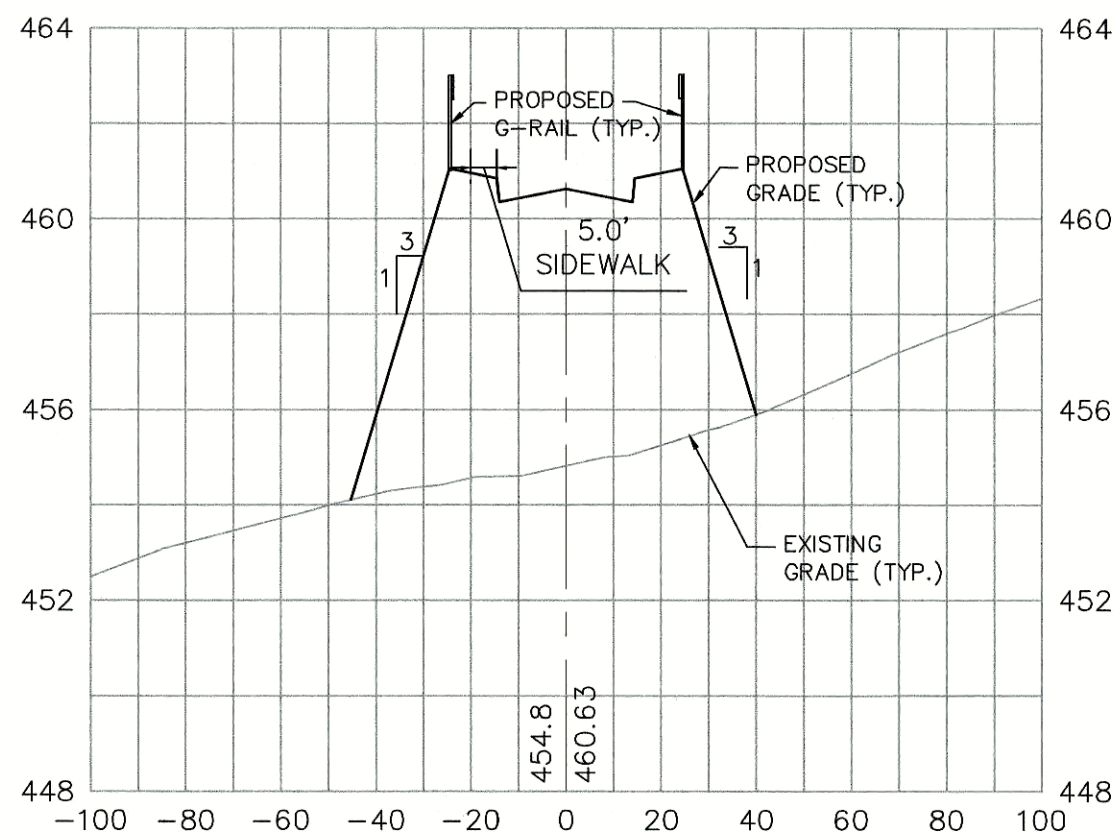
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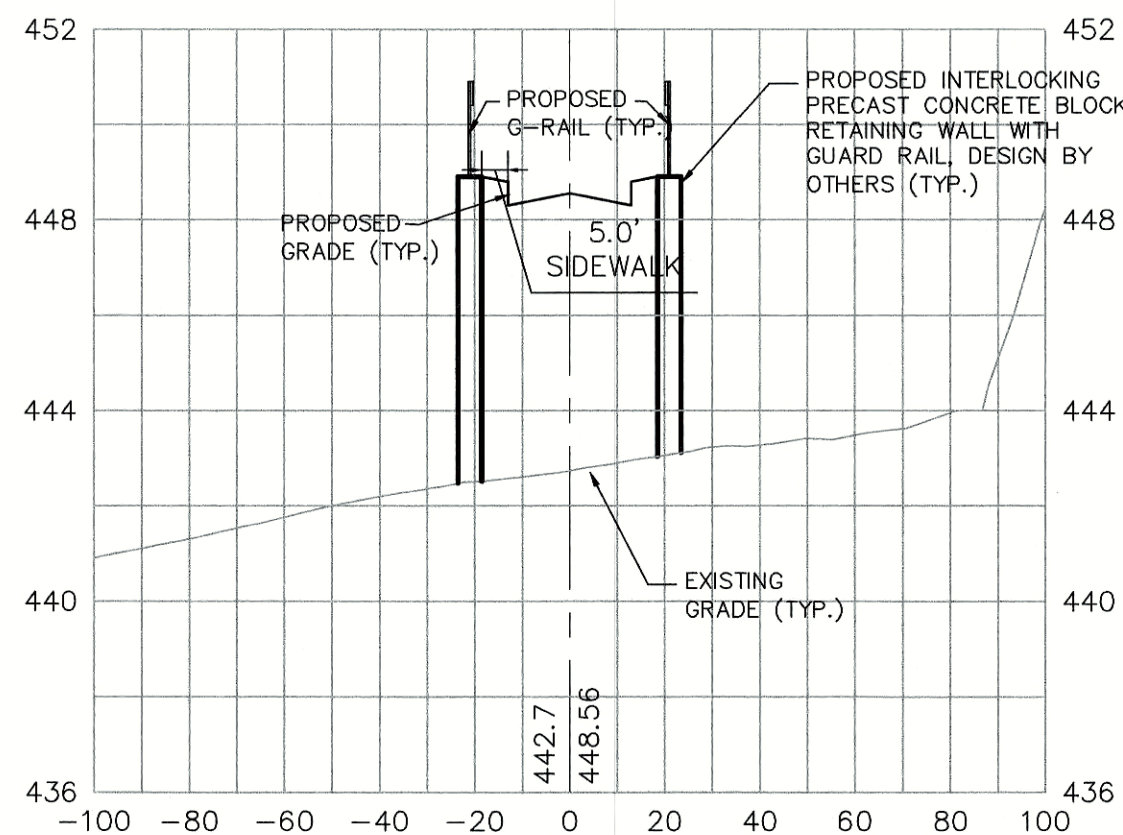
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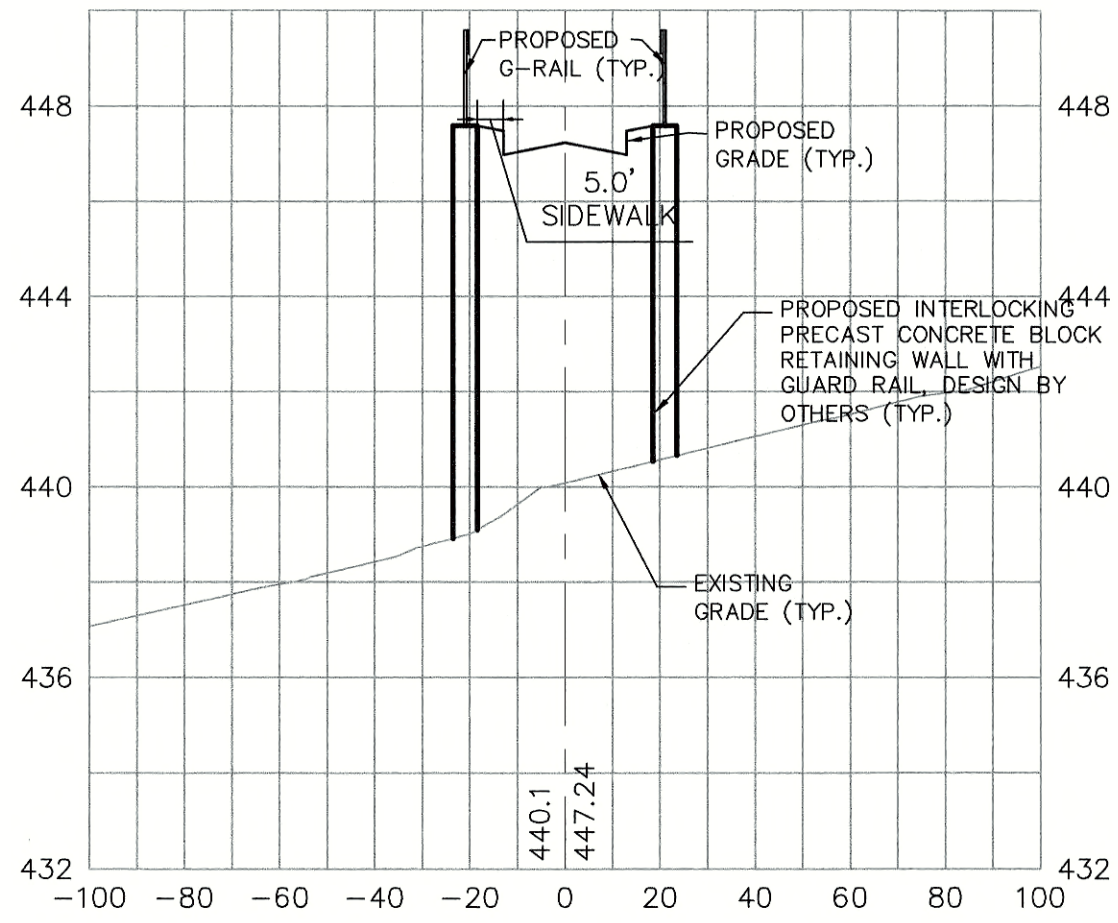
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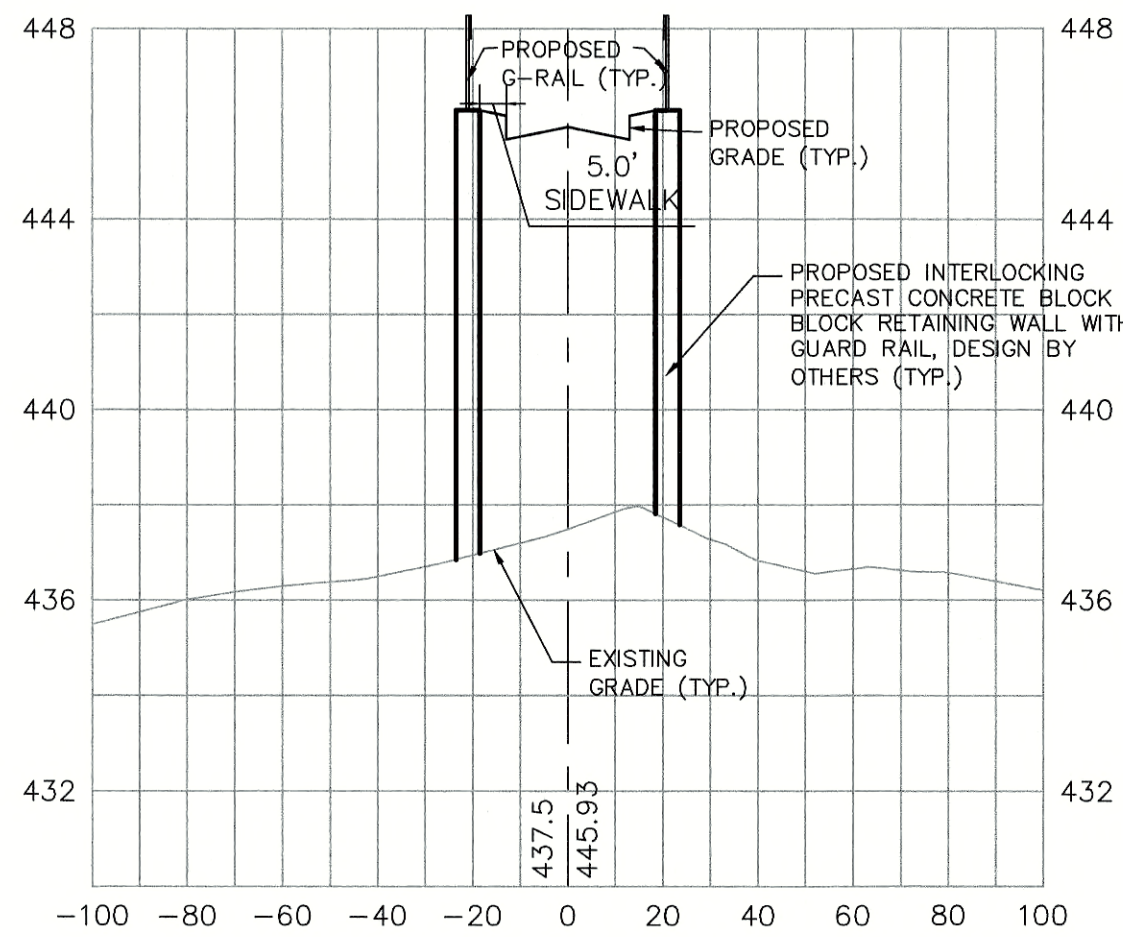
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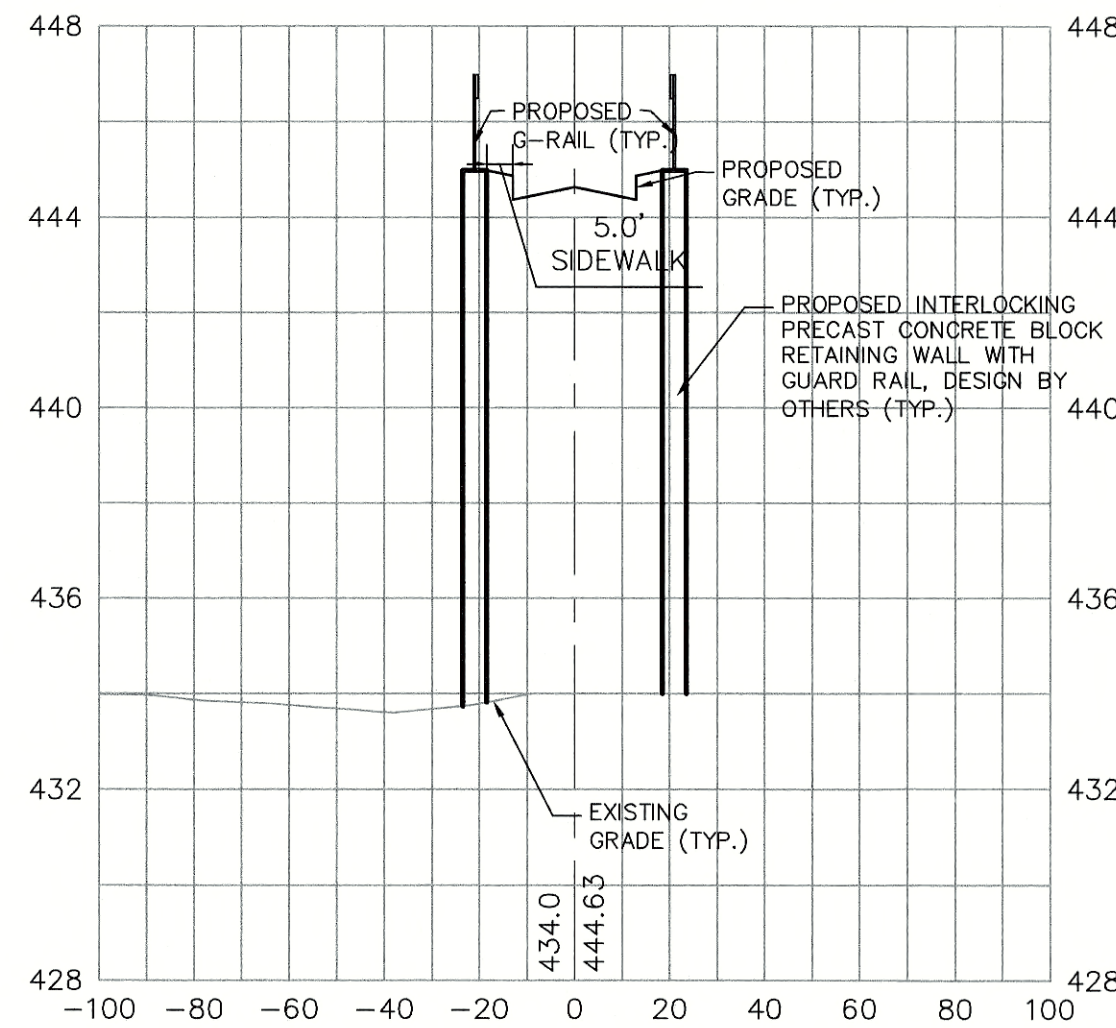
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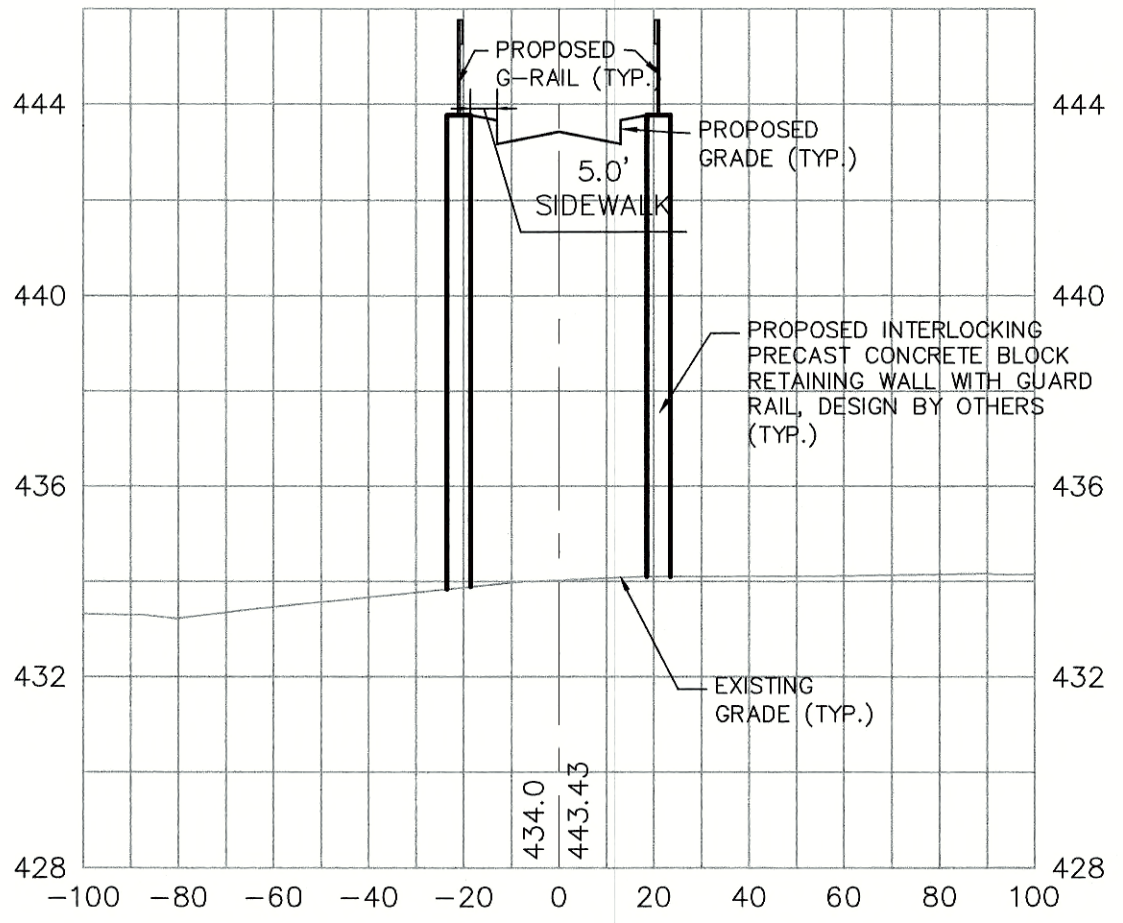
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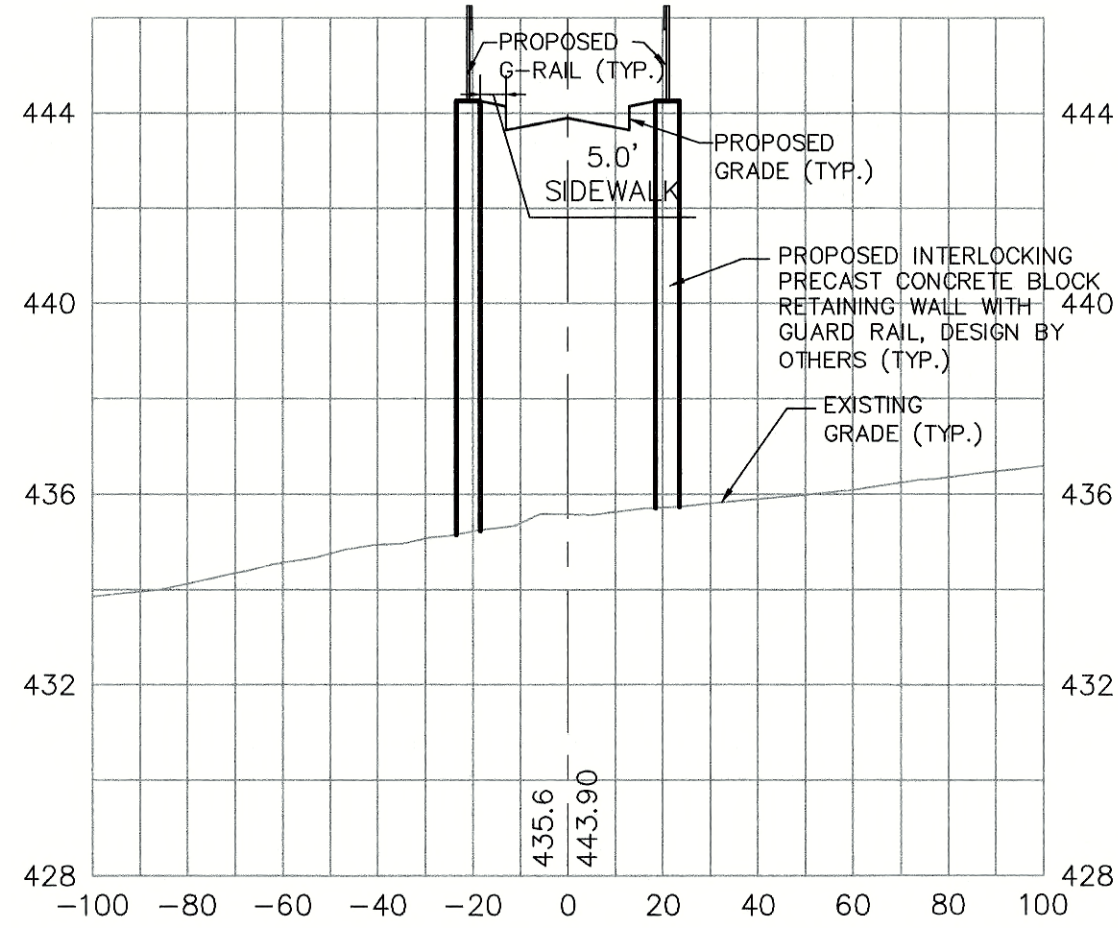
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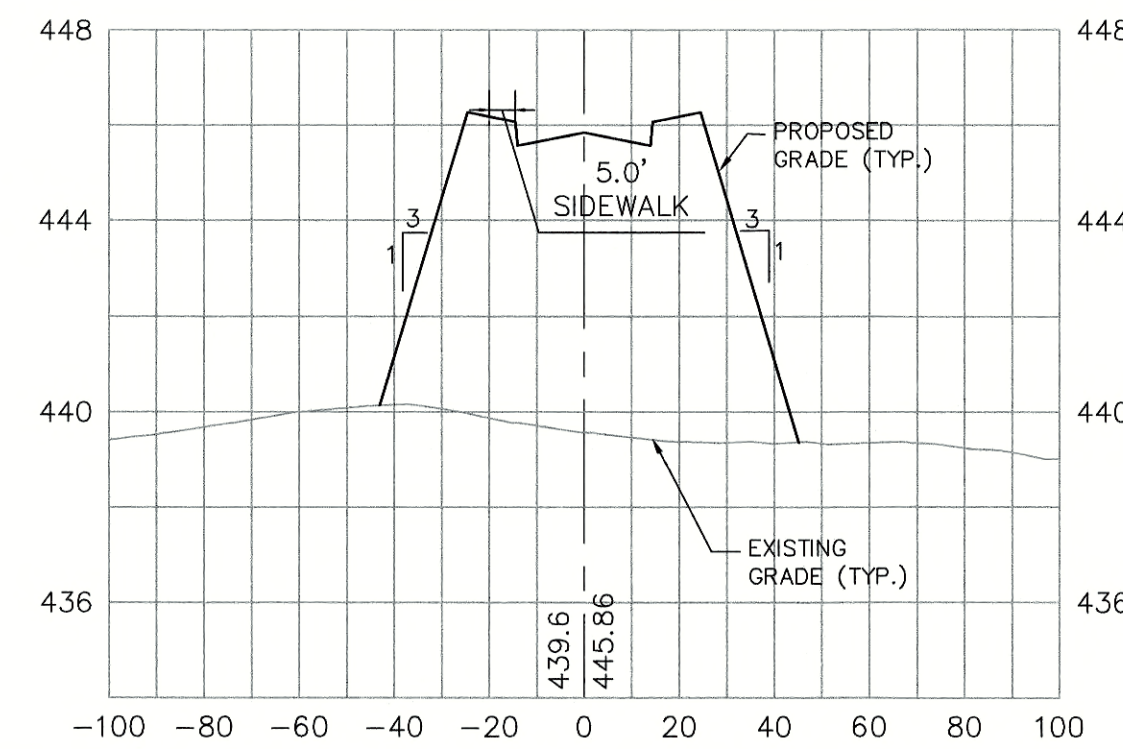
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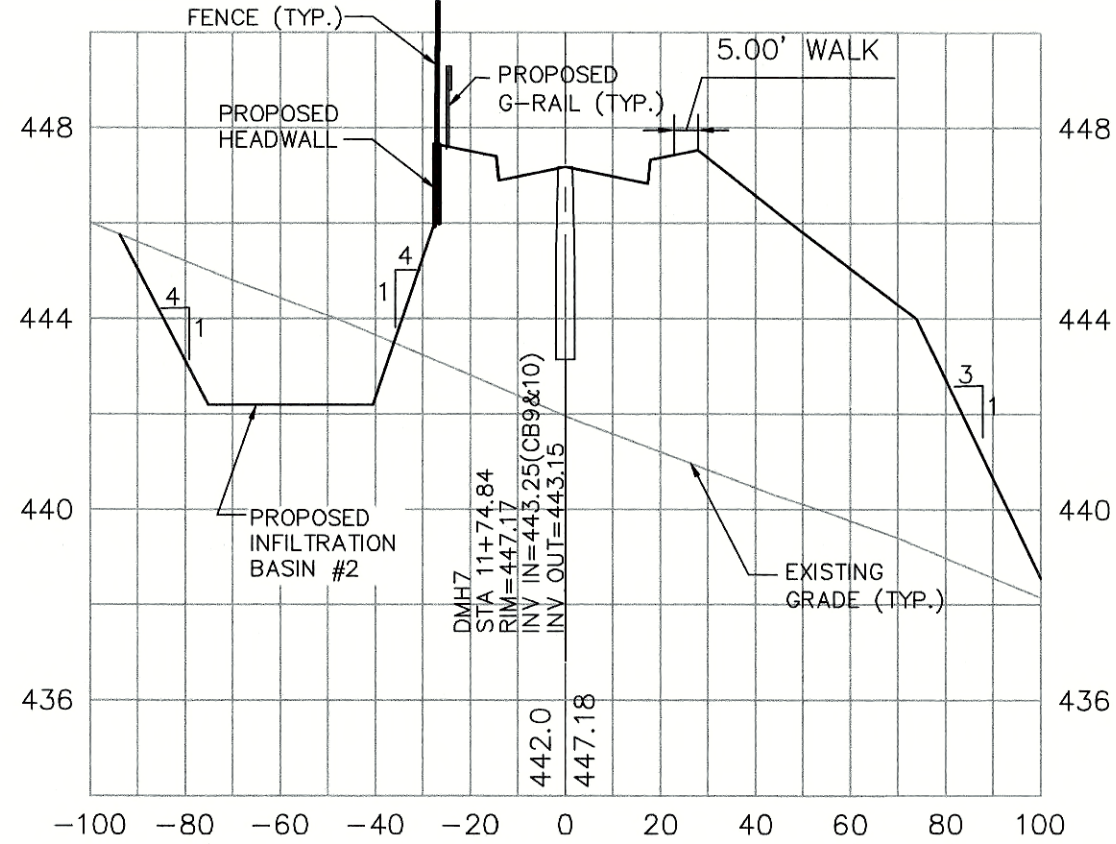
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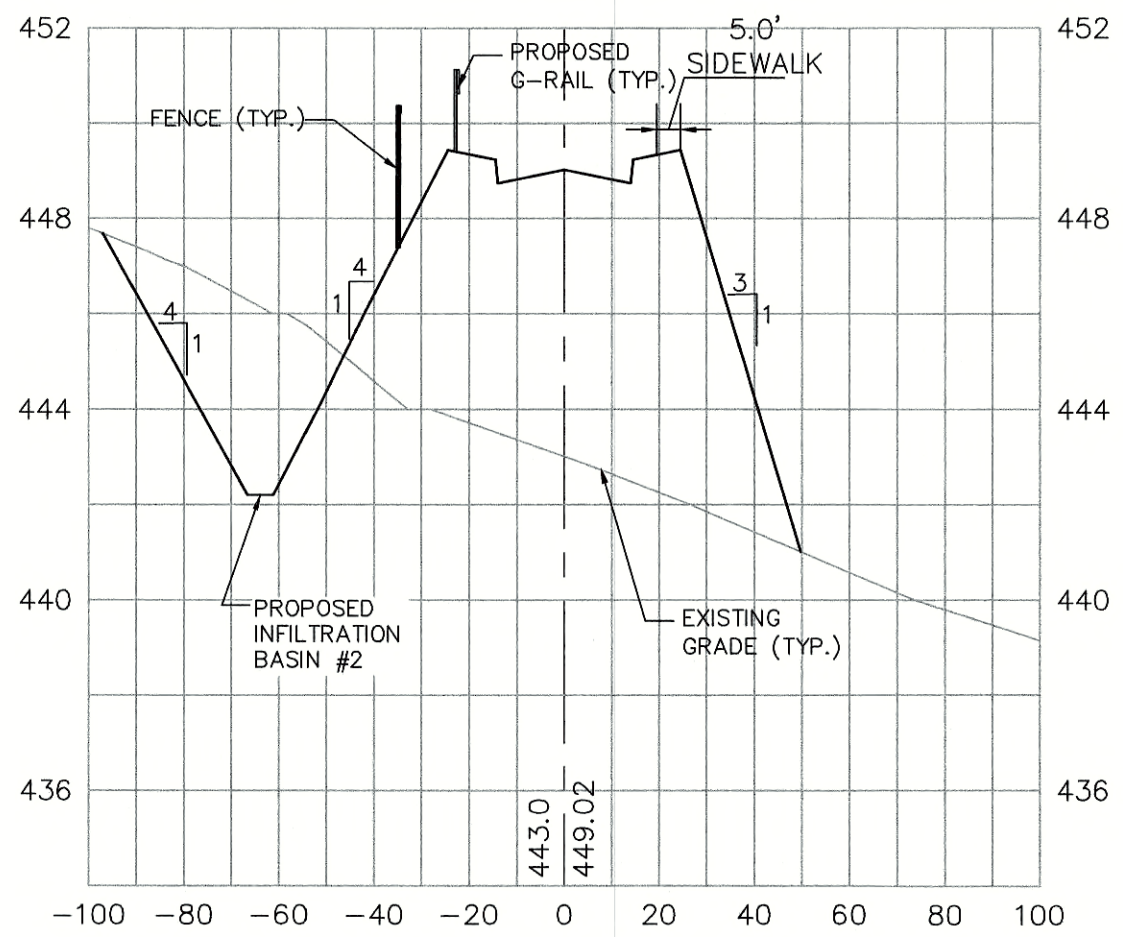
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STATION  
11+75



STATION  
12+75



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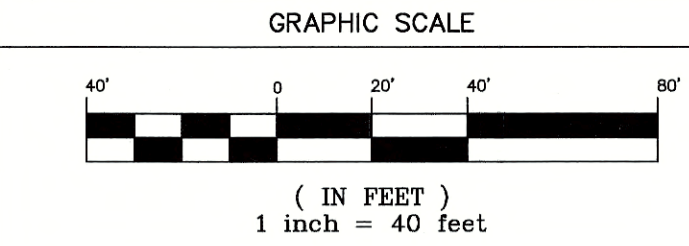
AND \_\_\_\_\_  
NO APPEAL WAS RECEIVED DURING THE 20  
DAYS NEXT AFTER SUCH RECEIPT OF SAID  
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PROJECT: "EAST STREET ESTATES"  
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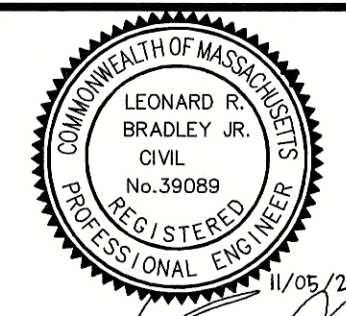
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DATE JULY 23, 2018  
PROJECT NO. 2016-199



SHEET TITLE  
MAINVILLE DRIVE  
ROADWAY  
CROSS-SECTIONS

DRAWING NO.  
C11.1  
PLAN NO. L-5435



*Leonard R. Bradley, Jr.*



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PROJECT:

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SUBDIVISION  
UPTON & HOPKINTON, MA

OWNER/APPLICANT:

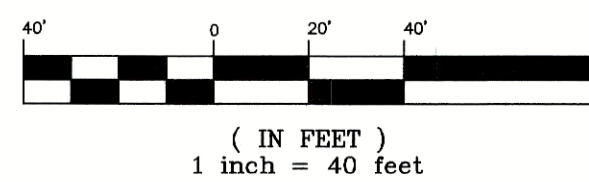
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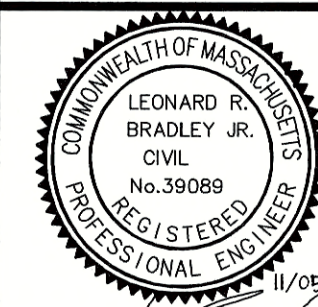
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| PROJECT NO. | 2016-199      |

GRAPHIC SCALE



SHEET TITLE

MAINVILLE DRIVE  
ROADWAY  
CROSS-SECTIONS

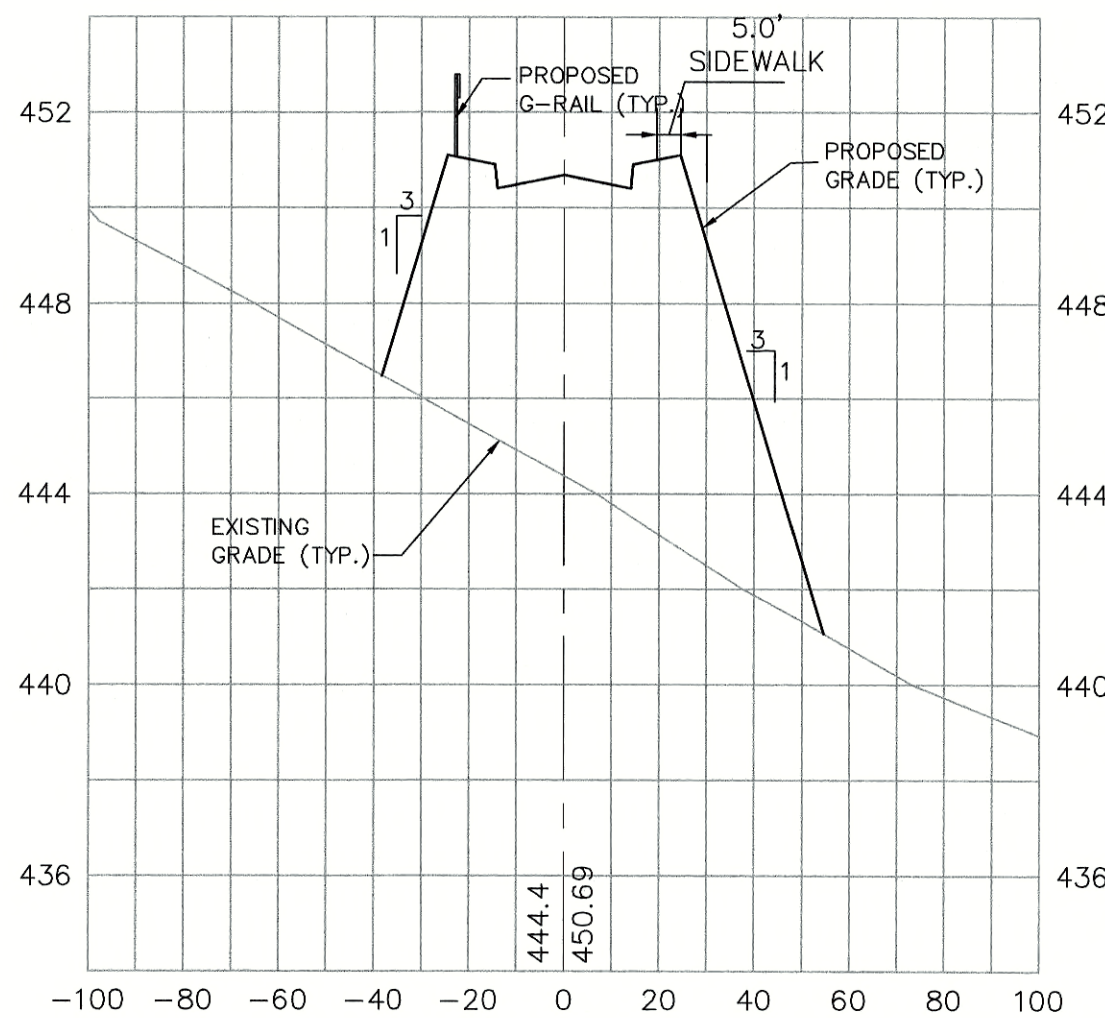


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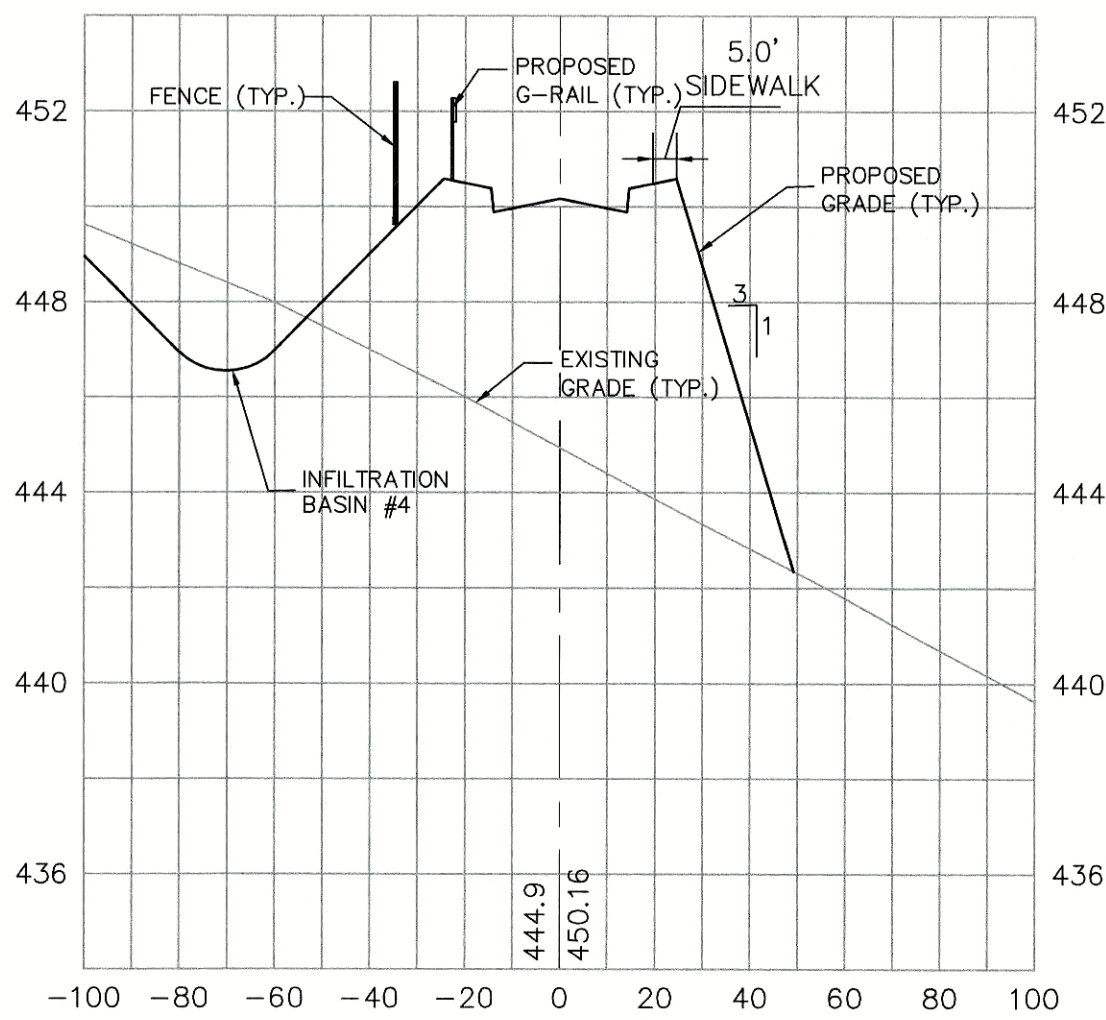
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PLAN NO. L-5435

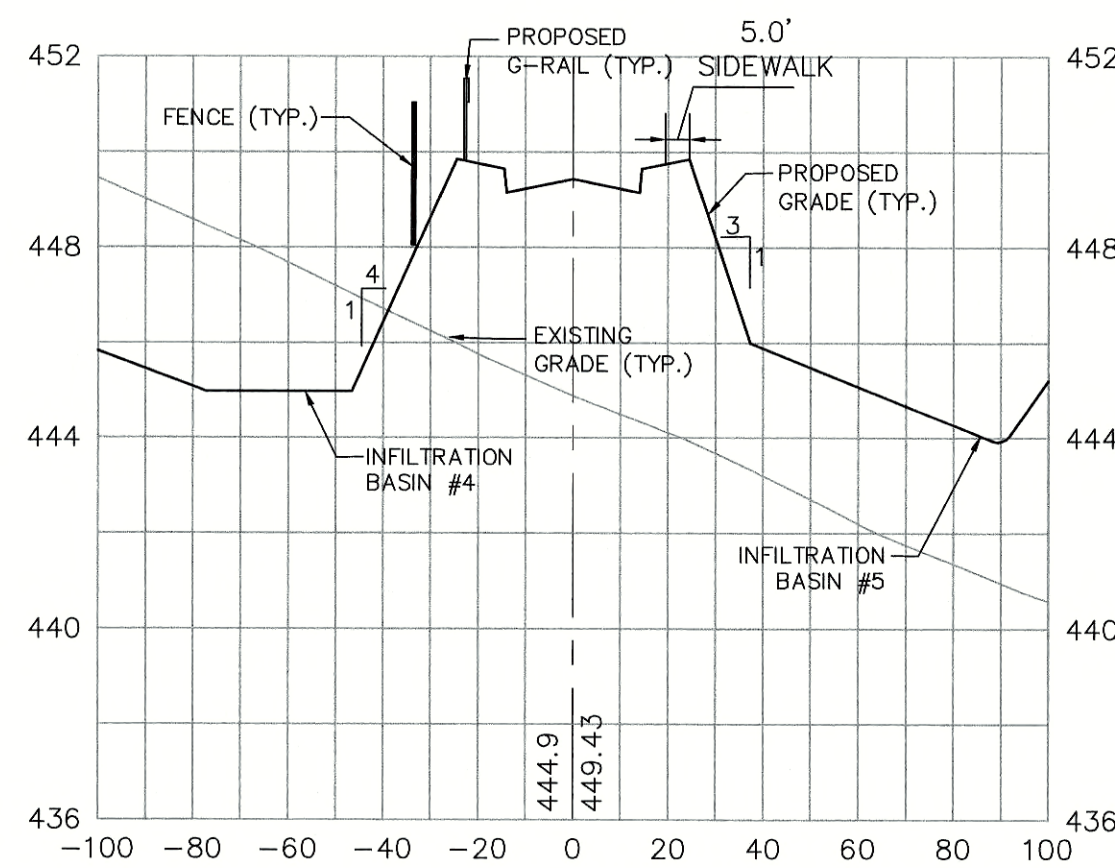
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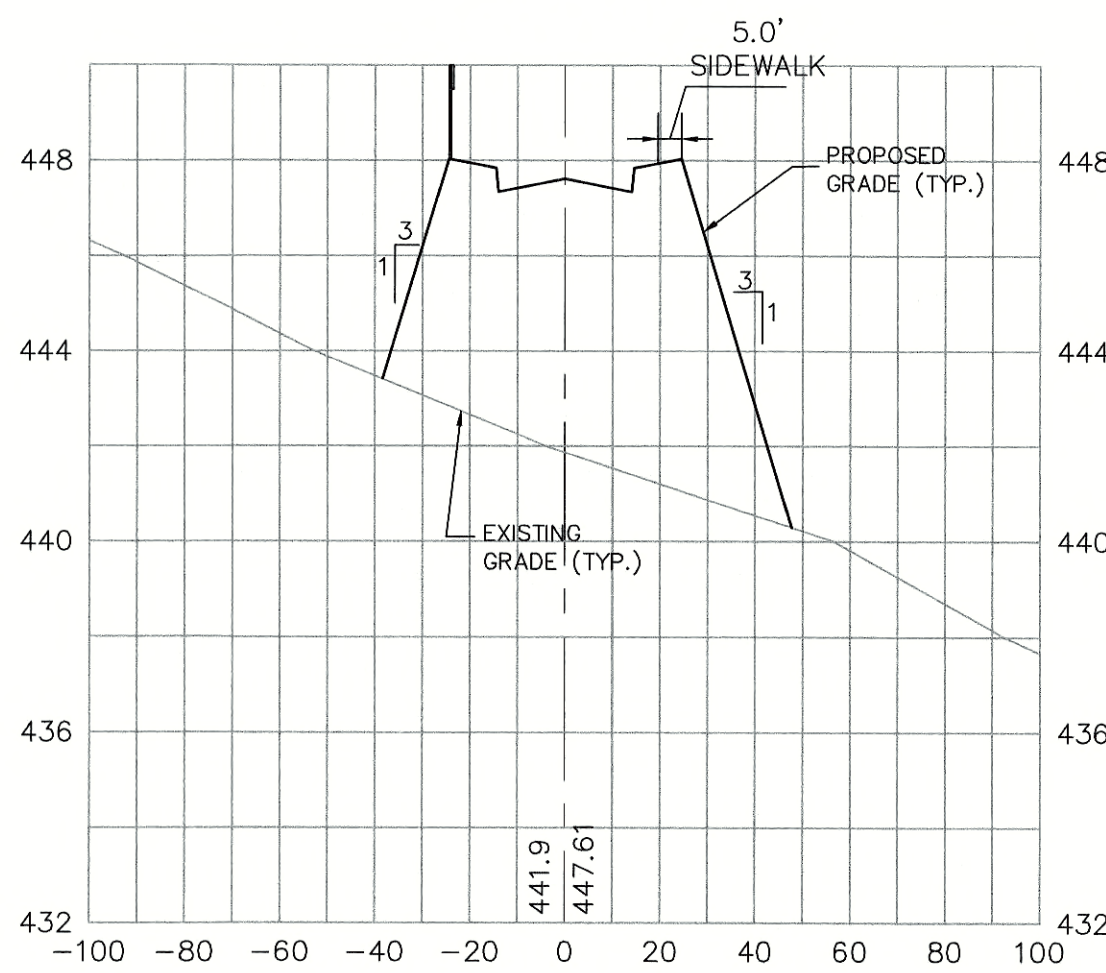
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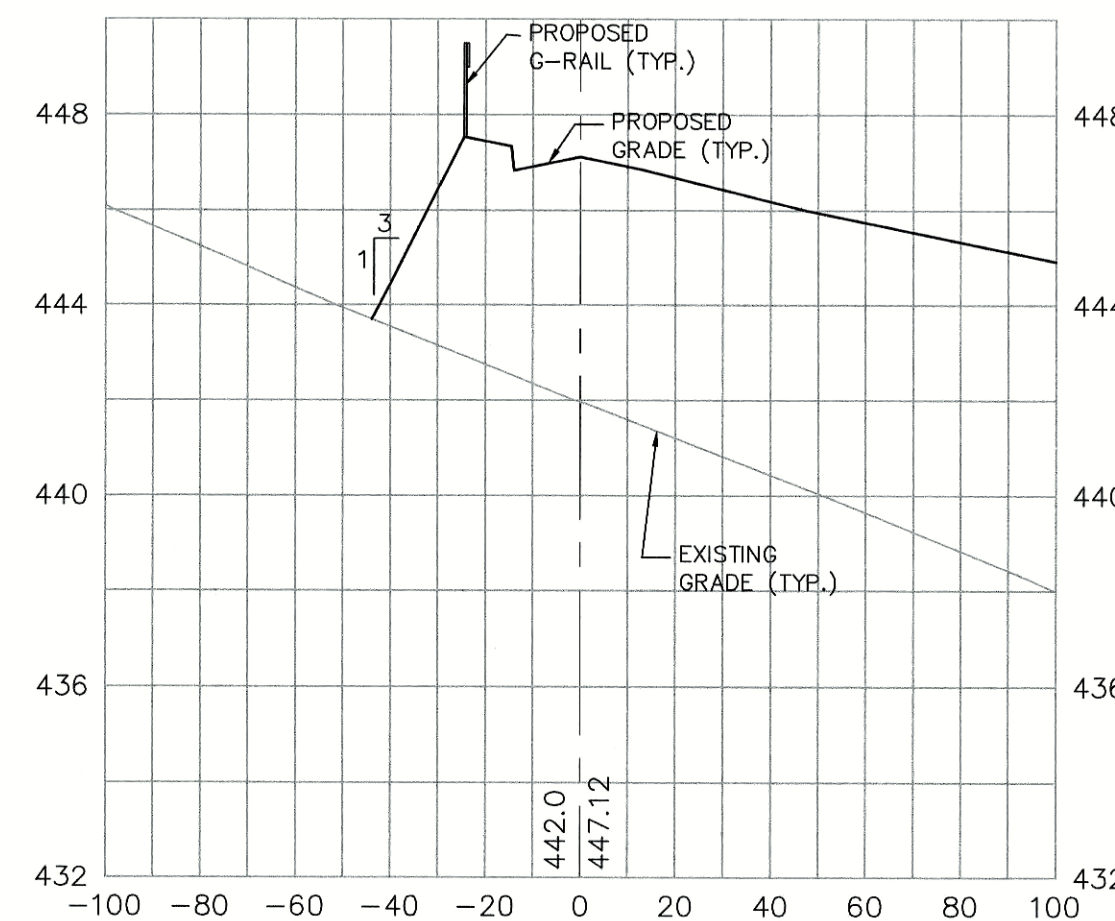
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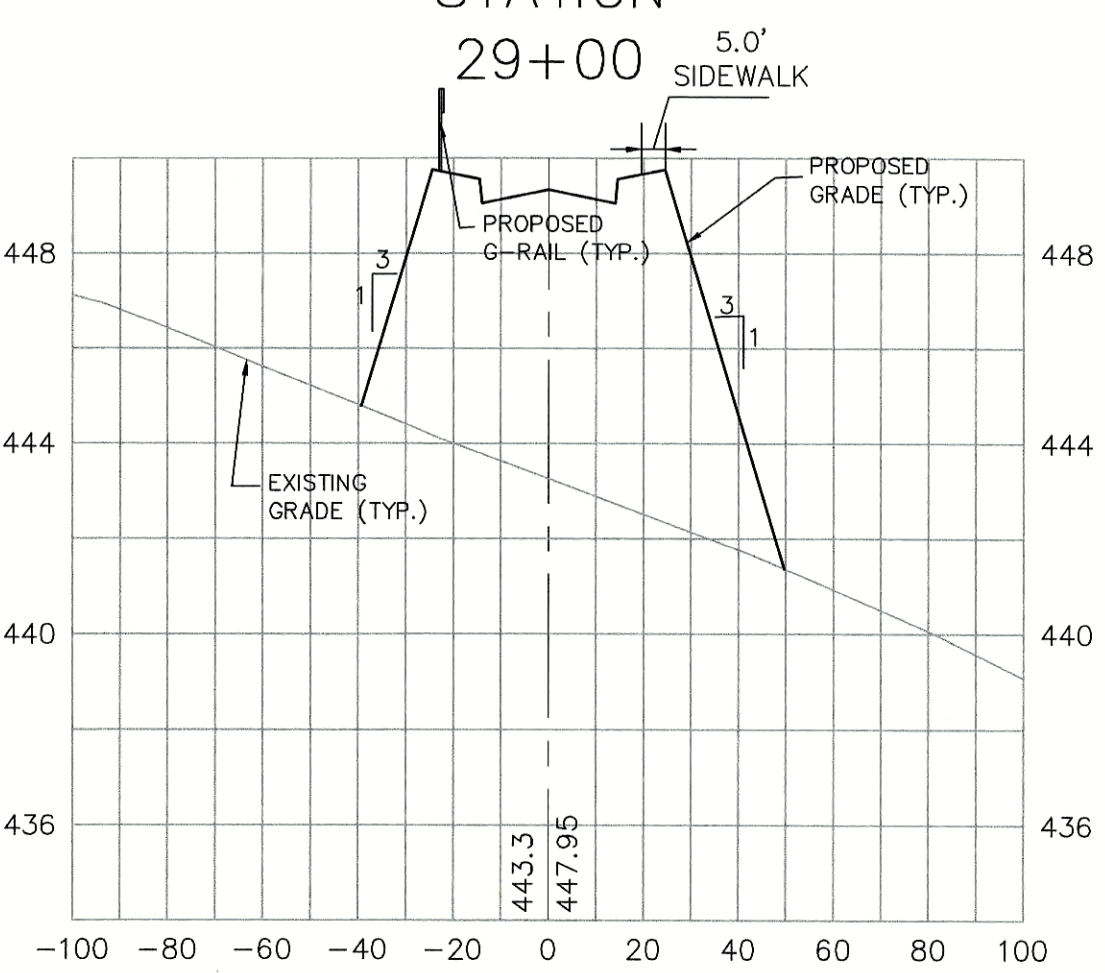
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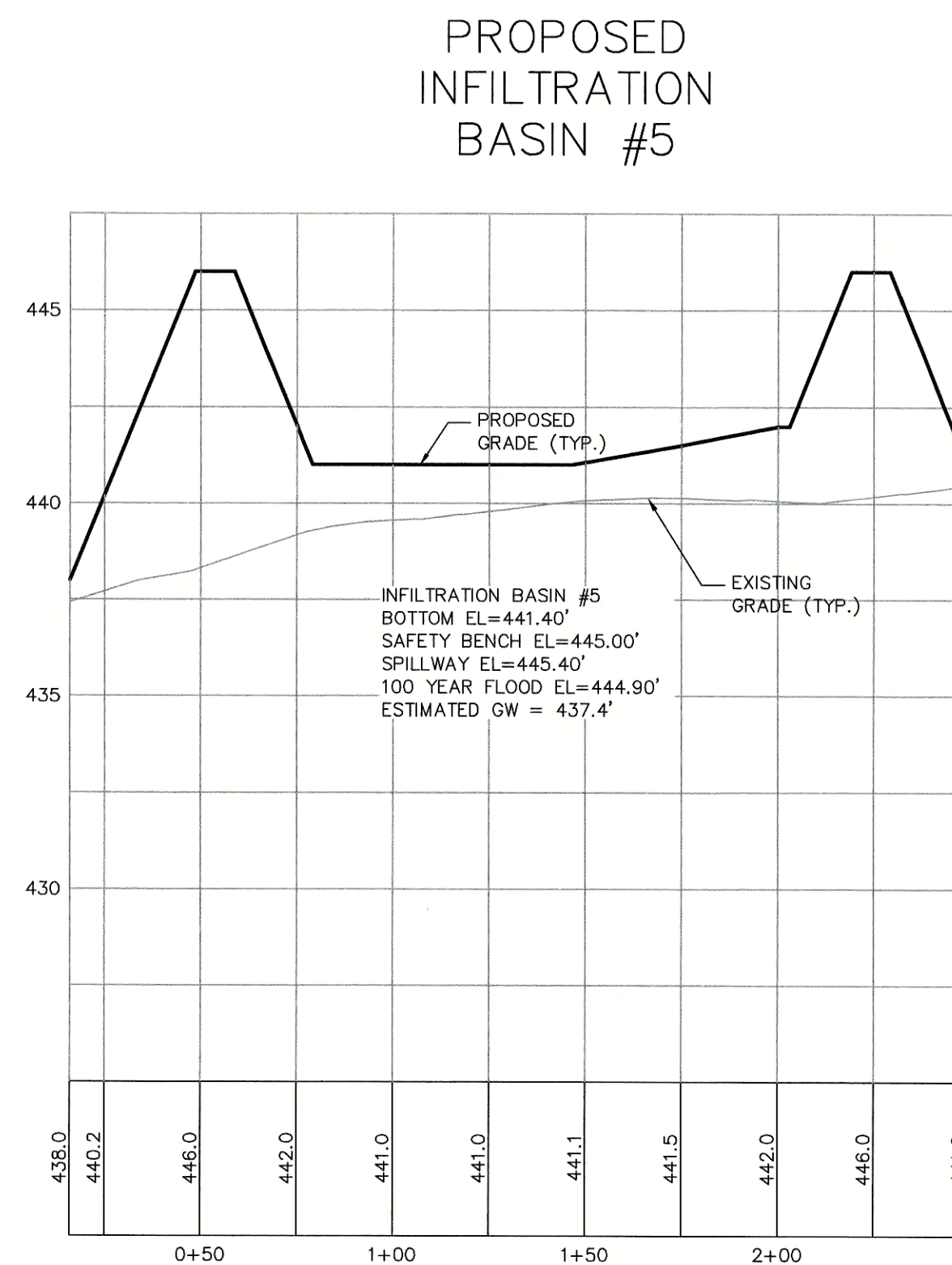
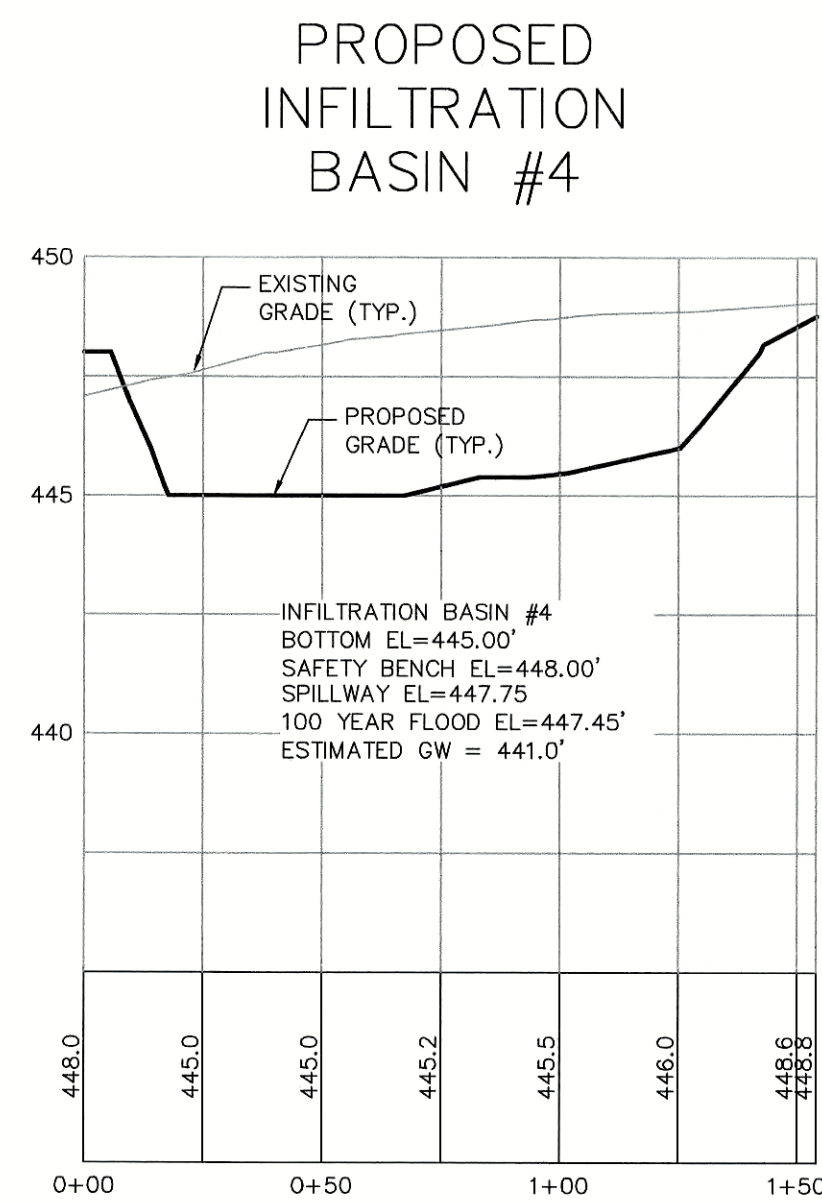
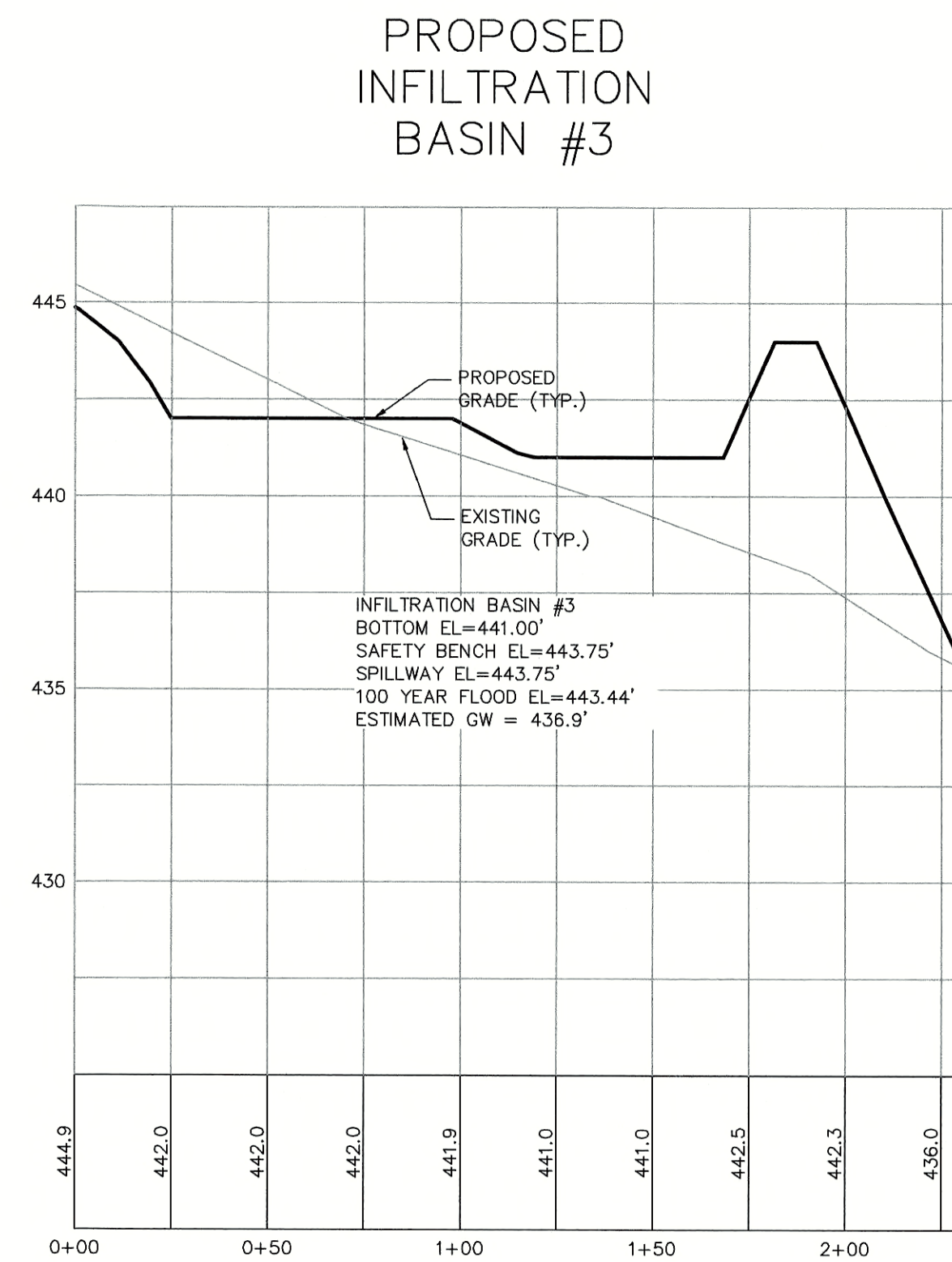
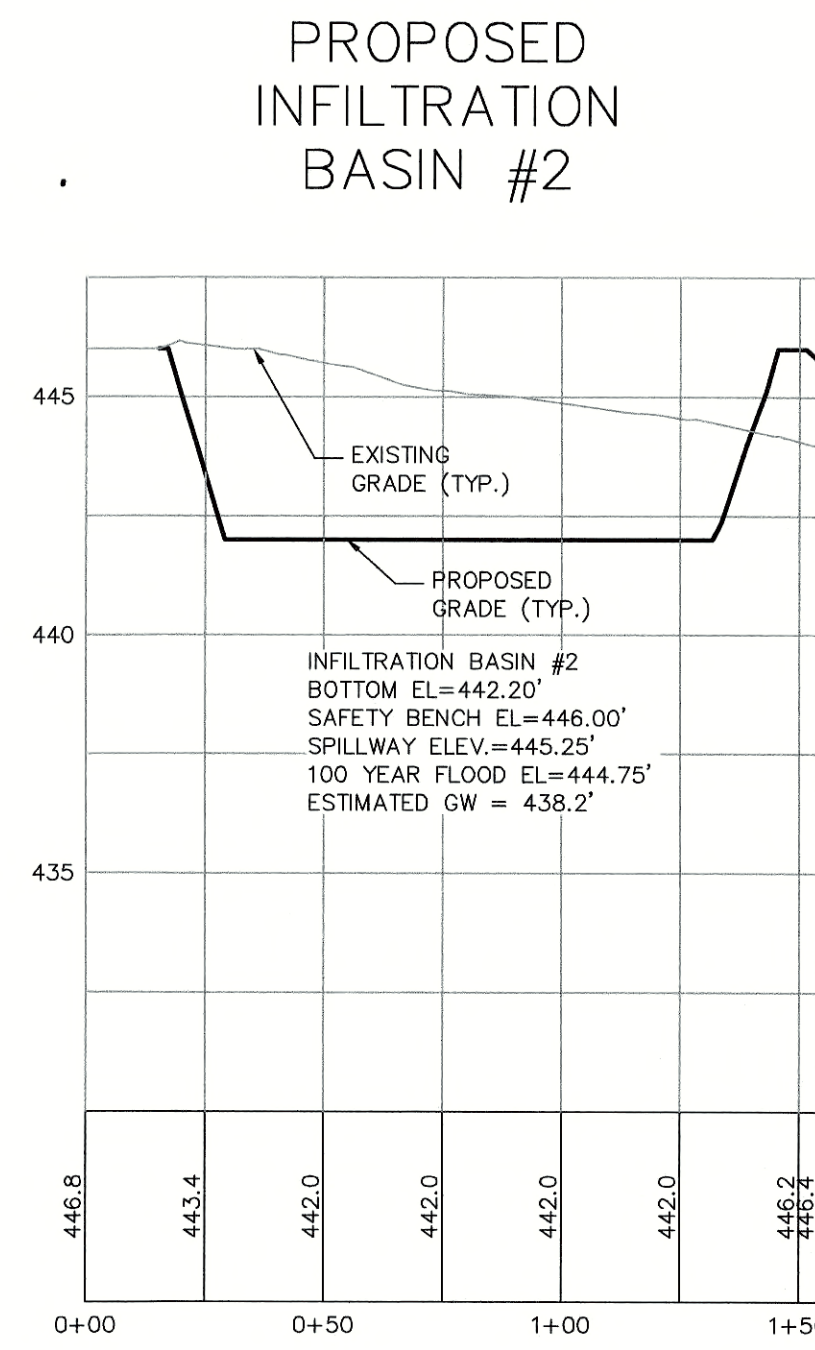
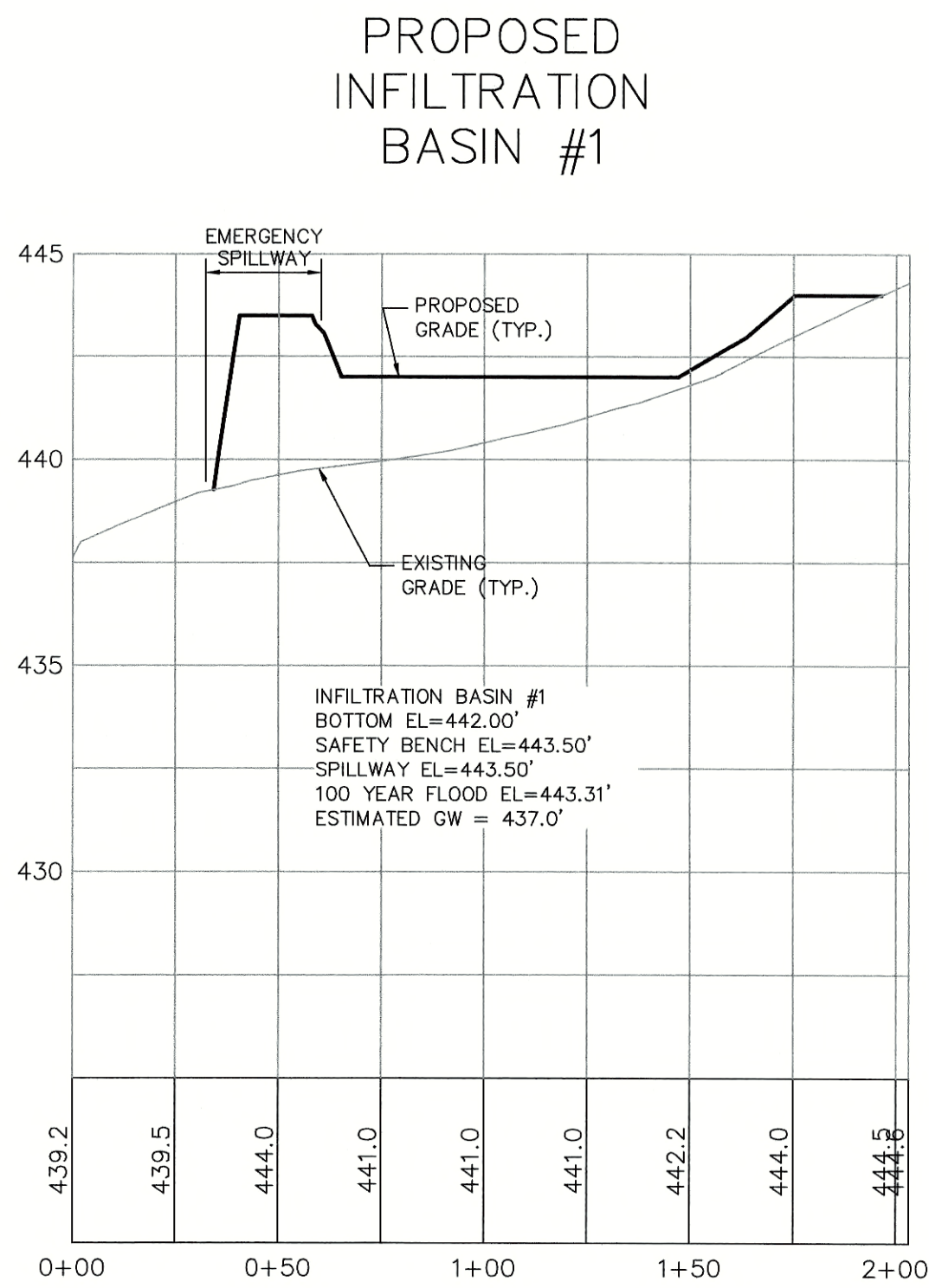


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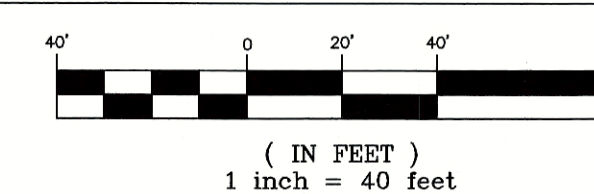
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CHECKED BY: RMM

DATE: JULY 23, 2018

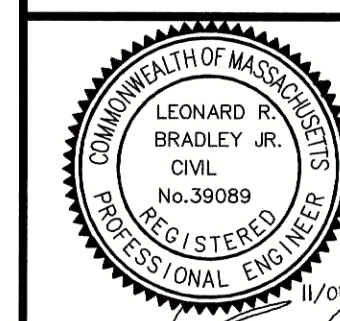
PROJECT NO.: 2016-199

GRAPHIC SCALE



SHEET TITLE

INFILTRATION BASIN  
CROSS-SECTIONS

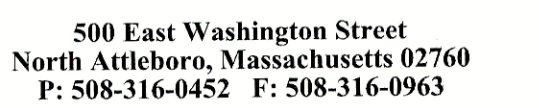


DRAWING NO.

C12.1

PLAN NO. L-5435





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**F & D CENTRAL REALTY  
CORPORATION, INC.  
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MILFORD, MA 01757**

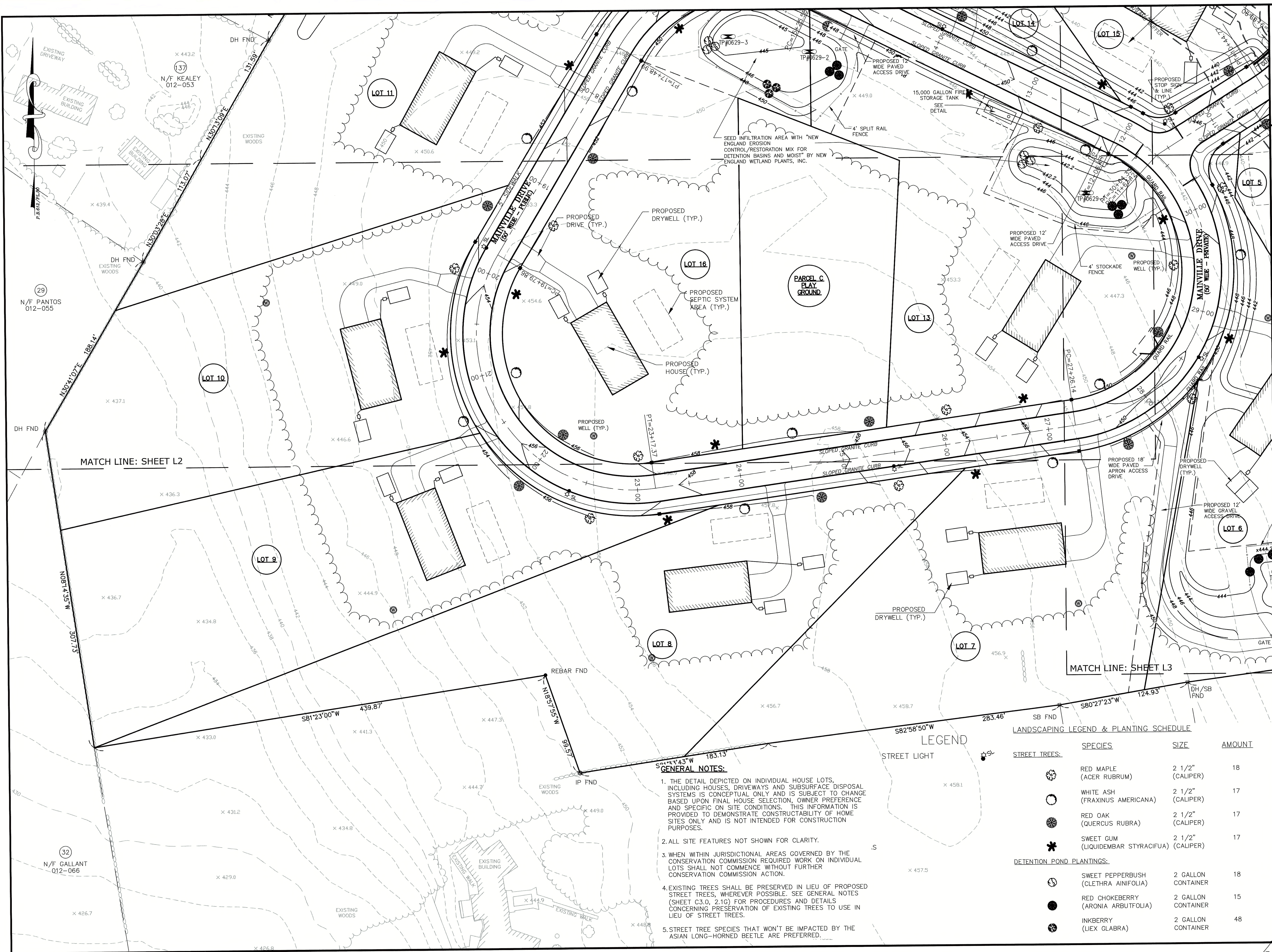
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| CHECKED BY  | RMM           |
| DATE        | JULY 23, 2018 |
| PROJECT NO. | 2016-199      |

**GRAPHIC SCALE**

( IN FEET )  
1 inch = 40 feet

|                                                                                                   |                                                           |
|---------------------------------------------------------------------------------------------------|-----------------------------------------------------------|
|              | DRAWING NO.                                               |
|                                                                                                   | <div style="font-size: 2em; text-align: center;">L1</div> |
| 11/05/21<br> | PLAN NO. L-5435                                           |

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LANDSCAPING LEGEND & PLANTING SCHEDULE

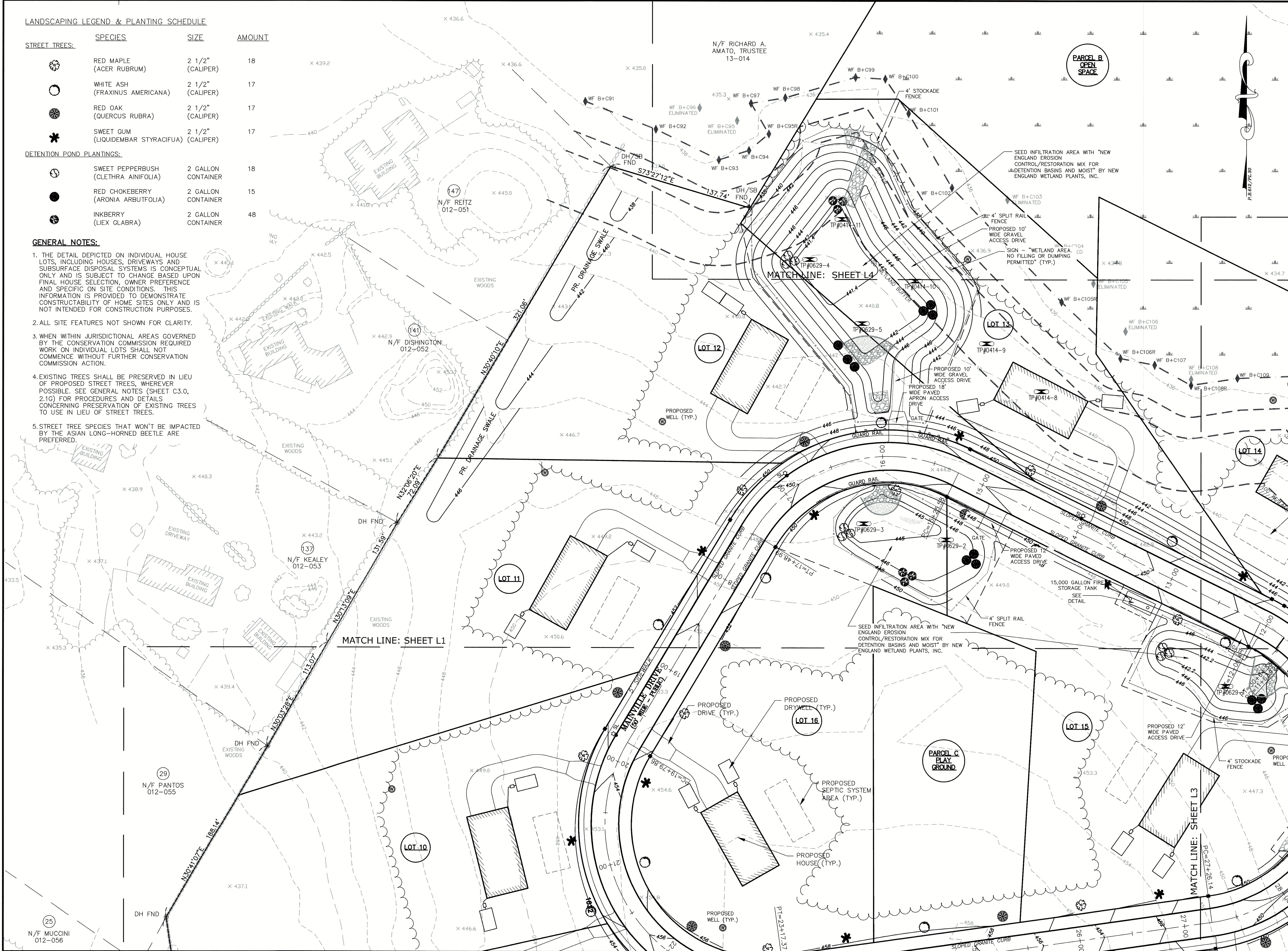
| STREET TREES:                                                                     | SPECIES                               | SIZE                | AMOUNT |
|-----------------------------------------------------------------------------------|---------------------------------------|---------------------|--------|
|  | RED MAPLE<br>(ACER RUBRUM)            | 2 1/2"<br>(CALIPER) | 18     |
|  | WHITE ASH<br>(FRAXINUS AMERICANA)     | 2 1/2"<br>(CALIPER) | 17     |
|  | RED OAK<br>(QUERCUS RUBRA)            | 2 1/2"<br>(CALIPER) | 17     |
|  | SWEET GUM<br>(LIQUIDEMBAR STYRACIFUA) | 2 1/2"<br>(CALIPER) | 17     |

DETENTION POND PLANTINGS:

|                                                                                   |                                         |                       |    |
|-----------------------------------------------------------------------------------|-----------------------------------------|-----------------------|----|
|  | SWEET PEPPERBUSH<br>(CLETHRA AINIFOLIA) | 2 GALLON<br>CONTAINER | 18 |
|  | RED CHOKEBERRY<br>(ARONIA ARBUTIFOLIA)  | 2 GALLON<br>CONTAINER | 15 |
|  | INKBERRY<br>(LIECH GLABRA)              | 2 GALLON<br>CONTAINER | 48 |

GENERAL NOTES:

- THE DETAIL DEPICTED ON INDIVIDUAL HOUSE LOTS, INCLUDING HOUSES, DRIVEWAYS AND SUBSURFACE DISPOSAL SYSTEMS IS CONCEPTUAL ONLY AND IS SUBJECT TO CHANGE BASED UPON FINAL HOUSE SELECTION, OWNER PREFERENCE AND SPECIFIC ON SITE CONDITIONS. THIS INFORMATION IS PROVIDED TO DEMONSTRATE CONSTRUCTABILITY OF HOME SITES ONLY AND IS NOT INTENDED FOR CONSTRUCTION PURPOSES.
- ALL SITE FEATURES NOT SHOWN FOR CLARITY.
- WHEN WITHIN JURISDICTIONAL AREAS GOVERNED BY THE CONSERVATION COMMISSION REQUIRED WORK ON INDIVIDUAL LOTS SHALL NOT COMMENCE WITHOUT FURTHER CONSERVATION COMMISSION ACTION.
- EXISTING TREES SHALL BE PRESERVED IN LIEU OF PROPOSED STREET TREES, WHEREVER POSSIBLE. SEE GENERAL NOTES (SHEET C3.0, 2.10) FOR PROCEDURES AND DETAILS CONCERNING PRESERVATION OF EXISTING TREES TO USE IN LIEU OF STREET TREES.
- STREET TREE SPECIES THAT WON'T BE IMPACTED BY THE ASIAN LONG-HORNED BEETLE ARE PREFERRED.



Andrews Survey & Engineering, Inc.  
Land Surveying - Civil Engineering - Site Planning

P.O. Box 312, 104 Mendon Street  
Uxbridge, Massachusetts 01569  
P: 508-278-3897 F: 508-278-2289

500 East Washington Street  
North Attleboro, Massachusetts 02760  
P: 508-316-0452 F: 508-316-0963

APPROVAL UNDER SUBDIVISION CONTROL LAW  
REQUIRED. UPTON PLANNING BOARD

BEING A MAJORITY DATE:

THIS CERTIFIES THAT THE NOTICE OF APPROVAL  
OF THIS PLAN BY THE UPTON PLANNING BOARD  
HAS BEEN RECEIVED AND RECORDED ON

AT  
NO APPEAL WAS RECEIVED DURING THE 20  
DAYS NEXT AFTER SUCH RECEIPT OF SAID  
NOTICE.

UPTON TOWN CLERK

DATE

"EAST STREET ESTATES"  
DEFINITIVE RESIDENTIAL  
SUBDIVISION  
UPTON & HOPKINTON, MA

F & D CENTRAL REALTY  
CORPORATION, INC.  
189 MAIN STREET  
MILFORD, MA 01757

OWNER/APPLICANT:

PROJECT:

REVISIONS

| NO. | DATE     | DESCRIPTION                    |
|-----|----------|--------------------------------|
| 1   | 12/10/18 | PER COMMENT LETTERS            |
| 2   | 4/30/19  | PER COMMENT LETTERS            |
| 3   | 7/9/19   | PER LETTER DEP WATER QUALITY   |
| 4   | 12/16/19 | PER DEP, PLANNING BD & CON COM |
| 5   | 7/16/20  | PER DEP, PLANNING BD & CON COM |
| 6   | 10/6/20  | PER PLANNING BD & CON COM      |

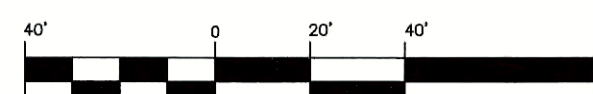
DRAWN BY RMM, WCN

CHECKED BY RMM

DATE JULY 23, 2018

PROJECT NO. 2016-199

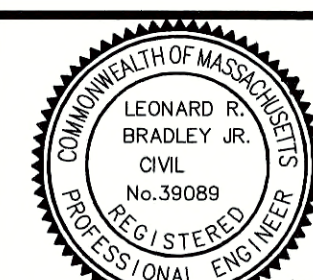
GRAPHIC SCALE



( IN FEET )  
1 inch = 40 feet

SHEET TITLE

LANDSCAPING, SIGNAGE  
& LIGHTING PLAN  
& DETAILS



DRAWING NO.

L2

PLAN NO. L-5435

DATE: 11/05/21



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GENERAL NOTES:

1. THE DETAIL DEPICTED ON INDIVIDUAL HOUSE LOTS, INCLUDING HOUSES, DRIVEWAYS AND SUBSURFACE DISPOSAL SYSTEMS IS CONCEPTUAL ONLY AND IS SUBJECT TO CHANGE BASED UPON FINAL HOUSE SELECTION, OWNER PREFERENCE AND SPECIFIC ON SITE CONDITIONS. THIS INFORMATION IS PROVIDED TO DEMONSTRATE CONSTRUCTABILITY OF HOME SITES ONLY AND IS NOT INTENDED FOR CONSTRUCTION PURPOSES.
2. ALL SITE FEATURES NOT SHOWN FOR CLARITY.
3. WHEN WITHIN JURISDICTIONAL AREAS GOVERNED BY THE CONSERVATION COMMISSION REQUIRED WORK ON INDIVIDUAL LOTS SHALL NOT COMMENCE WITHOUT FURTHER CONSERVATION COMMISSION ACTION.
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5. STREET TREE SPECIES THAT WON'T BE IMPACTED BY THE ASIAN LONG-HORNED BEETLE ARE PREFERRED.

WEST MAIN STREET

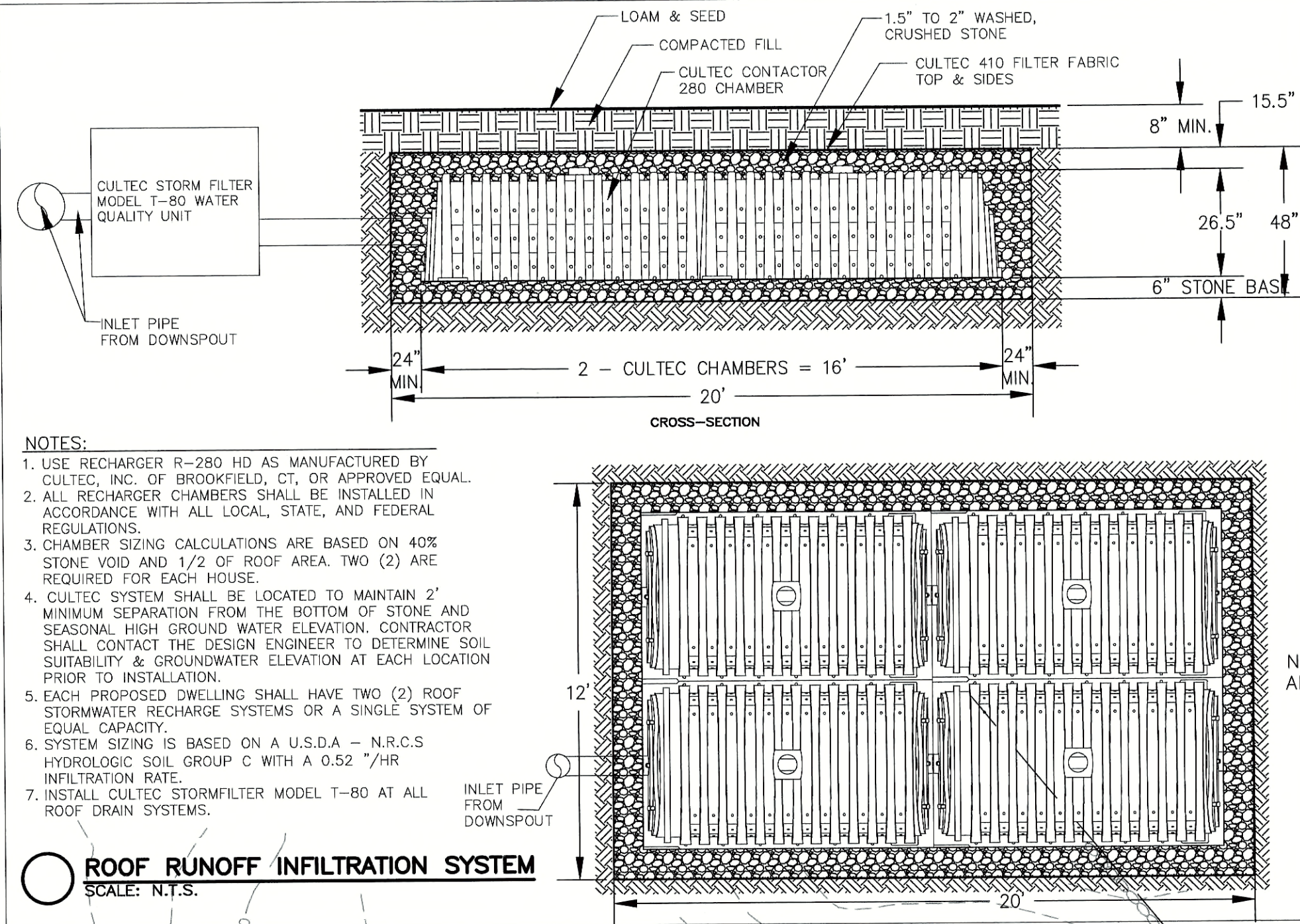
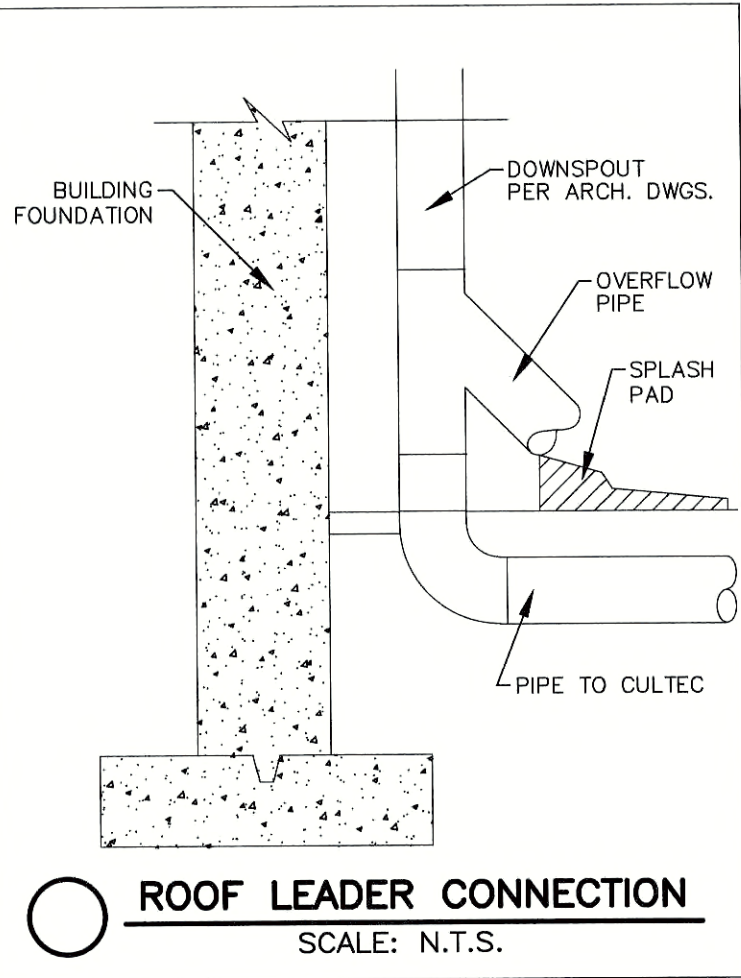
N/F RICHARD A. AMATO, TRUSTEE  
R32-5-0

DH/SB  
FND

TOWN LINE

LANDSCAPING LEGEND & PLANTING SCHEDULE

| STREET TREES:                                                                       | SPECIES                                 | SIZE               | AMOUNT |
|-------------------------------------------------------------------------------------|-----------------------------------------|--------------------|--------|
|    | RED MAPLE<br>(ACER RUBRUM)              | 2 1/2" (CALIPER)   | 18     |
|    | WHITE ASH<br>(FRAXINUS AMERICANA)       | 2 1/2" (CALIPER)   | 17     |
|    | RED OAK<br>(QUERCUS RUBRA)              | 2 1/2" (CALIPER)   | 17     |
|    | SWEET GUM<br>(LIQUIDEMBAR STYRACIFUA)   | 2 1/2" (CALIPER)   | 17     |
| DETENTION POND PLANTINGS:                                                           |                                         |                    |        |
|  | SWEET PEPPERBUSH<br>(CLETHRA AINIFOLIA) | 2 GALLON CONTAINER | 18     |
|  | RED CHOKEBERRY<br>(ARONIA ARBUTIFOLIA)  | 2 GALLON CONTAINER | 15     |
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- NOTES:
1. USE RECHARGER R-280 HD AS MANUFACTURED BY CULTEC, INC. OF BROOKFIELD, CT, OR APPROVED EQUAL.
  2. ALL RECHARGER CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS.
  3. CHAMBER SIZING CALCULATIONS ARE BASED ON 40% STONE VOID AND 1/2 OF ROOF AREA. TWO (2) ARE REQUIRED FOR EACH HOUSE.
  4. CULTIC SYSTEM SHALL BE LOCATED TO MAINTAIN 2' MINIMUM SEPARATION FROM THE BOTTOM OF STONE AND SEASONAL HIGH GROUND WATER ELEVATION. CONTRACTOR SHALL CONTACT THE DESIGN ENGINEER TO DETERMINE SOIL SUITABILITY & GROUNDWATER ELEVATION AT EACH LOCATION PRIOR TO INSTALLATION.
  5. EACH PROPOSED DWELLING SHALL HAVE TWO (2) ROOF STORMWATER RECHARGE SYSTEMS OR A SINGLE SYSTEM OF EQUAL CAPACITY.
  6. SYSTEM SIZING IS BASED ON A U.S.D.A. - N.R.C.S. HYDROLOGIC SOIL GROUP C WITH A 0.52 "/HR INFILTRATION RATE.
  7. INSTALL CULTIC STORMFILTER MODEL T-80 AT ALL ROOF DRAIN SYSTEMS.

HOPKINTON  
UPTON

PARCEL B  
OPEN  
SPACE

MATCH LINE: SHEET L2

MATCH LINE: SHEET L3

N/F RICHARD A. AMATO, TRUSTEE  
13-014

N/F RICHARD A. AMATO, TRUSTEE  
R013-13

LOT 12

LOT 13

LOT 14

SEED INFILTRATION AREA WITH "NEW ENGLAND EROSION CONTROL/RESTORATION MIX FOR DETENTION BASINS AND MOIST" BY NEW ENGLAND WETLAND PLANTS, INC.

4' SPLIT RAIL FENCE  
PROPOSED 10' WIDE GRAVEL ACCESS DRIVE  
SIGN - "WETLAND AREA. NO FILLING OR DUMPING PERMITTED" (TYP.)

ASE

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UPTON TOWN CLERK

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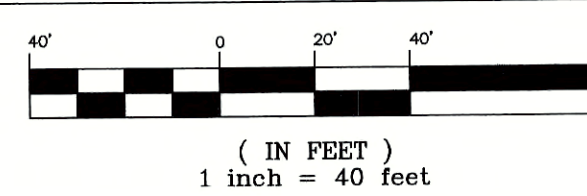
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|              |               |
|--------------|---------------|
| DRAWN BY:    | RMM, WCN      |
| CHECKED BY:  | RMM           |
| DATE:        | JULY 23, 2018 |
| PROJECT NO.: | 2016-199      |

GRAPHIC SCALE



SHEET TITLE

LANDSCAPING, SIGNAGE  
& LIGHTING PLAN  
& DETAILS



DRAWING NO.

L4

PLAN NO. L-5435