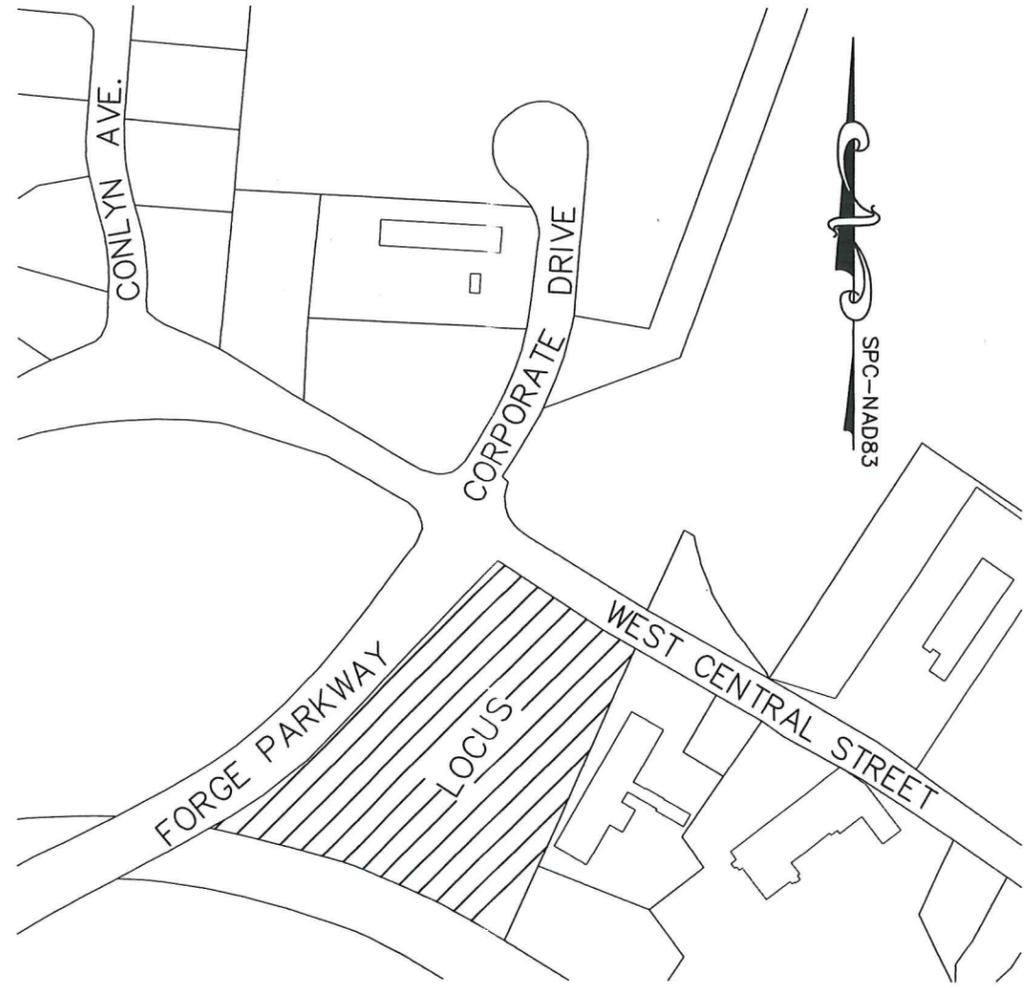


SITE PLAN LOT 2 FORGE PARKWAY



LOCUS 1" = 100'

THE LOT 2 FORGE PARKWAY PROPERTY IS LOCATED WITHIN A BUSINESS ZONE.

AREA:	REQUIREMENTS: 20,000 S.F.	EXISTING 130,961± S.F. 83,772± S.F. UPLAND	PROPOSED 130,961± S.F.
FRONTAGE:	125'	451'+	451'+
DEPTH:	160'	352'	352'
HEIGHT:	3 STORIES - 40'	-	2 <40'
WIDTH:	112.5'	300'+	300'+
SETBACKS			
FRONT:	40'	-	57.0'
SIDE:	20'	-	9.0'
REAR:	30'	-	-
COVERAGE	70%	0.1%	13.5%
STRUCTURES:	80%	0.1%	45.5%
STRUC. & PAVING:			

LOT COVERAGE BASED ON UPLAND AREA.
**REFER TO ZONING BYLAW SECTION 185-25 FOR LOTS ADJACENT TO AN EXISTING RAILROAD.

PROPERTY IS NOT LOCATED WITHIN A FRANKLIN WATER RESOURCE DISTRICT.
THE PROPERTY IS LOCATED IN A ZONE AE BASED ON FEMA FIRM MAP 25021C0308E DATED JULY 17, 2012.

TOWN OF FRANKLIN
TOWN CLERK
2025 AUG -5 A 10:16
RECEIVED

DRAWING INDEX:

1. COVER SHEET
 2. EXISTING CONDITIONS PLAN
 3. SITE LAYOUT PLAN
 4. SITE GRADING AND UTILITY PLAN
 5. PLANTING PLAN
 6. EROSION CONTROL PLAN
 7. CONSTRUCTION DETAILS - 1
 8. CONSTRUCTION DETAILS - 2
 9. CONSTRUCTION DETAILS - 3
- SITE LIGHTING PLAN,
PHOTOMETRICS AND SCHEDULES
BY SK & ASSOCIATES

- REFERENCES:**
- MAP 272 LOT 001
 - DEED BOOK 6797 PAGE 405
 - PLAN 211 OF 1987
 - RAILROAD VALUATION PLAN 4.432-2 & 3
 - LC PLAN 26897A
 - 1907 AND 1928 SHLO
 - PLAN 357 OF 1989

WAIVER REQUESTED:

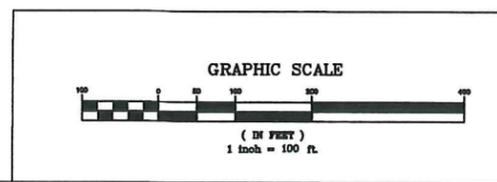
1. TO ALLOW LESS THAN 42" OF COVER OVER THE DRAINPIPE. PROPOSED USE OF CLASS V RCP
2. TO ALLOW THE USE OF PVC AND HPDE PIPE FOR THE ROOF DRAINS, MANIFOLDS AND UNDERGROUND STORMWATER STORAGE AREA.

OWNERS:
FORGE PARK REALTY TRUST
C/O NATIONAL DEVELOPMENT
2310 WASHINGTON STREET
NEWTON LOWER FALLS, MA 02462
ATTENTION TED TYE

APPLICANT:
CAMFORD PROPERTY GROUP, INC
138 EAST CENTRAL STREET
FRANKLIN, MASSACHUSETTS
ATTENTION: BRADFORD CHAFFEE

**SITE PLAN
COVER SHEET
LOT 2 FORGE PARKWAY
FRANKLIN, MASSACHUSETTS
PREPARED FOR
CAMFORD PROPERTY GROUP, INC.
138 EAST CENTRAL STREET
FRANKLIN, MASSACHUSETTS
JULY 7, 2025
SCALE: 1" = 100'**

<p>SITE PLAN APPROVAL REQUIRED FRANKLIN PLANNING BOARD</p> <p>DATE _____</p>



NO.	DATE	DESCRIPTION	BY

CARLOS A. QUINTAL P.E. #30812

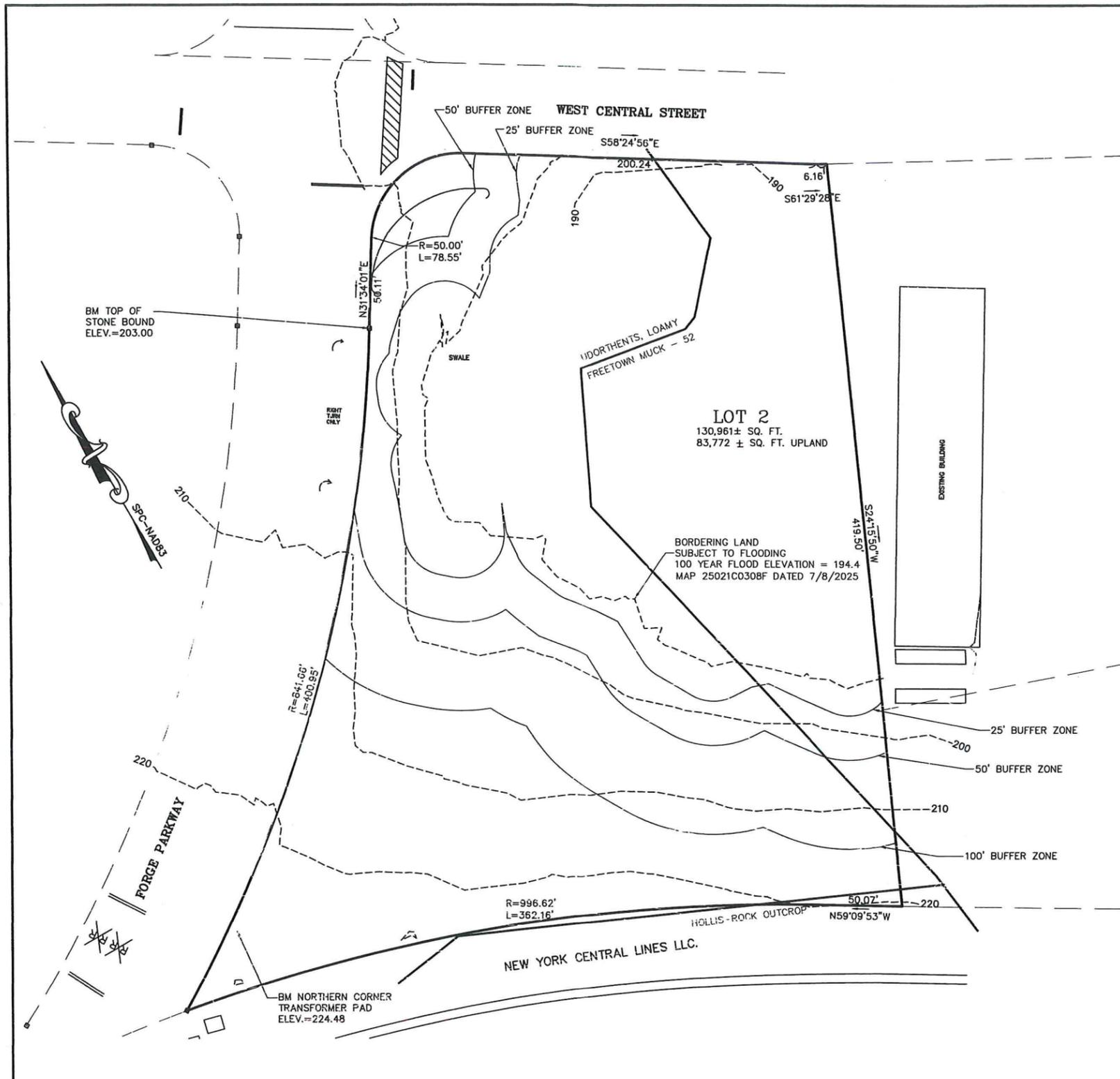
DATE	FIELD BY:	INT.
8/24	BL	
BK#	FIELD BOOK	PG#
7/25	RRG	
7/25	DESIGNED BY:	RRG
7/25	DRAWN BY:	COMP
7/25	CHECKED BY:	CAQ

**UNITED
CONSULTANTS
INC.**
 850 FRANKLIN STREET SUITE 11D
 WRENTHAM, MASSACHUSETTS 02093
 508-384-0560 FAX 508-384-0568

DATE	JULY 7, 2025
SCALE	1" = 100'
PROJECT	UC1645
SHEET	1 of 9

NOTES:
 1. ELEVATIONS DATUM NAD 1988.
 2. EXISTING CONDITIONS SURVEY WAS COMPLETED BETWEEN AUGUST 8, 2024 AND AUGUST 27, 2024.
 3. SOIL TYPES TAKEN FROM SOILS MAP OF NORFOLK COUNTY.

EXISTING UTILITY NOTE:
 SEWER, DRAIN AND WATER LOCATIONS AND ELEVATIONS WERE TAKEN FROM PLANS OF RECORD AND ARE NOT THE RESULT OF A FIELD SURVEY.



LEGEND:

- EXISTING CONTOUR
- 297- PROPOSED CONTOUR
- x274.3 SPOT GRADE - PROPOSED
- x274.3EX. SPOT GRADE - EXISTING
- EXIST. TREE - DIAMETER - SPECIES
- UTILITY POLE
- OVERHEAD WIRES
- GAS GATE
- WATER CURB STOP
- WATER GATE
- FIRE HYDRANT
- DRAIN MANHOLE
- CATCH BASIN
- SEWER MANHOLE
- D DUMPSTER
- VCC VERTICAL CONCRETE CURBING (REINFORCED)
- VGC VERTICAL GRANITE CURBING
- ⊕ HANDICAP PARKING SPACE
- BUILDING MOUNTED LIGHT
- B BOLLARD
- M MONITOR WELL

OWNERS:
 FORGE PARK REALTY TRUST
 C/O NATIONAL DEVELOPMENT
 2310 WASHINGTON STREET
 NEWTON LOWER FALLS, MA 02462
 ATTENTION TED TYE

APPLICANT:
 CAMFORD PROPERTY GROUP, INC
 138 EAST CENTRAL STREET
 FRANKLIN, MASSACHUSETTS
 ATTENTION: BRADFORD CHAFFEE

SITE PLAN
 EXISTING CONDITIONS
 LOT 2 FORGE PARKWAY
 FRANKLIN, MASSACHUSETTS
 PREPARED FOR
 CAMFORD PROPERTY GROUP, INC.
 138 EAST CENTRAL STREET
 FRANKLIN, MASSACHUSETTS
 JULY 7, 2025
 SCALE: 1" = 30'

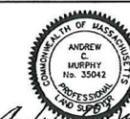
SITE PLAN APPROVAL
 REQUIRED
 FRANKLIN PLANNING BOARD

DATE

GRAPHIC SCALE



(IN FEET)
 1 inch = 30 ft.



BY ANDREW C. MURPHY P.L.S. #35042

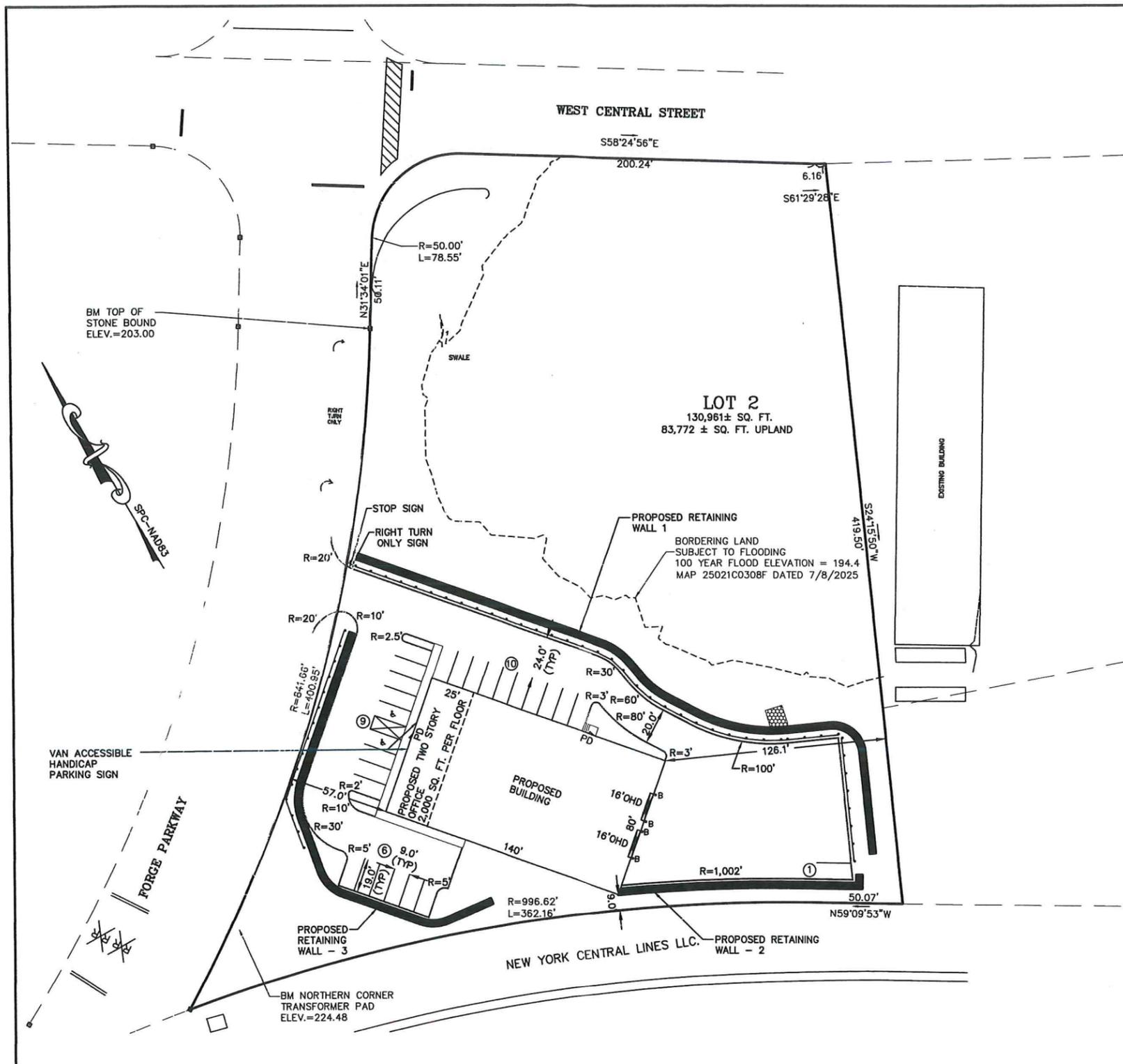
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UNITED CONSULTANTS INC.

850 FRANKLIN STREET SUITE 11D
 WRENTHAM, MASSACHUSETTS 02093
 508-384-8560 FAX 508-384-8568

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UC1645
SHEET
2 of 9

NO.	DATE	DESCRIPTION	BY



PARKING CALCULATIONS:
 #2 FORGE PARKWAY
 OFFICE - 4,000 SQ. FT. = 1 SPACE PER 250 SQ. FT. = 16 SPACES REQUIRED
 WAREHOUSE - 9,200 SQ. FT. = 1 SPACE PER 1,000 SQ. FT. = 10 SPACES REQUIRED
 26 SPACES REQUIRED
 26 TOTAL SPACES PROVIDED INCLUDING 2 HANDICAP SPACES.

- LEGEND:
- EXISTING CONTOUR
 - PROPOSED CONTOUR
 - x274.3 SPOT GRADE - PROPOSED
 - x274.3EX. SPOT GRADE - EXISTING
 - EXIST. TREE - DIAMETER - SPECIES
 - UTILITY POLE
 - OVERHEAD WIRES
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 - WATER GATE
 - FIRE HYDRANT
 - DRAIN MANHOLE
 - CATCH BASIN
 - SEWER MANHOLE
 - D DUMPSTER
 - VCC VERTICAL CONCRETE CURBING (REINFORCED)
 - VGC VERTICAL GRANITE CURBING
 - Ⓜ HANDICAP PARKING SPACE
 - Ⓜ BUILDING MOUNTED LIGHT
 - Ⓜ BOLLARD
 - Ⓜ MONITOR WELL

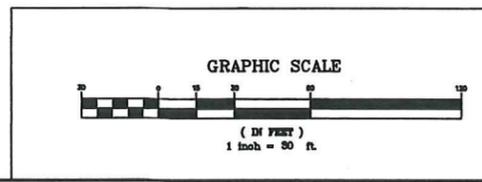
OWNERS:
 FORGE PARK REALTY TRUST
 C/O NATIONAL DEVELOPMENT
 2310 WASHINGTON STREET
 NEWTON LOWER FALLS, MA 02462
 ATTENTION TED TYE

APPLICANT:
 CAMFORD PROPERTY GROUP, INC.
 138 EAST CENTRAL STREET
 FRANKLIN, MASSACHUSETTS
 ATTENTION: BRADFORD CHAFFEE

SITE PLAN
 SITE LAYOUT PLAN
 LOT 2 FORGE PARKWAY
 FRANKLIN, MASSACHUSETTS
 PREPARED FOR
 CAMFORD PROPERTY GROUP, INC.
 138 EAST CENTRAL STREET
 FRANKLIN, MASSACHUSETTS
 JULY 7, 2025
 SCALE: 1" = 30'

SITE PLAN APPROVAL
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 FRANKLIN PLANNING BOARD

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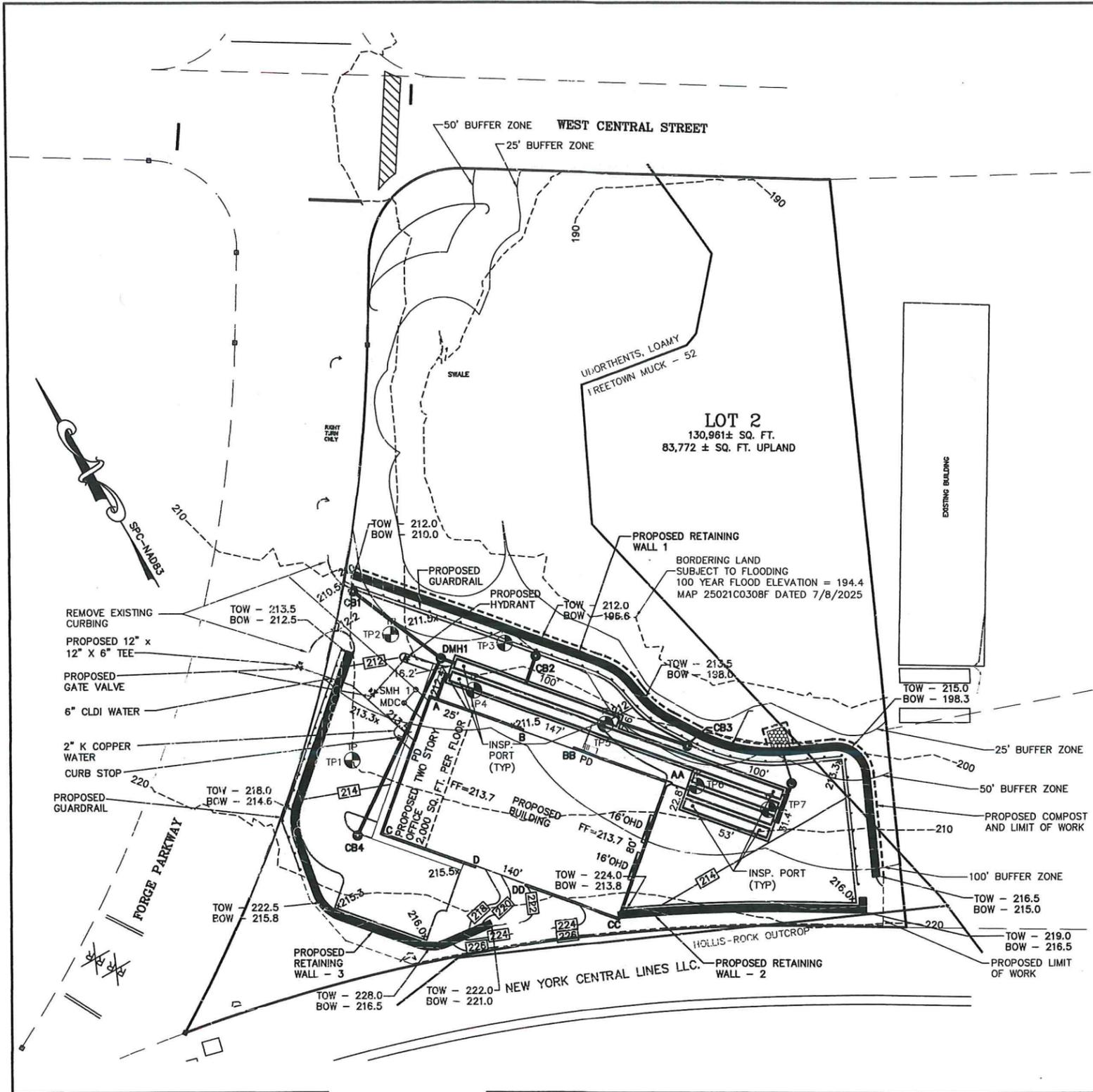
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CARLOS A. QUINTAL
 P.E. #30812

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7/25	RRG	
7/25	COMP	
7/25	ACM	

UNITED CONSULTANTS INC.
 850 FRANKLIN STREET SUITE 11D
 WRENTHAM, MASSACHUSETTS 02093
 508-384-6660 FAX 508-384-6666

DATE
JULY 7, 2025
SCALE
1" = 30'
PROJECT
UC1645
SHEET
3 of 9



MAY 12, 2023 AND JULY 16, 2025
 PERFORMED BY CARLOS A. QUINTAL, P.E., SOIL EVALUATOR

TP 1 ELEV. = 210.16
 0' - 26" A + B SANDY LOAM 10YR 5/2 - ELEV. = 207.99
 26" - 44" C1 LOAMY SAND 2.5Y 5/3 - ELEV. = 206.49
 44" - 58" C2 LOAMY SAND 2.5Y 5/4 - ELEV. = 205.33
 58" - 108" C3 SAND AND GRAVEL 2.5Y 5/3 - ELEV. = 201.16
 PERMEABILITY TEST @ 46" RATE - 1.90 IN/HR
 NO MOTTLES
 NO WATER @ 108" - ELEV. = 201.16

TP 2 ELEV. = 202.2
 ABANDONED

TP 3 ELEV. = 197.30
 0' - 6" A - ELEV. = 196.80
 6" - 12" B SANDY LOAM 10YR 4/6 - ELEV. = 196.30
 12" - 72" C SAND AND GRAVEL 2.5Y 5/3 - ELEV. = 191.30
 PERMEABILITY TEST @ 36" RATE - 1.19 IN / HR
 MOTTLING @ 33" - ELEV. = 194.65
 WATER @ 45" - ELEV. = 193.55

TP 4 ELEV. = 201.00
 0' - 6" A SANDY LOAM 10YR 3/2 - ELEV. = 200.50
 6" - 30" B SANDY LOAM 10YR 4/6 - ELEV. = 198.50
 30" - 84" C SAND AND GRAVEL 2.5Y 5/4 - ELEV. = 194.00
 PERMEABILITY TEST @ 32" RATE - 0.52 IN/HR
 NO MOTTLES
 NO WATER @ 84" - ELEV. = 194.00

TP 5 ELEV. = 201.36
 0' - 20" A + B - ELEV. = 199.69
 20" - 52" C1 SAND AND GRAVEL 2.5Y 5/3 - ELEV. = 197.03
 52" - 84" C2 SAND AND SHALE 2.5Y 5/2 - ELEV. = 194.36
 PERMEABILITY TEST @ 20" RATE - 9.72 IN/HR
 WEATHERED SHALE - BREAKING EASILY
 NO MOTTLES
 NO WATER @ 84" - ELEV. = 194.36

TP 6 ELEV. = 206.50
 0' - 9" A SANDY LOAM 10YR 3/2 - ELEV. = 205.75
 9" - 27" B SANDY LOAM 10YR 5/4 - ELEV. = 204.25
 27" - 57" C1 LOAMY SAND 2.5Y 5/3 - ELEV. = 201.75
 57" - 122" C2 MED. TO FINE SAND 2.5Y 6/3 - ELEV. = 196.33
 NO MOTTLES
 NO WATER @ 122" - ELEV. = 196.33

TP 7 ELEV. = 207.57
 0' - 9" A SANDY LOAM 10YR 3/2 - ELEV. = 206.82
 9" - 27" B SANDY LOAM 10YR 5/4 - ELEV. = 205.32
 27" - 44" C1 LOAMY SAND 2.5Y 5/3 - ELEV. = 203.9
 44" - 134" C2 MED. TO FINE SAND 2.5Y 6/3 - ELEV. = 196.40
 NO MOTTLES
 NO WATER @ 122" - ELEV. = 196.40

BUFFER ZONE DISTURBANCES:

0 - 25' BUFFER ZONE
 0 - SQ. FT.

25' - 50' BUFFER ZONE
 5,061 SQ. FT.

50' - 100' BUFFER ZONE
 17,271 SQ. FT.

25' - 50' BUFFER ZONE - IMPERVIOUS AREA
 2,645 SQ. FT.

50' - 100' BUFFER ZONE AREA
 20,075 SQ. FT.
 IMPERVIOUS AREA
 15,923 SQ. FT.

50' - 100' BUFFER ZONE IMPERVIOUS PERCENTAGE
 79.3%

THERE ARE NOT ANY POTENTIAL OR CERTIFIED
 VERNAL POLLS LOCATED ON THE SITE.

WETLAND DELINEATION
 BY GODDARD CONSULTING.

PROJECT EARTHWORKS:
 CUTS - 1,860 CUBIC YARDS
 FILLS - 7,037 CUBIC YARDS

DRAINAGE STRUCTURE SCHEDULE:

CB 1 - STORMCEPTOR 450i
 RIM = 210.4
 INV OUT = 207.0 - 12" RCP

CB 2 - STORMCEPTOR 450i
 RIM = 210.8
 INV OUT = 206.43 - 12" RCP

CB 3 - STORMCEPTOR 450i
 RIM = 212.4
 INV OUT = 207.3 - 12" RCP

CB 4 - STORMCEPTOR 450i
 RIM = 214.5
 INV OUT = 210.0 - 12" RCP

DMH 1
 RIM = 211.9
 INV IN = 206.42 12" RCP
 INV OUT = 311.20 - 12" HDPE

ROOF DRAIN - FRONT
 INV A - 206.30 12" HDPE TO INF. AREA
 INV B - 207.83 8" SDR 35 B - A
 INV C - 208.91 8" SDR 35 C - A
 INV D - 210.59 8" SDR 35 D - C

ROOF DRAIN REAR
 INV AA - 206.23 12" HDPE TO INF. AREA
 INV BB - 208.03 8" SDR 35 BB - AA
 INV CC - 208.72 8" SDR 35 CC - AA
 INV DD - 210.43 8" SDR 35 DD - CC

SEWER STRUCTURE SCHEDULE:

SMH 1
 RIM = 212.45
 INV IN = 203.69 - 8" CI BUILDING
 INV OUT = 204.02 - 4" CI MDC

MDC MH
 RIM = 212.8
 INV IN = 204.47 - 4" CI
 INV OUT = 204.14 - 4" CI

SEWER NOTES:

1. CONTRACTOR TO CONFIRM ELEVATION OF THE EXISTING 10" SEWER MAIN PRIOR TO INSTALLING ANY SEWER LINES OR MANHOLES. CONTRACTOR TO COORDINATE WITH THE DESIGN ENGINEER AND PROVIDE 48 HOUR NOTICE (MINIMUM) PRIOR TO ANY SEWER WORK COMMENCING.

2. CONTRACTOR TO CONFIRM THE LOCATION OF THE DUCT BANK AND REPORT LOCATIONS TO THE DESIGN ENGINEER A MINIMUM OF 48 HOURS PRIOR TO COMMENCING WITH ANY SEWER LINES OR MANHOLE INSTALLATION.

3. ALL NEW SEWER LINES TO BE 8" SDR 35 PVC SEWER UNLESS NOTED OTHERWISE.

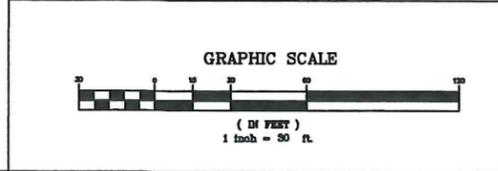
OWNERS:
 FORGE PARK REALTY TRUST
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 2310 WASHINGTON STREET
 NEWTON LOWER FALLS, MA 02462
 ATTENTION: TED TYE

APPLICANT:
 CAMFORD PROPERTY GROUP, INC.
 138 EAST CENTRAL STREET
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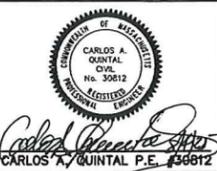
SITE PLAN
SITE GRADING AND UTILITY PLAN
 LOT 2 FORGE PARKWAY
 FRANKLIN, MASSACHUSETTS
 PREPARED FOR
 CAMFORD PROPERTY GROUP, INC.
 138 EAST CENTRAL STREET
 FRANKLIN, MASSACHUSETTS
 JULY 7, 2025
 SCALE: 1" = 30'

SITE PLAN APPROVAL
REQUIRED
FRANKLIN PLANNING BOARD

DATE _____



NO.	DATE	DESCRIPTION	BY



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BK#	FIELD BOOK	PG#
7/25		
7/25	DESIGNED BY:	RRG
7/25	DRAWN BY:	COMP
7/25	CHECKED BY:	ACM

UNITED CONSULTANTS INC.
 850 FRANKLIN STREET SUITE 11D
 WRENTHAM, MASSACHUSETTS 02093
 508-384-8580 FAX 508-384-8586

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4 of 9

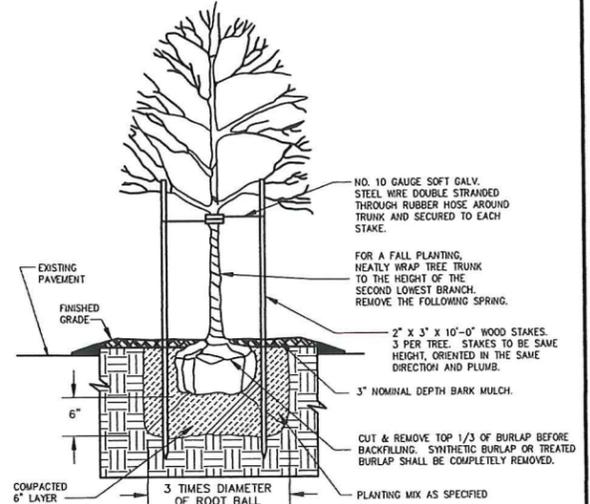
PLANTING SCHEDULE

NUMBER	COMMON NAME	SCIENTIFIC NAME	SIZE	CONDITION
3	RED MAPLE - RM	ACER RUBRUM	2 - 2 1/2"	B&B
13	AMERICAN HAZELNUT	CORYLUS AMERICANA	#1	
12	LOWBUSH BLUEBERRY	VACCINIUM ANGUSTIFOLIUM	#1	
12	WITCH HAZEL	HAMAMELIS VIRGINIANA	#1	

- PER SECTION 185-21C(5) PROVIDE 1 TREE PER 10 PARKING SPACES. 26 PARKING SPACES = 3 TREES PROVIDED.
 - ALL PLANTINGS ARE IN ACCORDANCE WITH THE TOWN OF FRANKLIN BEST DEVELOPMENT PRACTICES GUIDEBOOK OR WILL BE APPROVED BY THE TOWN OF FRANKLIN CONSERVATION COMMISSION.

BUFFER ZONE MITIGATION PLANTINGS SHALL CONSIST OF 37 SHRUBS AS LISTED ABOVE.

LANDSCAPE AND SNOW STORAGE / REMOVAL NOTES:
 1. LANDSCAPE AREAS TO BE COVERED WITH MULCH OR DECORATIVE STONE.
 2. LANDSCAPE AREAS TO BE UTILIZED AS SNOW STORAGE AREAS.



DECIDUOUS TREE PLANTING

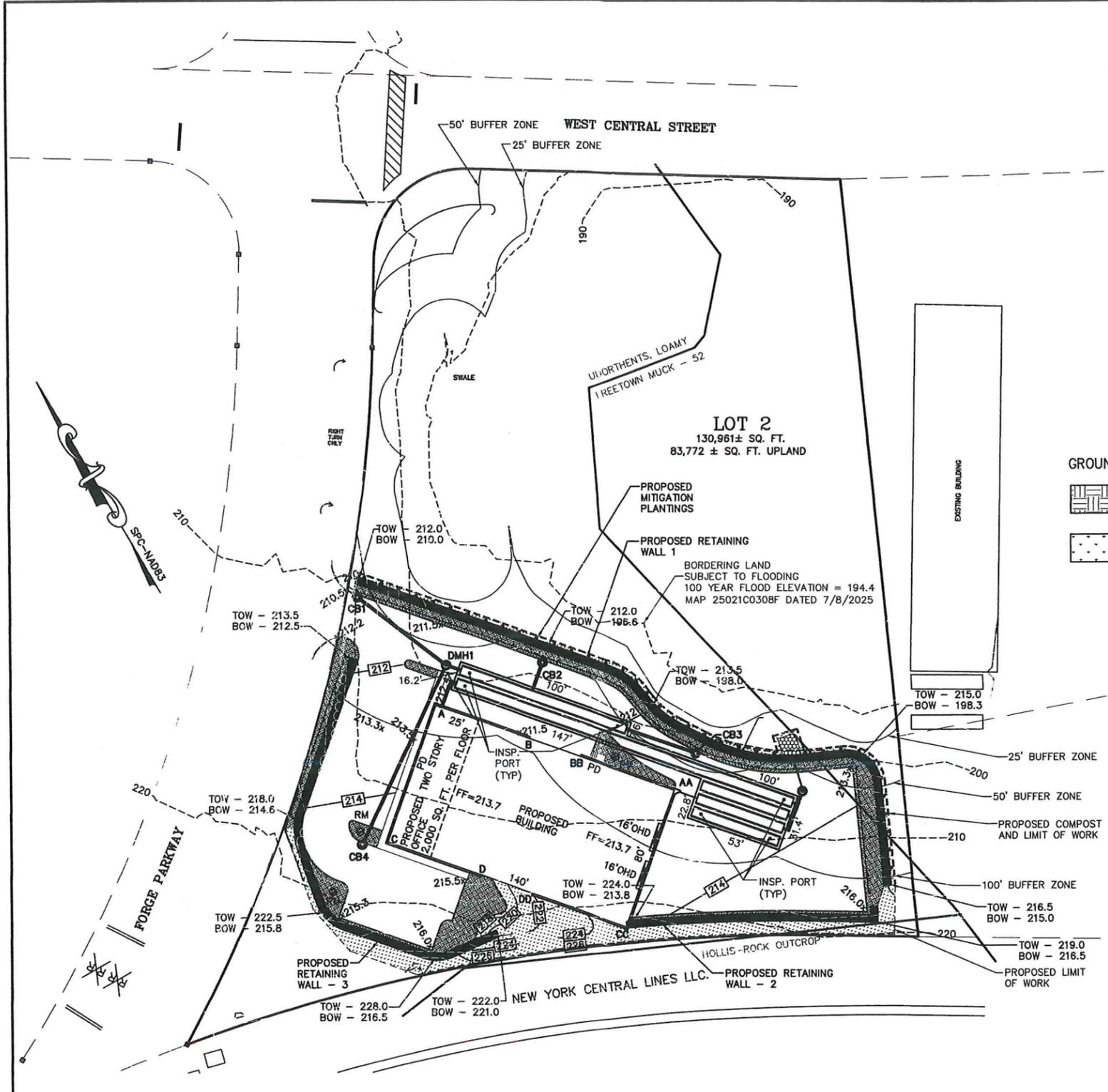
NOTES:
 1. CONTRACTOR TO CONTACT DIGSAFE PRIOR TO COMMENCEMENT OF CONSTRUCTION.
 2. CONTRACTOR TO VERIFY LOCATIONS OF EXISTING UTILITIES ANY REPORT ANY DISCREPANCIES TO UNITED CONSULTANTS, INC.
 3. ALL WORK SHALL CONFORM TO THE TOWN OF FRANKLIN DPW STANDARDS.
 4. MAINTAIN A MINIMUM OF 10' SEPARATION FROM THE WATER SERVICE TO THE SEWER SERVICE.

GROUND COVER SCHEDULE

MULCH OR DECORATIVE STONE (AREAS TO BE USED FOR SNOW STORAGE)

NEW ENGLAND CONSERVATION / WILDLIFE MIX

- VIRGINIA WILD RYE - ELYMUS VIRGINICUS
- LITTLE BLUESTEM - SCHIZACHYRIUM SCOPARIUM
- BIG BLUESTEM - ANDROPOGON GERARDII
- RED FESCUE - FESTUCA RUBRA
- INDIAN GRASS - SORGHASTRUM NUTANS
- SWITCH GRASS - PANICUM VIRGATUM
- PARTRIDGE PEA - CHAMAECRISTA FASCICULATA
- SHOWY TRICK TREFLOIL - DESMODIUM CANADENSE
- BUTTERFLY MILKWEED - ASCLEPIAS TUBEROSA
- BEGGA TICKS - BIDENS FRONDOSA
- PURPLE JOE PYE WEED - EUPATORIUM PURPUREUM
- BLACK EYED SUSAN - RUDBECKIA HIRTA
- HEATH (OR HAIRY) ASTER - ASTER PILOSUS (SYMPHYOTRICHUM PILOSUM)
- EARLY GODDENROD - SOLIDAGOJUNCEA



OPERATION AND MAINTENANCE PLAN

CONSTRUCTION PHASE

1. THE OWNERS REPRESENTATIVE, CAMFORD PROPERTY GROUP, INC. CONTRACTOR (BRADFORD CHAFFEE) 1-508-507-9020 SHALL BE THE RESPONSIBLE PARTY FOR THE STORMWATER MAINTENANCE PLAN AND THE SITES EROSION CONTROL.
2. THE SITE CONTRACTOR SHALL INSPECT ALL EROSION CONTROL MEASURES WEEKLY AND AFTER ALL RAIN EVENTS.
3. SEDIMENT SHALL BE REMOVED FROM COMPOST SOCK WHEN A MAXIMUM DEPTH OF 6" IS OBSERVED OR AS NEEDED.
4. CONSTRUCTION ENTRY MAT SHALL BE INSPECTED WEEKLY AND AFTER ALL RAIN EVENTS. SEE DETAIL FOR MAINTENANCE REQUIREMENTS.
5. DAMAGED OR DETERIORATED COMPOST SOCK SHALL BE REPLACED IMMEDIATELY.
6. EROSION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETED AND ALL DISTURBED AREAS ARE STABILIZED.
7. SILT SAKS SHALL BE INSTALLED AT ALL PROPOSED CATCH BASINS (CB1 - CB 4) AND EXISTING CATCH BASIN #4 IN FORGE PARKWAY. (SEE LABELED CB FORGE PARKWAY) AND SHALL BE INSPECTED WEEKLY AND AFTER ALL RAIN EVENTS.
8. CLEANING OF SILT SAKS SHALL BE COMPLETED AS NECESSARY.

INSPECTION AND MAINTENANCE SCHEDULE:

1. INSPECTIONS SHALL BE CONDUCTED BY THE APPLICANTS ENGINEER, CONTRACTOR AND / OR REPRESENTATIVES OF THE TOWN AS NECESSARY. AT A MINIMUM INSPECTIONS SHALL BE CONDUCTED ON A MONTHLY BASIS.
2. MONTHLY INSPECTIONS SHALL INCLUDE THE DRIVEWAY(S) AND PARKING LOT SURFACES TO DETERMINE IF ACCUMULATED SEDIMENTS ARE TO BE REMOVED.
3. INSPECTION OF THE PROPOSED CATCH BASINS AND WATER QUALITY UNITS TO DETERMINE THE DEPTH OF SEDIMENT AND REQUIRED CLEANING.
4. INSPECTION OF THE INFILTRATION POND TO DETERMINE IF CLEANING IS NECESSARY.
5. THE HEADWALL OUTLET RIPRAP SHALL BE INSPECTED WEEKLY AND ANY SEDIMENT OBSERVED SHALL BE IMMEDIATELY REMOVED.

OPERATION AND MAINTENANCE SCHEDULE

CONSTRUCTION PHASE:

1. THE EROSION CONTROL BARRIERS SHALL BE INSPECTED ON A WEEKLY BASIS AND AFTER ALL STORM EVENTS.
2. THE PROPOSED PARKING AREA ONCE PAVED WILL REQUIRE DAILY INSPECTIONS TO BE CONDUCTED TO DETERMINE THE NECESSITY TO REMOVE ANY ACCUMULATED SEDIMENT. THE REMOVAL OF THE ACCUMULATED SEDIMENT SHALL BE COMPLETED ON THE DAY THE DETERMINATION IS MADE.
3. SILT SAKS SHALL BE INSTALLED AT ALL CATCH BASINS. SILT SAKS, ONCE INSTALLED SHALL BE INSPECTED ON A WEEKLY BASIS AND CLEANED AS NECESSARY.
4. THE WATER QUALITY UNITS SHALL BE INSPECTED ON A WEEKLY BASIS AND CLEANED WHEN THE SEDIMENT DEPTH REACHES 6".
5. THE INFILTRATION AREA SHALL BE INSPECTED AFTER EACH STORM EVENT AND CLEANED WHEN 2" OF SEDIMENT HAS ACCUMULATED AT THE INLET. ANY TRASH OR CONSTRUCTION DEBRIS SHALL BE IMMEDIATELY REMOVED.
6. ALL SLOPE AREAS TO BE SEED WITH NEW ENGLAND CONSERVATION AND WILDLIFE MIX SHALL BE LOAMED AND SEED WITHIN 1 WEEK OF COMPLETING OF EXCAVATION IN THE AREA. SLOPES TO BE COVERED WITH ECS-1 SINGLE NET STRAW ROLLED EROSION CONTROL BLANKET.
7. ALL OTHER AREA OF SITE GRADING SHALL BE TEMPORARILY LOAMED AND SEED WITH A NEW ENGLAND EROSION CONTROL / RESTORATION MIX WITHIN ONE WEEK OF AREAS BEING BROUGHT TO SUB-GRADE.
8. ALL MATERIAL STOCKPILES THAT ARE NOT BEING ACTIVELY USED FOR A PERIOD OF 2 WEEKS SHALL BE COVERED WITH A TARP(S) OR VEGETATED WITH NEW ENGLAND EROSION CONTROL / RESTORATION MIX.

ADDITIONAL EROSION CONTROLS MAY BE REQUIRED DEPENDING ON ACTUAL FIELD CONDITIONS DURING CONSTRUCTION.

LONG TERM:

1. THE DRIVEWAY AND PARKING LOT SHALL BE SWEEP FOUR TIMES PER YEAR WITH ONE BEING AFTER THE LAST WINTER SANDING.
2. THE CATCH BASINS SHALL BE INSPECTED 4 TIMES PER YEAR AND SEDIMENT REMOVED WHEN THE DEPTH REACHES 24 INCHES.
3. THE INFILTRATION AREA SHALL BE INSPECTED AND PREVENTIVE MAINTENANCE PERFORMED TWICE PER YEAR. THE PONDS SHALL BE INSPECTED AFTER EVERY STORM EVENT EXCEEDING 1 INCH OF RAINFALL FOR THE FIRST 3 MONTHS AND THEN TWICE PER YEAR THEREAFTER AND WHEN THERE ARE DISCHARGES THROUGH THE HIGH OUTLET.
4. DURING INSPECTIONS OF STORM-WATER FACILITIES ANY TRASH OR DEBRIS DISCOVERED SHALL BE IMMEDIATELY REMOVED.

EROSION CONTROL NOTES:

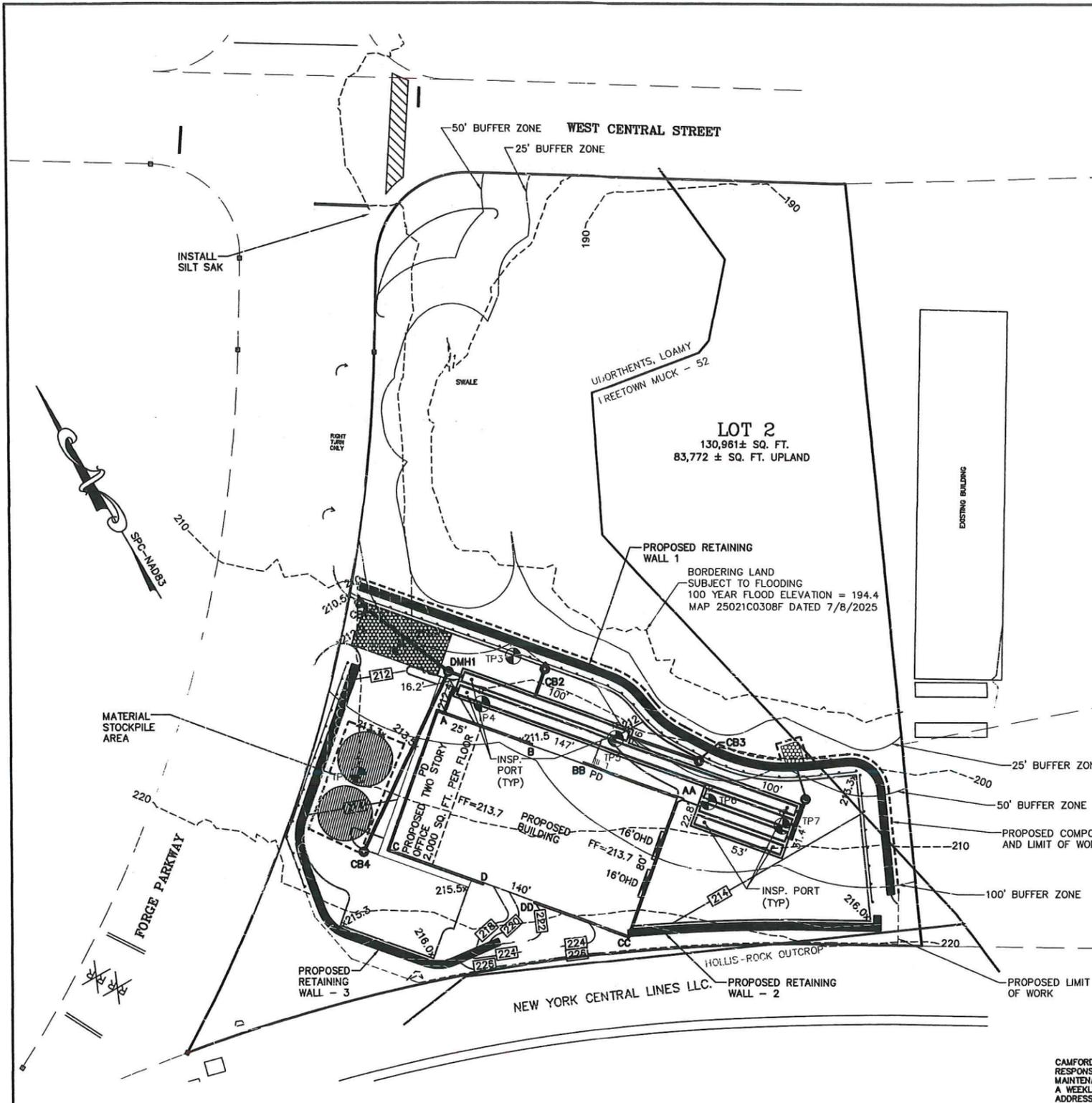
1. COMPOST SOCK SHALL BE INSTALLED PRIOR TO TREE CLEARING OR SITE WORK COMMENCING.
2. COMPOST SOCK TO REMAIN IN CONTACT WITH THE EARTH. REPAIR OR RESET AS NECESSARY.
3. REFER TO CONSTRUCTION SEQUENCE FOR SLOPE GREATER THAN 3' HORIZONTAL TO 1' VERTICAL.
4. CATCH BASINS, WATER QUALITY UNITS, UNDERGROUND INFILTRATION AREA AND PARKING AREA TO BE CLEANED ONCE CONSTRUCTION IS COMPLETED.
5. ALL SEDIMENT COLLECTED DURING THE CONSTRUCTION PHASE OR POST CONSTRUCTION PHASE SHALL BE DISPOSED OF TO AN APPROVED LOCATION.
6. AFTER ALL DISTURBED AREAS HAVE BEEN STABILIZED THE EROSION CONTROL MEASURES SHALL BE REMOVED.
7. DAMAGED OR DETERIORATED EROSION CONTROL MEASURES SHALL BE REPAIRED OR REPLACED IMMEDIATELY AFTER THEY HAVE BEEN IDENTIFIED.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL INSPECTIONS.
9. DUST CONTROL WILL BE BY SPRAYING WATER AS NECESSARY. THE USE OF OILS, PETROLEUM PRODUCTS OR TOXIC LIQUIDS FOR DUST CONTROL IS PROHIBITED.

CONSTRUCTION SEQUENCE AND SCHEDULE:

1. INSTALL EROSION CONTROL AND SIGN.
2. COMPLETE THE CLEARING, STUMP REMOVAL AND REMOVE LOAM AND SUBSOIL.
3. INSTALL THE RETAINING WALLS CONCURRENTLY WITH BRINGING THE SITE TO SUBGRADE.
4. EXCAVATE THE FOUNDATION HOLE AND CONSTRUCT THE BUILDING FOUNDATION AND BACKFILL THE FOUNDATION.
5. CONSTRUCT THE BUILDING WHILE SITE WORK IS BEING COMPLETED.
6. INSTALL SITE UTILITIES, THE STORMWATER SYSTEM SHALL BE INSTALLED WITH EXCESS MATERIAL BEING REMOVED FROM THE SITE AND NECESSARY CONSTRUCTION MATERIALS DELIVERED TO THE SITE. MINIMIZE THE USE OF MATERIAL STOCKPILE AREA.
7. CONSTRUCT THE SITE WALKWAYS AND SIDEWALKS.
8. PAVE THE PARKING AREA WITH A BINDER COURSE.
9. INSTALL CONCRETE CURBING.
10. PAVE THE PARKING AREA WITH A TOP COURSE.
11. STRIPE THE PARKING LOT.
12. LANDSCAPING SHALL BE PLANTED AND ALL DISTURBED AREAS SHALL BE LOAMED AND SEED (SEE PLANING PLAN FOR LOCATIONS) OR COVERED WITH MULCH OR STONE.
13. INSTALL SITE SIGNS.

CAMFORD PROPERTY GROUP, INC. CONTRACTOR (BRADFORD CHAFFEE) 1-508-507-9020
RESPONSIBLE FOR INSPECTION AND MAINTENANCE AND SHALL KEEP A LOG OF THE INSPECTIONS AND MAINTENANCE AND THE REPORT SHALL BE SUBMITTED TO THE CONSERVATION COMMISSION OFFICE ON A WEEKLY BASIS DETAILING THE STATE OF THE EROSION CONTROL AND ANY STEPS TAKEN TO ADDRESS ANY ISSUES WITH FAILURE OF THE BARRIERS.

SITE PLAN
EROSION CONTROL PLAN
LOT 2 FORGE PARKWAY
FRANKLIN, MASSACHUSETTS
PREPARED FOR
CAMFORD PROPERTY GROUP, INC.
138 EAST CENTRAL STREET
FRANKLIN, MASSACHUSETTS
JULY 7, 2025
SCALE: 1" = 30'



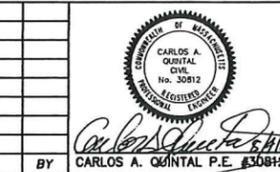
SITE PLAN APPROVAL
REQUIRED
FRANKLIN PLANNING BOARD

DATE

GRAPHIC SCALE



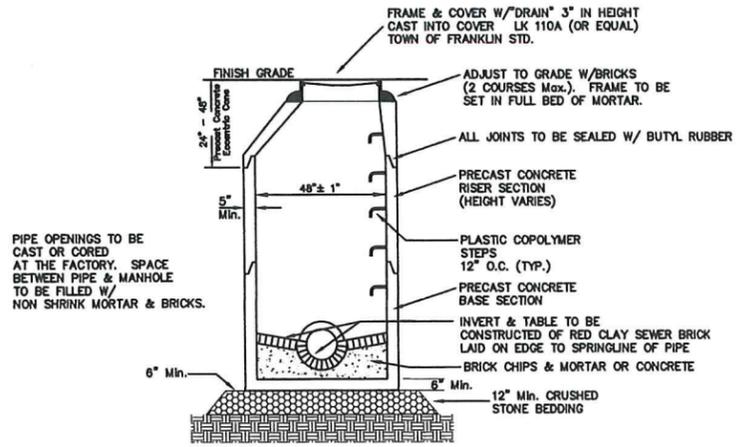
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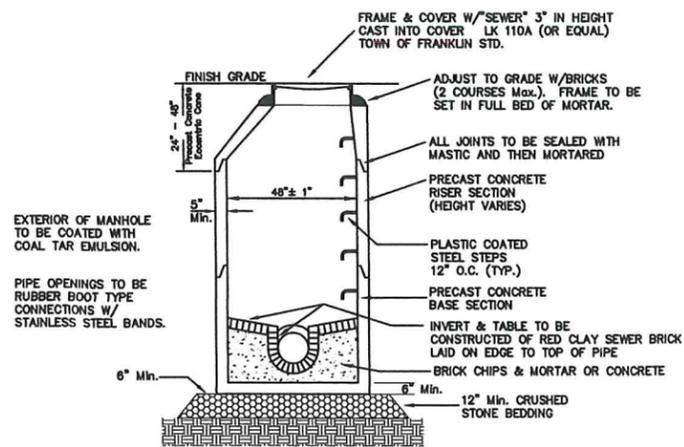
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8/24	BL	
BK#	FIELD BOOK	PG#
7/25	CALCS BY:	RRG
7/25	DESIGNED BY:	RRG
7/25	DRAWN BY:	COMP
7/25	CHECKED BY:	ACM

UNITED CONSULTANTS INC.
850 FRANKLIN STREET SUITE 11D
WRENTHAM, MASSACHUSETTS 02093
508-384-8580 FAX 508-384-8586

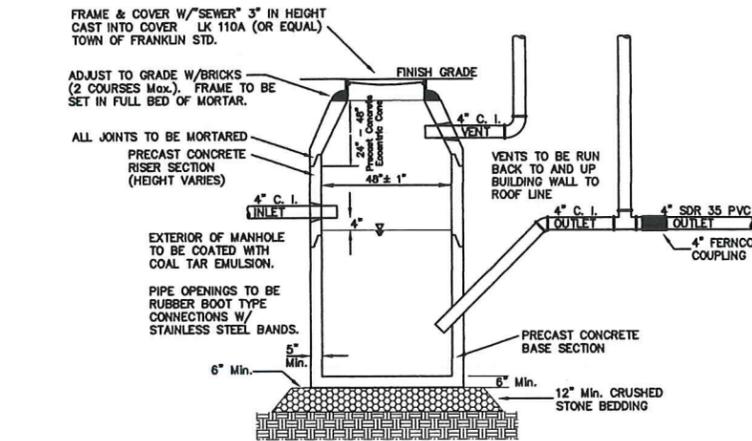
DATE
JULY 7, 2025
SCALE
1" = 30'
PROJECT
UC1645
SHEET
6 of 9



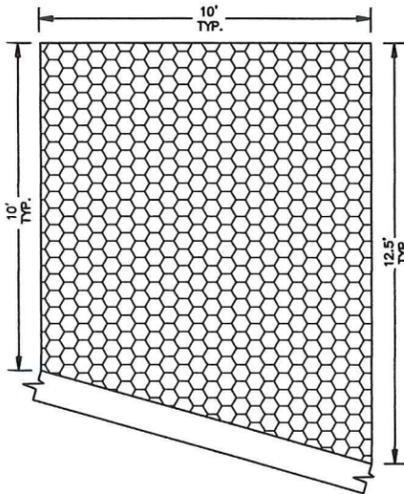
PRECAST DRAIN MANHOLE



PRECAST SEWER MANHOLE

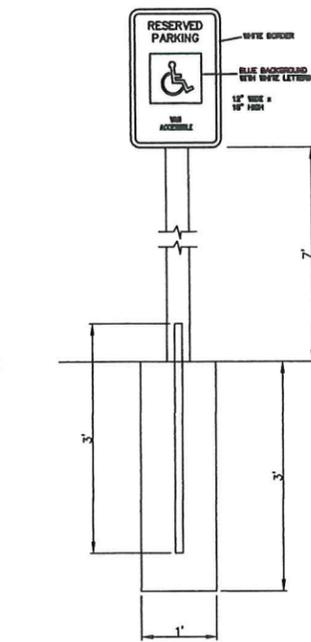


M.D.C. STYLE TRAP

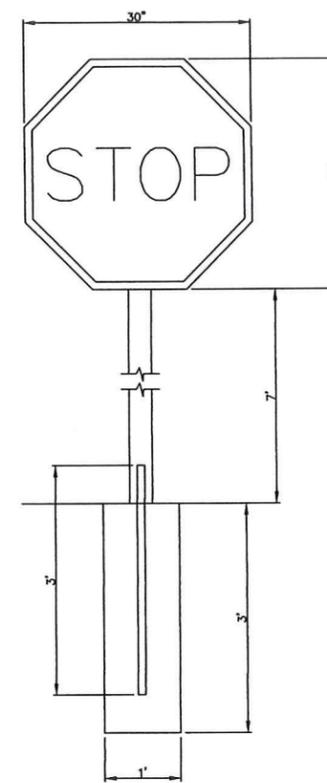


RIP RAP AT RETAINING WALL
N.T.S.

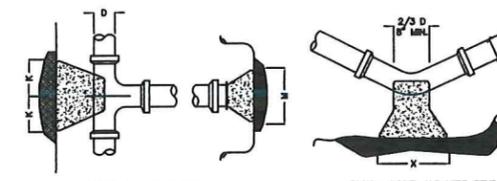
- NOTES:
1. CONTRACTOR TO CONTACT DIGSAFE PRIOR TO COMMENCEMENT OF CONSTRUCTION.
 2. CONTRACTOR TO VERIFY LOCATIONS OF EXISTING UTILITIES ANY REPORT ANY DISCREPANCIES TO UNITED CONSULTANTS, INC.
 3. ALL WORK SHALL CONFORM TO THE TOWN OF FRANKLIN OPW STANDARDS.
 4. MAINTAIN A MINIMUM OF 10' SEPARATION FROM THE WATER SERVICE TO THE SEWER SERVICE.



VAN ACCESSIBLE HANDICAP SIGN DETAIL
K1A



STOP SIGN DETAIL
K1A



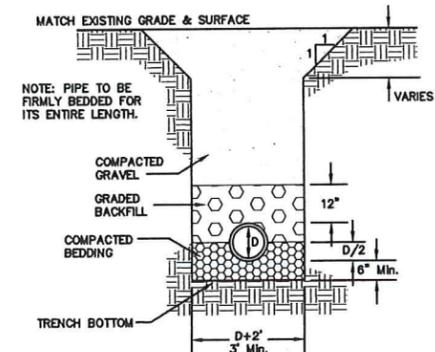
THRUST BLOCK DETAILS

SIZE OF BENDS	J	K	L	M	N	O
4" TO 8"	10"	10"	1'-0"	2'-0"	1'-6"	10"
10" TO 18"	1'-0"	1'-6"	1'-6"	3'-0"	2'-10"	1'-6"
24"	1'-4"	2'-0"	2'-6"	5'-0"	3'-6"	1'-6"

TEES AND PLUGS

SIZE OF BENDS	22 1/2 & 11 1/4
4" TO 8"	10" TO 18"
10" TO 18"	24"
1'-0"	1'-6"
1'-6"	2'-0"
2'-0"	2'-6"

BENDS



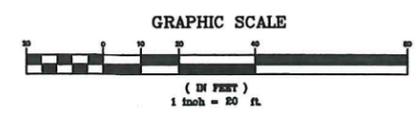
TYPE OF PIPE	RCP DRAIN	CLD WATER	PVC SEWER	D.I. SEWER
BEDDING	PROC. GRAVEL	SAND	3/4" STONE	3/8" STONE
BACKFILL	ORD. FILL	SAND	3/4" STONE	3/8" STONE

UTILITY TRENCH DETAIL

SITE PLAN
CONSTRUCTION DETAILS - 1
LOT 2 FORGE PARKWAY
FRANKLIN, MASSACHUSETTS
PREPARED FOR
CAMFORD PROPERTY GROUP, INC.
138 EAST CENTRAL STREET
FRANKLIN, MASSACHUSETTS
JULY 7, 2025
SCALE: SEE DETAILS

SITE PLAN APPROVAL
REQUIRED
FRANKLIN PLANNING BOARD

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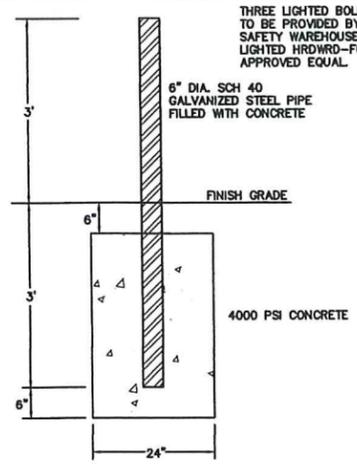
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DATE	FIELD BY:	INT.
7/23	BL	
BK#	FIELD BOOK	PG#
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1/24	DESIGNED BY:	RRG
3/24	DRAWN BY:	COMP
1/24	CHECKED BY:	CAQ

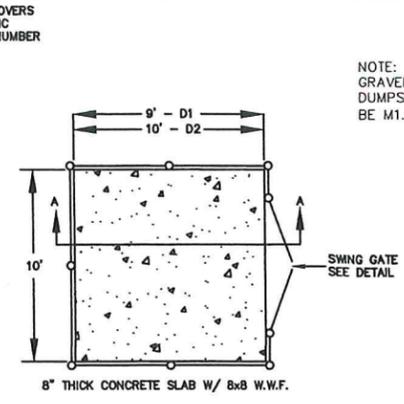
UNITED CONSULTANTS INC.

850 FRANKLIN STREET SUITE 11D
WRENTHAM, MASSACHUSETTS 02093
608-384-8560 FAX 608-384-8566

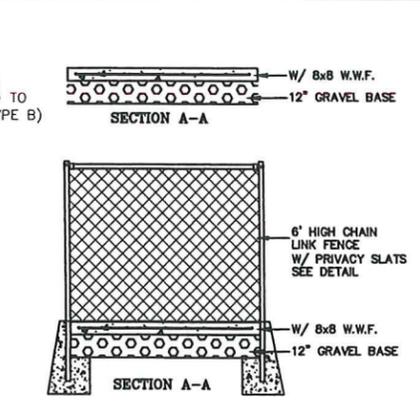
DATE	SCALE
JULY 7, 2025	SEE DETAILS
PROJECT	SHEET
UC1645	7 of 9



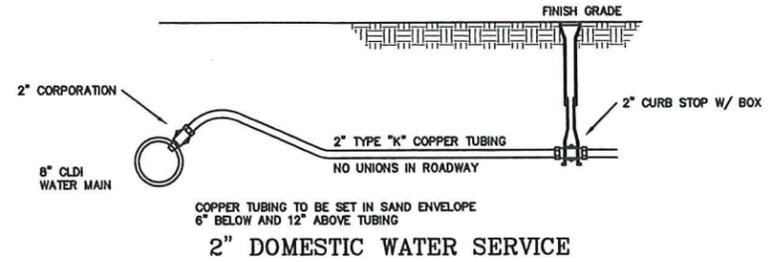
BOLLARD DETAIL



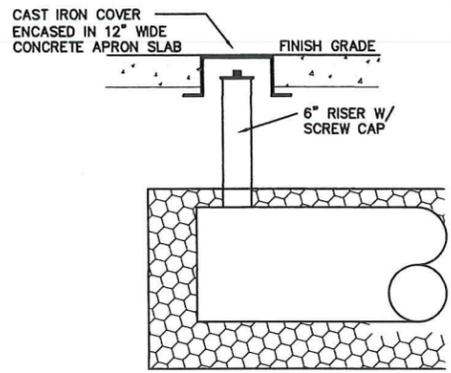
CONCRETE DUMPSTER PAD



DUMPSTER AREA FENCE



2" DOMESTIC WATER SERVICE



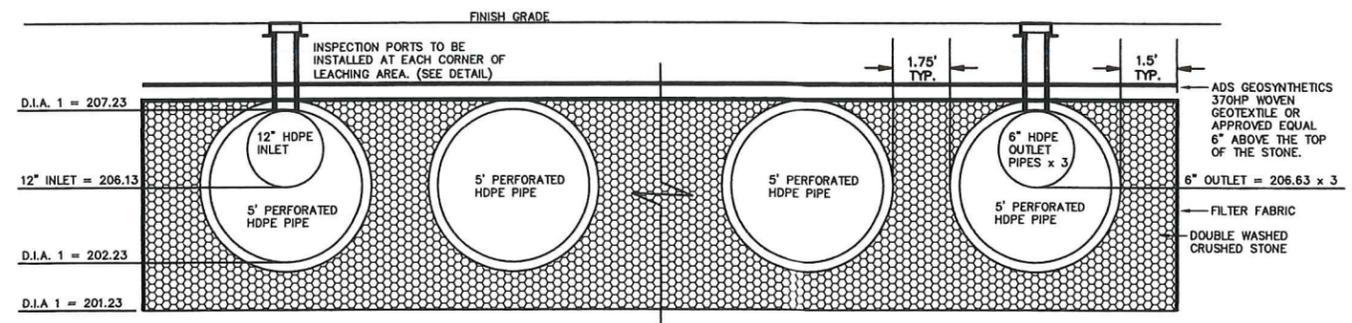
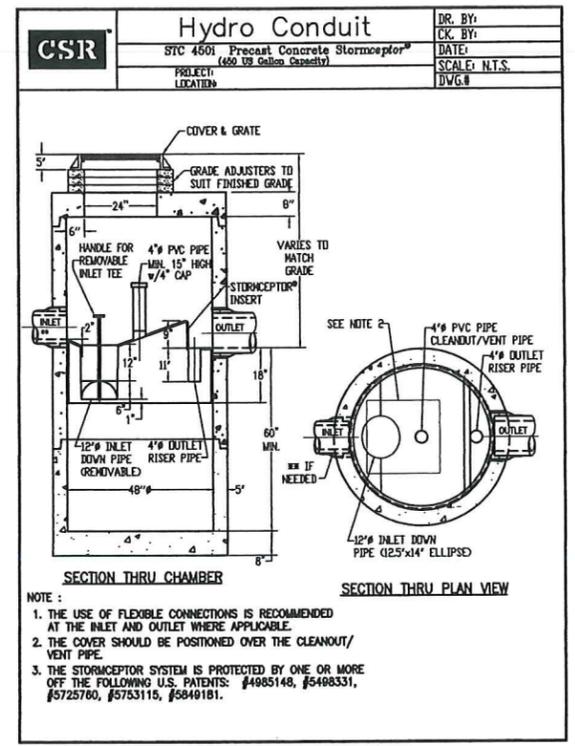
INSPECTION PORT DETAIL
DRAINAGE INFILTRATION AREAS
N.T.S.

Fill material for pond 2 and if necessary infiltration pond 1 in fill shall consist of imported soil material. The fill shall be comprised of clean granular sand, free from organic matter and deleterious substances. Mixtures and layers of different classes of soil shall not be used. The fill shall not contain any material larger than two inches. A sieve analysis, using a #4 sieve, shall be performed on a representative sample of the fill. Up to 45% by weight of the fill sample may be retained on the #4 sieve. Sieve analyses also shall be performed on the fraction of the fill sample passing the #4 sieve, such analyses must demonstrate that the material meets each of the following specifications:

SEIVE SIZE	EFFECTIVE PARTICLE SIZE	% THAT MUST PASS SIEVE
# 4	4.75 mm	100%
# 50	0.30 mm	10% - 100%
#100	0.15 mm	0% - 20%
#200	0.075 mm	0% - 5%

If required by the local approving authority, a minimum of one representative sample may be taken from the in-place fill and tested for compliance with the grain size distribution specification. Where fill is required to replace unsuitable or impermeable soils, the excavation of the unsuitable material shall extend a minimum of five feet laterally in all directions beyond the outer perimeter of the pond to the depth of naturally occurring pervious material and replaced with fill material meeting the specifications of 310 CMR 15.255(3).

Prior to placement of the fill, the bottom surface of the excavation shall be scarified and relatively dry. Fill shall not be placed during rain or snow storms. If the water table elevation is above the elevation of the bottom of the excavation, the excavation shall be dewatered as necessary.



DRAINAGE INFILTRATION AREA - 1

NOTE: DRAINAGE INFILTRATION AREA 1 CONSISTS OF 1 ROW OF 5' DIAMETER PERFORATED HDPE PIPE 97' IN LENGTH. 1 ROW OF 5' DIAMETER PERFORATED HDPE PIPE 197' IN LENGTH. 3 ROWS OF 5' DIAMETER PERFORATED HDPE PIPE 50' IN LENGTH. STONE EXTENTS - (SEE PLAN VIEW ON SHEET 4)

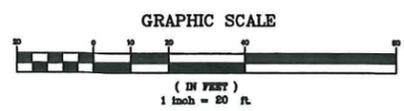
THE DESIGN ENGINEER SHALL INSPECT THE EXCAVATION OF THE SOIL INFILTRATION AREA PRIOR TO ANY FILL BEING PLACED.

NOTES:
1. CONTRACTOR TO CONTACT DIGSAFE PRIOR TO COMMENCEMENT OF CONSTRUCTION.
2. CONTRACTOR TO VERIFY LOCATIONS OF EXISTING UTILITIES ANY REPORT ANY DISCREPANCIES TO UNITED CONSULTANTS, INC.
3. ALL WORK SHALL CONFORM TO THE TOWN OF FRANKLIN DPW STANDARDS.
4. MAINTAIN A MINIMUM OF 10' SEPARATION FROM THE WATER SERVICE TO THE SEWER SERVICE.

SITE PLAN
CONSTRUCTION DETAILS - 2
LOT 2 FORGE PARKWAY
FRANKLIN, MASSACHUSETTS
PREPARED FOR
CAMFORD PROPERTY GROUP, INC.
138 EAST CENTRAL STREET
FRANKLIN, MASSACHUSETTS
JULY 7, 2025
SCALE: SEE DETAILS

SITE PLAN APPROVAL
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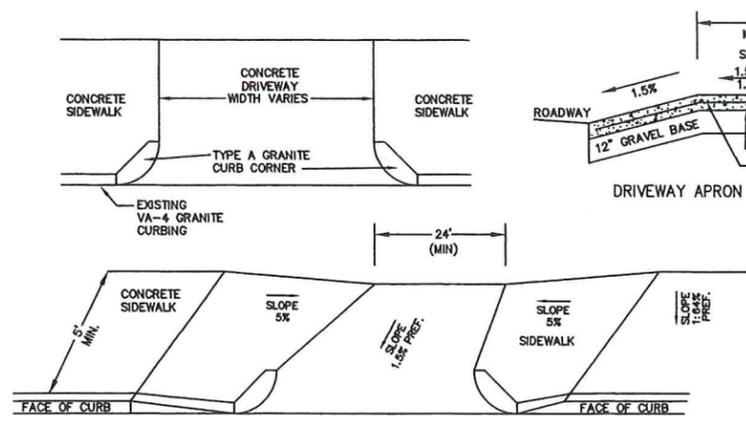
NO.	DATE	DESCRIPTION	BY

CARLOS A. QUINTAL
CIVIL ENGINEER
No. 30812
REGISTRATION EXPIRES

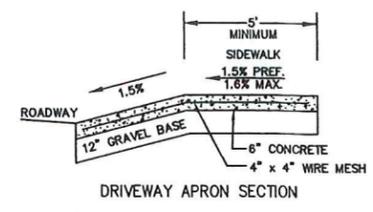
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7/23	BL	
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1/24	DESIGNED BY:	RRG
1/24	DRAWN BY:	COMP
1/24	CHECKED BY:	CAQ

UNITED CONSULTANTS INC.
850 FRANKLIN STREET SUITE 11D
WRENTHAM, MASSACHUSETTS 02093
508-384-6560 FAX 508-384-6568

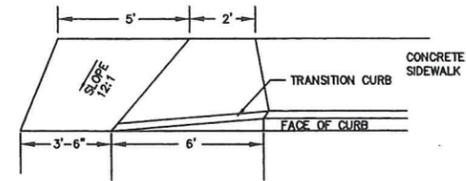
DATE
JULY 7, 2025
SCALE
SEE DETAILS
PROJECT
UC1645
SHEET
8 of 9



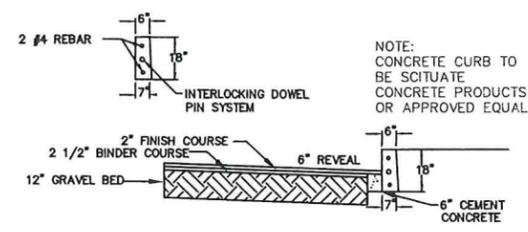
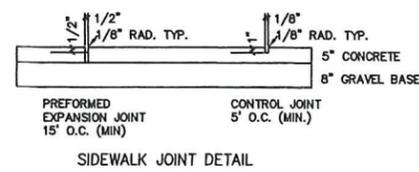
DRIVEWAY APRON



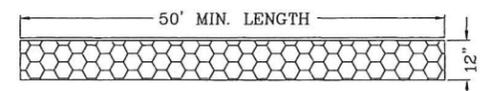
NOTES:
 1. CROSS SLOPE ON ANY RAMP, LANDING OR ACCESSIBLE ROUTE SHALL NOT EXCEED 3/16" PER FOOT.
 2. THE SIDEWALKS ARE 5' MINIMUM IN WIDTH.
 3. ALL SIDEWALKS SHALL BE 4,000 PSI CONCRETE.
 4. GRAVEL UNDER SIDEWALK TO BE M1.03.0 (TYPE B)



WHEELCHAIR RAMP



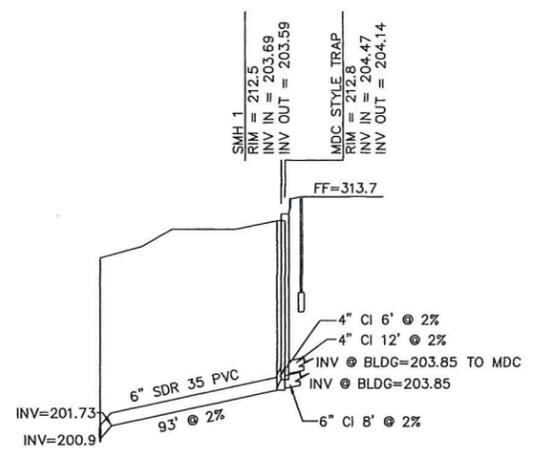
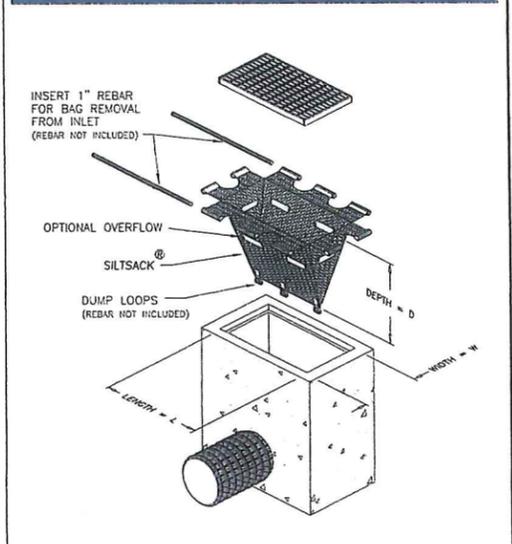
PAVEMENT AND VERTICAL CONCRETE CURBING



ENTRY SEDIMENTATION CONTROL MAT SECTION
N.T.S.

NOTES:
 1. PAD SHALL BE A MINIMUM OF 20 FEET IN WIDTH. EXISTING ASPHALT DRIVE TO REMAIN IN PLACE UNTIL FINAL PAVEMENT IS TO BE INSTALLED.
 2. PAD SHALL CONSIST OF 4" STONE 8" MIN. DEPTH AND THEN TOP DRESSED WITH 4" OF 1" - 2" WASHED STONE.

Typical Siltsack Construction - Type B

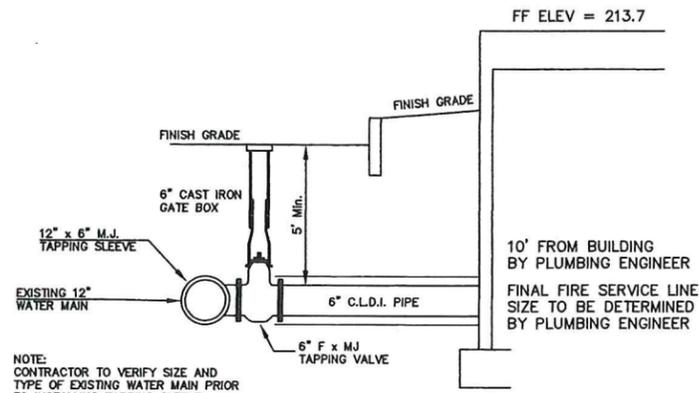


SEWER PROFILE

SCALE: H - 1" = 40'
 V - 1" = 4'

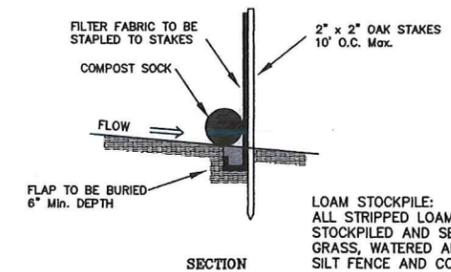
CONTRACTOR TO CONFIRM EXISTING ELEVATIONS AT CONNECTION POINT AND NOTIFY THE DESIGN ENGINEER.

SEWER PIPE TO BE 8" SDR 35. SEWER PIPE SIZE AND TYPE WITHIN 10 FEET OF THE BUILDING SHALL BE PROVIDED BY THE PLUMBING ENGINEER.

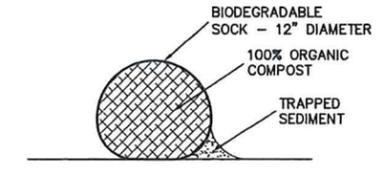


FIRE SERVICE CONNECTION

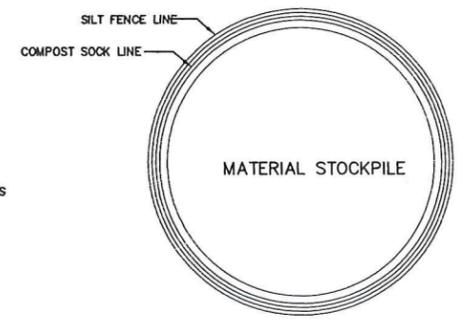
NOTE: CONTRACTOR TO VERIFY SIZE AND TYPE OF EXISTING WATER MAIN PRIOR TO INSTALLING TAPPING SLEEVE.



EROSION CONTROL DETAIL - STOCKPILE AREA



COMPOST SOCK DETAIL



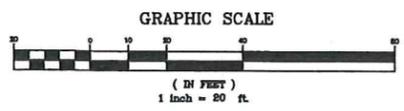
STOCKPILE DETAIL

LOAM STOCKPILE: ALL STRIPPED LOAM SHALL BE STOCKPILED AND SEED WITH RYE GRASS, WATERED AND CONTAINED WITH SILT FENCE AND COMPOST SOCK

SITE PLAN
 CONSTRUCTION DETAILS - 3
 LOT 2 FORGE PARKWAY
 FRANKLIN, MASSACHUSETTS
 PREPARED FOR
 CAMFORD PROPERTY GROUP, INC.
 138 EAST CENTRAL STREET
 FRANKLIN, MASSACHUSETTS
 JULY 7, 2025
 SCALE: SEE DETAILS

SITE PLAN APPROVAL REQUIRED
 FRANKLIN PLANNING BOARD

DATE



NO.	DATE	DESCRIPTION	BY

CARLOS A. QUINTAL
 CIVIL ENGINEER
 No. 30812

DATE	FIELD BY:	INT.
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 WRENTHAM, MASSACHUSETTS 02093
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SHEET	9 of 9

