

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			
STRUCTURES:	70%	0.1%	13.5%
STRUC. & PAVING:	80%	0.1%	45.5%

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.

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.
3. TO ALLOW THE PARKING AREA DRIVEWAY TO BE LOCATED LESS THAN 10 FEET FROM THE RIGHT OF WAY.

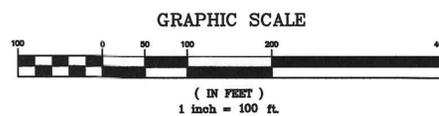
OWNERS:
FORGE PARK REALTY TRUST
C/O NATIONAL DEVELOPMENT
2310 WASHINGTON STREET
NEWTON LOWER FALLS, MA 02462
ATTENTION TED TYE

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'

SITE PLAN APPROVAL
REQUIRED
FRANKLIN PLANNING BOARD

DATE



NO.	DATE	DESCRIPTION	BY
1	10/2/25	REVIEW COMMENTS	RRG



DATE	FIELD BY:	INT.
8/24	FIELD BOOK	BL
7/25	CALCS BY:	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
508-384-6560 FAX 508-384-6566

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

PARCEL ID 272-069
PRINCE WAY
N/F PRINCE WAY M2 LLC.
BOOK 42352 PAGE 287

PARCEL ID 271-025
837 WEST CENTRAL ST.
N/F MARTIN
BOOK 25773 PAGE 29

PARCEL ID 271-023
WEST CENTRAL ST.
N/F TOWN OF FRANKLIN
BOOK 15877 PAGE 402

PARCEL ID 271-022
880 WEST CENTRAL ST.
N/F WISE
BOOK 559 PAGE 55

PARCEL ID 272-009
919 WEST CENTRAL ST.
N/F FORGE PARK REALTY TRUST
BOOK 6797 PAGE 405

BM TOP OF
STONE BOUND
ELEV.=203.00

BORDERING LAND
SUBJECT TO FLOODING
100 YEAR FLOOD ELEVATION = 194.4
MAP 25021C0308F DATED 7/8/2025

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

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.

EXISTING TREES:

- 12 - E DIAMETER - SPECIES
- A - ASH
- B - BIRCH
- C - CEDAR
- CH - CHERRY
- E - ELM
- M - MAPLE
- P - POPLAR
- PI - PINE
- O - OAK

LEGEND:

- 297- EXISTING CONTOUR
- 297- PROPOSED CONTOUR
- x274.3 SPOT GRADE - PROPOSED
- x274.3EX. SPOT GRADE - EXISTING
- 484 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 symbol HANDICAP PARKING SPACE
- BUILDING MOUNTED LIGHT
- B BOLLARD
- M MONITOR WELL

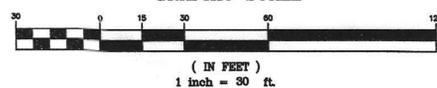
DMH#1 STA 0+75 RIM = 200.80 INV. = 194.88 18" TO HW 1 INV. = 195.01 12" FROM DMH 1A INV. = 195.45 12" FROM CB 4 INV. = 195.00 12" FROM CB 3	CB#1 RIM = 200.59 INV. = 196.37 CB#2 RIM = 200.41 INV. = 198.54 CB#3 RIM = 200.44 INV. = 195.96 CB#4 RIM = 200.03 INV. = 195.46 CB#5 RIM = 217.03 INV. = 210.03 CB#6 RIM = 216.95 INV. = 211.95 CB#7 RIM = 215.91 INV. = 211.50 CB#8 RIM = 216.75 INV. = 211.02
DMH#1A STA 0+75 RIM = 200.78 INV. = 196.05 12" FROM CB 3 INV. = 195.86 12" FROM CB 1 INV. = 195.88 12" TO DMH 1	
DMH#2 STA 3+45 RIM = 215.05 INV. = 208.86 12" FROM DMH 2A INV. = 211.43 12" FROM CB 6 INV. = 208.86 12" FROM CB 5 INV. = 209.54 12" TO HW 2	
DMH#2A STA 3+45 RIM = 215.09 INV. = 210.32 12" FROM CB 8 INV. = 211.30 12" FROM CB 7 INV. = 210.83 12" TO DMH 2	
DMH#3 STA 5+60 RIM = 228.08 INV. = 211.92 36" FROM DMH 4 INV. = 211.88 36" TO HW 3	
SMH#1 RIM = 200.40 INV. = 193.08	
SMH#2 RIM = 203.87 INV. IN = 197.45 INV. OUT = 197.45	
SMH#3 RIM = 217.25 INV. IN = 207.01 INV. OUT = 204.33	
SMH#4 RIM = 226.67 INV. IN = 211.84 INV. OUT = 211.84	

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'

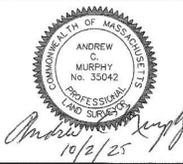
SITE PLAN APPROVAL
REQUIRED
FRANKLIN PLANNING BOARD

DATE

GRAPHIC SCALE



NO.	DATE	DESCRIPTION	BY
1	10/2/25	REVIEW COMMENTS	RRG



DATE	FIELD BY:	INT.
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
508-384-6560 FAX 508-384-6566

DATE	DATE
JULY 7, 2025	
SCALE	1" = 30'
PROJECT	UC1645
SHEET	2 of 9

PARCEL ID 272-069
PRINCE WAY
N/F PRINCE WAY M2 LLC.
BOOK 42352 PAGE 287

PARCEL ID 271-025
837 WEST CENTRAL ST.
N/F MARTIN
BOOK 25773 PAGE 29

PARCEL ID 271-023
WEST CENTRAL ST.
N/F TOWN OF FRANKLIN
BOOK 15877 PAGE 402

PARCEL ID 271-022
880 WEST CENTRAL ST.
N/F WISE
BOOK 559 PAGE 55

PARCEL ID 271-021
880 WEST CENTRAL ST.
N/F WISE
BOOK 559 PAGE 55

PARCEL ID 271-006
GROVE ST.
N/F NEW YORK CENTRAL LINES LLC.
BOOK 13889 PAGE 527

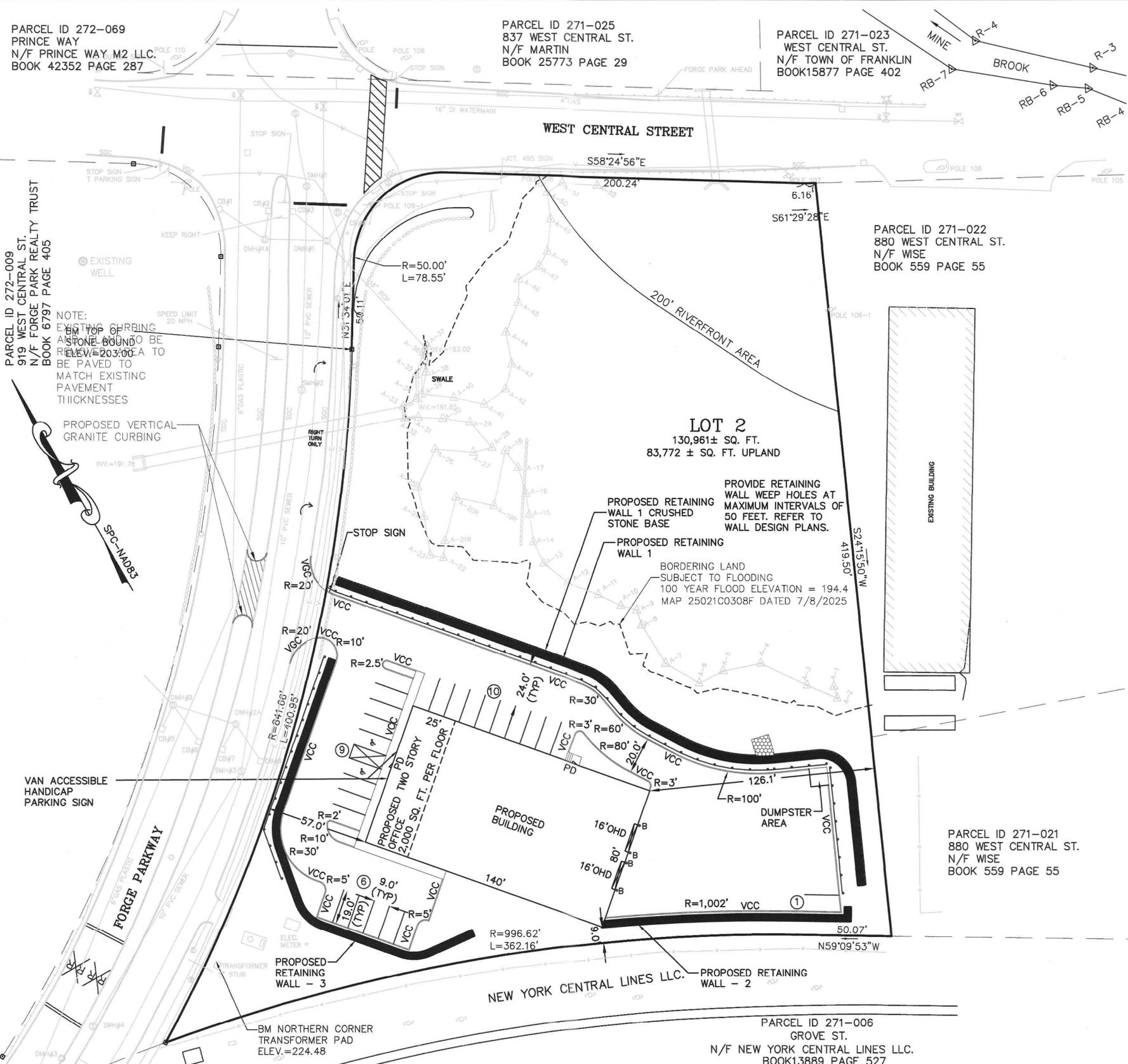
PARKING CALCULATIONS:
#2 FORGE PARKWAY
OFFICE - 4,000 SQ. FT. = 1 SPACE PER 250 SQ. FT. = 16 SPACES REQUIRED
WAREHOUSE - 9,200 SQ. FT. = 1 SPACE PER 1,000 SQ. FT. = 10 SPACES REQUIRED
26 SPACES REQUIRED
26 TOTAL SPACES PROVIDED INCLUDING 2 HANDICAP SPACES.

PARCEL ID 272-009
919 WEST CENTRAL ST.
N/F FORGE PARK REALTY TRUST
BOOK 6797 PAGE 405

NOTE:
EXISTING CURBING
AND STONE BOUNDARY
TO BE REVIEWED TO
BE PAVED TO
MATCH EXISTING
PAVEMENT
THICKNESSES

PROPOSED VERTICAL
GRANITE CURBING

VAN ACCESSIBLE
HANDICAP
PARKING SIGN



LOT 2
130,961 ± SQ. FT.
83,772 ± SQ. FT. UPLAND

PROVIDE RETAINING
WALL WEEP HOLES AT
MAXIMUM INTERVALS OF
50 FEET. REFER TO
WALL DESIGN PLANS.

PROPOSED RETAINING
WALL 1 CRUSHED
STONE BASE

PROPOSED RETAINING
WALL 1

BORDERING LAND
SUBJECT TO FLOODING
100 YEAR FLOOD ELEVATION = 194.4
MAP 25021C0308F DATED 7/8/2025

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

LEGEND:

- 297- EXISTING CONTOUR
- 297- PROPOSED CONTOUR
- x274.3 SPOT GRADE - PROPOSED
- x274.3EX. SPOT GRADE - EXISTING
- 48M 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

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
REQUIRED
FRANKLIN PLANNING BOARD

DATE

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

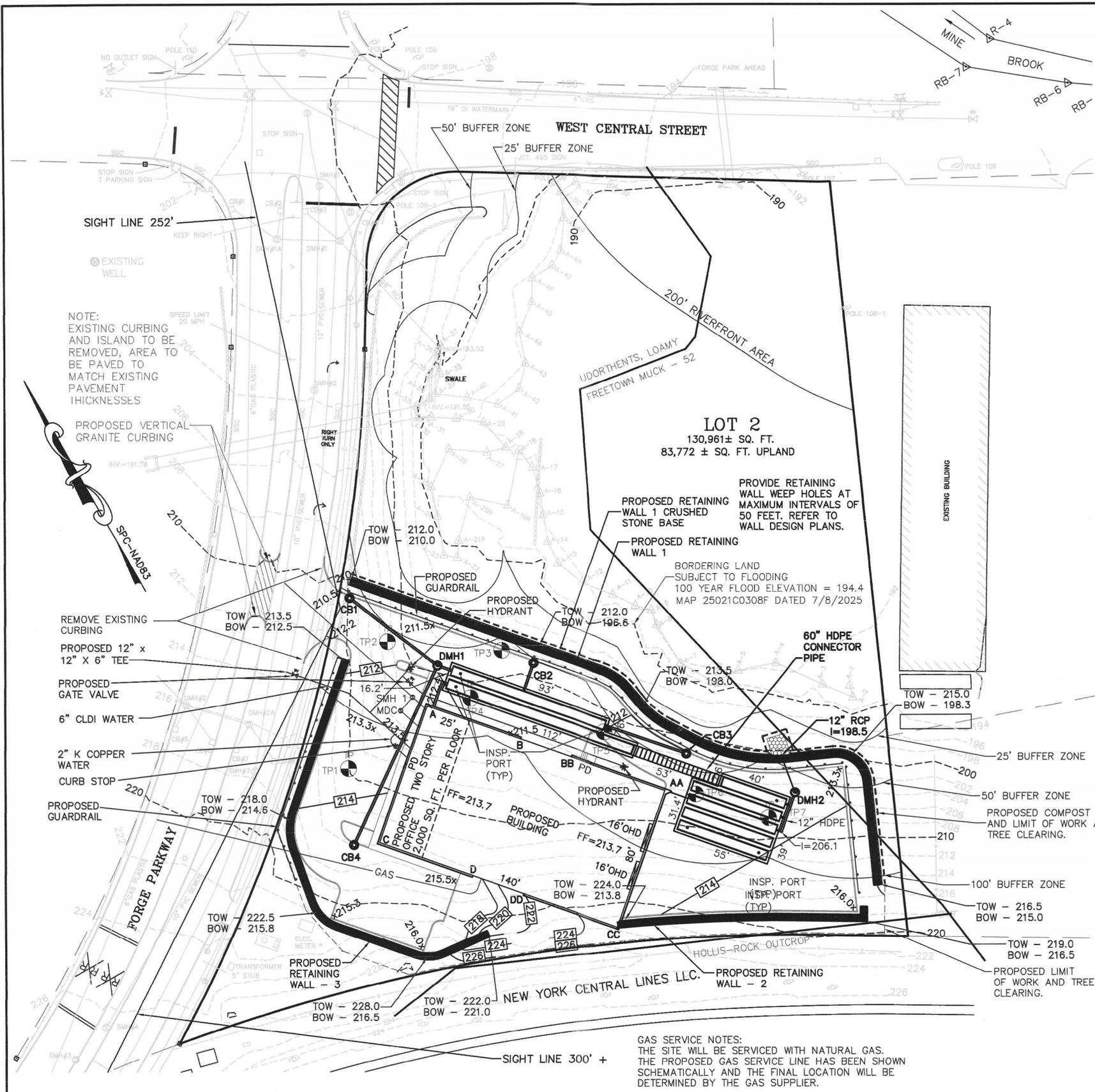
NO.	DATE	DESCRIPTION	BY
1	10/2/25	REVIEW COMMENTS	RRG



DATE	FIELD BY:	INT.
8/24	BL	
BK#	FIELD BOOK	PG#
7/25	RRG	
7/25	RRG	
7/25	COMP	
7/25	ACM	

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

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. = 194.55
 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 - 8.52 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 POOLS LOCATED ON THE SITE OR WITHIN
 100 FEET OF 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

DMH 2
 RIM = 213.3
 INV IN = 205.9 12" HDPE
 INV OUT = 198.9 - 12" RCP

SEWER STRUCTURE SCHEDULE:

SMH 1
 RIM = 212.45
 INV IN = 203.69 - 8" CI BUILDING
 INV IN = 204.02 - 4" CI MDC
 INV OUT = 203.59 - 8" SDR 35

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
 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

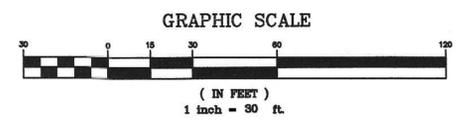
**SITE PLAN
 SITE GRADING AND UTILITY PLAN
 LOT 2 FORGE PARKWAY
 FRANKLIN, MASSACHUSETTS
 PREPARED FOR
 CAMFORD PROPERTY GROUP, INC.
 138 EAST CENTRAL STREET
 FRANKLIN, MASSACHUSETTS
 JULY 7, 2025
 SCALE: 1" = 30'**

NOTE:
 EXISTING CURBING
 AND ISLAND TO BE
 REMOVED, AREA TO
 BE PAVED TO
 MATCH EXISTING
 PAVEMENT
 THICKNESSES

GAS SERVICE NOTES:
 THE SITE WILL BE SERVICED WITH NATURAL GAS.
 THE PROPOSED GAS SERVICE LINE HAS BEEN SHOWN
 SCHEMATICALLY AND THE FINAL LOCATION WILL BE
 DETERMINED BY THE GAS SUPPLIER.

**SITE PLAN APPROVAL
 REQUIRED
 FRANKLIN PLANNING BOARD**

DATE	



NO.	DATE	DESCRIPTION	BY
1	10/2/25	REVIEW COMMENTS	RRG



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

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

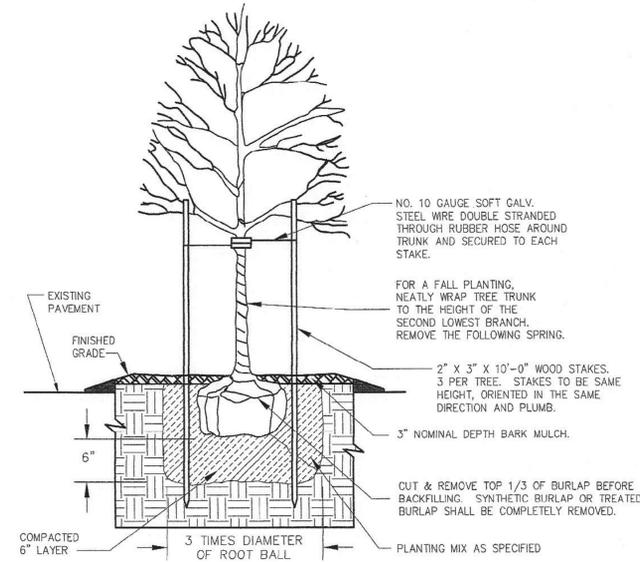
DATE	JULY 7, 2025
SCALE	1" = 30'
PROJECT	UC1645
SHEET	4 of 9

PLANTING SCHEDULE

NUMBER	SCIENTIFIC NAME	SIZE	CONDITION
3	RED MAPLE - RM	ACER RUBRUM	2 - 2 1/2" B&B

- PER SECTION 185-21C(5) PROVIDE 1 TREE PER 10 PARKING SPACES. 26 PARKING SPACES = 3 TREES
 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.

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

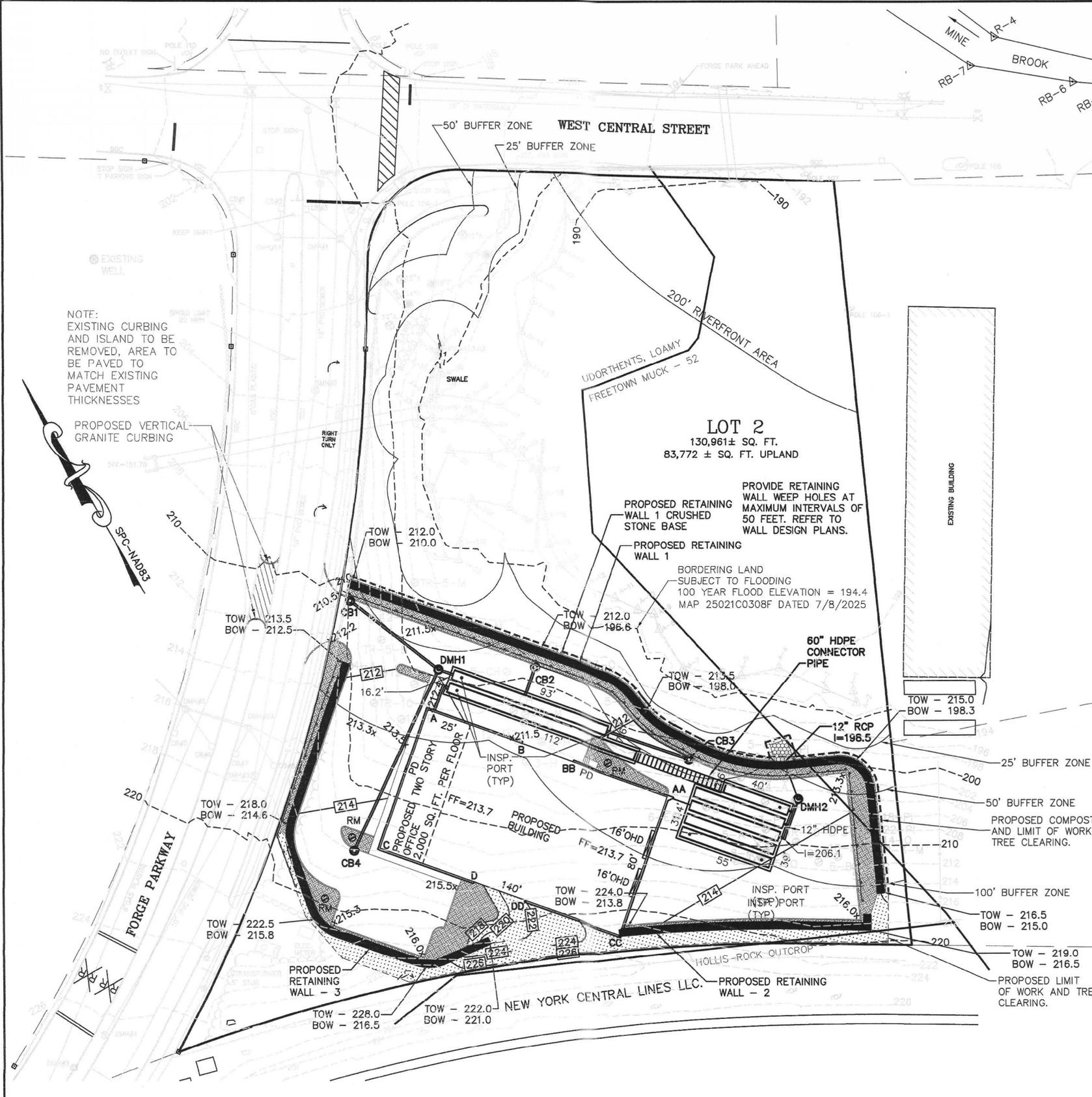
- MULCH OR DECORATIVE STONE (AREAS TO BE USED FOR SNOW STORAGE)
- NEW ENGLAND CONSERVATION / WILDLIFE MIX

- 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 FAXICULATA
 - SHOWY TRICK TREFOIL - DESMODIUM CANADENSE
 - BUTTERFLY MILKWEED - ASCEPHAS TUBEROSA
 - BEGGA TICKS - BIDENS FRONDOSA
 - PURPLE JOE PYE WEED - EUPATORIUM PURPUREUM (EUTROCHIIUM MACULATUM)
 - BLACK EYED SUSAN - RUDBECKIA HIRTA
 - HEATH (OR HAIRY) ASTER - ASTER PILOSUS (SYMPHYOTRICHUM PILOSUM)
 - EARLY GOLDENROD - SOLIDAGOJUNCEA

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



NOTE:
 EXISTING CURBING AND ISLAND TO BE REMOVED, AREA TO BE PAVED TO MATCH EXISTING PAVEMENT THICKNESSES

PROPOSED VERTICAL GRANITE CURBING

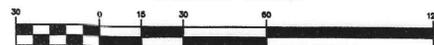
PROVIDE RETAINING WALL WEEP HOLES AT MAXIMUM INTERVALS OF 50 FEET. REFER TO WALL DESIGN PLANS.

BORDERING LAND SUBJECT TO FLOODING 100 YEAR FLOOD ELEVATION = 194.4 MAP 25021C0308F DATED 7/8/2025

SITE PLAN APPROVAL REQUIRED
 FRANKLIN PLANNING BOARD

DATE

GRAPHIC SCALE



(IN FEET)
 1 inch = 30 ft.

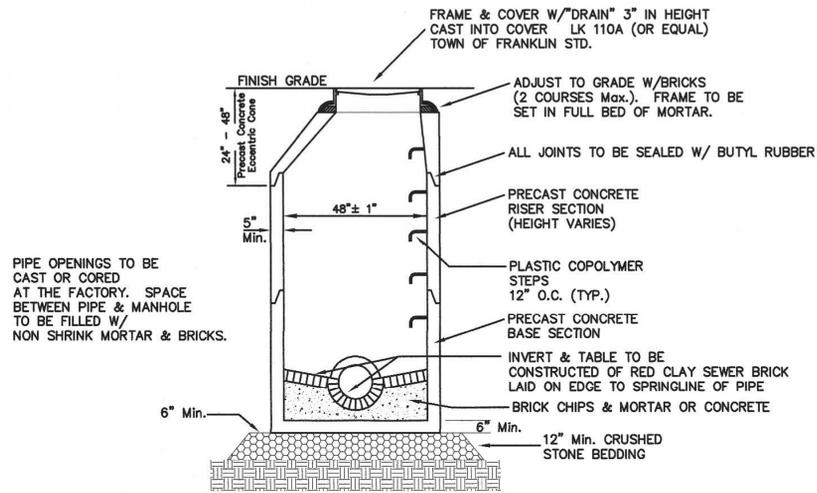
NO.	DATE	DESCRIPTION	BY
1	10/2/25	REVIEW COMMENTS	RRG



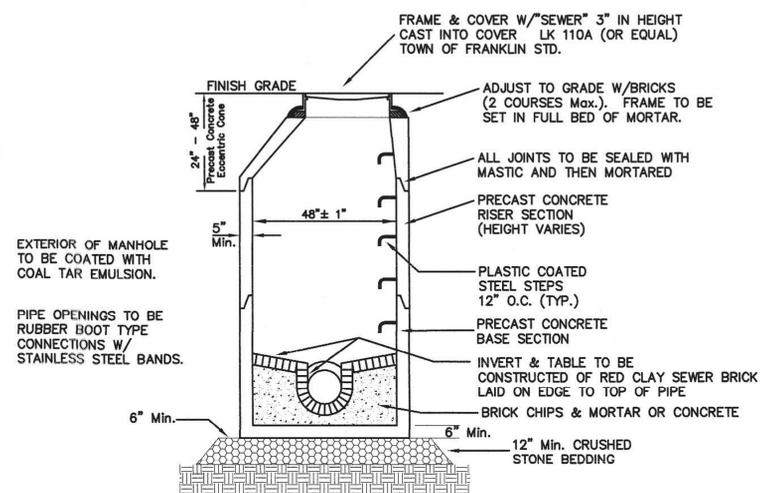
DATE	FIELD BY:	INT.
8/24	BL	BL
7/25	FIELD BOOK	PG#
7/25	CALCS BY:	RRG
7/25	DESIGNED BY:	RRG
7/25	DRAWN BY:	COMP
7/25	CHECKED BY:	ACM

UNITED CONSULTANTS INC.
 850 FRANKLIN STREET SUITE 11D
 WRENTHAM, MASSACHUSETTS 02093
 508-384-6560 FAX 508-384-6566

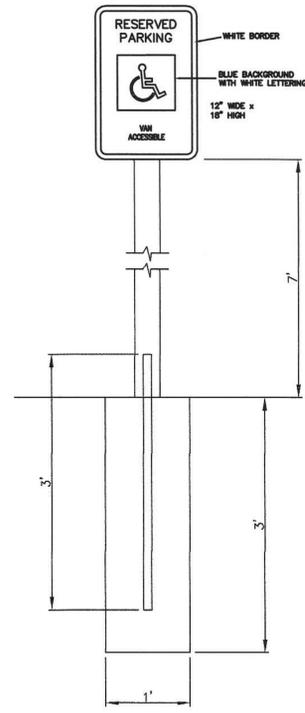
DATE
JULY 7, 2025
SCALE
1" = 30'
PROJECT
UC1645
SHEET
5 of 9



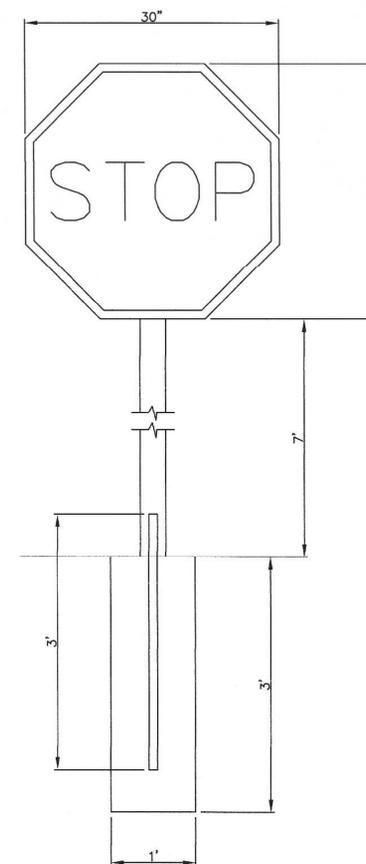
PRECAST DRAIN MANHOLE



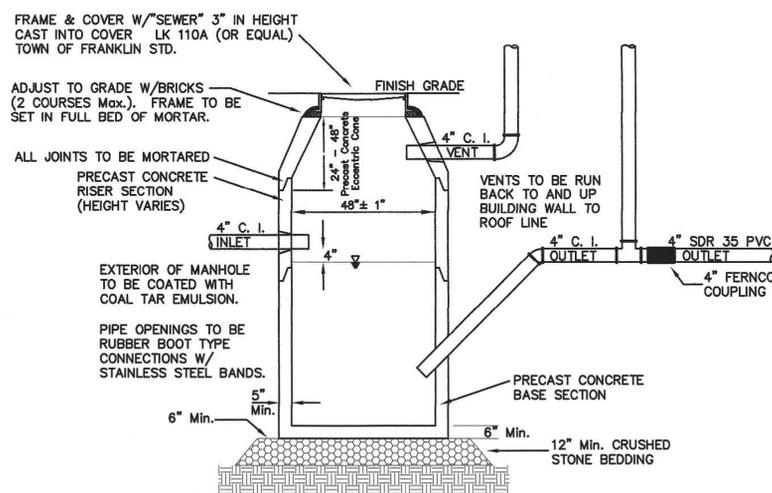
PRECAST SEWER MANHOLE



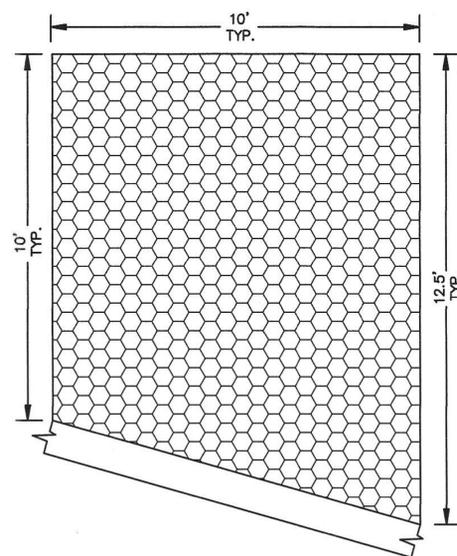
VAN ACCESSIBLE HANDICAP SIGN DETAIL
N.T.S.



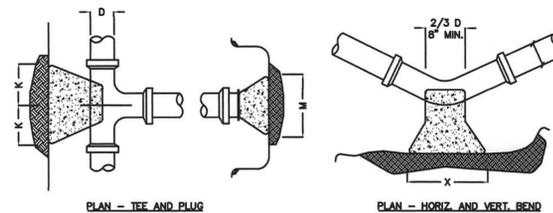
STOP SIGN DETAIL
N.T.S.



M.D.C. STYLE TRAP

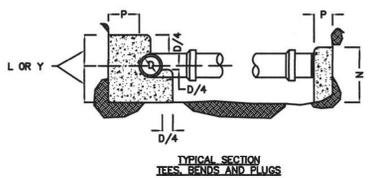


RIP RAP AT RETAINING WALL
N.T.S.



PLAN - TEE AND PLUG

PLAN - HORIZ. AND VERT. BEND



TYPICAL SECTION
TEES, BENDS AND PLUGS

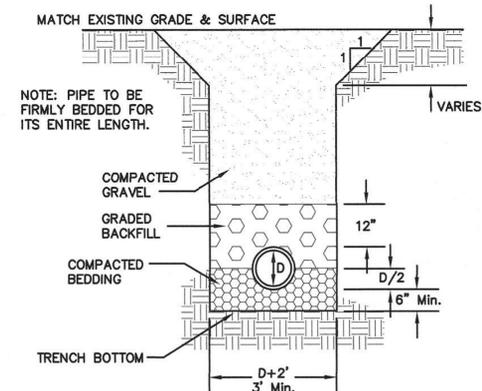
SIZE OF BRANCH	J	K	L	M	N	O
4" TO 8"	10"	10"	1'-0"	2'-0"	1'-6"	10"
10" TO 16"	1'-0"	1'-6"	1'-8"	3'-10"	2'-10"	1'-8"
24"	1'-4"	2'-0"	2'-6"	5'-0"	3'-6"	1'-8"

TEES AND PLUGS

90 & 45 BENDS		22 1/2 & 11 1/4 BENDS	
D	4" TO 8"	10" TO 16"	24"
X	1'-8"	3'-4"	3'-6"
Y	1'-2"	1'-8"	2'-4"

BENDS

THRUST BLOCK DETAILS



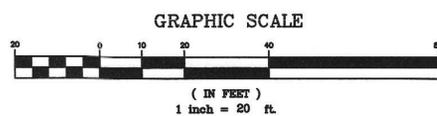
TYPE OF PIPE	RCP	CLDI	PVC	D.I.
PIPE	DRAIN	WATER	SEWER	SEWER
BEDDING MATERIAL	PROC. GRAVEL	SAND	3/4" STONE	3/8" STONE
BACKFILL MATERIAL	ORD. FILL	SAND	3/4" STONE	3/8" STONE

UTILITY TRENCH DETAIL

- 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 APPROVAL
REQUIRED
FRANKLIN PLANNING BOARD

DATE

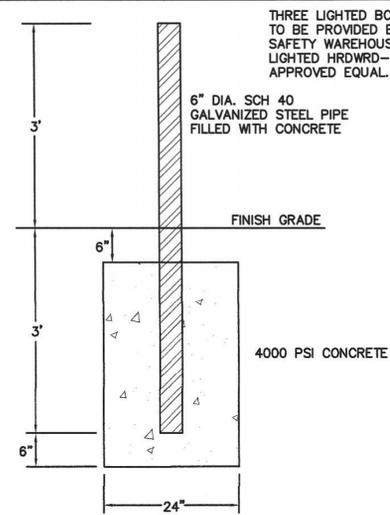


NO.	DATE	DESCRIPTION	BY
1	10/2/25	REVIEW COMMENTS	RRG

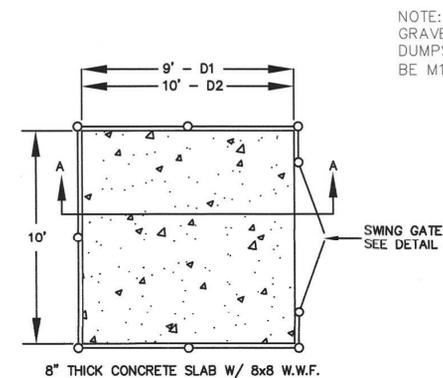
DATE	FIELD BY:	INT.
7/23	BL	BL
1/24	CALCS BY:	RRG
1/24	DESIGNED BY:	RRG
1/24	DRAWN BY:	COMP
1/24	CHECKED BY:	CAQ

UNITED CONSULTANTS INC.
850 FRANKLIN STREET SUITE 11D
WRENTHAM, MASSACHUSETTS 02093
508-384-6500 FAX 508-384-6506

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

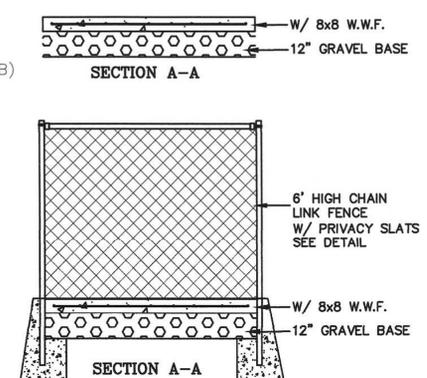


BOLLARD DETAIL

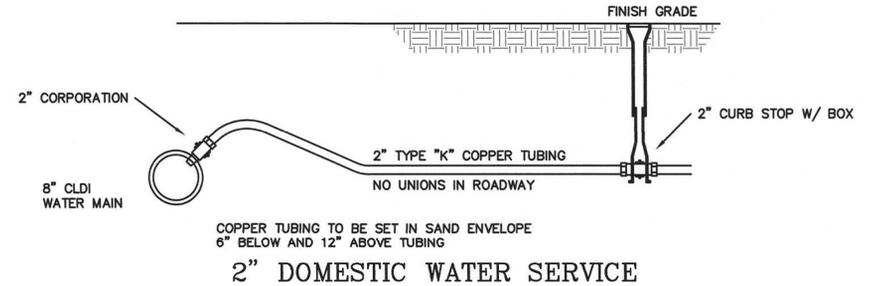


CONCRETE DUMPSTER PAD

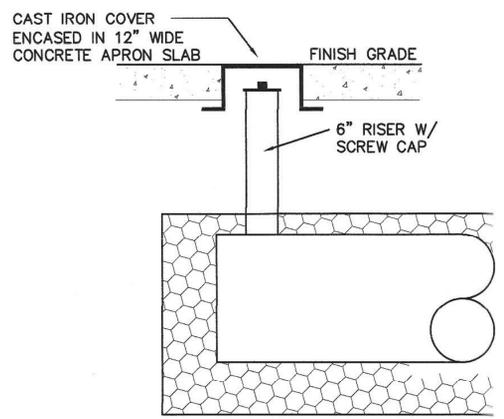
NOTE: GRAVEL UNDER DUMPSTER PAD TO BE M1.03.0 (TYPE B)



DUMPSTER AREA FENCE



2" DOMESTIC WATER SERVICE



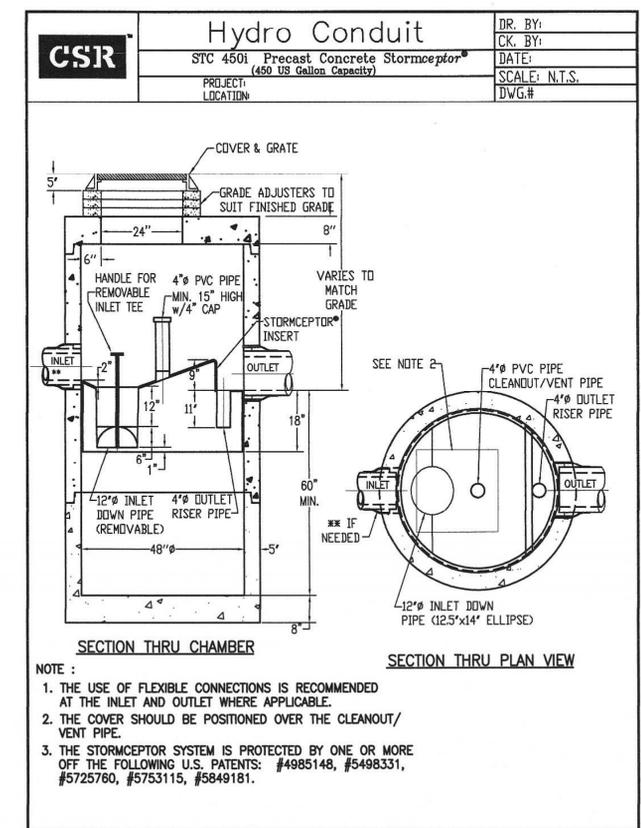
INSPECTION PORT DETAIL
DRAINAGE INFILTRATION AREAS
N.T.S.

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:

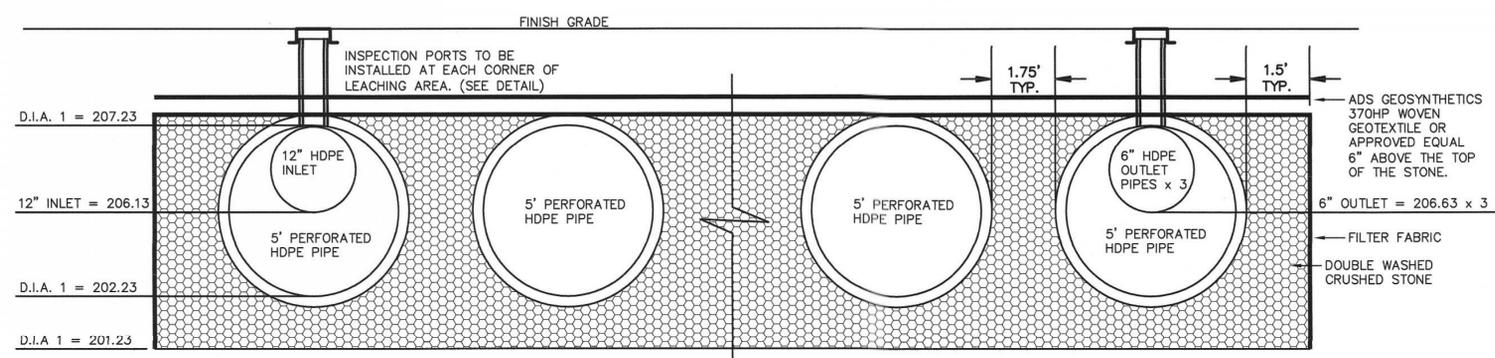
SIEVE SIZE	EFFECTIVE PARTICLE SIZE	% THAT MUST PASS SIEVE
# 4	4.75 mm	100%
# 50	0.30 mm	10% - 100%
#100	0.15 mm	0% - 20%
#200	0.075 mm	0% - 5%

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.



- NOTE:
1. THE USE OF FLEXIBLE CONNECTIONS IS RECOMMENDED AT THE INLET AND OUTLET WHERE APPLICABLE.
 2. THE COVER SHOULD BE POSITIONED OVER THE CLEANOUT/VENT PIPE.
 3. THE STORMCEPTOR SYSTEM IS PROTECTED BY ONE OR MORE OF THE FOLLOWING U.S. PATENTS: #4985148, #5498331, #5725760, #5753115, #5849181.



DRAINAGE INFILTRATION AREA - 1

NOTE: DRAINAGE INFILTRATION AREA 1 CONSISTS OF
1 ROW OF 5' DIAMETER PERFORATED HDPE PIPE 90' IN LENGTH.
1 ROW OF 5' DIAMETER PERFORATED HDPE PIPE 109' IN LENGTH.
1 ROW OF 5' DIAMETER PERFORATED HDPE PIPE 37' IN LENGTH.
4 ROWS OF 5' DIAMETER PERFORATED HDPE PIPE 52' IN LENGTH.

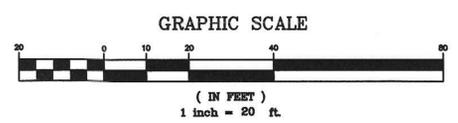
THE DESIGN ENGINEER SHALL INSPECT THE EXCAVATION OF THE SOIL INFILTRATION AREA PRIOR TO ANY FILL BEING PLACED.

- 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
REQUIRED
FRANKLIN PLANNING BOARD

DATE



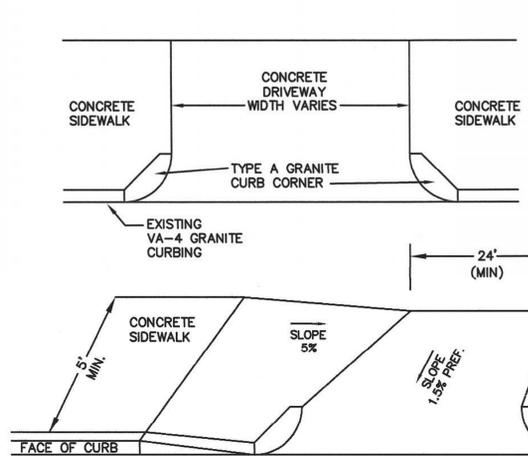
NO.	DATE	DESCRIPTION	BY
1	10/2/25	REVIEW COMMENTS	RRG

CARLOS A. QUINTAL
REGISTERED PROFESSIONAL ENGINEER
No. 30812

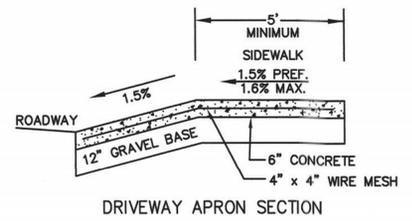
DATE	FIELD BY:	INT.
7/23	BL	
BK#	FIELD BOOK	PG#
1/24	CALCS BY:	RRG
1/24	DESIGNED BY:	RRG
1/24	DRAWN BY:	COMP
1/24	CHECKED BY:	CAQ

UNITED CONSULTANTS INC.
850 FRANKLIN STREET SUITE 11D
WRENTHAM, MASSACHUSETTS 02093
508-384-6560 FAX 508-384-6566

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

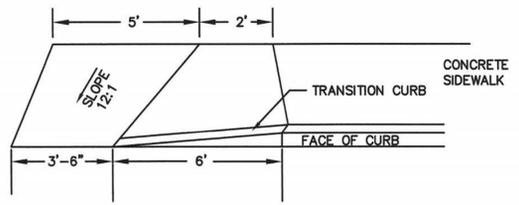


DRIVEWAY APRON

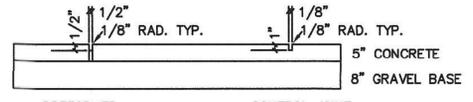


DRIVEWAY APRON SECTION

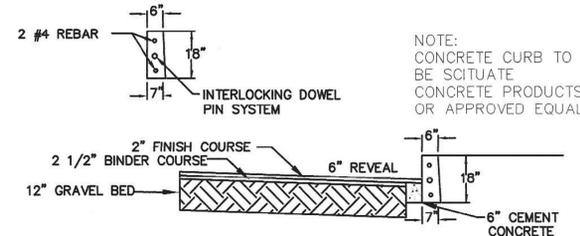
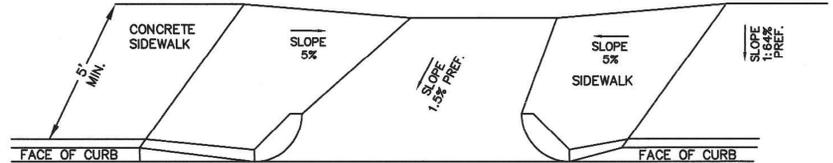
NOTES:
 1. CROSS SLOPE ON ANY RAMP, LANDING OR ACCESSIBLE ROUTE SHALL NOT EXCEED 3/16" PER FOOT.
 2. THE SIDEWALKS ARE 5' MINIMUM IN WIDTH.
 3. ALL SIDEWALKS SHALL BE 4,000 PSI CONCRETE.
 4. GRAVEL UNDER SIDEWALK TO BE M1.03.0 (TYPE B)



WHEELCHAIR RAMP

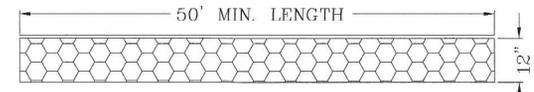


SIDEWALK JOINT DETAIL



PAVEMENT AND VERTICAL CONCRETE CURBING

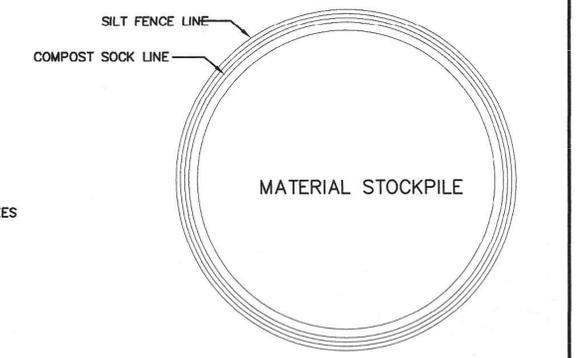
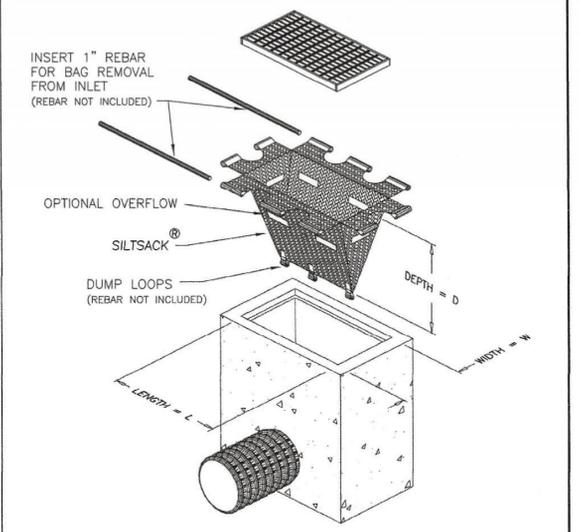
NOTE:
 CONCRETE CURB TO BE SCITUATE CONCRETE PRODUCTS OR APPROVED EQUAL



ENTRY SEDIMENTATION CONTROL MAT SECTION
 N.T.S.

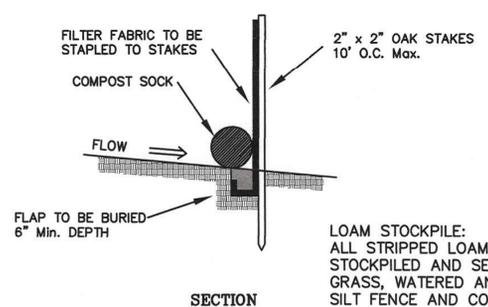
NOTES:
 1. PAD SHALL BE A MINIMUM OF 20 FEET IN WIDTH. EXISTING ASPHALT DRIVE TO REMAIN IN PLACE UNTIL FINAL PAVEMENT IS TO BE INSTALLED.
 2. PAD SHALL CONSIST OF 4" STONE 8" MIN. DEPTH AND THEN TOP DRESSED WITH 4" OF 1" - 2" WASHED STONE.

Typical Siltsack® Construction - Type B

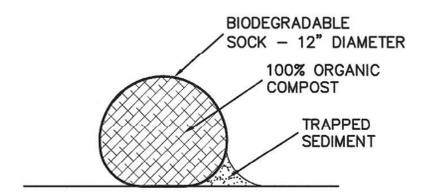


STOCKPILE DETAIL

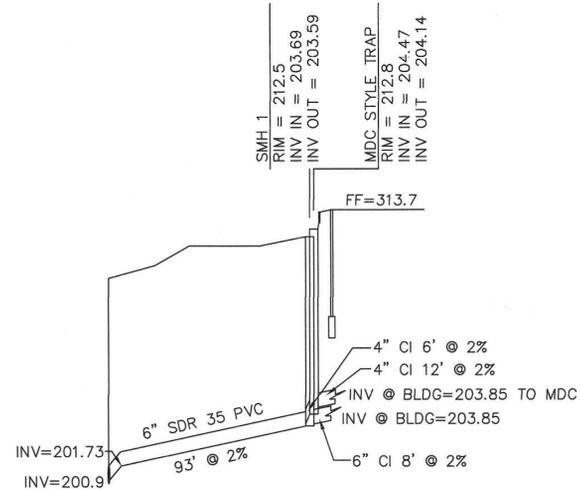
LOAM STOCKPILE:
 ALL STRIPPED LOAM SHALL BE STOCKPILED AND SEEDDED WITH RYE GRASS, WATERED AND CONTAINED WITH SILT FENCE AND COMPOST SOCK



EROSION CONTROL DETAIL - STOCKPILE AREA



COMPOST SOCK DETAIL

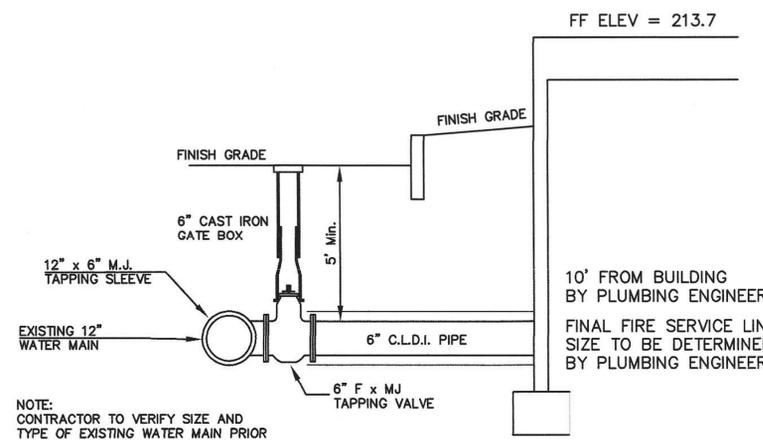


SEWER PROFILE

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.



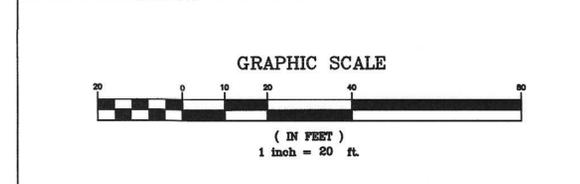
FIRE SERVICE CONNECTION

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

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



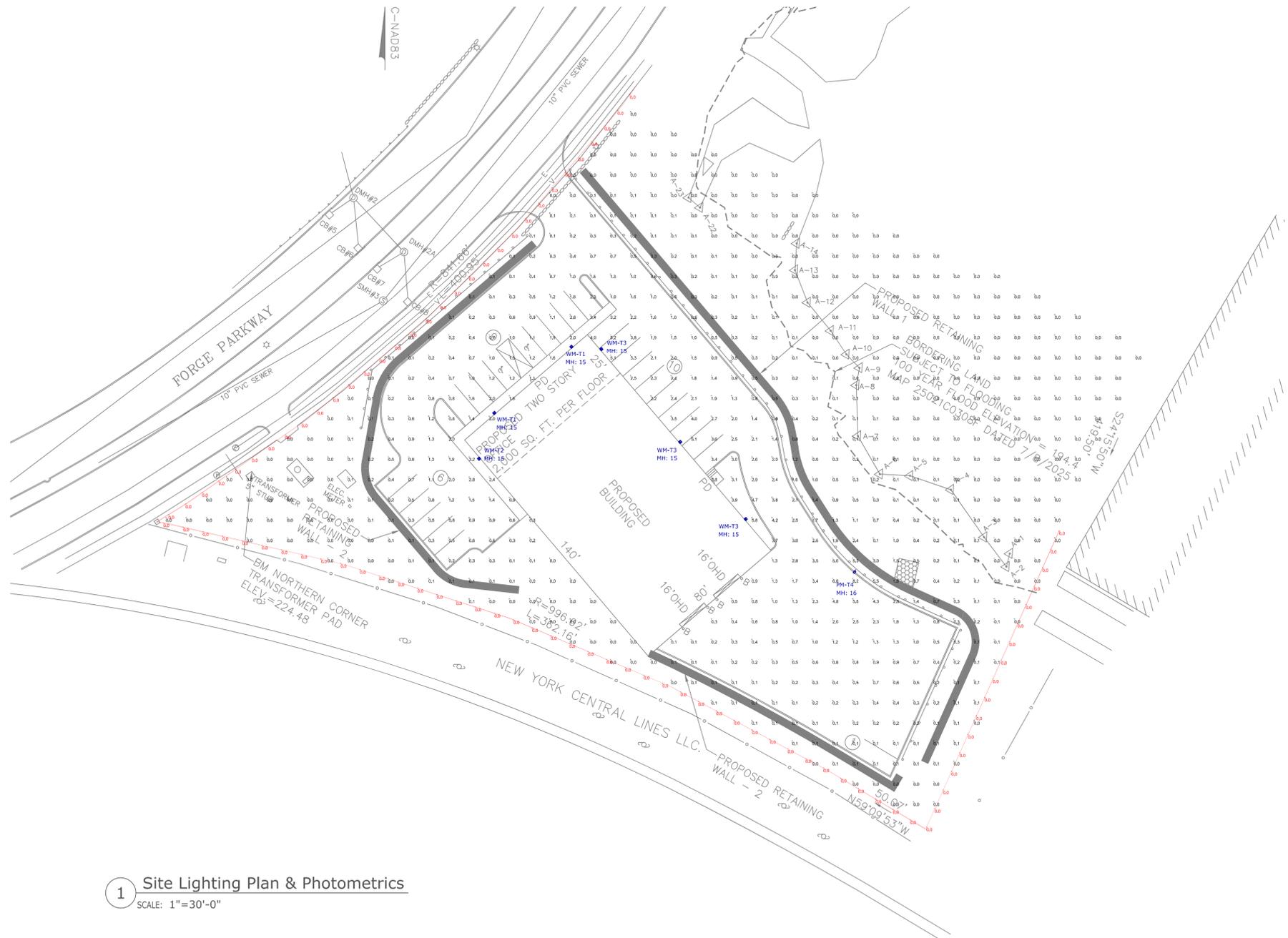
NO.	DATE	DESCRIPTION	BY
1	10/2/25	REVIEW COMMENTS	RRG

CARLOS A. QUINTAL
 CIVIL ENGINEER
 No. 30812
 REGISTERED PROFESSIONAL ENGINEER

DATE	FIELD BY:	INT.
7/23	BL	BL
1/24	CALCS BY:	RRG
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 508-384-6566

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



1 Site Lighting Plan & Photometrics
SCALE: 1"=30'-0"

Xtralight LED Lighting Solutions

PROJECT INFORMATION

Project Name: _____ Type: _____
 Catalog #: _____ Date: _____

VIENTO WALL PACK

APPLICATIONS

- Exterior Lighting
- Safety & Security
- Walkways
- Accent Lighting

APPROVALS

- ETL Listed
- Compliant with UL 1598 and CSA C22.2
- Suitable for wet locations
- Shock Resistant
- Risk Compliant
- ATEX (Exemptions)
- Select models DLC Qualified For a complete list of DLC qualified products visit: <https://www.dlc.com/certified-products/>

FEATURES

- Lumen packages ranging from 3000L to 15000L
- 2000K light distribution, ideal for building facades, entry ways, sidewalks and general purpose or accent lighting
- LED provides a significant energy savings over incandescent
- Designed for ease of installation

CONSTRUCTION

- Two-piece die-cast aluminum with integral heat sink
- 3030mm clear view acrylic cover with available (optional) factory applied weather protection and UV stabilizer
- Voltage: 120-277V or 347-480V AC Input
- Driver: CDM or Constant Current, color-tuned to meet requirements (on delivery standard)
- Operating temperature: -40°C to +50°C (+40°F to +122°F)

WARRANTY

- Backed by Xtralight's limited 5-year warranty

ORDER LOGIC

SAMPLE CATALOG NUMBER: VNTW-10000L-30K-DIM-4M-BZ

MODEL	CCFL	DRIVER	LENS/OPTICS	FINISH	OPTIONS
3000L	30K	3000K	DM 20° x 20°	WH White	AMP Emergency Battery Back-up
3000L	30K	3000K	DM 20° x 20°	WH White	AMP Color (optional) Emergency Battery Back-up
3000L	30K	3000K	DM 20° x 20°	WH White	AMP Color (optional) Emergency Battery Back-up
3000L	30K	3000K	DM 20° x 20°	WH White	AMP Color (optional) Emergency Battery Back-up
3000L	30K	3000K	DM 20° x 20°	WH White	AMP Color (optional) Emergency Battery Back-up
3000L	30K	3000K	DM 20° x 20°	WH White	AMP Color (optional) Emergency Battery Back-up
3000L	30K	3000K	DM 20° x 20°	WH White	AMP Color (optional) Emergency Battery Back-up
3000L	30K	3000K	DM 20° x 20°	WH White	AMP Color (optional) Emergency Battery Back-up
3000L	30K	3000K	DM 20° x 20°	WH White	AMP Color (optional) Emergency Battery Back-up
3000L	30K	3000K	DM 20° x 20°	WH White	AMP Color (optional) Emergency Battery Back-up

2 Fixture Specification - Xtralight Viento Wall Pack

Xtralight LED Lighting Solutions

PROJECT INFORMATION

Project Name: _____ Type: _____
 Catalog #: _____ Date: _____

VIENTO AREA LUMINAIRE

APPLICATIONS

- Area Lighting
- Metal Sprays
- Street Lighting
- Public Buildings & Sales Lots
- Parks & Recreation Areas
- Safety & Security

APPROVALS

- ETL Listed
- Compliant with UL 1598 and CSA C22.2
- Suitable for wet locations
- Shock Resistant
- Risk Compliant
- ATEX (Exemptions)
- Select models DLC Qualified For a complete list of DLC qualified products visit: <https://www.dlc.com/certified-products/>

FEATURES

- Lumen packages ranging from 5000L to 15000L
- Outstanding photometric performance results as measured by uniformity, optimal pole mounting and beam coverage ability
- Low profile architectural design offers a contemporary appearance with excellent light output
- Enhanced foot candles delivered utilizing multiple optical options
- Full cut-off optics with zero uplight

CONSTRUCTION

- Thermal management achieved with a one-piece die-cast aluminum housing that is anodized and powder coated, available in bronze, white or custom color (optional)
- IP66, junction mounted, polycarbonate optic provides impact resistance and UV stabilizers
- Integrated arm to provide better production and easy installation
- Adjustable cut-off filter, round pole adaptor, optional cut-off filter, round pole adaptor, optional cut-off filter, and other mounting options available as accessories.
- Voltage: 120-277V or 347-480V AC Input
- Driver: CDM or Constant Current, color-tuned to meet requirements (on delivery standard)
- Operating temperature: -40°C to +50°C (+40°F to +122°F)

WARRANTY

- Backed by Xtralight's limited 5-year warranty

ORDER LOGIC

SAMPLE CATALOG NUMBER: VNTL-55000L-30K-DIM-55N-BZ

SIZE	MODEL	CCFL	DRIVER	OPTICS	ORIENTATION	FINISH	CONTROLS	OPTIONS
S Small	5000L	30K	3000K	DM 20° x 20°	Type 1	N Neutral	XX No Fixture Controls	MS House-side Thread
S Small	5000L	30K	3000K	DM 20° x 20°	Type 1	N Neutral	XX No Fixture Controls	MS House-side Thread
S Small	5000L	30K	3000K	DM 20° x 20°	Type 1	N Neutral	XX No Fixture Controls	MS House-side Thread
S Small	5000L	30K	3000K	DM 20° x 20°	Type 1	N Neutral	XX No Fixture Controls	MS House-side Thread
S Small	5000L	30K	3000K	DM 20° x 20°	Type 1	N Neutral	XX No Fixture Controls	MS House-side Thread
S Small	5000L	30K	3000K	DM 20° x 20°	Type 1	N Neutral	XX No Fixture Controls	MS House-side Thread
S Small	5000L	30K	3000K	DM 20° x 20°	Type 1	N Neutral	XX No Fixture Controls	MS House-side Thread
S Small	5000L	30K	3000K	DM 20° x 20°	Type 1	N Neutral	XX No Fixture Controls	MS House-side Thread
S Small	5000L	30K	3000K	DM 20° x 20°	Type 1	N Neutral	XX No Fixture Controls	MS House-side Thread
S Small	5000L	30K	3000K	DM 20° x 20°	Type 1	N Neutral	XX No Fixture Controls	MS House-side Thread

3 Fixture Specification - Xtralight Viento Area Light

Symbol	Label	Qty	Part Number	Arrangement	LLF	Total Watts	Total Luminaire Lumens	BUG Rating
□	PM-T4	1	Xtralight # VNTS-15000L-30K-DIM-4M-N-BZ-XX	Single	0.950	108.5	15532	B3-U0-G5
□	WM-T1	2	Xtralight # VNTW-3000L-30K-DIM-4M-BZ	Single	0.950	19.4	3153	B1-U0-G1
□	WM-T2	1	Xtralight # VNTW-5000L-30K-DIM-4M-BZ	Single	0.950	32	5158	B1-U0-G2
□	WM-T3	3	Xtralight # VNTW-8000L-30K-DIM-4M-BZ	Single	0.950	55	8316	B2-U0-G2

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Overall Site Points	Illuminance	Fc	0.55	8.2	0.0	N.A.	N.A.
Property Line	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.

- NOTES:**
- A LIGHT LOSS FACTOR OF 0.950 HAS BEEN APPLIED TO FIXTURES UNLESS OTHERWISE NOTED. REFER TO LUMINAIRE SCHEDULE FOR LIGHT LOSS FACTOR AND LUMEN INFORMATION.
 - SEE "MH" ON LIGHTING FIXTURE TAG LOCATED ON PLAN FOR MOUNTING HEIGHT INFORMATION.
 - CALCULATION POINTS ARE TAKEN AT GRADE.
 - CALCULATION RESULTS ARE BASED ON IES STANDARDS UNLESS OTHERWISE REQUESTED.
 - BASIS OF DESIGN PROVIDED BY SK & ASSOCIATES. FOR FURTHER INFORMATION, PLEASE CONTACT MAIN OFFICE AT (781) 821-1700.

PROJECT:
 Lot 2 Forge Parkway - Franklin, MA
 Site Lighting Plan, Photometrics & Schedules

CONTACT:
 Howard Dalton
 Principal
 (774) 281-3754
 hddalton@sk-assoc.com

PROJECT NUMBER:
 DATE: July 16, 2025
REVISION: 1 0 7/28/25
 SCALE: As Noted
DRAWN BY: AD **CHECKED BY:** HD
DRAWING NUMBER:

PREPARED BY:
 CT | MA | ME | NH | RI | VT
 20 Carver Circle
 Canton, MA 02021
 (781) 821-1700

SL1