

NOTES

- 1. WETLAND FLAGS DELINEATED BY PARE GROUP BETWEEN JUNE 2, 2022 AND NOV 4, 2022
- 2. FIELD SURVEY PERFORMED BETWEEN JULY 6, 2022 AND JULY 18, 2022.

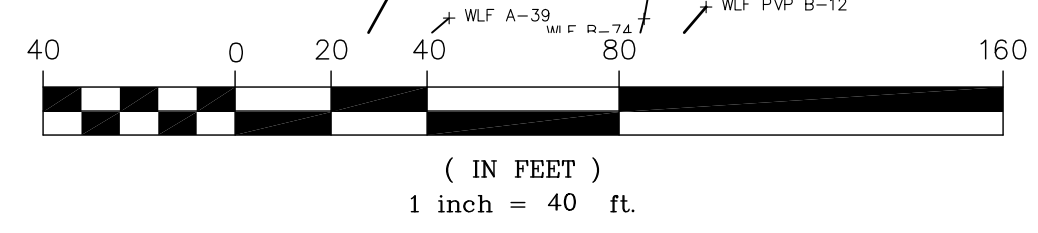
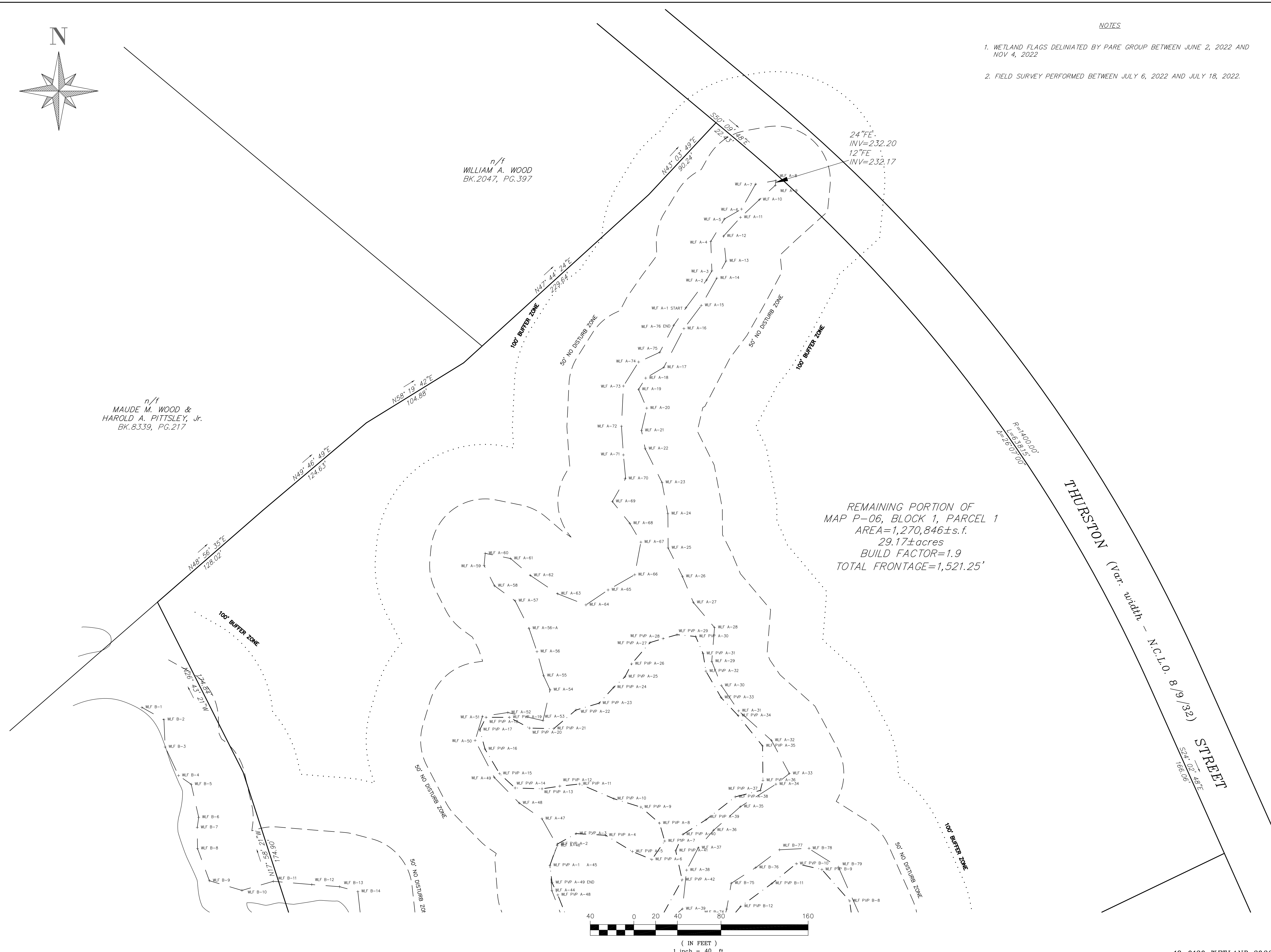
n/f
WILLIAM A. WOOD
BK.2047, PG.397

n/f
MAUDE M. WOOD &
HAROLD A. PITTSLEY, Jr.
BK.8339, PG.217

REMAINING PORTION OF
MAP P-06, BLOCK 1, PARCEL 1
AREA=1,270,846±s.f.
29.17±acres
BUILD FACTOR=1.9
TOTAL FRONTAGE=1,521.25'

R=1400.00'
L=63215.00'
Δ=2°10'10.00"

THURSTON STREET (Var. width - N.C.I.O. 8/6/8/2)
S74°02'48"E
166.00'

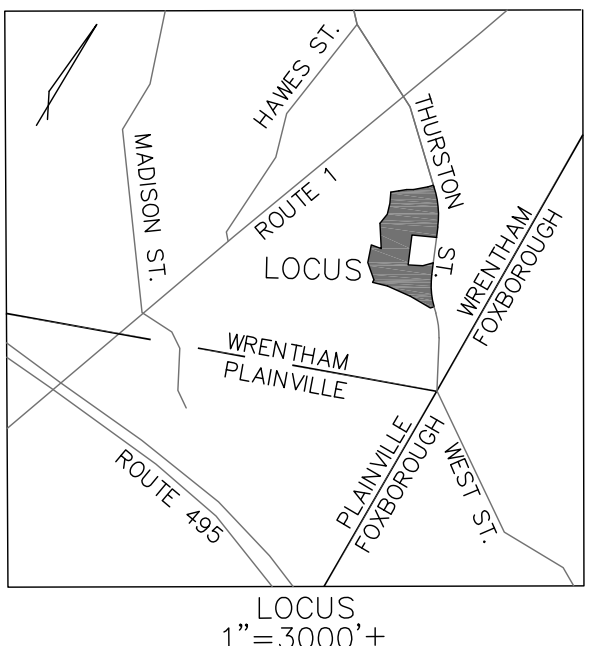


PROJECT:
**Thurston Street
Wrentham,
Massachusetts**

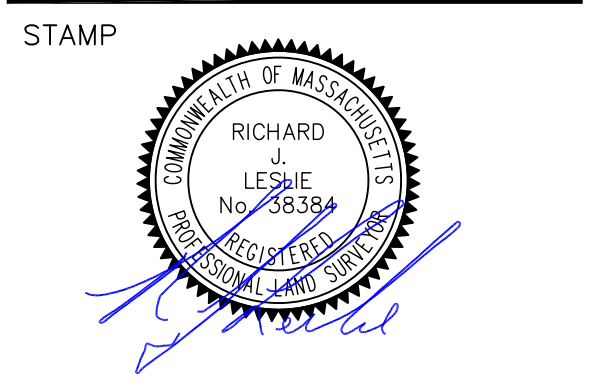
OWNER:
**WBH, LLC
3 BELCHER STREET
PLAINVILLE, MA 02762**

Bay Colony Group, Inc.
Professional Civil Engineers &
Professional Land Surveyors

FOUR SCHOOL STREET
P.O. BOX 9136
FOXBOROUGH, MA 02035
508-543-3939



- REFERENCES
- DEED REF:
BK.13583, PG.596
- PLAN REF:
PB.466, No.424 of 1999
PB.486, No.295 of 2001
- ASSESSOR'S REF:
MAP P-06, BLOCK 1 PARCEL 1
- ZONING REF:
COMMERCIAL INDUSTRIAL C-1
- FRONTAGE - 200'
BUILD FACTOR - 25
- REQUIRED SETBACKS:
FRONT - 75'
SIDE - 40'
REAR - 40'

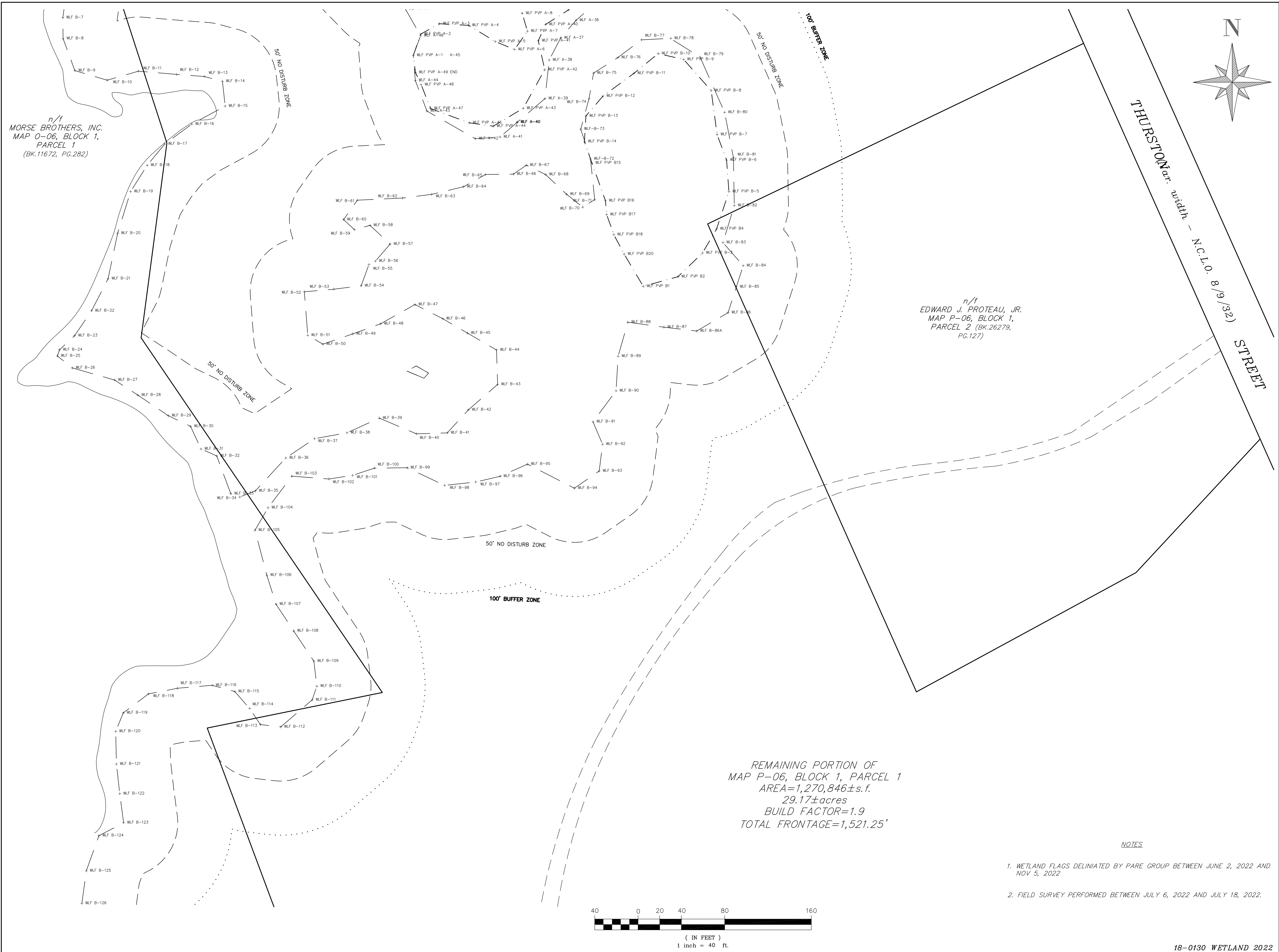


DRAWING TITLE

WETLAND
LOCATION
PLAN

SCALE: 1"=40'

NOV. 7, 2022 SHEET NUMBER
1 of 4

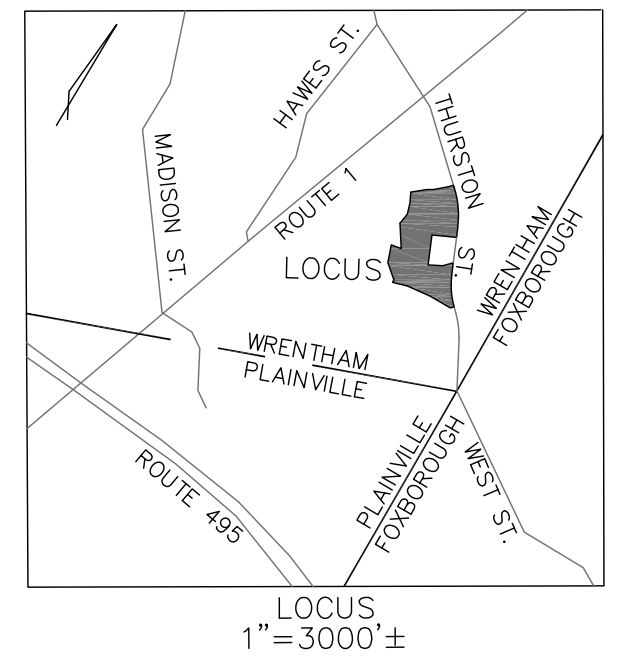


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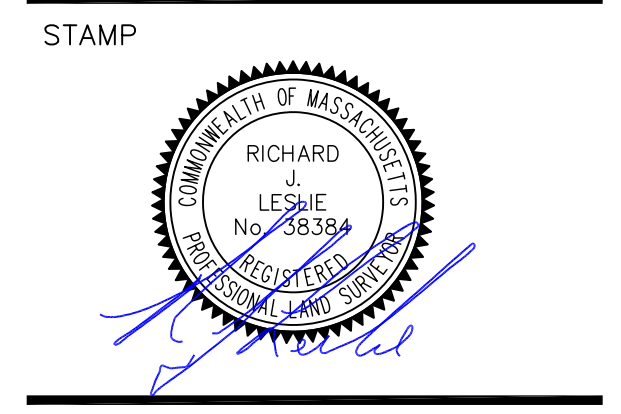
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 PB.466, No.424 of 1999
 PB.486, No.295 of 2001

ASSESSOR'S REF:
 MAP P-06, BLOCK 1 PARCEL 1

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 COMMERCIAL INDUSTRIAL C-1

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 BUILD FACTOR - 25

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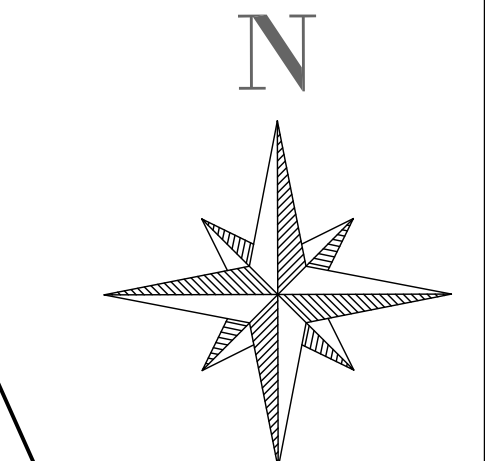


DRAWING TITLE

**WETLAND
 LOCATION
 PLAN**

SCALE: 1"=40'

NOV. 7, 2022 SHEET NUMBER
2 of 4

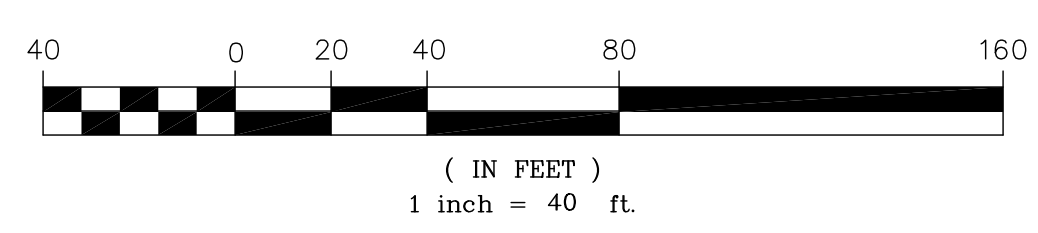


THURSTON ST. width - N.C.L.O. 8/6/32) STREET

n/f
 EDWARD J. PROTEAU, JR.
 MAP P-06, BLOCK 1,
 PARCEL 2 (BK.26279,
 PG.127)

REMAINING PORTION OF
 MAP P-06, BLOCK 1, PARCEL 1
 AREA=1,270,846 ± s. f.
 29.17 ± acres
 BUILD FACTOR=1.9
 TOTAL FRONTAGE=1,521.25'

- NOTES
1. WETLAND FLAGS DELINIATED BY PARE GROUP BETWEEN JUNE 2, 2022 AND NOV 5, 2022
 2. FIELD SURVEY PERFORMED BETWEEN JULY 6, 2022 AND JULY 18, 2022.

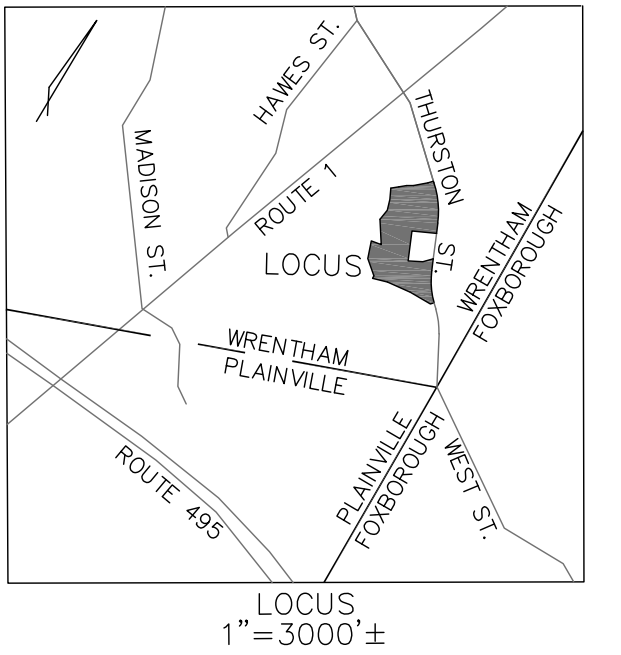


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 PB.486, No.295 of 2001

ASSESSOR'S REF:

MAP P-06, BLOCK 1 PARCEL 1

ZONING REF:

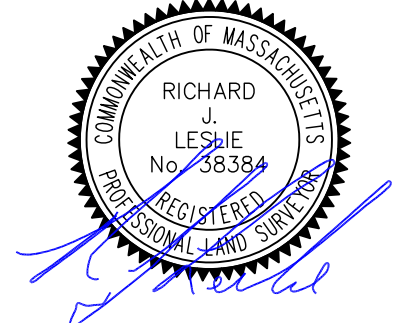
COMMERCIAL INDUSTRIAL C-1

FRONTAGE - 200'
 BUILD FACTOR - 25

REQUIRED SETBACKS:

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 REAR - 40'

STAMP



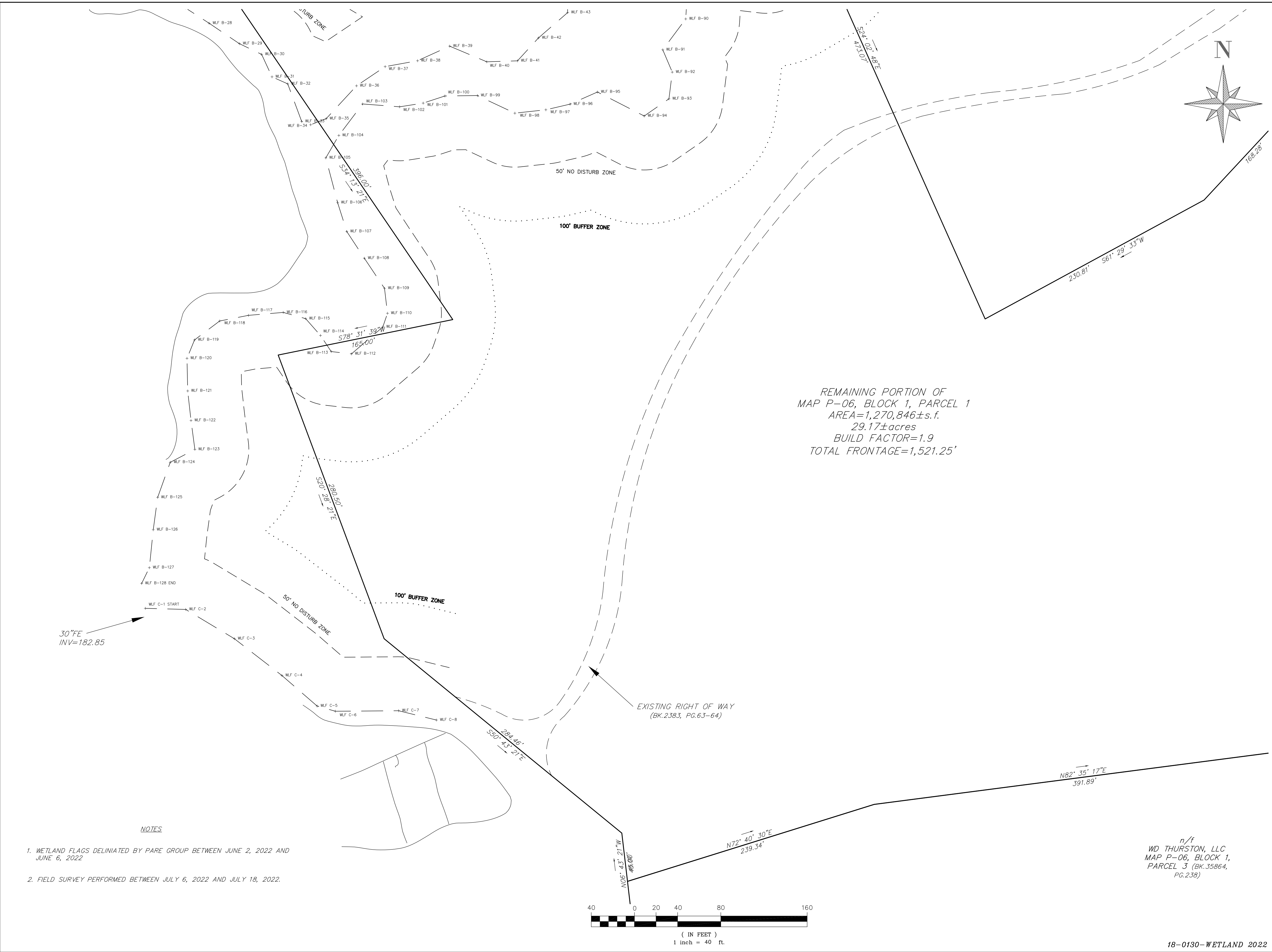
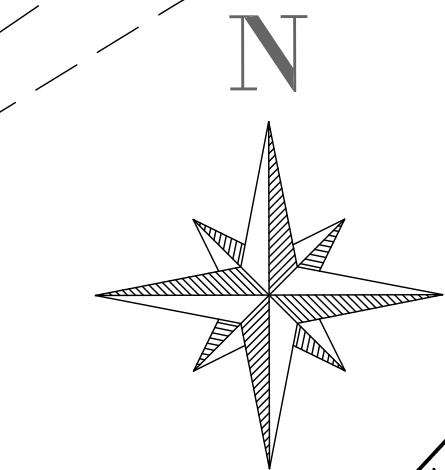
DRAWING TITLE

WETLAND
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 PLAN

SCALE: 1"=40'

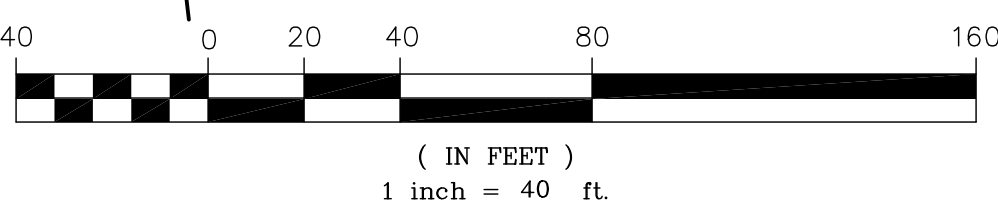
NOV. 7, 2022 SHEET NUMBER

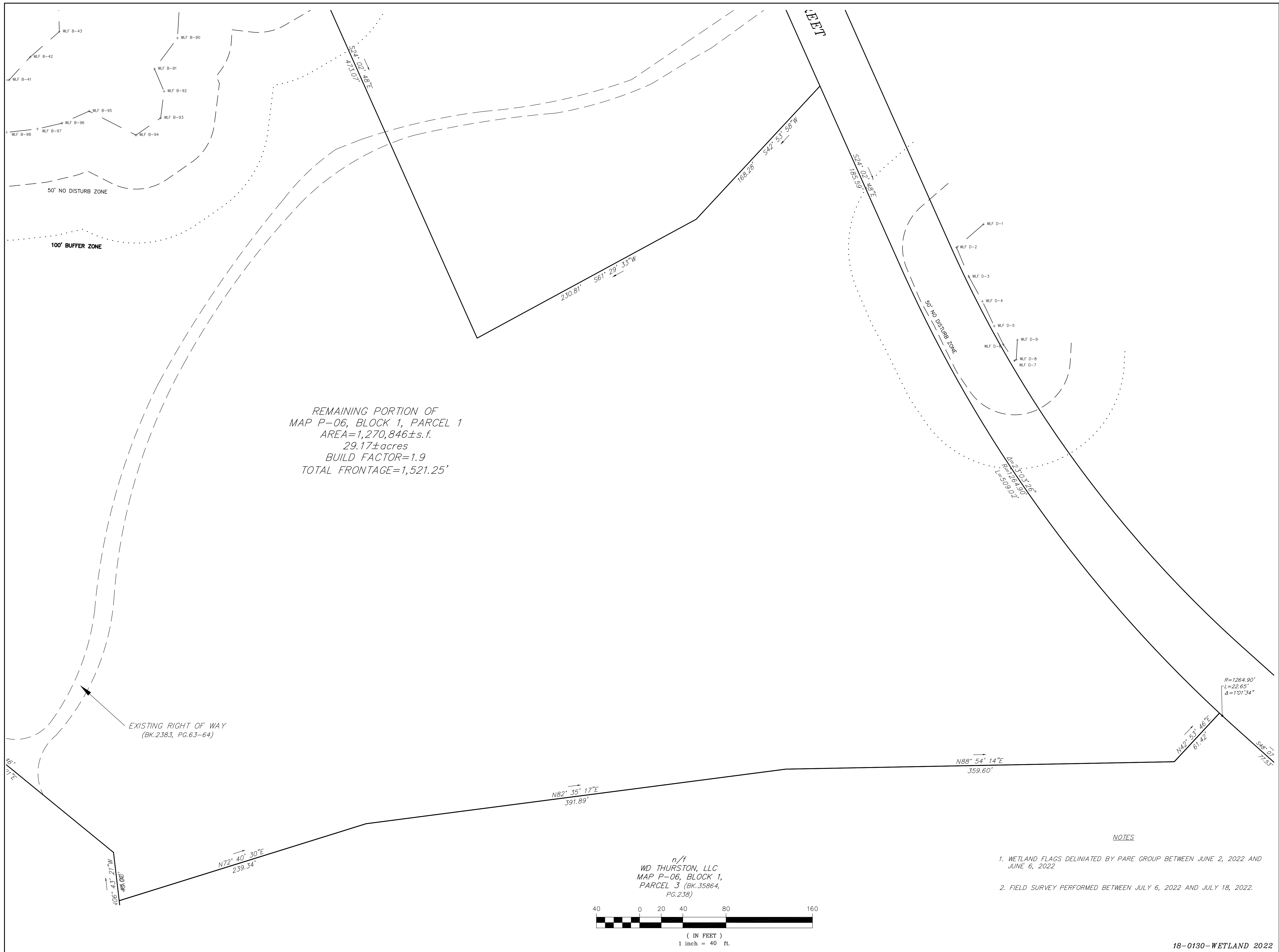
3 of 4



NOTES

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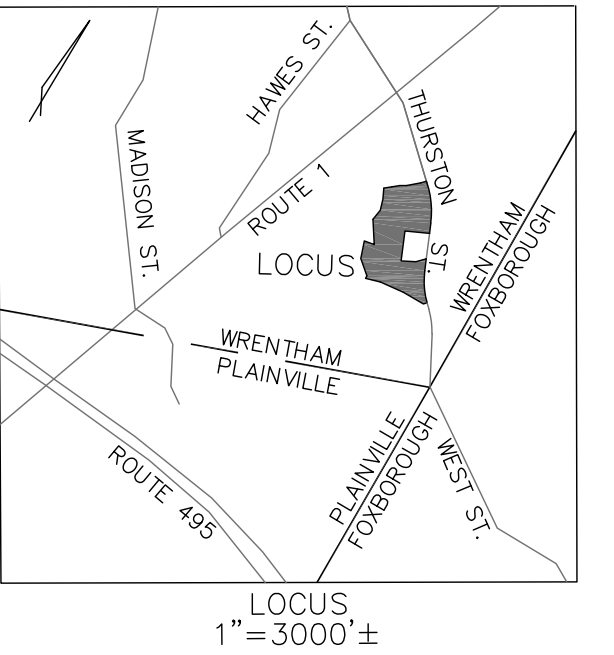


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STAMP



DRAWING TITLE

**WETLAND
 LOCATION
 PLAN**

SCALE: 1"=40'

NOV. 7, 2022

SHEET NUMBER

4 of 4