

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

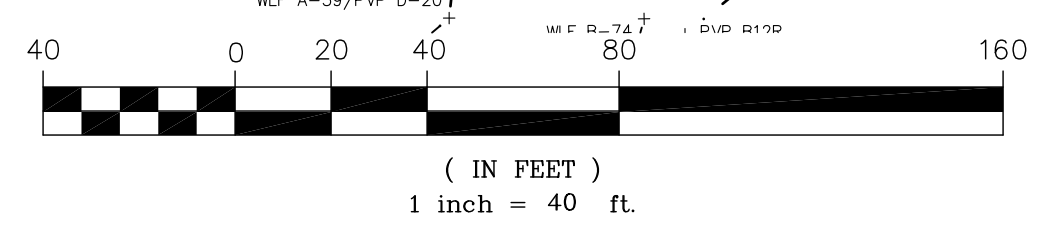
n/f  
MAUDE M. WOOD &  
HAROLD A. PITTSLEY, Jr.  
BK.8339, PG.217

- 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.
  3. POTENTIAL VERNAL POOL AND SEVERAL BVW FLAGS WERE REVISED BASED ON PEER REVIEW SITE VISIT ON DECEMBER 28, 2023. ADDITIONAL FLAGS WERE LOCATED BY PARE CORP USING A TRIMBLE R12 GPS UNIT ON JANUARY 5, 2023.

NO.	DATE	DESCRIPTION	BY
1	1/9/23	CHANGED LOCATION OF PVP AND BVW FLAGS AND ADDED NON JURISDICTIONAL DRAINAGE DITCH	JDM


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'

THURSTON STREET (Var. width - N.C.I.O. 8/6/8/2)  
S 74° 02' 48" E  
166.00'

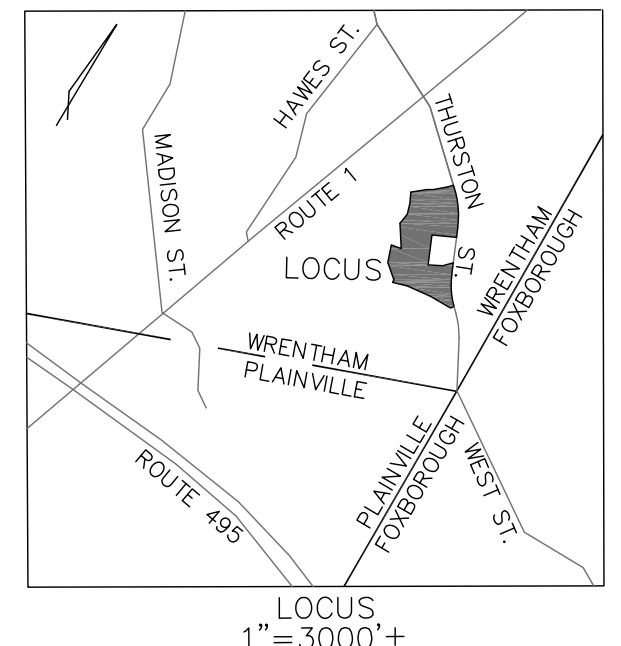


PROJECT:  
**Thurston Street  
Wrentham,  
Massachusetts**

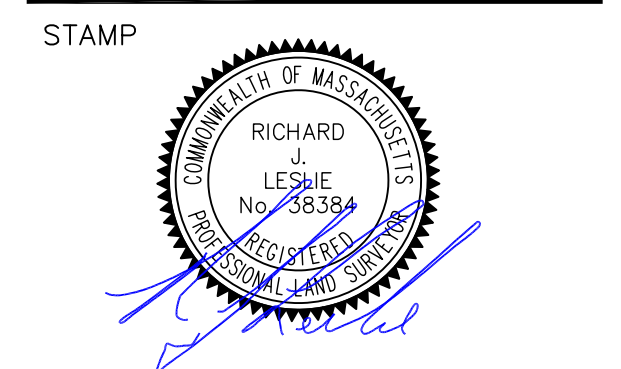
OWNER:  
**WBH, LLC  
3 BELCHER STREET  
PLAINVILLE, MA 02762**

 **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'



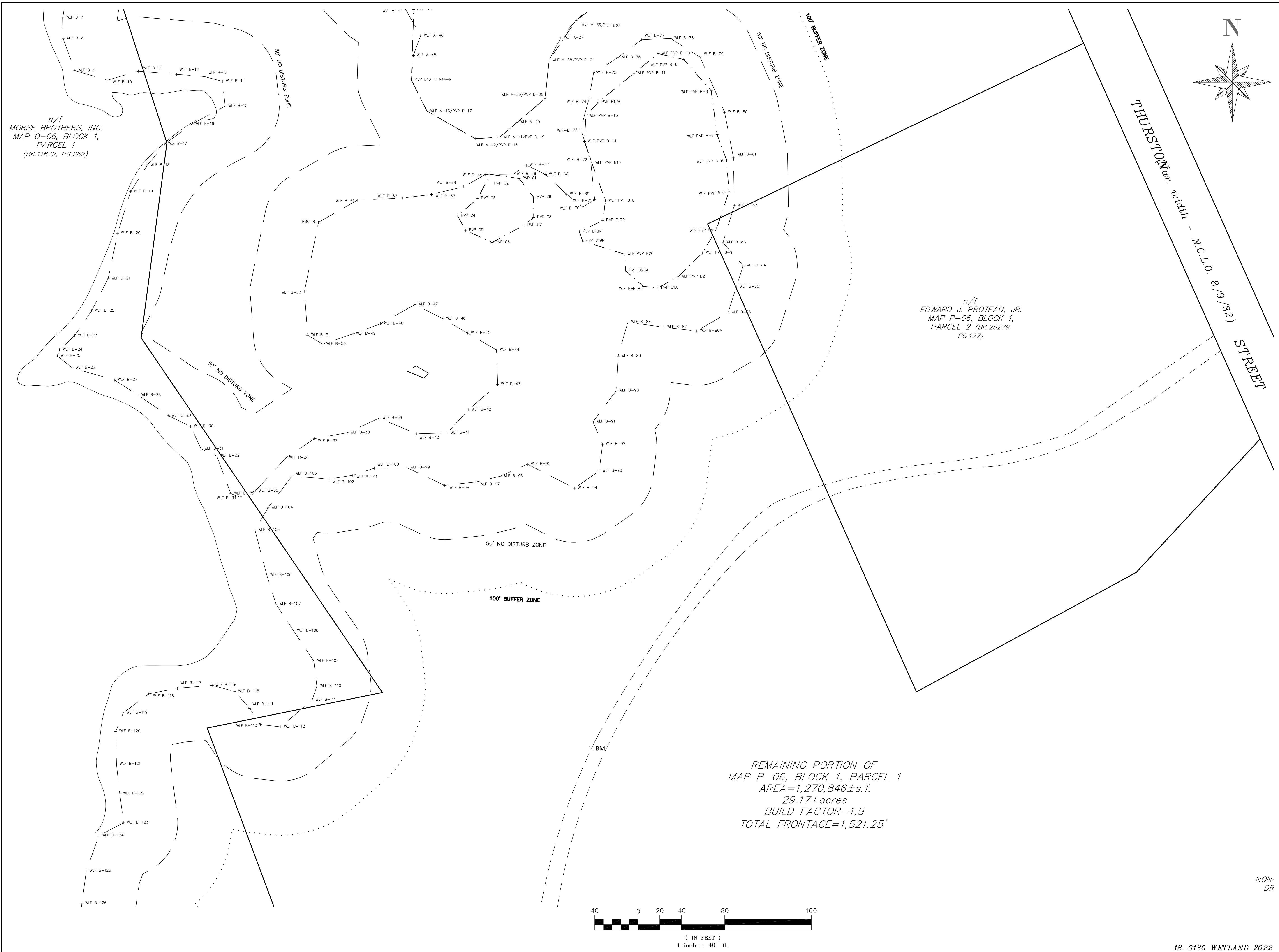
DRAWING TITLE

**WETLAND  
LOCATION  
PLAN**

SCALE: 1"=40'

NOV. 7, 2022 SHEET NUMBER

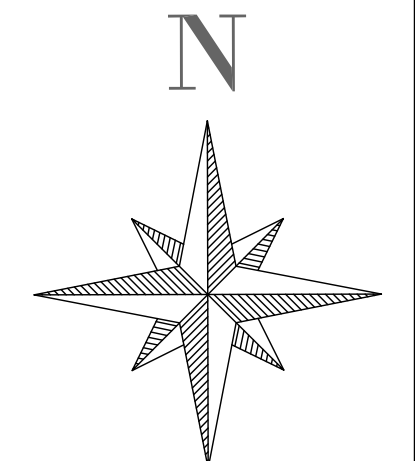
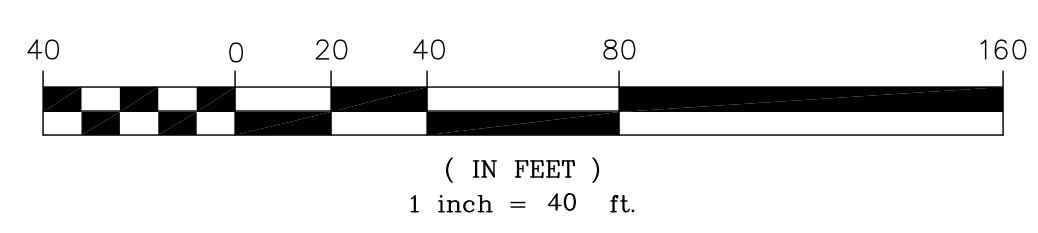
**1 of 4**



n/f  
MORSE BROTHERS, INC.  
MAP O-06, BLOCK 1,  
PARCEL 1  
(BK.11672, PG.282)

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'

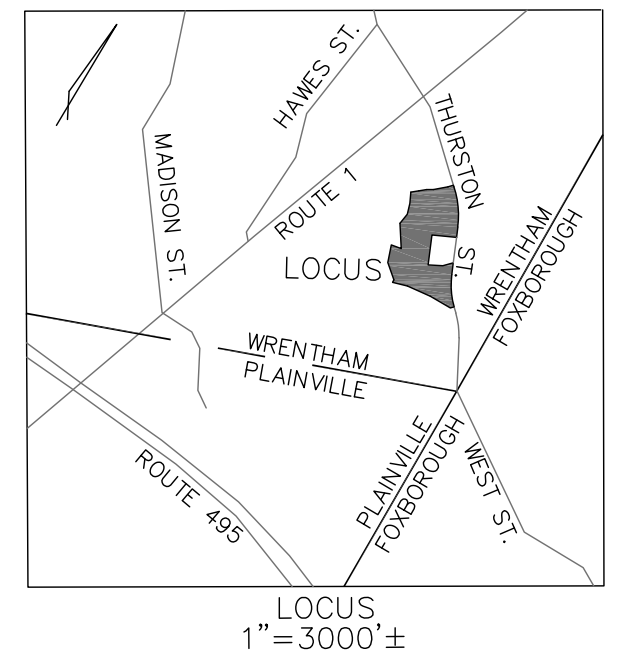


PROJECT:  
**Thurston Street  
Wrentham,  
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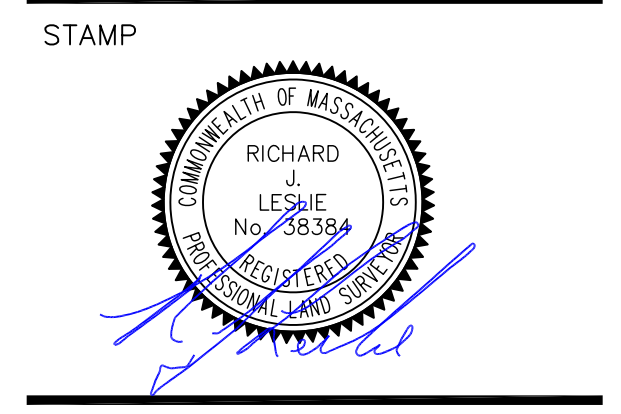
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PLAINVILLE, MA 02762**

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508-543-3959



- 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
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REAR - 40'



DRAWING TITLE

**WETLAND  
LOCATION  
PLAN**

SCALE: 1"=40'

NOV. 7, 2022 SHEET NUMBER  
**2 of 4**

18-0130 WETLAND 2022

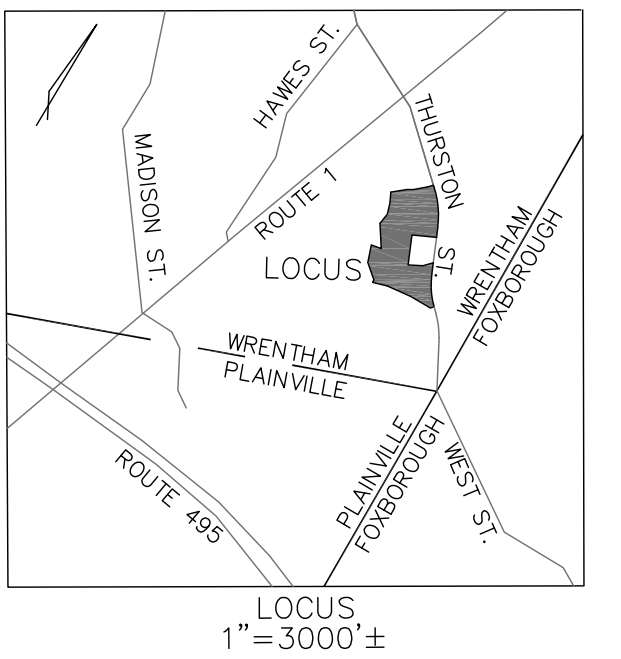
NON-  
DR

PROJECT:  
**Thurston Street  
 Wrentham,  
 Massachusetts**

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



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REFERENCES

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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'

STAMP



DRAWING TITLE

WETLAND  
 LOCATION  
 PLAN

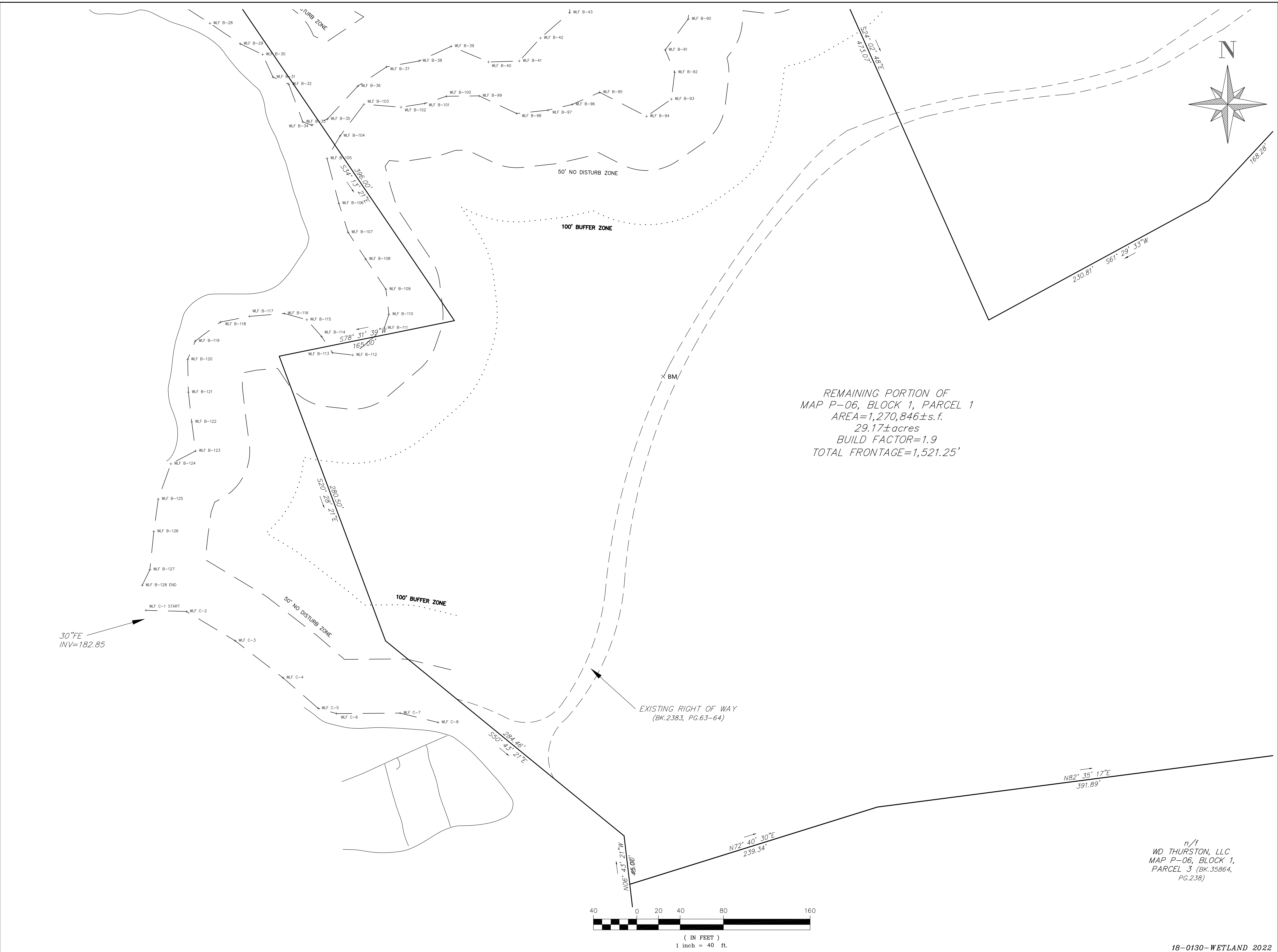
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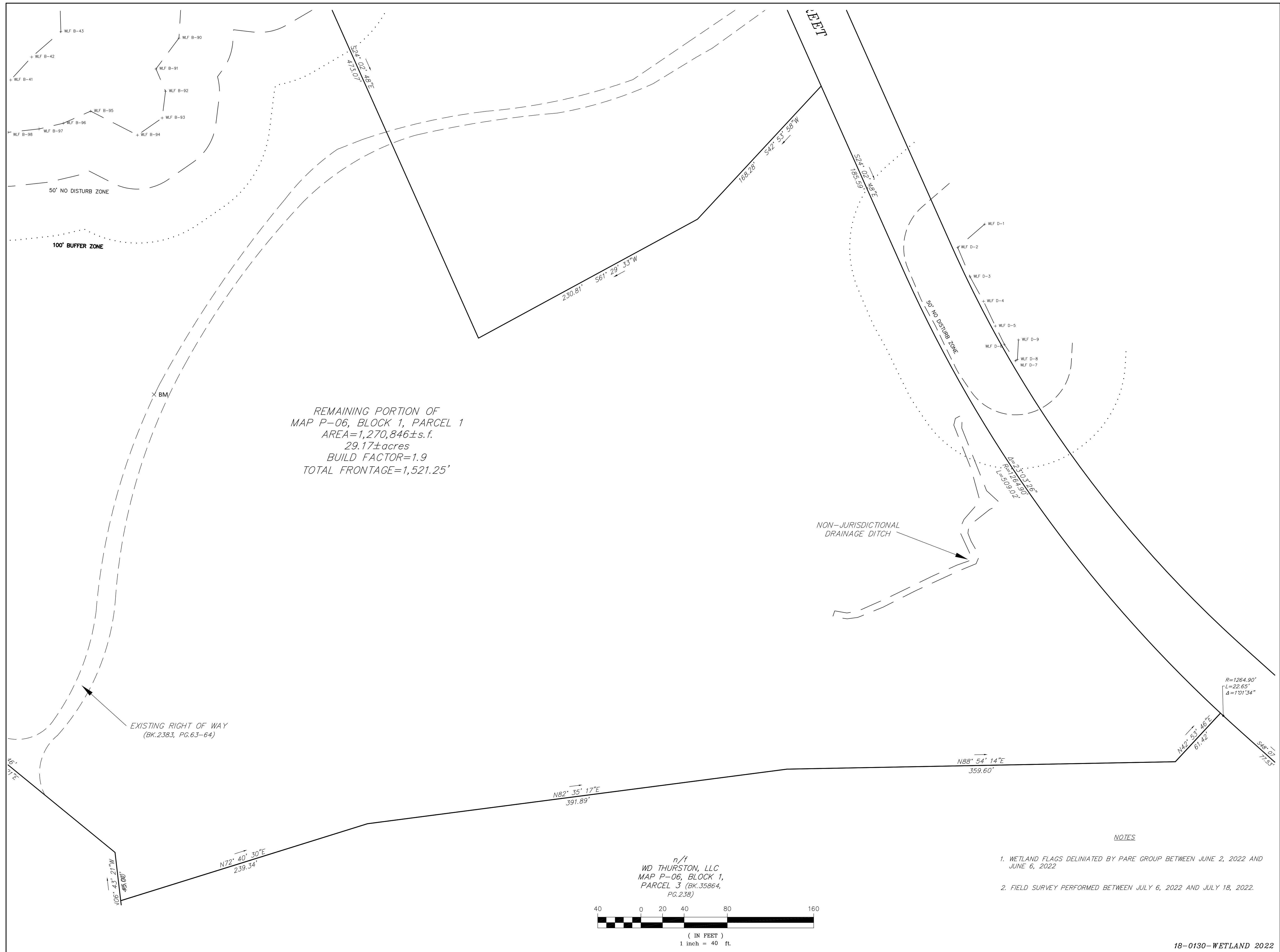
NOV. 7, 2022

SHEET NUMBER

**3 of 4**

18-0130-WETLAND 2022



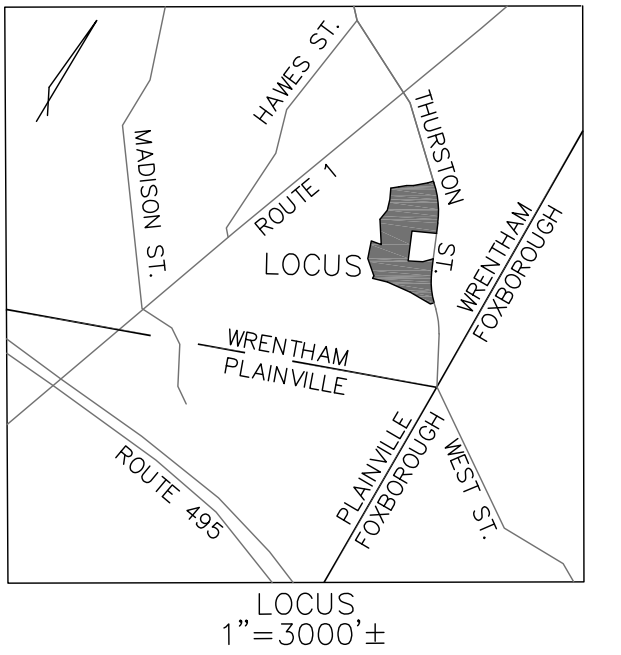


**PROJECT:**  
 Thurston Street  
 Wrentham,  
 Massachusetts

**OWNER:**  
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**ASSESSOR'S REF:**

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**ZONING REF:**

COMMERCIAL INDUSTRIAL C-1

FRONTAGE - 200'  
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**REQUIRED SETBACKS:**

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**STAMP**



**DRAWING TITLE**

WETLAND  
 LOCATION  
 PLAN

SCALE: 1"=40'

NOV. 7, 2022

SHEET NUMBER

4 of 4