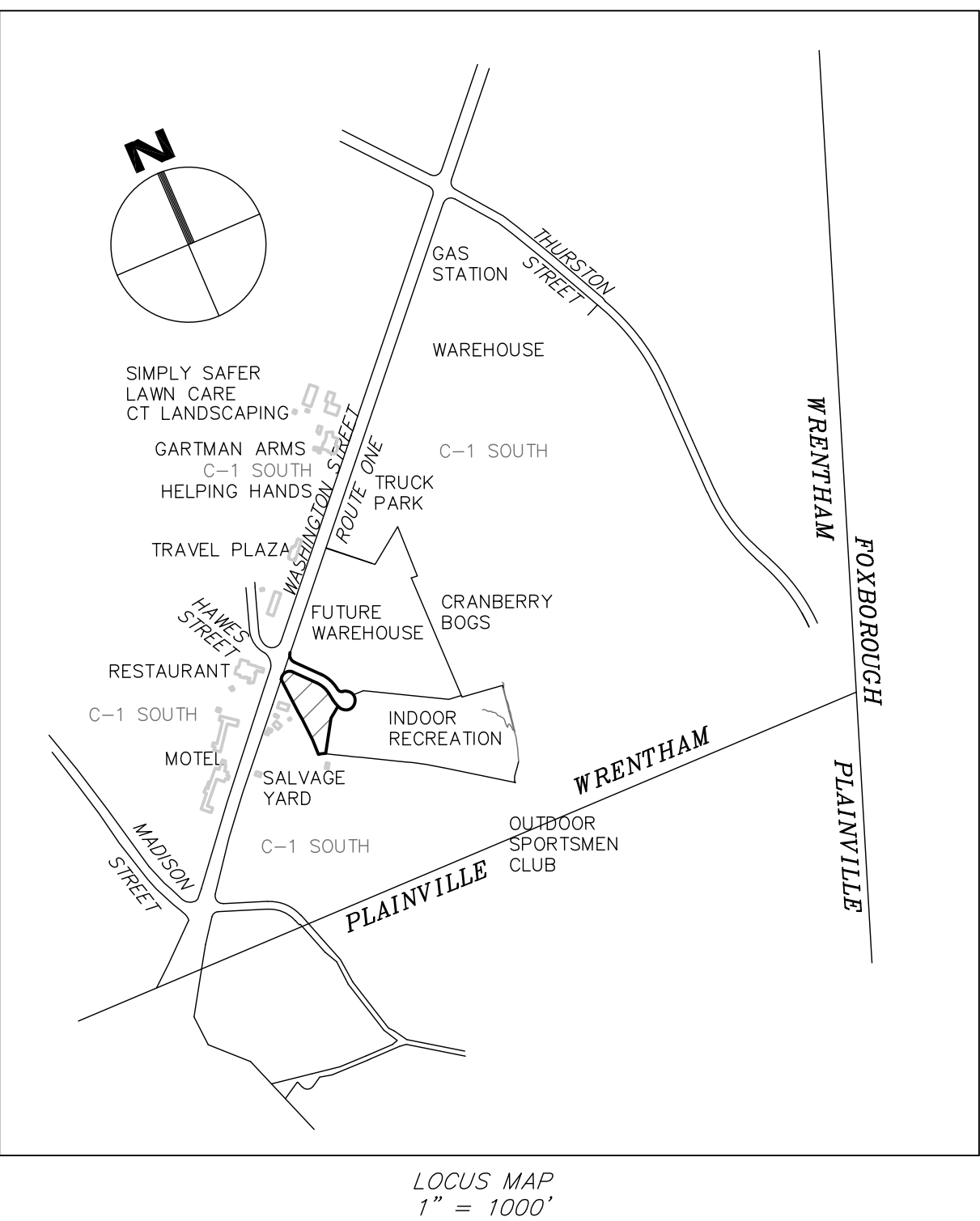


- REDUCTIONS REQUESTED BY SPECIAL PERMIT
- Zoning Bylaw 390-6.1.9: FRONT YARD REDUCED TO 50'/SIDE YARD REDUCED TO 25'
 - Zoning Bylaw 390-6.4.B.9(i): 26% SHADING WHERE 50% PARKING SHADING IS REQUIRED
 - Zoning Bylaw 390-18.5.D.2: ON PREMISE SIGN GREATER THAN 10 SF

RECEIVED
06/21/23
Planning Dept
Exhibit # 5



SITE DEVELOPMENT
PLAN OF LAND
10 Commerce Boulevard
Wrentham, MA

APRIL 19, 2023 SCALE: AS NOTED

CIVIL ENGINEER
BAY COLONY GROUP, Inc.
FOUR SCHOOL STREET, P.O. BOX 9136
FOXBOROUGH, MA 02035
(508) 543-3939

ARCHITECT
NDA ARCHITECTS
100 FOXBOROUGH BOULEVARD
FOXBOROUGH, MA 02035
(508) 620-9705

LANDSCAPE ARCHITECT
RADNER DESIGN ASSOCIATES
3 ALLIED DRIVE, SUITE 203
DEDHAM, MA 02026
(508) 736-6144

PROJECT:
10 Commerce Blvd
Wrentham,
Massachusetts

OWNER:
WBH, LLC
320 SOUTH STREET
PLAINVILLE, MA 02762

APPLICANT:
EDGEWOOD
DEVELOPMENT
COMPANY, LLC
320 SOUTH STREET
PLAINVILLE, MA 02762

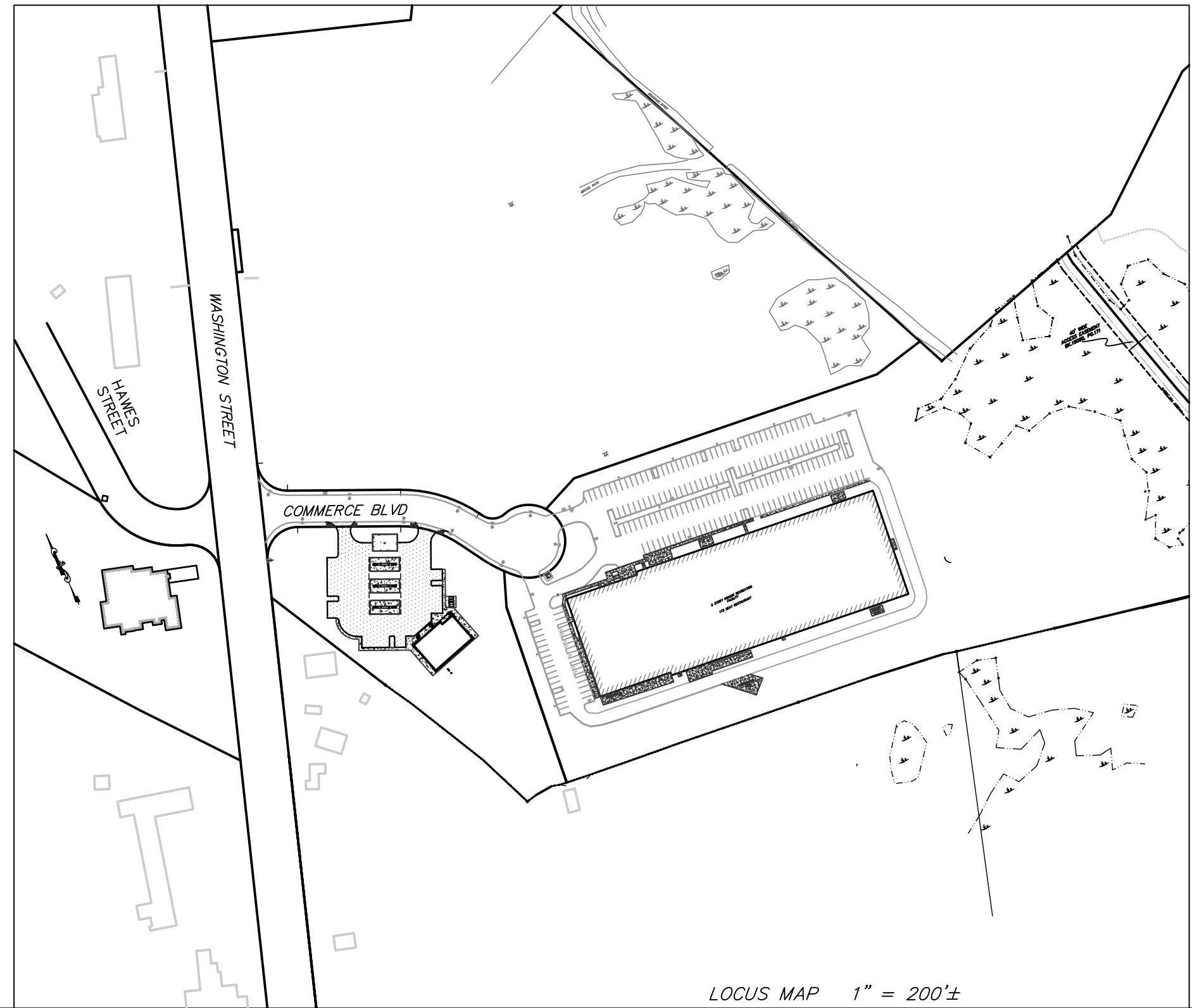
Bay Colony Group, Inc.
Professional Civil Engineers &
Professional Land Surveyors

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

DATE APPROVED: _____
DATE ENDORSED: _____
WRENTHAM PLANNING BOARD

I HEREBY CERTIFY THAT 20 DAYS HAVE
ELAPSED SINCE PLANNING BOARD
APPROVAL AND THAT NO APPEAL HAS
BEEN FILED IN THIS OFFICE.

DATE _____ WRENTHAM TOWN CLERK

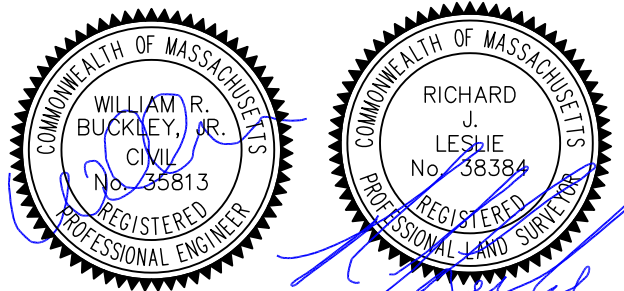


ASSESSORS REF: MAP O-6, BLOCK 4, LOT 6

ZONING: C-2

SHEET NO.	DESCRIPTION	LAST REVISED
SHEET 0.0	COVER SHEET	4-19-2023
SHEET 1.0	LEGEND & GENERAL NOTES	4-19-2023
SHEET 2.0	EXISTING CONDITIONS PLAN	4-19-2023
SHEET 3.0	LAYOUT & GRADING PLAN	4-19-2023
SHEET 4.0	DRAINAGE & UTILITY PLAN	4-19-2023
SHEET 5.1	DETAILS	4-19-2023
SHEET 5.2	DETAILS	4-19-2023
SHEET 5.3	DETAILS	4-19-2023
SHEET 5.4	DETAILS	4-19-2023
SHEET 6.1	SWPPP & SNOW STORAGE PLAN	4-19-2023
SHEET 6.2	SWPPP & SNOW STORAGE PLAN	4-19-2023
SHEET 7.0	CERTIFICATE OF ACTION	NOT INCLUDED
PLANS BY OTHERS		
LANDSCAPE ARCHITECT		
SHEET L0.0	NOTES & DETAILS	4-19-2023
SHEET L1.0	LANDSCAPE PLAN - SHADING CALCULATION	4-19-2023
SHEET L1.1	LANDSCAPE PLAN - LANDSCAPE AREA CALCULATION	4-19-2023
SHEET L1.2	SIGHT LIGHTING PHOTOMETRIC PLAN	4-19-2023
SHEET L2.0	PLANTING PLAN	4-19-2023
ARCHITECT		
SHEET A-1	FLOOR PLAN	4-19-2023
SHEET A-2	BUILDING RENDERING	4-19-2023
SHEET A-3	BUILDING RENDERING	4-19-2023
SHEET A-4	BUILDING RENDERING	4-19-2023
SHEET A-5	BUILDING RENDERING	4-19-2023
SHEET A-6	BUILDING RENDERING	4-19-2023

THE LAST REVISED DATE FOR PLANS IN THIS SET IS: 4-19-2023



DRAWING TITLE

Cover Sheet

SCALE: NTS

APRIL 19, 2023

SHEET NUMBER


21-0219F

CV

GENERAL NOTES





















- TOPOGRAPHICAL INFORMATION OBTAINED FROM AN ON THE GROUND SURVEY BY THIS OFFICE IN JUNE–JULY 2017.
- THERE ARE NO RESOURCE AREAS AS LISTED UNDER THE WETLANDS PROTECTION ACT WITHIN 200’ OF THE PROJECT.
- UNDERGROUND UTILITIES ARE SHOWN HEREON AS COMPILED FROM RECORD PLANS AND VISIBLE UTILITY STRUCTURES. BAY COLONY GROUP DOES NOTE WARRANT THE ACTUAL DEPTH AND LOCATIONS OF ANY UTILITIES SHOWN HEREON. CONTACT DIGSAFE AT 1–800–322–4844 AT LEAST 72 HOURS, SATURDAYS, SUNDAYS AND HOLIDAYS EXCLUDED, PRIOR TO EXCAVATING AT ANY LOCATION. A COPY OF THE DIGSAFE PROJECT REFERENCE NUMBER(S) SHALL BE GIVEN TO THE OWNER PRIOR TO EXCAVATION.
- WHERE AN EXISTING UNDERGROUND UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, THE LOCATION, ELEVATION AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED TO THE ENGINEER IMMEDIATELY.
- TEST PITS TO LOCATED EXISTING UTILITIES MAY BE ORDERED BY THE ENGINEER.
- THE CONTRACTOR SHALL MAKE ALL ARRANGEMENTS FOR THE ALTERATION AND ADJUSTMENT OF GAS, ELECTRIC, TELEPHONE AND ANY OTHER PRIVATE UTILITIES BY THE RESPECTIVE COMPANIES.
- AREAS OUTSIDE THE LIMITS OF THE PROPOSED WORK DISTURBED BY THE CONTRACTOR’S OPERATIONS SHALL BE RESTORED BY THE CONTRACTOR TO THEIR ORIGINAL CONDITIONS AT THE CONTRACTOR’S EXPENSE.
- STONE WALLS, FENCES, MAIL BOXES, SIGNS, CURBS, LIGHT POLES ETC.. SHALL BE REMOVED AND REPLACED AS NECESSARY TO PERFORM THE WORK.
- ALL PAVEMENT DISTURBED BY THE CONTRACTOR’S OPERATIONS SHALL BE REPLACED IN ACCORDANCE WITH THE SPECIFICATIONS AND AS SHOWN ON THE DRAWINGS.
- CONTRACTOR SHALL NOT STORE ANY EQUIPMENT, MATERIALS, SUPPLIES ON DRAINAGE STRUCTURES OR WITHIN 100 FEET OF WETLANDS.
- OPENINGS FOR PIPE IN PRECAST CONCRETE STRUCTURES SHALL BE CAST IN THE REQUIRED LOCATIONS DURING MANHOLE MANUFACTURE. FIELD CUT OPENINGS WILL NOT BE PERMITTED UNLESS APPROVED BY THE ENGINEER.
- IN PAVED AND GRAVEL AREAS THE TOP OF THE STRUCTURE COVERS SHALL BE SET FLUSH WITH THE PAVED SURFACE. IN CROSS–COUNTRY AREAS THE TOP OF THE COVER SHALL EXTEND 6 INCHES ABOVE FINISHED GRADE, OR AS SHOWN ON THE DRAWINGS, OR AS DIRECTED BY THE ENGINEER.
- THE TERM “PROPOSED” (PROP or PR–) SHALL BE UNDERSTOOD TO MEAN WORK TO BE CONSTRUCTED USING NEW MATERIALS OR, WHERE APPLICABLE, RE–USING EXISTING MATERIALS IDENTIFIED ON THE PLAN AS R&R (REMOVE AND RESET).
- THIS PLAN IS SUBJECT TO A CERTIFICATE OF ACTION DATED xxxxxx ISSUED BY THE TOWN OF WRENTHAM PLANNING BOARD, AN APPROVAL FROM THE WRENTHAM BOARD OF HEALTH DATED XXXX., THOSE DOCUMENTS SHALL BE CONSIDERED PART OF THIS PLAN.

PAVEMENT MARKINGS

















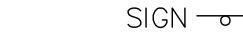

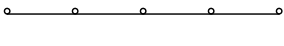
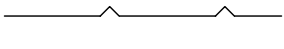
SWL	SWL – SOLID WHITE LINE – 6” STATE HIGHWAY, 4” LOCAL STREETS
SYL	SYL – SOLID YELLOW LINE – 6” STATE HIGHWAY, 4” LOCAL STREETS
DWL	DWL – DOTTED WHITE LINE – 6” (2’ STRIPE w/4’ GAP) STATE HIGHWAY DOTTED WHITE LINE – 4” (2’ STRIPE w/4’ GAP) LOCAL STREETS
WLDL	WHITE LANE DELINEATION LINE – 6” (3’ STRIPE w/9’ GAP) STATE HIGHWAY WHITE LANE DELINEATION LINE – 4” (3’ STRIPE w/9’ GAP) LOCAL STREETS
DDYL	DOUBLE DOTTED YELLOW LINE – 6” (2’ STRIPE w/4’ GAP) STATE HIGHWAY DOUBLE DOTTED YELLOW LINE – 4” (2’ STRIPE w/4’ GAP) LOCAL STREETS
BWLL	BROKEN WHITE LANE LINE – 6” (10’ STRIPE w/30’ GAP) STATE HIGHWAY BROKEN WHITE LANE LINE – 4” (10’ STRIPE w/30’ GAP) LOCAL STREETS
SWLL	SOLID WHITE LANE LINE – 6” STATE HIGHWAY, 4” LOCAL STREETS
SWEL	SOLID WHITE EDGE LINE – 6” STATE HIGHWAY, 4” LOCAL STREETS
SWGL	SOLID WHITE GORE LINE – 12”
SYEL	SOLID YELLOW EDGE LINE – 6” STATE HIGHWAY, 4” LOCAL STREETS
SYGL	SOLID YELLOW GORE LINE – 12”
DYL	DOUBLE YELLOW LINE – 2–6” LINES STATE HIGHWAY DOUBLE YELLOW LINE – 2–4” LINES LOCAL STREETS
	PAVEMENT ARROW AND LEGEND

SYMBOLS & LEGEND

EXISTING

n.t.s.	–	NOT TO SCALE
T.B.M.	–	TEMPORARY BENCH MARK
□	–	BOUND (TYPE NOTED)
	–	STAKE & STONE
DH 	–	DRILL HOLE
IP 	–	IRON PIPE/PIN
▣MHB	–	MASS HIGHWAY BOUND
△ s/n	–	STAKE & NAIL
(fd)	–	FOUND
(set)	–	SET IN PLACE
	–	UTILITY POLE
UPLP	–	UTILITY POLE/LIGHT POLE
UP	–	UTILITY POLE
	–	WELL
n/f	–	NOW OR FORMERLY
	–	TREE (SIZE NOTED)
(rec)	–	RECORD
	–	DRAIN MANHOLE
	–	TELEPHONE MANHOLE
	–	ELECTRIC MANHOLE
	–	SEWER MANHOLE
□	–	CATCH BASIN
WG 	–	WATER GATE
WS 	–	WATER SERVICE
GG 	–	GAS GATE
	–	EXISTING HYDRANT
SGC	–	SLOPED GRANITE CURBING
VGC	–	VERTICAL GRANITE CURBING
PVC	–	POLYVINYL CHLORIDE PIPE
CMP	–	CORRUGATED METAL PIPE
VCP	–	VITREOUS CLAY PIPE
CLF	–	CHAIN LINK FENCE
OHW	–	OVERHEAD WIRE
SIGN 	–	SIGN (SIZE & TYPE NOTED)
TP 	–	TEST PIT
— D —	–	DRAIN PIPE (SIZE & TYPE NOTED)
— S —	–	SEWER PIPE (SIZE & TYPE NOTED)
— E —	–	ELECTRIC DUCT (SIZE & TYPE NOTED)
— G —	–	GAS MAIN (SIZE & TYPE NOTED)
— W —	–	WATER MAIN (SIZE & TYPE NOTED)
— T —	–	TELEPHONE DUCT
○○○○○○○○	–	STONE WALL
	–	EDGE OF TREELINE
	–	GUARD–RAIL (TYPE NOTED)
	–	RAILROAD TRACKS
	–	RETAINING WALL (SIZE & TYPE NOTED)
—x—x—x—x—x—	–	BARBED WIRE FENCE
—□—□—□—□—	–	STOCKADE FENCE
—○—○—○—○—○—	–	CHAIN–LINK FENCE

PROPOSED

n.t.s.	–	NOT TO SCALE
T.B.M.	–	TEMPORARY BENCH MARK
□	–	CONCRETE BOUND (UNLESS NOTED)
	–	STAKE & STONE
DH 	–	DRILL HOLE
IP 	–	IRON PIPE/PIN
▣MHB	–	MASS HIGHWAY BOUND
△ s/n	–	STAKE & NAIL
(fd)	–	FOUND
(set)	–	SET IN PLACE
	–	UTILITY POLE
UPLP	–	UTILITY POLE/LIGHT POLE
UP	–	UTILITY POLE
	–	WELL
n/f	–	NOW OR FORMERLY
	–	TREE (SIZE NOTED)
	–	CABLE MANHOLE
	–	DRAIN MANHOLE
	–	TELEPHONE MANHOLE
	–	ELECTRIC MANHOLE
	–	SEWER MANHOLE
	–	CATCH BASIN OR AREA DRAIN
WG 	–	WATER GATE
WS 	–	WATER SERVICE
GG 	–	GAS GATE
	–	PROPOSED HYDRANT
AD	–	AREA DRAIN (NYOPLAST/ADS)
CB	–	CATCH BASIN
HMA	–	HOT MIX ASPHALT
MB	–	MONOLITHIC BITUMINOUS CURBING
MCC	–	MONOLITHIC CONCRETE CURBING
VGC	–	VERTICAL GRANITE CURBING
VCC	–	VERTICAL CONCRETE CURBING
CMP	–	CORRUGATED METAL PIPE
PIV	–	POST INDICATOR VALVE
PVC	–	POLYVINYL CHLORIDE PIPE
CLF	–	CHAIN LINK FENCE
OHW	–	OVERHEAD WIRE
RDMH	–	ROOF DRAIN MANHOLE (NYOPLAST)
R&R	–	REMOVE AND RE–USE
R&S	–	REMOVE AND STACK
SIGN 	–	SIGN (SIZE & TYPE NOTED)
— D —	–	DRAIN PIPE (SIZE & TYPE NOTED)
—D(R)—	–	DRAIN PIPE – ROOF (SIZE & TYPE NOTED)
— S —	–	SEWER PIPE (SIZE & TYPE NOTED)
— E —	–	ELECTRIC DUCT (SIZE & TYPE NOTED)
— GAS —	–	GAS MAIN (SIZE & TYPE NOTED)
— W —	–	WATER MAIN (SIZE & TYPE NOTED)
— T —	–	TELEPHONE DUCT
○○○○○○○○	–	STONE WALL
	–	EDGE OF TREELINE
	–	GUARD–RAIL (TYPE NOTED)
	–	RETAINING WALL (SIZE & TYPE NOTED)
—x—x—x—x—x—	–	BARBED WIRE FENCE
—□—□—□—□—	–	STOCKADE FENCE
—○—○—○—○—○—	–	CHAIN–LINK FENCE

PROJECT:

10 Commerce Blvd
Wrentham,
Massachusetts

OWNER:

WBH, LLC
320 SOUTH STREET
PLAINVILLE, MA 02762

APPLICANT:

EDGEWOOD
DEVELOPMENT
COMPANY, LLC
320 SOUTH STREET
PLAINVILLE, MA 02762



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

DATE APPROVED: _____
DATE ENDORSED: _____
WRENTHAM PLANNING BOARD

I HEREBY CERTIFY THAT 20 DAYS HAVE
ELAPSED SINCE PLANNING BOARD
APPROVAL AND THAT NO APPEAL HAS
BEEN FILED IN THIS OFFICE.

DATE _____ WRENTHAM TOWN CLERK

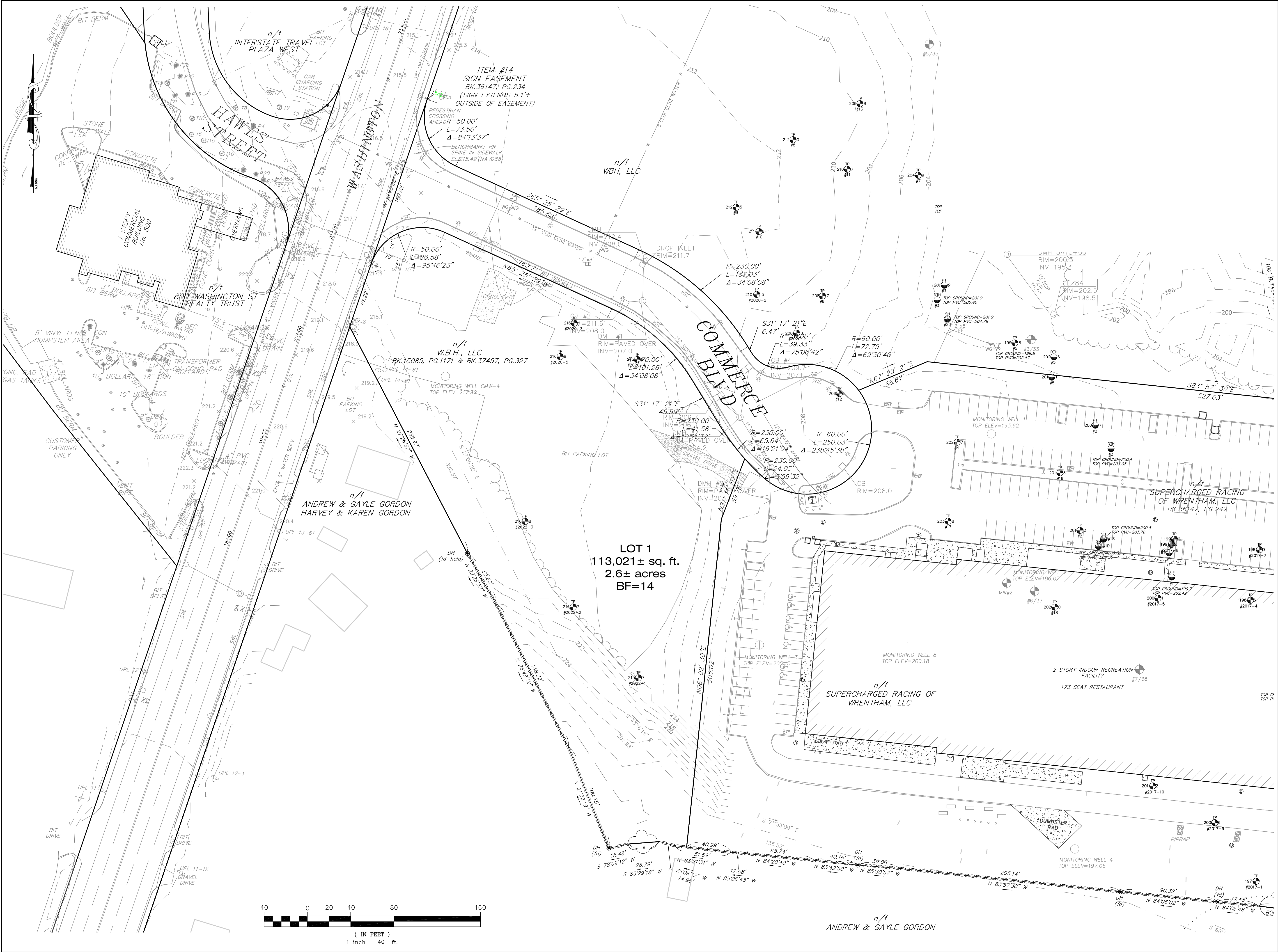
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Legend &
General Notes

SCALE: NTS

APRIL 19, 2023 SHEET NUMBER

21–0219F 1.0




PROJECT:
**10 Commerce Blvd
Wrentham,
Massachusetts**

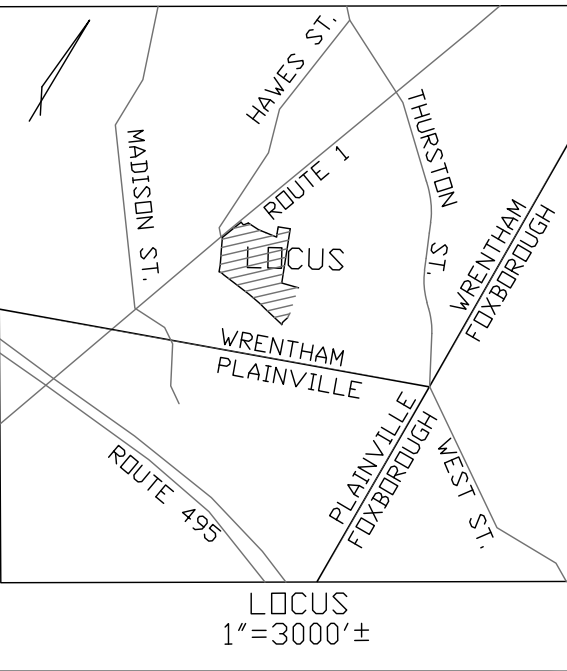
OWNER:
**WBH, LLC
320 SOUTH STREET
PLAINVILLE, MA 02762**

APPLICANT:
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320 SOUTH STREET
PLAINVILLE, MA 02762**




Professional Civil Engineers &
Professional Land Surveyors

FOUR SCHOOL STREET
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STAMP



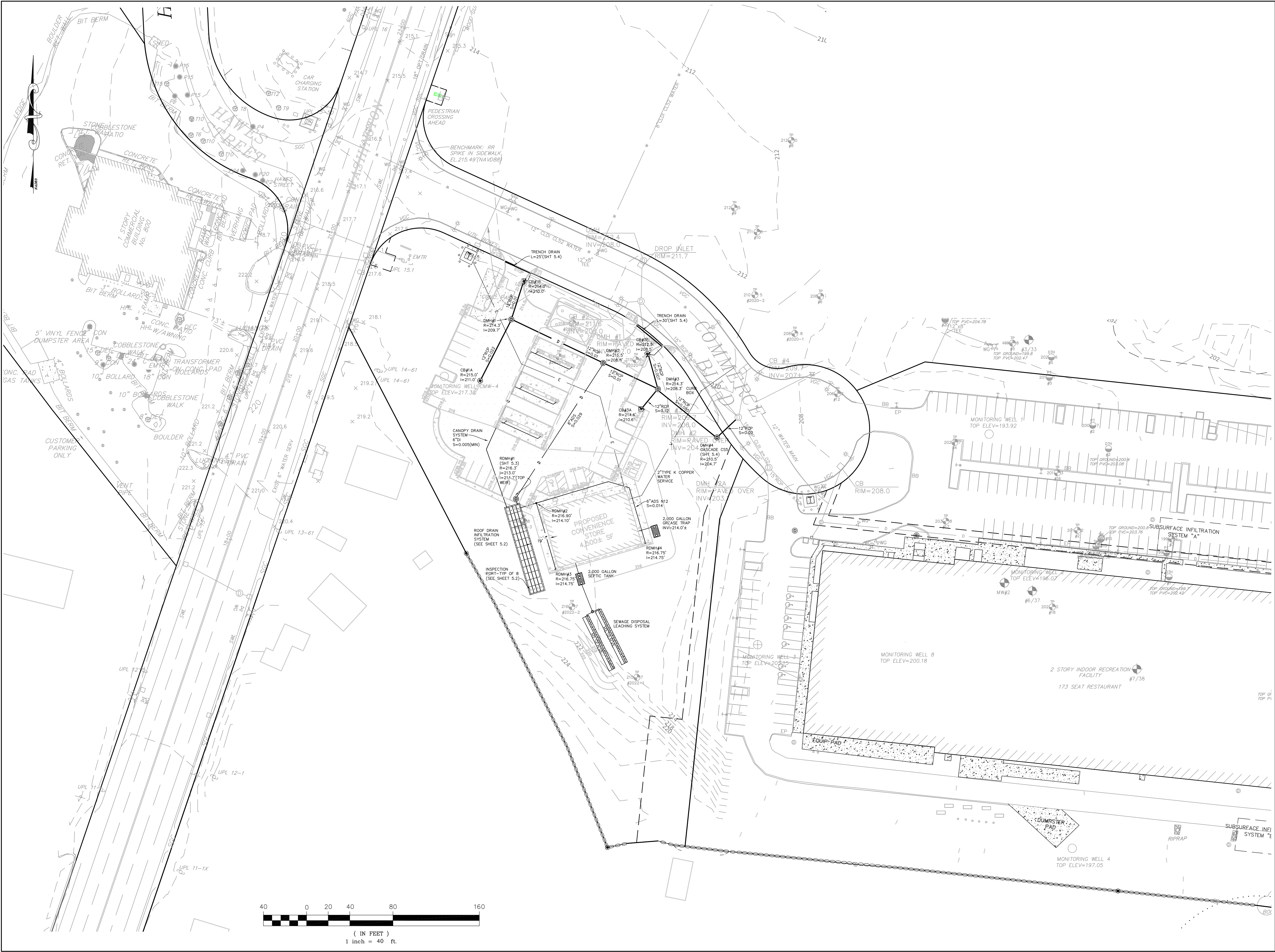
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**EXISTING
CONDITIONS
PLAN**

SCALE: 1"=40'

APRIL 19, 2023 SHEET NUMBER

21-0219A **2.0**



PROJECT:
**10 Commerce Blvd
Wrentham,
Massachusetts**

OWNER:
**WBH, LLC
320 SOUTH STREET
PLAINVILLE, MA 02762**

APPLICANT:
**EDGEWOOD
DEVELOPMENT
COMPANY
320 SOUTH STREET
PLAINVILLE, MA 02762**



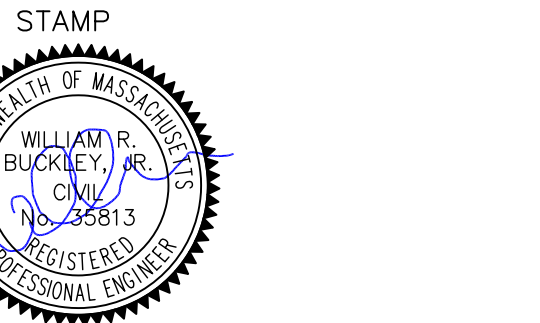
FOUR SCHOOL STREET
P.O. BOX 9136
FOXBOROUGH, MA 02035
508-543-3939

DATE APPROVED: _____
DATE ENDORSED: _____
WRENTHAM PLANNING BOARD

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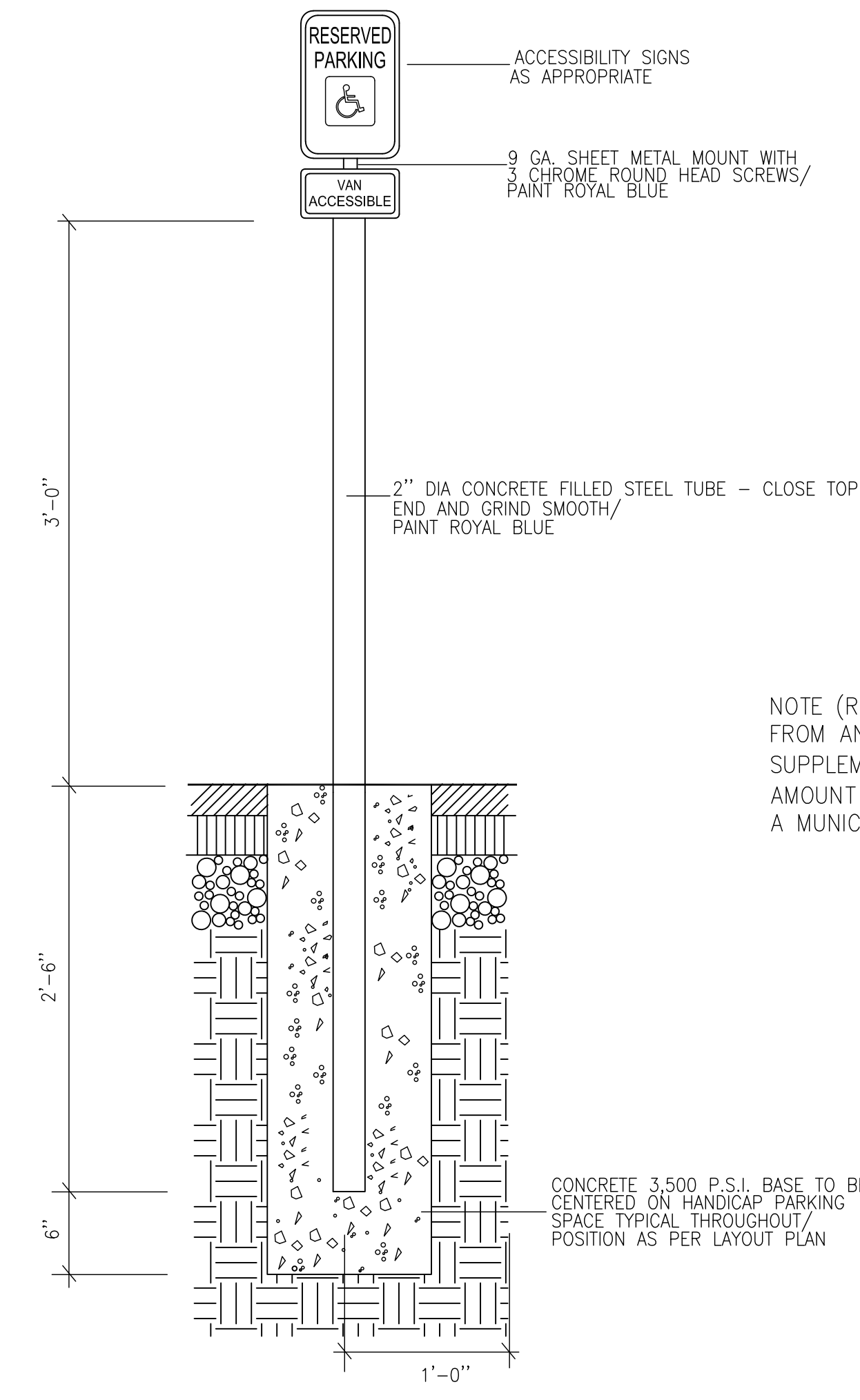
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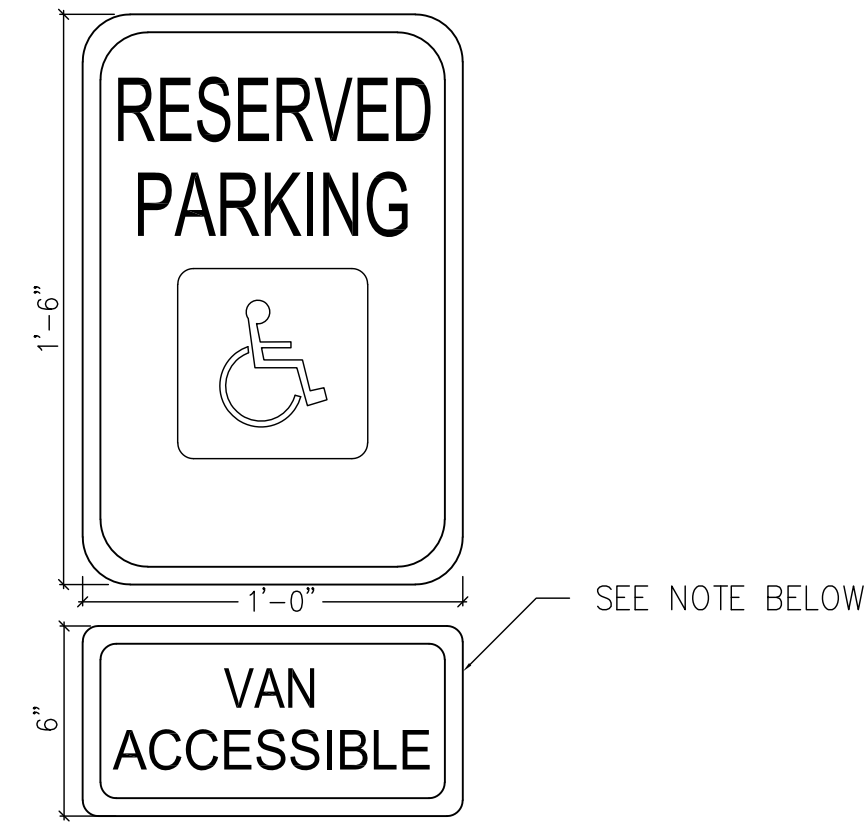
DRAWING TITLE

UTILITY &
DRAINAGE
PLAN

SCALE: 1"=40'
APRIL 19, 2023 SHEET NUMBER
21-0219F 4.0

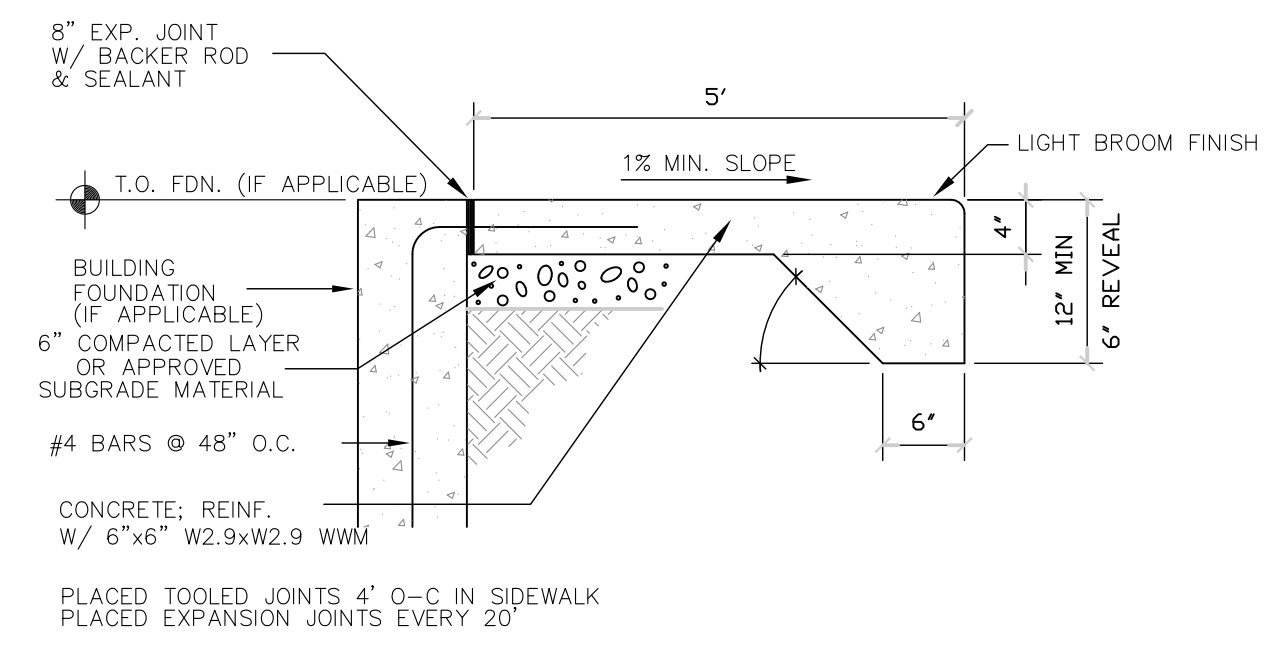


HANDICAP PARKING SIGN + BOLLARD
NTS

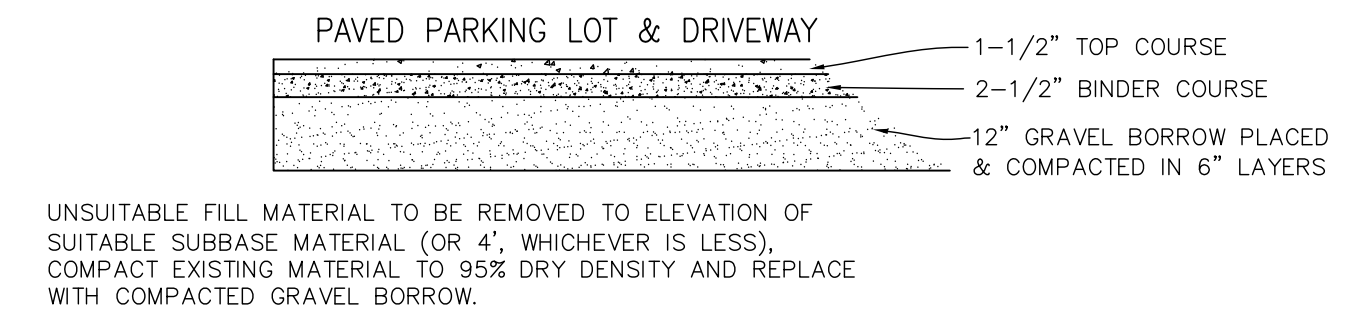


NOTE (R7-8 SIGN): THIS IS A STANDARD SIGN AND MAY BE ORDERED FROM ANY TRAFFIC SIGN SUPPLIER BY NUMBER. THE SIGN MUST BE SUPPLEMENTED WITH A "VAN ACCESSIBLE" SIGN AS APPLICABLE AND/OR AMOUNT OF THE FINE FOR ILLEGALLY PARKING IN THE RESERVED SPACE(S) A MUNICIPALITY MAY IMPOSE. CONFIRM WITH LOCAL REGULATIONS.

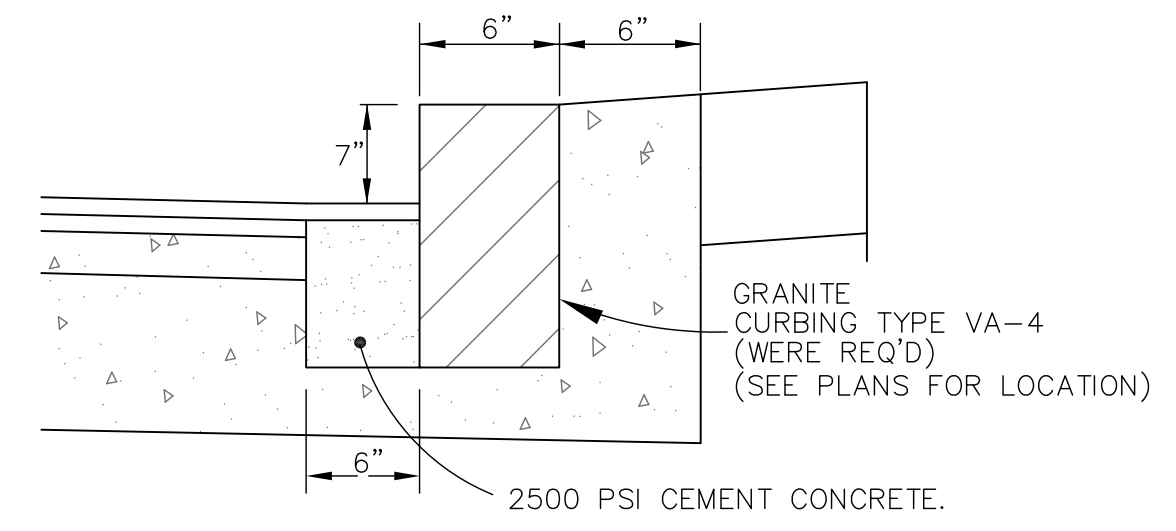
ACCESSIBILITY SIGN



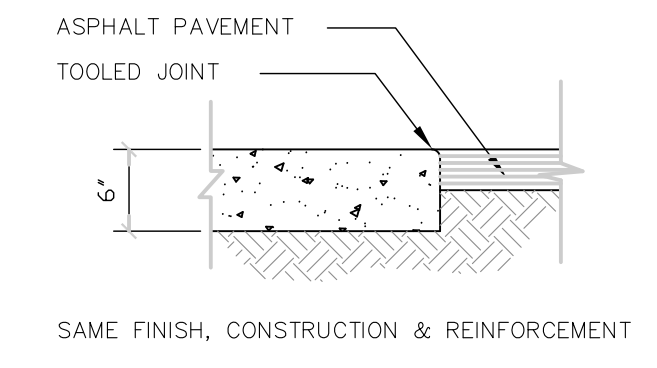
CONCRETE WALK AND PADS
NTS



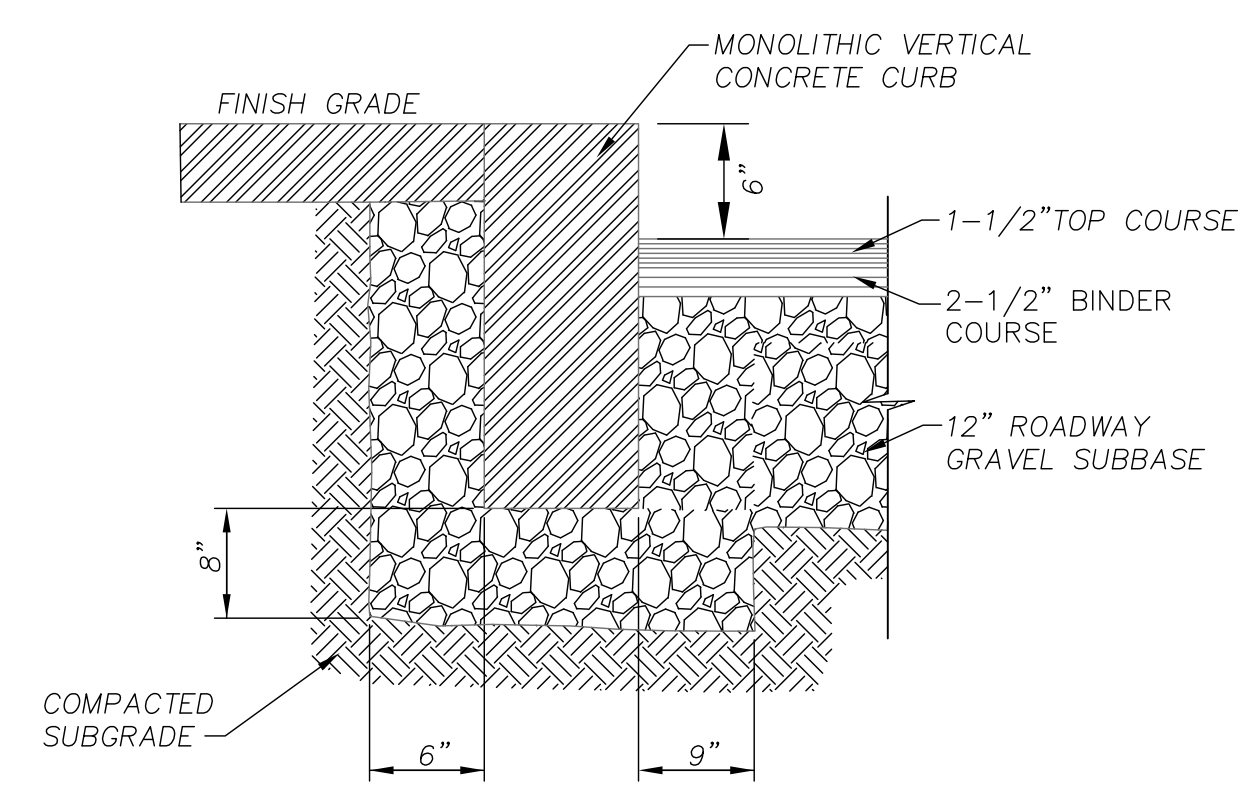
PARKING LOT SECTION
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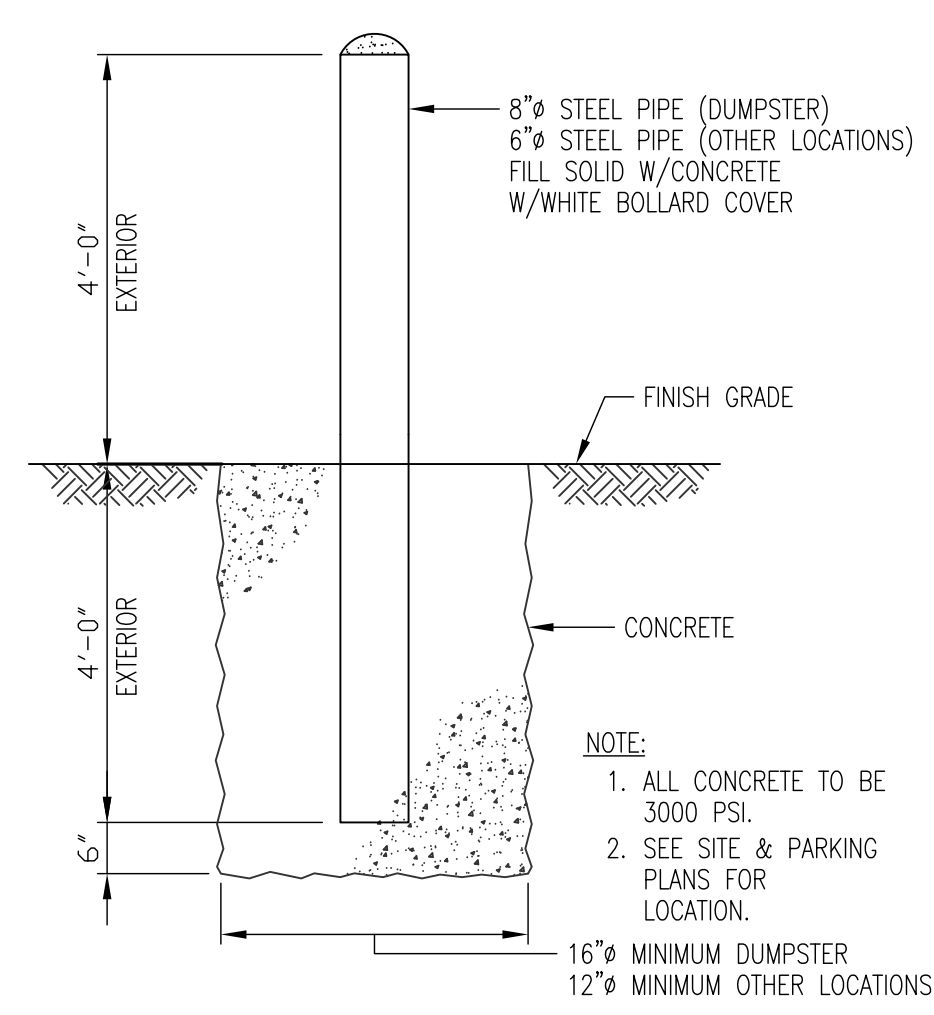
VERTICAL GRANITE CURBING
NTS



CONCRETE PAD
NOT TO SCALE



VERTICAL CONCRETE CURBING AND DRIVEWAY/PARKING LOT SECTION
NTS

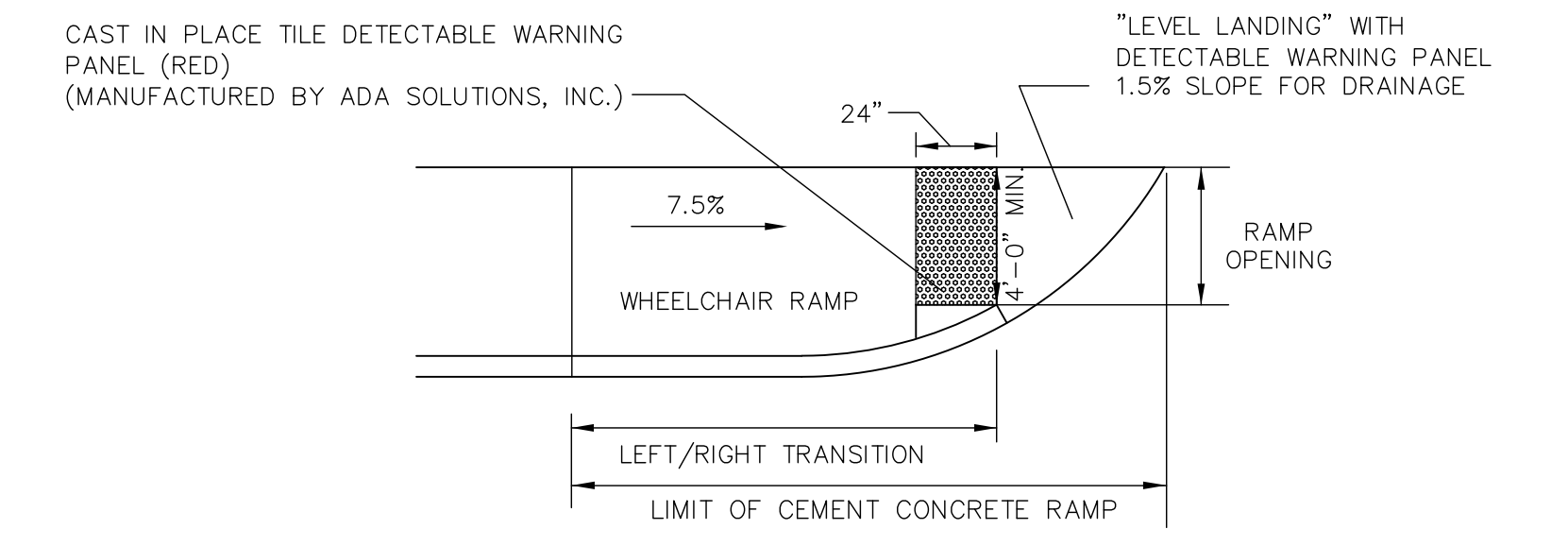
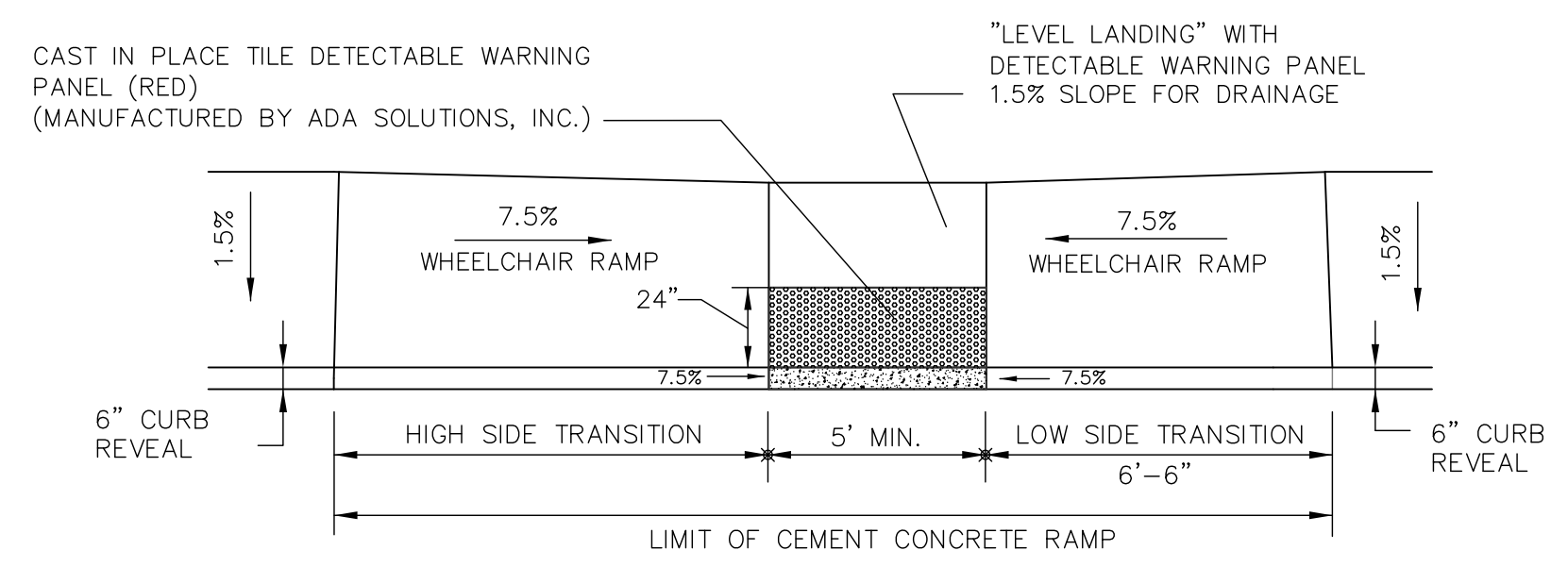


BOLLARD DETAIL
NTS

CURB TRANSITION LENGTHS FOR WHEELCHAIR RAMPS	
ROAD PROFILE GRADE - %	*HIGH SIDE TRANSITION LENGTH
0	6'-6"
>0 => 1	7'-8"
>1 => 2	9'
>2 => 3	11'
>3 => 4	14'
>4	15' MAX

*BASED ON A DESIGN SLOPE OF 7.5% AND A REVEAL OF 6"

WHEEL CHAIR RAMP DETAILS
NTS



PROJECT:

10 Commerce Blvd
Wrentham,
Massachusetts

OWNER:

WBH, LLC
320 SOUTH STREET
PLAINVILLE, MA 02762

APPLICANT:

EDGEWOOD
DEVELOPMENT
COMPANY, LLC
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PLAINVILLE, MA 02762



FOUR SCHOOL STREET
P.O. BOX 9136
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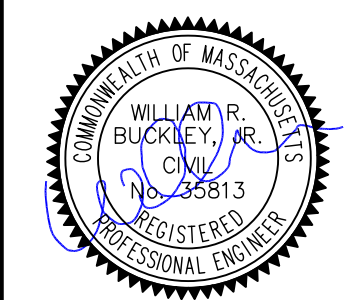
DATE APPROVED: _____
DATE ENDORSED: _____
WRENTHAM PLANNING BOARD

I HEREBY CERTIFY THAT 20 DAYS HAVE ELAPSED SINCE PLANNING BOARD APPROVAL AND THAT NO APPEAL HAS BEEN FILED IN THIS OFFICE.

DATE _____ WRENTHAM TOWN CLERK

DATE	DESCRIPTION

STAMP

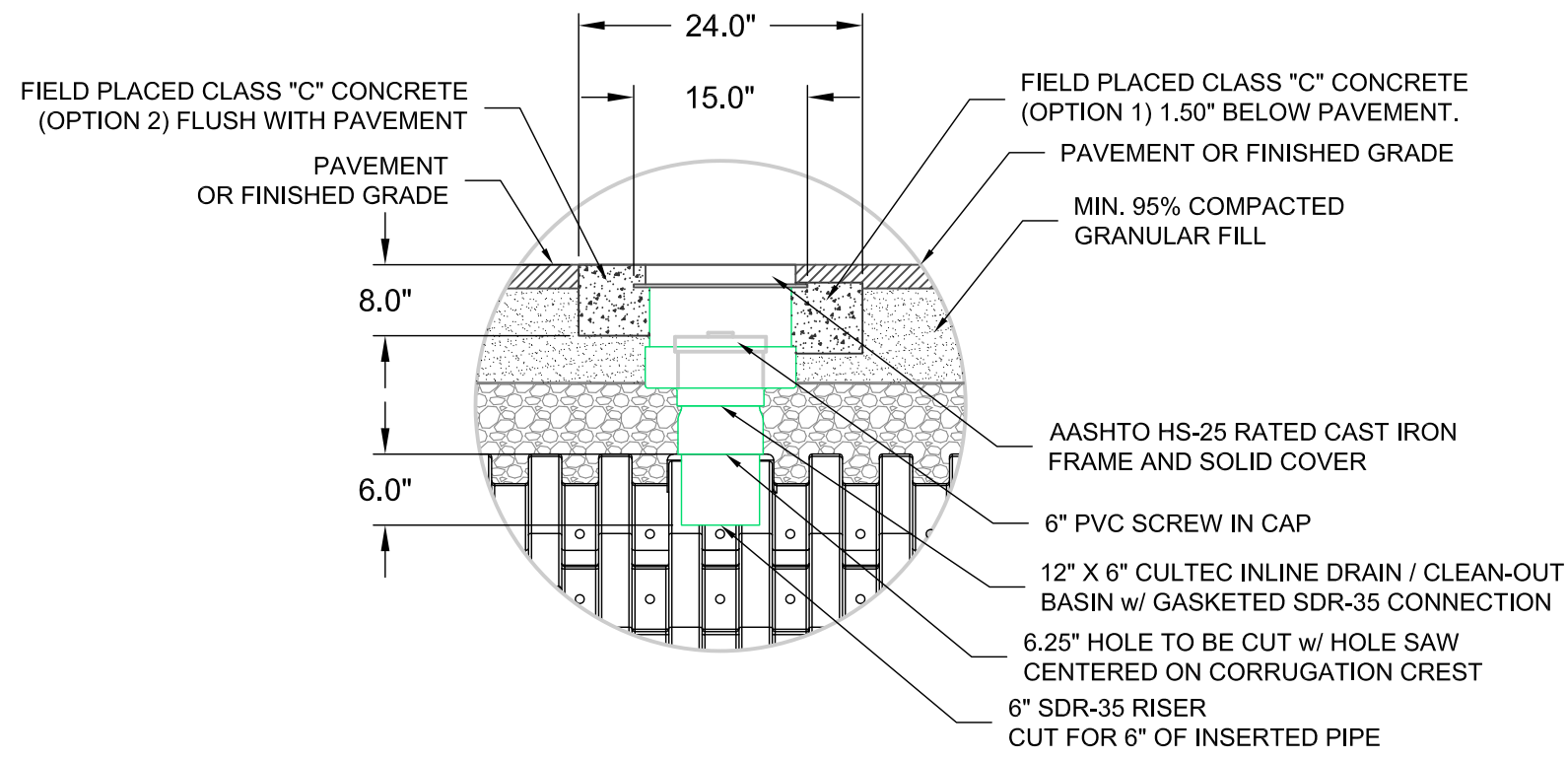


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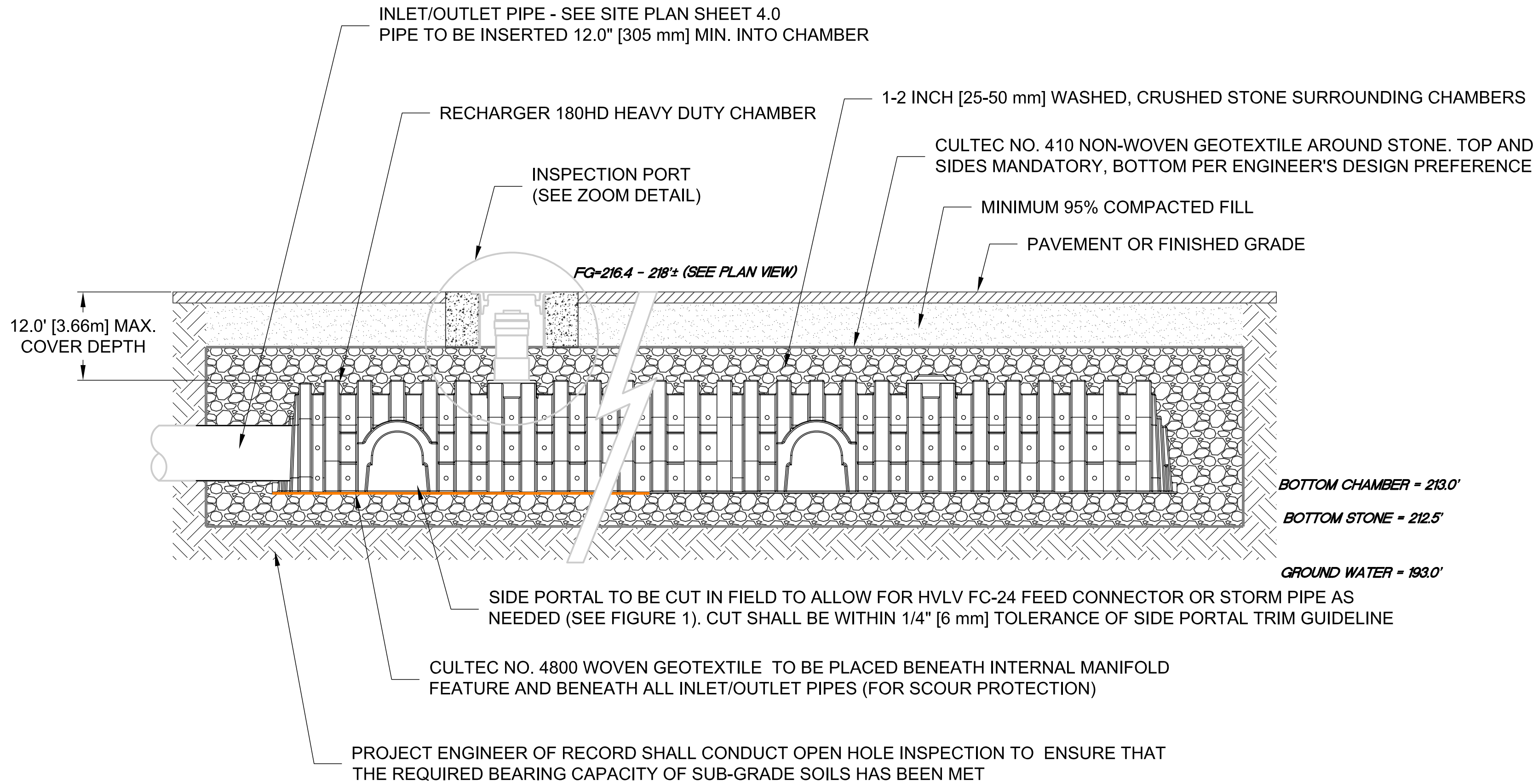
Construction
Details

SCALE: NTS
APRIL 19, 2023 SHEET NUMBER

21-0219F **5.1**

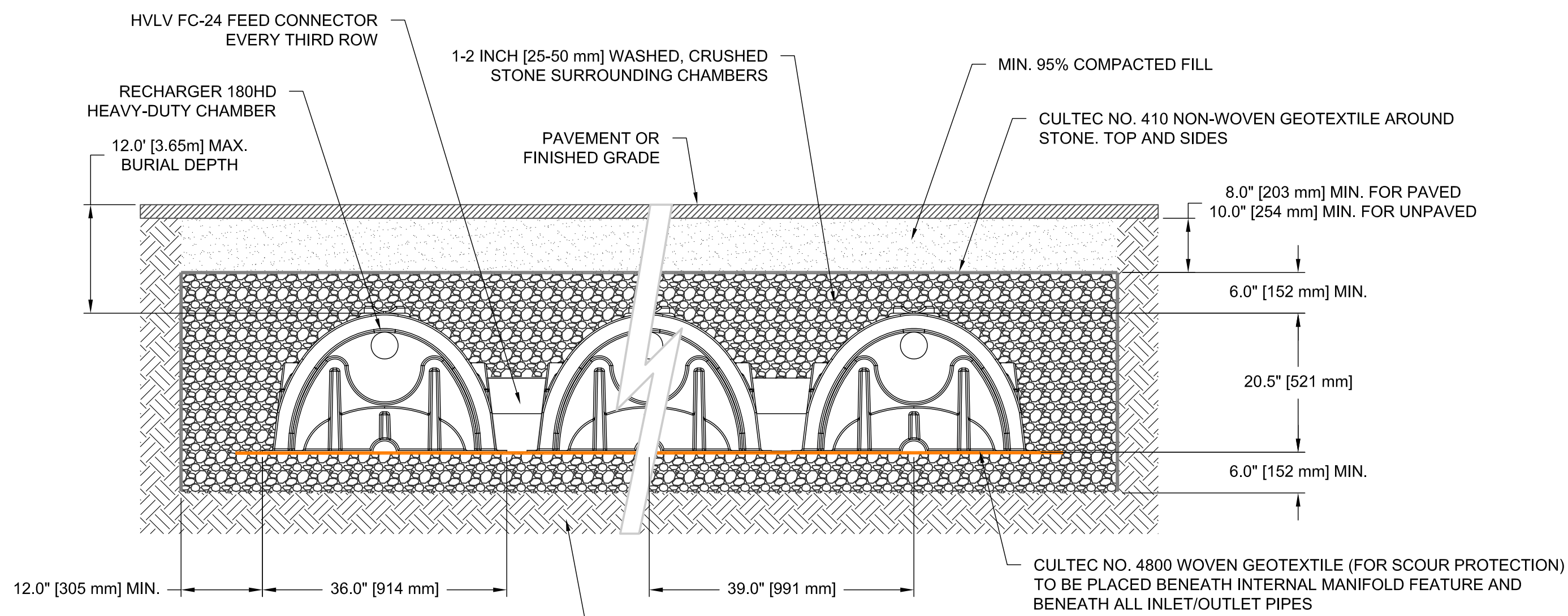


INSPECTION PORT
NTS



CULTEC RECHARGER 180XLHD PROFILE
NTS

SYSTEM WILL BE 4 CHAMBERS WIDE
BY 13 CHAMBERS LONG - SEE SHEET 4.0



CULTEC RECHARGER 180XLHD SECTION
NTS

PROJECT:

10 Commerce Blvd
Wrentham,
Massachusetts

OWNER:

WBH, LLC
320 SOUTH STREET
PLAINVILLE, MA 02762

APPLICANT:

EDGEWOOD
DEVELOPMENT
COMPANY, LLC
320 SOUTH STREET
PLAINVILLE, MA 02762



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

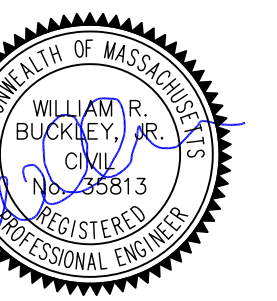
DATE APPROVED: _____
DATE ENDORSED: _____
WRENTHAM PLANNING BOARD

I HEREBY CERTIFY THAT 20 DAYS HAVE ELAPSED SINCE PLANNING BOARD APPROVAL AND THAT NO APPEAL HAS BEEN FILED IN THIS OFFICE.

DATE _____ WRENTHAM TOWN CLERK

DATE	DESCRIPTION

STAMP



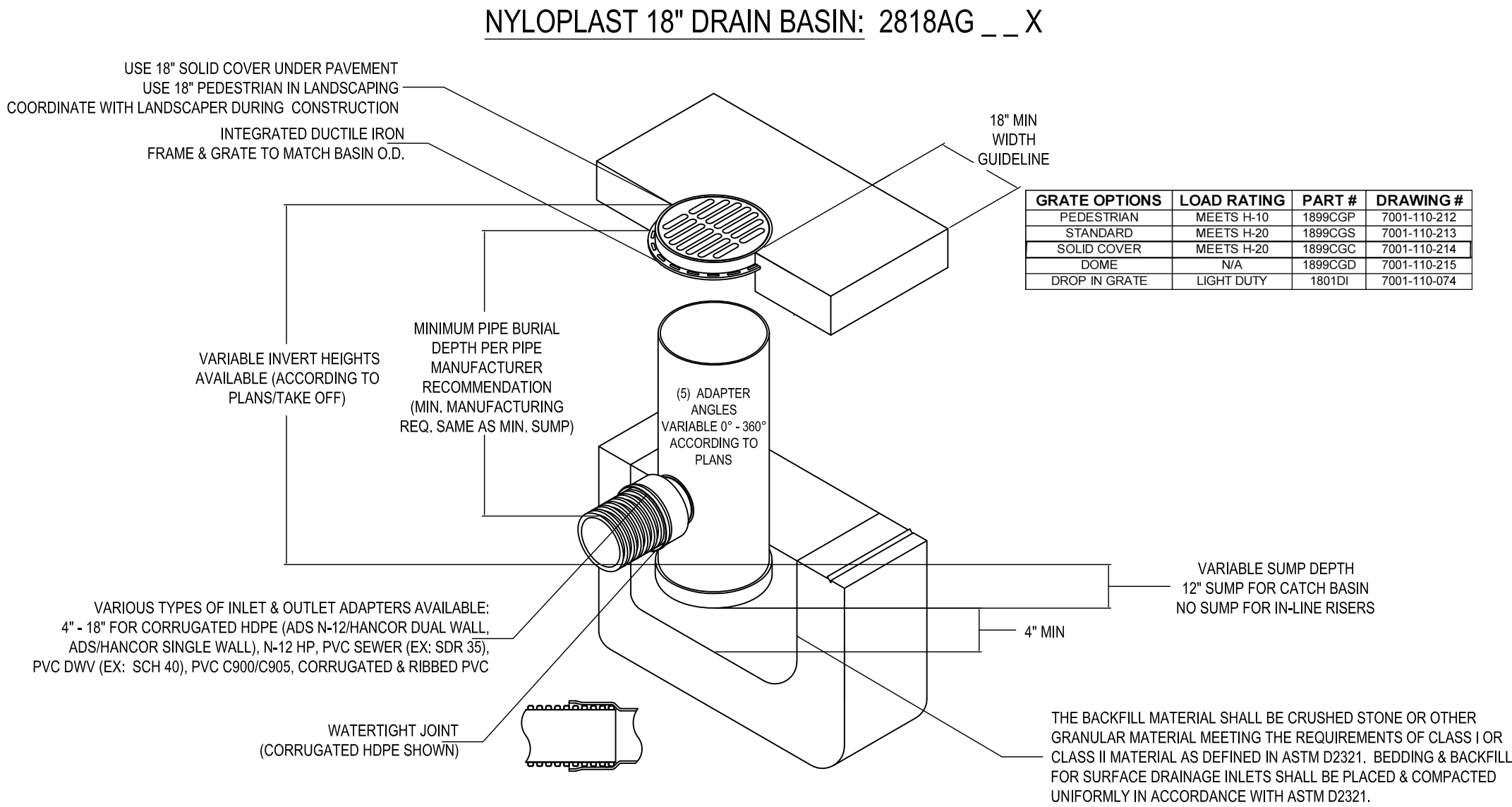
DRAWING TITLE

Construction
Details

SCALE: NTS

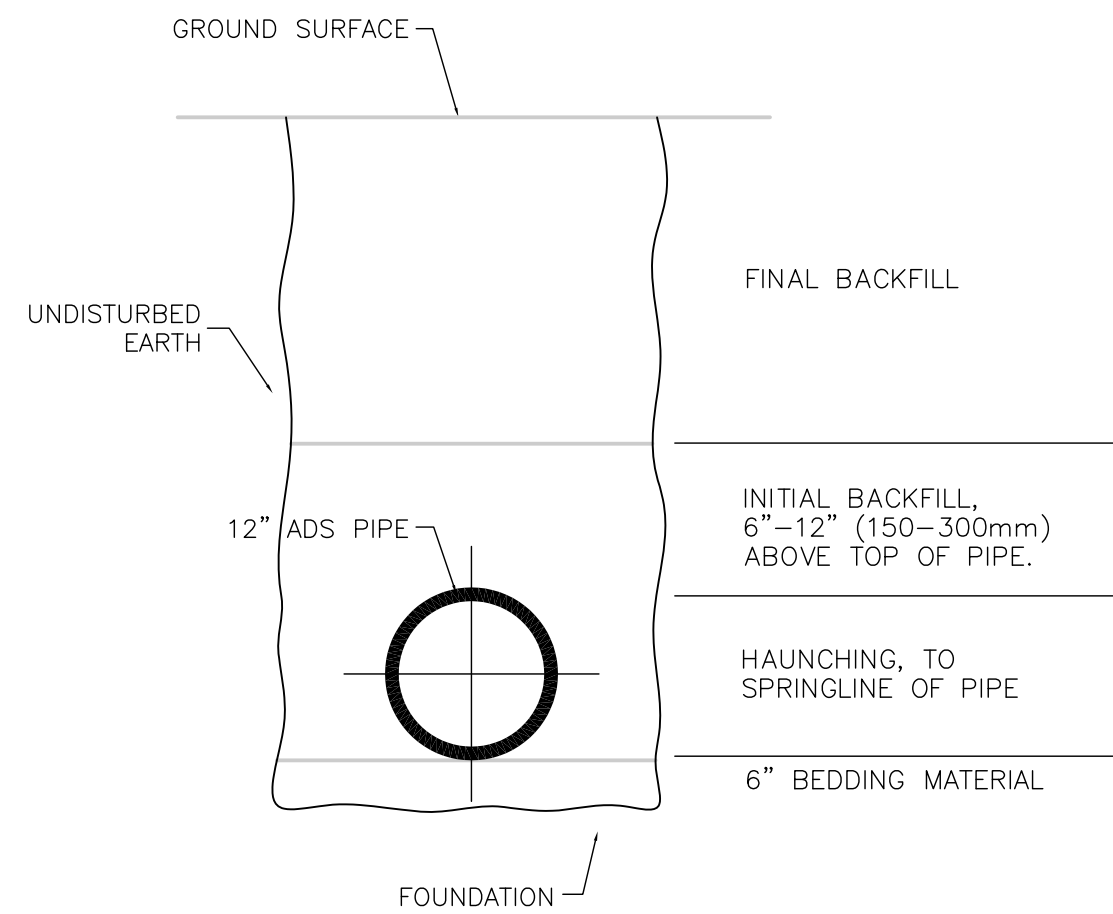
APRIL 19, 2023 SHEET NUMBER

21-0219F 5.2



NYOPLAST RISER INSTALLATION DETAIL

NTS



NOTES:

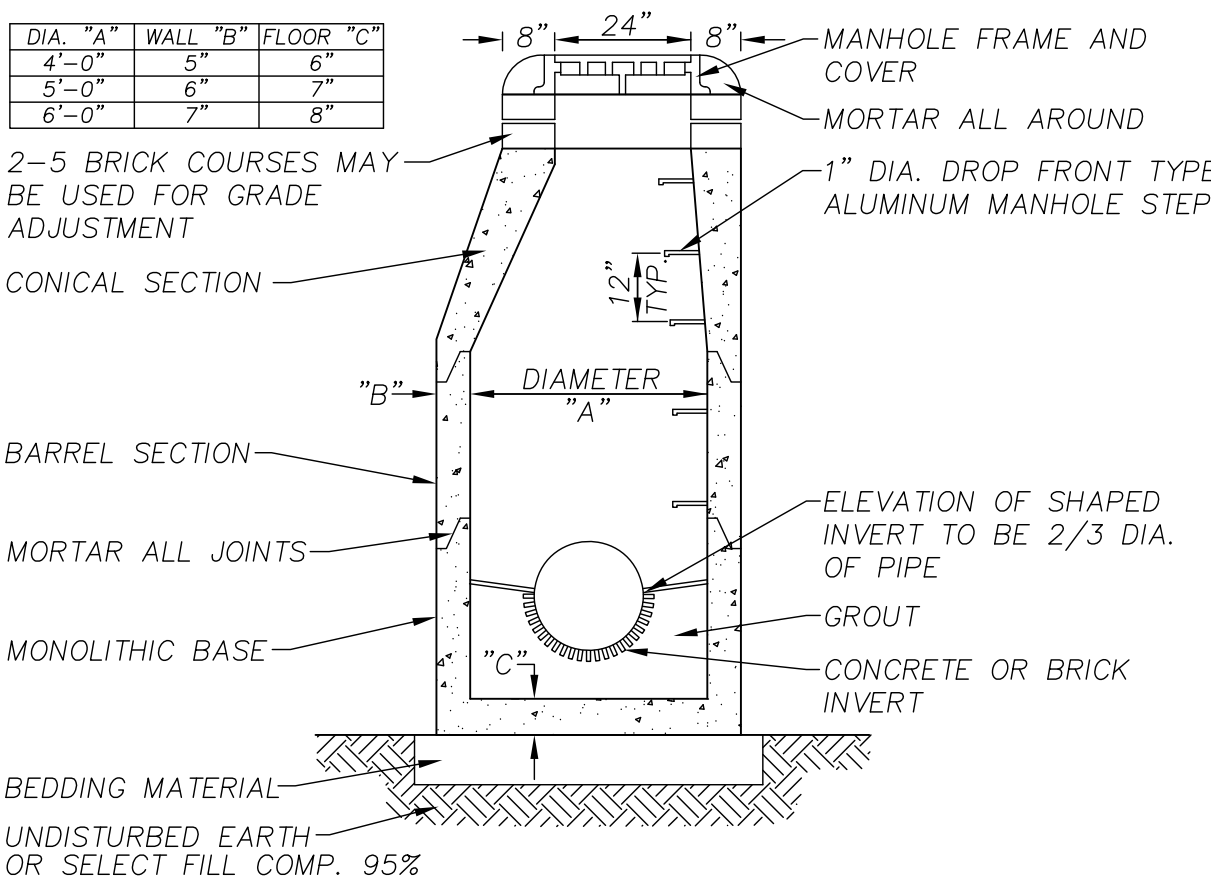
- FOUNDATION: WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH A FOUNDATION OF CLASS I OR II MATERIAL AS DEFINED IN ASTM D2321, "STANDARD PRACTICE FOR INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY-FLOW APPLICATIONS," LATEST EDITION; AS AN ALTERNATIVE AND AT THE DISCRETION OF THE ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A WOVEN GEOTEXTILE FABRIC.
- BEDDING: SUITABLE MATERIAL SHALL BE CLASS I, II OR III AND INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION.
- HAUNCHING AND INITIAL BACKFILL: SUITABLE MATERIAL SHALL BE CLASS I, II OR III AND INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION.
- UNLESS OTHERWISE SPECIFIED BY THE ENGINEER, MINIMUM TRENCH WIDTHS SHALL BE AS FOLLOWS:

NOMINAL Ø in (mm)	MIN. RECOMMENDED TRENCH WIDTH, in (mm)
6 (150)	23 (580)
8 (200)	25 (630)
10 (250)	28 (710)
12 (300)	31 (790)
15 (375)	34 (860)
18 (450)	39 (990)
24 (600)	48 (1220)

SURFACE LIVE LOADING CONDITION	MINIMUM RECOMMENDED COVER, in (mm)
H25 (FLEXIBLE PAVEMENT)	12 (300), 24 (600) FOR 60" (1500) PIPE
H25 (RIGID PAVEMENT)	12 (300), 24 (600) FOR 60" (1500) PIPE
E80 RAILWAY	24 (600)
HEAVY CONSTRUCTION	48 (1200)

*TOP OF PIPE TO BOTTOM OF BITUMINOUS PAVEMENT SECTION

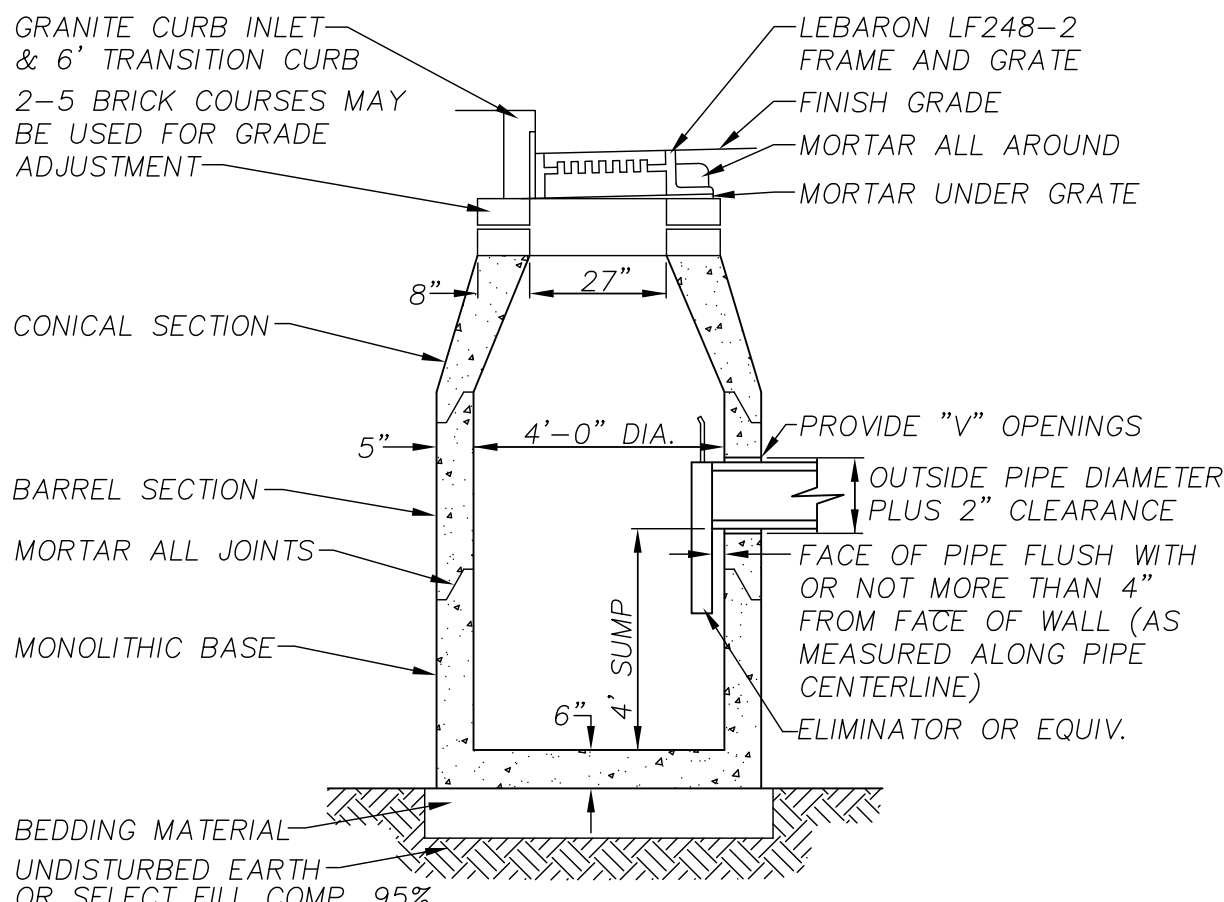
SET FRAME IN BED OF HIGH EARLY STRENGTH CONCRETE PRIOR TO INSTALLATION OF FINISHED COURSE



PRECAST CONCRETE DRAIN MANHOLE

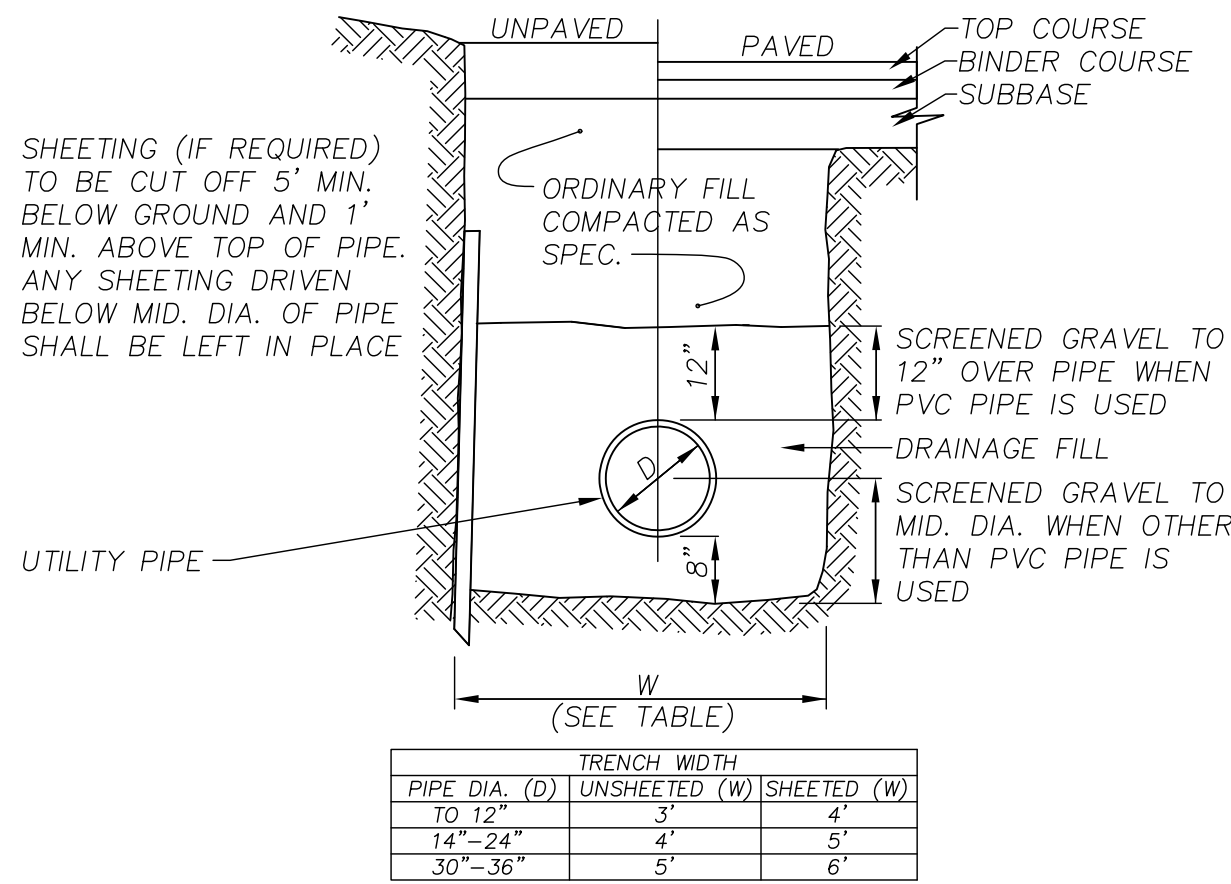
NTS

SET FRAME IN BED OF HIGH EARLY STRENGTH CONCRETE PRIOR TO INSTALLATION OF FINISHED COURSE



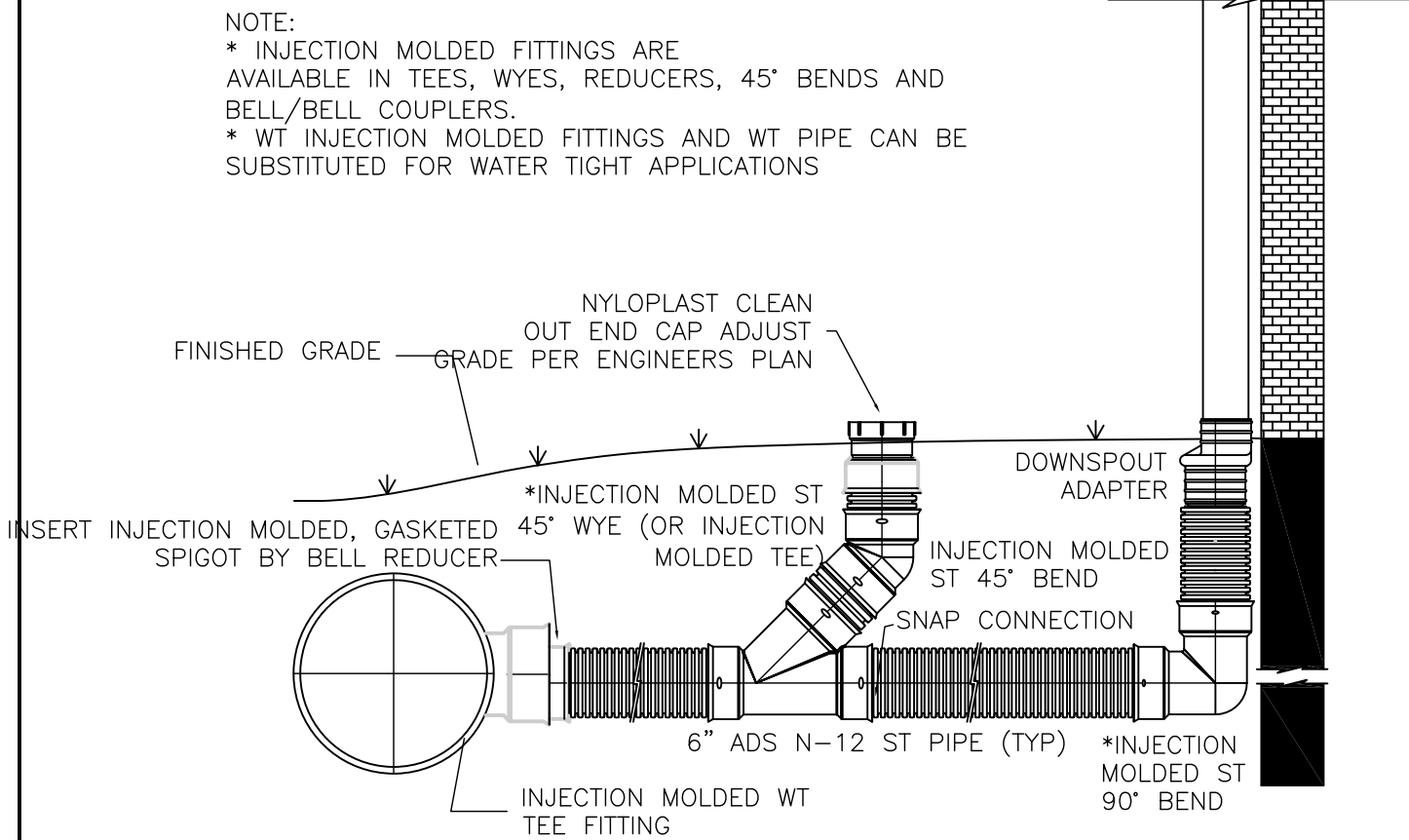
PRECAST CONCRETE CATCH BASIN

NTS



DRAINAGE TRENCH SECTION

NTS



ROOF DRAIN DETAIL WITH CLEANOUT

NTS

PROJECT:

10 Commerce Blvd
Wrentham,
Massachusetts

OWNER:

WBH, LLC
320 SOUTH STREET
PLAINVILLE, MA 02762

APPLICANT:

EDGEWOOD
DEVELOPMENT
COMPANY, LLC
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PLAINVILLE, MA 02762



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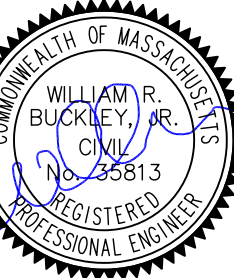
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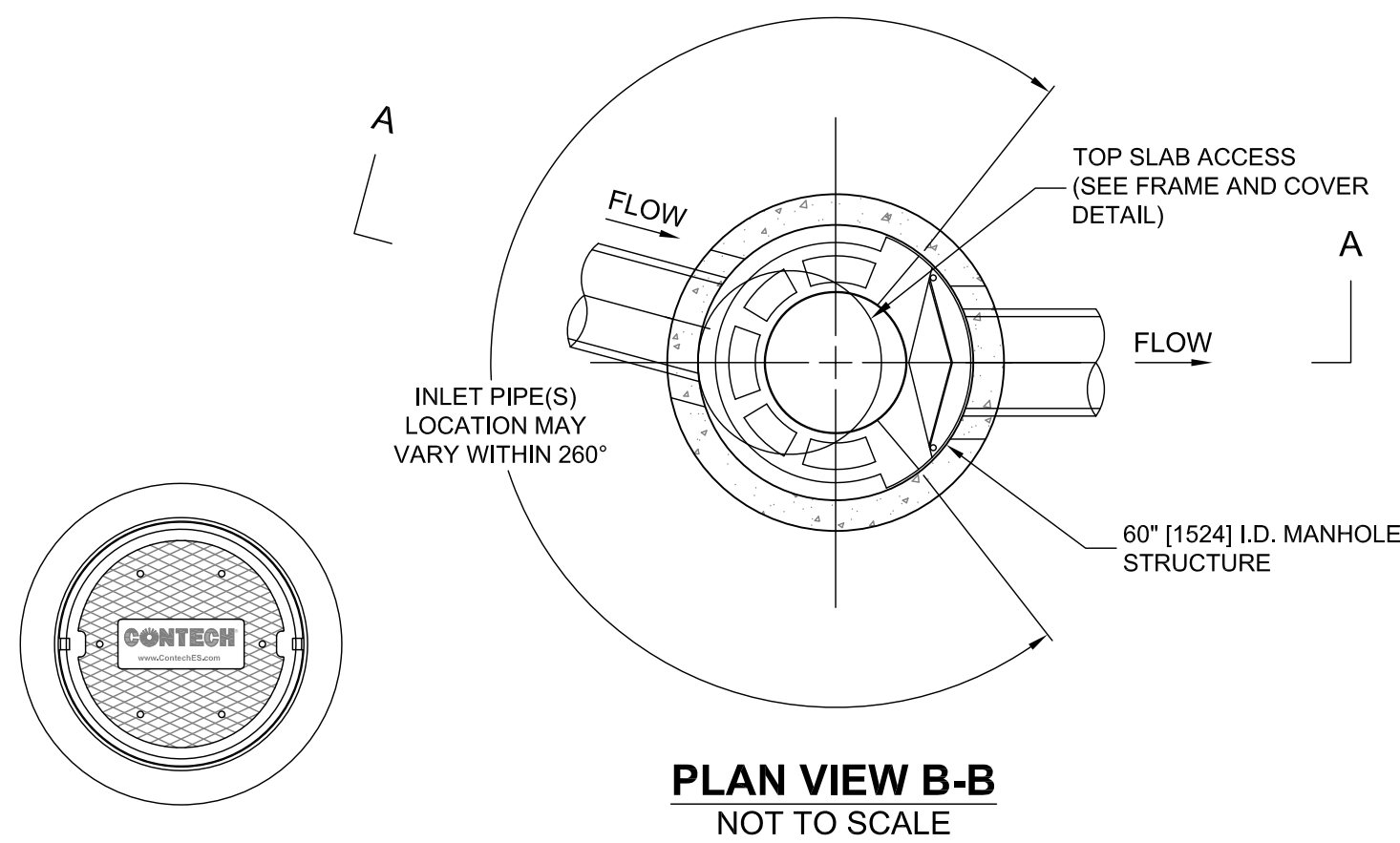
21-0219F

5.3

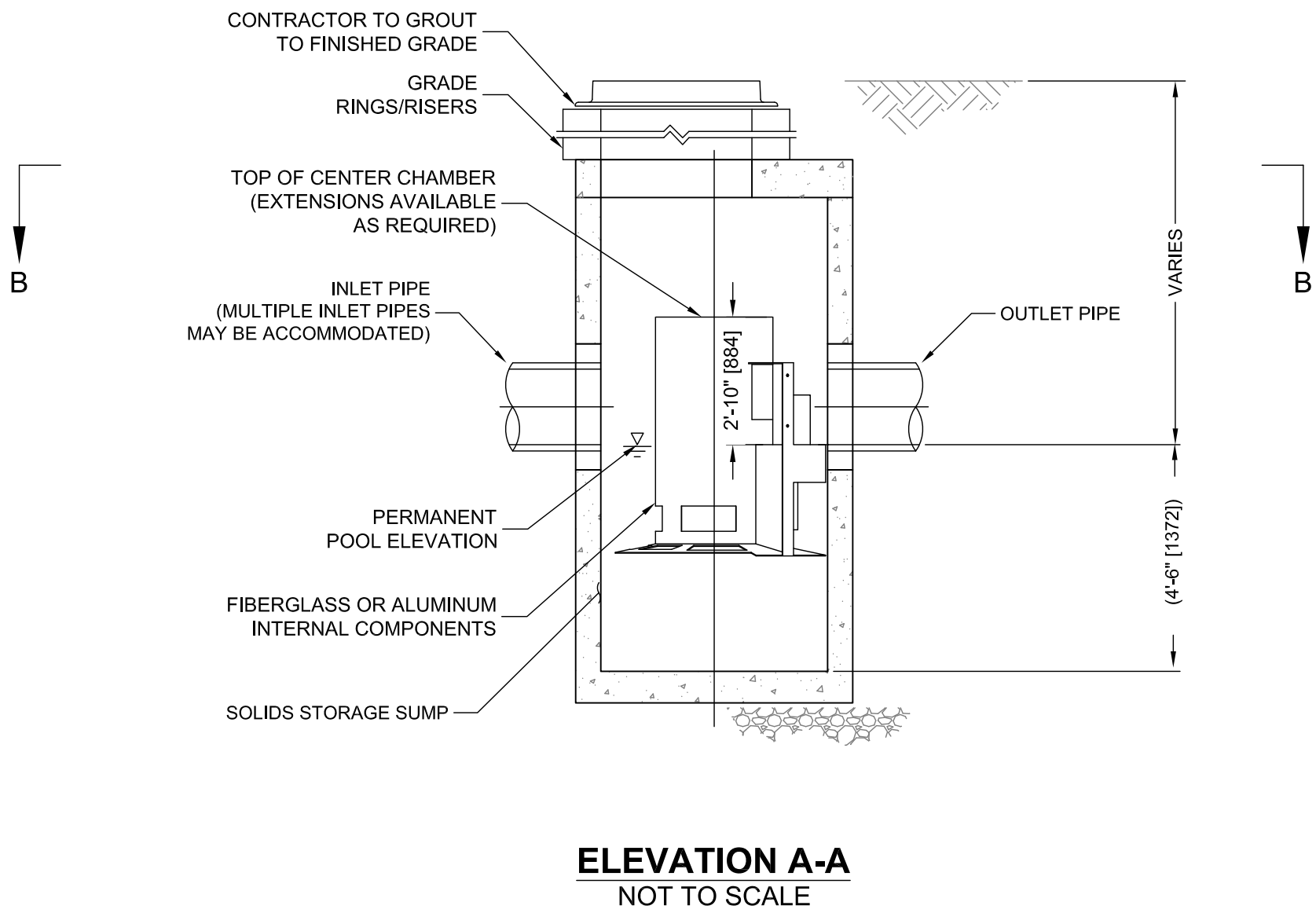
Table A-1 Cascade Separator™ Models and Associated MTRs

Model	Manhole Diameter (ft)	MTR (cfs)	50% Maximum Sediment Storage Area Volume (ft³)
CS-3	3	1.02	5.3
CS-4	4	1.80	9.4
CS-5	5	2.81	14.7
CS-6	6	4.05	21.2
CS-8	8	7.20	37.7
CS-10	10	11.3	58.9
CS-12	12	16.2	84.8

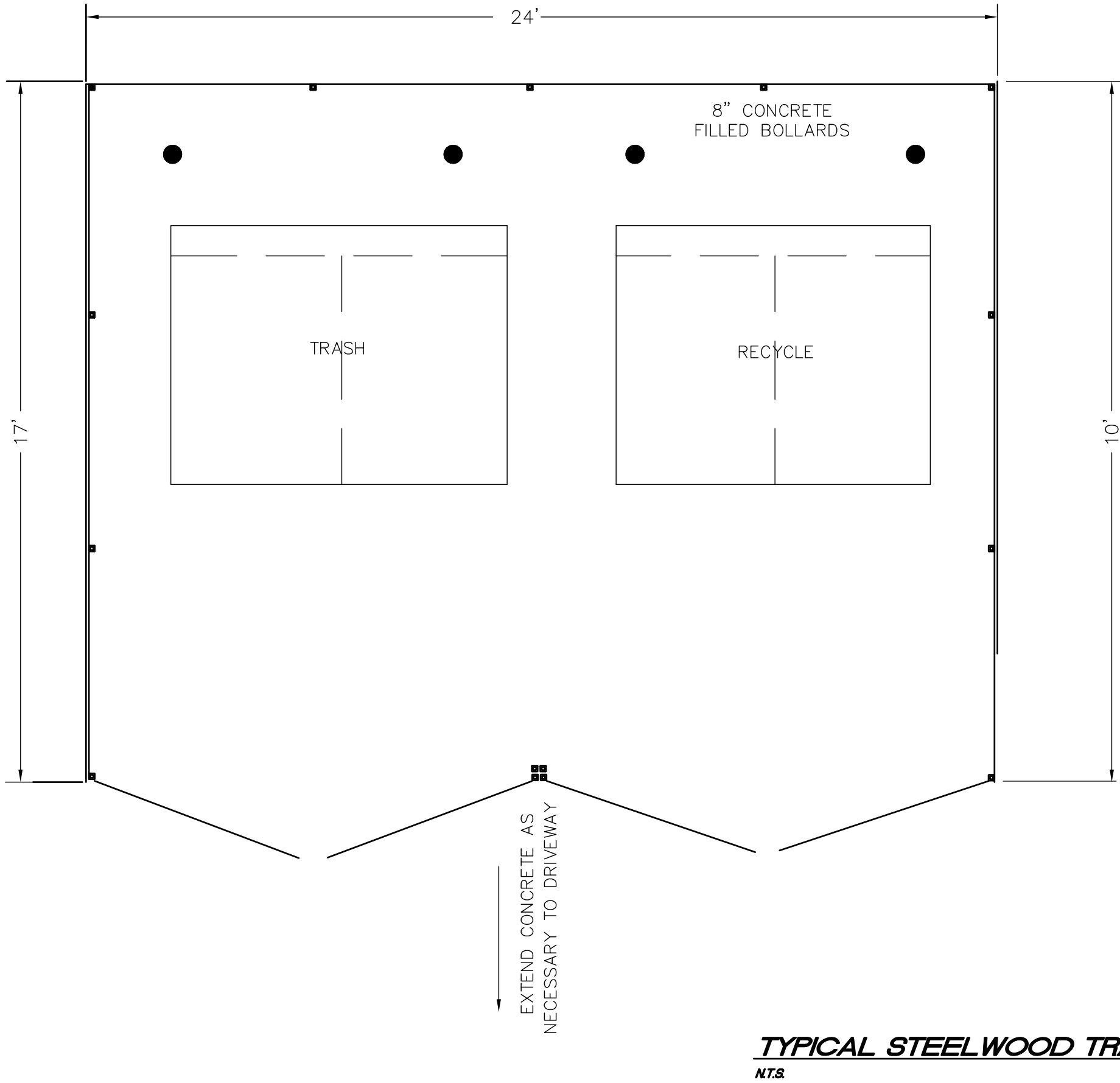
CASCADE MAXIMUM TREATMENT FLOW RATE (50% TSS REMOVAL) TABLE A-1 NEW JERSEY DEP LAB CERTIFICATION MAY 18, 2020



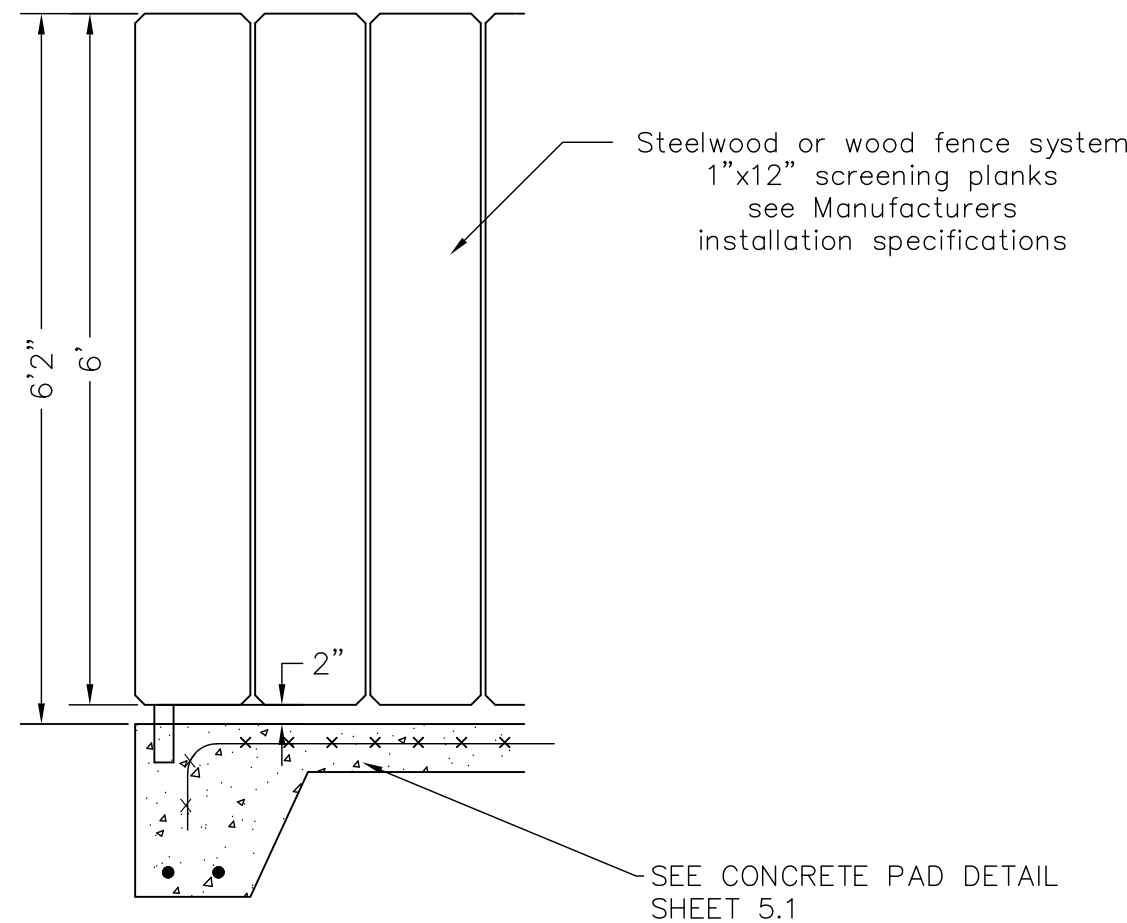
FRAME AND COVER
(DIAMETER VARIES)
NOT TO SCALE



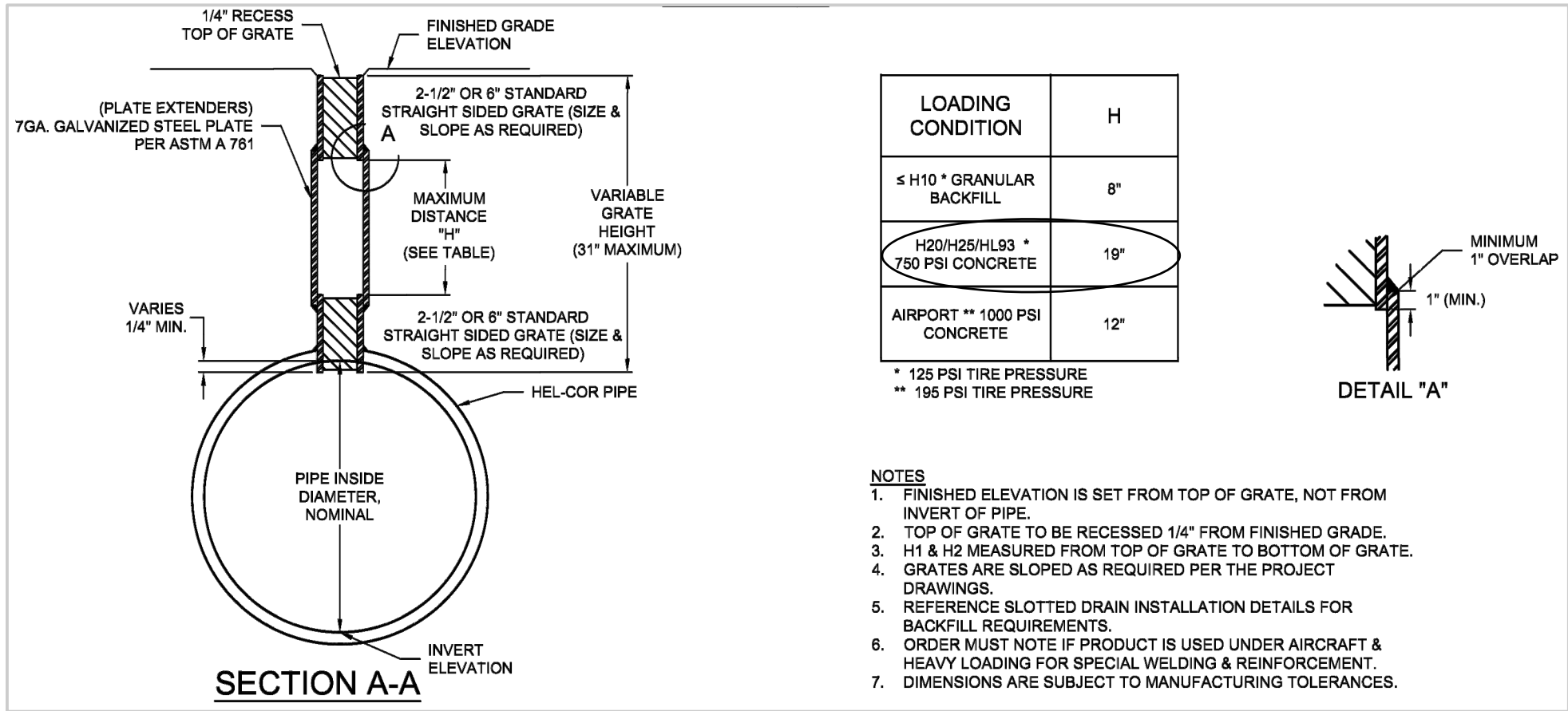
CONTECH CASCADE CS-5 DETAIL
NTS



TYPICAL STEELWOOD TRASH ENCLOSURE
NTS



Typical Steelwood or Wood Wall Section
Not to Scale



CONTECH SLOTTED DRAIN VARIABLE HEIGHT GRATE
NTS

PROJECT:
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Wrentham,
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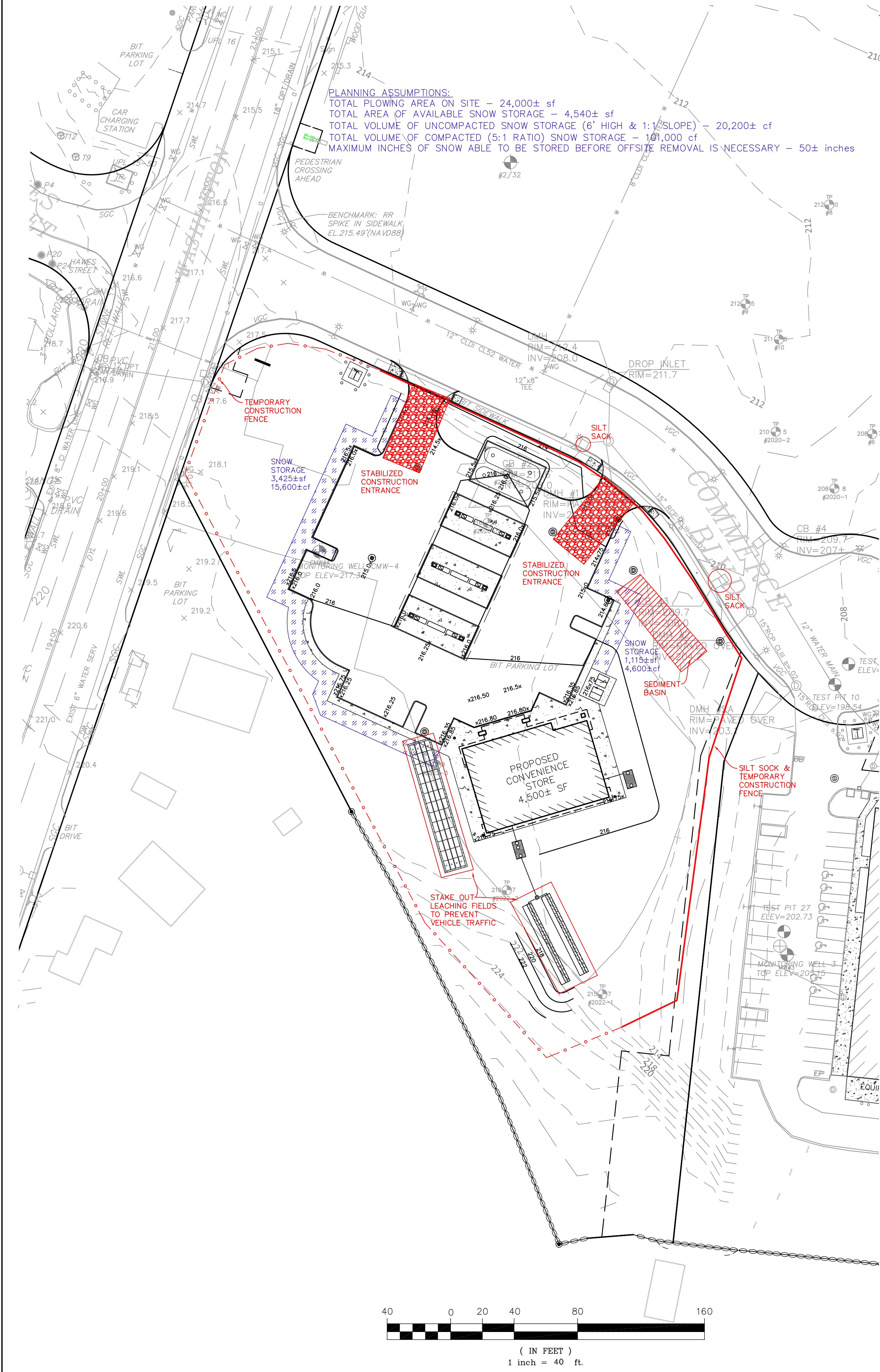
SCALE: NTS

APRIL 19, 2023

SHEET NUMBER

21-0219F

5.3



EROSION & SEDIMENT CONTROL BMPs

EXISTING VEGETATION – EXISTING VEGETATION OUTSIDE OF THE LIMIT OF WORK WILL BE PROTECTED BY MULCH FILLED SILT SOCKS OR ORANGE CONSTRUCTION FENCE.

CLEARING AND GRUBBING – CLEARING AND GRUBBING WILL TAKE PLACE AFTER THE PLACEMENT OF THE SILT SOCK AND ORANGE CONSTRUCTION FENCE. CUT TREES SHALL BE STAGED AT LEAST 100’ FROM ANY WETLAND RESOURCE AREA. STUMPS SHALL NOT BE BURIED AND SHALL BE REMOVED FROM THE SITE. STUMPS SHALL BE PLACED IN DUMPSTERS OR STOCKPILED AT LEAST 100’ FROM ANY WETLAND RESOURCE AREA.

SOIL STABILIZATION – IMMEDIATELY UPON COMPLETION OF ROUGH GRADING THE SLOPES ON THE SOUTH AND EAST SIDES OF THE PROPERTY SHALL BE PLANTED WITH "MHD MIXTURE" FOR SLOPES AND SHOULDERS – MHD SPECIFICATION M6.03.0" AND COVERED WITH EROSION CONTROL MATTING (ECS-2B BY NEW ENGLAND WETLAND PLANTS OR EQUIV) INSTALLED IAW MANUFACTURER'S RECOMMENDATION. THE PURPOSE IS TO CONTROL EROSION AND SEDIMENTATION UNTIL THE SITE IS STABILIZED. STAKE AREA OF PROPOSED SEPTIC SYSTEM AND UNDERGROUND INFILTRATION SYSTEM SO THAT VEHICLES DO NOT COMPACT THE SOILS. HYDROSEEDING CONSISTING OF WOOD FIBERS, FERTILIZER AND STABILIZING EMULSION SHALL TAKE PLACE IN SLOPED AREAS OF EXPOSED SOILS WHERE CONSTRUCTION WILL CEASE FOR MORE THAN 14 DAYS.

TEMPORARY SEDIMENT BASINS – GRADING, AND DIVERSION SWALES IF NECESSARY, SHALL BE USED THROUGHOUT THE SITE IN ORDER TO DIRECT RUNOFF TO THE TEMPORARY SEDIMENT BASIN LOCATED IN THE NE CORNER OF THE SITE IN ORDER TO CAPTURE RUNOFF AS CLOSE TO THE SOURCE AS PRACTICAL TO PREVENT IT FROM MIGRATING OUTSIDE OF THE LIMIT OF WORK. THE OVERFLOW OF THE SEDIMENT BASIN SHALL BE DIRECTED TOWARD EXISTING CB#3 IN COMMERCE BLVD.

SILT SOCKS – SHALL BE USED ON THE PROJECT AT THE LIMIT OF WORK ALONG COMMERCE BLVD AND THE EAST PROPERTY LINE. THEY SHALL BE 12" DIAMETER AND MULCH FILLED IN ACCORDANCE WITH THE WRENTHAM CONSERVATION COMMISSION'S SPECIFICATIONS FOR MULCH FILTER TUBES. HAY BALES AND STRAW WATTLES ARE NOT ACCEPTABLE. INSPECT AFTER EACH RAINFALL AND ANY GAPS, OVERTOPPING, CLOGGING, EROSION, SEDIMENT TO HALF THE HEIGHT, OR OTHERWISE BECOME INEFFECTIVE SHALL BE IMMEDIATELY REMEDIED. THE LOCATIONS OF THE SOCKS SHALL CHANGE BASED ON THE PHASES OF CONSTRUCTION AND OTHER SITE CONDITIONS, BUT THE REQUIREMENT IS THAT THEY SHALL PREVENT SEDIMENT FROM EXITING THE LIMIT OF WORK. AFTER SITE IS STABILIZED THE THE EXTERIOR TUBING MATERIAL SHALL BE CUT AND REMOVED OFF SITE AND THE FILTER MATERIAL SHALL BE RAKED INTO NO GREATER THAN 3" DEPTH.

SILT SOCKS – SHALL BE PLACED IN ALL CATCH BASINS ON THE PROJECT AND ON COMMERCE BOULEVARD AND SHALL REMAIN UNTIL THE SITE HAS BEEN FULLY STABILIZED. THE SOCKS SHALL BE CHECKED AND CLEANED AFTER EVERY STORM AND IF MORE THAN ¼ FULL.

MATERIAL PILES – ALL MATERIAL PILES SHALL BE PLACED MORE THAN 100' FROM ANY WETLAND RESOURCE AREAS. THEY SHALL BE ENCIRCLED WITH A SILT SOCK AND CONSTRUCTION FENCE IAW DETAIL ON SHEET 6.2.

STABILIZED CONSTRUCTION ENTRANCES – SHALL BE PLACED AT THE START OF CONSTRUCTION ON COMMERCE BLVD WHERE THE FINAL DRIVEWAYS ARE TO BE LOCATED. THEY ARE TO BE USED FOR ACCESS AND EGRESS. NO ACCESS FROM ROUTE ONE IS ALLOWED. THEY SHALL BE INSPECTED WEEKLY AND THE AGGREGATE SHALL BE REPLENISHED OR REPLACED AS NECESSARY TO ENSURE NO SEDIMENT IS ON COMMERCE BLVD. IF SEDIMENT IS DEPOSITED ON THE STREET THE CONTRACTOR SHALL HAVE IT SWEEPED UP BY THE END OF THE WORK DAY.

PROCEDURAL NOTES

1. PRIOR TO ANY ALTERATION OF THE SITE, AN ON-SITE MEETING BETWEEN THE OWNER'S REPRESENTATIVE, THE CONSTRUCTION SUPERVISOR, AND THE CONSERVATION AGENT SHALL OCCUR. THE OWNER AND AGENT MAY INVITE OTHER INDIVIDUALS NEEDED. SIMILAR MEETINGS WILL OCCUR ONCE EROSION CONTROL MEASURES ARE IN PLACE AND THEREAFTER ON A MONTHLY BASIS UNLESS OTHERWISE AGREED TO BY ALL PARTIES.
2. THE INSPECTION OF EROSION CONTROL DEVICES WILL BE DONE BY THE APPLICANT'S ENGINEER, AND ONCE DETERMINED TO BE ACCURATE, THE ENGINEER WILL SEND A LETTER TO THE CONSERVATION COMMISSION ATTESTING TO THE ACCURACY AND DESCRIBING ANY DEVIATIONS.
3. THE PROJECT CONSTRUCTION SUPERVISOR WILL INSPECT THE SITE EROSION CONTROLS IAW THE SWPPP PLAN AND O&M PLAN. THE OWNER SHALL SUBMIT ANY CHANGES TO SEQUENCE OR TIMING OF CONSTRUCTION OR INSPECTIONS TO THE COMMISSION PRIOR TO IMPLEMENTATION.
4. INSTALL A LIMIT OF WORK (LOW) FENCE TO ENCLOSE THE WORK SITE.
5. STORM WATER MUST BE MANAGED IN THE WORK AREA AND NOT DISCHARGED OUTSIDE OF SAME.
6. ALL BARE SOIL WITHIN THE SITE POTENTIALLY DRAINING TO A PROPOSED INFILTRATION PRACTICE OR OFF THE SITE SHALL BE STABILIZED WITHIN 48 HOURS AND NO SEDIMENT IS TO LEAVE THE LIMIT OF WORK.
7. IF FEASIBLE, A STUMP GRINDER SHALL BE USED TO MAKE MULCH MATERIAL THAT CAN BE STOCKPILED AND USED THROUGHOUT THE SITE FOR STABILIZATION ALONG WITH LEAVES AND OTHER SURFACE DEBRIS.
8. NO TOPSOIL IS TO BE IMPORTED TO THE SITE UNLESS REQUIRED BECAUSE OF TOPSOIL GATHERED OR STOCKPILED ON THE SITE, AND ONLY IF PRE-APPROVED BY THE WRENTHAM CONSERVATION AGENT.

LEGEND

SILT SOCK
SILT SACK

ALONG THE LIMIT OF WORK LINES WHERE SILT SOCKS ARE NOT SPECIFIED THE CONTRACTOR SHALL MARK THE LIMIT OF WORK WITH ORANGE CONSTRUCTION FENCING.

PROJECT PHASING

PHASE 1:
EST. START DATE: _____
EST. FINISH DATE: _____

INSTALL EROSION CONTROLS AND LIMITS OF WORK, CLEAR TREES TO LIMIT OF WORK, GRUBBING AND REMOVAL OF STUMPS FROM SITE. INSTALLATION OF TEMPORARY SEDIMENT BASINS.

PHASE 2:
EST. START DATE: _____
EST. FINISH DATE: _____

IMPORT AND PLACEMENT OF MATERIAL TO BRING PARKING AREAS AND BUILDING TO SUBGRADE. CONSTRUCTION OF BUILDING FOOTINGS AND FOUNDATIONS.

PHASE 3:
EST. START DATE: _____
EST. FINISH DATE: _____

INSTALLATION OF DRAINAGE AND UTILITIES. CONSTRUCTION OF STORM WATER BASIN. CONTINUE CONSTRUCTION OF BUILDING. BASE COURSE OF PAVEMENT.

PHASE 4:
EST. START DATE: _____
EST. FINISH DATE: _____

COMPLETE CONSTRUCTION OF BUILDING. INSTALL SIDEWALKS AND FINISHED COURSE OF PAVEMENT. COMPLETE LANDSCAPING OF DISTURBED AREAS. REMOVE EROSION CONTROLS ONCE SITE IS FULLY STABILIZED.

PROJECT:

10 Commerce Blvd
Wrentham,
Massachusetts

OWNER:

WBH, LLC
320 SOUTH STREET
PLAINVILLE, MA 02762

APPLICANT:

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DEVELOPMENT
COMPANY, LLC
320 SOUTH STREET
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REFERENCES

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DRAWING TITLE

SWPPP & SNOW
STORAGE PLAN

SCALE: 1"=40'

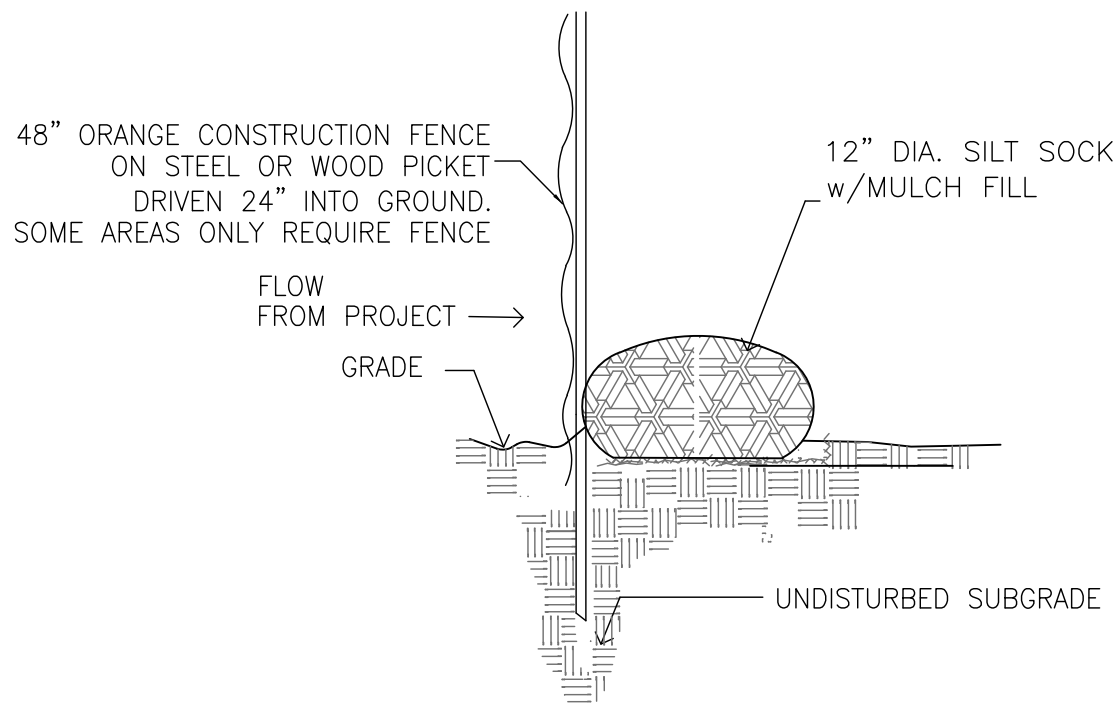
APRIL 19, 2023

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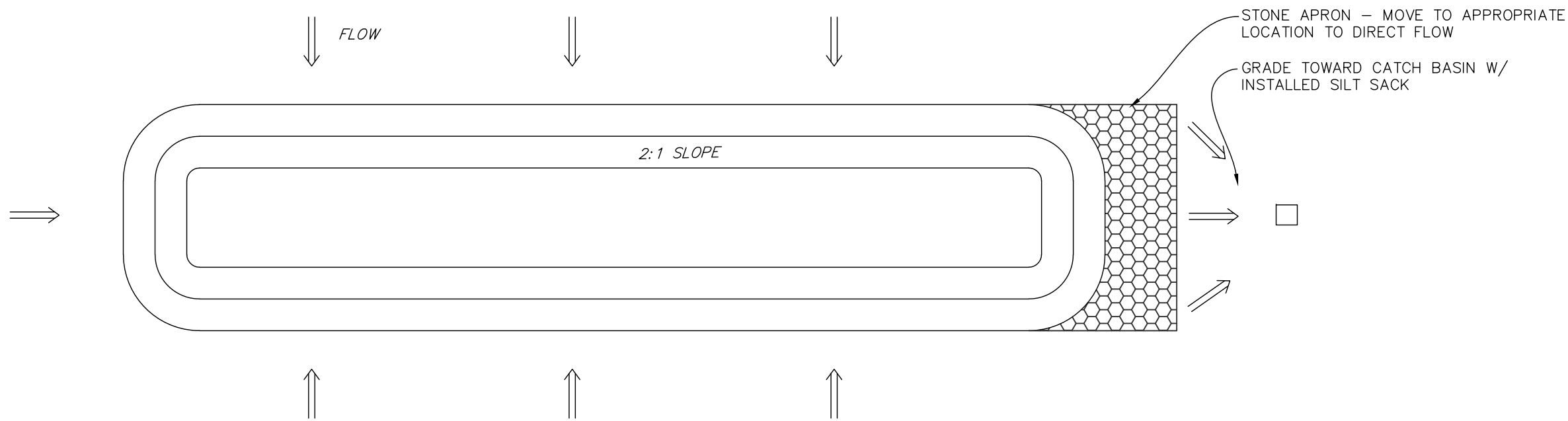
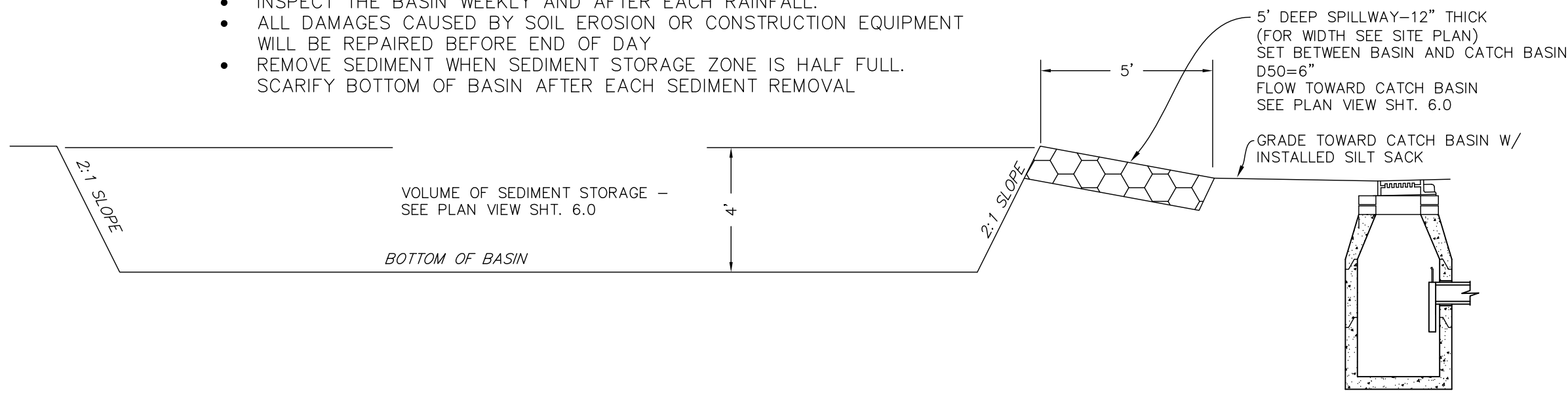
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THEY SHALL BE 12" DIAMETER AND MULCH FILLED IN ACCORDANCE WITH THE WRENTHAM CONSERVATION COMMISSION'S SPECIFICATIONS FOR MULCH FILTER TUBES. HAY BALES AND STRAW WATTLES ARE NOT ACCEPTABLE.

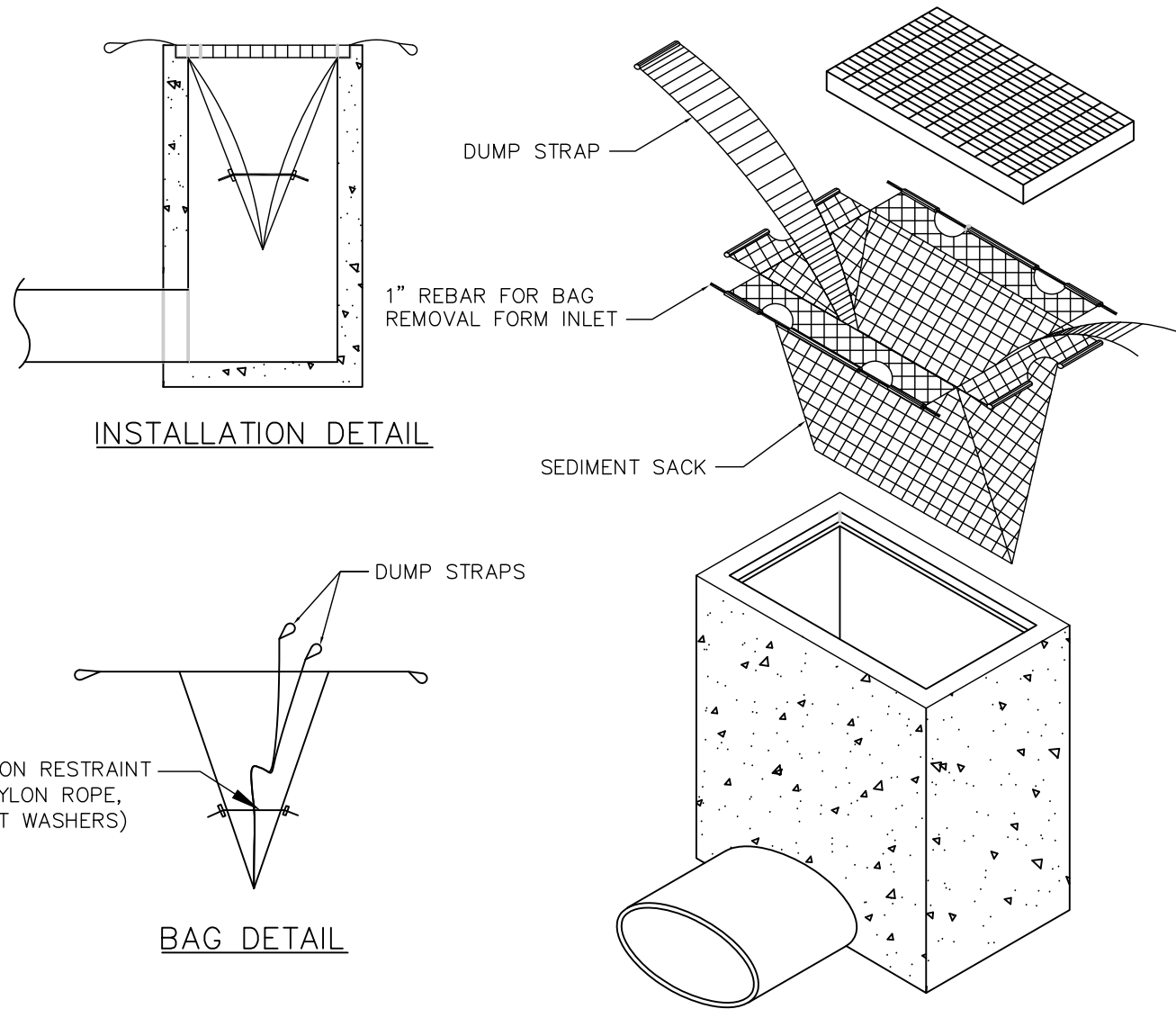


SILT SOCK EROSION CONTROL
NTS

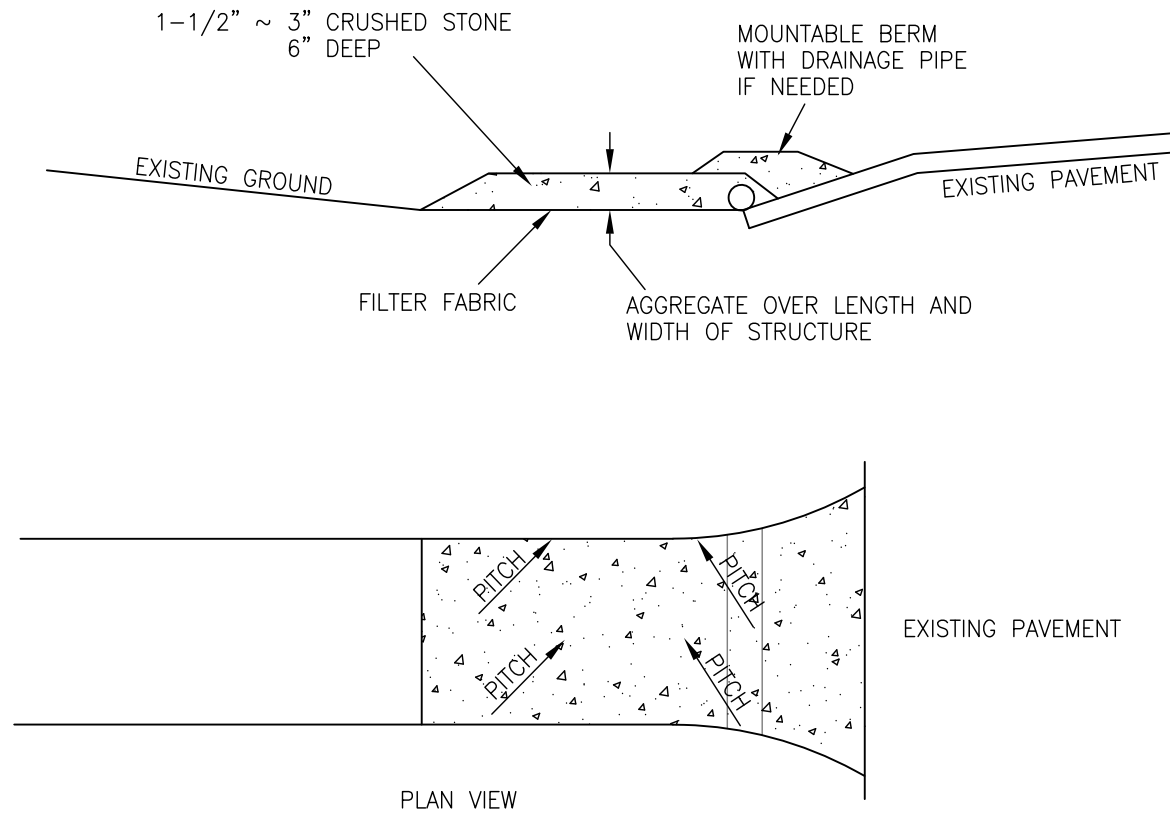
- CONSTRUCT BASIN BY EXCAVATING BASIN BEFORE ANY GRADING WORK BEGINS
- THE BASIN AREA MUST BE CLEARED, GRUBBED, AND STRIPPED OF ANY VEGETATION
- IF NECESSARY, FILL MATERIAL MUST BE CLEAN, LOW PERMEABILITY, MINERAL FREE SOIL FREE OF 3" OR LARGER ROCKS AND OTHER NON-SOIL MATERIAL
- SCARIFY BOTTOM OF BASIN TO A DEPTH OF 12"
- SEED BASIN SIDEWALLS IMMEDIATELY AFTER CONSTRUCTION.
- INSPECT THE BASIN WEEKLY AND AFTER EACH RAINFALL.
- ALL DAMAGES CAUSED BY SOIL EROSION OR CONSTRUCTION EQUIPMENT WILL BE REPAIRED BEFORE END OF DAY.
- REMOVE SEDIMENT WHEN SEDIMENT STORAGE ZONE IS HALF FULL. SCARIFY BOTTOM OF BASIN AFTER EACH SEDIMENT REMOVAL



TEMPORARY SEDIMENT BASIN DETAIL
NTS



SILT SACK
NTS



STABILIZED CONSTRUCTION ENTRANCE
NTS

THE SITE SUPERVISOR SHALL BE RESPONSIBLE FOR ENSURING THAT VEHICLES EXITING THE SITE HAVE MATERIAL COVERS IN PLACE AND THAT VEHICLES ARE CLEANED OFF BEFORE EXITING SITE.

ANY SEDIMENT ON COMMERCE BLVD SHALL BE CLEANED DAILY.

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SWPPP DETAILS

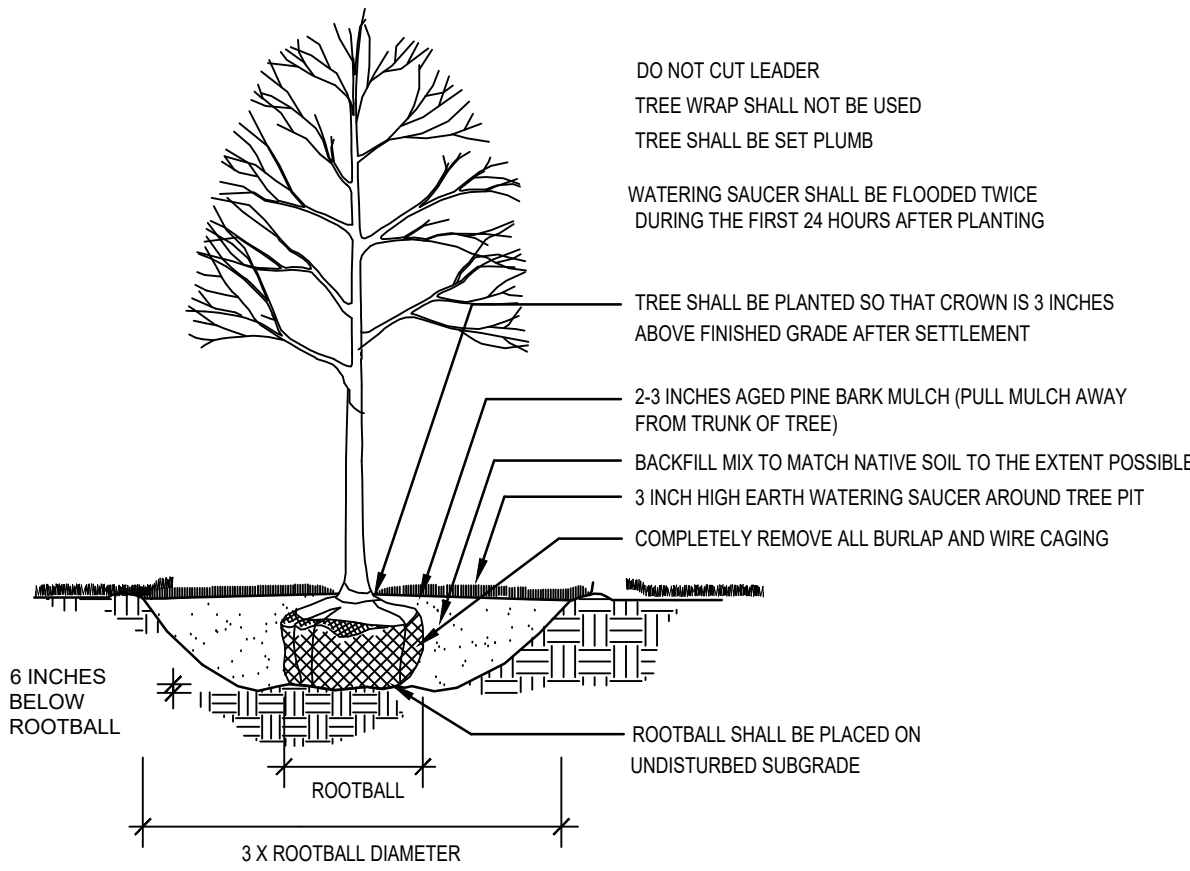
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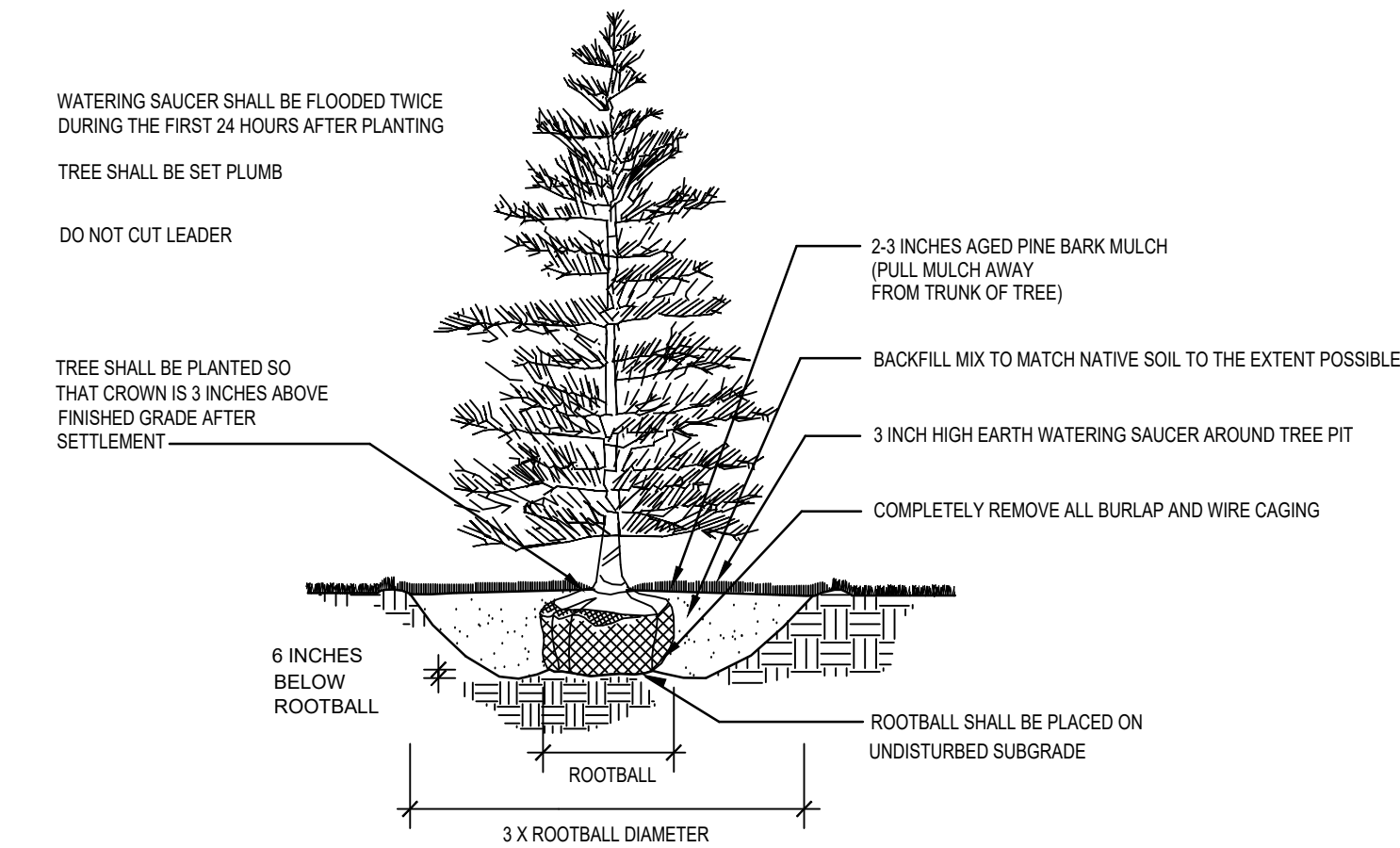
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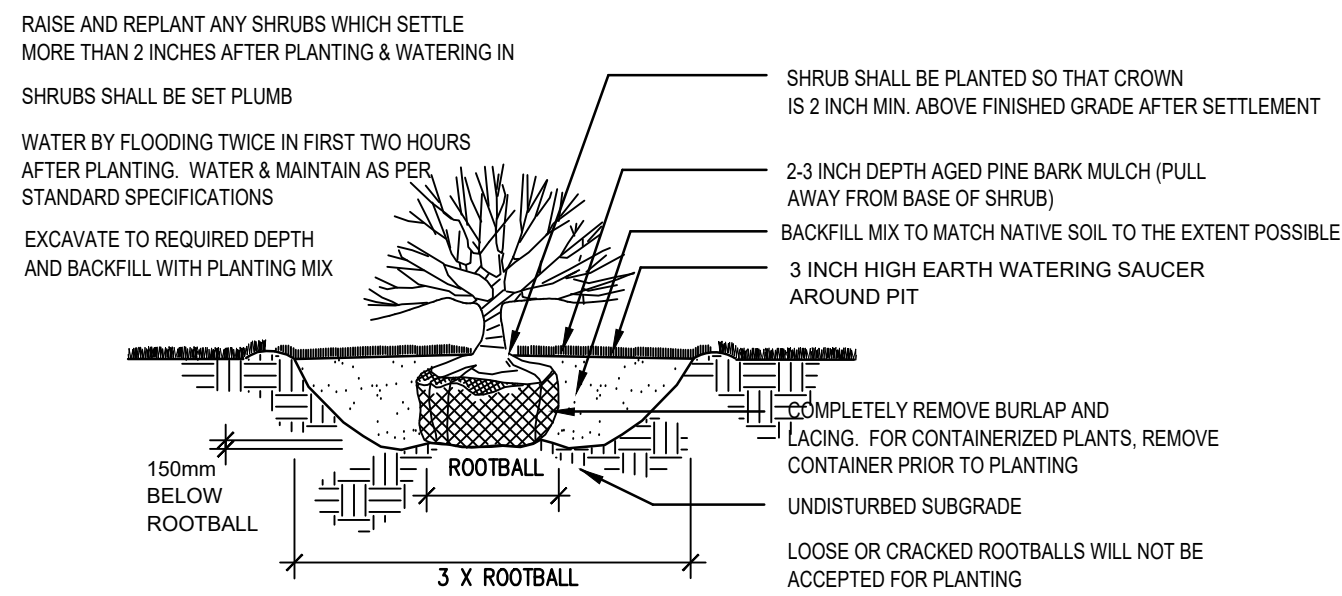
DECIDUOUS TREE PLANTING

NOT TO SCALE



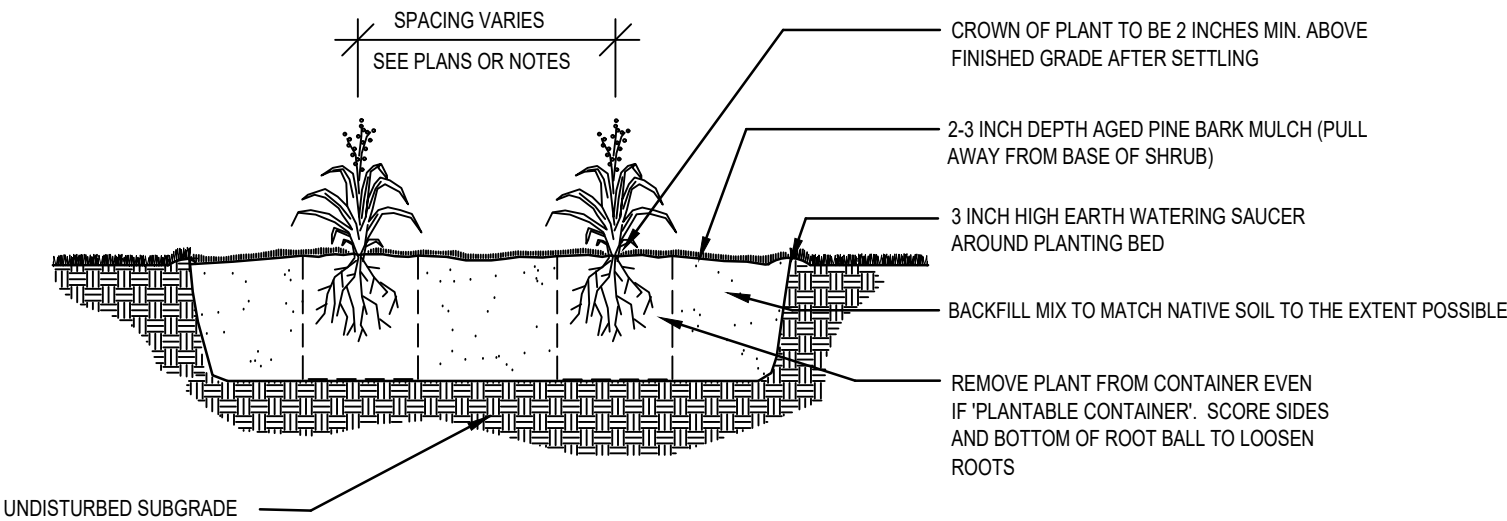
EVERGREEN TREE PLANTING

NOT TO SCALE



SHRUB PLANTING

NOT TO SCALE



PERENNIAL PLANTING

NOT TO SCALE

PLANTING NOTES

- FURNISH AND INSTALL PLANTS AS SHOWN. CONTRACTOR SHALL BE RESPONSIBLE FOR QUANTITY OF SHRUBS GRAPHICALLY SHOWN ON PLANS. IF THERE IS A DISCREPANCY BETWEEN PLANT LIST QUANTITIES AND GRAPHICS, THE GRAPHIC SHALL TAKE PRECEDENCE.
- PRIOR TO THE START OF EXCAVATION FOR THE PROJECT BOTH ON AND OF THE SITE, THE CONTRACTOR SHALL NOTIFY DIGSAFE AND BE PROVIDED A DIGSAFE NUMBER INDICATING THAT EXISTING UTILITIES HAVE BEEN LOCATED AND MARKED.
- CONTRACTOR SHALL BEGIN 90 DAY MAINTENANCE PERIOD IMMEDIATELY UPON PLANTING AND WILL CONTINUE UNTIL FINAL ACCEPTANCE.
- CONTRACTOR SHALL VERIFY TREE REMOVALS WITH LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION START.
- CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM BUILDING FOUNDATIONS, STRUCTURES, AND PLANTING BEDS.
- MAXIMUM SLOPE WITHIN DISTURBED AREAS SHALL NOT EXCEED 3:1, UNLESS OTHERWISE NOTED.
- PLANTS SHALL BEAR THE SAME RELATIONSHIP TO FINISH GRADE AS TO ORIGINAL GRADES BEFORE DIGGING.
- PLANT MATERIALS SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY "THE AMERICAN STANDARD FOR NURSERY STOCK", PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
- PLANTS TO ARRIVE AT SITE BALLED IN BURLAP OR CONTAINERIZED.
- MULCH FOR PLANTED AREAS TO BE AGED PINE BARK: PARTIALLY DECOMPOSED, DARK BROWN IN COLOR AND FREE OF WOOD CHIPS THICKER THAN 1/4 INCH.
- PLANTING SOIL MIX: AMEND SOIL TO MATCH EXISTING NATIVE SOIL TO THE EXTENT POSSIBLE. LOAM THOROUGHLY INCORPORATED WITH ROTTED MANURE PROPORTIONED 5 C.Y. TO 1 C.Y. OR EQUIVALENT. USE OF PEAT MOSS IS PROHIBITED.
- THE LANDSCAPE CONTRACTOR SHALL GUARANTEE PLANT MATERIALS FOR ONE (1) FULL YEAR FROM DATE OF ACCEPTANCE. REQUEST THE LANDSCAPE ARCHITECT PROVIDE A WRITTEN LETTER OF ACCEPTANCE UPON COMPLETION OF EACH PHASE.
- PLANT MATERIALS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT, AT THE NURSERY, AND AT THE SITE.
- LANDSCAPE ARCHITECT TO FLAG TREES TO BE TRANSPLANTED PRIOR TO CONSTRUCTION START.
- AREAS OF THE SITE WHICH HAVE BEEN DISTURBED AND NOT OTHERWISE DEVELOPED SHALL BE LOAMED WITH TOPSOIL TO A MINIMUM DEPTH OF 6", AND SEEDED WITH A MIX CONSISTING OF 40% PERENNIAL RYE GRASS, 30% CHEWINGS FESCUE, 30% KENTUCKY BLUEGRASS.
- SCREENED IMAGES SHOW EXISTING CONDITIONS. WHERE EXISTING CONDITIONS LIE UNDER OR ARE IMPINGED UPON BY PROPOSED BUILDINGS AND/OR SITE ELEMENTS, THE EXISTING CONDITION WILL BE REMOVED, ABANDONED AND/OR CAPPED OR DEMOLISHED AS REQUIRED.
- THERE SHALL BE NO SUBSTITUTION OF PLANT SPECIES WITHOUT AUTHORIZATION BY THE LANDSCAPE ARCHITECT.
- NO PLANTING SHALL BE INSTALLED BEFORE ACCEPTANCE OF ROUGH GRADING.
- PLANTS TO BE THOROUGHLY WATERED AFTER INSTALLATION, AT LEAST TWICE WITHIN THE FIRST 24 HOURS. WATER TREES SUFFICIENTLY TO KEEP SOIL MOIST DURING DRY PERIODS FOR THE FIRST TWO GROWING SEASONS.

PLANT SCHEDULE				
Qty.	Common Name	Latin Name	Scheduled Size	Remarks
Trees				
4	Autumn Blaze® Maple	Acer x freemanii 'Jeffersred'	3"-3.5" Cal.	B&B, Full, Symmetrical, High Branched
5	Princeton Elm	Ulmus americana 'Princeton'	3"-3.5" Cal.	B&B, Full, Symmetrical, High Branched
6	Skyline Honeylocust	Gleditsia triacanthos inermis 'Skyline'	3"-3.5" Cal.	B&B, Full, Symmetrical, High Branched
Evergreen Trees				
2	Ilex opaca	American Holly	8'-10' Ht.	B&B, full, symmetrical, strong central leader
3	Eastern Red Cedar	Juniperus virginiana	8'-10' Ht.	B&B, full, symmetrical, strong central leader
3	White Fir	Abies concolor	8'-10' Ht.	B&B, full, symmetrical, strong central leader
Shrubs				
5	Arnold Promise Witch Hazel	Hamamelis x intermedia 'Arnold Promise'	5'-6' Ht.	B&B, multistem
79	Bar Harbor Juniper	Juniperus horizontalis 'Bar Harbor'	5 Gal.	Container
39	Blushing Knock Out Rose	Rosa x 'Blushing Knock Out'	5 Gal.	Container
18	Border Forsythia	Forsythia intermedia	5 Gal.	Container
11	Chicago Lustre Viburnum	Viburnum dentatum 'Chicago Lustre'	7 Gal.	Container
15	Little Devil Ninebark	Physocarpus opulifolius 'Little Devil'	5 Gal.	Container
10	Minuet Weigela	Weigela florida 'Minuet'	5 Gal.	Container
14	Shamrock Holly	Ilex glabra 'Shamrock'		
Grasses, Perennials and Groundcovers				
142	Black Eyed Susan	Rudbeckia 'American Gold Rush'	1 Gal.	Container
121	Blue Spire Russian Sage	Perovskia atriplicifolia 'Blue Spire'	1 Gal.	Container
15	Hubricht's bluestar	Amsonia hubrichtii	1 Gal.	Container
45	Magnus Coneflower	Echinacea purpurea 'Magnus'	1 Gal.	Container
148	Rosy Returns Daylily	Hemerocallis x 'Rosy Returns'	1 Gal.	Container
22	Showy Goldenrod	Solidago speciosa	1 Gal.	Container
146	Dwarf Fountain Grass	Pennisetum alopecuroides 'Hameln'	2 Gal.	Container
111	Little Bluestem	Schizachyrium scoparium	2 Gal.	Container
51	Shenandoah Switch Grass	Panicum virgatum 'Shenandoah'	2 Gal.	Container
98	Transparent Moor Grass	Molinia caerulea subsp. arundinacea 'Transparent'	2 Gal.	Container

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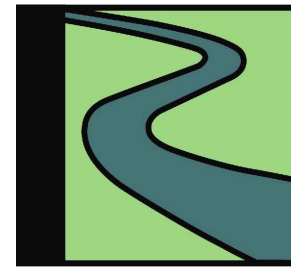
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Landscape Architect



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Sheet Name:
**Landscape Plan -
Shading Calculations**

Project No.:
22-03

Issue Date:
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Sheet No.:

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**Landscape Plan -
Landscape Area
Calculations**
Project No.:
22-03

Issue Date:
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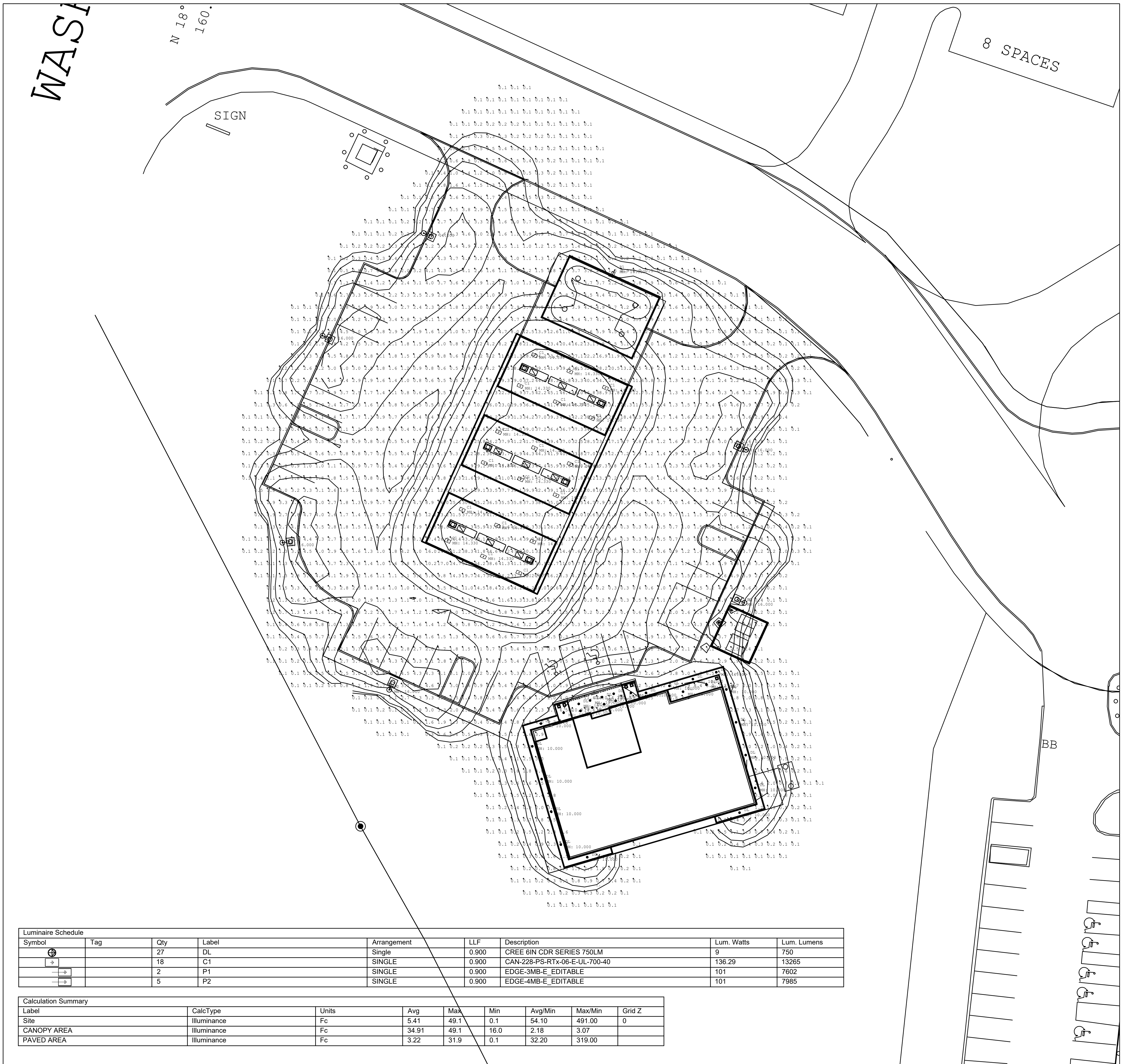
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Planting Plan

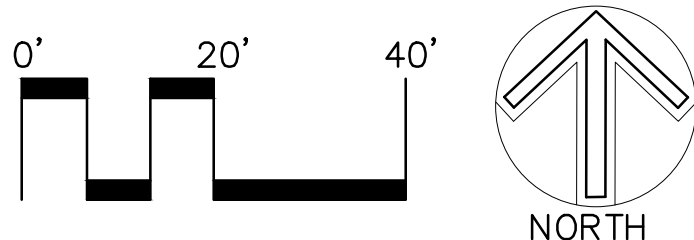
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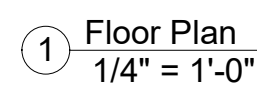
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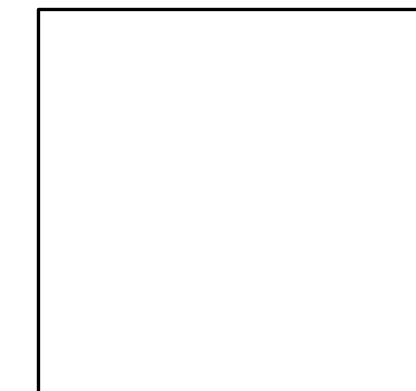
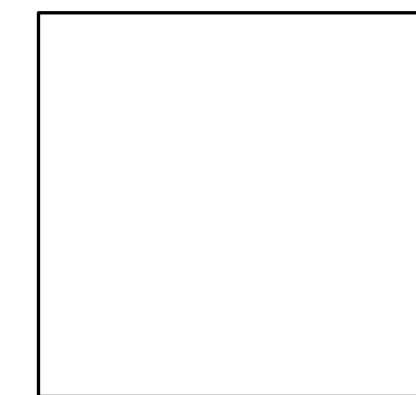
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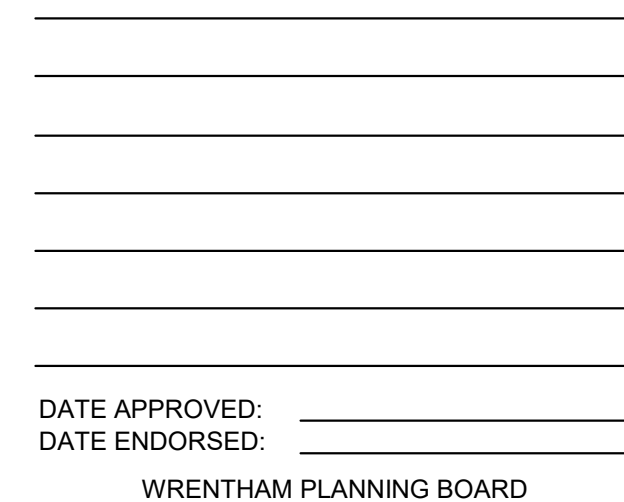
<p>10 Commerce Boulevard</p> <p>10 Commerce Boulevard Wrentham, MA</p>	<p>Floor Plan</p>
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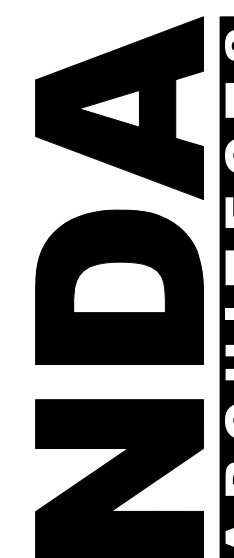
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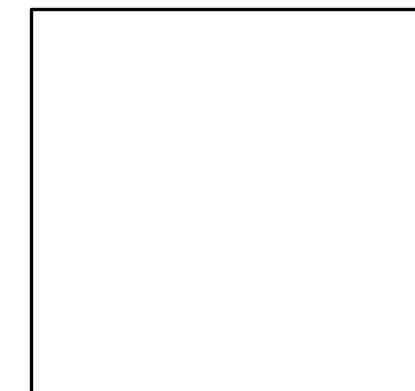
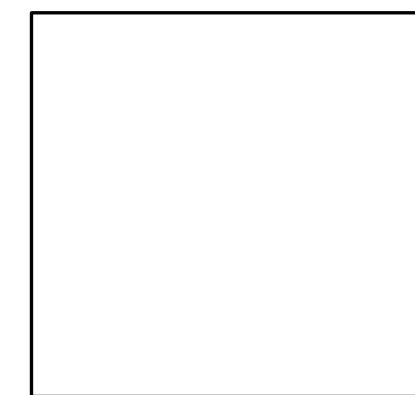
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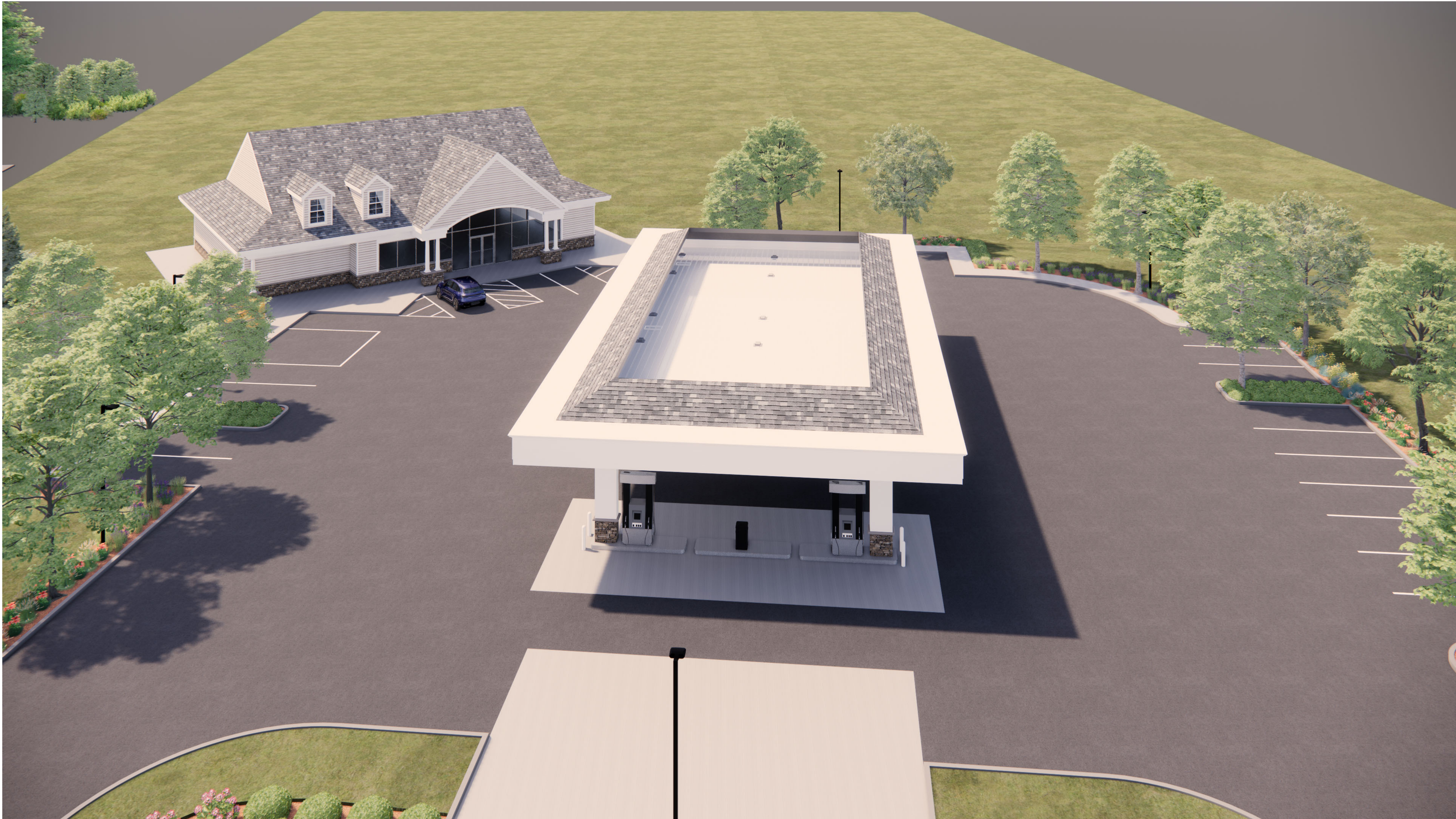


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