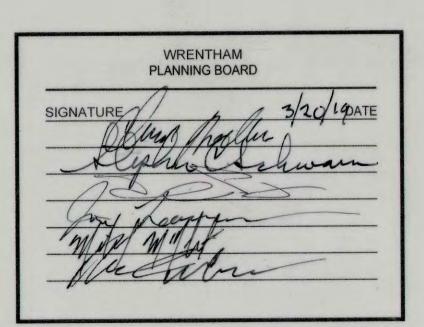
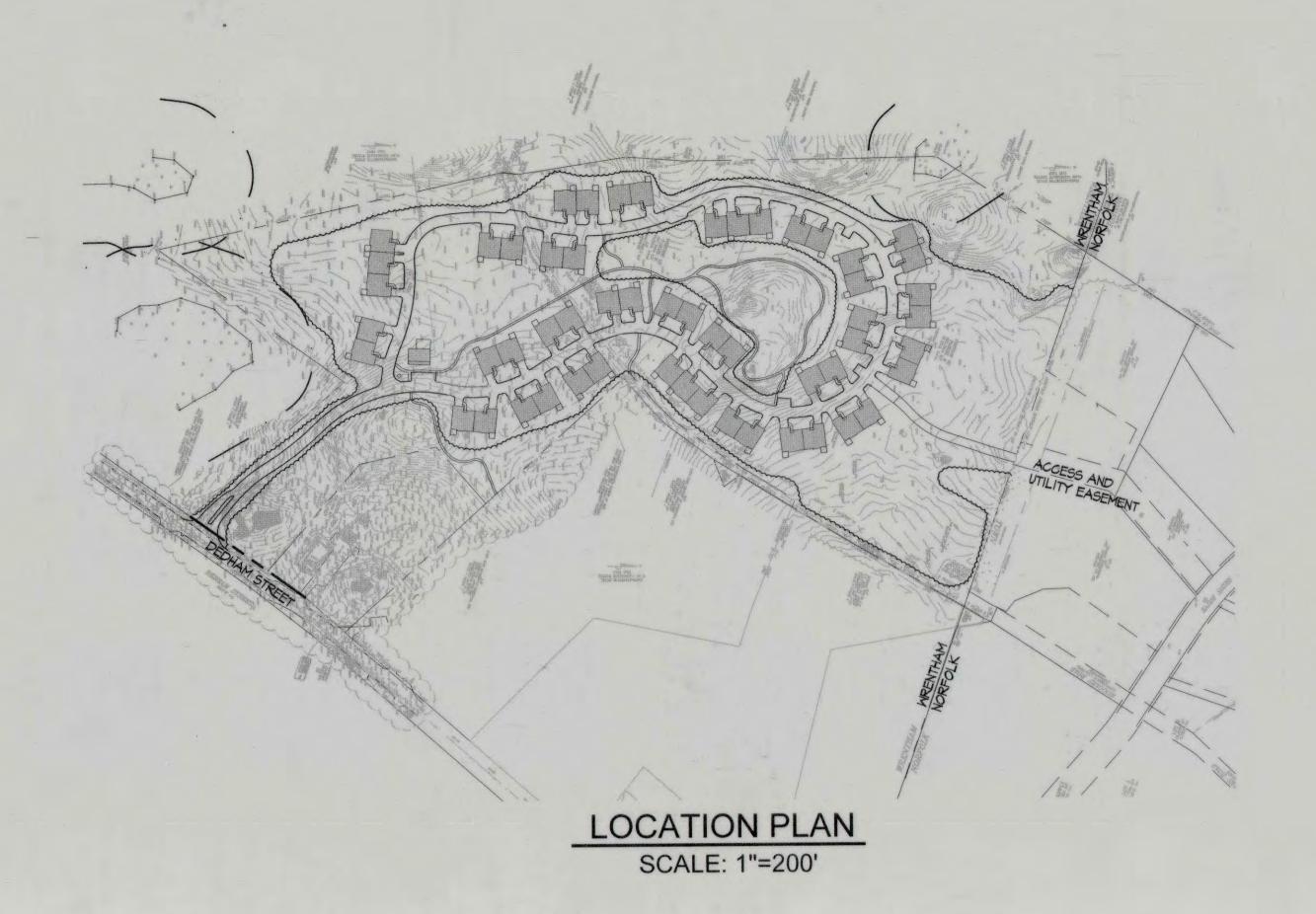


SPECIAL PERMIT PLAN SET FOR A SENIOR LIVING COMMUNITY 635 DEDHAM STREET WRENTHAM, MA

JULY 12, 2018 LAST REVISED: JANUARY 25, 2019

	ZC	NING DATA		
	REQUIRED / ALLOWED			PROPOSED
	RESIDENTIAL 43	COMMERCIAL-INDUSTRIAL 1	SENIOR LIVING COMMUNITY	PROFOSED
MINIMUM LOT AREA	43,560 S.F. (N/A)	80,000 S.F. (N/A)	20 AC. MIN, 20,000 S.F./UNIT	25.43 AC. (1,108,018 SF 20,146 S.F./UNIT
CONTINUOUS FRONTAGE	150'	200'	-	200 FEET
MINIMUM FRONT YARD	40'	75'	4	-
MINIMUM SIDE YARD	25'	40'	-	-
MINIMUM REAR YARD	40'	40'	-	+
MAXIMUM NUMBER OF STORIES	2.5 STORIES (N/A)	2.5 STORIES (N/A)	1 STORIES	1
MAXIMUM BLDG LOT COVERAGE BY STRUCTURES	50%	50%	-	2.53 AC. (110,137 SF)
MAXIMUM BLDG LOT COVERAGE BY STRUCTURES AND PAVEMENT	25% (N/A)	75%	60%	18% 4.68 AC. (203,876 SF)
PARKING				
CAR PARKING REQUIREMENT	2 PER DWELLING (110)	-	1.25 PER DWELLING (69)	115 SPACES TOTAL
CAR PARKING SPACES	9x18.5' WITH 24' AISLE	9×18.5' WITH 24' AISLE	9x18.5' WITH 24' AISLE	9x18.5'





OWNER / DEVELOPER

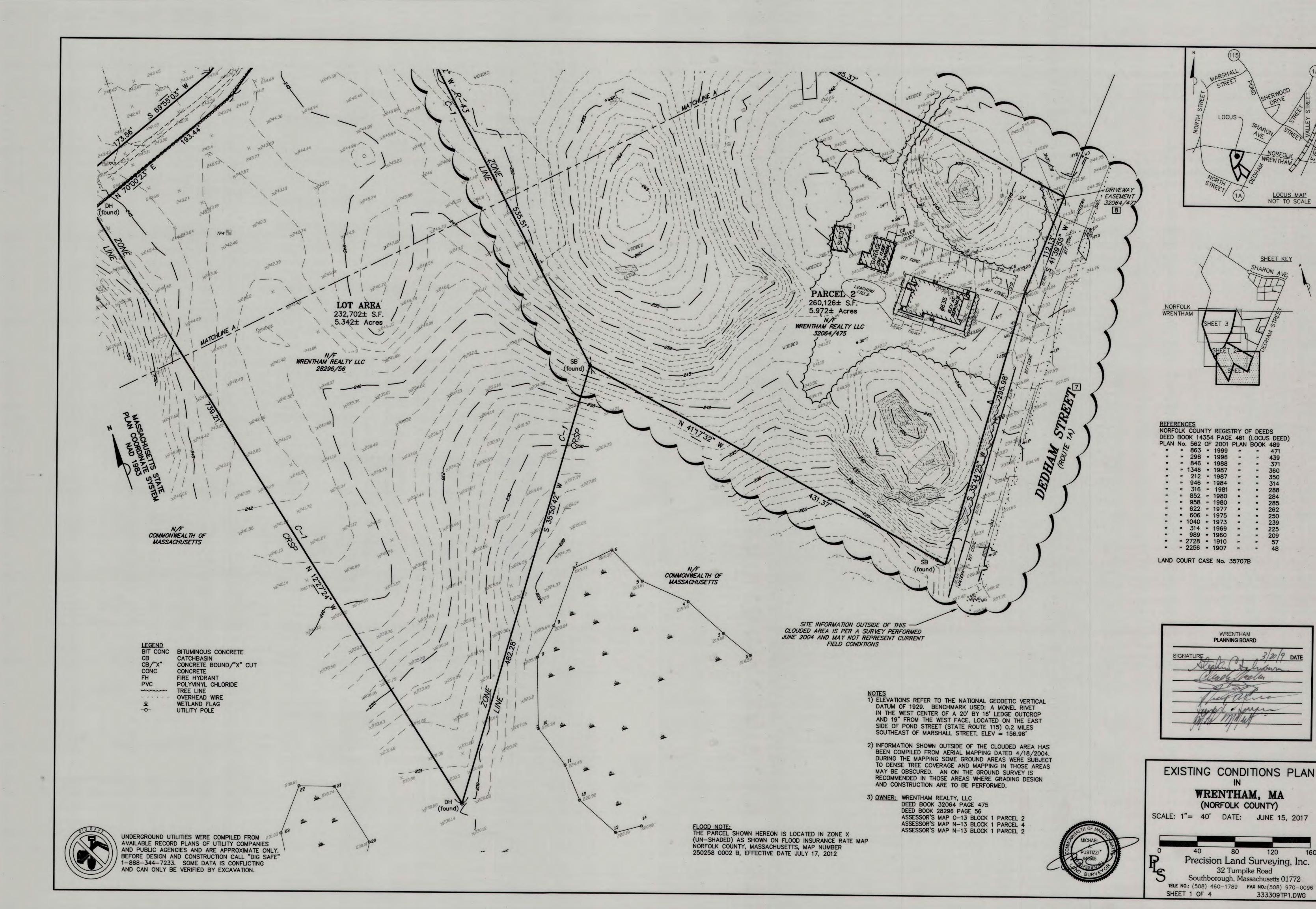
WRENTHAM WOODS LLC 69 PRINCETON ROAD ARLINGTON, MA 02474

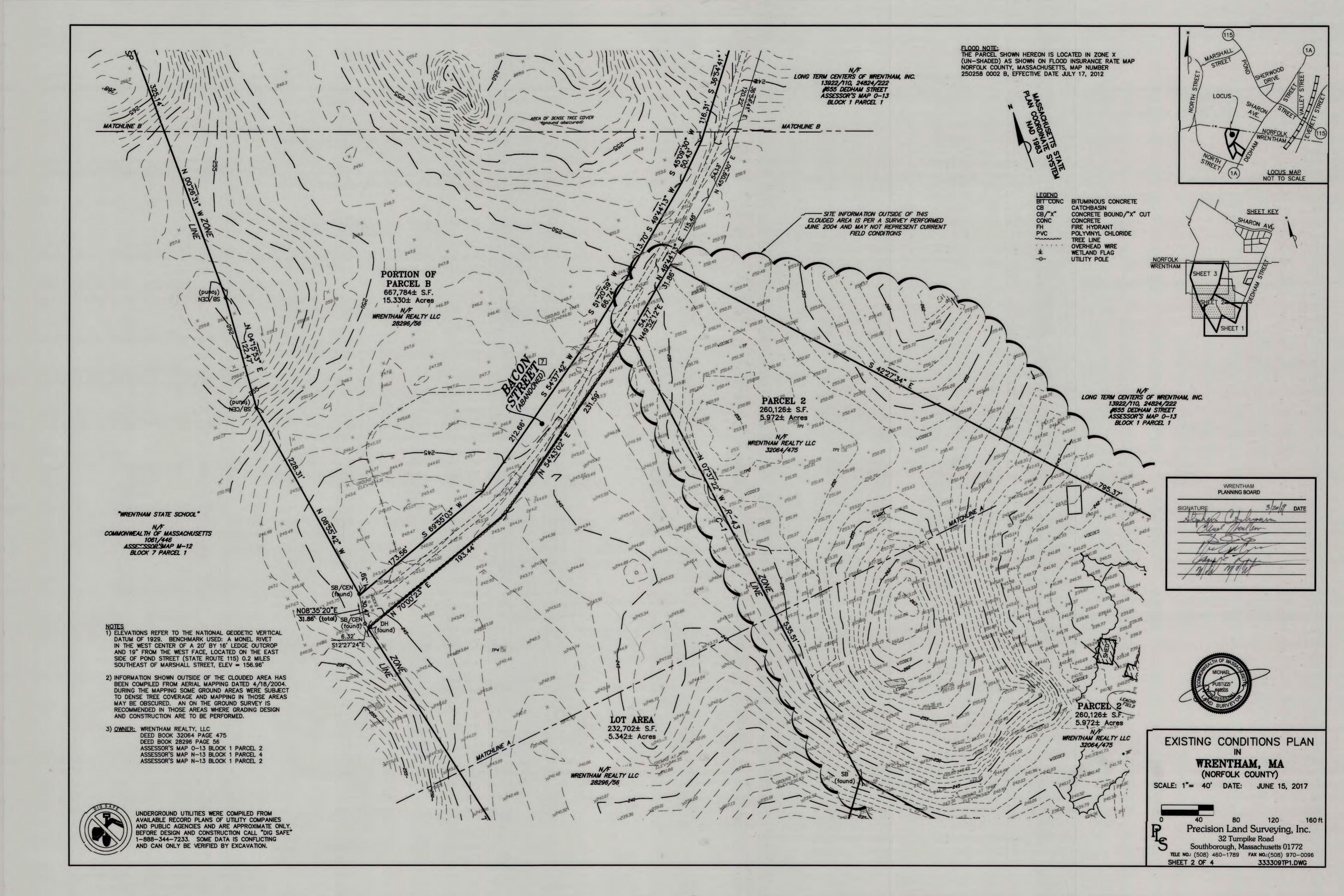
LANDSCAPE ARCHITECT / CIVIL ENGINEER

STANTEC PLANNING AND LANDSCAPE ARCHITECTURE P.C. 226 CAUSEWAY STREET BOSTON, MA 02114

INDEX OF SHEETS

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		EXISTING CONDITIONS PLAN D	
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L-0100		OVERALL SITE PLAN	
L-0200		LAYOUT AND MATERIALS PLAN A	
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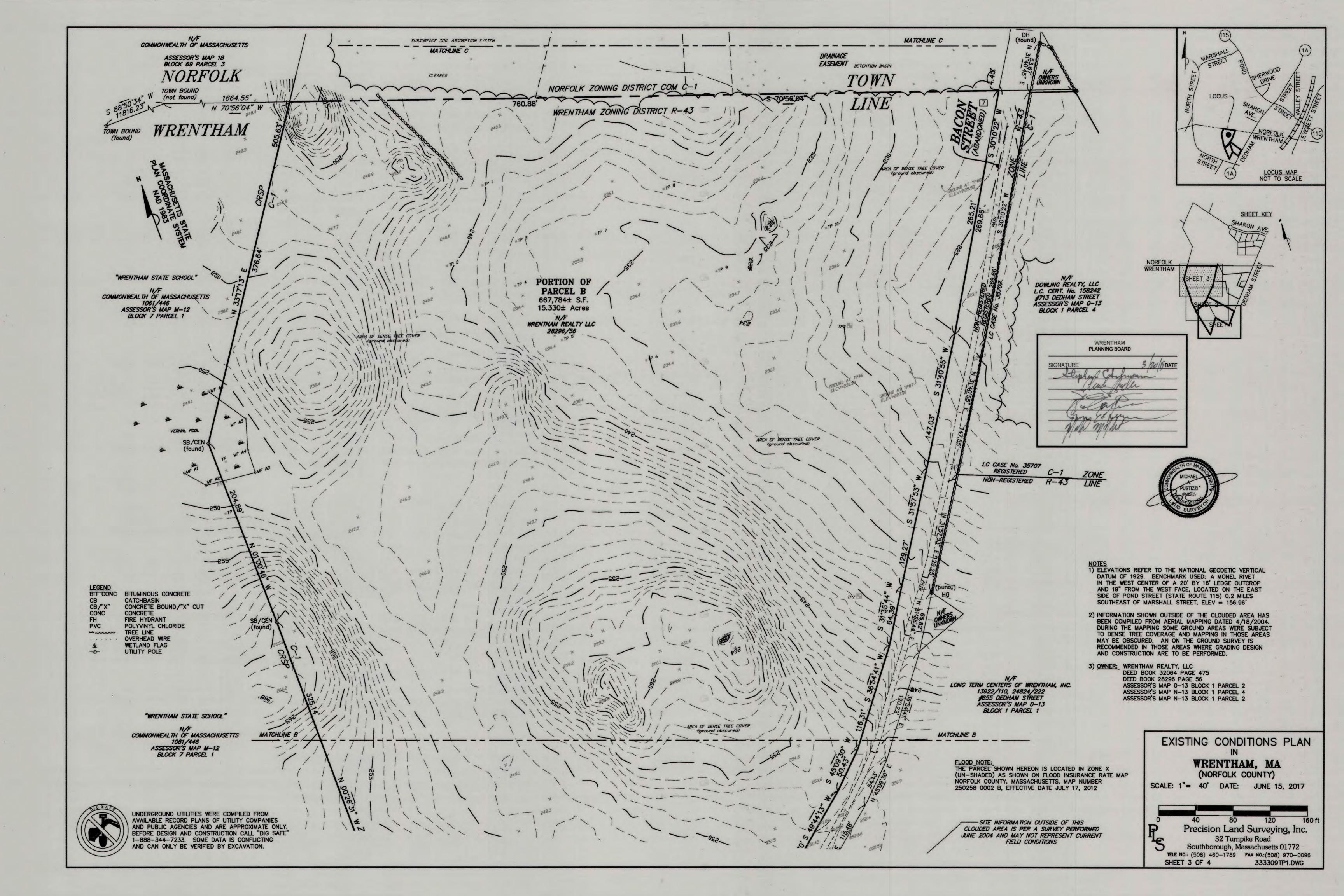


EXHIBIT A of Stewart Title Guaranty Company's Commitment for Title Insurance, Commitment No. 17000070814. Effective Date June 13, 2017.

PARCEL 1:

The land situated entirely in Wrentham, in said Norfolk County being the portion of Parcel "B" being Southwesterly of the Norfolk/Wrentham town line as shown on a Plan of Land in Norfolk and Wrentham, Massachusetts, June 28, 1960, McIntyre & Johnson, Inc., Walpole, Massachusetts, Registered Civil Engineers and Registered Land Surveyors, filed with Norfolk Deeds as Plan No. 1989 of 1960 in Plan Book 209.

PARCEL 2:

A parcel of land off Route 1A (Dedham Street) in Wrentham, Norfolk County, Massachusetts shown on a plan entitled "Plan of Land in Wrentham, Mass. Property of Estate of Fred K. Finn" dated September 4, 1980, by Cornerstone Engineers & Surveyors, containing 5.34 acres of land more or less, which said Plan is recorded with the Norfolk County Registry of Deeds as Plan No. 298 of 1996 in Plan Book 439.

Parcels 1 and 2 are conveyed together with all right, title and interest in Bacon Street, also known as Ruggles Road, as shown on the plans of record referenced hereinabove.

PARCEL 3:

That certain land, with buildings and improvements thereon, located in Wrentham, Norfolk County, Massachusetts, being more particularly described as Parcel 2 on a plan entitled, "PLAN OF LAND IN WRENTHAM, MASS", prepared by ASK & ASSOCIATES, Norton Mass, dated April 19, 1999 and recorded with the Norfolk County Registry of Deeds in Plan Book 471, Plan No. 863 (the "Premises").

The Premises being 6.06 acres according to said plan, more or less.

Subject to the grant of easement in a deed of the Grantor to the Long Term Centers of Wrentham, Inc. dated December 22, 1999 and recorded with the Norfolk County Registry of Deeds at Book 13922, Page 110, and more particularly set forth in the Confirmatory Grant of Easement dated February 7, 2014, and recorded in Book 32064, Page 467.

NOTES

1) ELEVATIONS REFER TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929. BENCHMARK USED: A MONEL RIVET IN THE WEST CENTER OF A 20' BY 16' LEDGE OUTCROP AND 19" FROM THE WEST FACE, LOCATED ON THE EAST

2) INFORMATION SHOWN OUTSIDE OF THE CLOUDED AREA HAS BEEN COMPILED FROM AERIAL MAPPING DATED 4/18/2004. DURING THE MAPPING SOME GROUND AREAS WERE SUBJECT TO DENSE TREE COVERAGE AND MAPPING IN THOSE AREAS MAY BE OBSCURED. AN ON THE GROUND SURVEY IS RECOMMENDED IN THOSE AREAS WHERE GRADING DESIGN AND CONSTRUCTION ARE TO BE PERFORMED.

SIDE OF POND STREET (STATE ROUTE 115) 0.2 MILES SOUTHEAST OF MARSHALL STREET, ELEV = 156.96'

3) OWNER: WRENTHAM REALTY, LLC
DEED BOOK 32064 PAGE 475
DEED BOOK 28296 PAGE 56
ASSESSOR'S MAP 0-13 BLOCK 1 PARCEL 2
ASSESSOR'S MAP N-13 BLOCK 1 PARCEL 4
ASSESSOR'S MAP N-13 BLOCK 1 PARCEL 2

SCHEDULE B — SECTION 2 of Stewart Title Guaranty Company's Commitment for Title Insurance, Commitment No. 17000070814, Effective Date June 13, 2017.

7 Title to and rights of the public and others entitled thereto in and to those portions of the insured premises lying within the bounds of all adjacent streets and ways. PLOTTED AND SHOWN HEREON.

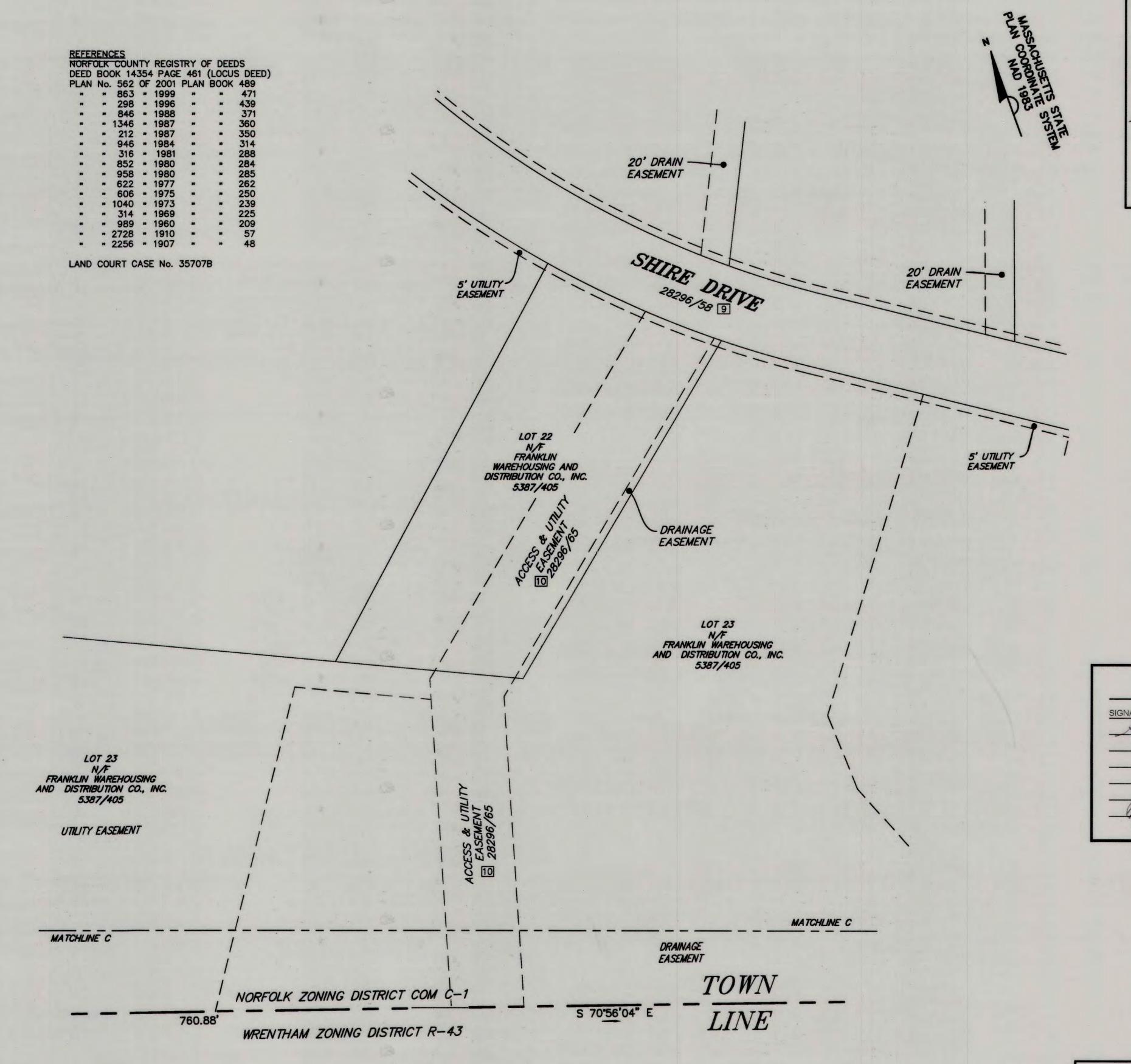
Grant of Easement over driveway in favor of Long Term Centers of Wrentham, Inc. set forth in Deed from DeAnna Willis Lakin, Trustee of Willis Realty Trust to Long Term Centers of Wrentham, Inc. recorded in Book 13922, Page 110, and in Release Deed recorded in Book 24824, Page 222, as affected by Confirmatory Grant of Easement recorded in Book 32064, Page 467. PLOTTED AND SHOWN HEREON.

Non-exclusive Grant of Easement over Private Roadway and Utility Easement from Franklin Warehousing/Distribution Co., Inc. a/k/a Franklin Warehousing Distribution Company, Inc. to Wrentham Realty LLC recorded in Book 28296, Page 58, and as shown on Plans recorded in Plan Book 550, Plan Nos. 13, 14, 15 and 16 of 2006. It's BEYOND THE SCOPE AND EXTENT OF THIS SURVEY TO PLOT THE ROADWAYS MENTIONED. ROADWAYS ARE NAMED SHIRE DRIVE, SHARON AVENUE AND PHILIPS WAY. ROADWAYS ARE NOT ADJACENT TO LOCUS. USE OF ROADWAYS IS LIMITED TO PARCELS 1 AND 2 ONLY.

Grant of Access and Utility Easement from Franklin Warehousing/Distribution Co., Inc. a/k/a Franklin Warehousing Distribution Company, Inc. to Wrentham Realty LLC recorded in Book 28296, Page 65, and as shown on Plan recorded in Plan Book 550, Plan No. 14 of 2006. PLOTTED AND SHOWN HEREON. USE OF EASEMENT AREA IS LIMITED TO PARCELS 1 AND 2 ONLY.



UNDERGROUND UTILITIES WERE COMPILED FROM AVAILABLE RECORD PLANS OF UTILITY COMPANIES AND PUBLIC AGENCIES AND ARE APPROXIMATE ONLY. BEFORE DESIGN AND CONSTRUCTION CALL "DIG SAFE" 1-888-344-7233. SOME DATA IS CONFLICTING AND CAN ONLY BE VERIFIED BY EXCAVATION.



FLOOD NOTE:
THE PARCEL SHOWN HEREON IS LOCATED IN ZONE X
(UN-SHADED) AS SHOWN ON FLOOD INSURANCE RATE MAP
NORFOLK COUNTY, MASSACHUSETTS, MAP NUMBER
250258 0002 B, EFFECTIVE DATE JULY 17, 2012



EXISTING CONDIT

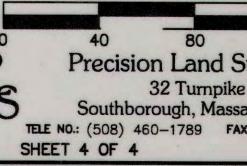
WRENTHAM (NORFOLK CO

WRENTHAM

PLANNING BOARD

LOCUS -

SCALE: 1"= 40' DATE:







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DATE 3/20/19
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PEER REVIEW REVISIONS TK 11.16.18 PEER REVIEW COMMENTS PLANNING BOARD REVISIONS SPECIAL PERMIT APPLICATION

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Client/Project

SPECIAL PERMIT APPLICATION SENIOR HOUSING DEVELOPMENT

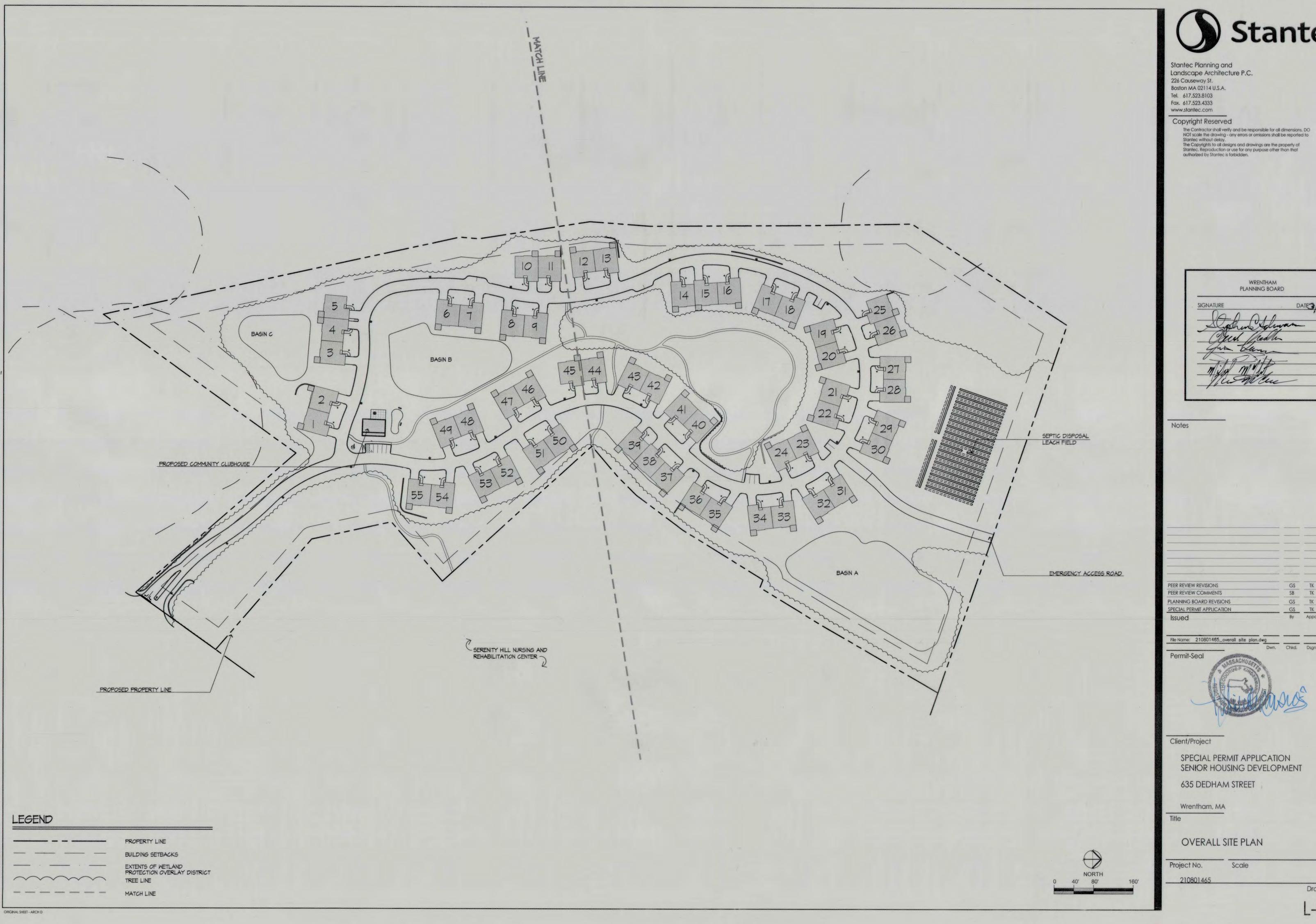
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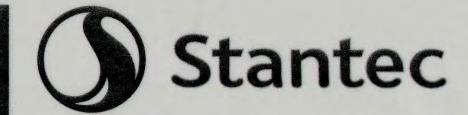
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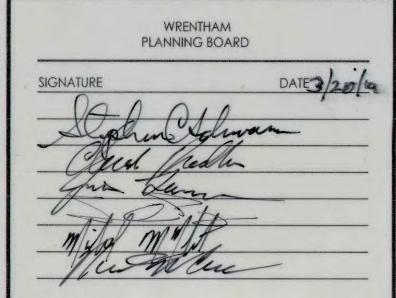
LOCUS PLAN

Project No. Scale

Drawing No.





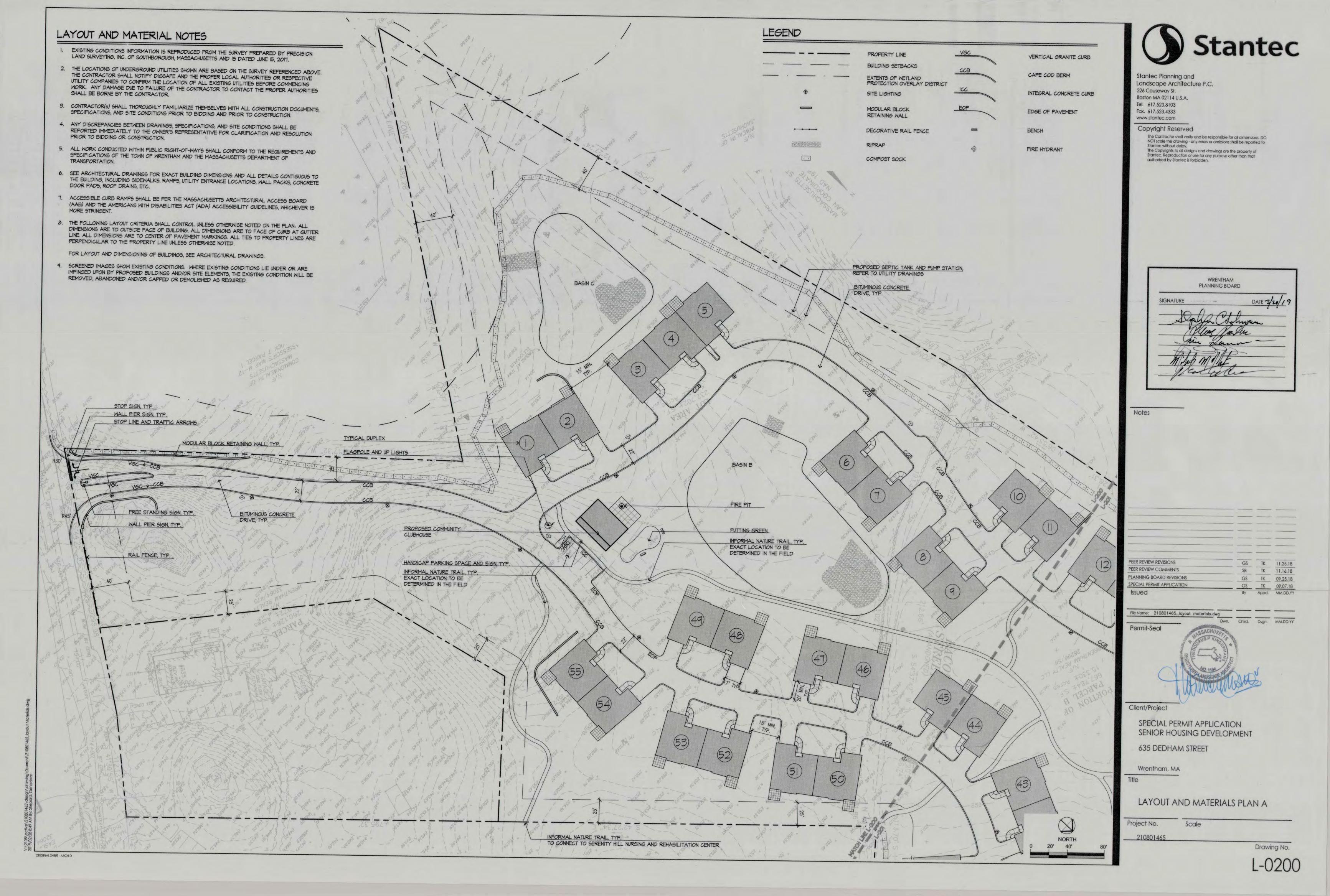


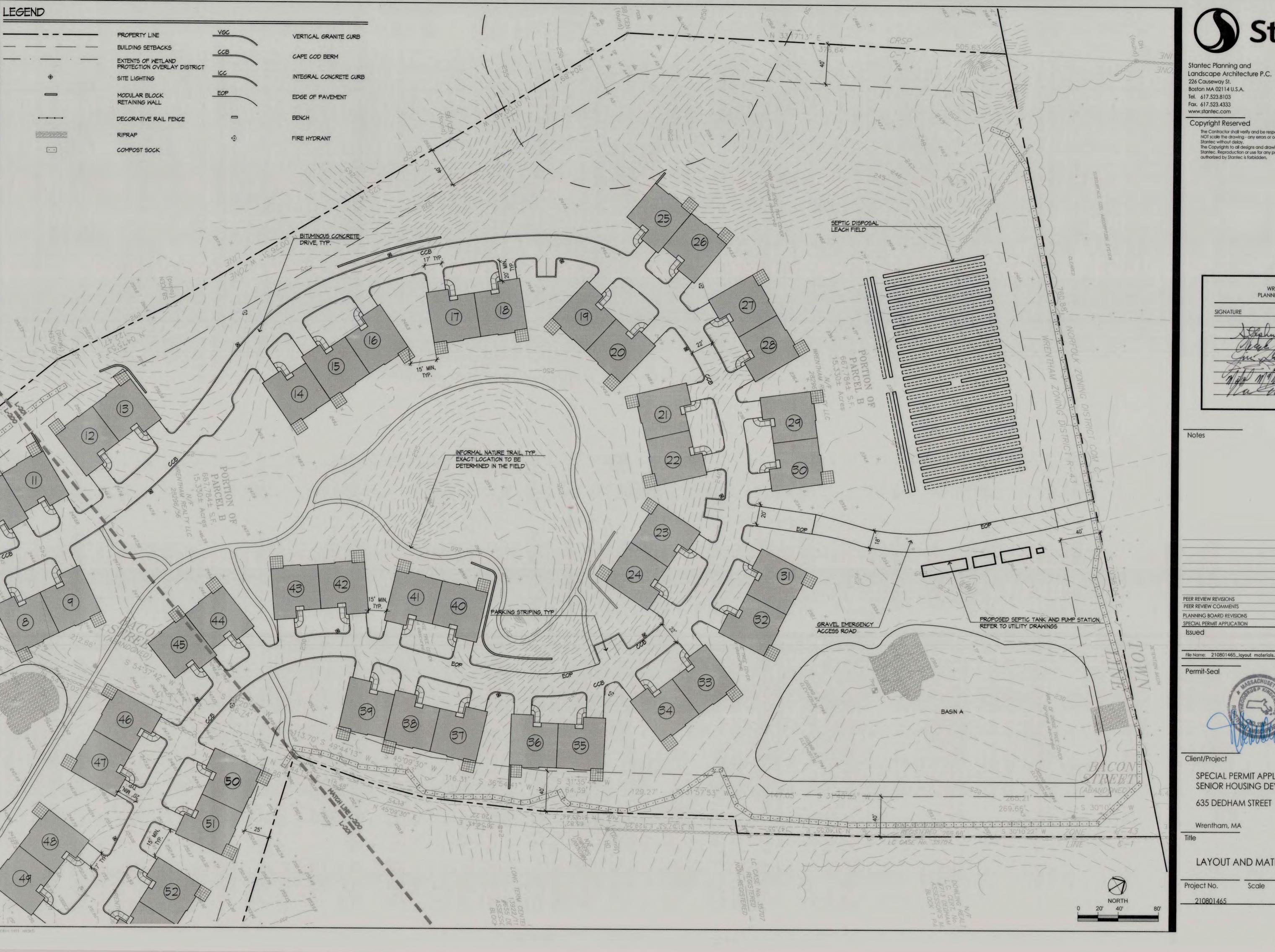
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PEER REVIEW COMMENTS	SB	TK	11.16.18
PLANNING BOARD REVISIONS	GS	TK	09.25.18
SPECIAL PERMIT APPLICATION	GS	TK	09.07.18
Issued	Ву	Appd.	MM.DD.YY

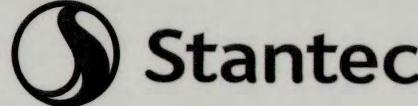


SPECIAL PERMIT APPLICATION SENIOR HOUSING DEVELOPMENT

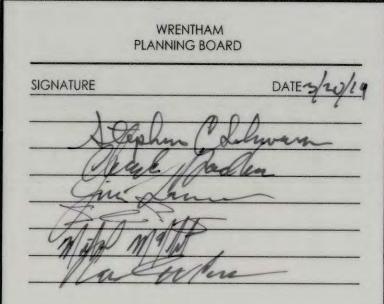
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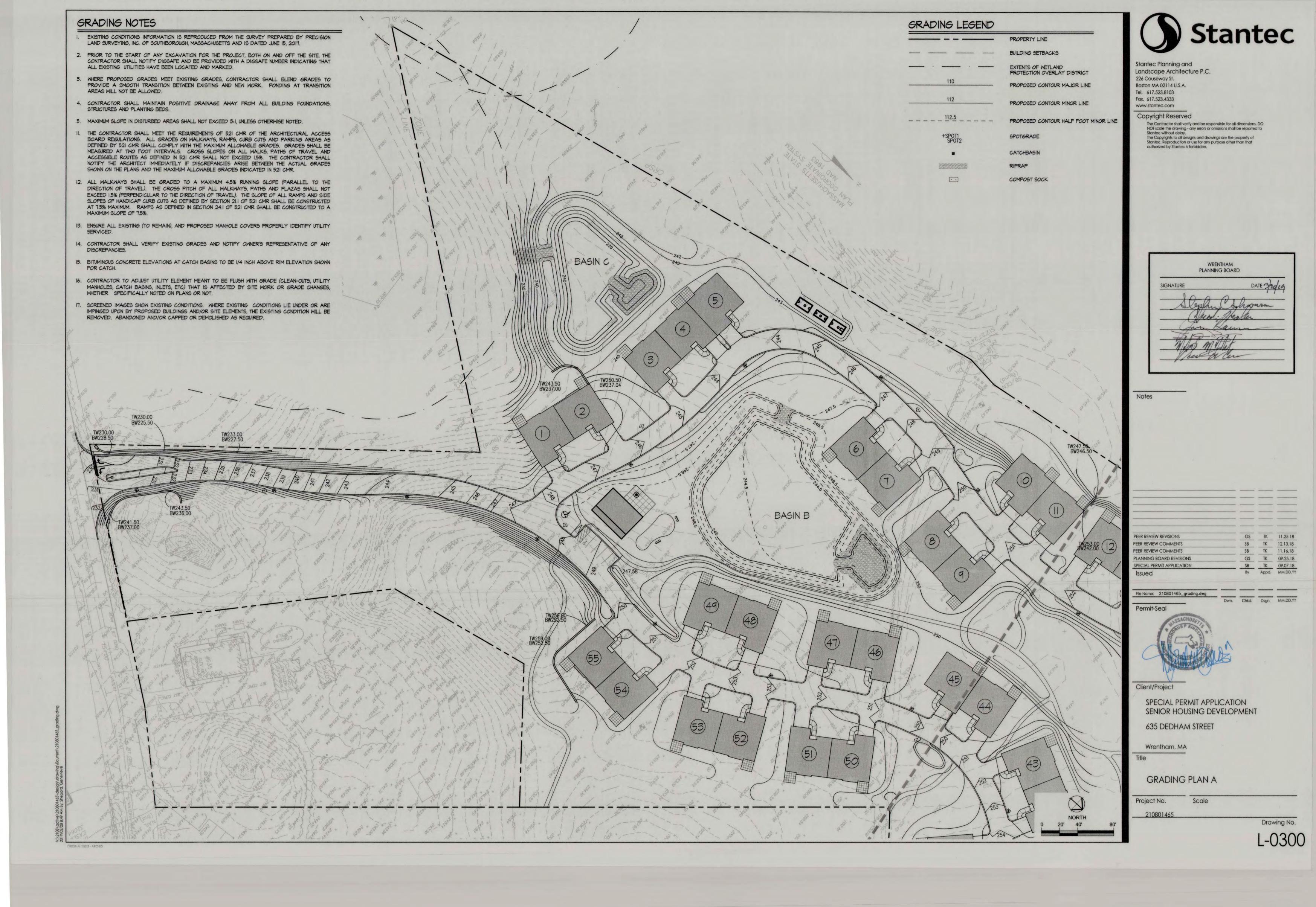
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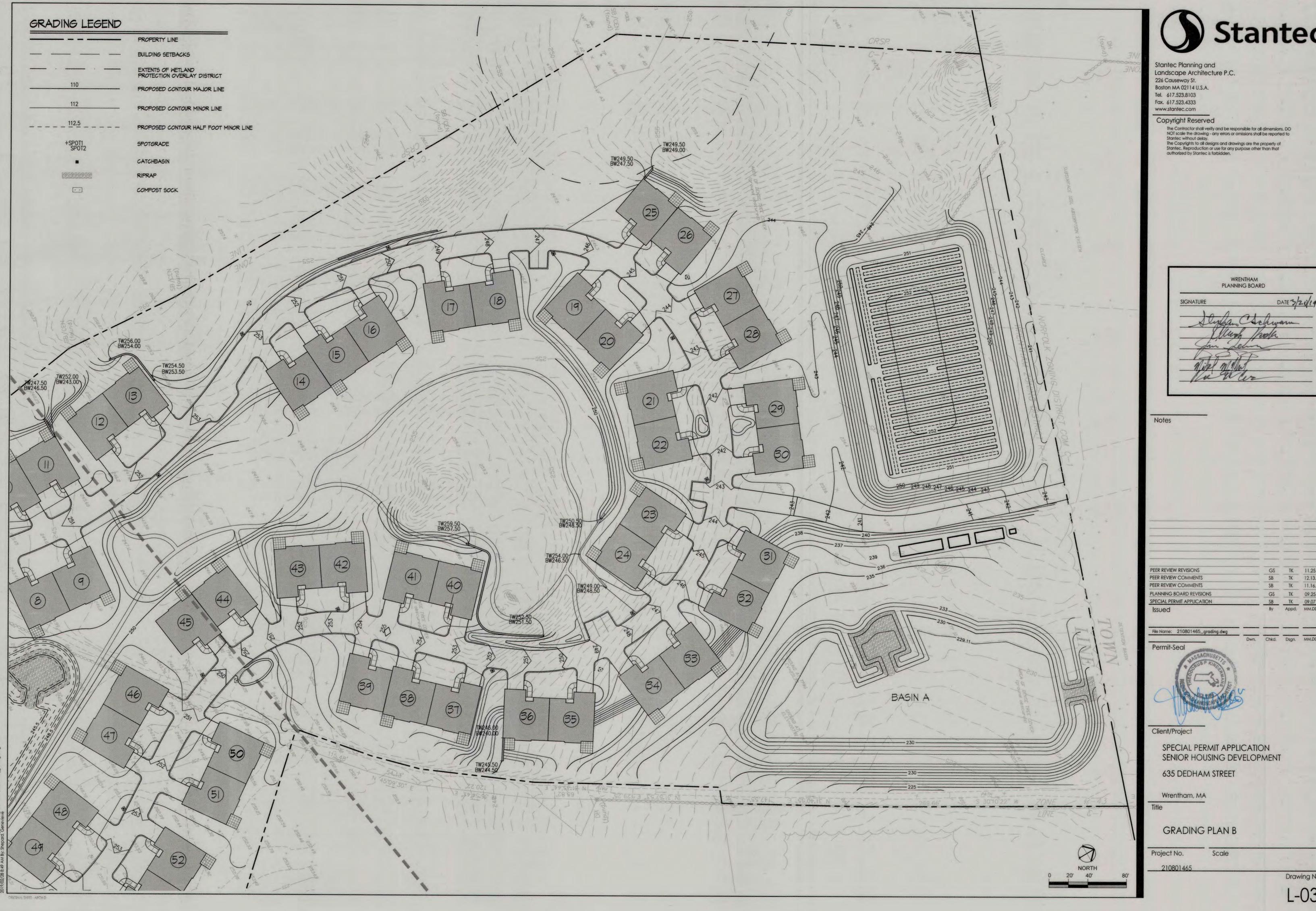


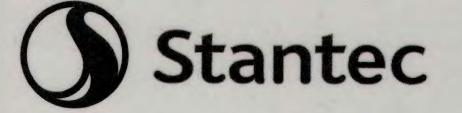
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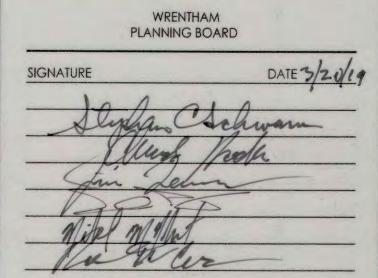
LAYOUT AND MATERIALS PLAN B

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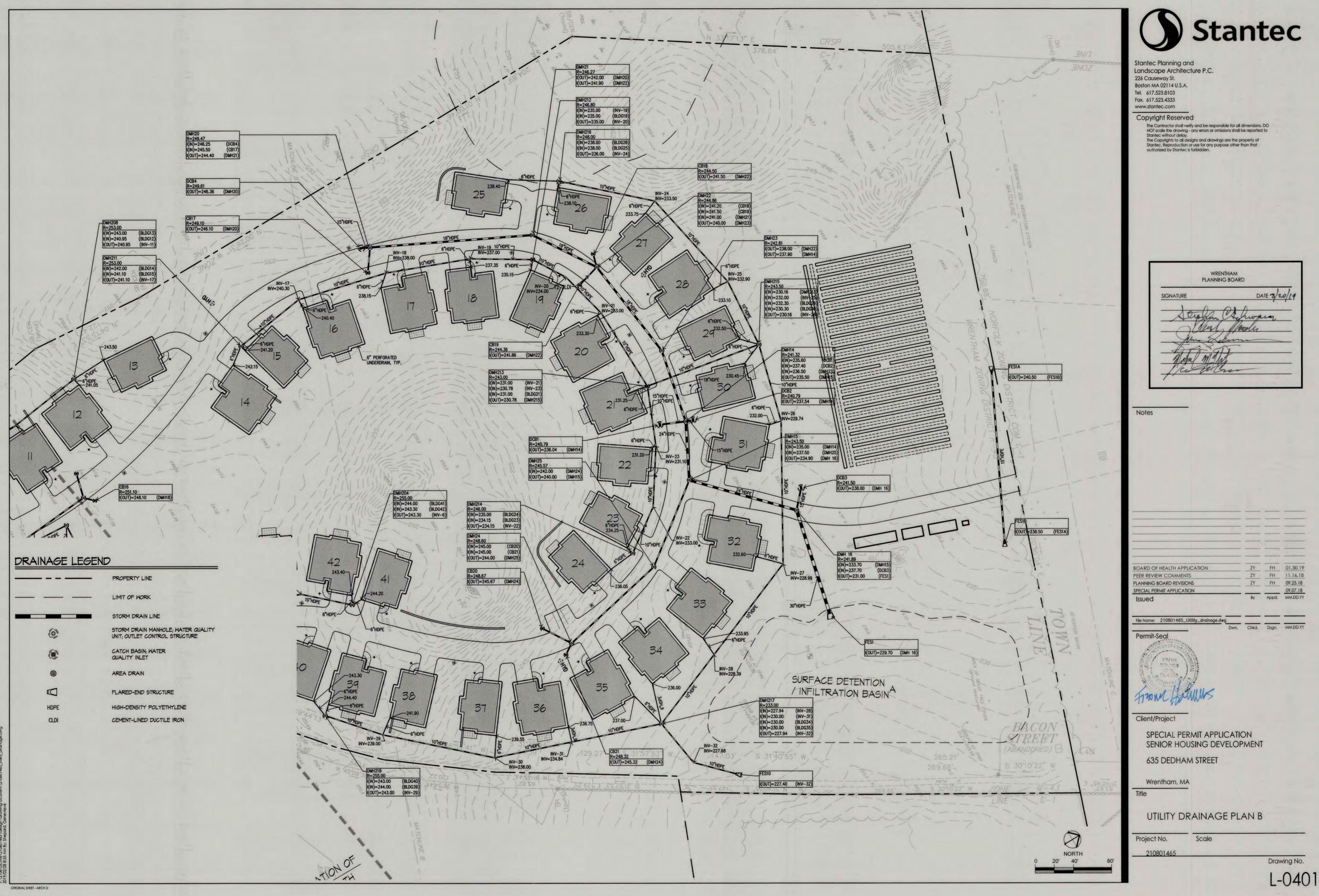




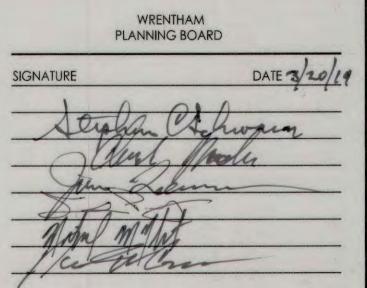




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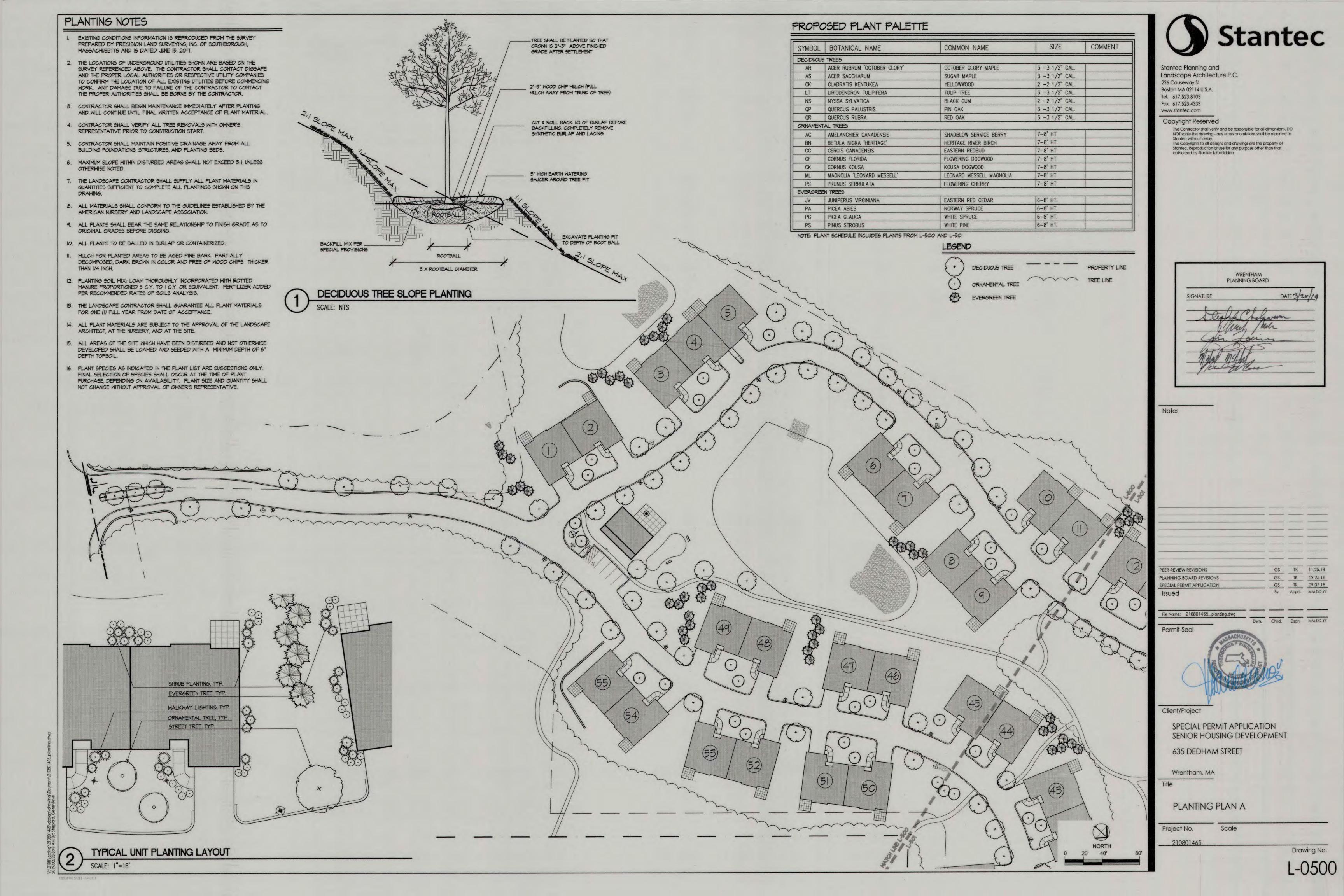


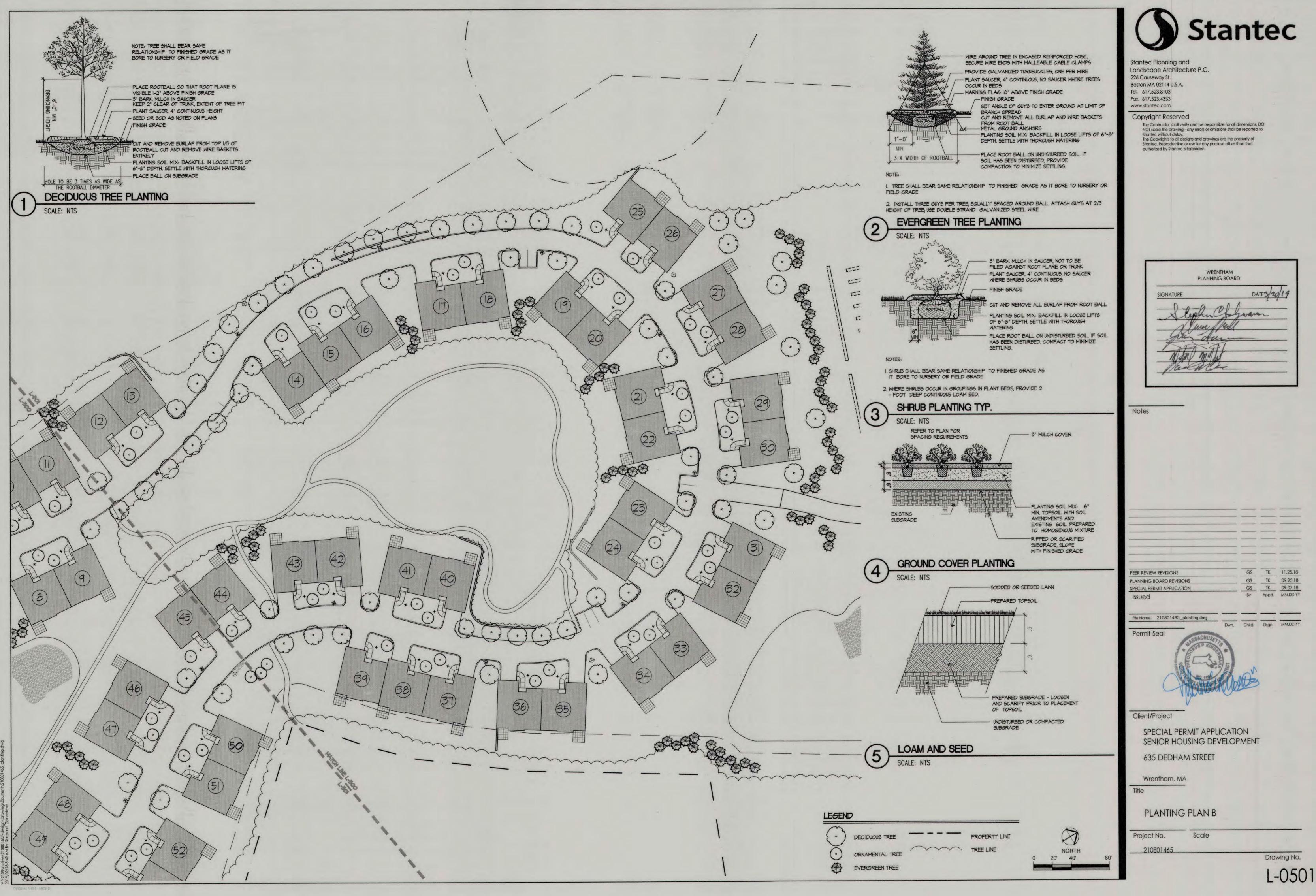
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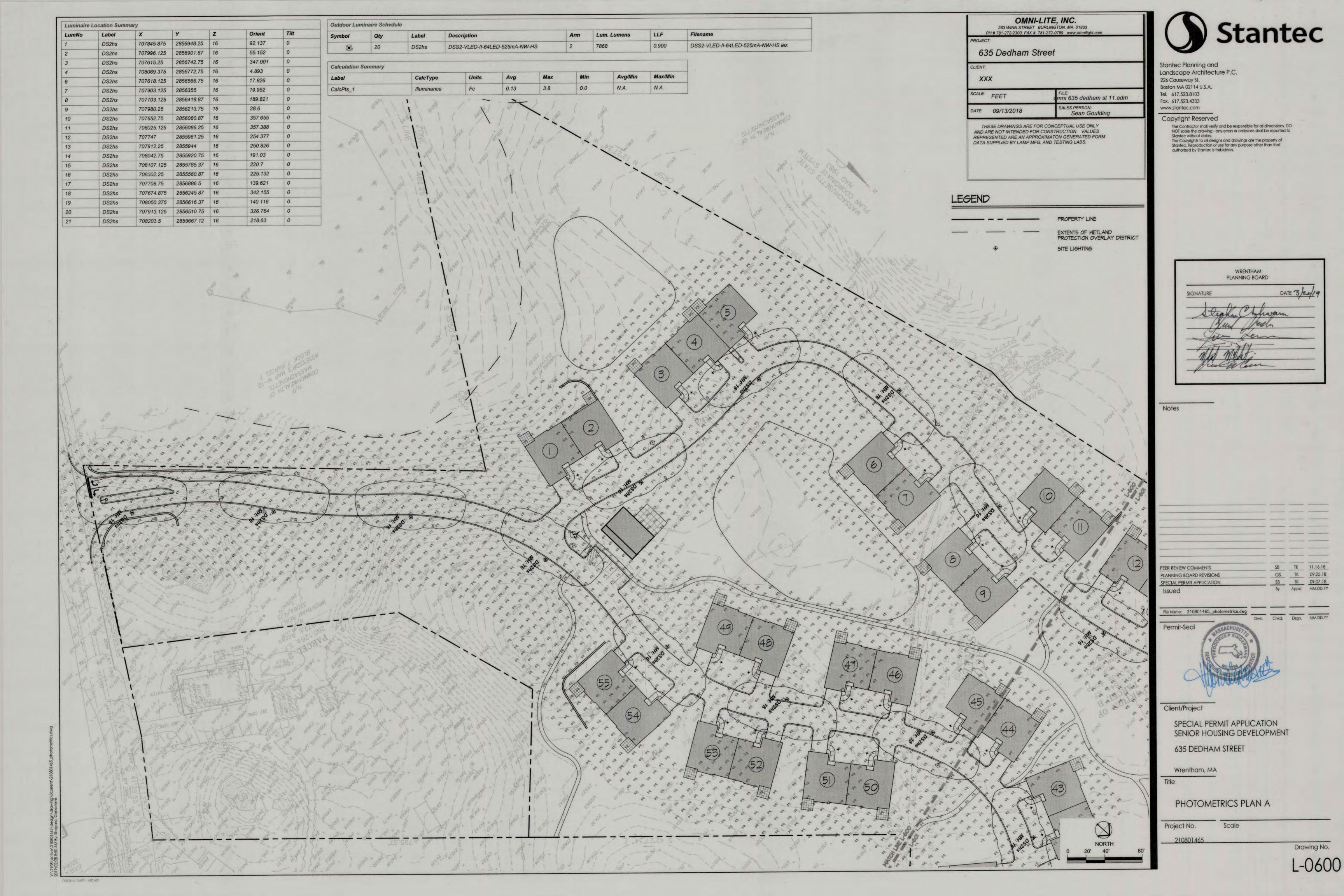


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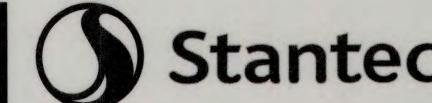
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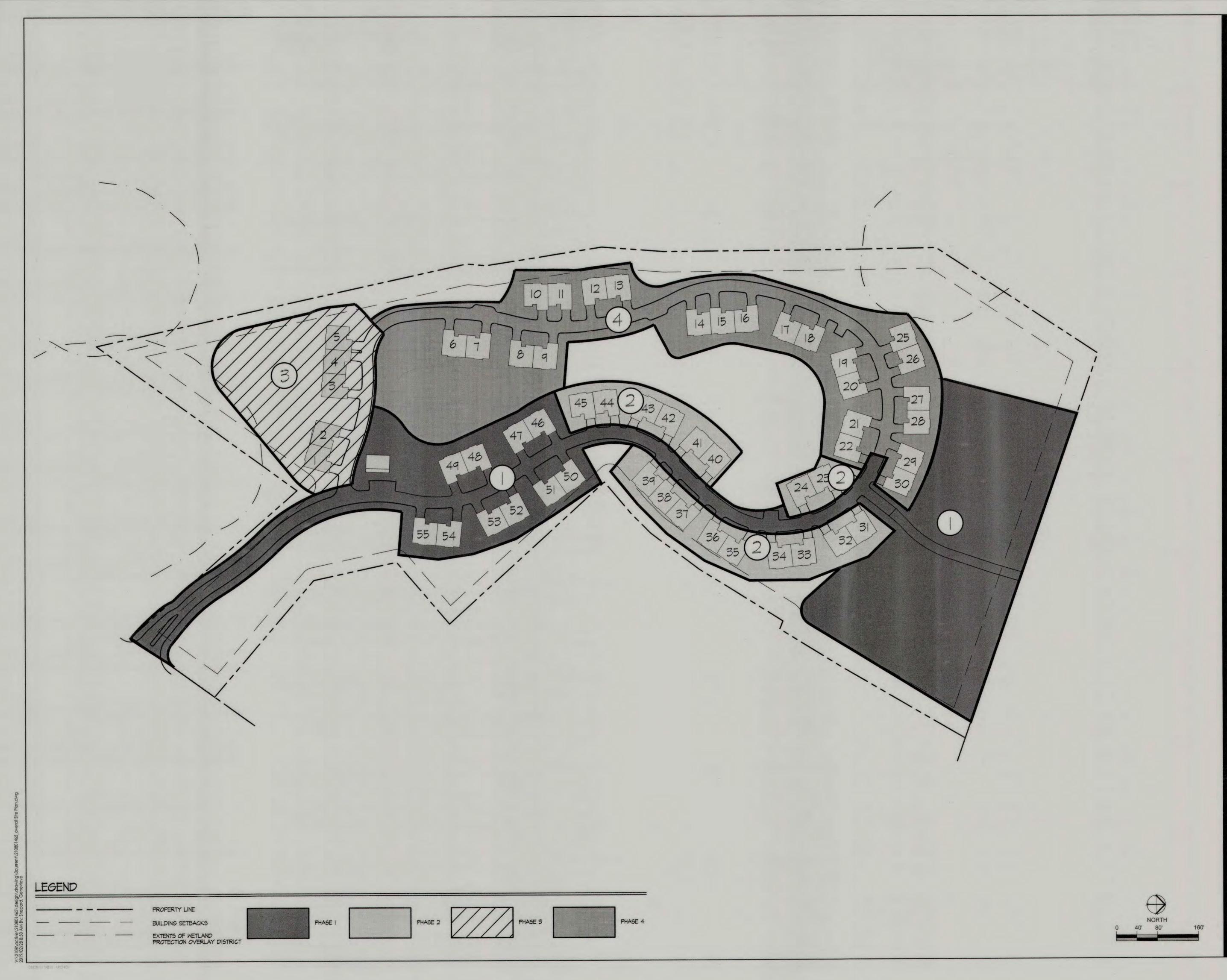


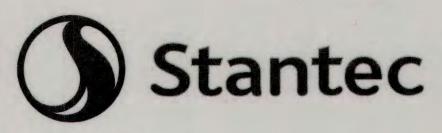










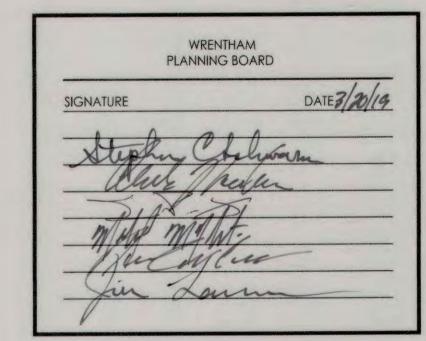


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SPECIAL PERMIT APPLICATION SENIOR HOUSING DEVELOPMENT

635 DEDHAM STREET

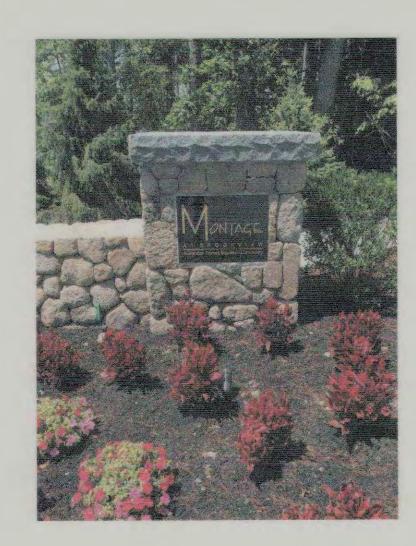
Wrentham, MA

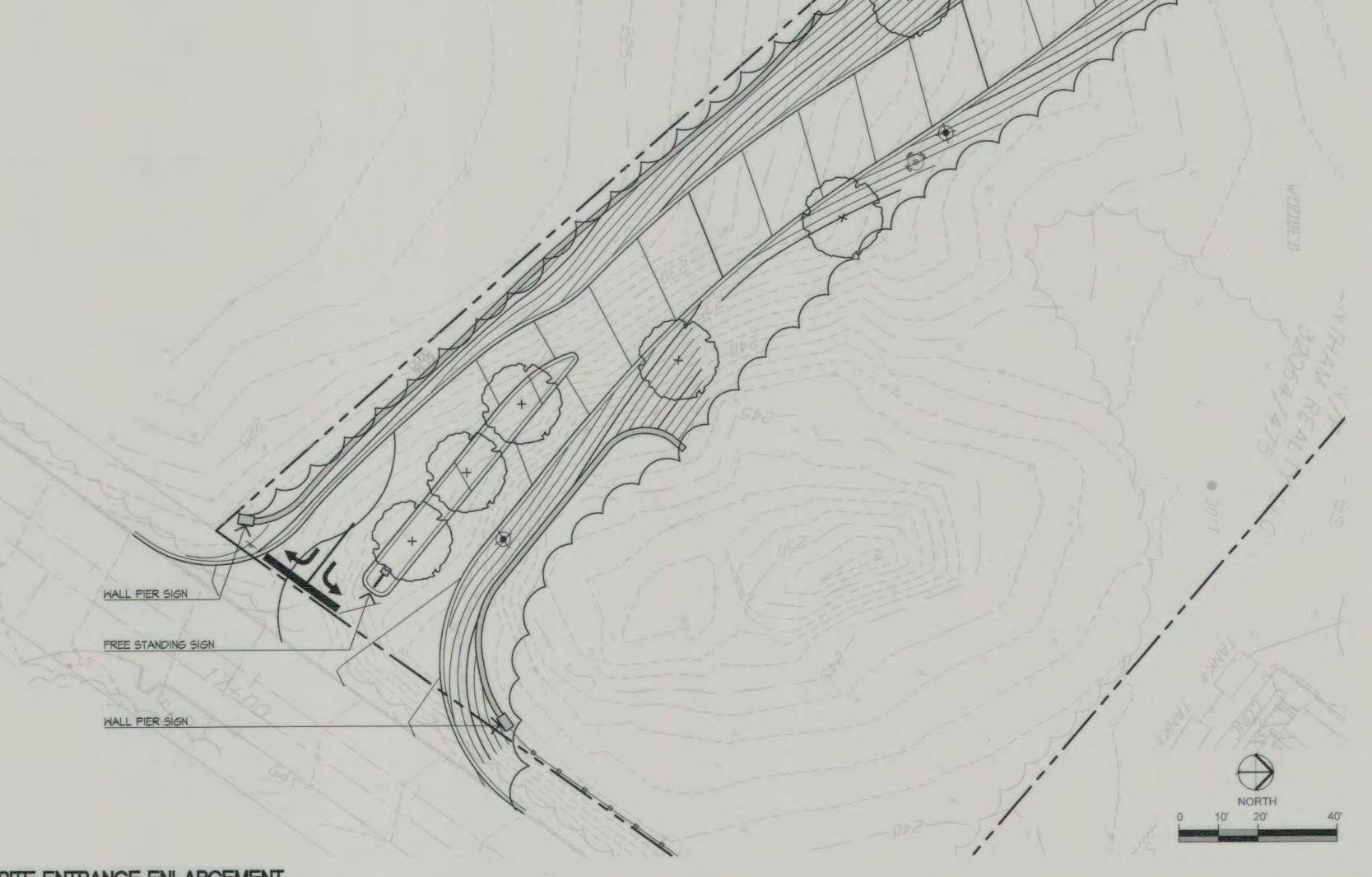
PHASING PLAN

Project No. Scale 210801465

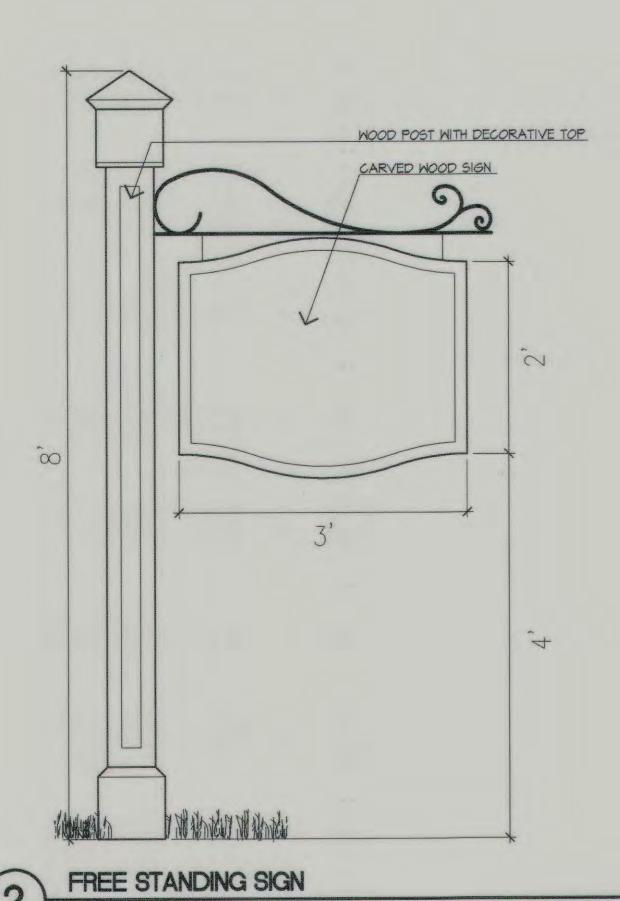


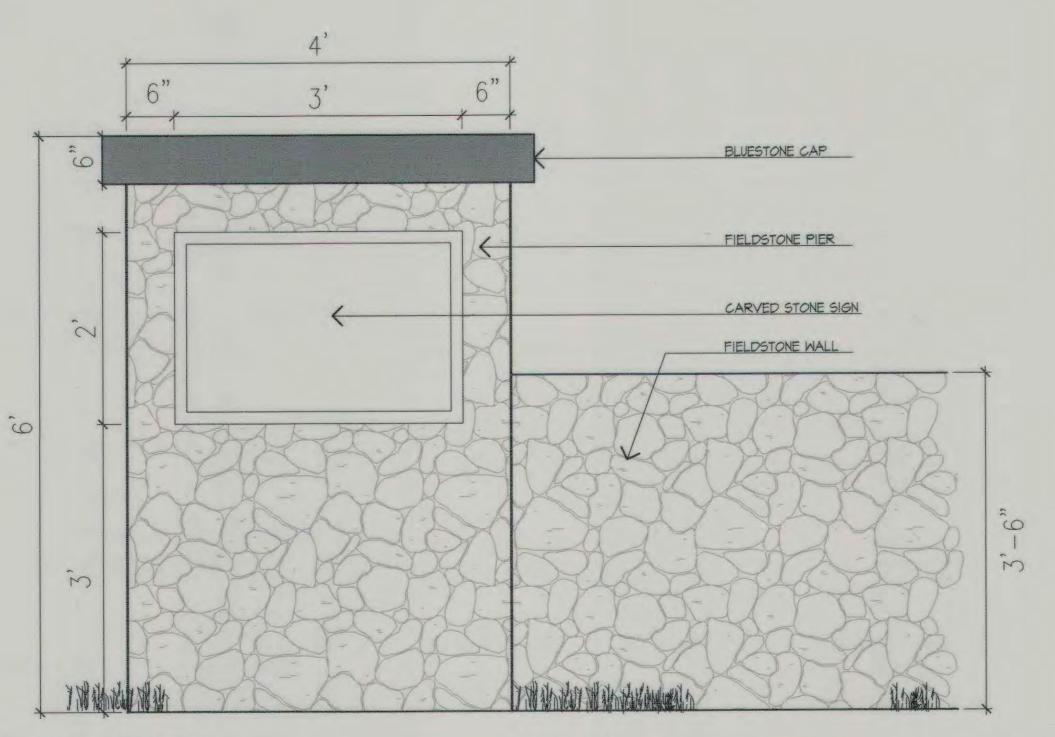




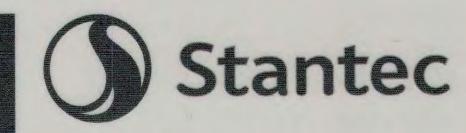


SITE ENTRANCE ENLARGEMENT





WALL PIER SIGN

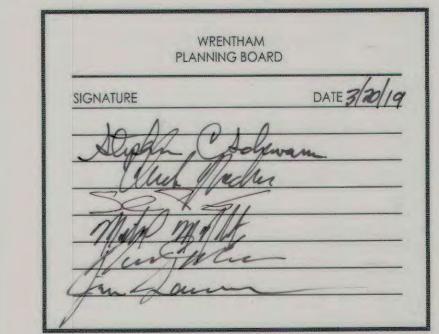


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SPECIAL PERMIT APPLICATION SENIOR HOUSING DEVELOPMENT

635 DEDHAM STREET

Wrentham, MA

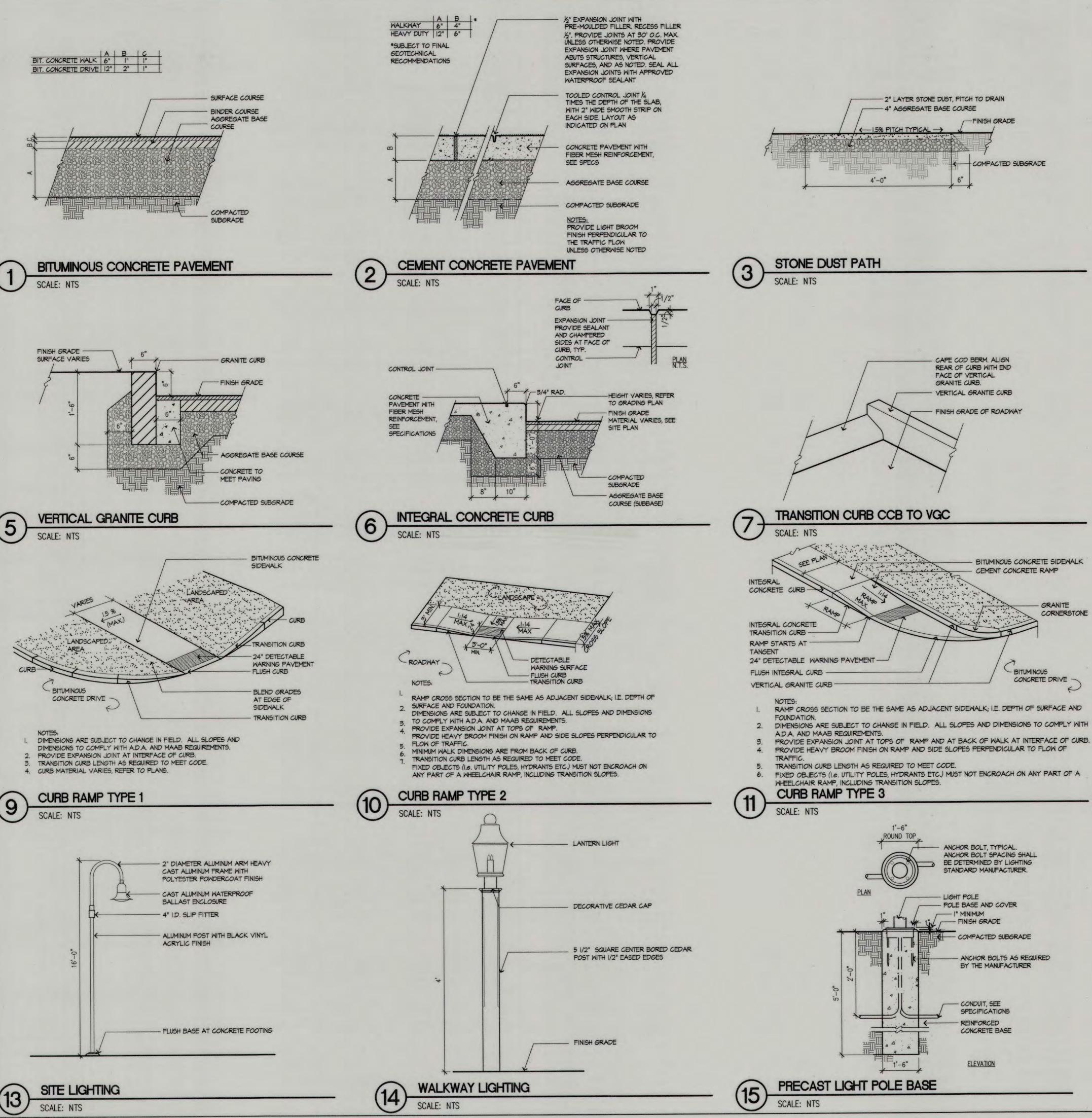
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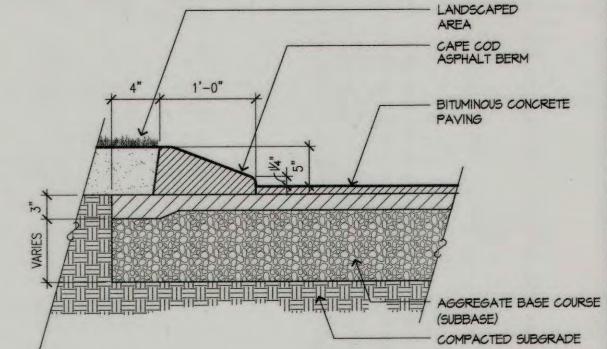
Scale Project No.

Drawing No.

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ORIGINAL SHEET - ARCH D





CAPE COD BERM

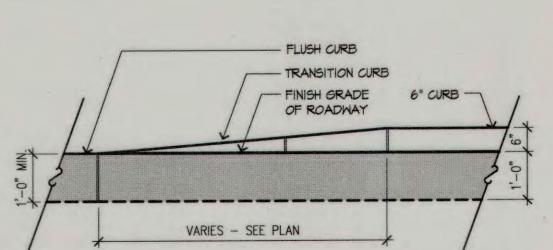
COMPACTED SUBGRADE

BITUMINOUS CONCRETE SIDEWALK

- BITUMINOUS

CONCRETE DRIVE

CEMENT CONCRETE RAMP

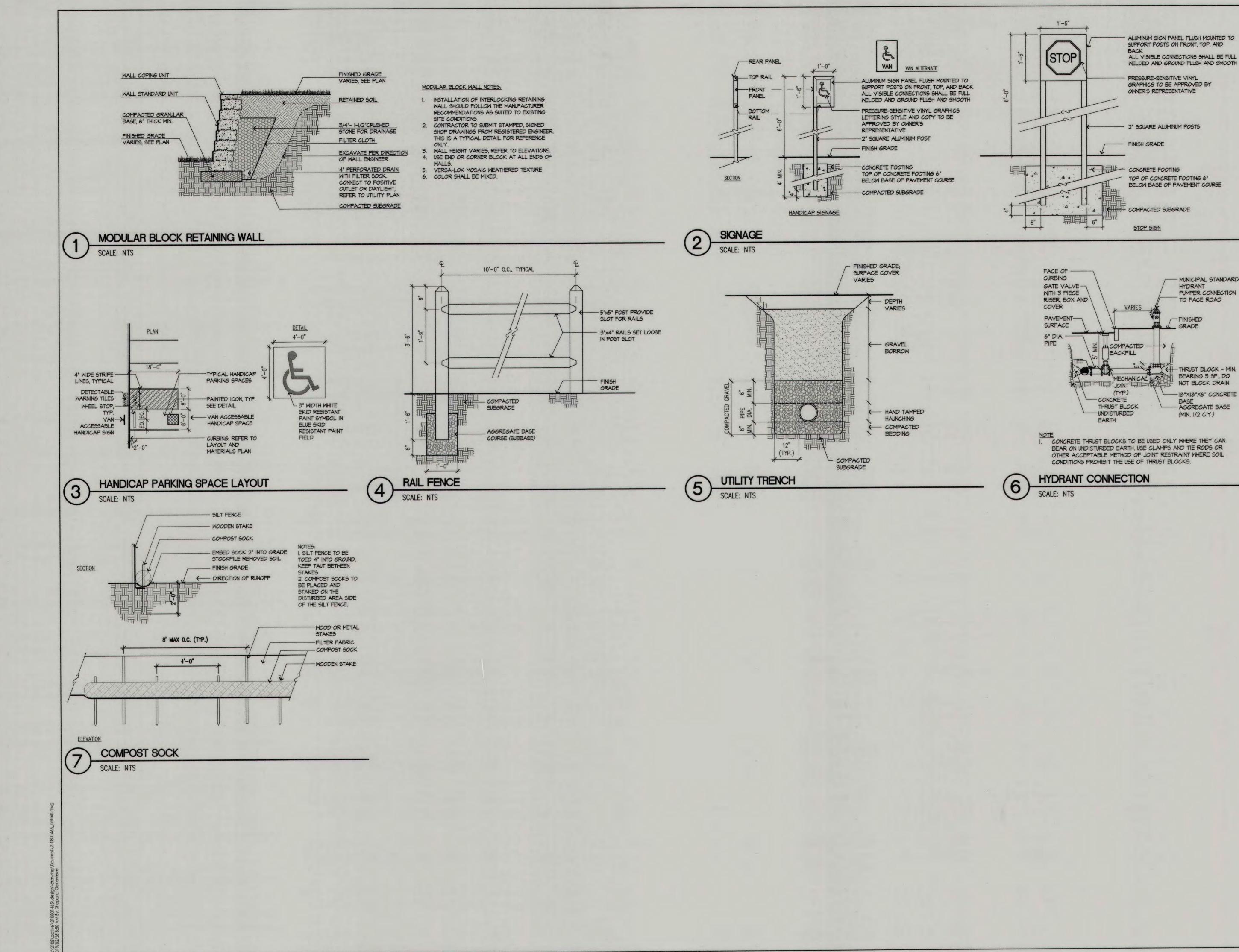


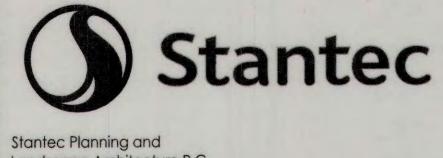
TRANSITION CURB SCALE: NTS 4'-0" DIA. BASE PLATE EXPANSION JOINT WITH SEALANT CONCRETE PAVEMENT / CORNERSTONE FINISH GRADE - 2" SEALANT SAND-FILLED FOUNDATION TUBE - CONCRETE FOOTING HARDWOOD WEDGES - 4 AT TOP, 4 AT BOTTOM - 3/4" x 16" DIA. BASE PLATE WELD TO FOUNDATION TUBE 8" X 3/4" SECONDARY PLATE - 8" COMPACTED GRAVEL

> NOTE: REFER TO SPECIFICATIONS FOR FLAGPOLE TYPE FLAGPOLE FOOTING

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Project No. 210801465





Landscape Architecture P.C. 226 Causeway St. Boston MA 02114 U.S.A. Tel. 617.523.8103 Fax. 617.523.4333 www.stantec.com

ALUMINUM SIGN PANEL FLUSH MOUNTED TO SUPPORT POSTS ON FRONT, TOP, AND

ALL VISIBLE CONNECTIONS SHALL BE FULL

WELDED AND GROUND FLUSH AND SMOOTH

PRESSURE-SENSITIVE VINYL

OWNER'S REPRESENTATIVE

FINISH GRADE

STOP SIGN

GRAPHICS TO BE APPROVED BY

TOP OF CONCRETE FOOTING 6"

BELOW BASE OF PAVEMENT COURSE

- MUNICIPAL STANDARD

PUMPER CONNECTION

-18"XI8"X6" CONCRETE

BASE - AGGREGATE BASE

(MIN. 1/2 C.Y.)

TO FACE ROAD

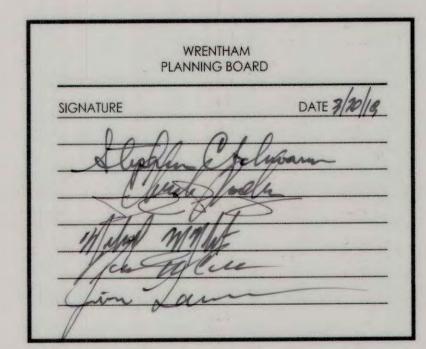
HYDRANT

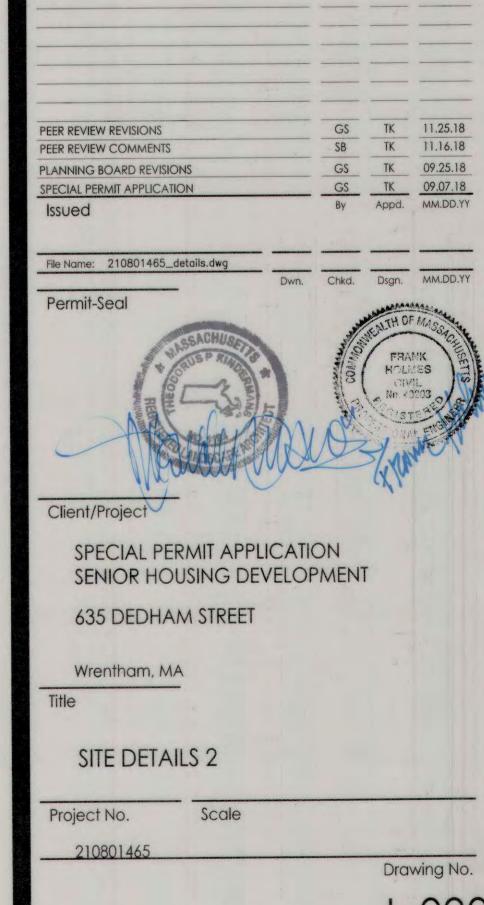
FINISHED

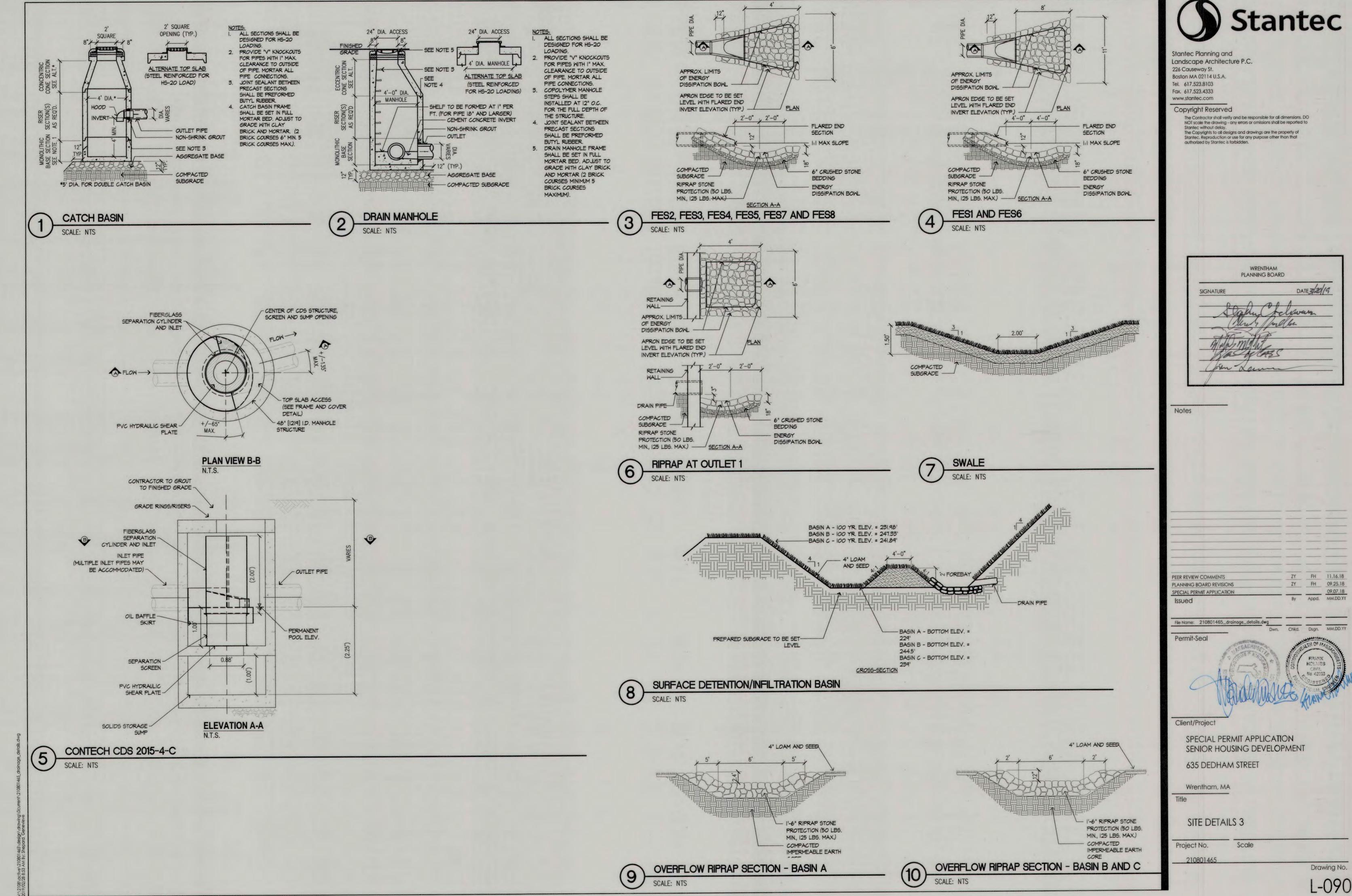
GRADE

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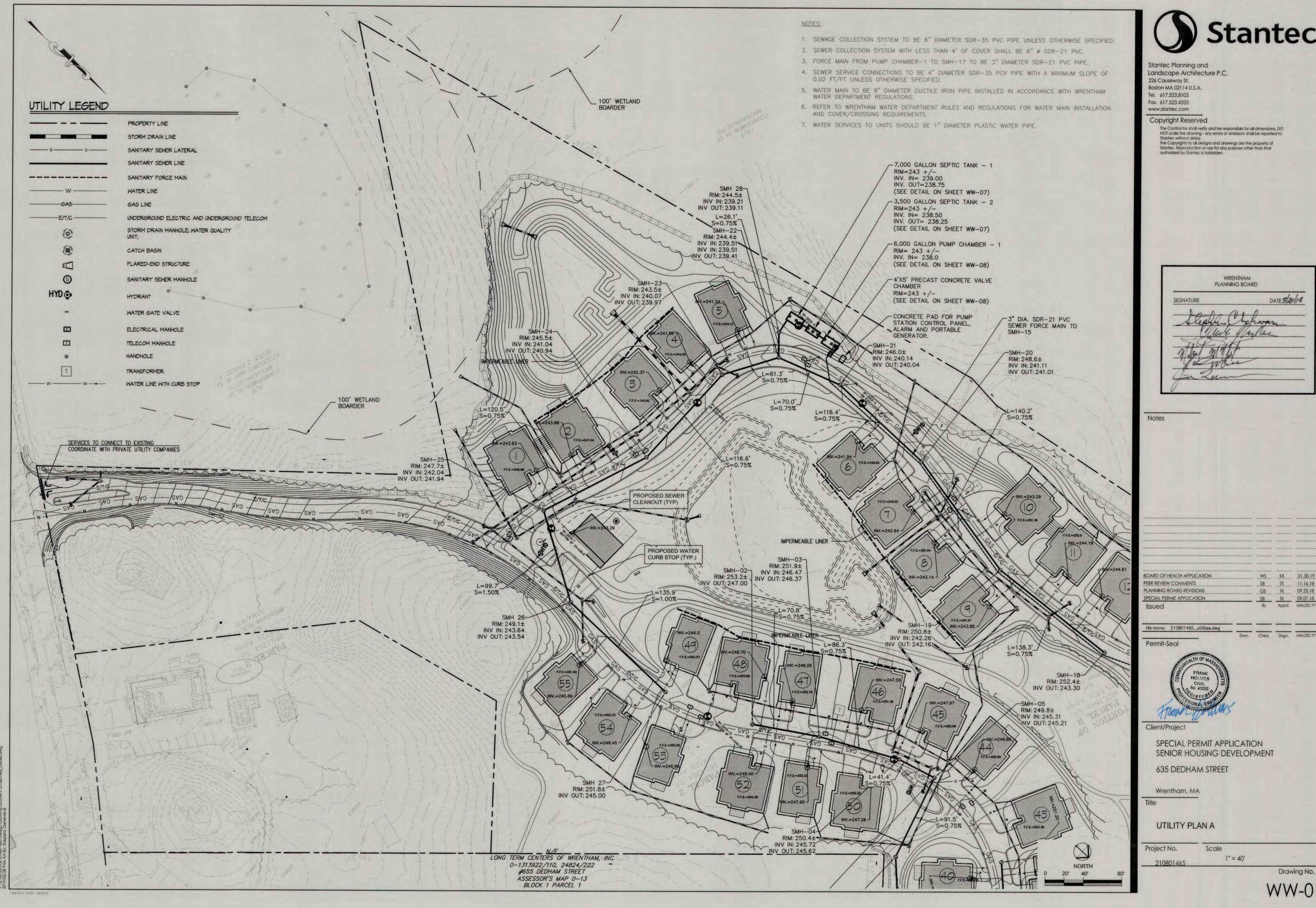
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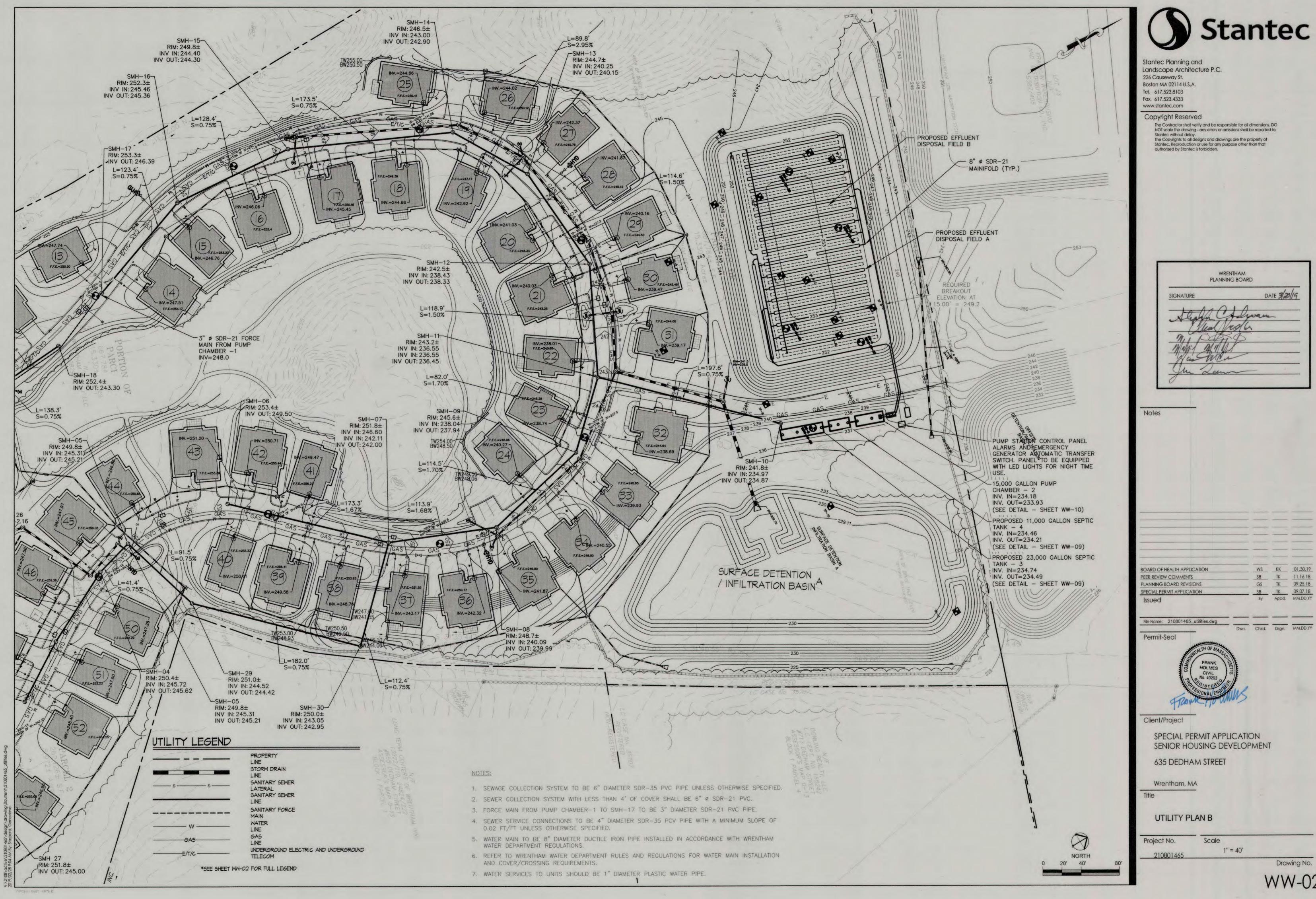


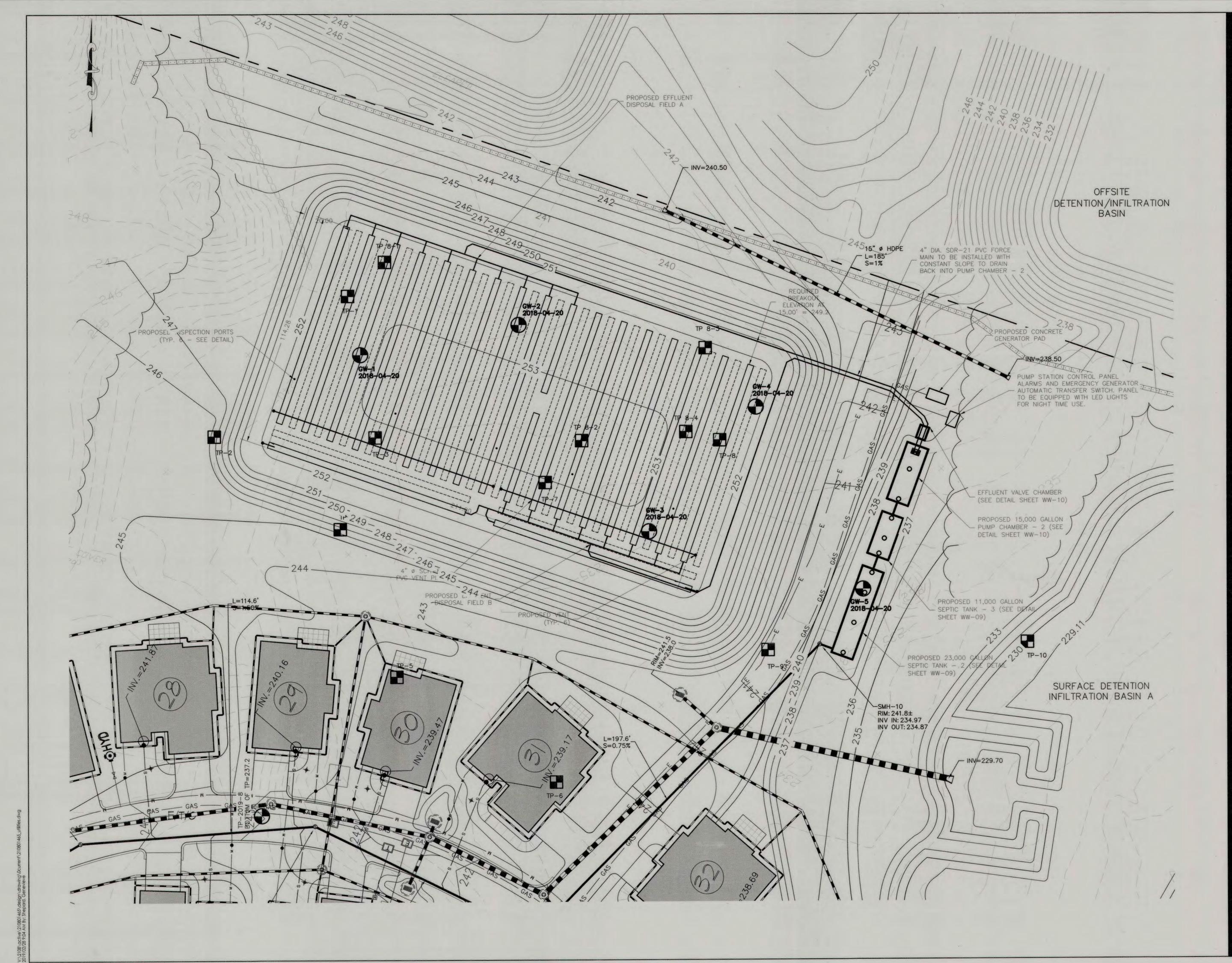


DATE 3/20/14

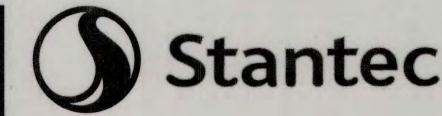
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WW-01





ORIGINAL SHEET - ARCH D



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REVIEW COMMENTS		SB	TK	11.16.18
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Permit-Seal



SPECIAL PERMIT APPLICATION SENIOR HOUSING DEVELOPMENT

635 DEDHAM STREET

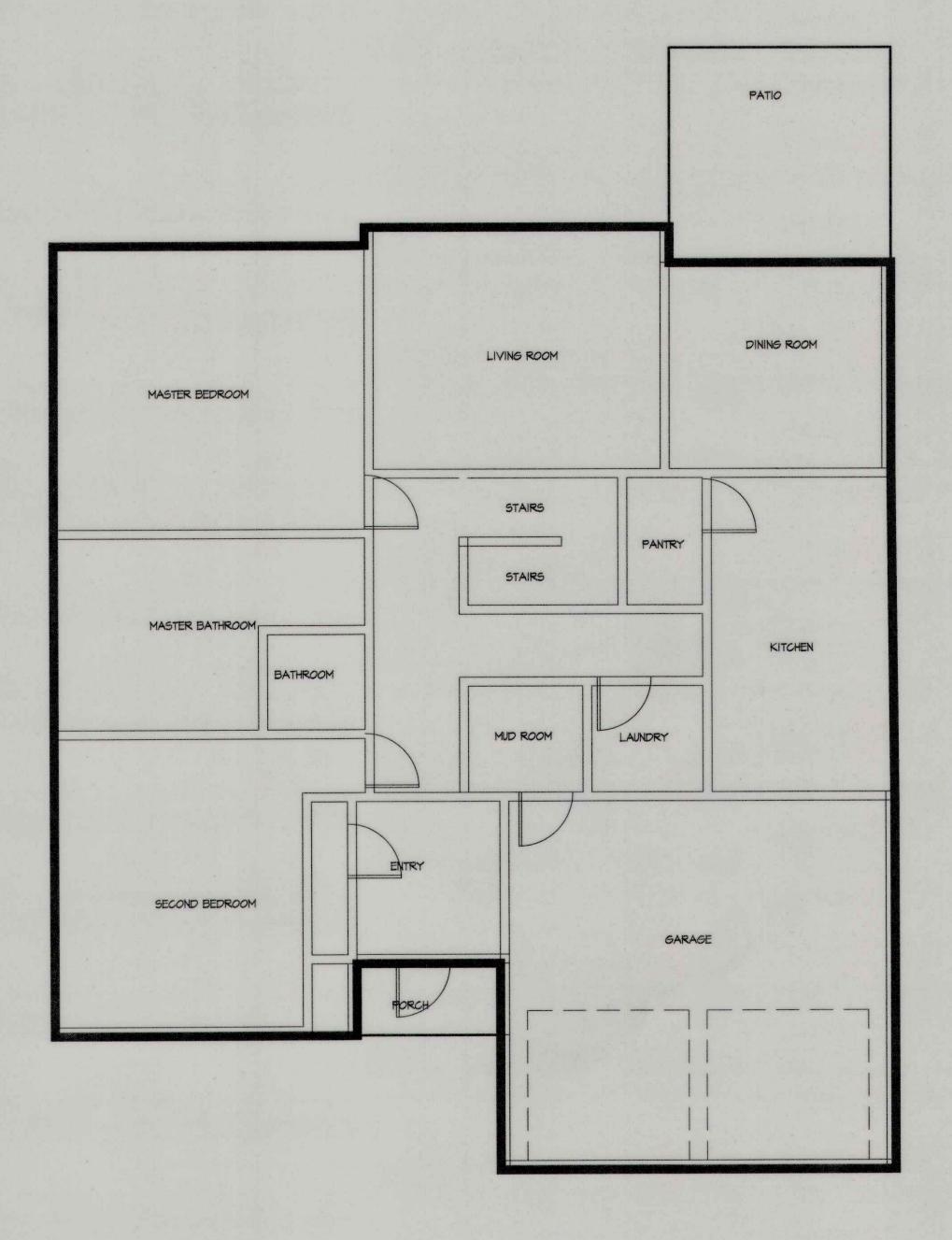
Wrentham, MA

EFFLUENT DISPOSAL SYSTEM PLAN

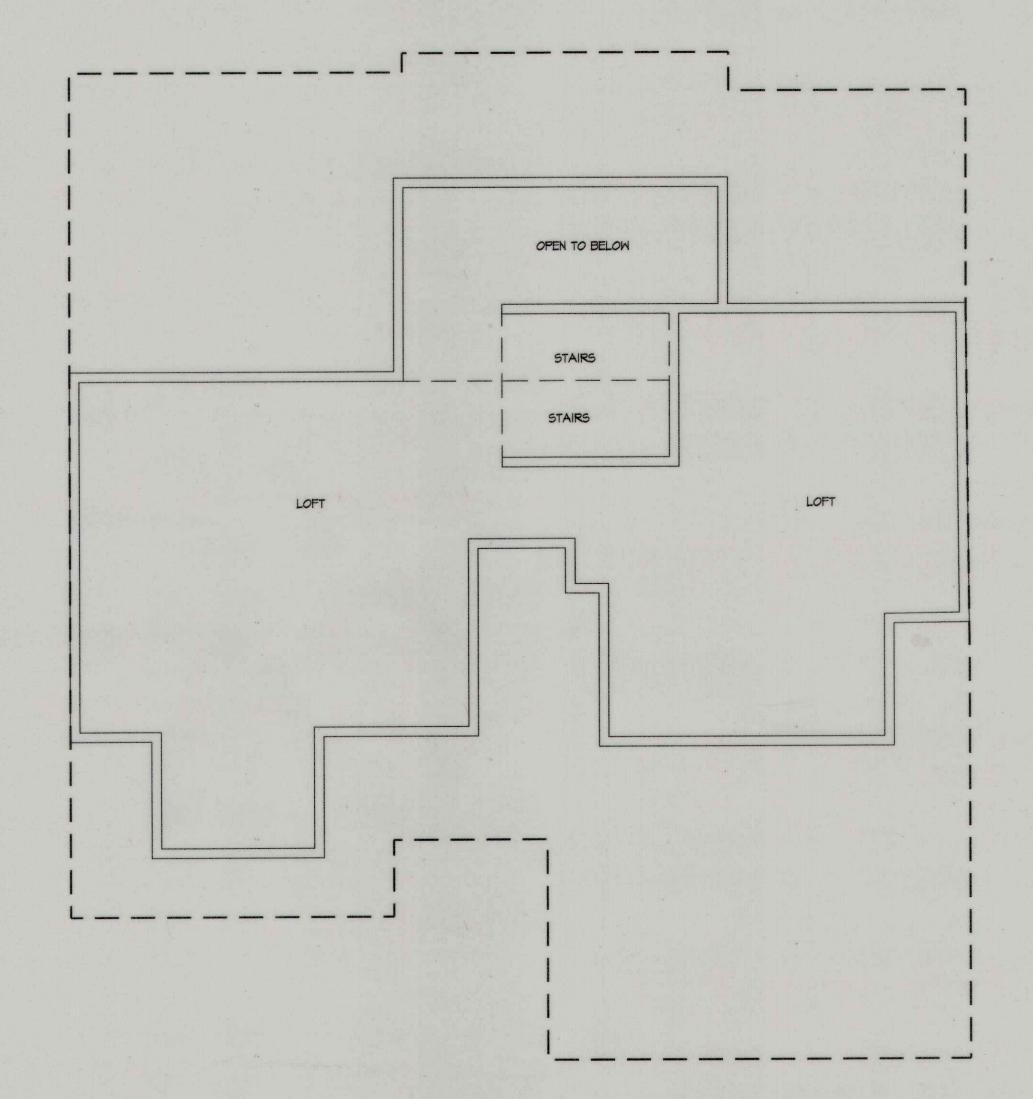
Scale Project No. 1" = 20'

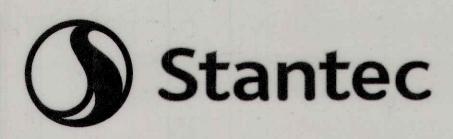
WW-03

FIRST FLOOR 2,195 SQ. FT.



LOFT 1,094 SQ. FT.



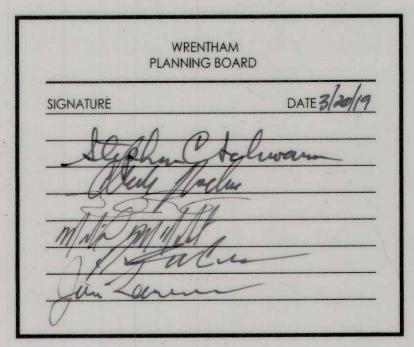


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PEER REVIEW REVISIONS GS TK 09.25.18
GS TK 09.07.18
By Appd. MM.DD.YY PLANNING BOARD REVISIONS SPECIAL PERMIT APPLICATION

File Name: 210801465_arch.dwg

Dwn. Chkd. Dsgn. MM.DD.YY Permit-Seal



SPECIAL PERMIT APPLICATION SENIOR HOUSING DEVELOPMENT

635 DEDHAM STREET

Wrentham, MA

ARCHITECTURAL PLAN

210801465