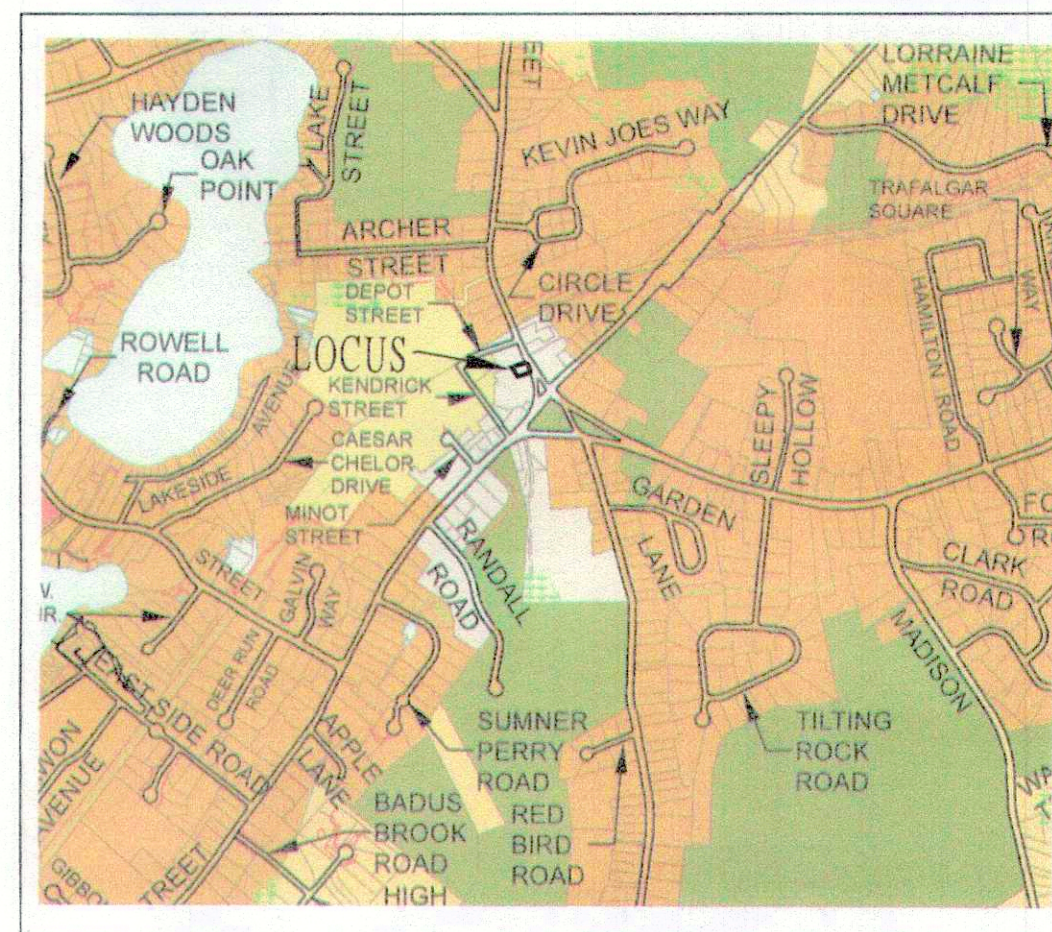


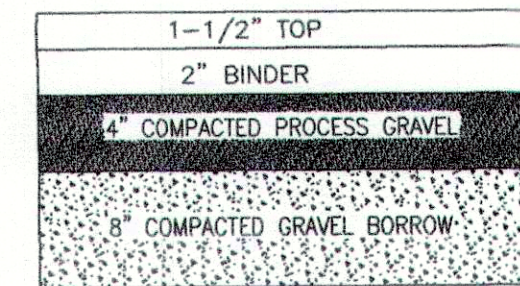
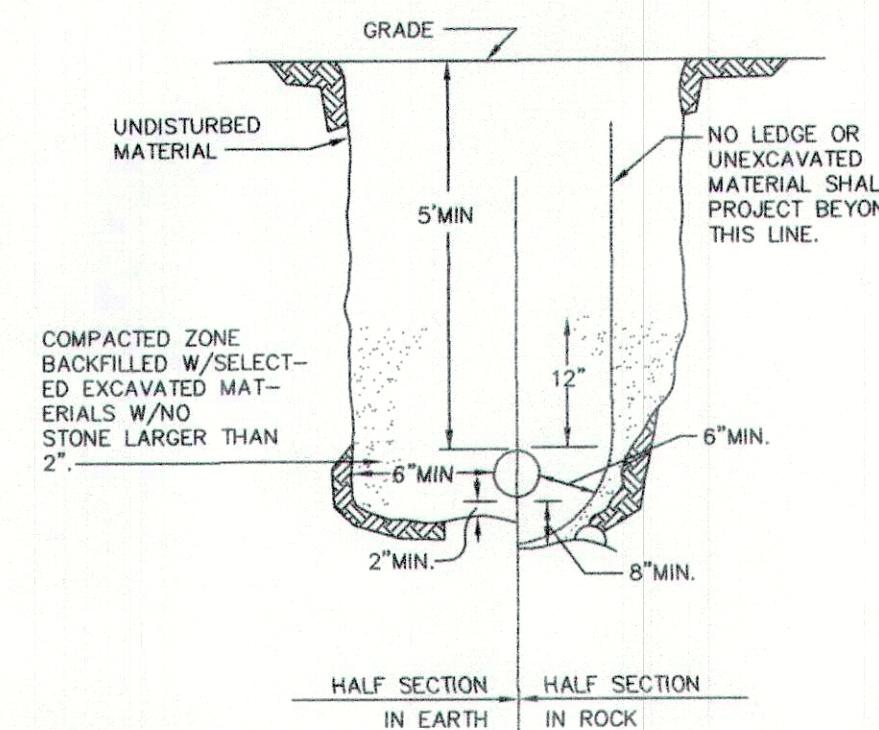
LOCUS MAP
SCALE 1"=500'



ZONING MAP
NOT TO SCALE

ZONING LEGEND

- B-1
- B-2
- C-1
- C-2
- C-3
- C-1N
- C-1S
- CONSERVATION, RECREATION, SCHOOL & PARK DISTRICT (CRSP)
- CONSERVATION, RECREATION, SCHOOL & PARKS - ROUTE 1 (CRSP-1)
- MEDICAL MARIJUANA & ADULT ENTERTAINMENT
- SPECIAL USE OVERLAY DISTRICT
- R-30
- R-43
- R-87
- VZ-A
- VZ-B



PAVEMENT DETAIL
NOT TO SCALE

WATER SERVICE TRENCH DETAIL
NOT TO SCALE

WRENTHAM PLANNING BOARD

APPROVED: _____

ZONE: SUBDISTRICT VZ-A AQUIFER PROTECTION OVERLAY DISTRICT ZONE II			
	REQUIRED/ALLOWED	EXISTING	PROPOSED
LOT AREA	10,000 S.F.	9,757 S.F.	9,757 S.F.
FRONTAGE	50 FT.	81.36 FT.*	81.36 FT.*
LOT COVERAGE BY STRUCTURE	NONE	24.2%	28.4%
*LOT COVERAGE BY ALL IMPERVIOUS	50%	52.1%	92.5%
MIN USABLE OPEN SPACE	NA	NA	NA
SETBACKS:			
FRONT YARD	0 FT.	1.4 FT.	1.4 FT.
SIDE YARD	5-15 FT.	13.1 FT.	2.7 FT.
REAR YARD	10-25 FT.	61.2 FT.	49.7 FT.***
BUILDING HEIGHT	35 FT.	40.75 FT.	44.83 FT.
PARKING	2-1/2 STORIES	2-1/2 STORIES	3 STORIES

* THE 11.30' DIMENSION WAS DISCOUNTED BECAUSE THE COURSE IS PERPENDICULAR TO THE ROADWAY

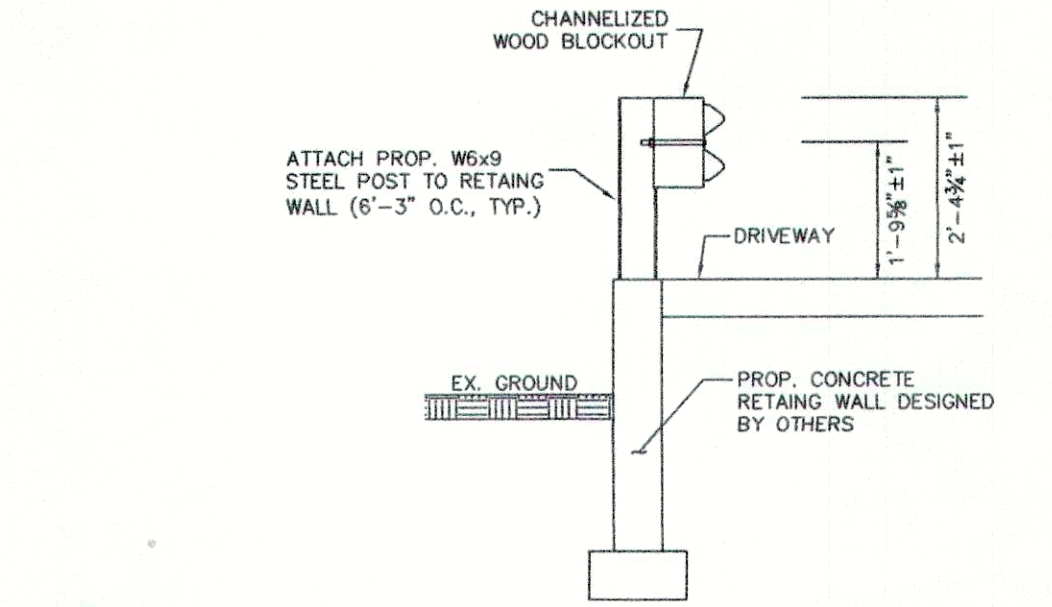
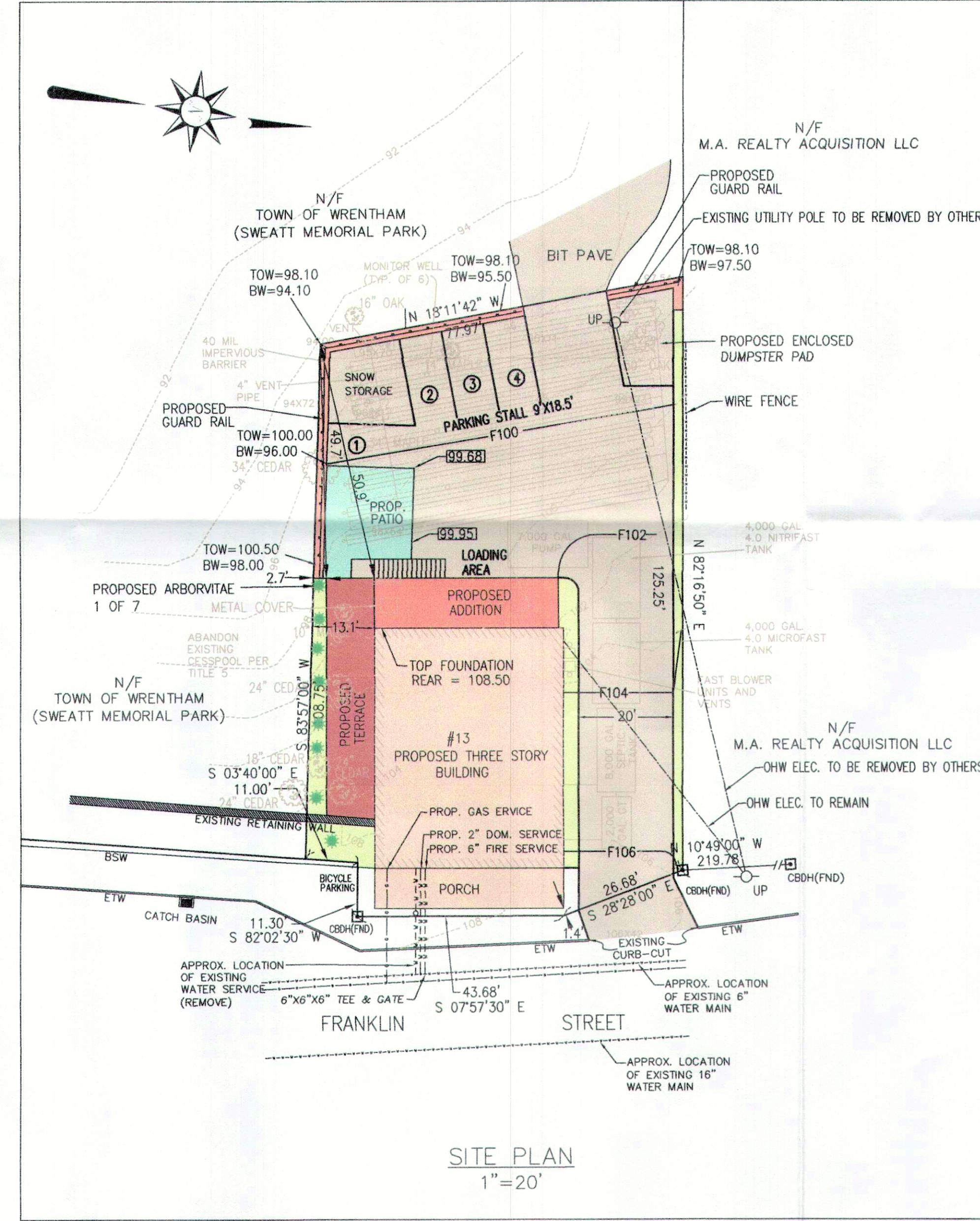
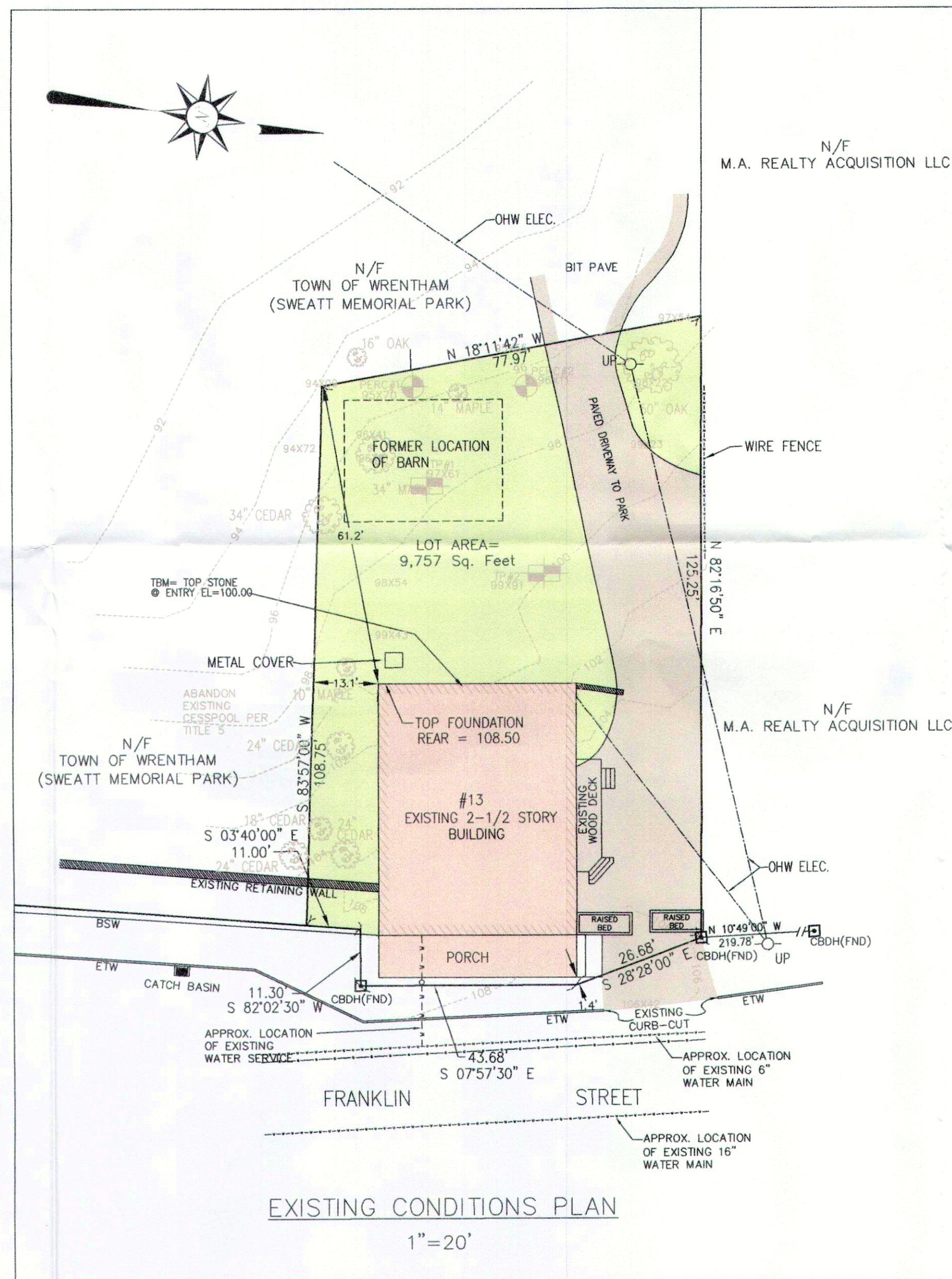
** 15% MAXIMUM PER AQUIFER PROTECTION OVERLAY DISTRICT ZONE II ALL BUILDING DIMENSIONS WERE PROVIDED BY THE ARCHITECT OF RECORD

*** 49.7 FT. TO THE PROPOSED TERRACE ADDITION
50.9 FT. TO THE PROPOSED BUILDING ADDITION

TOTAL LAND AREA	9,757 S.F.
DEVELOPABLE SITE AREA	9,757 S.F.
COMMON OR USABLE OPEN SPACE	NONE
SITE COVERAGE OF BUILDINGS	2,768 S.F.
AREA COVERED BY IMPERVIOUS SURFACE	9,023 S.F.
RATIO OF IMPERVIOUS SURFACE TO TOTAL LAND AREA	92.5%
NUMBER OF OFF STREET PARKING SPACES	4
NUMBER OF LOADING BAYS	1

GENERAL NOTES

- SOIL TYPES: MmB Merrimac Sand And Gravel
- ALL SURVEYING CONFORMS TO THE REQUIREMENTS OF THE MASSACHUSETTS LAND COURT
- A WAIVER IS REQUESTED FROM THE REQUIREMENT TO PRODUCE AND SUBMIT A LANDSCAPE PLAN
- THE APPLICANT SEEKS THE FOLLOWING SPECIAL PERMITS
 - SECTION 390-3.4.5-B(1) ALLOW THE CHANGE OF USE ON A NON CONFORMING LOT (LESS THAN 10,000 S.F.)
 - SECTION 390-15.5-C(1) ALLOW THE EXTENSION OF A NON CONFORMING STRUCTURE FROM 24.2% LOT COVERAGE TO 28.4% LOT COVERAGE
 - SECTION 390-15.5-C(5) ALLOW A USE THAT RENDERS IMPERVIOUS SURFACE OF MORE THAN 15% (92.5%)
- THE APPLICANT WILL BE SEEKING THE FOLLOWING VARIANCES FROM THE WRENTHAM ZONING BOARD OF APPEALS
 - SECTION 390-21.3-B DIMENSIONAL REQUIREMENTS IN AN VZ-A DISTRICT
 - ALLOW THE BUILDING TO BE LESS THAN 5.0 FEET (2.7') FROM THE SIDE LOT LINE.
 - ALLOW THE BUILDING TO BE A 3 STORY BUILDING WHERE 2-1/2 STORIES ARE ALLOWED.
 - ALLOW THE BUILDING TO BE MORE THAN 35 FEET IN HEIGHT (44.83 FT.HIGH)



- NOTES:
- ALL GUARDRAIL SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST MASS DOT CONSTRUCTION STANDARDS. GUARDRAIL SHALL BE GALVANIZED STEEL W BEAM HIGHWAY GUARD WITH GALVANIZED STEEL POSTS OR COR-TEN WEATHERING STEEL BEAM HIGHWAY GUARD WITH TREATED WOOD POSTS.

STEEL W BEAM HIGHWAY GUARDRAIL (SINGLE FACED)

CONSTRUCTION NOTES

- ALL UNDERGROUND UTILITIES MAY NOT BE SHOWN ON THIS PLAN AND THE LOCATION OF THE UNDERGROUND UTILITIES SHOWN MAY VARY FROM THEIR FIELD LOCATION. THE CONTRACTOR SHALL VERIFY THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO THE CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY DIG SAFE AT LEAST 72 HOURS PRIOR TO THE START OF THE CONSTRUCTION.
- ALL CONSTRUCTION SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE TOWN OF WRENTHAM PUBLIC WORKS DEPARTMENT.

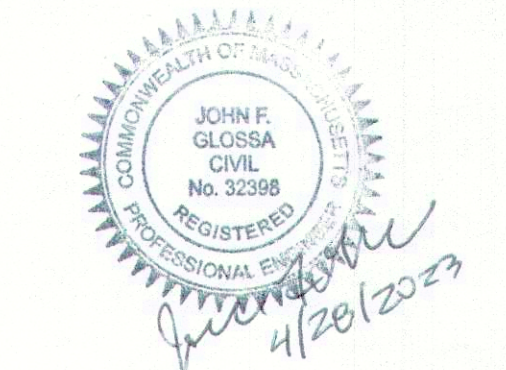
RECEIVED
MAY 13 2023
WRENTHAM PLANNING BOARD

APPLICANT
VILLAGE HALL LLC
P.O. BOX 2
WRENTHAM, MA 02093

OWNER
BETH F. BRYSON
226 TAUNTON STREET
WRENTHAM, MA 02093

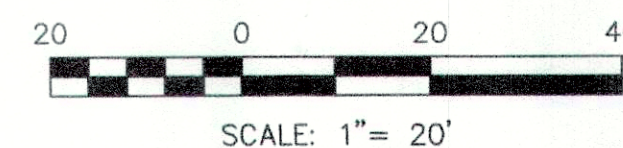
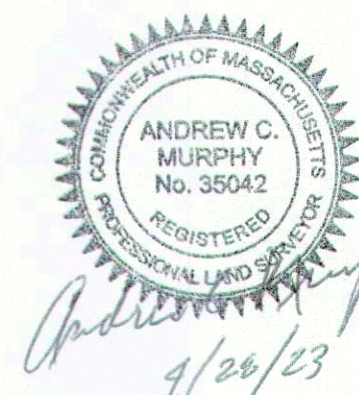
ASSESSORS PARCEL
MAP M-09-2-4-0

Exhibit # 5



#13 FRANKLIN STREET
PLAN OF LAND
IN
WRENTHAM, MA
SCALE: 1"= 20' APRIL 27, 2023

GLOSSA ENGINEERING, INC.
46 EAST STREET
EAST WALPOLE, MA 02032
508-668-4401



NO.	DATE	REVISION