

## **Exhibit 5 – Site Information**

## PROJECT NARRATIVE

Prentice Place (the Project) is a proposed residential apartment complex to be situated on 2.56 acres of land located at 23 Prentice Street in Grafton, Massachusetts (Site). The Site also shown on Assessor's Map 10 as Parcel 8 and is occupied by a residential structure with two dwelling units that is in a state of disrepair. There is a small wetland area located on the northerly portion of the Site that drains off to the drainage system in Prentice Street. The Site is split zoned with the northern portion being zoned Low Density Residential (R-40), and the southern portion being zoned Medium Density Residential (R20).

Approaching from Prentice Street, the driveway heads in a westerly direction with the buildings on the south side of the drive. Then, turning left to the south, the buildings are then on the easterly and westerly side of the driveway. The two buildings on the westerly side are the only buildings directly adjacent to existing residential uses. The buildings floor plans have been design such that exterior decks and patios are facing away from these residential properties.

The proposed Project consists of 54 residential apartments situated in 5 buildings. The buildings have been arranged to provide a visual openness to the Site to minimize the view of buildings from the street. Due to the site constraints of project requirements, topography, setbacks, wetlands and drainage the building and parking layout has been kept fairly compact. The buildings are three stories in height and the footprints are either 2 or 4 unit floor plans. The site grading and retaining wall allows the buildings along the northwest, west and south west property lines to be lowered in relation to the adjacent properties, reducing the apparent mass visible by the neighbors.

The overall massing of the buildings is designed to provide variation in both the vertical and horizontal planes. The hip rooflines are intended to reduce the apparent vertical mass of the building while the gables break up the plane of the rooflines and define the stepping of the wall plane of the facades. The overall building geometry is intended to provide some individuality to the unit types. The end unit masses are separated from the center mass by the recessed building entries and stair towers. The exterior balconies provide dedicated outdoor space for each unit and are used to define unit identity within both the end and center portions of the building.

The adjacent properties are single family homes of varying sizes. The buildings are, as much as possible with the site constraints, sited to present minimal facades to the adjacent properties. Where this isn't possible the varying massing of the buildings and the site grading minimize the apparent size of the buildings.

The materials for the proposed buildings are as follows;

- The roofing will be architectural style asphalt roof shingles. The building entries will have standing seam metal roofing.
- The siding be cement board and will vary by floor. The lower floor will be wider lap siding with an 8" exposure. The middle floor will be lap siding with a 4" exposure. The upper floor will likely be a board and batten style vertical siding.
- Windows and doors will be vinyl or vinyl clad, white in color with insulated glass without muntins.
- Railing systems will be vinyl with concealed fasteners and connectors.

The table below provides information about the project land/building relationships. It should be noted that waivers are anticipated to be required from the Zoning Bylaws for this project. Upon review of the project with the Town and the relative positioning of the project within the Multi-Family use criteria, an assessment of the waivers required will be provided.

## PROJECT DATA & SPECIFICATIONS

### LAND INFORMATION

MAP/PARCEL:	10/B	SITE AREA	2.56 AC ±
FRONTAGE	257' ±	DEED REFERENCE	BM 53726, PG 58

### ZONING INFORMATION

ZONING DISTRICT: RESIDENTIAL SPAT (R20, R40)  
 DIMENSIONAL REQUIREMENTS

	RESIDENTIAL (R20) REQUIREMENT	RESIDENTIAL (R40) REQUIREMENT	PROPOSED
MINIMUM AREA	20,000 SF (0.46 AC ±)	40,000 SF (0.92 AC ±)	2.56 AC ±
MINIMUM FRONTAGE	125 FT	140 FT	257 FT
MINIMUM SETBACKS			
FRONT YARD	30 FT	30 FT	26 FT
SIDE YARD	15 FT	15 FT	12 FT
REAR YARD	15 FT	15 FT	25 FT
MINIMUM LOT WIDTH	140 FT	140 FT	257 FT
MAXIMUM HEIGHT	35 FT	35 FT	35 FT

### PROPOSED RESIDENTIAL DEVELOPMENT

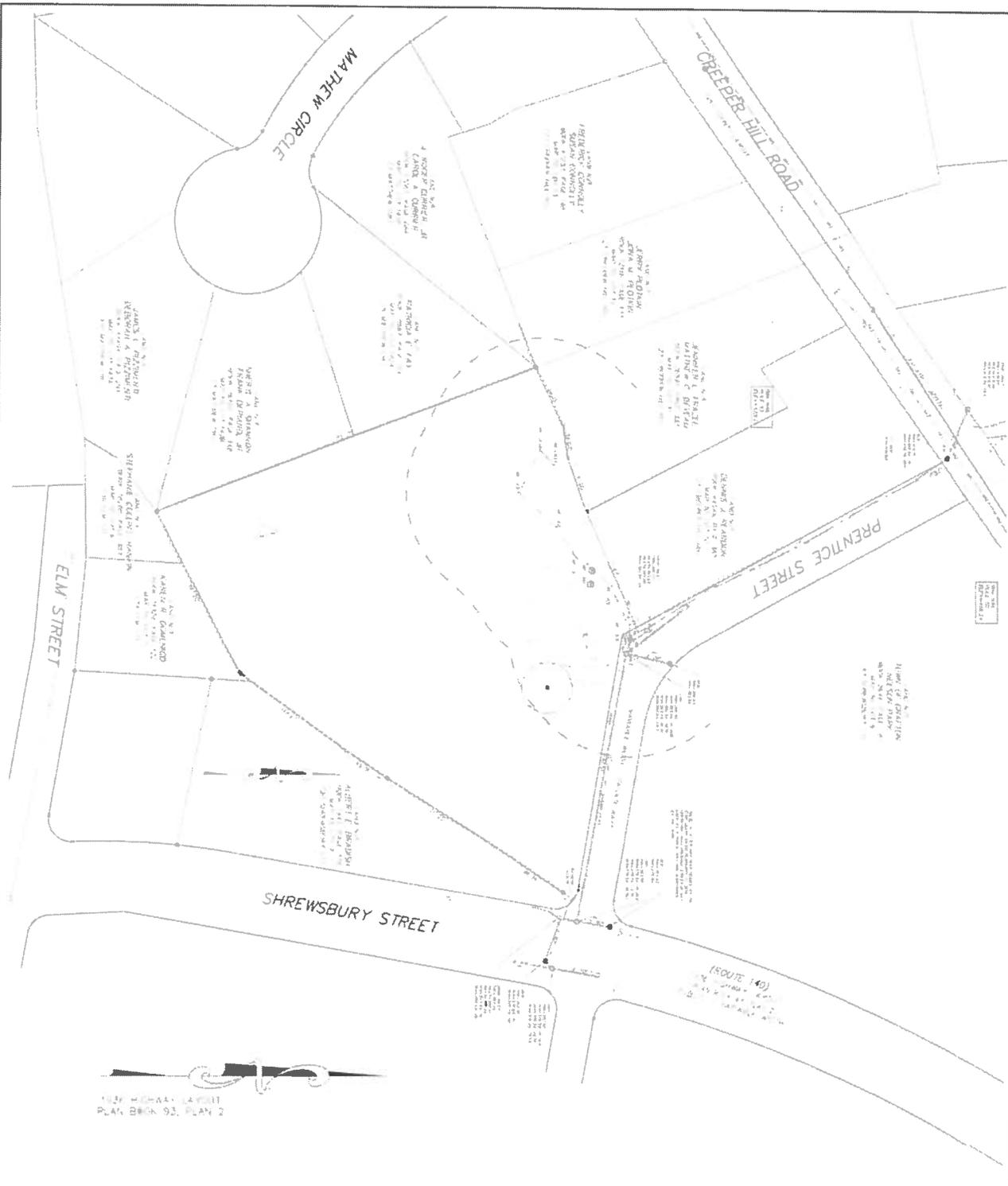
LAND INFORMATION	GW-SIZE	PERCENTAGE
TOTAL LAND AREA	2.56 AC	100%
TOTAL WETLAND AREAS	0.09 AC	3.5%
TOTAL DEVELOPED AREAS	2.21 AC	86%
UNDEVELOPED AREAS	0.35 AC	14%
TOTAL IMPERVIOUS AREAS	1.44 AC	56%
DRIVEWAYS, PARKING, WALKS BUILDINGS	1.02 AC	71%
	0.42 AC	29%
OPEN AREAS/LANDSCAPED AREAS	1.12 AC	44%
UNDEVELOPED OPEN AREAS	0.35 AC	31%
LANDSCAPED AREAS	0.77 AC	62%
WETLANDS WITHIN UNDEVELOPED OPEN AREAS	0.09 AC	26%

### PLANNING INFORMATION

PROPOSED NUMBER OF UNITS: 54 UNITS SITUATED AMONGST 5 BUILDINGS (21' UNITS/ACRE)

### PARKING INFORMATION

REQUIRED NUMBER OF SPACES: 122 SPACES (2.25' RATIO, PER SEC 4.2.2)  
 PROPOSED NUMBER OF SPACES: 64 SPACES (1.86' UNIT RATIO)



1/2" = 10' HIGHWAY LAYOUT  
 PLAN BRON 93, PLAN 2



<b>HANNIGAN ENGINEERING INC.</b> 31 FORTMONT ST., GRAFTON, MA 01905 TEL: 508/833-1111			
<b>EXISTING CONDITIONS PLAN</b> GRAFTON, MASSACHUSETTS			
DATE: 08/15/03 DRAWN BY: J. HANNIGAN CHECKED BY: J. HANNIGAN SCALE: AS SHOWN			
DATE	BY	SCALE	REVISION
08/15/03	JH	AS SHOWN	1



1992 HIGHWAY 124  
PLAN BOOK 55, 56, 57, 58, 59



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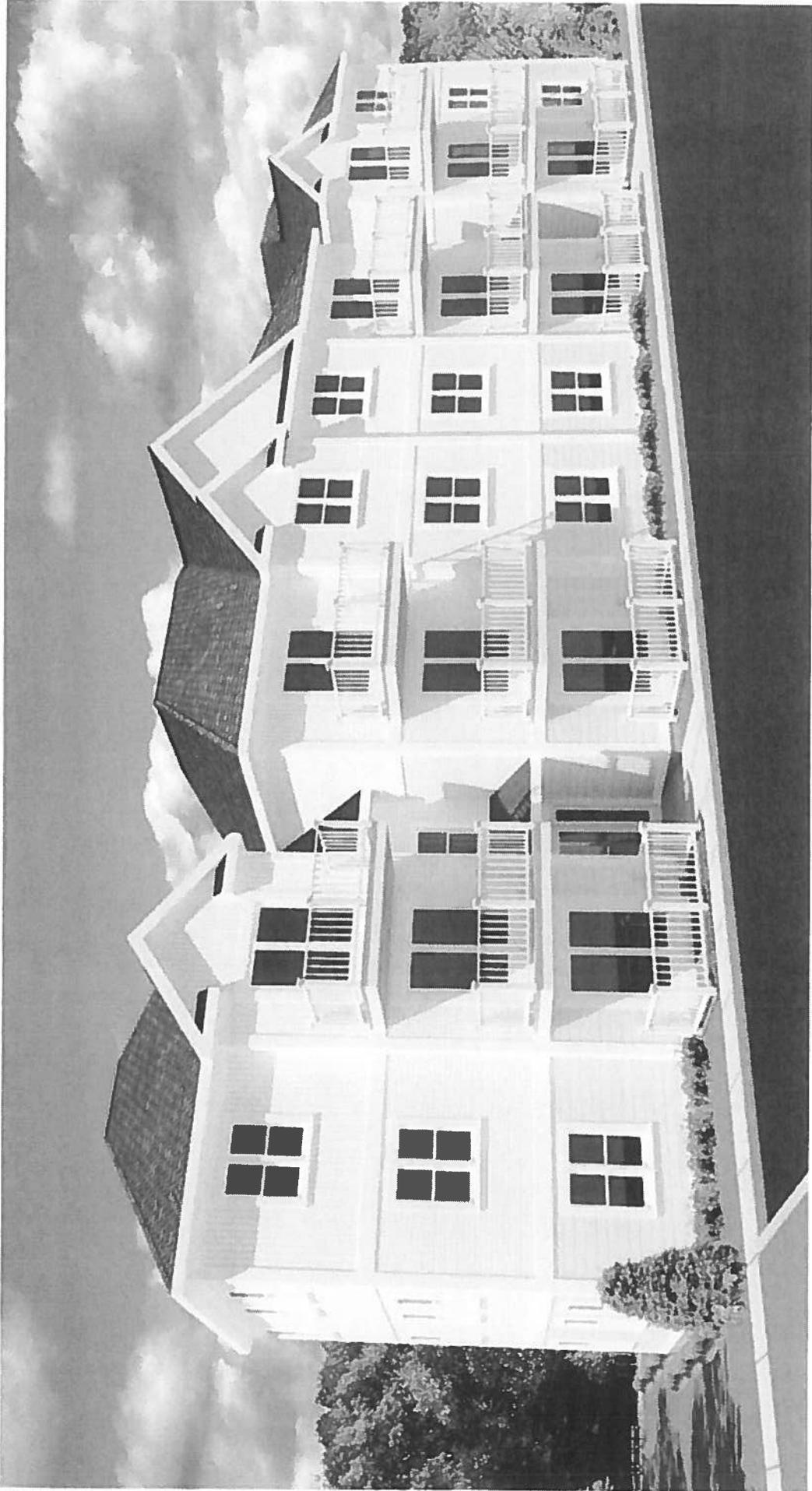
**CONCEPTUAL DEVELOPMENT PLAN**  
 GRAFTON, MASSACHUSETTS

PROJECT NO. 2000-001  
 SHEET NO. 1 OF 1

DATE: 12/15/00

SCALE: AS SHOWN

DESIGNED BY: [Name]  
 CHECKED BY: [Name]  
 DRAWN BY: [Name]



## Prentice Place

Grafton, MA

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