



SITE INFORMATION

- APPLICANT: WORLD DRACUT, LLC, 350 PLEASANT STREET, WATERTOWN, MA, 02472
- OWNERS / PARCEL ID: 226 LOON HILL RD / PARCEL ID: 8012, WORLD DRACUT, LLC, P.O. BOX 95025, NEWTON, MA, 02495
- 250 LOON HILL RD / PARCEL ID: 8011, WORLD DRACUT, LLC, P.O. BOX 95025, NEWTON, MA, 02495
- 341 BROADWAY RD / PARCEL ID: 4924, WORLD DRACUT, LLC, P.O. BOX 95025, NEWTON, MA, 02495

APPROX. CENTERLINE LOCATION OF PERENNIAL STREAM LOCATION DRAWN FROM LEC ENVIRONMENTAL AWARD APPLICATION DATED 12/20/2023 (SEE NOTE #10)

GENERAL CONTRACTOR TO PROVIDE A SITE SPECIFIC WALL DESIGN AND CALCULATIONS THROUGH THE GENERAL CONTRACTOR'S SELECTED WALL MANUFACTURER'S LICENSED PROFESSIONAL STRUCTURAL ENGINEER.

MAINTENANCE OF A CLEAR SIGHT LINE IS THE RESPONSIBILITY OF THE PROPERTY OWNER

THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY. REFER TO GENERAL NOTES SHEET FOR ADDITIONAL NOTES

PARKING MATRIX

Use	Requirement	Program	Required Spaces	Proposed 8.5'x18' Parking ¹	Proposed Podium Parking	Proposed Solar-Covered Parking	Proposed ADA Parking	Proposed Total Spaces
Multifamily Dwelling	2 space / unit	300	600	161	50	238	19	468
Retail (Market)	1 space / 200 SF	4201	22	33	0	0	2	35
Restaurant (Market)	1 space / 3 seats	36	12	0	0	0	0	12
Retail (Residential Building)	1 space / 200 SF	12206	62	62	0	0	0	62
Sports Pavilion	1 space / 200 SF	64383	322	74	64	0	4	142
				1018	330	114	238	707
Additional Parking in National Grid Easement (Subject to National Grid Approval)								124
Total Site Parking								831

¹ SPACES AT MARKET/RESTAURANT BUILDING ARE 10'x20'

PROPOSED LOT COVERAGE MATRIX

	Area (SF)	Area (Acres)	Percent Coverage
Buildings	138,203	3.2	7%
Parking/Paved Areas	403,970	9.3	20%
Useable Open Space	561,798	12.9	28%
Unuseable Open Space	921,823	21.2	46%
Total Lot Area	2,025,794	46.5	100%

ZONING ANALYSIS TABLE

ZONING DISTRICT APPLICABLE SPECIAL REGULATIONS	INDUSTRIAL (I-1) SOIL, VEGETATION, ROCK AND GRAVEL REMOVAL (6.3.1); MAJOR BUSINESS COMPLEX (8.1)		N/A - NOT APPLICABLE N/S - NOT SPECIFIED (V) - VARIANCE REQUESTED (W) - WAIVER REQUESTED (E) - EXIST. NON-COMPLIANCE	
	ZONE CRITERIA	REQUIRED	EXISTING	
MIN. LOT AREA	90,000 SF (SECT. 4.4)	2,025,794 SF / 46.5 ACRES (1,380,518 SF / 31.7 ACRES (PER SECT. 4.1.2) ¹)		NO CHANGE
MIN. FRONTAGE	225 FT (SECT. 4.4)	258 FT		NO CHANGE
MIN. SIDE YARDS	50 FT (SECT. 4.4)	150 FT		NO CHANGE
MIN. FRONT YARD	30 FT (SECT. 4.4)	60 FT (SECT. 4.4)		17.0 FT (MARKET BUILDING) (W)
MAX. BUILDING HEIGHT	4 STOREYS / 50 FT (SECT. 4.4)			47.2 FT (RECREATION BUILDING)
MIN. SITE LANDSCAPING	20% OF TOTAL IMPERVIOUS SURFACE OF PROJECT (2.4.12) + 2.2 ACRES			1.4x ACRES (W)
MAX. LOT COVERAGE	65%	0.09%		39.3% ²
TOTAL PARKING SPACES	1,017			707 (W)
ACCESS. PARKING SPACES	21			25
RESIDENTIAL PARKING RATIO	2.0			1.56 ³

¹ AREA CALCULATED TO EXCLUDE 70% OF WETLAND RESOURCE AREAS PER SECT. 4.1.2
TOTAL LOT AREA = 2,025,794 SF
- WETLAND AREA = 921,823 SF / 70% = 645,276 SF

² LAND AREA = 1,380,518 SF
- IMPERVIOUS AREA / LAND AREA (403,970 SF / 2,025,794 SF) = 20.3%
IMPERVIOUS AREA / LAND AREA (403,970 SF / 1,380,518 SF) = 29.3%

³ 468 SPACES / 300 UNITS = 1.57
DOES NOT INCLUDE NATIONAL GRID PARKING EASEMENT SPACES

⁴ PROVIDED BY BOARD OF SELECTMEN FOR RETAIL STORE >5,000 SF AND RESTAURANT USE IN I-1 DISTRICT. SPECIAL PERMIT FROM BOARD OF SELECTMEN REQUIRED FOR COMMERCIAL RECREATION USE IN I-1 DISTRICT. ZONING BOARD OF APPEALS WILL BE PERMIT GRANTING AUTHORITY FOR SPECIAL PERMITS IN ACCORDANCE WITH 760 CMR 56.057(D)2

BUILDING MATRIX (REFER TO ARCHITECTURAL PLANS)

Floor Level	Restaurant Area (SF)	Commercial Area (SF)	Residential Area (SF)	Garage Area (SF)	Recreational Area (SF)	Building Area (SF)	1 Bed / Bath with Nook	1 Bed / Bath with Nook	2 Bed / Bath with Nook	3 Bed / Bath with Nook	Total Units
Market/Restaurant Building											
First Floor	2,634	4,201	-	-	-	6,835	-	-	-	-	-
Second Floor	1,023	-	-	-	-	1,023	-	-	-	-	-
Total	3,657	4,201	0	0	0	7,858	-	-	-	-	-
Building 1											
Basement	-	2,061	8,969	-	-	11,030	0	0	0	0	0
First Floor	-	0	19,030	-	-	19,030	4	0	6	0	2
Second Floor	-	0	19,000	-	-	19,000	5	1	8	0	2
Third Floor	-	0	19,000	-	-	19,000	5	1	8	0	2
Fourth Floor	-	0	19,000	-	-	19,000	5	1	8	0	2
Total	0	2,061	84,999	0	0	87,060	19	3	30	0	8
Building 2											
Basement	-	3,092	1,709	16,959	-	21,760	0	0	0	0	0
First Floor	-	0	21,760	-	-	21,760	3	0	11	0	2
Second Floor	-	0	21,767	0	-	21,767	2	0	13	0	2
Third Floor	-	0	21,767	0	-	21,767	2	0	13	0	2
Fourth Floor	-	0	21,767	0	-	21,767	2	0	13	0	2
Total	0	3,092	88,770	16,959	0	108,821	9	0	50	0	8
Building 3											
Basement	-	4,992	14,866	-	-	19,858	0	0	0	0	0
First Floor	-	0	27,980	-	-	27,980	4	0	8	1	2
Second Floor	-	0	28,288	-	-	28,288	10	0	12	1	2
Third Floor	-	0	28,288	-	-	28,288	10	0	12	1	2
Fourth Floor	-	0	28,288	-	-	28,288	10	0	12	1	2
Total	0	4,992	127,710	0	0	132,702	34	0	44	4	8
Building 4											
Basement	-	2,061	8,969	-	-	11,030	0	0	0	0	0
First Floor	-	0	19,030	-	-	19,030	4	1	6	0	2
Second Floor	-	0	19,000	-	-	19,000	5	1	8	0	2
Third Floor	-	0	19,000	-	-	19,000	5	1	8	0	2
Fourth Floor	-	0	19,000	-	-	19,000	5	1	8	0	2
Total	0	2,061	84,999	0	0	87,060	19	4	30	0	8
Building 5											
Basement	-	-	5,179	-	-	5,179	-	-	-	-	-
First Floor	-	-	8,203	-	-	8,203	1	2	1	0	0
Second Floor	-	-	7,990	-	-	7,990	0	1	3	1	0
Third Floor	-	-	7,990	-	-						