

1. APPLICANT:
WORLD DRACUT, LLC
350 PLEASANT STREET
WATERTOWN, MA, 02472
2. 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: 492
WORLD DRACUT LLC
P.O BOX 95025
NEWTON, MA, 02495

PARKING MATRIX

[illegible]

* 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		INDUSTRIAL (I-1)		(V) - VARIANCE REQUESTED (W) - WAIVER REQUESTED (E) - EXIST. NON-CONFORMANCE	
APPLICABLE SPECIAL REGULATIONS		SOIL, VEGETATION, ROCK AND GRAVEL REMOVAL (6.3.) MAJOR BUSINESS COMPLEX (8.1)			
ZONE CRITERIA		REQUIRED	EXISTING	PROPOSED	
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. 4.2) ⁽¹⁾	NO CHANGE	
MIN. FRONTAGE		225 FT (SECT. 4.4)	258 FT	NO CHANGE	
MIN. LOT WIDTH		50 FT (SECT. 4.4)	150 FT	NO CHANGE	
MIN. SIDE YARDS		30 FT (SECT. 4.4)	N/A	1.0 FT (RETAINING WALL > 4 FT) (W)	
MIN. FRONT YARD		60 FT (SECT. 4.4)	N/A	17.0 FT (MARKET BUILDING) (W)	
MIN. REAR YARD		40 FT (SECT. 4.4)	N/A	472.1 FT (RECREATION BUILDING)	
MAX. BUILDING HEIGHT		4 STORES / 50 FT (SECT. 4.4)	N/A	60'-0" (W)	
MIN. SITE LANDSCAPING		20% OF TOTAL IMPERVIOUS SURFACE OF PROJECT (SECT. 2.4.12) > 2.2 ACRES	N/A	1.4:4:8 ACES (W)	
MAX. LOT COVERAGE		85%	0.09%	39.3% ⁽²⁾	
TOTAL PARKING SPACES		1,017	N/A	707 (W)	
ACCESS. PARKING SPACES		21	N/A	25	
RESIDENTIAL PARKING RATIO		2.0	N/A	1.56 ⁽³⁾	
PARKING STALL CRITERIA REQUIRED: STANDARD: 10 FT x 20 FT COMPACT: 9 FT x 16 FT (SECT. 6.16)(D)		USE/CATEGORY: REQUIRED PARKING	MULTIFAMILY DWELLING TWO SPACES PER DWELLING UNIT (SECT. 6.1.6)		
PROVIDED: 10 FT x 20 FT (MARKET) 10.5 FT x 16 FT (RESIDENTIAL)		USE/CATEGORY: REQUIRED PARKING	RESTAURANT ⁽⁴⁾ ONE SPACE PER THREE SEATS (SECT. 6.1.6)		
		USE/CATEGORY: REQUIRED PARKING	STORES, RETAIL BUSINESS AND SERVICES ⁽⁵⁾ 1 SPACE / 200 SF OF GROSS LEASABLE FLOOR AREA (SECT. 6.1.6)		
		USE/CATEGORY: REQUIRED PARKING	RECREATION BUILDING ⁽⁶⁾ ; ANY OTHER NON-RESIDENTIAL USE, OR ANY USE INVOLVING COMBINATIONS OF FUNCTIONS SIMILAR TO LISTED HEREIN A NUMBER OF SPACES AS DETERMINED BY THE BUILDING INSPECTOR BY APPLICATION SIMILAR TO OR LISTED HEREIN OF THE RATIOS ABOVE OR BY THE SPECIAL PERMIT GRANTING AUTHORITY IF USE REQUIRES SPECIAL PERMIT (SECT. 6.1.6)		
ACCESSIBLE PARKING CRITERIA STANDARD: 8 FT x 18 FT STALL (MIN.) 5 FT x 18 FT AISLE (MIN.)		501-1,000 SPACES	= MIN. 2% OF TOTAL		
VAN:		1 ACCESSIBLE VAN SPACE PER 6 STANDARD ACCESSIBLE SPACES (MIN.)			
8 FT x 18 FT STALL (MIN.) 8 FT x 18 FT AISLE (MIN.)					

- (1) AREA CALCULATED TO EXCLUDE 70% OF WETLAND RESOURCE AREAS PER SECTION 4.1.2
TOTAL LOT AREA = 2,025,794 SF
WETLAND AREA = 921,823 SF - 70% = 645,276 SF
LAND AREA = 1,380,518 SF
- (2) IMPERVIOUS AREA = 138,203 SF BUILDINGS + 430,970 SF PARKING/PAVED AREAS = 542,173 SF
IMPERVIOUS AREA / LAND AREA (EXCLUDING 70% OF WETLAND RESOURCE AREAS PER SECTION 4.1.2) = 542,173 SF / 1,380,518 SF = 39.3%
- (3) DOES NOT INCLUDE NATIONAL GRID PARKING EASEMENT SPACES
- (4) SPECIAL PERMIT FROM PLANNING BOARD REQUIRED FOR RETAIL STORE >5000 SQ. FT. AND RESTAURANT USES IN N-1 DISTRICT. SPECIAL PERMIT FROM BOARD REQUIRED FOR SELECTION REQUIRED FOR COMMERCIAL REGISTRATION USE IN N-1 DISTRICT. ZONING BOARD OF APPEALS WILL BE PERMIT GRANTING AUTHORITY FOR SPECIAL PERMITS IN ACCORDANCE WITH 760 CMR §6.05(5)(f).

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/1 Bath with Nook	1 Bed/1 Bath	2 Bed/2 Bath with Nook	2 Bed/2 Bath	3 Bed / 2 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	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	60
Building 2												
Basement	-	3,092	1,709	16,959	-	21,760	0	0	0	0	0	0
First Floor	-	0	21,760	0	-	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	67
Building 3												
Basement	-	4,992	14,866	-	-	19,858	0	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	90
Building 4												
Basement	-	2,061	8,969	-	-	11,030	0	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	4	30	0	8	61
Building 5												
Basement	-	-	5,179	-	-	5,179	-	-	-	-	-	-
First Floor	-	-	8,203	-	-	8,203	1	1	2	1	0	-
Second Floor	-	-	7,990	-	-	7,990	0	1	3	1	0	-
Third Floor	-	-	7,990	-	-	7,990	0	2	3	1	0	-
Fourth Floor	-	-	7,990	-	-	7,990	0	2	3	1	0	-
Total	0	0	37,352	0	0	37,352	1	6	11	4	0	22
Pool												
First Floor	-	-	7,500	-	-	7,500	-	-	-	-	-	-
Second Floor	-	-	770	-	-	770	-	-	-	-	-	-
Total	0	0	8,270	0	0	8,270	-	-	-	-	-	-
Recreation Building (Sports Pavilion)												
Basement	-	-	-	23,304	2,072	25,376	-	-	-	-	-	-
First Floor	-	-	-	0	27,865	27,865	-	-	-	-	-	-
Second Floor	-	-	-	0	24,085	24,085	-	-	-	-	-	-
Third Floor	-	-	-	0	10,361	10,361	-	-	-	-	-	-
Total	0	0	0	23,304	64,383	67,687	-	-	-	-	-	-
Totals	3,657	16,407	432,100	40,263	64,383	556,810	82	13	165	8	32	300

**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**

SITE CIVIL AND CONSULTING ENGINEERING
 LAND SURVEYING
 PROGRAM MANAGEMENT
 LANDSCAPE ARCHITECTURE
 SUSTAINABLE DESIGN
 PERMITTING SERVICES
 TRANSPORTATION SERVICES

REVISIONS

[illegible]

ALWAYS CALL 811
It's free. It's the law.

PERMIT SET

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY
REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION
DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	MAB230046.00
DRAWN BY:	AP/EA/AH
CHECKED BY:	TAH/EA
DATE:	9/20/2024
CAD I.D.:	25023 WETLAND EXHIBIT COLOR

PROJECT:

**PRELIMINARY SITE
PLAN DOCUMENTS**

FOR

WORLD DRACUT, LLC

BROADWAY VILLAGE

PARCEL ID: 4924, 8012 & 8011
41 BROADWAY ROAD, 226 LOON HILL
ROAD & 250 LOON HILL ROAD
TOWN OF DRACUT,
MIDDLESEX COUNTY, MA

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45 FRANKLIN STREET, 5th FLOOR
BOSTON, MA 02110
Phone: (617) 849-8040

www.BohlerEngineering.com

T.A. HAYES

PROFESSIONAL ENGINEER
MASSACHUSETTS LICENSE No. 51929

SHEET TITLE:

OVERALL SITE & KEY PLAN EXHIBIT

SHEET NUMBER

C-300

ORG. DATE - 9/20/2024