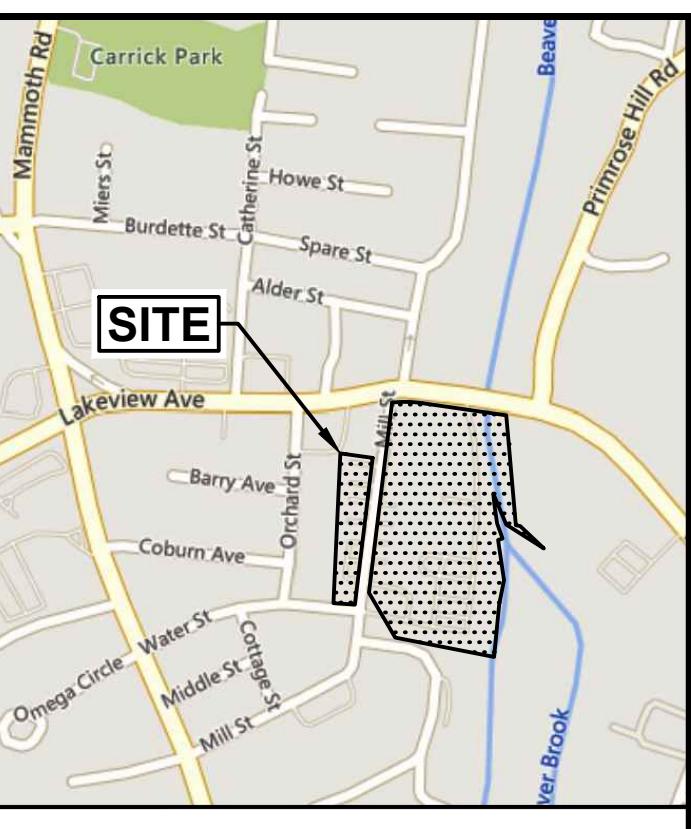
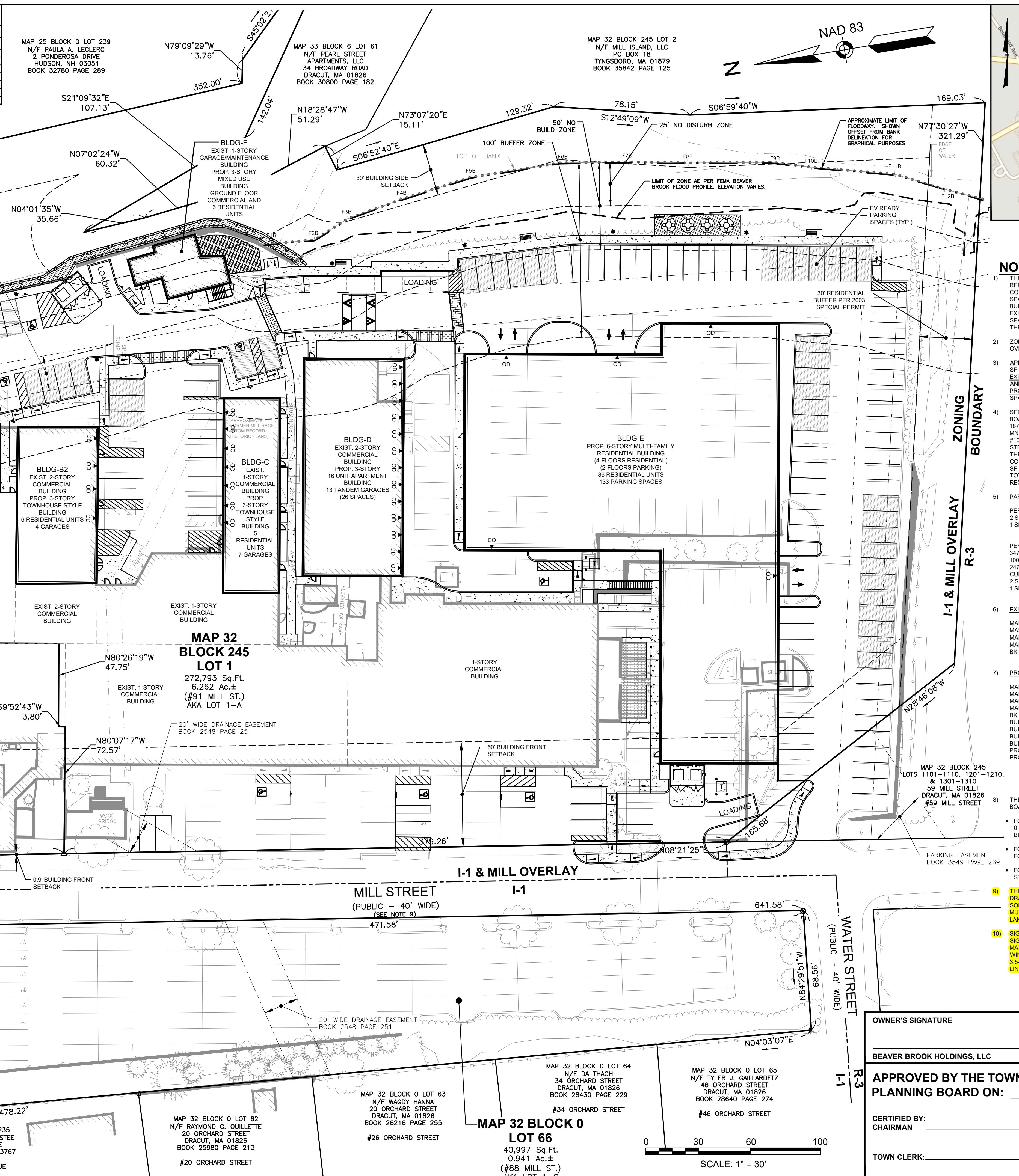


TABLE OF ZONING REGULATIONS - DRACUT, MA		
ZONE: INDUSTRIAL I (I-1) AND MILL CONVERSION OVERLAY DISTRICT (MCOD)	REQUIRED	PROVIDED
MINIMUM LOT AREA Sq. Ft.	90,000 SF	302,181 SF (LOTS 1 & 1)
MINIMUM LOT FRONTAGE	225'	610' (MILL ST.)
MINIMUM LOT WIDTH	50'	610'
MINIMUM FRONT YARD BUILDING SETBACK	60'	0.9' (MILL ST. EXIST.), 43' (BLDG. A PROP.), 44' (BLDG. E PROP.)
MINIMUM SIDE YARD BUILDING SETBACK	0.30'	16' (BLDG. E & BLDG. F PROP.)
MINIMUM REAR YARD BUILDING SETBACK	40'	N/A (CONC. ST.)
MAXIMUM BUILDING HEIGHT	4 STORIES, 50'	6 STORIES, 65'

* VARIANCE GRANTED BY TOWN OF DRACUT ZONING BOARD OF APPEALS ON MARCH 6, 2025



GPI Engineering Design
Planning Construction Inspection
603.893.0720 GPI.NET.COM
Greene-Pedersen, Inc.
44 Stiles Road
Salem, NH 03079

PREPARED FOR:
BEAVER BROOK
HOLDINGS, LLC
P.O. BOX 895
DRACUT, MA 01826

**RESIDENCES AT BEAVER BROOK
ASSESSORS MAP 32 BLOCK 245 LOTS 1 & 1.1
ASSESSORS MAP 32 BLOCK 0 LOT 66
88, 91, 101 MILL STREET
DRACUT, MASSACHUSETTS**



REVISIONS	
2	MISC. REVS 9/19/25
1	REVISED FOR CONSERVATION 8/8/25
NO.	REVISION DATE
MAY 21, 2025	DRAWN/DESIGN BY CSB CHECKED BY DRJ

OVERVIEW PLAN

SCALE: 1"=30'
PROJECT NO. NEX-2021147
4 OF 21



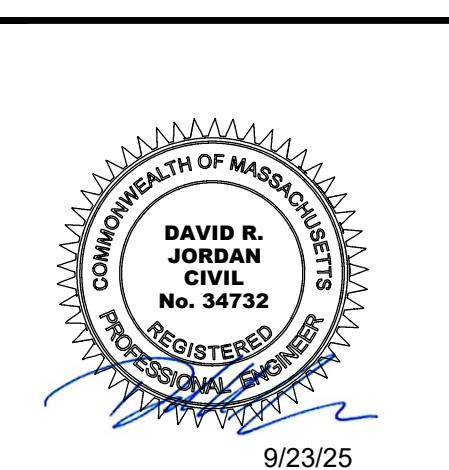
NOTES:

- 1) SEE SHEET 2 FOR NOTES AND LEGEND INFORMATION.
- 2) THESE PLANS HAVE BEEN PREPARED FOR PERMITTING AND ARE NOT FOR CONSTRUCTION.

REARED FOR:
BEAVER BROOK
HOLDINGS, LLC
P.O. BOX 895
DRACUT, MA 01826

**RESIDENCES AT BEAVER BROOK
ASSESSORS MAP 32 BLOCK 245 LOTS 1 & 1.1
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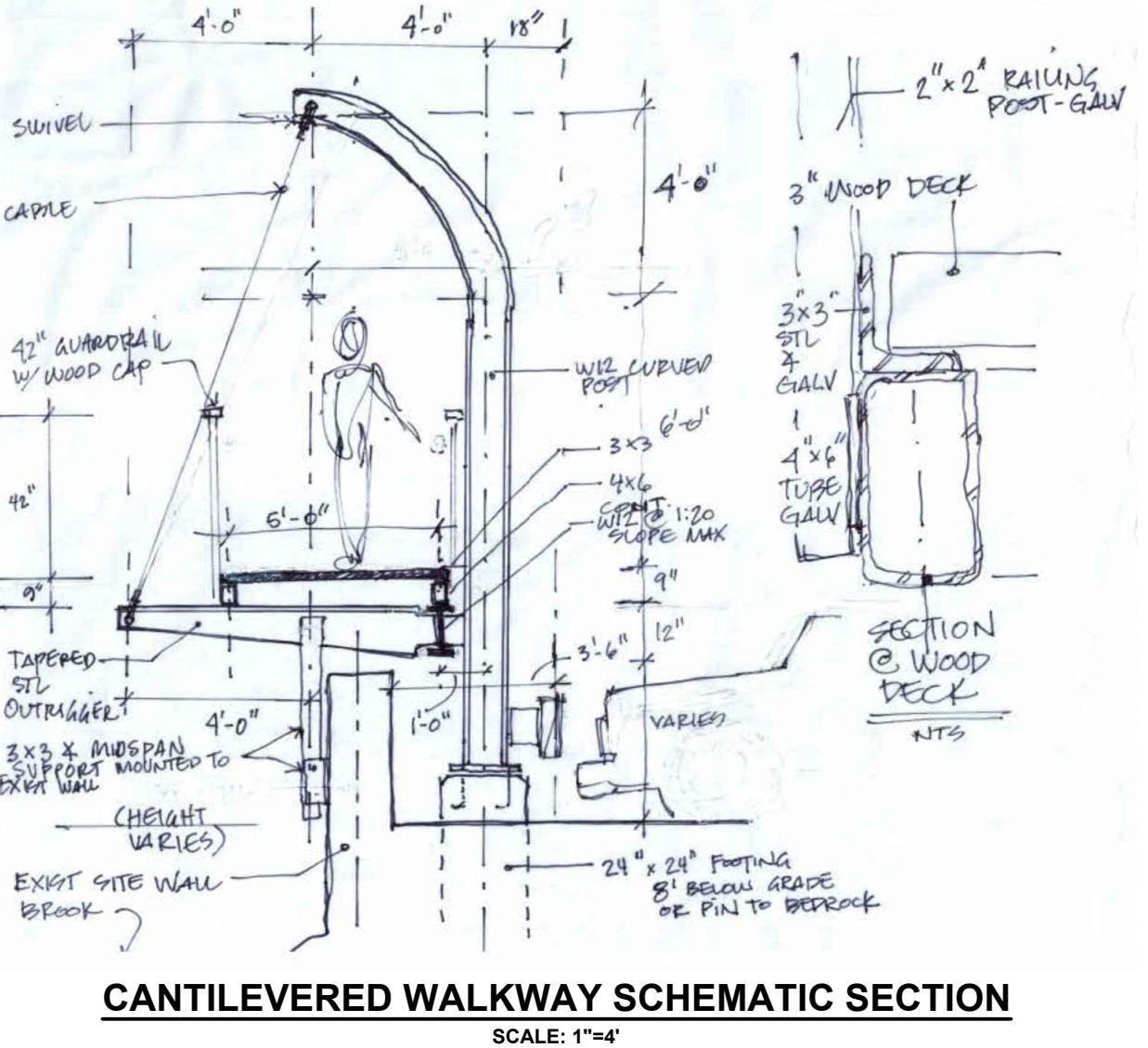


REVISIONS

REVISIONS		
2	MISC. REVS	9/19/25
1	REVISED FOR CONSERVATION	8/8/25
O.	REVISION	DATE
MAY 21, 2025		
DRAWN/DESIGN BY		CHECKED BY
CSB		DRJ

SITE PLAN (1 OF 4)

SCALE:
1"=20'



CANTILEVERED WALKWAY SCHEMATIC SECTION

