

## ***SITE INFORMATION***

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: 4924  
WORLD DRACUT LLC  
P.O BOX 95025  
NEWTON, MA, 02495

PARKING MATRIX								
Use	Requirement	Program	Required Spaces	Proposed 8.5'x18' Parking*	Proposed Podium Parking	Proposed Solar-Covered Parking	Proposed ADA Parking	Proposed Total Spaces
Multi-family 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	33	0	0	0	0
Retail (Residential Building)	1 space / 200 SF	4206	62	62	0	0	0	62
Sports Pavilion	1 space / 200 SF	64383	322	74	64	0	4	142
			1018	330	114	238	25	707
Additional Parking in National Grid Easement (Subject to National Grid Approval)								124
Total Site Parking								831

\* SPACES AT MARKET/RESTAURANT BUILDING ARE 10'x20'

### **PROPOSED LOT COVERAGE MATRIX**

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

<div> <div></div> <div>ZONING ANALYSIS TABLE</div> </div>			
<div> <div>ZONING DISTRICT</div> <div>APPLICABLE SPECIAL REGULATIONS</div> </div>		<div> <div>INDUSTRIAL (I-1)</div> <div>SOIL, VEGETATION, ROCK AND GRAVEL REMOVAL (6.3.1); MAJOR BUSINESS COMPLEX (8.1)</div> </div>	
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. 4.12) <sup>(1)</sup>	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 STORIES / 50 FT (SECT. 4.4)	N/A	66'-0" (W)
MIN. SITE LANDSCAPING	20% OF TOTAL IMPERVIOUS SURFACE OF PROJECT (SECT. 2.4.12) + 2.2 ACRES	N/A	1.4+ ACRES (W)
MAX. LOT COVERAGE	65%	0.09%	39.3% <sup>(2)</sup>
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 <sup>(3)</sup>
PARKING STALL CRITERIA REQUIRED: STANDARD: 10 FT x 20 FT COMPACT: 8 FT x 16 FT (SECT. 6.1&10)	USE/CATEGORY: REQUIRED PARKING:	MULTIFAMILY DWELLING TWO SPACES PER DWELLING UNIT (SECT. 6.1&6)	
PROVIDED: 10 FT x 20 FT (MARKET) 8.5 FT x 18 FT (RESIDENTIAL)	USE/CATEGORY: REQUIRED PARKING:	RESTAURANT <sup>(4)</sup> ONE SPACE PER THREE SEATS (SECT. 6.1&6)	
	USE/CATEGORY: REQUIRED PARKING:	STORES, RETAIL BUSINESS AND SERVICES <sup>(5)</sup> 1 SPACE / 200 SF OF GROSS LEASABLE FLOOR AREA (SECT. 6.1&6)	
	USE/CATEGORY: REQUIRED PARKING:	RECREATION BUILDING <sup>(6)</sup> ; ANY OTHER NON-RESIDENTIAL USE, OR ANY USE INVOLVING COMBINATIONS OF FUNCTIONS SIMILAR TO OR 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: 8 FT x 18 FT STALL (MIN.) 8 FT x 18 FT AISLE (MIN.)	1 ACCESSIBLE VAN SPACE PER 8 STANDARD ACCESSIBLE SPACES (MIN.)		

- (1) AREA CALCULATED TO EXCLUDE 70% OF WETLAND RESOURCE AREAS PER SECTION 4.1.2  
TOTAL LOT AREA = 2,026,794 SF  
WETLAND AREA = 921,823 SF \* 70% = 645,276 SF  
LAND AREA = 1,380,518 SF  
IMPERVIOUS AREA = 138,203 SF BUILDINGS + 403,970 SF PARKING/PAVED AREAS = 542,173 SF  
IMPERVIOUS AREA / LAND AREA = (542,173 SF / 1,380,518 SF) = 39.3%  
468 SPACES / 300 UNITS = 1.57  
DOES NOT INCLUDE NATIONAL GRID PARKING EXAMING SPACES  
(4) SPECIAL PERMIT FROM PLANNING BOARD REQUIRED FOR RETAIL STORE >5000 SF AND RESTAURANT USES IN 1-D DISTRICT. SPECIAL PERMIT FROM BOARD OF SELECTMEN REQUIRED FOR COMMERCIAL RECREATION USES IN 2-DISTRICT. ZONING BOARD OF APPEALS WILL BE PERMIT GRANTING AUTHORITY FOR SPECIAL PERMITS IN ACCORDANCE WITH 760 CMR §6.05(5)(D).2

**BUILDING MATRIX**  
**(REFER TO ARCHITECTURAL PLANS)**

	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
Floor Level												
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	0	-
Second Floor	-	0	19,000	-	-	19,000	5	1	8	0	0	-
Third Floor	-	0	19,000	-	-	19,000	5	1	8	0	0	-
Fourth Floor	-	0	19,000	-	-	19,000	5	1	8	0	0	-
Total	0	2,061	84,999	0	0	87,060	19	3	30	0	0	60
Building 2												
Basement	-	3,082	1,709	16,959	-	21,760	0	0	0	0	0	-
First Floor	-	0	21,760	0	-	21,760	3	0	11	0	0	-
Second Floor	-	0	21,767	0	-	21,767	2	0	13	0	0	-
Third Floor	-	0	21,767	0	-	21,767	2	0	13	0	0	-
Fourth Floor	-	0	21,767	0	-	21,767	2	0	13	0	0	-
Total	0	3,082	88,770	16,959	0	108,821	9	0	50	0	0	67
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	90
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	0	-
Second Floor	-	0	19,000	-	-	19,000	5	1	8	0	0	-
Third Floor	-	0	19,000	-	-	19,000	5	1	8	0	0	-
Fourth Floor	-	0	19,000	-	-	19,000	5	1	8	0	0	-
Total	0	2,061	84,999	0	0	87,060	19	4	30	0	0	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	87,687	-	-	-	-	-	-
Totals	3,657	16,407	432,100	40,263	84,383	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**

**BOHLER//**  
Civil Engineering

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**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 MONITORIAL 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

BOHLER //

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

[www.BohlerEngineering.com](http://www.BohlerEngineering.com)

**T.A. HAYES**

**PROFESSIONAL ENGINEER**  
MASSACHUSETTS LICENSE No. 5192

SHEET TITLE:

***OVERALL SITE  
& KEY PLAN  
EXHIBIT***

**SHEET NUMBER:**

# C-300

ORG. DATE - 9/20/2024