
Play Area Schematic Plans

From Don Borenstein <Don@jblclaw.com>

Date Tue 10/7/2025 5:02 PM

To Alison Manugian <amanugian@dracutma.gov>

Cc kevin@obrienhomesinc.com <kevin@obrienhomesinc.com>; kevinjr@obrienhomesinc.com <kevinjr@obrienhomesinc.com>; Thomas Schomburg <tschomburg@civildci.com>

 2 attachments (5 MB)

Small play area.pdf; Large area.pdf;

[EXTERNAL] This message originated from outside the Town of Dracut. Use caution when opening attachments, clicking links or responding to requests for information.

Alison,

As requested by the Board, attached please find renderings and schematic plans of the Project's two Proposed Playgrounds. The "Small Play Area" is proposed for the Playground located at the southern end of the Project Site near Building 10C. The "Large Play Area" is proposed for the centrally-located Playground adjacent to the parking lot behind Building 2B. Please note that both designs are each rated for an occupant load of slightly over 100, despite being labeled "small" and "large". These plans reflect schematic design only and the Applicant proposes a condition that final design of playground improvements and final equipment selection be approved post-permit by the Town Planner at a level equivalent to that shown in the schematic plans.

Regards,
Don

Donald F. Borenstein, Esq.

Johnson &

Borenstein, LLC

12 Chestnut Street

Andover, MA 01810

Phone: [\(978\) 475-4488 ext 767](tel:(978)475-4488)

Fax: [\(978\) 475-6703](tel:(978)475-6703)

Don@JBLCLAW.com

www.JBLCLAW.com



****Wire Fraud Alert - If you receive an email from this office requesting that you wire or otherwise transfer funds, you must confirm the request and any corresponding instructions by telephone with this office before you initiate any transfer****

The information contained in this electronic communication may be confidential and is intended only for receipt and use by the named recipient. If you have received this communication in error, please notify the sender by REPLY communication and immediately delete the message and remove it from your computer. Thank you.



Murphy's Farm – Small Area



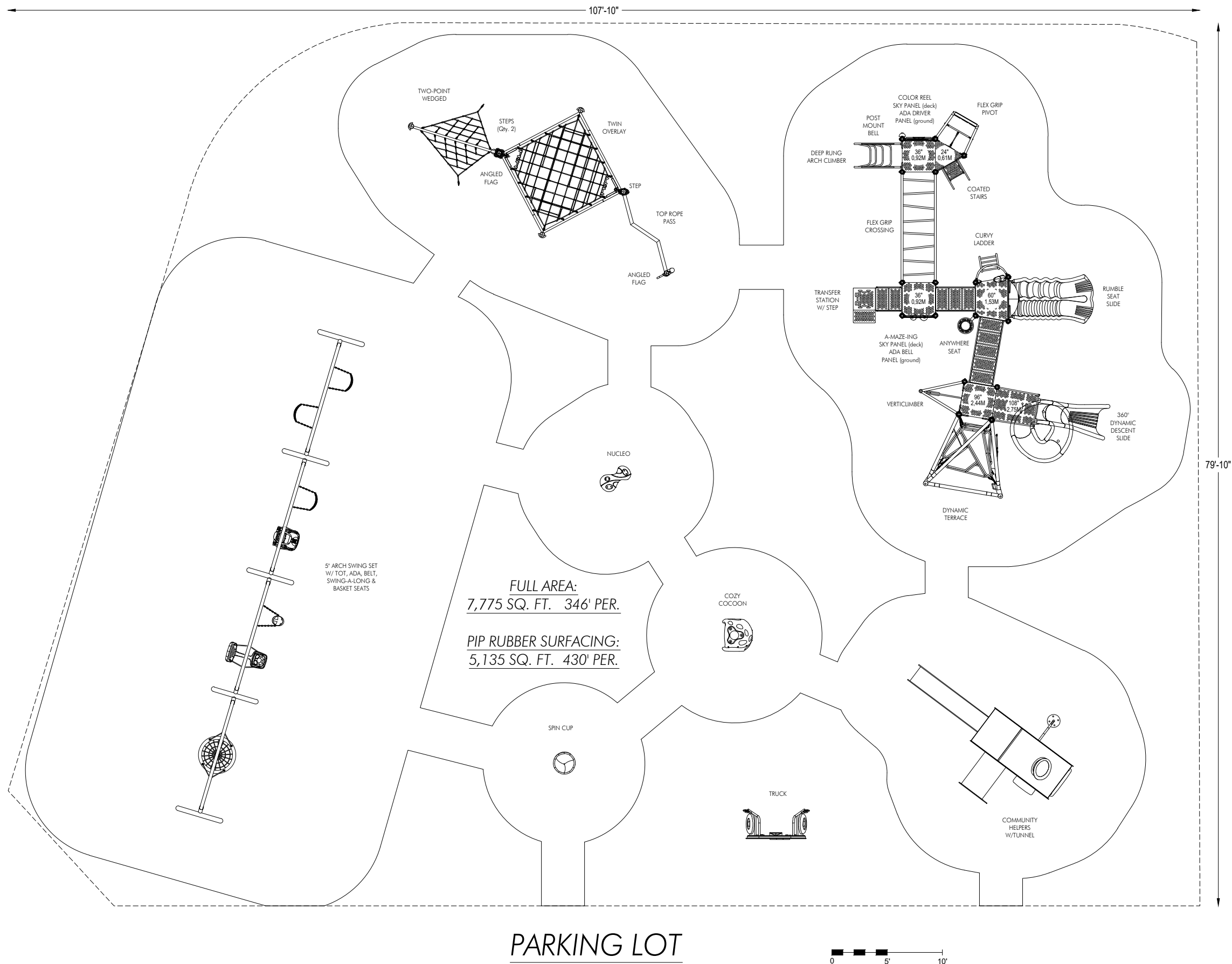
Murphy's Farm – Small Area



Murphy's Farm – Small Area



Murphy's Farm – Small Area



DOG PARK



EQUIPMENT SIZE:

USE ZONE:
SEE DWG

AREA:
SEE DWG

PERIMETER:
SEE DWG

FALL HEIGHT:
9 Ft.

USER CAPACITY:
110+

AGE GROUP:
2-5, 2-12, 5-12

- ✓ ASTM F1487-21
- ✓ CPSC #325



PROJECT NO:
92525-JM-1

SCALE:
SEE BAR SCALE

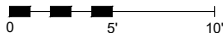
DRAWN BY:
DANA GRUBBS

Paper Size
B

DATE:
30-SEP-2025

MURPHY'S FARM - AREA #1
DRACUT, MA

PARKING LOT



*PLAYGROUND SUPERVISION REQUIRED



Murphy's Farm – Large Area



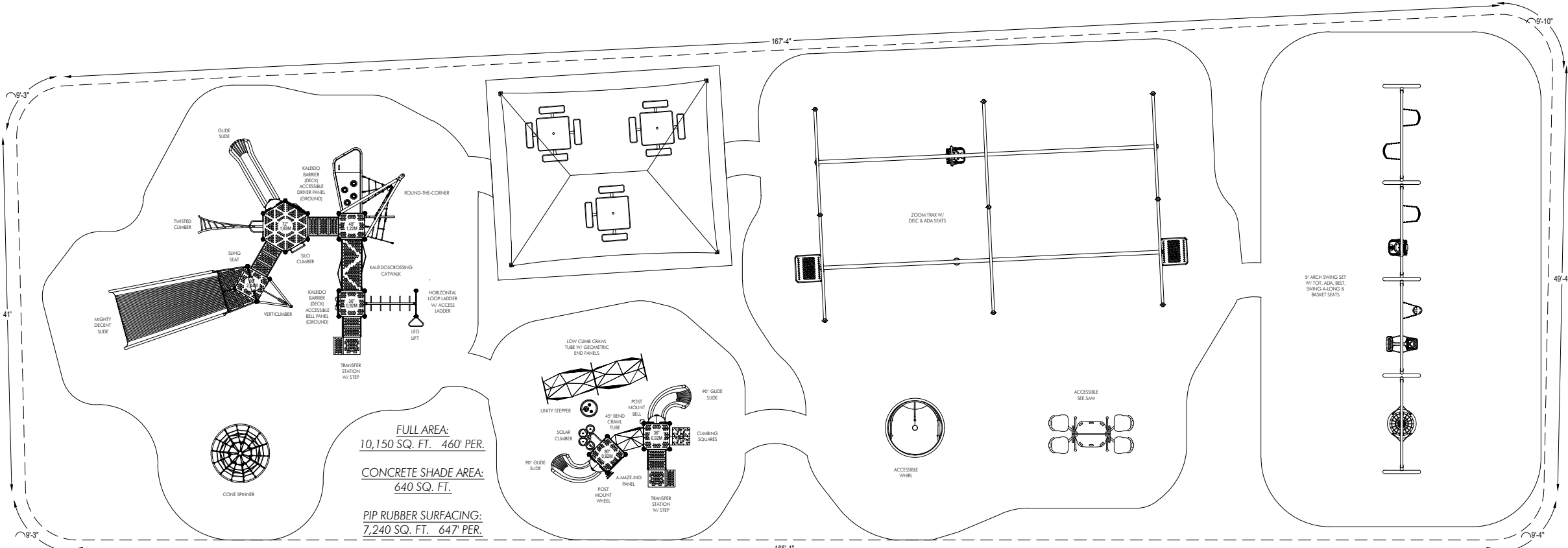
Murphy's Farm – Large Area



Murphy's Farm – Large Area



Murphy's Farm – Large Area



FULL AREA:
10,150 SQ. FT. 460' PER.

CONCRETE SHADE AREA:
640 SQ. FT.

PIP RUBBER SURFACING:
7,240 SQ. FT. 647' PER.

PARKING LOT

DOG PARK



| | |
|------------------------|-------------------------------|
| EQUIPMENT SIZE: | |
| USE ZONE: SEE DWG | |
| AREA: SEE DWG | PERIMETER: SEE DWG |
| FALL HEIGHT: 8 Ft. | |
| USER CAPACITY: 108+ | AGE GROUP: 2-5, 2-12, 5-12 |

- ✓ ASTM F1487-21
- ✓ CPSC #325



| | |
|---------------------------|-------------------------|
| PROJECT NO: 92525-JM-2 | SCALE: SEE BAR SCALE |
| DRAWN BY: DANA GRUBBS | Paper Size B |
| DATE: 30-SEP-2025 | |

*PLAYGROUND SUPERVISION REQUIRED

MURPHY'S FARM - AREA #2
DRACUT, MA