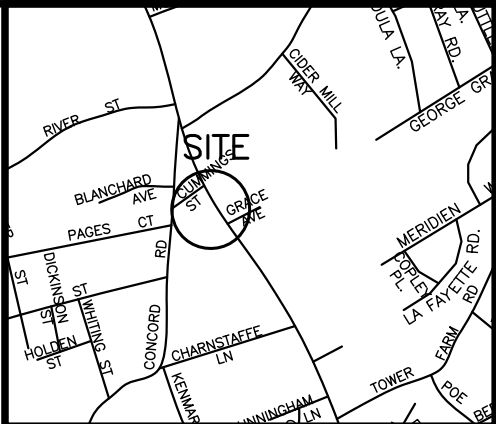
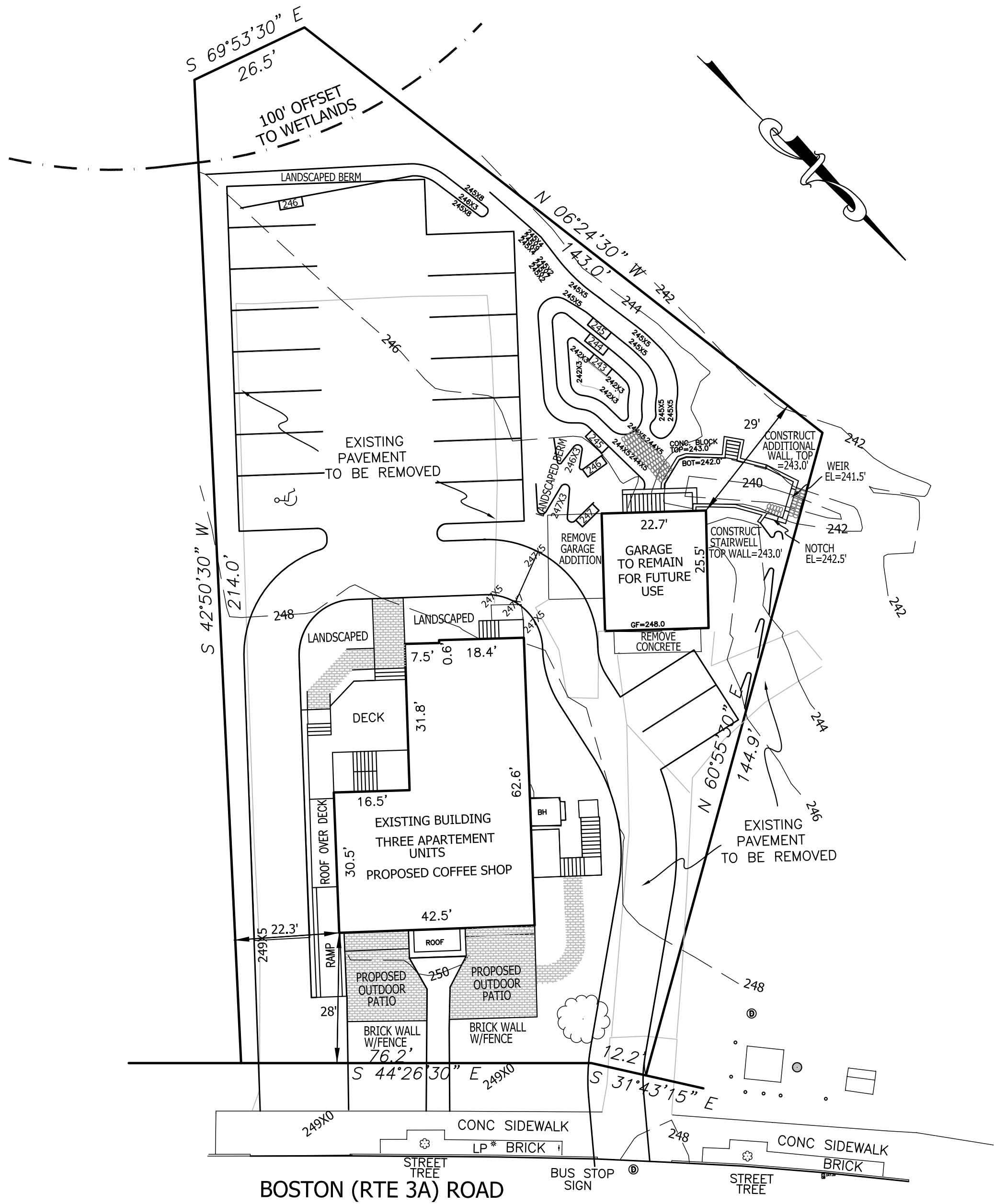




LOCUS
NTS



ZONING TABLE

ZONE: NEIGHBORHOOD RESIDENCE, MIXED USE OVERLAY ZONING
DISTRICT-ZONE A, HISTORIC DISTRICT
USE: RESTAURANT, RESIDENTIAL

	REQUIRED	PROVIDED
MAXIMUM BUILDING COVERAGE	50%	12.3%
MINIMUM GREEN SPACE	20%	41.7%
FRONT YARD SETBACK	N/A	28 FT.
SIDE YARD SETBACK	N/A	22.3' FT.
REAR YARD SETBACK	N/A	29 FT.
MAX. BUILDING HEIGHT	45 FT	<45 FT
MAXIMUM STORIES	3	3
LOT AREA - 22,000± SF 0.51± ACRES	MAX 6/UNITS PER ACRE 3 UNITS MAXIMUM	3 UNITS (6/ACRE)

INDEX

SHEET 1	PROPOSED PLAN
SHEET 2	EXISTING CONDITIONS
SHEET 3	PLAN AND PROFILE WITH DETAILS

PARKING TABLE

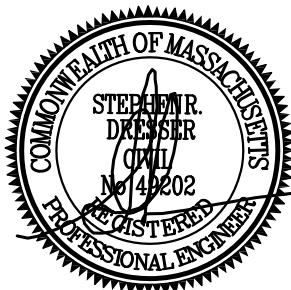
USE	AMOUNT	REQUIRED	PROPOSED
RESIDENTIAL	3 UNITS	1.5 SPACES/ UNIT = 4.5 SPACES	5 SPACES
RESTAURANT			
EMPLOYEES ON MAX. SHIFT	3 EMPLOYEES	1 SPACE/EMPLOYEE = 3 SPACES	3 SPACES
NUMBER OF SEATS	36 SEATS	1 SPACE/4 SEATS = 9 SPACES	9 SPACES
TOTAL	-	-	17 SPACES

	REQUIRED	PROVIDED
REGULAR	16	16
HANDICAPPED	1	1
COMPACT	0	0
TOTAL SPACES	17	17

PROPOSED PLAN
SITE PLAN
IN
BILLERICA, MA

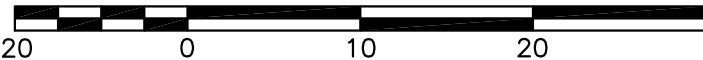
PREPARED FOR:
DESIGN BILLERICA, LLC
32 ALLENDALE AVENUE
BILLERICA MA 01821

MAP 61 PARCEL 47



P.E.

409 BOSTON ROAD



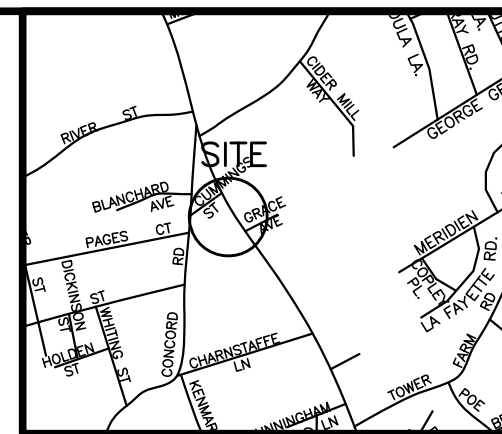
SCALE: AS SHOWN NOVEMBER 21, 2025

Dresser, Williams & Way, Inc.
572 BOSTON ROAD. BILLERICA, MA
TELEPHONE NO. (978) 663-5410 E-MAIL: DWWin11@yahoo.com

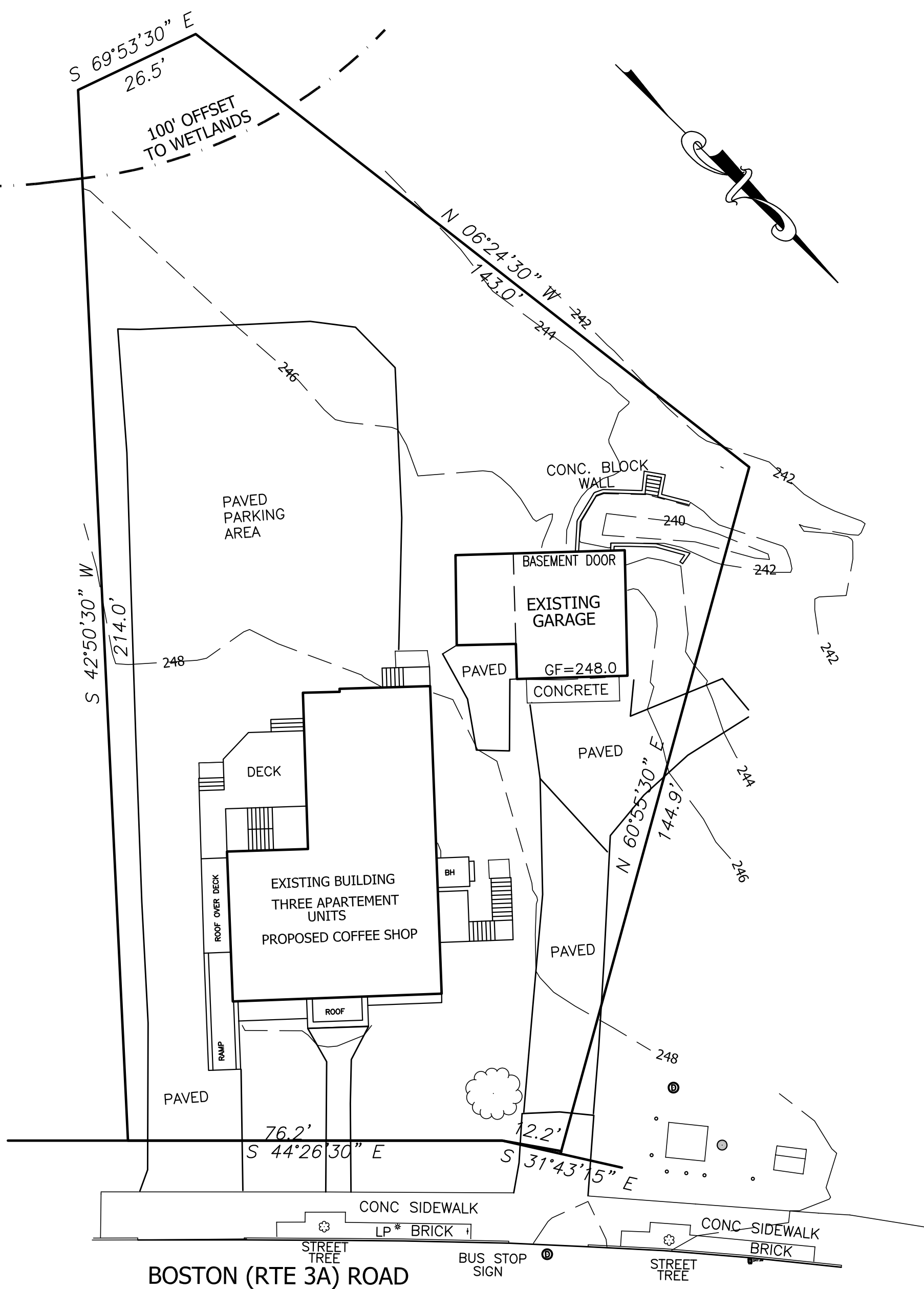
Professional Engineers & Land Surveyors

REVISED COMMENTS

SHEET 1 OF 3



LOCUS
NTS



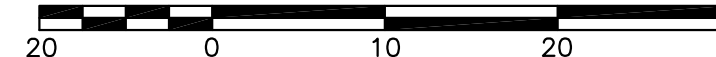
EXISTING CONDITIONS

SITE PLAN

IN

BILLERICA, MA

409 BOSTON ROAD



SCALE: AS SHOWN

NOVEMBER 21, 2025

Dresser, Williams & Way, Inc.
572 BOSTON ROAD. BILLERICA, MA

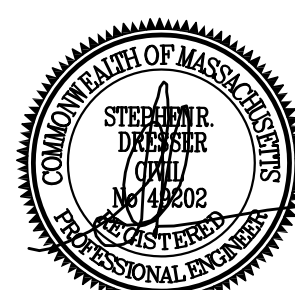
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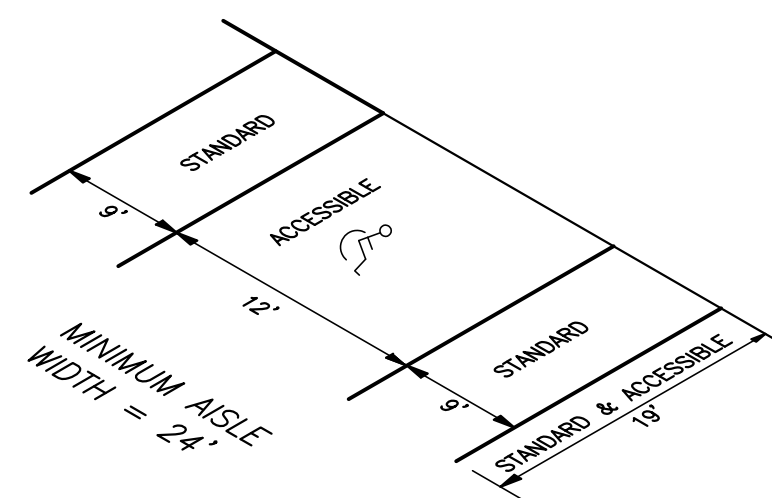
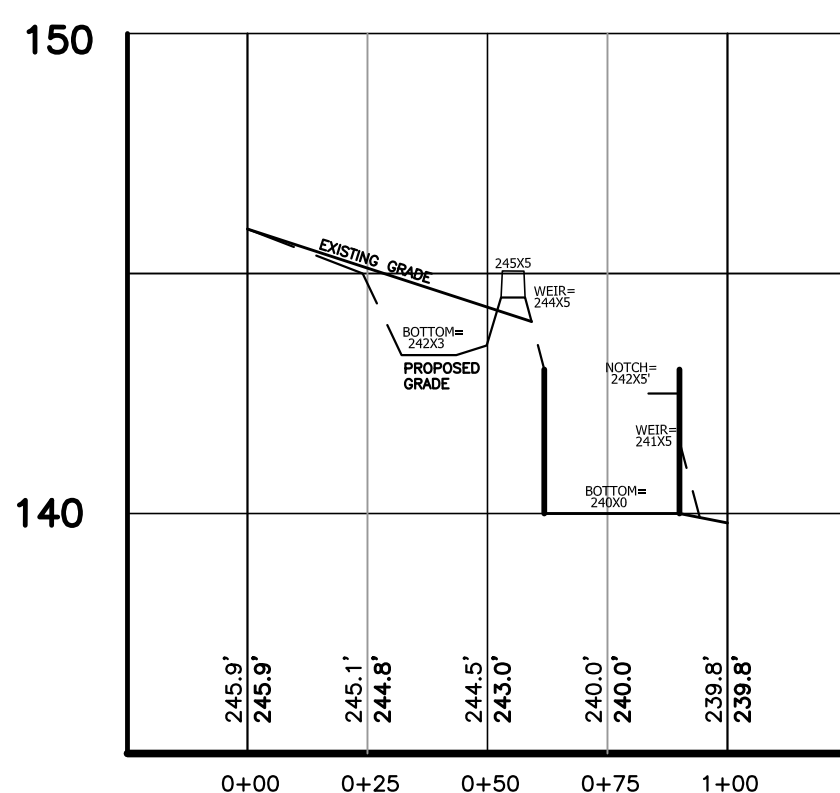
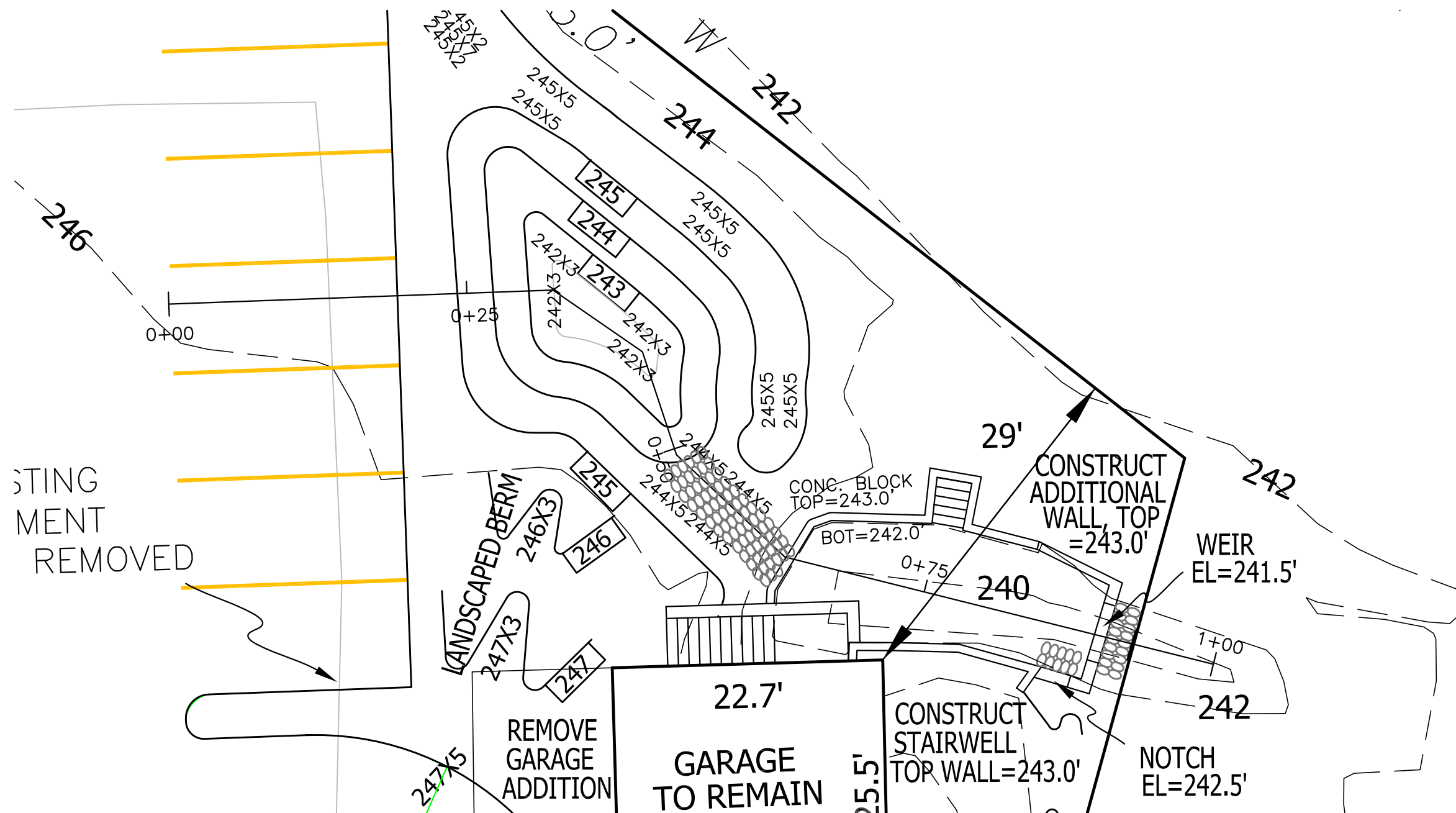
P.E.

REVISED

COMMENTS

SHEET 2 OF 3

JOB NO. 4258

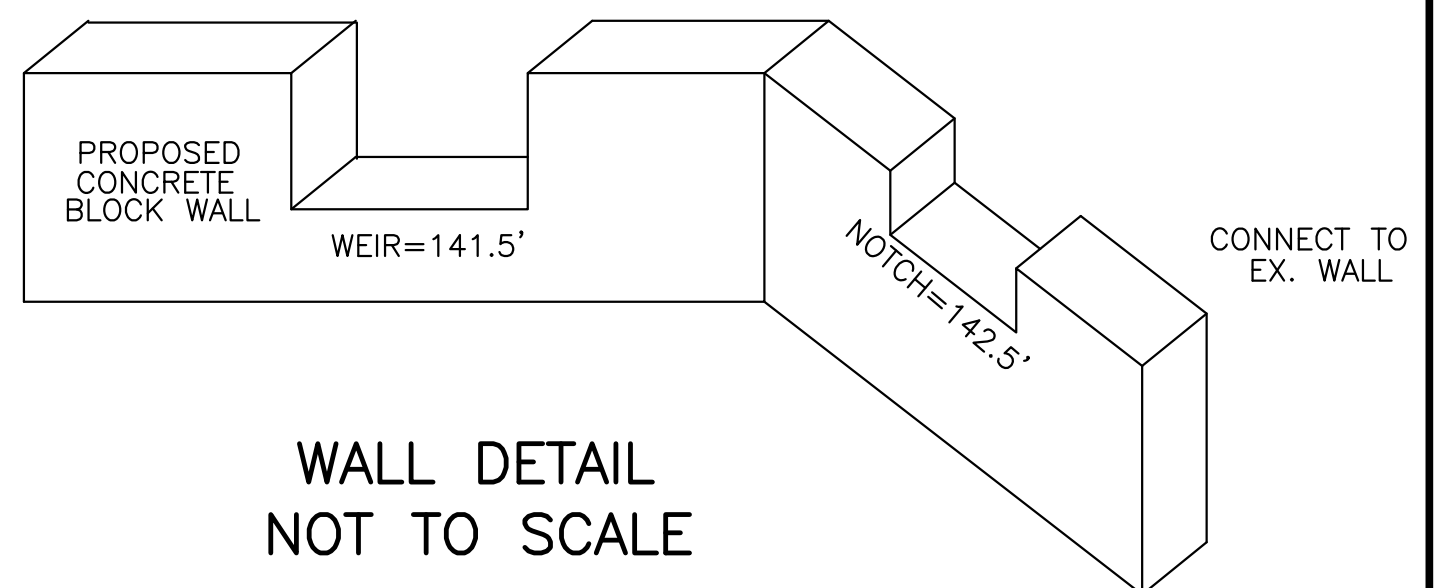


DRAINAGE PROFILE SCALE: HORIZ: 1"=40' VERT: 1"=4'

PARKING DIMENSION DETAIL (NTS)

409 BOSTON ROAD	BILLERICA, MA	VOLUME REQUIRED
1" RAINSTORM		
DRIVEWAY NORTH AND DRIVEWAY	VOLUME OF STORAGE	REQUIRED VOLUME
1,726 SF	1" X FT/12"	143.8 CF
AREA AT 240.0'	80	CF
AREA AT 241.5'	182	CF
VOLUME PROVIDED	197	CF
DRIVEWAY SOUTH AND PARKING LOT	VOLUME OF STORAGE	REQUIRED VOLUME
6,049 SF	1" X FT/12"	504.1 CF
AREA AT 242.3'	38	CF
AREA AT 244.5'	434	CF
VOLUME PROVIDED	519	CF
IMPERVIOUS AREA TO BE REMOVED		
PAVEMENT	8,201	SF
GARAGE ADDITION	218	SF
TOTAL	8,419	
IMPERVIOUS AREA TO BE CONSTRUCTED		
DRIVEWAY NORTH AND DRIVEWAY	1,726	SF
DRIVEWAY SOUTH AND PARKING LOT	6,049	SF
DRIVEWAY TO BOSTON ROAD	437	SF
TOTAL	8,212	SF
REDUCTION IN IMPERVIOUS AREA	207	SF

DRAINAGE CALCULATIONS



PLAN AND PROFILE WITH DETAILS

PREPARED FOR: DESIGN BILLERICA, LLC 32 ALLENDALE AVENUE BILLERICA MA 01821 MAP 61 PARCEL 47	SITE PLAN IN BILLERICA, MA	
	409 BOSTON ROAD SCALE: AS SHOWN NOVEMBER 21, 2025	
	Dresser, Williams & Way, Inc. 572 BOSTON ROAD. BILLERICA, MA TELEPHONE NO. (978) 663-5410 E-MAIL: DWWInc11@yahoo.com <i>Professional Engineers & Land Surveyors</i>	