

LAND USE / ZONING INFORMATION & NOTES

- APPLICANT:
FX WINCHESTER, LLC
C/O FX INVESTMENTS, LLC
263 HUNTINGTON AVE, #114
BOSTON, MA 02115
- OWNER:
N/F 416 CAMBRIDGE STREET REALTY TRUST
- PARCEL:
MAP# 26, LOT #140 (WINCHESTER)
MAP #74, BLOCK #2, LOT #2 (WOUBURN)
416 CAMBRIDGE STREET
TOWN OF WINCHESTER & CITY OF WOUBURN
MIDDLESEX COUNTY, MASSACHUSETTS

PARKING SUMMARY

40 SURFACE PARKING SPACES
78 PARKING SPACES PROVIDED IN WEST GARAGE
28 PARKING SPACES PROVIDED IN EAST GARAGE
146 TOTAL PARKING SPACES PROVIDED

TABULATION OF PROPOSED DEVELOPMENT

LOT AREA	2.99 Ac.
TOTAL # OF UNITS	96
APARTMENT BUILDING GROUND COVERAGE	35,490 SF (0.81 Ac.)
EXISTING HOUSE GROUND COVERAGE	1,250 SF (0.03 Ac.)
% LOT BUILDING COVERAGE	28%
% LOT TO BE PARKING AREAS & BUILDING (1)	45%
% LOT TO BE OPEN AREA (2)	72%
% LOT TO BE OPEN SPACE (3)	55%

(1) INCLUDES PROPOSED BUILDING, PROPOSED DRIVEWAY & PARKING, AND EXISTING HOUSE AND PROPOSED DRIVEWAY AT EXISTING HOUSE
(2) OPEN AREA IS THE AREA NOT OCCUPIED BY STRUCTURES PER TOWN DEFINITION (PAVED AREAS ARE CONSIDERED OPEN AREA)
(3) OPEN SPACE IS THE AREA NOT OCCUPIED BY STRUCTURES OR PAVED PARKING OR VEHICLE ACCESS AREAS.

BOHLER ENGINEERING
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING, PLANNING, DESIGN, CONSTRUCTION ADMINISTRATION, EROSION CONTROL, SUSTAINABLE DESIGN, PERMITTING SERVICES
PHILADELPHIA, PA
LEHIGH VALLEY, PA
NEW ENGLAND
NEW YORK, NY
NEW JERSEY
BALTIMORE, MD
SOUTH BEND, IN
CHARLOTTE, NC
TAMPA, FL
MIAMI, FL
NORFOLK, VA
CENTRAL VIRGINIA
NORTH CAROLINA
FLORIDA

REVISIONS

REV	DATE	COMMENT	BY
1	11/17/15	TOWN AND PEER REVIEW COMMENTS	AWP
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT No.: W141161
DRAWN BY: NEM/AWP
CHECKED BY: JAK
DATE: 07/20/15
SCALE: AS NOTED
CAD I.D.: W141161SS1

SITE DEVELOPMENT PLANS FOR
FX WINCHESTER, LLC
ASSESSOR'S MAP 26, LOT 140 (WINCHESTER)
MAP 74, BLOCK 2, LOT 2 (WOUBURN)
416 CAMBRIDGE STREET
TOWN OF WINCHESTER & CITY OF WOUBURN
MIDDLESEX COUNTY MASSACHUSETTS

BOHLER ENGINEERING
352 TURNPIKE ROAD
SOUTHBOROUGH, MA 01772
Phone: (508) 480-9900
Fax: (508) 480-9980
www.BohlerEngineering.com

J.A. FEUCH
Professional Engineer
No. 10101
State of Massachusetts
1998

SHEET TITLE:
SITE PLAN
SHEET NUMBER:
4
OF 14
REV 1 - 11/17/2015

MAP 26, LOTS 359-470
N/F LANDS OF
CRESENT PARK
CONDOMINIUM
L.C. DOC. #795677

MAP 73, BLOCK 8, LOT 1
N/F LANDS OF
CRESENT PARK
CONDOMINIUM
L.C. DOC. #795677

MAP 74, BLOCK 2, LOT 3
N/F LANDS OF
CAMBRIDGE ROAD
REALTY TRUST
CERT. #230018

MAP 74, BLOCK 2, LOT 2
N/F LANDS OF
EATON REALTY TRUST
CERT. #226822

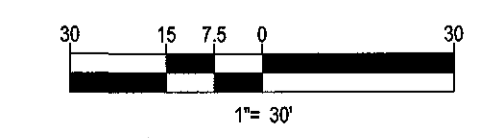
MAP 74, BLOCK 2, LOT 1
N/F LANDS OF
ALCO REALTY TRUST
CERT. #199064
BK. 1125, PG. 114

MAP 26, LOT 139
N/F LANDS OF
SEGURET REALTY
TRUST
CERT. #246890
BK. 1387, PG. 73

MAP 26, LOTS 359-470
N/F LANDS OF
CRESENT PARK
CONDOMINIUM
L.C. DOC. #795677

WAINWRIGHT ROAD
(PUBLIC - 50' WIDE)

CAMBRIDGE STREET
(A.K.A. ROUTE 3)
(PUBLIC - VARIABLE WIDTH)
(1933 STATE HIGHWAY ALTERATION)



811
Know what's below.
Call before you dig.

P:\14\1161\DWG\141161.dwg, 04-50x, 10/20/14, 4:28:00 PM, sghal, Xerox3010.ctb, User34, 10/20/2014