

LAND USE / ZONING INFORMATION & NOTES

- APPLICANT:
FX WINCHESTER, LLC
C/O FX INVESTMENTS, LLC
263 HUNTINGTON AVE, #174
BOSTON, MA 02115
- OWNER:
N/F 416 CAMBRIDGE STREET REALTY TRUST
- PARCEL:
MAP 26, LOT #140 (WINCHESTER)
MAP 74, BLOCK #2, LOT #2 (WOBURN)
416 CAMBRIDGE STREET
TOWN OF WINCHESTER & CITY OF WOBURN
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	1,299 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.

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, LOT 140
N/F LANDS OF
416 CAMBRIDGE
STREET
REALTY TRUST
CERT. #250474
BK. 1411, PG. 52

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

REVISIONS			
REV	DATE	COMMENT	BY
1			
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:	07/06/15
SCALE:	AS NOTED
CAD I.D.:	W141161SSD

SITE DEVELOPMENT PLANS
FOR
FX WINCHESTER, LLC

ASSESSOR'S MAP 26, LOT 140 (WINCHESTER)
MAP 74, BLOCK 2, LOT 2 (WOBURN)
416 CAMBRIDGE STREET
TOWN OF WINCHESTER & CITY OF WOBURN
MIDDLESEX COUNTY MASSACHUSETTS

BOHLER ENGINEERING
352 TURNPIKE ROAD
SOUTHBOROUGH, MA 01772
Phone: (508) 480-9900
Fax: (508) 480-9080
www.BohlerEngineering.com

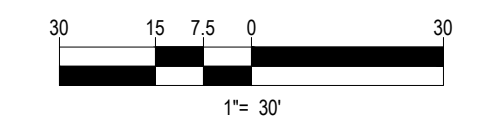
J.A. KUCICH
PROFESSIONAL ENGINEER
MASSACHUSETTS LICENSE No. 41530
CONNECTICUT LICENSE No. 26177
RHODE ISLAND LICENSE No. 9617
MAINE LICENSE No. 12653

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
4
OF 14

REV 0 - 07/06/2015

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CAMBRIDGE STREET
(A.K.A. ROUTE 3)
(PUBLIC - VARIABLE WIDTH)
(1993 STATE HIGHWAY ALTERATION)

WAINWRIGHT ROAD
(PUBLIC - 50' WIDE)