

EXISTING GROSS FLOOR AREA BREAKDOWN

5-STORY MILL BUILDING	
FLOOR LEVEL	GROSS FLOOR AREA
1ST FLOOR	33,837 S.F.
2ND FLOOR	25,987 S.F.
3RD FLOOR	19,237 S.F.
4TH FLOOR	13,619 S.F.
5TH FLOOR	5,168 S.F.
TOTAL	96,948 S.F.
2-STORY MILL BUILDING	
FLOOR LEVEL	GROSS FLOOR AREA
1ST FLOOR	1,997 S.F.
2ND FLOOR	886 S.F.
TOTAL	2,883 S.F.
1-STORY MILL BUILDING (BARN)	
FLOOR LEVEL	GROSS FLOOR AREA
1ST FLOOR	1,488 S.F.
TOTAL	1,488 S.F.
TOTAL EXISTING G.F.A.	
100,838 S.F. (**)	
* EXCLUDES 1,988 S.F. BASEMENT STORAGE	
** INCLUDES 348 S.F. OF BUILDING AREA TO BE REMOVED	

PROPOSED GROSS FLOOR AREA BREAKDOWN

5-STORY MILL BUILDING	
FLOOR LEVEL	GROSS FLOOR AREA
1ST FLOOR	32,977 S.F.
2ND FLOOR	25,987 S.F.
3RD FLOOR	19,237 S.F.
4TH FLOOR	13,619 S.F.
5TH FLOOR	5,168 S.F.
TOTAL	96,998 S.F.
2-STORY MILL BUILDING	
FLOOR LEVEL	GROSS FLOOR AREA
1ST FLOOR	1,997 S.F.
2ND FLOOR	886 S.F.
TOTAL	2,883 S.F.
1-STORY MILL BUILDING (BARN)	
FLOOR LEVEL	GROSS FLOOR AREA
1ST FLOOR	1,488 S.F.
TOTAL	1,488 S.F.
TOTAL PROPOSED G.F.A.	
100,498 S.F. (***) RETAIL USE	
* EXCLUDES 1,988 S.F. BASEMENT STORAGE	
** EXCLUDES 865 S.F. PEDESTRIAN BRIDGE/VESTIBULE	

PROJECTED FULL BUILD-OUT BREAKDOWN

USE	ALLOWABLE %	ALLOWABLE S.F.
RETAIL	0%-09%	UP TO 55,738 S.F.
SPECIALTY RETAIL (BOUTIQUE)	0%-14%	UP TO 31,581 S.F.
OFFICE	0%-15%	UP TO 57,588 S.F.
SPECIALTY RESTAURANT	0%-18%	UP TO 16,719 S.F.
AUDITORIUM/THEATER	0%-4%	UP TO 3,715 S.F.
FITNESS CENTER/GYM	0%-22%	UP TO 29,435 S.F.
TOTAL	200%	NOT TO EXCEED 92,883 S.F.

DOES NOT INCLUDE 9,977 S.F. STORAGE AREA

BUILDING PROGRAM BREAKDOWN USED FOR TRAFFIC & PARKING ANALYSIS

USE	TOTAL S.F.	REQUIREMENT	SPACES REQUIRED
RETAIL	27,865 S.F.	159/258 S.F.	112 SPACES
SPECIALTY RETAIL (BOUTIQUE)	13,084 S.F.	159/258 S.F.	53 SPACES
OFFICE	27,865 S.F.	159/200 S.F.	148 SPACES
SPECIALTY RESTAURANT	9,288 S.F.	159/200 S.F.	47 SPACES
AUDITORIUM/THEATER	3,715 S.F.	159/200 S.F.	19 SPACES
FITNESS CENTER/GYM	11,146 S.F.	159/200 S.F.	56 SPACES
TOTAL	92,883 S.F.	--	427 SPACES

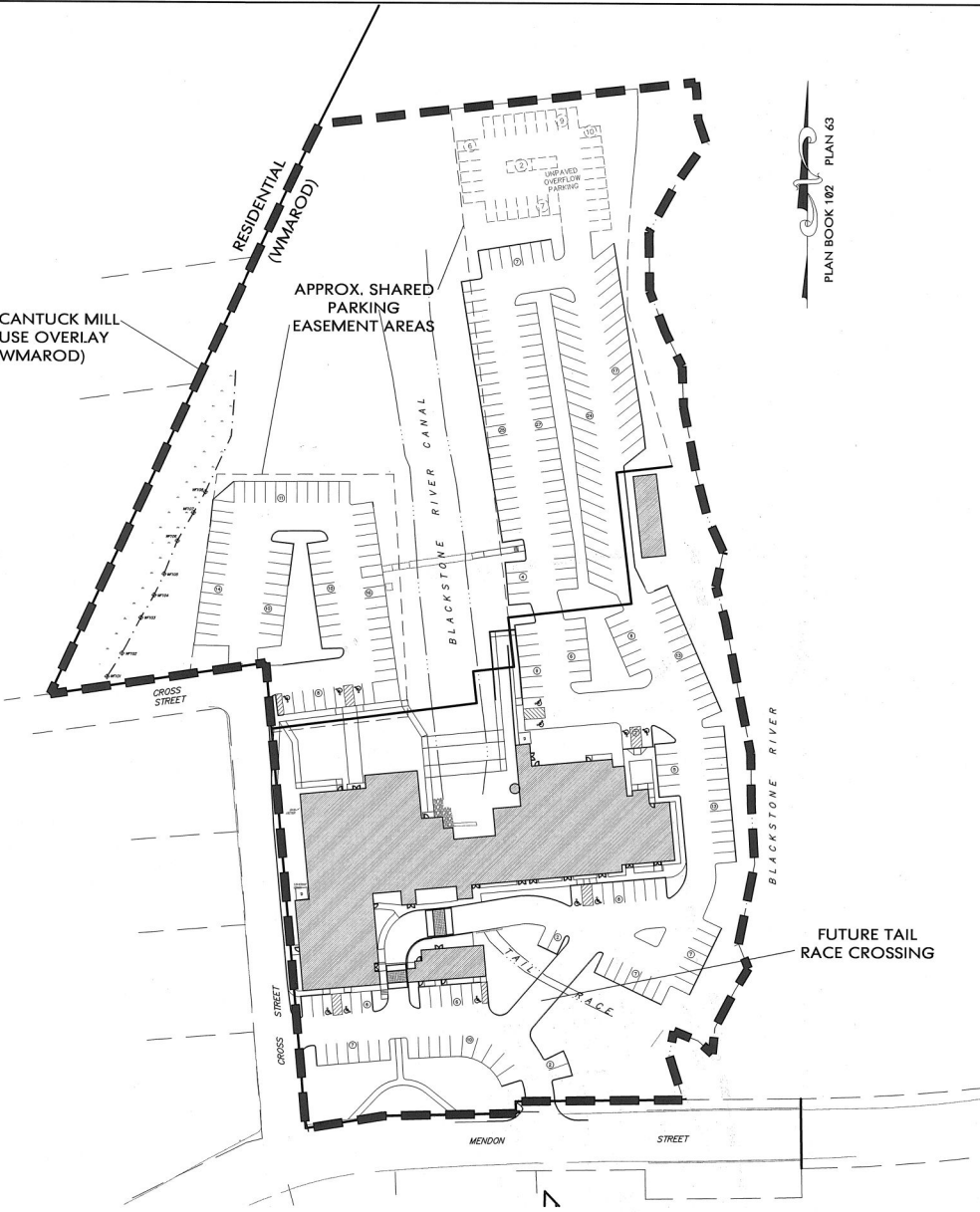
DOES NOT INCLUDE 9,977 S.F. STORAGE AREA

PARKING PROVIDED

# OF SPACES	LOCATION
187 SPACES	ON-SITE
172 SPACES	OFF-SITE (SHARED PARKING)
34 SPACES	OFF-SITE (UNPAVED OVERFLOW)
314 TOTAL PARKING SPACES PROVIDED	

LIMIT OF WAUCANTUCK MILL ADAPTIVE REUSE OVERLAY DISTRICT (WMAROD)

APPROX. SHARED PARKING EASEMENT AREAS



PLAN BOOK 102 PLAN 63

HERITAGE DESIGN GROUP

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A LICENSED COMPANY

OWNERS OF RECORD
LTI UXBRIDGE STANLEY LTD PARTNERSHIP
120 FULTON STREET
BOSTON, MA 02109

COMMONWEALTH OF MASSACHUSETTS
DEPARTMENT OF
ENVIRONMENTAL MANAGEMENT
100 CAMBRIDGE STREET
BOSTON, MA 02282

APPLICANT
LTI UXBRIDGE STANLEY LTD PARTNERSHIP
120 FULTON STREET
BOSTON, MA 02109

ZONING REQUIREMENTS
ZONE: WAUCANTUCK MILL ADAPTIVE REUSE OVERLAY DISTRICT

REQUIRED SETBACKS:

USE	FRONT	SIDE	REAR
NEW BLDG.	15'	10'	10'
ACCESSORY	10'	10'	10'
PARKING AREA	5'	5'	5'
DRIVEWAY	5'	5'	5'

MAXIMUM UNIT DENSITY: 15 UNITS PER AC (GROSS ACRES)

ASSESSORS MAP
MAP 19, LOT 3021 (LTI UXBRIDGE STANLEY LP)
MAP 19, LOT 2739 (COMMONWEALTH OF MASS.)

DEED REFERENCES
BOOK 3508 PAGE 99



REVISIONS

NO.	DATE	DESCRIPTION	BY

1.	10/21/08	REVISED PER PB & CON COMM	CMK
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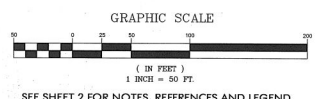
Stanley Woolen Mill
Redevelopment
SITE PLAN
In The Town Of
Uxbridge, Massachusetts
For
LTI Uxbridge Stanley
LTD Partnership
120 Fulton Street
Boston, Massachusetts

SCALE: 1" = 50' DATE: MAY 14, 2008

JOB NUMBER: 2007-174 DRAWING FILE NAME: 2007-174-SITE_PLAN.dwg

DRAWN BY: FJU CHECKED BY: CMK

OVERALL REDEVELOPMENT PLAN
SHEET 6 OF 22



SEE SHEET 2 FOR NOTES, REFERENCES AND LEGEND