

PRELIMINARY SITE DEVELOPMENT PLAN
for
PROPOSED MULTIFAMILY HOUSING DEVELOPMENT
THE RESIDENCES AT NAHANT STREET
127-135 NAHANT STREET
WAKEFIELD, MASSACHUSETTS

EXISTING

	BENCH MARK
	BITUMINOUS BERM
	BITUMINOUS CAPE COD BERM
	BUILDING
	UNDERGROUND CABLE
	COUNTOUR (1')
	CONTOUR (5')
	ZONE A (100-YEAR FLOOD ZONE)
	CEMENT CONCRETE
	SLOPED GRANITE CURB
	VERTICAL GRANITE CURB
	EDGE OF DISTURBANCE
	UNDERGROUND DRAIN PIPE
	CATCH BASIN
	DRAIN MANHOLE
	ROUND CATCH BASIN
	UNDERGROUND ELECTRIC
	CHAIN LINK FENCE
	POST & RAIL FENCE
	STOCKADE FENCE
	VINYL FENCE
	FINISHED FLOOR ELEVATION
	GARAGE FLOOR ELEVATION
	FOUNDATION
	UNDERGROUND GAS MAIN
	UNDERGROUND GAS SERVICE
	EDGE OF GRAVEL
	SPOT GRADE
	GUARD RAIL
	HANDICAP PLACARD PARKING
	WHEEL CHAIR RAMP
	HEADWALL
	LANDSCAPE AREA
	LEDGE OUTCROP
	BOLLARD
	OVERHEAD WIRE
	UTILITY POLE
	PAINTED PARKING & SPACE COUNT
	PATH
	EDGE OF PAVEMENT
	BOULDER RIP-RAP & SLOPE
	UNDERGROUND SEWER
	UNDERGROUND SEWER SERVICE
	SEWER MANHOLE
	SEWER CLEANOUT
	BITUMINOUS CONCRETE SIDEWALK
	SIGN
	EROSION & SEDIMENTATION CONTROL
	STEPS
	BOULDER
	STONEWALL
	CENTERLINE OF SWALE
	UNDERGROUND TELEPHONE
	TESTHOLE LOCATION
	MONITORING WELL LOCATION
	PERCOLATION TEST LOCATION
	PAINTED TRAFFIC LINE & TYPE
	DECIDUOUS TREE, SIZE & TYPE
	CONIFEROUS TREE, SIZE & TYPE
	HEDGE ROW AND TYPE
	RETAINING WALL
	UNDERGROUND WATER MAIN
	UNDERGROUND WATER SERVICE
	PAINTED UNDERGROUND WATER
	WATER GATE VALVE BOX
	WATER SERVICE CURB BOX

PROPOSED

	P-BM No. 1
	PBB
	PCCB
	P-ONLY P-ONLY
	57-
	60-
	N/A
	CONC.
	SGC
	VGC
	EOD
	D
	Catch Basin
	Drain Manhole
	Round Catch Basin
	Underground Electric
	Chain Link Fence
	Post & Rail Fence
	Stockade Fence
	Vinyl Fence
	FFE 60.43
	GFE 57.65
	F=18.00
	G
	GS
	Gravel
	x 57.83
	Guard Rail
	Handicap Placard Parking
	Wheel Chair Ramp
	Headwall
	Landscape Area
	Ledge Outcrop
	Bollard
	Overhead Wire
	Utility Pole
	Painted Parking & Space Count
	Path
	Edge of Pavement
	Boulder Rip-Rap & Slope
	Underground Sewer
	Underground Sewer Service
	Sewer Manhole
	Sewer Cleanout
	Bit. Sidewalk 4' W
	Sign
	Erosion & Sedimentation Control
	Steps
	Boulder
	Stonewall
	Centerline of Swale
	Underground Telephone
	Testhole Location
	Monitoring Well Location
	Percolation Test Location
	Painted Traffic Line & Type
	Deciduous Tree, Size & Type
	Coniferous Tree, Size & Type
	Hedge Row and Type
	Retaining Wall
	Underground Water Main
	Underground Water Service
	Painted Underground Water
	Water Gate Valve Box
	Water Service Curb Box



VICINITY MAP
SCALE: 1" = 200'±

UNIT BREAKDOWN								
	LOWER LEVEL/ GARAGE	FIRST FLOOR	SECOND FLOOR	THIRD FLOOR	FOURTH FLOOR	FIFTH FLOOR	TOTAL	PERCENTAGE
3 BR	0	3	3	2	2	2	12	10.0%
2 BR	0	7	7	7	7	6	34	28.3%
1 BR	0	12	12	14	14	12	64	53.3%
STUDIO	0	2	2	2	2	2	10	8.3%
TOTAL	0	24	24	25	25	22	120	100%

GENERAL NOTES:

- PROPERTY LINE INFORMATION DEPICTED ON THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY BY HAYES ENGINEERING, INC.
- TOPOGRAPHIC INFORMATION DEPICTED ON THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY BY HAYES ENGINEERING, INC.
- VERTICAL DATUM IS THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
- THE SITE IS NOT LOCATED WITHIN A FLOOD HAZARD ZONE (A OR V) AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY PANEL No. 25017 0427E AND 25017 00431E, EFFECTIVE JUNE 4, 2010.
- THE UNDERGROUND UTILITIES SHOWN HAVE BEEN COMPILED FROM FIELD SURVEY INFORMATION AND AVAILABLE EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHER, THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES AND DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING AND VERIFYING THE LOCATIONS, SIZES, AND ELEVATIONS OF ALL EXISTING UTILITIES SHOWN OR NOT SHOWN ON THESE PLANS AND SHALL NOTIFY THE ENGINEER IN WRITING OF ANY UTILITIES INTERFERING WITH THE PROPOSED DESIGN AND THE APPROPRIATE REMEDIAL ACTION PRIOR TO PROCEEDING WITH THE WORK.
- THE CONTRACTORS ARE RESPONSIBLE FOR CONTACTING DIG SAFE AT (800) 322-4844 PRIOR TO THE START OF ANY CONSTRUCTION.
- THIS PLAN WAS PREPARED FOR REVIEW BY AND TO OBTAIN APPROVAL FROM PUBLIC AGENCIES AND IS NOT INTENDED AS CONSTRUCTION DOCUMENTS.

SITE CONSTRUCTION NOTES:

- ACCESSIBLE ROUTES, PARKING SPACES, RAMPS, SIDEWALKS AND WALKWAYS SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE FEDERAL AMERICANS WITH DISABILITIES ACT (ADA), MASSACHUSETTS ARCHITECTURAL ACCESS BOARD (AAB) STANDARDS, AND ALL LOCAL LAWS AND REGULATIONS (WHICHEVER ARE MOST STRINGENT);
- AREAS DISTURBED DURING CONSTRUCTION AND NOT RESTORED WITH IMPERVIOUS SURFACES SHALL RECEIVE 6-INCHES OF LOAM AND SEED;
- TRAFFIC SIGNAGE AND PAVEMENT MARKINGS SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD);
- IN THE EVENT THAT SUSPECTED CONTAMINATED SOIL, GROUNDWATER, AND OTHER MEDIA ARE ENCOUNTERED DURING EXCAVATION AND CONSTRUCTION ACTIVITIES BASED ON VISUAL, OLFACTORY, OR OTHER EVIDENCE, THE CONTRACTOR SHALL STOP WORK IN THE VICINITY OF THE SUSPECT MATERIAL TO AVOID FURTHER SPREADING OF THE MATERIAL, AND SHALL NOTIFY THE OWNER IMMEDIATELY SO THAT APPROPRIATE TESTING AND SUBSEQUENT ACTION CAN BE TAKEN.

ZONE: SINGLE RESIDENCE (SR)

MINIMUM SETBACKS:
FRONT = 30 feet
SIDE = 15 feet
REAR = 25 feet
MIN. FRONTAGE = 100 feet
MIN. LOT AREA = 12,000 sq. ft.
MAX. BUILDING HEIGHT = 35 feet

ZONE: BUSINESS (B)

MINIMUM SETBACKS:
FRONT = 0 feet
SIDE = 15 feet (to Residential)
REAR = 15 feet (to Residential)
MIN. FRONTAGE = 0 feet
MIN. LOT AREA = 0 sq. ft.
MAX. BUILDING HEIGHT = 60 feet

PARKING SUMMARY:

ITE PARKING REQUIREMENTS – LUC 221: MULTIFAMILY HOUSING (MID–RISE)

0.75 SPACES PER BEDROOM x 178 BEDROOMS = 134 SPACES
1.31 SPACES PER DWELLING UNIT x 120 UNITS = 157 SPACES

REQUIRED HP PARKING 151–200 SPACES = 6 SPACES

71 INTERIOR SPACES (9'x18') INCLUDING 3 HP SPACES

92 EXTERIOR SPACES (9'x18') INCLUDING 3 HP SPACES AND 18 TANDEM SPACES

163 TOTAL SPACES
6 TOTAL HP SPACES

1.36 SPACES PER DWELLING UNIT / 0.92 SPACES PER BEDROOM PROVIDED

SHEET INDEX	
PLAN TITLE	SHEET DESIGNATION
COVER	C1
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LAYOUT	C3
SITE PLAN	C4
LANDSCAPING & LIGHTING	C5
DETAILS	C6

Prepared For:

Owner / Applicant
THE RESIDENCES AT NAHANT STREET LLC
127-135 NAHANT STREET
WAKEFIELD, MASSACHUSETTS 01960
978.406.9979

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Drawn By: AMC
Checked By: AMC
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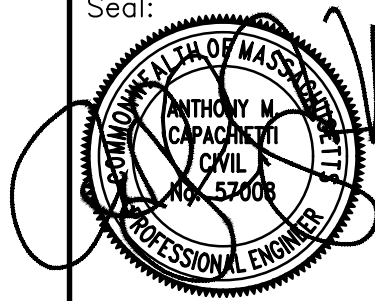
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Scale: 1"=20'
0' 10' 20' 40'
Date: March 21, 2023

Drawing Title:

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THE RESIDENCES AT NAHANT STREET
127-135 NAHANT STREET
WAKEFIELD, MASS.

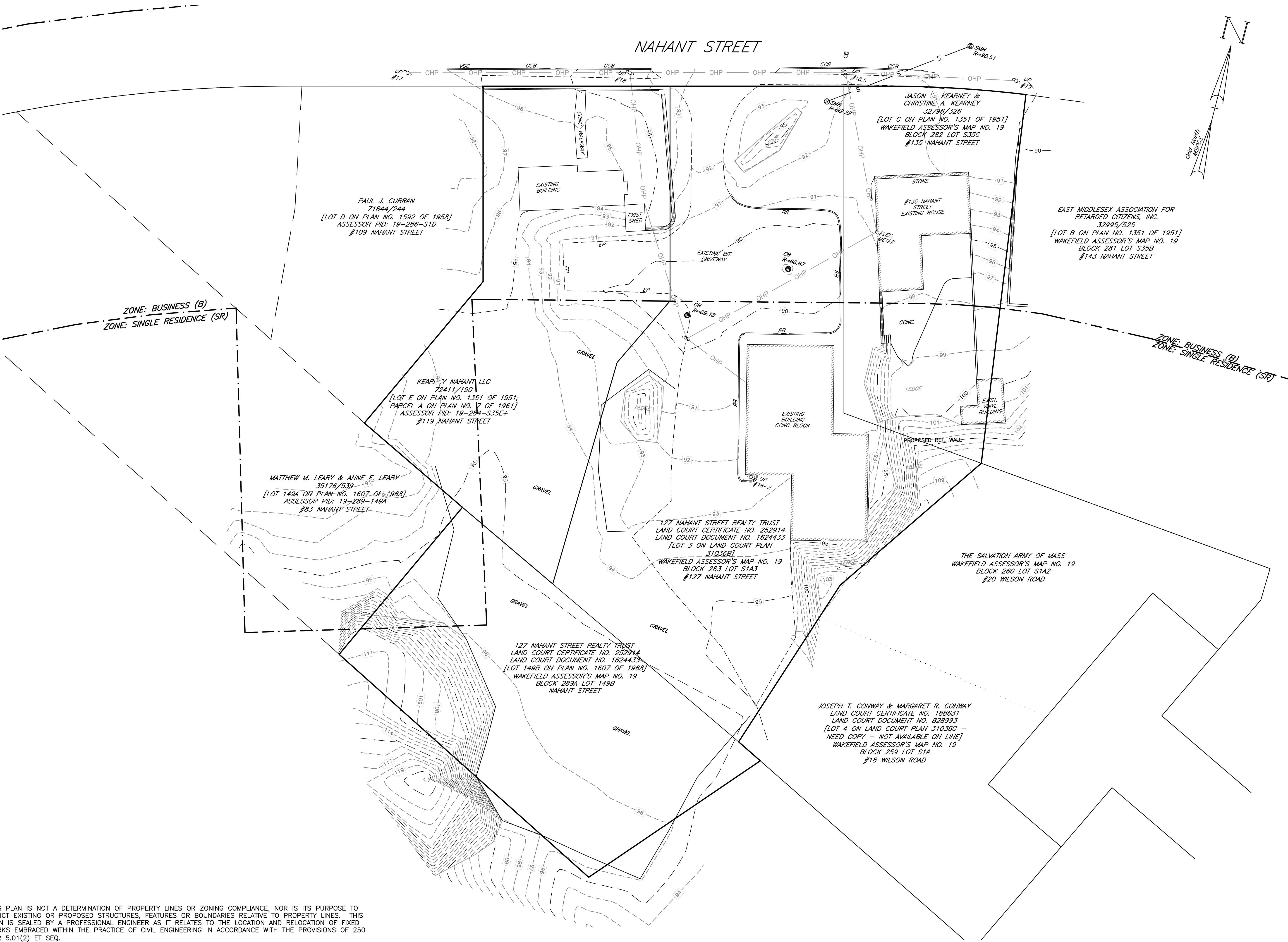
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THIS PLAN IS NOT A DETERMINATION OF PROPERTY LINES OR ZONING COMPLIANCE, NOR IS ITS PURPOSE TO DEPICT EXISTING OR PROPOSED STRUCTURES, FEATURES OR BOUNDARIES RELATIVE TO PROPERTY LINES. THIS PLAN IS SEALED BY A PROFESSIONAL ENGINEER AS IT RELATES TO THE LOCATION AND RELOCATION OF FIXED WORKS EMBRACED WITHIN THE PRACTICE OF CIVIL ENGINEERING IN ACCORDANCE WITH THE PROVISIONS OF 250 CMR 5.01(2) ET SEQ.



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THE RESIDENCES AT NAHANT STREET LLC
C/O THE CONWAY GROUP
JASON L. CONWAY
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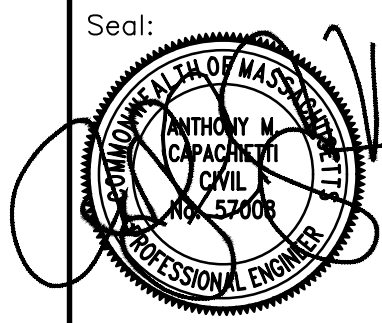
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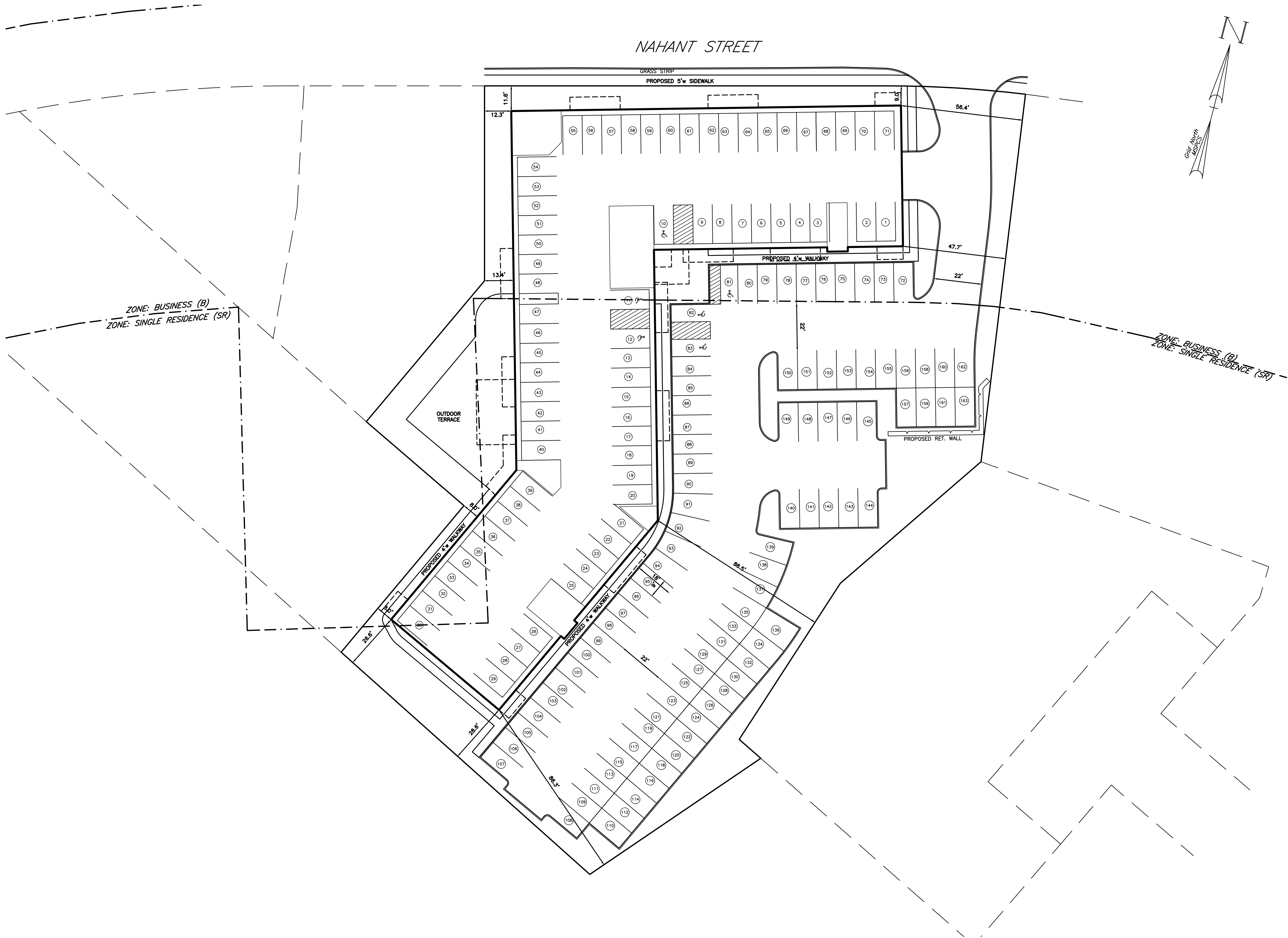
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Drawing No.:
C2
SHEET 2 OF 6





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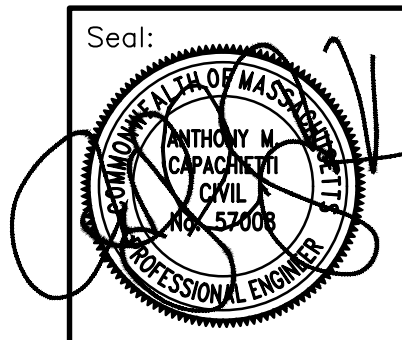
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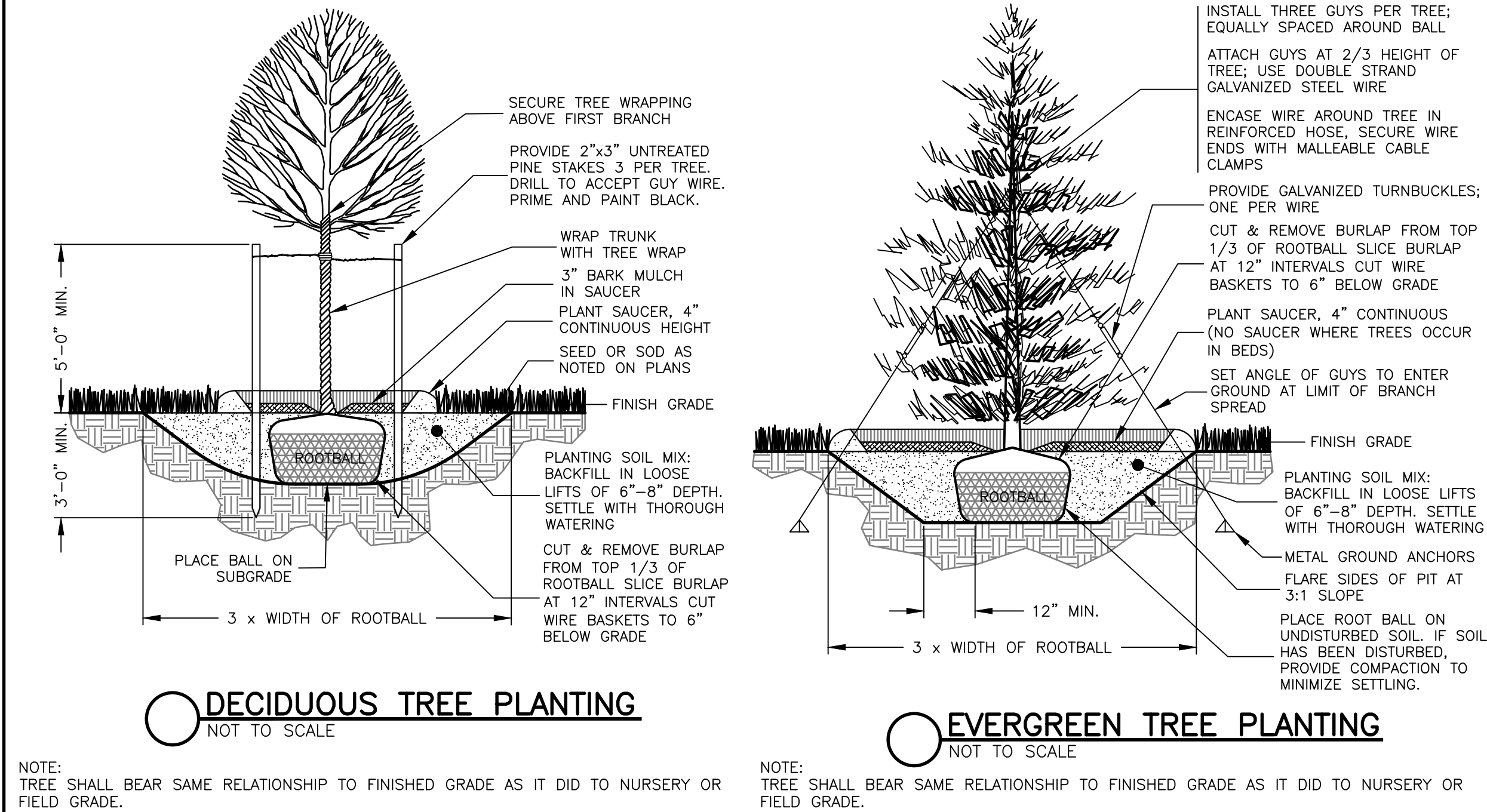
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Drawing No.:
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SHEET 3 OF 6



PLANT SCHEDULE				PLANT SCHEDULE			
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
DECIDUOUS TREE OPTIONS:				SHRUB OPTIONS:			
	ACER RUBRUM	RED SUNSET MAPLE	2" CALIPER		CORNUS ALBA 'ELEGANTISSIMA'	VARIEGATED RED TWIG DOGWOOD	2-3'
	ACER SACCHARUM 'GREEN MOUNTAIN'	SUGAR MAPLE	2" CALIPER		CORNUS RACEMOSA	GREY DOGWOOD	2-3'
	CARPINUS CAROLINIANA	AMERICAN HORNBEEAM	2" CALIPER		FORSYTHIA	FORSYTHIA	2-3'
	CARAYA OVATA	SHAGBARK HICKORY	2" CALIPER		ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY	2-3'
	OSTRYA VIRGINIANA	HOPHORNBEAM	2" CALIPER		ILEX VERICILLATA	WINTERBERRY	2-3'
	PLATANUS X ACERIFOLIA	LONDON PLANE TREE	2" CALIPER		ITEA VIRGINICA	VIRGINIA SWEETSPIRE	2-3'
	QUERCUS COCCINEA	SCARLET OAK	2" CALIPER		KALMIA LATIFOLIA	MOUNTAIN LAUREL	2-3'
	QUERCUS PALUSTRIS	PIN OAK	2" CALIPER		MYRICA PENNSYLVANICA	NORTHERN BAYBERRY	2-3'
	TILIA AMERICANA	BASSWOOD	2" CALIPER		PHYSOCARPUS OPUILIFOLIUS	DIABOLO NINEBARK	2-3'
	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LINDEN	2" CALIPER		PRUNUS MARATIMA	BEACH PLUM	2-3'
	ZELKOVA SERRATA	JAPANESE ZELKOVA	2" CALIPER		SYRINGA VULGARIS	COMMON LILAC	2-3'
					VIBURNUM DENTATUM	ARROWWOOD	2-3'
EVERGREEN TREE OPTIONS:				FLOWERING TREE OPTIONS:			
	ABIES CONCOLOR	WHITE FIR	8-10'		CERCIS CANDENSIS	EASTERN REDBUD	2" CALIPER
	PICEA ABIES	NORWAY SPRUCE	8-10'		CORNUS FLORIDA	WHITE DOGWOOD	2" CALIPER
	PICEA GLAUCA	WHITE SPRUCE	8-10'		CORNUS KOUSA	KOREAN DOGWOOD	2" CALIPER
	PICEA OMORICA	SERBIAN SPRUCE	8-10'		CORNUS MAS	CORNELJANCHERRY	2" CALIPER
	PICEA PUNGENS 'GLAUCA'	COLORADO BLUE SPRUCE	8-10'		CRATAEGUS PHAENOPYRUM	WASHINGTON HAWTHORNE	2" CALIPER
	PINUS THUBERGII	JAPANESE BLACK PINE	8-10'		MAGNOLIA X SOULANGIANA	SAUCER MAGNOLIA	8-10'
	TSUGA CANADENSIS	HEMLOCK	8-10'		SOPHORA JAPONICA	JAPANESE PAGODATREE	2" CALIPER
	JUNIPERUS CHINENSIS 'BLUE POINT'	BLUE POINT JUNIPER	6-7'		GRASS/PERENNIAL OPTIONS:		
	JUNIPERUS CHINENSIS 'MOUNTBATTEN'	MOUNTBATTEN JUNIPER	8-10'		ECHINACEA	CONEFLOWER	1 gal
	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	8-10'		HEMEROCALLIS	DAYLILY	1 gal
	PINUS RESINOSA	RED PINE	8-10'		PENNISTETUM ALOPECUROIDES	HAMEIN FOUNTAIN GRASS	1 gal
	PINUS STROBUS	WHITE PINE	8-10'		RUCBECKIA GOLDSTRUM	BLACK EYED SUSANS	1 gal
	THUJUS OCCIDENTALIS 'SMRAGD'	ESMERALD GREEN ARBORVITAE	8-10'		SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM	1 gal
	THUJA X PULCATA 'GREEN GIANT'	GREEN GIANT ARBORVITAE	8-10'				



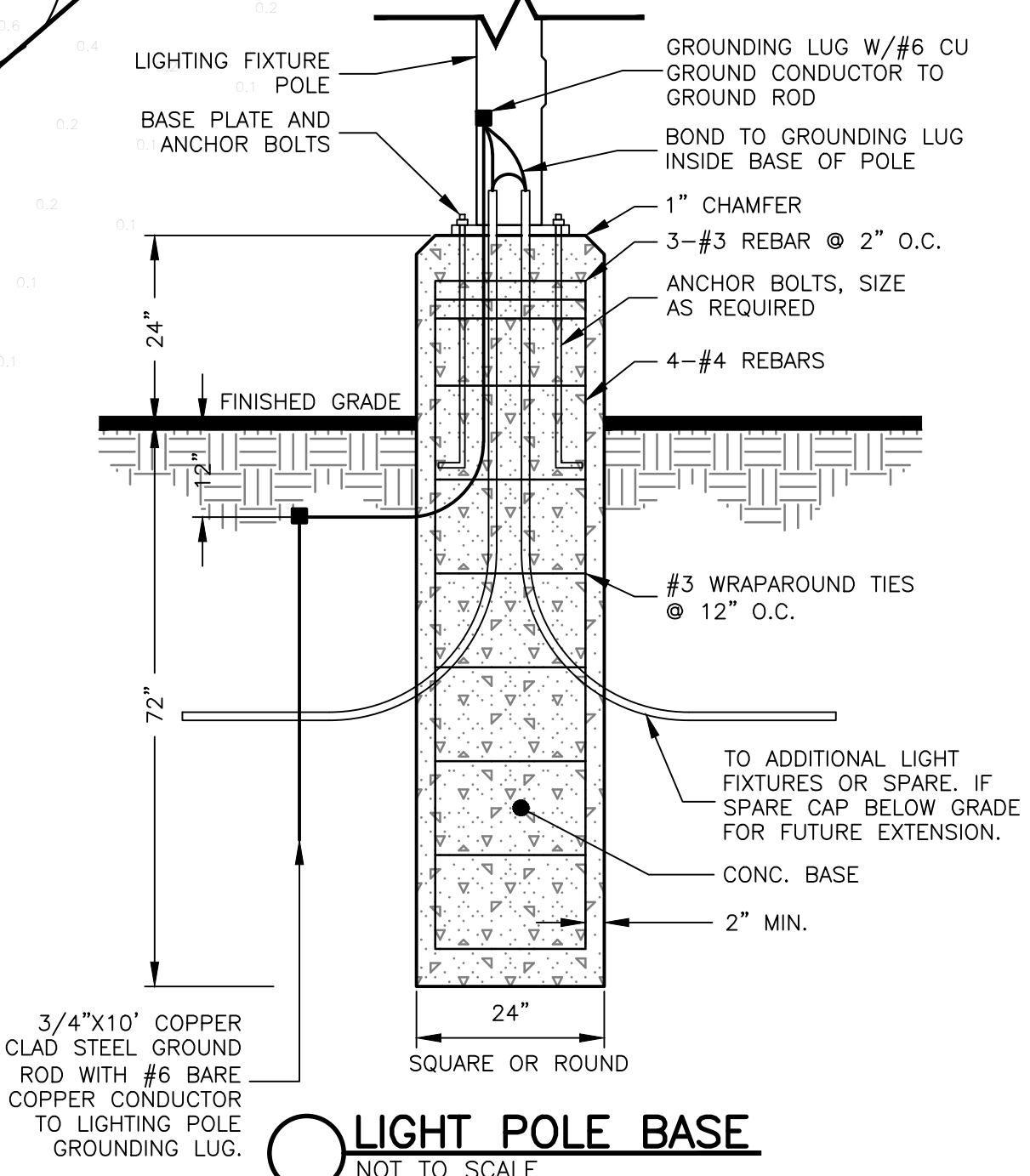
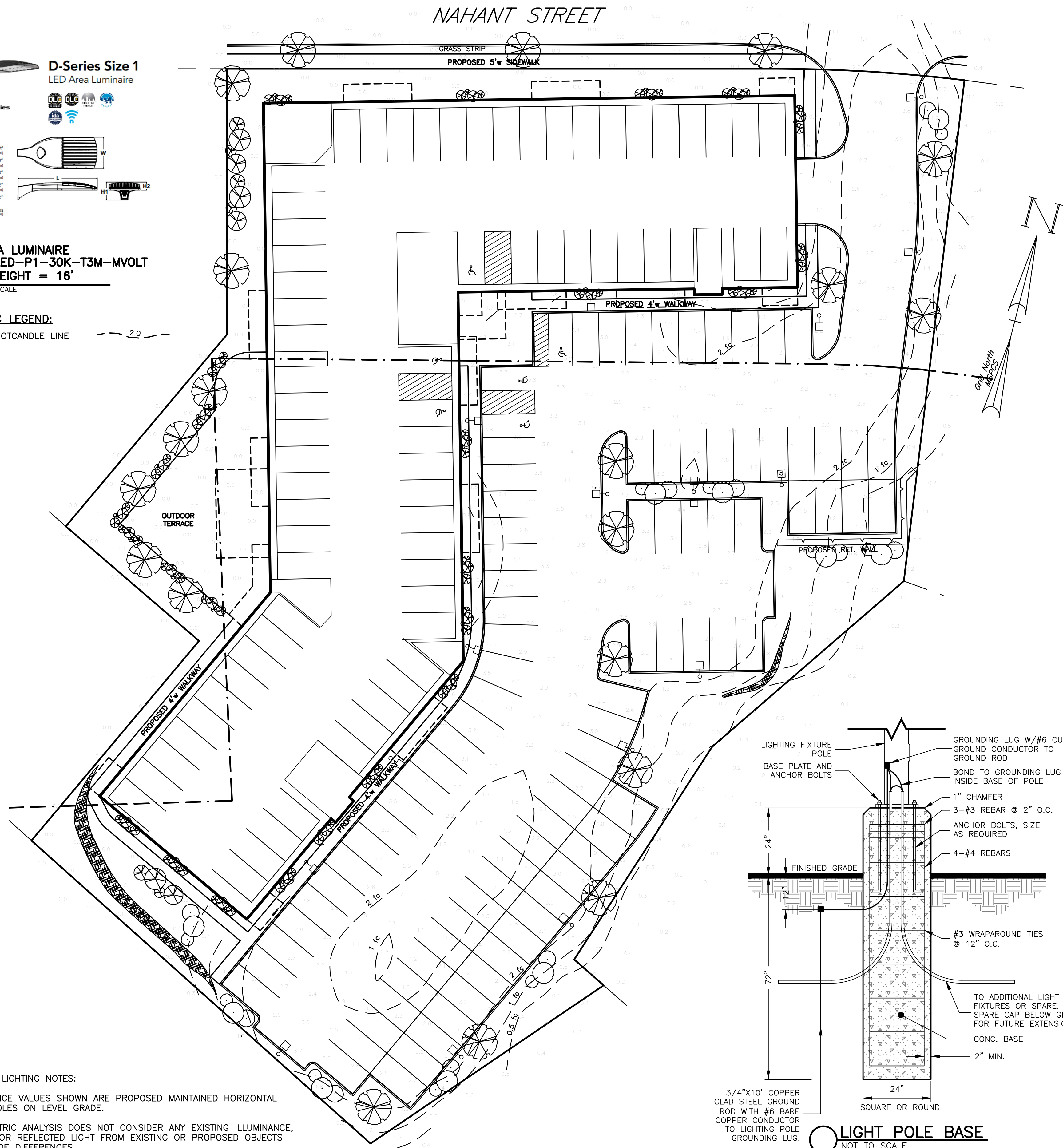
D-Series Size 1
LED Area Luminaire

Specifications
EPA: 1,011 lm
Length: 33" (840mm)
Width: 13" (330mm)
Height H1: 7-1/2" (190mm)
Height H2: 3-1/2" (90mm)
Weight (max): 27 lbs (12.2kg)

LITHONIA LUMINAIRE
DSX1-LED-P1-30K-T3M-MVOLT
POLE HEIGHT = 16'

NOT TO SCALE

PHOTOMETRIC LEGEND:
DENOTES ISOFOOTCANDLE LINE



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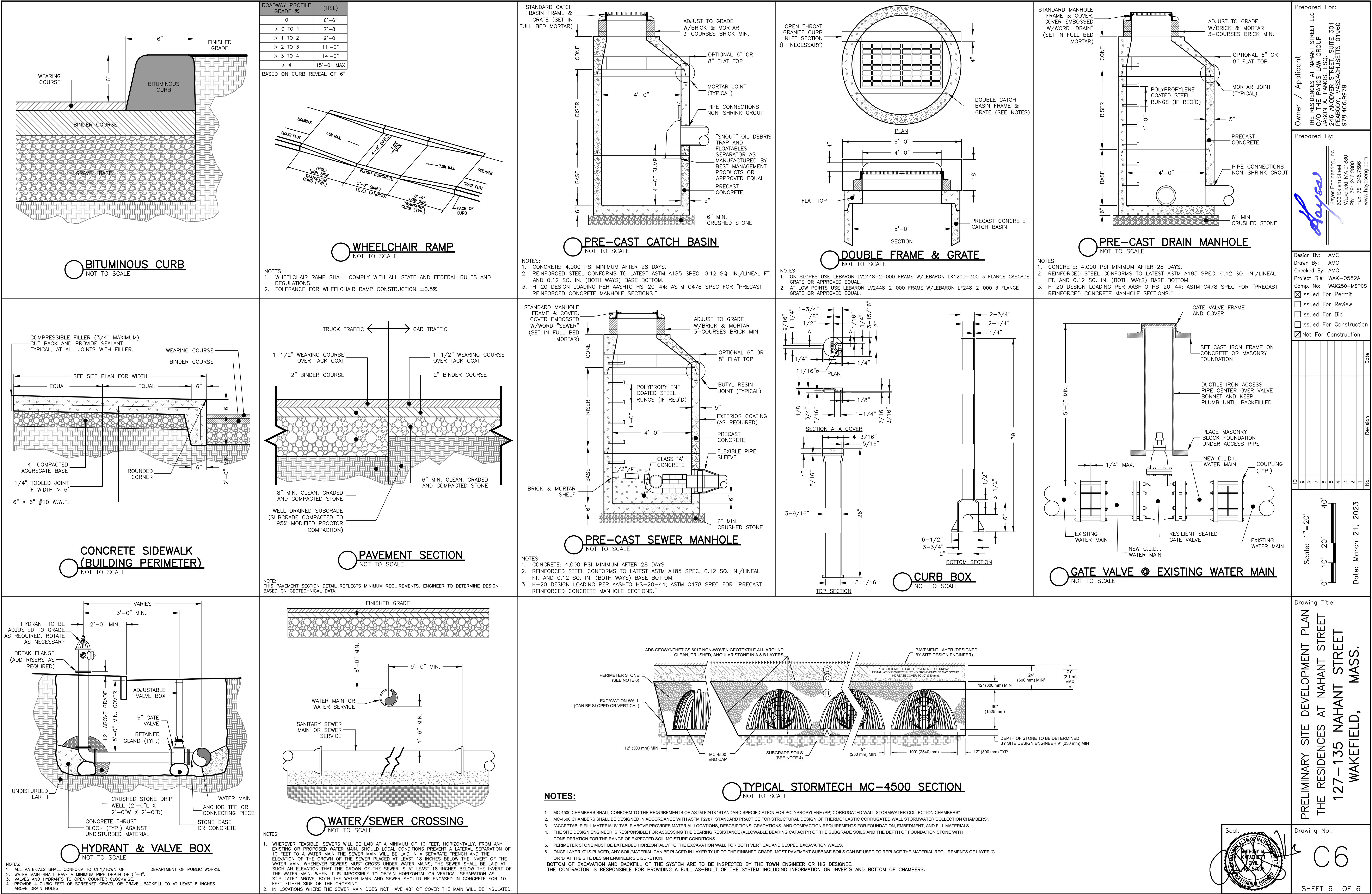
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C5

SHEET 5 OF 6



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DRAWING NO.:

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SHEET 6 OF 6