

SHEET LIST TABLE		
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ZONE: GENERAL RESIDENCE (GR)		
		REQUIRED/ALLOWED
MINIMUM LOT AREA		8,000 ft ²
MINIMUM LOT FRONTAGE		80 ft.
MINIMUM FRONT SETBACK		15 ft.
MINIMUM SIDE SETBACK		15 ft.
MINIMUM REAR SETBACK		20 ft.
MAXIMUM STORIES		3
MAXIMUM BUILDING COVERAGE		35%
MINIMUM OPEN AREA		30%
REGULARITY FACTOR		>0.65

CURRENT OWNER OF RECORD:
32 NAHANT STREET, LLC
9A MELVIN STREET, WAKEFIELD, MA 01880

LOCUS PARCEL #1
32-32A NAHANT STREET
ASSESSORS ID: 19-162-01A
DEED BOOK 79892 PAGE 311

LOCUS PARCEL #2
36 NAHANT STREET
ASSESSORS ID: 19-163-003
DEED BOOK 80784 PAGE 434

- PLAN REFERENCES:**
- 1894 COUNTY LAYOUT OF NAHANT STREET.
 - PLAN 167 OF 1981.
 - PLAN 81 OF 2020.
 - PLAN 278 OF 2015.

*DEED AND PLAN REFERENCES ARE AS RECORDED AT THE MIDDLESEX REGISTRY OF DEEDS, SOUTHERN DISTRICT UNLESS OTHERWISE NOTED.

FLOOD NOTE:
THE SUBJECT PROPERTY IS LOCATED IN A ZONE X: AREA OF MINIMAL FLOOD HAZARD ABOVE THE 500-YEAR FLOOD LEVEL AS ILLUSTRATED ON THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 25017C0427E, WHICH HAS AN EFFECTIVE DATE OF JUNE 4, 2010.

- PLAN NOTES:**
- VERTICAL DATUM IS DERIVED BY GPS OBSERVATIONS AND REFERENCES THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
 - HORIZONTAL DATUM IS THE MASSACHUSETTS MAINLAND STATE PLANE COORDINATE SYSTEM.



LOCUS MAP

SCALE: 1"=100'±

WILLIAMS & SPARAGES

PROFESSIONAL ENGINEERS

180 NORTH MAIN STREET

SUITE 101

MIDDLETON, MA 01949

PHONE: (978) 338-8200

FAX: (978) 338-8200

WWW.WSDENGINEERS.COM

Owner / Applicant:

32 Nahant Street, LLC

9A Melvin Street

Wakefield, MA 01880

Designed By: JST

Drawn By: JST

Reviewed By: CPS

Project Manager: CPS

Job File Number: WAKE-0081

Drawing File Folder: WAK81

☒ Drawing Issued for Review Only

☐ Drawing Issued for Permit

☐ Drawing Issued for Construction

SEAL

STATE OF MASSACHUSETTS

CHRIST P. SPARAGES

CIVIL ENGINEER

No. 10000000000000000000

PROFESSIONAL

(4/19/23)

LOCATION PLAN

NAHANT STREET APARTMENTS

#32-32A & 36 NAHANT STREET

DRAWING: C1.1

SHEET 1 OF 6

0' 50' 100' 200'

SCALE: 1"=100'

APRIL 17, 2023

6

5

4

3

2

1



LOCUS MAP
SCALE: 1"=100'



Owner/ Applicant:
32 Nahant Street, LLC
9A Melvin Street
Wakefield, MA 01880

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TAX MAP / ASSESSORS MAP
NAHANT STREET APARTMENTS
#32-32A & 36 NAHANT STREET

DRAWING: C2.1

SHEET 2 OF 6

0' 50' 100' 200'

SCALE: 1"=100'

APRIL 17, 2023

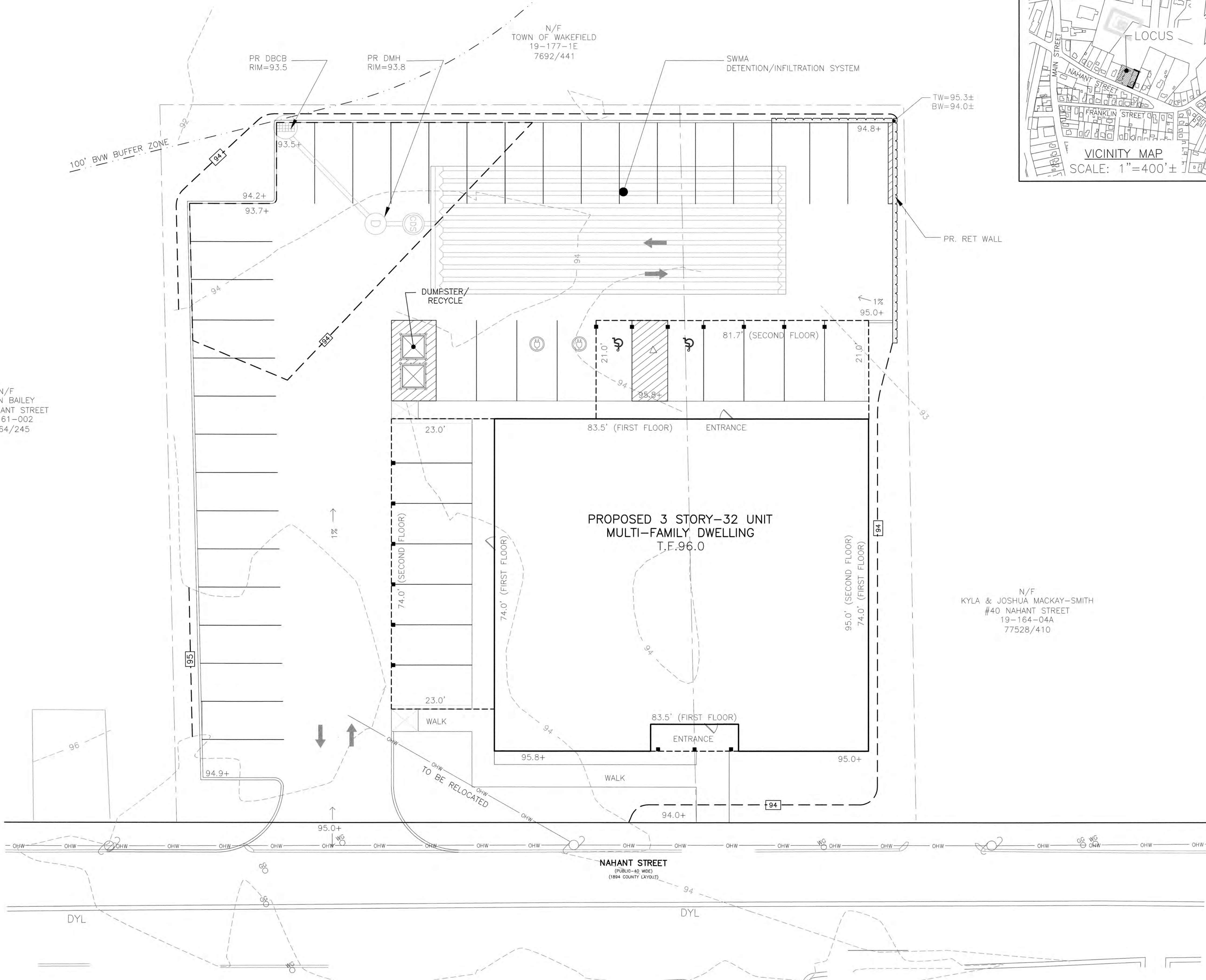
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LEGEND OF SYMBOLS

EXISTING CONTOUR	194
EXISTING SPOT ELEVATION	
EXISTING DRAIN	
EXISTING SEWER	
EXISTING CATCH BASIN	
EXISTING WATER	
EXISTING WATER GATE	WG
EXISTING UTILITY POLE	
EXISTING ELECTRIC METER	
EXISTING SEWER MANHOLE	
EXISTING POST & RAIL FENCE	
EXISTING CHAIN LINK FENCE	
EXISTING OVERHEAD WIRES	
EXISTING CURB	
EXISTING EDGE OF PAVEMENT	



N/F
KAREN BAILEY
#30 NAHANT STREET
19-161-002
53964/245

N/F
TOWN OF WAKEFIELD
19-177-1E
7692/441

SWMA
DETENTION/INFILTRATION SYSTEM

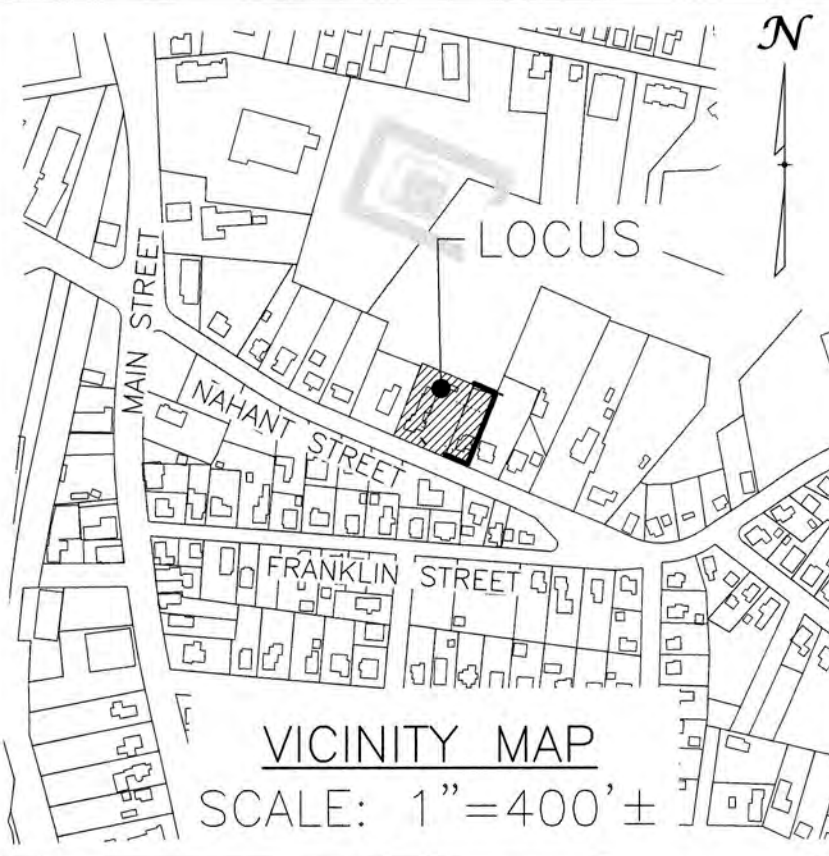
TW=95.3±
BW=94.0±

PR. RET WALL

DUMESTER/
RECYCLE

PROPOSED 3 STORY-32 UNIT
MULTI-FAMILY DWELLING
T.E.96.0

N/F
KYLA & JOSHUA MACKAY-SMITH
#40 NAHANT STREET
19-164-04A
77528/410



SITE PLAN
NAHANT STREET APARTMENTS
#32-32A & 36 NAHANT STREET

DRAWING: C4.1	0' 5' 10' 20'	APRIL 17, 2023
SHEET 4 OF 6	SCALE: 1"=10'	



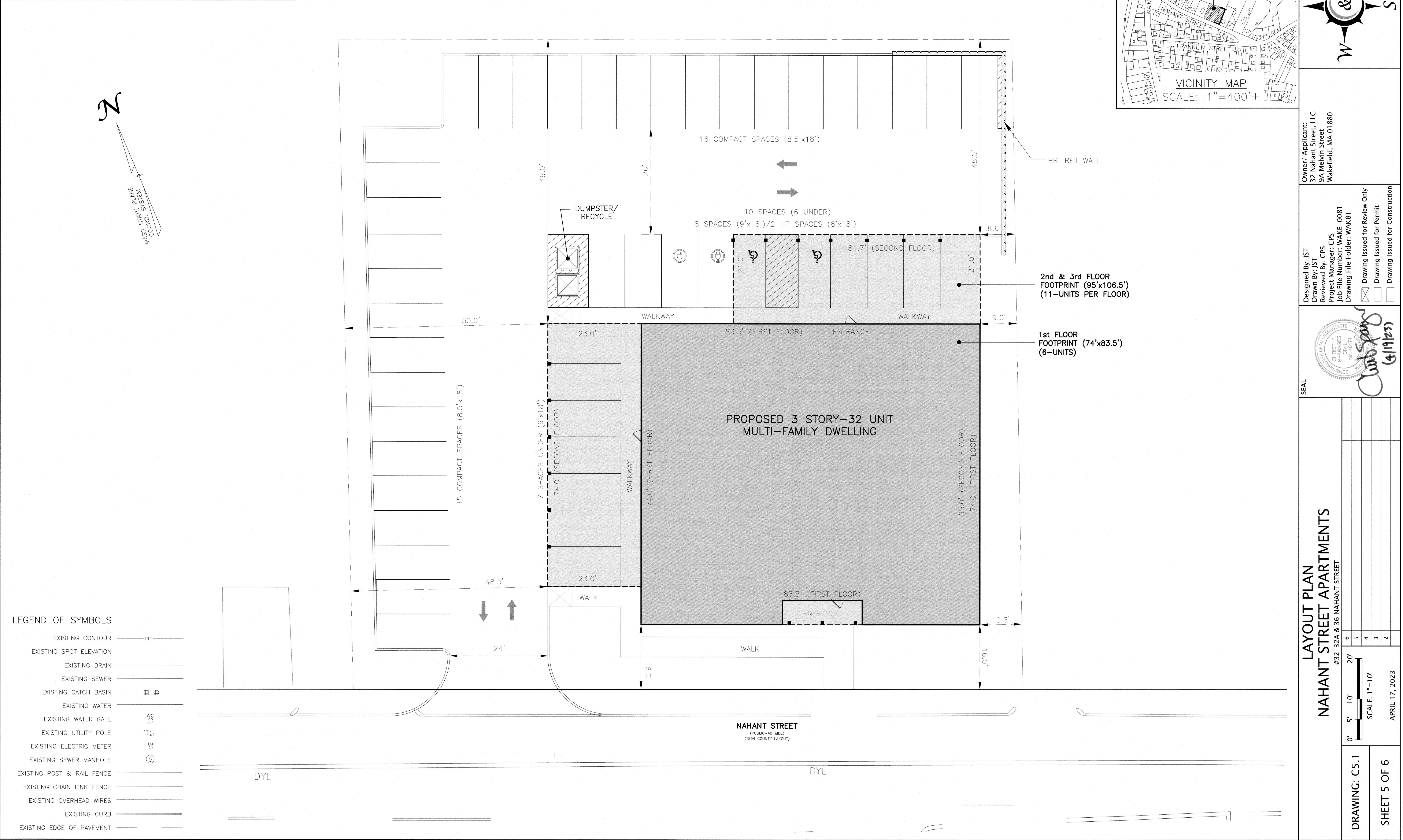
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9A Melvin Street
Wakefield, MA 01880

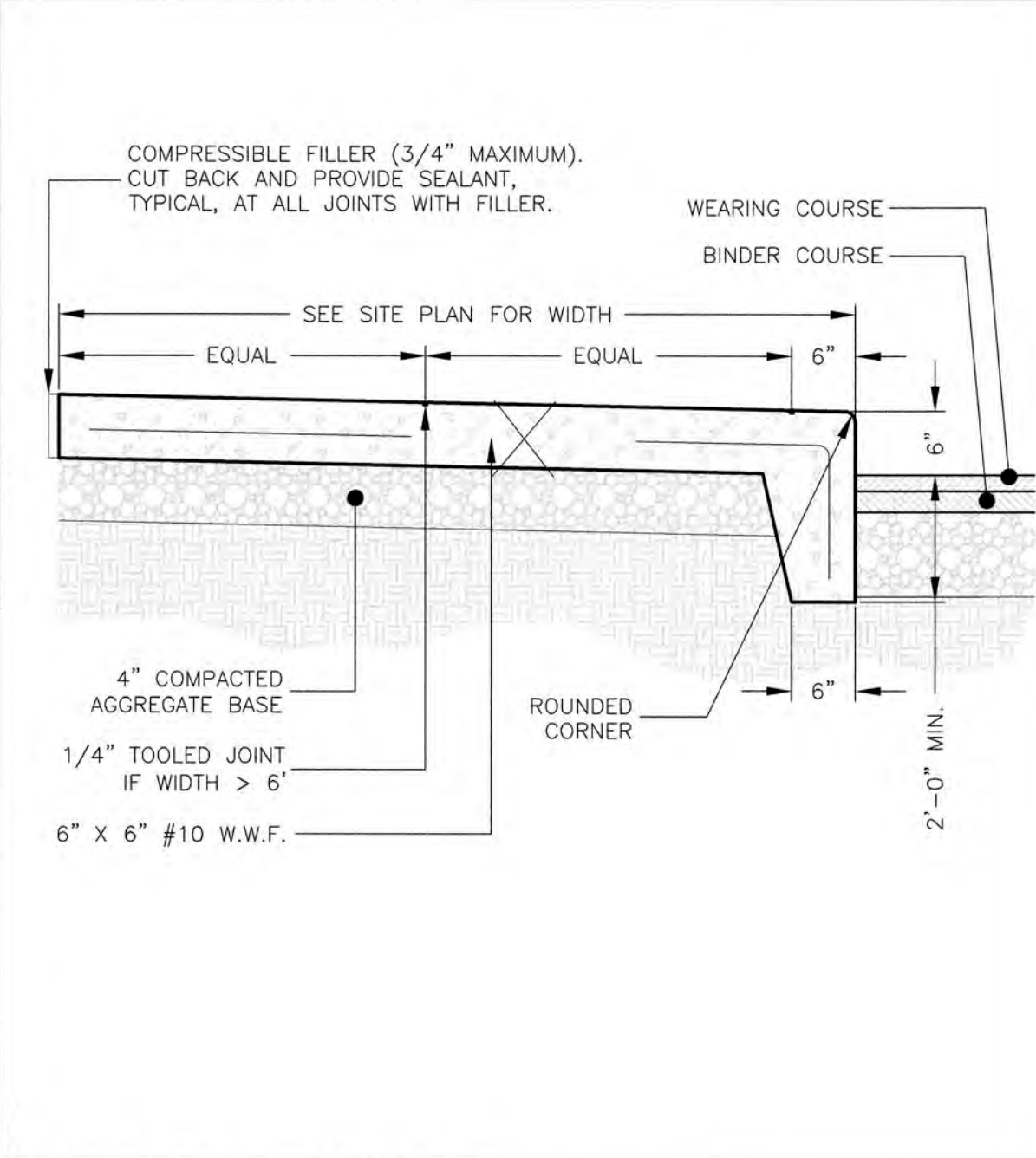
Designed By: JST
Drawn By: JST
Reviewed By: CPS
Project Manager: CPS
Job File Number: WAKE-0081
Drawing File Folder: WAK81

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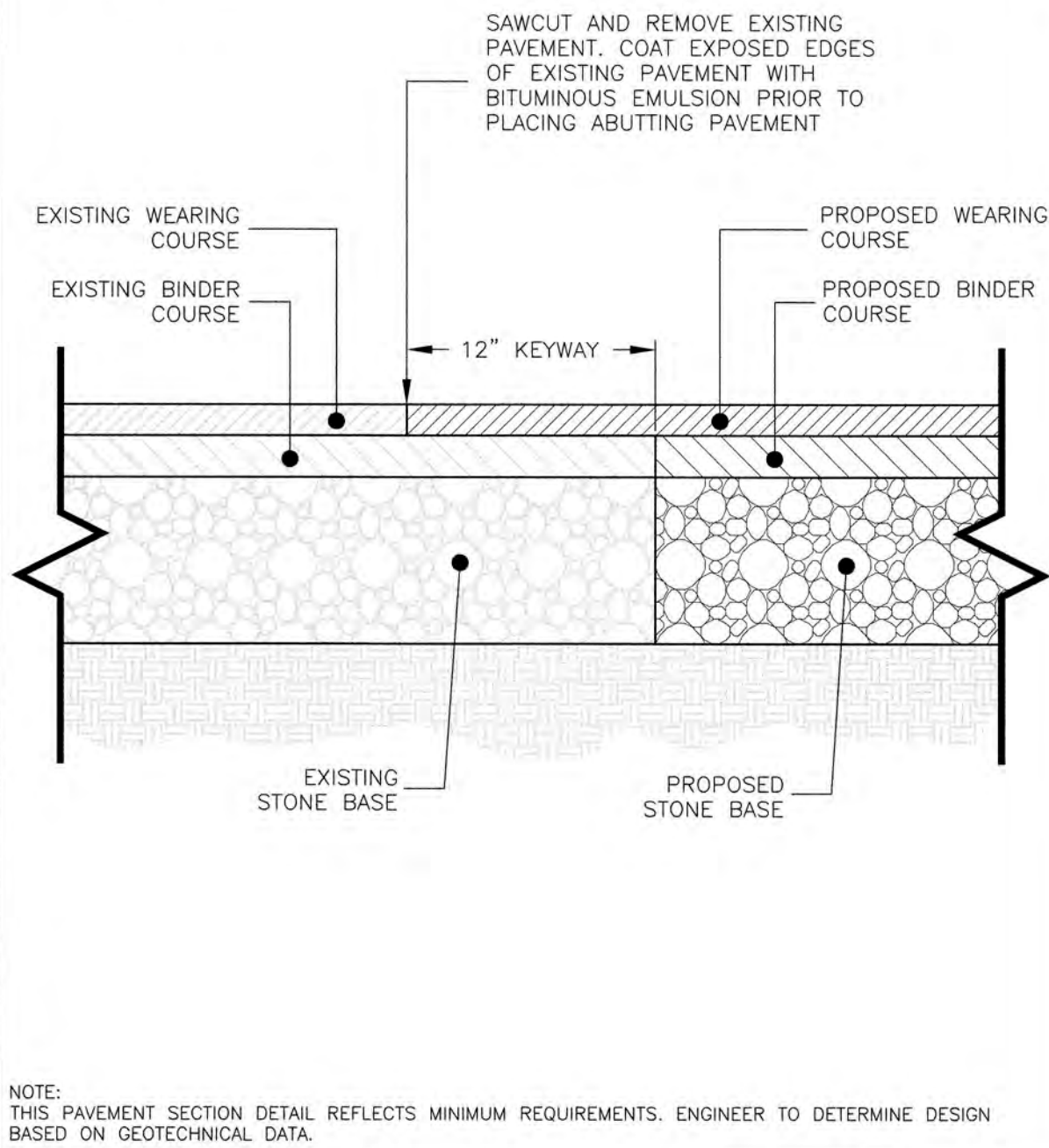


PARKING CALCULATIONS		
CATEGORY	REQUIRED	PROVIDED
MULTI FAMILY DWELLING: 1.5 SPACES PER UNIT	(32*1.5)=48	48
ACCESSIBILITY: 26-50	2	2
ELECTRIC VEHICLE CHARGING STATION 		

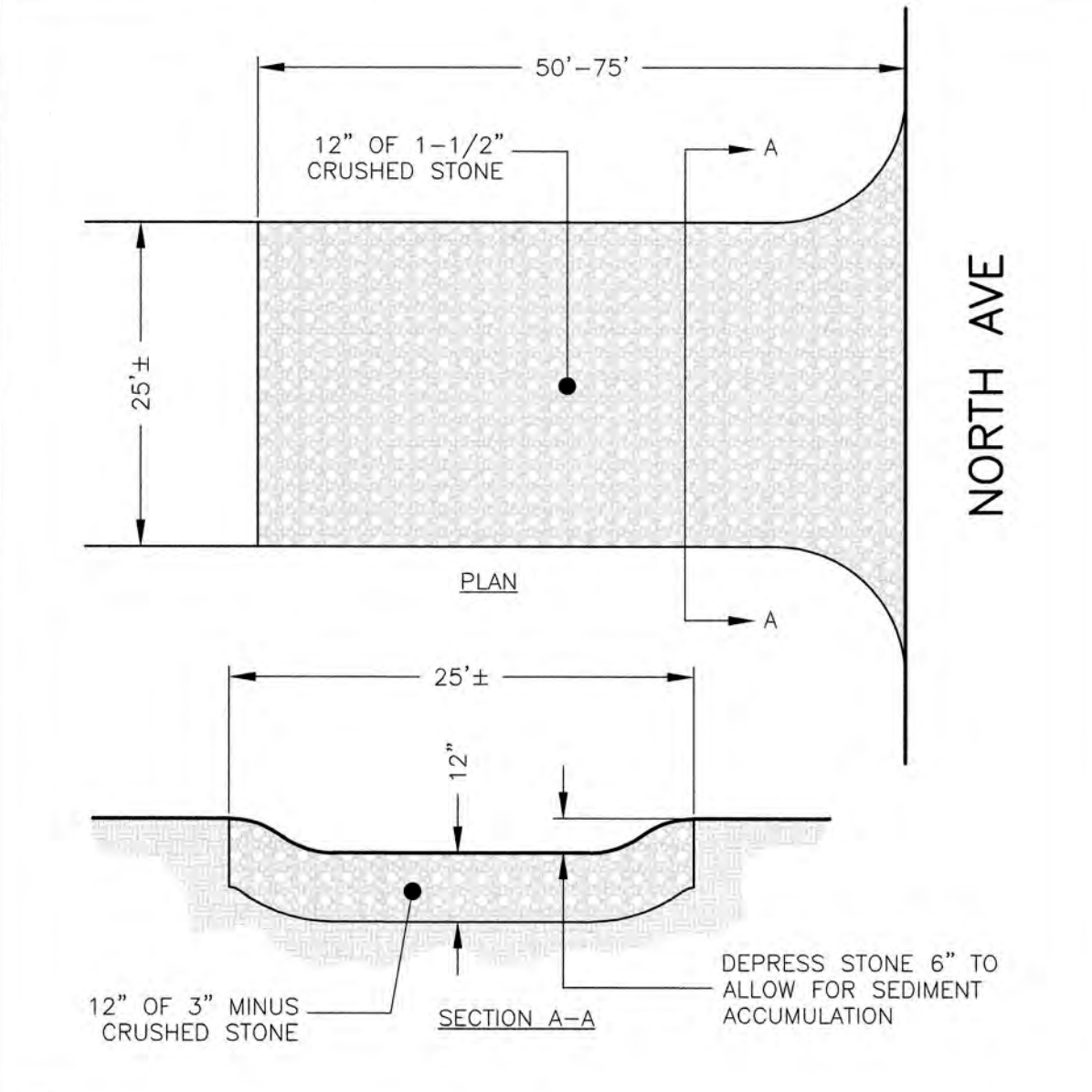




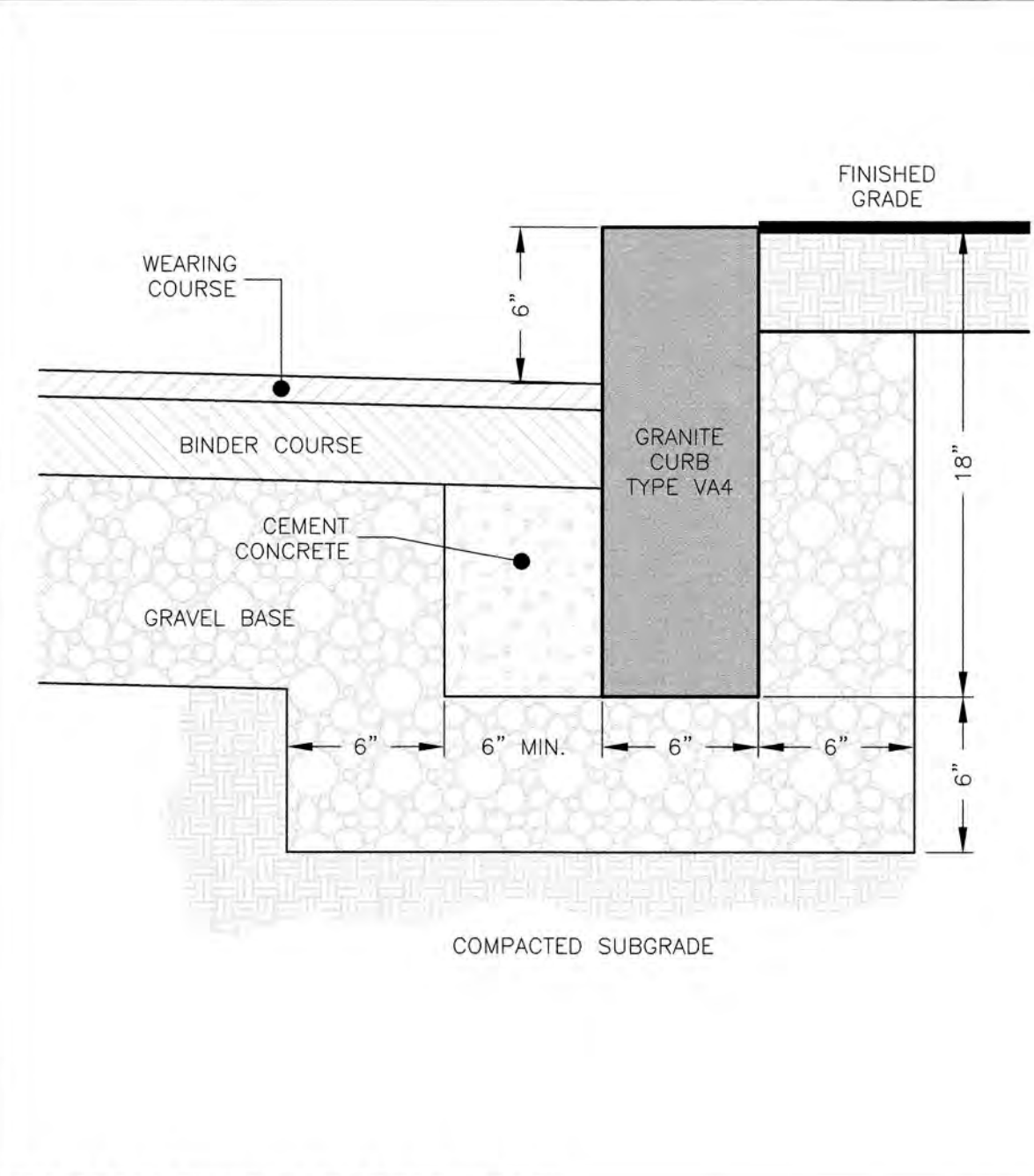
CONCRETE SIDEWALK
NOT TO SCALE



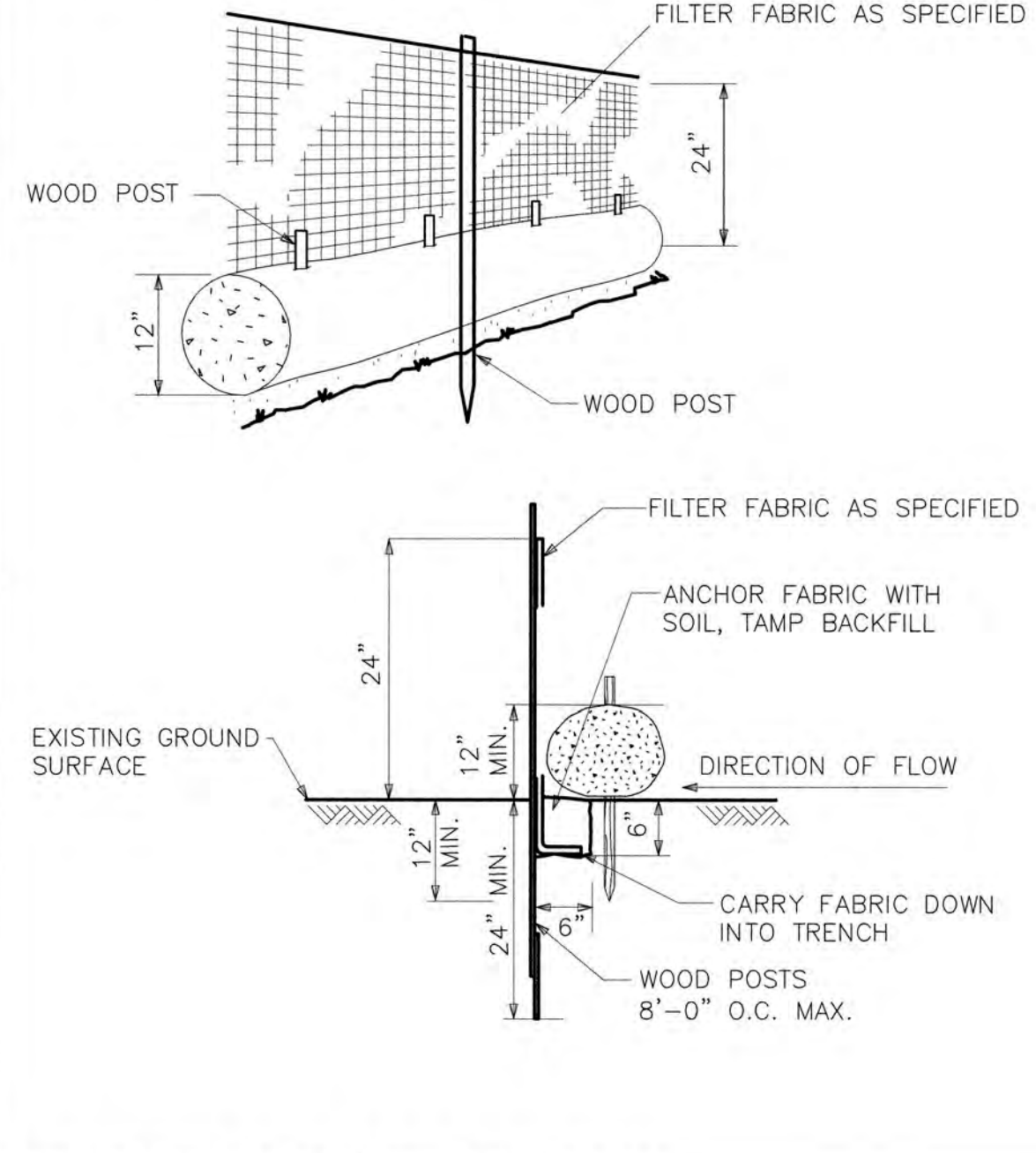
PAVEMENT KEYWAY
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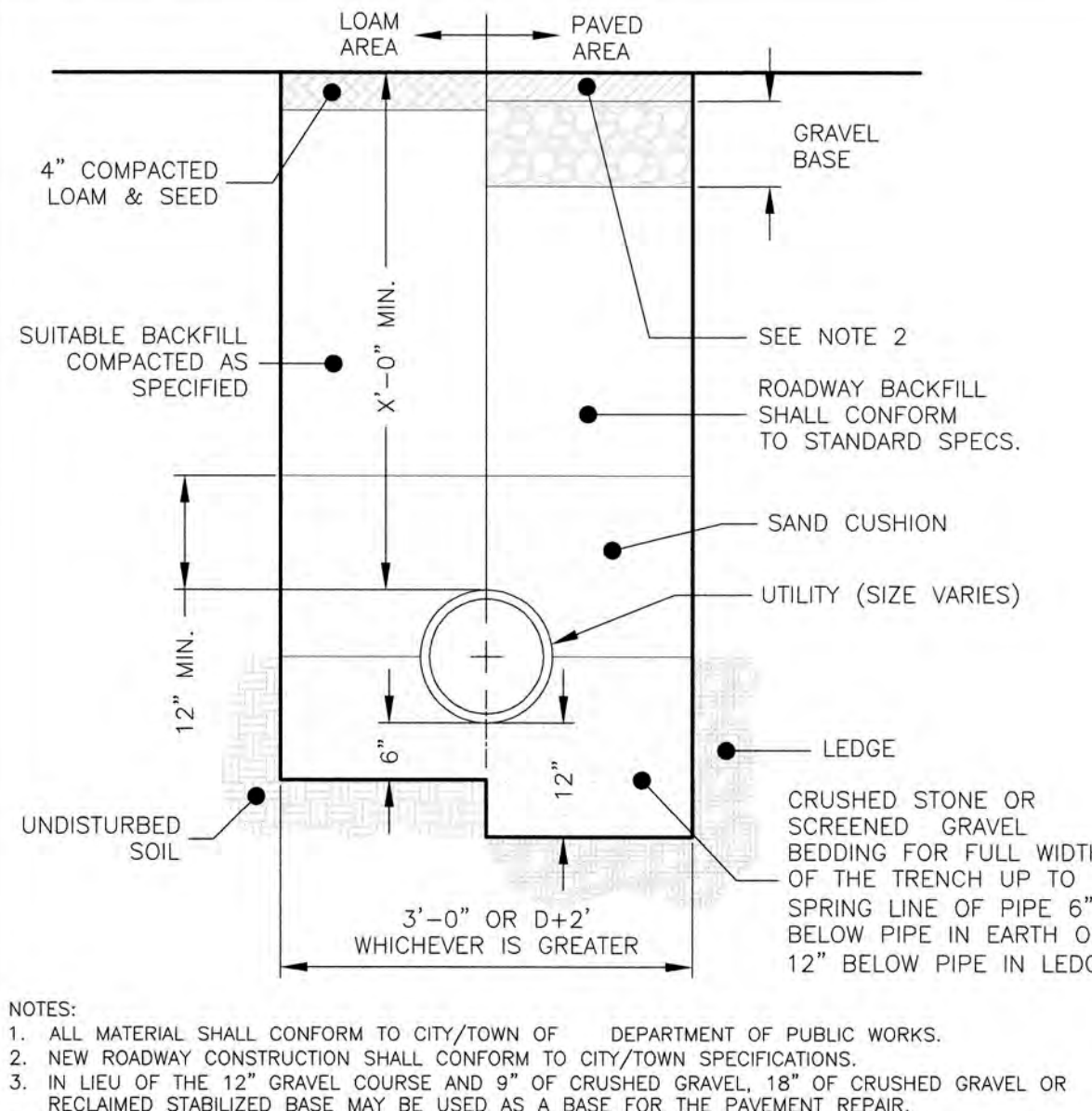
CONSTRUCTION ENTRANCE
NOT TO SCALE



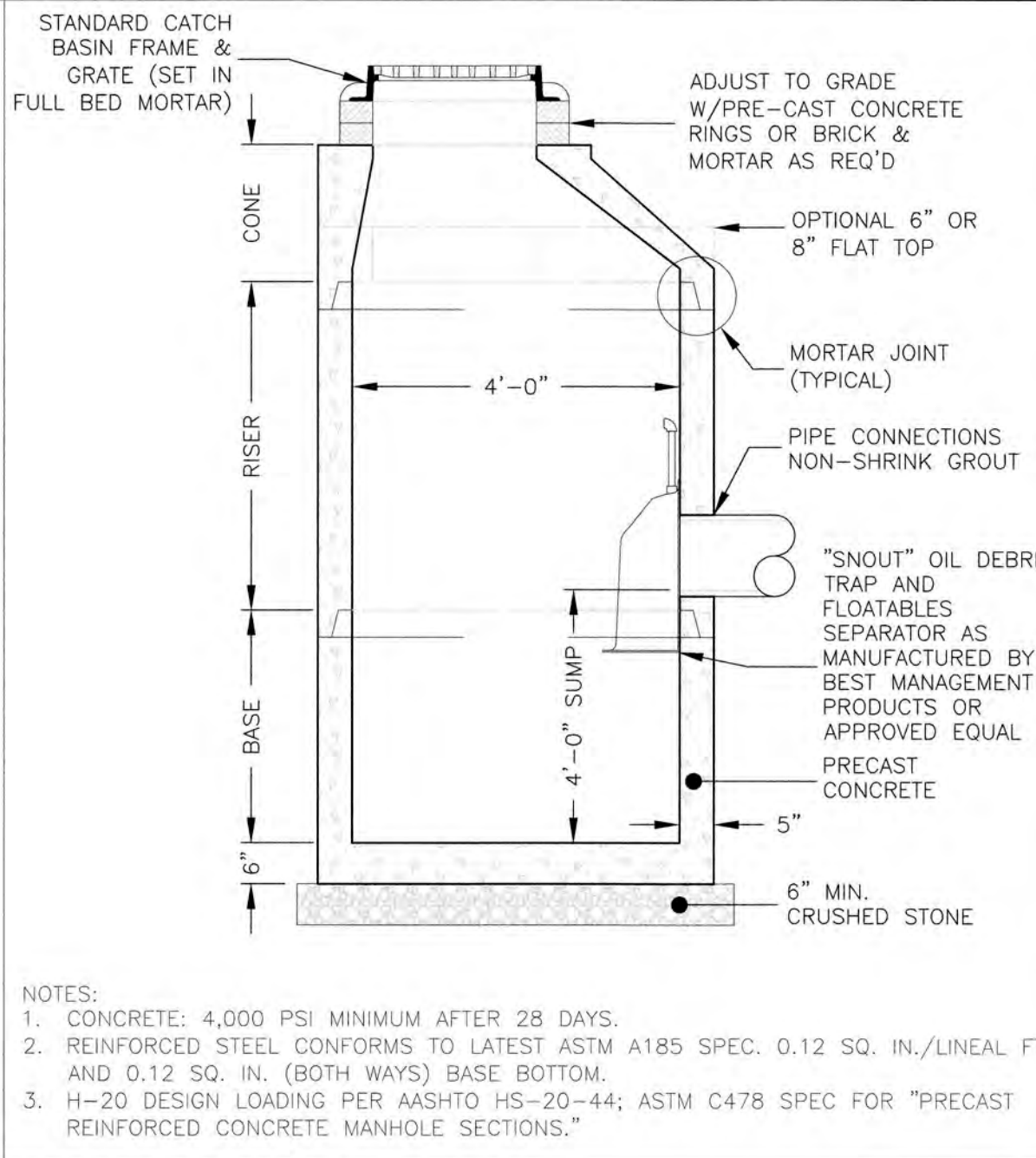
VERTICAL GRANITE CURB
NOT TO SCALE



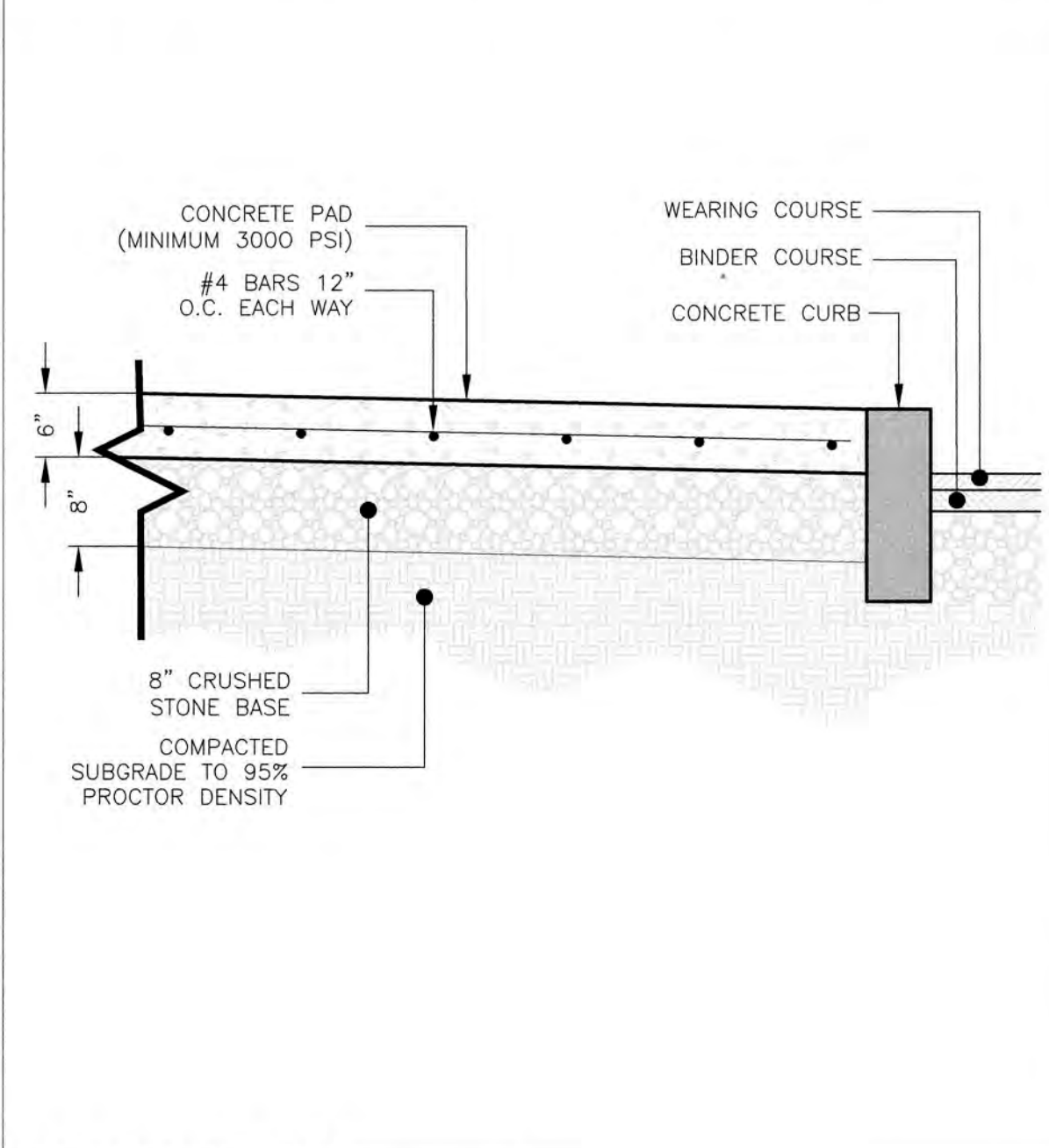
SILT FENCE W/MULCH SOCK
NOT TO SCALE



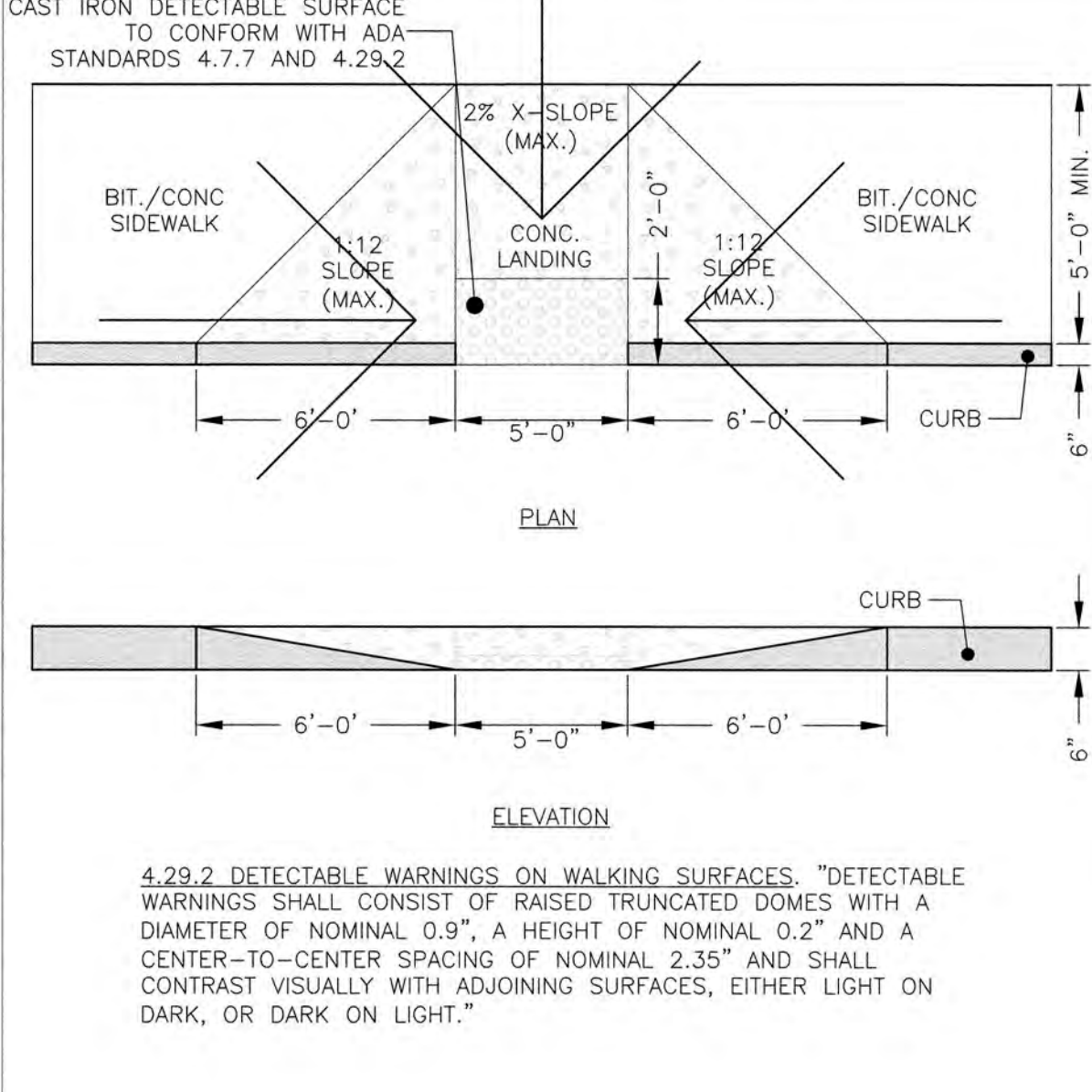
UTILITY TRENCH
NOT TO SCALE



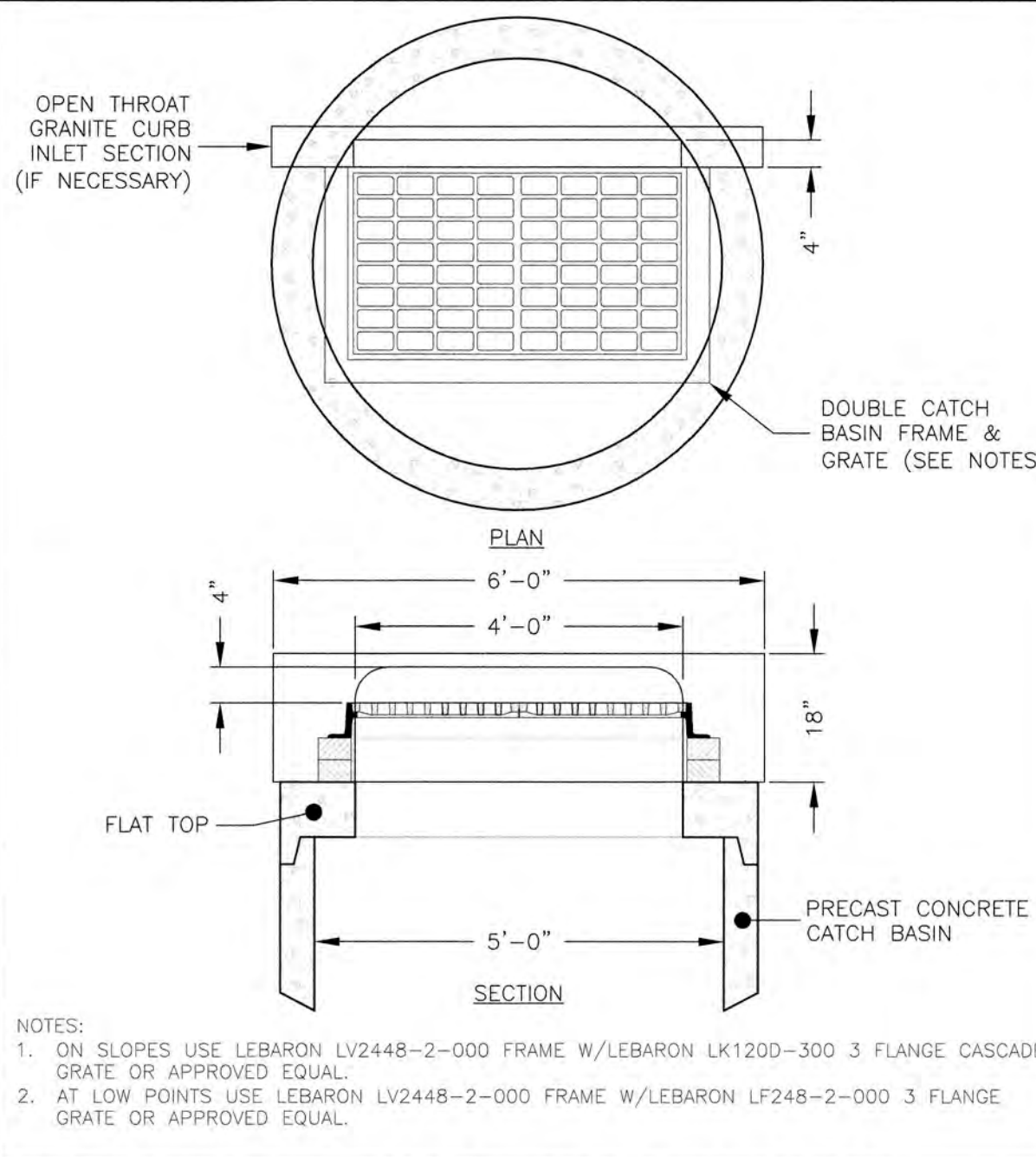
PRE-CAST CATCH BASIN
NOT TO SCALE



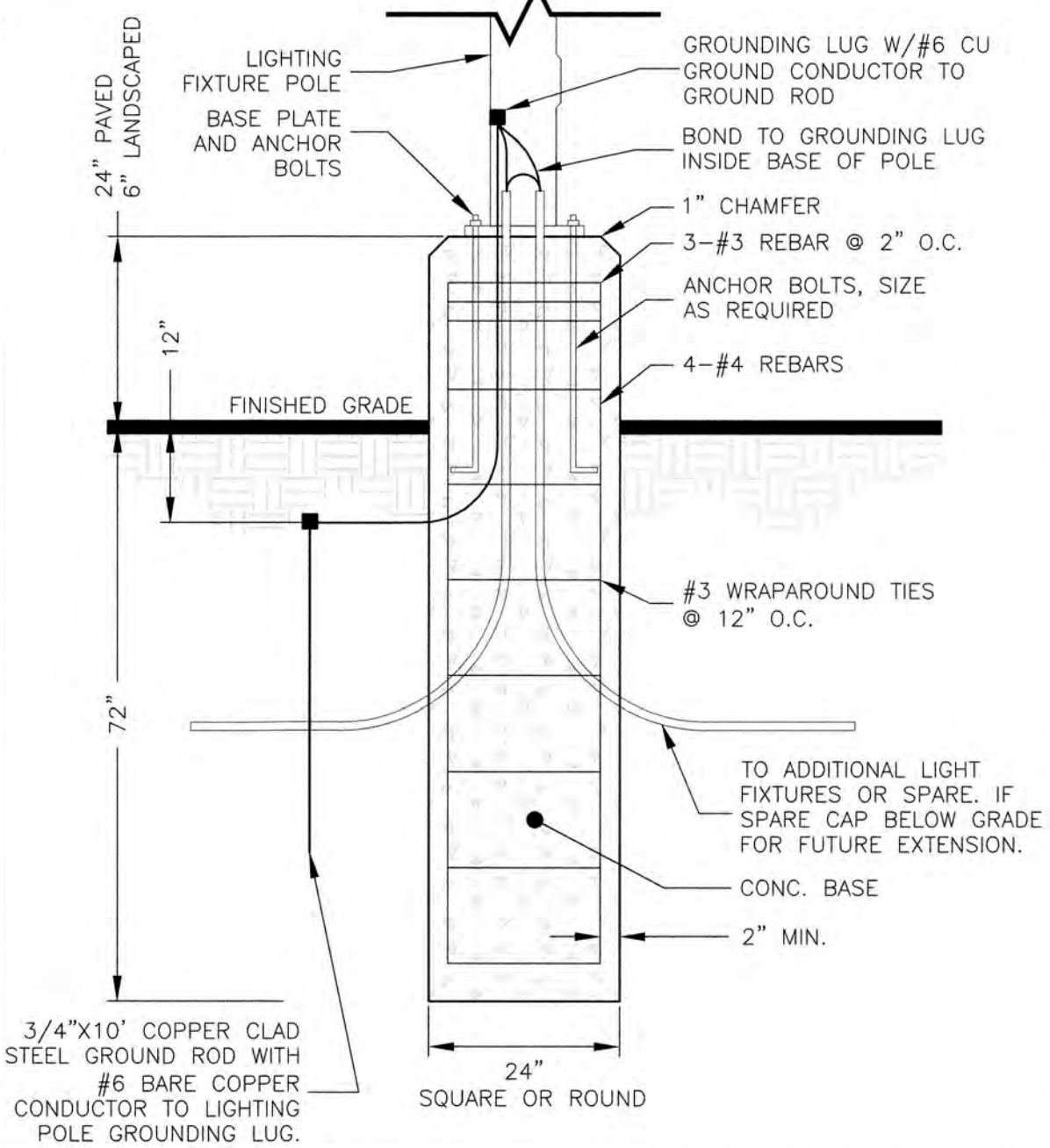
DUMPSTER PAD
NOT TO SCALE



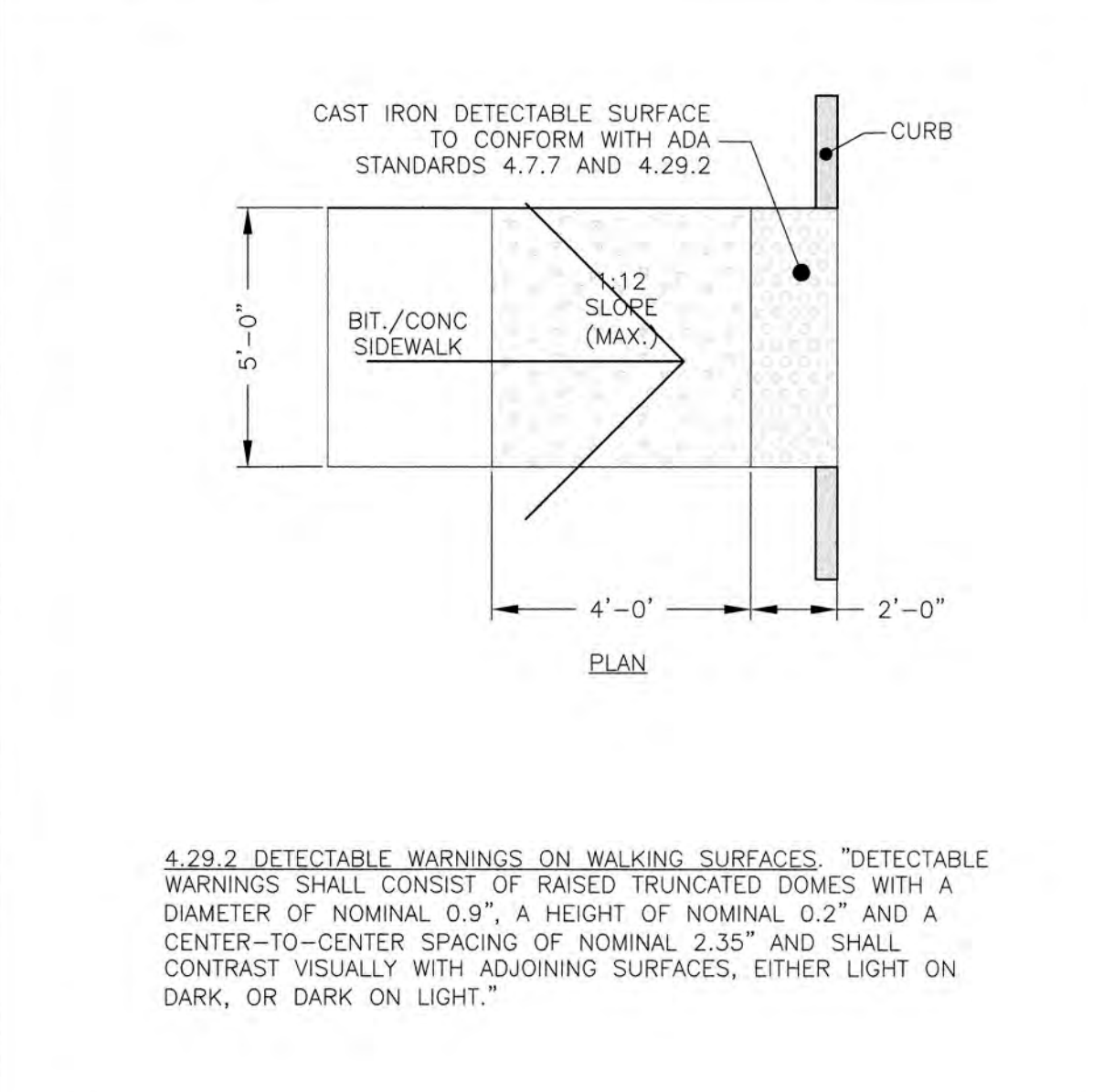
WHEELCHAIR RAMP
NOT TO SCALE



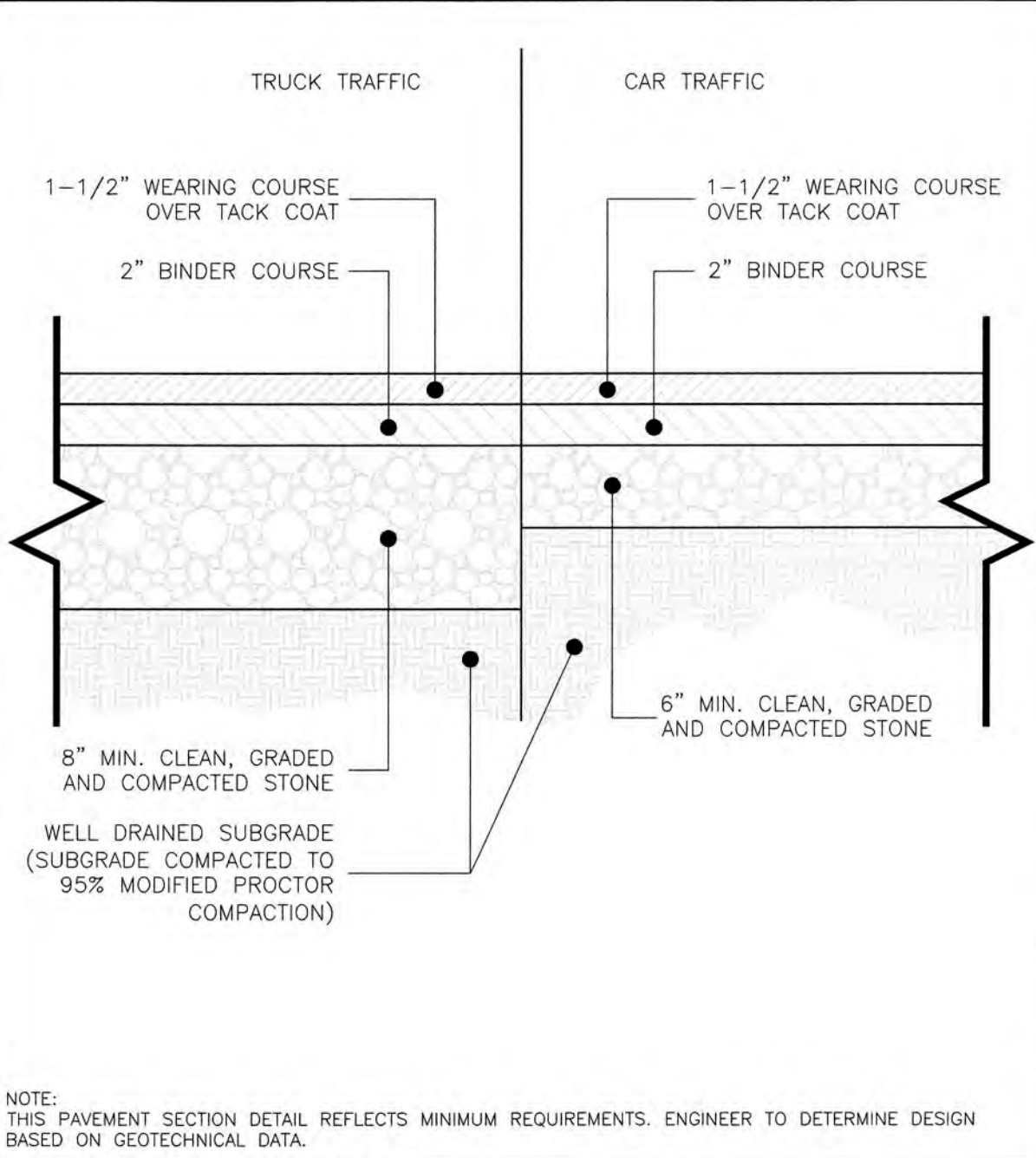
CATCH BASIN DOUBLE FRAME & GRATE
NOT TO SCALE



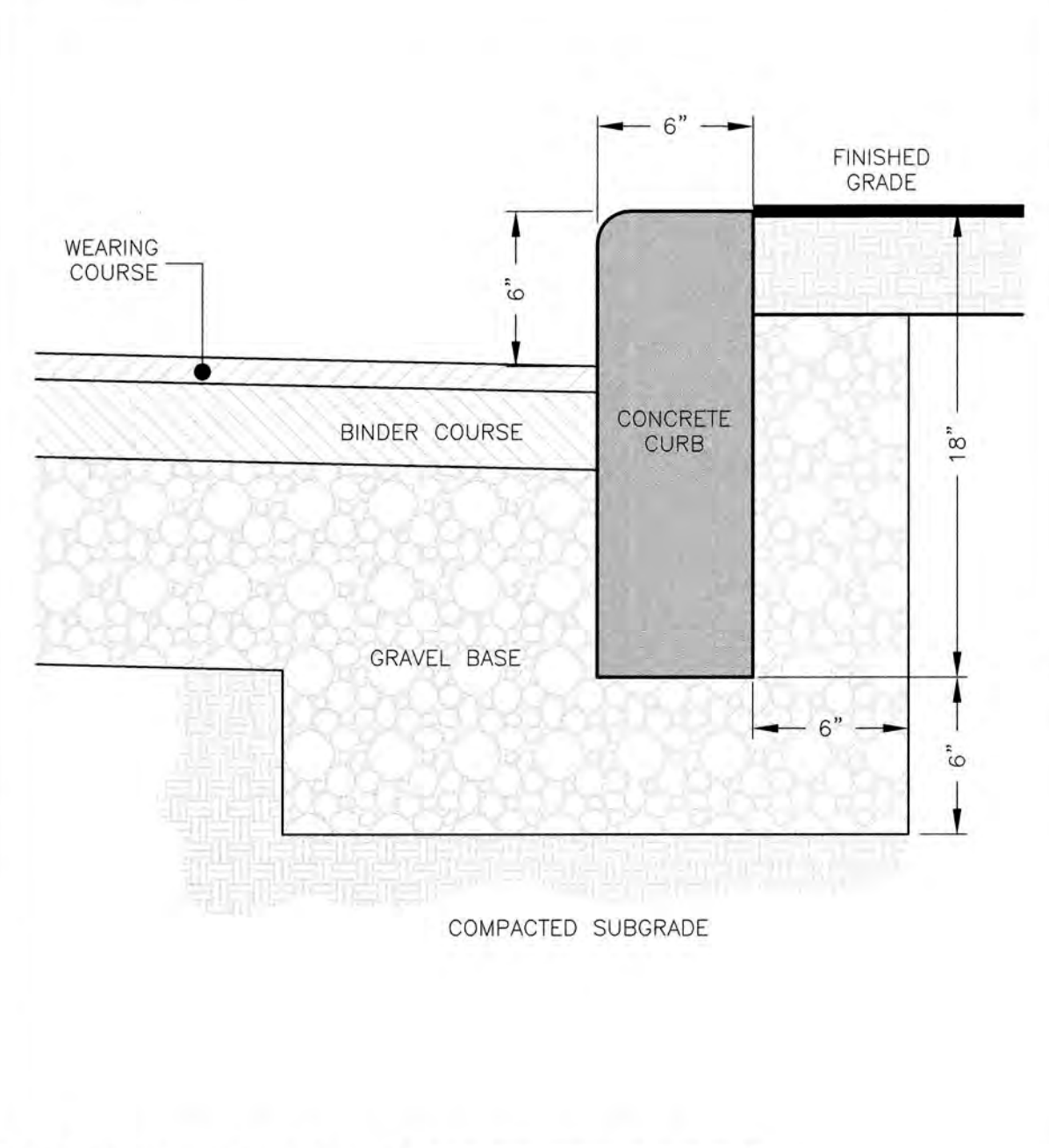
LIGHT POLE BASE
NOT TO SCALE



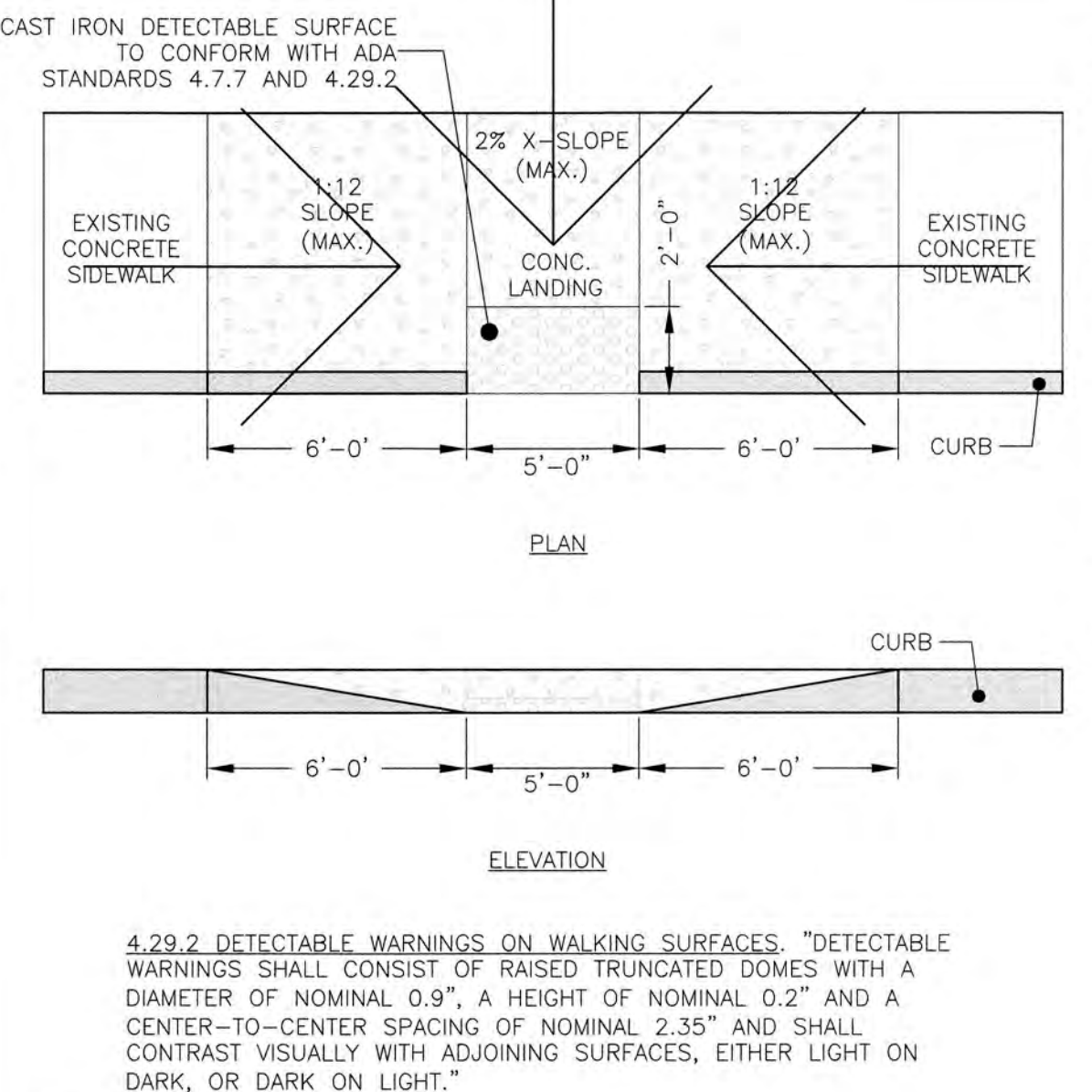
WHEELCHAIR RAMP
NOT TO SCALE



PAVEMENT SECTION
NOT TO SCALE



CAST IN PLACE CONCRETE CURB
NOT TO SCALE



WHEELCHAIR RAMP
NOT TO SCALE

WILLIAMS & SPARAGES
ENGINEERS & PLANNERS
1000 N. MAIN STREET
SUITE 101
MIDDLETON, MA 01949
TEL: 978.326.1100
FAX: 978.326.1100
WWW.WSENGINEERS.COM

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Seal: CHRIST P. SPARAGES, PROFESSIONAL ENGINEER, No. 40174, COMMONWEALTH OF MASSACHUSETTS

CONSTRUCTION DETAILS
NAHANT STREET APARTMENTS
#32-32A & 36 NAHANT STREET

DRAWING: C6.1
SHEET 6 OF 6

APRIL 17, 2023