

PROPOSED MIXED USE RE-DEVELOPMENT

460-466 & 472 Main Street
 (Tax Map 18 Lots 6B,6I&6J)
 Wakefield, Massachusetts

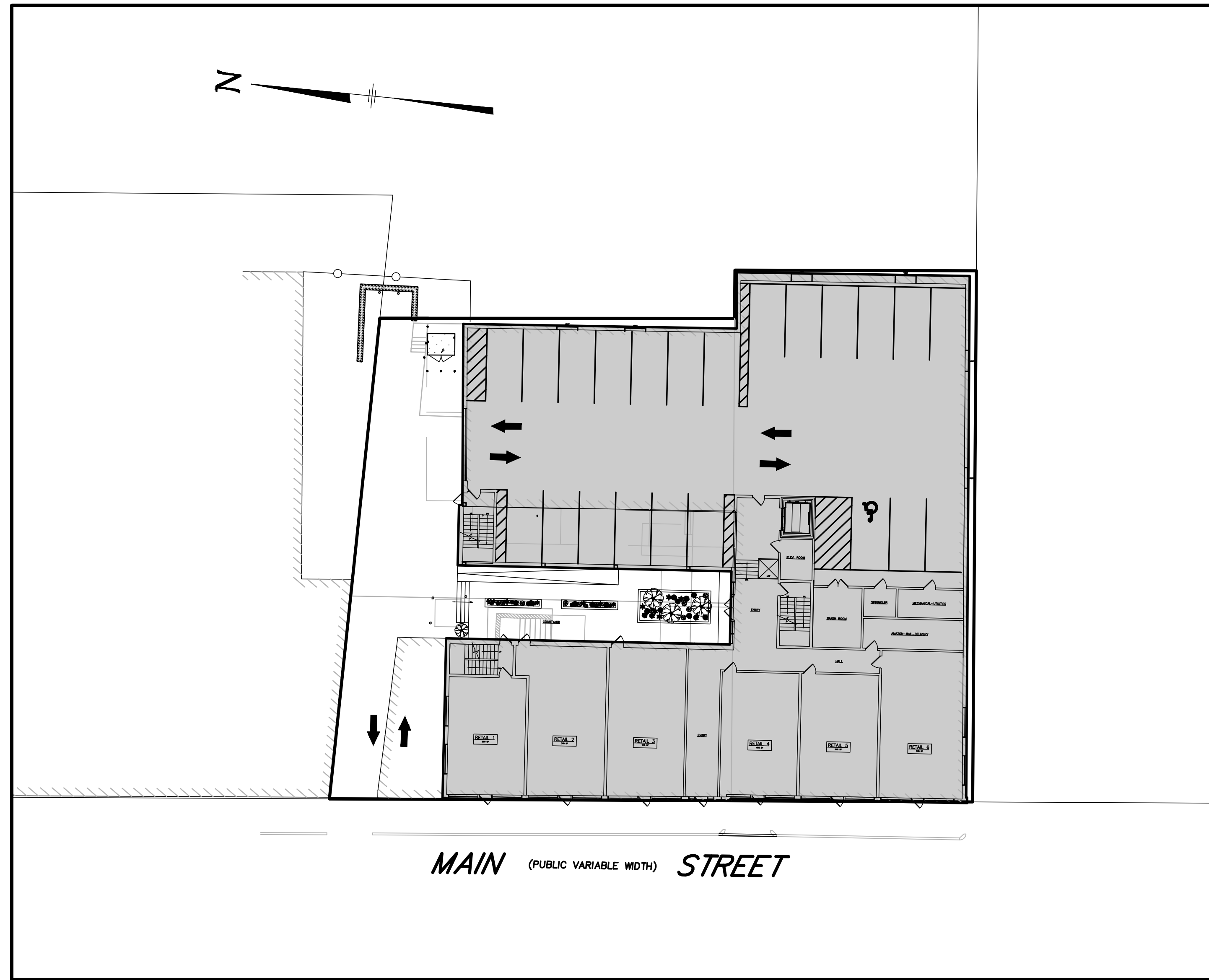
OWNER/APPLICANT:
 Andreas TSITOS
 148 Main Street
 Malden, MA 02148

CIVIL ENGINEER:
 ENGINEERING ALLIANCE, INC.
 194 CENTRAL STREET
 SAUGUS, MA 01906
 (781) 231-1349

ARCHITECT:
 PHOENIX ARCHITECTS
 9 FOSTER STREET #2
 WAKEFIELD, MA 01880
 (781) 246-0988

LAND SURVEYOR
 MEDFORD ENGINEERING & SURVEY
 15 HALL STREET
 Malden, MA 02148
 (781) 396-4466

LEGAL COUNSEL
 ATTORNEY BRIAN MCGRAIL
 607 NORTH AVENUE
 DOOR 18, SUITE 1B
 WAKEFIELD, MA 01880
 (781) 246-9999



KEY MAP
 SCALE: 1"=20'

SHEET NUMBER AND TITLE

- C-0 COVER SHEET
- C-1 EXISTING CONDITIONS PLAN
- C-2 SITE LAYOUT PLAN

NO.	DATE	DESCRIPTION OF REVISIONS

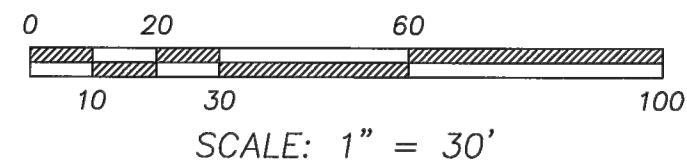
PREPARED BY:

Engineering Alliance, Inc.
 Civil Engineering & Land Planning Consultants
 194 Central Street
 Saugus, MA 01906
 Tel: (781) 231-1349 Fax: (781) 417-0020

PROJECT: Proposed Site Development Plans 460-466 & 472 Main Street (Tax Map 18 Lots 6B,6I&6J) Wakefield, Massachusetts		DATE: March 8, 2023
PROJECT #: 23-41119	SCALE: AS NOTED	DWG FILE NAME: 23-41119.dwg
DESIGN BY: Calvin Reach		CHECKED BY: Richard A. Salvo, P.E.

Professional Engineer for Engineering Alliance, Inc.

APPLICANT: Andreas Tsitos 148 Main Street Malden, MA 02148	DRAWING TITLE: Cover Sheet
DWG. NO.: C-0	



PARKING SPACE = 9' X 18' (PROPOSED SPACES 6 & 7)
 PARALLEL SPACE = 9' X 22' (PROPOSED SPACES 1-5)

AISE WIDTH:

PARALLEL = 12'
 30' = 11'
 45' = 13'
 60' = 18'
 90' = 20'

CURRENT OWNER: SCOTT FITZPATRICK

TITLE REFERENCE: BOOK 1399 PAGE 71

PLAN REFERENCE: PLAN 5 OF 1965
 PLAN 624 OF 1965
 LCC 37806A LOTS 1 & 2

THIS PLAN WAS PREPARED WITHOUT A FULL TITLE EXAMINATION AND IS NOT A CERTIFICATION TO THE TITLE OF THE LANDS SHOWN. THE OWNERSHIP OF ADJUTING PROPERTIES IS ACCORDING TO ASSESSORS RECORDS. THIS PLAN MAY OR MAY NOT SHOW ALL ENCUMBRANCES WHETHER EXPRESSED, IMPLIED OR PRESCRIPTIVE.

SURVEYOR'S CERTIFICATION:

TO: SCOTT FITZPATRICK

I CERTIFY THAT THIS PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE GENERALLY ACCEPTABLE PRACTICES OF LAND SURVEYORS IN THE COMMONWEALTH OF MASSACHUSETTS FOR A PLAN AND SURVEY OF THIS TYPE. THIS CERTIFICATION IS MADE ONLY TO THE ABOVE NAMED INDIVIDUAL(S) AND IS NULL AND VOID UPON ANY FURTHER CONVEYANCE OF THIS PLAN.

THE FIELD WORK WAS COMPLETED ON: JUNE 9, 2015
 DATE OF PLAN: JUNE 17, 2015
 REVISION DATE: FEBRUARY 23, 2023

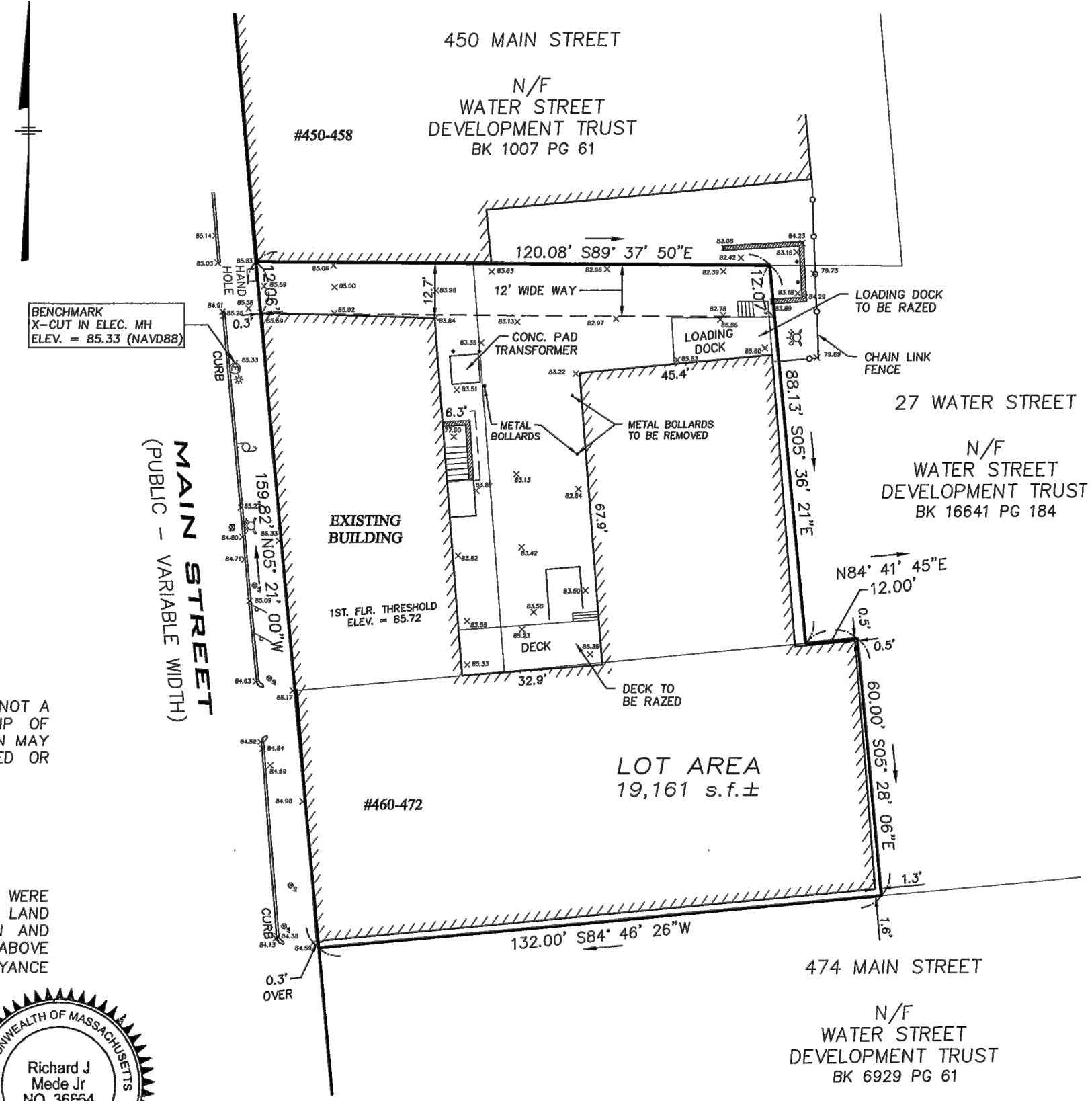
RICHARD J. MEDE, JR. P.L.S.

02/23/2023

DATE:



MAIN STREET
(PUBLIC - VARIABLE WIDTH)

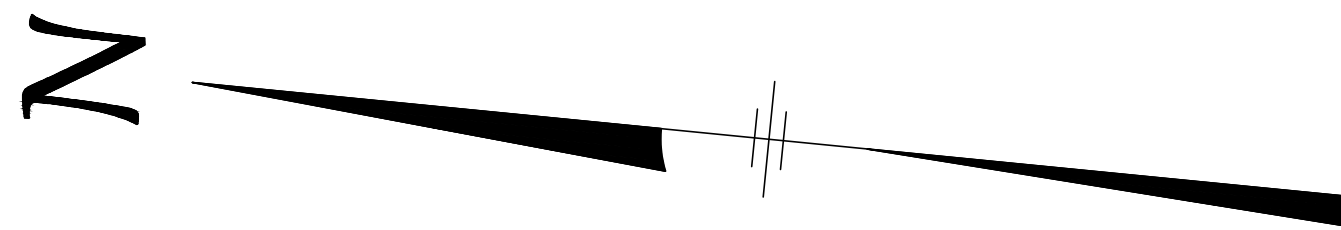


EXISTING CONDITIONS PLAN
460-472 MAIN STREET
WAKEFIELD, MA.
 (MIDDLESEX COUNTY)



PREPARED FOR:
Andreas Tsitos
 148 Main Street
 Malden, MA 02148

FILE No.	18060
DRAWN	JTE
CHECKED	RJM



PARKING CALCULATIONS

COMPONENT	REQUIRED	PROPOSED
MULTI-FAMILY 2 BEDROOMS OR FEWER (16 UNITS)	24 SPACES (1.5 spaces per unit) 16 units x 1.5 spaces = 24 Spaces	21 SPACES (Standard)
RETAIL & SERVICE ESTABLISHMENTS (4,400 S.F.)	18 SPACES (1.0 spaces per 250 S.F. of GFA) (4,400 ÷ 250 = 17.6)	1 SPACES (Accessible)
TOTAL	42 SPACES	22 SPACES

NOTE:
 1. TOTAL NUMBER OF PARKING SPACES IN PARKING FACILITY: 22 SPACES
 MINIMUM NUMBER OF ACCESSIBLE PARKING SPACES REQUIRED: 1 SPACE
 2. STANDARD SPACES ARE 9'x18'

LAND USAGE TABLE

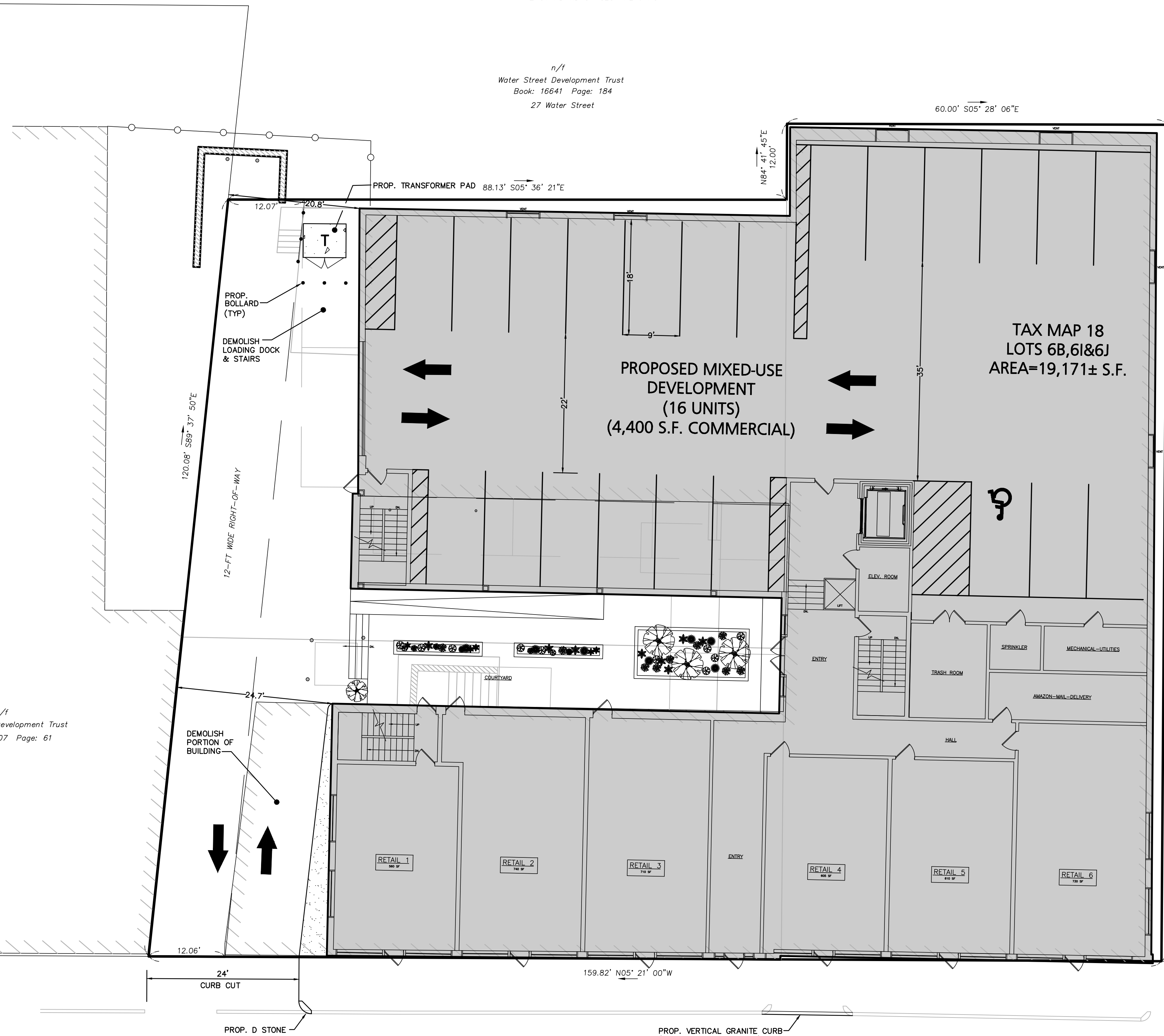
BUSINESS (B)			
ITEM	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT SIZE	-	19,171 SF	19,171 SF
MINIMUM LOT FRONTAGE	40 FT	159.82 FT	159.82 FT
MINIMUM LOT WIDTH	40 FT	159.82 FT	159.82 FT
FLOOR AREA RATIO	1.5	1.42	1.63
MINIMUM FRONT YARD SETBACK	-	0.3 FT	0.3 FT
MINIMUM SIDE YARD SETBACK (RIGHT)	-	1.3 FT	1.3 FT
MINIMUM SIDE YARD SETBACK (LT)	-	12.1 FT	20.8 FT
MINIMUM REAR YARD SETBACK	-	0.5 FT	0.5 FT
MAXIMUM STORIES	-	3	3
MAXIMUM HEIGHT	60 FT	27 FT	30 FT
MAXIMUM BUILDING COVERAGE	80%	73.3%	75.7%
MINIMUM OPEN AREA	10%	0.0%	6.5%

OPEN SPACE:
 COURT YARD = 1,240 S.F.
 2ND FLOOR ROOF DECK 812 S.F.
 OPEN SPACE = 1,240 + 19,171 = 6.5%

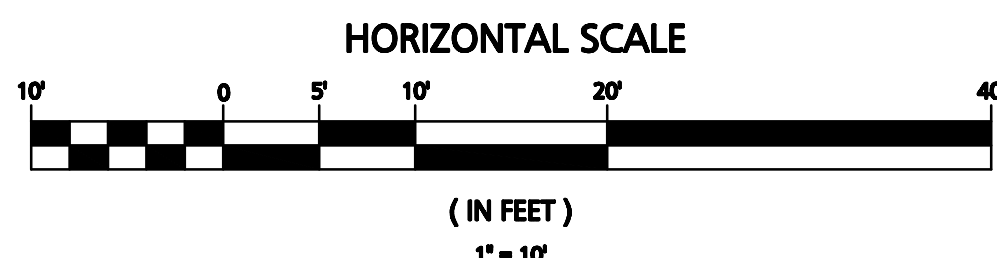
ZONING TABLE

MULTIFAMILY DWELLING / MIXED USE		
ITEM	REQUIRED	PROVIDED
MAXIMUM LOT COVERAGE	35%	75.7%
MINIMUM OPEN AREA	30%	6.5%
LOT FRONTAGE	150 FT	159.82 FT
LOT WIDTH	150 FT	159.82 FT
MAXIMUM HEIGHT	35 FT	30 FT
MAXIMUM NUMBER OF STORIES	3	3
MINIMUM FRONT SETBACK ¹	30 FT	0.3 FT
MINIMUM SIDE YARD SETBACK (RIGHT) ¹	30 FT	1.3 FT
MINIMUM SIDE YARD SETBACK (LT) ¹	30 FT	20.8 FT
MINIMUM REAR SETBACK ¹	30 FT	0.5 FT
DISTANCE BETWEEN UNATTACHED BUILDINGS	50 FT	N/A

ZONING TABLE NOTE:
 1. OR HEIGHT OF BUILDING, WHICHEVER IS GREATER



MAIN STREET
 (PUBLIC VARIABLE WIDTH)



n/f
 Water Street Development Trust
 Book: 1007 Page: 61

n/f
 Water Street Development Trust
 Book: 6929 Page: 61
 474 Main Street

DATE	DESCRIPTION OF REVISIONS

PREPARED BY:

Engineering Alliance, Inc.
 Civil Engineering & Land Planning Consultants
 194 Central Street
 Portsmouth, NH 03801
 Tel: (603) 610-7100
 Fax: (603) 610-7101

PROJECT: **Proposed Site Development Plans**
460-466 & 472 Main Street
 (Tax Map 18 Lots 6B, 6I & 6J)
Waketfield, Massachusetts

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DWG. NO. **C-2**

DRAWING TITLE: **Site Layout Plan**