SECTION 6:

FINDINGS AND DECISION - with regard to application for a special permit pursuant to §139-9B(2)(b) & (c), to permit storage and warehousing, and fabrication, for Assessor's Map 68, Parcel 136

The Board finds that the proposed uses would not be detrimental to this area given the already existing industrial character of the surrounding area and are in harmony with the general purpose and intent of the Zoning Bylaw. Therefore, by a vote of 5-0, votes to approve the following special permits, subject to the "Conditions of Approval" set forth at the end of this document, for **Assessor's Map 68, Parcel 136**:

§139-9B(2) (b) Storage and warehousing, including properly screened open storage of goods and materials.

(c) Fabrication and assembly of component parts for off-site construction of use.

COMMONWEALTH OF MASSACHUSETTS

NANTUCKET, SS 8/17/95

Then personally appeared Joan S. Barnes, one of the above-named members of the Planning Board of Nantucket, MA, and acknowledged the foregoing instrument to be her free act and deed before me.

Margaret R. Pay October 5 1995

Notary Public My Commission Expires

Joan S. Barnes

C. Marshall Beach

Daniel G. Vincent

Charles J. Sheehan

CONDITIONS OF APPROVAL

In addition to approving the project substantially as shown on the plans referenced above, the Board conditions its approval on the following requirements:

1. Lover's Lane shall be paved to a width of 20 feet up to its intersection with Nancy Ann Lane as per approved MCD Plans within one year from the date of this approval.

2. A minimum buffer of ten (10) feet shall be maintained with dense vegetation where all commercially used lots within the industrial park abut residentially zoned property. These lots are Assessor's Map 68, Parcels 57, 58, 59, 60, 61, 62, 63, 130, 176. All foreign materials (ie.

junk cars, construction materials etc.) shall be removed from these buffer areas prior to the issuance of any new building permits or certificates of occupancy for lots covered by the MCD Special Permit. This requirement shall not apply to lots developed solely for residential use.

3. The lots which are along Greglen Avenue, Assessor's Map 68 Parcels 131, 141, 177, 178, 179, 180, 181, 182, 183, 184, shall maintain a densely vegetated buffer with a minimum depth of 30 feet from Greglen Avenue (excluding driveway access) in order to protect the residential properties across the street. This requirement shall not apply to lots developed solely for residential use.

4. Amendments and Modifications to this Special Permit:
Any proposed change to the approved site plan shall be presented to the Planning Board for a determination as to whether the change should be reviewed as a modification or an amendment. Upon submission of a site plan for new uses proposed, the Planning Board may approve both "by right" commercial uses and special permit commercial uses under §139-9B(2) without requiring a public hearing if they find that the proposed modification does not change the findings that the original decision was based upon and that no major infrastructure improvements would be needed to service the proposed use. The site plans shall include such information as deemed necessary, by the Board, in order to make a decision.

Lots covered by this MCD Special Permit proposed to be developed for residential uses only shall not require modification of the approved plan.

5. An access easement across Map 68 Parcels 157 and 206 shall be recorded along with this decision granting rights to all lots within this Major Commercial Development Special Permit. A recorded copy shall be provided to the Planning Board prior to issuance of any new building permits or certificates of occupancy for lots covered by the MCD Special Permit.

6. No open storage or display of merchandise shall be permitted on the lots with frontage along Old South Road (Map 68, Parcels 156, 157, 158) unless this special permit is modified or amended.

7. All open storage areas shall be delineated on the above referenced plan including appropriate screening by means of landscaping and/or fencing.

8. The five dwelling units located on Assessor's Map 68, Parcels 59, 64, and 140 shall be rented to employees of the businesses subject to this MCD Special Permit. The applicant shall submit an annual report documenting compliance with this condition each year on the anniversary of the date of this approval.

9. No new building permits or certificates of occupancy shall be issued until the Planning Board has endorsed an acceptable site plan with revisions including but not limited to:

A. Removal of proposed fuel uses.
B. Delineation of open storage areas w/ appropriate screening.
C. Revisions to the Lover's Lane/Old South Road intersection.

The Special Permits granted above are issued for properties described as Nantucket Assessor's Map 68 Parcels 57, 58, 59, 60, 61, 62, 63, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 156, 157, 158, 176, 177, 178, 179, 180, 181, 182, 183, 184, 200, 201, 202, 203, 204, 205, 206, 207.

149668

2015 00149668
Cert: 25833 Doc: DD
Registered: 10/22/2015 02:11 PM

QUITCLAIM DEED

Richmond Great Point Development, LLC, a Delaware Limited Liability Company, having a principal place of business at 23 Concord Street, Wilmington, Massachusetts 01887, for consideration paid and in full consideration of Four Hundred Sixty-Six Thousand Two Hundred Fifty and NO/100 ($466,250.00) Dollars, grants to Nantucket Boating Club, LLC, a duly organized Massachusetts Limited Liability Company, having an address at 14 Plum Street, Nantucket, Massachusetts 02554, with quitclaim covenants:

That certain parcel of land with all improvements thereon known and numbered as 6B Greglen Avenue, Nantucket Town and County Massachusetts, bounded and described as follows:

Lot 841, on plan titled, "Subdivision Plan of Land in Nantucket", drawn by Hayes Engineering, Inc., Surveyors, dated August 27, 2014, numbered 16514-93 and filed with Certificate of Title No. 7778 at the Registry District of the Land Court of Nantucket County.

This conveyance is made subject to the following encumbrances:

1. Easement in favor of Nantucket Electric Company, dated November 7, 1974, registered as Document No. 15706, at the Nantucket Registry District for the Land Court;
2. Covenant with the Nantucket Planning Board dated March 25, 1985, registered as Document No. 16117 at the Nantucket District for the Land Court, as affected by Form J. Release dated April 1, 1996, registered as Document No. 71641.
3. Provisions of a Special Permit issued by the Nantucket Board of Appeals in Case No. 018-75, dated August 1, 1975 and registered as Document No. 16377 at said Registry District;
4. Easement in favor of New England Telephone and Telegraph Company, dated March 9, 1976 and registered as Document No. 16956 at said Registry District;
5. Easement in favor of Nantucket Electric Company, dated August 18, 1977 and registered as Document No. 18452 at said Registry District;
6. Provisions of a Special Permit issued by the Nantucket Planning Board in File No. 3-94 on August 17, 1995, registered as Document No. 91088 at Nantucket Registry District, as affected by Minor Modification issued on April 26, 1999, registered as Document No. 91119 at Nantucket Registry District, as affected by affected by a Minor Modification issued on September 28, 2001, registered as Document No. 94694 at Nantucket Registry District, and as affected by a Modification issued on August 13, 2012, registered as Document No. 138281 at Nantucket Registry District.
7. Declaration of Restrictions and Covenants dated October 9, 2014, registered as Document No. 145956 at Nantucket Registry District.
8. Real estate taxes assessed by the Town of Nantucket for the fiscal year 2016 not now due and payable.

6B Greglen Avenue, Nantucket, MA 02554

The grantor hereby certifies that it has not elected to be treated as a corporation for federal tax purposes for the current taxable year and that this sale does not constitute all or substantially all of the assets of the Company.

The Grantor herein states the subject premises are not homestead property.

Being a portion of the premises as conveyed to the herein grantor by deed of Walter J. Glowacki, Cedar Crest III Development Company, Inc., and Walter J. Glowacki and Sons, Inc., dated August 7, 2013 and filed with the Nantucket County District of the Land Court as Document Number 141845 with Certificate of Title No. 24872

WITNESS my hand and seal this 19 day of October, 2015.

For title, see Certificate of Title No. 24872 at Nantucket Registry District for the Land Court.

[END OF DOCUMENT. SIGNATURE PAGE TO FOLOW]

RICHMOND GREAT POINT
DEVELOPMENT, LLC

By: _____
PHILIP PASTAN, MANAGER

*For Authority, See Certificate of Good Standing filed with the Nantucket County District of the Land Court herewith.
DOC 149661

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

On this 19 day of October, 2015, before me, the undersigned notary public, personally appeared, PHILIP PASTAN, Manager of Richmond Great Point Development, LLC and proved to me through satisfactory evidence of identification, which were personally known to me to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily, in his capacity as aforesaid, for its stated purpose.

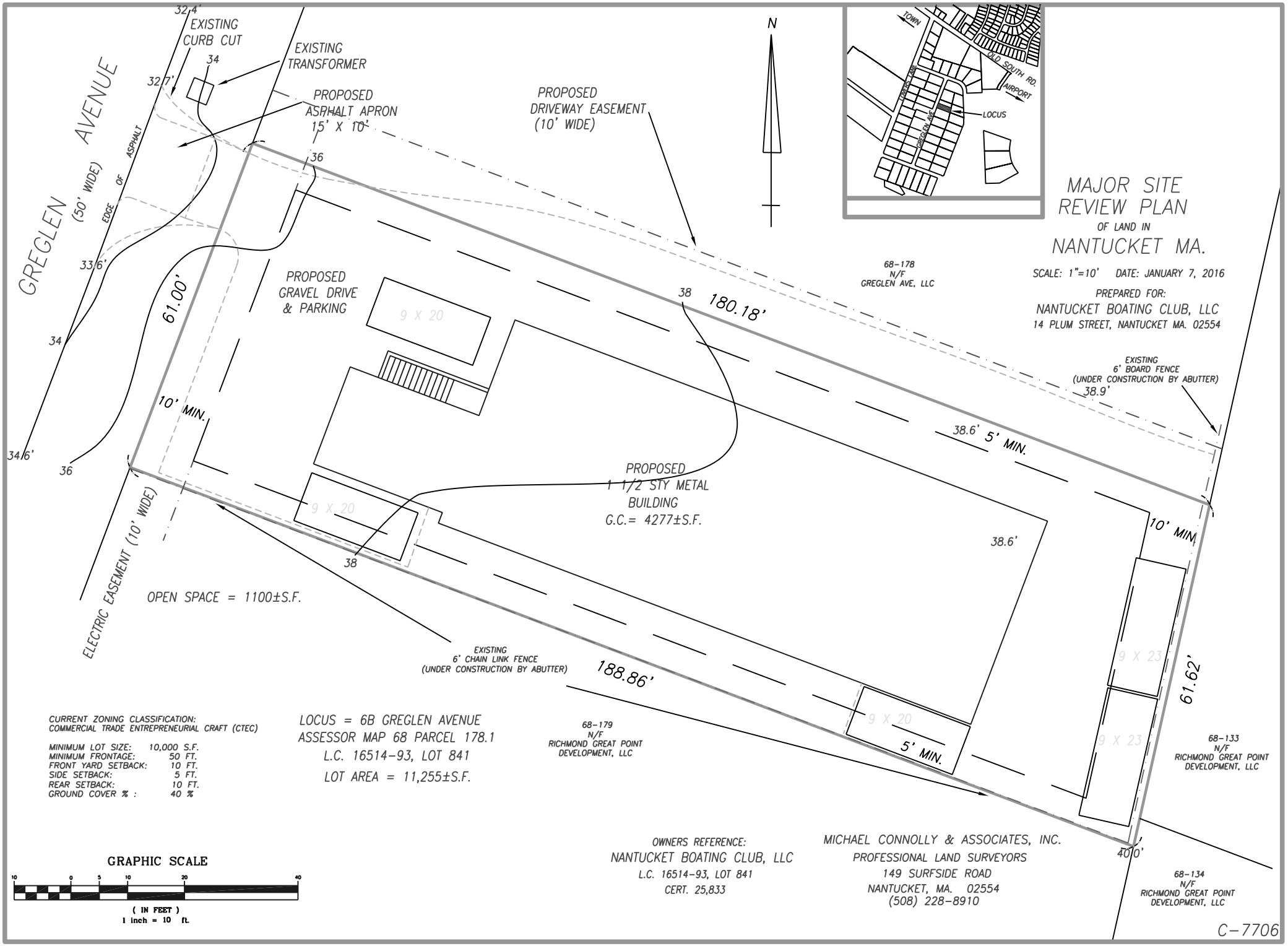
NOTARY PUBLIC
My Commission Expires:

ANDREW D. BUREK
MY COMMISSION EXPIRES SEPTEMBER 26, 2019
COMMONWEALTH OF MASSACHUSETTS
NOTARY PUBLIC

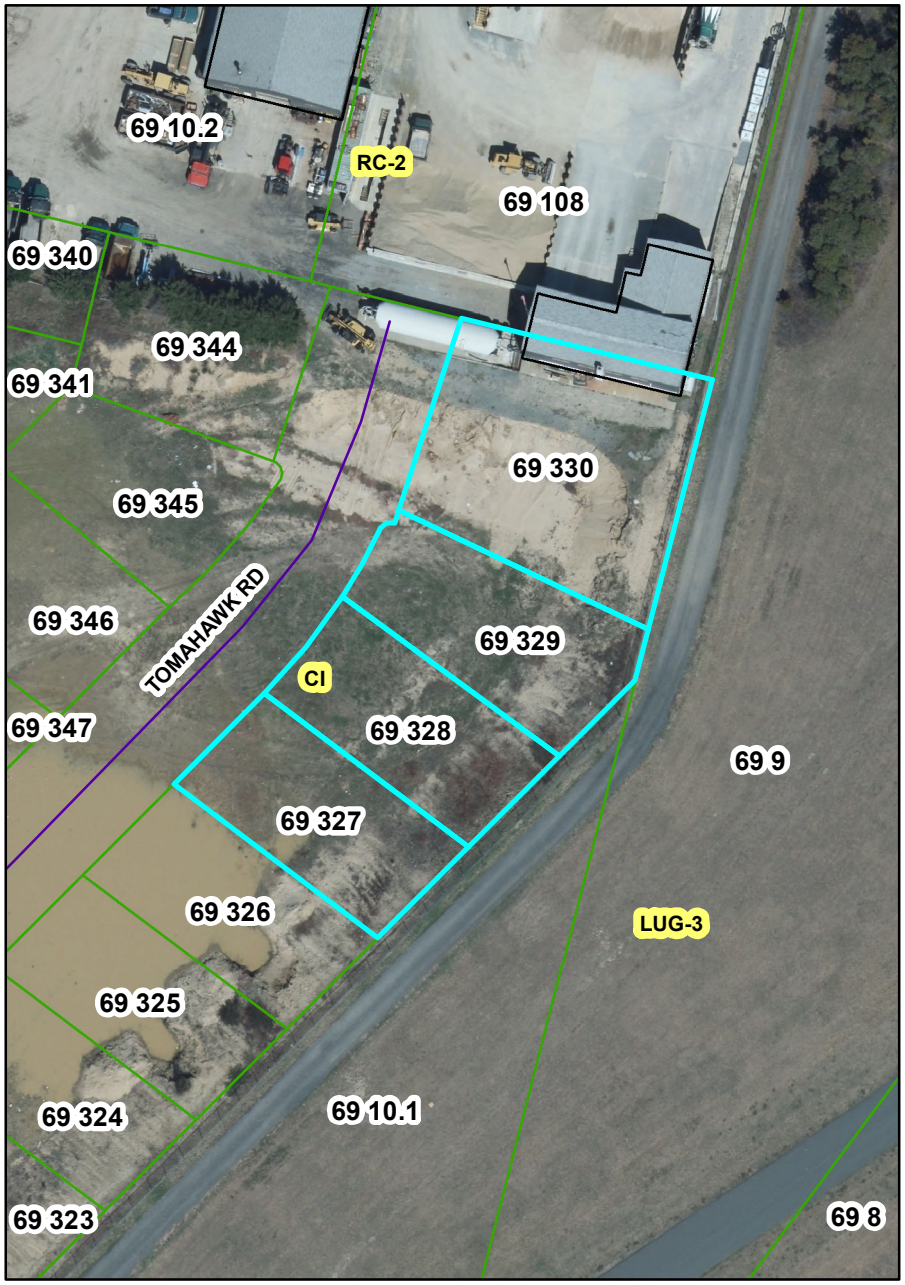
NANTUCKET LAND BANK
CERTIFICATE
☑ Paid $ 9325.00
☐ Exempt
☐ Non-applicable
36828 10/22/15
No. Date
Authorization SM

MASSACHUSETTS EXCISE TAX
Nantucket County ROD #16 001
Date: 10/22/2015 02:11 PM
Ctrl# 461980 02297 Doc# 00149668
Fee: $2,127.24 Cons: $466,250.00

Plan Received 1-7-16



Planning Board #06-16
39, 41, 43 & 45 Tomahawk Road
Map 69 Parcel 327, 328, 329 & 330



PB# 06-16

NANTUCKET
Dec. 2015
TOWN CLERK
18PM12:53:58

Nantucket Planning Board

Application for an Amendment to a Previously Granted Special Permit

RECEIVED
DEC 18 2015
By

Date: December 18, 2015

Name of Development: Nantucket Tents

Planning Board File No.: 46-15

Owner(s)' Name(s): Anderson G. Grennan; Kenneth C. Coffin

Mailing Address: c/o 2 Whaler's Lane, Nantucket, MA 02554
Phone number: 508-228-4455 Fax number: 508-228-3070 E-mail: rick@vdhlaw.com; rick@vdhlaw.com

Applicant's Name: Anderson G. Grennan, Manager of Nantucket Tents

Mailing Address: same
Phone number: same Fax number: same E-mail: same

Engineer/Surveyor: Blackwell & Associates, Inc.

Mailing Address: 20 Teasdale Circle, Nantucket, MA 02554
Phone number: 508-228-9026 Fax number: _____ E-mail: art@blackwellsurvey.com

Location of Lots:

Street Address: 39, 41, 43 and 45 Tomahawk Road

Tax Assessor's Map: 69 Parcel: 327, 328, 329 and 330

Nantucket County Registry of Deeds:

Land Court Plan 26984 or Plan Book _____ Page _____

or Plan File #: _____

Size of Parcel _____ square feet
Zoning District RC-2

Describe proposed modification in detail:

As shown on the revised Site Plan, prepared by Blackwell & Associates (copy enclosed), Applicant proposes changes to the previously approved MCD Site Plan.

I/we hereby certify that the applicant cited above have been authorized by me/us to file a Special Permit application with the Nantucket Planning Board on property that I/we own.

Owner(s)' Signature(s):

Anderson G. Grennan, Owner of 41, 43, and 45 Tomahawk Rd. and contract purchaser of 39 Tomahawk Rd.

Kenneth C. Coffin, Owner of 39 Tomahawk Rd.

Applicant's Signature:

Anderson G. Grennan, Manager of Nantucket Tents, LLC

I/we Anderson G. Grennan, the undersigned, hereby authorize Vaughan, Dale, Hunter & Beaudette, P.C. to act as agent(s) on my/our behalf and to make any necessary revision on this filed application as may be requested by the Board to meet its governing rules and guidelines.

Owner(s)' Signature(s):

Anderson G. Grennan

This application must be accompanied by a filing fee of $250.00 payable to Town of Nantucket plus $6.11 per abutters notice payable to Pitney Bowes Reserved Funds, four sets of mailing labels (1 inch in height and 2.63 inches in width), as well sufficient materials (e.g. site plan, list of proposed modifications, drainage calculations, engineering changes, etc.) as necessary to permit the Planning Board to adequately evaluate the proposal. A list of abutters may be obtained from the Nantucket Tax Assessors office. Each abutters name and address shall be recorded on the mailing labels. If the special permit modification pertains to a Major Commercial Development (MCD) the establishment of an escrow account may be necessary.

VAUGHAN, DALE, HUNTER AND BEAUDETTE
PROFESSIONAL CORPORATION
ATTORNEYS AT LAW
WHALER'S LANE
P.O. BOX 659
NANTUCKET, MASSACHUSETTS 02554
TEL: (508) 228-4455
FAX: (508) 228-3070

EDWARD FOLEY VAUGHAN
KEVIN F. DALE
RICHARD P. BEAUDETTE

LORI D'ELIA
BRYAN J. SWAIN

WILLIAM F. HUNTER
OF COUNSEL

18PM12:53:47
Dec. 2015
NANTUCKET
TOWN CLERK

December 18, 2015

RECEIVED
DEC 18 2015
By

Catherine Ancero
Administrative Specialist
Nantucket Planning Board
2 Fairgrounds Road
Nantucket, Massachusetts 02554

Re: Major Commercial Development
Amendment to Special Permit Application
Nantucket Tents, LL;
39, 41, 43 and 45 Tomahawk Road, Nantucket

Dear Catherine:

Enclosed please find an Application for an Amendment to a Major Commercial Development Special Permit submitted on behalf of Anderson G. Grennan, Manager of Nantucket Tents, LLC with respect to 39, 41, 43 and 45 Tomahawk Road, Nantucket, MA 02554 (the "Premises"). As shown on the revised Site Plan prepared by Blackwell & Associates, attached hereto, the Applicant proposes changes to the previously approved MCD Site Plan.

Further to this application, enclosed please find the following documents:

1. Application for an Amendment to a MCD Special Permit.

2. Revised Site Plan prepared by Blackwell & Associates, Inc.

3. Revised Architecture Plans prepared by Chip Webster Architecture.

4. Two checks: one check in the amount of $107.84 made payable to Pitney Bowes Reserved Funds representing the abutters fee; and, one check in the amount of $250 made payable to the Town of Nantucket representing the requisite filing fee.

5. Certified Lists of the Parties in Interest (Abutters) to the project and four sets of mailing labels.

Please mark this matter for hearing by the Planning Board at its meeting scheduled for January 11, 2015. Please feel free to call me should you or any of the Staff or Board members have questions or concerns.

Sincerely,

Richard P. Beaudette

RPB/
Enclosures
cc: Anderson G. Grennan

B8134

CURRENT ZONING CLASSIFICATION:
Commercial Industrial (CI)

MINIMUM LOT SIZE:	15,000 S.F.
MINIMUM FRONTAGE:	75 FT.
FRONT YARD SETBACK:	20 FT.
REAR SETBACK:	10 FT.
SIDE SETBACK:	10 FT.
GROUND COVER % :	50%

FORMER ZONING CLASSIFICATION*:
Residential Commercial (RC-2)

MINIMUM LOT SIZE:	5000 S.F.
MINIMUM FRONTAGE:	40 FT.
FRONT YARD SETBACK:	10 FT.
REAR/SIDE SETBACK:	5 FT.
GROUND COVER % :	50%

*PER A.R. SUBDIVISION APPROVAL – 11/20/09

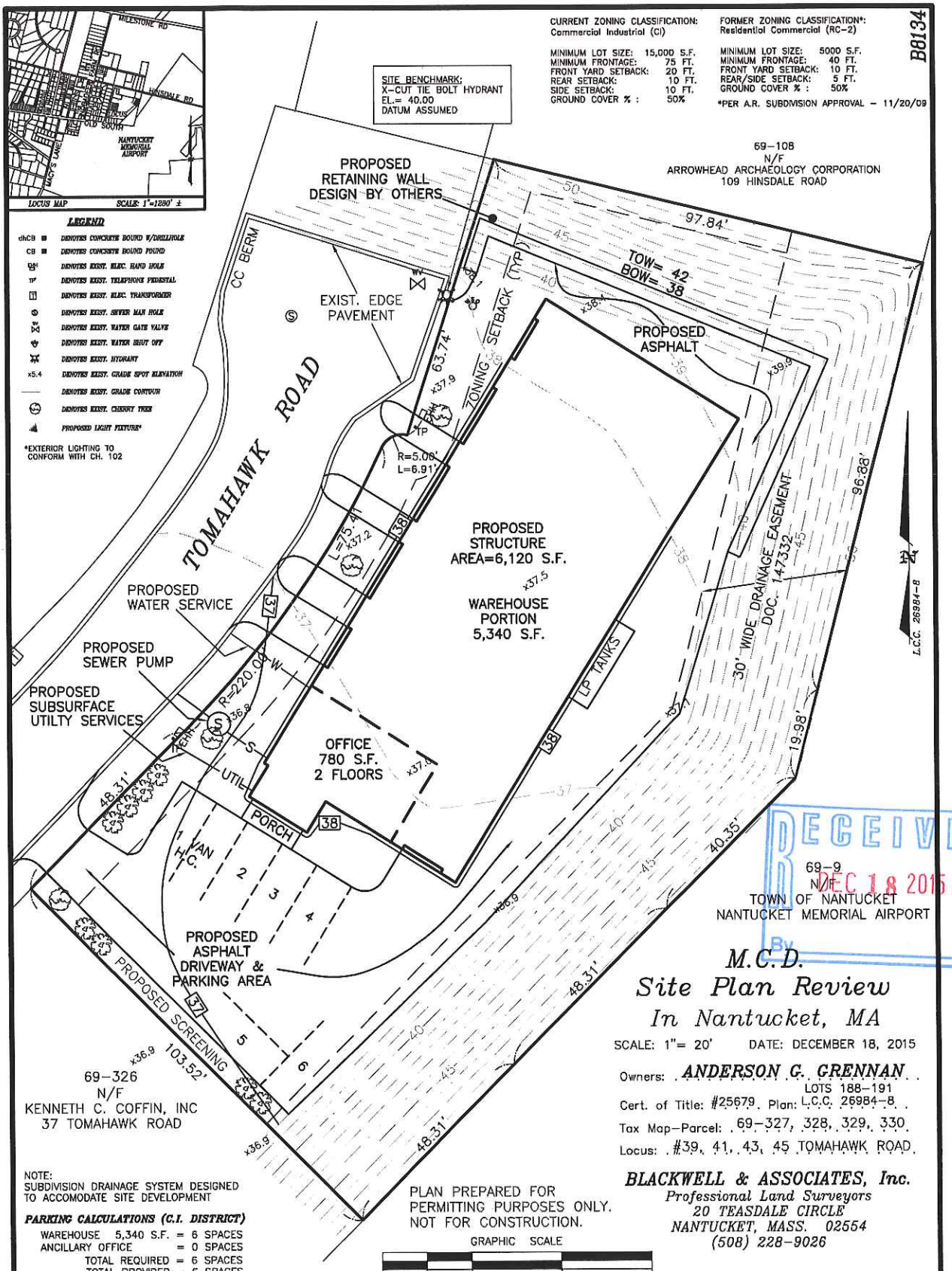
SITE BENCHMARK:
X-CUT TIE BOLT HYDRANT
EL.= 40.00
DATUM ASSUMED

LOCUS MAP — SCALE: 1"=1280' ±

LEGEND

- dhCB — DENOTES CONCRETE BOUND W/DRILLHOLE
- CB — DENOTES CONCRETE BOUND FOUND
- DENOTES EXIST. ELEC. HAND HOLE
- DENOTES EXIST. TELEPHONE PEDESTAL
- DENOTES EXIST. ELEC. TRANSFORMER
- DENOTES EXIST. SEWER MAN HOLE
- DENOTES EXIST. WATER GATE VALVE
- DENOTES EXIST. WATER SHUT OFF
- DENOTES EXIST. HYDRANT
- x5.4 — DENOTES EXIST. GRADE SPOT ELEVATION
- DENOTES EXIST. GRADE CONTOUR
- DENOTES EXIST. CHERRY TREE
- PROPOSED LIGHT FIXTURE*

*EXTERIOR LIGHTING TO CONFORM WITH CH. 102



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DEC 18 2015
By

M.C.D.
Site Plan Review
In Nantucket, MA

SCALE: 1"= 20' DATE: DECEMBER 18, 2015

Owners: ANDERSON G. GRENNAN
LOTS 188-191
Cert. of Title: #25679 Plan: L.C.C. 26984-8
Tax Map-Parcel: 69-327, 328, 329, 330
Locus: #39, 41, 43, 45 TOMAHAWK ROAD

NOTE:
SUBDIVISION DRAINAGE SYSTEM DESIGNED TO ACCOMODATE SITE DEVELOPMENT

PARKING CALCULATIONS (C.I. DISTRICT)

WAREHOUSE	5,340 S.F.	= 6 SPACES
ANCILLARY OFFICE		= 0 SPACES
TOTAL REQUIRED		= 6 SPACES
TOTAL PROVIDED		= 6 SPACES

PLAN PREPARED FOR PERMITTING PURPOSES ONLY. NOT FOR CONSTRUCTION.

GRAPHIC SCALE
0' 10' 20' 40' 60'

BLACKWELL & ASSOCIATES, Inc.
Professional Land Surveyors
20 TEASDALE CIRCLE
NANTUCKET, MASS. 02554
(508) 228-9026

OPEN SPACE FOR MAJOR COMMERCIAL DEVELOPMENT (MCD)

GROUND COVER	AREA
PAVED PARKING	7,670± S.F.
IMPERVIOUS BUILDING	6,120± S.F.
OPEN AREA	9,507± S.F.
COMBINED LOT AREA	23,297± S.F.
MINIMUM REQUIRED OPEN SPACE = 30% OF LOT AREA = 6,989 S.F.	
OPEN AREA PROVIDED = 41% OF LOT AREA = 9,507± S.F.	

OWNER OF RECORD

ANDERSON G. GRENNAN
CERT. OF TITLE #25679
L.C.C. 26984-8, LOTS 189, 190, 191
ASSESSOR'S MAP 69 PARCELS 328-330
#41, 43, 45 TOMAHAWK ROAD

KENNETH C. COFFIN, INC.
CERT. OF TITLE #11,346
L.C.C. 26984-8, LOT 188
ASSESSOR'S MAP 69 PARCEL 327
#39 TOMAHAWK ROAD

SHEET 1 OF 2

Planning Board

FILE NO._____ DATE:_____

V:\DRAWFILES\B8134\SP2.dwg 12/18/2015 11:35:11 AM EST

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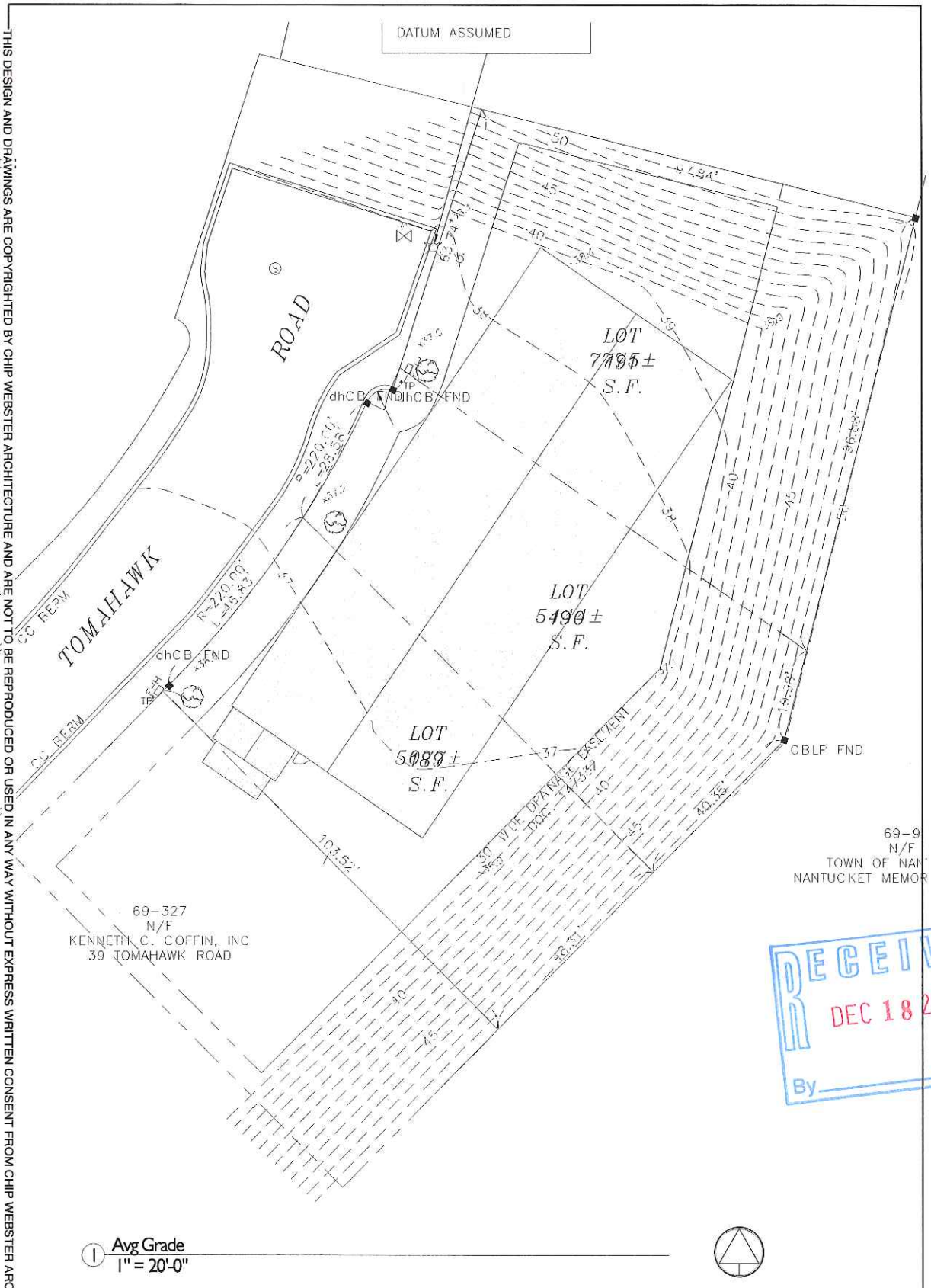


RECEIVED
DEC 18 2015
By

1 Avg Grade
1" = 20'-0"

#	Date	Note
3	2015.12.09	HDC Submission

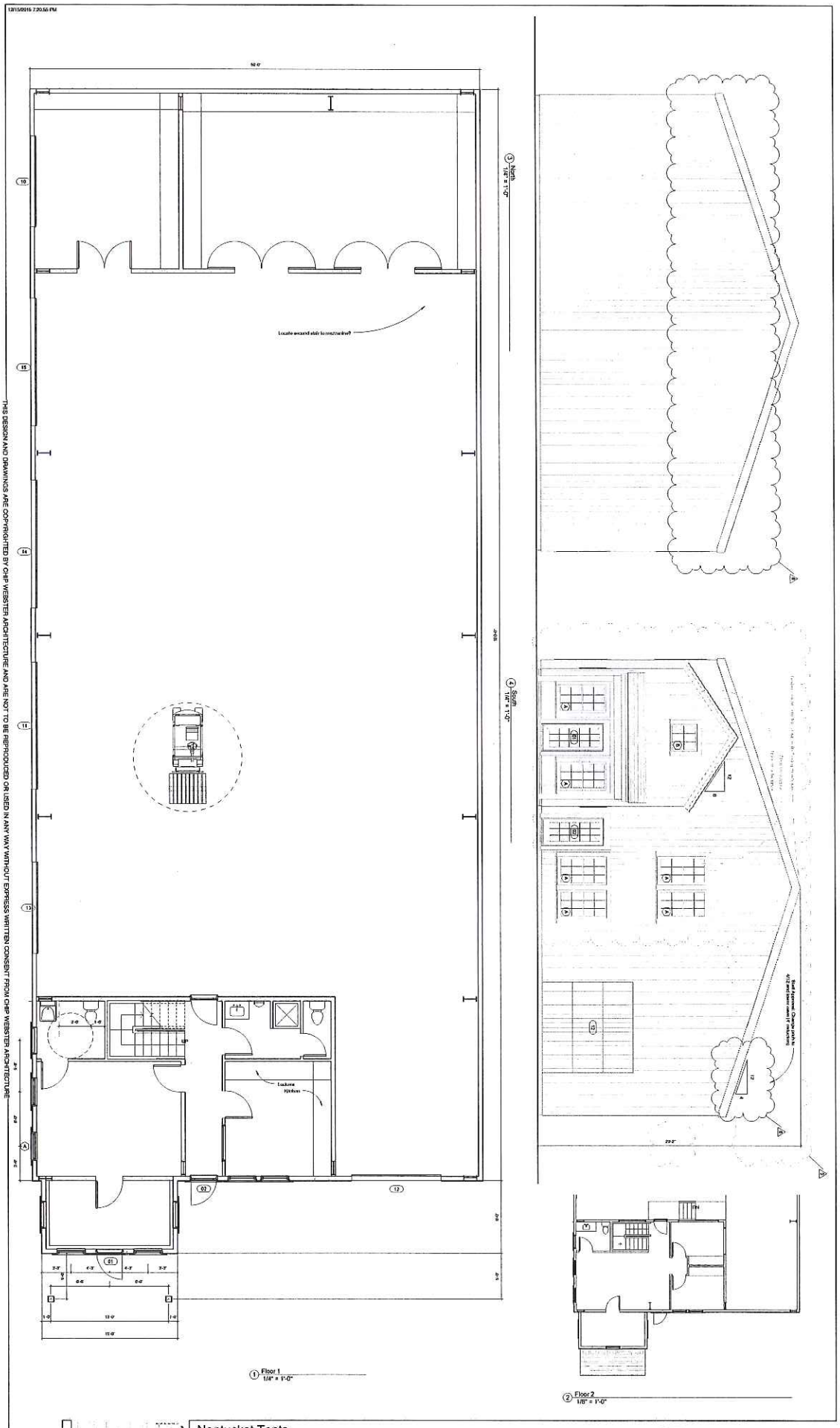
Nantucket Tents Warehouse

Tomahawk Lane Nantucket, MA

DD - Not For Construction

CHIP WEBSTER ARCHITECTURE
9 AMELIA DRIVE NANTUCKET MA 02554 508-228-3600 CHIPWEBSTER.COM

12/15/2015 7:20:56 PM



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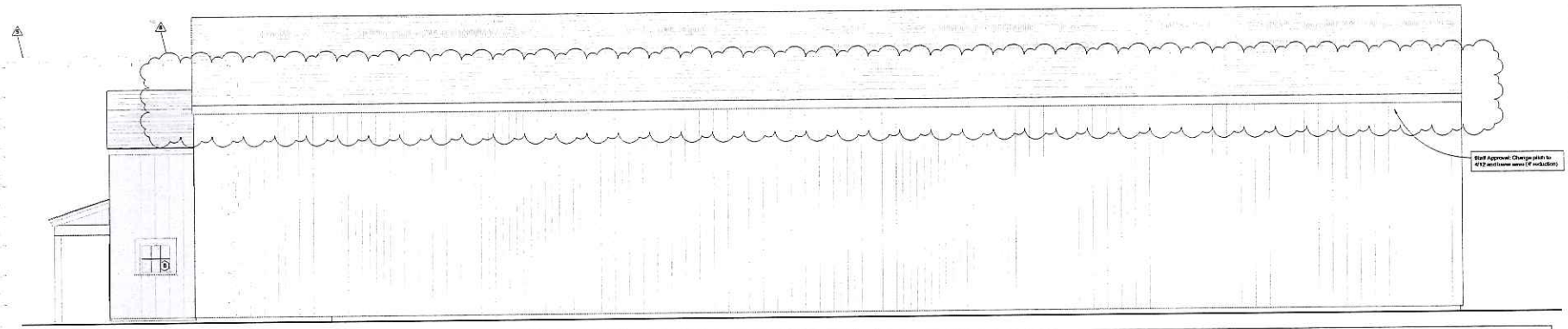
A1.1

Nantucket Tents
Warehouse
Tomahawk Road, Nantucket, MA

DD - Not For Construction

CHIP WEBSTER
ARCHITECTURE
9 AMELIA DRIVE NANTUCKET MA 02554 508-228-3000 CHIPWEBSTER@ICLOUD.COM



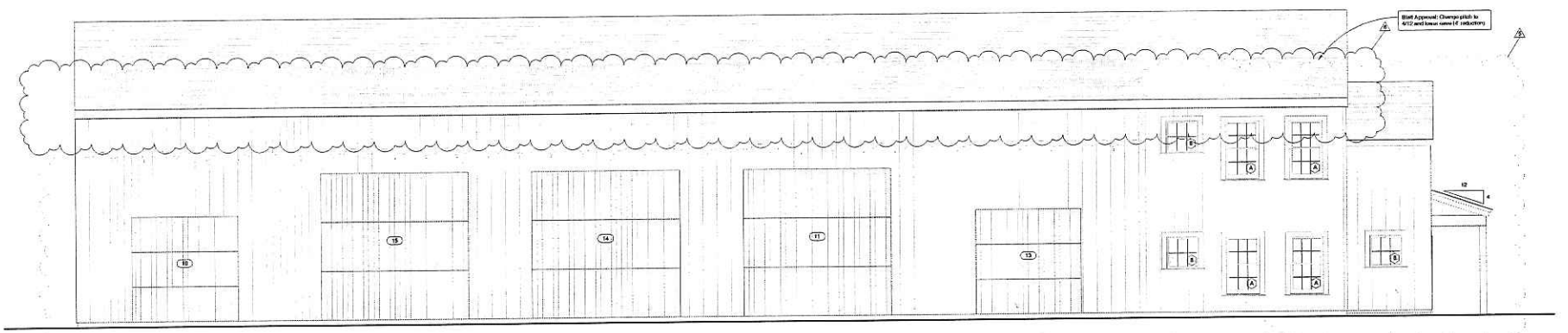
2 East
1/4" = 1'-0"

Window Schedule

Type Mark	Manufacturer	Model	Designation	Rough Width	Rough Height	Exterior Unit Finish	Comments
A	Andersen Corporation	400-Series Tilt-Wash Double Hung	TWDH32	3' - 2 1/8"	5' - 5 3/8"	Vinyl - Andersen - Dark Bronze	
B	Andersen Corporation	400-Series Awning	AWN31	3' - 0 7/16"	3' - 0 7/16"	Vinyl - Andersen - Dark Bronze	Fixed

Door Schedule

Mark	Manufacturer	Model	Description	Omni/Class Title	Rough Width	Width	Rough Height	Height	Exterior Unit Finish	Comments
01	Andersen Corporation	400 Series	Vinyl-clad wood single swing door	Doors	3' - 0 5/8"	3' - 0 1/8"	8' - 10 7/8"	8' - 10 3/8"	Fibrex Composite - Andersen - Dark Bronze	
02	Andersen Corporation	400 Series	Vinyl-clad wood single swing door	Doors	3' - 0 5/8"	3' - 0 1/8"	8' - 10 7/8"	8' - 10 3/8"	Fibrex Composite - Andersen - Dark Bronze	
03	Andersen Corporation	400 Series	Vinyl-clad wood single swing door	Doors	3' - 0 5/8"	3' - 0 1/8"	8' - 10 7/8"	8' - 10 3/8"	Fibrex Composite - Andersen - Dark Bronze	
04	Andersen Corporation	400 Series	Vinyl-clad wood single swing door	Doors	3' - 0 5/8"	3' - 0 1/8"	8' - 10 7/8"	8' - 10 3/8"	Fibrex Composite - Andersen - Dark Bronze	
10	Custom			Sectional Overhead Doors		10' - 0"		10' - 0"		Powdercoated metal
11	Custom			Sectional Overhead Doors		14' - 0"		14' - 0"		Powdercoated metal
12	Custom			Sectional Overhead Doors		10' - 0"		10' - 0"		Powdercoated metal
13	Custom			Sectional Overhead Doors		10' - 0"		10' - 0"		Powdercoated metal
14	Custom			Sectional Overhead Doors		14' - 0"		14' - 0"		Powdercoated metal
15	Custom			Sectional Overhead Doors		14' - 0"		14' - 0"		Powdercoated metal



5 West
1/4" = 1'-0"

CHIP WEBSTER ARCHITECTURE
9 ANTIQUA BROOK NANTUCKET, MA 02554 508.228.2002 CHIPWEBSTER.COM

Nantucket Tents
Warehouse
Tomahawk Road, Nantucket, MA

DD - Not For Construction

#	Date	Note
1	2015.10.02	[illegible]
2	2015.11.03	[illegible]
3	2015.11.23	[illegible]
4	2015.12.04	[illegible]
5	2015.12.08	[illegible]
6	2015.12.09	[illegible]

A2.1

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By

ANR #7911
Seven Eagle Lane Condo - Mark Caushon
5 1/2 & 7 Eagle Lane
Map 55.4.1 Parcel 160

File#7911

TOWN CLERK

NANTUCKET

Nantucket Planning Board

DEC 29 2015
29AM10:13:32

Form A
Application for Endorsement of a Plan Believed Not to Require Approval
(ANR)

Date: 12-29-15 *Name of Owner(s)/Applicant(s): SEVEN EAGLE LANE CONDOMINIUM - MARK CAUCHON.
*Owner's/Applicant's address: c/o MARCKLINGER 3 GROVE LAND
State:_____ Zip Code:_____
*(include all names and addresses of the principals of the owner entity such as principal officer of corporation, trustees of the trust and partners of the partnership)

Location of Property (Street or Area): S ½ V 7 EAGE LANE

Name of Registered Land Surveyor: MARCKLINGER
Surveyor's address: 3 GROVE LANE.

The owner's title to the land derived under deed from DENEZ, date 11-02-15
And recorded in Nantucket Registry of Deed, Book 1509 Page 292 or Land Court Certificate of Title #_____, registered in Nantucket District Book_____, Page_____ and shown on Assessor's Map# 42.3.2, Parcel # 62.
To the Planning Board of the Town of Nantucket:

The undersigned wishes to record the accompanying plan and requests a determination and endorsement by said Board that approval by it under the Subdivision Control Law is not required. The undersigned believes that such approval is not required for the following reasons: (check all that apply)

- The accompanying plan is not a subdivision because it does not show a division of land (perimeter plan).
- The division of the tract of land shown on the accompanying plan is not a subdivision because every lot on the plan has frontage of at least such distance as is presently required by the *Nantucket Zoning By-Law* under Section 5 which requires _____feet for erection of a building on such lot; and every lot shown on the plan has such frontage on:

A. a public way or a way which the City or Town Clerk certifies is maintained and used as a Public way, namely_____; **OR**

B. a way shown on a plan theretofore approved and endorsed in accordance with the Subdivision Control Law, namely_____on _____(date) and Subject to the following conditions_____; **OR**

C. a way in existence on _____(date); the date when the Subdivision Control Law became effective in the Town of Nantucket, having in the opinion of the Planning Board, sufficient

width, suitable grades, and adequate construction to provide for the need to vehicular traffic in relation to the proposed use of the land abutting thereon or served thereby, and for the installation of municipal services to serve such land and the buildings erected or to be erected thereon, namely _____.

- The division of the tract of land shown on the accompanying plan is not a subdivision because it shows a proposed conveyance or other instrument, namely_____, which adds to, takes away from or changes the size and shape of lots in such a manner so that no lot affected is left without frontage as required by the *Nantucket Zoning By-Law* under Section 5, which requires _____feet.

- The division of the tract of land shown on the accompanying plan is not a subdivision because two or more buildings, specifically_____ buildings were standing on the land prior to 1955, the date when the Subdivision Control Law went into effect in the Town of Nantucket, and one of such building remains standing on each of the lots; said buildings as shown and located on the accompanying plan.Evidence of the existence of such buildings prior to the effective date of the Subdivision Control Law is submitted as follows: _____

- Other reasons or comments: (see M.G.L., Chapter 41, Section 81-L)

LOT LINE ADJUSTMENT 2 EXISTING LOTS

I hereby certify that the applicant(s) listed above have been authorized by me to file a plan with the Planning Board of Nantucket on property that I own.

J. Mackey

~~Owner's Signature~~ AGENT

Planning Board File #_____

Endorsement Date:_____

I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

DATE

PROFESSIONAL LAND SURVEYOR

PLAN OF LAND
NANTUCKET, MA.

EAGLE LANE
(NANTUCKET COUNTY)

SCALE 1 IN.= 10 FT
DECEMBER 27, 2015
DEED BOOK 1509, PAGE 292
PLAN 2009-9
PLAN 2014-111
MAP 42.3.3, PARCEL 62

OWNED BY: SEVEN EAGLE LANE CONDOMINIUM
PREPARED FOR: MARK CAUCHON

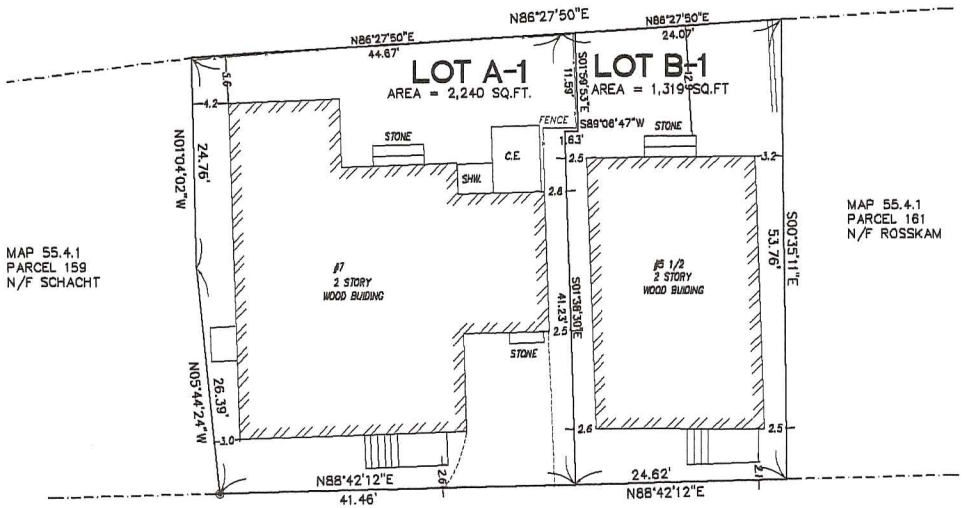
SCALE 1"= 10'

0' 10' 20' 30'

2009-9

MAP 55.4.1
PARCEL 121
N/F LE SELECT PROPERTIS LLC

MAP 55.4.1
PARCEL 200
N/F BERNARD



MAP 55.4.1
PARCEL 161
N/F ROSSKAM

MAP 55.4.1
PARCEL 159
N/F SCHACHT

EAGLE LANE

LOTS A-1 AND B-1 DO NOT CONTAIN AREAS SUBJECT TO PROTECTION UNDER THE MASSACHUSETTS WETLANDS PROTECTION ACT WHICH ARE REQUIRED TO BE EXCLUDED FROM AREA UNDER THE NANTUCKET ZONING BY-LAW.

PLANNING BOARD ENDORSEMENT DOES NOT CONSTITUTE DETERMINATION OF CONFORMANCE TO ZONING.

ZONING CLASSIFICATION: R-GH

MINIMUM LOT SIZE = 5,000 SQ. FT.
MINIMUM FRONTAGE = 50 FT.
FRONT YARD SETBACK = 0
REAR YARD SETBACK = 5 FT.
SIDE YARD SETBACK = 5 FT.
GROUND COVER RATIO = 50%

NANTUCKET PLANNING BOARD

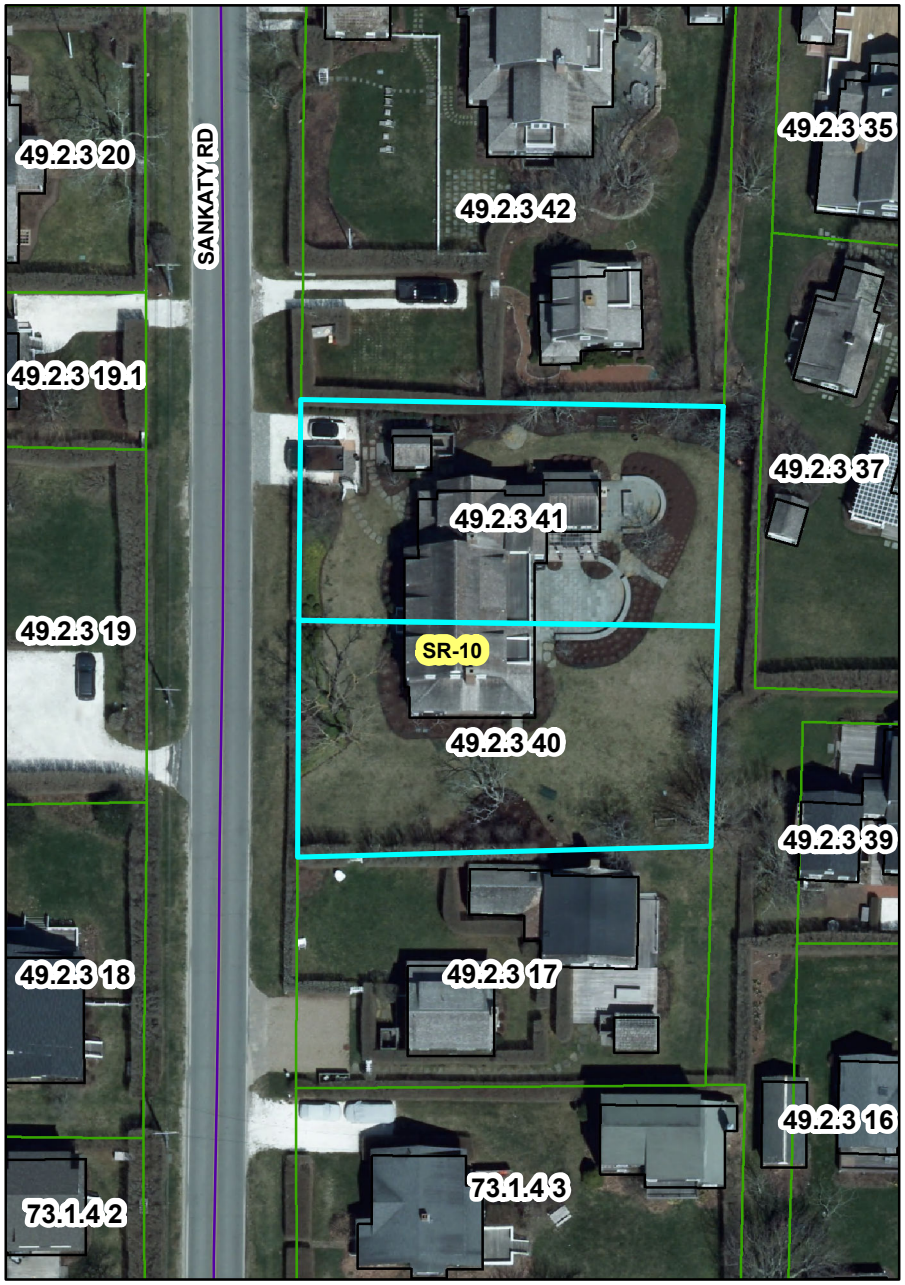
APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED.

DATE SIGNED

FILE NUMBER

JOSEPH MARCKLINGER P.L.S.
J. MARCKLINGER & ASSOC.
PROFESSIONAL LAND SURVEYORS
P.O.BOX 896
NANTUCKET, MA. 02554
(310) 945-7054

ANR #7912
27 Sankaty, LLC
27 Sankaty Road
Map 49.2.3 Parcel 40 & 41



#7912

TOWN CLERK

RECEIVED
JAN 05 2016
By CHK#1744

NANTUCKET

29PM 3:43:53

DEC 29 2015

Nantucket Planning Board

Form A
Application for Endorsement of a Plan Believed Not to Require Approval
(ANR)

Date: December 17, 2015 *Name of Owner(s)/Applicant(s): 27 Sankaty , LLC
Trust
*Owner's/Applicant's address: 111 Huntington Ave, Boston
State: MA Zip Code: 02199
*(include all names and addresses of the principals of the owner entity such as principal officer of corporation, trustees of the trust and partners of the partnership) Peter W. Riehl, Manager
Location of Property (Street or Area): 27 Sankaty Road

Name of Registered Land Surveyor: Robert A. Emack
Surveyor's address: 2 Washaman Ave., Nantucket, MA 02554

The owner's title to the land derived under deed from Hudson Holland III and John Fuller Holland
And recorded in Nantucket Registry of Deed, Book 1029 /120 Page 120 or Land Court Certificate of Title #_____, registered in Nantucket District Book_____, Page_____ and shown on Assessor's Map# 49.2.3, Parcel #'s 40 & 41.
To the Planning Board of the Town of Nantucket:

The undersigned wishes to record the accompanying plan and requests a determination and endorsement by said Board that approval by it under the Subdivision Control Law is not required. The undersigned believes that such approval is not required for the following reasons: (check all that apply)

X The accompanying plan is not a subdivision because it does not show a division of land (perimeter plan).

The division of the tract of land shown on the accompanying plan is not a subdivision because every lot on the plan has frontage of at least such distance as is presently required by the *Nantucket Zoning By-Law*

under Section 5 which requires _____feet for erection of a building on such lot; and every lot shown on the plan has such frontage on:

A. a public way or a way which the City or Town Clerk certifies is maintained and used as a Public way, namely_____; **OR**

B. a way shown on a plan theretofore approved and endorsed in accordance with the Subdivision Control Law, namely_____on _____(date) and Subject to the following conditions_____; **OR**

C. a way in existence on _____(date); the date when the Subdivision Control Law became effective in the Town of Nantucket, having in the opinion of the Planning Board, sufficient

width, suitable grades, and adequate construction to provide for the need to vehicular traffic in relation to the proposed use of the land abutting thereon or served thereby, and for the installation of municipal services to serve such land and the buildings erected or to be erected thereon, namely _____.

The division of the tract of land shown on the accompanying plan is not a subdivision because it shows a

proposed conveyance or other instrument, namely_____, which adds to, takes away from or changes the size and shape of lots in such a manner so that no lot affected is left without frontage as required by the *Nantucket Zoning By-Law* under Section 5, which requires _____feet.

The division of the tract of land shown on the accompanying plan is not a subdivision because two or

more buildings, specifically_____ buildings were standing on the land prior to 1955, the date when the Subdivision Control Law went into effect in the Town of Nantucket, and one of such building remains standing on each of the lots; said buildings as shown and located on the accompanying plan. Evidence of the existence of such buildings prior to the effective date of the Subdivision Control Law is submitted as follows: _____

Other reasons or comments: (see M.G.L., Chapter 41, Section 81-L)

The plan shows Lots 4 and 5 and the fee ownership in Adeline Street, all as shown on Plan Book 2, Page 52. The owners abutting Adeline Street mutually closed Adeline Street, see Deed Book 104, Page 228.

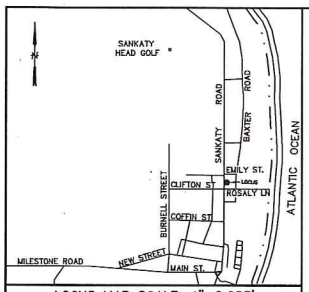
I hereby certify that the applicant(s) listed above have been authorized by me to file a plan with the Planning Board of Nantucket on property that I own.

JAMES HUNTER, ESQ.

Owner's Signature

Planning Board File #_____

Endorsement Date:_____



LOCUS MAP SCALE: 1"=2,083'

THE PLANNING BOARD DETERMINES THAT :
THE LOT SHOWN HEREON DOES NOT CONTAIN AREAS SUBJECT TO PROTECTION UNDER THE MASSACHUSETTS WETLANDS PROTECTION ACT WHICH ARE REQUIRED TO BE EXCLUDED FROM LOT AREA UNDER THE NANTUCKET ZONING BY-LAW, BUT STILL MAY BE SUBJECT TO PROTECTION UNDER STATE AND LOCAL WETLAND LAWS AND BY-LAWS. DETERMINATION OF APPLICABILITY FOR WETLANDS MAY BE OBTAINED THROUGH APPLICATION TO THE NANTUCKET CONSERVATION COMMISSION.

I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS

PROFESSIONAL LAND SURVEYOR DATE

NANTUCKET REGISTRY OF DEEDS

Date _____

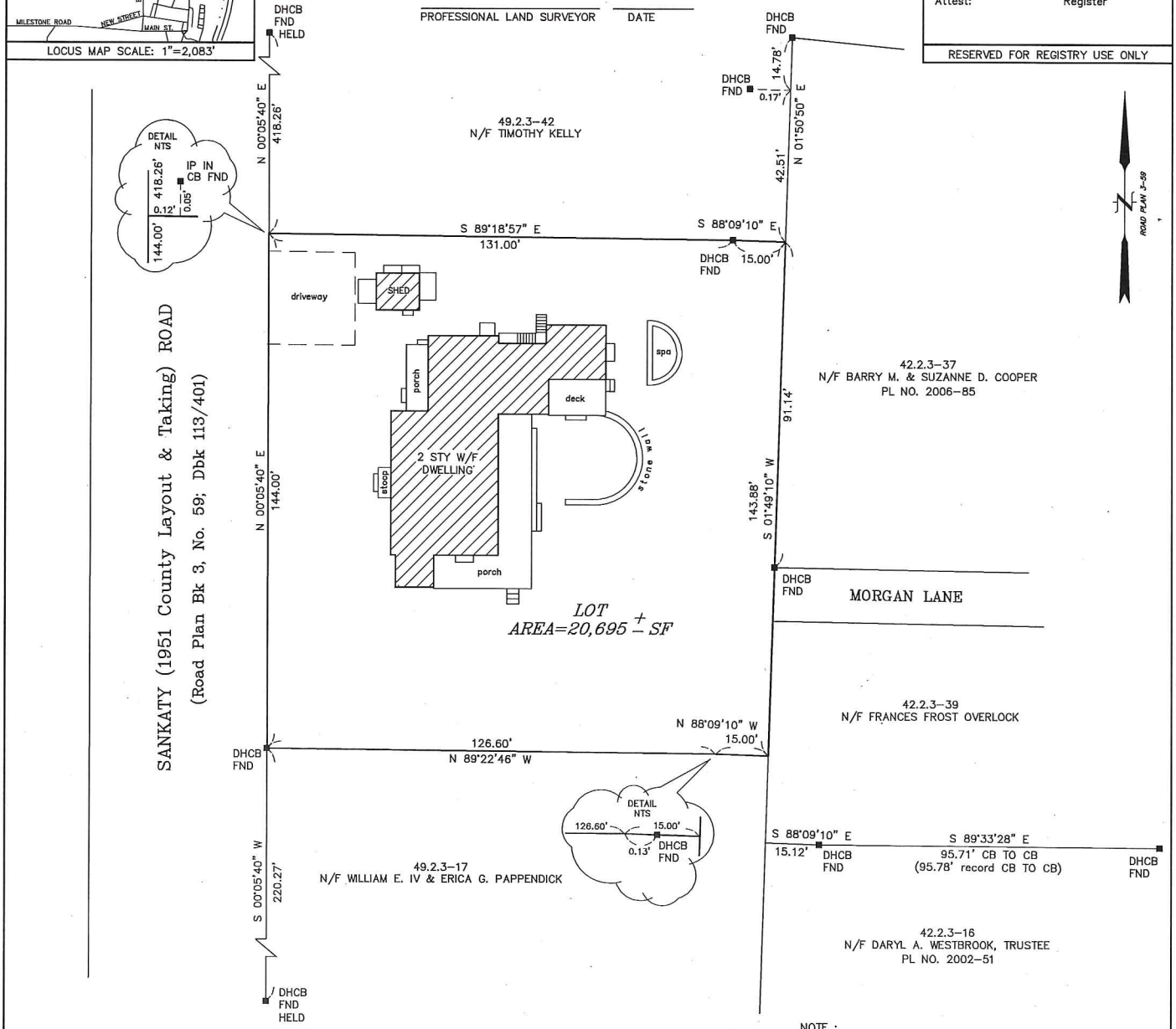
Time _____

Plan BK. _____ PG. _____

Plan File _____

Attest: _____ Register

RESERVED FOR REGISTRY USE ONLY



NOTE :
THIS PLAN IS A PERIMETER PLAN OF EXISTING LOTS 4 & 5 SHOWN ON PLBK 2/52 AND FEE OWNERSHIP IN ADELINE STREET, WHICH WAS DISCONTINUED BY AGREEMENT RECORDED OCTOBER 5, 1928 IN DEED BOOK 104/228.

NOTE :
PLANNING BOARD ENDORSEMENT DOES NOT CONSTITUTE A DETERMINATION OF CONFORMANCE UNDER ZONING.

PERIMETER PLAN OF LAND IN NANTUCKET, MASSACHUSETTS

PREPARED FOR : 27 SANKATY LLC

SCALE: 1"=20' DATE : DECEMBER 1, 2015

0 20 40 60

(IN FEET)
1 inch = 20 ft.

EMACK SURVEYING, LLC
2 WASHAMAN AVENUE
NANTUCKET, MA. 02554
(508) 325-0940

N.B. 06/81&141

CURRENT ZONING: SR-10
MINIMUM LOT SIZE: 10,000 SF
MINIMUM FRONTAGE: 75 FT
FRONTYARD SETBACK: 15 FT
SIDE AND REAR SETBACK: 5 FT
ALLOWABLE G.C.R.: 25%

RECORD INFORMATION
DEED REFERENCE: DBK 1029, PG 120
PLAN REFERENCES: PLBK 2/52,
PL NO. 2006-85, & PL NO. 2002-51
ASSESSOR'S REFERENCE:
MAP: 49.2.3 PARCELS: 40 & 41
27 & 29 SANKATY ROAD

NANTUCKET PLANNING BOARD
APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED

_____

_____

_____

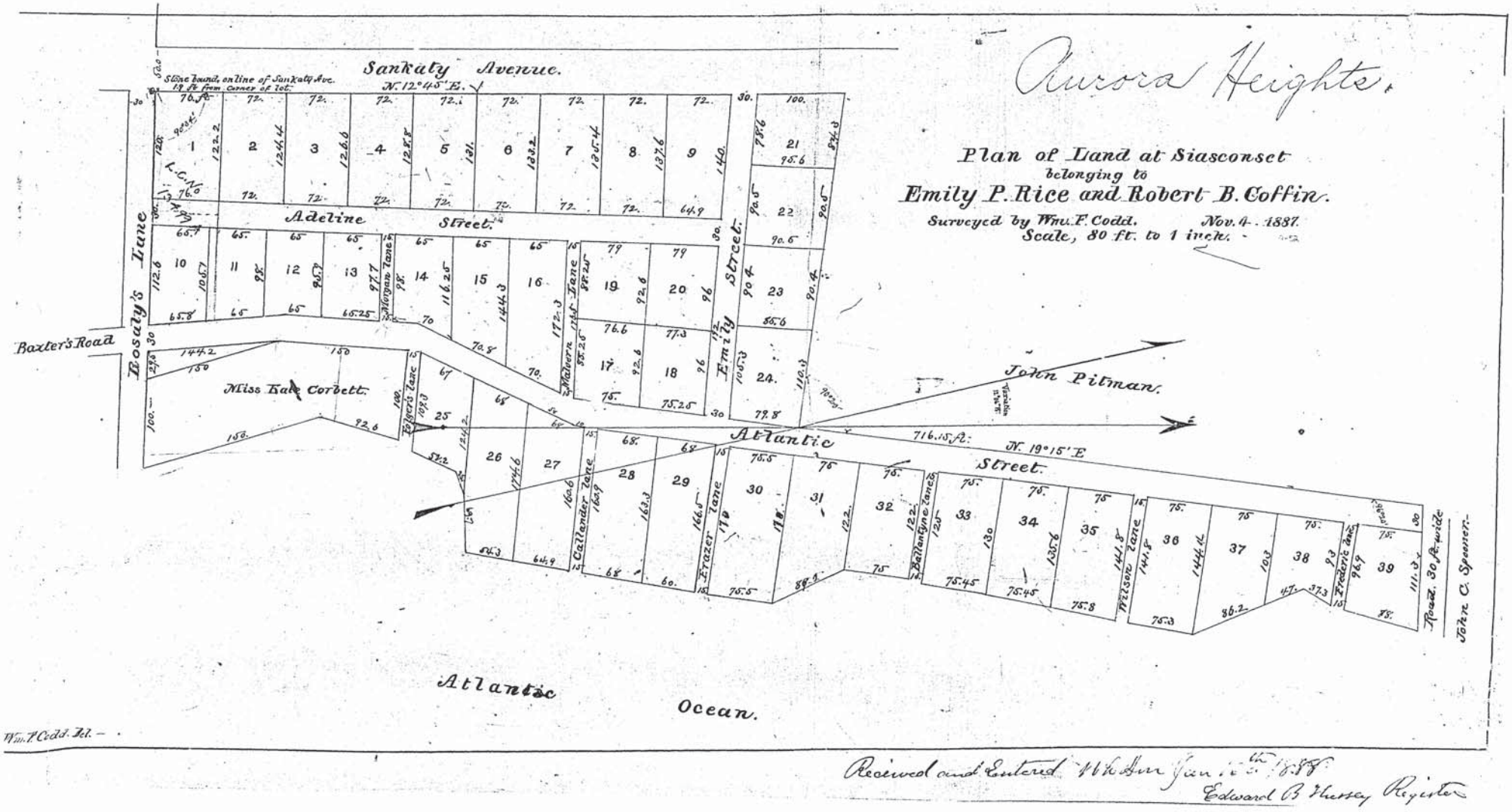
_____

_____

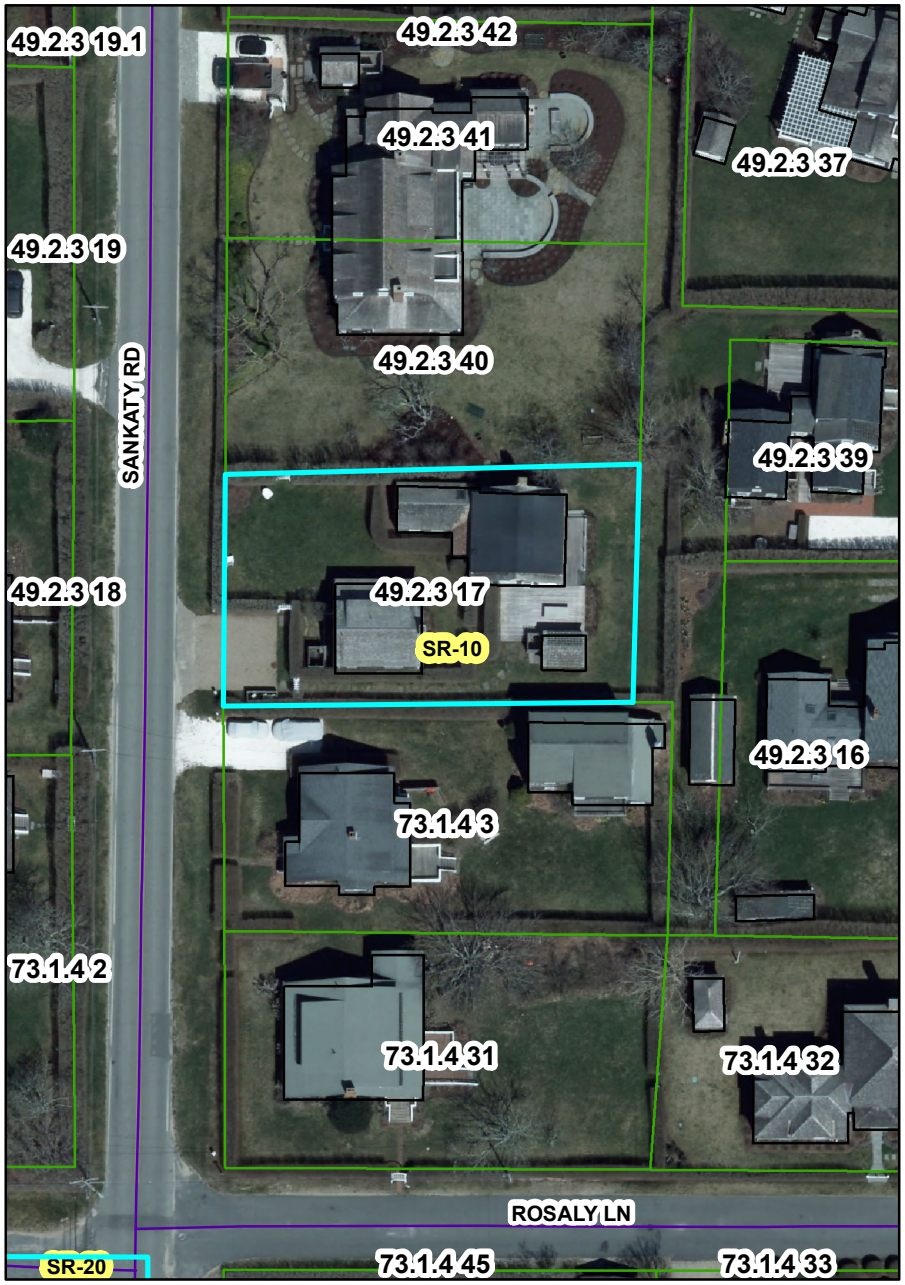
_____ DATE _____ FILE #

J-875

LOTS 4 & 5 = 27 SANKATY ROAD



ANR #7913
William Edward Pappendick IV
25 Sankaty Road
Map 49.2.3 Parcel 17



#17913

TOWN CLERK

NANTUCKET

29PM 3:43:31

RECEIVED JAN 05 2016 By CHL #1745

Nantucket Planning Board

DEC 29 2015

Form A
Application for Endorsement of a Plan Believed Not to Require Approval
(ANR)

Date: December 17, 2015 *Name of Owner(s)/Applicant(s): William Edward Pappendick IV and Erica G. Pappendick
*Owner's/Applicant's address: P.O. Box 569, Portsmouth,
State: NH Zip Code: 03802
*(include all names and addresses of the principals of the owner entity such as principal officer of corporation, trustees of the trust and partners of the partnership)
Location of Property (Street or Area): 25 Sankaty Road

Name of Registered Land Surveyor: Robert A. Emack
Surveyor's address: 2 Washaman Ave., Nantucket, MA 02554

The owner's title to the land derived under deed from Edward F. Vaughan
And recorded in Nantucket Registry of Deed, Book 931 Page 124 or Land Court Certificate of Title #_____, registered in Nantucket District Book_____, Page_____ and shown on Assessor's Map# 49.2.3, Parcel # 17.
To the Planning Board of the Town of Nantucket:

The undersigned wishes to record the accompanying plan and requests a determination and endorsement by said Board that approval by it under the Subdivision Control Law is not required. The undersigned believes that such approval is not required for the following reasons: (check all that apply)

X The accompanying plan is not a subdivision because it does not show a division of land (perimeter plan).

The division of the tract of land shown on the accompanying plan is not a subdivision because every lot on the plan has frontage of at least such distance as is presently required by the *Nantucket Zoning By-Law*

under Section 5 which requires _____feet for erection of a building on such lot; and every lot shown on the plan has such frontage on:

A. a public way or a way which the City or Town Clerk certifies is maintained and used as a Public way, namely_____; **OR**

B. a way shown on a plan theretofore approved and endorsed in accordance with the Subdivision Control Law, namely_____on _____(date) and Subject to the following conditions_____; **OR**

C. a way in existence on _____(date); the date when the Subdivision Control Law became effective in the Town of Nantucket, having in the opinion of the Planning Board, sufficient

width, suitable grades, and adequate construction to provide for the need to vehicular traffic in relation to the proposed use of the land abutting thereon or served thereby, and for the installation of municipal services to serve such land and the buildings erected or to be erected thereon, namely _____.

The division of the tract of land shown on the accompanying plan is not a subdivision because it shows a

proposed conveyance or other instrument, namely_____, which adds to, takes away from or changes the size and shape of lots in such a manner so that no lot affected is left without frontage as required by the *Nantucket Zoning By-Law* under Section 5, which requires _____feet.

The division of the tract of land shown on the accompanying plan is not a subdivision because two or

more buildings, specifically_____ buildings were standing on the land prior to 1955, the date when the Subdivision Control Law went into effect in the Town of Nantucket, and one of such building remains standing on each of the lots; said buildings as shown and located on the accompanying plan. Evidence of the existence of such buildings prior to the effective date of the Subdivision Control Law is submitted as follows: _____

Other reasons or comments: (see M.G.L., Chapter 41, Section 81-L)

The plan shows Lot 3 and the fee ownership in Adeline Street, as shown on Plan Book 2, Page 52. The owners abutting Adeline Street mutually closed Adeline Street, see Deed Book 104, Page 228.

I hereby certify that the applicant(s) listed above have been authorized by me to file a plan with the Planning Board of Nantucket on property that I own.

_____ Esq Wm F Hunter

Owner's Signature

Planning Board File #_____

Endorsement Date:_____

LOCUS MAP SCALE: 1"=2,083'

THE PLANNING BOARD DETERMINES THAT :
THE LOT SHOWN HEREON DOES NOT CONTAIN AREAS SUBJECT TO PROTECTION UNDER THE MASSACHUSETTS WETLANDS PROTECTION ACT WHICH ARE REQUIRED TO BE EXCLUDED FROM LOT AREA UNDER THE NANTUCKET ZONING BY-LAW, BUT STILL MAY BE SUBJECT TO PROTECTION UNDER STATE AND LOCAL WETLAND LAWS AND BY-LAWS. DETERMINATION OF APPLICABILITY FOR WETLANDS MAY BE OBTAINED THROUGH APPLICATION TO THE NANTUCKET CONSERVATION COMMISSION.

NANTUCKET REGISTRY OF DEEDS

Date _____

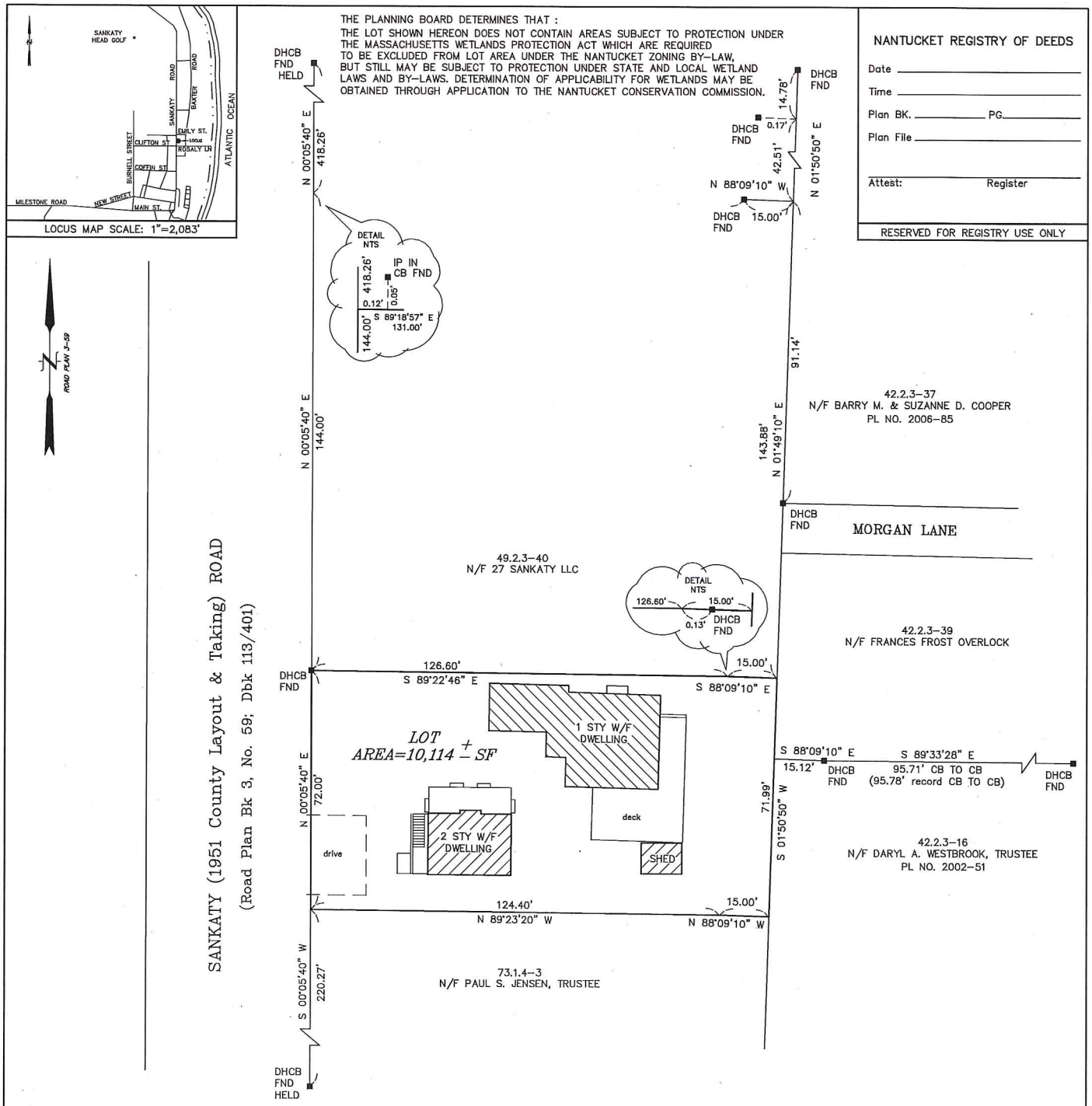
Time _____

Plan BK. _____ PG. _____

Plan File _____

Attest: _____ Register

RESERVED FOR REGISTRY USE ONLY



I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS

_____ PROFESSIONAL LAND SURVEYOR _____ DATE

NOTE :
THIS PLAN IS A PERIMETER PLAN OF EXISTING LOT 3 SHOWN ON PLBK 2/52 AND FEE OWNERSHIP IN ADELINE STREET, WHICH WAS DISCONTINUED BY AGREEMENT RECORDED OCTOBER 5, 1928 IN DEED BOOK 104/228.

NOTE :
PLANNING BOARD ENDORSEMENT DOES NOT CONSTITUTE A DETERMINATION OF CONFORMANCE UNDER ZONING.

PERIMETER PLAN OF LAND IN NANTUCKET, MASSACHUSETTS

PREPARED FOR : WILLIAM EDWARD PAPPENDICK IV and ERICA A. PAPPENDICK

SCALE: 1"=20' DATE : DECEMBER 1, 2015

0 20 40 60

(IN FEET)
1 inch = 20 ft.

EMACK SURVEYING, LLC
2 WASHAMAN AVENUE
NANTUCKET, MA. 02554
(508) 325-0940

N.B. 06/81&133

CURRENT ZONING: SR-10
MINIMUM LOT SIZE: 10,000 SF
MINIMUM FRONTAGE: 75 FT
FRONTYARD SETBACK: 15 FT
SIDE AND REAR SETBACK: 5 FT
ALLOWABLE G.C.R.: 25%

RECORD INFORMATION
DEED REFERENCE: DBK 931, PG 124
PLAN REFERENCES: PLBK 2/52,
PL NO. 2006-85, & PL NO. 2002-51
ASSESSOR'S REFERENCE:
MAP: 49.2.3 PARCEL: 17
25 SANKATY ROAD

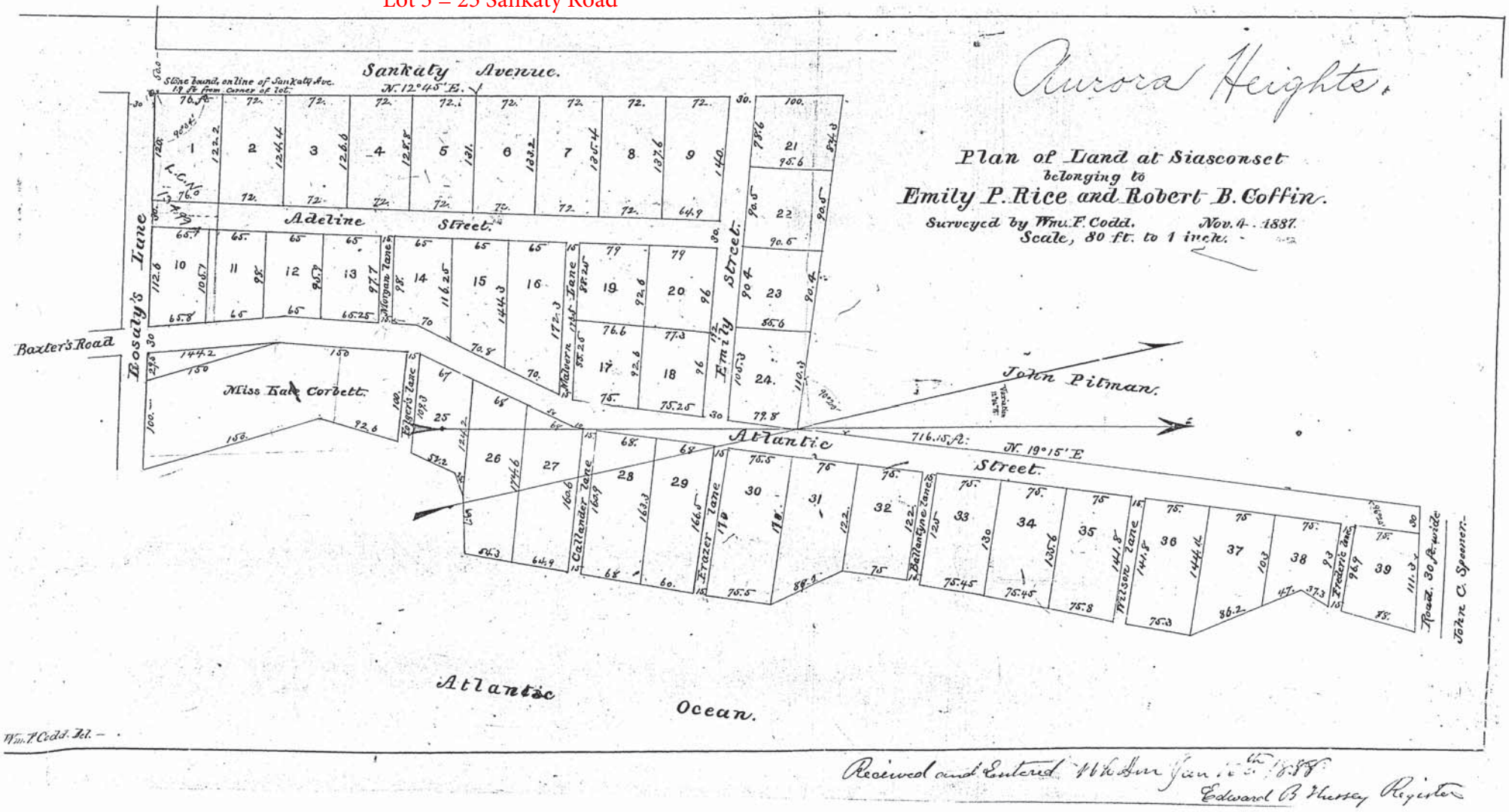
NANTUCKET PLANNING BOARD

APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED

_____ DATE _____ FILE #

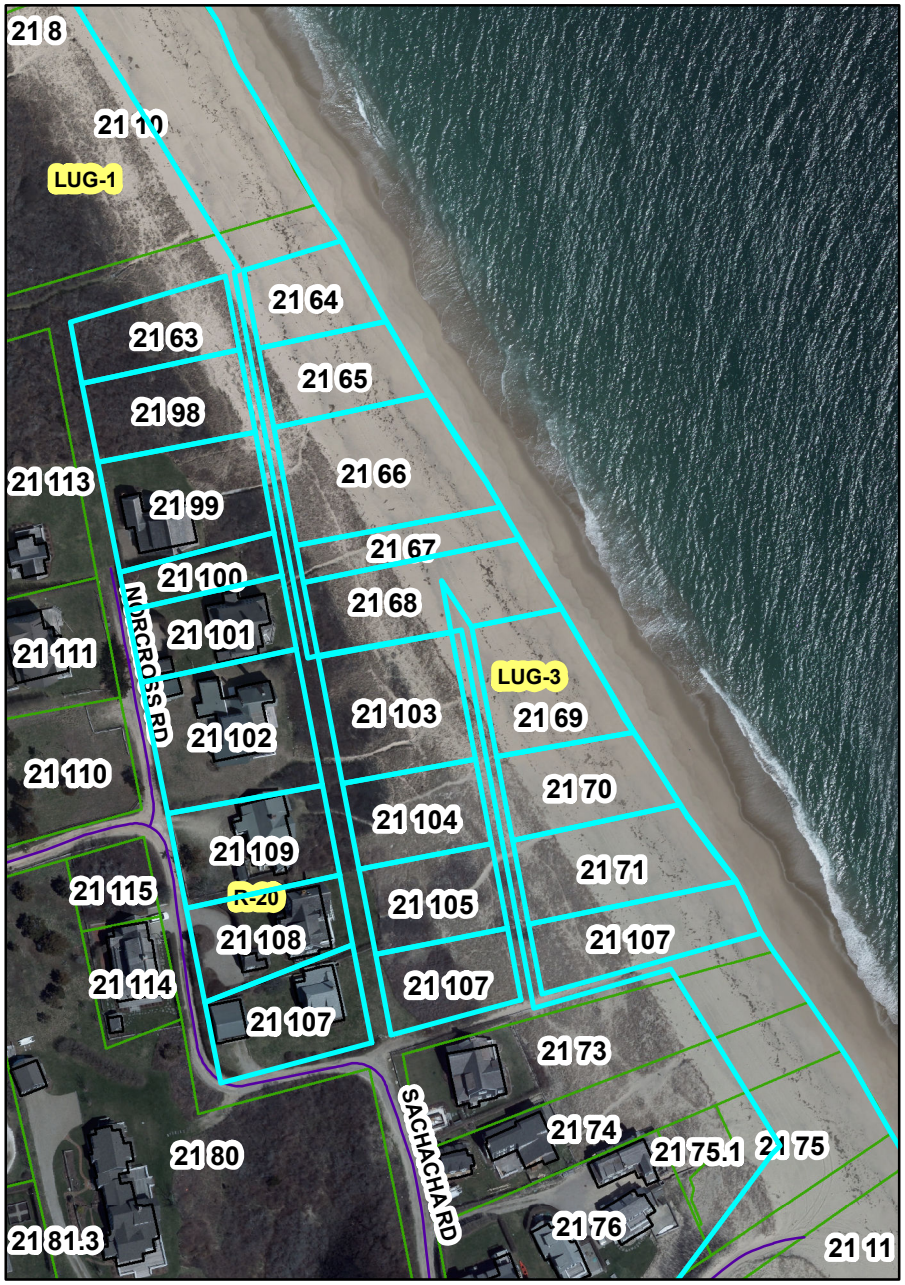
J-1301

Lot 3 = 25 Sankaty Road



Received and Entered 11 h 4m Jan 16th 1888
Edward B. Hussey Register

ANR #7914
Roadway Acquisition Plan



#7914

RECEIVED
JAN 05 2016
$50
By CHK #1650

TOWN CLERK

NANTUCKET

28PM 1:50:10

Nantucket Planning Board

Form A
Application for Endorsement of a Plan Believed Not to Require Approval
(ANR)

Date: 12/28/15 *Name of Owner(s)/Applicant(s): B+D REAL ESTATE TRUST

*Owner's/Applicant's address: C/O MARCKLINGER 3 GROVE LANE
State: MA Zip Code: 02554
*(include all names and addresses of the principals of the owner entity such as principal officer of corporation, trustees of the trust and partners of the partnership)

Location of Property (Street or Area): 94 QUIDNET ROAD

Name of Registered Land Surveyor: MARCKLINGER
Surveyor's address: 3 GROVE LANE

The owner's title to the land derived under deed from SIMON, date 10/3/61
And recorded in Nantucket Registry of Deed, Book 122 Page 131 or Land Court Certificate of Title #_____, registered in Nantucket District Book_____, Page_____ and shown on Assessor's Map# 21, Parcel #107.
To the Planning Board of the Town of Nantucket:

The undersigned wishes to record the accompanying plan and requests a determination and endorsement by said Board that approval by it under the Subdivision Control Law is not required. The undersigned believes that such approval is not required for the following reasons: (check all that apply)

- The accompanying plan is not a subdivision because it does not show a division of land (perimeter plan).
- The division of the tract of land shown on the accompanying plan is not a subdivision because every lot on the plan has frontage of at least such distance as is presently required by the *Nantucket Zoning By-Law* under Section 5 which requires _____feet for erection of a building on such lot; and every lot shown on the plan has such frontage on:

A. a public way or a way which the City or Town Clerk certifies is maintained and used as a Public way, namely_____; **OR**

B. a way shown on a plan theretofore approved and endorsed in accordance with the Subdivision Control Law, namely_____on _____(date) and Subject to the following conditions_____; **OR**

C. a way in existence on _____(date); the date when the Subdivision Control Law became effective in the Town of Nantucket, having in the opinion of the Planning Board, sufficient

width, suitable grades, and adequate construction to provide for the need to vehicular traffic in relation to the proposed use of the land abutting thereon or served thereby, and for the installation of municipal services to serve such land and the buildings erected or to be erected thereon, namely _____.

- The division of the tract of land shown on the accompanying plan is not a subdivision because it shows a proposed conveyance or other instrument, namely ROAD S., which adds to, takes away from or changes the size and shape of lots in such a manner so that no lot affected is left without frontage as required by the *Nantucket Zoning By-Law* under Section 5, which requires _____feet.

- The division of the tract of land shown on the accompanying plan is not a subdivision because two or more buildings, specifically_____ buildings were standing on the land prior to 1955, the date when the Subdivision Control Law went into effect in the Town of Nantucket, and one of such building remains standing on each of the lots; said buildings as shown and located on the accompanying plan.Evidence of the existence of such buildings prior to the effective date of the Subdivision Control Law is submitted as follows: _____

- Other reasons or comments: (see M.G.L., Chapter 41, Section 81-L)

TAKING PLAN

I hereby certify that the applicant(s) listed above have been authorized by me to file a plan with the Planning Board of Nantucket on property that I own.

J. Wauchope
~~Owner's Signature~~ AGENT.

Planning Board File #_____

Endorsement Date:_____

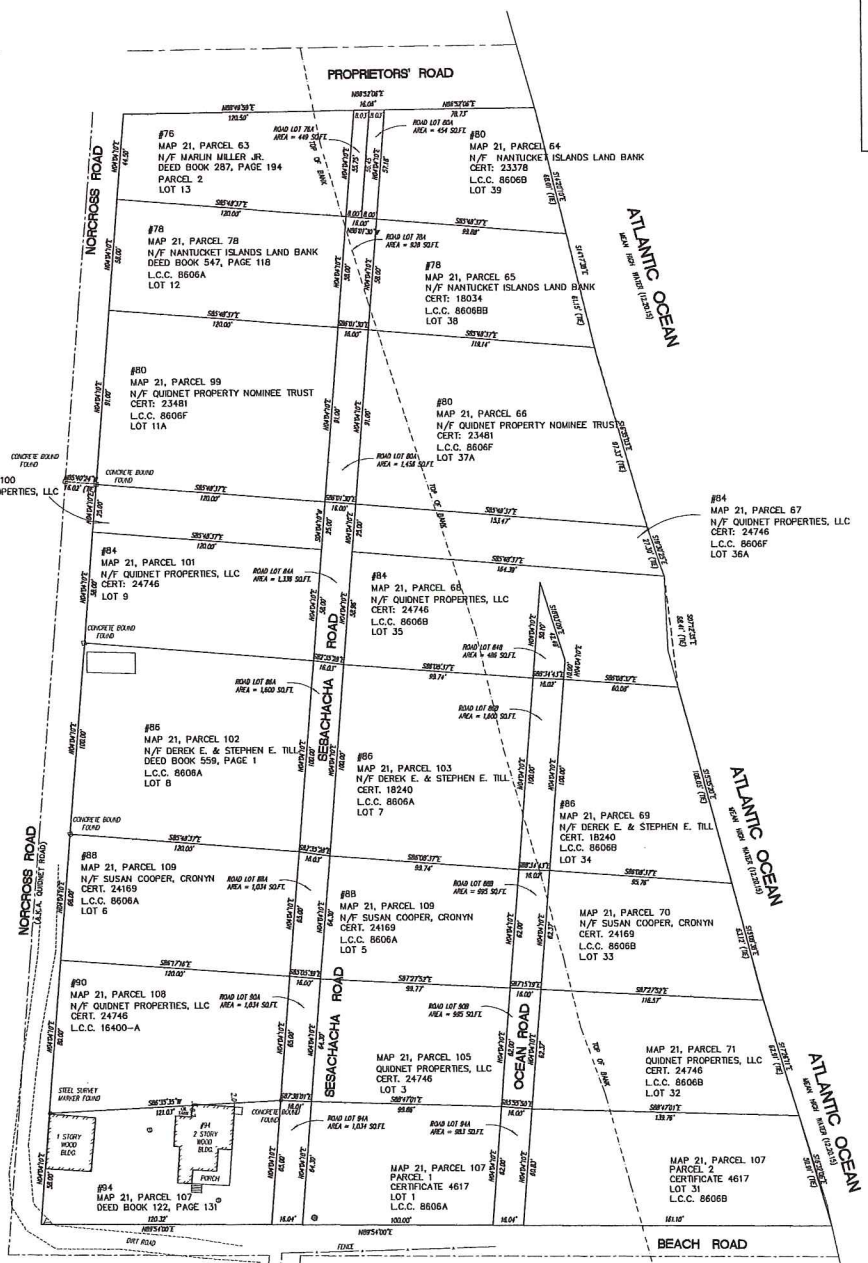
EDM ACCURACY +– (2MM + 2 PPM)
TRAVERSE PRECISION = 1 IN
LINEAR ERROR OF CLOSURE =
DIRECTIONAL ERROR OF CLOSURE =

DATE: _____
PROFESSIONAL LAND SURVEYOR

ZONING CLASSIFICATION: R-20

MINIMUM LOT SIZE = 20,000 SQ.FT
MINIMUM FRONTAGE = 75 FT.
FRONT YARD SETBACK = 30
REAR YARD SETBACK = 10 FT.
SIDE YARD SETBACK = 10 FT.
GROUND COVER RATIO = 12.5%

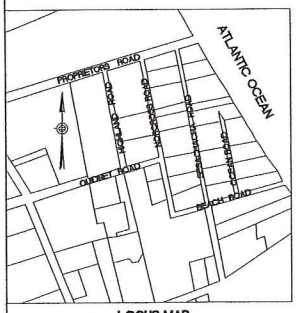
LAND COURT CASE 8606 B



I CERTIFY THAT THIS PLAN WAS DRAWN FROM AN ACTUAL SURVEY ON THE GROUND IN ACCORDANCE WITH THE LAND COURT INSTRUCTIONS OF 2006 ON OR BETWEEN THE DATES DECEMBER 10, 2015 AND DECEMBER 27, 2015

JOSEPH MARCKLINGER P.L.S. DATE:

SCALE 1"= 30'
0' 30' 60' 90'



LOCUS MAP
NOT TO SCALE

THE PLANNING BOARD DETERMINES THAT,
PART OF THE LAND SHOWN IS SUBJECT IN PART TO PROTECTION UNDER THE MASSACHUSETTS WETLANDS PROTECTION ACT.
A NOTICE OF INTENT MAY BE FILED WITH THE NANTUCKET CONSERVATION COMMISSION WITH REGARD TO PROPOSED CONSTRUCTION.
PLANNING BOARD ENDORSEMENT DOES NOT CONSTITUTE DETERMINATION OF CONFORMANCE TO ZONING

APPROVED:
NANTUCKET BOARD OF SELECTMEN

DATE:

NANTUCKET PLANNING BOARD
APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED

DATE:

ROADWAY ACQUISITION PLAN
IN
NANTUCKET MA.

TAKING PLAN OF SESACHACA ROAD AND OCEAN ROAD
(NANTUCKET COUNTY)

SCALE 1 IN.= 30 FT
DECEMBER 21, 2015

PREPARED FOR: TOWN OF NANTUCKET
PREPARED BY: J. MARCKLINGER & ASSOCIATES
P.O. BOX 896
NANTUCKET, MA. 02554
(310) 945-7054

ANR #7915
23 Federal Street Realty Trust
23 Federal Street
Map 42.3.1 Parcel 9.3

Nantucket SURVEYORS LLC

P.O. Box 3627, Nantucket, Massachusetts 02584-3627
Tel. (508) 228-0240 Fax (508) 228-9856
www.nantucketsurveyors.com
nsllcinfo@nantucketsurveyors.com

TOWN CLERK

NANTUCKET

6AM 9:56:51

January 4, 2016

Town Clerk, Town of Nantucket
Town and County Building
16 Broad Street, 1st Floor
Nantucket, MA 02554

PLANNING OFFICE
JAN 06 2016
RECEIVED

JAN 6 2016

#50 —
CHK # 2785

Re: **NOTICE OF "FORM A" SUBMISSION.**
#23 Federal Street
Map:42.3.1 Parcel:9.3

To the Nantucket Town Clerk:

Pursuant to Massachusetts General Laws, Chapter 41, Section 81P and Section 2.03 of the Nantucket planning Board Rules and Regulation Governing the Subdivision of Land, on behalf of the applicant, we hereby submit the above referenced Form A Plan entitled "Perimeter Plan of Land in Nantucket, Massachusetts" for the endorsement at the next regularly scheduled meeting of the planning board. The owner's name of the locus property is: Robert J. Gendron, Trustee of 23 Federal Street Realty Trust.

A copy of this notification is being forwarded to the Planning Board.

Very Truly Yours,
Nantucket Surveyors, LLC

Paul J. Santos, PLS
Executive Vice President, Associate

Enclosures

CC: Steven L. Cohen
Robert J. Gendron

Nantucket SURVEYORS LLC

P.O. Box 3627, Nantucket, Massachusetts 02584-3627
Tel. (508) 228-0240 Fax (508) 228-9856
www.nantucketsurveyors.com
nsllcinfo@nantucketsurveyors.com

January 4, 2016

Nantucket Planning Board
2 Fairgrounds Road
Nantucket, MA 02554

Attn: Leslie Woodson Snell, AICP, LEED AP

Re: **Approval Not Required (Form A Application)**
Applicant: Robert J. Gendron, Trustee
#23 Federal Street
Map:42.3.1 Parcel:9.3

Dear Leslie:

On behalf of the applicant, Nantucket Surveyors, LLC as an agent for the applicant, respectfully requests to be on the agenda for the referenced application at the next regularly scheduled Planning Board meeting, Said application is included with this cover letter. Please contact our office with any questions.

Sincerely,
Nantucket Surveyors, LLC

Paul J. Santos, PLS
Agent for the Applicant

Enclosures

Cc: Steven L. Cohen
Robert J. Gendron

TOWN CLERK
NANTUCKET
6AM 9:57:03

PLANNING OFFICE
JAN 06 2016
RECEIVED

JAN 06 2016

Nantucket Planning Board

Form A
Application for Endorsement of a Plan Believed Not to Require Approval
(ANR)

Date: 1/4/16 *Name of Owner(s)/Applicant(s): 23 Federal Street Realty Trust

*Owner's/Applicant's address: 323 Manley Street, West Bridgewater MA 02379
State: MA Zip Code: 02554
*(include all names and addresses of the principals of the owner entity such as principal officer of corporation, trustees of the trust and partners of the partnership)

Location of Property (Street or Area): 23 Federal Street

Name of Registered Land Surveyor: Paul J. Santos
Surveyor's address: Nantucket Surveyors, LLC 5 Windy Way, Nantucket MA 02554

The owner's title to the land derived under deed from DOWNEYFLAKE, INC, date 8/26/15
And recorded in Nantucket Registry of Deed, Book 1498 Page 271 or Land Court Certificate of Title #_____, registered in Nantucket District Book_____, Page_____ and shown on Assessor's Map# 42.3.1, Parcel # 9.3.
To the Planning Board of the Town of Nantucket:

The undersigned wishes to record the accompanying plan and requests a determination and endorsement by said Board that approval by it under the Subdivision Control Law is not required. The undersigned believes that such approval is not required for the following reasons: (check all that apply)

* The accompanying plan is not a subdivision because it does not show a division of land (perimeter plan).

▪ The division of the tract of land shown on the accompanying plan is not a subdivision because every lot on the plan has frontage of at least such distance as is presently required by the *Nantucket Zoning By-Law* under Section 5 which requires _____feet for erection of a building on such lot; and every lot shown on the plan has such frontage on:

A. a public way or a way which the City or Town Clerk certifies is maintained and used as a Public way, namely_____; **OR**

B. a way shown on a plan theretofore approved and endorsed in accordance with the Subdivision Control Law, namely_____on _____(date) and Subject to the following conditions_____; **OR**

C. a way in existence on _____(date); the date when the Subdivision Control Law became effective in the Town of Nantucket, having in the opinion of the Planning Board, sufficient

width, suitable grades, and adequate construction to provide for the need to vehicular traffic in relation to the proposed use of the land abutting thereon or served thereby, and for the installation of municipal services to serve such land and the buildings erected or to be erected thereon, namely _____.

- ▫ The division of the tract of land shown on the accompanying plan is not a subdivision because it shows a proposed conveyance or other instrument, namely_____, which adds to, takes away from or changes the size and shape of lots in such a manner so that no lot affected is left without frontage as required by the *Nantucket Zoning By-Law* under Section 5, which requires _____feet.

- ▫ The division of the tract of land shown on the accompanying plan is not a subdivision because two or more buildings, specifically_____ buildings were standing on the land prior to 1955, the date when the Subdivision Control Law went into effect in the Town of Nantucket, and one of such building remains standing on each of the lots; said buildings as shown and located on the accompanying plan.Evidence of the existence of such buildings prior to the effective date of the Subdivision Control Law is submitted as follows: _____

_____

- ▫ Other reasons or comments: (see M.G.L., Chapter 41, Section 81-L)

_____

_____

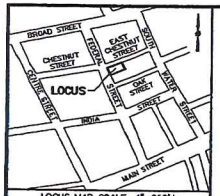
I hereby certify that the applicant(s) listed above have been authorized by me to file a plan with the Planning Board of Nantucket on property that I own.

Steven Cohen AS Attorney

Owner's Signature

Planning Board File #_____

Endorsement Date:_____



LOCUS MAP SCALE: 1"=250'±

REFERENCES:
OWNER: 23 FEDERAL STREET REALTY TRUST
ROBERT J. GENDRON, TRUSTEE

DEED REFERENCE: DEED BOOK 1498, PAGE 271
PLAN REFERENCE: PLAN BOOK 21, PAGE 31

ASSESSORS REFERENCE:
MAP: 42.3.1 PARCEL: 9.3

ZONING CLASSIFICATION
DISTRICT: CDT

MINIMUM LOT SIZE = 3,750 S.F.
MINIMUM FRONTAGE = 35'
FRONT YARD SETBACK = 0'
SIDE YARD SETBACK = 0'
REAR YARD SETBACK = 5'
ALLOWABLE GROUND COVER RATIO =75%
EXISTING GROUND COVER RATIO =75%

NOTES:

1. THE PLANNING BOARD DETERMINES THAT:
   LOT(S) 3A DO NOT CONTAIN AREAS SUBJECT TO PROTECTION UNDER THE MASSACHUSETTS WETLANDS PROTECTION ACT WHICH ARE REQUIRED TO BE EXCLUDED FROM LOT AREA UNDER THE NANTUCKET ZONING BY-LAW BUT STILL MAY BE SUBJECT TO PROTECTION UNDER STATE AND LOCAL WETLAND BYLAWS. DETERMINATION OF APPLICABILITY MAY BE OBTAINED THROUGH APPLICATION TO THE CONSERVATION COMMISSION.
2. THE PREMISES SHOWN ON THIS PLAN ARE NOT LOCATED WITHIN A FLOOD HAZARD ZONE AS DELINEATED ON THE "FIRM" MAP NO. 25019C0086G; MAP EFFECTIVE DATE: JUNE 9, 2014 BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
3. SEE SPECIAL PERMIT NO. 060-84, Dd. Bk. 218, Pg. 350.
4. SEE SPECIAL PERMIT NO. 05-85, Dd. Bk. 232, Pg. 176.
5. SEE SPECIAL PERMIT NO. 004-86, UNRECORDED.
6. SEE SPECIAL PERMIT NO. 43-15, DATED 12/10/15 UNRECORDED AS OF 1/4/16.

LEGEND:

DHCB	DRILL HOLE/CONCRETE BOUND
Dd. Bk.	BOOK
FND	FOUND
GC	GROUND COVER
N/F	NOW OR FORMERLY
Pl. Bk.	PLAN BOOK
S.F.	SQUARE FEET
SPK	SPIKE
SSM	STEEL SURVEYORS MARKER
-X-X-	WOOD FENCE

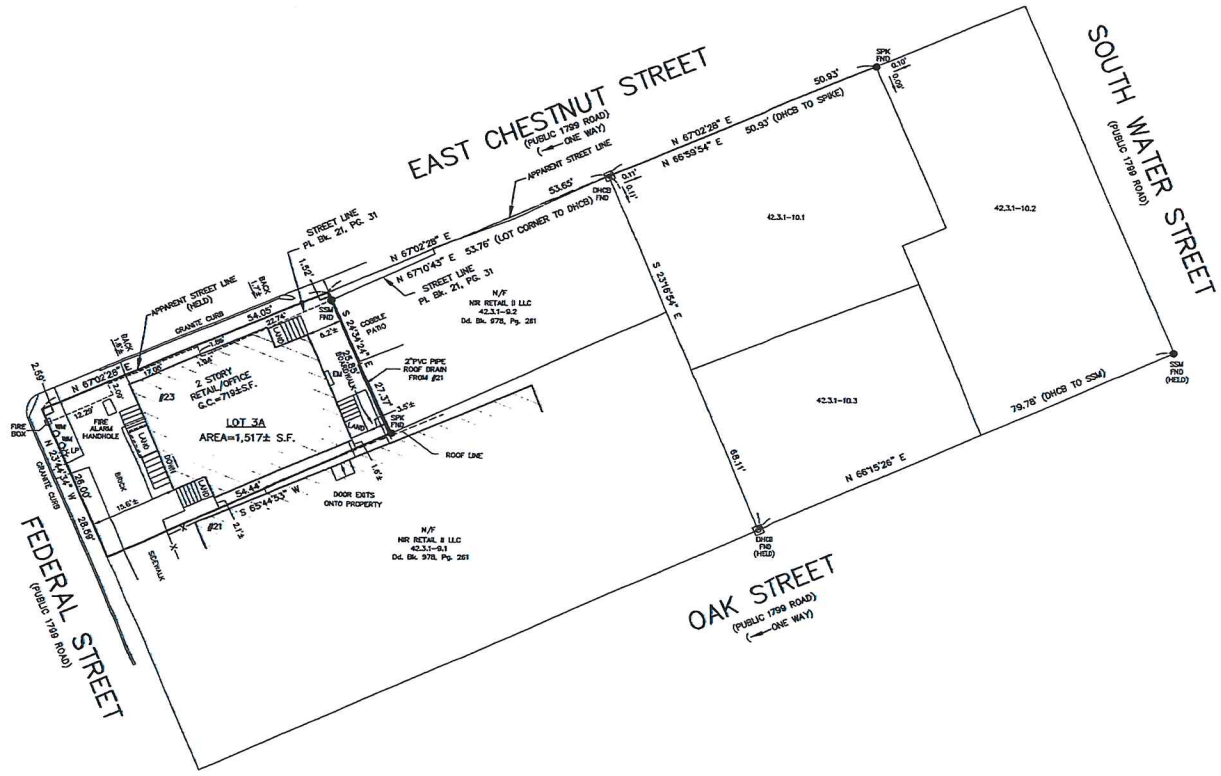
PERIMETER PLAN OF LAND
#23 FEDERAL STREET
IN
NANTUCKET, MASSACHUSETTS

SCALE: 1"=10' DATE: JANUARY 04, 2016

PREPARED FOR:
23 FEDERAL STREET REALTY TRUST

NANTUCKET SURVEYORS, LLC
5 WINDY WAY
NANTUCKET, MA 02554
(508) 228-0240

GRAPHIC SCALE
1"=10'
10 20 30 40



NANTUCKET REGISTRY OF DEEDS
Date
Time
Plan BK. PG.
Plan File
Attest: Register

RESERVED FOR REGISTRY USE ONLY

MERIDIAN: PLAN BOOK 20, PAGE 37

"I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS."

PROFESSIONAL LAND SURVEYOR 1/4/16 DATE

PLANNING BOARD ENDORSEMENT DOES NOT CONSTITUTE A DETERMINATION OF CONFORMANCE UNDER ZONING.

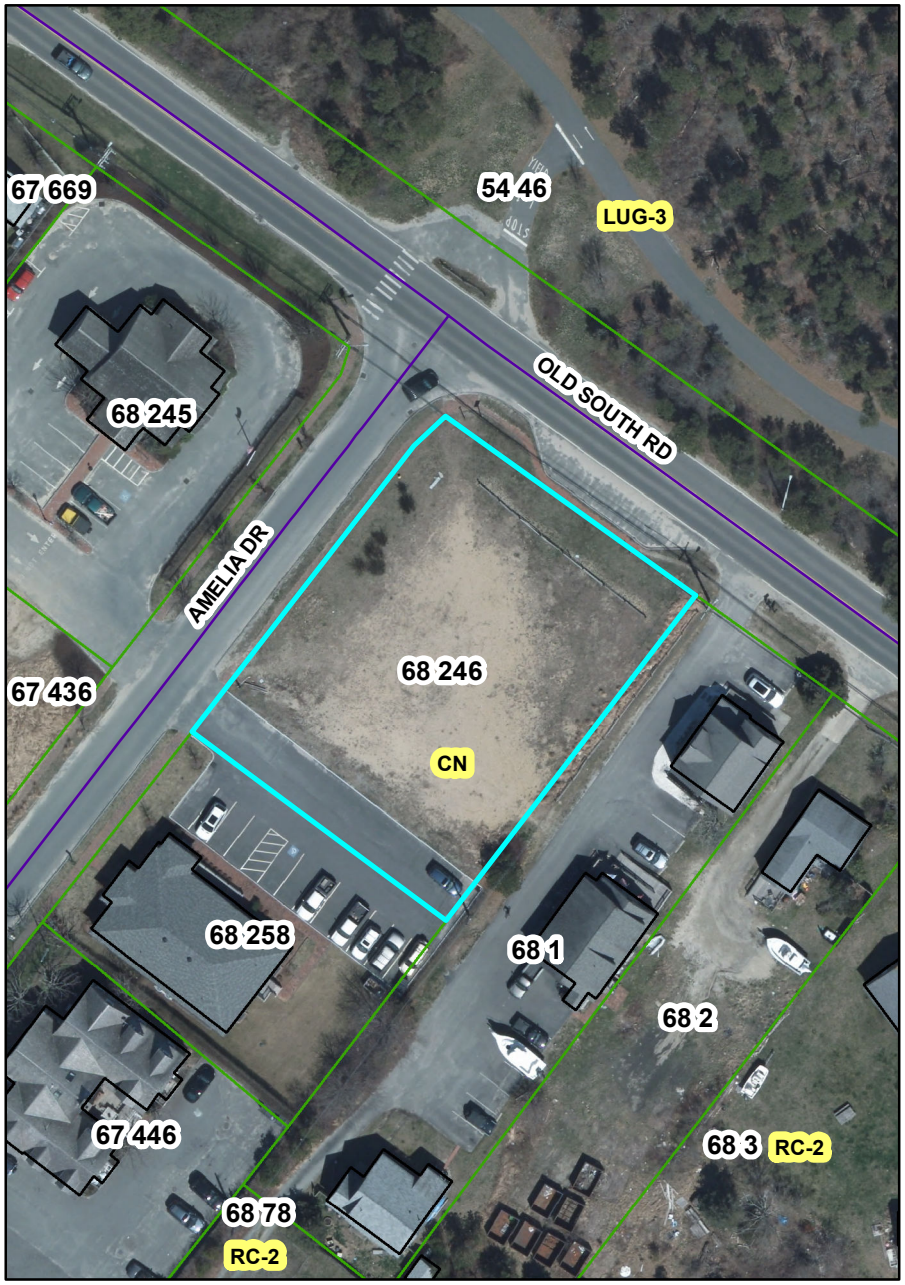
NANTUCKET PLANNING BOARD
APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED

BARRY RECTOR, CHAIRMAN
LINDA WILLIAMS, VICE-CHAIRMAN
NATHANIEL LONGLL
JOHN MCLAUGHLIN
JOSEPH MARCHLINGER
DATE APPROVED
DATE SIGNED
FILE NO.

N-10653

6 of 6

Planning Board #21-15
Paul M. Roberts DDS, LLC
21 Old South Road
Map 68 Parcel 246



Nantucket SURVEYORS LLC

P.O. Box 3627, Nantucket, Massachusetts 02584-3627
Tel. (508) 228-0240 Fax (508) 228-9856
www.nantucketsurveyors.com
nsllcinfo@nantucketsurveyors.com

January 4, 2016

Nantucket Planning Board
2 Fairgrounds Road
Nantucket, MA 02554

Attn: Leslie Woodson Snell, AICP, LEED AP

Re: **Special Permit #20-15**
Applicant: John D. Ready, Jr. Trust
#21 Old South Road
Map:68 Parcel:246

Dear Leslie:

On behalf of the applicant, Nantucket Surveyors, LLC as an agent for the applicant, respectfully submits final plans for review and endorsement in accordance with Special Permit condition 1.1 "Plan Modifications". Please contact our office with any questions.

Sincerely,
Nantucket Surveyors, LLC

Paul J. Santos, PLS
Agent for the Applicant

Enclosures

Cc: Sarah F. Alger

MAJOR COMMERCIAL DEVELOPMENT

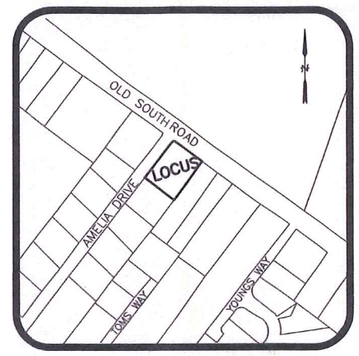
SPECIAL PERMIT #20-15

21 OLD SOUTH ROAD

MAP 68 PARCEL 246

NANTUCKET, MASSACHUSETTS

DATE: JANUARY 4, 2016



LOCUS MAP

SCALE: 1"=200'

INDEX

SHEET NO.	DESCRIPTION
1	SITE DEVELOPMENT PLAN
2	LANDSCAPE PLAN (BY OTHERS)
3	DETAIL SHEET 1
4	DETAIL SHEET 2

PREPARED BY:

NANTUCKET SURVEYORS LLC
SURVEYING & ENGINEERING
5 WINDY WAY, NANTUCKET, MA 02554
508-228-0240 (Ph.) 508-228-9856 (Fax)

OWNER:

SEAN D. READY, TRUSTEE OF
21 OLD SOUTH ROAD NOMINEE TRUST
(D. BK. 1507 PG. 79-LOT 2 PLAN FILE 20-A)

APPLICANT:

JOHN D. READY, JR. TRUST
SPECIAL PERMIT #20-15 D. BK. 1507, PG. 61

PAUL J. SANTOS #36124 — 1/4/16

DALE MACGUNCON CIVIL No. 34575 — 1/4/16

NANTUCKET PLANNING BOARD
MAJOR COMMERCIAL DEVELOPMENT
SPECIAL PERMIT

BARRY RECTOR, CHAIRMAN

LINDA WILLIAMS, VICE-CHAIRWOMAN

NATHANIEL LOWELL

JOHN MCLAUGHLIN

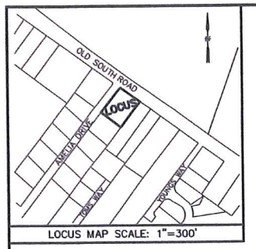
JOSEPH MARCKLINGER

DATE APPROVED

DATE SIGNED

FILE NO. #20-15

N-10618



LOCUS MAP SCALE: 1"=300'

MAP 68 PARCEL 246
LOT AREA=18,546±S.F.

ZONING CLASSIFICATION
DISTRICT: CN (COMMERCIAL NEIGHBORHOOD)
(PWR OVERLAY DISTRICT)
MINIMUM LOT SIZE =7,500 S.F.
MINIMUM FRONTAGE =50'
FRONT YARD SETBACK =10'
SIDE YARD SETBACK =5'
REAR YARD SETBACK =10'
MAX. GROUND COVER RATIO =40%

GROUND COVER/OPEN SPACE SUMMARY

PROPOSED GROUND COVER RATIO		23.4%
#21 OLD SOUTH ROAD	EXISTING OPEN SPACE	92%
	PROPOSED OPEN SPACE	28%
MINIMUM OPEN SPACE REQUIRED 30% (SECT. 139-11G)		

PARKING SUMMARY
(REF. NANTUCKET ZONING BYLAW S.139-18)

PARKING SPACES REQUIRED	
#21 OLD SOUTH ROAD	
RETAIL A (STORES & SERVICES) NET SALES AREA 4,134 SF X 1 SP/200 SF GFA	21
STORAGE & OFFICE SPACE ANCILLARY TO THE COMMERCIAL USE (205 S.F.)	0
10 EMPLOYEES X 1 SP/3 EMPLOYEES ON PEAK SHIFT	3
APARTMENTS 1 SP/8 BEDROOMS	8
TOTAL	32

PARKING SPACES	REQUIRED	PROVIDED
STANDARD	31	22
ACCESSIBLE	1	2
TOTAL	32	24

SOIL EROSION SEDIMENT CONTROL NOTES

1. LAND DISTURBANCE WILL BE KEPT TO A MINIMUM NECESSARY FOR CONSTRUCTION OPERATIONS; RESTABILIZATION WILL BE SCHEDULED AS SOON AS PRACTICAL.
2. CATCH BASINS WILL BE PROTECTED WITH PRODUCT KNOWN AS SACK" THROUGHOUT THE CONSTRUCTION PERIOD AND UNTIL ALL "SILT DISTURBED AREAS ARE THOROUGHLY STABILIZED.
3. EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED PRIOR TO CONSTRUCTION.
4. ALL CONTROL MEASURES WILL BE MAINTAINED IN EFFECTIVE CONDITION THROUGHOUT THE CONSTRUCTION PERIOD.
5. ADDITIONAL CONTROL MEASURES WILL BE INSTALLED DURING THE CONSTRUCTION PERIOD IF NECESSARY OR REQUIRED.
6. SEDIMENT REMOVED FROM CONTROL STRUCTURES WILL BE DISPOSED OF IN A MANNER WHICH IS CONSISTENT WITH THE INTENT OF THE PLAN.
7. JOHN D. READY, JR., AS THE OWNER IS ASSIGNED THE RESPONSIBILITY FOR IMPLEMENTING THIS EROSION AND SEDIMENT CONTROL PLAN. THIS RESPONSIBILITY INCLUDES THE INSTALLATION AND MAINTENANCE OF CONTROL MEASURES, INFORMING ALL PARTIES ENGAGED ON THE CONSTRUCTION SITE OF THE REQUIREMENTS AND OBJECTIVES OF THE PLAN, NOTIFYING THE NANTUCKET PLANNING BOARD OF ANY TRANSFER OF THIS RESPONSIBILITY AND FOR CONVEYING A COPY OF THE EROSION AND SEDIMENT PLAN IF THE TITLE TO THE LAND IS TRANSFERRED.

CONSTRUCTION AND STABILIZATION SEQUENCE NARRATIVE

PRE-CONSTRUCTION MEETING WITH TOWN DEPARTMENTS, APPLICANT, CONTRACTOR AND SITE ENGINEER.

PHASE I SITE CLEARING
1. INSTALL ANTI-TRACKING PAD AT CONSTRUCTION ENTRANCE.
2. INSTALL SEDIMENT CONTROL BARRIER AS DIRECTED BY THE ENGINEER. PROTECT ALL CATCH BASINS WITH SEDIMENTATION CONTROL UNITS UNTIL PROJECT IS COMPLETED.

PHASE II SITE CONSTRUCTION
1. PROCEED WITH EXCAVATION FOR FOUNDATION.
2. PROTECT ALL CATCH BASINS WITH SEDIMENTATION CONTROL UNITS UNTIL PROJECT IS COMPLETED.
3. PLACE FOOTING.
4. POUR FOUNDATION WALL.
5. INSTALL DRAIN SYSTEM.
6. INSTALL UTILITIES.
7. BACKFILL SITE, GRADE AS REQUIRED.
8. INSTALL LANDSCAPING.
9. LOAM AND SEED, STABALIZE SITE.

PHASE III SITE STABILIZATION
1. REMOVE ALL CONSTRUCTION DEBRIS.
2. MAINTAIN ALL EROSION CONTROL UNTIL DISTURBED AREAS HAVE BEEN STABILIZED WITH NEW GROWTH FOR A PERIOD OF 60 DAYS.
3. REMOVE ALL EROSION CONTROL AND CLEAN UP SITE.

MAJOR COMMERCIAL DEVELOPMENT
SITE DEVELOPMENT PLAN

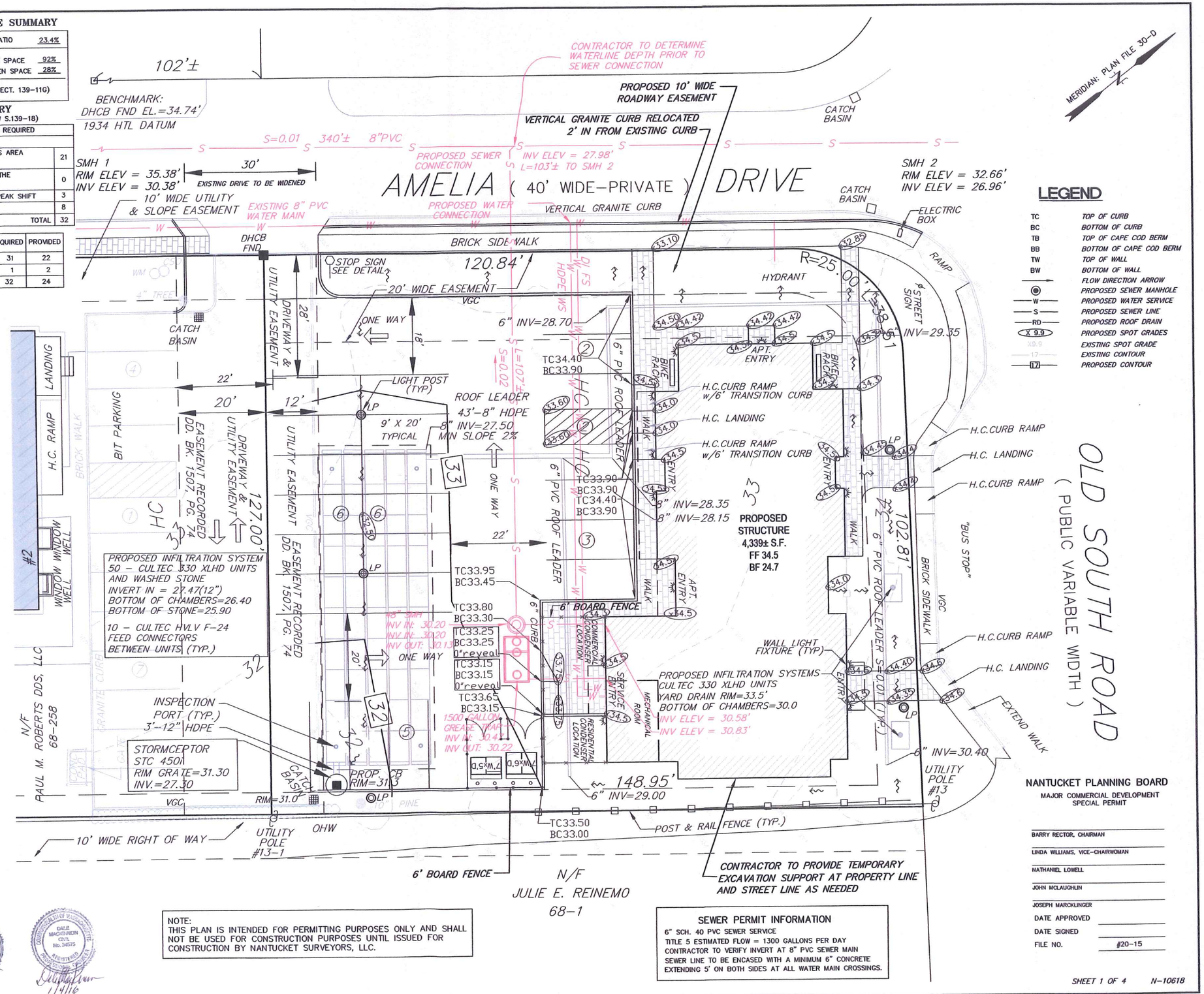
#21 OLD SOUTH ROAD
IN
NANTUCKET, MASSACHUSETTS
SCALE: 1"=10'

DATE: MAY 4, 2015
REVISED: JUNE 1, 2015
REVISED: JUNE 15, 2015
REVISED: JULY 14, 2015
REVISED: SEPTEMBER 9, 2015
SITE LAYOUT/ UTILITY CONNECTION
REVISED: JANUARY 4, 2016
PLANNING BOARD ENDORSEMENT

PREPARED FOR:
JOHN D. READY, JR. TRUST
NANTUCKET SURVEYORS, LLC
5 WINDY WAY
NANTUCKET, MA 02554
(508) 228-0240

GRAPHIC SCALE
1"=10'
0 10 20 30 40

PAUL J. SANTOS #29124 — 1/4/16
DALE MACKINNON CIVIL No. 34575 — 1/4/16



LEGEND

TC	TOP OF CURB
BC	BOTTOM OF CURB
TB	TOP OF CAPE COD BERM
BB	BOTTOM OF CAPE COD BERM
TW	TOP OF WALL
BW	BOTTOM OF WALL
	FLOW DIRECTION ARROW
	PROPOSED SEWER MANHOLE
W	PROPOSED WATER SERVICE
S	PROPOSED SEWER LINE
RD	PROPOSED ROOF DRAIN
X 9.9	PROPOSED SPOT GRADES
X9.9	EXISTING SPOT GRADE
17	EXISTING CONTOUR
17	PROPOSED CONTOUR

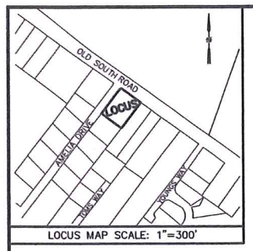
NOTE:
THIS PLAN IS INTENDED FOR PERMITTING PURPOSES ONLY AND SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL ISSUED FOR CONSTRUCTION BY NANTUCKET SURVEYORS, LLC.

SEWER PERMIT INFORMATION
6" SCH. 40 PVC SEWER SERVICE
TITLE 5 ESTIMATED FLOW = 1300 GALLONS PER DAY
CONTRACTOR TO VERIFY INVERT AT 8" PVC SEWER MAIN
SEWER LINE TO BE ENCASED WITH A MINIMUM 6" CONCRETE EXTENDING 5' ON BOTH SIDES AT ALL WATER MAIN CROSSINGS.

NANTUCKET PLANNING BOARD
MAJOR COMMERCIAL DEVELOPMENT
SPECIAL PERMIT

BARRY RECTOR, CHAIRMAN
LINDA WILLIAMS, VICE-CHAIRWOMAN
NATHANIEL LOWELL
JOHN MCLAUGHLIN
JOSEPH MARCKLINGER
DATE APPROVED
DATE SIGNED
FILE NO. #20-15

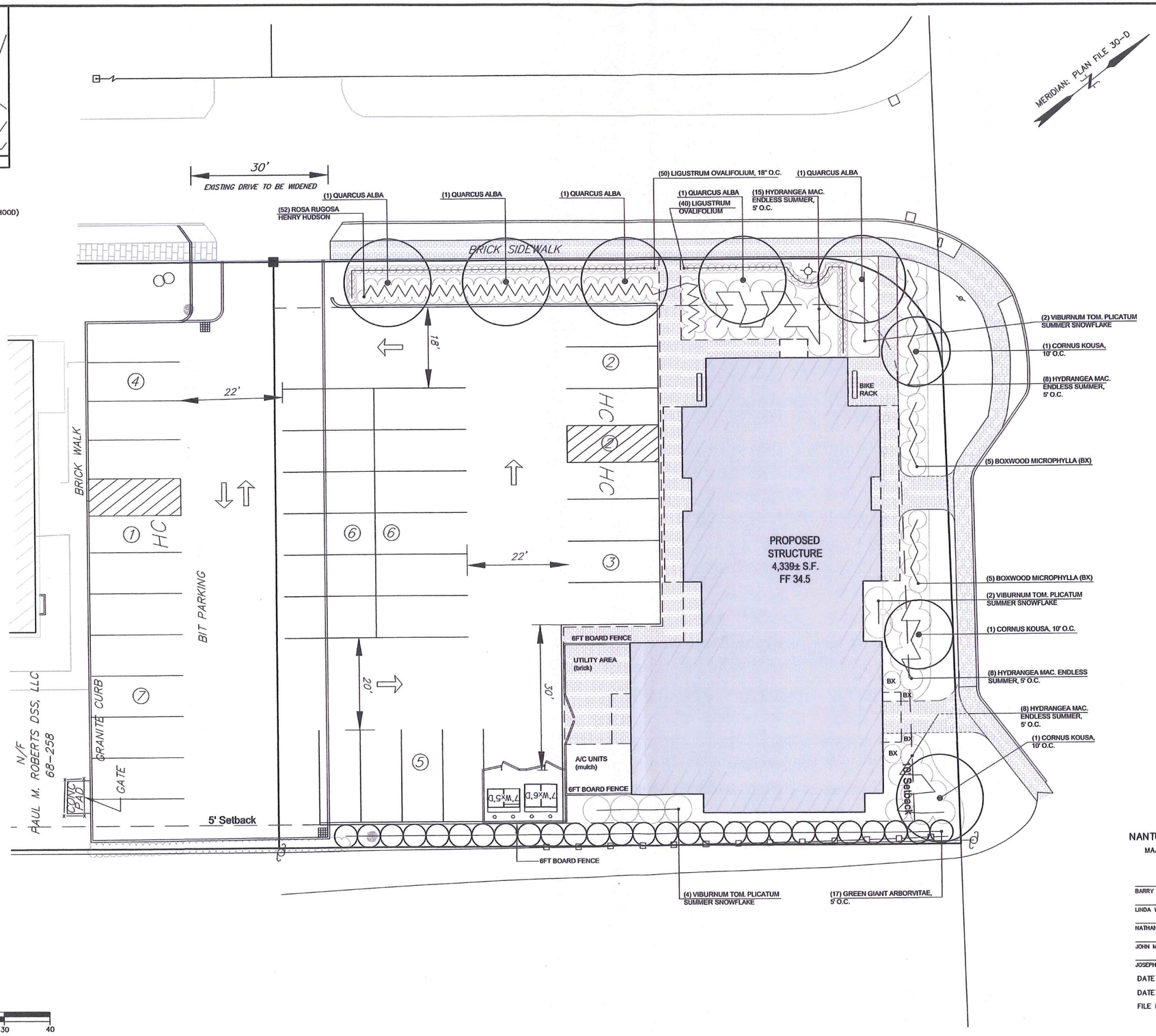
SHEET 1 OF 4 N-10618



LOCUS MAP SCALE: 1"=300'

MAP 68 PARCEL 246
LOT AREA=18,546±S.F.

ZONING CLASSIFICATION
DISTRICT: CN (COMMERCIAL NEIGHBORHOOD)
(PWR OVERLAY DISTRICT)
MINIMUM LOT SIZE =7,500 S.F.
MINIMUM FRONTAGE =50'
FRONT YARD SETBACK =10'
SIDE YARD SETBACK =5'
REAR YARD SETBACK =10'
MAX. GROUND COVER RATIO =40%



GRAPHIC SCALE
1"=10'
0 10 20 30 40

NANTUCKET PLANNING BOARD
MAJOR COMMERCIAL DEVELOPMENT
SPECIAL PERMIT

BARRY RECTOR, CHAIRMAN
LINDA WILLIAMS, VICE-CHAIRWOMAN
NATHANIEL LOWELL
JOHN MCLAUGHLIN
JOSEPH MARCKLINGER
DATE APPROVED
DATE SIGNED
FILE NO. #20-15

SHEET 2 OF 4

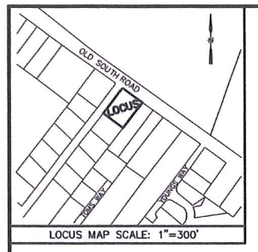
MAJOR COMMERCIAL DEVELOPMENT

21 OLD SOUTH ROAD, NANTUCKET MA 02554

PLANTING PLAN for HDC SUBMISSION

DECEMBER 8 2015 Scale 1" = 10'-0"

LANDSCAPE DESIGN STUDIO
AHERN LLC
t: (508) 333 5138
f: (508) 325 4616
design@ahernllc.com
PB 2213 Nantucket MA 02584
IN ASSOCIATION WITH EMERITUS



LOCUS MAP SCALE: 1"=300'

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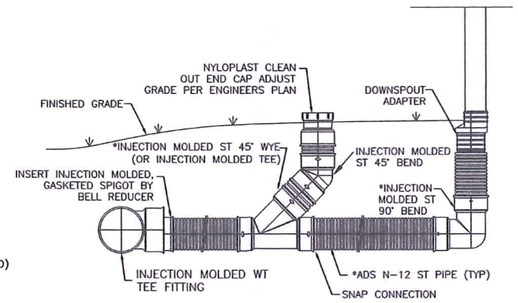
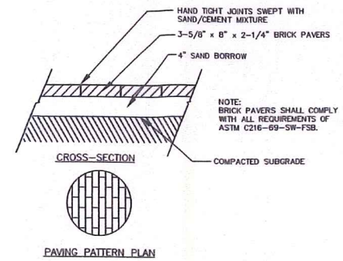


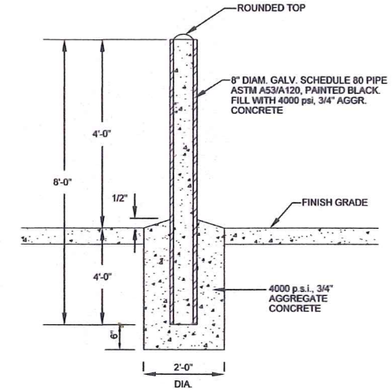
ROOF DRAIN DETAIL WITH CLEANOUT

N.T.S.



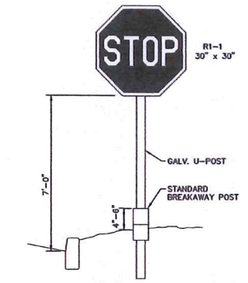
TYPICAL CROSS-SECTION BRICK WALKWAY

N.T.S.



BOLLARD

N.T.S.

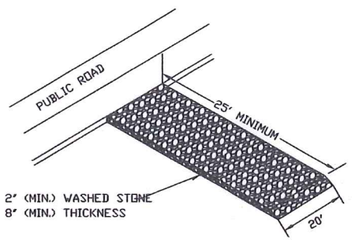


INSTALLATION, DIMENSIONS, COLORS AND DETAILS OF VARIOUS SIZE SIGNS, SHIELDS AND ACCESSORY PANELS TO FOLLOW STANDARDS IN THE CURRENT "STANDARD HIGHWAY SIGNS PUBLICATION" AND THE CURRENT "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS".

NOTE: ALL SIGNS SHALL BE IN ACCORDANCE WITH DEPT. OF TRANSPORTATION STANDARDS.

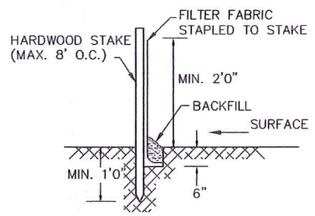
STOP SIGN LOCATION DETAIL

N.T.S.



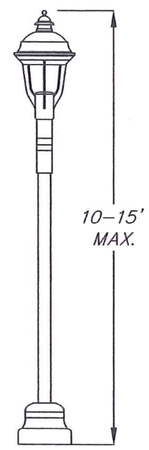
CONSTRUCTION ENTRANCE DETAIL

NOT TO SCALE



SILTATION FENCING DETAIL

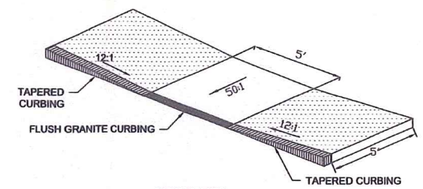
N.T.S.



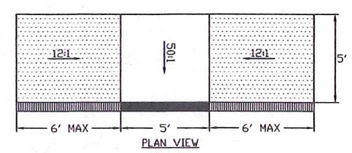
LIGHT POLE DETIAL

N.T.S.

LIGHTING PLAN TO BE IN COMPLIANCE WITH TOWN BY-LAW CHAPTER 102 SUPPLEMENTAL LIGHTING PLAN INCORPORATING A "DARK SKY" COMPLIANT DESIGN TO BE PROVIDED



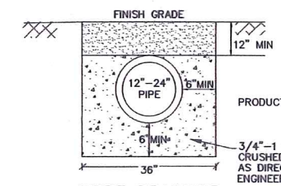
PROFILE VIEW



PLAN VIEW

HANDICAP CURB DETAIL

(NOT TO SCALE)



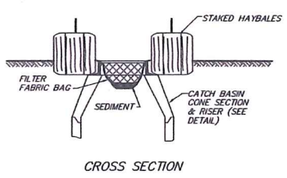
PRODUCT NOTE: 3.116

HDPE DRAINAGE PIPE DETAIL

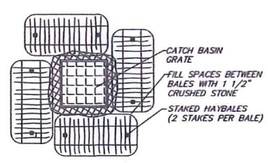
N.T.S.

ACCESS DRIVE CROSS-SECTION

N.T.S.



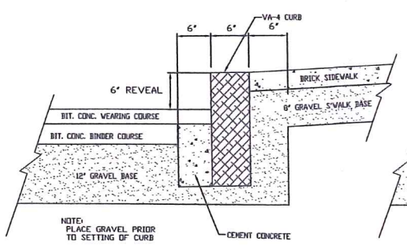
CROSS SECTION



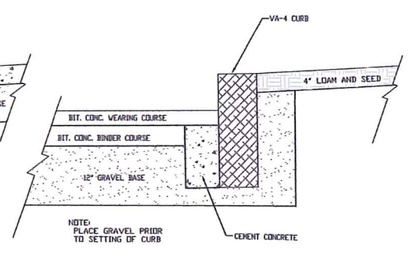
PLAN VIEW

CATCH BASIN SEDIMENT TRAP

N.T.S.



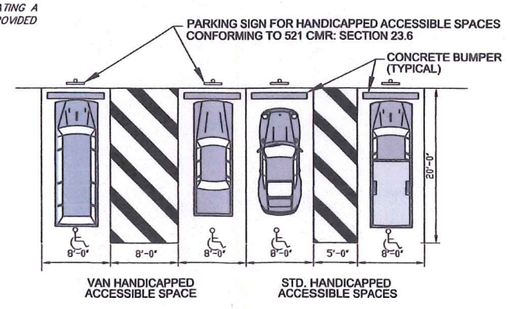
GRANITE CURB WITH SIDEWALK



GRANITE CURB WITH GRASS AREA

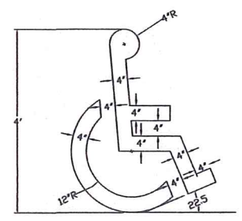
CURB DETAILS

(NOT TO SCALE)



HANDICAP PARKING DETAIL

(NOT TO SCALE)



NOTE:

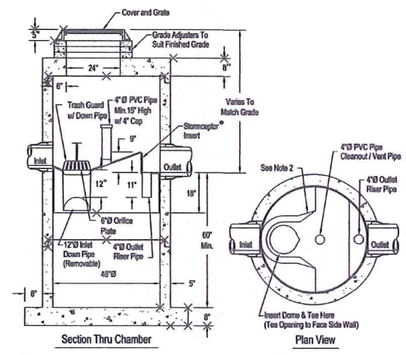
1) SYMBOL SHALL BE CENTERED IN THE PARKING STALL AND SHALL BE WHITE

2) PAVEMENT MARKING STRIPES SHALL BE WHITE.

3) SYMBOL TO BE PAINTED IN ALL HANDICAP SPACES.

ACCESSIBLE PARKING SPACE SYMBOL

(NOT TO SCALE)



Notes:
1. The use of a Flexible Connection is recommended at The Inlet and Outlet Pipe.
2. The Cover should be positioned over The Inlet Drop Pipe and The Vent Pipe.
3. The Stormceptor System is protected by one or more of the following U.S. Patents: 04985148, #5498331, #5725760, #5753115, #5849181, #6008765, #6371690.
4. Contact a Rinker Materials representative for Double Grate Top Slab details and further details not listed on this sheet.

STC 450i PRECAST CONCRETE STORMCEPTOR

N.T.S.

MAJOR COMMERCIAL DEVELOPMENT
CONSTRUCTION DETAILS & NOTES

#21 OLD SOUTH ROAD
IN
NANTUCKET, MASSACHUSETTS
SCALE: 1"=10' DATE: JANUARY 4, 2016

PREPARED FOR:
JOHN D. READY, JR. TRUST

NANTUCKET SURVEYORS, LLC
5 WINDY WAY
NANTUCKET, MA 02554
(508) 228-0240

GRAPHIC SCALE
1"=10'
0 10 20 30 40

NOTE:
THIS PLAN IS INTENDED FOR PERMITTING PURPOSES ONLY AND SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL ISSUED FOR CONSTRUCTION BY NANTUCKET SURVEYORS, LLC.

NANTUCKET PLANNING BOARD
MAJOR COMMERCIAL DEVELOPMENT
SPECIAL PERMIT

BARRY RECTOR, CHAIRMAN

LINDA WILLIAMS, VICE-CHAIRWOMAN

NATHANIEL LOWELL

JOHN MCLAUGHLIN

JOSEPH MARCKLINGER

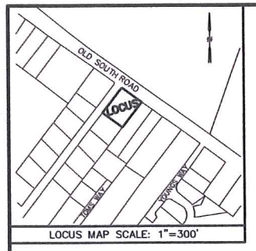
DATE APPROVED

DATE SIGNED

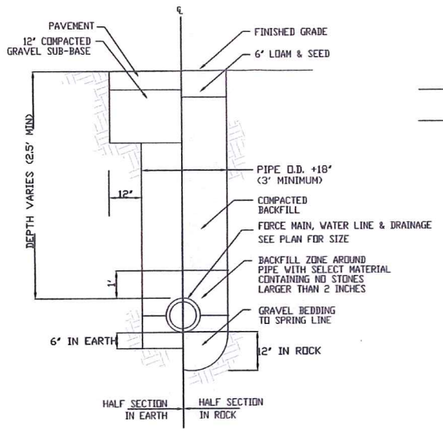
FILE NO. #20-15

DALE MACKINNON CIVIL No. 34575 REGISTERED PROFESSIONAL ENGINEER
1/4/16

SHEET 3 OF 4 N-10618

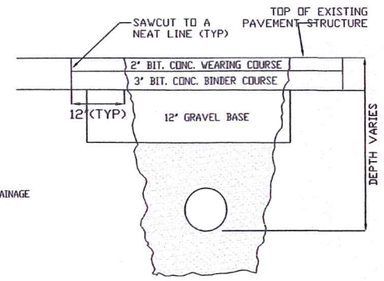


ZONING CLASSIFICATION
DISTRICT: CN (COMMERCIAL NEIGHBORHOOD)
(PWR OVERLAY DISTRICT)
MINIMUM LOT SIZE =7,500 S.F.
MINIMUM FRONTAGE =50'
FRONT YARD SETBACK =10'
SIDE YARD SETBACK =5'
REAR YARD SETBACK =10'
MAX. GROUND COVER RATIO =40%



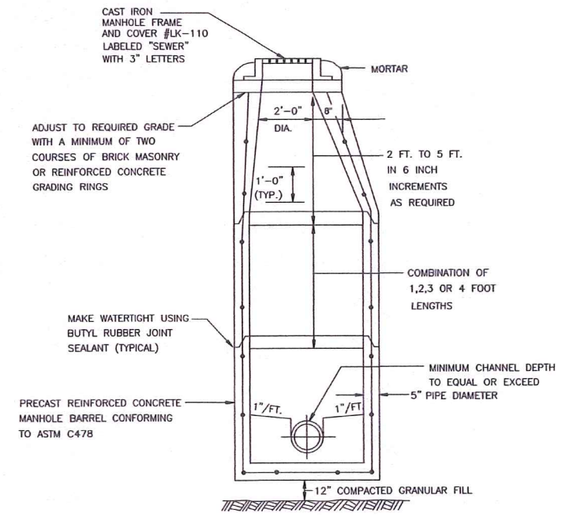
TRENCH DETAIL

(NOT TO SCALE)



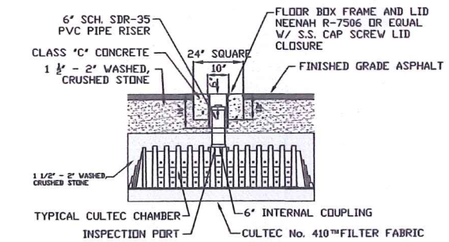
PERMANENT TRENCH PATCH DETAIL

(NOT TO SCALE)



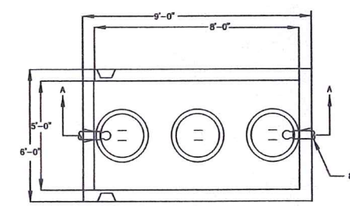
SEWER MANHOLE DETAIL

(NOT TO SCALE)

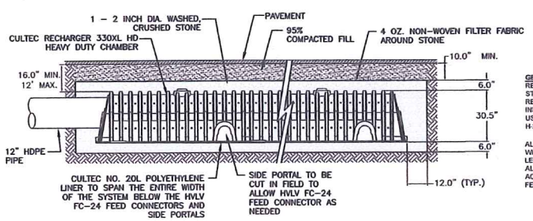


TYPICAL H20 INSPECTION PORT DETAIL

N.T.S.

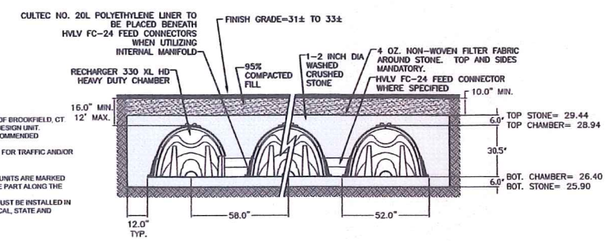


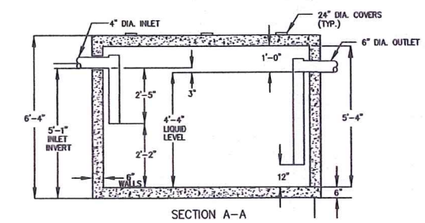
PLAN VIEW



GENERAL NOTES
RECHARGER 330XL HD BY CULTEC, INC. OF BROOKFIELD, CT STORAGE PROVIDED = 11.32 CF/FT PER DESIGN UNIT.
REFER TO CULTEC, INC.'S CURRENT RECOMMENDED INSTALLATION GUIDELINES.
USE RECHARGER 330XL HD HEAVY DUTY FOR TRAFFIC AND/OR H-25 APPLICATIONS.

ALL RECHARGER 330XL HD HEAVY DUTY UNITS ARE MARKED WITH A COLOR STRIPE FORMED INTO THE PART ALONG THE LENGTH OF THE CHAMBER.
ALL RECHARGER 330XL HD CHAMBERS MUST BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.



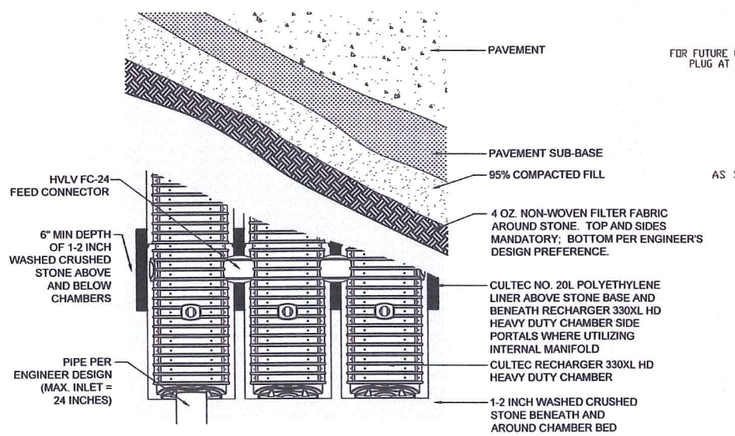


SECTION A-A

NOTES:
1.) CONCRETE – 5,000 P.S.I. MINIMUM STRENGTH @ 28 DAYS
2.) STEEL REINFORCEMENT – ASTM A-615, GRADE 60
3.) COVER TO STELL – 1" MINIMUM
4.) TANKS ARE DESIGNED TO MEET ASTM C858 AND ACI 318 WITH AASHTO HS-20 LOADING
5.) EARTH COVER – 0 TO 4 FEET
6.) CONSTRUCTION JOINT – SEALED WITH 1" DIA. BUTYL RUBBER OR EQUIVALENT

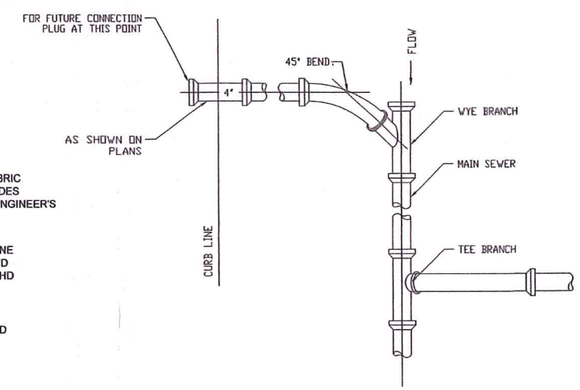
1500 GALLON GREASE TRAP

NOT TO SCALE



CULTEC DRAINAGE INFILTRATION SYSTEM DETAILS

N.T.S.



PLAN VIEW

ELEVATION

SHALLOW SEWER SERVICE CONNECTION COLLECTING SEWER DEPTH TO 9 FEET

(NOT TO SCALE)

NOTE:
THIS PLAN IS INTENDED FOR PERMITTING PURPOSES ONLY AND SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL ISSUED FOR CONSTRUCTION BY NANTUCKET SURVEYORS, LLC.

MAJOR COMMERCIAL DEVELOPMENT
CONSTRUCTION DETAILS & NOTES
#21 OLD SOUTH ROAD
IN
NANTUCKET, MASSACHUSETTS
SCALE: 1"=10' DATE: JANUARY 4, 2016
PREPARED FOR:
JOHN D. READY, JR. TRUST
NANTUCKET SURVEYORS, LLC
5 WINDY WAY
NANTUCKET, MA 02554
(508) 228-0240
GRAPHIC SCALE
1"=10'
0 10 20 30 40

NANTUCKET PLANNING BOARD
MAJOR COMMERCIAL DEVELOPMENT
SPECIAL PERMIT

BARRY RECTOR, CHAIRMAN
LINDA WILLIAMS, VICE-CHAIRWOMAN
NATHANIEL LOWELL
JOHN MCLAUGHLIN
JOSEPH MARCKLINGER
DATE APPROVED
DATE SIGNED
FILE NO. #20-15

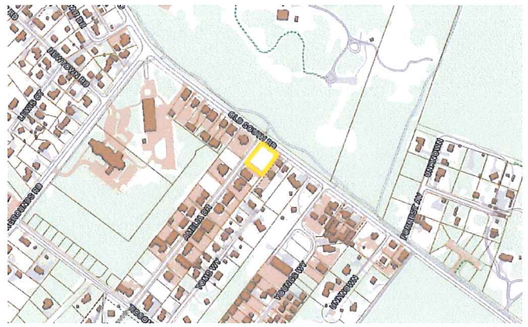
CARLO MACGINNIS CIVIL No. 34575 REGISTERED PROFESSIONAL ENGINEER
1/4/16

SHEET 4 OF 4 N-10618

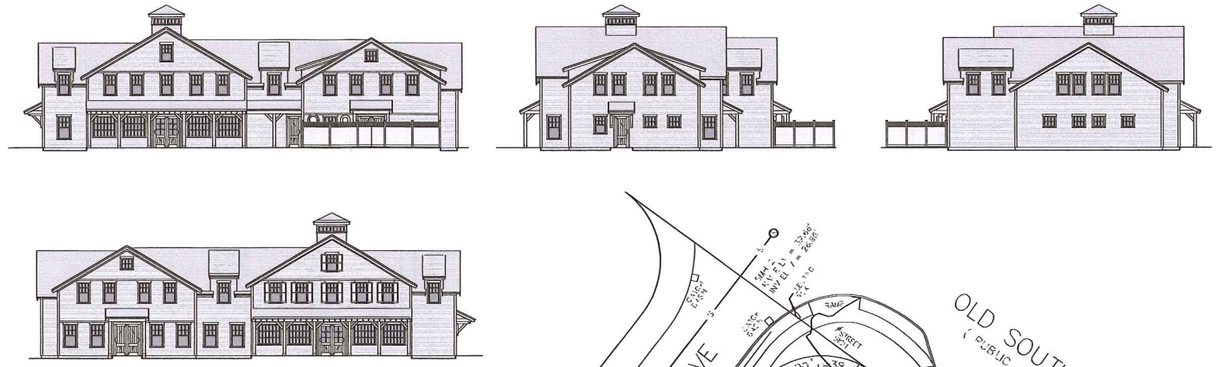
The Nantucket Meat and Fish Market

21 Old South Road
Nantucket, MA 02554

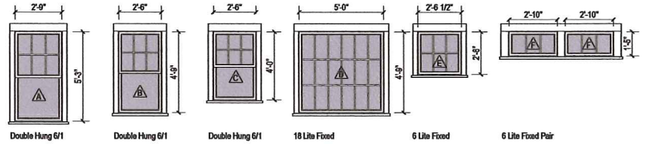
H. D. C. Submission - Not For Construction 12.09.15



1 Locus Map
Not to Scale

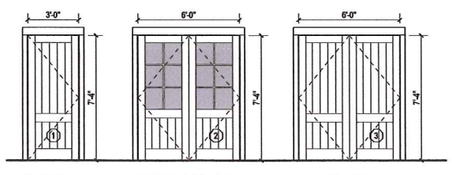


4 Proposed Elevations
1/16" = 1'-0"



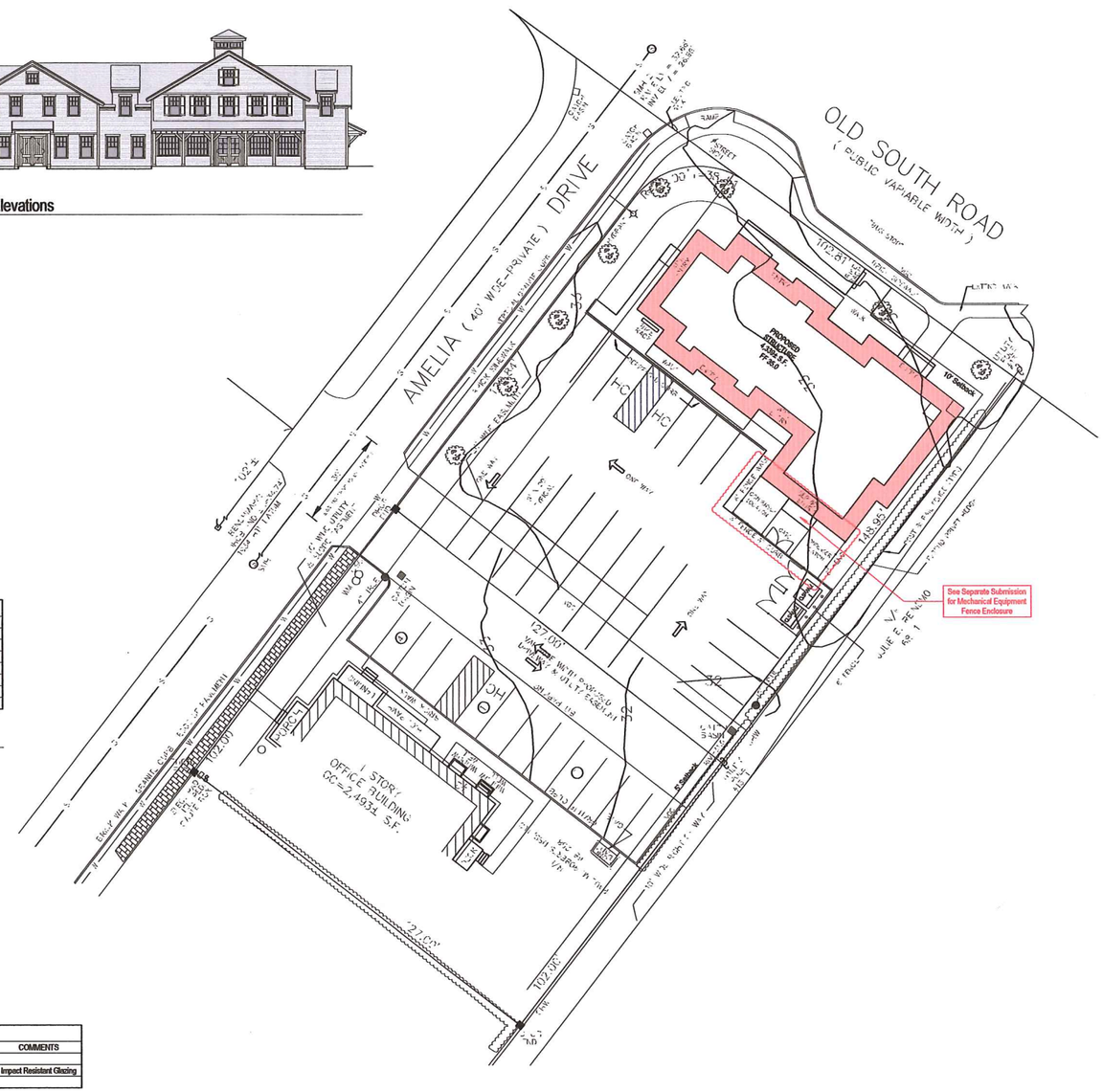
WINDOW SCHEDULE									
WINDOW	QUANTITY	UNIT WIDTH	UNIT HEIGHT	ROUGH WIDTH	ROUGH HEIGHT	DESCRIPTION	MANUFACTURER	DP RATING	COMMENTS
A	10	2'-9"	5'-3"	3'-0 3/4"	5'-5 1/2"	Double Hung 6/1	Andersen A Series	≥ 30	Impact Resistant Glazing
B	34	2'-6"	4'-9"	2'-9 3/4"	4'-11 1/2"	Double Hung 6/1	Andersen A Series	≥ 30	Impact Resistant Glazing
C	3	2'-6"	4'-0"	2'-9 3/4"	4'-2 1/2"	Double Hung 6/1	Andersen A Series	≥ 30	Impact Resistant Glazing
D	8	5'-0"	4'-9"	5'-3 3/4"	4'-11 1/2"	18 Lite Fixed	Andersen A Series	≥ 30	Impact Resistant Glazing
E	8	2'-6"	2'-6"	2'-9 3/4"	2'-8 1/2"	6 Lite Fixed	Andersen A Series	≥ 30	Impact Resistant Glazing
F	8	2'-10"	1'-5"	3'-1 3/4"	1'-7 1/2"	6 Lite Fixed Pair	Andersen A Series	≥ 30	Impact Resistant Glazing

2 Window Legend
Not to Scale



EXTERIOR DOOR SCHEDULE										
DOOR	QUANTITY	UNIT WIDTH	UNIT HEIGHT	ROUGH WIDTH	ROUGH HEIGHT	DESCRIPTION	MANUFACTURER	FINISH	DP RATING	COMMENTS
1	2	3'-0"	7'-4"	3'-1 1/2"	7'-4 3/4"	2 Panel 'V' Groove	Custom	Natural	≥ 30	
2	2	6'-0"	7'-4"	6'-1 1/2"	7'-5"	6-Lite Over Single Panel	Custom	Natural	≥ 30	Impact Resistant Glazing
3	2	6'-0"	7'-4"	6'-1 1/2"	7'-5"	2 Panel 'V' Groove	Custom	Natural	≥ 30	

3 Door Legend
Not to Scale



5 Site Plan
1" = 20'-0"

1510

The Nantucket Meat and Fish Market
21 Old South Road
Nantucket, MA 02554

emeritus Development Ltd.
8 Williams Lane Nantucket, MA 02554
P: 508.325.4949
F: 508.325.4949
www.emeritusdevelopment.com

Site Plan, Locus Map

Site Information

Map & Parcel:	68/245
Current Zoning:	CN
Minimum Frontage:	50 ft.
Front Setback:	10 ft.
Side/Rear Setback:	5/10 ft.
Lot Size:	18,545 +/- sq. ft.
Min. Lot Size:	7,500 sq. ft.*
Allowable G.C.:	40% or 7,418 sq. ft.
Existing G.C.:	0
Proposed G.C.:	4,339 sq. ft.
Total Proposed G.C.:	4,339 sq. ft.

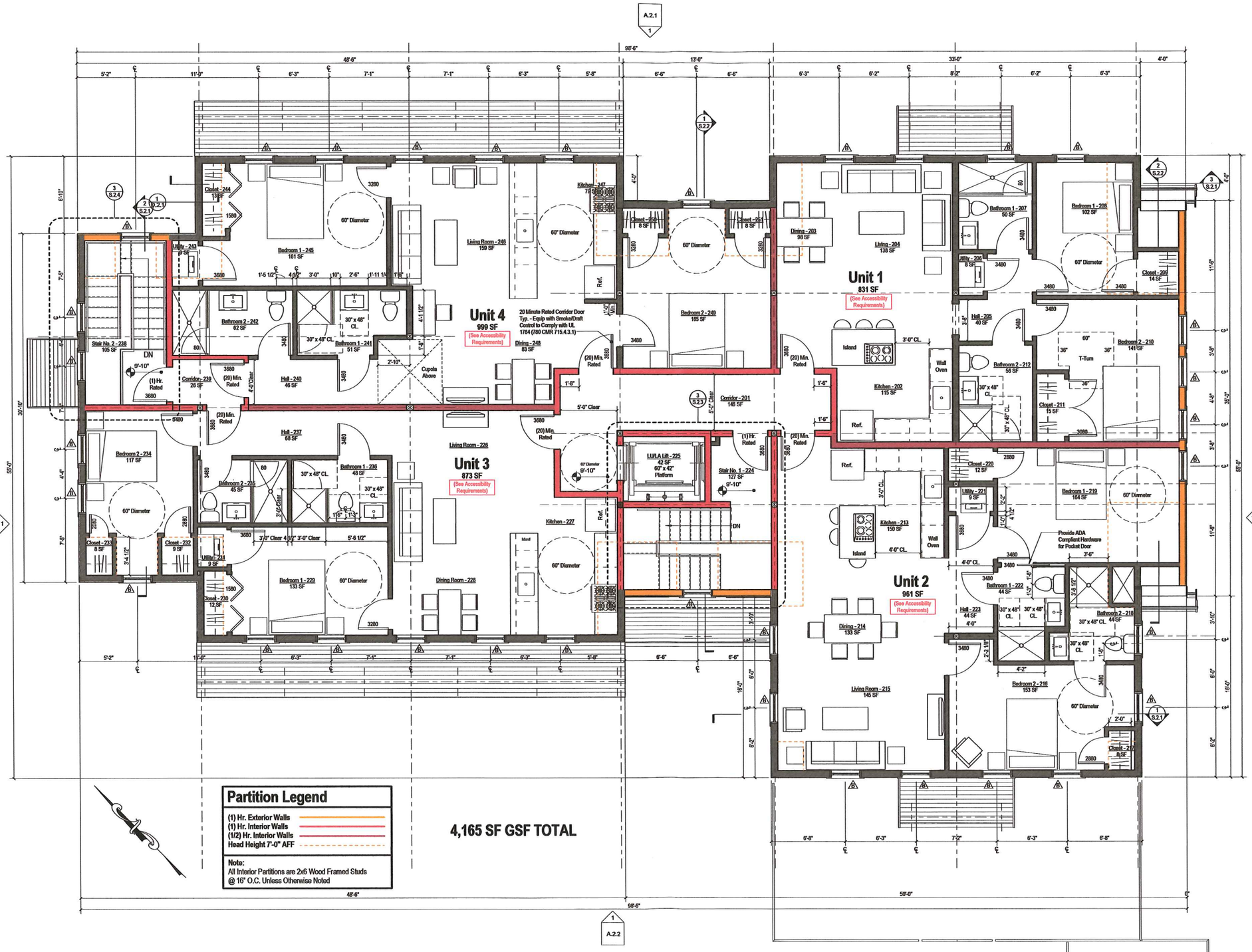
Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

Revisions

THESE DRAWINGS AND THE DESIGNS THEREIN ARE THE EXCLUSIVE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF EMERITUS DEVELOPMENT LTD. THESE DRAWINGS ARE INTENDED TO BE VIEWED ONLY AT AN 11 X 17 FORMAT. ANY OTHER FORMAT WILL BE A VERSION OF THE ORIGINAL PRINT. IN WRITE CONTACT EMERITUS DEVELOPMENT LTD. FOR A REQUEST.

G.1.1
1510

H. D. C. Submission - Not For Construction 12.09.15



1 Second Floor Plan
1/4" = 1'-0"

1510

The Nantucket Meat and Fish Market
21 Old South Road
Nantucket, MA 02554

emeritus Development L.L.C.
8 Williams Lane Nantucket, MA 02554
P. 508.325.4666
F. 508.325.6589
www.emeritusdevelopment.com

Second Floor Plan

Site Information

Map & Parcel:	69/246
Current Zoning:	CN
Minimum Frontage:	50 ft.
Front Setback:	10 ft.
Side/Rear Setback:	5/10 ft.
Lot Size:	18,546 +/- sq. ft.
Min. Lot Size:	7,500 sq. ft.*
Allowable G.C.:	40% or 7,418 sq. ft.
Existing G.C.:	0
Proposed G.C.:	4,339 sq. ft.
Total Proposed G.C.:	4,339 sq. ft.

Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

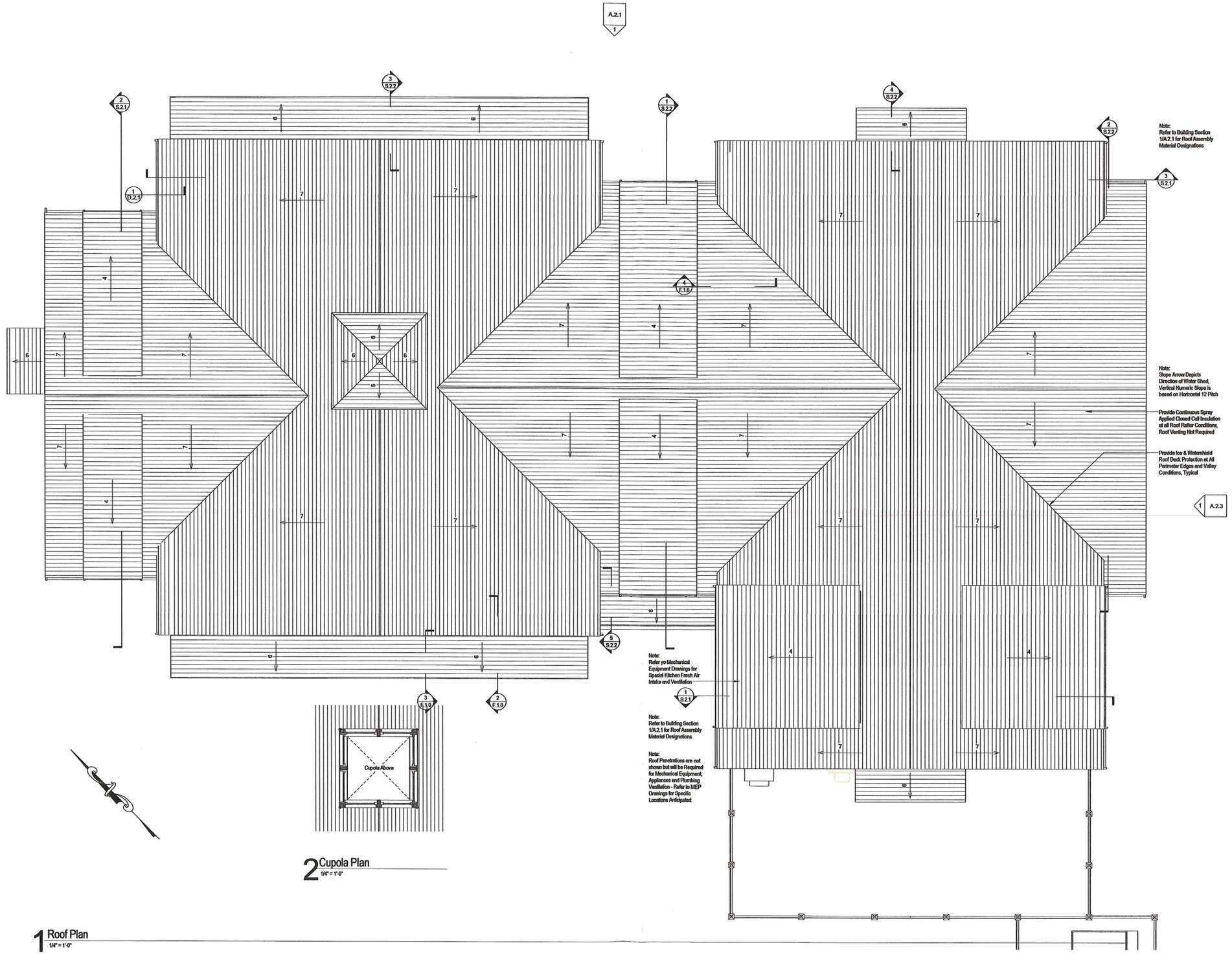
Revisions

THESE DRAWINGS AND THE DESIGNS THEREIN ARE THE EXCLUSIVE PROPERTY OF EMERITUS DEVELOPMENT L.L.C. AND MAY NOT BE REPRODUCED OR USED WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT L.L.C. THESE DRAWINGS HAVE BEEN PREPARED FOR REGULATORY PURPOSES ONLY. TO OBTAIN A BUILDING PERMIT. NO OTHER USE IS PERMITTED UNLESS OTHERWISE PROVIDED.

A.1.2

1510

H. D. C. Submission - Not For Construction 12.09.15



2 Cupola Plan
1/4" = 1'-0"

1 Roof Plan
1/4" = 1'-0"

1510

The Nantucket Meat and Fish Market
21 Old South Road
Nantucket, MA 02554

emeritus Development L.L.C.
8 Williams Lane Nantucket, MA 02554
P. 508.325.4080
F. 508.325.0080
www.emeritusdevelopment.com

Roof Plan

Site Information

Map & Parcel:	69/249
Current Zoning:	CN
Minimum Frontage:	50 ft.
Front Setback:	10 ft.
Side/Rear Setback:	5/10 ft.
Lot Size:	18,546 +/- sq. ft.
Min. Lot Size:	7,500 sq. ft.*
Allowable G.C.:	40% or 7,418 sq. ft.
Existing G.C.:	0
Proposed G.C.:	4,339 sq. ft.
Total Proposed G.C.:	4,339 sq. ft.

Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

Revisions

THESE DRAWINGS AND THE DESIGNS INCORPORATED HEREIN, AS THE PROPERTY OF EMERITUS DEVELOPMENT L.L.C. ARE INTENDED FOR USE ON THIS PROJECT ONLY AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF EMERITUS DEVELOPMENT L.L.C. THESE DRAWINGS MAY NOT BE WORKED ONLY AS PER A.I.A. STANDARDS AND A.I.A. FORM PERMIT. A WRITTEN CONTRACT BETWEEN THE ARCHITECT AND OWNER WILL BE FURNISHED UPON REQUEST.

A.1.7
1510

Holly Backus

From: Catherine Ancero
Sent: Wednesday, January 06, 2016 4:52 PM
To: Holly Backus
Subject: FW: Glowacki subdivision
Attachments: PB Form J.pdf; PB Covenant 16117.pdf; PB Release 71641.pdf

Categories: Planning Board Matters

fyi

From: Arthur Reade [mailto:air@readelaw.com]
Sent: Wednesday, January 06, 2016 4:45 PM
To: Catherine Ancero
Cc: Dave Armanetti; Tony Shepley; Leslie Snell
Subject: Glowacki subdivision

Hi Catherine,

Per my conversation with Leslie this morning, here is a Form J that I have prepared. As you will recall, this relates to the large 1973 subdivision done by Walter Glowacki, creating Greglen Avenue, Nancy Ann Lane, Davkim Lane, etc. All of the lots had been released except 178, 179 and 180. Leslie had reviewed the file and saw no further action that needed to be completed. Meanwhile, the land which is being sold to Shepley Wood Products and is the subject of the recently-voted Special Permit Modification includes a portion of Lot 178, which has been resubdivided by a plan which the Board endorsed several months ago. Accordingly, we would like to get this and the other remaining lots released from the Covenant.

With our closing coming up soon, it would be great if you could get this endorsed at next week's Planning Board meeting.

For your convenient reference, I enclose copies of the Covenant and the earlier Form J releasing all of the other lots.

Thanks very much for your cooperation.

Arthur
1/6/2016

****

Arthur I. Reade, Jr., P.C.
Reade, Gullicksen, Hanley& Gifford, LLP
6 Young's Way
Nantucket, Massachusetts 02554

Post Office address:
Post Office Box 2669
Nantucket, Massachusetts 02584

508-228-3128 (Tel.)
508-228-5630 (Fax)
air@readelaw.com

This e-mail message and any attachments are confidential. If you are not the intended recipient, please immediately reply to the sender and delete the message from your e-mail system. Thank you.

IRS CIRCULAR 230 NOTICE

In compliance with IRS requirements, we inform you that any U.S. tax advice contained in this communication is not intended or written to be used, and cannot be used, for the purpose of avoiding tax penalties or in connection with marketing or promotional materials.

Nantucket Planning Board

Form J
Certificate of Completion and Release of Municipal Interest in Subdivision Performance Security

Date: _____, 2016_____

Planning Board File # ____1034A_____

Subdivision Name: ____None_____

Owner: _____Richmond Great Point Properties, LLC_____

Owner's Address: ___c/o Reade, Gullicksen, Hanley & Gifford, LLP, 6 Young's Way,

Post Office Box 2669, Nantucket, Massachusetts 02584___

Applicant, (if other than owner): _____Walter J. Glowacki and Anne Glowacki (original applicants)__

Date of Subdivision Plan: ____January 31, 1973___

Land Location: _____Off Old South Road and Lovers Lane_____

Plan Registered: Nantucket Land Registry, Land Court Plan Number ____16514-Z _____

Type of Performance Security:

- ⊗ Covenant dated: ___March 24, 1975_____

Covenant registered: Nantucket Registry District as Document #__16117__ and noted on

Certificate of Title #____4825_____.

❍ Bond, agreement dated:_____

Surety Company:_____

Address of Surety:_____

❍ Deposit of money, agreement dated: _____

Bank (if bank passbook): _____

Address of

Bank:_____

❍ Other Security , agreement dated:_____

❍ Letter of credit, agreement dated:_____

Bank: _____

Address of Bank:_____

The undersigned, being a majority of the Planning Board of Nantucket, have determined that the construction of ways and installation of municipal services in the subdivision referred to above have been ⊗ completed ❍ partially completed

by the applicant in accordance with the Board's rules and regulations to adequately serve the following enumerated lots:

_____178, 179 and 180_____ .

Pursuant to Section 81.U of Chapter 41, M.G.L. and in consideration of said construction and installation, the Town of Nantucket, a Massachusetts corporation, acting through its Planning Board, hereby releases its interest in the Performance Security referred to above, as to the lots enumerated in the preceding paragraph only.

Duly executed as a sealed instrument this _____ day of _____ , 2016.

Signed by a Majority of the Planning Board

of the Town of Nantucket

_____

Barry Rector

_____

Linda Williams

_____

John McLaughlin

_____

Nathaniel Lowell

_____

Joseph Marcklinger

Commonwealth of Massachusetts

Nantucket, SS

Date: _____

Then personally appeared _____ one of the above-named members of the Planning Board of Nantucket, Massachusetts, and acknowledged the foregoing instrument to be his/her free act and deed before me,

_____

Notary Public

My Commission Expires: _____

DOCUMENT No. 16117

Nantucket Registry District

MAY 22 1975

RECEIVED FOR REGISTRATION

11 O'CLOCK 35 m A M

NOTED ON CERTIFICATE NO. 4825

IN REGISTRATION BOOK 24 PAGE 90

Attest David S. Barnett

Assistant Recorder

DOCUMENT No. 16117

Nantucket Registry District

MAY 22 1975

RECEIVED FOR REGISTRATION

O'CLOCK m M

FORM I

COVENANT

Know all men by these presents that whereas the undersigned has submitted an application dated February 13, 1973, to the Nantucket Planning Board for approval of a definitive plan of a certain subdivision entitled Subdivision Plan of Land in Nantucket, Mass.* and dated Jan. 31, 1973, and has requested the Board to approve such plan without requiring a performance bond,

*Being a subdivision of the remainder of Lot 10, L.C. No. 16514E

NOW THEREFORE, THIS AGREEMENT WITNESSETH that in consideration of the Nantucket Planning Board approving said plan without requiring a performance bond, and in consideration of one dollar in hand paid, receipt whereof is hereby acknowledged, the undersigned covenants and agrees with the (City/Town) of Nantucket as follows:

1. The undersigned will not sell any lot in the subdivision or erect or place any permanent building on any such lot until the construction of ways and municipal services necessary to serve adequately such lot has been completed in the manner specified in the aforesaid application, and in accordance with the covenants, conditions, agreements, terms and provisions thereof. (See sheet attached hereto, marked "A")

2. This agreement shall be binding upon the executors, administrators, devisees, heirs, successors and assigns of the undersigned.

   It is the intention of the undersigned and it is hereby undersood and agreed that this contract shall constitute a covenant running with the land included in the aforesaid subdivision and shall operate as restrictions upon said land.

   It is understood and agreed that lots within the subdivision shall, respectively, be released from the foregoing conditions upon the recording of a certificate of performance executed by a majority of said Planning Board and enumerating the specific lots to be so released.

3. The undersigned represents and covenants that undersigned is the owner* in fee simple of all the land included in the aforesaid subdivision and that there are no mortgages of record or otherwise on any of said land, except such as are described below and subordinated to this contract, and the present holders of said mortgages have assented to this contract prior to its execution by the undersigned.

   *If there is more than one owner, all must sign.

IN WITNESS WHEREOF the undersigned, applicant as aforesaid, does hereunto set his hand and seal this 24th day of March, 19 75.

Received by Town Clerk:

Date

Time

Signature

Applicant's signature Anne Glowacki

Applicant's address Anne Glowacki
Old South Road
Nantucket, Mass. 02554

Owner's signature and address if not the applicant Walter J. Glowacki
Walter J. Glowacki
Old South Road
Nantucket, Mass. 02554

Description of Mortgages:

(Give complete names and Registry of Deeds reference.)

Assents of Mortgagees:

COMMONWEALTH OF MASSACHUSETTS

Nantucket ss March 24, 19 75

Then personally appeared the above named Walter J. Glowacki

and acknowledged the foregoing instrument to be his free act and deed, before me.

Richard J. Gladden
Notary Public

My commission expires: 12/16/1981

"A"

COVENANT

1. This document is attached to and made a part of the standard Form I Covenant executed by the applicants.

2. The land shown on said plan shall comply with the rules and regulations of the Nantucket Planning Board in effect on February 13, 1973, which are recorded with the Nantucket Registry of Deeds, Book 138, Page 274, except the following enumerated regulations which the Planning Board agrees to waive, or alter in the manner specified:

   a) 2-C
   b) 2-D-3
   c) 2-D-4
   d) 2-D-7
   e) 2-D-8
   ~~f) 2-D-9~~
   g) 2-D-10
   h) 2-D-11
   i) 2-D-12
   j) 2-D-13

3. This Covenant shall not apply to Lot 132 as shown on said plan.

4. The applicants agree and covenant for themselves, their heirs and assigns that, irregardless of any future zoning reclassification, which may reduce the required lot area to a figure less than 20,000 sq. ft., the land encompassed by the aforesaid plan will never be subdivided nor sold in lots of less than 20,000 sq. ft., and the applicants further covenant and agree with the Nantucket Planning Board that if and when any of the land included within the aforesaid subdivision is sold or transferred, the deed conveying said land will contain a restriction that no lot or lots may be altered or resubdivided if said alteration would result in the creation of a lot of less than 20,000 sq. ft.

5. Reference to this Covenant shall be entered upon said plan and this Covenant shall be recorded when said plan is recorded.

DOCUMENT NO. 071641

Release

Nantucket Registry District

APR 0 9 1996

RECEIVED FOR REGISTRATION

10 O'CLOCK 25 m A M

NOTED ON CERTIFICATE NO. 4825

IN REGISTRATION BOOK _____ PAGE _____

ATTEST Sandra M. Chadwick

ASST. RECORDER

DOCUMENT NO. 071641

#4567

071641

FORM J
CERTIFICATE OF COMPLETION
AND
RELEASE OF MUNICIPAL INTEREST IN SUBDIVISION PERFORMANCE SECURITY

March 14, 19 96

Planning Board, Nantucket, Massachusetts

Subdivision Name: _____
Owner: Walter & Anne Glowacki
Owner's Address: POB 28, Nantucket MA 02554
Applicant, if other than owner: _____
Applicant's Address: _____
Date of Sub division Plan: January 31, 1973
Planning Board File No. 1034A
Land Located: Greglen Avenue

Plan Recorded: ☐ Nantucket Registry of Deeds, Plan Book _____, Page _____
or
Plan Registered: ☐ Nantucket Land Registry District, Land Court Plan No. 16514Z

Type of Performance Security:

☐ Covenant, dated: March 24, 1975
Covenant recorded: Nantucket Registry of Deeds, Book _____, Page _____
or
Covenant registered: Nantucket Land Registry District as Document No. 16117 and noted on Certificate of Title No. _____ in Registration Book _____, Page _____.

☐ Bond, Agreement dated: _____
Surety Company: _____
Address of Surety: _____

☐ Deposit of money, agreement dated: _____
Bank, if bank passbook: _____
Address of Bank: _____

☐ Other Security, agreement dated: _____

☐ Letter of Credit, agreement dated: _____
Bank: _____
Address of Bank: _____

071641

The undersigned, being a majority of the Planning Board of Nantucket have determined that the construction of ways and installation of municipal services in the subdivision referred to above have been ( ) completed ( ) partially completed by the applicant in accordance with the Board's rules and regulations to adequately serve the following enumerated lots: lots 145 through 177 and lots 181 through 190.

Pursuant to Section 81-U of Chapter 41, M.G.L. and in consideration of said construction and installation, the Town of Nantucket, a Massachusetts municipal corporation, acting through its Planning Board, hereby releases its interest in the Performance Security referred to above.

Duly executed as a sealed instrument this 1st day of April, 1996.

Signed by a Majority of the
Planning Board of the Town of Nantucket

COMMONWEALTH OF MASSACHUSETTS

Nantucket, ss April 2, 1996

Then personally appeared JOAN S. BARNES one of the above-named members of the Planning Board of Nantucket, Massachusetts and acknowledged the foregoing instrument to be (his/her) free act and deed before me.

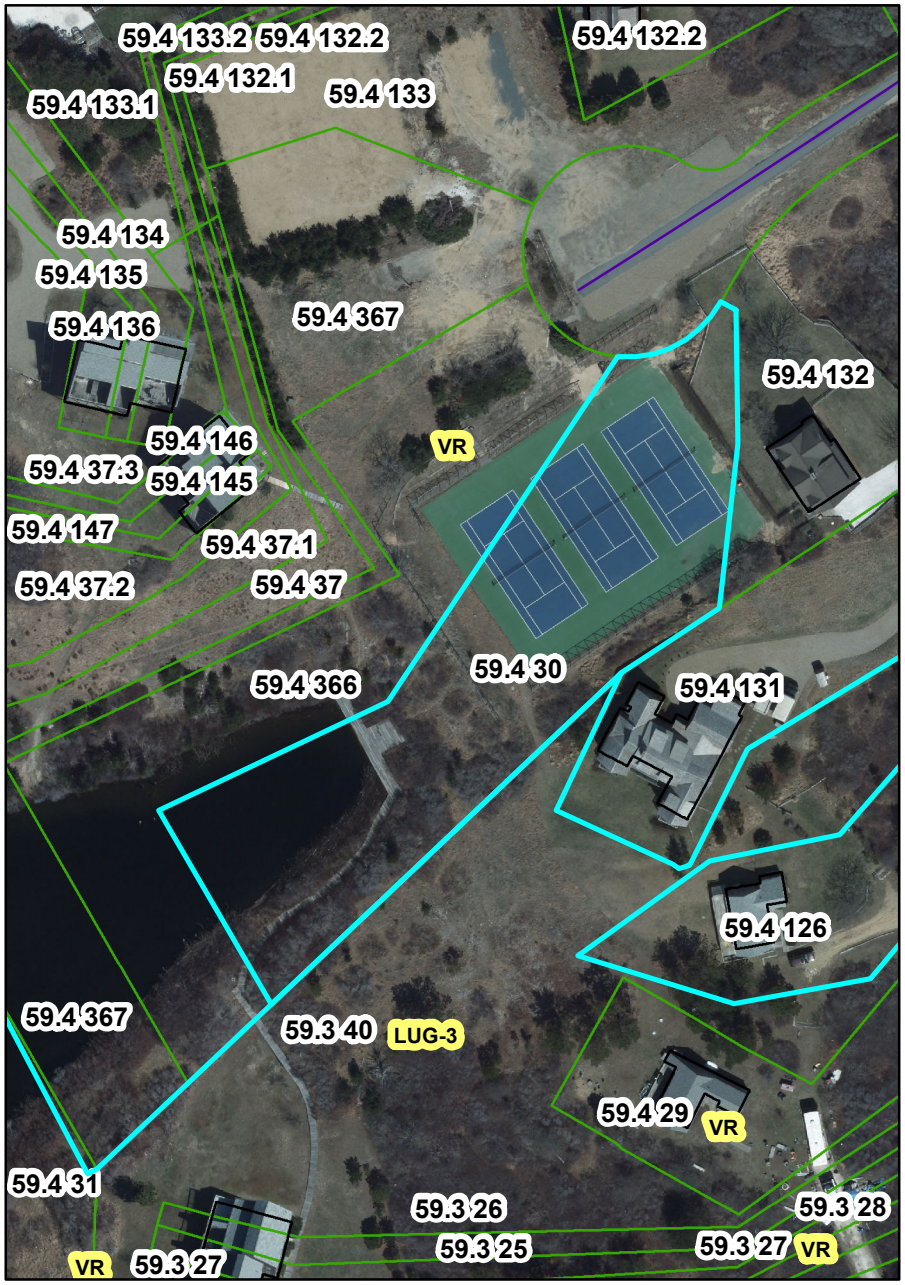
Notary Public

My commission expires My Commission Expires February 6, 1998

Duplicate copy to:

Planning Board

Planning Board #7438
Goose Cove Lot 889
Map 59.4 Parcel 30



Nantucket Planning Board

Form J
Certificate of Completion and
Release of Municipal Interest in
Subdivision Performance Security

Date: December 31, 2015 Planning Board File # 74387

Subdivision Name: Goose Cove

Owner: Goose Cove LLC

Owner's Address: 39B Milk Street, Nantucket, MA 02554

Phone number: _____ Fax number: _____ E-mail: thomas.p.johnson@me.com

Applicant, (if other than owner): _____

Applicant's Address: _____

Phone number: _____ Fax number: _____ E-mail: _____

Date of Subdivision Plan: 9-10-12

Land Location: 5 South Cambridge Street

Plan Recorded: Nantucket Registry of Deeds Plan Book _____ Page _____

Plan Registered: Nantucket Land Registry, Land Court Plan Number 3092-118

Type of Performance Security:

☒ Covenant dated: 10-22-13
Covenant recorded: Nantucket Registry of Deeds, Book _____ Page _____.

or

Covenant registered: Nantucket Land Registry District as Document #_____ and noted on Certificate of Title # 24825 in Registration Book _____ Page _____.

○ Deposit of money, agreement dated: _____
Bank (if bank passbook): _____
Address of Bank: _____

○ Other Security , agreement dated: _____

○ Letter of credit, agreement dated: _____

Bank: See Planning Board file

Address of Bank: _____

The undersigned, being a majority of the Planning Board of Nantucket, have determined that the construction of ways and installation of municipal services in the subdivision referred to above have been ☐ completed ☒ partially completed by the applicant in accordance with the Board's rules and regulations to adequately serve the following enumerated lots:

889 .

Pursuant to Section 81.U of Chapter 41, M.G.L. and in consideration of said construction and installation, the Town of Nantucket, a Massachusetts corporation, acting through its Planning Board, hereby releases its interest in the Performance Security referred to above, as to the lots enumerated in the preceding paragraph only.

Duly executed as a sealed instrument this _____ day of _____ , _____ .
(Date) (Month) (Year)

_____ Barry G. Rector

_____ Nat Lowell

_____ Linda Williams

_____ John McLaughlin

_____ Sylvia Howard

Signed by a Majority of the Town of Nantucket Planning Board

COMMONWEALTH OF MASSACHUSETTS

Nantucket, SS _____, 2013

On the _____ day of _____, 2013, before me, the undersigned notary public,

Personally appeared _____, one of the above-named members of the Planning Board of Nantucket, Massachusetts, personally known to me to be the person whose name is signed on the preceding document, and acknowledge that he/she signed the foregoing instrument voluntarily for the purposes therein expressed.

_____
Notary Public

_____
My commission expires:

TRAVERSE CLOSURE	
ANGULAR ERROR:	00° 00' 05"
LINEAR ERROR:	0.009'
DIRECTION OF ERROR:	N 67° 32' 16" E
PRECISION:	1:268,645

EDM ACCURACY
±(2mm + 2ppm x D) m.s.e.

3092-118

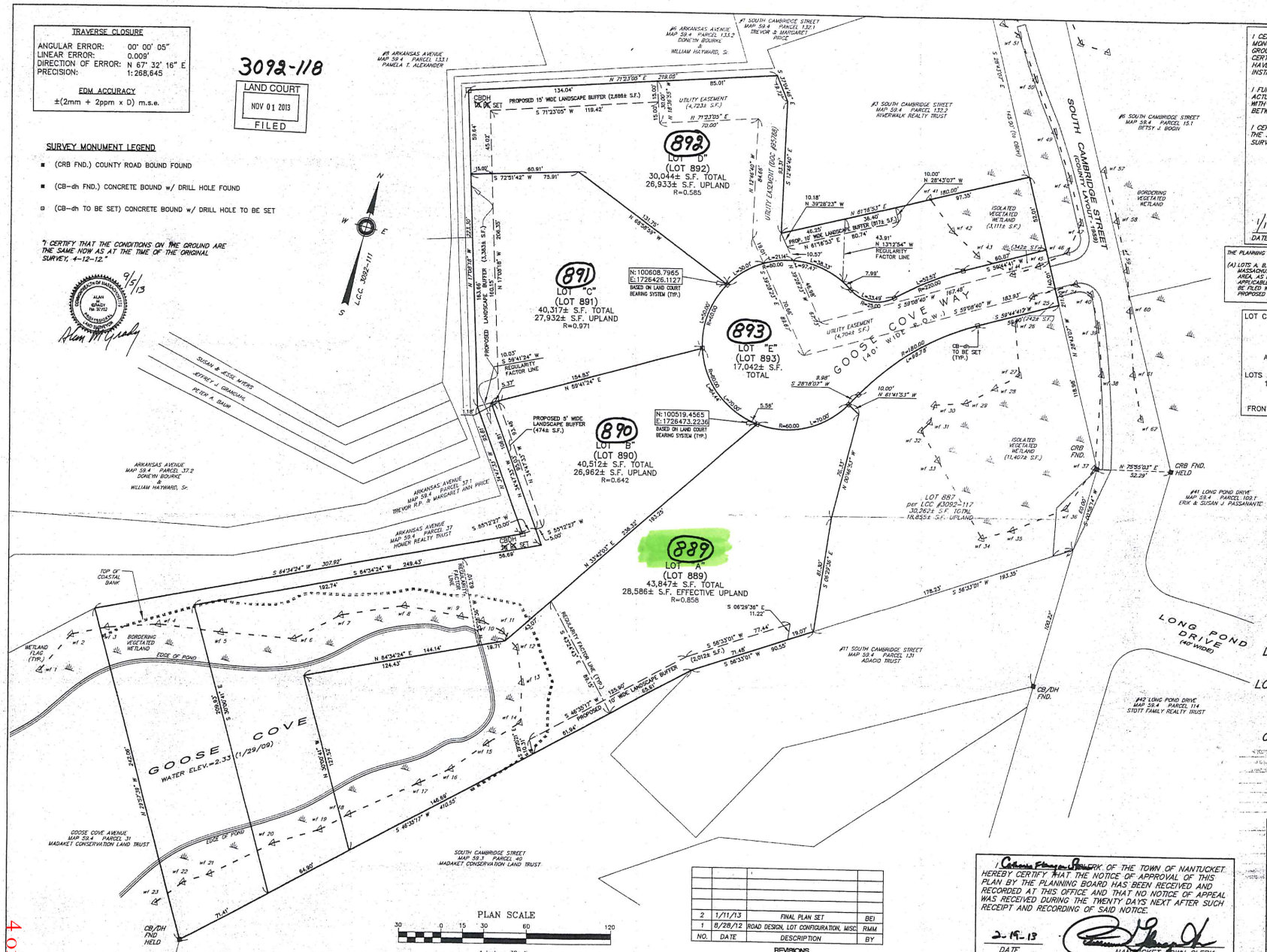
LAND COURT
NOV 01 2013
FILED

SURVEY MONUMENT LEGEND

- (CRB FND.) COUNTY ROAD BOUND FOUND
- (CB-dh FND.) CONCRETE BOUND w/ DRILL HOLE FOUND
- (CB-dh TO BE SET) CONCRETE BOUND w/ DRILL HOLE TO BE SET

"I CERTIFY THAT THE CONDITIONS ON THE GROUND ARE THE SAME NOW AS AT THE TIME OF THE ORIGINAL SURVEY, 4-12-12."

9/5/13



NO.	DATE	DESCRIPTION	BY
2	1/11/13	FINAL PLAN SET	BEI
1	8/28/12	ROAD DESIGN, LOT CONFIGURATION, MISC	RMM

REVISIONS

I CERTIFY THAT AS OF THE DATE OF THIS SURVEY, THE MONUMENTS CONTROLLING PRIOR PLANS ARE IN THE GROUND AS SHOWN AND DESCRIBED HEREON. I FURTHER CERTIFY THAT ANY ADDITIONAL MONUMENTS SHOWN HEREON HAVE BEEN SET IN ACCORDANCE WITH THE LAND COURT INSTRUCTIONS OF 2006 AS OF THE DATE OF THIS SURVEY.

I FURTHER CERTIFY THAT THIS PLAN WAS DRAWN FROM AN ACTUAL SURVEY MADE ON THE GROUND IN ACCORDANCE WITH THE LAND COURT INSTRUCTIONS OF 2006 ON OR BETWEEN JANUARY 4, 2008 AND DECEMBER 22, 2008.

I CERTIFY THAT THE CONDITIONS ON THE GROUND ARE THE SAME NOW AS AT THE TIME OF THE ORIGINAL SURVEY, 4-12-12."

COMMONWEALTH OF MASSACHUSETTS ALAN M. GRADY No. 37732 REGISTERED PROFESSIONAL ENGINEER AND SURVEYOR

1/11/13 — DATE
ALAN M. GRADY, PLS #37732

THE PLANNING BOARD DETERMINES THAT:

(A) LOTS A, B, C and D ARE SUBJECT IN PART TO PROTECTION UNDER THE MASSACHUSETTS WETLANDS PROTECTION ACT, BUT CONTAIN SUFFICIENT LOT AREA, AS DEFINED IN THE NANTUCKET ZONING §139.4K TO COMPLY WITH THE APPLICABLE ZONING REQUIREMENTS. A NOTICE OF INTENT MAY BE REQUIRED TO BE FILED WITH THE NANTUCKET CONSERVATION COMMISSION WITH REGARD TO PROPOSED CONSTRUCTION ON SUCH LOTS.

LOT C IS SUBJECT TO ZONING BY-LAW SECTION 139-16, (B)(3) "EXCEPTIONS FOR FRONTAGE".

TOTAL PROJECT FRONTAGE	=	434.35'
TOTAL NUMBER OF LOTS	=	4
AVERAGE FRONTAGE PER LOT	=	108.58'

LOTS A & B ARE SUBJECT TO ZONING BY-LAW SECTION 139-16, (B)(2) "EXCEPTIONS FOR FRONTAGE".

FRONTAGE REQUIRED	=	100.00'
FRONTAGE AFTER 30% REDUCTION	=	70.00'

ZONING CLASSIFICATION: VR

MINIMUM LOT SIZE	20,000 S.F.
MINIMUM FRONTAGE	100'
FRONT YARD SETBACK	30'
REAR/SIDE YARD SETBACK	15'
GROUND COVER RATIO	10%

CERTIFICATE OF NO CHANGE

Town of Nantucket — Date: 09-02-13

The undersigned, being the authorized agent of the Planning Board of the Town of Nantucket hereby certifies that this approval of this plan has not been modified, amended or rescinded, nor has it been changed.

Planning Board Authorized Agent

LOTTING PLAN
OF
"GOOSE COVE"
DEFINITIVE SUBDIVISION OF LAND
BEING A SUBDIVISION OF LOT 888 ON L.C. PLAN #3092-117
IN
NANTUCKET, MA

Prepared For:
CAMBRIDGE STREET PARTNERS, LLC

Prepared By:
BRACKEN ENGINEERING, INC.
19 OLD SOUTH ROAD
NANTUCKET, MA 02554
PHONE: (508) 325-0044 FAX: (508) 833-2282
SCALE: 1" = 30' APRIL 13, 2012

I, Catherine Flanagan-Sullivan CLERK OF THE TOWN OF NANTUCKET HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND THAT NO NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

2-19-13 — DATE
NANTUCKET TOWN CLERK

APPROVED BY THE NANTUCKET PLANNING BOARD

DATE APPROVED: 09-10-12
DATE ENDORSED: 02-11-13

SHEET 3 of 7

4 of 4

Catherine Ancero

From: Leo Asadoorian [leo@blackwellsurvey.com]
Sent: Wednesday, January 06, 2016 3:26 PM
To: Ed Pesce P. E. (epesce@comcast.net)
Cc: Catherine Ancero; Dave Fredericks (ackfredericks@yahoo.com); Whitney A. Gifford (wag@readelaw.com); Arthur Gasbarro
Subject: Newtown Court Subdivision -revisions 01-06-16
Attachments: NEWTOWN CT-1-6-16-Revisions.pdf; DRAINAGE SUMMARY REVISED.pdf; HYDROCAD REPORT REVISED.pdf

Ed
Per your review dated: December 12, 2015, we have made revisions to our plans accordingly.
Outlined below I've addressed each item based on your comments to help you in reviewing the changes that were made.

Definitive Plans, Site Layout & Utilities:

1. Proposed Monuments have been added to the Definitive Plan in accordance with Section 4.02. See sheet 1 of 6.
2. An Erosion Control Plan was added to the set (see: sheet 6 of6). All items a thru d appear on said sheet 6.
   a) Siltsacks® have been added to the 3 catch basins in Newtown Road and the 2 proposed basins in Newtown Court.
   b) A silt fence along the western edge of the proposed road has been added to the plans.
   c) A note was added to the Erosion Control plan regarding sweeping of soils that make their way onto Newtown Court during construction.
   d) A 20'x 40' Temp tracking pad was added to the plan.
3. This apron was added to the plan to insure that street runoff that now enters onto the abutters driveway will be directed to the existing street basin. The apron is being constructed within the layout of Newtown Road and not on the abutters land. It is my understanding that the applicant has discussed this issue with the abutter and is appreciative that he is correcting this existing drainage problem.
4. The roadway sub-base material has been revised to maDOT spec M1.03.1. The detail on sheet 3 of 6 has been revised to denote this change along with a Sieve Designation table.

Stormwater Management:

1. An additional Inspection port has been added to the plans and details.
2. We have partially complied with this recommendation. We would like the Basin @ 1+0 (RIGHT) to maintain the 2' sump to further minimize the depth of excavation next to the abutters garage. The basin at 1+00 (LEFT) has been revised to show a 4' sump. The catch basin detail on Sheet 4 of 6 notes the proposed sumps as stated above.
3. We've added all inverts at duplicated locations on the plans.
   a. Oil-Water structure inverts have been added
   b. The StormTech® chambers have been lowered so that the top of the infiltration stone is at an elevation of 19.50', which is within the C soil horizon.
4. The StormTech chambers length and width have been fully dimensioned on the plans .
5. We added a 7th chamber along with additional stone. Revised drainage analysis has been submitted for review and comment. Slight changes to the invert elevations were made after the Pond routing was run due to a conflict with the drain line-sewer line crossing. We feel that these invert changes would have a *de minimus* effect on the Peak Elev of 19.39'.

I trust these changes will meet your requirements. Please feel free to contact me with any questions or concerns you make have.

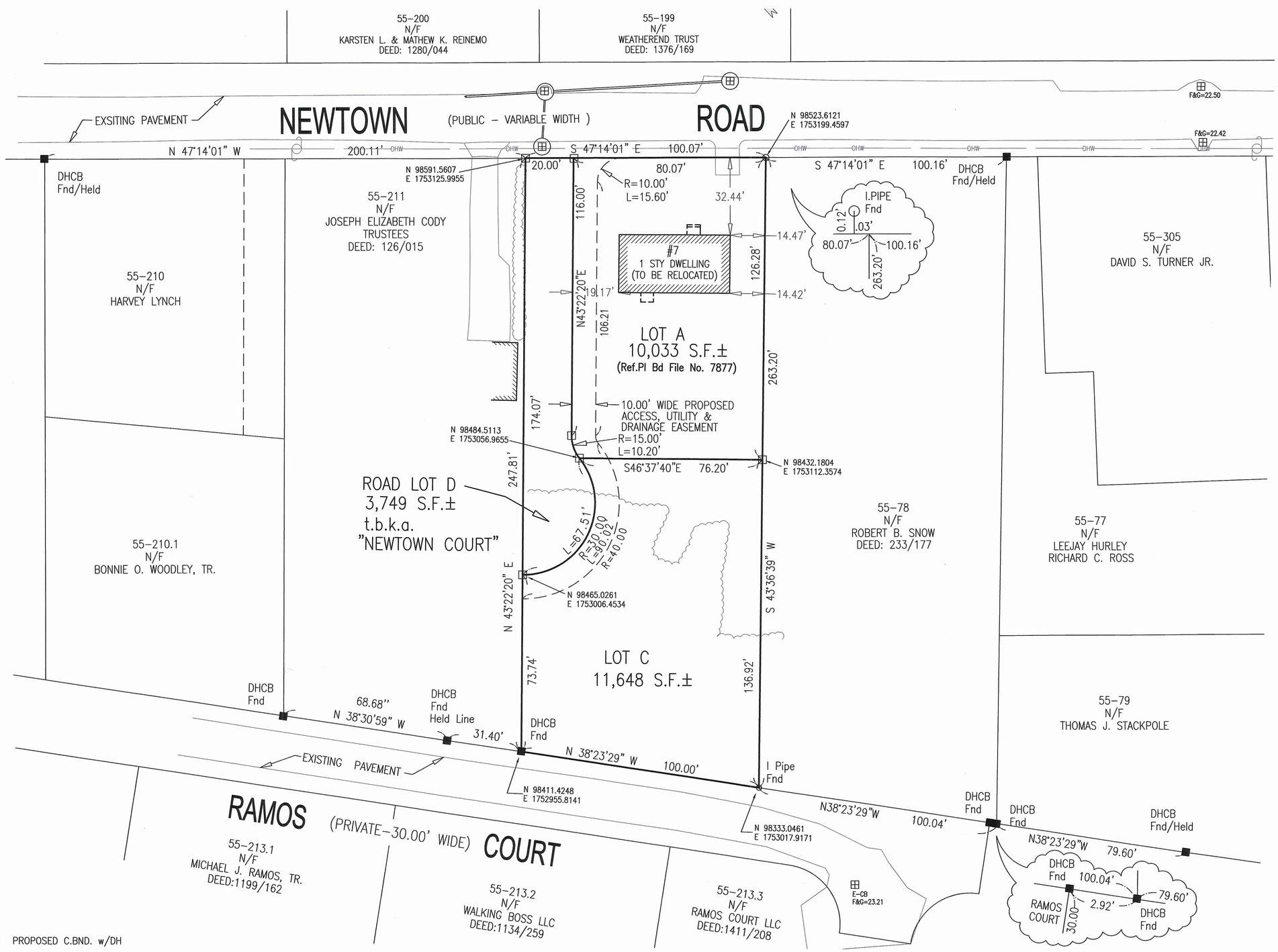
I've included the revised plans, but fully stamped copies are being scanned later today and will be forwarded to you in a later email.

Regards,

Leo

Leo C. Asadoorian PS, CSE

BLACKWELL & ASSOCIATES, INC.
Professional Land Surveyors
& Civil Engineers
20 Teasdale Circle, Nantucket, Mass. 02554
(p) 508-228-9026 x-12
(c) 508-221-0018
(fax) 508-228-5292
leo@blackwellsurvey.com



NANTUCKET REGISTRY OF DEEDS

Date: _____

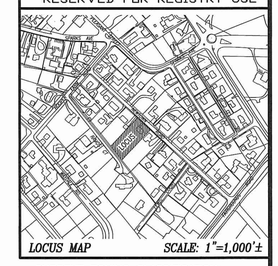
Time: _____

Plan No.: _____

Attest: _____ Register

SHEET 1 OF 1

RESERVED FOR REGISTRY USE



LOCUS MAP SCALE: 1"=1,000'±

CURRENT ZONING CLASSIFICATION:
Residential 10 (R-10)

MINIMUM LOT SIZE:	10,000 S.F.
MINIMUM FRONTAGE:	75 FT.
FRONT YARD SETBACK:	20 FT.(15 FT)
REAR/SIDE SETBACK:	10 FT. (5 FT)
GROUND COVER % :	25%

THE PLANNING BOARD DETERMINES THAT:

(b) LOT(S) C & D DO NOT CONTAIN AREAS SUBJECT TO PROTECTION UNDER THE MASSACHUSETTS WETLANDS PROTECTION ACT WHICH ARE REQUIRED TO BE EXCLUDED FROM LOT AREA UNDER THE NANTUCKET ZONING BY-LAW BUT STILL MAY BE SUBJECT TO PROTECTION UNDER STATE AND LOCAL WETLAND BY-LAWS. DETERMINATION OF APPLICABILITY MAY BE OBTAINED THROUGH APPLICATION TO THE CONSERVATION COMMISSION.

LOTS SHOWN HEREON ARE SUBJECT TO
A COVENANT DATED: _____
AND RECORDED IN REGISTRY OF DEEDS
BOOK: _____ PG.: _____

DATE: _____

"I, CATHERINE FLANAGAN STOVER, CLERK OF THE TOWN OF NANTUCKET, HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE."

_____
TOWN CLERK

Nantucket Planning Board

APPROVAL UNDER THE
SUBDIVISION CONTROL LAW
REQUIRED

Barry Rector, Chairman

Linda Williams, Vice Chairman

Nathaniel Lowell

Joseph Marcklinger

John McLaughlin

DATE APPROVED: _____

DATE ENDORSED: _____

PLANNING BD. FILE No.: 7904

BEING A SUBDIVISION OF LOT B
SHOWN ON A PLAN AS PLANNING BD. FILE No.: 7877

NO.	DATE	DESCRIPTION	BY
1	1-06-16	REV. PER ENGINEERING REVIEW	LCA

OWNER INFORMATION

DAVID FREDERICKS
DEED BK.:1503 PG.:203
PLAN No.15, LOT 123
ASSESSOR'S MAP 55, PARCEL 212
#7 NEWTOWN ROAD

LEO25/#149
V:\DRAWFILES\BB126\AR (Restored) 11-12-2015 00.53.dwg 1/6/2016 12:35:44 PM EST

20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

PLANNING BOARD ENDORSEMENT DOES NOT CONSTITUTE A DETERMINATION OF CONFORMANCE UNDER ZONING.

I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTER OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

Leo C. Asadoorian 1/6/16
PROFESSIONAL LAND SURVEYOR DATE

COMMONWEALTH OF MASSACHUSETTS LEO C. ASADOORIAN No. 33930 REGISTERED PROFESSIONAL LAND SURVEYOR

BLACKWELL & ASSOCIATES, Inc.
PROFESSIONAL LAND SURVEYORS & CIVIL ENGINEERS
20 TEASDALE CIRCLE
NANTUCKET, MASSACHUSETTS 02554
(508) 228-9026
www.blackwellsurvey.com

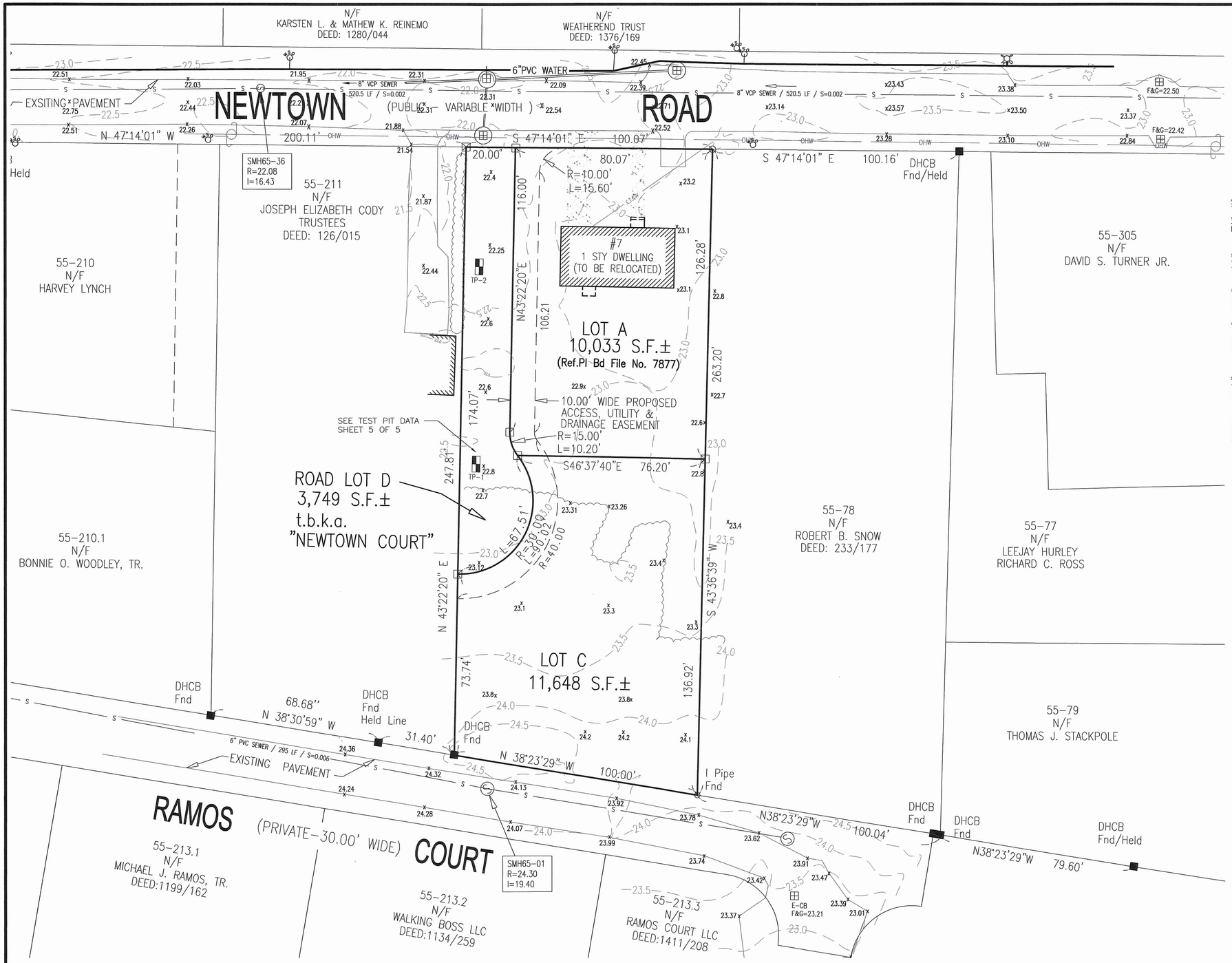
DEFINITIVE SUBDIVISION PLAN

NEWTOWN COURT
in Nantucket, MA
Prepared for
DAVID FREDERICKS

Scale: 1"=20' Date: NOVEMBER 16, 2015

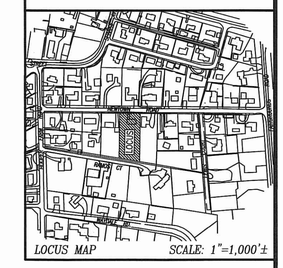
Design/Drawn by: LCA
Approved by: LCA

SHEET 1 OF 6 B-8126



CURRENT ZONING CLASSIFICATION:
Residential 10 (R-10)

MINIMUM LOT SIZE:	10,000 S.F.
MINIMUM FRONTAGE:	75 FT.
FRONT YARD SETBACK:	20 FT.(15 FT)
REAR/SIDE SETBACK:	10 FT. (5 FT)
GROUND COVER % :	25%



SITE ANALYSIS INFORMATION:

WETLANDS: NO WETLANDS APPEAR ON SITE OR WITHIN 100 FEET OF THE PREMISES.

AREAS of SPECIAL FLOOD HAZARD:
CURRENT FEMA MAPPING (JUNE 14, 2015) INDICATES THAT THE SITE DOES NOT LIE IN A FLOOD HAZARD ZONE.

AREAS with SEVER LIMITATIONS for On-Site Sewerage Systems:
NOT APPLICABLE. SITE WITH CONNECT TO THE TOWN OF NANTUCKET SANITARY SEWERAGE SYSTEM.

AREAS with Severe Limitations Due to Seasonal High Water Table:
U.S.D.A.'s Soils Report does not indicate the subject property is subject to Seasonal High Table. Blackwell & Associates, conducted our own soil evaluation with the installation of two (2) Deep Observation Holes on 11-3-15. No evidence of Redoximorphic features were observed.

AREAS where SPECIAL DRAINAGE, EROSION and SEDIMENTATION MEASURES will be required:
THE SITE IS GENERALLY FLAT, 1% OR LESS FROM SOUTH TO NORTH. RUNOFF DURING CONSTRUCTION NOT A CONCERN, BUT ALL BASINS WILL HAVE FILTER FABRIC INSERTED INTO THE FRAME & GRATES UNTIL SUCH TIME A SUITABLE VEGETATIVE GROWTH HAS ESTABLISHED ITSELF.

PREDOMINANT VEGETATIVE COVER TYPE:
EXISTING TRACT CURRENTLY CONTAINS ABOUT TWO-THIRDS LAWN AREA ON THE NORTHERN END AND EXISTING CEDAR TREES ON THE SOUTHERN ONE-THIRD OF THE PARCEL. APPLICANT WILL MAINTAIN AS MUCH OF THE PERIMETER VEGETATION AS POSSIBLE.

PROTECTED AREAS:
SINCE THE PARCEL WILL BE FURTHER "DIVIDED" USING THE SPECIAL PERMIT FILING FOR SECONDARY RESIDENTIAL COVENANT LOT, THE MAJORITY OF THE SITE WILL BE UTILIZED. ROADWAY LAYOUT, ZONING SETBACKS, PROPSED EASEMENT ALONG THE SITES FRONTAGE OF NEWTOWN COURT WILL ALLOW SOME BUFFERING OF THE SITE FROM THE ABUTTING PROPERTIES.

SOIL TEST-PIT LOGS

PERFORMED BY: L. ASADOORIAN CSE#SE44 - Blackwell & Assoc. TEST DATE: NOVEMBER 3, 2015

TP-1 Elev Top of Hole: 22.8

DEPTH (Inches)	Soil Horizon/ Layer	DESCRIPTION
0-12	A	LOAMY SAND 10R 3/2 (TOP SOIL)
12-32	B	LOAMY SAND 7.5YR 6/8 (SUBSOIL)
32-120	C	MED-FINE SAND, 10YR 6/4, NO TRACE OF STONES

NO GROUNDWATER ENCOUNTERED

TP-2 Elev Top of Hole: 22.4

DEPTH (Inches)	Soil Horizon/ Layer	DESCRIPTION
0-12	A	LOAMY SAND 10R 3/2 (TOP SOIL)
12-32	B	LOAMY SAND 7.5YR 5/6 (SUBSOIL)
32-120	C	MED-FINE SAND, 10YR 6/4, NO TRACE STONES

NO GROUNDWATER ENCOUNTERED

LOTS SHOWN HEREON ARE SUBJECT TO A COVENANT DATED:_____ AND RECORDED IN REGISTRY OF DEEDS BOOK: _____ PG.: _____

DATE: _____

"I, CATHERINE FLANAGAN STOVER, CLERK OF THE TOWN OF NANTUCKET, HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE."

_____
TOWN CLERK

Nantucket Planning Board
APPROVAL UNDER THE SUBDIVISION CONTROL LAW REQUIRED

_____
Barry Rector, Chairman

_____
Linda Williams, Vice Chairman

_____
Nathaniel Lowell

_____
Joseph Marcklinger

_____
John McLaughlin

DATE APPROVED: _____

DATE ENDORSED: _____

PLANNING BD. FILE No.: 7904

NO.	DATE	DESCRIPTION	BY
1	1-06-16	REV. PER ENGINEERING REVIEW	LCA

OWNER INFORMATION
DAVID FREDERICKS
DEED BK.:1503 PG.:203
PLAN No.15, LOT 123
ASSESSOR'S MAP 55, PARCEL 212
#7 NEWTOWN ROAD

LE025/#149
V:\DRAWFILES\B8126\AR (Restored) 11-12-2015 00.53.dwg 1/6/2016 1:01:14 PM EST

20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

COMMONWEALTH OF MASSACHUSETTS LEO C. ASADOORIAN No. 35530 PROFESSIONAL ENGINEER 1/6/16

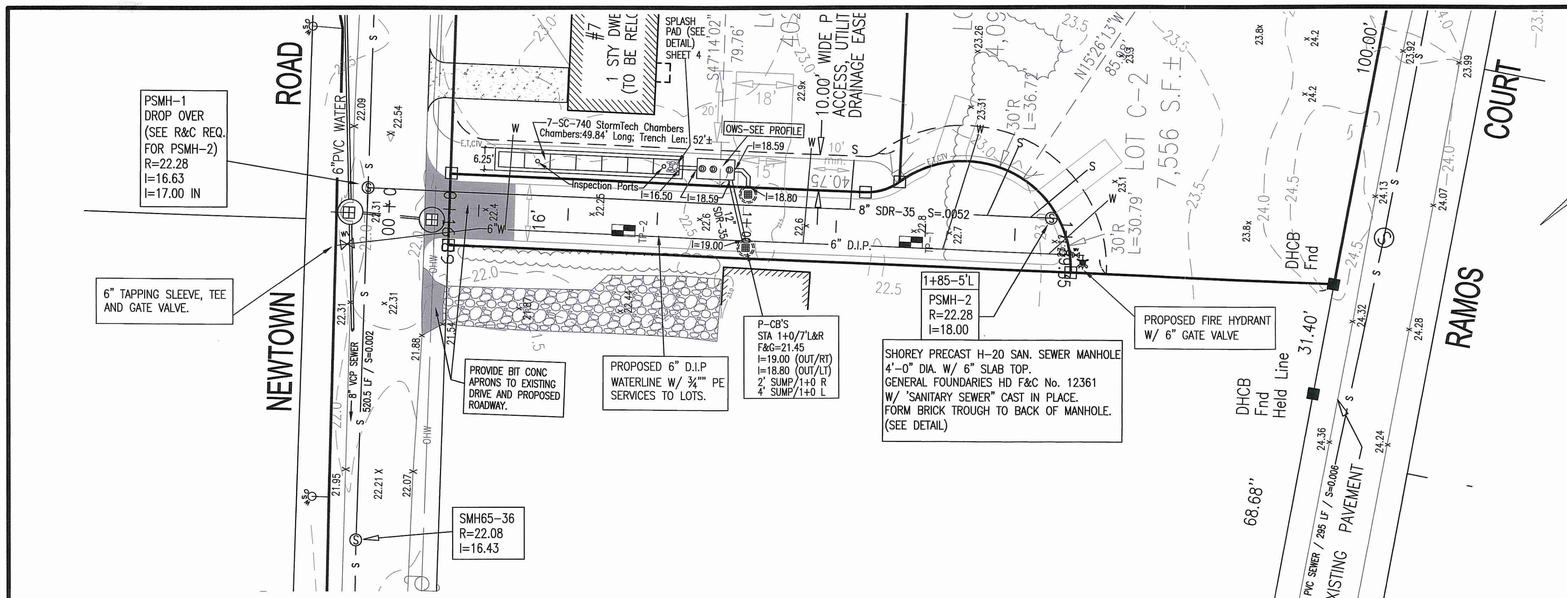
COMMONWEALTH OF MASSACHUSETTS ARTHUR D. GABBARIO CIVIL No. 45751 1/6/16

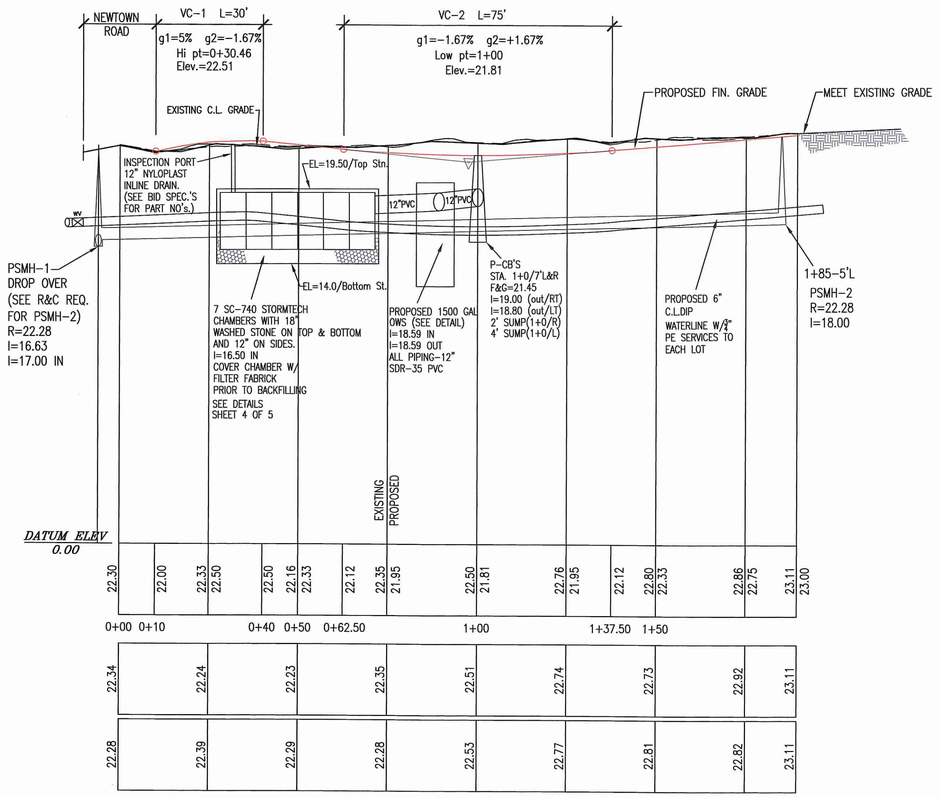
BLACKWELL & ASSOCIATES, Inc.
PROFESSIONAL LAND SURVEYORS & CIVIL ENGINEERS
20 TEASDALE CIRCLE
NANTUCKET, MASSACHUSETTS 02554
(508) 228-9026
www.blackwellsurvey.com

TOPOGRAPHIC & SITE ANALYSIS PLAN
NEWTOWN COURT
in Nantucket, MA
Prepared for
DAVID FREDERICKS

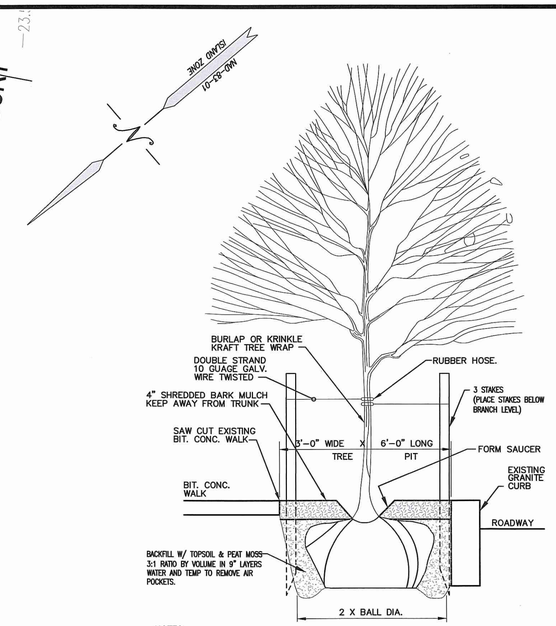
Scale: 1"=20' Date: NOVEMBER 7, 2015
Design/Drawn by: LCA
Approved by: LCA

SHEET 2 OF 6 B-8126





PLAN & PROFILE NEWTOWN COURT
HORIZ 1"=20' VERT 1"=4'



NOTES:

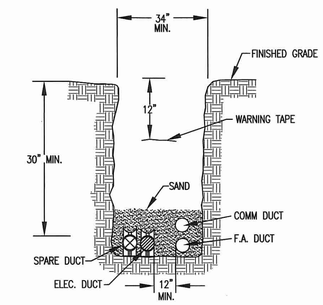
1. REMOVE ALL CONTAINERS, BASKETS, BURLAP, ETC., FROM ROOT BALL.
2. STAKING AND FLAGGING AS REQUIRED
3. PLANT SO THAT TOP OF ROOT BALL IS EVEN WITH THE FINISHED GRADE.
4. LARGE-GROWING 4" TRUNK DIAMETER, CALIPER 1' ABOVE GROUND
5. TREE SPECIES ARE TO COMPLY WITH THOSE LISTED IN THE NANTUCKET PLANNING BOARD REGULATIONS.

TREE PLANTING – GUYING DETAIL

NOT TO SCALE

LEGEND

- ELECTRIC TRANS. PAD
- ELECTRIC HAND HOLE
- TELEPHONE PED.
- TELEPHONE WIRE TERMINAL
- CABLE TV PED.
- FA — FIRE ALARM CALL BOX
- 27 — EXISTING CONTOUR
- 28 — PROPOSED CONTOUR



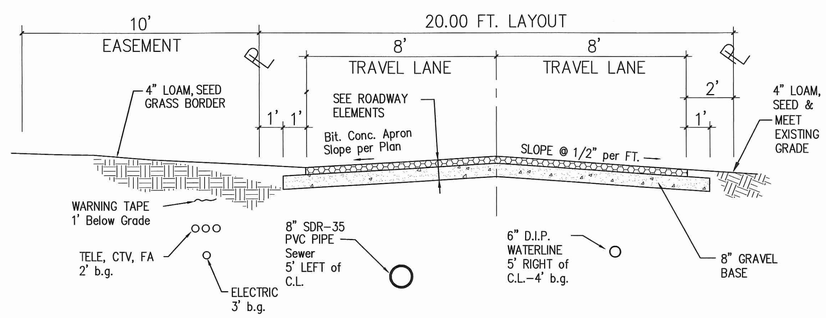
TYPICAL CONDUIT TRENCH

NOT TO SCALE

TYPE-1
ROADWAY ELEMENTS: PAVED APRON
3" BIT. CONC.-TYPE I-1 HOT MIX (2" BINDER COURSE, 1" TOP COURSE/ MASS DPW SPEC'S. M3.11) OVER 8" GRAVEL BASE (SEE @ RIGHT FOR GRAVEL BASE SPECIFICATIONS).

Sieve Designation	Percent Passing
3" in.	100
1 1/2 in.	75–100
1/4 in.	50–85
No. 4	30–60
No. 200	0–10

TYPE-8 (MODIFIED)
ROADWAY ELEMENTS: SHELL ROAD
8" STABILIZED/ PROCESSED COMPACTED GRAVEL CONSISTING OF maDOT SPECIFICATION M1.03.1-PROCESSED GRAVEL FOR SUBBASE. (see gradiation table:)
COVERED BY 4" OF CLEAN QUAHOG SHELLS.



TYPICAL ROADWAY CROSS-SECTION
"NEWTOWN COURT"

NOT TO SCALE

LOTS SHOWN HEREON ARE SUBJECT TO A COVENANT DATED:_____ AND RECORDED IN REGISTRY OF DEEDS BOOK: _____ PG.: _____

DATE: _____

"I, CATHERINE FLANAGAN STOVER, CLERK OF THE TOWN OF NANTUCKET, HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE."

TOWN CLERK

Nantucket Planning Board
APPROVAL UNDER THE SUBDIVISION CONTROL LAW REQUIRED

Barry Rector, Chairman

Linda Williams, Vice Chairman

Nathaniel Lowell

Joseph Marcklinger

John McLaughlin

DATE APPROVED: _____

DATE ENDORSED: _____

PLANNING BD. FILE No.: 7904

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1	1-06-16	REV. PER ENGINEERING REVIEW	LCA

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V:\DRAWFILES\B8126\AR (Restored) 11-12-2015 00.53.dwg 1/6/2016 1:12:13 PM EST

COMMONWEALTH OF MASSACHUSETTS ARTHUR D. GASBARRO CIVIL No. 46851 1/6/16

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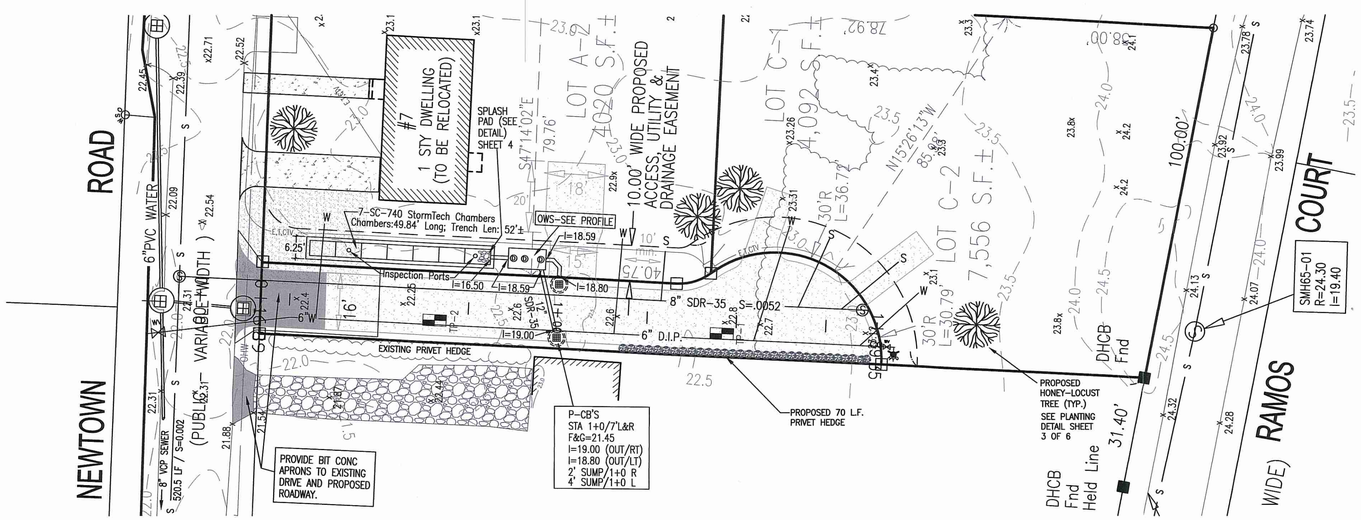
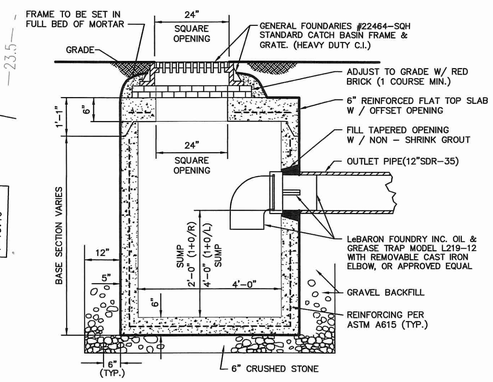
(508) 228-9026
www.blackwellsurvey.com

PLAN and PROFILE / DETAILS
NEWTOWN COURT
in Nantucket, MA
Prepared for
DAVID FREDERICKS

Scale: 1"=20' Date: NOVEMBER 16, 2015
Design/Drawn by: LCA/EMM
Approved by: LCA
SHEET 3 OF 6 B-8126





PRECAST CONCRETE CATCH BASIN

NOT TO SCALE

NOTES:

1. PRECAST REINFORCED CONCRETE DESIGN SHALL BE CERTIFIED FOR H-20 LOADING.
2. FILL OUTSIDE FACE OF ALL MANHOLE JOINTS WITH NON-SHRINK MORTAR.
3. ALL JOINTS TO HAVE "KENT SEAL" OR EQUAL.

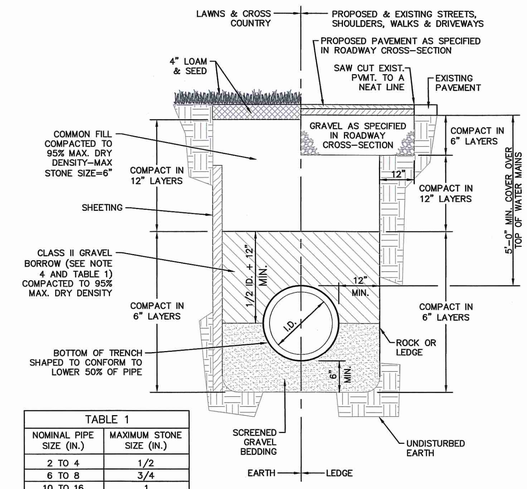


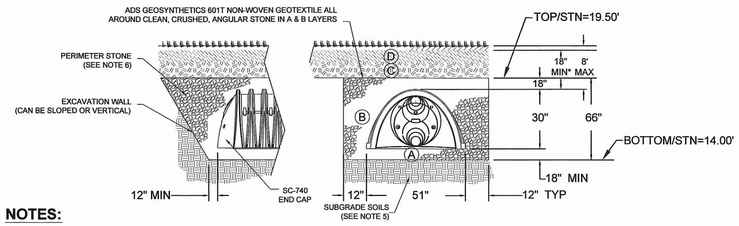
TABLE 1	
NOMINAL PIPE SIZE (IN.)	MAXIMUM STONE SIZE (IN.)
2 TO 4	1/2
6 TO 8	3/4
10 TO 16	1
18 AND LARGER	1-1/2

TYPICAL PLASTIC PIPE TRENCH DETAIL

NOT TO SCALE

NOTES:

1. SHEETING IF USED, IN ALL CASES SHALL BE LEFT INPLACE BELOW A LINE 1'-0" ABOVE THE TOP OF THE PIPE. UNLESS OTHERWISE INDICATED OR DIRECTED.
2. "COVER" AT ANY POINT SHALL BE DEFINED AS THE VERTICAL DISTANCE FROM THE UNDERMOST POINT OF THE PIPE TO A LINE WHICH CONNECTS THE SURFACE OF UNDISTURBED GROUND AT EITHER SIDE OF THE TRENCH AND IS AT RIGHT ANGLES TO THE DIRECTION OF THE PIPE.
3. SCREENED GRAVEL SHALL BE HARD, DURABLE, ROUNDED PARTICLES, FREE FROM SAND, LOAM, CLAY, EXCESS FINES AND DELETERIOUS MATERIAL, UNIFORMLY GRADED SUCH THAT NOT LESS THAN 95% WILL PASS A 1/2 INCH SIEVE AND NOT MORE THAN 5% PASS A NO. 4 SIEVE.
4. CLASS II GRAVEL BORROW SHALL BE A CLEAN, COARSE GRAINED GRAVEL-SAND MIXTURE. THE MIXTURE SHOULD CONTAIN LESS THEN 5% PASSING THE #200 SIEVE AS WELL AS COMPLYING TO THE REQUIREMENTS OF TABLE 1.
5. WHERE FUTURE EXTENSION OF A PLUGGED PIPE OR A PLUGGED BRANCH WILL ENTAIL ROCK EXCAVATION. TRENCH EXCAVATION IN ROCK SHALL BE EXTENDED FOR A DISTANCE OF 5'-0" BEYOND THE PLUG.

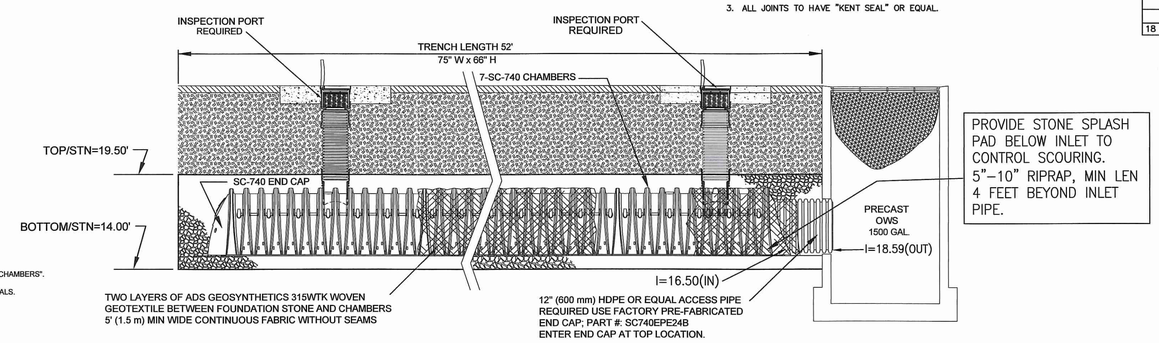


NOTES:

1. SC-740 CHAMBERS SHALL CONFORM TO THE REQUIREMENTS OF ASTM F2418 "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS", OR ASTM F2922 "STANDARD SPECIFICATION FOR POLYETHYLENE (PE) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
2. SC-740 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
3. "ACCEPTABLE FILL MATERIALS" TABLE ABOVE PROVIDES MATERIAL LOCATIONS, DESCRIPTIONS, GRADATIONS, AND COMPACTION REQUIREMENTS FOR FOUNDATION, EMBEDMENT, AND FILL MATERIALS.
4. THE "SITE DESIGN ENGINEER" REFERS TO THE ENGINEER RESPONSIBLE FOR THE DESIGN AND LAYOUT OF THE STORMTECH CHAMBERS FOR THIS PROJECT.
5. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
6. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
7. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.

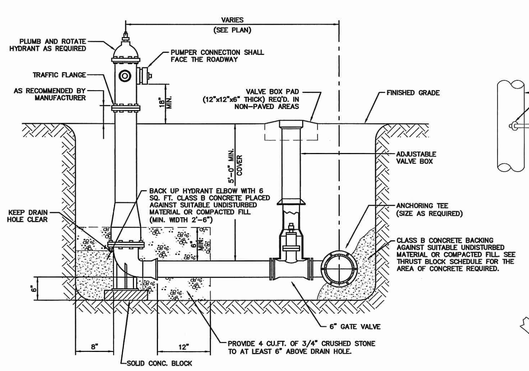
PLEASE NOTE:

1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 6" (150 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.



SC-740 ISOLATOR ROW DETAIL

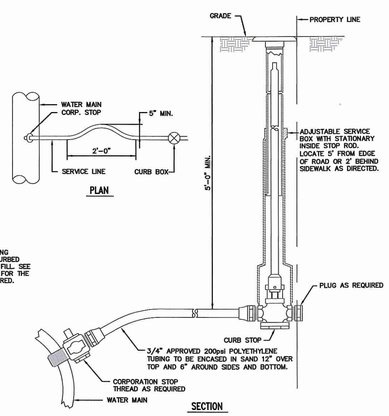
NTS



TYPICAL HYDRANT & VALVE DETAIL

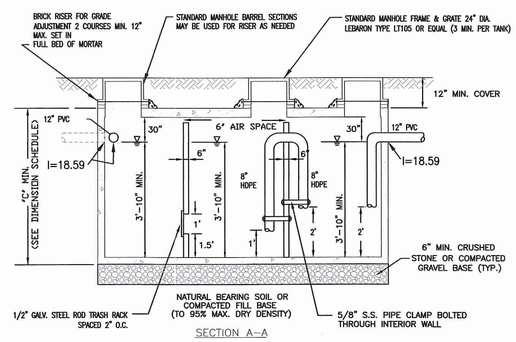
NOT TO SCALE

NOTE: HYDRANT AND GATE VALVE TO BE RODDED TO ANCHOR TEE.

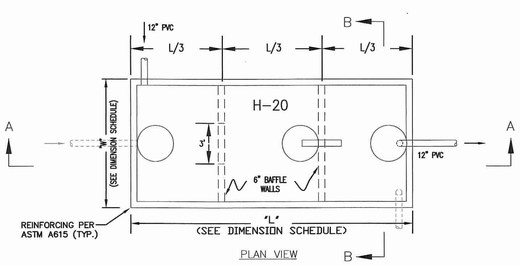


TYPICAL SERVICE CONNECTION

NOT TO SCALE



SECTION A-A



PLAN VIEW

TRIPLE CHAMBER OIL WATER SEPARATOR TANK

NOT TO SCALE

NOTES:

1. PRECAST REINFORCED CONCRETE DESIGN SHALL BE CERTIFIED FOR H-20 LOADING.
2. OIL AND GAS SEPARATOR INTERIOR COMPONENTS ARE TO BE CONSTRUCTED AS SHOWN.
3. USE SCITUATE RAY PRECAST MODEL LISTED BELOW H-20 TANK OR APPROVED EQUAL.

TANK DIMENSION SCHEDULE			
	"C" MIN.	"W"	"L"
1500 GAL	5'-10"	5'-8"	10'-6"

DATE: _____

"I, CATHERINE FLANAGAN STOVER, CLERK OF THE TOWN OF NANTUCKET, HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE."

_____
TOWN CLERK

Nantucket Planning Board

APPROVAL UNDER THE SUBDIVISION CONTROL LAW REQUIRED

_____
Barry Rector, Chairman

_____
Linda Williams, Vice Chairman

_____
Nathaniel Lowell

_____
Joseph Marcklinger

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John McLaughlin

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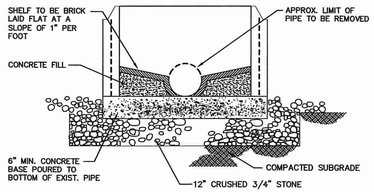
DETAILS, NOTES & LANDSCAPING PLAN

in Nantucket, MA
Prepared for
DAVID FREDERICKS

Scale: 1"=20'
Date: NOVEMBER 16, 2015

Design/Drawn by: LCA
Approved by: ADG/LCA

SHEET 4 OF 6 B-8126



SECTION A–A

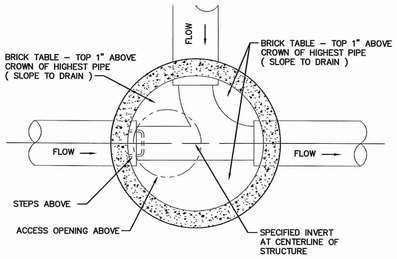
DETAIL OF PRECAST CONCRETE SMH CONSTRUCTED ON EXIST. SEWER LINE

NOT TO SCALE

NOTES:

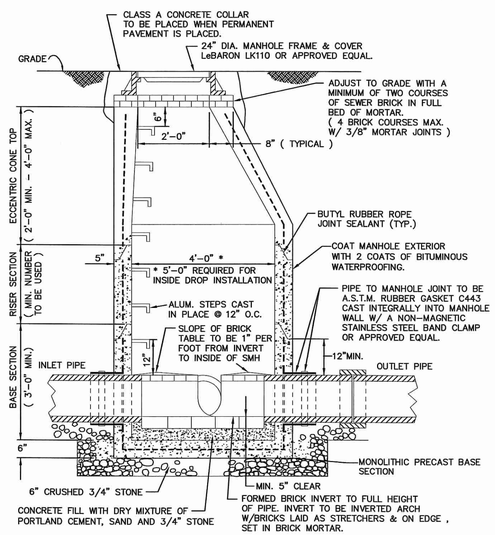
1. PRECAST REINFORCED CONCRETE DESIGN SHALL BE CERTIFIED FOR H–20 LOADING.
2. USE FLAT TOP H20 LOADING SLAB WHEN HEIGHT OF CONE SECTION IS LESS THAN 2'–0".
3. FILL OUTSIDE FACE OF ALL MANHOLE JOINTS WITH NON–SHRINK MORTAR.
4. ALL JOINTS TO HAVE "KENT SEAL" OR EQUAL.
5. PROVIDE SUPPORT FOR EXISTING SEWER PIPE WHEN POURING CONCRETE BASE

SOIL TEST–PIT LOGS		
PERFORMED BY: L. ASADOORIAN CSE#SE44 – Blackwell & Assoc. TEST DATE: NOVEMBER 3, 2015		
TP–1 Elev Top of Hole: 22.8		
DEPTH (Inches)	Soil Horizon/ Layer	DESCRIPTION
0–12	A	LOAMY SAND 10R 3/2 (TOP SOIL)
12–32	B	LOAMY SAND 7.5YR 6/8 (SUBSOIL)
32–120	C	MED–FINE SAND, 10YR 6/4, NO TRACE OF STONES
NO GROUNDWATER ENCOUNTERED		
TP–2 Elev Top of Hole: 22.4		
DEPTH (Inches)	Soil Horizon/ Layer	DESCRIPTION
0–12	A	LOAMY SAND 10R 3/2 (TOP SOIL)
12–32	B	LOAMY SAND 7.5YR 5/6 (SUBSOIL)
32–120	C	MED–FINE SAND, 10YR 6/4, NO OF TRACE STONES
NO GROUNDWATER ENCOUNTERED		



PLAN

NOTE: 1. ALL JOINTS TO HAVE " KENT SEAL " OR EQUAL.
2. PRECAST REINFORCED CONCRETE MANHOLE BARRELS TO BE PER ASTM A185 W/ 4000 PSI TYPE II CEMENT. DESIGN LOADING PER AASHTO HS20–44.



SECTION

PRECAST CONCRETE SMH DETAIL

NOT TO SCALE

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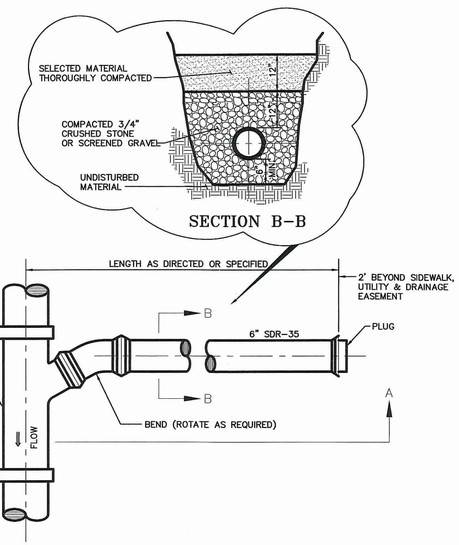
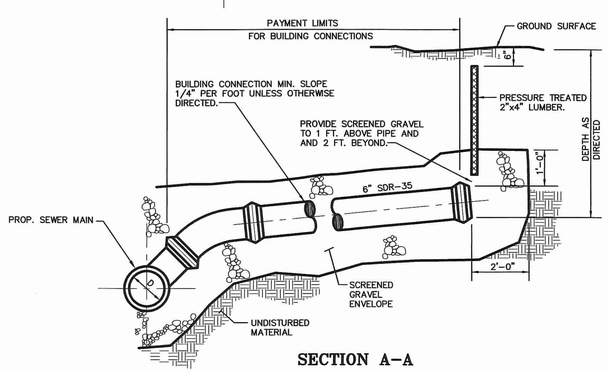
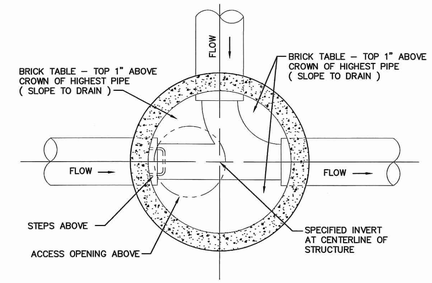




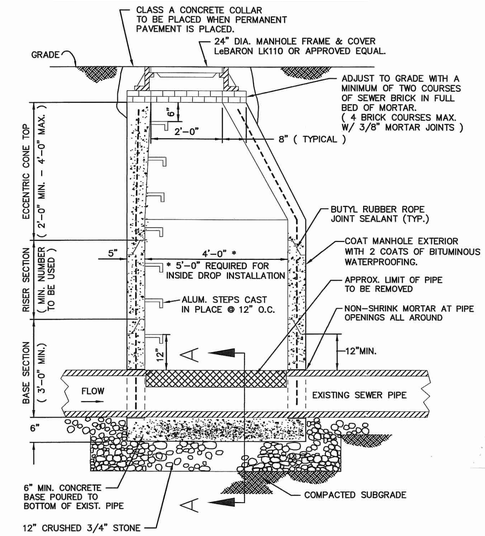
BUILDING SEWER CONNECTIONS FOR P.V.C. PIPE

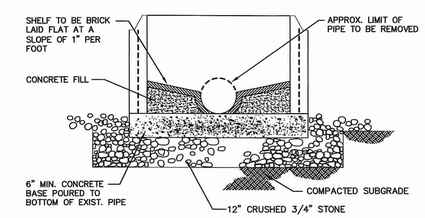
NOT TO SCALE



PLAN

NOTES: 1. ALL JOINTS TO HAVE " KENT SEAL " OR EQUAL.
2. PRECAST REINFORCED CONCRETE MANHOLE BARRELS TO BE PER ASTM A185 W/ 4000 PSI TYPE II CEMENT. DESIGN LOADING PER AASHTO HS20–44.





SECTION A–A

DETAIL OF PRECAST CONCRETE SMH CONSTRUCTED ON EXIST. SEWER LINE

NOT TO SCALE

NOTES:

1. PRECAST REINFORCED CONCRETE DESIGN SHALL BE CERTIFIED FOR H–20 LOADING.
2. USE FLAT TOP H20 LOADING SLAB WHEN HEIGHT OF CONE SECTION IS LESS THAN 2'–0".
3. FILL OUTSIDE FACE OF ALL MANHOLE JOINTS WITH NON–SHRINK MORTAR.
4. ALL JOINTS TO HAVE "KENT SEAL" OR EQUAL.
5. PROVIDE SUPPORT FOR EXISTING SEWER PIPE WHEN POURING CONCRETE BASE

GENERAL NOTES

1) All construction shall comply with specifications of the Nantucket Planning Board as printed in their Rules and Regulations as amended through Dec. 20, 1999. Contractor shall notify Planning Board for required inspections as per Section 6 (VI).

2) The contractor(s) shall notify the Design Engineer / Surveyor for proper location of proposed utilities and improvements prior to construction.

3) It is the responsibility of the contractor to place proposed structures in the required location as shown on the plans approved by the Nantucket Planning Board.

4) The contractor shall provide for the safe and orderly passage of traffic and pedestrians in areas under construction.

5) Areas outside limits of work disturbed by the contractor during construction will be restored to their original condition at the expense of the contractor.

6) Removal of trees and /or hedges in areas adjacent to the proposed travel way is to be done only upon direction of the engineer and after verification of the location of the back of proposed work, by the contractor.

7) The contractor shall be responsible for all disturbed areas until a suitable vegetative growth has been established.

8) Contractor shall review drainage structure requirements with design engineer prior to ordering materials. Structures shall comply with details approved on plans.

9) All streets shall be graded by removal of all existing brush, stumps, and topsoil below the finish grade, to a width occupied by the roadway plus an additional four (4) feet on each side or extending outward to the toe of the slope in fill areas, whichever is greater. Any loam, peat, or other material not considered suitable as a sub–base shall be excavated and replaced with a structural grade material.

10) Driveway aprons to be constructed with same gravel specifications of roadway materials.

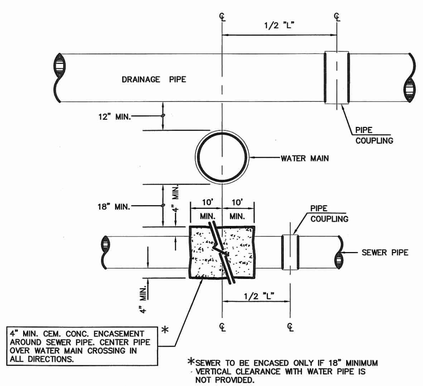
11) Electric transformer vaults to be Fruean #FE–1, #FE–2 or equal. Handholes to have RIM 28–4 connector blocks or equal. Contractor to supply all primary cable terminators.

12) It is the responsibility of the contractor to record in note form (preferably in a survey field notebook) the location of all utilities installed when surveyors are not at job site. These notes will be utilized for the preparation of required As–Builts.

13) The contractor must preserve all grade stakes set by surveyors, so that the surveyors and the Town of Nantucket roadway engineers may inspect final grading. The contractor will be responsible for payment to have these stakes placed again.

14) Under no circumstances shall the contractor remove any tree without approval of the surveyor and/or owner. The cost of replacing such trees shall be paid by the contractor.

15) No variation to these plans may be undertaken without written authorization by the Design Engineer. Design engineer must be notified if field revisions are required.



SEWER , WATER AND DRAIN CROSSING DETAIL

NOT TO SCALE

DATE: _____

"I, CATHERINE FLANAGAN STOVER, CLERK OF THE TOWN OF NANTUCKET, HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE."

_____
TOWN CLERK

Nantucket Planning Board

APPROVAL UNDER THE SUBDIVISION CONTROL LAW REQUIRED

_____
Barry Rector, Chairman

_____
Linda Williams, Vice Chairman

_____
Nathaniel Lowell

_____
Joseph Marcklinger

_____
John McLaughlin

DATE APPROVED: _____

DATE ENDORSED: _____

PLANNING BD. FILE No.: 7904

NO.	DATE	DESCRIPTION	BY
1	1–06–16	REV. PER ENGINEERING REVIEW	LCA

OWNER INFORMATION

DAVID FREDERICKS
DEED BK.:1503 PG.:203
PLAN No.15, LOT 123
ASSESSOR'S MAP 55, PARCEL 212
#7 NEWTOWN ROAD

LE025/#149
V:\DRAWFILES\B8126\AR (Restored) 11-12-2015 00.53.dwg 1/6/2016 10:35:10 AM EST

COMMONWEALTH OF MASSACHUSETTS ARTHUR D. GASBARRIO CIVIL No. 35651 PROFESSIONAL ENGINEER

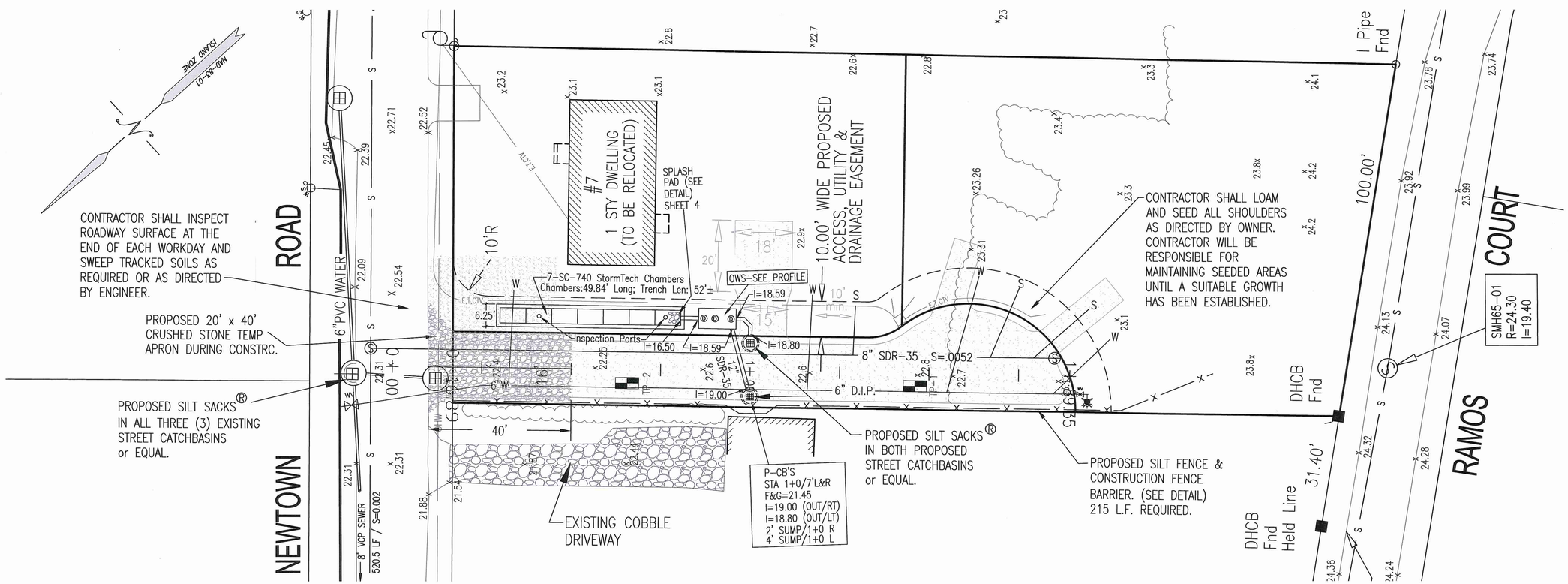
BLACKWELL & ASSOCIATES, Inc.
PROFESSIONAL LAND SURVEYORS & CIVIL ENGINEERS
20 TEASDALE CIRCLE
NANTUCKET, MASSACHUSETTS 02554
(508) 228–9026
www.blackwellsurvey.com

DETAILS & NOTES NEWTOWN COURT

in Nantucket, MA
Prepared for
DAVID FREDERICKS

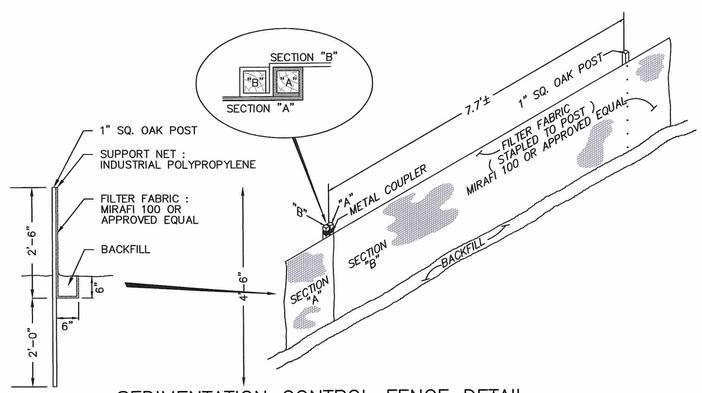
Scale: 1"=20'
Date: NOVEMBER 16, 2015
Design/Drawn by: LCA
Approved by: ADG/LCA

SHEET 5 OF 6 B–8126



NEWTOWN COURT

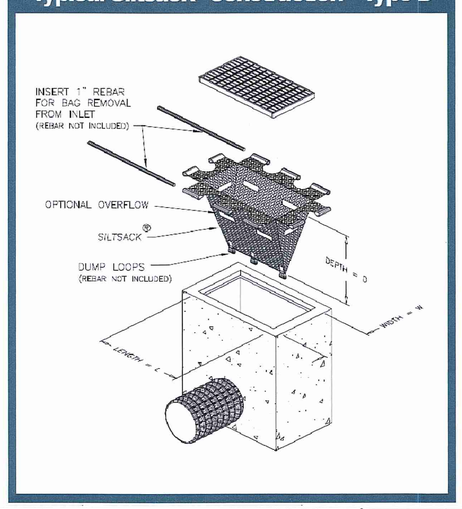
Scale: 1"=15'



SEDIMENTATION CONTROL FENCE DETAIL

NOT TO SCALE

Typical Siltsack® Construction - Type B



DATE: _____

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Joseph Marcklinger

_____
John McLaughlin

DATE APPROVED: _____

DATE ENDORSED: _____

PLANNING BD. FILE No.: 7904

NO.	DATE	DESCRIPTION	BY
1	1-06-16	REV. PER ENGINEERING REVIEW	LCA

OWNER INFORMATION

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DEED BK.: 1503 PG.: 203
PLAN No.15, LOT 123
ASSESSOR'S MAP 55, PARCEL 212
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LE025/#149
V:\DRAWFILES\B8126\AR (Restored) 11-12-2015 00:53.dwg 1/6/2016 10:35:10 AM EST

COMMONWEALTH OF MASSACHUSETTS ARTHUR D. GASBARRO CIVIL No. 49897 PROFESSIONAL ENGINEER 1/6/16

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20 TEASDALE CIRCLE
NANTUCKET, MASSACHUSETTS 02554
(508) 228-9026
www.blackwellsurvey.com

EROSION CONTROL PLAN
NEWTOWN COURT
in Nantucket, MA
Prepared for
DAVID FREDERICKS

Scale: 1"=15'
Date: NOVEMBER 16, 2015
Design/Drawn by: LCA
Approved by: LCA/ADG
SHEET 6 OF 6 B-8126

Newtown Court AR Subdivision

Drainage Summary

25-Year Storm Event Details

Revised: December 18, 2015

Pre-construction: E-1 PRE = 0.04 cfs

E-2 PRE = 0.82 cfs

Post-construction: P-1 = 0.85 cfs

P-2 = 0.62 cfs

After Infiltration/Storage/Exfiltration: P-1= 0.12 cfs

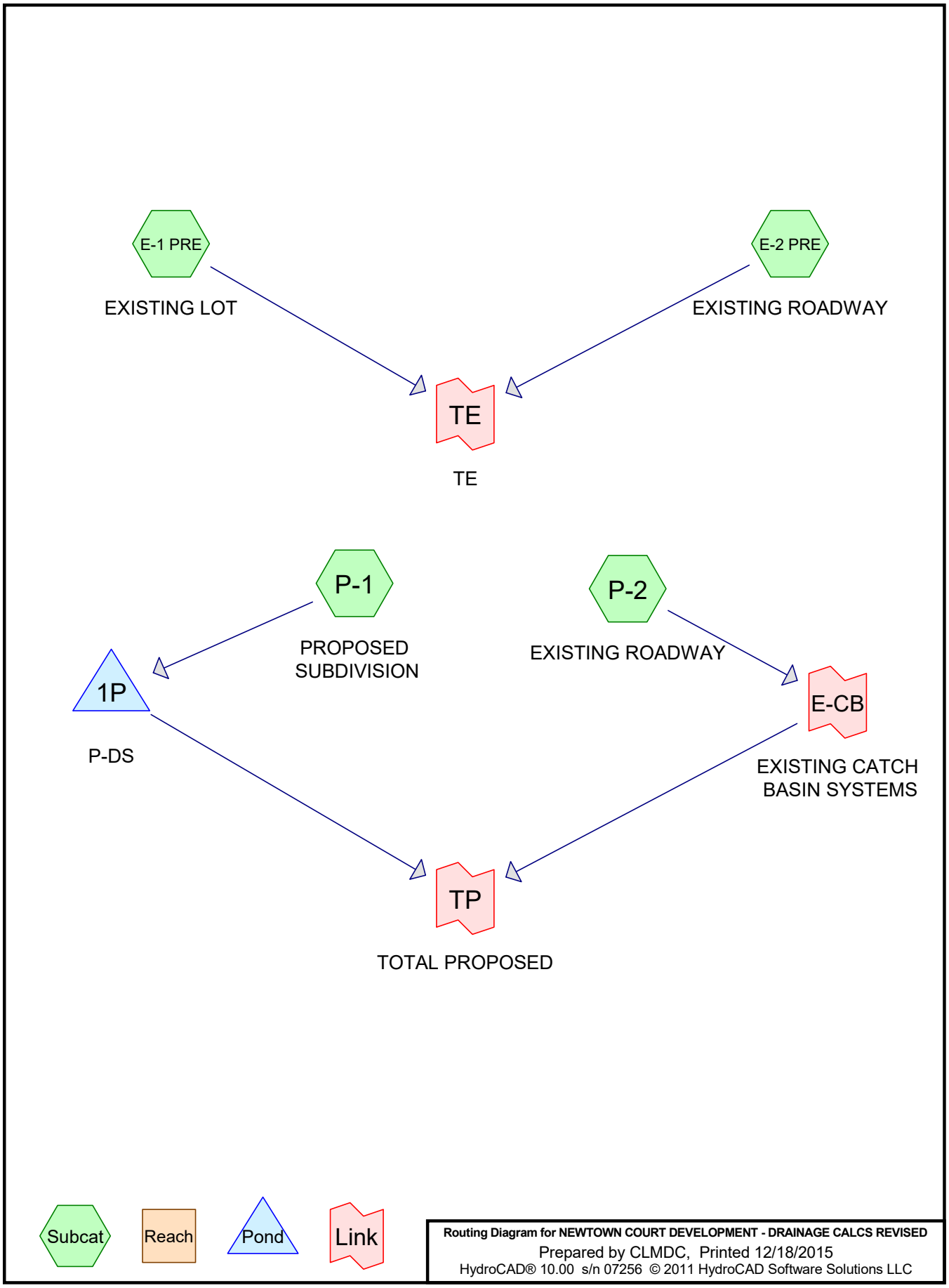
P-2 = 0.62 cfs

TE = 0.82 cfs

TP = 0.69 cfs

TE > TP

NOTE: EXISTING ROAD DRAINAGE SYSTEM CAPACITY IS UNKNOWN BUT CURRENTLY HANDLES PRE-EXISTING FLOWS


E-1 PRE
EXISTING LOT
E-2 PRE
EXISTING ROADWAY
TE
TE
P-1
PROPOSED SUBDIVISION
P-2
EXISTING ROADWAY
1P
P-DS
E-CB
EXISTING CATCH BASIN SYSTEMS
TP
TOTAL PROPOSED
Subcat
Reach
Pond
Link
Routing Diagram for NEWTOWN COURT DEVELOPMENT - DRAINAGE CALCS REVISED
Prepared by CLMDC, Printed 12/18/2015
HydroCAD® 10.00 s/n 07256 © 2011 HydroCAD Software Solutions LLC

Summary for Subcatchment E-1 PRE: EXISTING LOT

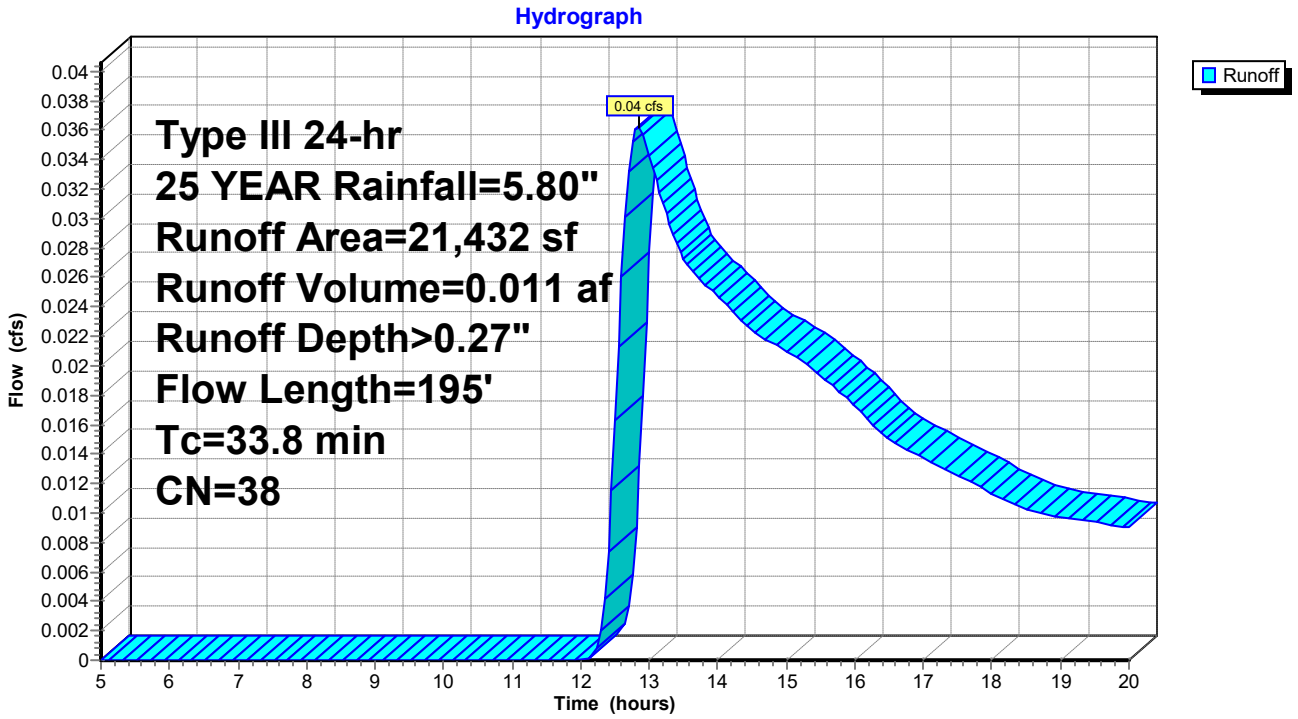
Runoff = 0.04 cfs @ 12.84 hrs, Volume= 0.011 af, Depth> 0.27"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 25 YEAR Rainfall=5.80"

	Area (sf)	CN	Description
	11,401	39	>75% Grass cover, Good, HSG A
	9,280	32	Woods/grass comb., Good, HSG A
	557	98	Roofs, HSG A
*	194	76	Shell Driveway
	21,432	38	Weighted Average
	20,875		97.40% Pervious Area
	557		2.60% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
21.4	110	0.0210	0.09		**Sheet Flow, Brush & Trees** Woods: Light underbrush n= 0.400 P2= 3.60"
12.4	85	0.0069	0.11		**Sheet Flow, Lawn** Grass: Short n= 0.150 P2= 3.60"
33.8	195	Total			

Subcatchment E-1 PRE: EXISTING LOT



Summary for Subcatchment E-2 PRE: EXISTING ROADWAY

[49] Hint: Tc<2dt may require smaller dt

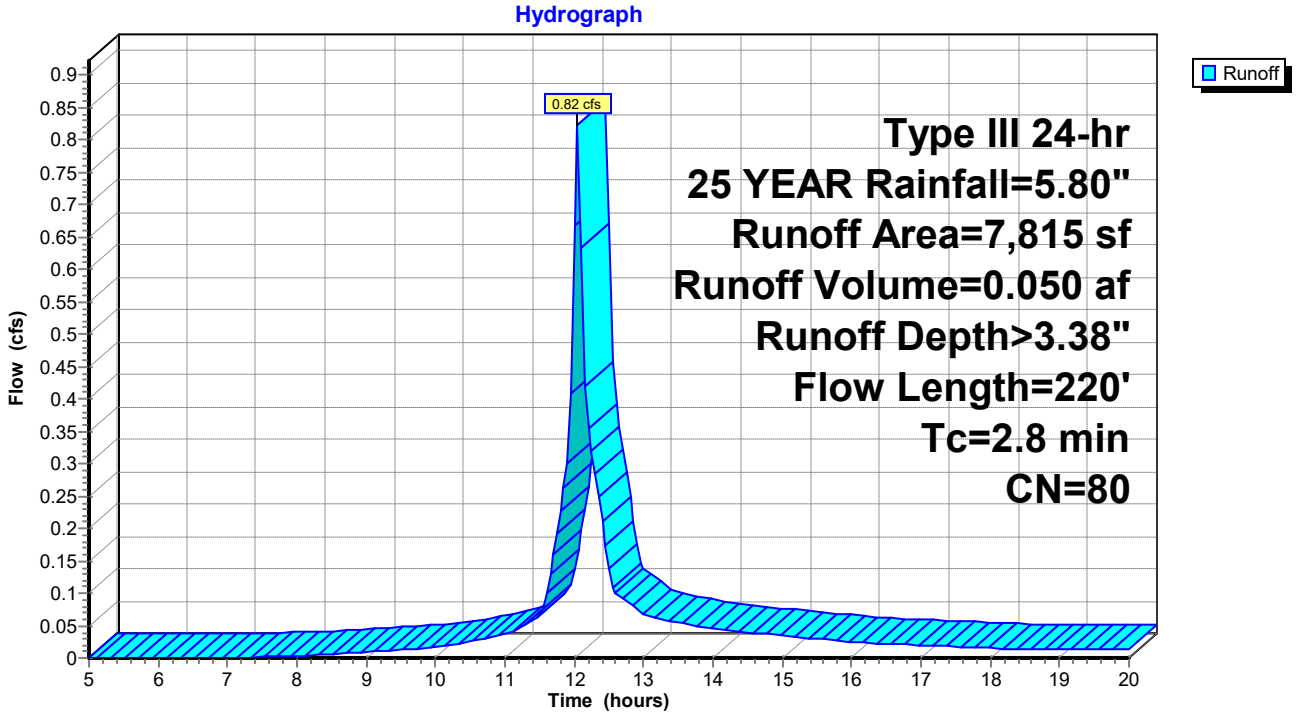
Runoff = 0.82 cfs @ 12.05 hrs, Volume= 0.050 af, Depth> 3.38"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 25 YEAR Rainfall=5.80"

	Area (sf)	CN	Description
	3,760	98	Paved roads w/curbs & sewers, HSG A
	2,121	39	>75% Grass cover, Good, HSG A
*	221	98	Concrete Walkway
*	398	98	Concrete Walkway 2
*	750	76	Shell Driveway
*	565	98	Roof
	7,815	80	Weighted Average
	2,871		36.74% Pervious Area
	4,944		63.26% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.2	10	0.0200	0.92		**Sheet Flow, Roadway: peak to side** Smooth surfaces n= 0.011 P2= 3.60"
2.6	210	0.0044	1.35		**Shallow Concentrated Flow, Roadway-edge** Paved Kv= 20.3 fps
2.8	220	Total			

Subcatchment E-2 PRE: EXISTING ROADWAY



Summary for Subcatchment P-1: PROPOSED SUBDIVISION

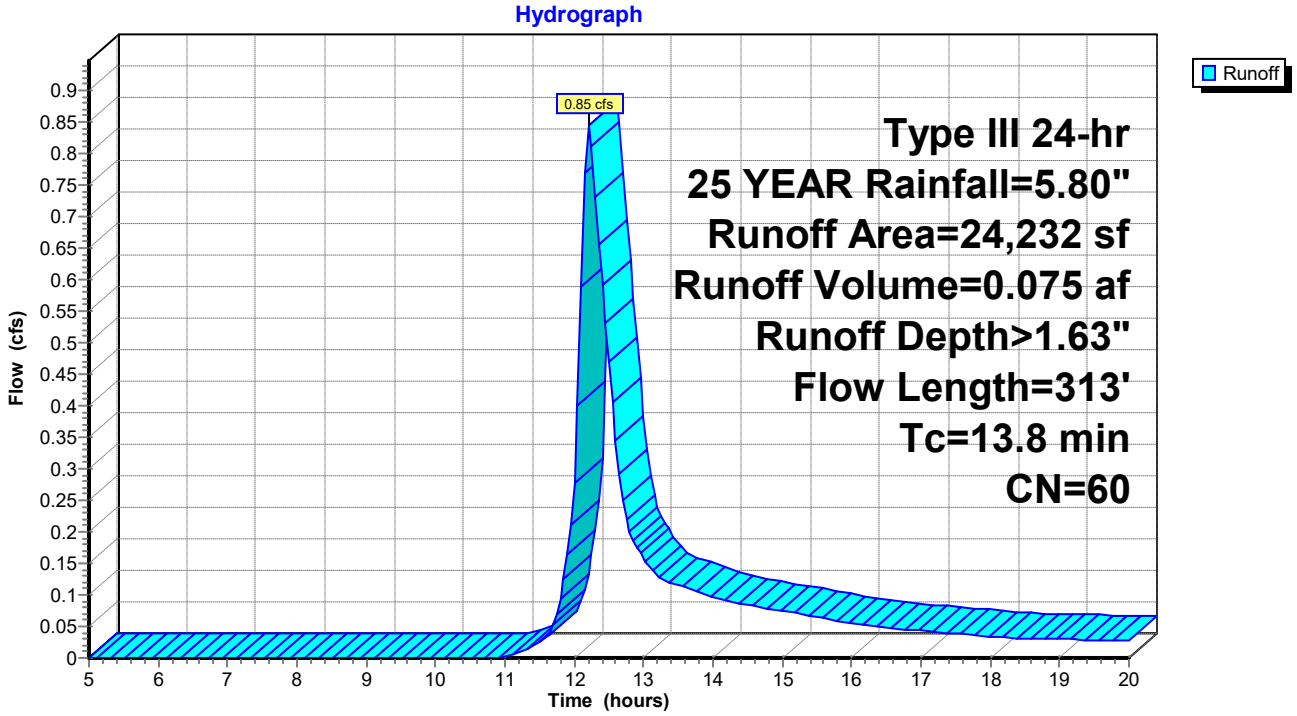
Runoff = 0.85 cfs @ 12.21 hrs, Volume= 0.075 af, Depth> 1.63"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 25 YEAR Rainfall=5.80"

	Area (sf)	CN	Description
	1,925	98	Roofs, HSG A
	980	98	Roofs, HSG A
	960	98	Roofs, HSG A
	1,162	98	Roofs, HSG A
*	3,915	96	Road-Shell surface, HSG A
	15,290	39	>75% Grass cover, Good, HSG A
	24,232	60	Weighted Average
	19,205		79.25% Pervious Area
	5,027		20.75% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.1	27	0.7000	4.66		**Sheet Flow, Roof peak to grade** Smooth surfaces n= 0.011 P2= 3.60"
11.3	100	0.0120	0.15		**Sheet Flow, Lawn - bldg to drive** Grass: Short n= 0.150 P2= 3.60"
2.4	186	0.0065	1.30		**Shallow Concentrated Flow, New Shell Road** Unpaved Kv= 16.1 fps
13.8	313	Total			

Subcatchment P-1: PROPOSED SUBDIVISION



Summary for Subcatchment P-2: EXISTING ROADWAY

[49] Hint: Tc<2dt may require smaller dt

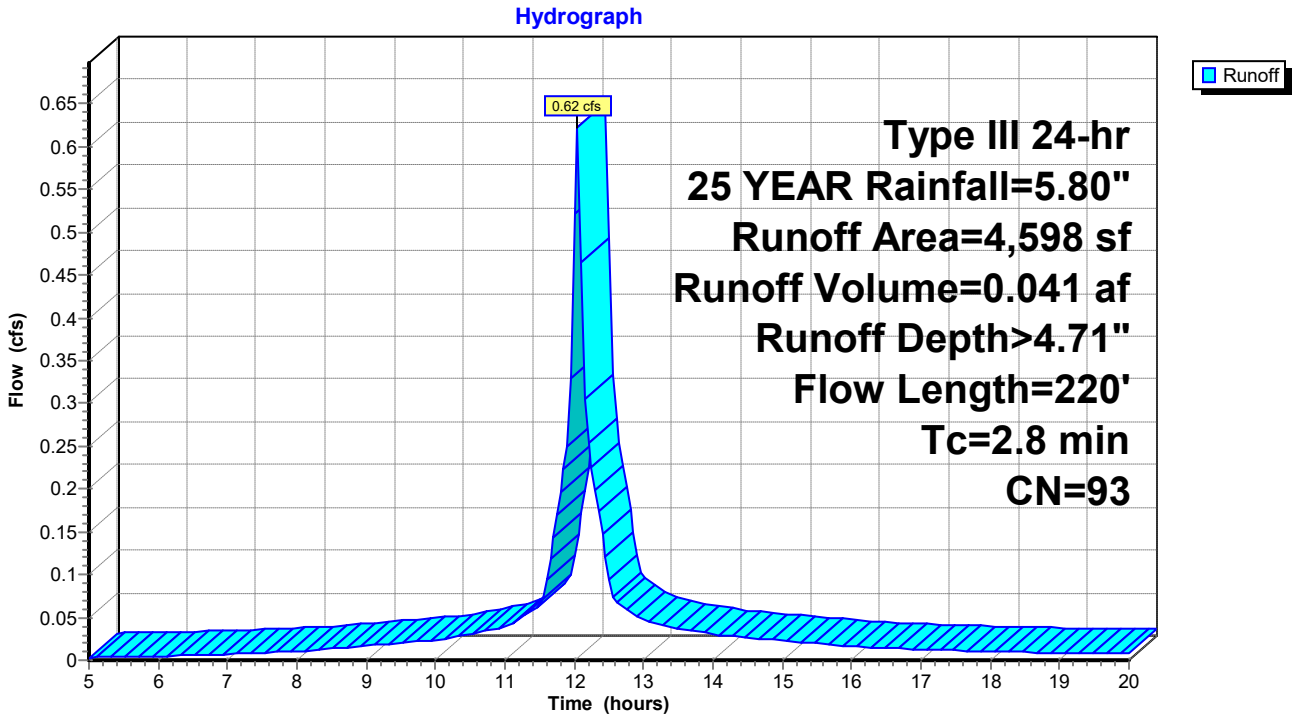
Runoff = 0.62 cfs @ 12.04 hrs, Volume= 0.041 af, Depth> 4.71"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 25 YEAR Rainfall=5.80"

Area (sf)	CN	Description
4,218	98	Paved roads w/curbs & sewers, HSG A
380	39	>75% Grass cover, Good, HSG A
4,598	93	Weighted Average
380		8.26% Pervious Area
4,218		91.74% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.2	10	0.0200	0.92		**Sheet Flow, Roadway - Peak to side** Smooth surfaces n= 0.011 P2= 3.60"
2.6	210	0.0044	1.35		**Shallow Concentrated Flow, Road-edge** Paved Kv= 20.3 fps
2.8	220	Total			

Subcatchment P-2: EXISTING ROADWAY



Summary for Pond 1P: P-DS

Inflow Area = 0.556 ac, 20.75% Impervious, Inflow Depth > 1.63" for 25 YEAR event
Inflow = 0.85 cfs @ 12.21 hrs, Volume= 0.075 af
Outflow = 0.12 cfs @ 13.49 hrs, Volume= 0.070 af, Atten= 86%, Lag= 76.7 min
Primary = 0.12 cfs @ 13.49 hrs, Volume= 0.070 af

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Starting Elev= 14.50' Surf.Area= 324 sf Storage= 65 cf
Peak Elev= 19.39' @ 13.49 hrs Surf.Area= 324 sf Storage= 1,349 cf (1,285 cf above start)
Flood Elev= 20.60' Surf.Area= 324 sf Storage= 1,508 cf (1,443 cf above start)

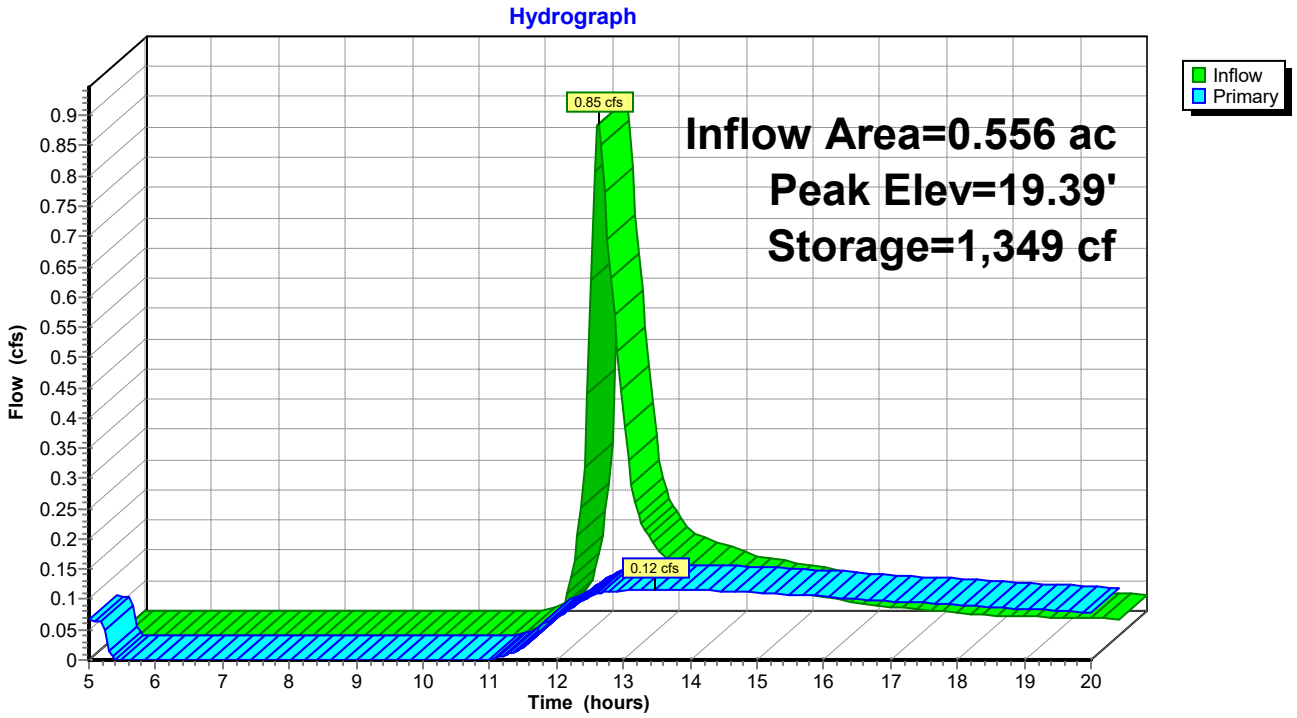
Plug-Flow detention time= (not calculated: outflow precedes inflow)
Center-of-Mass det. time= 98.7 min (925.1 - 826.4)

Volume	Invert	Avail.Storage	Storage Description
#1	14.00'	582 cf	**75.0"W x 66.0"H x 51.8'L DRAINAGE FIELD** 1,781 cf Overall - 324 cf Embedded = 1,456 cf x 40.0% Voids
#2	15.50'	324 cf	**StormTech SC-740** x 7 Inside #1 Effective Size= 44.6"W x 30.0"H => 6.45 sf x 7.12'L = 45.9 cf Overall Size= 51.0"W x 30.0"H x 7.56'L with 0.44' Overlap Row Length Adjustment= +0.44' x 6.45 sf x 1 rows
#3	14.35'	557 cf	**RCP_Box 10x 6 @ 9.50' L** -Impervious Inside= 120.0"W x 72.0"H => 58.61 sf x 9.50'L = 556.8 cf Outside= 140.0"W x 92.0"H => 89.44 sf x 9.50'L = 849.7 cf
#4	16.95'	63 cf	**4.00'D x 5.00'H CATCH BASIN-1** -Impervious
#5	16.80'	63 cf	**4.00'D x 5.00'H CATCH BASIN-2** -Impervious
		1,589 cf	Total Available Storage

Device	Routing	Invert	Outlet Devices
#1	Primary	14.00'	**8.270 in/hr Exfiltration over Surface area** Conductivity to Groundwater Elevation = 8.00'

Primary OutFlow Max=0.12 cfs @ 13.49 hrs HW=19.39' (Free Discharge)
└─**1=Exfiltration** (Controls 0.12 cfs)

Pond 1P: P-DS


Hydrograph
Inflow
Primary
0.85 cfs
0.12 cfs
Inflow Area=0.556 ac
Peak Elev=19.39'
Storage=1,349 cf
Flow (cfs)
Time (hours)
0
0.05
0.1
0.15
0.2
0.25
0.3
0.35
0.4
0.45
0.5
0.55
0.6
0.65
0.7
0.75
0.8
0.85
0.9
5
6
7
8
9
10
11
12
13
14
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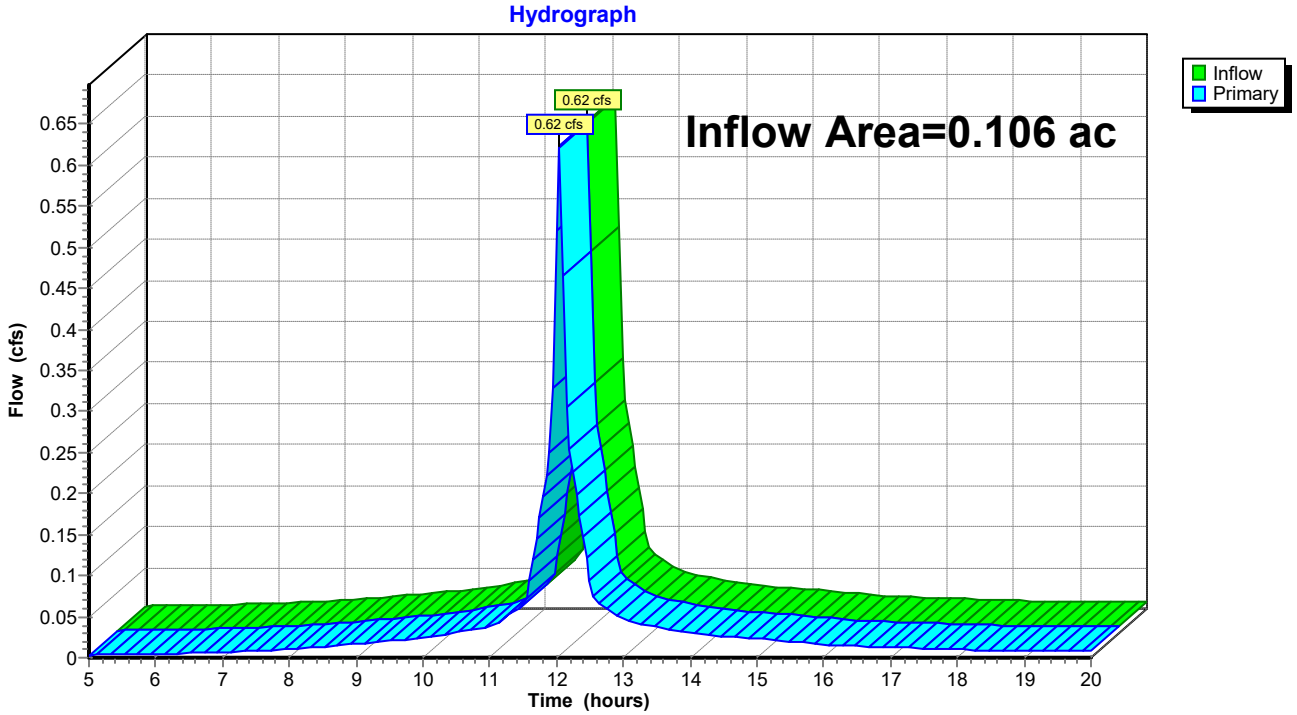
16
17
18
19
20

Summary for Link E-CB: EXISTING CATCH BASIN SYSTEMS

Inflow Area = 0.106 ac, 91.74% Impervious, Inflow Depth > 4.71" for 25 YEAR event
Inflow = 0.62 cfs @ 12.04 hrs, Volume= 0.041 af
Primary = 0.62 cfs @ 12.04 hrs, Volume= 0.041 af, Atten= 0%, Lag= 0.0 min

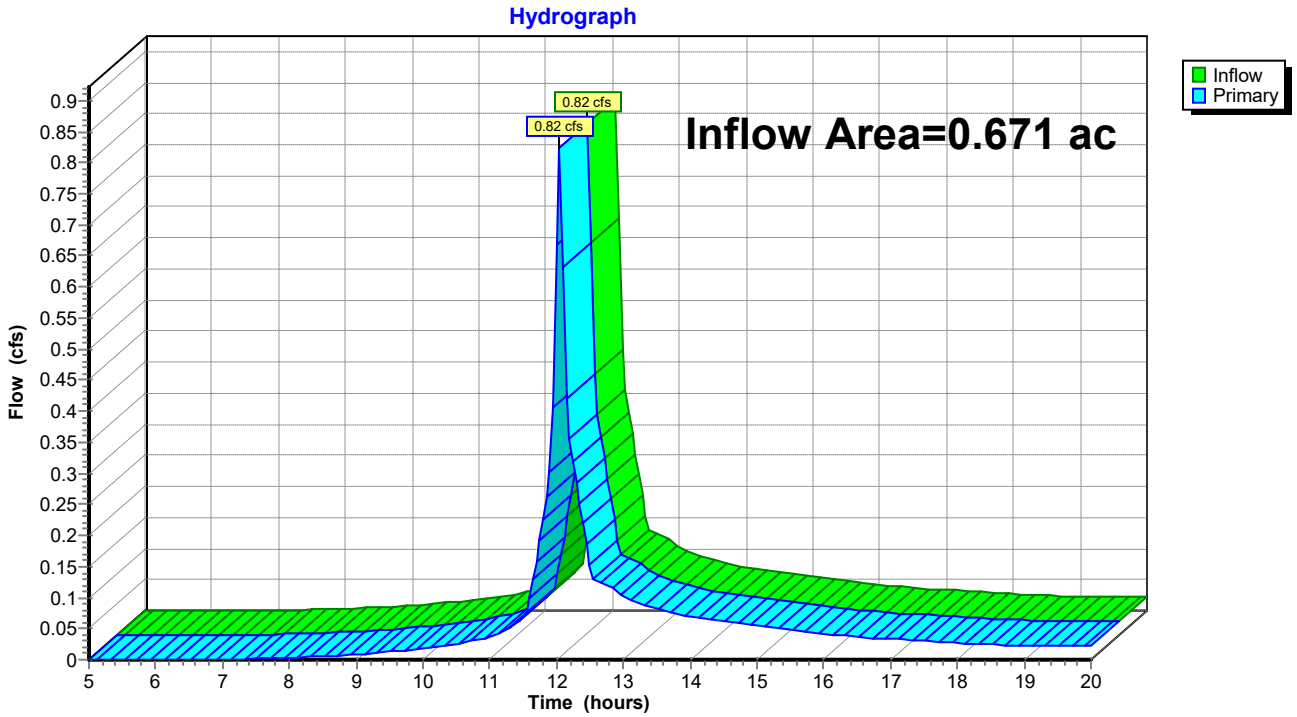
Primary outflow = Inflow, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Link E-CB: EXISTING CATCH BASIN SYSTEMS



Summary for Link TE: TE

Inflow Area = 0.671 ac, 18.81% Impervious, Inflow Depth > 1.10" for 25 YEAR event
Inflow = 0.82 cfs @ 12.05 hrs, Volume= 0.062 af
Primary = 0.82 cfs @ 12.05 hrs, Volume= 0.062 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Link TE: TE