



#7946 AR
Stephen M. Waterhouse
20 Sparks Avenue
Map 55 Parcel 307

RC **pending ATM Article 34 to CMI**



DEFINITIVE SUBDIVISION PLANS

- for -

WATERHOUSE WAY SUBDIVISION

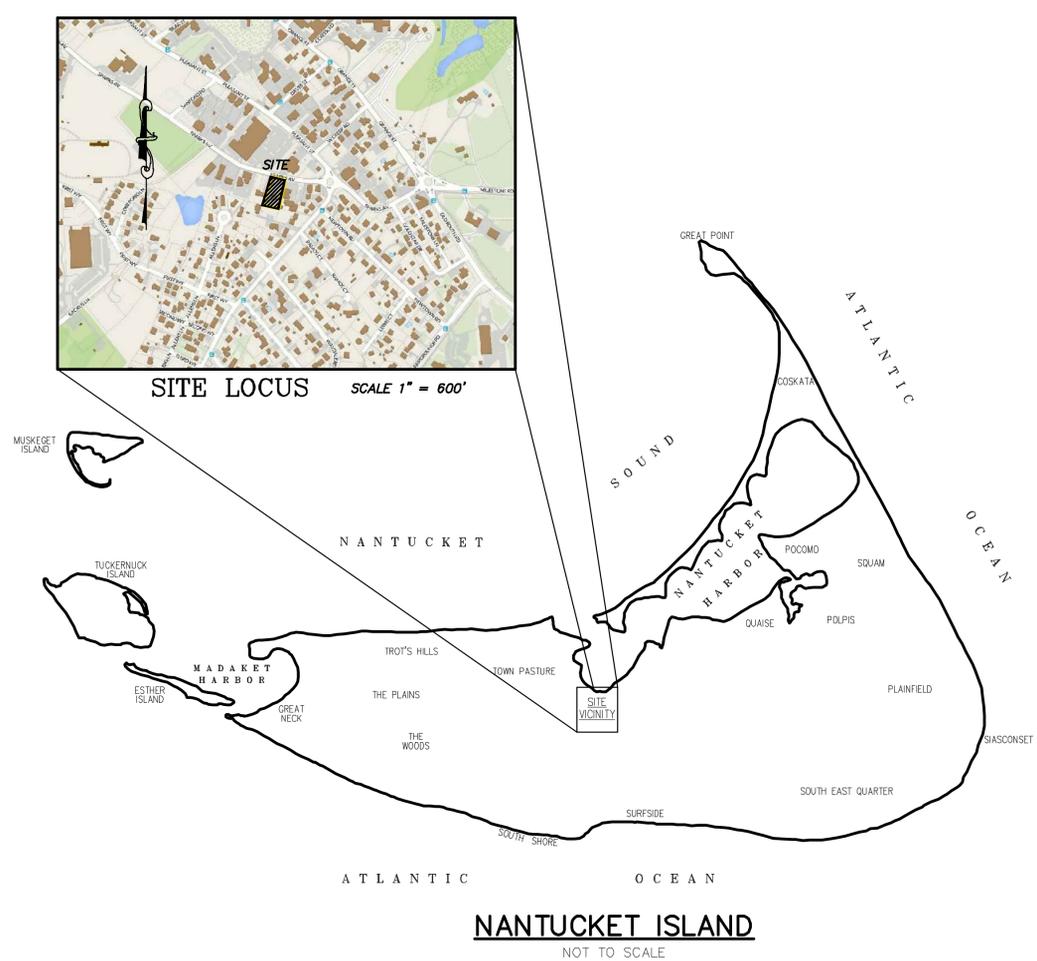
20 SPARKS , AVENUE
NANTUCKET, MASSACHUSETTS

ISLAND SURVEYORS, LLC.
PROFESSIONAL LAND SURVEYORS
90 OLD SOUTH ROAD
NANTUCKET, MA. 02554
508-228-2720

**SITE DESIGN
ENGINEERING, LLC.**
11 CUSHMAN STREET
MIDDLEBORO, MA 02346
T: 508-967-0673 F: 508-967-0674
WWW.SITEDESIGNENG.COM

PLAN INDEX

TITLE	SHEET NO.
COVER SHEET	1
LOTING PLAN	2
SITE LAYOUT & UTILITY PLAN	3
DRAINAGE , GRADING & EROSION CONTROL PLAN	4
CONSTRUCTION DETAILS	5



SURVEYOR OF RECORD
ISLAND SURVEYORS, LLC.
90 OLD SOUTH ROAD
NANTUCKET, MASS. 02554
(508) 228-2720

ENGINEER OF RECORD
SITE DESIGN ENGINEERING, LLC.
11 CUSHMAN STREET
MIDDLEBORO, MA 02346
(508) 967-0673

"I HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE NANTUCKET PLANNING BOARD WAS RECEIVED AND RECORDED _____ AT THIS OFFICE, AND NO APPEAL WAS RECEIVED DURING THE TWENTY (20) DAYS NEXT AFTER SUCH RECEIPT OF RECORDING OF SAID NOTICE."

TOWN CLERK, NANTUCKET, MA _____ DATE _____

APPROVED UNDER THE SUBDIVISION CONTROL LAW REQUIRED
NANTUCKET PLANNING BOARD

APPROVED (DATE): _____

ENDORSED (DATE): _____

P.B. FILE NO.: _____

NO.	DATE	DESCRIPTION	APPROVED

PLAN REVISIONS

DATE: JUNE 30, 2016

DRAWN BY: RT/DCM	DESIGN BY: RT/DCM	CHECK BY: DCM
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PROJECT NO. 16010

ISSUED FOR:
APPROVAL

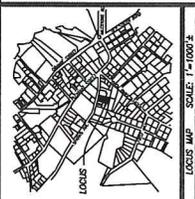
APPROVAL

**DEFINITIVE SUBDIVISION
WATERHOUSE WAY**
20 SPARKS AVENUE
ASSESSOR'S MAP 55, PARCELS 307
NANTUCKET, MA
PREPARED FOR STEPHEN M. WAREHOUSE

DRAWING TITLE:
COVER

SCALE: **NTS**

SHEET NO.
1 OF 5



LOCAL MAP SCALE: 1"=1000'

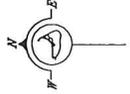
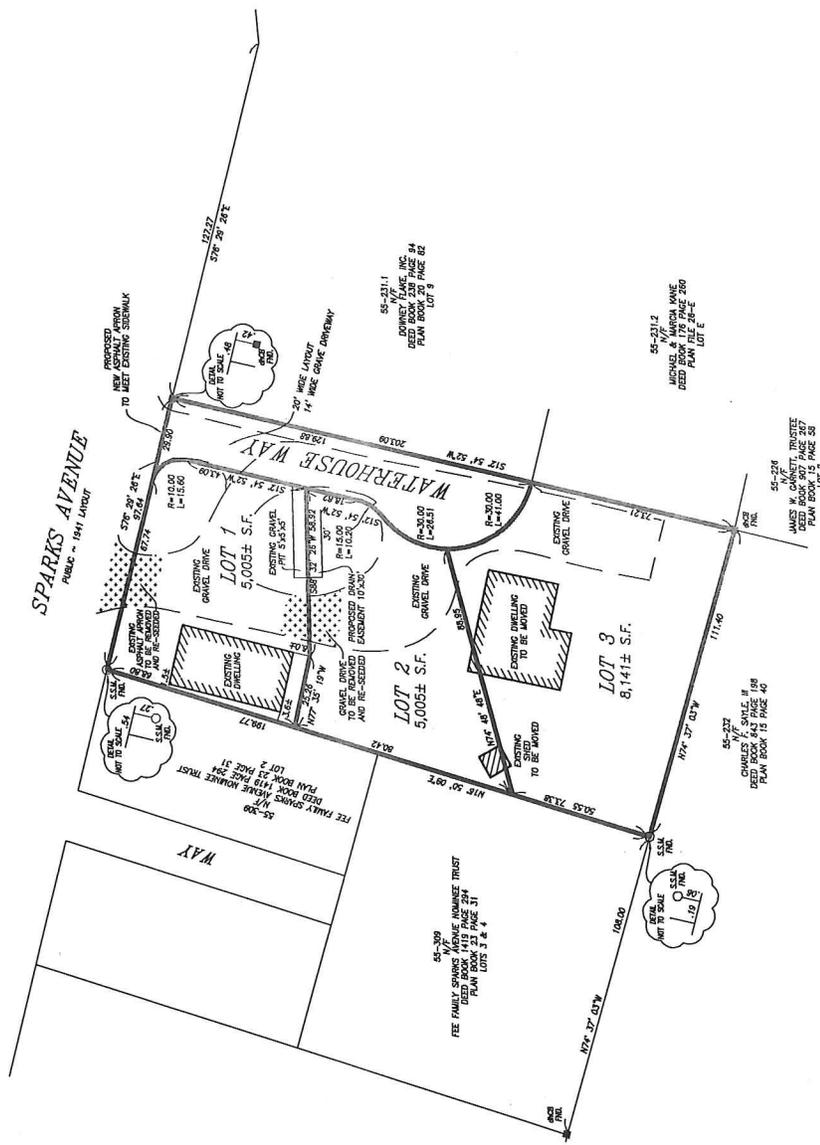
ZONING CLASSIFICATION AT TIME OF SUBMISSION OF DEFINITIVE PLAN:
 Residential Commercial (RC-2)
 Commercial Medium Density (COM)

CURRENT ZONING CLASSIFICATION:
 Commercial Medium Density (COM)

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

LEGEND

- DENOTES HOLE IN CONCRETE BRAND FOUND
- DENOTES STEEL SURVEY MARKER FOUND



BEING A SUBDIVISION OF LOT 5
 SHOWN ON PLAN BOOK 23 PAGE 31

**REVISED DEFINITIVE
 PLAN OF LAND**
 IN
NANTUCKET, MASS.

PREPARED FOR
STEPHEN M. WATERHOUSE
 DEED BOOK 1168 PAGE 89

SCALE: 1" = 20' DATE: MARCH 14, 2016
 REVISION: NONE

ISLAND SURVEYORS, LLC
 PROFESSIONAL LAND SURVEYORS
 30 OLD SOUTH ROAD
 NANTUCKET, MASS. 02864
 (508) 245-4760

Nantucket Planning Board
 APPROVAL UNDER THE
 SUBDIVISION CONTROL LAW
 REQUIRED

DATE APPROVED: _____
 DATE ENDORSED: _____
 PLANNING BOARD FILE NO. _____

ASSESSORS MAP 55 PARCEL 307

TOWN CLERK _____ DATE _____

PROFESSIONAL LAND SURVEYOR _____ DATE _____

ISLAND SURVEYORS, LLC.
PROFESSIONAL LAND SURVEYORS
90 OLD SOUTH ROAD
NANTUCKET, MA. 02554
508-228-2720

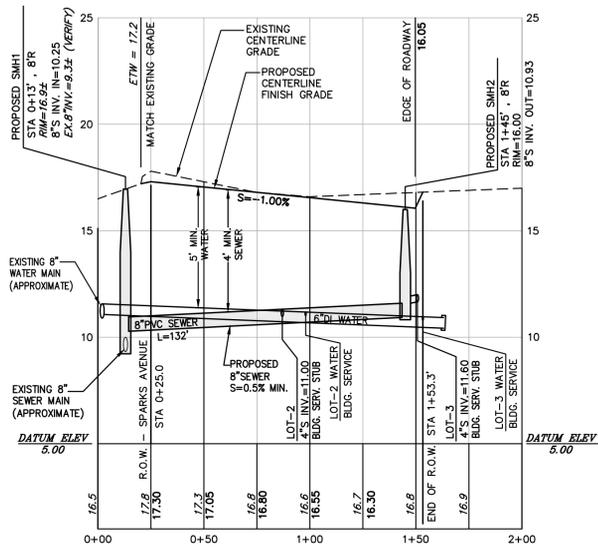


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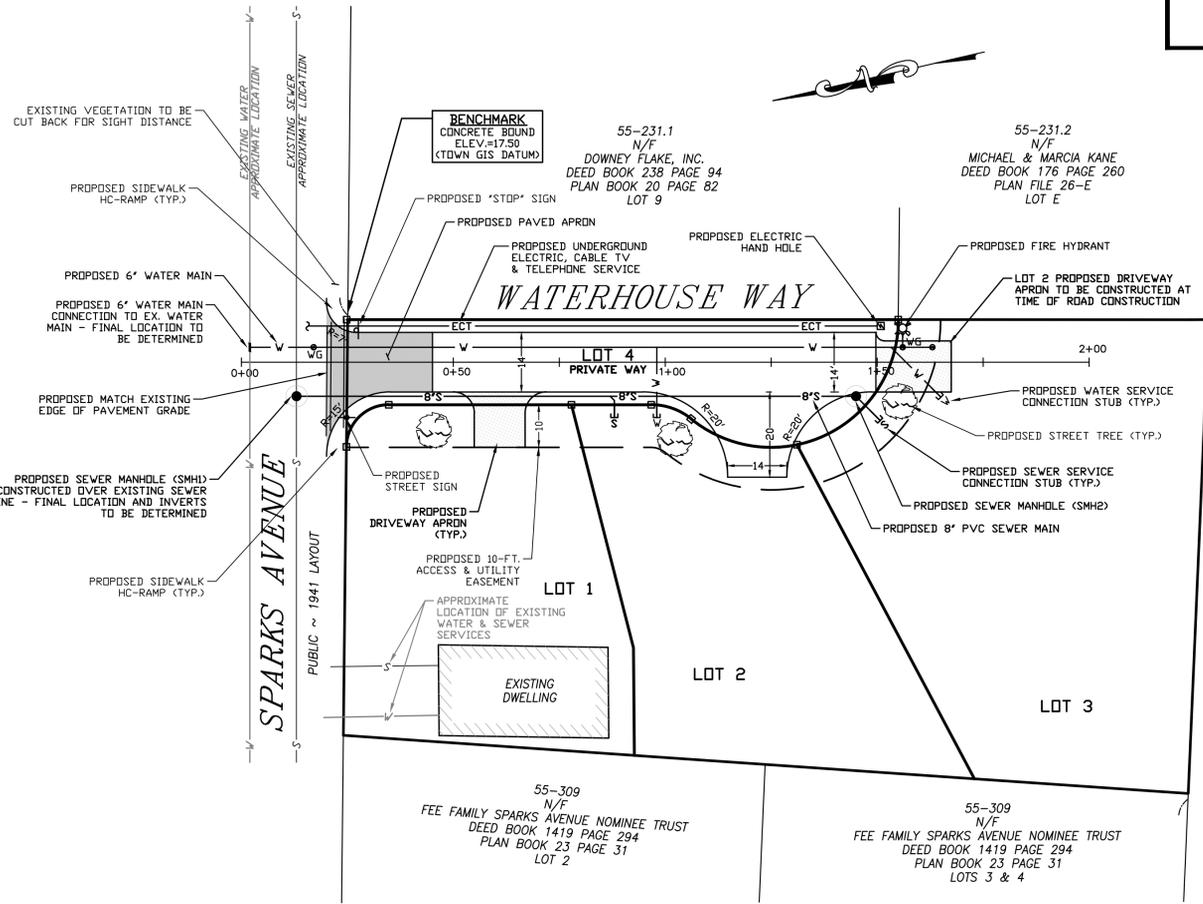
LEGEND

- EXISTING
AIR CONDITIONING UNIT
BUSH/SHRUB
CLEAN DUT
CONCRETE BOUND/DRILL HOLE FOUND
ELECTRIC METER
FENCE (POST & RAIL)
FENCE (STOCKADE)
IRRIGATION CONTROL VALVE
LANDSCAPED AREA
MAILBOX
PROPANE TANK
PROPERTY LINE
SEWER MANHOLE
SEWER MAIN
SPOT ELEVATION
SPRINKLER HEAD
TREE LINE
UTILITY POLE
WATER MAIN
WATER SHUT OFF
WATER SERVICE
PROPOSED
ELECTRIC/CABLE TV/TELEPHONE SERVICE
HYDRANT
PROPERTY LINE
SEWER MANHOLE
SEWER MAIN
WATER MAIN
WATER GATE

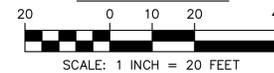


SEWER & WATER PROFILE

SCALE: HOR. 1" = 40'
VER. 1" = 4'

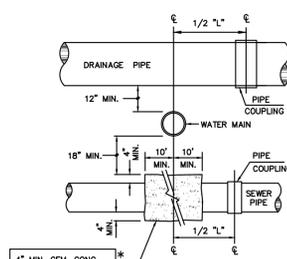


SITE PLAN

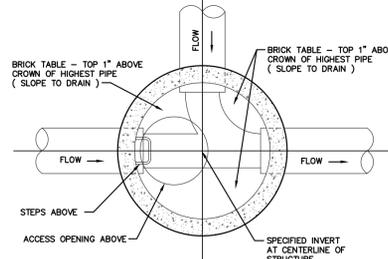


WATER MAIN CONSTRUCTION NOTES

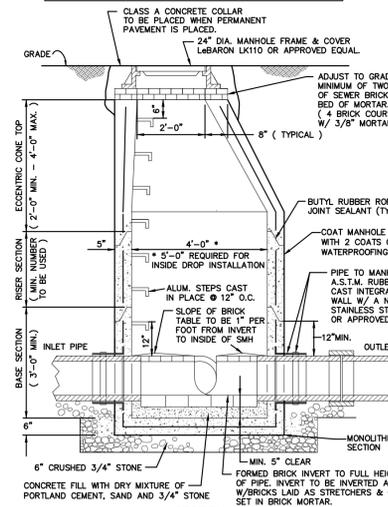
- 1. THE WATER SUPPLY SYSTEM SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE TOWN'S WATER DEPARTMENT. CONNECTIONS SHALL BE MADE IN ACCORDANCE WITH APPLICABLE PERMITS...
2. THE CONTRACTOR SHALL MAINTAIN CLEARANCE BETWEEN THE NEW WATER MAIN AND OTHER EXISTING UTILITIES...
3. ALL CONSTRUCTION METHODS AND MATERIALS, AS WELL AS ALL MATERIAL SHOP DRAWINGS AND MANUFACTURERS DATA SHALL RECEIVE THE WRITTEN APPROVAL OF THE TOWN'S WATER DEPARTMENT...
4. ALL COMPLETED SECTIONS OF THE PROPOSED SYSTEM SHALL BE PRESSURE TESTED AND DISINFECTED...
5. THE TOWN'S WATER SUPERINTENDENT AND THE PROJECT ENGINEER SHALL APPROVE ALL FIELD CHANGES...
6. THE CONTRACTOR SHALL INTERRUPT WATER SERVICE AND DISRUPT THE NORMAL FUNCTIONING OF THE DISTRIBUTION SYSTEM AS LITTLE AS POSSIBLE...
7. IN THE EVENT THAT NORMAL WATER SERVICE WILL BE INTERRUPTED FOR AN EXTENDED PERIOD...
8. THE CONTRACTOR SHALL NOT OPERATE WATER DISTRIBUTION SYSTEM VALVES WITHOUT THE SUPERVISION OF THE WATER DEPARTMENT.



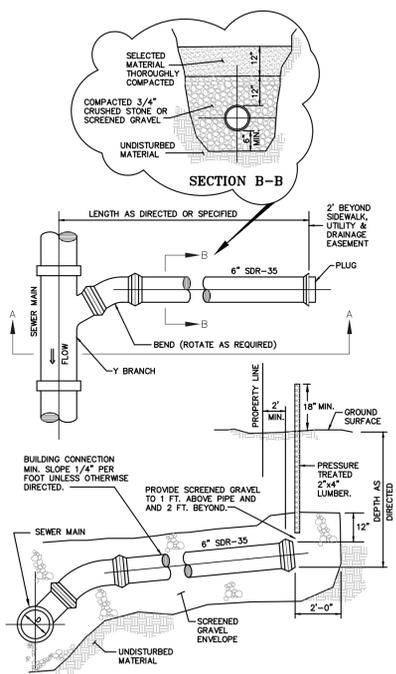
SEWER, WATER & DRAIN CROSSING DETAIL



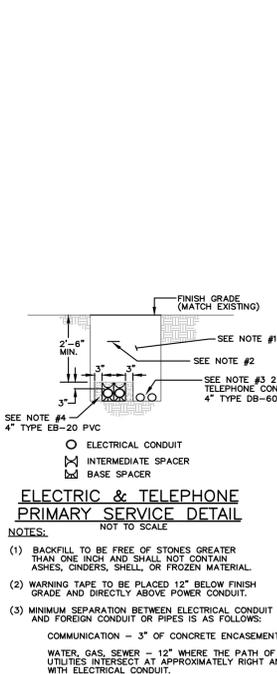
PRECAST CONCRETE SMH DETAIL



- 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.

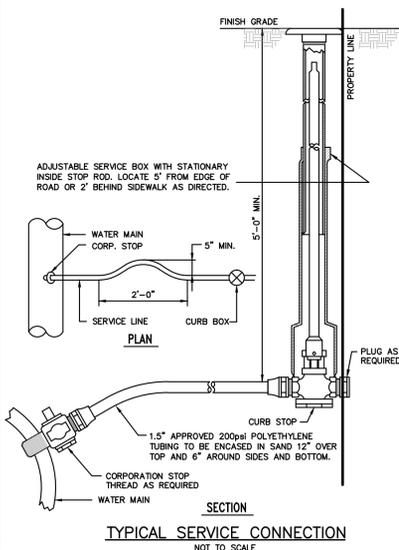


BUILDING SEWER CONNECTIONS FOR P.V.C. PIPE

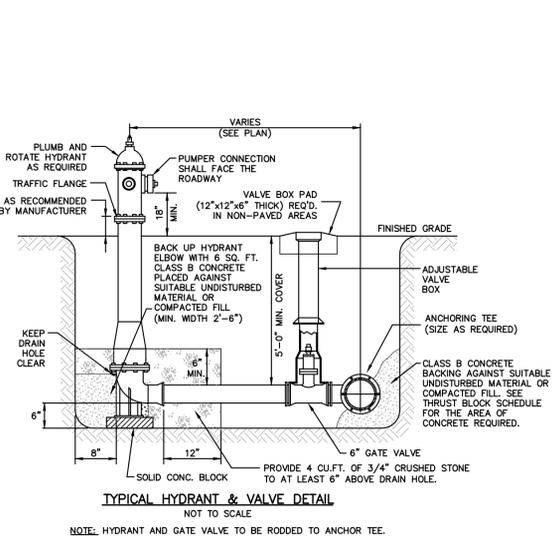


ELECTRIC & TELEPHONE PRIMARY SERVICE DETAIL

- NOTES:
(1) BACKFILL TO BE FREE OF STONES GREATER THAN ONE INCH AND SHALL NOT CONTAIN ASHES, CINDERS, SHELL, OR FROZEN MATERIAL.
(2) WARNING TAPE TO BE PLACED 12" BELOW FINISH GRADE AND DIRECTLY ABOVE POWER CONDUIT.
(3) MINIMUM SEPARATION BETWEEN ELECTRICAL CONDUIT AND FOREIGN CONDUIT OR PIPES IS AS FOLLOWS:
COMMUNICATION - 3" OF CONCRETE ENCASUREMENT
WATER, GAS, SEWER - 12" WHERE THE PATH OF THESE UTILITIES INTERSECT AT APPROXIMATELY RIGHT ANGLES WITH ELECTRICAL CONDUIT.
(4) CONCRETE THICKNESS AROUND THE OUTSIDE DUCTS SHALL BE 3 TO 6 INCHES. CONCRETE SHALL BE IN ACCORDANCE WITH STANDARD 0211.



TYPICAL SERVICE CONNECTION



TYPICAL HYDRANT & VALVE DETAIL

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

"I HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE NANTUCKET PLANNING BOARD WAS RECEIVED AND RECORDED AT THIS OFFICE, AND NO APPEAL WAS RECEIVED DURING THE TWENTY (20) DAYS NEXT AFTER SUCH RECEIPT OF RECORDING OF SAID NOTICE."

TOWN CLERK, NANTUCKET, MA DATE

APPROVED UNDER THE SUBDIVISION CONTROL LAW REQUIRED NANTUCKET PLANNING BOARD

APPROVED (DATE):
ENDORSED (DATE):
P.B. FILE NO.:

SITE LAYOUT & UTILITY PLAN & PROFILE

SCALE: 1" = 20'

SHEET NO.

3 OF 5

DEFINITIVE SUBDIVISION
WATERHOUSE WAY
20 SPARKS AVENUE
ASSESSOR'S MAP 55, PARCELS 307
NANTUCKET, MA
PREPARED FOR STEPHEN M. WAREHOUSE



Nantucket Planning Board

Extension of Action Deadline

Date: 07/19/2016

To: Nantucket Planning Board

Re: File # 7946

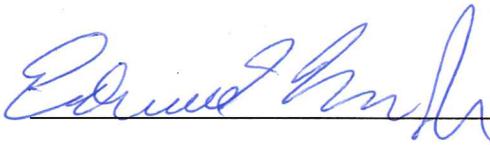
Applicant(s)/Owner(s): Stephen M. Waterhouse

Special Permit Name: Stephen M. Waterhouse

Property Address: 20 Sparks Avenue

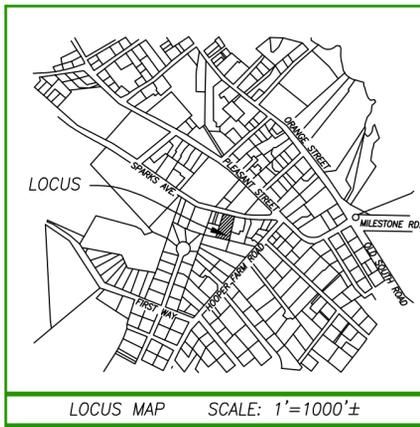
NANTUCKET
TOWN CLERK
2016 JUL 25 PM 2:00

Please consider this a voluntary extension of the Planning Board's action deadline to take final action on the above-referenced application from 07-27-16, to 09-30-16.

 AGENT

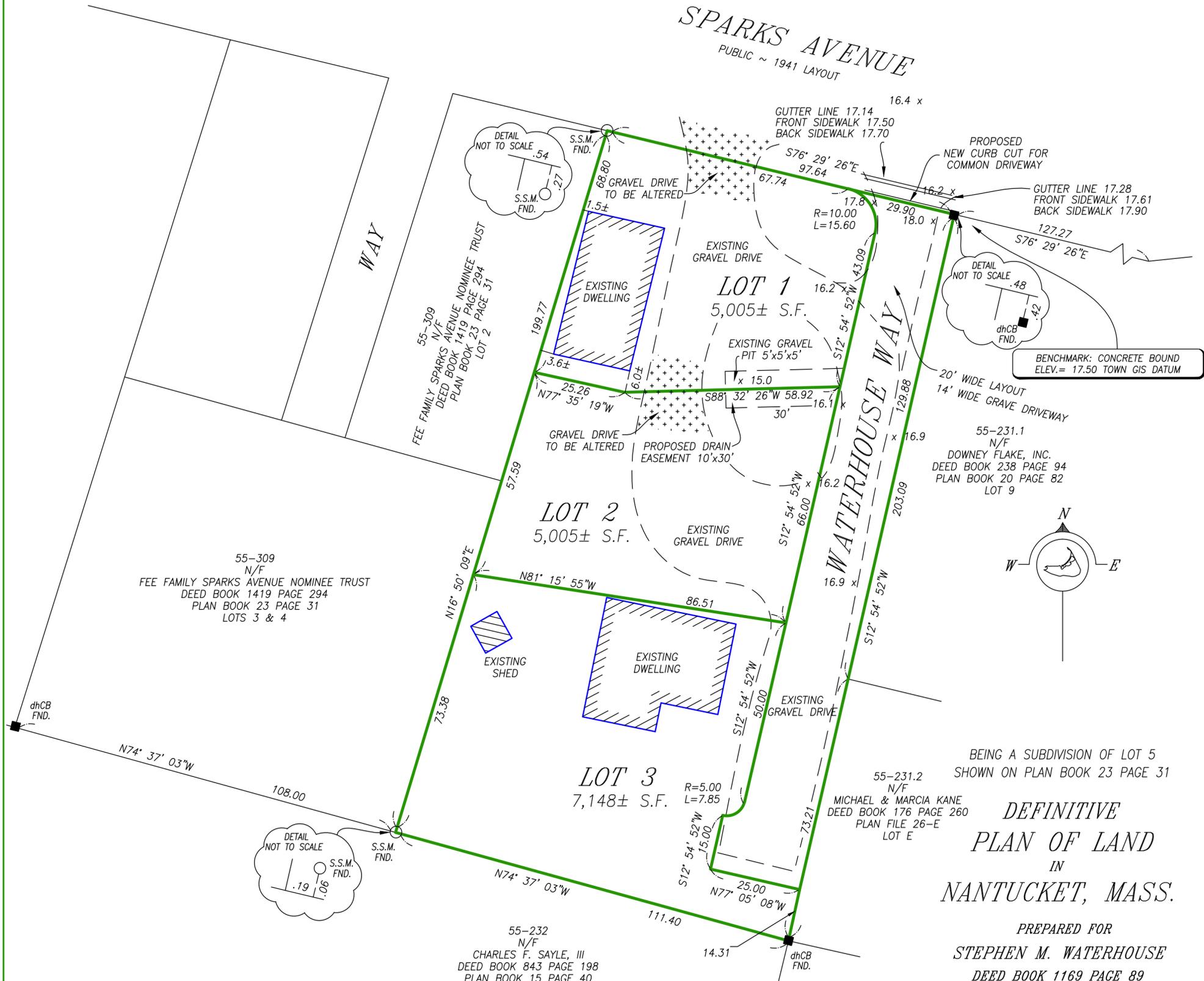
Owner/Applicant or Applicant's Representative

Town Clerk's Stamp



CURRENT ZONING CLASSIFICATION:
Commercial Mid Island (CMI)

MINIMUM LOT SIZE: 5000 S.F.
MINIMUM FRONTAGE: 50 FT.
FRONT YARD SETBACK: none
REAR/SIDE SETBACK: none
GROUND COVER % : 50%



BEING A SUBDIVISION OF LOT 5
SHOWN ON PLAN BOOK 23 PAGE 31

**DEFINITIVE
PLAN OF LAND
IN
NANTUCKET, MASS.**

PREPARED FOR
STEPHEN M. WATERHOUSE
DEED BOOK 1169 PAGE 89

SCALE: 1" = 20' DATE: MAY 6, 2016

ISLAND SURVEYORS, LLC
Professional Land Surveyors
90 OLD SOUTH ROAD
NANTUCKET, MASS. 02554
(508) 228-2720

Nantucket Planning Board
APPROVAL UNDER THE
SUBDIVISION CONTROL LAW
REQUIRED

LEGEND

- dhCB FND. ■ DENOTES DRILL HOLE IN CONCRETE BOUND FOUND
- S.S.M. FND. ○ DENOTES STEEL SURVEY MARKER FOUND
- 16.2 x DENOTES EXISTING SPOT ELEVATION

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.

"I, CATHERINE 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."

PROFESSIONAL LAND SURVEYOR _____ DATE _____

TOWN CLERK _____ DATE: _____

DATE APPROVED: _____
DATE ENDORSED: _____
PLANNING BD. FILE No. _____

PLANNING BOARD



FILE # 7946

Nantucket Planning Board

Form B

Application for Approval of a Definitive Subdivision Plan (AR)

File one completed form with the Planning Board and one copy with the Town Clerk.

Date: 3/14/2016

To the Planning Board of Nantucket:

The undersigned, being the applicant as defined under Chapter 41, Section 81-L, for approval of a proposed subdivision shown on a plan entitled DEFINITIVE PLAN OF LAND designed by ISLAND SURVEYORS, INC dated 3/14/2016, and described as follows: located on 20 SPARKS AVENUE, number of lots proposed 4, total acreage of tract 21,038 S.F., hereby submits said plan as a **definitive** plan in accordance with the *Rules and Regulations Governing the Subdivision of Land* of the Nantucket Planning Board and makes application to the Board for approval of said plan.

The undersigned's title to said land is derived from DANIEL M. D. WATERHOUSE by deed dated 2/5/2009 and recorded in the Nantucket Registry of Deeds Book 1169, Page 89, registered in the Nantucket Registry District of the Land Court, Certificate of Title # _____ and shown on Nantucket Assessor's Map # 55, Parcel 307, and said land is free of encumbrances except for the following: _____

Said plan has has not evolved from a preliminary plan submitted to the Board on _____ (date) and approved disapproved on _____ (date).

The undersigned hereby applies for the approval of said **definitive** plan by the Board, in belief that the plan conforms to the Board's *Rules and Regulations*.

Name(s) and address(es) of the Applicant(s):

(to include all the names and addresses of the principals of the owner entity such as principal officers of the corporation, trustees of a trust or partners of a partnership)

STEPHEN M. WATERHOUSE 20 SPARK'S AVE.

Planning Board, Form B, page 2

Contact Phone #: (508) 294-4446 Fax #: () E-mail: _____

Name of owner(s): STEPHEN M. WATERHOUSE

Address of owner(s): 20 SPARK'S AVENUE

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

 AGENT
Owner's signature
508-228-2720

Received by Town Clerk:

Date: _____

Time: _____

Received by Board of Health:

Date: _____

Time: _____

Planning Board File # 7946

Approval of the subdivision is granted conditionally upon the aforementioned documents, compliance with the Planning Board's *Rules and Regulations Governing the Subdivision of Land* (as amended through December 20, 1999), and on the following additional requirements and agreements:

1. Requested waivers from the *Rules and Regulations Governing the Subdivision of Land*:

- | | |
|-----------|---|
| 2.06a(2) | Street Network Plan
Waiver Granted – the proposed subdivision does not warrant such plan for the scale of this subdivision; |
| 2.06a(5) | Master Plan
Waiver Granted – the proposed subdivision does not warrant such plan, as the owners do not own any property adjacent to said property; |
| 2.06a(10) | Storm Water Calculations
Waiver Granted – the proposed subdivision will not create any significant changes to the exiting drainage conditions; |
| 2.06a(11) | Site Analysis Report and Map
Waiver Granted – the proposed project consists of a small three-lot subdivision, only two of which are buildable. Only one new building lot is being created and the proposed subdivision plan set contains sufficient information to address the interests of this section for this subdivision; |
| 2.06a(12) | Traffic Study
Waiver Granted – only one additional building lot is being created and therefore the traffic impact along Quidnet Road will be minimal and adequate for the scale of this subdivision; |
| 2.06b(6) | Bounds
Waiver Granted – the proposed project is of small scale and providing all the roads and ways on the plan is unnecessary for the scale of this subdivision; |
| 2.06b(10) | Topography
Waiver Granted – the site of the proposed subdivision does not contain sufficient elevation changes to depict this contour interval and therefore are no proposed changes to the site that would require detailed elevation information due to the scale of the subdivision; |
| 2.06b(13) | Utility Plan
Waiver Granted – the proposed subdivision is only for two (2) lots and therefore does not warrant a Utility Plan; |
| 2.06b(14) | Landscape Plan
Waiver Granted – existing vegetation and landscape buffers will be maintained as shown on the subdivision plans; |
| 2.06b(16) | Location of Curbs and Gutters
Waiver Granted – the proposed subdivision will provide a rural road alternative that is better suited for the scale of this subdivision; |
| 2.06b(17) | Roadway Cross-section
Waiver Granted – the proposed project is of small scale and providing a roadway cross-section is unnecessary for the sale of this subdivision; |

- 2.06b(18) One-Site Brush Disposal
Waiver Granted – there will be little brush cutting as part of the installation of this small subdivision;
- 2.06b(19) Storm Drainage
Waiver Granted – the proposed subdivision will not create any significant changes to the exiting drainage conditions;
- 2.06b(20) Profiles of Street and Utilities
Waiver Granted – the proposed subdivision is of a small scale and providing street and utility profiles is unnecessary for the scale of this subdivision;
- 2.06b(21) Erosion Control Plan
Waiver Granted – the proposed subdivision is of a small scale and providing the plan is unnecessary for the scale of this subdivision;
- 3.02 Public Open Space
Waiver Granted – the proposed subdivision is of a small scale and providing public open space is unnecessary for the scale of this subdivision;
- 4.03a(1) Streets
Waiver Granted – the proposed subdivision will keep the existing 10-12 foot gravel roadway due to the scale of this subdivision;
- 4.04(b) Dead-End Street
Waiver Granted – the proposed subdivision will not provide access to the rear lot and therefore will not require the sixty (60) foot radius;
- 4.05 Street Construction
Waiver Granted – the proposed subdivision is of a small scale and the rural road alternative is better suited for a subdivision of this size;
- 4.06 Storm Drainage
Waiver Granted – the proposed subdivision is of a small scale and is providing only one (1) new building lot where the changes to the existing drainage conditions will be insubstantial;
- 4.16 Landscaping
Waiver Granted – the existing vegetation and landscape buffers will be maintained as shown on the subdivision plans;
- 4.18 Sidewalks
Waiver Granted – the proposed subdivision is of a small scale and sidewalks are unnecessary for the scale of this project;
- 4.19 Bicycle Paths
Waiver Granted – the proposed subdivision is of a small scale and a bike bath is unnecessary for the scale of this project;
- 4.20 Street Lights
Waiver Granted – the proposed subdivision is of a small scale and street lights are unnecessary for the scale of this project;
- 4.22 Curbing & Berms
Waiver Granted – the proposed subdivision will have a rural road alternative is proposed, therefore, curbing and berms are unnecessary;

- 4.23 Soil Surveys
Waivers Granted – the proposed subdivision is of a small scale and soil surveys are unnecessary for the scale of this project;
- 4.24 Driveway Aprons
Waivers Granted – the proposed subdivision will be created off an existing driveway off Quidnet Road and will only be servicing two (2) lots.

2. That recorded copies of all legal documents (Homeowners Association documents, Statement of Conditions, Grant of Right of Enforcement, Grant of Easements for Utilities, Drainage, and Covenant) shall be presented to the Planning Board prior to the release of the second lot from the Covenant and within six (6) months from the date of this decision (June 18, 2015). The Planning Board may grant extensions of this deadline without holding a public hearing;
3. That the roadway shall be constructed and maintained, as shown on the referenced definitive subdivision plans;
4. That frontage and access utilizing the interior roadway shall be limited to lots within this subdivision. This restriction is based upon the significant waivers granted for interior roadway improvements. Any future modification of this condition shall require a public hearing;
5. ~~That all lots shall be connected to the municipal sewer and water system;~~¹
6. That all lots shall be prohibited from further subdivision. Minor lot line adjustments which do not result in the creation of any additional buildable lots shall be permitted through the Approval Not Required (ANR) process;
7. That duplexes shall be a prohibited use upon any lot within the subdivision;
8. That the applicant agreed to provide the Town of Nantucket an easement for the proposed drive QUIDNET PRESERVE DRIVE and utility easement;
9. That the applicant agreed to one (1) dwelling unit per lot for a total of two (2) dwellings for said subdivision.

YES

SIGNATURE PAGE TO FOLLOW

¹ This condition was included by inadvertent error. There is no municipal water or sewer in the vicinity and there are no plans to extend it.



Property Information

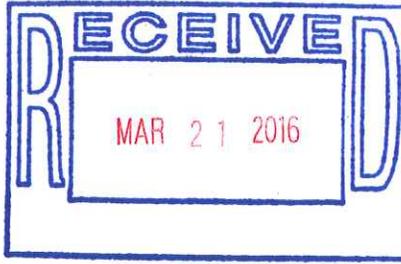
Property ID 55 307
Location 20 SPARKS AV
Owner WATERHOUSE STEPHEN M



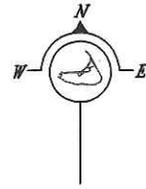
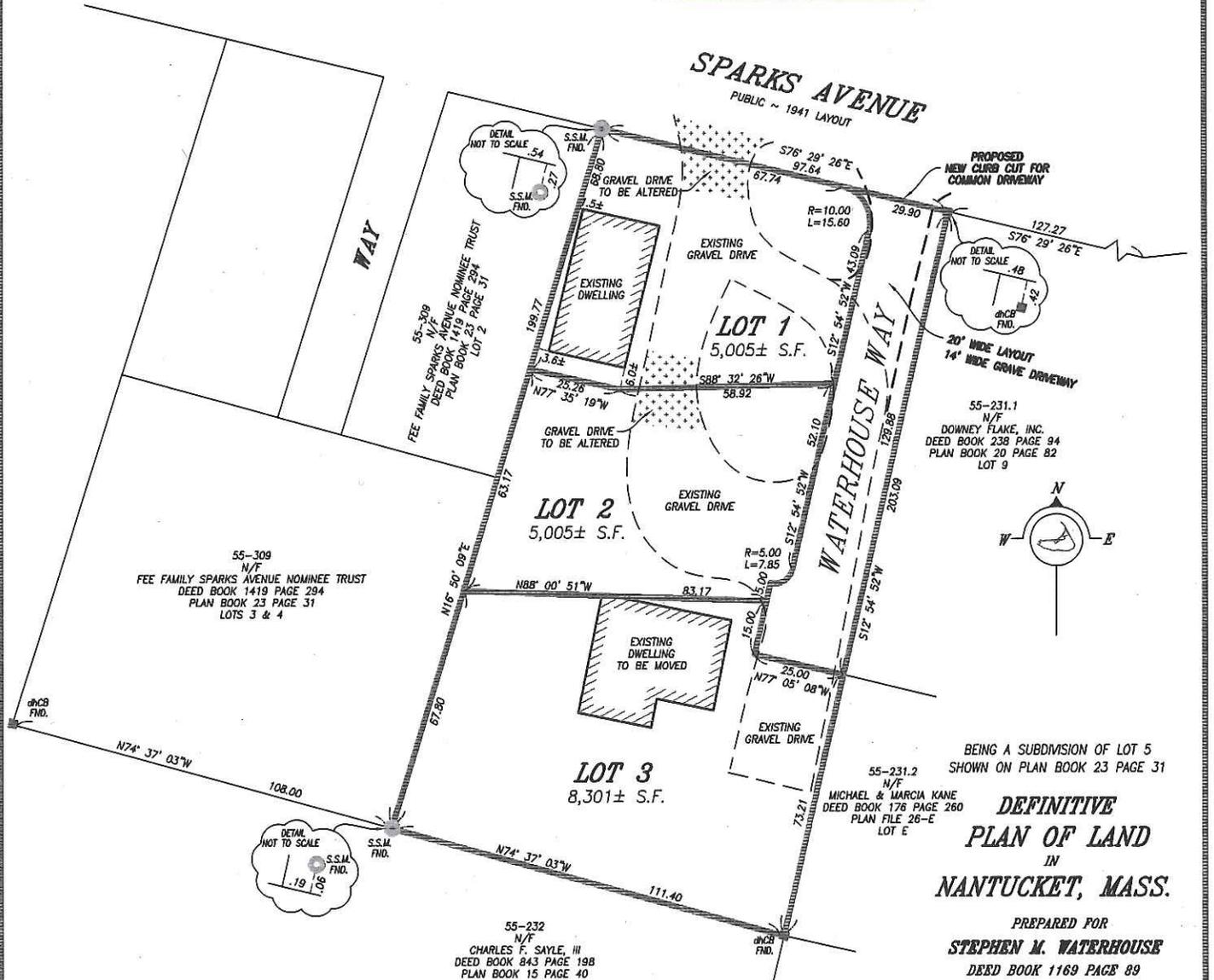
**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Parcels updated December, 2014
Properties updated January, 2015



CURRENT ZONING CLASSIFICATION: Residential Commercial (R.C.)
MINIMUM LOT SIZE: 5000 S.F.
MINIMUM FRONTAGE: 40 FT.
FRONT YARD SETBACK: none
REAR/SIDE SETBACK: 5 FT.
GROUND COVER % : 50%



BEING A SUBDIVISION OF LOT 5 SHOWN ON PLAN BOOK 23 PAGE 31
DEFINITIVE PLAN OF LAND IN NANTUCKET, MASS.

PREPARED FOR
STEPHEN M. WATERHOUSE
DEED BOOK 1169 PAGE 89

SCALE: 1" = 20' DATE: MARCH 14, 2016

ISLAND SURVEYORS, LLC
Professional Land Surveyors
90 OLD SOUTH ROAD
NANTUCKET, MASS. 02554
(508) 228-2720

Nantucket Planning Board
APPROVAL UNDER THE SUBDIVISION CONTROL LAW REQUIRED

DATE APPROVED: _____
DATE ENDORSED: _____
PLANNING BD. FILE No. _____

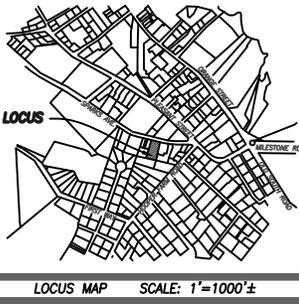
LEGEND

- chCB FND. DENOTES DRILL HOLE IN CONCRETE BOUND FOUND
- S.S.M. FND. DENOTES STEEL SURVEY MARKER FOUND

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.

"I, CATHERINE 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."

PROFESSIONAL LAND SURVEYOR _____ DATE _____ TOWN CLERK _____ DATE _____

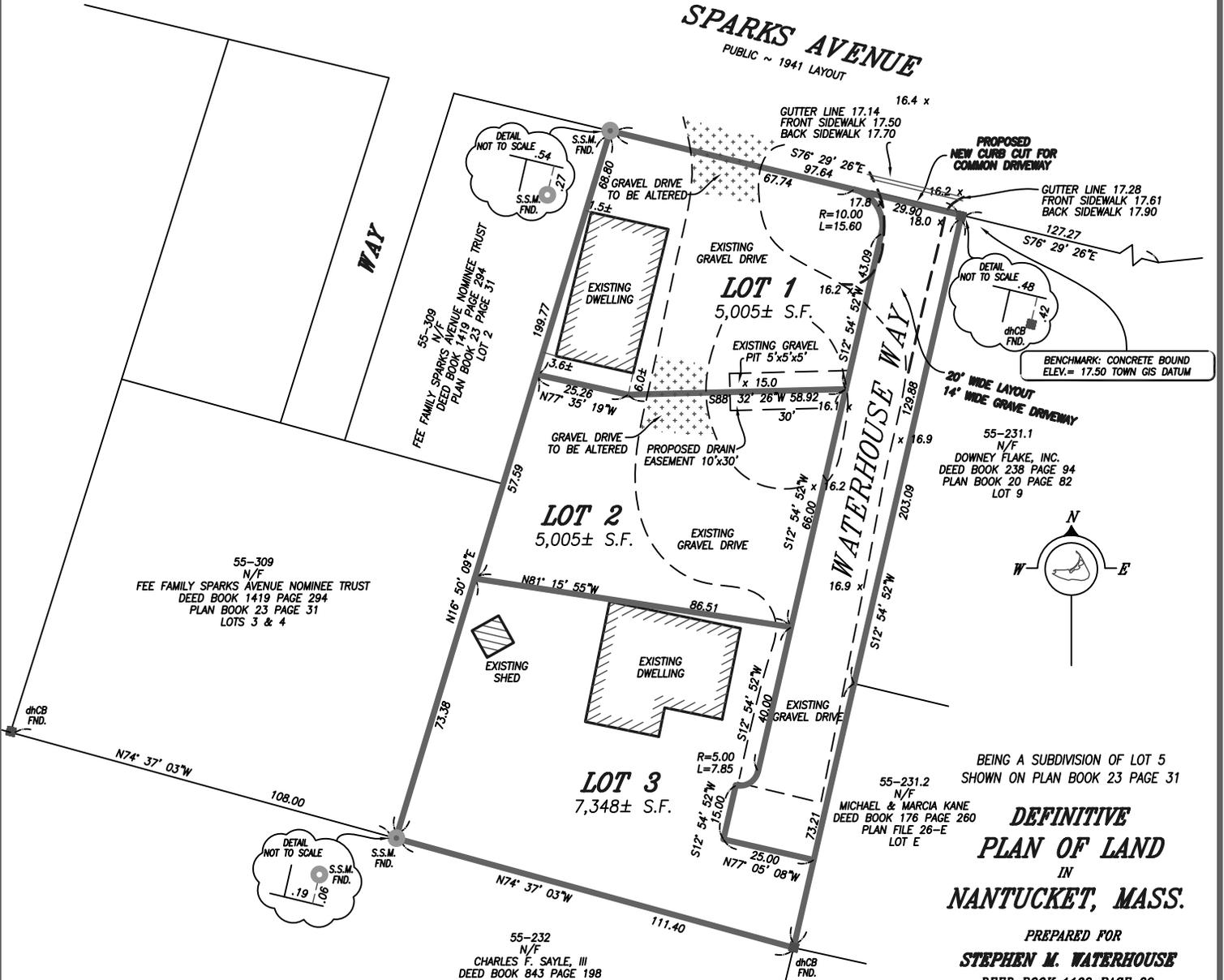


CURRENT ZONING CLASSIFICATION:
Residential Commercial (R.C.)

MINIMUM LOT SIZE: 5000 S.F.
MINIMUM FRONTAGE: 40 FT.
FRONT YARD SETBACK: none
REAR/SIDE SETBACK: 5 FT.
GROUND COVER % : 50%

Revised plans & original application

REVISION
RECEIVED 4-26-16



55-309
N/F
FEE FAMILY SPARKS AVENUE NOMINEE TRUST
DEED BOOK 1419 PAGE 294
PLAN BOOK 23 PAGE 31
LOTS 3 & 4

55-232
N/F
CHARLES F. SAYLE, III
DEED BOOK 843 PAGE 198
PLAN BOOK 15 PAGE 40

55-231.1
N/F
DOWNEY FLAKE, INC.
DEED BOOK 238 PAGE 94
PLAN BOOK 20 PAGE 82
LOT 9

55-231.2
N/F
MICHAEL & MARCIA KANE
DEED BOOK 176 PAGE 260
PLAN FILE 26-E
LOT E

55-226
N/F
JAMES W. GARNETT, TRUSTEE
DEED BOOK 907 PAGE 267
PLAN BOOK 15 PAGE 58
LOT 2

BEING A SUBDIVISION OF LOT 5
SHOWN ON PLAN BOOK 23 PAGE 31

**DEFINITIVE
PLAN OF LAND
IN
NANTUCKET, MASS.**

PREPARED FOR
STEPHEN M. WATERHOUSE
DEED BOOK 1169 PAGE 89

SCALE: 1" = 20' DATE: APRIL 25, 2016

ISLAND SURVEYORS, LLC
Professional Land Surveyors
90 OLD SOUTH ROAD
NANTUCKET, MASS. 02554
(508) 228-2720

LEGEND

dhCB FND. ■ DENOTES DRILL HOLE IN CONCRETE BOUND FOUND

S.S.M. FND. ● DENOTES STEEL SURVEY MARKER FOUND

16.2 x DENOTES EXISTING SPOT ELEVATION

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.

"I, CATHERINE 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."

Nantucket Planning Board
APPROVAL UNDER THE
SUBDIVISION CONTROL LAW
REQUIRED

PROFESSIONAL LAND SURVEYOR _____ DATE _____

TOWN CLERK _____ DATE: _____

DATE APPROVED: _____
DATE ENDORSED: _____
PLANNING BD. FILE No. **16 of 19**

Holly Backus

From: Holly Backus
Sent: Thursday, May 05, 2016 8:14 AM
To: 'Ed Pesce'; 'Teddy'
Cc: Leslie Snell
Subject: RE: 20 Sparks Ave.

Thanks Ed. We will make sure the board is aware of your comments.

Thanks!

Holly E. Backus
Land Use Specialist
Town of Nantucket

From: Ed Pesce [<mailto:epesce@comcast.net>]
Sent: Wednesday, May 04, 2016 4:00 PM
To: Holly Backus; 'Teddy'
Cc: Leslie Snell
Subject: RE: 20 Sparks Ave.

OK Holly – got it!

This appears to address Leslie's original comments, but my comments below from earlier today still stand, and should be addressed.

Thanks,

ED

Edward L. Pesce, P.E., LEED® AP

Pesce Engineering & Associates, Inc.
451 Raymond Road
Plymouth, MA 02360

Office: 508-743-9206

Fax: 508-743-0211

Cell: 508-333-7630

epesce@comcast.net

From: Holly Backus [<mailto:hbackus@nantucket-ma.gov>]
Sent: Wednesday, May 04, 2016 10:36 AM
To: Ed Pesce; 'Teddy'
Cc: Leslie Snell
Subject: RE: 20 Sparks Ave.

Hi Ed,

Teddy sent me a revision on April 26th. My apologies, I thought you had received it already. Sorry for assuming. I have attached it for you.

Thanks,

Holly E. Backus
Land Use Specialist
Town of Nantucket

From: Ed Pesce [<mailto:epesce@comcast.net>]
Sent: Wednesday, May 04, 2016 10:30 AM
To: 'Teddy'
Cc: Leslie Snell; Holly Backus
Subject: RE: 20 Sparks Ave.

Hi Teddy,

Sorry for the delay – I've been away on Military duty and am now catching up.

Regarding 20 Sparks Ave – I recall seeing the attached message from Leslie regarding an issue with the Lot Frontage for Lot 3. Did that ever get addressed?

I was actually thinking you were working on a solution, and would be providing a revised plan, along with additional drainage details. The Drainage Plan you sent me (attached) is not adequate to make a determination of adequacy. The additional information needed/present preliminary comments:

1. Proposed grading
2. Any proposed drainage structures? Collection system or overland flow (super-elevate the roadway) to the cul-de-sac island?
3. Adequacy of the proposed drainage system to handle at least the 25-yr. storm
4. Stormwater Operations & maintenance Plan for long term maintenance & use
5. Gravel Drive cross-section detail for construction, showing compliance with the Subdivision Rules & Regs
6. Curb cut & paved apron detail at Sparks Ave.
7. Proposed new monumentation for new lots (to comply with Subdivision R&R)
8. Recommend a new stop sign at end of road
9. Proposed landscaping in road layout (any screening plantings on east side?)

Thanks Teddy – I'll be on Island tomorrow if you want to discuss,

ED

Edward L. Pesce, P.E., LEED® AP

Pesce Engineering & Associates, Inc.

451 Raymond Road
Plymouth, MA 02360

Office: 508-743-9206

Fax: 508-743-0211

Cell: 508-333-7630

epesce@comcast.net

From: Teddy [<mailto:acksurvey@hotmail.com>]
Sent: Tuesday, May 03, 2016 10:57 AM
To: Ed Pesce
Subject: 20 Sparks ave.

Hi Ed,

I was checking to see if you have reviewed the plan for 20 Sparks avenue.

Thanks

Teddy