#8015 Subdivision Modification #1
#7824 Definitive Subdivision - Zeke Dog LLC
31 Quidnet Road
Map 21 Parcel 27.1

PAID
PAID AUG 15 2016 PAID
BY: DS CK# 29573 $250-

PLANNING BOARD
FILE # 8015

GLIDDEN & GLIDDEN, P.C.
ATTORNEYS AT LAW
P. O. BOX 1079
37 CENTRE STREET
NANTUCKET, MASSACHUSETTS 02554
508-228-0771
FAX 508-228-6205
OFFICE@GLIDDENANDGLIDDEN.COM

2016 AUG 15 AM 9:54
NANTUCKET TOWN CLERK

RICHARD J. GLIDDEN
JESSIE M. GLIDDEN BRESCHER
JOHN B. BRESCHER

JAMES K. GLIDDEN
(1917 – 2009)

August 15, 2016

Nantucket Planning Board
2 Fairgrounds Road
Nantucket, MA 02554

RE: Definitive Subdivision Plan Modification
31 Quidnet Road, Nantucket, MA 02554

Dear Members of the Board:

Enclosed, on behalf of Zeke Dog, LLC, the owner/applicant of the Locus situated at 31 Quidnet Road, is a modification to the approval of a definitive subdivision.

In June of 2015, the applicant received approval to subdivide the existing vacant 65,615 +/- square foot parcel into two (2) building lots and one (1) roadway lot. The property is zoned Residential – 20 (R-20) with a minimum lot size of 20,000 square feet.

Condition #9 of said decision states: "That the applicant agreed to one (1) dwelling unit per lot for a total of two (2) dwellings for said subdivision."

The applicant is requesting this condition be modified so that there can be one house on the Lot A and Lot B2 cam have a four-bedroom main house and a one-bedroom apartment in the barn. The number of bedrooms are restricted by the maximum number of bedrooms allowed per the size of the septic system, so there cannot be more than five (5) bedrooms on the back lot. Accordingly, there will be three (3) dwelling units total, with two on Lot B2 and one on Lot A.

Please prepare public notice for public hearing on the application at the Planning Board's September 12, 2016 meeting.

Also please note that I reserve the right to supplement this application with further materials at a later time.

If you have any questions, please do not hesitate to contact me. Trusting you find everything in order, I remain,

Very Truly Yours,

John B. Brescher, Esq.

Enclosure(s)
Cc: Zeke Dog, LLC

PLANNING BOARD

FILE # 8015

2016 AUG 15 AM 9:54

NANTUCKET TOWN CLERK

Nantucket Planning Board

Form B1
Application for Approval of a Definitive Subdivision Modification

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

Date: _____ File #: 7824

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 *modification* shown on a plan entitled Definitive Plan of Land designed by Island Surveyors, LLC dated April 14, 2015, and described as follows: located on 31 Quidnet Road _____, number of lots proposed 3, total acreage of tract 65,615, hereby submits said plan as a **definitive plan modification** 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 modification.

The undersigned's title to said land is derived from Tawanda R. Eger by deed dated 10/31/13 and recorded in the Nantucket Registry of Deeds Book _____, Page _____, registered in the Nantucket Registry District of the Land Court, Certificate of Title # 25,032 and shown on Nantucket Assessor's Map # 21, Parcel 27.1, and said land is free of encumbrances except for the following: Order of Taking (Doc. 16518); Easement to Nantucket Electric Co. (Doc. 14465)

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 *modification* 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)

Zeke Dog, LLC
PO Box 852, Nantucket, MA 02554

Contact Phone #: (508)367-2595 Contact Fax #: _____

Name of owner(s): Gloria Grimshaw, Manager of Zeke Dog, LLC

Address of owner(s): PO Box 852, Nantucket, MA 02554

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

Owner's signature

Received by Town Clerk:

Date: _____

Time: _____

Received by Board of Health:

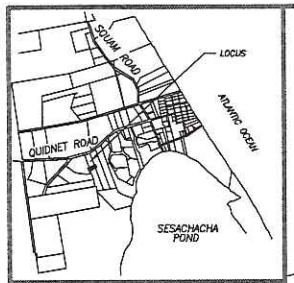
Date: _____

Time: _____

Planning Board File #: 8015

PLANNING BOARD

FILE # 8015



LOCUS MAP SCALE: 1"=1600'±

CURRENT ZONING CLASSIFICATION:
Residential 20 (R-20)

MINIMUM LOT SIZE: 20,000 S.F.
MINIMUM FRONTAGE: 75 FT.
FRONT YARD SETBACK: 30 FT.
REAR/SIDE SETBACK: 10 FT.
GROUND COVER % : 12.5%

SURVEY PRECISION : 1:42,827
LINEAR ERROR OF CLOSURE : 0.02
DIRECTIONAL ERROR OF CLOSURE : N38°22'37.8"E
INSTRUMENT/ACCURACY : WILD TC800 ±(3mm+2ppm)

" I 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 11-23-2014 AND 4-6-2015"

DATE: _____

_____
PROFESSIONAL LAND SURVEYOR

I CERTIFY THAT THE CONDITIONS ON THE GROUND ARE THE SAME NOW AS AT THE TIME OF THE ORIGINAL SURVEY _____ WITH THE EXCEPTION OF _____.

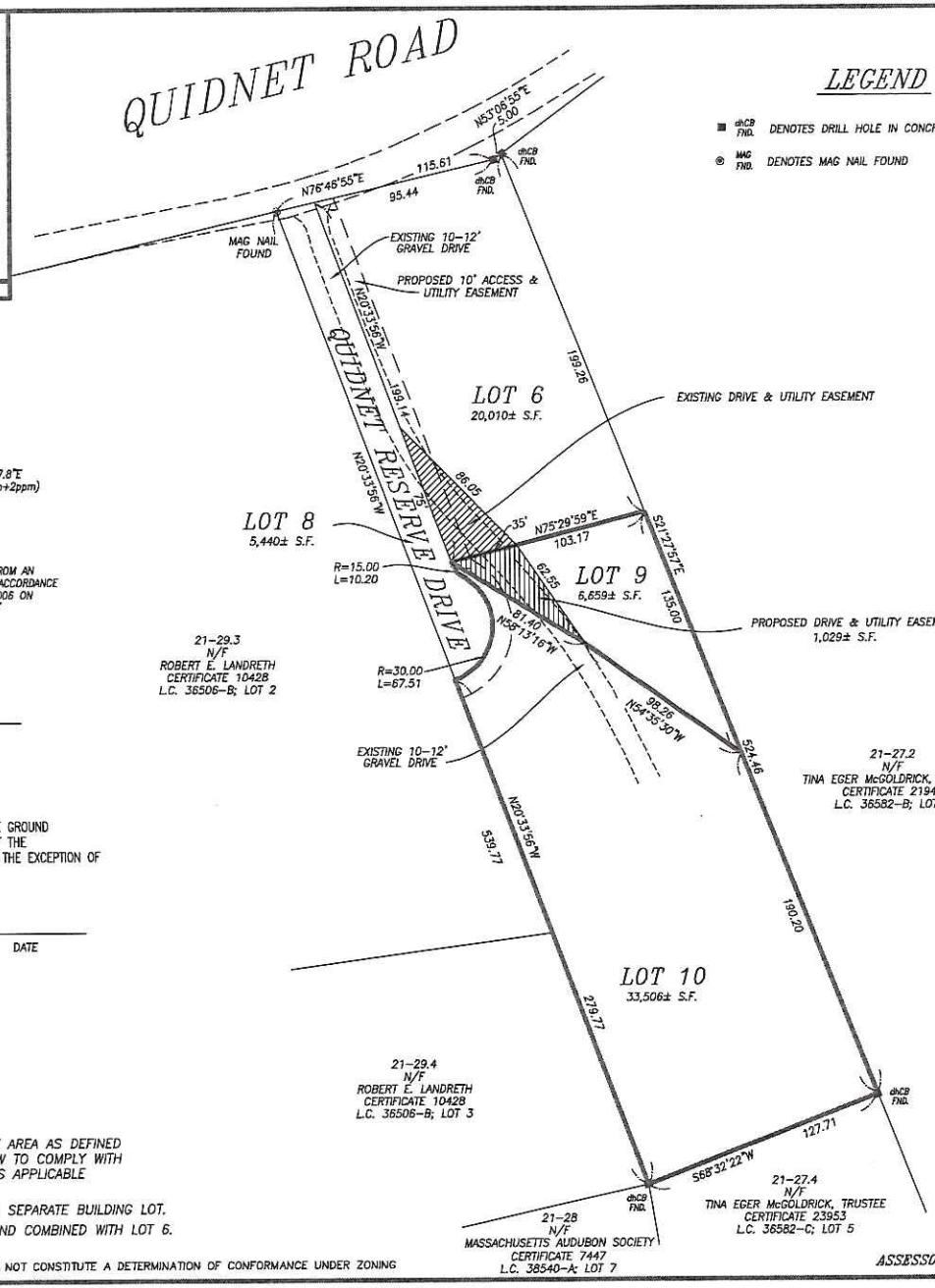
_____
PROFESSIONAL LAND SURVEYOR DATE

LOT 9 CONTAINS INADEQUATE LOT AREA AS DEFINED IN THE NANTUCKET ZONING BYLAW TO COMPLY WITH THE MINIMUM AREA REQUIREMENTS APPLICABLE UNDER SUCH BYLAW.

LOT 9 IS NOT TO BE USED AS A SEPARATE BUILDING LOT.

LOT 9 IS TO BE CONVEYED TO AND COMBINED WITH LOT 6.

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



LEGEND

■ dhCB FND. DENOTES DRILL HOLE IN CONCRETE BOUND FOUND

⊗ MAG FND. DENOTES MAG NAIL FOUND

N
W E

BEING A SUBDIVISION OF LOT 7
SHOWN ON LAND COURT PLAN 36582-D

PLAN OF LAND
IN
NANTUCKET, MASS.

PREPARED FOR

ZEKE DOC, LLC

CERTIFICATE 25032
L.C. 36582-C; LOT 4
31 QUIDNET ROAD

SCALE: 1"= 40' DATE: AUGUST 5, 2016

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

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

Nantucket Planning Board
Approval Under the
SUBDIVISION CONTROL LAW
NOT REQUIRED

_____
_____
_____
_____
_____

DATE SIGNED: _____

FILE No.: _____

ASSESSORS MAP 21 PARCEL 27.1

K-408

FEB 3 2016 PM3:30

PLANNING BOARD

FILE # 8015

Town Clerk
Town & County Building
16 Broad St
Nantucket, MA 02554

Nantucket Planning Board

MEMORANDUM

Date: **February 3, 2016**

To: **Town Clerk**

From: **Eleanor Weller Antonietti, Zoning Administrator**

Re: **Planning Board File #7824** –CORRECTED DECISION

The above referenced Planning Board Decision granting APPROVAL OF A DEFINITIVE SUBDIVISION PLAN (AR) for a three (3) lot subdivision at 31 Quidnet Road, granted to Zeke Dog LLC on June 18, 2015, was filed with the Town Clerk on December 18, 2015 and contained certain clerical errors. A corrected decision is filed herewith.

Eleanor W. Antonietti,
Zoning Administrator

COMMONWEALTH OF MASSACHUSETTS

Nantucket, ss
On the 3 day of February, 2016, before me, the undersigned notary public, personally appeared Eleanor Weller Antonietti, the above-named Zoning Administrator of Nantucket, Massachusetts, personally known to me to be the person whose name is signed on the preceding document, and acknowledged that she signed the foregoing instrument voluntarily for the purposes therein expressed.

Doris C. Strang
Notary Public:
My Commission Expires: 10/09/2020

DORIS C. STRANG
Notary Public
Massachusetts
Commission Expires Oct 9, 2020

TOWN CLERK
NANTUCKET
18PM 3:37:45
DEC 1 8 2015

Nantucket Planning Board

APPROVAL OF A DEFINITIVE SUBDIVISION PLAN (AR)

ZEKE DOG LLC SUBDIVISION

Planning Board File #7824

Owner/Applicant: Zeke Dog LLC, Bruce Poor, manager

31 Quidnet Road
Nantucket Tax Assessors Map 21 Parcel 27.1
Lot 4 of Land Court Plan 36582-C
Certificates of Title #17029 on file in the Nantucket Registry District of the Land Court

June 18, 2015

At the Nantucket Planning Board hearings on May 11, 2015 and June 18, 2015, the Applicant requested a definitive subdivision plan. The Planning Board voted 5-0 to approve the three (3) lot (two (2) buildable and one driveway lot) Definitive Subdivision Plan (AR) for property located on Quidnet Road at Assessors Map 21 Parcel 27.1 An application for this definitive subdivision plan was received by the Planning Board on April 14, 2014.

Approval of the subdivision was based on the following documents:

- An Application for Approval of a Definitive Subdivision Plan (AR) dated April 14, 2014;
- A list of waivers from the *Rules and Regulations Governing the Subdivision of Land* dated April 13, 2014;
- A plan entitled "Definitive Plan of Land in, Nantucket, MA prepared for Zeke Dog LLC" consisting of 1 sheet scale 'as noted', dated April 14, 2015 prepared by Site Design Engineering, LLC.;
- Representation and testimony received in connection with the public hearing held on May 11, 201 and June 18, 2015. Minutes of these meetings are on file with the Planning Board; and
- Other assorted documents that are on file with the Planning Board.

The Planning Board closed the public hearing on June 18, 2015.

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.

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.*

On June 18, 2015 the Planning Board voted 5-0 to **APPROVE** the Zeke Dog LLC Approval Required (AR) Subdivision and to endorse this decision.

Barry G. Rector APPROVED

Linda F. Williams APPROVED

John McLaughlin APPROVED

Nathaniel Lowell APPROVED

Joseph Macklinger APPROVED

COMMONWEALTH OF MASSACHUSETTS

Nantucket, SS

12/15, 2015

On the 15th day of December, 2015, before me, the undersigned notary public, personally appeared Linda F. Williams, 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 acknowledged that he/she signed the foregoing instrument voluntarily for the purposes therein expressed.

Doris C. Strang
Notary Public

October 9, 2020
My Commission Expires

DORIS C. STRANG
Notary Public
Massachusetts
Commission Expires Oct 9, 2020

I CERTIFY THAT 20 DAYS HAVE ELAPSED AFTER THE DECISION WAS FILED IN THE OFFICE OF THE TOWN CLERK, AND THAT NO APPEAL HAS BEEN FILED, PURSUANT TO GENERAL LAWS 40A, SECTION 11

TOWN CLERK

MAR 24 2016

ATTEST: A TRUE COPY
NANTUCKET TOWN CLERK

JORDAN
REAL ESTATE

RECEIVED
SEP 9 2016
HKB

Sept. 9, 2016

Dear Andrew -

This might be helpful for the Planning Board meeting on 9/12/16.

Let me know if you have any questions.

Sincerely,
Gloria Simonson

jordanre.com
8 Federal Street, Nantucket, Massachusetts 02554 • 508.228.4449

emeritus
Development Ltd.

8 Williams Lane Nantucket, MA 02554
P. 508.325.4995
F. 508.325.6980
www.emeritusdevelopment.com

Transmittal

31 Quidnet Rd, Nantucket, MA 02554 | Proposed Main Dwelling & Barn

September 7, 2016

RECEIVED
SEP 9 2016
HDC

Nantucket Planning Board
2 Fairgrounds Road
Nantucket, MA 02554

CC: Gloria Grimshaw

To whom it may concern,

Attached, please find two sets of drawings – one for the main dwelling and one for the barn. The main dwelling was approved at HDC meeting on August 23, 2016 (COA # 66389) and the barn is very close to get HDC approval and will be reviewed next time by HDC on September 13, 2016.

During the entire HDC hearing process – there were no single objection from any neighbors and/or abutters of the property.

Please feel free to contact me directly with any questions or comments at 617-529-8410.

Sincerely,

Matthew R. MacEachern

Principal, Emeritus Development, Ltd

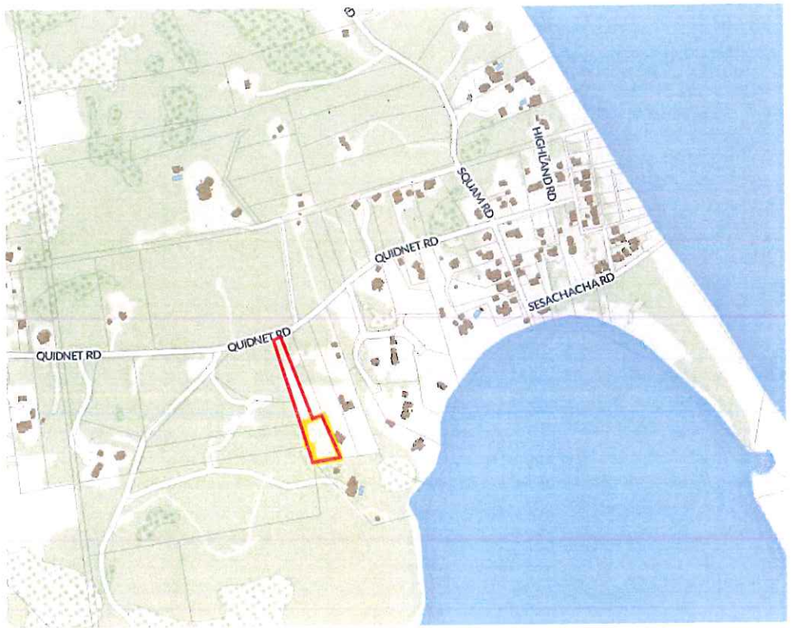
8 Williams Lane.Nantucket.MA.02554
Phone: 508.325.4995 • Fax: 508.325.8960

Grimshaw Residence

31 Quidnet Rd.
Nantucket, MA 02554

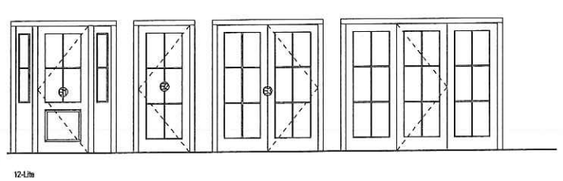
08.04.16

HDC Submission

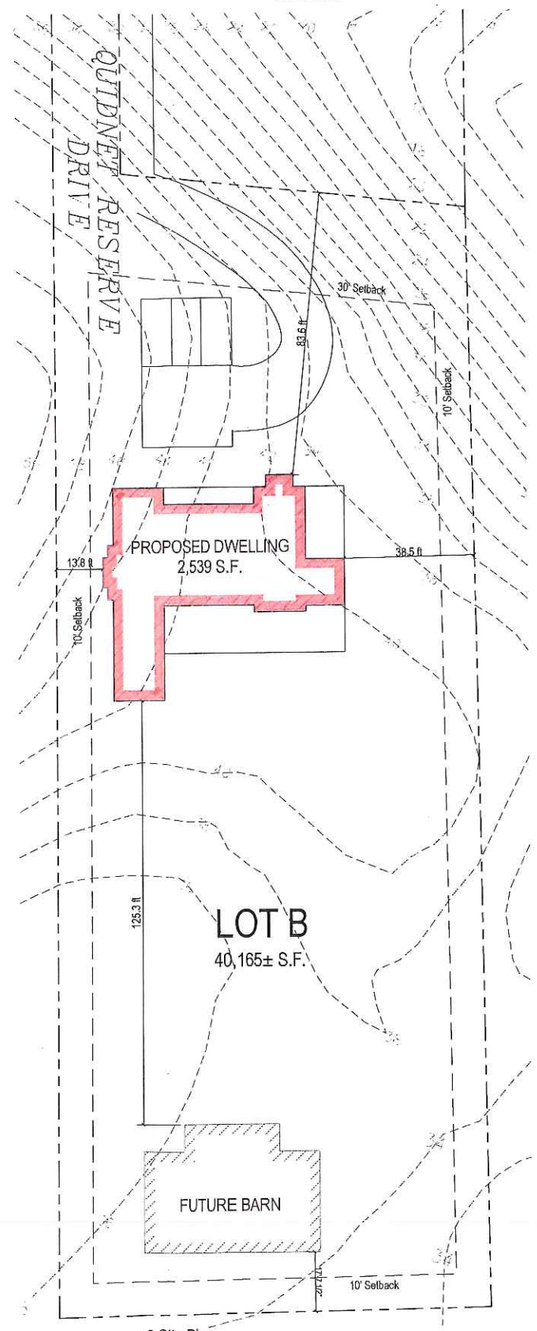


1 Locus Map
Locus Map

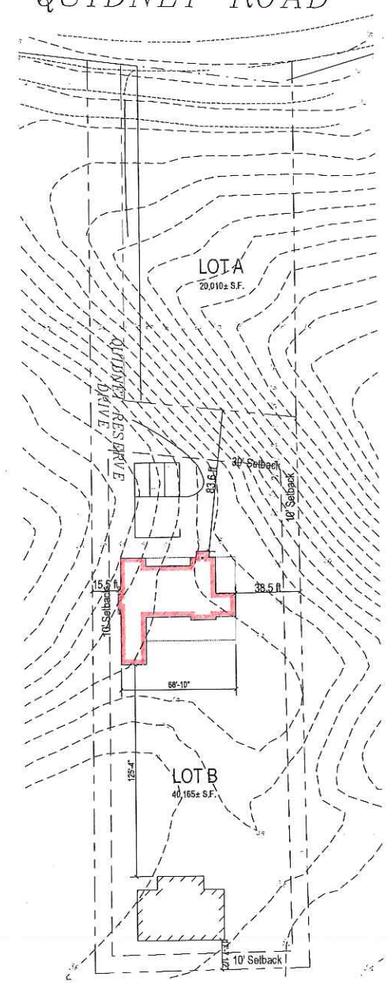
2 Window Legend
1/4" = 1'-0"



3 Door Legend
1/4" = 1'-0"



4 Site Plan
1" = 20'-0"



5 Subdivision Plan
1" = 40'-0"

RECEIVED
SEP 9 2016

1608

Grimshaw Residence
31 Quidnet Rd.
Nantucket, MA 02554

emeritus development LLC
P. 508.325.4085
F. 508.325.0169
www.emeritusdevelopment.com

Site Plan, Locus Map

Site Information

Map & Parcel:	21/27.4
Current Zoning:	R-20
Minimum Frontage:	75 ft.
Front Setback:	30 ft.
Side/Rear Setback:	10 ft.
Lot Size:	40,165 S.F.
Min. Lot Size:	20,000 S.F.
Allowable G.C.:	5,021 S.F. or 12.5%
Existing G.C.:	Existing G.C.
Proposed G.C.:	2,539 S.F. + 1,784
Total Proposed G.C.:	4,323 S.F.

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.

SHEET INDEX

A.204	Unnamed
A.205	Unnamed
A.206	Unnamed
A.207	Unnamed
A.208	Unnamed
A.209	Unnamed
A.210	Unnamed
A.211	Unnamed
G.103	Unnamed
G.104	Unnamed
G.105	Unnamed
G.106	Unnamed
A.101	First Floor Plan
A.102	Second Floor Plan
A.201	Exterior Elevations
A.202	Exterior Elevations
G.101	Site Plan, Locus Map
D.1.1	Interior Details
D.2.1	Exterior Details
F.1.1	Foundation Plan
S.1.1	Framing Plans

Revisions

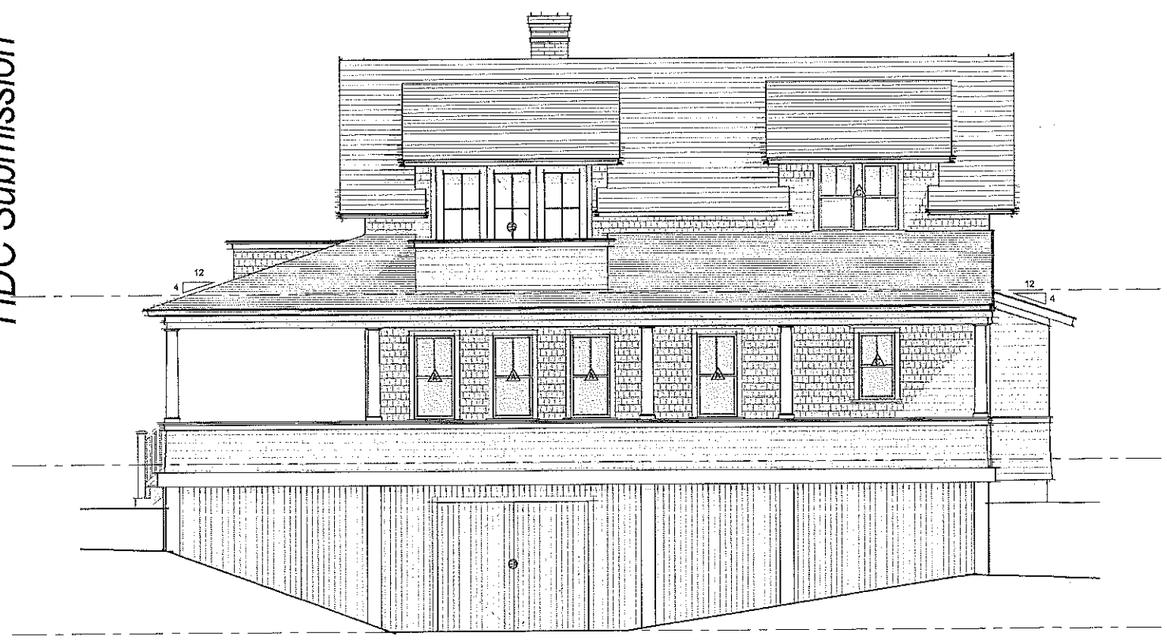
THESE DRAWINGS AND THE DESIGNS SHOWN THEREON ARE THE PROPERTY OF EMERITUS DEVELOPMENT LLC AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF EMERITUS DEVELOPMENT LTD. THESE DRAWINGS ARE TO BE USED ONLY FOR THE WORK SHOWN THEREON AND ARE NOT TO BE USED FOR ANY OTHER BUILDING. PRINT FURNISHED CONTRACTORS UPON REQUEST.

G.101
1608

08.04.16

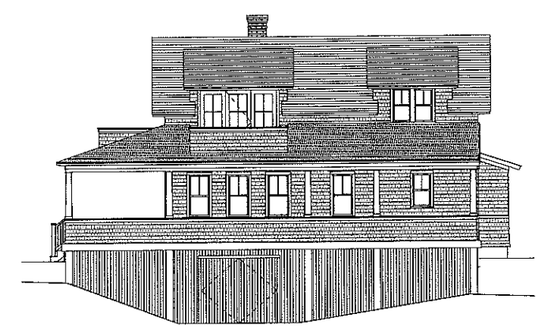
HDC Submission

1 North Elevation
1/4" = 1'-0"



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

3 Previous HDC Subm. North El.
1/8" = 1'-0"



4 Previous HDC Subm. East El.
1/8" = 1'-0"

1608

Grimshaw Residence
31 Quidnet Rd.
Nantucket, MA 02554

emeritus Development Ltd.

Exterior Elevations

Site Information

Map & Parcel:	21 / 27.4
Current Zoning:	R-20
Minimum Frontage:	75 ft.
Front Setback:	30 ft.
Side/Rear Setback:	10 ft.
Lot Size:	40,165 S.F.
Min. Lot Size:	20,000 S.F.
Allowable G.C.:	5,021 S.F. or 12.5%
Existing G.C.:	Existing G.C.
Proposed G.C.:	2,539 S.F. + 1,784
Total Proposed G.C.:	4,323 S.F.

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Revisions

A.201
1608

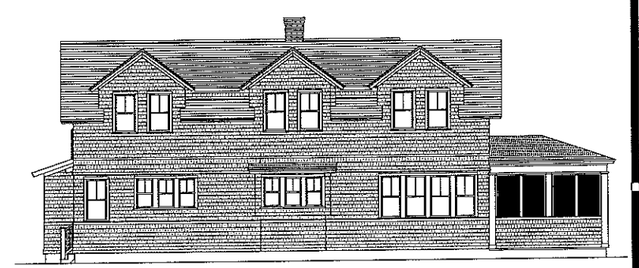
08.04.16

HDC Submission

1 South Elevation
1/4" = 1'-0"

2 West Elevation
1/4" = 1'-0"

3 Previous HDC Subm. South El.
1/8" = 1'-0"



4 Previous HDC Subm. West El.
1/8" = 1'-0"

1608

Grimshaw Residence
31 Quidnet Rd.
Nantucket, MA 02554

emeritus development ltd.
8 Williams Lane Hingham, MA 02043
P: 508.525.4998
F: 508.925.5968
www.emeritusdevelopment.com

Exterior Elevations

Site Information

Map & Parcel:	21/27.4
Current Zoning:	R-20
Minimum Frontage:	75 ft.
Front Setback:	30 ft.
Side/Rear Setback:	10 ft.
Lot Size:	40,165 S.F.
Min. Lot Size:	20,000 S.F.
Allowable G.C.:	5,021 S.F. or 12.5%
Existing G.C.:	Existing G.C.
Proposed G.C.:	2,539 S.F. + 1,784
Total Proposed G.C.:	4,323 S.F.

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

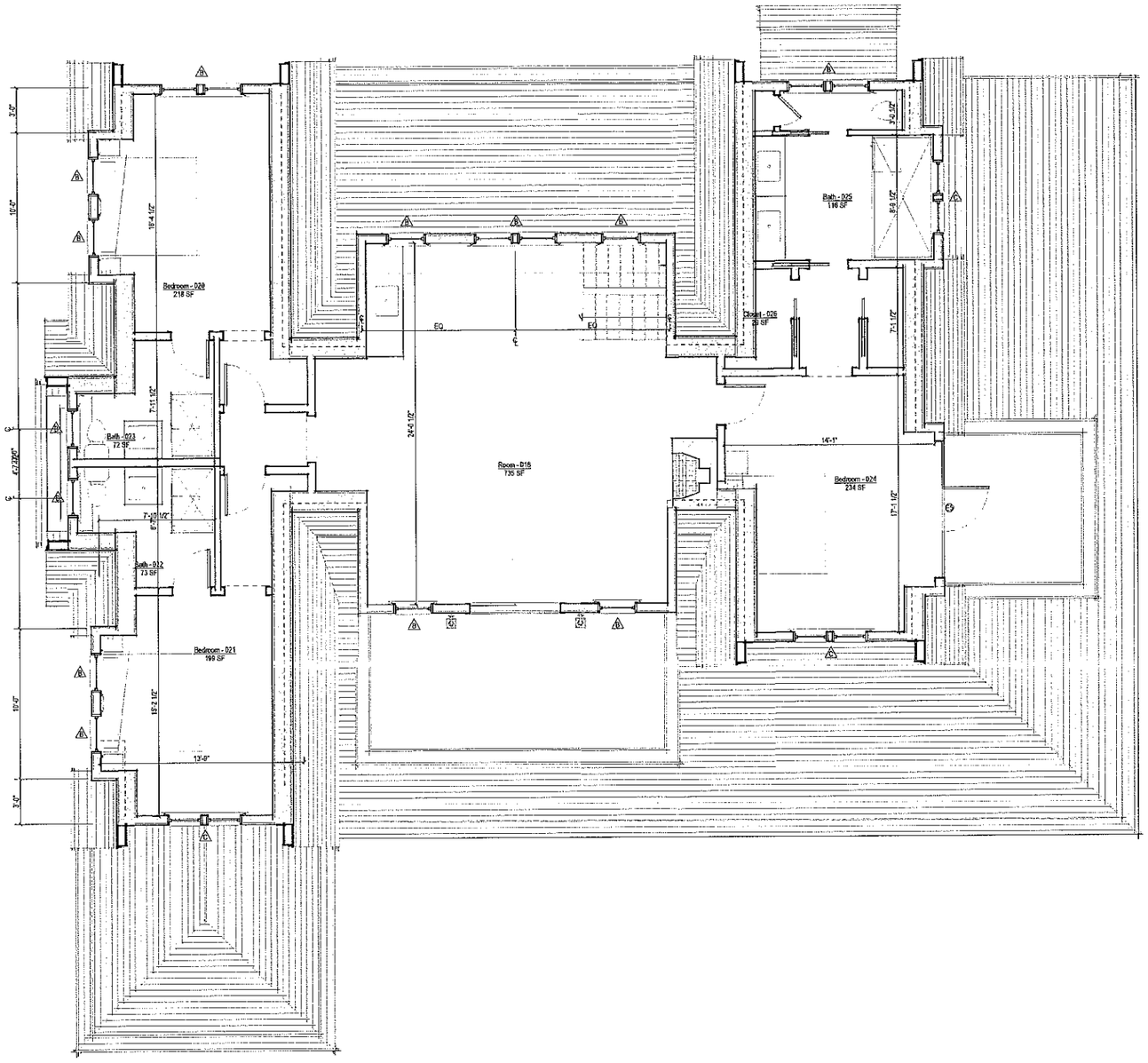
THESE DRAWINGS ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. THEY ARE NOT TO BE REPRODUCED OR DISTRIBUTED WITHOUT THE WRITTEN AUTHORITY OF EMERITUS DEVELOPMENT LTD. THEY ARE TO BE RETURNED UPON REQUEST.

A.202

1608

HDC Submission

08.04.16



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

1608

Grimshaw Residence
31 Quidnet Rd.
Nantucket, MA 02554

emeritus Development Ltd.

Second Floor Plan

Site Information

Map & Parcel:	21 / 27.4
Current Zoning:	R-20
Minimum Frontage:	75 ft.
Front Setback:	30 ft.
Side/Rear Setback:	10 ft.
Lot Size:	40,165 S.F.
Min. Lot Size:	20,000 S.F.
Allowable G.C.:	5,021 S.F. or 12.5%
Existing G.C.:	Existing G.C.
Proposed G.C.:	2,539 S.F. + 1,784
Total Proposed G.C.:	4,323 S.F.

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

A.102

1608