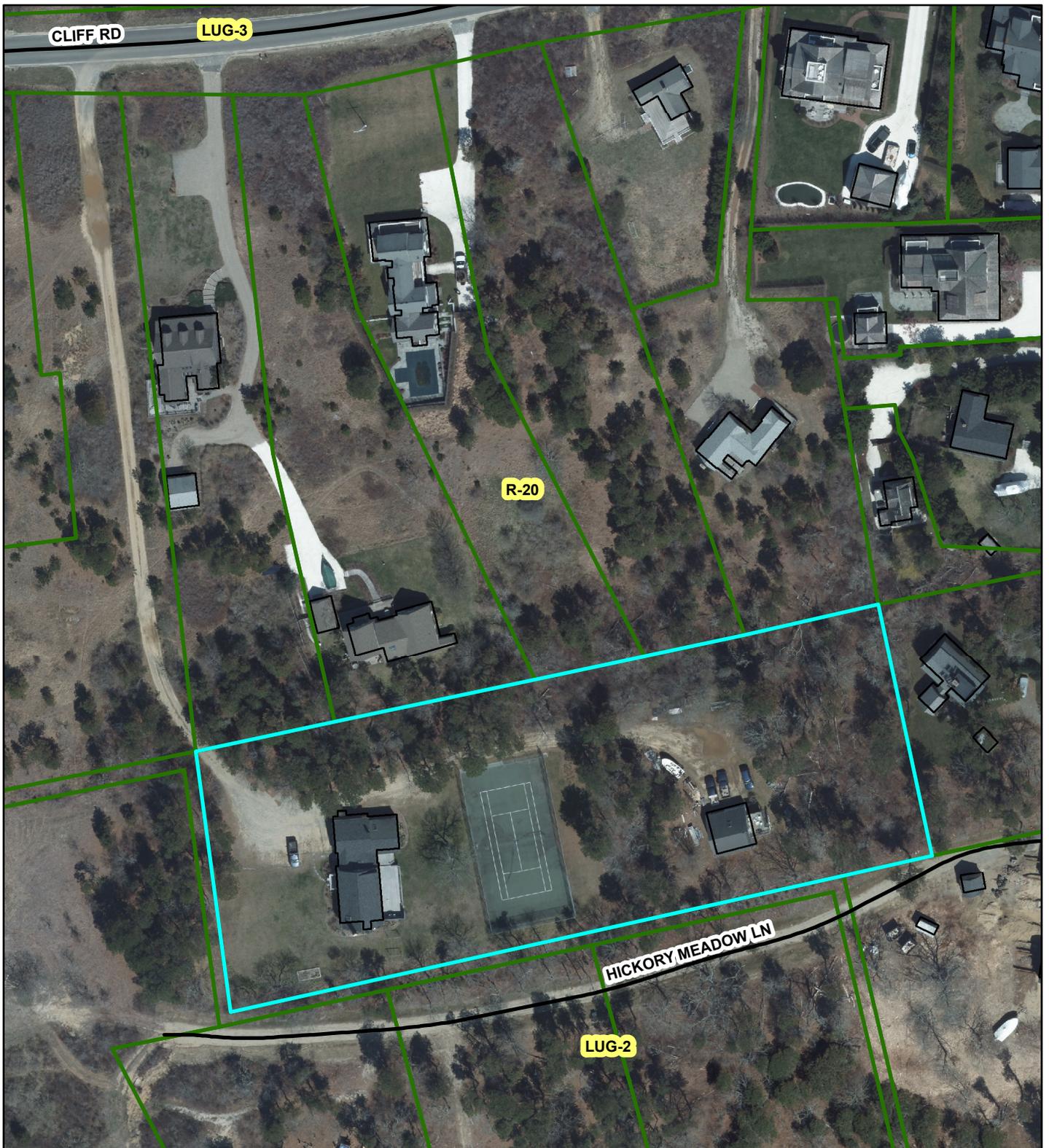




154 Cliff Road
Preliminary Plan





Nantucket Planning Board

Form C Preliminary Plan Application

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

Date: September 6, 2016

To the Planning Board of Nantucket:

I (We) the undersigned, hereby submit in accordance with Chapter 41, Section 81-S, an application for a preliminary plan subdivision shown on a plan entitled Preliminary Subdivision Plan, 154 Cliff Road, designed by Site Design Engineering, LLC dated September 1, 2016.

The proposed preliminary plan subdivision is located on 154 Cliff Road, the total number of lots proposed is: 3 (buildable: 2), and the total acreage of the tract is 2.1+/- acres.

The tract is also identified as Nantucket Assessor's Map # 41, Parcel(s) 73.

Residential subdivision Non-residential subdivision

Name of owner(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): _____

Roy K. & Carol A Barrett, 154 Cliff Road, Nantucket, MA 02554

Address of owner(s): C/o John Brescher, Glidden & Glidden, 37 Centre St, PO Box 1079, Nantucket, MA 02554

Phone number: 508-228-0771 Fax number: 508-228-6205 E-mail: john@gliddenandglidden.com

Name of applicant (if other than owner): _____

Address of applicant: _____

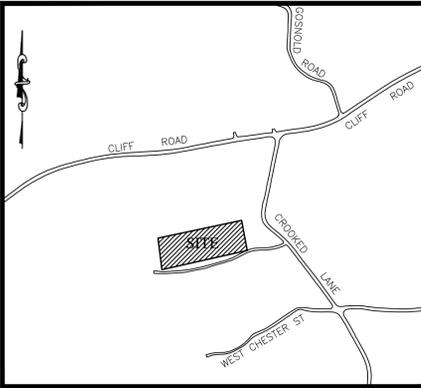
Phone number: _____ Fax number: _____ E-mail: _____

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

Owner's signature

Planning Board File # _____

Received by Town Clerk: _____



LOCUS NOT TO SCALE

LEGEND

- PROPERTY LINE
- - - - -36- TOPOGRAPHIC CONTOUR
- X FENCE
- W- WATER MAIN

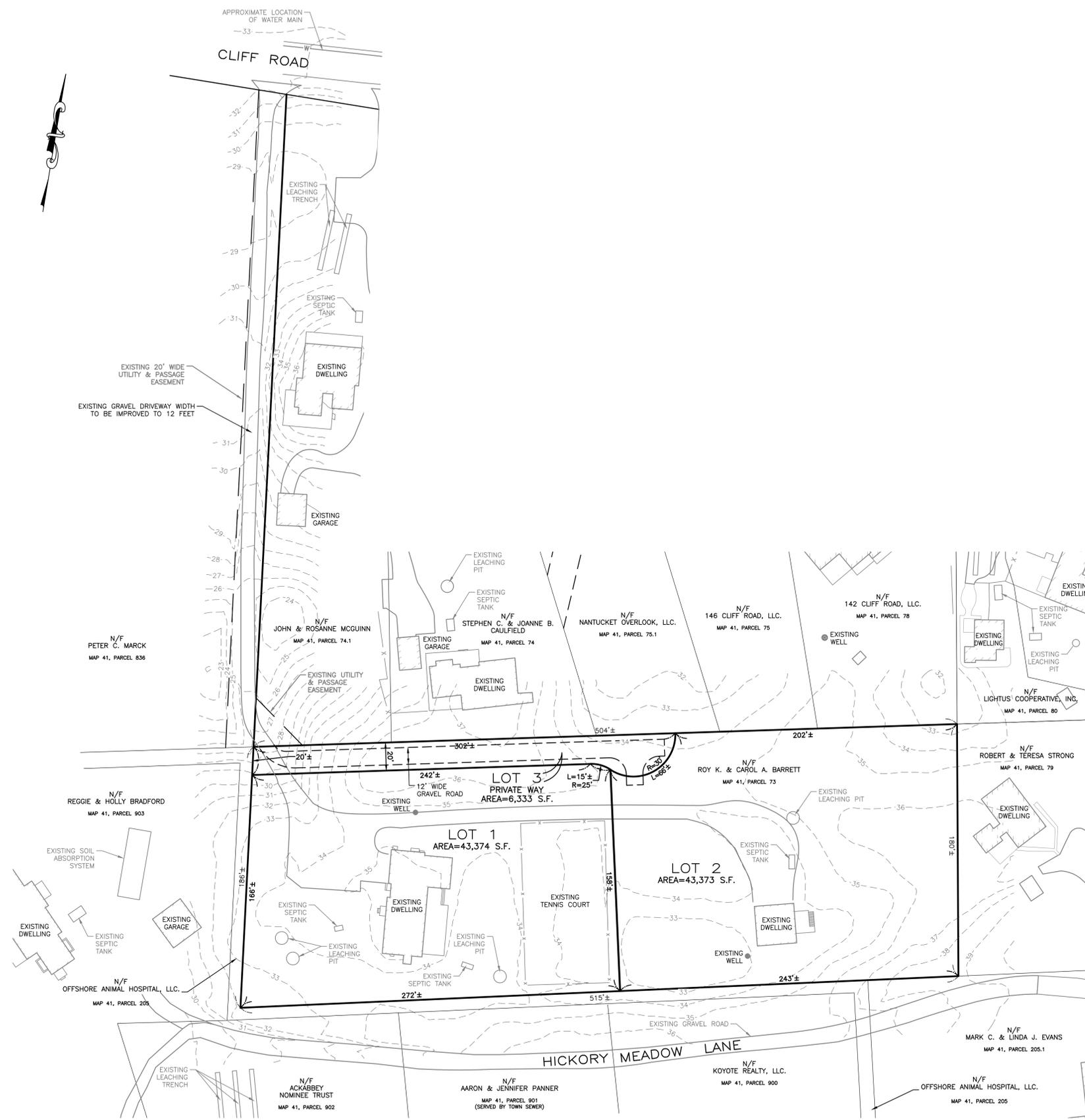
OVERLAY DISTRICT APPLICABILITY

TOWN YES

ZONING REQUIREMENTS:

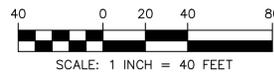
THE SITE IS ZONED RESIDENTIAL 20 (R-20)

	REQUIRED
LOT AREA	20,000 S.F.
LOT FRONTAGE	75 FT.
FRONT YARD SETBACK	30 FT.
REAR YARD SETBACK	10 FT.
SIDE YARD SETBACK	10 FT.
MAX. GROUND COVER RATIO	12.5%



GENERAL NOTES:

- EXISTING CONDITIONS INFORMATION WAS COMPILED FROM RECORD PLAN INFORMATION.
- ELEVATIONS ARE REFERENCED TO AN ASSUMED DATUM.
- THE SITE IS NOT LOCATED WITHIN ANY KNOWN FLOOD HAZARD ZONES AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 250230 0086 G, DATED JUNE 9, 2014.
- THIS PLAN AND ANY ACCOMPANYING CERTIFICATIONS DO NOT CONSTITUTE A CERTIFICATION OF TITLE TO THE PROPERTY DISPLAYED HEREON. THE OWNER OF LOCUS AND ADJUTING PROPERTIES ARE SHOWN ACCORDING TO CURRENT TOWN ASSESSORS RECORDS.
- EXISTING UTILITY LINES SHOWN ON THIS PLAN ARE FROM AVAILABLE INFORMATION AND ARE APPROXIMATE LOCATIONS. THERE MAY BE EXISTING LINES OTHER THAN THOSE INDICATED. SITE DESIGN ENGINEERING, LLC. ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES OMITTED OR INACCURATELY SHOWN. BEFORE PLANNING FUTURE CONNECTIONS, THE PROPER PUBLIC UTILITY ENGINEERING DEPARTMENT SHOULD BE CONSULTED.



CURRENT OWNER
 ROY K. & CAROL A. BARRETT
 154 CLIFF ROAD
 NANTUCKET, MA 02554

TITLE REFERENCE:
 L.C. CERT. #7158

PLAN REFERENCES:
 L.C. PLAN #12626-B (LOT2)

SITE LOCATION:
 154 CLIFF ROAD
 NANTUCKET, MA

ASSESSORS REFERENCE:
 MAP 41, PARCEL 73



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

NO.	DATE	DESCRIPTION	APPROVED

PLAN REVISIONS

DATE: SEPTEMBER 1, 2016

DRAWN BY: SKD DESIGN BY: DCM CHECK BY: DCM

PROJECT NO. 16092

ISSUED FOR: APPROVAL



PRELIMINARY SUBDIVISION PLAN

154 CLIFF ROAD
 ASSESSOR'S MAP 41, PARCELS 73
 NANTUCKET, MASSACHUSETTS

PREPARED FOR ROY K. & CAROL A. BARRETT

DRAWING TITLE:
PRELIMINARY SUBDIVISION PLAN

SCALE: **1"=40'**

SHEET NO.
1 of 1