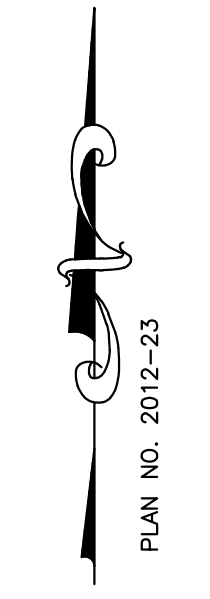


LOCUS NOT TO SCALE

CURRENT OWNERS
 LAURENCE ALEXANDER CONWAY
 149 ADAMS STREET
 LEXINGTON, MA 02420
TITLE REFERENCE:
 L.C. CERTIFICATE #23469
PLAN REFERENCE:
 L.C.C. PLAN 8927-A
 (LOTS 6, 8, 10 & 12)
SITE LOCATION:
 167 SURFSIDE ROAD
 NANTUCKET, MASSACHUSETTS
ASSESSORS REFERENCE:
 MAP 87 PARCEL 118



RESIDENTIAL 20 (R-20) ZONING DISTRICT

REGULATION	REQUIREMENT
MIN. LOT AREA	20,000 SQ. FT.
LOT FRONTAGE	75'
FRONT SETBACK	30'
SIDE/REAR SETBACK	10'
GROUND COVER RATIO	1,500 SF

* THIS LOT QUALIFIES FOR A MAXIMUM GROUND COVER ALLOWANCE OF 1,500 SF PER ZONING SECTION 139-33E(1)(b).

LEGEND

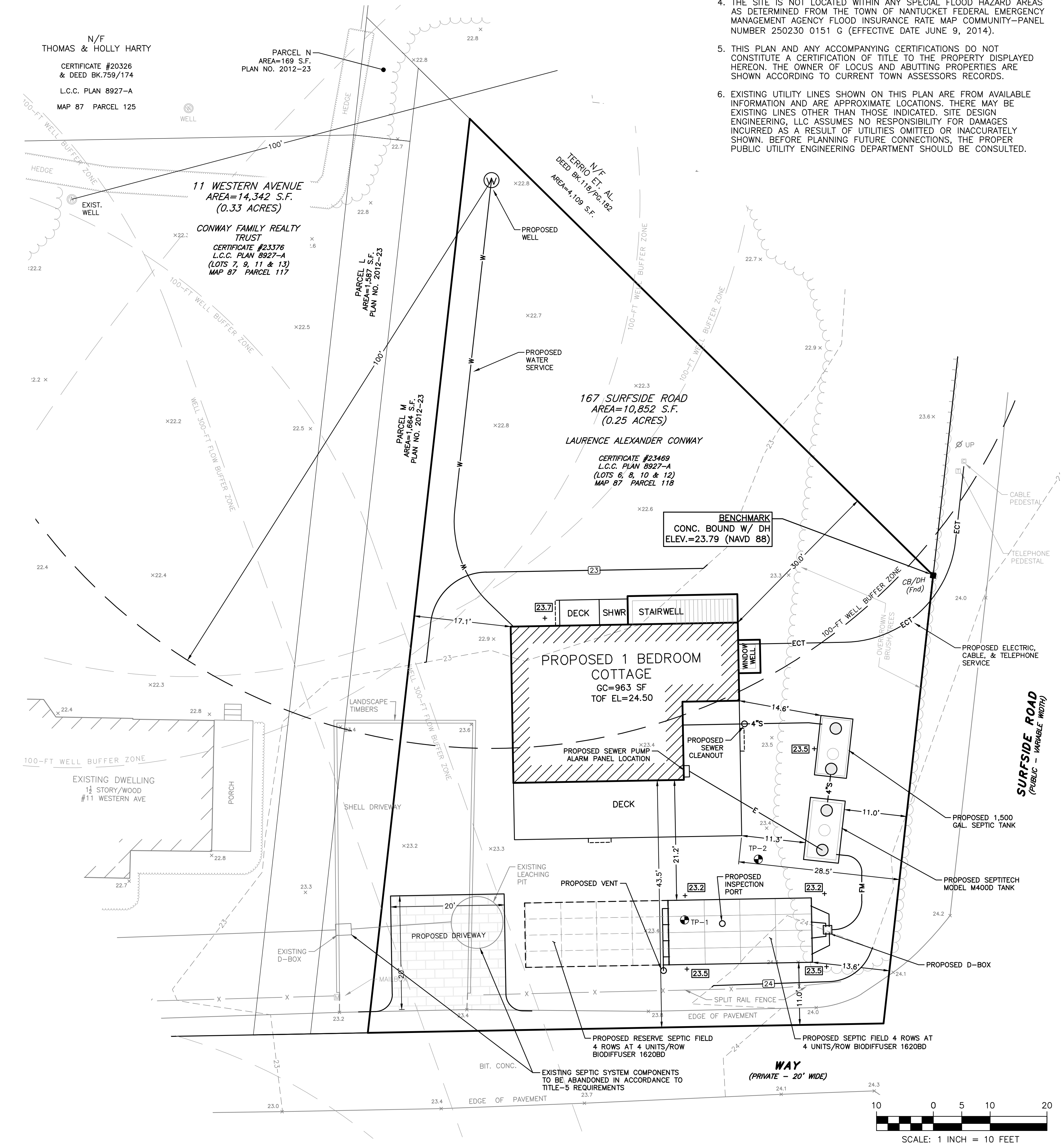
- CB/DH CONCRETE BOUND W/DRILL HOLE
- LANDSCAPED AREA
- 22.4 SPOT ELEVATION
- ~ TREE LINE/OVERGROWTH
- ⊕ UTILITY POLE

SEPTIC SYSTEM DESIGN & PERMITTING NOTE:

- PER TITLE 5 SECTION 15.240(5), APPROVAL OF THE SEPTIC SYSTEM DESIGN FOR THIS PROPERTY IS SUBJECT TO A DEED RESTRICTION LIMITING THE MAXIMUM NUMBER OF BEDROOMS ON THE PROPERTY TO ONE. THIS RESTRICTION SHALL BE RECORDED AT THE NANTUCKET REGISTRY OF DEEDS AND A COPY OF THE RECORDING PROVIDED TO THE HEALTH DEPARTMENT PRIOR TO THEIR RELEASE OF THE PERMIT APPROVAL.
- THIS LOT WAS CREATED ON APRIL 15, 1922

NOTES:

- EXISTING CONDITIONS INFORMATION WAS COMPILED FROM AN ACTUAL ON THE GROUND SURVEY PERFORMED BY SITE DESIGN ENGINEERING, LLC BETWEEN JULY 24, 2020 AND AUGUST 12, 2020 AND SUPPLEMENTED WITH RECORD INFORMATION.
- EXISTING SEPTIC SYSTEM COMPONENTS WERE TAKEN FROM PLANS OF RECORD AND ARE APPROXIMATE LOCATIONS.
- ELEVATIONS ARE REFERENCED TO NAVD88.
- THE SITE IS NOT LOCATED WITHIN ANY SPECIAL FLOOD HAZARD AREAS AS DETERMINED FROM THE TOWN OF NANTUCKET FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 250230 0151 G (EFFECTIVE DATE 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 ABUTTING 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.



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

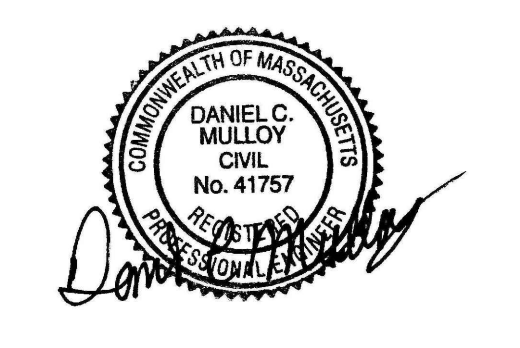
PLAN REVISIONS

DATE: JULY 12, 2022

DRAWN BY: RLM/RT COMPS. BY: RT/RLM CHECK BY: RLM/DCM

PROJECT NO. 20109

ISSUED FOR: PERMITTING



SEPTIC SYSTEM DESIGN PLAN
 167 SURFSIDE ROAD
 NANTUCKET, MASSACHUSETTS
 ASSESSORS MAP 87, PARCELS 118
 PREPARED FOR
 LAURENCE ALEXANDER CONWAY

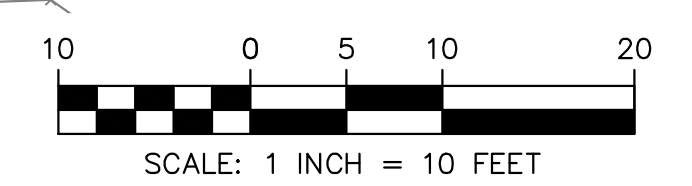
DRAWING TITLE:

SITE PLAN

SCALE: 1" = 10'

SHEET NO.

1 OF 2





NANTUCKET HEALTH DEPARTMENT

131 Pleasant Street
NANTUCKET, MASSACHUSETTS 02554
Telephone 508.228.7200

Staff Recommendation

Meeting Date: 9/15/2022

Property Location: 167 Surfside Road

Map & Parcel: 87/118

Subject: Restriction of property to I/A septic system due to existing system in conjunction with 11 Western Avenue.

Staff Recommendation: A 4-bedroom septic system currently exists between the two properties. A four-bedroom system was approved for 11 Western Avenue due to the existing 4-bedroom system that is partially on the lot. The lot is undersized and requires an I/A system to meet maximum feasible compliance. 167 Surfside Road is a little over 10,000 sq feet and can support a 1-bedroom conventional system. Due to the history of the existing system straddling 11 Western Avenue and 167 Surfside Road, staff would like to require that 167 Surfside Road be restricted to an I/A system to bring the total nitrogen load down to the equivalent of 2.5 bedrooms between the two properties.