"SURFSIDE CROSSING"

A

PROPOSED 40B DEVELOPMENT

IN

NANTUCKET, MASSACHUSETTS

PERMITTING SET

FEBRUARY 15, 2018

PAGE	DESCRIPTION
1	COVER SHEET
2	EXISTING CONDITIONS
3	LOTTING PLAN
4	LOTTING PLAN
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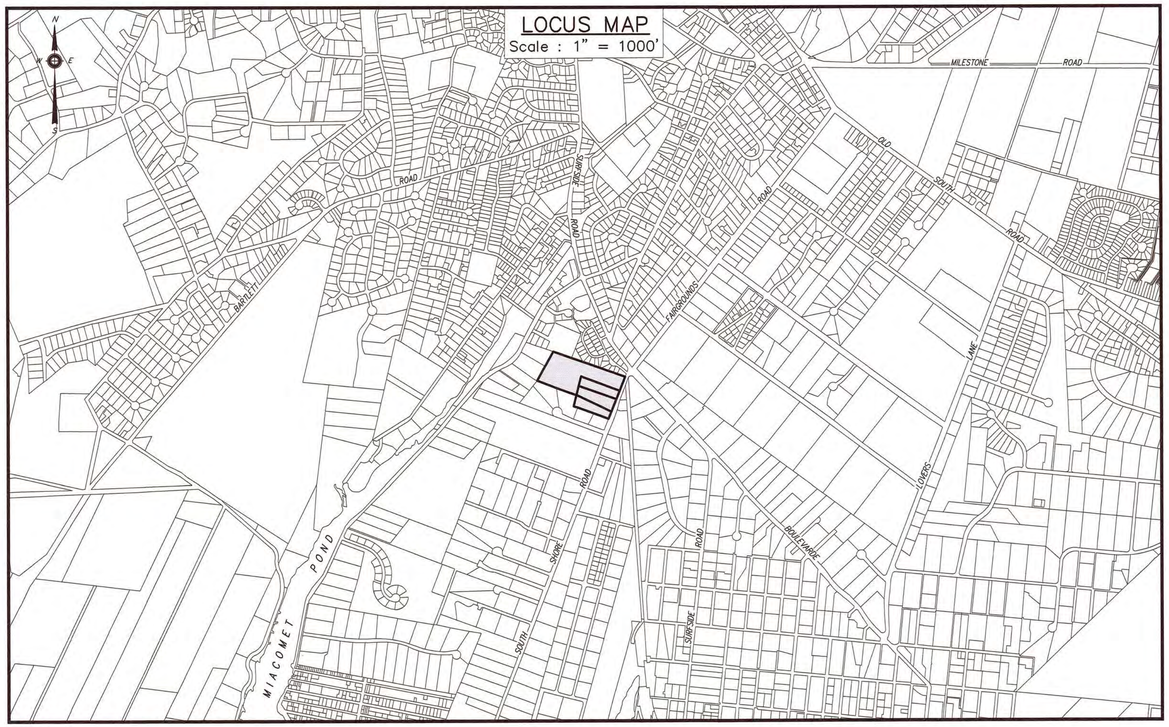
6	GRADING & UTILITIES MULTI-FAMILY PARCEL
7	PLAN, PROFILE and UTILITIES
8	PLAN, PROFILE and UTILITIES
9	PLAN, PROFILE and UTILITIES
10	CONSTRUCTION DETAILS & VEHICLE TURNING ANALYSIS
11	SCHEMATIC LANDSCAPE PLAN

LOCUS MAP

Scale : 1" = 1000'



LEGEND

EXISTING		PROPOSED	
100	MINOR CONTOUR	100	MAJOR/MINOR CONTOUR
99	MAJOR CONTOUR	99.99	SPOT ELEVATION
100x1	SPOT ELEVATION		LIMIT OF WORK/ EDGE OF CLEARING
TP #1	TEST PITS	x x x	SILT FENCE
	EDGE OF CLEARING	W	WATER SERVICE
W	WATER SERVICE		WATER GATE
	WATER GATE		HYDRANT
	HYDRANT		UTILITY POLE
	UTILITY POLE	E	UNDERGROUND ELECTRIC
OHW	OVERHEAD WIRES		TRANSFORMER
D	DRAIN LINE		ELECTRIC MANHOLE
	DRAIN MANHOLE		DRAIN LINE
	CATCH BASIN		DRAIN MANHOLE
S	SEWER MAIN		CATCH BASIN
			STORMCEPTOR MANHOLE
		12" CCB	12" WIDE CAPE COD BERM
		6" VGC	6" WIDE VERTICAL GRANITE CURB

ALAN M GRADY No. 37732 REGISTERED PROFESSIONAL LAND SURVEYOR COMMONWEALTH OF MASSACHUSETTS 2/15/18

NO.	DATE	DESCRIPTION	BY

DONALD F. BRACKEN, JR. CIVIL No. 37071 REGISTERED PROFESSIONAL ENGINEER COMMONWEALTH OF MASSACHUSETTS 2-15-18

CIVIL ENGINEER / LAND SURVEYOR:

BRACKEN ENGINEERING, INC.

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ARCHITECT:

emeritus

8 Williams Lane Nantucket, MA 02554
P. 508.325.4695
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LANDSCAPE DESIGNER:

AHERN LLC

LANDSCAPE DESIGN STUDIO
PO Box 2213, Nantucket MA 02584
T (508) 333-5138 F (508) 325-4616
design@ahernllc.com

TRAFFIC CONSULTANT:

MDM TRANSPORTATION CONSULTANTS, INC.
PLANNERS & ENGINEERS

26 Lord Road, Suite 280
Marlborough, MA 01752
Tel: (508) 303-0370
Fax: (508) 303-0371

APPLICANT:

SURFSIDE CROSSING LLC
c/o JAMIE FEELEY & JOSH POSNER
37 OLD SOUTH ROAD, UNIT #6
NANTUCKET, MA 02554

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S:\Autocad Drawings\Nantucket\South Shore Rd\3-9 South Shore Road\CAD Files\Surfside Crossing - Site Development (rev2).dwg Feb 20, 2018 - 11:19am

N
W E
S
MA. COORD. SYSTEM ISLAND ZONE

BUILDING FOOTPRINT TAKEN FROM GIS (TYP.)

#6–12 NORQUARTA DRIVE
MAP 67 PARCEL 501

NHESP PRIORITY HABITAT BOUNDARY

LOT 47
(OPEN SPACE)
MAP 67 PARCEL 336

#17 WAPPOSSETT CL
MAP 67 PARCEL 573

#19 WAPPOSSETT CL
MAP 67 PARCEL 575

#21 WAPPOSSETT CL
MAP 67 PARCEL 576

#23 WAPPOSSETT CL
MAP 67 PARCEL 577

#25 WAPPOSSETT CL
MAP 67 PARCEL 586

#10 NANINA DR
MAP 67 PARCEL 586

#8 NANINA DR
MAP 67 PARCEL 588

#6 NANINA DR
MAP 67 PARCEL 590

#4 NANINA DR
MAP 67 PARCEL 591

#2 NANINA DR
MAP 67 PARCEL 592

SITE BENCHMARK (1):
CATCH BASIN RIM
EL. = 29.79 (NAV088)

TOWN OVERLAY DISTRICT

25' BUFFER TO REMAIN UNDISTURBED

BUILDING FOOTPRINT TAKEN FROM AS-BUILT INFORMATION ON FILE (TYP.)

S 69°38'35" E
1063.77'

APPROXIMATE 30" SEWER FORCEMAIN

ATLANTIC AVENUE
MAP 80 PARCEL 319

SOUTH SHORE ROAD
P.A.V.E.D. B.I.K.E. P.A.T.H.

#4 SOUTH SHORE ROAD
MAP 67 PARCEL 74

#6 SOUTH SHORE ROAD
MAP 67 PARCEL 337

#8 SOUTH SHORE ROAD
MAP 80 PARCEL 3

#20 MIACOMET ROAD
MAP 67 PARCEL 336.2

#22 MIACOMET ROAD
MAP 67 PARCEL 336.3

#3 SOUTH SHORE ROAD
MAP 67 PARCEL 336
350,521± s.f.

MAP 67
PARCELS 336, 336.7, 336.8, & 336.9
590,607± s.f. (total)

N 28°29'03" E
464.84'

582.76'
N 69°38'35" W

#5 SOUTH SHORE ROAD
MAP 67 PARCEL 336.9
80,018± s.f.

TP #1
TP #2
TP #3
TP #4

TOP OF FORCEMAIN
EL. = 27.7±

TOP OF FORCEMAIN
EL. = 27.1±

149.08'
256.91'
N 14°58'17" E
N 27°08'53" E

566.64'
N 71°29'55" W

30' WIDE SEWER EASEMENT
(SEE DEED Bk: 165, Pg: 6)

#7 SOUTH SHORE ROAD
MAP 67 PARCEL 336.8
80,025± s.f.

EXISTING DRIVEWAY

40.11'
138.74'
259.69'
S 21°02'44" W
120.95'
365.68'
S 21°02'44" W
130.00'
195.57'

ZONE II WELLHEAD PROTECTION AREA & PUBLIC WELLHEAD RECHARGE OVERLAY DISTRICT

NHESP PRIORITY HABITAT BOUNDARY

570.05'
N 70°32'46" W

#1 WHEROWHERO LANE
MAP 67 PARCEL 471

#3 WHEROWHERO LANE
MAP 67 PARCEL 470

N 14°58'17" E
175.00'

TOWN OVERLAY DISTRICT

555.99'
N 64°09'09" W

#9 SOUTH SHORE ROAD
MAP 67 PARCEL 336.7
80,042± s.f.

EXISTING SMH
RIM = 29.7±
TOP FORCEMAIN =24.8±

SITE BENCHMARK (2):
CATCH BASIN RIM
EL. = 30.08 (NAV088)

APPROXIMATE 8" SEWER FORCEMAIN

APPROXIMATE 12" SEWER FORCEMAIN

534.54'
N 69°38'35" W

#11R SOUTH SHORE ROAD
MAP 67 PARCEL 468

#11 SOUTH SHORE ROAD
MAP 67 PARCEL 468.1

WHEROWHERO LANE

214.14'
S 21°02'55" W

CBDH FND.

326.44'
S 21°02'44" W

CB/BROKEN FND.

65.98'
S 68°57'16" E

CB/DISK FND.

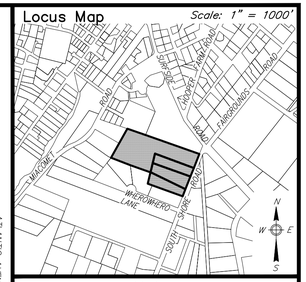
SOIL LOGS

TP NO. 1		TP NO. 2		TP NO. 3		TP NO. 4	
GRD. EL. 30.6		GRD. EL. 29.3		GRD. EL. 29.4		GRD. EL. 29.4	
GW. EL. NONE to 17.6		GW. EL. NONE to 15.3		GW. EL. NONE to 16.4		GW. EL. NONE to 16.4	
0	30.6	0	29.3	0	29.4	0	29.4
O/A/E LOAMY SAND 10YR 3/2		O/A/E LOAMY SAND 10YR 3/2		O/A/E LOAMY SAND 10YR 3/2		O/A/E LOAMY SAND 10YR 3/2	
10"	29.8	11"	28.4	12"	28.4	11"	28.5
B LOAMY SAND 10YR 3/3		B LOAMY SAND 10YR 3/3		B LOAMY SAND 10YR 3/3		B LOAMY SAND 10YR 3/3	
28"	28.3	24"	27.3	30"	26.9	30"	26.9
C1 VERY FINE to FINE SAND 2.5Y 6/3		C1 FINE LOAMY SAND 2.5Y 5/6		C1 VERY FINE to FINE SAND 2.5Y 6/3		C1 LOAMY SAND 2.5Y 6/2	
78"	24.1	45"	25.6	92"	21.7	60"	24.4
C2 MEDIUM to COARSE SAND 2.5Y 6/6 (TRACE GRAVEL)		C2 VERY FINE to FINE SAND 2.5Y 6/3		C2 MEDIUM to COARSE SAND 2.5Y 6/6		C2 FINE to MEDIUM SAND 2.5Y 6/3	
156"	17.6	90"	21.8	156"	16.4	156"	16.4
		C3 MEDIUM to COARSE SAND 2.5Y 6/6 (TRACE GRAVEL)					
		168"	15.3				

DATE: MARCH 13, 2017
SOIL EVALUATOR: DONALD F. BRACKEN, Jr., P.E.
WITNESSED BY: EDWARD PESCE, P.E. (REVIEW ENGINEER)

Locus Map

Scale: 1" = 1000'



Notes

1. LOCUS: #3, #5, #7, & #9 SOUTH SHORE ROAD MAP 67 PARCELS 336, 336.7, 336.8, & 336.9
2. OWNER: SURFSIDE CROSSING LLC c/o JAMIE FEELEY & JOSH POSNER 37 OLD SOUTH ROAD, UNIT #6 NANTUCKET, MA 02554
3. DEED REF: Bk: 1612 Pg: 62
4. PLAN REF: Bk: 25 Pg:50 (LOTS 1–4)
5. LOCUS DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP No. 25019C–0151–G dated 06/09/2014.
6. LOCUS DOES FALL WITHIN THE NATURAL HERITAGE and ENDANGERED SPECIES PROGRAM (NHESP) AREAS OF PRIORITY HABITATS OF RARE SPECIES, BUT NOT ESTIMATED HABITATS OF RARE WILDLIFE.
7. LOCUS PARTIALLY FALLS WITHIN THE TOWN OVERLAY DISTRICT.
8. LOCUS FALLS WITHIN THE CORE SEWER DISTRICT.
9. LOCUS PARTIALLY FALLS WITHIN A ZONE II WELLHEAD PROTECTION AREA.
10. LOCUS PARTIALLY FALLS WITHIN THE PUBLIC WELLHEAD RECHARGE OVERLAY DISTRICT.

PLAN SCALE

0 8 16 24 32 40 60 80 120
1 inch = 40 feet

ZONE: LUG–2

	REQUIRED
LOT AREA:	80,000 s.f.
FRONTAGE:	150'
FRONT YARD:	35'
SIDE/REAR YARD:	15'
GROUND COVER:	4% (MAX)

Prepared By:
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Sheet Title:

EXISTING CONDITIONS

"SURFSIDE CROSSING"

A

PROPOSED 40B DEVELOPMENT IN NANTUCKET, MASSACHUSETTS

Prepared For:

SURFSIDE CROSSING, LLC

#3, 5, 7 & 9 SOUTH SHORE ROAD
MAP 67 PARCELS 336, 336.7, 336.8 & 336.9

No.	Date	Revision Description	By
–	–	–	–
1	6/4/18	UPDATED ABUTTER INFORMATION	RED

Date: FEBRUARY 15, 2018 | Drawn: RMM/ERC/BEI | Checked: DFB/AMG | Sheet: 2 of 11

S:\Autocad Drawings\Nantucket\South Shore Rd\3–9 South Shore Road\CAD Files\Surfside Crossing – Existing Conditions.dwg

MAP 67 PARCELS 573,575–578,586,588,590–592,&699
SEE PLANS FOR SACHEM PATH SUBDIVISION

S 69°38'35" E 1063.77'

S 69°38'35" E 532.74'

10' WIDE VEGETATED BUFFER

LOT 27 4,841 s.f. r = 0.87 | LOT 28 4,841 s.f. r = 0.87 | LOT 29 4,841 s.f. r = 0.87 | LOT 30 4,841 s.f. r = 0.87 | LOT 31 4,852 s.f. r = 0.86 | LOT 32 5,732 s.f. r = 0.57

PROPOSED ROAD C
(30' WIDE RIGHT OF WAY)

LOT 36 206 s.f. = 0.98 | LOT 35 4,206 s.f. r = 0.98 | LOT 34 4,206 s.f. r = 0.98 | LOT 33 3,981 s.f. r = 1.03

OPEN SPACE LOT B 8,412 s.f. r = 0.79

LOT 41 206 s.f. = 0.98 | LOT 42 4,206 s.f. r = 0.98 | LOT 43 4,206 s.f. r = 0.98 | LOT 44 4,130 s.f. r = 1.03

PROPOSED ROAD C
(30' WIDE RIGHT OF WAY)

30' WIDE SEWER EASEMENT (SEE DEED Bk: 185, Pg 6)

PROPOSED DRAINAGE EASEMENT (3,269± s.f.)

LOT 61
157,176 s.f.
r = 0.94

LOT 62
77,831 s.f.

PROPOSED ROAD A
(40' WIDE RIGHT OF WAY)

LOT 13 6,923 s.f. r = 0.75 | LOT 12 6,886 s.f. r = 0.75 | LOT 11 6,850 s.f. r = 0.75 | LOT 10 6,814 s.f. r = 0.76 | LOT 9 6,774 s.f. r = 0.76

OPEN SPACE LOT A 11,715 s.f. r = 0.36

15' WIDE VEGETATED BUFFER

OPEN SPACE – LOT C 3,067 s.f. – r = 0.70

LOT 45 5,455 s.f. r = 0.88 | LOT 46 5,161 s.f. r = 0.89 | LOT 47 4,386 s.f. r = 0.91

LOT 60 6,041 s.f. r = 0.98 | LOT 59 5,717 s.f. r = 0.96 | LOT 58 4,441 s.f. r = 0.90 | LOT 57 4,299 s.f. r = 0.89 | LOT 56 4,296 s.f. r = 0.89 | LOT 55 4,430 s.f. r = 0.90 | LOT 54 7,640 s.f. r = 1.05

LOT 48 5,647 s.f. r = 0.98 | LOT 49 4,906 s.f. r = 0.97 | LOT 50 3,968 s.f. r = 0.93 | LOT 51 3,883 s.f. r = 0.93 | OPEN SPACE LOT D 3,681 s.f. r = 0.93 | LOT 52 3,838 s.f. r = 0.94 | LOT 53 6,302 s.f. r = 1.04

PROPOSED ROAD B
(30' WIDE RIGHT OF WAY)

LOT 8 4,598 s.f. r = 0.87 | LOT 7 4,443 s.f. r = 0.97 | LOT 6 5,422 s.f. r = 0.99 | LOT 5 6,116 s.f. r = 1.00 | LOT 4 4,440 s.f. r = 0.95 | LOT 3 4,497 s.f. r = 0.94 | LOT 2 4,554 s.f. r = 0.94 | LOT 1 7,957 s.f. r = 1.05

CB/DH TO BE SET (TYP.)

15' WIDE VEGETATED BUFFER

SOUTH SHORE ROAD (PUBLIC WAY – 66' WIDE LAYOUT)

ATLANTIC AVENUE MAP 80 PARCEL 219

#4 SOUTH SHORE ROAD MAP 67 PARCEL 74

#5 SOUTH SHORE ROAD MAP 67 PARCEL 337

#8 SOUTH SHORE ROAD MAP 80 PARCEL 3

#1 WHEROWHERO LANE MAP 67 PARCEL 471

#11R SOUTH SHORE ROAD MAP 67 PARCEL 468

#11 SOUTH SHORE ROAD MAP 67 PARCEL 468.1

ZONING REQUIREMENTS

DISTRICT : LUG – 2

MIN. LOT SIZE	80,000 S.F.
FRONT YARD	35' MIN.
SIDE YARD	15' MIN.
REAR YARD	15' MIN.
FRONTAGE	150' MIN.
GROUND COVER RATIO	4% MAX.

NOTES:

1. LOCUS: #3, #5, #7, & #9 SOUTH SHORE ROAD MAP 67 PARCELS 336, 336.7, 336.8, & 336.9
2. OWNER: SURFSIDE CROSSING LLC c/o JAMIE FEELEY & JOSH POSNER 37 OLD SOUTH ROAD, UNIT #6 NANTUCKET, MA 02554
3. DEED REF: Bk: 1612 Pg: 62
4. PLAN REF: Bk: 25 Pg:50 (LOTS 1–4)

RESERVED FOR REGISTRY USE

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

2/15/18

COMMONWEALTH OF MASSACHUSETTS · ALAN M GRADY No. 37732 · PROFESSIONAL LAND SURVEYOR

ALAN M. GRADY, PLS
MASSACHUSETTS REG.
No. 37732

COMPREHENSIVE PERMIT:
DATE OF DECISION: _____, RECORDED WITH NANTUCKET COUNTY REGISTRY OF DEEDS IN BOOK _____, PAGE _____.
DATE OF PLAN ENDORSEMENT: _____.

ZONING BOARD OF APPEALS

THIS PLAN HAS BEEN APPROVED PURSUANT TO A COMPREHENSIVE PERMIT ISSUED BY THE NANTUCKET ZONING BOARD OF APPEALS PURSUANT TO M.G.L. 20–23, BY DECISION IN FILE NO._____.

NANTUCKET TOWN CLERK DATE

PLAN SCALE

0 6 12 18 24 30 45 60 90

1 inch = 30 feet

Prepared By:
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Sheet Title:

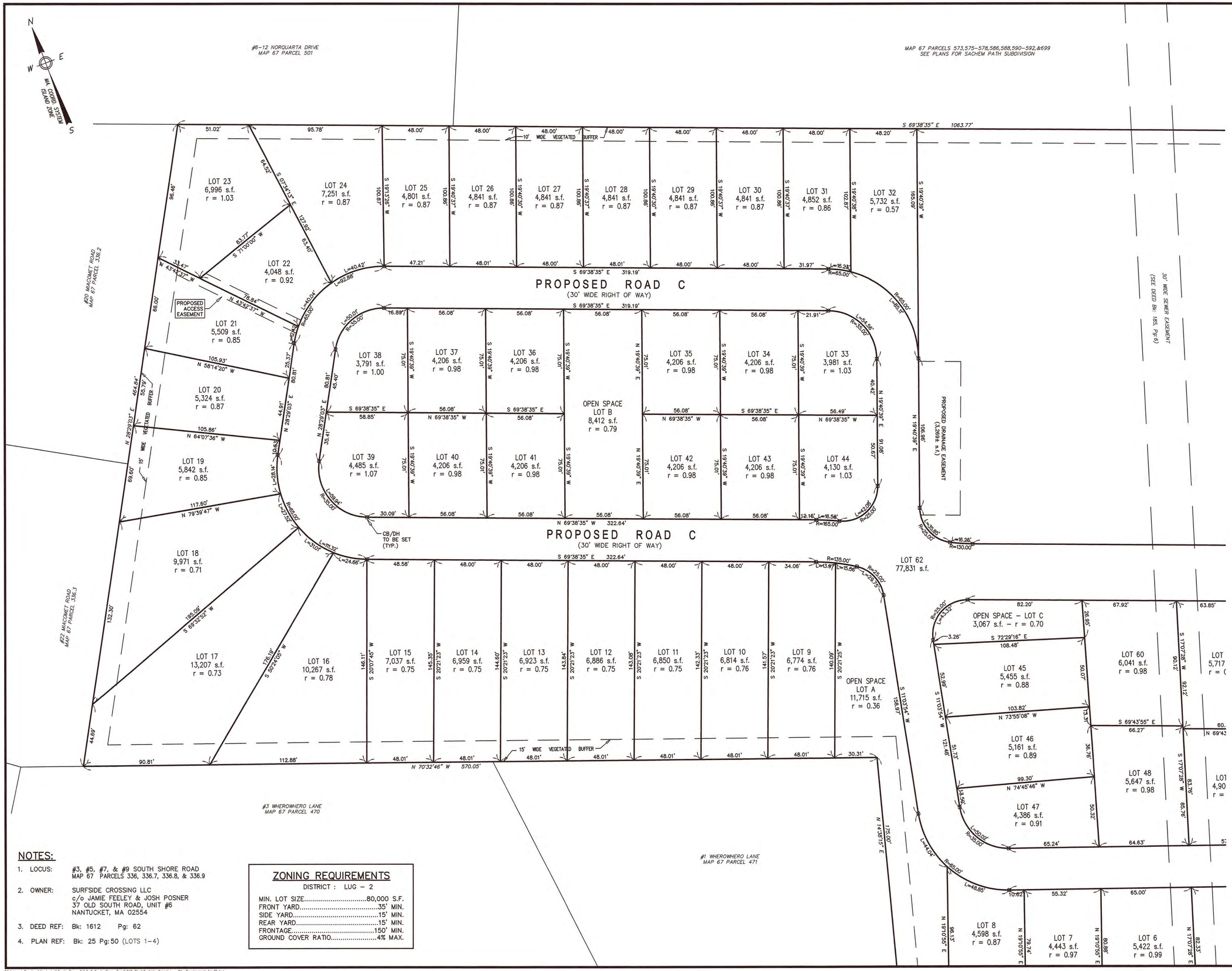
LOTTING PLAN

"SURFSIDE CROSSING"
A
PROPOSED 40B DEVELOPMENT
IN NANTUCKET, MASSACHUSETTS
Prepared For:
SURFSIDE CROSSING, LLC
#3, 5, 7 & 9 SOUTH SHORE ROAD
MAP 67 PARCELS 336, 336.7, 336.8 & 336.9

No.	Date	Revision Description	By
–	–	–	–

Date: FEBRUARY 15, 2018 | Drawn: RMM/ERC/BEI | Checked: DFB/AMG | Sheet: 3 of 11

S:\Autocad Drawings\Nantucket\South Shore Rd\3-9 South Shore Road\CAD Files\Surfside Crossing – Site Development (rev2).dwg



NOTES:

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2. OWNER: SURFSIDE CROSSING LLC c/o JAMIE FEELEY & JOSH POSNER 37 OLD SOUTH ROAD, UNIT #6 NANTUCKET, MA 02554
3. DEED REF: Bk: 1612 Pg: 62
4. PLAN REF: Bk: 25 Pg: 50 (LOTS 1-4)

ZONING REQUIREMENTS

DISTRICT : LUG - 2

MIN. LOT SIZE	80,000 S.F.
FRONT YARD	35' MIN.
SIDE YARD	15' MIN.
REAR YARD	15' MIN.
FRONTAGE	150' MIN.
GROUND COVER RATIO	4% MAX.

RESERVED FOR REGISTRY USE

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

COMMONWEALTH OF MASSACHUSETTS ALAN M GRADY No. 37732 PROFESSIONAL LAND SURVEYOR

2/15/18

ALAN M. GRADY, PLS
MASSACHUSETTS REG.
No. 37732

COMPREHENSIVE PERMIT:
DATE OF DECISION: _____, RECORDED WITH NANTUCKET COUNTY REGISTRY OF DEEDS IN BOOK _____, PAGE _____.
DATE OF PLAN ENDORSEMENT: _____.

ZONING BOARD OF APPEALS

_____
_____
_____
_____
_____

THIS PLAN HAS BEEN APPROVED PURSUANT TO A COMPREHENSIVE PERMIT ISSUED BY THE NANTUCKET ZONING BOARD OF APPEALS PURSUANT TO M.G.L. 20-23, BY DECISION IN FILE NO._____.

_____
NANTUCKET TOWN CLERK DATE

PLAN SCALE

0 6 12 18 24 30 45 60 90

1 inch = 30 feet

Prepared By:
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Sheet Title:

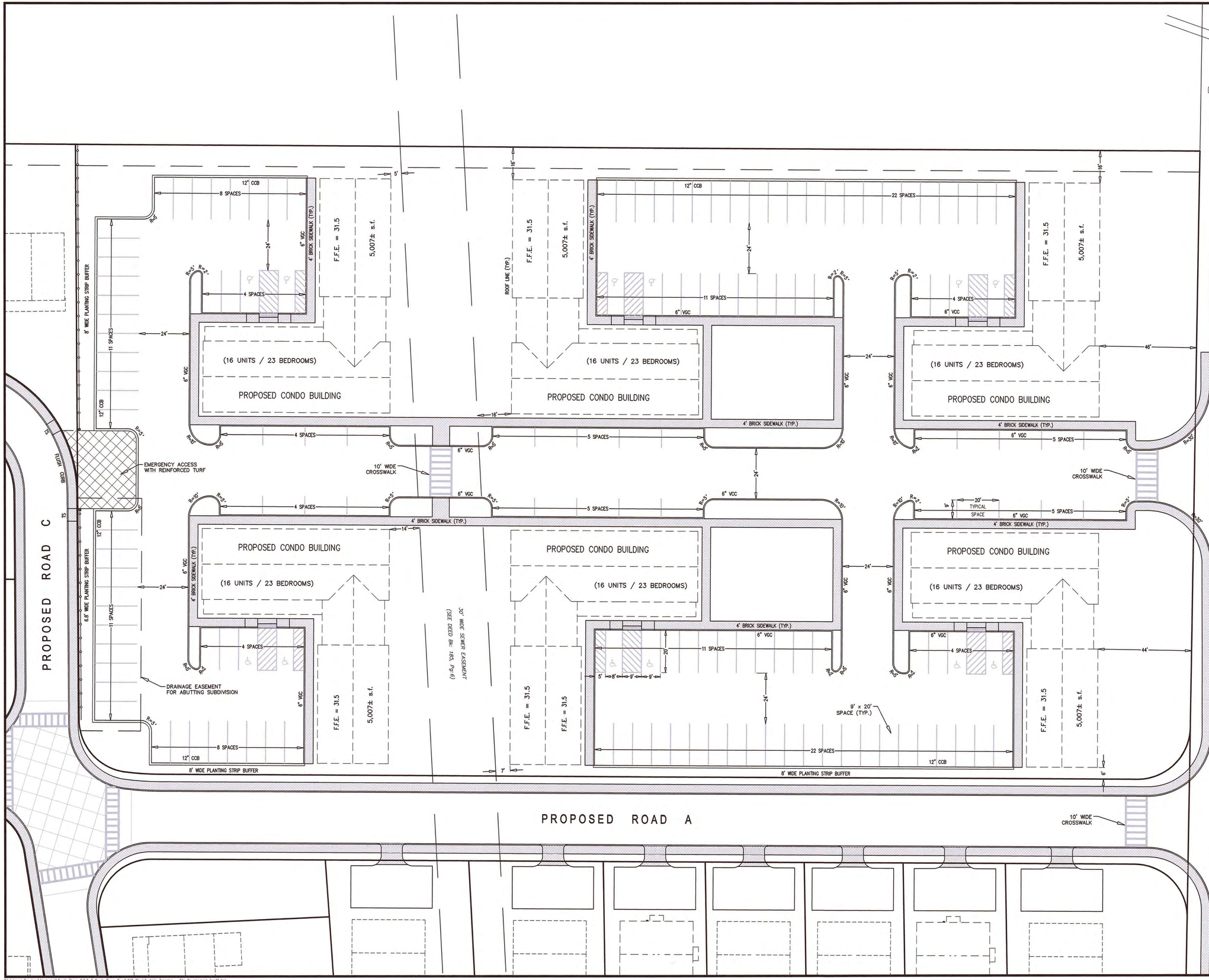
LOTTING PLAN

"SURFSIDE CROSSING"
A
PROPOSED 40B DEVELOPMENT
IN NANTUCKET, MASSACHUSETTS
Prepared For:
SURFSIDE CROSSING, LLC
#3, 5, 7 & 9 SOUTH SHORE ROAD
MAP 67 PARCELS 336, 336.7, 336.8 & 336.9

No.	Date	Revision Description	By
-	-	-	-

Date: FEBRUARY 15, 2018 | Drawn: RMM/ERC/BEI | Checked: DFB/AMG | Sheet: 4 of 11

S:\Autocad Drawings\Nantucket\South Shore Rd\3-9 South Shore Road\CAD Files\Surfside Crossing - Site Development (rev2).dwg



PARKING SUMMARY
per §139–18

REQUIRED CONDO PARKING:

1 SPACE PER BEDROOM
(BASED UPON GARAGE APARTMENT PARKING REQ.)

TOTAL BEDROOMS = 138
SPACES REQUIRED = 138

TOTAL PROVIDED = 148 SPACES

ADA PARKING SUMMARY
per §521 CMR 23.2.1

REQUIRED:
TOTAL PARKING SPACES = 148
MIN. ACCESSIBLE SPACES REQUIRED = 5
(MIN. of 1 VAN ACCESSIBLE)

PROVIDED:
(8) ACCESSIBLE SPACES TOTAL
(4) VAN ACCESSIBLE SPACE

ZONING REQUIREMENTS
DISTRICT : LUG – 2

MIN. LOT SIZE.....80,000 S.F.
FRONT YARD.....35' MIN.
SIDE YARD.....15' MIN.
REAR YARD.....15' MIN.
FRONTAGE.....150' MIN.
GROUND COVER RATIO.....4% MAX.

NOTE:

SEE SHEET 10 FOR VEHICLE TURNING ANALYSIS FOR THE MULTI–FAMILY PARCEL

COMMONWEALTH OF MASSACHUSETTS
DONALD F. BRACKEN, JR.
CIVIL
No. 37071
REGISTERED PROFESSIONAL ENGINEER
2-15-18

COMMONWEALTH OF MASSACHUSETTS
ALAN M GRADY
No. 37732
PROFESSIONAL LAND SURVEYOR
2/15/18

PLAN SCALE
0 4 8 12 16 20 30 40 60
1 inch = 20 feet

Prepared By:
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Sheet Title:
LAYOUT PLAN
MULTI–FAMILY PARCEL

"SURFSIDE CROSSING"
A
PROPOSED 40B DEVELOPMENT
IN NANTUCKET, MASSACHUSETTS
Prepared For:
SURFSIDE CROSSING, LLC
#3, 5, 7 & 9 SOUTH SHORE ROAD
MAP 67 PARCELS 336, 336.7, 336.8 & 336.9

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Date: FEBRUARY 15, 2018 | Drawn: RMM/ERC/BEI | Checked: DFB/AMG | Sheet: 5 of 11

S:\Autocad Drawings\Nantucket\South Shore Rd\3-9 South Shore Road\CAD Files\Surfside Crossing – Site Development (rev2).dwg

SEWER STRUCTURE TABLE	
STRUCTURE NAME	STRUCTURE DETAILS
SMH Q	RIM = 29.7 SMH R INV OUT = 24.30
SMH R	RIM = 30.0 SMH S INV OUT = 22.60
SMH S	RIM = 29.3 SMH F INV OUT = 21.66
SMH T	RIM = 30.4 SMH N INV OUT = 24.22

SEWER PIPE TABLE					
PIPE NAME	SIZE	LENGTH	SLOPE	INV. UP	INV. DOWN
SMH R to SMH S	8"	93.7'	1.00%	22.60	21.66
SMH S to SMH F	8"	67.9'	0.97%	21.66	21.00
SMH T to SMH N	8"	124.1'	3.02%	24.22	20.47
SMH Q to SMH R	8"	170.0'	1.00%	24.30	22.60

DRAINAGE PIPE TABLE					
PIPE NAME	SIZE	LENGTH	SLOPE	INV. UP	INV. DOWN
CB 23 to STC 9 (450i UNIT)	12"	49.5'	1.01%	24.50	24.00
CB 24 to STC 9 (450i UNIT)	12"	49.5'	1.01%	24.50	24.00
CB 20 to DMH 8	12"	30.2'	1.33%	25.50	25.10
DMH 8 to STC 7 (450i UNIT)	12"	62.1'	1.05%	25.00	24.35
CB 19 to DMH 8	12"	19.7'	2.03%	25.50	25.10
CB 18 to DMH 7	12"	30.9'	0.81%	25.50	25.25
DMH 7 to STC 7 (450i UNIT)	12"	81.7'	0.98%	25.15	24.35
CB 17 to DMH 7	12"	18.5'	1.35%	25.50	25.25
CB 21 to STC 8 (450i UNIT)	12"	49.5'	1.01%	24.50	24.00
CB 22 to STC 8 (450i UNIT)	12"	49.5'	1.01%	24.50	24.00

DRAINAGE PIPE TABLE					
PIPE NAME	SIZE	LENGTH	SLOPE	INV. UP	INV. DOWN
CB 25 to STC 10 (450i UNIT)	12"	9.5'	1.05%	25.00	24.90
CB 26 to DMH 9	12"	47.3'	1.06%	25.50	25.00
CB 27 to DMH 9	12"	25.0'	1.00%	25.25	25.00
CB 28 to STC 11 (450i UNIT)	12"	37.3'	0.94%	24.75	24.40
DMH 9 to STC 11 (450i UNIT)	12"	50.0'	1.00%	24.90	24.40
STC 11 (450i UNIT) to SWMA 10	12"	14.7'	1.02%	24.30	24.15
STC 10 (450i UNIT) to SWMA 9	12"	7.0'	1.43%	24.80	24.70
STC 8 (450i UNIT) to SWMA 7	12"	7.0'	1.43%	23.90	23.80
STC 7 (450i UNIT) to SWMA 6	12"	20.8'	1.20%	24.25	24.00
STC 9 (450i UNIT) to SWMA 8	12"	7.0'	1.43%	23.90	23.80

DRAINAGE STRUCTURE TABLE	
STRUCTURE NAME	STRUCTURE DETAILS
CB 17	RIM = 29.6 DMH 7 INV OUT = 25.50
CB 18	RIM = 29.6 DMH 7 INV OUT = 25.50
CB 19	RIM = 29.6 DMH 8 INV OUT = 25.50
CB 20	RIM = 29.6 DMH 8 INV OUT = 25.50
CB 21	RIM = 29.0 STC 8 (450i unit) INV OUT = 24.50
CB 22	RIM = 28.5 STC 8 (450i unit) INV OUT = 24.50
CB 23	RIM = 29.0 STC 9 (450i unit) INV OUT = 24.50
CB 24	RIM = 28.5 STC 9 (450i unit) INV OUT = 24.50
CB 25	RIM = 29.0 STC 10 (450i unit) INV OUT = 25.00
CB 26	RIM = 29.6 DMH 9 INV OUT = 25.50
CB 27	RIM = 29.6 DMH 9 INV OUT = 25.25
CB 28	RIM = 29.0 STC 11 (450i unit) INV OUT = 24.75
DMH 7	RIM = 30.2 CB 18 INV IN = 25.25 CB 17 INV IN = 25.25 STC 7 (450i unit) INV OUT = 25.15
DMH 8	RIM = 30.1 CB 20 INV IN = 25.10 CB 19 INV IN = 25.10 STC 7 (450i unit) INV OUT = 25.00
DMH 9	RIM = 30.0 CB 26 INV IN = 25.00 CB 27 INV IN = 25.00 STC 11 (450i unit) INV OUT = 24.90
STC 7 (450i unit)	RIM = 31.0 DMH 8 INV IN = 24.35 DMH 7 INV IN = 24.35 SWMA 6 INV OUT = 24.25
STC 8 (450i unit)	RIM = 29.3 CB 21 INV IN = 24.00 CB 22 INV IN = 24.00 SWMA 7 INV OUT = 23.90
STC 9 (450i unit)	RIM = 29.3 CB 23 INV IN = 24.00 CB 24 INV IN = 24.00 SWMA 8 INV OUT = 23.90
STC 10 (450i unit)	RIM = 29.3 CB 25 INV IN = 24.90 SWMA 9 INV OUT = 24.80
STC 11 (450i unit)	RIM = 29.5 CB 28 INV IN = 24.40 DMH 9 INV IN = 24.40 SWMA 10 INV OUT = 24.30

S 69°38'35" E 1063.77'

SOUTH SHORE ROAD

S 21°02'44" W 365.68'

PROPOSED CONDO BUILDING (16 UNITS / 23 BEDROOMS) — F.F.E. = 31.5 — 5,007± s.f.

6" HDPE ROOF LEADER S=0.01 ft/ft (min.)

SWMA 10 · SWMA 9 · SWMA 8 · SWMA 7 · SWMA 6 · SWMA 3 · SWMA 1

STC 11 (450i unit) · STC 10 (450i unit) · STC 9 (450i unit) · STC 8 (450i unit) · STC 7 (450i unit) · STC 4 (900 unit) · STC 1 (900 unit)

CB 28 · CB 27 · CB 26 · CB 25 · CB 24 · CB 23 · CB 22 · CB 21 · CB 20 · CB 19 · CB 18 · CB 17 · CB 4 · CB 3 · CB 2 · CB 1

DMH 9 · DMH 8 · DMH 7 · DMH 2 · DMH 1 · SMH T · SMH S · SMH R · SMH Q · SMH P · SMH M · SMH F · SMH E · FD 2

16+00 · 17+00 · 5+00 · 4+00 · 3+00 · 2+00 · 1+00

Donald F. Bracken, Jr.
2/15/18

PLAN SCALE
0 4 8 12 16 20 30 40 60
1 inch = 20 feet

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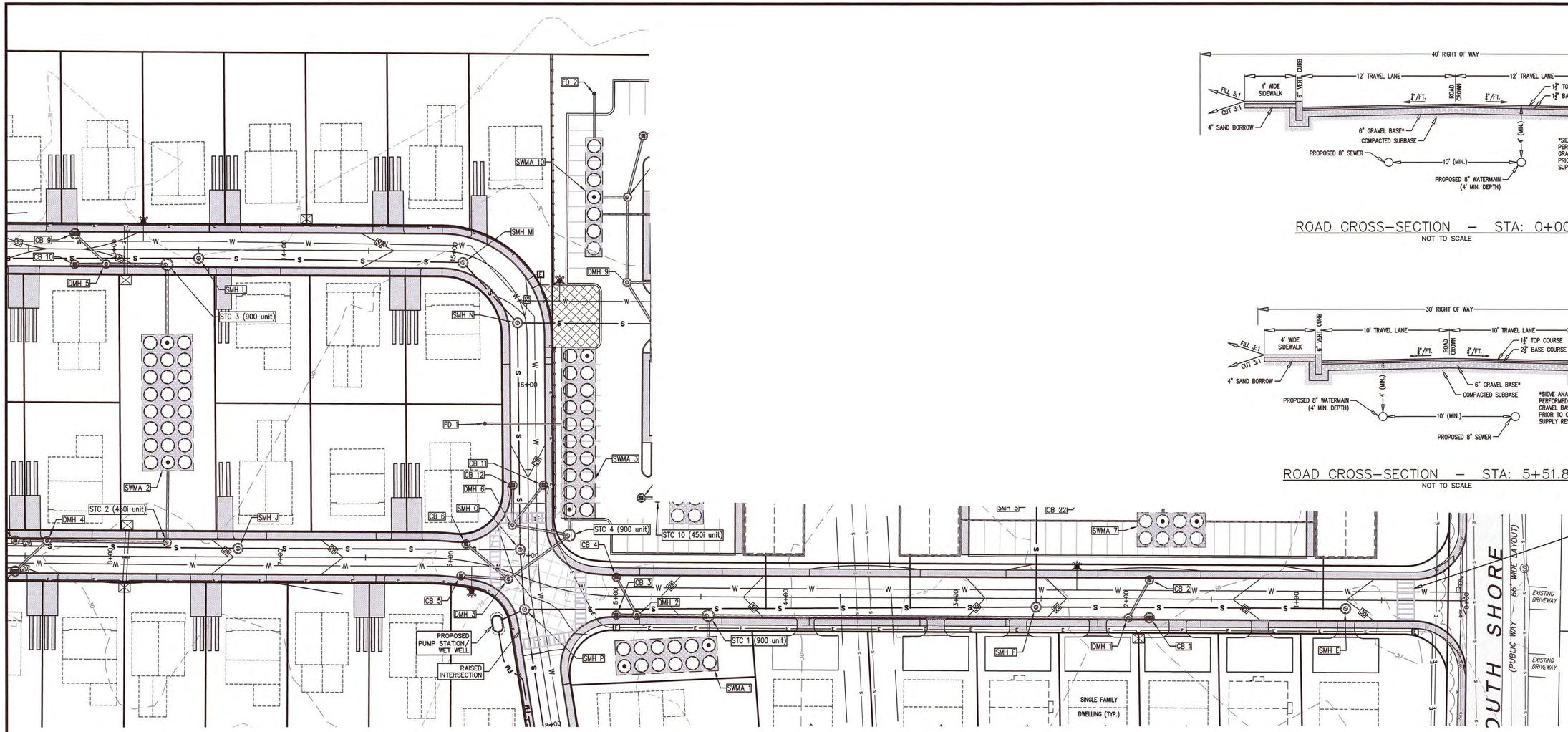
Sheet Title:
GRADING & UTILITIES
MULTI-FAMILY PARCEL

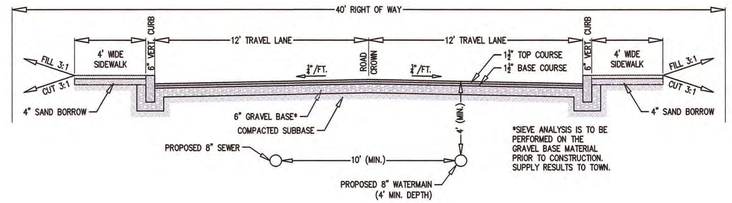
"SURFSIDE CROSSING"
A
PROPOSED 40B DEVELOPMENT
IN NANTUCKET, MASSACHUSETTS
Prepared For:
SURFSIDE CROSSING, LLC
#3, 5, 7 & 9 SOUTH SHORE ROAD
MAP 67 PARCELS 336, 336.7, 336.8 & 336.9

No.	Date	Revision Description	By
-	-	-	-

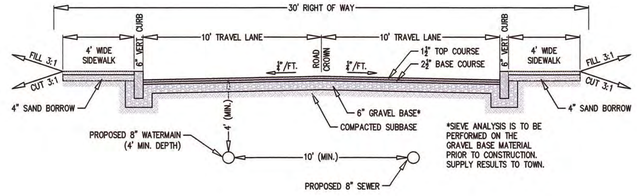
Date: FEBRUARY 15, 2018 | Drawn: RMM/ERC/BEI | Checked: DFB/AMG | Sheet: 6 of 11

S:\Autocad Drawings\Nantucket\South Shore Rd\3-9 South Shore Road\CAD Files\Surfside Crossing - Site Development (rev2).dwg

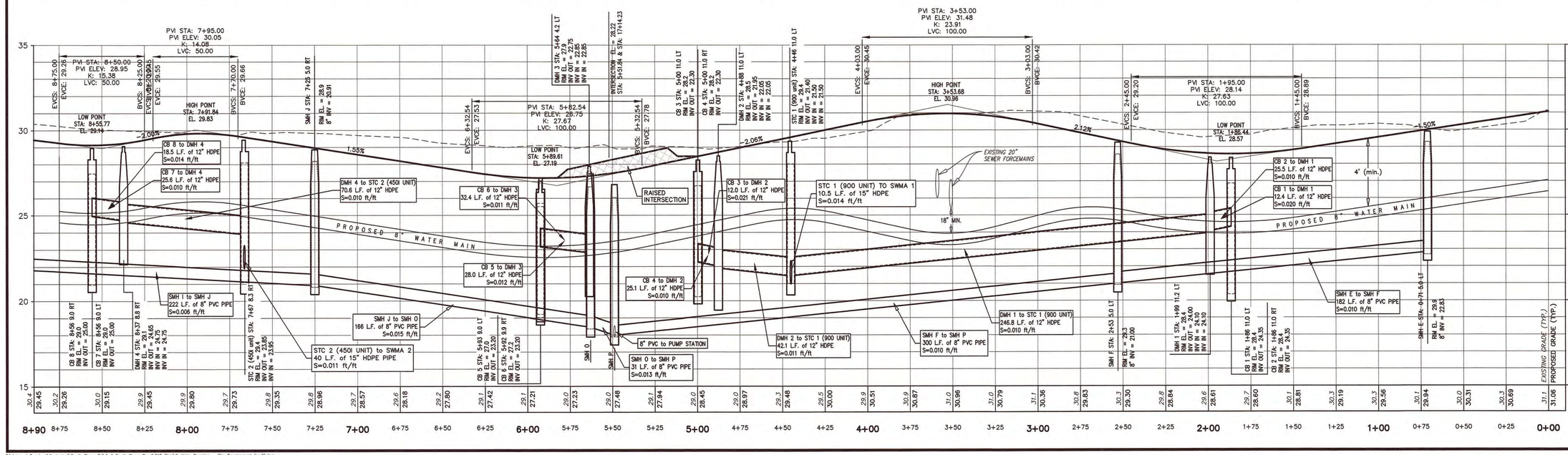




ROAD CROSS-SECTION – STA: 0+00 TO 5+51.84
NOT TO SCALE



ROAD CROSS-SECTION – STA: 5+51.84 TO 24+39.26
NOT TO SCALE



PROFILE SCALE
1 inch = 3 feet (vertical)
0 0.75 1.5 2.25 3 6 9
0 7.5 15 22.5 30 45 60 90
1 inch = 30 feet (horizontal)
PLAN SCALE

COMMONWEALTH OF MASSACHUSETTS
DONALD F. BRACKEN, JR.
CIVIL
No. 37071
REGISTERED PROFESSIONAL ENGINEER
2-15-18

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Sheet Title:
PLAN, PROFILE and UTILITIES

"SURFSIDE CROSSING"
A
PROPOSED 40B DEVELOPMENT
IN NANTUCKET, MASSACHUSETTS
Prepared For:
SURFSIDE CROSSING, LLC
#3, 5, 7 & 9 SOUTH SHORE ROAD
MAP 67 PARCELS 336, 336.7, 336.8 & 336.9

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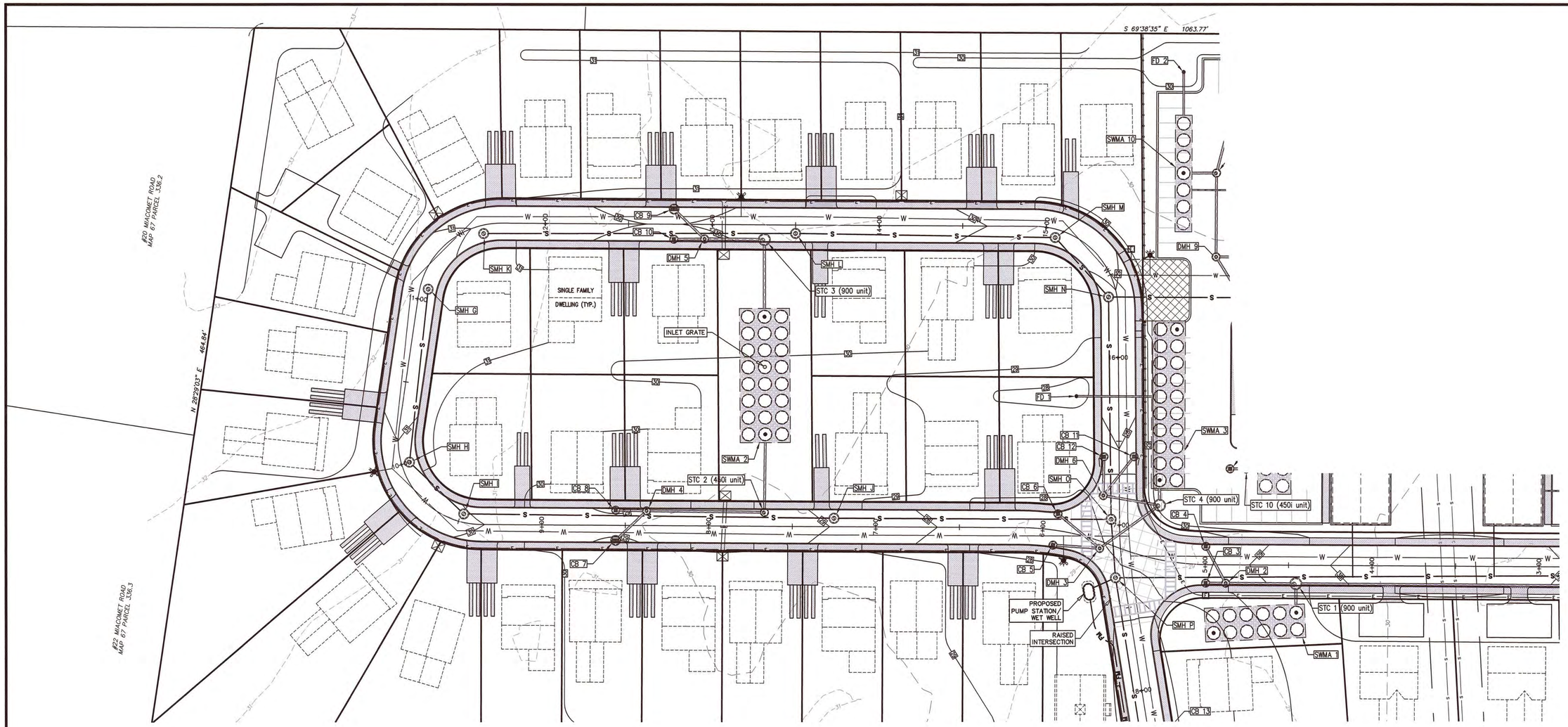
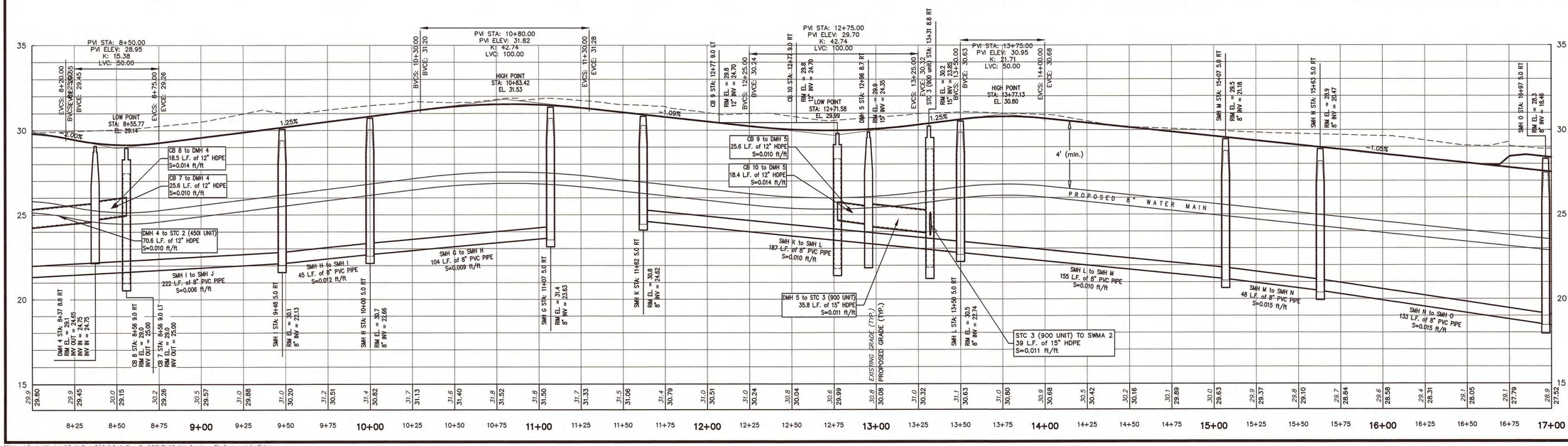
Date:	Drawn:	Checked:	Sheet:
FEBRUARY 15, 2018	RMM/ERC/BEI	DFB/AMG	7 of 11

S:\Autocad Drawings\Nantucket\South Shore Rd\3-9 South Shore Road\CAD Files\Surfside Crossing - Site Development (rev2).dwg





PROFILE SCALE
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0 7.5 15 22.5 30 45 60 90
1 inch = 30 feet (horizontal)
PLAN SCALE

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Date: FEBRUARY 15, 2018 | Drawn: RMM/ERC/BEI | Checked: DFB/AMG | Sheet: 8 of 11

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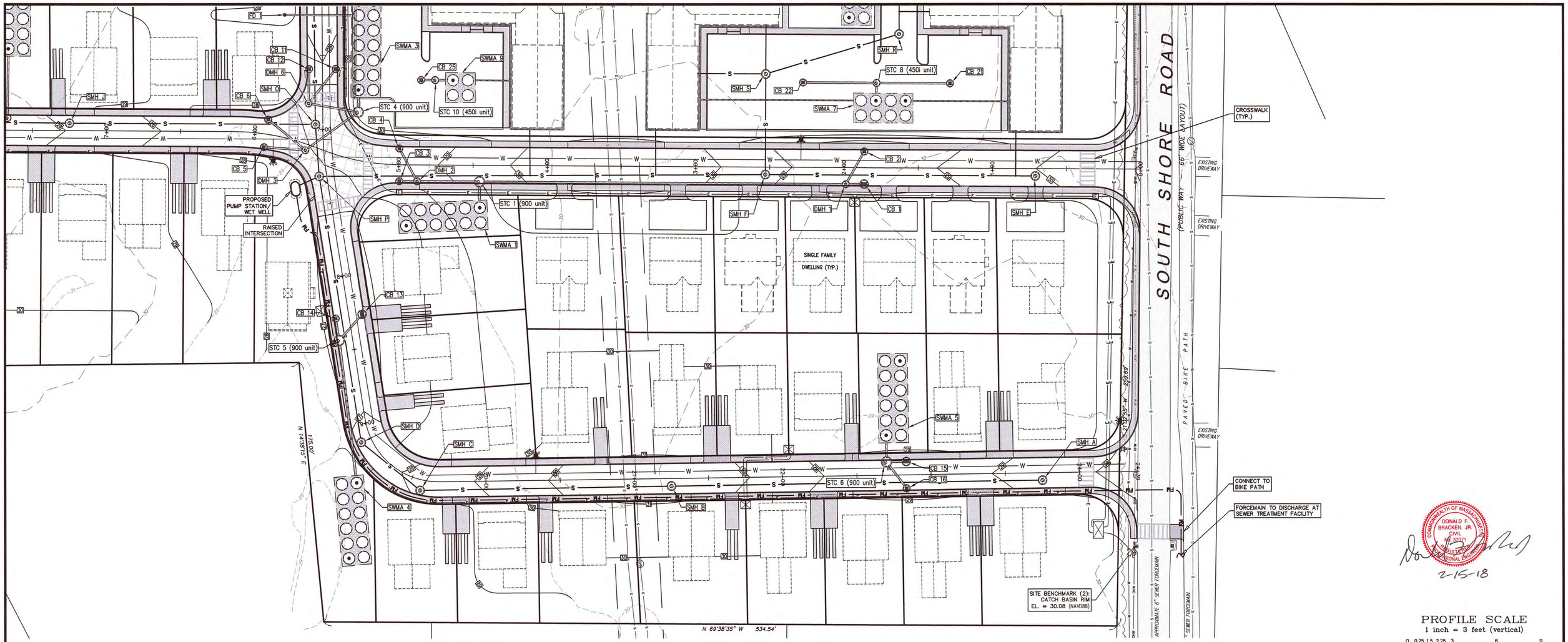

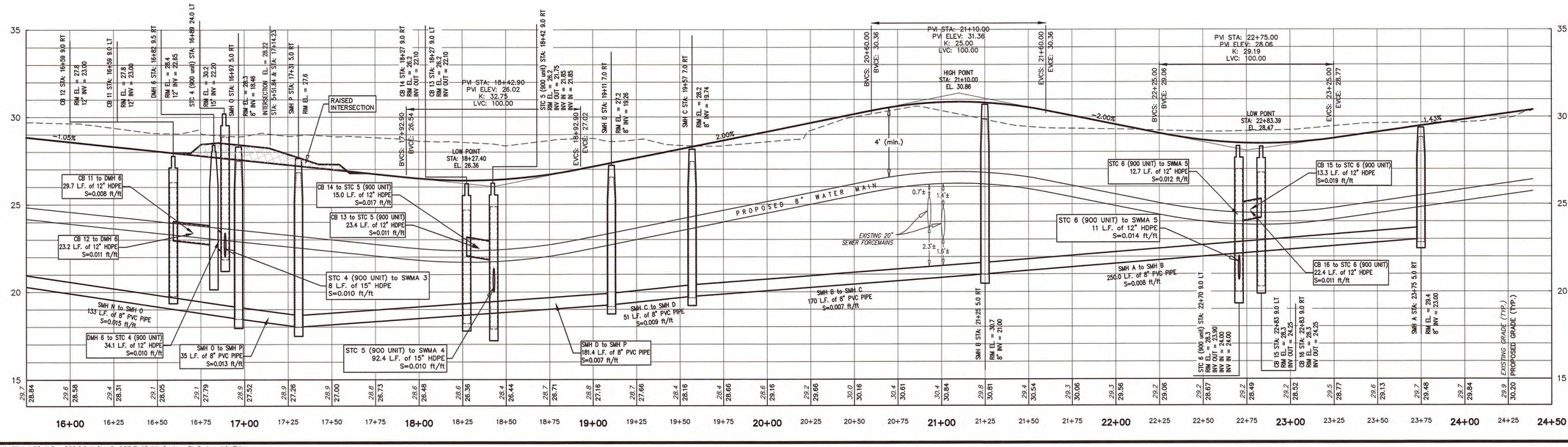

PROFILE SCALE
1 inch = 3 feet (vertical)
0 0.75 1.5 2.25 3 6 9
0 7.5 15 22.5 30 45 60 90
1 inch = 30 feet (horizontal)
PLAN SCALE

DONALD F. BRACKEN, JR. CIVIL No. 37021 REGISTERED PROFESSIONAL ENGINEER
2-15-18

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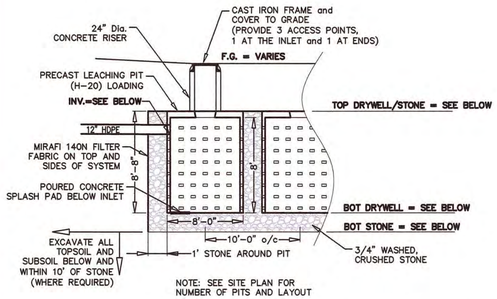
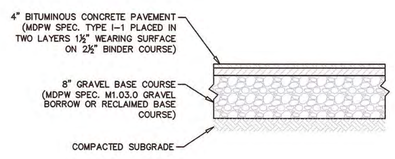


NOTE: SEE SITE PLAN FOR NUMBER OF PITS AND LAYOUT

SWMA	TOP DRYWELL	INLET PIPE INVERT	BOTTOM DRYWELL	BOTTOM STONE	FINISHED GRADE	STONE BED DIMENSIONS	# OF DRYWELLS
1	22.92	21.25	14.25	12.25	29±	20'W x 60'L	12
2	25.07	23.40	16.40	15.40	30±	30'W x 80'L	24
3	23.77	22.10	15.10	14.10	30±	20'W x 100'L	20
4	22.42	20.75	13.75	12.75	29±	20'W x 60'L	12
5	25.42	23.75	16.75	15.75	29±	20'W x 60'L	12
6	25.67	24.00	17.00	16.00	31±	20'W x 40'L	8
7	25.47	23.80	16.80	15.80	30±	20'W x 40'L	8
8	25.47	23.80	16.80	15.80	30±	20'W x 40'L	8
9	26.37	24.70	17.70	15.70	30±	20'W x 20'L	4
10	25.82	24.15	17.15	15.15	30±	10'W x 70'L	7

STORMWATER MANAGEMENT AREA DETAIL

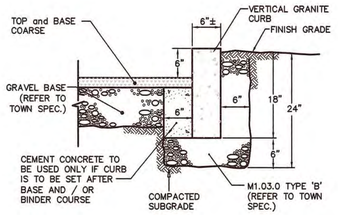
NOT TO SCALE



NOTE:
1. SANDY LOAM and/or LOAMY SAND TOPSOIL MATERIAL SHALL BE EXCAVATED FROM ALL PAVED AREAS PRIOR TO SUB-BASE INSTALLATION.
2. SUB-GRADE (EXISTING MATERIAL) SHALL CONSIST OF INERT MATERIAL THAT IS HARD, DURABLE STONE and/or COARSE SAND, FREE FROM LOAM and CLAY TO A DEPTH NOT LESS THAN 4 FEET BELOW THE FINISH PAVEMENT SURFACE.
3. SUBGRADE FILL SHALL BE COMPACTED TO 95% COMPACTION UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
4. SEE SITE LAYOUT PLAN FOR PAVEMENT WIDTH and LOCATION.
5. SEE GRADING PLAN FOR PAVEMENT SLOPE and CROSS SLOPE.
6. PRIOR TO INSTALLING THE WEARING COURSE, THE EXISTING BINDER COURSE SURFACE SHALL BE SWEPT COMPLETELY CLEAN BY A STREET SWEEPING MACHINE AND A TACK COAT SHALL BE INSTALLED TO A LEVEL APPROVED BY THE ENGINEER.

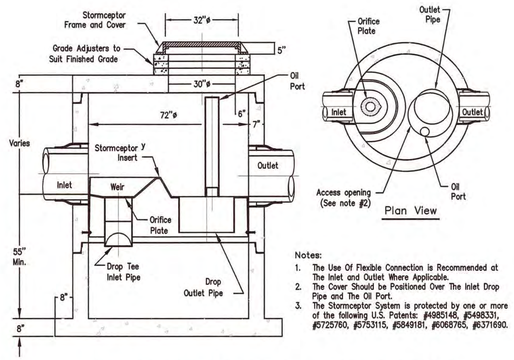
PARKING AREA PAVEMENT SECTION

NOT TO SCALE



VERTICAL GRANITE CURB

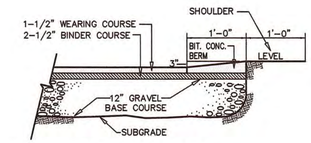
NOT TO SCALE



Notes:
1. The Use Of Flexible Connection is Recommended at The Inlet and Outlet Where Applicable.
2. The Cover Should be Positioned Over The Inlet Drop Pipe and The Oil Port.
3. The Stormceptor System is protected by one or more of the following U.S. Patents: #4985145, #5498331, #5725760, #5753115, #5849181, #6068765, #6371690.

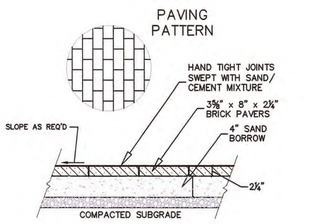
STC 900 PRECAST CONCRETE STORMCEPTOR

NOT TO SCALE



CAPE COD BERM

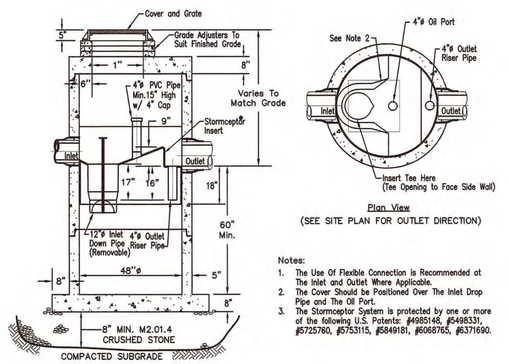
NOT TO SCALE



TYPICAL SECTION

BRICK SIDEWALK PAVERS

NOT TO SCALE

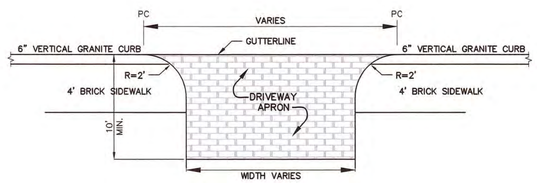


(SEE SITE PLAN FOR OUTLET DIRECTION)

Notes:
1. The Use Of Flexible Connection is Recommended at The Inlet and Outlet Where Applicable.
2. The Cover Should be Positioned Over The Inlet Drop Pipe and The Oil Port.
3. The Stormceptor System is protected by one or more of the following U.S. Patents: #4985145, #5498331, #5725760, #5753115, #5849181, #6068765, #6371690.

STC 450i PRECAST CONCRETE STORMCEPTOR

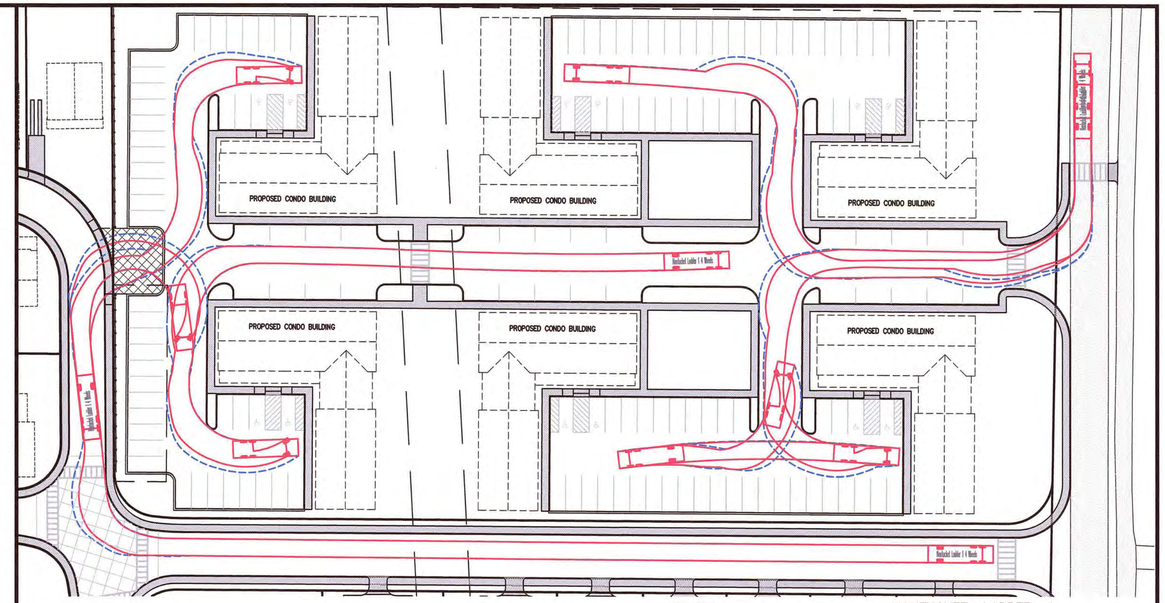
NOT TO SCALE



NOTE:
ALL DRIVEWAYS TO PITCH TOWARDS ROADWAY

DRIVEWAY ENTRANCE DETAIL

NOT TO SCALE



VEHICLE TURNING ANALYSIS

SCALE: 1" = 40'

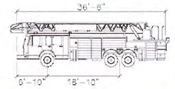
PLAN SCALE

0 8 16 24 32 40 60 80 120

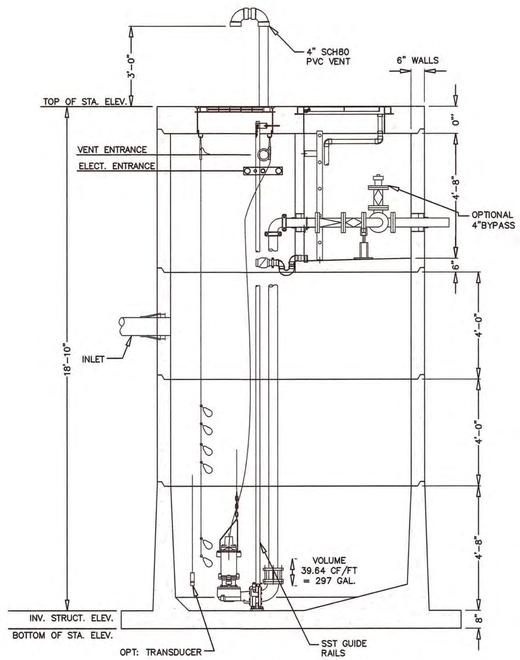
1 inch = 40 feet

LEGEND
- WHEELBASE PATH
- VEHICLE OVERHANG
- VEHICLE

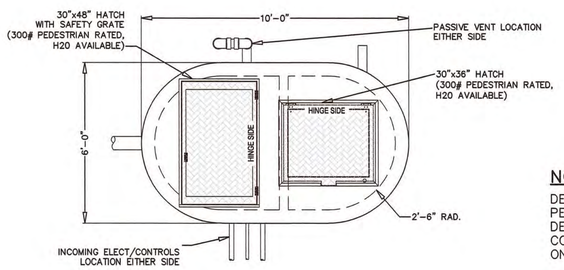
NANTUCKET LADDER 1



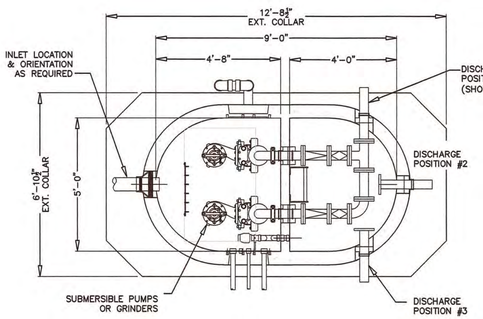
WHEELBASE	:18'-10"
LENGTH	:36'-6"
WIDTH	:9'-6"
FRONT OVERHANG	:6'-10"
REAR OVERHANG	:11'-0"
LOCK TO LOCK TIME	:6 Sec.
STEERING ANGLE	:45.0°



INTERIOR ELEVATION VIEW
RC509 x 18'-10"



COVER



VAULT SECTION

TYPICAL SEWER PUMP STATION DETAIL

NOT TO SCALE

NOTE:

DETAILS SHOWN FOR PLANNING AND PERMITTING PURPOSES ONLY, FINAL DETAILS, SPECIFICATIONS, AND CONSTRUCTION NOTES TO BE INCLUDED ON FINAL CONSTRUCTION DRAWINGS.

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Sheet Title:
CONSTRUCTION DETAILS & VEHICLE TURNING ANALYSIS

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IN NANTUCKET, MASSACHUSETTS
Prepared For:
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#3, 5, 7 & 9 SOUTH SHORE ROAD
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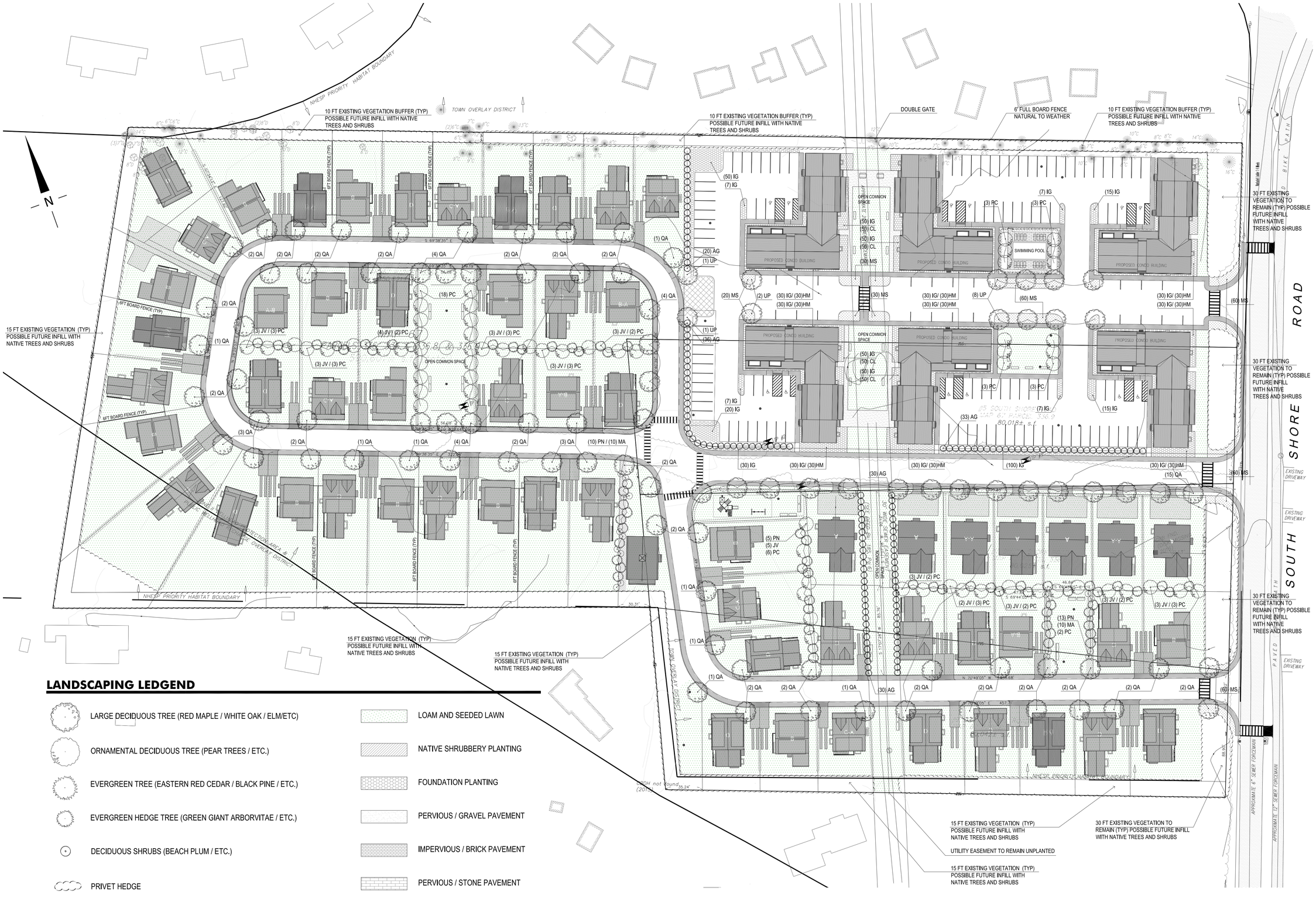

LANDSCAPING LEDGEND

- LARGE DECIDUOUS TREE (RED MAPLE / WHITE OAK / ELM/ETC)
- ORNAMENTAL DECIDUOUS TREE (PEAR TREES / ETC.)
- EVERGREEN TREE (EASTERN RED CEDAR / BLACK PINE / ETC.)
- EVERGREEN HEDGE TREE (GREEN GIANT ARBORVITAE / ETC.)
- DECIDUOUS SHRUBS (BEACH PLUM / ETC.)
- PRIVET HEDGE
- EDGE OF EXISTING VEGETATION
- LOAM AND SEEDED LAWN
- NATIVE SHRUBBERY PLANTING
- FOUNDATION PLANTING
- PERVIOUS / GRAVEL PAVEMENT
- IMPERVIOUS / BRICK PAVEMENT
- PERVIOUS / STONE PAVEMENT

AHERN LLC
LANDSCAPE DESIGN STUDIO
PO Box 2213, Nantucket MA 02584
T (508) 333-5138 F (508) 325-4616
design@ahernllc.com

PROJECT

SURFSIDE CROSSING

3, 5, 7 & 9
SOUTH SHORE RD
NANTUCKET MA 02554

OWNER

SURFSIDE CROSSING LLC

ARCHITECT

EMERITUS Development Ltd.
8 Williams Lane, Nantucket MA 02554
T (508) 325-4995 F (508) 325-8960

ENGINEER / SURVEYOR

BRACKEN ENGINEERING, INC
40 Herring Pond Road, Buzzard Bay MA 02532
T (508) 833-0070

PROGRESS DRAWING

SCHEMATIC PLANTING PLAN FOR PLANNING BOARD

DRAWING INFO

DATE JUNE 11, 2018
SCALE 1" = 40'

REVISIONS

SHEET **11/11.1**