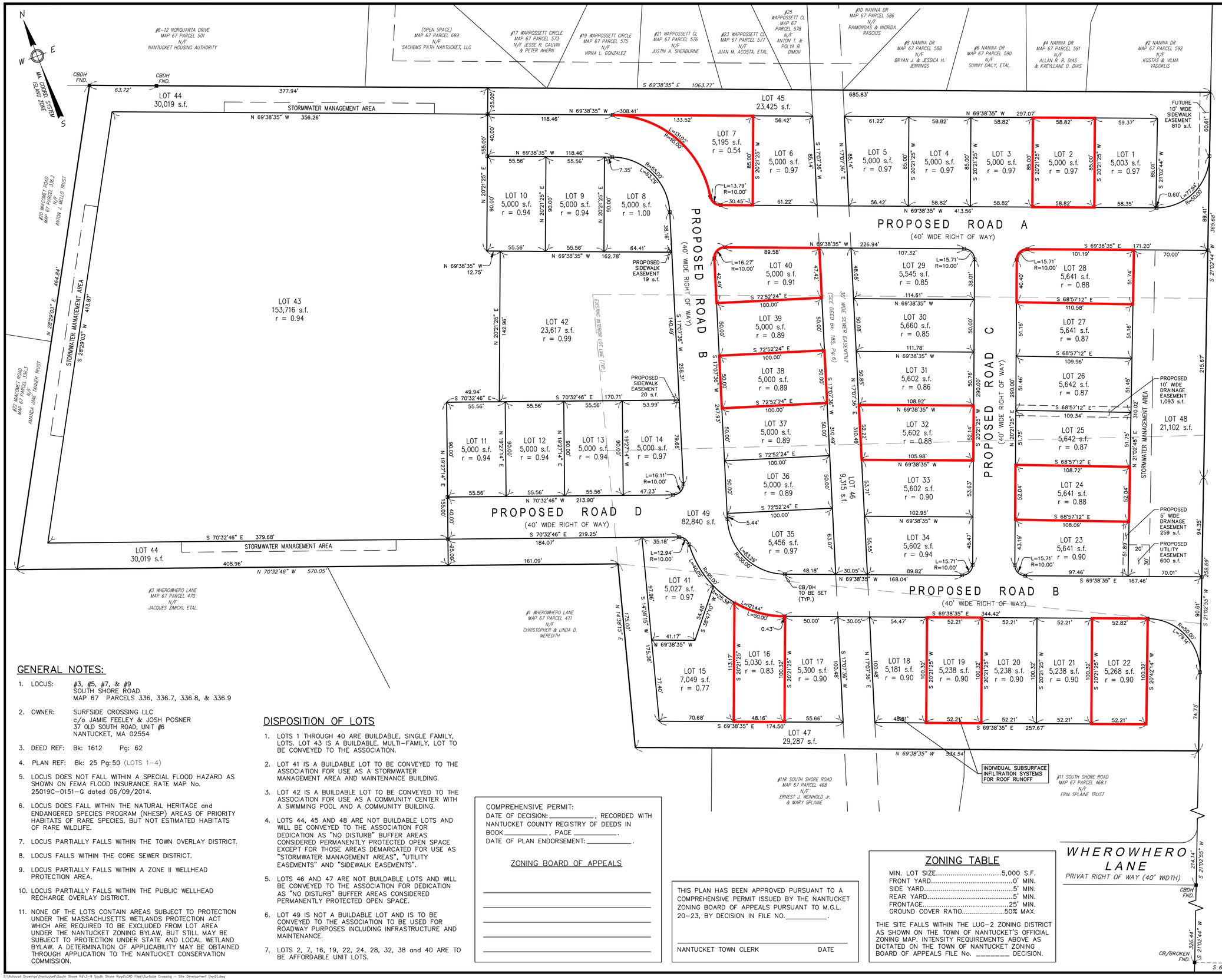
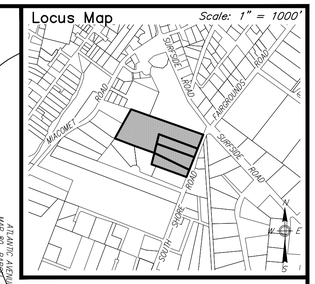


Locus Map

Scale: 1" = 1000'



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.

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

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

PLAN SCALE

0 8 16 24 32 40 60 80 120

1 inch = 40 feet

GENERAL 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.
11. NONE OF THE LOTS CONTAIN AREAS SUBJECT TO PROTECTION UNDER THE MASSACHUSETTS WETLANDS PROTECTION ACT WHICH ARE REQUIRED TO BE EXCLUDED FROM LOT AREA UNDER THE NANTUCKET ZONING BYLAW, BUT STILL MAY BE SUBJECT TO PROTECTION UNDER STATE AND LOCAL WETLAND BYLAW. A DETERMINATION OF APPLICABILITY MAY BE OBTAINED THROUGH APPLICATION TO THE NANTUCKET CONSERVATION COMMISSION.

DISPOSITION OF LOTS

1. LOTS 1 THROUGH 40 ARE BUILDABLE, SINGLE FAMILY, LOTS. LOT 43 IS A BUILDABLE, MULTI–FAMILY, LOT TO BE CONVEYED TO THE ASSOCIATION.
2. LOT 41 IS A BUILDABLE LOT TO BE CONVEYED TO THE ASSOCIATION FOR USE AS A STORMWATER MANAGEMENT AREA AND MAINTENANCE BUILDING.
3. LOT 42 IS A BUILDABLE LOT TO BE CONVEYED TO THE ASSOCIATION FOR USE AS A COMMUNITY CENTER WITH A SWIMMING POOL AND A COMMUNITY BUILDING.
4. LOTS 44, 45 AND 48 ARE NOT BUILDABLE LOTS AND WILL BE CONVEYED TO THE ASSOCIATION FOR DEDICATION AS "NO DISTURB" BUFFER AREAS CONSIDERED PERMANENTLY PROTECTED OPEN SPACE EXCEPT FOR THOSE AREAS DEMARCATED FOR USE AS "STORMWATER MANAGEMENT AREAS", "UTILITY EASEMENTS" and "SIDEWALK EASEMENTS".
5. LOTS 46 AND 47 ARE NOT BUILDABLE LOTS AND WILL BE CONVEYED TO THE ASSOCIATION FOR DEDICATION AS "NO DISTURB" BUFFER AREAS CONSIDERED PERMANENTLY PROTECTED OPEN SPACE.
6. LOT 49 IS NOT A BUILDABLE LOT AND IS TO BE CONVEYED TO THE ASSOCIATION TO BE USED FOR ROADWAY PURPOSES INCLUDING INFRASTRUCTURE AND MAINTENANCE.
7. LOTS 2, 7, 16, 19, 22, 24, 28, 32, 38 and 40 ARE TO BE AFFORDABLE UNIT LOTS.

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

ZONING TABLE

MIN. LOT SIZE	5,000 S.F.
FRONT YARD	0' MIN.
SIDE YARD	5' MIN.
REAR YARD	5' MIN.
FRONTAGE	25' MIN.
GROUND COVER RATIO	50% MAX.

THE SITE FALLS WITHIN THE LUG–2 ZONING DISTRICT AS SHOWN ON THE TOWN OF NANTUCKET'S OFFICIAL ZONING MAP. INTENSITY REQUIREMENTS ABOVE AS DICTATED ON THE TOWN OF NANTUCKET ZONING BOARD OF APPEALS FILE No. _____ DECISION.

Prepared By:

BRACKEN ENGINEERING, INC.

49 HERRING POND ROAD
BUZZARDS BAY, MA 02532
(tel) 508.833.0070
(fax) 508.833.2282

19 OLD SOUTH ROAD
NANTUCKET, MA 02554
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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
1	10/25/18	REVISE LOT and ROAD LAYOUTS	RMM

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

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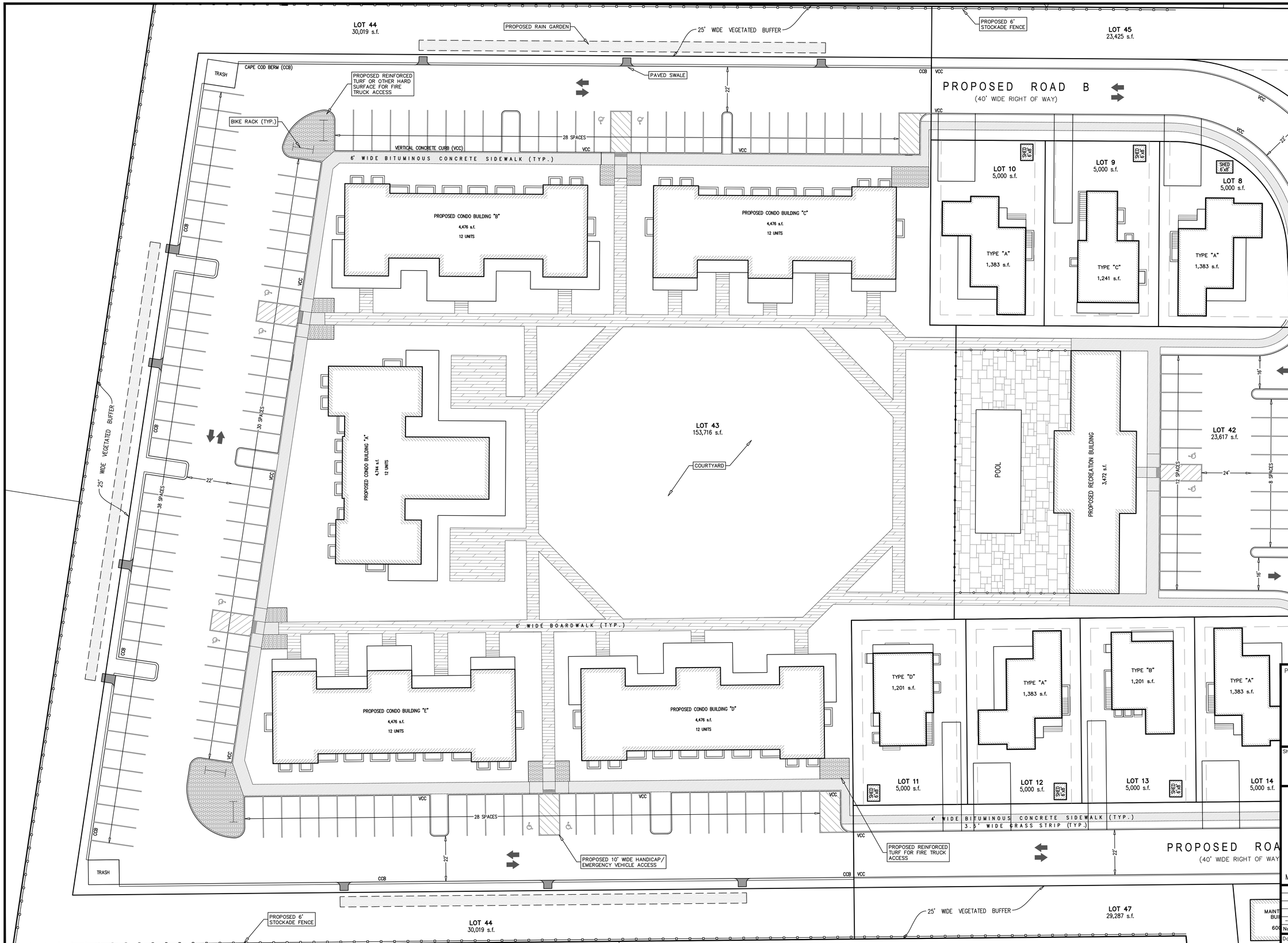

PARKING SUMMARY
per §139-18

REQUIRED PARKING:

1 SPACE PER CONDOMINIUM BEDROOM:
(BASED UPON GARAGE APARTMENT PARKING REQ.)
120 BEDROOMS PROPOSED = 120 SPACES REQUIRED

2 SPACES PER SINGLE FAMILY DWELLING:
40 DWELLINGS PROPOSED = 80 SPACES REQUIRED

TOTAL REQUIRED PARKING: = 200 SPACES

PROVIDED PARKING:

124 SPACES (CONDO AREA)
20 SPACES (RECREATION BUILDING)
20 SPACES (OVERFLOW/ON-STREET)
80 SPACES (INDIVIDUAL SINGLE FAMILY LOTS)

TOTAL PROVIDED PARKING: = 244 SPACES

COMMONWEALTH OF MASSACHUSETTS
DONALD F. BRACKEN, JR.
CIVIL
No. 37071
PROFESSIONAL ENGINEER

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

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

"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
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Date:	Drawn:	Checked:	Sheet:
OCTOBER 25, 2018	RMM/ERC/BEI	DFB/AMG	X of XX

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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:	Drawn:	Checked:	Sheet:
OCTOBER 24, 2018	RMM/ERC/BEI	DFB/AMG	X of XX

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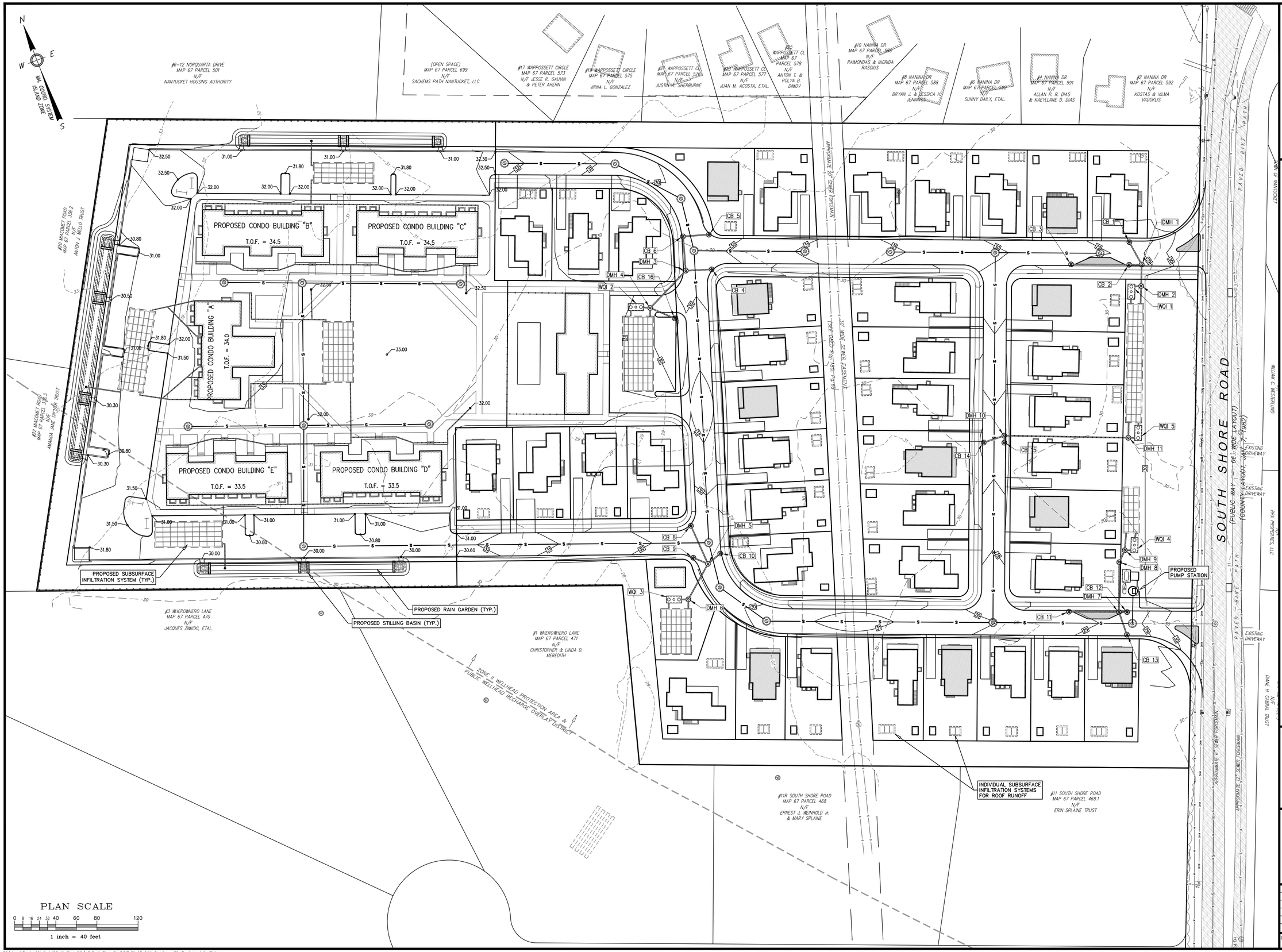
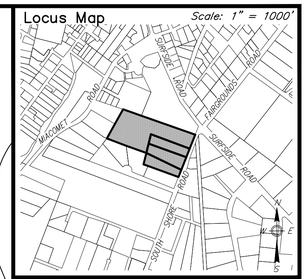


Locus Map

Scale: 1" = 1000'



Notes

1. LOCUS: #3, #5, #7, & #9
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   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
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PROPOSED 40b DEVELOPMENT IN NANTUCKET, MASSACHUSETTS

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