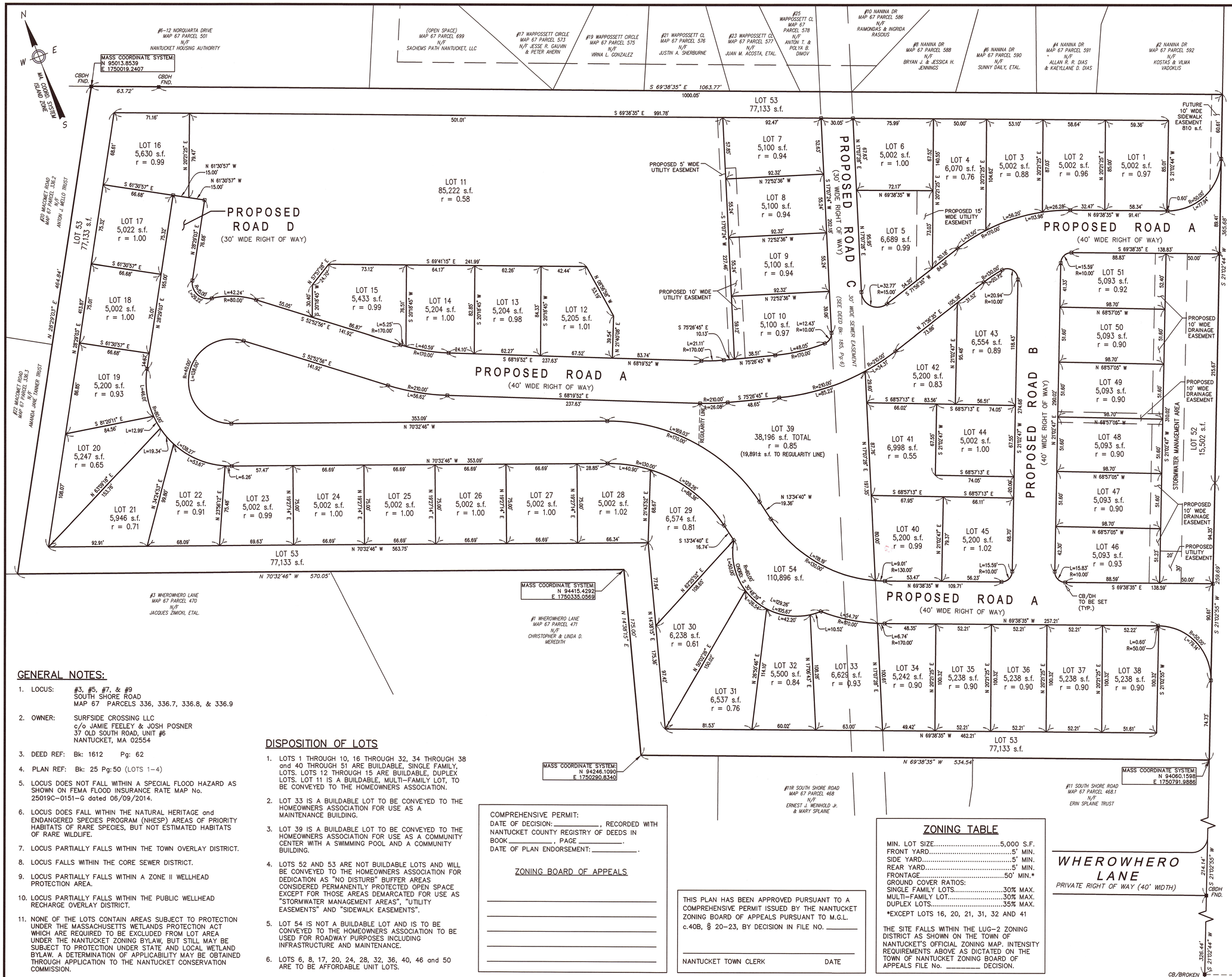
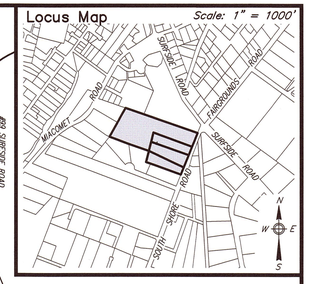



Locus Map

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.

4/10/19

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

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

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 10, 16 THROUGH 32, 34 THROUGH 38 and 40 THROUGH 51 ARE BUILDABLE, SINGLE FAMILY, LOTS. LOTS 12 THROUGH 15 ARE BUILDABLE, DUPLEX LOTS. LOT 11 IS A BUILDABLE, MULTI–FAMILY LOT, TO BE CONVEYED TO THE HOMEOWNERS ASSOCIATION.
2. LOT 33 IS A BUILDABLE LOT TO BE CONVEYED TO THE HOMEOWNERS ASSOCIATION FOR USE AS A MAINTENANCE BUILDING.
3. LOT 39 IS A BUILDABLE LOT TO BE CONVEYED TO THE HOMEOWNERS ASSOCIATION FOR USE AS A COMMUNITY CENTER WITH A SWIMMING POOL AND A COMMUNITY BUILDING.
4. LOTS 52 AND 53 ARE NOT BUILDABLE LOTS AND WILL BE CONVEYED TO THE HOMEOWNERS 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. LOT 54 IS NOT A BUILDABLE LOT AND IS TO BE CONVEYED TO THE HOMEOWNERS ASSOCIATION TO BE USED FOR ROADWAY PURPOSES INCLUDING INFRASTRUCTURE AND MAINTENANCE.
6. LOTS 6, 8, 17, 20, 24, 28, 32, 36, 40, 46 and 50 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. c.40B, § 20–23, BY DECISION IN FILE NO. _____

_____
NANTUCKET TOWN CLERK DATE

## ZONING TABLE

MIN. LOT SIZE.....5,000 S.F.
FRONT YARD.....5' MIN.
SIDE YARD.....5' MIN.
REAR YARD.....5' MIN.
FRONTAGE.....50' MIN.*
GROUND COVER RATIOS:
SINGLE FAMILY LOTS.....30% MAX.
MULTI–FAMILY LOT.....30% MAX.
DUPLEX LOTS.....35% MAX.

*EXCEPT LOTS 16, 20, 21, 31, 32 AND 41

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

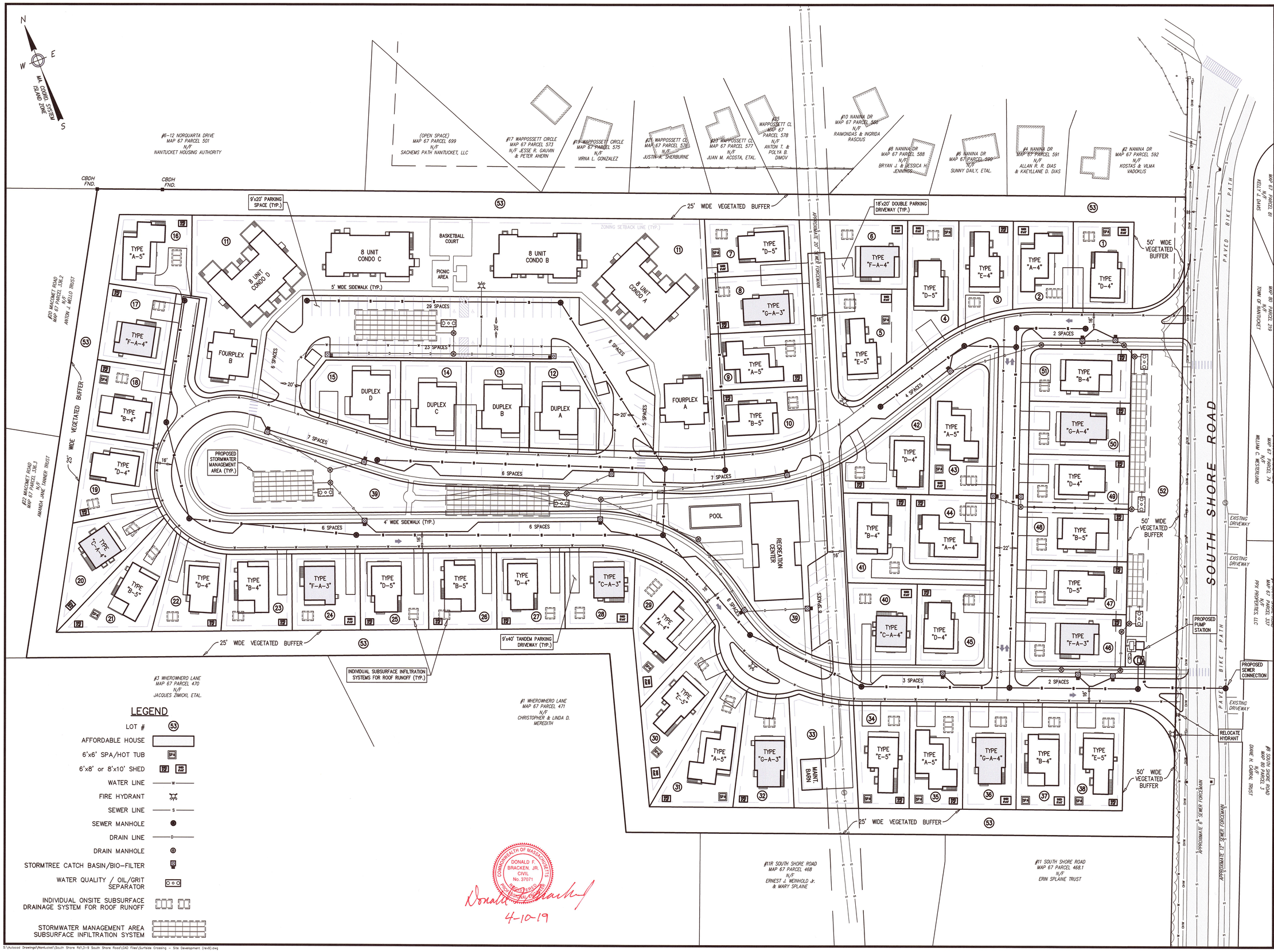
#3, 5, 7 & 9 SOUTH SHORE ROAD
MAP 67 PARCELS 336, 336.7, 336.8 & 336.9

| No. | Date | Revision Description | By |
|---|---|---|---|

| Date: | Drawn: | Checked: | Sheet: |
|---|---|---|---|
| APRIL 10, 2019 | RMM/ERC/BEI | DFB/AMG | 1 of 2 |

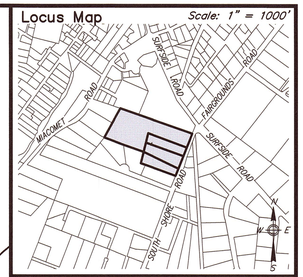
ISSUED FOR PERMIT

S:\Autocad Drawings\Nantucket\South Shore Rd\3-9 South Shore Road\CAD Files\Surfside Crossing - Site Development (rev9).dwg




## 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. SEE LANDSCAPE PLAN PREPARED BY WEINMAYR/JAY ASSOCIATES, INC., DATED APRIL 10, 2019, FOR FURTHER DETAILS.

### PARKING SUMMARY

per §139-18

**REQUIRED PARKING:**

1 SPACE PER CONDOMINIUM BEDROOM:
(BASED UPON GARAGE APARTMENT PARKING REQ.)
94 BEDROOMS PROPOSED = 94 SPACES REQUIRED

2 SPACES PER SINGLE FAMILY DWELLING:
44 DWELLINGS PROPOSED = 88 SPACES REQUIRED

4 SPACES PER DUPLEX DWELLING:
4 DWELLINGS PROPOSED = 16 SPACES REQUIRED

TOTAL REQUIRED PARKING: = 198 SPACES

**PROVIDED PARKING:**

69 SPACES (CONDO AREA)
49 SPACES (OVERFLOW/ON-STREET)
8 SPACES (COMMUNITY BUILDING)
88 SPACES (INDIVIDUAL SINGLE FAMILY LOTS)
16 SPACES (INDIVIDUAL DUPLEX LOTS)

TOTAL PROVIDED PARKING: = 230 SPACES

PLAN SCALE

0 8 16 24 32 40 60 80 120

1 inch = 40 feet

Prepared By:
BRACKEN ENGINEERING, INC.
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Sheet Title:

# OVERALL SITE DEVELOPMENT 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: | Drawn: | Checked: | Sheet: |
|---|---|---|---|
| APRIL 10, 2019 | RMM/ERC/BEI | DFB/AMG | 2 of 2 |

ISSUED FOR PERMIT

S:\Autocad Drawings\Nantucket\South Shore Rd\3-9 South Shore Road\CAD Files\Surfside Crossing – Site Development (rev9).dwg