

LOCATION MAP  
SCALE: 1"=800'

**RECORD OWNERS:**

- ASSESSOR MAP 37 LOTS 2, 4  
NANTASKET DUNE HOLDINGS LLC  
1495 HANCOCK STREET, SUITE 400  
QUINCY, MA 02169  
DEED BOOK 49206 PAGE 253  
PARCELS 1 AND 2  
PLAN BOOK 6 PAGE 668  
LOTS 1 AND 2  
PLAN BOOK 12 PAGE 12  
5' PASSAGEWAY  
PLAN BOOK 3 PAGE 653  
ALSO SHOWN ON PLAN BOOK 9 PAGE 724
- ASSESSOR MAP 37 LOT 3  
NANTASKET DUNE HOLDINGS LLC  
1495 HANCOCK STREET, SUITE 400  
QUINCY, MA 02169  
DEED BOOK 49206 PAGE 250  
LOT D - PLAN BOOK 3 PAGE 653  
ALSO SHOWN ON PLAN BOOK 4 PAGE 109

**PLAN REFERENCES:**

- PLAN BOOK 3, PAGE 653
- PLAN BOOK 4, PAGE 109
- PLAN BOOK 6, PAGE 668
- PLAN BOOK 6, PAGE 880
- PLAN BOOK 8, PAGE 556
- PLAN BOOK 9, PAGE 724
- PLAN BOOK 9, PAGE 735
- PLAN BOOK 12, PAGE 12
- PLAN BOOK 25, PAGE 607
- PLAN BOOK 27, PAGE 1
- PLAN BOOK 28, PAGE 716
- PLAN BOOK 30, PAGE 134
- PLAN BOOK 33, PAGE 715
- PLAN BOOK 33, PAGE 970
- PLAN BOOK 34, PAGE 1085
- PLAN BOOK 36, PAGE 838
- PLAN BOOK 37, PAGE 1035
- DECREE No. 857
- LAYOUT No. 2754
- LAYOUT No. 4742
- LAYOUT No. 4830

COMMERCIAL RECREATION B (CR-B) ZONING DISTRICT NANTASKET BEACH OVERLAY DISTRICT (NBOD)		
REGULATION	REQUIREMENT (CR-B)	REQUIREMENT (NBOD)
MIN. LOT AREA	10,000 SQ. FT.	NONE
LOT FRONTAGE	100 FT.	25 FT.
FRONT SETBACK	25 FT.	10 FT. <sup>1,2</sup>
SIDE SETBACK	10 FT.	NONE <sup>2</sup>
REAR SETBACK	20 FT.	NONE <sup>2</sup>
MAX. LOT COVERAGE	30%	-
MAX. BLDG. HEIGHT	40 FT.	40 FT. <sup>1</sup>

**NOTES:**

- 10 LINEAR FEET FROM LOT LINE INCLUDING ANY RIGHT-OF-WAY, PROVIDED HOWEVER, IF THERE ARE ALREADY BUILDINGS FRONTING ON THE SAME STREET IN THE SAME BLOCK, THE PLANNING BOARD MAY AS AN EXCEPTION BY SPECIAL PERMIT WAIVE THIS REQUIREMENT AND ESTABLISH A FRONTAGE TO CONFORM TO THE OTHER BUILDINGS.
- MULTI-FAMILY RESIDENTIAL STRUCTURES SHALL BE SETBACK AT LEAST 25 FEET FROM THE BOUNDARY OF THE PROJECT AREA OR SUCH LESSER DISTANCE AS MAY BE PERMITTED BY THE PLANNING BOARD.
- THE MAXIMUM HEIGHT SHALL BE 40 FEET PLUS USUAL APPURTENT STRUCTURES. IN ACCORDANCE WITH SECTION 410.3.12.G(2)(B), THE PLANNING BOARD MAY AT ITS DISCRETION ISSUE A SPECIAL PERMIT ALLOWING BUILDINGS WITHIN A SFHA TO BE ELEVATED BEYOND THE PRESCRIBED HEIGHT LIMIT TO PROVIDE FLOOD PROOFING BY FOUR (4) FEET.

**REFERENCE**

- EXISTING SITE INFORMATION/TOPOGRAPHIC SURVEY WAS PROVIDED ELECTRONICALLY TO CIVIL & ENVIRONMENTAL CONSULTANTS, INC. (CEC) AND IS BASED UPON EXISTING CONDITIONS PLAN SURVEY CONDUCTED BY GRADY CONSULTING, LLC DATED NOVEMBER 23, 2020, REVISED MAY 7, 2022.
- THE ELEVATIONS SHOWN HEREIN ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)

**NOTES**

- PER FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE MAP (FIRM) No. 25023C0035, THE SITE AND SURROUNDING AREA ARE LOCATED WITHIN SPECIAL FLOOD HAZARD AREAS (SFHA) DESIGNATED AS ZONE AE (ELEVATION 10.0) AND AO. THESE AREAS ARE IDENTIFIED AS LAND SUBJECT TO COASTAL STORM FLOWAGE (LSCSF) PER THE WETLANDS PROTECTION ACT.
- PARCELS "A" AND "B" NOT TO BE CONSIDERED BUILDABLE LOTS AND ARE TO BE COMBINED IN COMMON OWNERSHIP WITH PARCEL 37-003 FOR A TOTAL AREA OF ±58,478 S.F.
- PARCEL "C" NOT TO BE CONSIDERED A BUILDABLE LOT AND IS TO BE COMBINED IN COMMON OWNERSHIP WITH PARCEL 37-002 FOR A TOTAL AREA OF ±65,432 S.F.
- RESULTING PARCEL 37-004 TO INCLUDE ±21,150 S.F.

**LEGEND**

- EXISTING PROPERTY LINE
- EXISTING EASEMENT
- EXISTING FENCE LINE
- EXISTING ROADWAY CENTERLINE
- EXISTING CURB
- EXISTING EDGE OF PAVEMENT
- EXISTING GUIDE RAIL
- PROPOSED SUBJECT PROPERTY BOUNDARY

**APPROVAL BLOCK**

SIGNATURE	DATE

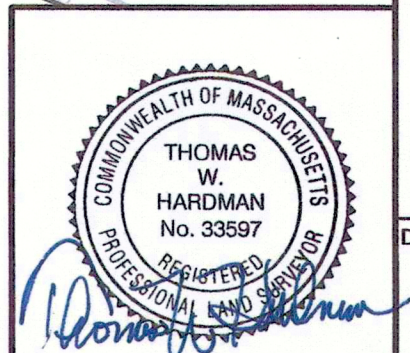
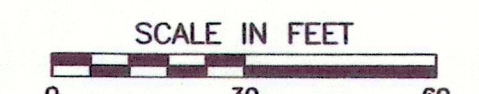
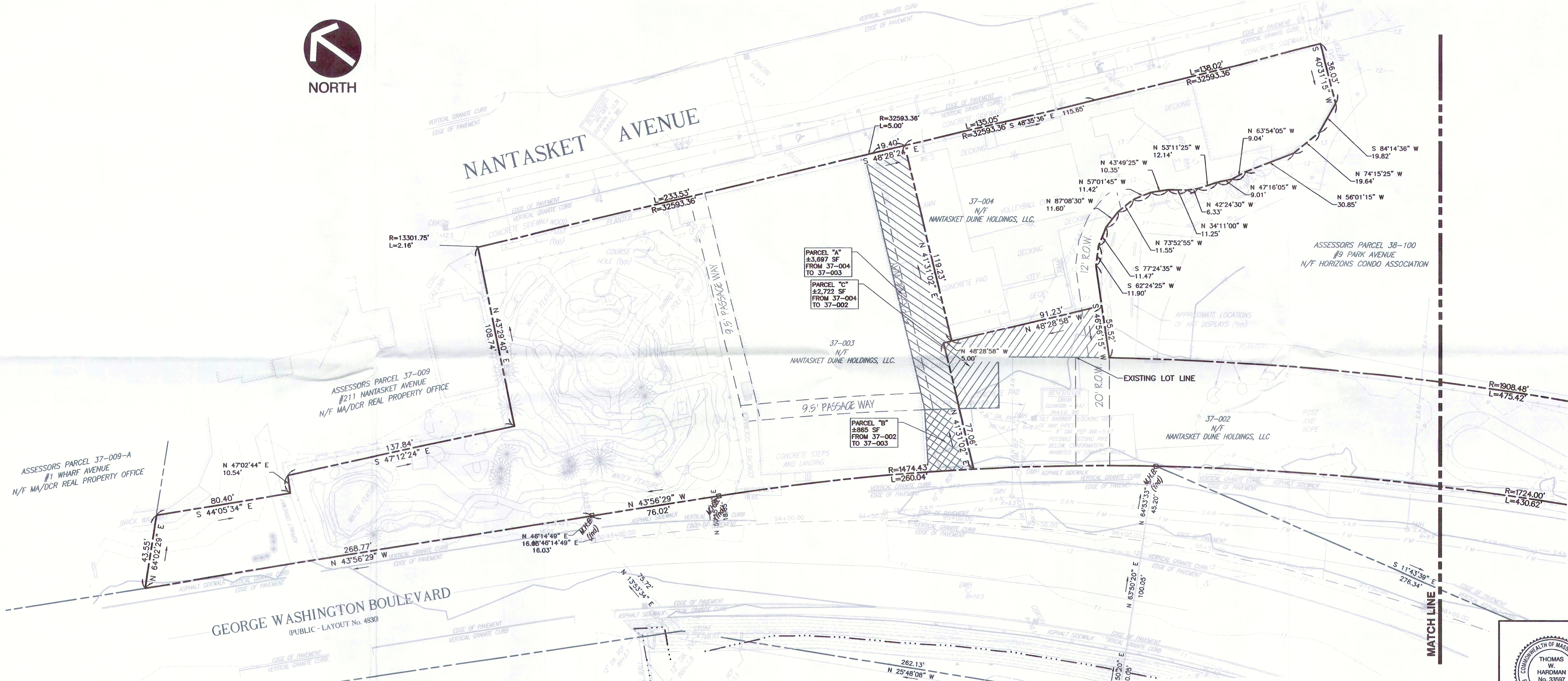
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**SURVEYOR/CIVIL ENGINEER**

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.  
31 BELLOWS ROAD  
RAYNHAM, MA 02767

I HEREBY CERTIFY THAT THIS PLAN CONFORMS WITH THE RULES AND REGULATIONS OF THE REGISTER OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

*Thomas W. Hardman* 4/18/2023  
PROFESSIONAL LAND SURVEYOR DATE



REVISION RECORD	
NO.	DATE

**Civil & Environmental Consultants, Inc.**  
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**189 & 193 NANTASKET AVENUE & GEORGE WASHINGTON BOULEVARD HULL, MASSACHUSETTS**

**DEFINITIVE SUBDIVISION PLAN (SHEET 1)**

DRAWING NO.: **DS-1**  
SHEET 1 OF 2

DATE: APRIL 18, 2023  
DWS SCALE: 1"=30'  
PROJECT NO.: 325-554  
KLP  
MULT  
325-554  
NPS

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