Town Clerk
Town & County Building
16 Broad St
Nantucket, MA 02554

JUN 1 5 2016

Nantucket Planning Board

Form B
Application for Approval of a Definitive Subdivision Plan
(AR)

"Old South Road Crossing" Definitive Subdivision

File one completed form with the Planning Board and one copy with the Town Clerk.

RECEIVED
JUN 1 5 2016
By

Date: _____ June 13, 2016 _____

To the Planning Board of Nantucket:

The undersigned, being the applicant as defined under Chapter 41, Section 81-L, for approval ~~of a proposed~~ Subdivision of Land in subdivision shown on a plan entitled Nantucket, Mass designed by _ Hayes Engineering, Inc. ___ dated ____ June 9, 2016 __, and described as follows: located on _ Multiple Lots on Nancy Ann Lane, Greglen ___ Avenue, Davkim Lane, and Old South Road (See "Attachment A" for List of Individual Parcels) _____, number of lots proposed _ Thirteen (13), total acreage of tract __ +/- 22.8 Acres _____, hereby submits said plan as a **definitive** plan in accordance with the *Rules and Regulations Governing the Subdivision of Land* of the Nantucket Planning Board and makes application to the Board for approval of said plan.

(See "Attachment B" for List of Individual Parcels)

The undersigned's title to said land is derived from _____ by deed dated _____ and recorded in the Nantucket Registry of Deeds Book _____, Page _____, registered in the Nantucket Registry District of the Land Court, Certificate of Title # _____ and shown on Nantucket Assessor's Map # _____, Parcel _____, and said land is free of encumbrances except for the following: (See "Attachment C" for List of Encumbrances)

Said plan ❍ has ❍ has not evolved from a preliminary plan submitted to the Board on _____(date) and ❍ approved ❍ disapproved on _____ (date).

The undersigned hereby applies for the approval of said **definitive** plan by the Board, in belief that the plan conforms to the Board's *Rules and Regulations.*

Name(s) and address(es) of the Applicant(s):
(to include all the names and addresses of the principals of the owner entity such as principal officers of the corporation, trustees of a trust or partners of a partnership)

Philip Pastan, (Sole) Manager of Richmond Great Point Development LLC

Contact Phone #: (978)988-3900 Fax #: (978)988-3950 E-mail: ppastan@richmondco.com

Name of owner(s): Richmond Great Point Development LLC

Address of owner(s): 23 Concord Street, Wilmington MA 01887

I hereby certify that the applicant(s) listed above have been authorized by me to file a subdivision plan with the Planning Board on property that I own.

Owner's signature Philip Pastan, as Manager of Richmond Great Point Development LLC

OK 6/13/16

Received by Town Clerk:

Date: _____

Time: _____

Received by Board of Health:

Date: _____

Time: _____

RECEIVED JUN 15 2016 BY: AB for BOH

Planning Board File # _____

"ATTACHMENT A"
LIST OF INDIVIDUAL PROPERTIES INCLUDED IN "FORM B" APPLICATION
"OLD SOUTH ROAD CROSSING" DEFINITIVE SUBDIVISION
RICHMOND GREAT POINT DEVELOPMENT LLC (OWNER / APPLICANT)

Index	Parcel Address	Assessor's Tax Map / Parcel ID		Land Court Plan Information	
		Map	Parcel	Plan Number	Lot
1	63 Old South Road	68	157	16514-103	872
2	67 Old South Road	68	158	16514-L	59
3	73 Old South Road	68	129	16514-97	853
4	75 (A) Old South Road	68	999.2	16514-100	858
5	3 Nancy Ann Lane	68	132	16514-Z	160
6	4 Nancy Ann Lane	68	204	16514-103	869
7	5 Nancy Ann Lane	68	133	16514-Z	161
8	6 Nancy Ann Lane	68	205	16514-Z	179
9	8 Nancy Ann Lane	68	206	16514-Z	180
10	10 Nancy Ann Lane	68	207	16514-Z	181
11	12 Nancy Ann Lane	68	176	16514-Z	182
12	14 Nancy Ann Lane	68	130	16514-Z	183
13	2 Greglen Avenue	68	131	16514-Z	159
14	4 Greglen Avenue	68	177	16514-Z	177
15	20 Davkim Lane	68	57	16514-Z	184

REQUESTED WAIVERS
OLD SOUTH ROAD CROSSING
NANTUCKET, MASSACHUSETTS

June 2016

Town of Nantucket Rules and Regulations

Section 2.06b(10)	The elevations shown on the plan are NAVD88 rather than half-tide datum.
Section 2.06b(14)(a)	Landscape Plan to be provided prior to Planning Board approval.
Section 2.06b(14)(b)	Existing trees to be saved will be decided during construction.
Section 4.03e	No Right-of-way rounding is proposed on the south side of the intersection of Road B and Greglen Avenue. However, a 28 foot curb radius is being proposed.
Section 4.06(b)(3)	Stormtech® MC-4500 stormwater chambers to be substituted for the leaching basin (Appendix A, Plate No. 12)
Section 4.13	Dry sewer lines are not proposed to be installed.
Section 4.16	Same as Section 2.06b(14)(a) & (b) above.
Section 4.18	No sidewalks are proposed along the sides of the proposed roadway Road B and one sidewalk is proposed along a portion of Road A.
Section 4.23	Soil tests will be provided prior to Planning Board approval.

"ATTACHMENT B"
LIST OF INDIVIDUAL PROPERTIES FOR DERIVATION OF TITLE FOR DEFINITIVE SUBDIVISION
RICHMOND GREAT POINT DEVELOPMENT LLC
"OLD SOUTH ROAD CROSSING" DEFINITIVE SUBDIVISION

Index	Parcel Address		Deed Recording Reference (Date, Book, Page)			Internal Reference in Deed	
			Date	Book	Page	Parcel Number	Page
1	63 Old South Road		August 8, 2013	O1397	312	Thirty-Three	7
2	67 Old South Road		August 8, 2013	O1397	312	One	1
3	73 Old South Road		August 8, 2013	O1397	312	Forty-Three	9
4	75 (A) Old South Road		February 6, 2015	Document # 00147075		n/a	n/a
5	3 Nancy Ann Lane		August 8, 2013	O1397	312	Fourteen	4
6	4 Nancy Ann Lane		August 8, 2013	O1397	312	Twenty-Seven	6
7	5 Nancy Ann Lane		August 8, 2013	O1397	312	Fifteen	4
8	6 Nancy Ann Lane		August 8, 2013	O1397	312	Twenty-Eight	6
9	8 Nancy Ann Lane		August 8, 2013	O1397	312	Twenty-Nine	6
10	10 Nancy Ann Lane		August 8, 2013	O1397	312	Thirty	6
11	12 Nancy Ann Lane		August 8, 2013	O1397	312	Thirty-One	7
12	14 Nancy Ann Lane	20% Partial Interest	August 8, 2013	O1397	312	Fifty	10
		20% Partial Interest	July 14, 2014	Document # 145051		n/a	n/a
		20% Partial Interest	October 10, 2014	Document # 145942		n/a	n/a
		20% Partial Interest	October 10, 2014	Document # 145959		n/a	n/a
		20% Partial Interest	November 7, 2014	Document # 146249		n/a	n/a
13	2 Greglen Avenue		February 17, 2015	Document # 147131		n/a	n/a
14	4 Greglen Avenue		February 17, 2015	Document # 147135		n/a	n/a
15	20 Davkim Lane		August 8, 2013	O1397	312	Thirty-Two	7

THE
RICHMOND
COMPANY, INC.

The Richmond Company, Inc.
23 Concord Street
Wilmington, Massachusetts 01887
(979) 988-3900

June 13, 2016

TOWN OF NANTUCKET
PLANNING BOARD
2 Fairgrounds Road
Nantucket, Massachusetts 02554

Attention: Leslie Woodson Snell, AICP, LEED AP, Deputy Director of Planning

Subject: Submittal of Application for Definitive Subdivision
Richmond Great Point Development LLC (Owner / Developer)
"Old South Road Crossing" Definitive Subdivision

Dear Ms. Snell:

The purpose of this correspondence, issued in our capacity as the applicant and development manager, on behalf of the owner of the subject properties (Richmond Great Point Development LLC) is to submit the enclosed completed application (Form B) and associated materials (plans, storm water management report, deeds, etc.) comprising a Definitive Subdivision Plan for the series of adjoining properties located at 42 (Rear), 48 (Rear), and 54 (Rear) Skyline Drive, and 20 Davkim Lane.

The purpose of this correspondence, issued in our capacity as the applicant and development manager, on behalf of the owner of the subject properties (Richmond Great Point Development LLC) is to submit the completed application (Form B) and associated materials (plans, storm water management report, deeds, etc.) to petition the Town of Nantucket Planning Board to consider the above-captioned proposal which requires the approval of a definitive subdivision of land to allow for the reconfiguration of certain roadway segments and the reconfiguration of existing lots in this area comprising a series of thirteen (13) contiguous lots and +/- 1,270 linear feet (0.24 miles) of roadway segments, totaling +/- 24.3 acres of land, located along Old South Road, Nancy Ann Lane, Greglen Avenue, and Davkim Lane.

The submittal is being made in accordance with and conforms to the provisions of Section 2.06 of "*The Rules and Regulations Governing the Subdivision of Land, Nantucket, Massachusetts*" as well as "*The Subdivision Control Law of Massachusetts*" (M.G.L. Chapter 41, Sections 81K-81GG, inclusive).

The primary objective of the subdivision is to reconfigure, re-route, and improve the engineering design, safety, and condition of portions of the existing Nancy Ann Lane and Greglen Avenue roadways in the northern center of the Richmond Great Point Development LLC portfolio, which connect into Old South Road (to the north) and Lovers Lane (to the west), to "set the table" to accommodate the mixed-use development that is being proposed on adjacent properties owned by Richmond Great Point Development LLC, primarily comprised of the +/- 15,500 gross square feet series of retail "liner" buildings that are proposed to be developed along the frontage of Old South Road, the 225 unit 'Meadows II" workforce housing rental community that is proposed to be developed on the +/- 14.5 acre 20 and 20(R) Davkim Lane properties, and the 100 lot "Sandpiper Place" workforce homeownership housing community that is proposed to be developed on the +/- 17.2 acre combination of properties located off Old South Road, Daffodil Lane, Mayflower Circle, and Evergreen Way.

The first action proposed, which is the straightening, widening, and improvement to a "boulevard" type design of the segment of Nancy Ann Lane which is located in the northern half of the portfolio, is necessary in order to allow for the development of the retail "liner" buildings and, ultimately, to allow for the enhanced access and capacity that is necessary to allow for the development of the two housing initiatives described above.

In order to develop the two easternmost retail "liner" buildings, the existing stub of Greglen Avenue that currently runs from the northern edge of the existing 'Parcel Plus" property located at 2 Greglen Avenue and connects at a stop-sign controlled "T" intersection with Old South Road, offset slightly from the intersection of Goldfinch Drive, located on the northern side of Old South Road, will be abandoned. It is noted that this existing "stub" or "roadway segment" is actually not a right of way that was laid out or approved on any plan, and does not even have status as a legal road; it was simply constructed by a predecessor owner and has been continued to be utilized for this purpose for many years.

The current condition of this "stub" or "roadway segment" creates a quirky and unsafe "S" curve that has very steep radius curves, connecting from the northern end of Nancy Ann Lane, past the "Parcel Plus" property and connecting into Old South Road.

Upon its termination, this "stub" or "roadway segment" will be replaced by a straighter, wider, significantly improved reconfigured Nancy Ann Lane, which will run straight / directly into a (proposed) ninety degree, stop sign controlled "T" intersection with Old South Road, located approximately at the mid-point (roughly equidistant) between the existing Goldfinch Drive entrance and exit intersections to the existing Naushop residential community located on the north side of Old South Road, thereby eliminating the existing unsafe "S" curve with the restricted turning radius.

This new intersection will have a substantially more generous design width, including a center median and multiple dedicated turning lanes, to provide the additional capacity and design enhancements that will be necessary to accommodate the adjacent proposed development and all existing uses and businesses in the area, including the multiple existing trucking-intensive businesses located along the southern portion of Nancy Ann Lane and along Davkim Lane (including Cape Cod Express, Coca-Cola, Pepsi-Cola, Structures Unlimited, and Sayles Seafood).

As shown on the attached plan, a new roadway segment will then also be constructed along the southern boundary of the 4 Greglen Avenue property and the 5 Nancy Ann Lane property, running east to west and connecting Nancy Ann Lane and Greglen Avenue, in order to allow continued cross-access out to Lovers Lane and Old South Road, as a second means of vehicular access and circulation to the area.

The reconfiguration of the roadways, as described herein, will require the slight reconfiguration of the series of +/- fifteen (15) existing properties in the vicinity of the proposed roadway areas, primarily located along Nancy Ann Lane and the northern portion of Greglen Avenue. Most of these properties are vacant and will not be reconfigured until the roadway reconfiguration improvements are completed.

No buildings are proposed to be developed as part of the proposed subdivision; the subdivision is only comprised of the roadway reconfiguration, re-routing, and improvement and the (slight) reconfiguration of the lots surrounding the new roadway configuration.

The current zoning of the land / lots in the area is classified in three different zoning districts; portions are classified within the Commercial Neighborhood (CN) zoning district, portions are classified within the Commercial Trade, Entrepreneurship and Craft (CTEC) zoning district, and portions are classified within the Residential-5 (R-5) zoning district.

The specific dimensional characteristics of the thirteen (13) lots that are proposed to be reconfigured as a result of the proposed subdivision, and the length and area of the proposed roadway segments, will be as follows (following the proposed reconfigurations):

Lot Number on Plan And Street Address	Lot Area (Square Footage)	Lot Area (Square Footage)	Lot Frontage (Linear Feet)	Lot Regularity Factor (rf)
Lot # 1 – 4 Road "C"	38,388	0.88	96.55	0.701
Lot # 2 – 6 Road "C"	37,107	0.85	55.00	0.628
Lot # 3 – 8 Road "C"	52,581	1.21	84.86	0.794
Lot # 4 – 4 Road "A"	47,309	1.09	274.83	0.650
Lot # 5 – 6 Road "A"	28,161	0.65	105.00	0.776
Lot # 6 – 8 Road "A"	28,159	0.65	105.53	0.770
Lot # 7 – 4 Road "A"	36,606	0.84	178.89	0.995
Lot # 8 – 2 Greglen Avenue"	29,520	0.68	178.84	0.998
Lot # 9 – 4 Greglen Avenue	16,366	0.38	75.01	0.929
Lot # 10 – 6 Road "A"	20,145	0.46	80.16	0.913
Lot # 11 – 5 Nancy Ann Lane	22,250	0.51	201.78	0.929
Lot # 12 – 73 Old South Road	102,656	2.35	566.26	0.563
Lot # 13 – 20 Davkim Lane	534,267	12.26	1,331.13	0.552
Roadways ("A" and "B")	64,900	1.49	1,270 Linear Feet	n/a
Subtotal (Average)	**1,058,415**	**24.30**	**n/a**	**0.784**

As documented in the above-table and on the attached plans, the thirteen (13) lots resulting from the proposed subdivision will meet or exceed the relevant dimensional criteria and related requirements, as such are established in Section 139-16 (A) and (D) of the Town of Nantucket Zoning Bylaw for each of the applicable zoning districts.

In addition to the completed (Form B) application, attached hereto, we have submitted the following plans and technical materials that are required to be submitted to provide for the processing and approval of the proposed subdivision, including: (1) the *Definitive Plan, Old South Road Crossing, Nantucket, Mass* as prepared by Hayes Engineering, Inc., dated June 9, 2016, depicting the subdivision of the lots along with the applicable / customary notes and details (totaling 11 sheets), (2) the *Site Analysis Report*, as prepared by Hayes Engineering, Inc., dated June 10, 2016, (3) the *Street Network Plan*, as prepared by Hayes Engineering, Inc., dated June 9, 2016, and (4) the *Requested Waivers*, as prepared by Hayes Engineering, Inc., dated June 2016. Additional detail on the drainage improvements for the proposed roadways and a full *Stormwater Management Plan* will be submitted under separate cover, at a later date, once the additional design of this system has been refined.

We have also attached "Attachment A" and "Attachment B" to the Form B application form, detailing the specifics of the fifteen (15) existing parcels that comprise the proposed subdivision and the derivation of the title to the land comprising the proposed subdivision, given that the land includes multiple parcels, and that title to several of the parcels has been derived from different sellers / grantors.

We trust that this submittal conforms to the applicable requirements for such a Definitive Subdivision Plan (AR) and we look forward to the completion of your review and the subsequent review and approval of the plan by the Town of Nantucket Planning Board.

If you any immediate questions with respect to either the application or the enclosed materials, please feel free to contact me at 978-988-3900, Extension # 12.

Very truly yours,

David J. Armanetti, Director of Real Estate Development
The Richmond Company, Inc. (Applicant / Development Manager)
On Behalf of Richmond Great Point Development LLC (Owner)

Cc: Philip Pastan, TRC
Kathryn Fossa, TRC
Patricia Roggeveen, RGPDLLC
Shane Valero, RGPDLLC
John Ogren, Hayes Engineering
Andrew Burek, Esq., TRC
Arthur Reade, Esq.

THE
RICHMOND
COMPANY, INC.

The Richmond Company, Inc.
23 Concord Street
Wilmington, Massachusetts 01887
(979) 988-3900

June 13, 2016

TOWN OF NANTUCKET
TOWN CLERK
16 Broad Street
Nantucket, Massachusetts 02554

Attention: Catherine Flanagan Stover, MMC, CMMC

Subject: Submittal of Application for Definitive Subdivision
Richmond Great Point Development LLC (Owner / Developer)
"Old South Road Crossing" Definitive Subdivision

Dear Mrs. Stover:

The purpose of this correspondence, issued in our capacity as the applicant and development manager, on behalf of the owner of the subject properties (Richmond Great Point Development LLC) is to document submittal of the completed application to petition the Town of Nantucket Planning Board to consider the above-captioned proposal which requires the approval of a definitive subdivision of land to allow for the reconfiguration of certain roadway segments and the reconfiguration of lots in this area comprising a series of thirteen (13) contiguous lots and several proposed roadway segments, totaling +/- 24.3 acres of land, located along Old South Road, Nancy Ann Lane, Greglen Avenue, and Davkim Lane.

The Notice (and copy of the completed (Form B) application and accompanying plan) is being submitted to your office in accordance with and conforms to the provisions of Section 2.06 of "*The Rules and Regulations Governing the Subdivision of Land, Nantucket, Massachusetts*" as well as "*The Subdivision Control Law of Massachusetts*" (M.G.L. Chapter 41, Sections 81K-81GG, inclusive).

Upon your acknowledgment of receipt of this Notice (by way of time / date stamping the application), we intend to submit the original completed (Form B) application and accompanying plan to the Town of Nantucket Planning Board to obtain its review and subsequent approval.

Should you have any questions with respect to the application and submittal, please feel free to contact me at 978-988-3900, Extension # 12.

Very truly yours,

David J. Armanetti
Director of Real Estate Development
The Richmond Company, Inc.
On Behalf of Richmond Great Point Development LLC

Cc: Andrew Burek, Esq., TRC
Arthur Reade, Jr., Esq., RGH

Hayes Engineering, Inc

603 Salem Street
Wakefield, MA 01880
Tel: (781) 246-2800
Fax: (781) 246-7596

Nantucket, MA 02554
Tel: (508) 228-7909

Refer to File No. **NAN-0107J**

SITE ANALYSIS REPORT
OLD SOUTH ROAD CROSSING
NANTUCKET, MASSACHUSETTS

June 10, 2016

This site analysis report was prepared as part of the submission requirements of a definitive subdivision plan in accordance with Section II, 2.06(a) (11) of the Rules and Regulations of the Planning Board for the Town of Nantucket, as amended. This subdivision plan proposes the creation of thirteen (13) lots, in conjunction with 1,268 linear feet of roadway, together with approximately 2,300 linear feet of improvements to Old South Road, Greglen Avenue and Nancy Ann Lane (Road C) as shown on the subdivision plans. The new roadways, known as Road A and Road B are proposed to be constructed as shown on the typical cross-sections illustrated on the profile plans, in order to provide frontage and adequate access to the lots within the parcel in a safe and convenient manner.

The site, being approximately 24.3 acres in extent, is located approximately 2.1 miles southeast of the town center, and is currently consists of undeveloped meadow, areas of interspersed scrub oak and pines (brush) and areas of developed residential and commercial lands, buildings and driveways. The topography of the site ranges from approximately 22 feet above the North American Vertical Datum of 1988 (NAVD88) to approximately elevation 43.

The area in which the project is proposed to be constructed is within the CN, R-5 and CTEC zoning districts. Zoning requirements for each district are summarized in the table below:

Criteria	CN Zoning District	R-5 Zoning District	CTEC Zoning District
Lot Area	7,500 sf.	5,000 sf.	10,000 sf.
Lot Frontage	50 feet	50 feet	50 feet
Front Yard	10 feet	10 feet	10 feet
Side Yard	5 feet	10 feet on one-side, 5 feet thereafter	5 feet
Rear Yard	10 feet	5 feet	10 feet
Ground Cover	40%	40%	40%

Lot areas of proposed lots vary from 16,000 sf. to 534,000 sf.

The property is comprised of Evesboro soils and were determined by using the Web Soil Survey from the National Cooperative Soil Survey for Nantucket County. The Evesboro sands consist of excessively-drained soil, generally found in smooth, irregular-shaped areas, as reported by the Soil Conservation Service. It is expected that the permeability of the soil is rapid in the surface layer and subsoil, and very rapid in the substratum.

Due to the granular nature and the grain size of the Evesboro soils coupled with the site topography and proposed drainage design leads us to believe that erosion is not expected to be a problem. Likewise, these soils are largely void of the small grain sizes, and do not produce excessively dusty conditions. Should dust control be required, it would be handled by wetting the surface of exposed areas during periods of activity of construction vehicles or in highly windy conditions. No other form of dust control is anticipated.

No surface water resources are present on the parcel being developed, nor are any portion of the site subject to the Wetlands Protection Act for Coastal Wetland Areas (M.G.L. Chapter 131, Section 40).

No areas of the site are represented as having severe limitations due to seasonal high water table. Similarly, no portion of the site is designated as being in a Zone A, B or V, as shown on the Flood Insurance Rate Map (FIRM), Community Panel #25019C0089G, effective date June 9, 2014.

The Evesboro sands typically provide poor potential for growth of vegetation.. The site is generally comprised of a sand and gravel pit with paved areas, numerous storage structures and gravel drives. There exists scattered clusters of vegetation on the southern end of the property of vegetation with the remained either pavement or devoid of vegetation. Any tree removal for the proposed roadways will be minimal as the majority of the area within the proposed roadway is currently gravel driveways or the sand and gravel pit.

An examination of the profile sheets submitted with the plan reveals that no major changes in watershed areas or directions are contemplated by construction of the subdivision proposed in this application. The general design approach for management of storm water is to collect the roadway drainage as well as runoff from portions of the site. This runoff is to be collected in deep sump catch basins, and then directed via a closed pipe system VortSentry treatment devices and discharge to proposed subsurface infiltration areas. The closed piping system shall be designed with sufficient capacity to accommodate the 25-year design storm and mitigation for the 100-year design storm. Stormwater entering the proposed subsurface infiltration area will provide for groundwater recharge in the proposed development. Also, the proposed deep sump catch basins and VortSentry devices will improve the water quality of the runoff from the proposed roadway.

The improvements which are contemplated for construction of the subdivision roadways include rights-of-ways with varying width as depicted on the plans. Existing roadways to be abandoned shall have pavement and infrastructure removed. Minimum pavement width for newly proposed roadways having two-way (bidirectional) traffic is 24-feet.

Sanitary sewer from the lots are proposed to be connected to municipal sanitary facilities available in Old South Road proximate to the intersection with Goldfinch Drive.

Potable water will be provided for domestic purposes by connecting to the Town water supply The proposed eight (8) inch water main through the project will be connected to an existing twelve (12) inch water main in Old South Road and existing eight (8) inch water main in Nancy Ann Lane.

The project roadways are provided to service future commercial and residential\multifamily developments within the project limits. The proposed roadway system will connect two existing roadways, Greglen Avenue and Nancy Ann Lane to Old South Road. These connection will provide for adequate site distances so as to enable vehicles to safely enter and exit the property, as well as providing adequate access for emergency vehicles.

The traffic generated by uses adjacent to the proposed roadway will add to the existing traffic volumes of the surrounding streets. Roadway improvements are proposed in Old South Road to mitigate new traffic generation. The geometry and construction of the proposed roadway system will provide for a safe and convenient alignment for vehicular traffic and access to the lots by emergency vehicles.

A sidewalk is being proposed along one side of the proposed Road A right-of-way.

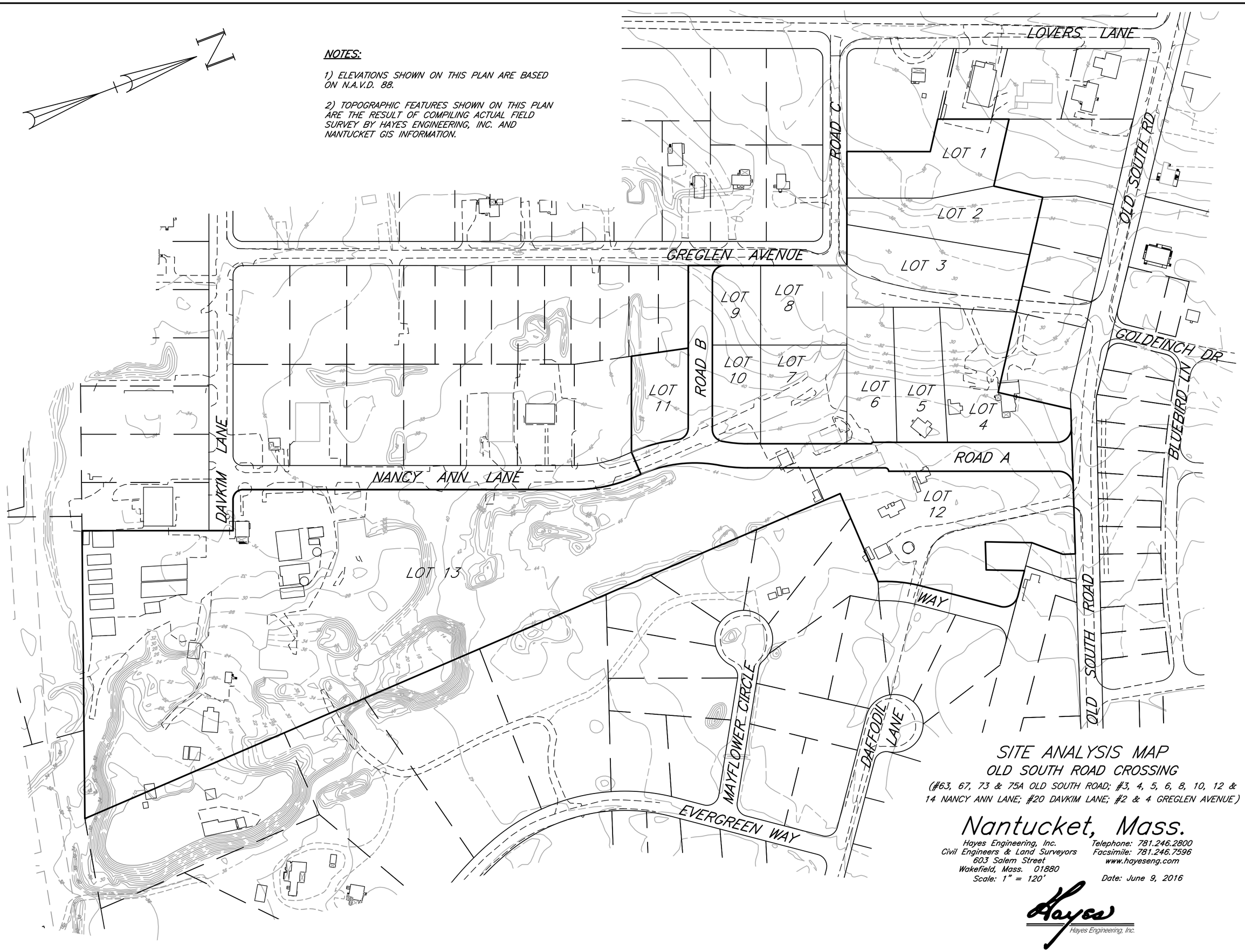
It is presently anticipated that all construction related to the physical roadway and infrastructure improvements would be completed within two (2) years following the receipt of all necessary approvals.

There are no proposed common open spaces associated with this development.

NOTES:

1) ELEVATIONS SHOWN ON THIS PLAN ARE BASED ON N.A.V.D. 88.

2) TOPOGRAPHIC FEATURES SHOWN ON THIS PLAN ARE THE RESULT OF COMPILING ACTUAL FIELD SURVEY BY HAYES ENGINEERING, INC. AND NANTUCKET GIS INFORMATION.



SITE ANALYSIS MAP

OLD SOUTH ROAD CROSSING

(#63, 67, 73 & 75A OLD SOUTH ROAD; #3, 4, 5, 6, 8, 10, 12 & 14 NANCY ANN LANE; #20 DAVKIM LANE; #2 & 4 GREGLEN AVENUE)

Nantucket, Mass.

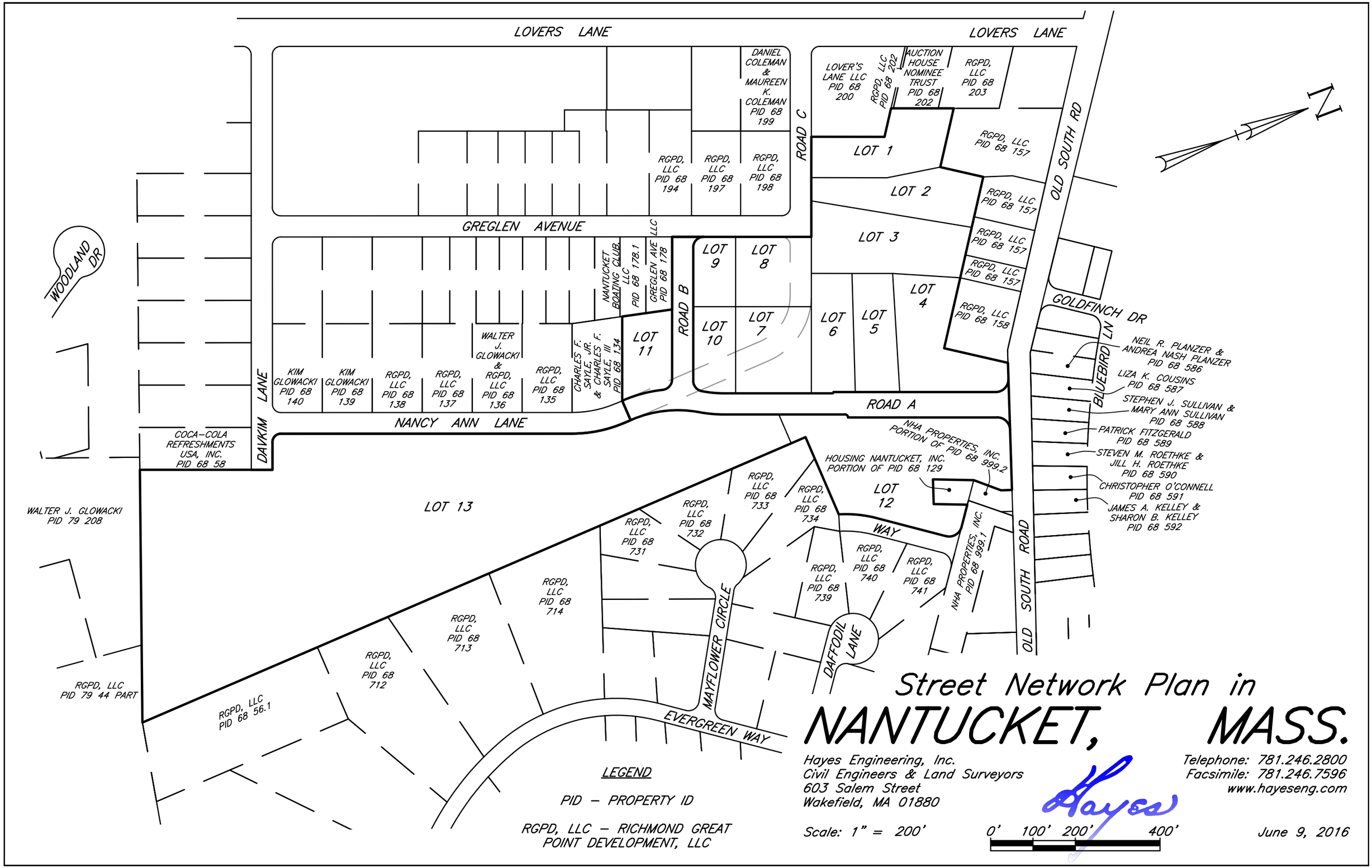
Hayes Engineering, Inc.
Civil Engineers & Land Surveyors
603 Salem Street
Wakefield, Mass. 01880

Telephone: 781.246.2800
Facsimile: 781.246.7596
www.hayeseng.com

Scale: 1" = 120'

Date: June 9, 2016

Hayes Engineering, Inc.


LOVERS LANE
LOVERS LANE
DANIEL COLEMAN & MAUREEN K. COLEMAN PID 68 199
LOVER'S LANE LLC PID 68 200
RGPD, LLC PID 68 202
AUCTION HOUSE NOMINEE TRUST PID 68 202
RGPD, LLC PID 68 203
ROAD C
LOT 1
RGPD, LLC PID 68 157
OLD SOUTH RD
RGPD, LLC PID 68 194
RGPD, LLC PID 68 197
RGPD, LLC PID 68 198
LOT 2
RGPD, LLC PID 68 157
GREGLEN AVENUE
LOT 3
RGPD, LLC PID 68 157
RGPD, LLC PID 68 157
WOODLAND DR
NANTUCKET BOATING CLUB, LLC PID 68 178.1
GREGLEN AVE LLC PID 68 178
LOT 9
LOT 8
ROAD B
LOT 4
RGPD, LLC PID 68 158
LOT 10
LOT 7
LOT 6
LOT 5
GOLDFINCH DR
WALTER J. GLOWACKI & RGPD, LLC PID 68 136
CHARLES F. SAYLE, JR. & CHARLES F. SAYLE, III PID 68 134
LOT 11
KIM GLOWACKI PID 68 140
KIM GLOWACKI PID 68 139
RGPD, LLC PID 68 138
RGPD, LLC PID 68 137
RGPD, LLC PID 68 135
BLUEBIRD LN
NEIL R. PLANZER & ANDREA NASH PLANZER PID 68 586
LIZA K. COUSINS PID 68 587
STEPHEN J. SULLIVAN & MARY ANN SULLIVAN PID 68 588
PATRICK FITZGERALD PID 68 589
STEVEN M. ROETHKE & JILL H. ROETHKE PID 68 590
CHRISTOPHER O'CONNELL PID 68 591
JAMES A. KELLEY & SHARON B. KELLEY PID 68 592
ROAD A
DAVKIM LANE
NANCY ANN LANE
COCA-COLA REFRESHMENTS USA, INC. PID 68 58
NHA PROPERTIES, INC. PORTION OF PID 68 999.2
HOUSING NANTUCKET, INC. PORTION OF PID 68 129
LOT 12
LOT 13
WALTER J. GLOWACKI PID 79 208
RGPD, LLC PID 68 733
RGPD, LLC PID 68 734
RGPD, LLC PID 68 732
RGPD, LLC PID 68 731
WAY
RGPD, LLC PID 68 740
RGPD, LLC PID 68 741
NHA PROPERTIES, INC. PID 68 999.1
RGPD, LLC PID 68 739
RGPD, LLC PID 68 714
RGPD, LLC PID 68 713
RGPD, LLC PID 68 712
MAYFLOWER CIRCLE
DAFFODIL LANE
OLD SOUTH ROAD
RGPD, LLC PID 79 44 PART
RGPD, LLC PID 68 56.1
EVERGREEN WAY
N
LEGEND
PID – PROPERTY ID
RGPD, LLC – RICHMOND GREAT POINT DEVELOPMENT, LLC
Street Network Plan in
NANTUCKET, MASS.
Hayes Engineering, Inc.
Civil Engineers & Land Surveyors
603 Salem Street
Wakefield, MA 01880
Telephone: 781.246.2800
Facsimile: 781.246.7596
www.hayeseng.com
Scale: 1" = 200'
0' 100' 200' 400'
June 9, 2016

Subdivision Plan of Land in NANTUCKET, MASS.

Being a Subdivision of Lot 59 on LC Plan 16514–L, Lots 159, 160, 161, 177, 179, 180, 181, 182, 183 & 184 on LC Plan 16514–Z, Lot 853 on LC Plan 16514–97, Lot 858 on LC Plan 16514–100, & Lots 869 & 872 on LC Plan 16514–103

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603 Salem Street
Wakefield, MA 01880

Telephone: 781.246.2800
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www.hayeseng.com

Scale: 1" = 100' 0' 50' 100' 200' 300' June 9, 2016

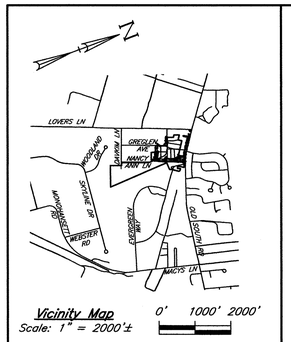
I CERTIFY THAT AS OF THE DATE OF THIS SURVEY, THE MONUMENTS CONTROLLING PRIOR PLANS ARE IN THE GROUND AS SHOWN AND DESCRIBED HEREON. I FURTHER CERTIFY THAT ANY ADDITIONAL MONUMENTS SHOWN HEREON HAVE BEEN SET IN ACCORDANCE WITH THE LAND COURT INSTRUCTIONS OF 2006 AS OF THE DATE OF THIS SURVEY.

I CERTIFY THAT THIS PLAN WAS DRAWN FROM AN ACTUAL SURVEY MADE ON THE GROUND IN ACCORDANCE WITH THE LAND COURT INSTRUCTIONS OF 2006 BETWEEN NOVEMBER 20, 2012 AND JUNE 3, 2016.

EDM ACCURACY ±(2 MM + 2 PPM)
TRAVERSE PRECISION (RAW) = 1:52,714
LINEAR ERROR OF CLOSURE (RAW) = 0.16 FEET
DIRECTIONAL ERROR OF CLOSURE = S53°E

DATE: JUNE 9, 2016

PROFESSIONAL LAND SURVEYOR



Vicinity Map
Scale: 1" = 2000'± 0' 1000' 2000'

CURRENT OWNERSHIP

RICHMOND GREAT POINT DEVELOPMENT, LLC

LAND COURT CERTIFICATE NO. 24872

[LOT 59 ON LC PLAN 16514–L]
#67 OLD SOUTH ROAD
PROPERTY ID 68 158

[LOT 160 ON LC PLAN 16514–Z]
#3 NANCY ANN LANE
PROPERTY ID 68 132

[LOT 161 ON LC PLAN 16514–Z]
#5 NANCY ANN LANE
PROPERTY ID 68 133

[LOT 179 ON LC PLAN 16514–Z]
#6 NANCY ANN LANE
PROPERTY ID 68 205

[LOT 180 ON LC PLAN 16514–Z]
#8 NANCY ANN LANE
PROPERTY ID 68 206

[LOT 181 ON LC PLAN 16514–Z]
#10 NANCY ANN LANE
PROPERTY ID 68 207

[LOT 182 ON LC PLAN 16514–Z]
#12 NANCY ANN LANE
PROPERTY ID 68 176

[LOT 184 ON LC PLAN 16514–Z]
#20 DAVKIM LANE
PROPERTY ID 68 57

[LOT 853 ON LC PLAN 16514–97]
#73 OLD SOUTH ROAD
PORTION OF PROPERTY ID 68 129

[LOT 869 ON LC PLAN 16514–103]
#4 NANCY ANN LANE
PROPERTY ID 68 204

[LOT 872 ON LC PLAN 16514–103]
#63 OLD SOUTH ROAD
PROPERTY ID 68 157

LC CERTIFICATE NOS. 12709 & 25430

[LOT 183 ON LC PLAN 16514–Z]
#14 NANCY ANN LANE
PROPERTY ID 68 130

LAND COURT CERTIFICATE NO. 25525

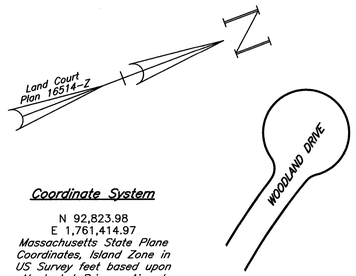
[LOT 858 ON LC PLAN 16514–100]
#75A OLD SOUTH ROAD
PROPERTY ID 68 999.2

LAND COURT CERTIFICATE NO. 25529

[LOT 159 ON LC PLAN 16514–Z]
#2 GREGLEN AVENUE
PROPERTY ID 68 131

LAND COURT CERTIFICATE NO. 25530

[LOT 177 ON LC PLAN 16514–Z]
#4 GREGLEN AVENUE
PROPERTY ID 68 177



Coordinate System

N 92,823.98
E 1,761,414.97
Massachusetts State Plane Coordinates, Island Zone in US Survey feet based upon Nantucket Primary Airport Control Station designation ACK ARP (PID – AB3245) NAD 83(2011) position.

LEGEND

CBDH – CONCRETE BOUND WITH DRILL HOLE

(FD) – FOUND

LC – LAND COURT

rf – REGULARITY FACTOR

⊡ – PROPOSED CONCRETE BOUND WITH DRILL HOLE TO BE SET BY OWNER UNLESS OTHERWISE NOTED

ZONE: CN

MINIMUM LOT AREA = 7,500 S.F.
MINIMUM LOT FRONTAGE = 50 FEET

MINIMUM YARD SETBACKS
FRONT = 10 FEET
SIDE = 5 FEET
REAR = 10 FEET

ALLOWABLE GROUND COVER % = 40%

ZONE: R–5

MINIMUM LOT AREA = 5,000 S.F.
MINIMUM LOT FRONTAGE = 50 FEET

MINIMUM YARD SETBACKS
FRONT = 10 FEET
SIDE = 10 FEET ON ONE SIDE, 5 FEET THEREAFTER
REAR = 5 FEET

ALLOWABLE GROUND COVER % = 40%

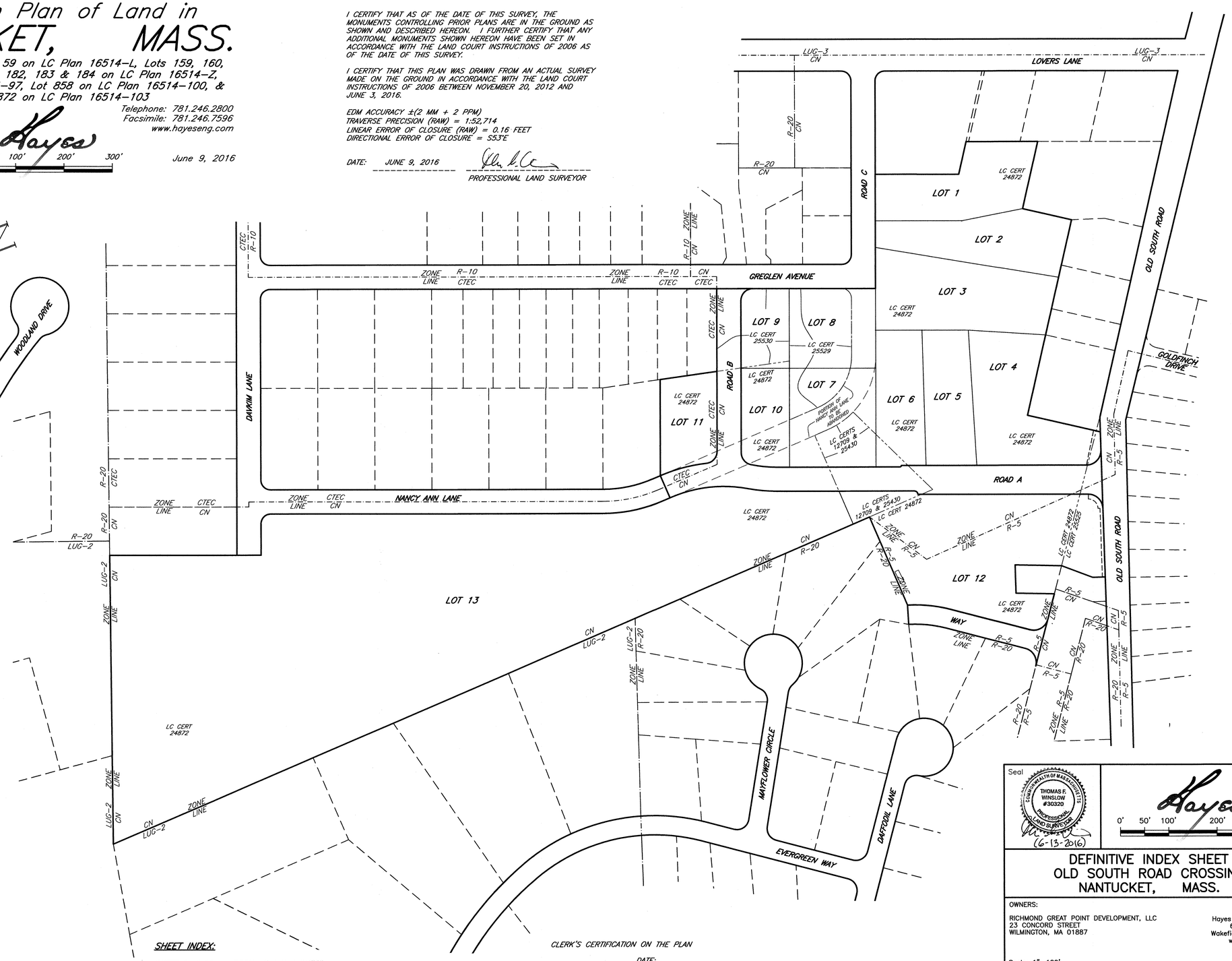
ZONE: CTEC

MINIMUM LOT AREA = 10,000 S.F.
MINIMUM LOT FRONTAGE = 50 FEET

MINIMUM YARD SETBACKS
FRONT = 10 FEET
SIDE = 5 FEET
REAR = 10 FEET

ALLOWABLE GROUND COVER % = 40%

REGULARITY FACTOR (rf) SHALL NOT BE LESS THAN 0.55



Seal: COMMONWEALTH OF MASSACHUSETTS — THOMAS F. WINSLOW #30320 — PROFESSIONAL LAND SURVEYOR (6-13-2016)

Hayes 0' 50' 100' 200' 300'

DEFINITIVE INDEX SHEET
OLD SOUTH ROAD CROSSING
NANTUCKET, MASS.

OWNERS:
RICHMOND GREAT POINT DEVELOPMENT, LLC
23 CONCORD STREET
WILMINGTON, MA 01887

Engineer
Hayes Engineering, Inc.
603 Salem Street
Wakefield, Mass. 01880
www.hayeseng.com

Scale: 1"=100' June 9, 2016

SHEET INDEX:

SHEET 1 of 11: DEFINITIVE INDEX SHEET
SHEET 2 of 11: DEFINITIVE PLAN SHEET 1 (LOTS 1–3)
SHEET 3 of 11: DEFINITIVE PLAN SHEET 2 (LOTS 4–12)
SHEET 4 of 11: DEFINITIVE PLAN SHEET 3 (LOT 13)
SHEET 5 of 11: DEFINITIVE PLAN SHEET 4 (ABANDONMENT PLAN)
SHEET 6 of 11: DEFINITIVE TOPOGRAPHIC PLAN SHEET 1
SHEET 7 of 11: DEFINITIVE PLAN & PROFILE SHEET 1
SHEET 8 of 11: DEFINITIVE PLAN & PROFILE SHEET 2
SHEET 9 of 11: ROADWAY IMPROVEMENTS & SEWER SHEET 1
SHEET 10 of 11: ROADWAY IMPROVEMENTS SHEET 2
SHEET 11 of 11: DETAIL SHEET

CLERK'S CERTIFICATION ON THE PLAN

DATE: _____

I, _____, CLERK OF THE TOWN OF NANTUCKET, DO HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

_____
TOWN CLERK

No.	Revision	Date
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NANTUCKET PLANNING BOARD

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Application Filed: _____
Final Plan Filed: _____
Hearing Date: _____
Plan Approved: _____
Plan Signed: _____

INDEX SHEET

SHEET 1 OF 11

NOTES:

1. LOTS SHOWN HEREON COMPLY WITH THE LOT AREA REQUIREMENTS AS PROVIDED IN THE NANTUCKET ZONING BYLAW, CHAPTER 139 ss 2A AND 16A.
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Subdivision Plan of Land in
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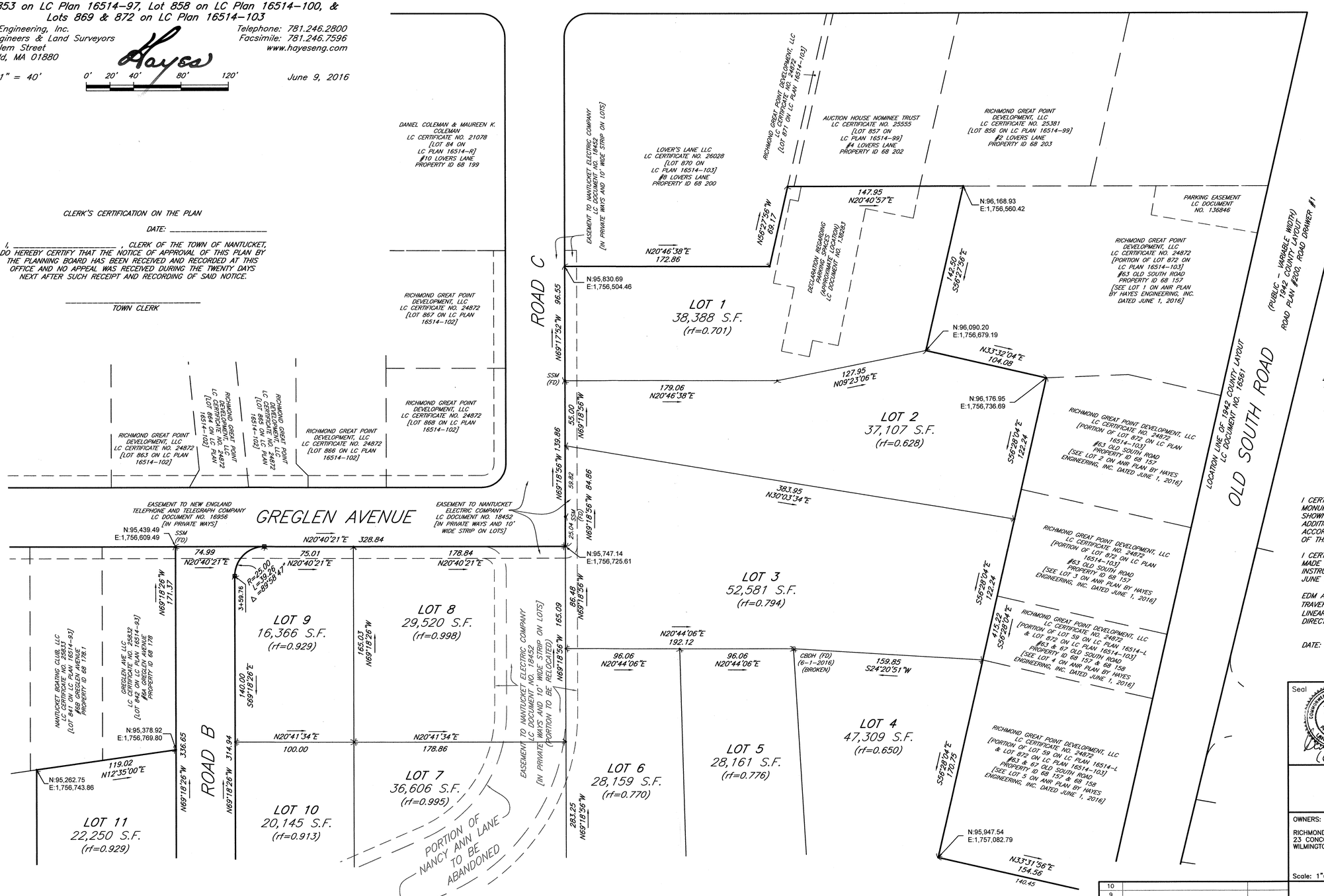

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TOWN CLERK

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LEGEND

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(FD) – FOUND

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EDM ACCURACY ±(2 MM + 2 PPM)
TRAVERSE PRECISION (RAW) = 1:52,714
LINEAR ERROR OF CLOSURE (RAW) = 0.16 FEET
DIRECTIONAL ERROR OF CLOSURE = S53°E

DATE: JUNE 9, 2016

PROFESSIONAL LAND SURVEYOR

Seal: COMMONWEALTH OF MASSACHUSETTS – THOMAS F. WINSLOW #30320 – PROFESSIONAL LAND SURVEYOR – (6-13-2016)

0' 20' 40' 80' 120'

DEFINITIVE PLAN
OLD SOUTH ROAD CROSSING
NANTUCKET, MASS.

OWNERS:
RICHMOND GREAT POINT DEVELOPMENT, LLC
23 CONCORD STREET
WILMINGTON, MA 01887

Engineer
Hayes Engineering, Inc.
603 Salem Street
Wakefield, Mass. 01880
www.hayeseng.com

Scale: 1"=40' June 9, 2016

No.	Revision	Date
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NANTUCKET PLANNING BOARD

Application Filed: _____
Final Plan Filed: _____
Hearing Date: _____
Plan Approved: _____
Plan Signed: _____

PLAN SHEET 1 OF 4

SHEET 2 OF 11

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Subdivision Plan of Land in NANTUCKET, MASS.

Being a Subdivision of Lot 59 on LC Plan 16514–L, Lots 159, 160, 161, 177, 179, 180, 181, 182, 183 & 184 on LC Plan 16514–Z, Lot 853 on LC Plan 16514–97, Lot 858 on LC Plan 16514–100, & Lots 869 & 872 on LC Plan 16514–103

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Facsimile: 781.246.7596
www.hayeseng.com

Scale: 1" = 40'

Hayes 0' 20' 40' 80' 120'

June 9, 2016

Coordinate System

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Massachusetts State Plane Coordinates, Island Zone in US Survey feet based upon Nantucket Primary Airport Control Station designation ACK ARP (PID – AB3245) NAD 83(2011) position.

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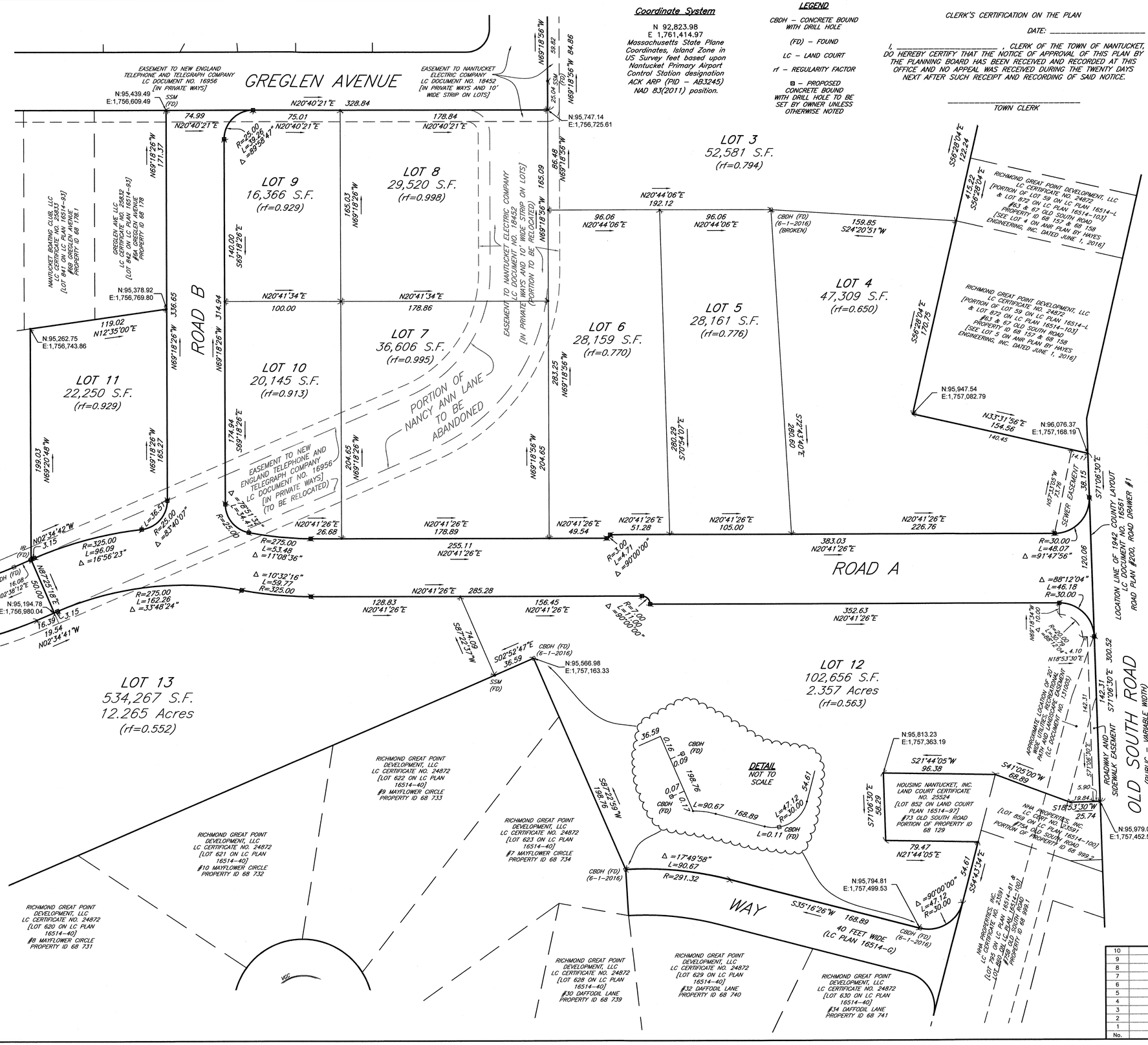
TOWN CLERK



NOTES:

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EDM ACCURACY ±(2 MM + 2 PPM)
TRAVERSE PRECISION (RAW) = 1:52,714
LINEAR ERROR OF CLOSURE (RAW) = 0.16 FEET
DIRECTIONAL ERROR OF CLOSURE = 55.3"E

DATE: JUNE 9, 2016

_____
PROFESSIONAL LAND SURVEYOR

Seal: COMMONWEALTH OF MASSACHUSETTS THOMAS F. WINSLOW #30320 PROFESSIONAL LAND SURVEYOR (6-13-2016)

Hayes 0' 20' 40' 80' 120'

DEFINITIVE PLAN
OLD SOUTH ROAD CROSSING
NANTUCKET, MASS.

OWNERS:
RICHMOND GREAT POINT DEVELOPMENT, LLC
23 CONCORD STREET
WILMINGTON, MA 01887

Engineer
Hayes Engineering, Inc.
603 Salem Street
Wakefield, Mass. 01880
www.hayeseng.com

Scale: 1"=40'

June 9, 2016

No.	Revision	Date
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NANTUCKET PLANNING BOARD

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Plan Signed: _____

PLAN SHEET 2 OF 4

SHEET 3 OF 11

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Subdivision Plan of Land in
NANTUCKET, MASS.

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Scale: 1" = 50' 0' 25' 50' 100' 150' June 9, 2016

Coordinate System

N 92,823.98
E 1,761,414.97
Massachusetts State Plane Coordinates, Island Zone in US Survey feet based upon Nantucket Primary Airport Control Station designation ACK ARP (PID – AB3245) NAD 83(2011) position.

LEGEND

CBDH – CONCRETE BOUND WITH DRILL HOLE
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CLERK'S CERTIFICATION ON THE PLAN

DATE: _____

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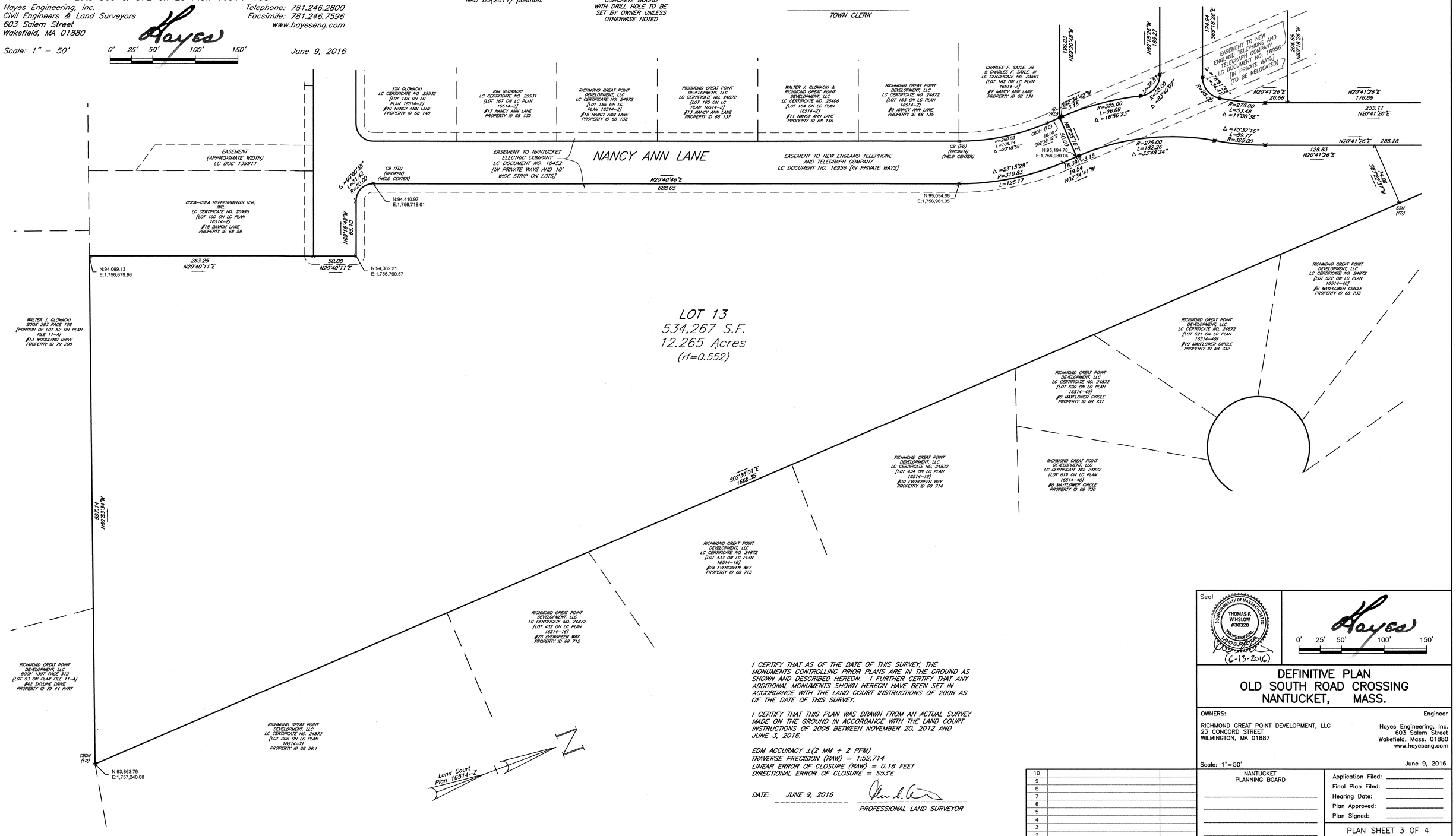

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Seal: COMMONWEALTH OF MASSACHUSETTS — THOMAS F. WINSLOW #30320 — PROFESSIONAL LAND SURVEYOR — (6-13-2016)

0' 25' 50' 100' 150'

DEFINITIVE PLAN
OLD SOUTH ROAD CROSSING
NANTUCKET, MASS.

OWNERS:
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WILMINGTON, MA 01887

Engineer
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603 Salem Street
Wakefield, Mass. 01880
www.hayeseng.com

Scale: 1"=50' June 9, 2016

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NANTUCKET PLANNING BOARD

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PLAN SHEET 3 OF 4

SHEET 4 OF 11

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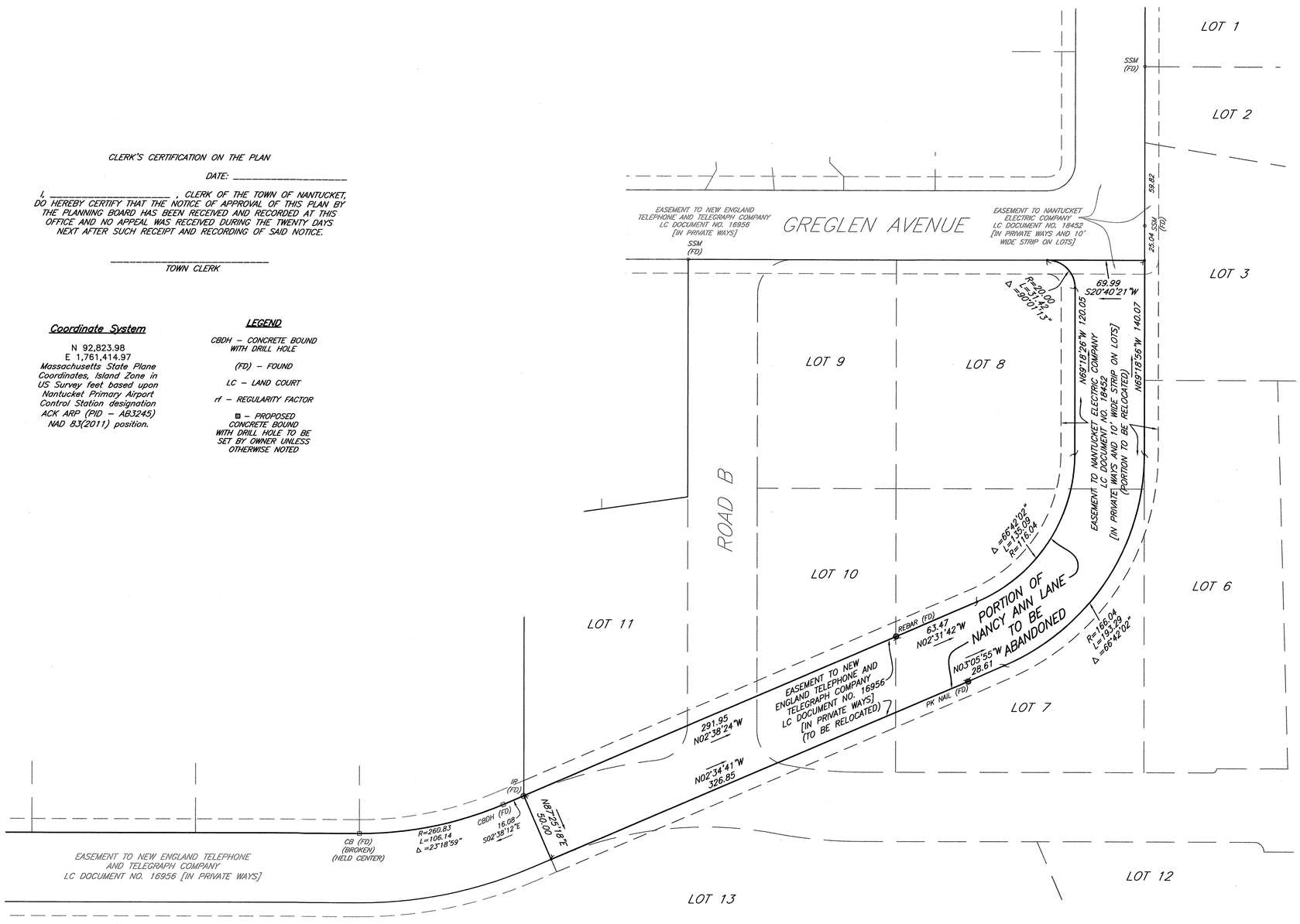

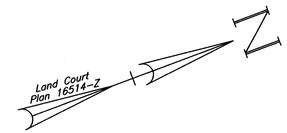

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NANTUCKET PLANNING BOARD

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Final Plan Filed: _____
Hearing Date: _____
Plan Approved: _____
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PLAN SHEET 4 OF 4

SHEET 5 OF 11

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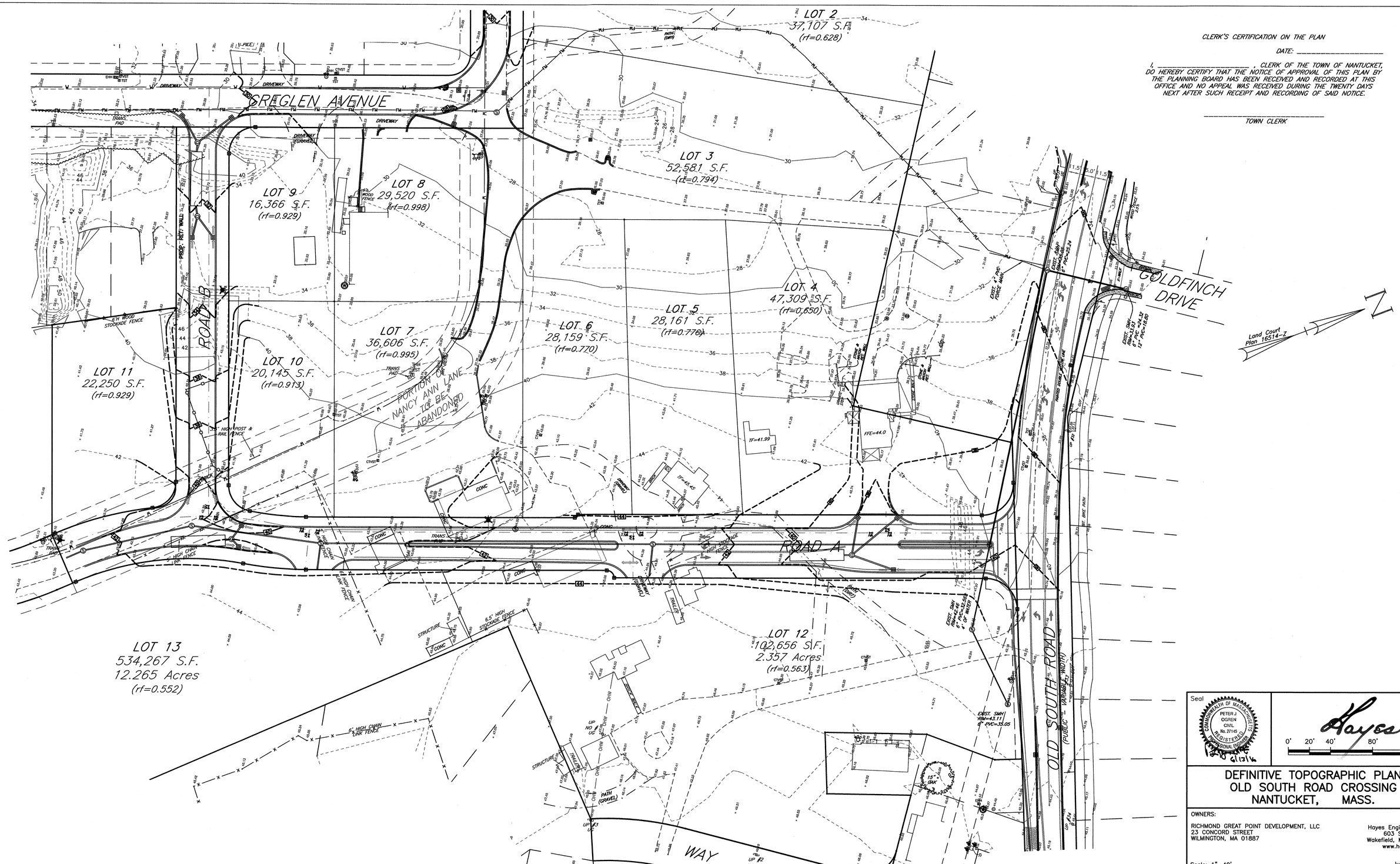
CLERK'S CERTIFICATION ON THE PLAN

DATE: _____

I, _____, CLERK OF THE TOWN OF NANTUCKET, DO HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

_____
TOWN CLERK



Seal

COMMONWEALTH OF MASSACHUSETTS
PETER J OGREN
CIVIL
No. 27145
REGISTERED PROFESSIONAL ENGINEER
6/13/16

Hayes

0' 20' 40' 80' 120'

DEFINITIVE TOPOGRAPHIC PLAN
OLD SOUTH ROAD CROSSING
NANTUCKET, MASS.

OWNERS:

RICHMOND GREAT POINT DEVELOPMENT, LLC
23 CONCORD STREET
WILMINGTON, MA 01887

Engineer

Hayes Engineering, Inc.
603 Salem Street
Wakefield, Mass. 01880
www.hayeseng.com

Scale: 1"= 40'

June 9, 2016

No.	Revision	Date
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NANTUCKET
PLANNING BOARD

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Application Filed: _____
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TOPO SHEET 1 OF 1

SHEET 6 OF 11

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CLERK'S CERTIFICATION ON THE PLAN

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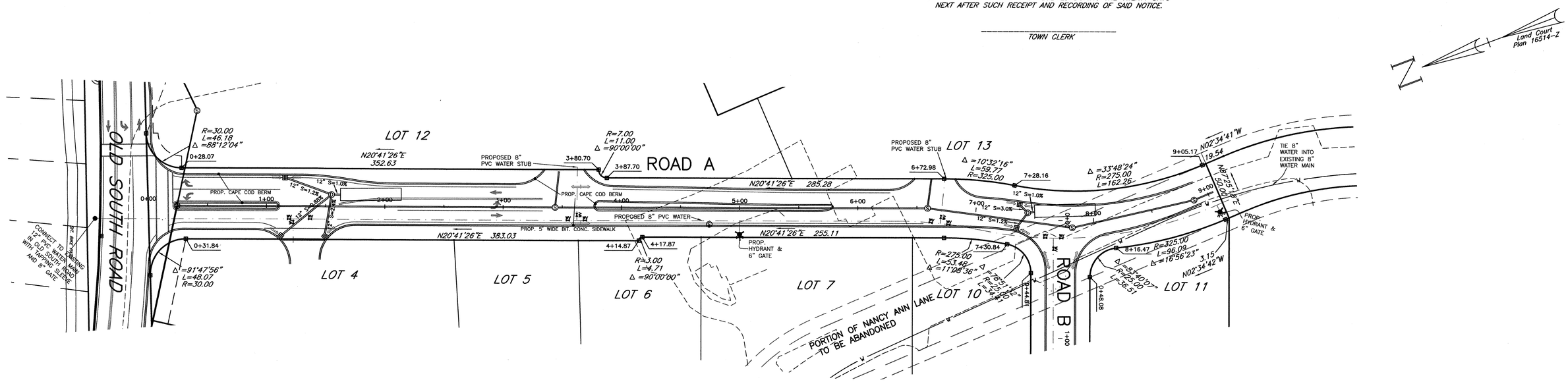

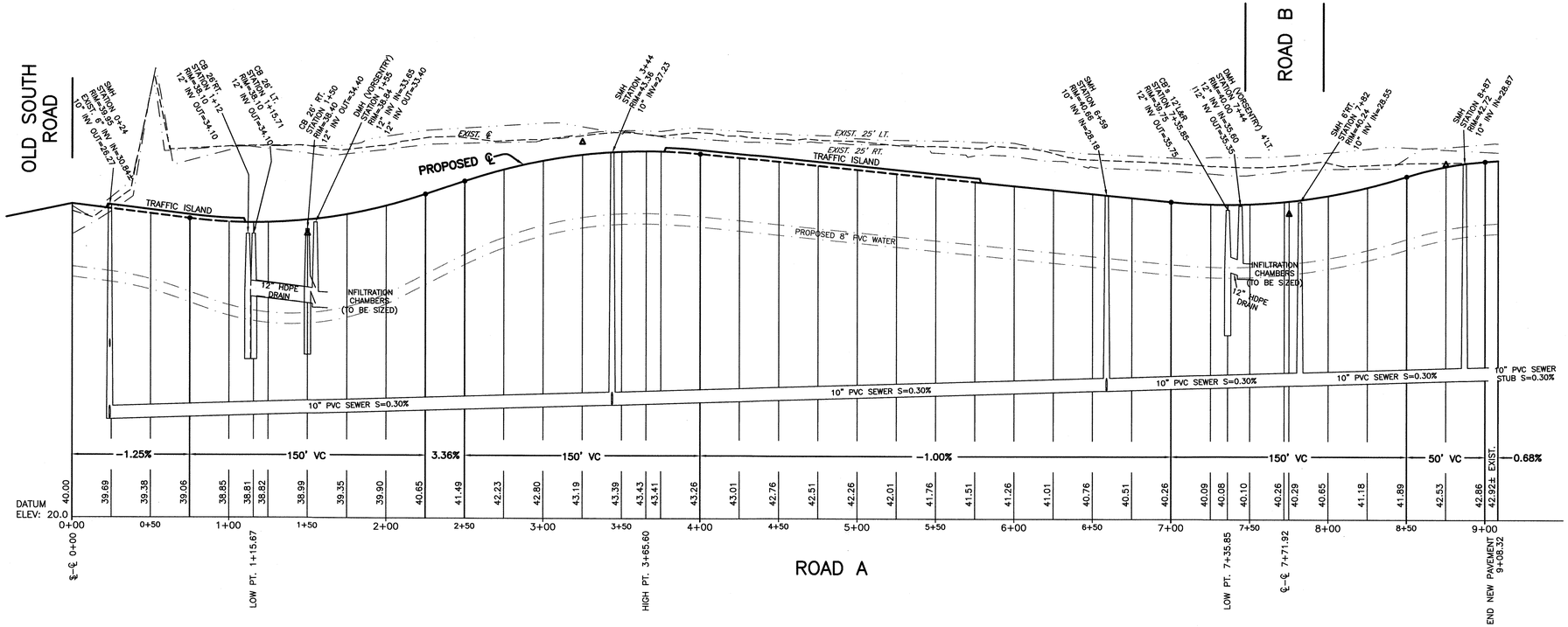

NOTE:
EXISTING UTILITIES AND PAVEMENT IN THE PORTION OF NANCY ANN LANE TO BE ABANDONED ARE TO BE REMOVED.

Seal

COMMONWEALTH OF MASSACHUSETTS
PETER J. OGREN
CIVIL
No. 27145
REGISTERED PROFESSIONAL ENGINEER
6/13/16

Hayes
0' 20' 40' 80' 120'

DEFINITIVE PLAN & PROFILE
ROAD A
NANTUCKET, MASS.

OWNERS:
RICHMOND GREAT POINT DEVELOPMENT, LLC
23 CONCORD STREET
WILMINGTON, MA 01887

Engineer
Hayes Engineering, Inc.
603 Salem Street
Wakefield, Mass. 01880
www.hayeseng.com

Scale: 1"=40' (Hor.) & 4' (Ver.)
June 9, 2016

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NANTUCKET
PLANNING BOARD

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PROFILE SHEET 1 OF 2

SHEET 7 OF 11

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CLERK'S CERTIFICATION ON THE PLAN

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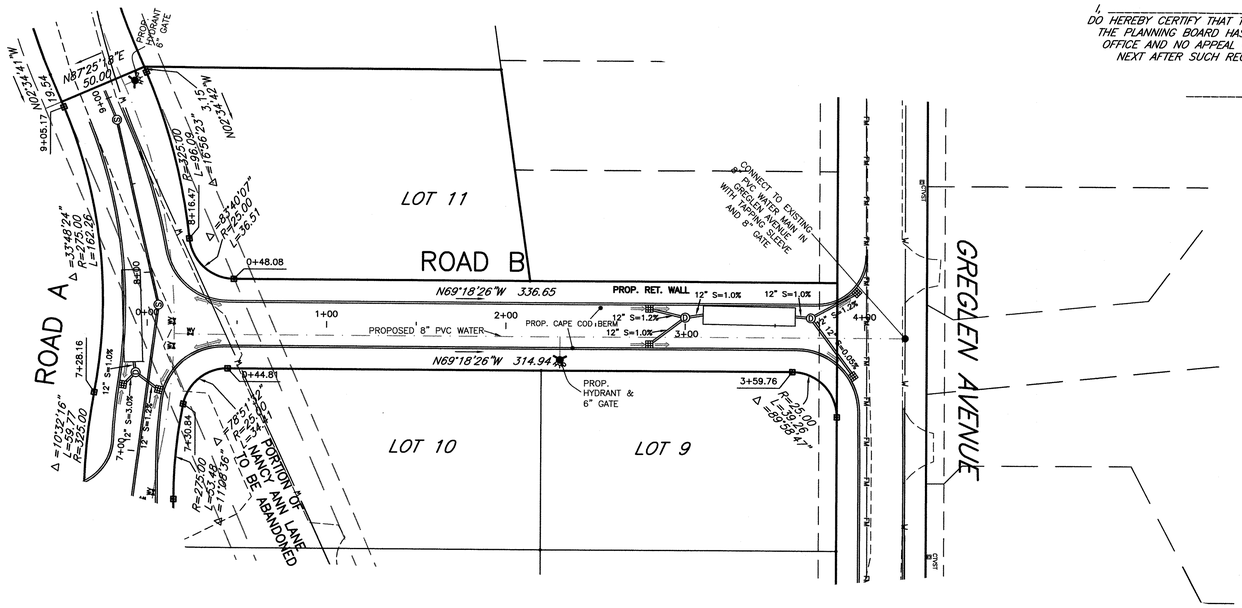

NOTE:
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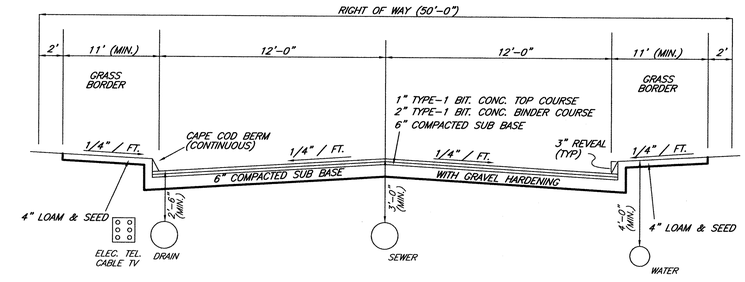
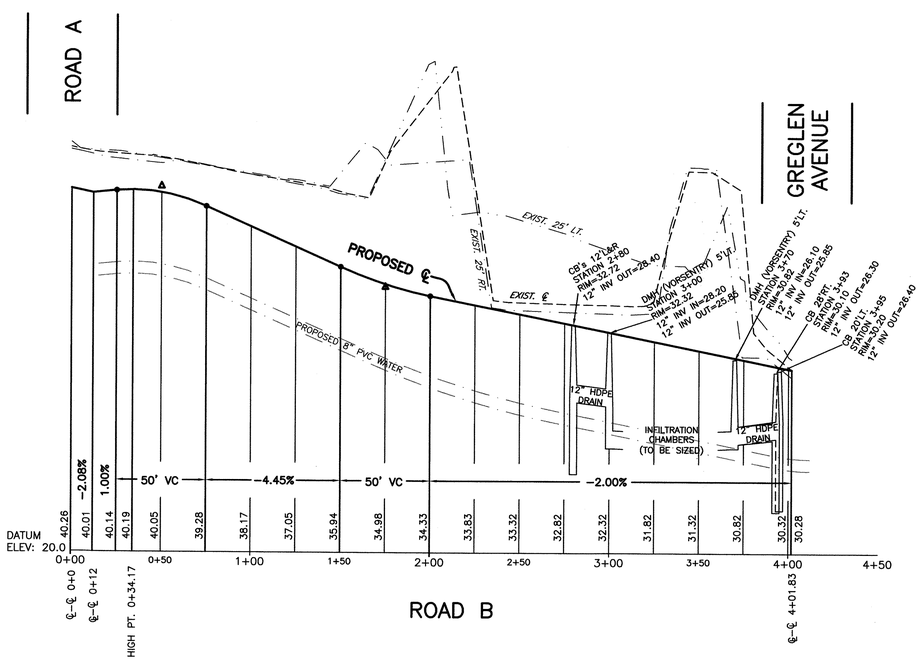


TYPICAL ROADWAY CROSS SECTION

NOT TO SCALE



Seal

COMMONWEALTH OF MASSACHUSETTS
PETER J. OGREN
CIVIL
No. 27145
REGISTERED PROFESSIONAL ENGINEER
6/13/16

Hayes

0' 20' 40' 80' 120'

DEFINITIVE PLAN & PROFILE
ROAD B
NANTUCKET, MASS.

OWNERS:

RICHMOND GREAT POINT DEVELOPMENT, LLC
23 CONCORD STREET
WILMINGTON, MA 01887

Engineer

Hayes Engineering, Inc.
603 Salem Street
Wakefield, Mass. 01880
www.hayeseng.com

Scale: 1"=40' (Hor.) & 4' (Ver.)

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NANTUCKET PLANNING BOARD

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PROFILE SHEET 2 OF 2

SHEET 8 OF 11

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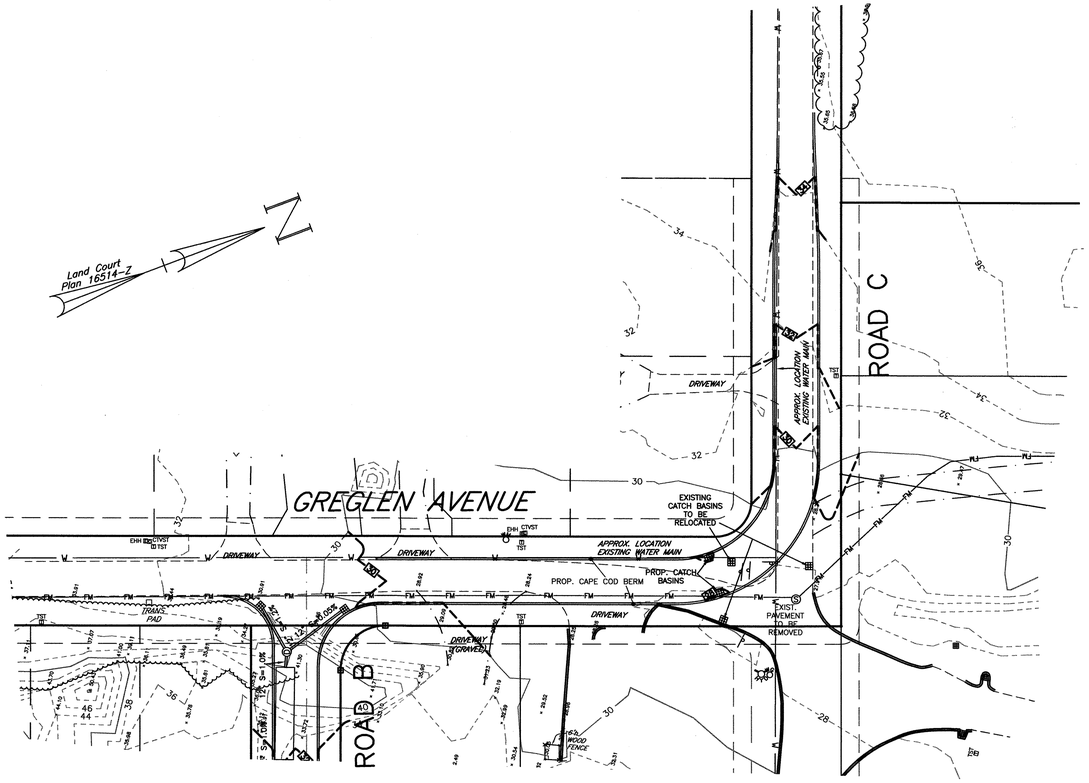
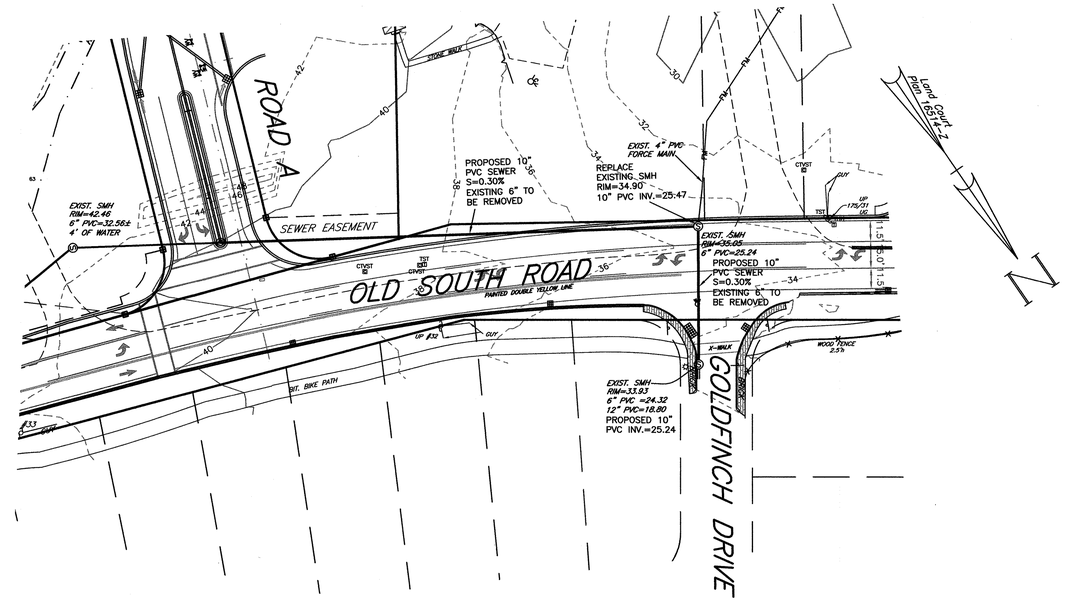


GREGLEN AVENUE & ROAD C
ROADWAY IMPROVEMENTS



PROPOSED SEWER FROM
ROAD A TO EXISTING SEWER
IN GOLDFINCH DRIVE

CLERK'S CERTIFICATION ON THE PLAN

DATE: _____

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TOWN CLERK

Seal: COMMONWEALTH OF MASSACHUSETTS — PETER J. OGREN — CIVIL — No. 27145 — REGISTERED PROFESSIONAL ENGINEER — 6/13/16

Hayes

0' 20' 40' 80' 120'

GREGLEN AVENUE & NANCY ANN ROADWAY IMPROVEMENTS & SEWER NANTUCKET, MASS.

OWNERS:

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23 CONCORD STREET
WILMINGTON, MA 01887

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IMPROVEMENT SHEET 1 OF 2

SHEET 9 OF 11

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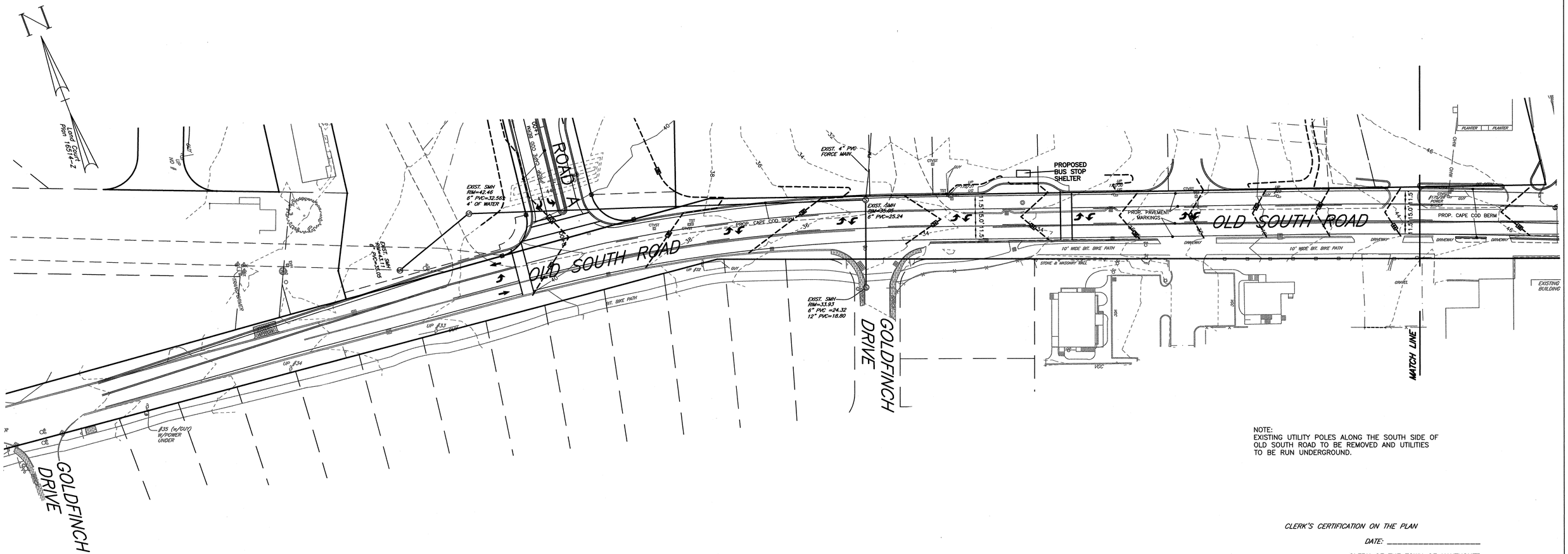
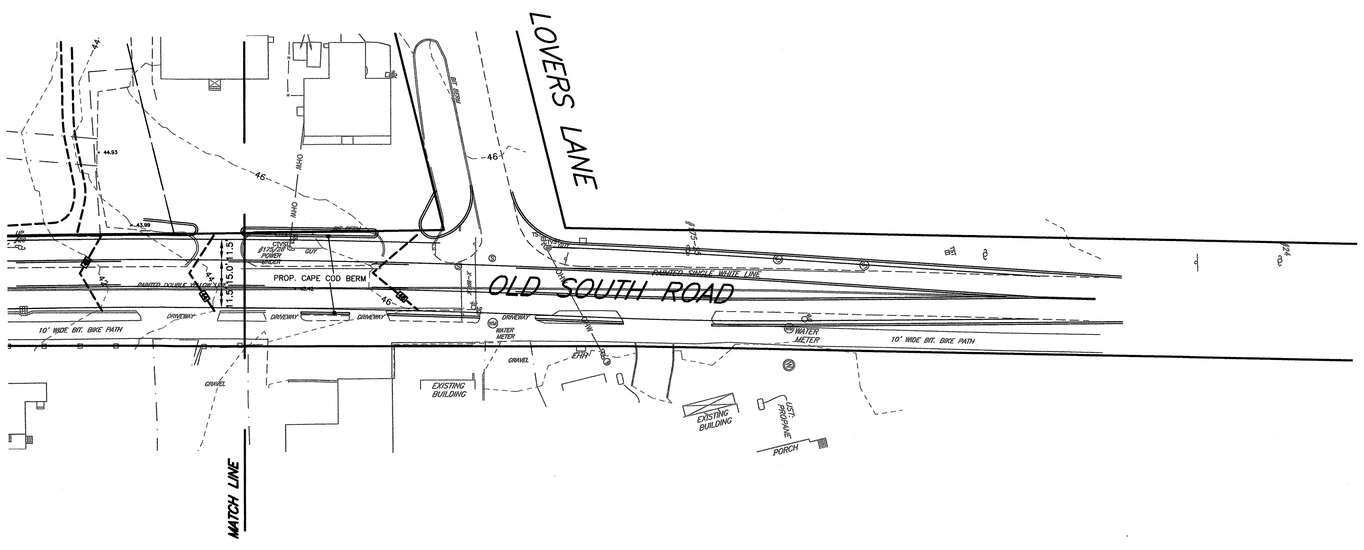


NOTE:
EXISTING UTILITY POLES ALONG THE SOUTH SIDE OF OLD SOUTH ROAD TO BE REMOVED AND UTILITIES TO BE RUN UNDERGROUND.



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TOWN CLERK

Seal

COMMONWEALTH OF MASSACHUSETTS
PETER J. OGREN
CIVIL
No. 27145
REGISTERED PROFESSIONAL ENGINEER
6/13/16

Hayes
0' 20' 40' 80' 120'

ROADWAY IMPROVEMENT PLAN
OLD SOUTH ROAD
NANTUCKET, MASS.

OWNERS:

RICHMOND GREAT POINT DEVELOPMENT, LLC
23 CONCORD STREET
WILMINGTON, MA 01887

Engineer

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603 Salem Street
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IMPROVEMENT SHEET 2 OF 2

SHEET 10 OF 11

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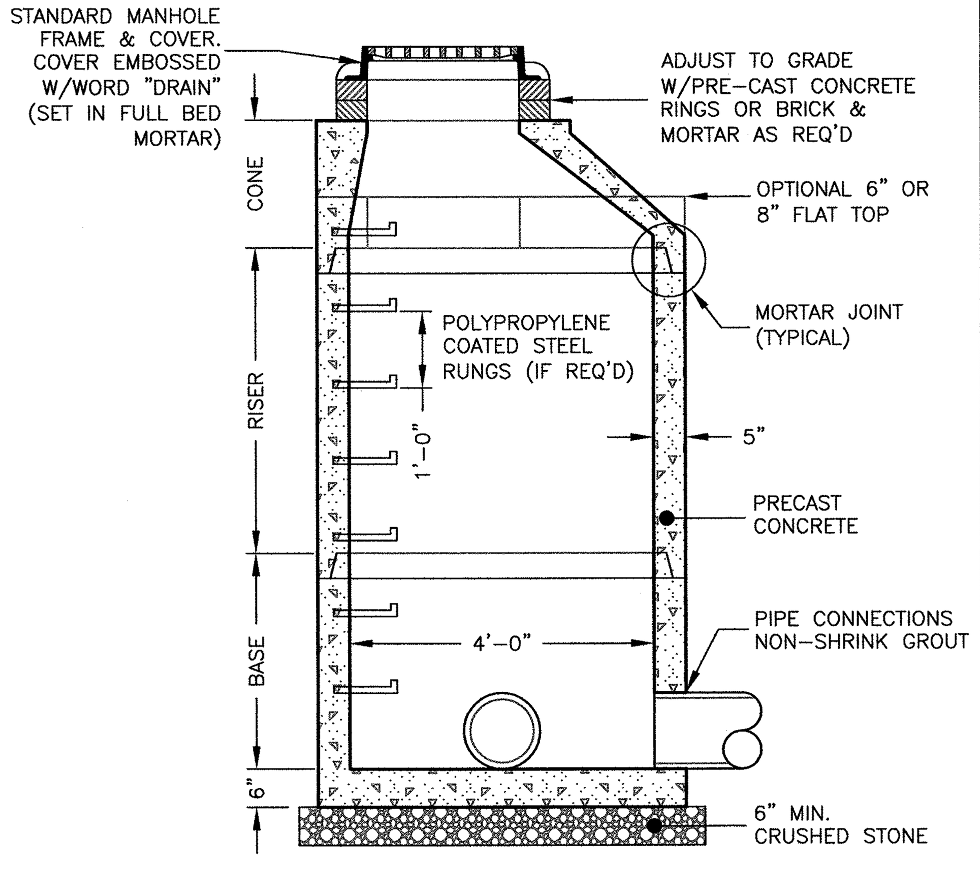
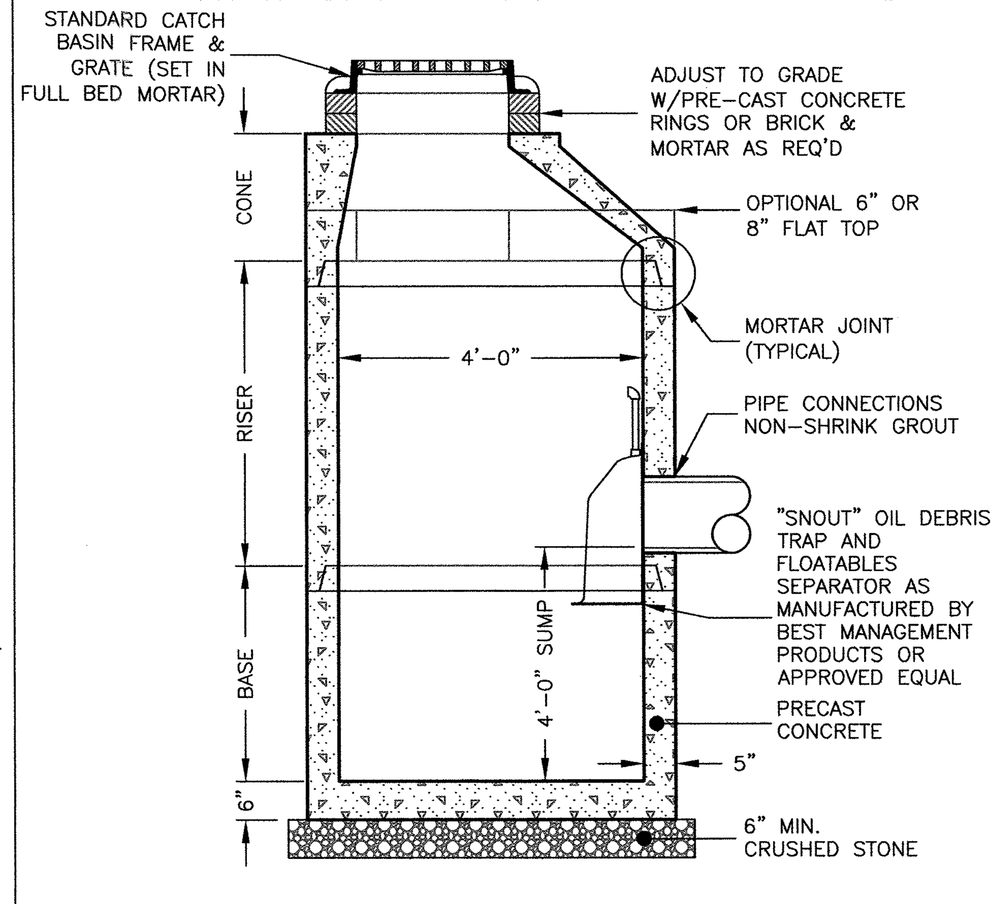


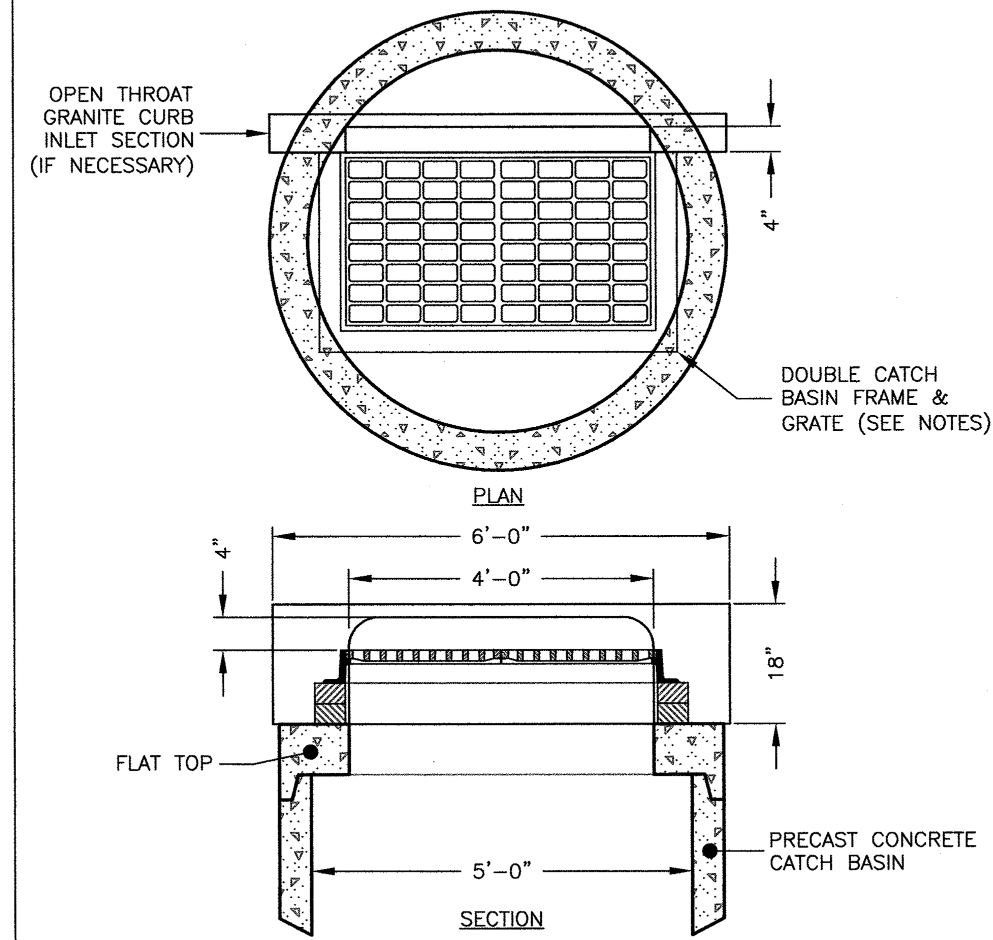
PRE-CAST DRAIN MANHOLE
NOT TO SCALE

NOTES:
1. CONCRETE: 4,000 PSI MINIMUM AFTER 28 DAYS.
2. REINFORCED STEEL CONFORMS TO LATEST ASTM A185 SPEC. 0.12 SQ. IN./LINEAL FT. AND 0.12 SQ. IN. (BOTH WAYS) BASE BOTTOM.
3. H-20 DESIGN LOADING PER AASHTO HS-20-44; ASTM C478 SPEC FOR "PRECAST REINFORCED CONCRETE MANHOLE SECTIONS."



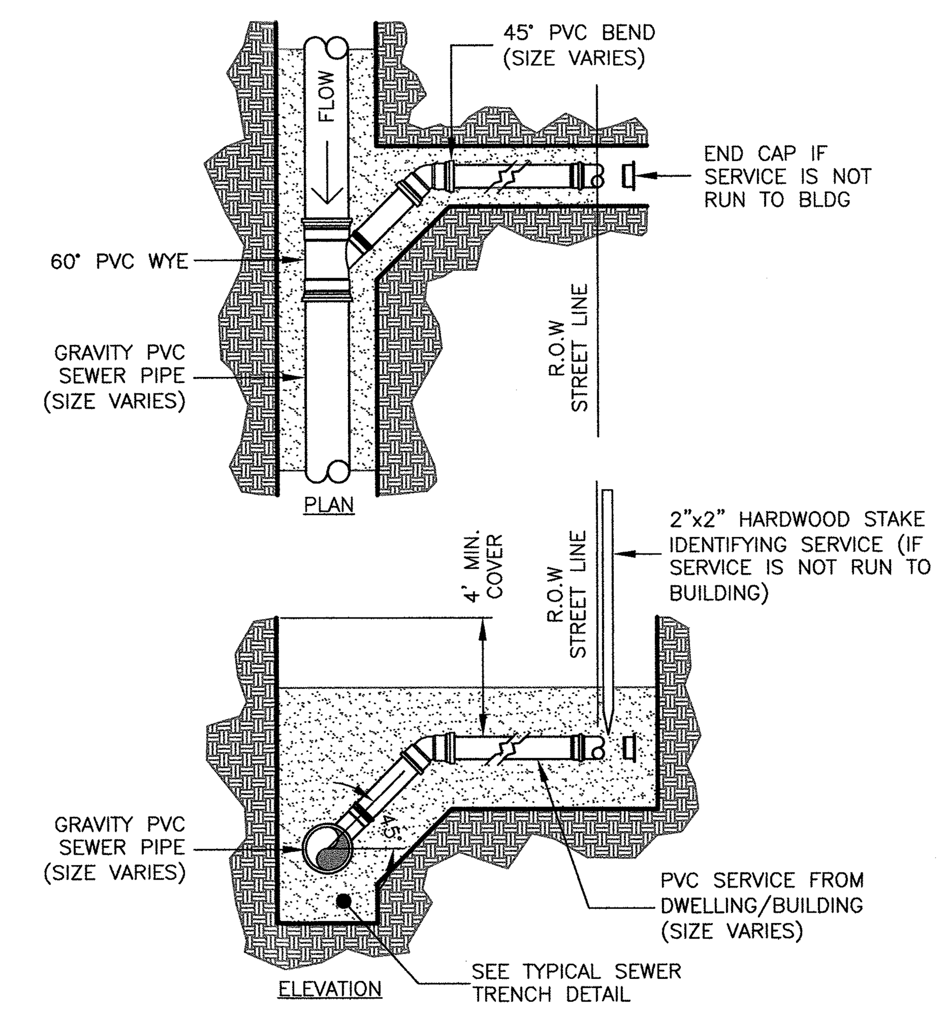
PRE-CAST CATCH BASIN
NOT TO SCALE

NOTES:
1. CONCRETE: 4,000 PSI MINIMUM AFTER 28 DAYS.
2. REINFORCED STEEL CONFORMS TO LATEST ASTM A185 SPEC. 0.12 SQ. IN./LINEAL FT. AND 0.12 SQ. IN. (BOTH WAYS) BASE BOTTOM.
3. H-20 DESIGN LOADING PER AASHTO HS-20-44; ASTM C478 SPEC FOR "PRECAST REINFORCED CONCRETE MANHOLE SECTIONS."

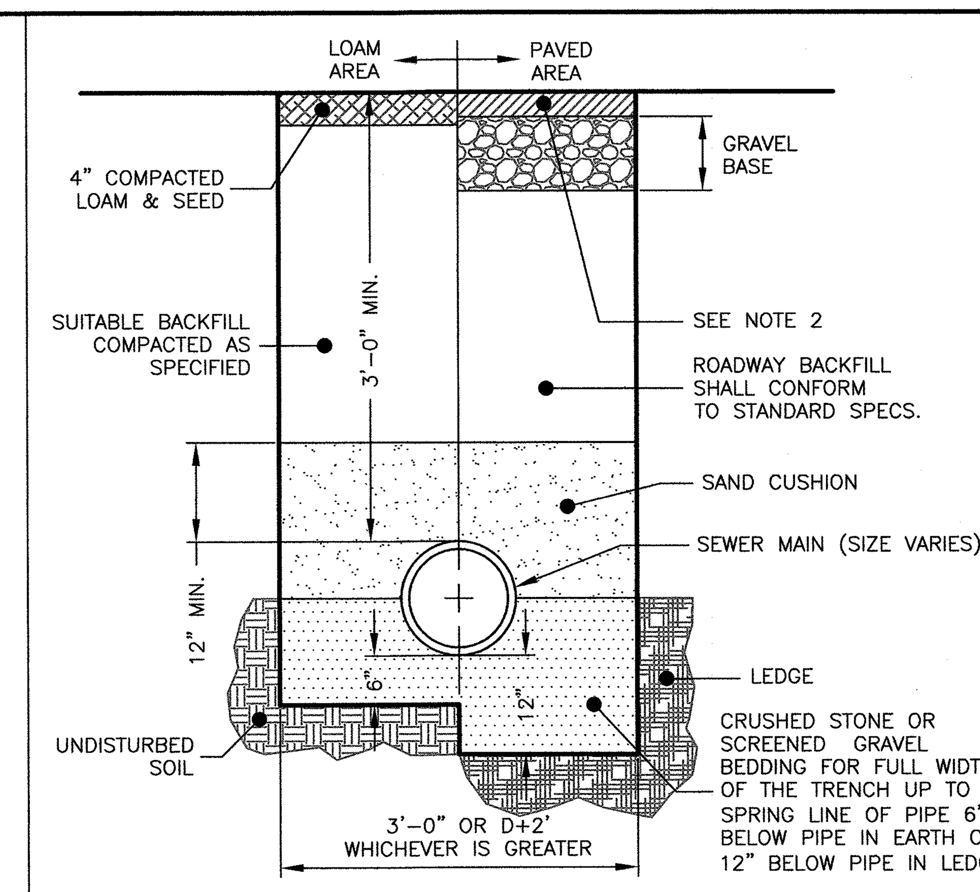


DOUBLE FRAME & GRATE
NOT TO SCALE

NOTES:
1. ON SLOPES USE LEBARON LV2448-2-000 FRAME W/LEBARON LK120D-300 3 FLANGE CASCADE GRATE OR APPROVED EQUAL.
2. AT LOW POINTS USE LEBARON LV2448-2-000 FRAME W/LEBARON LF248-2-000 3 FLANGE GRATE OR APPROVED EQUAL.

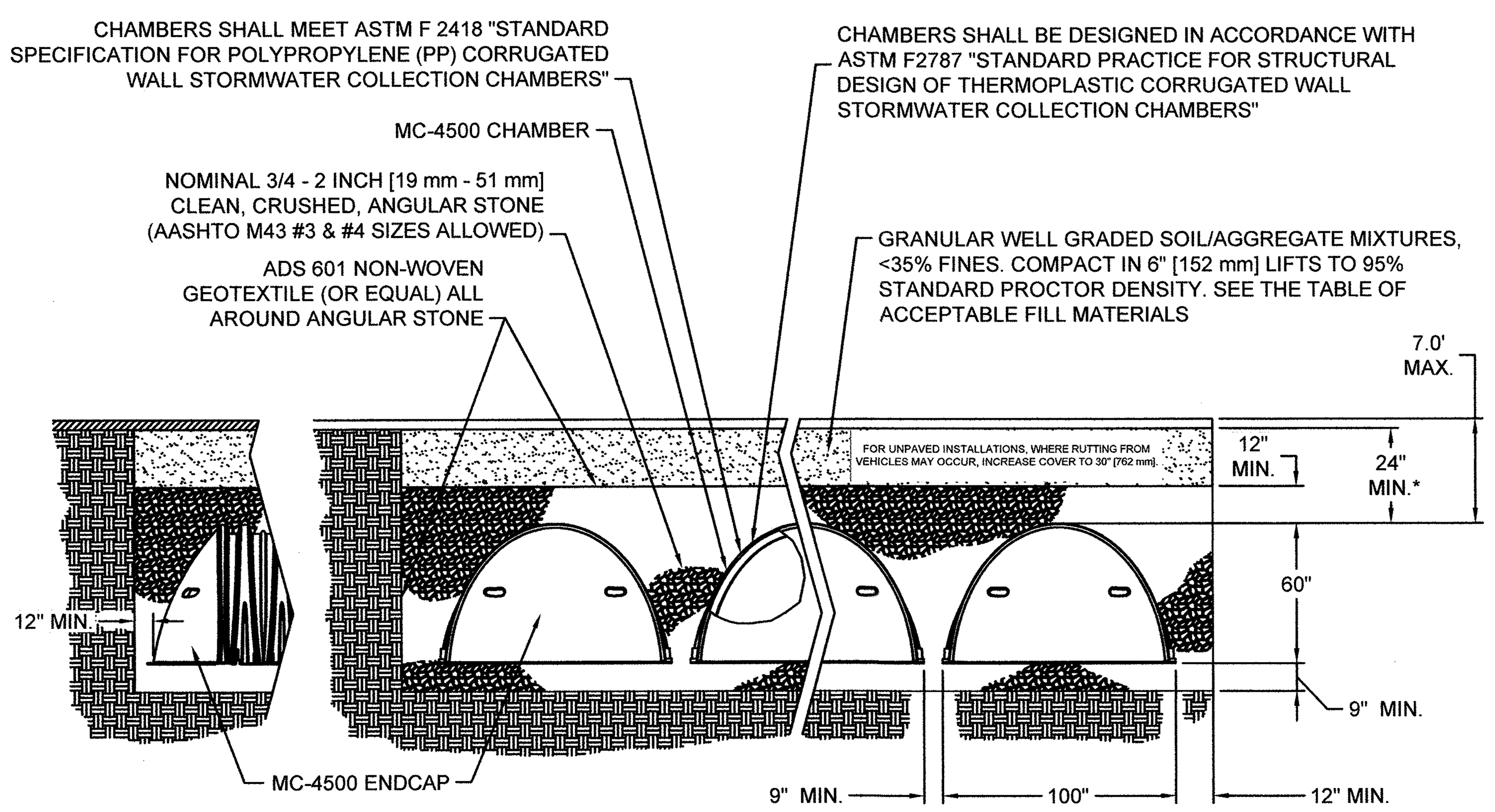


SEWER SERVICE CONNECTION
NOT TO SCALE



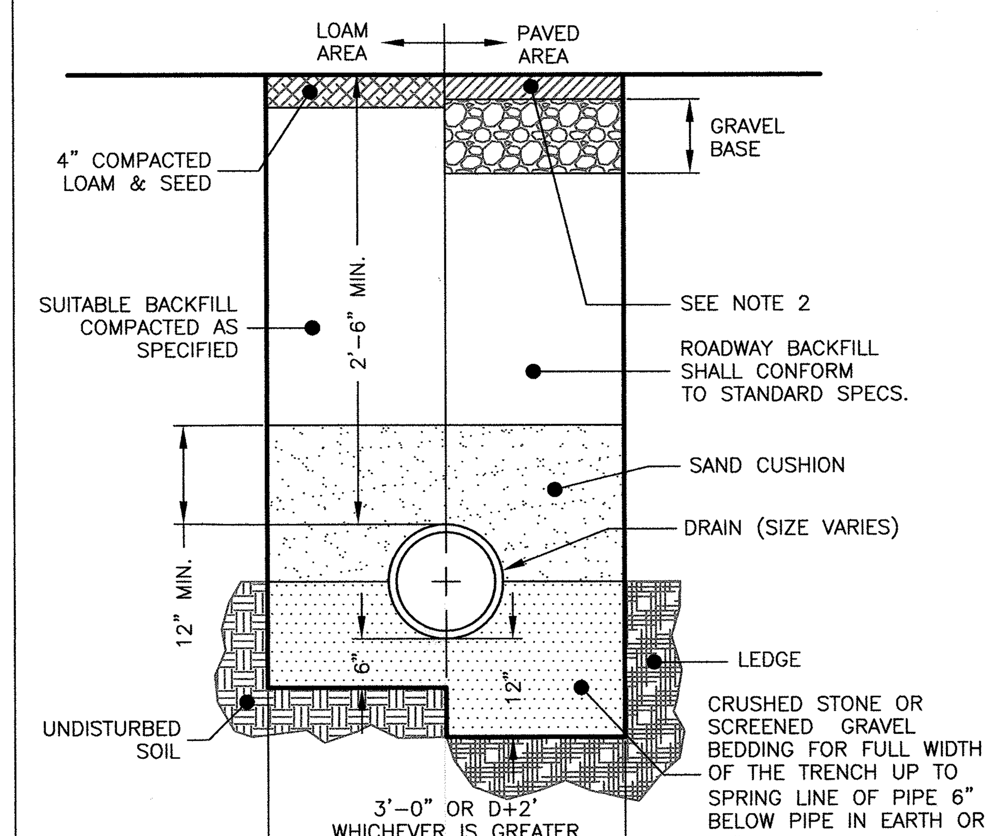
SEWER TRENCH
NOT TO SCALE

NOTES:
1. ALL MATERIAL SHALL CONFORM TO CITY/TOWN OF DEPARTMENT OF PUBLIC WORKS.
2. NEW ROADWAY CONSTRUCTION SHALL CONFORM TO CITY/TOWN SPECIFICATIONS.
3. IN LIEU OF THE 12" GRAVEL COURSE AND 9" OF CRUSHED GRAVEL, 18" OF CRUSHED GRAVEL OR RECLAIMED STABILIZED BASE MAY BE USED AS A BASE FOR THE PAVEMENT REPAIR.
4. MATERIAL SHALL BE REPLACED IN KIND WHENEVER POSSIBLE.
5. A MINIMUM 2' CUTBACK IS REQUIRED AT THE TOP OF THE TRENCH WALL OVER UNDISTURBED MATERIAL.



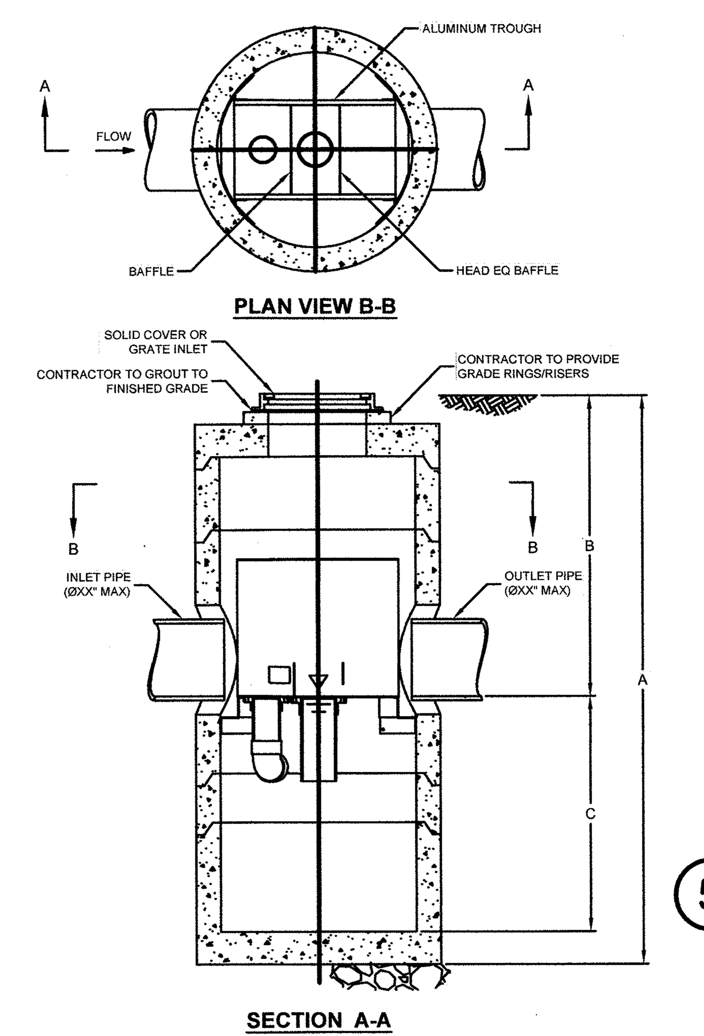
PERIMETER STONE MUST ALWAYS BE BROUGHT UP EVENLY WITH BACKFILL OF BED. PERIMETER STONE MUST EXTEND HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH STRAIGHT OR SLOPED SIDEWALLS.

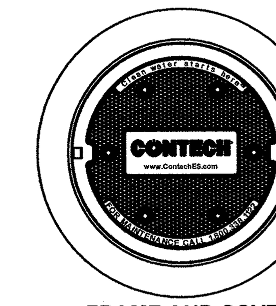
5 MC-4500 TYPICAL CROSS-SECTION
NOT TO SCALE



DRAIN TRENCH
NOT TO SCALE

NOTES:
1. ALL MATERIAL SHALL CONFORM TO CITY/TOWN OF DEPARTMENT OF PUBLIC WORKS.
2. NEW ROADWAY CONSTRUCTION SHALL CONFORM TO CITY/TOWN SPECIFICATIONS.
3. IN LIEU OF THE 12" GRAVEL COURSE AND 9" OF CRUSHED GRAVEL, 18" OF CRUSHED GRAVEL OR RECLAIMED STABILIZED BASE MAY BE USED AS A BASE FOR THE PAVEMENT REPAIR.
4. MATERIAL SHALL BE REPLACED IN KIND WHENEVER POSSIBLE.
5. A MINIMUM 2' CUTBACK IS REQUIRED AT THE TOP OF THE TRENCH WALL OVER UNDISTURBED MATERIAL.





FRAME AND COVER
(DIAMETER VARIES)
N.T.S.

GENERAL NOTES
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. DIMENSIONS MARKED WITH ( ) ARE REFERENCE DIMENSIONS. ACTUAL DIMENSIONS MAY VARY.
3. FOR FABRICATION DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.ContechES.com
4. VORTSENTRY HS WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING.
5. STRUCTURE SHALL MEET AASHTO HS20 AND CASTINGS SHALL MEET AASHTO M306 LOAD RATING, ASSUMING GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION.

INSTALLATION NOTES
1. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
2. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE VORTSENTRY HS MANHOLE STRUCTURE (LIFTING CLUTCHES PROVIDED).
3. CONTRACTOR TO INSTALL JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS AND ASSEMBLE STRUCTURE.
4. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT PIPES. MATCH PIPE INVERTS WITH ELEVATIONS SHOWN.
5. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.

5 VORTSENTRY HS STANDARD DETAIL

CLERK'S CERTIFICATION ON THE PLAN

DATE: ____________________

I, ____________________ , CLERK OF THE TOWN OF NANTUCKET, DO HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

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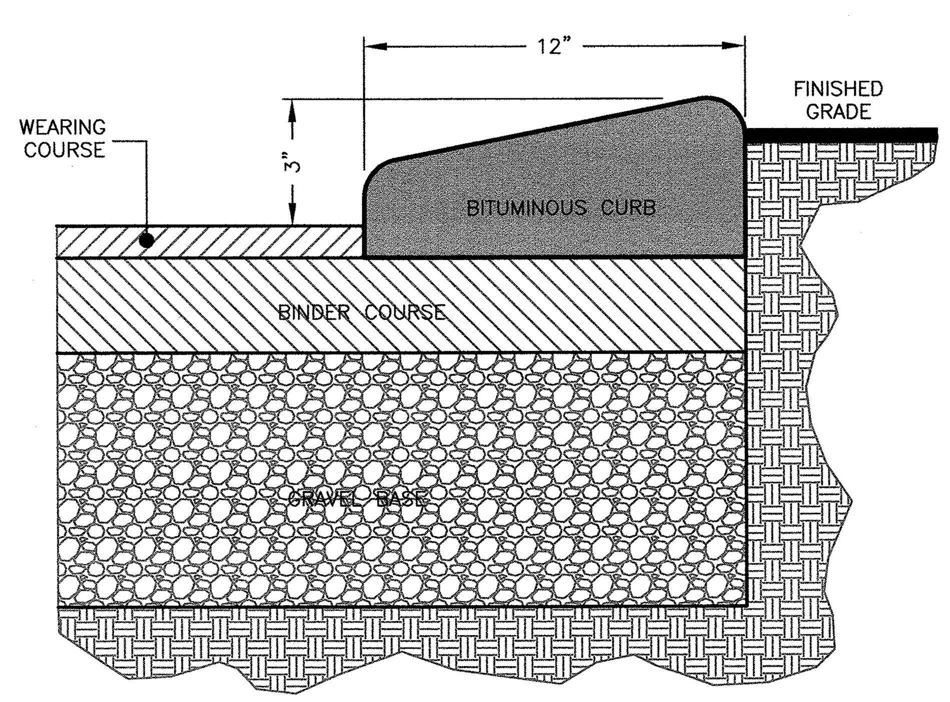
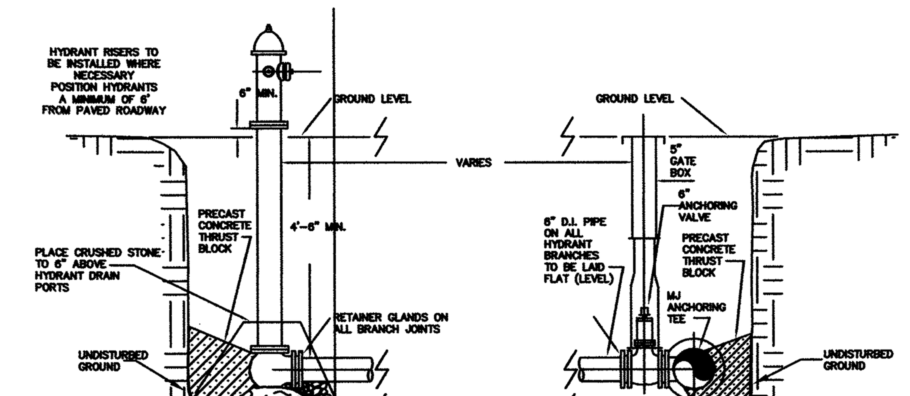
TOWN CLERK

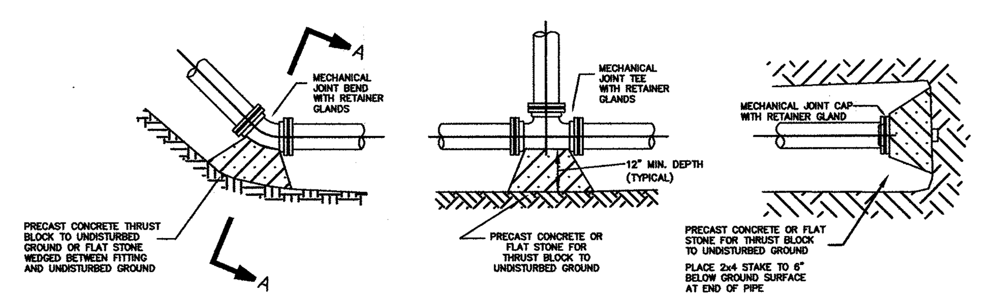


CAPE COD CURB
NOT TO SCALE



TYPICAL HYDRANT ASSEMBLY INSTALLATION
NOT TO SCALE

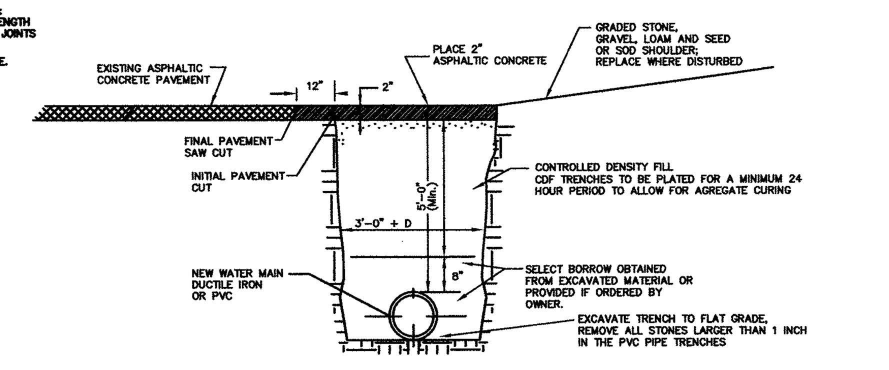
NOTES:
1. HYDRANTS ARE TO BE INSTALLED WITHIN THE ROADWAY LAYOUT
2. FOR HYDRANTS INSTALLED AT DEAD END OF WATER MAINS: INSTALL VALVE WITH RESTRAINED JOINTS AND ONE FULL LENGTH OF PIPE BETWEEN VALVE AND HYDRANT WITH RESTRAINED JOINTS
3. ALL HYDRANT BRANCH PIPING TO BE 6" DUCTILE IRON PIPE.



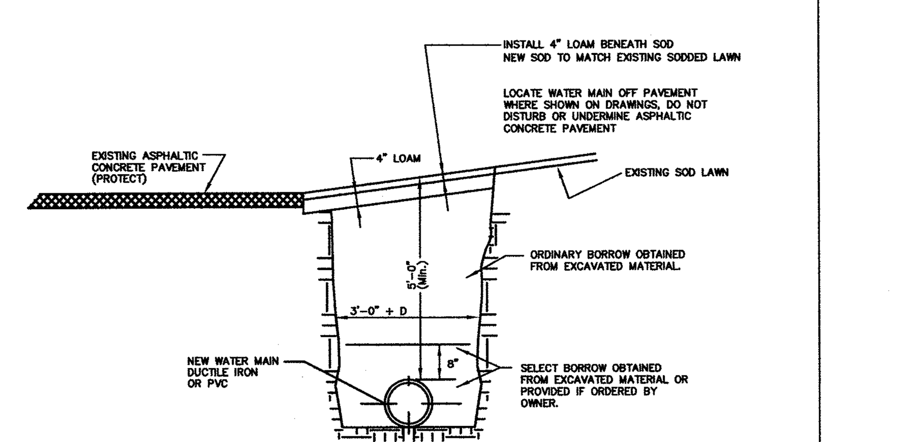
TYPICAL THRUST BLOCK DETAILS
NOT TO SCALE

PIPE DIAMETER	BENDS				TEE
	11.25	22.5	45	90	
6	1	1	1	2	1.5
8	1	1	2	3	2.5
12	1	2	3.5	6.5	5

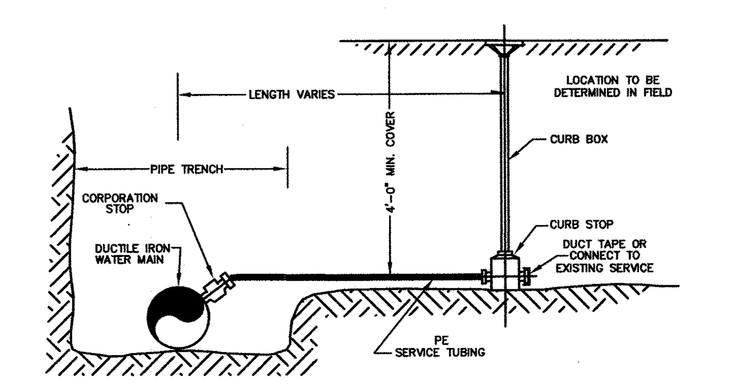
THRUST BLOCK BEARING AREA (SF) (BASED UPON 100 psi WATER PRESSURE AND 3000 PSF BEARING LOAD CAPACITY)



TYPICAL CROSS TRENCH IN ROADWAY SURFACE
(SHOWN RIGHT SIDE INSTALLATION LEFT SIDE SIMILAR)
NOT TO SCALE



TYPICAL TRENCH IN SHOULDER (SOD)
(SHOWN RIGHT SIDE INSTALLATION LEFT SIDE SIMILAR)
NOT TO SCALE



TYPICAL SERVICE CONNECTION
NOT TO SCALE

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Seal
COMMONWEALTH OF MASSACHUSETTS PETER J. OGREN CIVIL No. 27145 REGISTERED PROFESSIONAL ENGINEER 6/13/16

Hayes
0' 20' 40' 80' 120'

DETAIL SHEET
OLD SOUTH ROAD CROSSING
NANTUCKET, MASS.

OWNERS:
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23 CONCORD STREET
WILMINGTON, MA 01887

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Scale: 1"=N.T.S.
June 9, 2016

NANTUCKET PLANNING BOARD
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DETAIL SHEET 1 OF 1

SHEET 11 OF 11

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REQUESTED WAIVERS
OLD SOUTH ROAD CROSSING
NANTUCKET, MASSACHUSETTS

June 2016

Town of Nantucket Rules and Regulations

Section 2.06b(10)	The elevations shown on the plan are NAVD88 rather than half-tide datum.
Section 2.06b(14)(a)	Landscape Plan to be provided prior to Planning Board approval.
Section 2.06b(14)(b)	Existing trees to be saved will be decided during construction.
Section 4.03e	No Right-of-way rounding is proposed on the south side of the intersection of Road B and Greglen Avenue. However, a 28 foot curb radius is being proposed.
Section 4.06(b)(3)	Stormtech® MC-4500 stormwater chambers to be substituted for the leaching basin (Appendix A, Plate No. 12)
Section 4.13	Dry sewer lines are not proposed to be installed.
Section 4.16	Same as Section 2.06b(14)(a) & (b) above.
Section 4.18	No sidewalks are proposed along the sides of the proposed roadway Road B and one sidewalk is proposed along a portion of Road A.
Section 4.23	Soil tests will be provided prior to Planning Board approval.

Hayes Engineering, Inc

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SITE ANALYSIS REPORT
OLD SOUTH ROAD CROSSING
NANTUCKET, MASSACHUSETTS

June 10, 2016

This site analysis report was prepared as part of the submission requirements of a definitive subdivision plan in accordance with Section II, 2.06(a) (11) of the Rules and Regulations of the Planning Board for the Town of Nantucket, as amended. This subdivision plan proposes the creation of thirteen (13) lots, in conjunction with 1,268 linear feet of roadway, together with approximately 2,300 linear feet of improvements to Old South Road, Greglen Avenue and Nancy Ann Lane (Road C) as shown on the subdivision plans. The new roadways, known as Road A and Road B are proposed to be constructed as shown on the typical cross-sections illustrated on the profile plans, in order to provide frontage and adequate access to the lots within the parcel in a safe and convenient manner.

The site, being approximately 24.3 acres in extent, is located approximately 2.1 miles southeast of the town center, and is currently consists of undeveloped meadow, areas of interspersed scrub oak and pines (brush) and areas of developed residential and commercial lands, buildings and driveways. The topography of the site ranges from approximately 22 feet above the North American Vertical Datum of 1988 (NAVD88) to approximately elevation 43.

The area in which the project is proposed to be constructed is within the CN, R-5 and CTEC zoning districts. Zoning requirements for each district are summarized in the table below:

Criteria	CN Zoning District	R-5 Zoning District	CTEC Zoning District
Lot Area	7,500 sf.	5,000 sf.	10,000 sf.
Lot Frontage	50 feet	50 feet	50 feet
Front Yard	10 feet	10 feet	10 feet
Side Yard	5 feet	10 feet on one-side, 5 feet thereafter	5 feet
Rear Yard	10 feet	5 feet	10 feet
Ground Cover	40%	40%	40%

Lot areas of proposed lots vary from 16,000 sf. to 534,000 sf.

The property is comprised of Evesboro soils and were determined by using the Web Soil Survey from the National Cooperative Soil Survey for Nantucket County. The Evesboro sands consist of excessively-drained soil, generally found in smooth, irregular-shaped areas, as reported by the Soil Conservation Service. It is expected that the permeability of the soil is rapid in the surface layer and subsoil, and very rapid in the substratum.

Due to the granular nature and the grain size of the Evesboro soils coupled with the site topography and proposed drainage design leads us to believe that erosion is not expected to be a problem. Likewise, these soils are largely void of the small grain sizes, and do not produce excessively dusty conditions. Should dust control be required, it would be handled by wetting the surface of exposed areas during periods of activity of construction vehicles or in highly windy conditions. No other form of dust control is anticipated.

No surface water resources are present on the parcel being developed, nor are any portion of the site subject to the Wetlands Protection Act for Coastal Wetland Areas (M.G.L. Chapter 131, Section 40).

No areas of the site are represented as having severe limitations due to seasonal high water table. Similarly, no portion of the site is designated as being in a Zone A, B or V, as shown on the Flood Insurance Rate Map (FIRM), Community Panel #25019C0089G, effective date June 9, 2014.

The Evesboro sands typically provide poor potential for growth of vegetation.. The site is generally comprised of a sand and gravel pit with paved areas, numerous storage structures and gravel drives. There exists scattered clusters of vegetation on the southern end of the property of vegetation with the remained either pavement or devoid of vegetation. Any tree removal for the proposed roadways will be minimal as the majority of the area within the proposed roadway is currently gravel driveways or the sand and gravel pit.

An examination of the profile sheets submitted with the plan reveals that no major changes in watershed areas or directions are contemplated by construction of the subdivision proposed in this application. The general design approach for management of storm water is to collect the roadway drainage as well as runoff from portions of the site. This runoff is to be collected in deep sump catch basins, and then directed via a closed pipe system VortSentry treatment devices and discharge to proposed subsurface infiltration areas. The closed piping system shall be designed with sufficient capacity to accommodate the 25-year design storm and mitigation for the 100-year design storm. Stormwater entering the proposed subsurface infiltration area will provide for groundwater recharge in the proposed development. Also, the proposed deep sump catch basins and VortSentry devices will improve the water quality of the runoff from the proposed roadway.

The improvements which are contemplated for construction of the subdivision roadways include rights-of-ways with varying width as depicted on the plans. Existing roadways to be abandoned shall have pavement and infrastructure removed. Minimum pavement width for newly proposed roadways having two-way (bidirectional) traffic is 24-feet.

Sanitary sewer from the lots are proposed to be connected to municipal sanitary facilities available in Old South Road proximate to the intersection with Goldfinch Drive.

Potable water will be provided for domestic purposes by connecting to the Town water supply The proposed eight (8) inch water main through the project will be connected to an existing twelve (12) inch water main in Old South Road and existing eight (8) inch water main in Nancy Ann Lane.

The project roadways are provided to service future commercial and residential\multifamily developments within the project limits. The proposed roadway system will connect two existing roadways, Greglen Avenue and Nancy Ann Lane to Old South Road. These connection will provide for adequate site distances so as to enable vehicles to safely enter and exit the property, as well as providing adequate access for emergency vehicles.

The traffic generated by uses adjacent to the proposed roadway will add to the existing traffic volumes of the surrounding streets. Roadway improvements are proposed in Old South Road to mitigate new traffic generation. The geometry and construction of the proposed roadway system will provide for a safe and convenient alignment for vehicular traffic and access to the lots by emergency vehicles.

A sidewalk is being proposed along one side of the proposed Road A right-of-way.

It is presently anticipated that all construction related to the physical roadway and infrastructure improvements would be completed within two (2) years following the receipt of all necessary approvals.

There are no proposed common open spaces associated with this development.