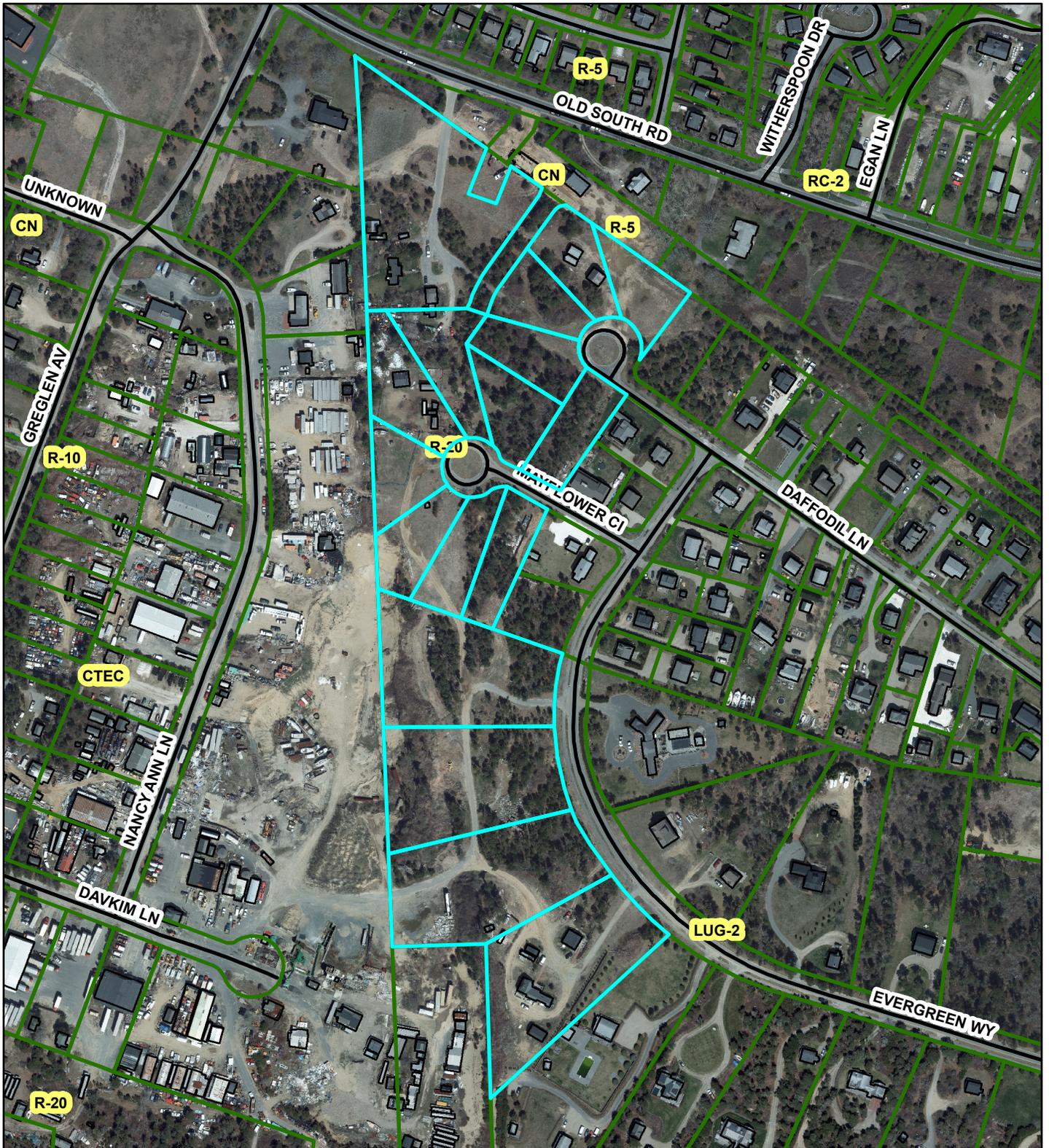




#43-16 Richmond Great Point Development, LLC
Sandpiper Place Single Family Home Development Project
Off Daffodil Lane, Mayflower Circle, Evergreen Way & Old South Road

Map 68 Parcels 129, 711, 712, 713, 714, 729, 730, 731, 732, 733, 734, 735, 736, 739, 740, 741, 742, 999.2

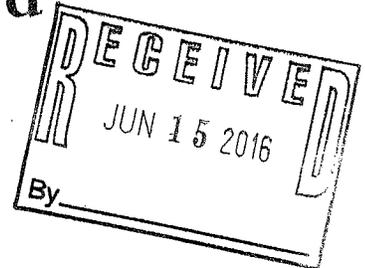




JUN 15 2016

Nantucket Planning Board

Application for a Special Permit



Date: June 13, 2016 File #: _____

Name of development: "Sandpiper Place" Single Family Home Development Project

Owner(s) name(s): Richmond Great Point Development LLC (Philip Pastan)

Mailing address: 23 Concord Street, Wilmington MA 01887

Phone number: 978-988-3900 Fax number: 978-988-3950

E-mail: ppastan@richmondco.com

Applicant's name: The Richmond Company, Inc. (David Armanetti and Patty Roggeveen)

Mailing address: 23 Concord Street, Wilmington MA 01887

Phone number: 978-988-3900 Fax number: 978-988-3950

E-mail: darmanetti@richmondco.com; proggeveen@richmondco.com

Engineer / surveyor's name: Green Seal Environmental, Inc. (Heather Twiss)

Mailing address: 114 State Road, Sagamore Beach MA 02562 Phone number:

508-888-6034 Fax number: 508-888-1506 E-mail: htwiss@gseenv.com

Location of lot(s): Off Daffodil Lane, Maflower Circle, Evergreen Way, and Old South Road

Street address Nineteen (19) Separate Parcels / Addresses

Tax Assessors Map _____ Parcel See Attachment "A" for Detail of Multiple Parcels

Nantucket Registry of Deed: See Attachment "B" for Detail of Multiple Parcels

Plan Book Page OR

Plan File # _____ OR Land Court Plan # _____ at Certificate # _____

Size of parcel: 749,235 SF (17.20 Acres) sq. ft. Zoning District: R-5 (Residential-5)

Special Permit sought: (check one)

- Cluster subdivision
- Commercial WECS
- Driveway Access/Curb Cut Special Permit
- Harbor Overlay District (HOD)
- Major Commercial Development (MCD)

- Multi-family Special Permit
- Moorlands Management District Subdivision or Construction (MMD)
- NEHOD (Neighborhood Employee Housing Overlay District)
- MRD (Major Residential Development)
- MIPOD (Mid-Island Planned Overlay District)
- Other Uses Requiring a Special Permit (specify all uses and *Nantucket Code* sections)

Section	Description
_____	_____
_____	_____
_____	_____
_____	_____

Specify all associated Zoning Code relief sought:

Section	Description
None	
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Only the zoning relief expressly requested above will be considered as part of this application.

If applying for a Major Commercial Development, specify how the application will comply with Section 139-11 (J) of the *Zoning Code of the Town of Nantucket*, also known as the Town's Affordable Housing Effort:
 Not Applicable (Application is not a Major Commercial Development Project)

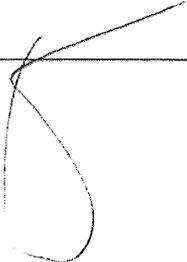
Planning Board filing fee due: \$ _____

Engineering Inspection Escrow Deposit due: \$ _____

I/ we hereby certify that the applicant(s) cited above have been authorized by me/ us to file a Special Permit application with the Planning Board on property that I/ we own.

Owner(s)' Signature(s) Philip Pastan, as Manager of Richmond Great Point Development LLC

Applicant's Signature





I/we _____, the undersigned, hereby authorize
_____ to act as agent(s) on my/our behalf and
to make any necessary revisions on this filed application as they may be requested by the Board to meet its
governing rules and guidelines.

Owner(s)' signature(s)

Check List:

- Planning Board Special Permit abutters list – to be obtained at the Tax Assessor's office
- Completed application form entitled "Application to the Planning Board for a Special Permit"
- Application fee of \$250.00 payable to Town of Nantucket
- Abutters fee of \$6.11 per abutters payable to Pitney Bowes Reserved Funds
- Four (4) sets of mailing labels with each abutter's name and address
 - 1" x 2 5/8" size, typed labels, are preferred
 - duplicate labels are not necessary if the same owner is listed for more than one abutting property
- Completed application form
- Town Clerk's stamped application (provide 2 copies-one for Town Clerk and one for Planning Board)

"ATTACHMENT A"
LIST OF INDIVIDUAL PROPERTIES FOR PLANNING BOARD SPECIAL PERMIT CERTIFIED ABUTTERS LIST REQUEST
RICHMOND GREAT POINT DEVELOPMENT LLC
"SANDPIPER PLACE" SINGLE FAMILY HOME OWNERSHIP DEVELOPMENT PROJECT

Index	Parcel Address	Assessor's Tax Map / Parcel ID		Land Court Plan Information	
		Map	Parcel	Plan Number	Lot
1	30 Daffodil Lane	68	739	16514-40	628
2	32 Daffodil Lane	68	740	16514-40	629
3	34 Daffodil Lane	68	741	16514-40	630
4	35 Daffodil Lane	68	742	16514-40	631
5	3 Mayflower Circle	68	736	16514-40	625
6	4 Mayflower Circle	68	729	16514-40	618
7	5 Mayflower Circle	68	735	16514-40	624
8	6 Mayflower Circle	68	730	16514-40	619
9	7 Mayflower Circle	68	734	16514-40	623
10	8 Mayflower Circle	68	731	16514-40	620
11	9 Mayflower Circle	68	733	16514-40	622
12	10 Mayflower Circle	68	732	16514-40	621
13	24 Evergreen Way	68	711	16514-16	431
14	26 Evergreen Way	68	712	16514-16	432
15	28 Evergreen Way	68	713	16514-16	433
16	30 Evergreen Way	68	714	16514-16	434
17	73 Old South Road	68	129	16514-97	853
18	75(A) Old South Road	68	999.2	16514-100	858
19	Private Way (Adjacent to 73 Old South Road)	n/a	n/a	16514-G	"40.00 Wide Way"

"ATTACHMENT B"
LIST OF INDIVIDUAL PROPERTIES FOR DERIVATION OF TITLE FOR SPECIAL PERMIT APPLICATION
RICHMOND GREAT POINT DEVELOPMENT LLC
"SANDPIPER PLACE" SINGLE FAMILY HOME OWNERSHIP DEVELOPMENT PROJECT

Index	Parcel Address	Deed Recording Reference (Date, Book, Page)			Internal Reference in Deed	
		Date	Book	Page	Parcel Number	Page
1	30 Daffodil Lane	August 8, 2013	O1397	312	Fifty-Five	11
2	32 Daffodil Lane	August 8, 2013	O1397	312	Fifty-Six	11
3	34 Daffodil Lane	August 8, 2013	O1397	312	Fifty-Seven	11
4	35 Daffodil Lane	August 8, 2013	O1397	312	Fifty-Eight	11
5	3 Mayflower Circle	August 8, 2013	O1397	312	Fifty-Four	11
6	4 Mayflower Circle	August 8, 2013	O1397	312	Forty-Seven	9
7	5 Mayflower Circle	August 8, 2013	O1397	312	Fifty-Three	11
8	6 Mayflower Circle	August 8, 2013	O1397	312	Forty-Eight	10
9	7 Mayflower Circle	August 8, 2013	O1397	312	Fifty-Two	10
10	8 Mayflower Circle	August 8, 2013	O1397	312	Forty-Nine	10
11	9 Mayflower Circle	August 8, 2013	O1397	312	Fifty-One	10
12	10 Mayflower Circle	August 8, 2013	O1397	312	Fifty	10
13	24 Evergreen Way	August 8, 2013	O1397	312	Thirty-Seven	8
14	26 Evergreen Way	August 8, 2013	O1397	312	Thirty-Eight	8
15	28 Evergreen Way	August 8, 2013	O1397	312	Thirty-Nine	8
16	30 Evergreen Way	August 8, 2013	O1397	312	Forty	8
17	73 Old South Road	August 8, 2013	O1397	312	Forty-Three	9
18	75(A) Old South Road	February 6, 2015	Document # 00147075		n/a	n/a
19	Private Way (Adjacent to 73 Old South Road)	n/a	n/a	n/a	n/a	n/a



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

June 10, 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 "Conventional Subdivision Plan" (Dimensioned Lotting Plan)
In Support of Application for Special Permit (Workforce Homeownership Housing)
"Sandpiper Place" Single Family (Home Ownership) Housing Development
Old South Road, Daffodil Lane, Mayflower Circle, and Evergreen Way
Richmond Great Point Development LLC (Owner / Developer)

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 "Conventional Subdivision Plan" (including the description provided herein and the attached plans) in support of the application / plans for a special permit that is being submitted (concurrently) to the Town of Nantucket Planning Board to provide for the development of the "workforce homeownership housing" project which is proposed to be located on a combination of nineteen (19) contiguous properties comprising +/- 17.2 acres of land located on portions of 73, and 75(A) Old South Road; 30, 32, 34, and 35 Daffodil Lane, 3, 4, 5, 6, 7, 8, 9, and 10 Mayflower Circle, and 24, 26, 28, and 30 Evergreen Way, and an existing "Private Way" abutting and located immediately east of the 73 Old South Road property.

As you know, the applicable zoning, eligibility criteria, and process for applying for this category of special permit (workforce homeownership housing) is set forth in Section 139(8)(D) of the Town of Nantucket Zoning Bylaw, including an explanation of the parameters by which a project's eligibility for "bonus lots" is to be determined, and a description of the methodology for calculating the "bonus lots" that the project may be eligible for.

Section 139(8)(D)(2)(a) requires that the determination of any "bonus lots" is based on an analysis of the total number of building lots that can be created on the subject property by way of:

"a conventional subdivision plan meeting all dimensional and upland requirements of the Zoning Bylaw and in full conformance with (and requiring no waivers from) the Rules and Regulations Governing the Subdivision of Land, as may be amended by the Planning Board from time to time, as demonstrated by the submission of a dimensioned lotting plan.

The remainder of this correspondence briefly describes the methodology and calculations utilized to create the dimensioned lotting plan, which is attached hereto, and the conclusion that has been reached with respect to the total number of conventional building lots and bonus building lots that could be developed on the subject property, per the applicable criteria and regulations, as described above, subject to the issuance of the requisite special permit by the Town of Nantucket Planning Board.

The subject property is comprised of a total of +/- 17.2 acres of land area, encompassing a total of nineteen (19) existing lots, all of which has been designated within the Residential-5 (R-5) zoning district.

As shown in the attached “dimensioned lotting” plan, in accordance with the criteria set forth in Section 139(8)(D)(2)(a) of the Town of Nantucket Zoning Bylaw, and based on our engineering and zoning analysis, a conventional subdivision can be created on the subject property which yields a total of eighty-one (81) individual “by right” building lots.

This includes the design of building lots that all meet or exceed the (five thousand square foot) minimum lot area criteria, the fifty linear feet) minimum lot frontage criteria, and the (not less than 0.55) minimum lot regularity factor. The proposed plan also includes an access road (connecting to Old South Road) and internal roadways that are a minimum of the (forty linear feet wide) right of way width that is prescribed in the Rules and Regulations Governing the Subdivision of Land

Based on the foregoing, by applying the 1.33 “bonus lots” factor to the number of building lots allowed “by right” as set forth in Section 139(8)(D)(2)(a)[1] of the Town of Nantucket Zoning Bylaw, the subject property would be permitted to include a total of one hundred and eight (108) building lots, with the “by-right” base of eighty-one (81) building lots and an increment of twenty-seven (27) “bonus lots”.

The accompanying “sub-area” plan documents how the overall subject property can be broken up into four (4) individual subdivisions of not less than 60,000 square feet of land area, and shows the total number of (“by-right”) building lots that can be created in each sub-area / subdivision (see table below).

Calculations of Sub Areas (Individual Subdivisions) within Subject Property

Sub Area	Land Area (Square Feet)	Land Area (Acres)	“By-Right” Lots
Sub Area # 1	210,000 SF	4.8 Acres	38 Lots
Sub Area # 2	120,200 SF	2.8 Acres	16 Lots
Sub Area # 3	60,000 SF	1.4 Acres	9 Lots
Sub Area # 4	100,000 SF	2.3 Acres	18 Lots
Roads / Open Space	257,000 SF	5.9 Acres	n/a
Total	747,200 SF	17.2 Acres	81 Lots

Notwithstanding the maximum one hundred and eight (108) total building lots that can be created within the subject property, including the twenty-seven (27) “bonus lots” as described and demonstrated herein through submittal of the conventional subdivision plan, the maximum total single family building lots that were agreed to be developed on the subject property in the “2015 Richmond Great Point Development, LLC / Town of Nantucket Memorandum of Agreement” that was entered into on November 9, 2015, by and between Richmond Great Point Development LLC and the Town of Nantucket, acting by and through its Board of Selectmen, were limited to one hundred (100) building lots.

Based on the foregoing, the (workforce homeownership housing) special permit application that is being submitted concurrently with this correspondence, to facilitate the development of the proposed “Sandpiper Place” development on the subject property includes a total of one hundred (100) building lots, a total that is eight (8) building lots less than the maximum total that could otherwise be created on the subject property.

"Sandpiper Place" Workforce Homeownership Housing
Submittal of Conventional Subdivision Plan
June 10, 2016
Page Three

We look forward to the results of your review of the enclosed information / calculations and the attached plans, to confirm the accuracy and conclusions of the dimensioned lotting plan and the maximum number of building lots which could be created on the subject property.

If you have any immediate questions with respect to the information and materials submitted herein or the proposed project in general, please feel free to contact me at 978-988-3900, Extension # 12.

Very truly yours,

A handwritten signature in black ink, appearing to read "David J. Armanetti".

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

Cc: Philip Pastan, TRC
Kathryn Fossa, TRC
Patricia Roggeveen, RGPDLLC
Shane Valero, RGPDLLC
Andrew Burek, Esq., RGPDLLC
Arthur Reade Jr., Esq., RGH



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

June 10, 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 Special Permit (Workforce Homeownership Housing)
"Sandpiper Place" Single Family (Home Ownership) Housing Development
Old South Road, Daffodil Lane, Mayflower Circle, and Evergreen Way
Richmond Great Point Development LLC (Owner / Developer)

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 completed application form, plans, drainage reports, and related materials which are required to petition the Town of Nantucket Planning Board to consider the above-captioned proposal which requires the issuance of a special permit to allow for the development of the "workforce homeownership housing" project which is proposed to be located on a combination of nineteen (19) contiguous properties comprising +/- 17.2 acres of land located on portions of 73, and 75(A) Old South Road; 30, 32, 34, and 35 Daffodil Lane, 3, 4, 5, 6, 7, 8, 9, and 10 Mayflower Circle, and 24, 26, 28, and 30 Evergreen Way, and an existing "Private Way" abutting and located immediately east of the 73 Old South Road property.

The proposed project is comprised of the land area that was specifically re-zoned for this purpose, to the Residential-5 (R-5) zoning district and to qualify for the "workforce homeownership housing bonus lots" by the approval of Article 1 and Article 2 at the Nantucket Special Town Meeting of November 9, 2015, the provisions of which have been codified as Section 139-8(D) (Residential Development Options) of the Town of Nantucket Zoning Bylaw.

The proposed project is also expressly consistent with and complies with the terms and provisions of the "2015 Richmond Great Point Development, LLC / Town of Nantucket Memorandum of Agreement" dated November 9, 2015, which memorializes the specific terms under which a workforce homeownership housing community could be developed on the above-captioned properties (the "MOA").

The proposed project is comprised of a series of one hundred (100) single family residential lots, located in a subdivision / neighborhood that incorporates roadways, pedestrian walkways / bicycle paths, street lighting, and is served by a range of new infrastructure improvements (water, sewer, drainage, etc.).

The range of lot sizes that are proposed to be created, as shown on the attached plans, are as follows:

"Sandpiper Place" Single Family Home Ownership Project
Summary of Proposed Lot Types / Sizes

Lot Number on Plan	Range in Size of Lots	Number of Each Type of Lot in Project
"A" Lots	4,500 SF (90' by 50')	26 Lots
"B" Lots	4,000 SF (80' by 50')	58 Lots
"C" Lots	4,125 SF (75' by 55')	16 Lots
Subtotal	4,000 SF to 4,500 SF	100 Lots

Twenty-five percent of all of the proposed lots / homes, equal to twenty-five (25) lots / homes, will be developed as homes that will be sold to buyers who qualify under the household income and related eligibility criteria set forth in the MOA (including the local preference and lottery provisions described therein).

This will include the sale of nineteen (19) of the homes to buyers whose household incomes are equal to or less than eighty percent (80%) of the Area Median Income (AMI) established for Nantucket County by the US Department of Housing and Urban Development (HUD). In 2015, these (80% of AMI) annual income limits were equal to \$67,700 in annual income for a three person household and \$75,200 in annual income for a four person household. Based on these income limits and recent thirty year fixed rate mortgage interest rates which set the formula under how the maximum sales prices are established, the maximum sales price for the (80% AMI) affordable homes will be +/- \$260,000 for a two bedroom home and +/- \$285,000 for a three bedroom home. By the time the proposed project is approved, these maximum income and sales price limits will likely be tied to the 2016 income data that is issued / updated by the federal government, so these limits will likely change (slightly).

Under the "local affordability" provision set forth in the MOA, the other six (6) affordable homes will be sold to buyers whose household incomes are equal to or less than eighty percent (80%) of the Area Median Income (AMI) established for Nantucket County by the US Department of Housing and Urban Development (HUD). In 2015, these (175% of AMI) annual income limits were equal to \$148,000 in annual income for a three person household and \$164,500 in annual income for a four person household. Based on these income limits and recent thirty year fixed rate mortgage interest rates which set the formula under how the maximum sales prices are established, the maximum sales price for the (175% AMI) affordable homes will be +/- \$540,000 for a two bedroom home and +/- \$598,000 for a three bedroom home. By the time the proposed project is approved, these maximum income and sales price limits will likely be tied to the 2016 income data that is issued / updated by the federal government, so these limits will likely change (slightly).

"Sandpiper Place" Workforce Homeownership Project
Special Permit Application Submittal
June 10, 2016
Page Three

Per the terms of the MOA, all of the twenty-five (25) affordable homes will be dispersed uniformly throughout the project and the appearance and quality of finishes of the affordable homes will be directly comparable to the market rate homes that are developed within the property.

The proposed project is also subject to compliance with the applicable intensity and dimensional criteria set forth in Section 139-16 of the Town of Nantucket Zoning Bylaw (including but not limited to minimum lot size, frontage, yard setbacks, ground cover ratio, and (lot) regularity factor, as modified by the site flexibility standards that are set forth in Section 139(8)(D) of the Town of Nantucket Zoning Bylaw for workforce homeownership housing, which the proposed project is qualified for,

Because it is subject to issuance of a workforce homeownership housing special permit, as specified in Section 139-8(D)(1)(a)[3] of the Town of Nantucket Zoning Bylaw, the proposed subject is subject to major site plan review (MSPR) by the Planning Board (as set forth in Section 139-23, and specifically Section 139-23(B)(2) of the Town of Nantucket Zoning Bylaw).

The proposed project also includes a major "community focal point", which is proposed to be located at a highly visible and accessible location adjacent to the main entrance to the proposed project, immediately south of Old South Road, in the center of the 73 Old South Road property, that has been designed to incorporate a series of public spaces for community use, including a meeting house / barn structure, an outdoor common area, an outdoor patio / stage area, and landscaping improvements, all of which will be made available for public and community use for events and performance activities.

We appreciate the opportunity to submit the application, plans, and supporting materials for this important development proposal for your review and for consideration by the Planning Board and we look forward to commencing with the public hearing and public review process.

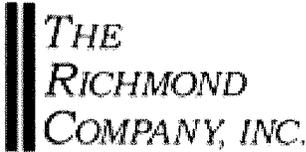
If you have any immediate questions with respect to the proposed project or any of the submittal materials, please feel free to contact me at 978-988-3900, Extension # 12.

Very truly yours,



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

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



*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 Special Permit (Workforce Homeownership Housing)
Richmond Great Point Development LLC (Owner / Developer)
"Sandpiper Place" Single Family Homeownership Development

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 issuance of a special permit to allow for the development of the "Sandpiper Place" workforce homeownership housing development, comprised of one hundred (100) single family housing lot on a combination of nineteen (19) properties totaling +/- 17.2 acres of land located Old South Road, Daffodil Lane, Mayflower Circle, and Evergreen Way.

The submittal of the application to your office is being completed as prescribed in Section 139-30(B)(1) of the Town of Nantucket Zoning Bylaw.

Upon your acknowledgment of receipt of the application (by way of time / date stamping the application), we will proceed to file a copy of the application (and all other required materials) forthwith to the Town of Nantucket Planning Board to obtain its review and subsequent action (as prescribed in Section 139-30(B)(2) of the Town of Nantucket Zoning Bylaw.

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,

A handwritten signature in black ink, appearing to read 'David J. Armanetti', written in a cursive style.

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

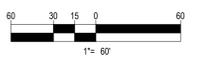
Cc: Andrew Burek, Esq., TRC
Arthur Reade, Jr., Esq., RGH



DAVKIM LANE

NANCY ANN

OLD SOUTH ROAD



PLAN NOTES

- THIS PLAN HAS BEEN PREPARED BASED ON REFERENCES INCLUDING:
 - GOOGLE EARTH AERIAL IMAGERY
 - MASSGIS ORTHOIMAGERY
 - CAD FILE TITLED "TOPO-PIT.DWG" PREPARED BY HAYES ENGINEERING AND PROVIDED BY RICHMOND GREAT POINT DEVELOPMENT, LLC
 - TOWN OF NANTUCKET GIS
- EXACT LOCATION OF PROPOSED BUILDING AND IMPROVEMENTS MUST BE CONFIRMED AND EVALUATED UPON COMPLETION OF SURVEY.
- THIS PLAN IS INTENDED FOR CONCEPTUAL REVIEW PURPOSES ONLY. THE EXISTING CONDITIONS SHOWN HEREON IS BASED UPON INFORMATION THAT WAS SUPPLIED TO OUR OFFICE AT THE TIME OF PLAN PREPARATION AND MAY BE SUBJECT TO CHANGE AND MUST BE UPDATED UPON PERFORMANCE OF A SURVEY.

RICHMOND GREAT POINT DEVELOPMENT LLC
OLD SOUTH ROAD PROPERTIES

NANTUCKET, MA

DIMENSIONED LOTTING PLAN

SCALE: 1"=60'
DATE: 06/10/2016
PROJECT #: W141196

REFERENCES:





CONVENTIONAL SUBDIVISION
(DIMENSIONED LOTTING PLAN)
R-5 ZONING DISTRICT

DEVELOPMENT CHART

TOTAL EXCLUDING ROADS:
A) 490,200 SF OF LAND +/-
B) 11.25 ACRES +/-
C) 81 LOTS

SUB AREA 4
100,000 SF
+/- 2.3 ACRES
18 LOTS

SUB AREA 2
120,200 SF
+/- 2.8 ACRES
16 LOTS

SUB AREA 1
210,000 SF
+/- 4.8 ACRES
38 LOTS

SUB AREA 3
60,000 SF
+/- 1.4 ACRES
9 LOTS

MAYFLOWER CIRCLE

DAFFODIL LANE

EVERGREEN WAY

OLD SOUTH ROAD



PLAN NOTES

- THIS PLAN HAS BEEN PREPARED BASED ON REFERENCES INCLUDING:
- GOOGLE EARTH AERIAL IMAGERY
- MASSGIS ORTHOIMAGERY
- CAD FILE TITLED "TOPD-P11.DWG" PREPARED BY HAYES ENGINEERING AND PROVIDED BY RICHMOND GREAT POINT DEVELOPMENT, LLC
- TOWN OF NANTUCKET GIS
- EXACT LOCATION OF PROPOSED BUILDING AND IMPROVEMENTS MUST BE CONFIRMED AND EVALUATED UPON COMPLETION OF SURVEY.
- THIS PLAN IS INTENDED FOR CONCEPTUAL REVIEW PURPOSES ONLY. THE EXISTING CONDITIONS SHOWN HEREON IS BASED UPON INFORMATION THAT WAS SUPPLIED TO OUR OFFICE AT THE TIME OF PLAN PREPARATION AND MAY BE SUBJECT TO CHANGE AND MUST BE UPDATED UPON PERFORMANCE OF A SURVEY.

RICHMOND GREAT POINT DEVELOPMENT LLC
OLD SOUTH ROAD PROPERTIES

NANTUCKET, MA

CONVENTIONAL SUBDIVISION
(DIMENSIONED LOTTING PLAN) R-5 ZONING DISTRICT

SCALE: 1"=60'

DATE: 06/10/2016

PROJECT #: W141196

REFERENCES:

