



The areas shaded in gray on this plan are not part of the specific application being submitted herein. They are adjacent properties owned by the same owner which will be developed under a different application, or will be developed as subsequent phases at a later date.



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NO.	DATE	COMMENT

**PURPOSE:**  
**"SANDPIPER PLACE"**  
**SINGLE FAMILY**  
**RESIDENTIAL**  
**COMMUNITY**

**LOCUS:**  
 NANCY ANN LANE

**PREPARED FOR:**  
 RICHMOND NANTUCKET  
 SINGLE FAMILY ONE, LLC.  
 20 DAVKIM LANE  
 NANTUCKET, MA 02554

**DRAWING TITLE:**  
 CONCEPTUAL  
 BY-RIGHT  
 DEVELOPMENT PLAN

**CAD TECH:** JDP  
**CHECKED BY:** TRB

**ENGINEER:**  
**DATE:** 09/20/2015

**SCALE:**  
 1" = 60'

**C-2**  
**SHEET:** 3 OF 4

ZONE	ZONING TABLE			
	CN	RS	R20	LUG-2
DIMENSIONAL CONTROLS	REQUIRED/ALLOWED	REQUIRED/ALLOWED	REQUIRED/ALLOWED	REQUIRED/ALLOWED
FRONT YARD SETBACK	10 FT.	10 FT.	30 FT.	35 FT.
SIDE YARD SETBACK	5 FT.	5 FT. / 10' One Side	10 FT.	15 FT.
REAR YARD SETBACK	10 FT.	5 FT.	10 FT.	15 FT.
MIN. FRONTAGE	50 FT.	50 FT.	75 FT.	150 FT.
MIN. LOT AREA	7,500 s.f.	5,000 s.f.	20,000 s.f.	8,000 s.f.
MAX. GROUND COVER RATIO	40%	40%	12.5%	4%