West Tisbury Case File 406

Limit of Priority Habitats

PLUM BUSH POINT ROAD

±707'

LOT 4A
Plum Bush Point Road
Assr No. 35-6.15-A
Lot Area = ±8.9 Acres
Limit of Work = 2.6 Acres

Proposed Driveway

Proposed Well

"n/f Kaufman"
Assr.-Pcl. 35-6.133

Limit of Priority Habitats

±788'

Proposed Limit of Work

Limit of Estimated and Priority Habitats

Existing Path

Proposed Edge of Clearing

Proposed Parking

Proposed Meadow with Select Trees to remain

Proposed Leaching Field

Proposed Garage

Proposed Lawn

Proposed Septic Tank

Proposed Pool

46'

22'

Proposed Dwelling

View Channel

100' buffer

Proposed Edge of Clearing

Proposed Limit of Work

Proposed Meadow with Select Trees to remain

LOT 4B
#160 Plum Bush Point Road
Assr No. 35-6.15
Lot Area = ±6.4 Acres
Limit of Work = 2.2 Acres

Proposed Lawn

Top of Bank

Edge of Wetland

Marsh

Existing Path

Proposed Path

Future Pier

CB found

CB found

CB

±248'

±130'

±355' "by"

"n/f Spalding"
Assr.-Pcl. 35-6.14

WF 1
WF 2
WF 3
WF 4
WF 5
WF 6
WF 7
WF 8
WF 9
WF 10

CB found

Limit of Estimated and Priority Habitats

±92'

LOCUS DETAIL
SCALE = 1'=120'

LOT 4A
Plum Bush Point Road
Assr No. 35-6.15-A
Lot Area = ±8.9 Acres
Limit of Work = 2.6 Acres

NHESP PRIORITY HABITAT

LOT 4B
#160 Plum Bush Point Road
Assr No. 35-6.15
Lot Area = ±6.4 Acres
Limit of Work = 2.2 Acres

L.O.W.

NHESP ESTIMATED & PRIORITY HABITAT

L.O.W.

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

Legend

△ = NHESP Monument to be set

■ = Existing Concrete Bound

Tiah's Cove
(Tisbury Great Pond)

View Channel Notes:
No clearing work associated with the view channels will be performed until a significant portion of the house has been built, a detailed landscape plan has been submitted and the commission has viewed and approved in writing the proposed tree work.

Natural Heritage and Endangered Species Notes:
A. Lot 4A (see locus detail) has a conceptual developement envelope, an Engineered plan will be submitted at a later date when actual house and developement plans have been determined.
The proposed developement envelope for Lot 4A = 2.6 Acres (29% of lot area).

B. The view channels and future pier have not been approved by the local conservation commission at the time of this plan. If the location and size of the channels or pier change, NHESP will be notifiedED

NHESP AREA TABLE

Total Subdivision Area =	15.3 Acres
Total NHESP Habitat within Subdivision	11.3 Acres
Total Proposed Limit of Work within NHESP Habitat	4.4 Acres
Lot 4A	
NHESP Habitat	5.0 Acres
Proposed Developed Area (NHESP)	2.2 Acres
Lot 4B	
NHESP Habitat	6.3 Acres
Proposed Developed Area (NHESP)	2.2 Acres
Total Alteration to Habitat	4.4 Acres

Site Plan in
West Tisbury, Mass.
Prepared for
Phillip Spalding
December 26, 2018 Scale 1" = 30'
Revised: February 20, 2019

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Job No 338-9-2

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