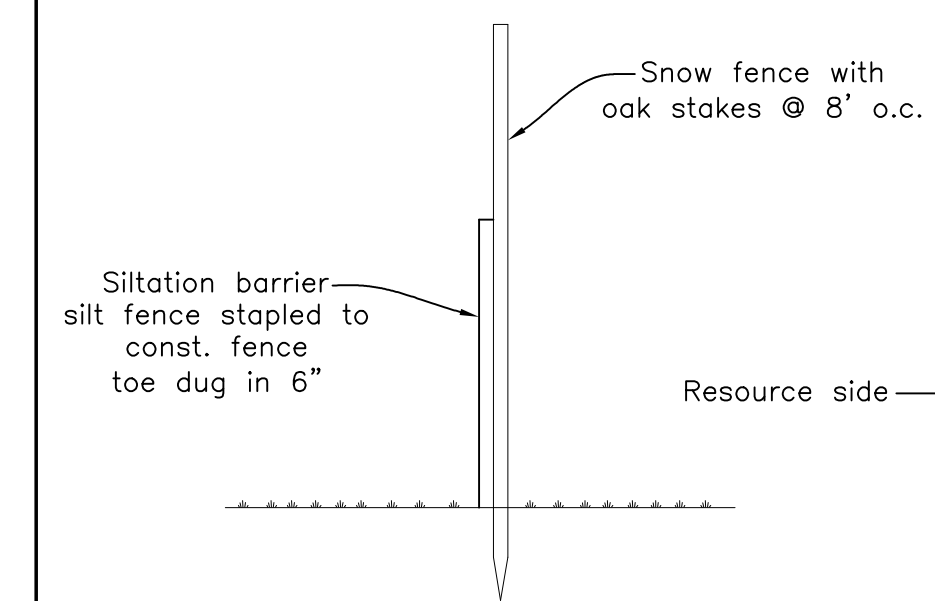
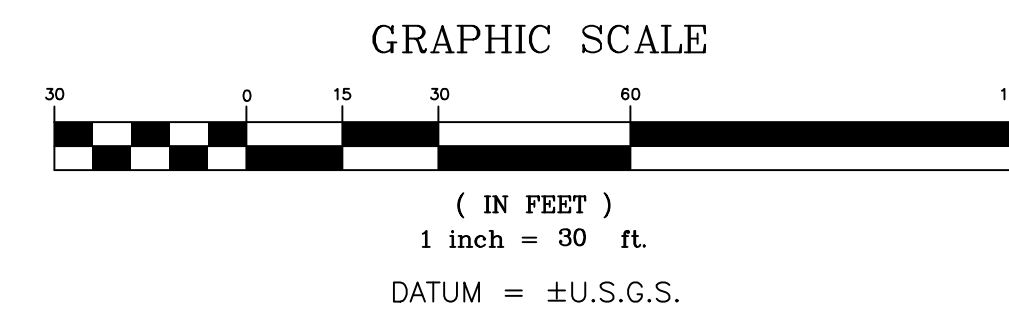




Silt/Const. Barrier Detail

scale: 3/4" = 1'

- Legend:
- WF1 Δ Wetland Flag Found
 - Edge of Wetland
 - Con. Comm. Buffer Zone
 - Limit of Coastal District
 - FEMA Flood Zone
 - Limit of Work boundary
 - Silt/construction fencing location
 - Top of Coastal Bank
 - Limit of NHESP Habitat
 - Wetland Protection Act Buffer
 - Existing Approved NHESP LOW
 - Oak Tree
 - Pine Tree
 - Cherry Tree

Notes:

Zoning District: RU - Rural

Setbacks: 50' Front/Side/Rear

Minimum Lot Size - 3.0 acres

* Setbacks to be confirmed by town official

Natural Heritage and Endangered Species Notes:

A. Lot 4A (see locus detail) has a conceptual development envelope, an Engineered plan will be submitted at a later date when actual house and development plans have been determined. The proposed development 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 notified.

#160 Plum Bush Point Road
Assr. No. 35-6.15

Existing NHESP LOW
(Approved April 22, 2022)

Existing Transformer

Limit of Coastal District

Limit of Estimated Habitat

PLUM BUSH POINT ROAD

50' Setback

CB found

"N/F Spalding"
Assr. - Pcl. 35-6.14

Proposed Siltation and Construction Fencing

100' Conservation Buffer

Existing View Channels
(see Order of Conditions SE 79-390)

Limit of Priority Habitat

30' Setback

"N/F Kaufman"
Assr. - Pcl. 35-6.133

Proposed Driveway

Existing Leaching Field

Existing Septic Tank

Existing Dwelling

Patio

Proposed Pool House and Equipment Enclosure

Proposed Pool with Automatic Cover

Tiah's Cove
(Tisbury Great Pond)

Site Plan in
West Tisbury, Mass.
Prepared for
160 Plum Bush Point
Road, LLC
Scale 1" = 30' September 16, 2026

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