

West Tisbury Case File 406

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

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

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

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

**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 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.

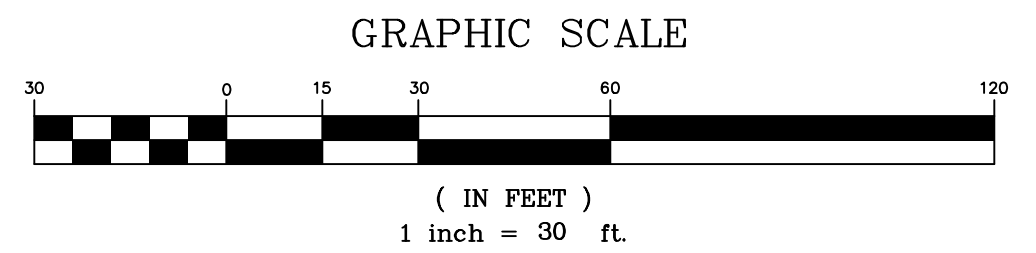
**NHESP AREA TABLE**

Total Subdivision Area =	15.3 Acres
Total NHESP Habitat within Subdivision	11.3 Acres
Total Proposed Limit of Work within NHESP Habitat	4.8 Acres
<b>Lot 4A</b>	
NHESP Habitat	5.0 Acres
Proposed Developed Area (NHESP)	2.6 Acres
<b>Lot 4B</b>	
NHESP Habitat	6.3 Acres
Proposed Developed Area (NHESP)	2.2 Acres
Total Alteration to Habitat	4.8 Acres



Tiah's Cove  
(Tisbury Great Pond)

- Legend:**
- △ ..... Denotes NHESP monument to be set
  - ..... Denotes concrete bound found
  - ..... Denotes flagged oak tree
  - ..... Denotes flagged pine tree



Site Plan in  
West Tisbury, Mass.  
Prepared for  
**Jon McNeill**  
April 26, 2021 Scale 1" = 30'

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