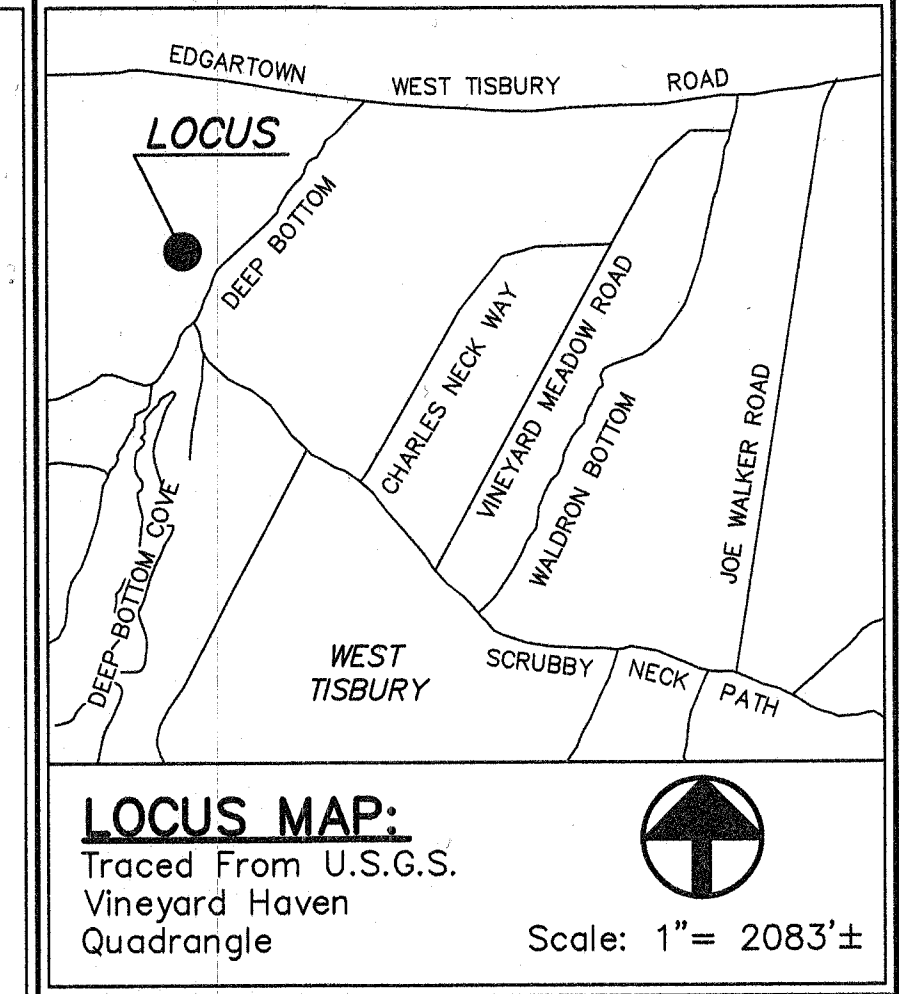


GENERAL NOTES:

- 1). LOCUS OWNER: CHRISTINE STONBELY & GEORGE STONBELY
- 2). DEED REFERENCE: BK. 1569, PG. 509
- 3). TOTAL LOT ACREAGE: 204,213± S.F. or 4.69± Ac.
- 4). LOCUS PARCEL IS SHOWN AS LOT 2.84, MAP 30 OF THE TOWN OF WEST TISBURY ASSESSOR'S ATLAS.
- 5). LOCUS PARCEL IS SITUATED WITHIN THE DUKE'S COUNTY REGISTRY OF DEEDS DISTRICT.

ZONING REVIEW:

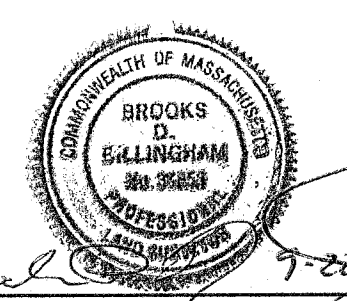
Zoned: RURAL (RU)



Revisions:

No.	Date	Description

Project Title:
TOPOGRAPHIC SITE PLAN
PARCEL NO. 30-2.84
 AT
100 POND ROAD
 IN
WEST TISBURY, MA
 Prepared For:
 George & Christine Stonbely
 1115 Fifth Avenue, Apt 12B
 New York, NY 10128



P.L.S. DATE
B. D. BILLINGHAM & ASSOCIATES, INC.
 Planners, Land Surveyors & Environmental Scientists
 P.O. Box 1207
 Edgartown, MA 02539
 508-696-0178

I HEREBY CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF THAT:

- 1). THIS PLAN WAS BASED ON AN INSTRUMENT FIELD SURVEY, WHEREAS THE LOT CORNERS, DIMENSIONS AND SETBACKS TO THE POOL OR POOL STRUCTURES AS SHOWN ON THIS PLAN ARE CORRECT.
- 2). THE POOL AND POOL STRUCTURES ARE LOCATED AS SHOWN AND CONFORM TO THE TOWN OF WEST TISBURY LOCAL ZONING BY-LAWS IN EFFECT WHEN CONSTRUCTED WITH RESPECT TO HORIZONTAL DIMENSIONAL REQUIREMENTS.
- 3). THIS SURVEY AND PLAN WERE PREPARED IN ACCORDANCE WITH THE PROCEDURAL AND TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS.

Professional Land Surveyor Date

- PLAN REFERENCES:**
- 1). "PLAN OF LAND IN WEST TISBURY, MASS.," MAGID PROPERTY; DATED: MAY 1, 1986; LATEST REVISION: MAY 19, 1987; SCALE: 1" = 100'; SHEETS NOS. 1 thru 4 OF 4; PREPARED BY: DEAN R. SWIFT, REGISTERED LAND SURVEYOR; RECORDED AS WEST TISBURY CASE FILE NO. 365.
 - 2). "PLAN OF LAND IN WEST TISBURY, MA; PREPARED FOR: PETER M. AND SANDRA F. DAHLIN; DATED: AUGUST 29, 2000; SCALE: 1" = 100'; PREPARED BY: SCHOFIELD, BARBINI, & HOEHN, INC.; RECORDED IN DEED BK. 808, PG. 276.
 - 3). "PROPOSED 20' WIDE DRIVEWAY EASEMENT, LAND IN WEST TISBURY, MASS.," (LOT 84 & 85 WEST TIBURY CASE FILE NO. 365); DATED: OCTOBER 18, 1999; SCALE: 1" = 50'; PREPARED BY: DAVID E. TAYLOR, SURVEYING; RECORDED IN DEED BK. 800, PG. 749.

- HABITAT NOTES:**
- 1). LOCUS PARCEL IS SITUATED WITHIN THE FOLLOWING NATURAL HERITAGE AND ENDANGERED SPECIES PROGRAM (NHESP) HABITATS.
 - A). NHESP - PRIORITY HABITAT - "STATE LISTED RARE SPECIES"
 - 2). LIMIT OF CLEARING WITHIN THE "NHESP PRIORITY HABITAT" (AREA OF TAKING = 3,200± S.F.).
 - 3). PRIOR TO ANY ON SITE CONSTRUCTION ACTIVITY INCLUDING LOT CLEARING, WRITTEN APPROVAL MUST BE OBTAINED THROUGH THE NATURAL HERITAGE AND ENDANGERED SPECIES PROGRAM OF THE MA DIVISION OF FISHERIES & WILDLIFE PURSUANT TO THE MASSACHUSETTS ENDANGERED SPECIES ACT (MESA) (MGL c.131A) AND ITS IMPLEMENTING REGULATIONS (321 CMR 10.00).

- UTILITY NOTES:**
- 1). ALL UNDERGROUND UTILITIES ARE "APPROXIMATE ONLY."
 - 2). PRIOR TO ANY CONSTRUCTION/EXCAVATION THE CONTRACTOR/INSTALLER SHALL CONTACT "DIGSAFE" (1-888-344-7233) AND SHALL CONFIRM ALL UNDERGROUND LOCATION OF UTILITIES.
- NOTE:**
- 1). PRIOR TO ANY ON SITE CONSTRUCTION ACTIVITY REGARDING THE INSTALLATION OF THE PROPOSED POOL A "SPECIAL PERMIT" MUST BE OBTAINED FROM WEST TISBURY ZONING BOARD OF APPEALS.

Drawing Title:
COVER SHEET
 Scale: 1" = 40'
 0 20 40 80 100 FEET
 Date: SEPTEMBER 22, 2023 Dwg No:
 Research: D.S.LOPES 804-SITE1.DWG
 Field: B.D.B./D.S.L.
 Calc: B.D.BILLINGHAM
 Check: B.D.BILLINGHAM
 Drawn: B.D.BILLINGHAM
 Job No: 1-0804.0 Sheet 1 of 2