

PL BK DW, PG. 138

	REQUIRED	EXISTING	PROPOSED
LOT AREA	130,880 sf (min.)	87,249 sf	N/A
LOT FRONTAGE	100' (min.)	298.36'	N/A
FRONT YARD SETBACK	50' (min.)	57.6'	54.0'
SIDE YARD SETBACK	50' (min.)	60.6'	57.1'
REAR YARD SETBACK	50' (min.)	>150'	>150'
BUILDING HEIGHT	30' (max.)	< 30'	< 30'



U.S.G.S. LOCUS MAP  
SCALE: 1"=2000'

**OWNER OF RECORD:**  
DAVID GRAFF & DAWN M. PORTER  
200 JOHN HOFT ROAD  
WEST TISBURY, MA 02568

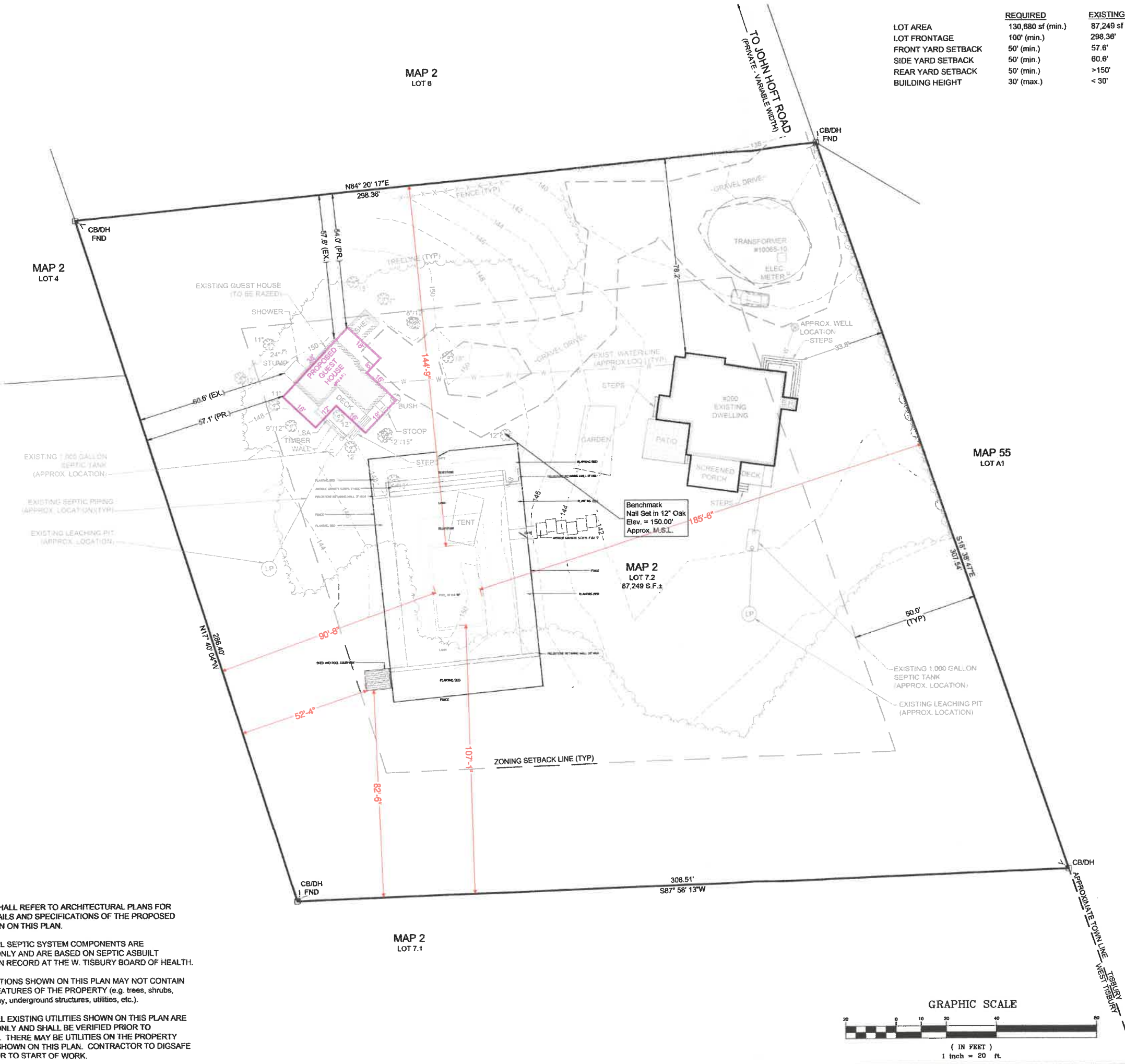
**FEMA FLOOD ZONE (LOT):**  
X

**FEMA MAP NUMBER:**  
25007C0084J (dated 7-20-2016)

**ASSESSOR'S MAP & LOT:**  
MAP 2, LOT 7.2

**DEED REFERENCE:**  
BOOK 1258, PAGE 1068

**PLAN REFERENCE:**  
BOOK 0W, PAGE 138

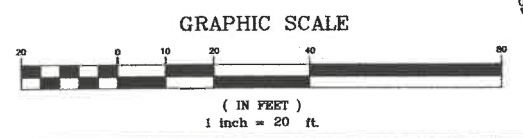


I hereby certify that the lot corners, dimensions, and setbacks to the PROPOSED STRUCTURE as shown on this plan are correct and based on a field instrument survey. Conformance to the town of West Tisbury By-Laws and Regulations shall be determined by the Zoning Enforcement Agent.



9/15/2022  
Date  
Professional Land Surveyor

- NOTES:**
- CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PROPOSED DETAILS AND SPECIFICATIONS OF THE PROPOSED WORK AS SHOWN ON THIS PLAN.
  - LOCATION OF ALL SEPTIC SYSTEM COMPONENTS ARE APPROXIMATE ONLY AND ARE BASED ON SEPTIC ASBUILT INFORMATION ON RECORD AT THE W. TISBURY BOARD OF HEALTH.
  - EXISTING CONDITIONS SHOWN ON THIS PLAN MAY NOT CONTAIN ALL EXISTING FEATURES OF THE PROPERTY (e.g. trees, shrubs, fencing, topography, underground structures, utilities, etc.).
  - LOCATION OF ALL EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE ONLY AND SHALL BE VERIFIED PRIOR TO CONSTRUCTION. THERE MAY BE UTILITIES ON THE PROPERTY THAT ARE NOT SHOWN ON THIS PLAN. CONTRACTOR TO DIGSAFE PROPERTY PRIOR TO START OF WORK.



**PLOT PLAN**  
AT  
200 JOHN HOFT ROAD  
WEST TISBURY, MA 02568

PREPARED FOR:  
JACK SULLIVAN

PREPARED BY:  
JC ENGINEERING, INC.  
2854 CRANBERRY HIGHWAY  
EAST WAREHAM, MA 02538

SCALE: 1" = 20'      SEPTEMBER