

last modified: 10/18/22 printed: 11/04/22 by ml H:\Projects\2022\22008 Oak Bluffs Southern Tier\Drawings\22008 EX.dwg

SURVEY NOTES

1. THE TOPOGRAPHY AND EXISTING SITE CONDITIONS DEPICTED HEREON ARE THE RESULT OF AN ON THE GROUND FIELD SURVEY CONDUCTED BY THE HORSLEY WITTEN GROUP, INC. FEBRUARY 10, 2022.
2. HORIZONTAL DATUM IS MASS STATE PLANE COORDINATE SYSTEM ISLAND ZONE. DATUM ESTABLISHED BY GPS RTK.
3. THE ELEVATIONS DEPICTED HEREON WERE BASED ON THE NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988.
4. THE PROPERTY LINES AND RIGHTS OF WAYS DEPICTED HAVE BEEN ESTABLISHED BY FIELD SURVEY AND DEEDS AND PLANS OF RECORD.
5. THIS PLAN DOES NOT SHOW EXISTING EASEMENTS. HOWEVER, THIS DOES NOT CONSTITUTE A GUARANTEE THAT THIS PLAN IS A FULL LIST OF EASEMENTS EITHER RECORD OR UNWRITTEN.
6. ENCROACHMENTS ARE SCALED FROM AERIAL IMAGERY AND ARE NOT THE RESULT OF AN ON THE GROUND FIELD SURVEY.
7. THE NATURAL HERITAGE PRIORITY HABITAT BOUNDARY AND THE ZONE II WELLHEAD PROTECTION AREA BOUNDARY WERE OBTAINED FROM THE MASSGIS DATABASE.
8. THE ACCURACY OF MEASURED PIPE INVERTS AND PIPE SIZES IS SUBJECT TO FIELD CONDITIONS, THE ABILITY TO MAKE VISUAL OBSERVATIONS, DIRECT ACCESS TO THE VARIOUS ELEMENTS AND OTHER CONDITIONS.
9. THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AND STRUCTURES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF VARIOUS UTILITY COMPANIES, AND WHEREVER POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES SHALL BE VERIFIED IN THE FIELD PRIOR TO THE START OF ANY CONSTRUCTION. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANY. ANY GOVERNING PERMITTING AUTHORITY IN THE TOWN OF OAK BLUFFS, AND "DIGSAFE" (1-888-344-7233) AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION WORK IN PREVIOUSLY UNALTERED AREAS TO REQUEST EXACT FIELD LOCATION OF UTILITIES.
10. UTILITY PROVIDERS: ELECTRIC - EVERSOURCE TELEPHONE - VERIZON CABLE - COMCAST SEWER - PRIVATE WATER - TOWN OF OAK BLUFFS
11. THE PROPERTY IS LOCATED WITHIN F.I.R.M ZONE X AS SHOWN ON COMMUNITY PANEL NO. 25007C0103J DATED JULY 20, 2016.
12. REFERENCE PLANS: DUKES COUNTY REGISTRY OF DEEDS
1.) PLAN CASE FILE 257
2.) PLAN FILED DEED BOOK 350 PAGE 190
3.) PLAN CASE FILE 146
4.) PLAN CASE FILE 159
5.) PLAN FILED DEED BOOK 320 PAGE 52

EXISTING VEGETATION INVENTORY

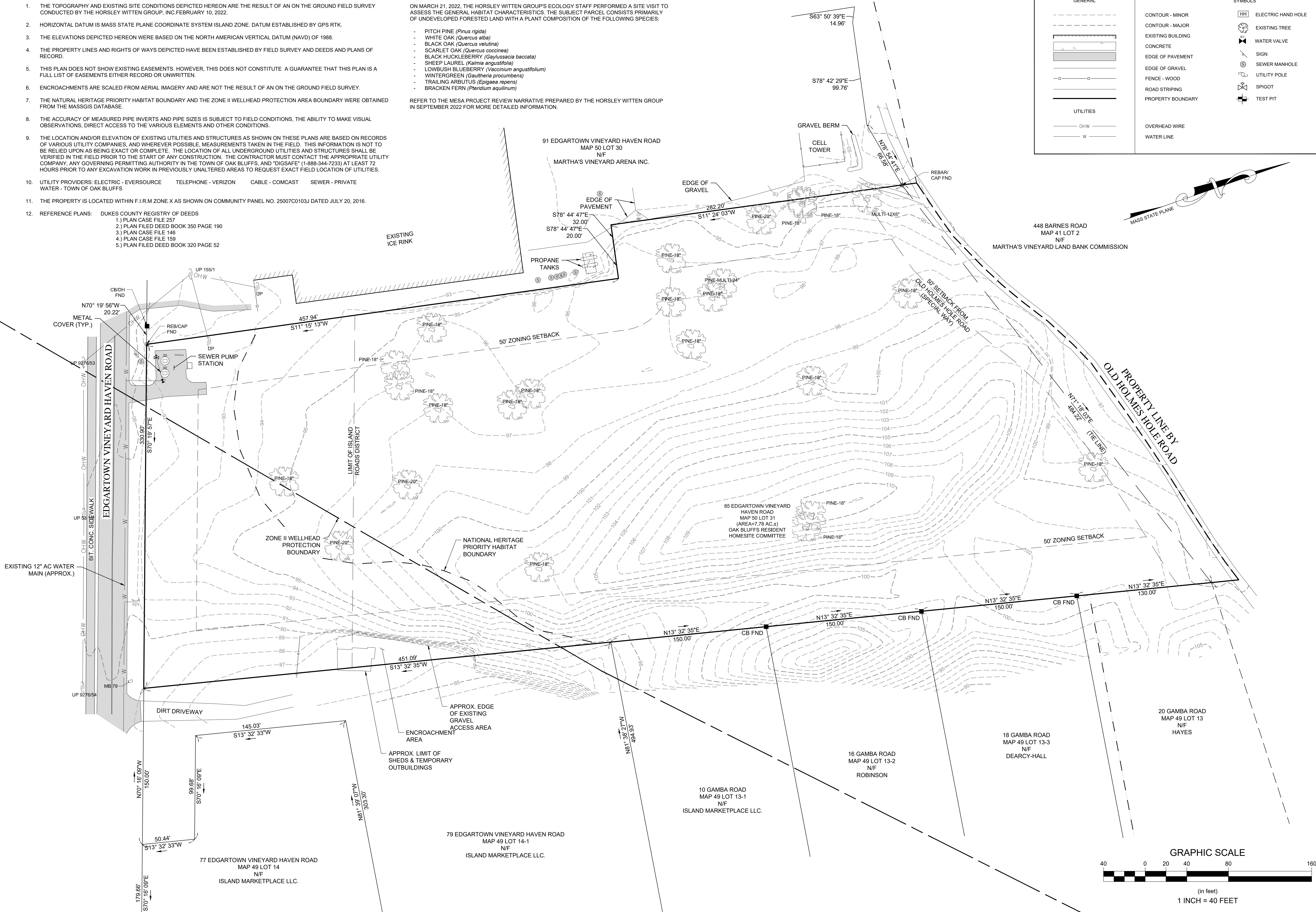
ON MARCH 21, 2022, THE HORSLEY WITTEN GROUP'S ECOLOGY STAFF PERFORMED A SITE VISIT TO ASSESS THE GENERAL HABITAT CHARACTERISTICS. THE SUBJECT PARCEL CONSISTS PRIMARILY OF UNDEVELOPED FORESTED LAND WITH A PLANT COMPOSITION OF THE FOLLOWING SPECIES:

- PITCH PINE (*Pinus rigida*)
- WHITE OAK (*Quercus alba*)
- BLACK OAK (*Quercus velutina*)
- SCARLET OAK (*Quercus coccinea*)
- BLACK HUCKLEBERRY (*Gaylussacia baccata*)
- SHEEP LAUREL (*Kalmia angustifolia*)
- LOWBUSH BLUESBERRY (*Vaccinium angustifolium*)
- WINTERGREEN (*Gaultheria procumbens*)
- TRAILING ARBUTUS (*Epigaea repens*)
- BRACKEN FERN (*Pteridium aquilinum*)

REFER TO THE MESA PROJECT REVIEW NARRATIVE PREPARED BY THE HORSLEY WITTEN GROUP IN SEPTEMBER 2022 FOR MORE DETAILED INFORMATION.

LEGEND:

GENERAL		SYMBOLS	
	CONTOUR - MINOR		ELECTRIC HAND HOLE
	CONTOUR - MAJOR		EXISTING TREE
	EXISTING BUILDING		WATER VALVE
	CONCRETE		SIGN
	EDGE OF PAVEMENT		SEWER MANHOLE
	EDGE OF GRAVEL		UTILITY POLE
	FENCE - WOOD		SPIGOT
	ROAD STRIPING		TEST PIT
	PROPERTY BOUNDARY		
	OVERHEAD WIRE		
	WATER LINE		
	UTILITIES		
	OHW		
	W		



Revisions

No.	Date	By	Appr.	Description
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Horsley Witten Group, Inc.
Sustainable Environmental Solutions
hws@hwsitten.com
90 Route 6A
Sandwich, MA 02563
508-833-6600 voice
508-833-3150 fax

Drawn By: JDP
Checked By: DM
Designed By:
Date: NOVEMBER 3, 2022

Plan Set:
SOUTHERN TIER PERMIT PLANS
85 EDGARTOWN-VINEYARD HAVEN ROAD
OAK BLUFFS, MASSACHUSETTS

Plan Title:
EXISTING CONDITIONS PLAN

Prepared For:
Affirmative
Investments, Inc.
33 Union St, 2nd Floor
Boston, MA 02108
Phone: -
Fax: -

Survey Provided By:
Horsley Witten Group, Inc.
90 Route 6A
Sandwich, MA 02563
Phone: (508) 833-6600
Fax: (508) 833-3150
Dated: February 10, 2022

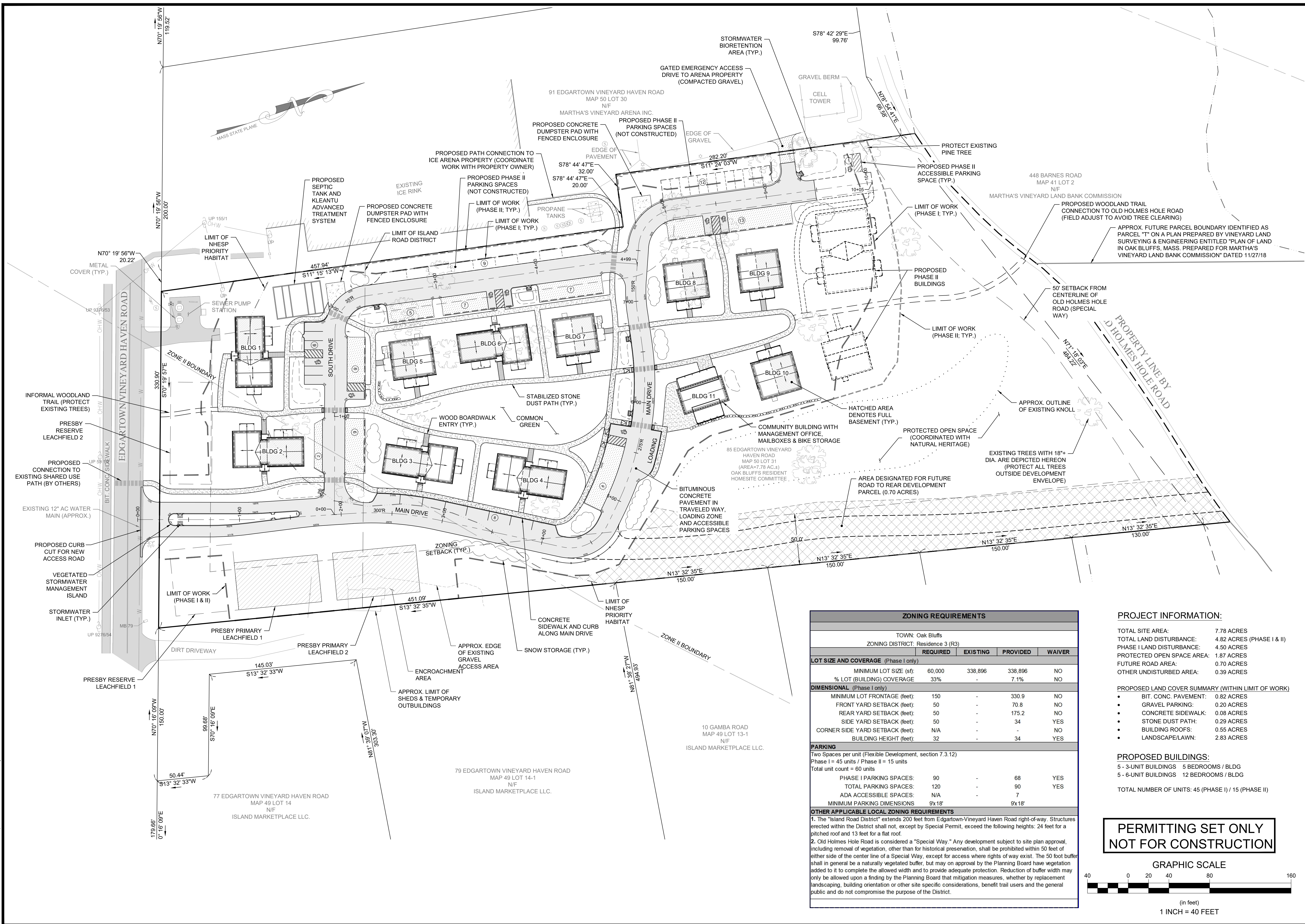
Registration:

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11/03/22

Project Number:
22008

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ZONING REQUIREMENTS				
TOWN: Oak Bluffs				
ZONING DISTRICT: Residence 3 (R3)				
	REQUIRED	EXISTING	PROVIDED	WAIVER
LOT SIZE AND COVERAGE (Phase I only)				
MINIMUM LOT SIZE (sf)	60,000	338,896	338,896	NO
% LOT (BUILDING) COVERAGE	33%	-	7.1%	NO
DIMENSIONAL (Phase I only)				
MINIMUM LOT FRONTAGE (feet):	150	-	330.9	NO
FRONT YARD SETBACK (feet):	50	-	70.8	NO
REAR YARD SETBACK (feet):	50	-	175.2	NO
SIDE YARD SETBACK (feet):	50	-	34	YES
CORNER SIDE YARD SETBACK (feet):	N/A	-	-	NO
BUILDING HEIGHT (feet):	32	-	34	YES
PARKING				
Two Spaces per unit (Flexible Development, section 7.3.12)				
Phase I = 45 units / Phase II = 15 units				
Total unit count = 60 units				
PHASE I PARKING SPACES:	90	-	68	YES
TOTAL PARKING SPACES:	120	-	90	YES
ADA ACCESSIBLE SPACES:	N/A	-	7	
MINIMUM PARKING DIMENSIONS	9'x18'		9'x18'	
OTHER APPLICABLE LOCAL ZONING REQUIREMENTS				
1. The "Island Road District" extends 200 feet from Edgartown-Vineyard Haven Road right-of-way. Structures erected within the District shall not, except by Special Permit, exceed the following heights: 24 feet for a pitched roof and 13 feet for a flat roof.				
2. Old Holmes Hole Road is considered a "Special Way." Any development subject to site plan approval, including removal of vegetation, other than for historical preservation, shall be prohibited within 50 feet of either side of the center line of a Special Way, except for access where rights of way exist. The 50 foot buffer shall in general be a naturally vegetated buffer, but may on approval by the Planning Board have vegetation added to it to complete the allowed width and to provide adequate protection. Reduction of buffer width may only be allowed upon a finding by the Planning Board that mitigation measures, whether by replacement landscaping, planting orientation or other site specific considerations, benefit trail users and the general public and do not compromise the purpose of the District.				

PROJECT INFORMATION:

TOTAL SITE AREA:	7.78 ACRES
TOTAL LAND DISTURBANCE:	4.82 ACRES (PHASE I & II)
PHASE I LAND DISTURBANCE:	4.50 ACRES
PROTECTED OPEN SPACE AREA:	1.87 ACRES
FUTURE ROAD AREA:	0.70 ACRES
OTHER UNDISTURBED AREA:	0.39 ACRES

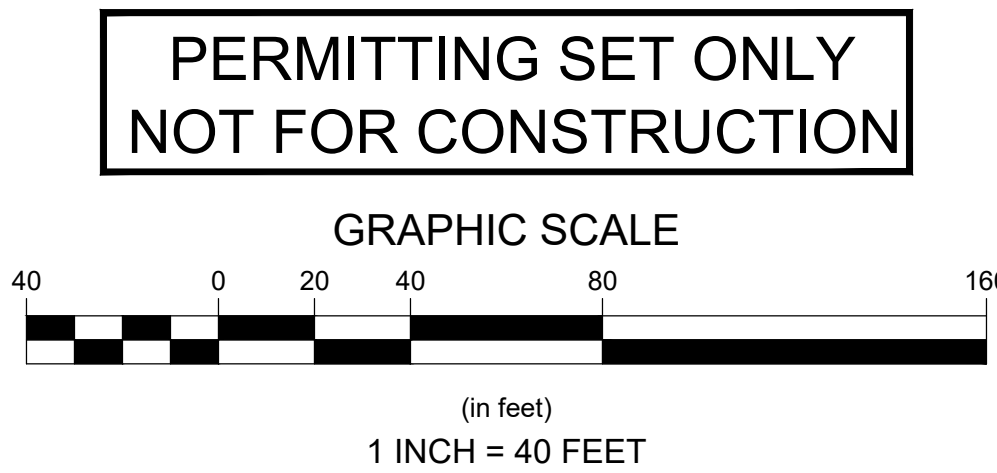
PROPOSED LAND COVER SUMMARY (WITHIN LIMIT OF WORK)

• BIT. CONC. PAVEMENT:	0.82 ACRES
• GRAVEL PARKING:	0.20 ACRES
• CONCRETE SIDEWALK:	0.08 ACRES
• STONE DUST PATH:	0.29 ACRES
• BUILDING ROOFS:	0.55 ACRES
• LANDSCAPE/LAWN:	2.83 ACRES

PROPOSED BUILDINGS:

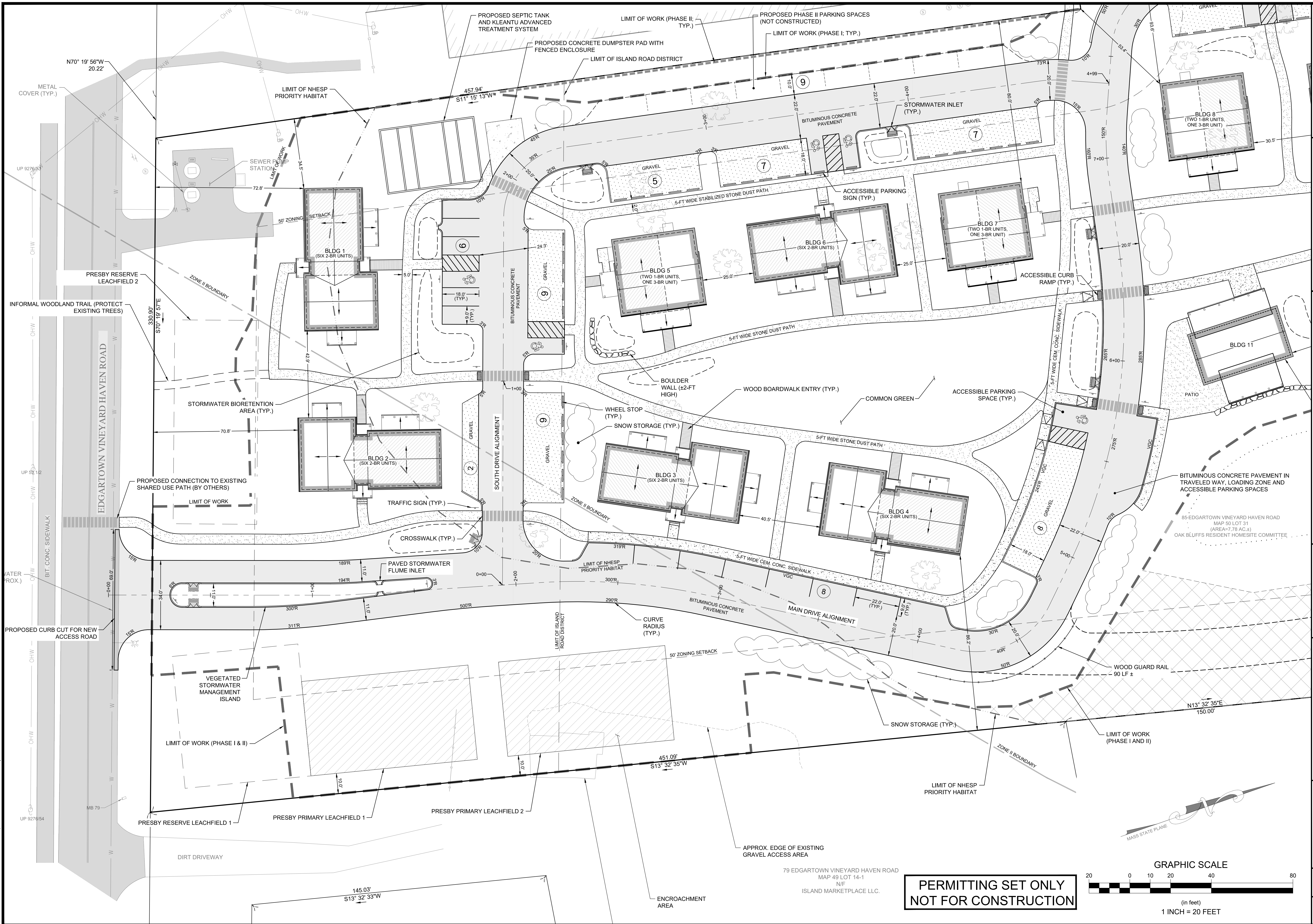
5 - 3-UNIT BUILDINGS	5 BEDROOMS / BLDG
5 - 6-UNIT BUILDINGS	12 BEDROOMS / BLDG

TOTAL NUMBER OF UNITS: 45 (PHASE I) / 15 (PHASE II)



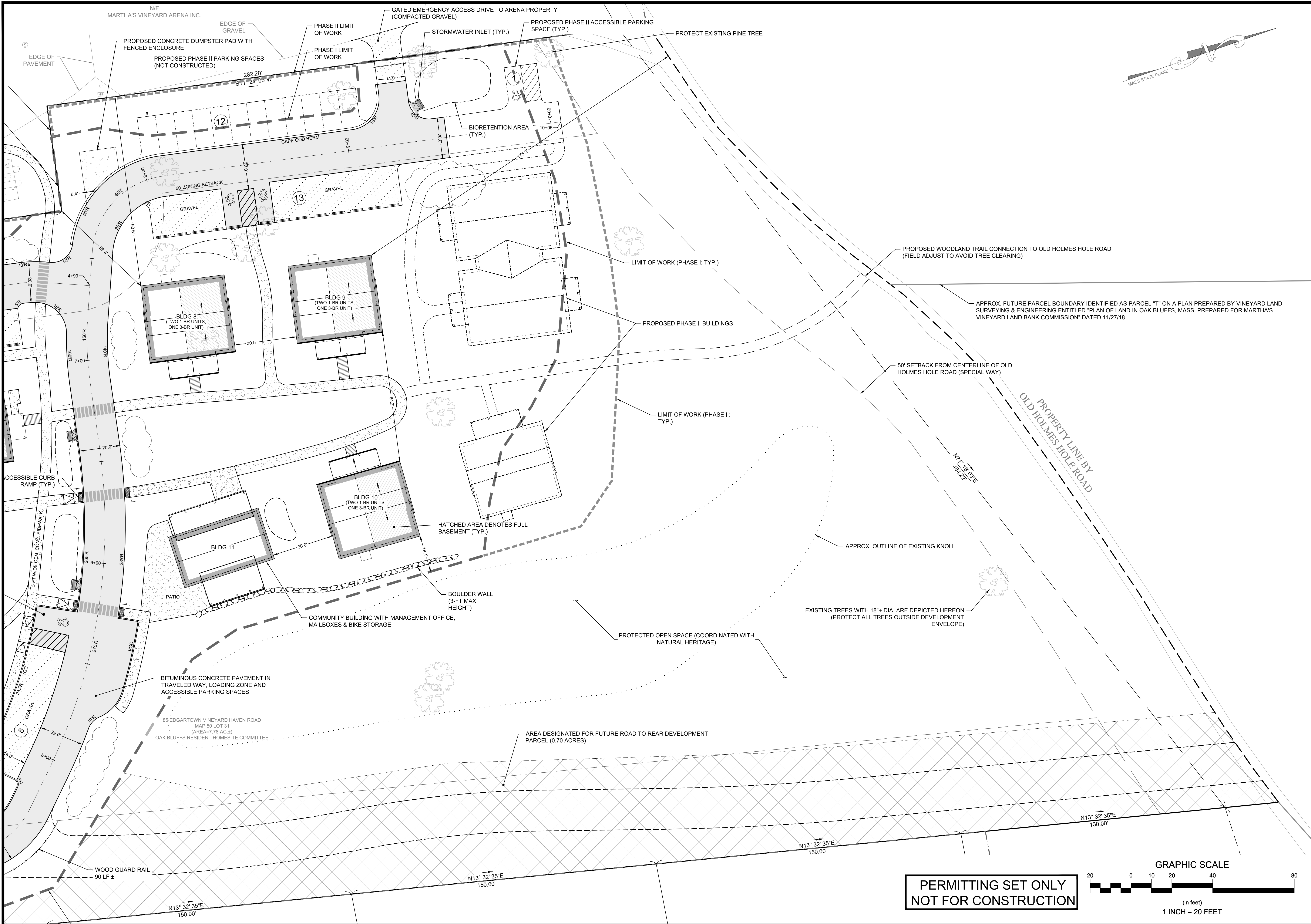
Project Number: 22008		Sheet : 5 of -	
Sheet Number: C - 5			
PROGRESS PRINT 11/03/22			
Registration:		Survey Provided By: Horsley Witten Group, Inc. 90 Route 6A Sandwich, MA 02563 Phone: (508) 833-6600 Fax: (508) 833-3150 Dated: February 10, 2022	
Prepared For: Affirmative Investments, Inc. 33 Union St, 2nd Floor Boston, MA 02108 Phone: - Fax: ---		Plan Title: OVERALL SITE PLAN	
Plan Set: SOUTHERN TIER PERMIT PLANS 85 EDGARTOWN-VINEYARD HAVEN ROAD OAK BLUFFS, MASSACHUSETTS		Horsley Witten Group, Inc. Sustainable Environmental Solutions www.horsleywitten.com 90 Route 6A Sandwich, MA 02563 508-833-6600 voice 508-833-3150 fax	
Revisions			
Δ		Checked By:	RAC
Δ		Drawn By:	EWI
Δ		Designed By:	MLE/WH
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SOUTHERN TIER PERMIT PLANS										Horsley Witten Group, Inc.									
85 EDGARTOWN-VINEYARD HAVEN ROAD										Sustainable Environmental Solutions									
OAK BLUFFS, MASSACHUSETTS										90 Route 6A									
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										508-833-6600 voice									
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Prepared For:										Drawn By: EWH									
Affirmative Investments, Inc.										Designed By: MLEWH									
33 Union St., 2nd Floor										Date: NOVEMBER 3, 2022									
Boston, MA 02108																			
Phone: -																			
Fax: ---																			
Registration:										Plan Title:									
Survey Provided By:										SITE PLAN 1									
Horsley Witten Group, Inc.																			
90 Route 6A																			
Sandwich, MA 02563																			
Phone: (508) 833-6600																			
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NOVEMBER 3, 2022	MUEVH	EWV	PAC

Survey Provided By:	Prepared For:
Horsley Witten Group, Inc. Sustainable Environmental Solutions 90 Route 6A Sandwich, MA 02563 Phone: (508) 833-3150 Fax: (508) 833-3150 Dated: February 10, 2022	Affirmative Investments, Inc. 33 Union St. 2nd Floor Boston, MA 02108 Phone: --- Fax: ---

Plan Set:	Plan Title:
SOUTHERN TIER PERMIT PLANS 85 EDGARTOWN-VINEYARD HAVEN ROAD OAK BLUFFS, MASSACHUSETTS	SITE PLAN 2

Project Number:	Sheet :
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C - 7

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GRAPHIC SCALE

(in feet)
1 INCH = 30 FEET

[illegible]

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Plant Schedule 1				
Key	Botanical Name	Common Name	Size	Spacing
CANOPY TREES				
AR	2 <i>Acer rubrum</i>	Red Maple	2.5" cal	As Shown
NS	4 <i>Nyssa sylvatica</i>	Tupelo	2.5" cal	As Shown
QA	5 <i>Quercus alba</i>	White Alba	2.5" cal	As Shown
QC	7 <i>Quercus coccinea</i>	Scarlet Oak	2.5" cal	As Shown
QI	4 <i>Quercus ilicifolia</i>	Bear Oak	1.5" cal	20' O.C.
QS	2 <i>Quercus stellata</i>	Post Oak	2.5" cal	As Shown
QV	6 <i>Quercus velutina</i>	Black Oak	2.5" cal.	As Shown
UNDERSTORY TREES				
AA	5 <i>Amelanchier arborea</i>	Serviceberry	1.5" cal	15' O.C.
SAS	2 <i>Sassafras albidum</i>	Sassafras	#2	20' O.C.
EVERGREEN TREE				
JV	3 <i>Juniperus virginiana</i>	Eastern Red Cedar	8" - 10' h.	As Shown
PR	12 <i>Pinus rigida</i>	Pitch Pine	7-8" B&B	As Shown



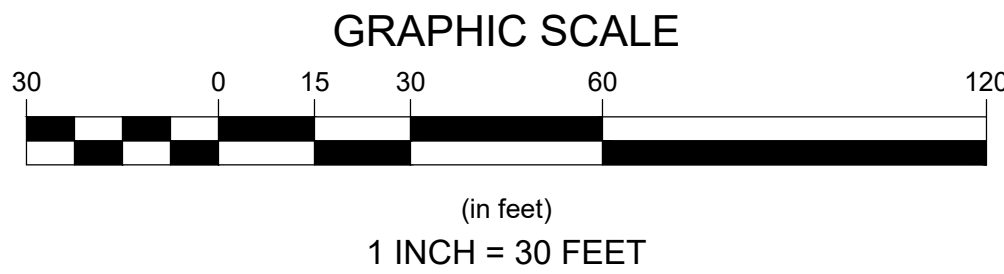
Suggested Plant List				
Key	Botanical Name	Common Name	Size	Spacing
CANOPY TREES				
AR	<i>Acer rubrum</i>	Red Maple	2.5" cal	As Shown
NS	<i>Nyssa sylvatica</i>	Tupelo	2.5" cal	As Shown
QA	<i>Quercus alba</i>	White Alba	2.5" cal	As Shown
QC	<i>Quercus coccinea</i>	Scarlet Oak	2.5" cal	As Shown
QI	<i>Quercus ilicifolia</i>	Bear Oak	1.5" cal	20' O.C.
QS	<i>Quercus stellata</i>	Post Oak	2.5" cal	As Shown
QV	<i>Quercus velutina</i>	Black Oak	2.5" cal.	As Shown
UNDERSTORY TREES				
AA	<i>Amelanchier arborea</i>	Serviceberry	1.5" cal	15' O.C.
SAS	<i>Sassafras albidum</i>	Sassafras	#2	20' O.C.
EVERGREEN TREE				
JV	<i>Juniperus virginiana</i>	Eastern Red Cedar	8" - 10' h.	As Shown
PR	<i>Pinus rigida</i>	Pitch Pine	7-8" B&B	As Shown
PS	<i>Pinus strobus</i>	Eastern White Pine	8-10' h	As Shown

LARGE SHRUBS				
HV	<i>Hamamelis virginiana</i>	Common Witchhazel	3/4" B&B	8' O.C.
IG	<i>Ilex glabra</i>	Inkberry	#5	5' O.C.
MP	<i>Myrica pensylvanica</i>	Bayberry	#5	6' O.C.
VC	<i>Vaccinium corymbosum</i>	Highbush Blueberry	3/4" B&B	6' O.C.
VD	<i>Viburnum dentatum</i>	Arrowwood Viburnum	#7	6' O.C.
SMALL SHRUBS (Foundation Planting)				
AM	<i>Aronia melanocarpa</i>	Black Chokeberry	#3	4' O.C.
AMM	<i>Aronia melanocarpa</i> 'Morton'	Morton Black Chokeberry	#3	4' O.C.
CPF	<i>Comptonia peregrina</i>	Sweet Fern	#2	4' O.C.
GB	<i>Gaylussacia baccata</i>	Black huckleberry	#2	4' O.C.
IG	<i>Ilex glabra</i>	Inkberry	#5	5' O.C.
IGS	<i>Ilex glabra</i> 'Shamrock'	Shamrock Inkberry	#5	4' O.C.
JH	<i>Juniperus horizontalis</i>	Creeping juniper	#3	3' O.C.
KA	<i>Kalmia angustifolia</i>	Sheep Laurel	#3	5' O.C.
RV	<i>Rosa virginiana</i>	Virginia Rose	#3	4' O.C.

MVC POLICY FOR SITE DESIGN AND LANDSCAPE:			
1 TREE / 8 PARKING SPACES:	REQUIRED	PROVIDED	WAIVER
TREE CALIPER	10	19	N/A
	2.5" - 4" MIN.	N/A	N/A

GRASS / PERENNIAL / GROUND COVER (Foundation Planting)			
AV	<i>Andropogon virginicus</i>	Broom Sedge	#1 18" O.C.
AUV	<i>Arctostaphylos uva-ursi</i>	Bearberry	4" av pot 12" O.C.
AS	<i>Asclepias purpurascens</i>	Purple Milkweed	Plugs 12" O.C.
ATW	<i>Asclepias tuberosa</i>	Butterfly Weed	Plugs 12" O.C.
CP	<i>Carex pensylvanica</i>	Pennsylvania Sedge	Plugs 12" O.C.
CR	<i>Chimaphila maculata</i>	Striped wintergreen	#2 30" O.C.
DP	<i>Dennstaedtia punctilobula</i>	Hay Scented Fern	#1 24" O.C.
ES	<i>Eragrostis spectabilis</i>	Purple Lovegrass	#1 18" O.C.
EDJ	<i>Eupatorium dubium</i> "Little Joe"	Little Joe Pye Weed	#1 18" O.C.
ED	<i>Eurybia divaricata</i>	White wood Aster	#1 18" O.C.
GP	<i>Gaultheria procumbens</i>	Tea Berry; Wintergreen	#1 12" O.C.
GM	<i>Geranium maculatum</i>	Wild Geranium	#1 18" O.C.
PV	<i>Panicum virgatum</i>	Switch Grass	#1 24" O.C.
PA	<i>Pteridium aquilinum</i>	Bracken Fern	#1 36" O.C.
PM	<i>Pycnanthemum muticum</i>	Short-toothed Mountain Mint	#1 18" O.C.
RH	<i>Rubus flagellaris</i>	Common dewberry	#1 18" O.C.
SS	<i>Schizachyrium scoparium</i>	Little Bluestem	Plugs 12" O.C.
SRF	<i>Solidago rugosa</i>	Wrinkle-leaved goldenrod	#1 24" O.C.
SJ	<i>Solidago juncea</i>	Early goldenrod	Plugs 12" O.C.
SNSB	<i>Sorghastrum nutans</i>	Indian Grass	#1 18" O.C.
BIORETENTION/RAINGARDEN PLANTING			
AS	<i>Asclepias purpurascens</i>	Purple Milkweed	Plugs 12" O.C.
BAM	<i>Baptisia tinctoria</i>	Wild indigo	#1 30" O.C.
CP	<i>Carex pensylvanica</i>	Pennsylvania Sedge	Plugs 12" O.C.
DM	<i>Deschampsia flexuosa</i>	Wavy hairgrass	Plugs 12" O.C.
EDJ	<i>Eupatorium dubium</i> "Little Joe"	Little Joe Pye Weed	#1 18" O.C.
GM	<i>Geranium maculatum</i>	Wild Geranium	#1 18" O.C.
PM	<i>Pycnanthemum muticum</i>	Short-toothed Mountain Mint	#1 18" O.C.
SS	<i>Schizachyrium scoparium</i>	Little Bluestem	#1 24" O.C.
SJ	<i>Solidago juncea</i>	Early goldenrod	Plugs 12" O.C.

- PLANTING LEGEND**
- PROPOSED CANOPY TREE
 - PROPOSED EVERGREEN TREE
 - PROPOSED UNDERSTORY TREE
 - PROPOSED LARGE DECIDUOUS SHRUB
 - PROPOSED SMALL SHRUB
 - PROPOSED PLUG PERENNIAL
 - GRASS/PERENNIAL/ GROUND COVER MIX
 - SEED MIX 1 - NO MOW
NEW ENGLAND NATIVE WARM
SEASON GRASS MIX
 - SEED MIX 2 - MOW AS NEEDED
COLONIAL SEED - HARMONY MIX
WITH CLOVER



PERMITTING SET ONLY
NOT FOR CONSTRUCTION

Revisions

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Horsley Witten Group, Inc.
Sustainable Environmental Solutions
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508-833-6600 voice
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Created By: EEE

Drawn By: KJK

Designed By: KJK

Date: NOVEMBER 3, 2022

Plan Set:

SOUTHERN TIER PERMIT PLANS
85 EDGARTOWN-VINEYARD HAVEN ROAD
OAK BLUFFS, MASSACHUSETTS

Plan Title: OVERALL LANDSCAPE PLAN

Prepared For:

Affirmative Investments, Inc.
33 Union St. 2nd Floor
Boston, MA 02108
Phone: ---
Fax: ---

Survey Provided By:

Horsley Witten Group, Inc.
90 Route 6A
Sandwich, MA 02563
Phone: (508) 833-6600
Fax: (508) 833-3150
Dated: February 10, 2022

Registration:

PROGRESS PRINT
11/03/22

Project Number:

22008

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