



Notes:

1. The address of the property that is the subject of this division is 187 Lagoon Pond Road, Assessor's Parcel 12 D 24, 1.48 acres.
2. The property is located in the R10 Zoning District. Minimum lot size = 10,000 s.f., minimum road frontage = 80 ft. minimum setbacks = 20 ft. front, 10 ft. side, 20 ft. rear for a principal structure, 20 ft. front, 5 ft. side and rear for an accessory structure.
3. Isolated wetland was flagged by Cooper Environmental Services LLC.
4. CB F = concrete bound found
SB F = stone bound found

Building Height Calculations:

$8.7 + 6.8 + 4.7 + 5.3 + 5.6 + 7.0 = 38.1 / 6 = 6.4'$ mean grade
 $8.7'$ ground at high corner + $1.3'$ ground to TOF = $10.0'$ TOF
 $10.0'$ TOF + $1.0'$ TOF to FF = $11.0'$ FF (FEMA minimum)
 $11.0'$ FF + $23.7'$ FF to ridge = $34.7'$ ridge
 $34.7'$ ridge - $6.4'$ mean grade = $28.3'$ building height

Construction Notes:

1. A siltation fence will be installed around the isolated wetland as shown on the plan prior to the start of construction.
2. A septic tank and pump chamber will be installed on lot 2 to direct wastewater flow to the existing septic system on lot 1.
3. There will be a temporary driveway installed from the existing driveway around and outside of the silt fence to allow for transport of a dwelling and related construction materials. Parking will be on lot 1.
4. At the conclusion of construction, all areas that have been disturbed will be planted with similar grasses as exist currently to stabilize the slope and minimize runoff.

**Overlay Plan
Tisbury, Mass.**

Prepared For

Amelia T. Hambrecht

Scale: 1" = 40' September 27, 2023

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