EXISTING CONDITIONS - ANALYSIS

ISLAND AUTISM CENTER AT CHILD FARM - MASTER PLAN - 515 Lambert's Cove Road, West Tisbury MA 02575

Building Envelope

VEGETATION PATTERNS

Large Beech Grove
Sparse Understory

Small beech groves

Oak Forest, Lowbush Blueberry Understory

Screening Plants

Mixed Oak and Beech Forest
Lowbush Blueberry understory

FEBRUARY 10, 2022             MVC DRI # _________
EXISTING CONDITIONS - ANALYSIS

ISLAND AUTISM CENTER AT CHILD FARM - MASTER PLAN - 515 Lambert's Cove Road, West Tisbury MA 02575

515 Lambert's Cove Road

0 150 300 450 600 Feet

Child Farm Boundary
Building Envelope
1' Contour
Road
Driveway
Well
Propane Tank
Septic
Existing MVLB Trail
MVLB 10' trail easement
Specimen Tree
Beech Grove
Field and Open Space

Farmland of statewide importance
Well drained
Prime farmland

Haven very fine sandy loam
3 to 8 percent slopes
Well drained
Prime farmland

Nantucket sandy loam
8 to 15 percent slopes, very stony
Well drained
Prime farmland

Eastchop loamy sand
15 to 35 percent slopes, very stony
Well drained
Prime farmland

Farmland of statewide importance
Excessively drained
Not prime farmland

3 to 8 percent slopes
Excessively drained
Not prime farmland

0 to 3 percent slopes
Haven very fine sandy loam

Not prime farmland
Excessively drained

0 to 3 percent slopes
Not prime farmland

3 to 8 percent slopes
Haven very fine sandy loam

3 to 8 percent slopes
Excessively drained
Not prime farmland

Haven very fine sandy loam
3 to 8 percent slopes
Prime farmland

Well drained
Prime farmland

Excessively drained
Not prime farmland

0 to 3 percent slopes
Farmland of statewide importance

Not prime farmland
Excessively drained

0 to 3 percent slopes
Haven very fine sandy loam

3 to 8 percent slopes
Excessively drained
Not prime farmland

Well drained
Prime farmland

Farmland of statewide importance
Excessively drained
Not prime farmland

Farmland of statewide importance
Excessively drained
Not prime farmland

Well drained
Prime farmland

Excessively drained
Not prime farmland

Well drained
Prime farmland
515 Lambert's Cove Road

Zoning District: RU (Rural)
PROPOSED SITE PLAN

SCALE: 1"=40'-0"

BUILDING LEGEND
- COTTAGE
- SHARED 4-BEDROOM HOUSE
- BARN
- FARMHOUSE

DRIVES & WALKS LEGEND
- SAND HARDENER DRIVEWAY
- DIRT DRIVEWAY
- PAVER WALK

ISLAND AUTISM CENTER AT CHILD FARM - MASTER PLAN - 515 Lambert's Cove Road, West Tisbury MA 02575

PROPOSED SITE PLAN
FEBRUARY 10, 2022
MVC DRI # _________
1. LAND BANK PATH LOCATED ON NORTH PROPERTY LINE
2. ADDITIONAL SETBACK FROM REQUIRED 50' SETBACK
3. RESIDENTIAL LIFE FOCUSED ON INTERNAL COURTYARD
4. PUBLIC SPACES WITHIN SHARED 4-BEDROOM HOMES ON COURTYARD SIDE
5. PRIMARY ENTRANCE FROM HUB HOUSE TO FIELDS LOCATED ON NORTH SIDE OF BUILDING
6. PLANTED BUFFERS ALONG SOUTH PROPERTY LINE
7. CONTINUOUS POOL FENCE WITH PLANTINGS ON BOTH SIDES CLOSE TO SOUTH PROPERTY LINE
8. CONTINUOUS PRIVET HEDGE AROUND COURTYARD
9. CONTINUOUS THREE-RAIL SPLIT-RAIL FENCE
10. PARKING LOCATED ON NORTH SIDE OF HUB HOUSE
11. SPLIT RAIL FENCING ALONG SOUTH PROPERTY LINE AT EAST SIDE

ISLAND AUTISM CENTER AT CHILD FARM - MASTER PLAN - 515 Lambert's Cove Road, West Tisbury MA 02575

PROPOSED SITE PLAN - CONSIDERATIONS TO ACCOMMODATE NOISE AND TRAFFIC FOR NEIGHBORS

FEBRUARY 10, 2022  MVC DRI # __________
EXAMPLE IMAGES OF BARN & FARMSTAND

POST & BEAM "CARRIAGE BARN"

WOOD-FRAMED FARMSTAND (APPROX. 180 SF)
COTTAGE - FRONT ELEVATION

BUILDING HEIGHT
23'-5"

AVG. GRADE
0'-0"
SQUARE FOOTAGE TOTALS

Total Heated - 1,543 sf
First Floor Heated - 822 sf
Second Floor Heated - 721 sf
Covered Porch - 117 sf
ISLAND AUTISM CENTER AT CHILD FARM - MASTER PLAN - 515 Lambert's Cove Road, West Tisbury MA 02575
IAG MASTER PLAN AT CHILD FARM
EXTERIOR LIGHTING PLAN
SOLAR BOLLARD LIGHTING
14"

EXTERIOR WALL MOUNTED FIXTURE
WITH LED BULBS

FEBRUARY 6, 2022
FEBRUARY 10, 2022
MVC DRI # _________
ISLAND AUTISM CENTER AT CHILD FARM - MASTER PLAN - 515 Lambert's Cove Road, West Tisbury MA 02575

PROPOSED SITE PLAN - NFPA FIRE ACCESS

LEGEND
- COTTAGE
- SHARED 4 BEDROOM HOUSE
- BARN
- FARMHOUSE
- ENTRIES WITHIN 50 FT OF EMERGENCY ACCESS

- 8 FT PROPOSED REINFORCED WALK FOR EMERGENCY VEHICLE ACCESS
- 16 FT WIDE FIRE LANE PERMEABLE DRIVABLE SURFACES [WIDTH & MATERIAL SUBJECT TO APPROVAL BY AHJ]
- VEHICLE TURN AROUND 30 FT TURNING RADIUS [SUBJECT TO APPROVAL BY AHJ]
- 12 FT WIDE DELIVERY ACCESS WITH FIRE ACCESS LANE TURN AROUND [WIDTH AND CURB RADII SUBJECT TO APPROVAL BY AHJ]
- 50° SETBACK
- 16' Fire Lane: Permeable Drivable Surfaces [Width & Material Subject To Approval By AHJ]
- 12' Offset from Fire Lane
- 50' Offset from Fire Lane
- 50' Setback

FEBRUARY 10, 2022 MVC DRI # _________
Farmhouse located relative to existing building (shown dashed)

North edge of barn set 2 ft away from property line as endorsed by Martha's Vineyard Landbank

Island Autism Center at Child Farm - Master Plan - 515 Lambert's Cove Road, West Tisbury MA 02575
Note: existing well is sufficient for hub house needs.