Assessor's Parcel 25–10

Assessor's Parcel 25–5.1

Assessor's Parcel 25–11

0 80 40

graphic scale–feet

49.56'

78'±

157.43'

200'
Riverfront Area

167.56'

NHESP

141.94'

145.20'

dirt driveway

74.79'

dirt driveway

edge wetlands

"By" the stream 280'±

100'
Buffer Zone

100'
Inner Reparian Zone

existing
barn

parking

lawn

relocated ods

proposed entry
(27 sf)

patio

lawn

proposed kitchen
extension (60 sf)

lawn

existing
single–family
dwelling

trees

trees

100'
Buffer Zone

63'±

"Mill Brook"

100.00'

21'±

NHESP

edge wetlands

"By" the stream 358'±

450.55'

asphalt road

CB F

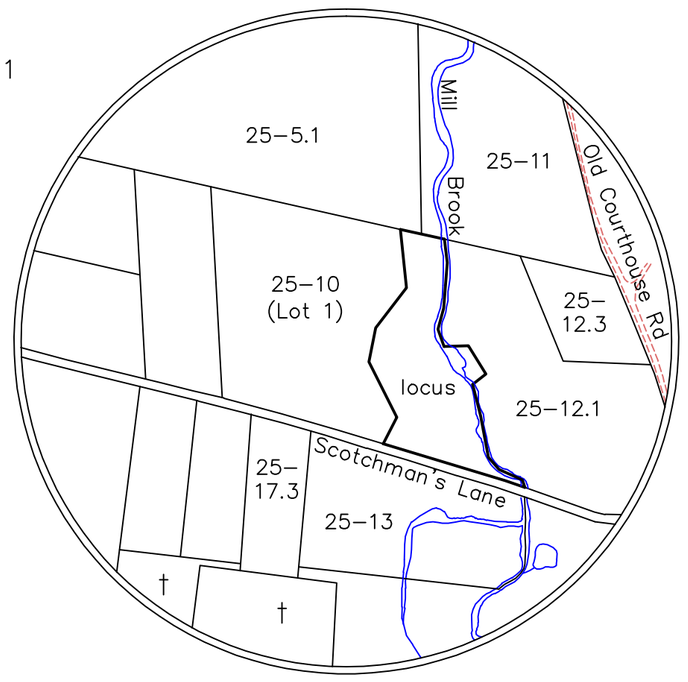
Arc 62.05'

culvert

Assessor's Parcel 25–12.1

Scotchman's Lane

44 Scotchman's Lane
Assr's Pcl 25-10.1
3.76 acres ±



Locus Map (no scale)

Notes:

1. Any required stockpiling shall be limited to the existing parking area
2. No construciton activity associated with this project shall be allowed east of the dwelling and barn
3. This project may be exempt from NHESP review under Exemption No. 4 "...additions...for an existing single–family...home within existing...lawfully developed and maintained lawns or landscaped areas, provided there is no expansion of such existing...lawn or landscaped area"

Site Plan
West Tisbury, Mass.

Prepared For

Edward Beason & Alexandra Styron

Scale: 1" = 40' October 6, 2026

Schofield, Barbini & Hoehn Inc.
SB&H
Land Surveying ⊕ Civil Engineering
12 Surveyor's Lane, Box 339
Vineyard Haven, Mass. 02568
508–693–2781
www.sbhinc.net
MV 11152–2 (Con Com)