MAP 38
PARCEL 7.2
MBG REALTY TRUST

30'±
250'±
234'± TO WELL
APPROX. SEPTIC EASEMENT
NHESP LIMIT OF WORK *
FUTURE SHED
LIMIT OF NHESP PRIORITY HABITATS OF RARE SPECIES JURISDICTION (SCALED) *
LEACHING FIELD
RESERVE AREA
"D" BOX
PROPOSED SEPTIC TANK #1
FUTURE DRIVEWAY
278'±
EXISTING DRIVEWAY
151'±
81'±
NHESP LIMIT OF WORK *
274'±
FUTURE GUEST HOUSE
30' WIDE EASEMENT
74'±
223'±
2" PRESSURE PIPE (352')
PROPOSED CONSERVATION COMMISSION LIMIT OF WORK (TYP.)
PROPOSED CONSERVATION COMMISSION LIMIT OF WORK (TYP.)
PROPOSED TRANSFORMER
PROPOSED UNDERGROUND UTILITY LINE
100'
U.E.
100 YEAR FLOOD ELEVATION = 11.0 (ZONE AE) (FROM F.E.M.A. F.I.R.M. MAP REVISED JULY 20, 2016)
LIMIT OF NHESP PRIORITY HABITATS OF RARE SPECIES JURISDICTION (SCALED) *
EXISTING WELL
55'±
MAP 38
PARCEL 7.4
GEOFFREY GUND
NHESP LIMIT OF WORK *
376'±
MAP 38
PARCEL 1.1
SALIM AKIL AND MARA BROCK AKIL
EXISTING DRIVEWAY
PROPOSED PUMP CHAMBER
PROPOSED SEPTIC TANK #2
PROPOSED DRIVEWAY
PROPOSED UNDERGROUND UTILITY LINE
EXISTING TRANSFORMER PAD
EXISTING WELL TO BE DISCONNECTED AND CAPPED
PROPOSED SNOW FENCE AND SILT FENCE FIRMLY STAKED FOR THE DURATION OF THE PROJECT (PROPOSED CONSERVATION COMMISSION LIMIT OF WORK)
PROPOSED WELLNESS STUDIO BARN
EXISTING BARN TO BE REMOVED
51'±
52'±
102'±
66'±
35'±
129'±
30' WIDE EASEMENT
30' WIDE EASEMENT
78'±
100' OFF-SET
1318
1319
BORDERING VEGETATED WETLANDS FLAGGED BY LEC ENVIRONMENTAL CONSULTANTS, INC. (5-24-2022)
1317
1320
1316
1321
LIMIT OF NHESP PRIORITY HABITATS OF RARE SPECIES + NHESP ESTIMATED HABITATS OF RARE WILDLIFE JURISDICTION (SCALED) *
COASTAL DISTRICT (SCALED FROM GIS MAP)
MAP 38
PARCEL 6
FRANCIS M. VALENTI JR.
MAP 38
PARCEL 7.3
VALENTI FAMILY REALTY TRUST

*SEE NHESP DETERMINATION LETTER FILE NO. 15-34726

NOTES:
1. LOT AREA: 273,843± S.F. (6.3± ACRES)
2. DATUM: NAVD 1988.

Conservation Commission Site Plan
in
West Tisbury, Massachusetts
Assessor Parcel 38-7.1
prepared for
Troy L. & Kimberly P. Stanfield
Scale 1"=30' July 20, 2023

professional civil engineers
Sourati Engineering Group LLC
professional land surveyors
P.O. Box 4458
107 Beach Road, Suite 202
Vineyard Haven, MA 02568
Phone (508) 693-9933 Fax (508) 693-4933

Job No. 102587

LOT LOCUS
SCALE: 1" = 150'

MAP 38 PARCEL 7.2 MBG REALTY TRUST
MAP 38 PARCEL 1.1 SALIM AKIL AND MARA BROCK AKIL
MAP 38 PARCEL 6 FRANCIS M. VALENTI JR.
MAP 38 PARCEL 7.3 VALENTI FAMILY REALTY TRUST
MAP 38 PARCEL 7.4 GEOFFREY GUND
MAP 38 PARCEL 7.5 RISKIN RINTELS TRUST
MAP 38 PARCEL 7.6 WATCHA DOING REALTY TRUST
MAP 38 PARCEL 7.7 MICHAEL R. + CHRISTINE WALSDORF
Jone's Cove
100 YEAR FLOOD ELEVATION = 11.0 (ZONE AE) (FROM F.E.M.A. F.I.R.M. MAP REVISED JULY 20, 2016)
EDGE OF BORDERING VEGETATED WETLANDS
APPROXIMATE TOP OF BANK
EDGE OF POND