

(SEE SHEET NO. 1)

MAP 30 LOT 2.13  
N/F  
LAWRENCE S. KEUSCH &  
YVONNE R. KEUSCH  
(BK. 776, PG. 738)

MAP 30 LOT 2.12  
N/F  
THE STEPHEN D. CHAPMAN  
REVOCABLE TRUST  
(BK. 1444, PG. 751)

MAP 30 LOT 2.11  
N/F  
JEFFREY A. DELONG &  
MARY LOU DELONG  
(BK. 600, PG. 358)

MAP 30 LOT 2.84  
N/F  
CHRISTINE & GEORGE  
STONBELY  
(BK. 1569, PG. 509)  
(204,213± S.F. or 4.69± Ac.)

"DRIVEWAY EASEMENT"  
(20' WIDE)  
(BK. 800, PG. 747)

BENCHMARK:  
TOP CONCRETE BOUND  
WITH DRILL HOLE  
ELEV. = 93.18 (ASSUMED)

CB/DH  
(FND)

LIMIT OF  
"NHESP PRIORITY HABITAT"  
(RARE SPECIES)  
(COMPILED - APPROX. LOC.)

Revisions:	No.	Date:	Description:

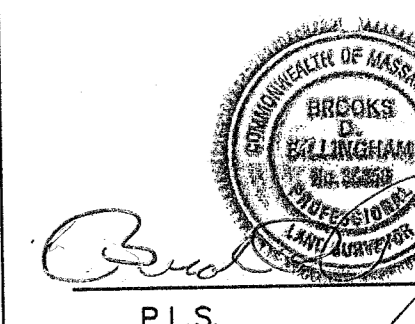
Project Title:

# TOPOGRAPHIC SITE PLAN

PARCEL NO. 30-2.84

AT  
100 POND ROAD  
IN  
WEST TISBURY, MA

Prepared For:  
George & Christine Stonbely  
1115 Fifth Avenue, Apt 12B  
New York, NY 10128



P.L.S. DATE

**B. D. BILLINGHAM  
& ASSOCIATES, INC.**  
Planners, Land Surveyors  
& Environmental Scientists

P.O. Box 1207  
Edgartown, MA 02539  
508-696-0178

Drawing Title:

## SITE PLAN

Scale: 1" = 20'

0 10 20 40 50 FEET

Date: SEPTEMBER 22, 2023	Dwg No:
Research: D.S.LOPES	804-SITE1.DWG
Field: B.D.B./D.S.L.	
Calc: B.D.BILLINGHAM	
Check: B.D.BILLINGHAM	
Drawn: B.D.BILLINGHAM	
Job No: 1-0804.0	Sheet 2 of 2

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MAP 30 LOT 2.14 & 2.15  
N/F  
POND ROAD NOMINEE  
TRUST  
(BK. 1578, PG. 302)

MAP 30 LOT 2.85  
N/F  
PAUL MAGID &  
ANITA L. BOTTI  
(BK. 587, PG. 019)

MAP 30 LOT 2.90  
N/F  
DEEP BOTTOM POND PROPERTY  
OWNERS ASSOCIATION, INC.  
(BK. 736, PG. 167)

LIMIT OF  
"NHESP PRIORITY HABITAT"  
(RARE SPECIES)  
(COMPILED - APPROX. LOC.)

### POOL NOTES:

- 1). FINAL CONSTRUCTION DRAWINGS FOR THE PROPOSED POOL SHALL BE DESIGNED BY OTHERS & SHALL MEET THE EXISTING/BUILDING SETBACK REQUIREMENTS AS INDICATED ON THIS PLAN.
- 2). FINAL CONSTRUCTION DRAWINGS FOR THE PROPOSED DWELLING & OUTSIDE GATES ACCESSING THE POOL AREA MUST MEET REQUIREMENTS DICTATED WITHIN THE COMMONWEALTH OF MASSACHUSETTS BUILDING CODE REGARDING POOL ENCLOSURES (780 CMR 421.9).

(SEE SHEET NO. 1)