Site Plan of Land
in West Tisbury, Mass.
Prepared for
Lynley Projects LLC

June 30, 2020 Scale: 1"=20'

VINEYARD LAND SURVEYING & ENGINEERING INC.
12 Cournoyer Road
P.O. Box 421
West Tisbury, MA 02575
P 508-693-3774 F 508-629-0440
VLSE.net

JOB NO. 2198

Vineyard Sound

±213'

approx. Mean High Water

±436'

Top of Coastal Bank

Existing Leaching Pit
(to be removed)

Proposed construction and siltation fencing (after removal and restoration of septic components)

Existing Septic Tank
(to be removed)

Asr. Pcl. 3–9.1
"N/F Brian W. Abbott, Sr."

25'

Shore Zone 100' buffer zone

Existing Lawn

Proposed Garage

11'

200'

Proposed construction and siltation fencing (see detail)

Proposed 1500 Gallon Septic Tank

Existing Retaining Walls (to be removed)

Proposed Distribution Box

Existing Dwelling (to be removed)

Proposed Dwelling

10'

51'

Proposed ARC 36 LP Biodiffuser Bed

29

42'

28

Existing Septic Tank
(to be removed)

Proposed Pool

50'

20'

30'

Existing Cesspools
(to be removed)

27

26

25

Existing Leaching Pit
(to be removed)

24

Proposed Waterline

Existing Waterline

Existing Well House

63 Boghouse Way
Assr.–Pcl. 3–7
Area = ±1.73 Acres

105'

Abandoned Well

Existing Driveway

±498'

93'

Asr. Pcl. 3–6
"N/F Snezana Westby"

WF 4

WF 3

WF 5

Edge of Wetland

Wetlands
(flagged by Cooper Environmental)

WF 2

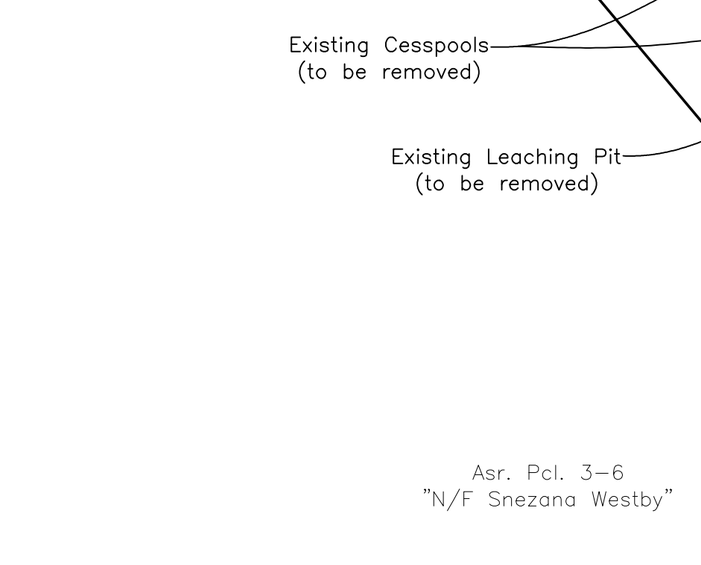
WF 1

Boghouse Way

Existing Well

Zoning District: RU
Setbacks: 50' all sides

Note: Locus lies within the Coastal District.



Silt Fence/Const. Fence Detail

scale: $\frac{3}{4}$" = 1'

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