Site Plan
Tisbury, Mass.

Prepared For
4 State Road MVY LLC
Scale: 1" = 20'  July 23, 2021

Schofield, Barbini & Hoehn Inc.
Land Surveying - Civil Engineering
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EXISTING PLAN

4 State Road
Vineyard Haven
Martha's Vineyard, Massachusetts

Delano & Co.
1 Lagoon Pond Road, #2109
Vineyard Haven, Massachusetts
EXISTING LOT

COVERAGE SUMMARY:

TOTAL LOT - 21,818+/- SQ. FT.
EXISTING IMPERVIOUS:
ASPHALT DRIVEWAYS - 4,162 SQ FT
BRICK SIDEWALK - 833 SQ FT
LIGHT WELLS - 193 SQ FT
BUILDING - 2,650 SQ FT
COMPACKED DIRT PARKING LOT - 8,425 SQ FT
TOTAL IMPERVIOUS: 16,263 SQ FT (75% OF LOT)
TOTAL PERVIOUS: 5,555 SQ FT (25% OF LOT)

PROPOSED LOT

COVERAGE SUMMARY:

TOTAL LOT - 21,818+/- SQ. FT.
PROPOSED IMPERVIOUS:
PROPOSED BUILDING - 7,254 SQ FT
EXISTING LIGHT WELLS - 193 SQ FT
PATIO AND SIDEWALK - 740 SQ FT
BRICK PATHWAYS - 1,940 SQ FT
TOTAL IMPERVIOUS: 10,127 SQ FT (46% OF LOT)
TOTAL PERVIOUS: 11,691 SQ FT (54% OF LOT)
NOTES

CREATE A LANDSCAPE DESIGN FOR THE PROPERTY AT A STATE ROAD IN WINTHED FARM. REMOVE EXISTING DRIVeway AND PARKING AREAS, AND REPLACE ALL WITH 
PIE STONE SET IN SAND HARDENER WITH A CEMENT BOND PATTERN. CONCRETE TO BE SET IN MORTAR.

INSTALL 5'X5' CONCRETE APPLIANCE AT BEGINNING AND END OF DRIVEWAY 
CONCRETE TO BE SET IN MORTAR AND ARRANGED IN A PATTERN.

ALL THE BRICK WORK WILL BE IN A READING STONE PATTERN. THE LEDGE OF THE 
WALL WILL BE SET IN MORTAR AND THE BODY WILL BE SET ON BLUESTONE DUST 
WITH POWDERED SAND.

REPLACE THE BRICK RAIL FENCES AT THE BOTTOM OF THE PARKING AREA WITH 
STEEL Aesthesia RAIL FENCE OR A STEEL RAIL FENCE TO MATCH THE 
RAILINGS ON THE BUILDING ENTRANCE.

THE EXISTING CHERRY TREE ON THE FRONT SIDE OF THE BUILDING WILL REMAIN.

OTHER PLANTING SUGGESTIONS IN THE AREA AND LONG PLANTING INCLUDE :

JAPANESE HOLLY

ENGLISH HOLLY

COLONIAL HEDGES FOR HEDGING

SWISS SNOW PINE

NORTHERN HEDGES

PRIVATE MEDICALLY DOCTOR PLANTS

CLEAR UP VEGETATION BEHIND PARKING AREA. CULTIVATE SMALL VEGETATION AND 
PLANTING ON THE GRASS. TREAT SMALL PLANTS WITH PEST CONTROL TO 
PREVENT PESTS AND DISEASE.

WATER ALL PLANTING BAGS WITH AN IN-GROUND AUTOMATIC IRRIGATION SYSTEM.

ALL SEEDS TO BE PLANTED AFTER PLANTING MATERIALS TO BE DETERMINED.

AND PLANTING AGAINST STORE DOORS IS AVAILABLE.

AN ADDITIONAL LIGHTING DESIGN WILL BE SUBMITTED.

IN FIELD ADJUSTMENTS AS REQUIRED.