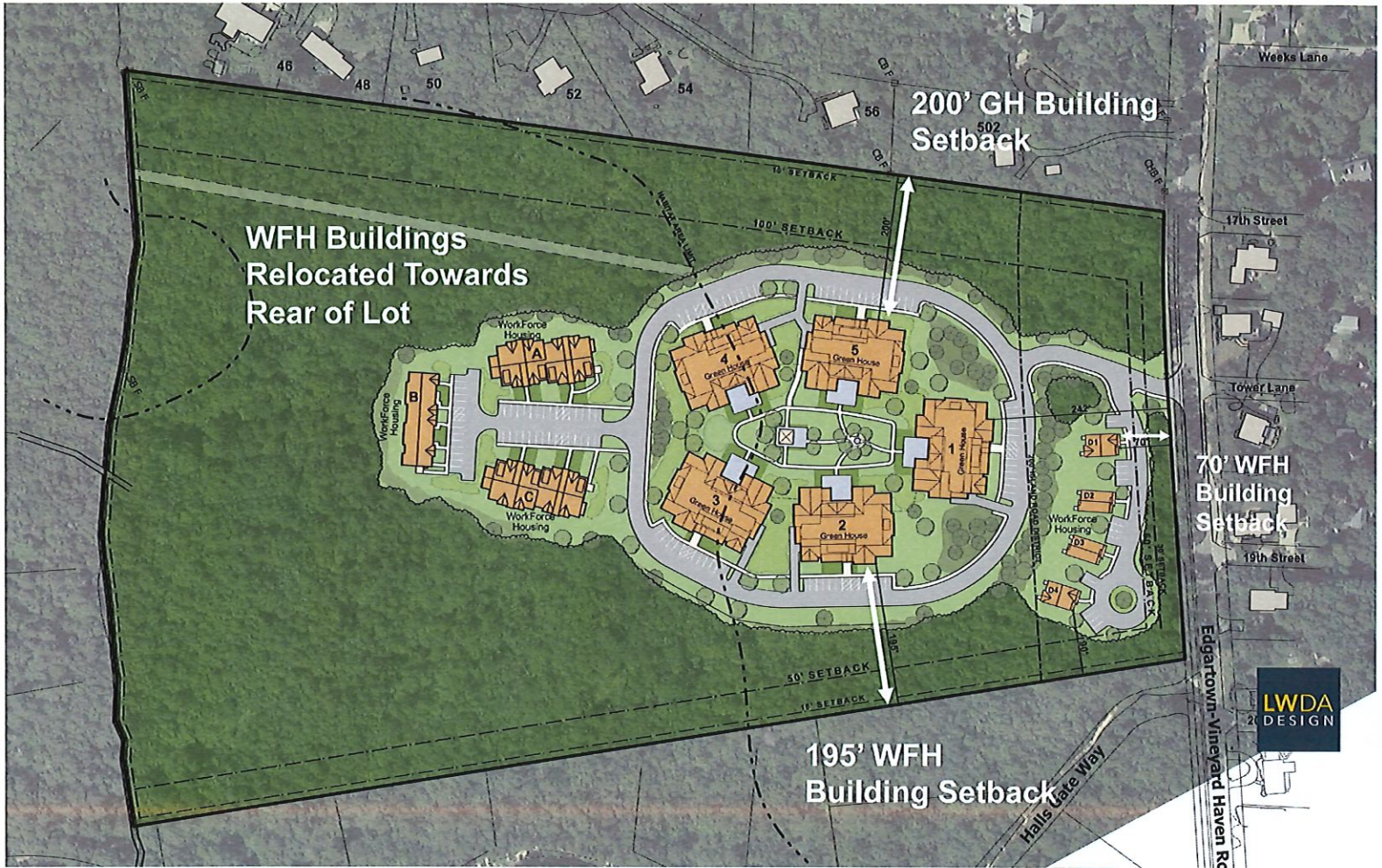


Site Plan Revised: Expanded Neighborhood Setbacks



NAVIGATOR ELDER HOMES
OF MARTHA'S VINEYARD



MARTHA'S VINEYARD
HOSPITAL



A Summary of Changes to Site Layout Planning Board Request to Expand Buffers

- **Minimum Distance from a Building to West Property Line (Teaberry Lane)**
 - Original: 131'
 - New: 200'

- **Minimum Distance from a Building to East Property Line (Halls Gate Way)**
 - Original: 110'
 - New: 195'

- **Minimum Distance from a Building to North Property Lines (E-VH Road)**
 - Original: 31'
 - New: 70'

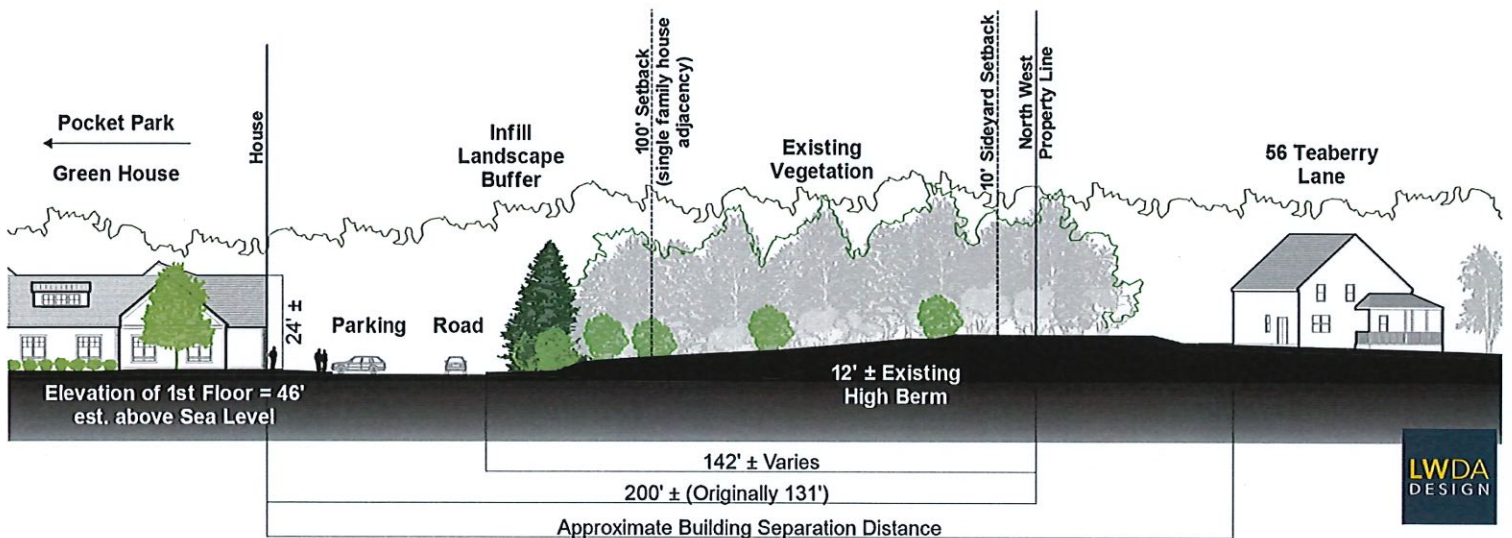
Site Section A: Teaberry Lane Adjacency



Key Plan

Section A: Accommodations to the property line adjacent to Teaberry Lane

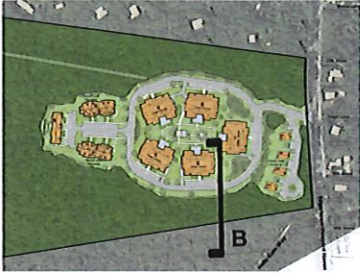
1. The Green Houses are positioned lower than the adjacent Teaberry Lane houses with a natural berm between them reducing visibility and noise.
2. The Green Houses far exceed the minimum
3. Additional plantings will be added to further block sound and sight lines.



The section represents an approximation of site conditions.

Approximate Building Separation Distance
 @ 56 Teaberry Ln = 258'
 @ 54 Teaberry Ln = 332'
 @ 502 EVH Rd = 257'

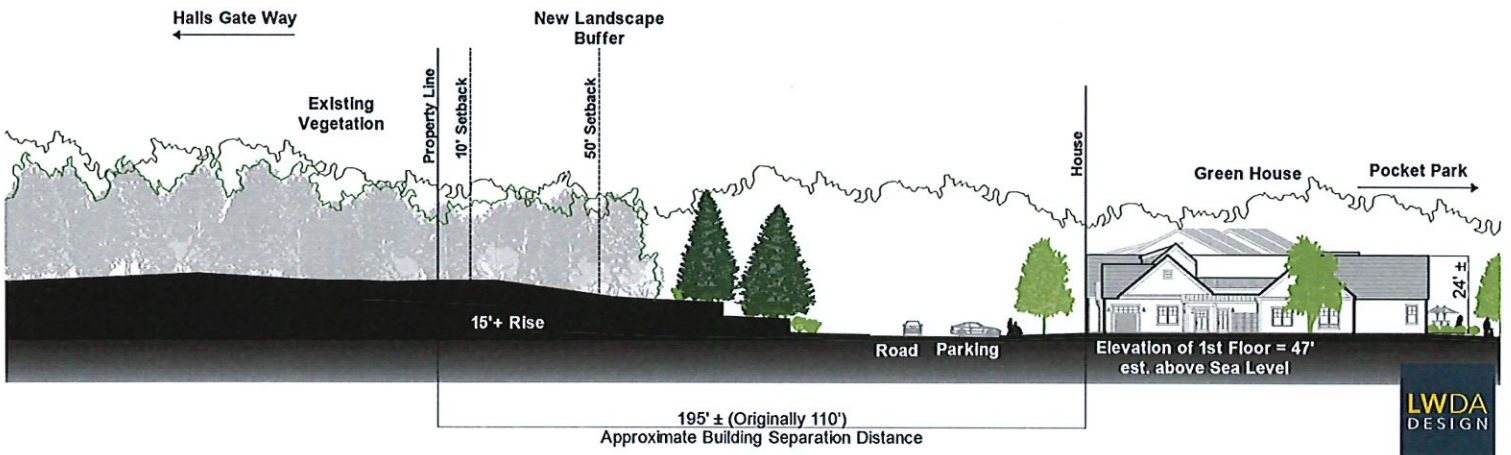
Site Section B: Halls Gate Way Adjacency



Key Plan

Section B: Accommodations to the property line adjacent to Halls Gate Way

1. The WFH and Green Houses are positioned lower than the adjacent undeveloped lots along Halls Gate Way with a natural berm and retaining wall between them reducing visibility and noise.
2. Additional plantings will be added to further block sound and sight lines.
3. The WHF and Green Houses far exceed the minimum setback.



The section represents an approximation of site conditions.

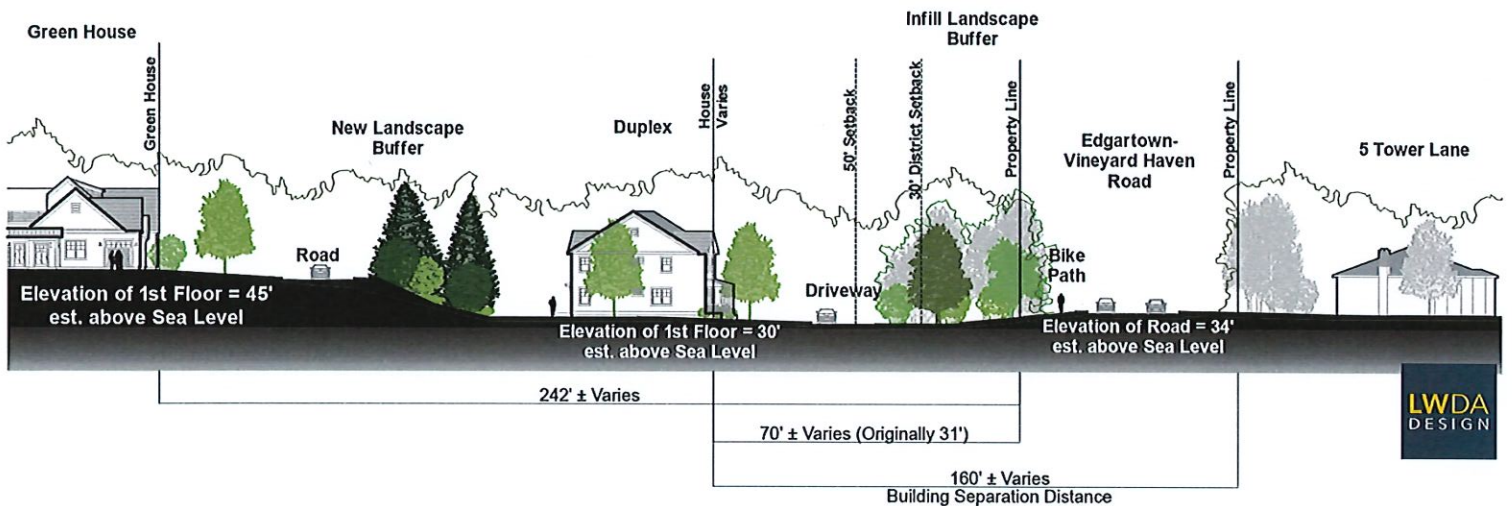
Site Section C: Edgartown Road Adjacency



Key Plan

Section C: Accommodations at the front property line adjacent to Edgartown Road

1. Duplex style apartments relocated to interior of site (option).
2. Much of the existing trees will be preserved and infilled along Edgartown-Vineyard Haven Road to create a vegetation buffer.
3. The Green House buildings will have limited visibility from the road. They are at a higher elevation with several layers of screen plantings in between. The bend in the entrance road reduces visibility the Green Houses.



The section represents an approximation of site conditions.