

MASSACHUSETTS DEPARTMENT OF TRANSPORTATION HIGHWAY DIVISION

PLAN AND PROFILE OF
BEACH ROAD

IN THE TOWN OF
TISBURY
DUKES COUNTY
PRELIMINARY RIGHT OF WAY

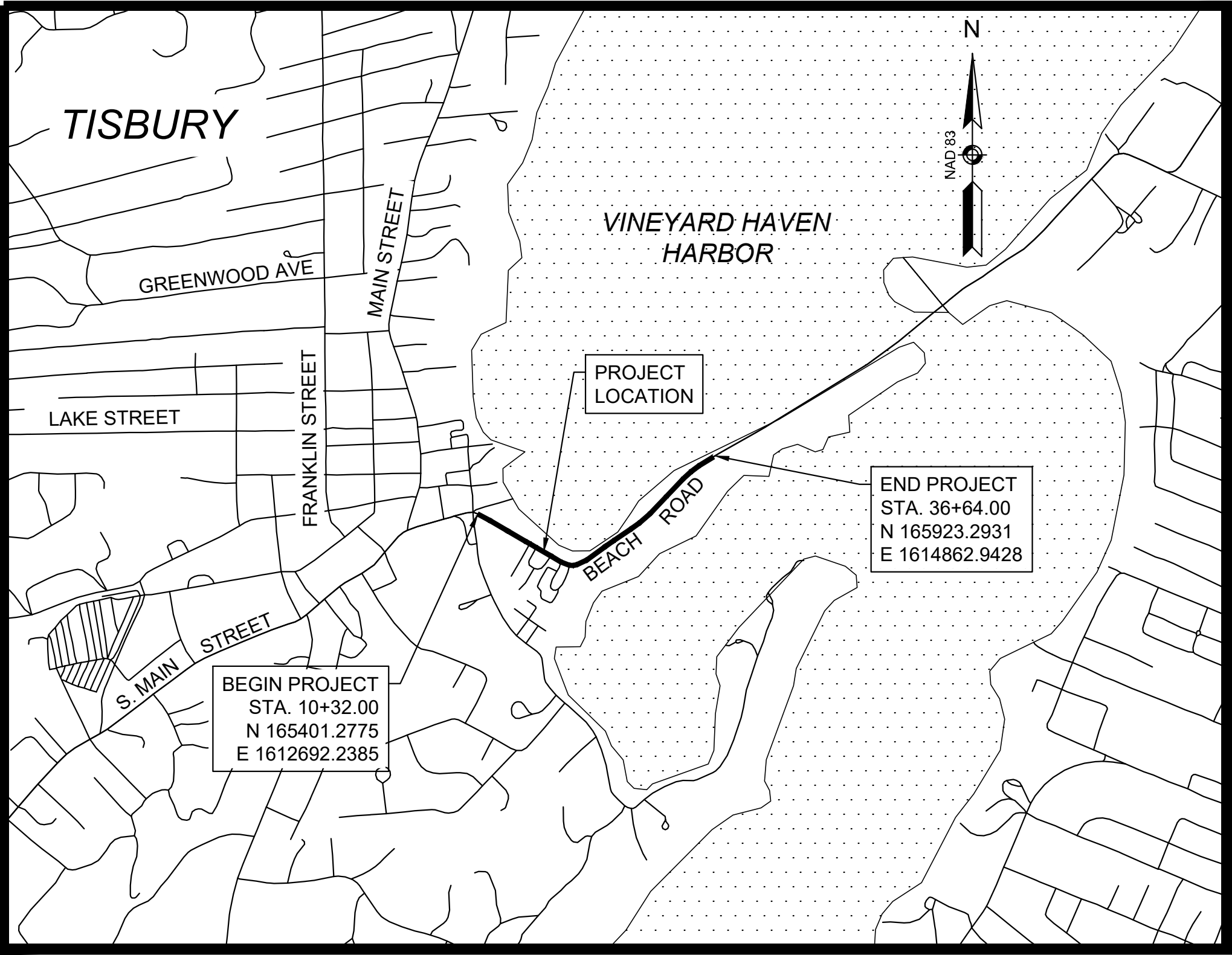
FEDERAL AID PROJECT NO. -

TISBURY BEACH ROAD			
STATE	FED. AID PROJ. NO.	SHEET NO.	TOTAL SHEETS
MA	-	1	14
PROJECT FILE NO.		607411	

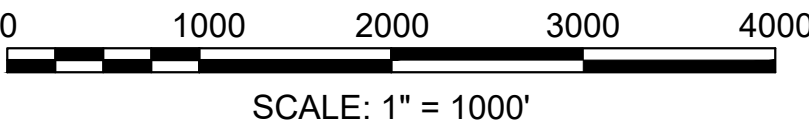
PRELIMINARY RIGHT OF WAY
TITLE SHEET & INDEX

THE MASSACHUSETTS HIGHWAY DEPARTMENT STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES DATED 1988, AS AMENDED, THE SUPPLEMENTAL SPECIFICATIONS DATED JULY 1, 2015, THE 2016 CONSTRUCTION STANDARD DETAILS, THE 2015 OVERHEAD SIGNAL STRUCTURE AND FOUNDATION STANDARD DRAWINGS, MASSDOT TRAFFIC MANAGEMENT PLANS AND DETAIL DRAWINGS, THE LATEST MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS WITH MASSACHUSETTS AMENDMENTS, THE 1990 STANDARD DRAWINGS FOR SIGNS AND SUPPORTS, THE 1968 STANDARD DRAWINGS FOR TRAFFIC SIGNALS AND HIGHWAY LIGHTING, AND THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, WILL GOVERN.

INDEX	
SHEET NO.	DESCRIPTION
1	TITLE SHEET & INDEX
2	TYPICAL SECTIONS
3	CRITICAL PROFILE
4-6	PARCEL SUMMARY SHEETS
7-9	LOCATION PLANS
10-14	PROPERTY PLANS



LOCUS MAP



LENGTH OF PROJECT = 2618 FEET = 0.4958 MILES

GPI

Greenman-Pedersen, Inc.

Engineers, Architects, Planners, Construction Engineers & Inspectors

181 Ballardvale Street, Suite 202, Wilmington, MA 01887

Tel: (978) 570-2999 Fax: (978) 658-3044

http://www.gpinet.com

2/2/2017	ADD PARCELS X-D-1 TO X-D-3, X-D-PUE-1, X-PUE-18 TO X-PUE-40, X-TE-50 TO X-TE-53, X-S-1, X-WM-1, X-WM-2, X-HS-1 TO X-HS-3, X-PUE-WM-1 AND X-PUE-WM-2. ELIMINATE PARCELS E-1-T, X-TE-18, X-TE-27, X-TE-31, X-TE-34, X-TE-35, X-TE-49, X-PUE-10, X-PUE-14, X-PUE-16, X-PUE-17, X-HS-PUE-1 TO X-HS-PUE-3 AND X-PUE-W-1.	3
8/10/2016	ADDRESS ROW COMMENTS DATED 3/7/2016. ADD PARCELS X-HS-PUE-1 TO X-HS-PUE-3, ADJUST PARCELS X-PUE-12, X-PUE-14, X-PUE-16, X-TE-17, X-TE-41	2
12/17/2015	ADDRESS ROW COMMENTS DATED 7/02/2015, ADD PARCELS X-37, X-38, X-PUE-SD-1, X-PUE-16, X-PUE-17 REMOVE PARCELS X-25, X-26, X-27, X-28, X-30, X-31, X-33, X-PUE-11, X-TE-50	1
5/13/2015	ORIGINAL SUBMISSION	0
DATE	DESCRIPTION	REV #



RECOMMENDED FOR APPROVAL

CHIEF ENGINEER DATE

APPROVED

DEPARTMENT OF TRANSPORTATION
FEDERAL HIGHWAY ADMINISTRATION
APPROVED:

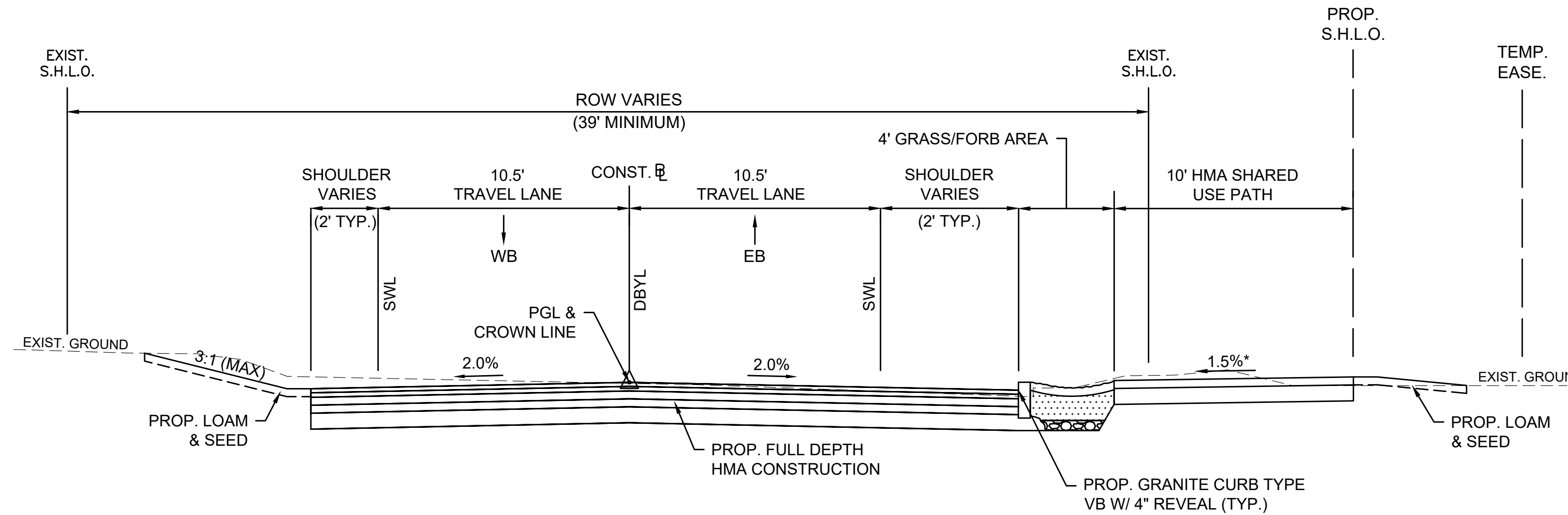
DIVISION ADMINISTRATOR DATE

HIGHWAY ADMINISTRATOR DATE

TISBURY
BEACH ROAD

STATE	FED. AID PROJ. NO.	SHEET NO.	TOTAL SHEETS
MA	-	2	14
PROJECT FILE NO.		607411	

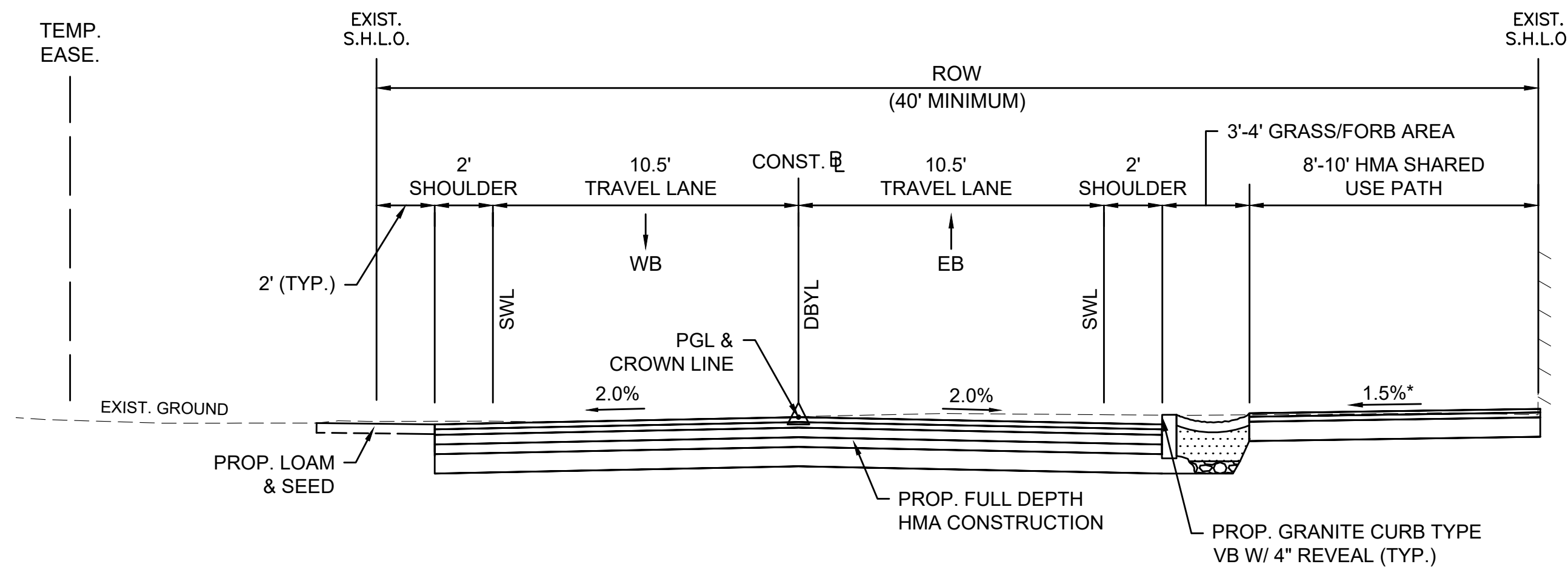
TYPICAL SECTION



TYPICAL SECTION - BEACH ROAD

STA. 31+00 TO STA. 36+64
SCALE: 1" = 4'

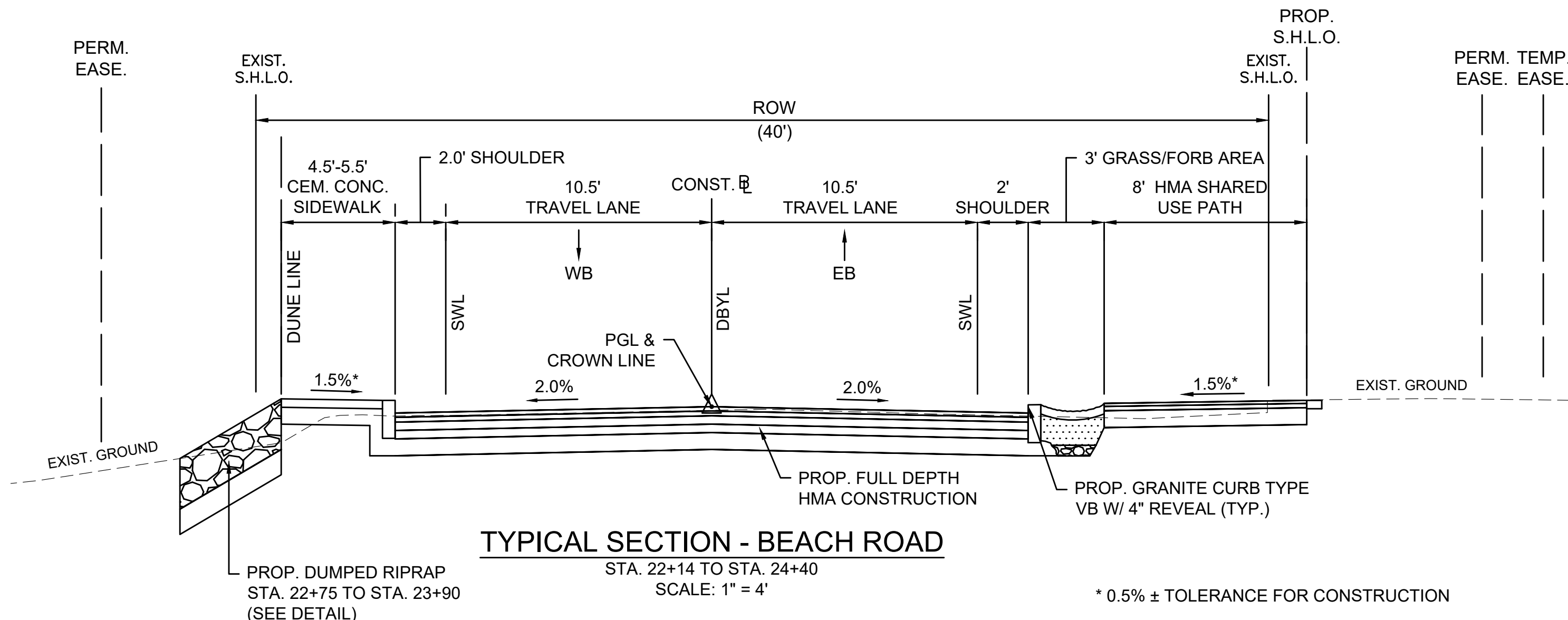
* 0.5% ± TOLERANCE FOR CONSTRUCTION



TYPICAL SECTION - BEACH ROAD

STA. 24+40 TO STA. 31+00
SCALE: 1" = 4'

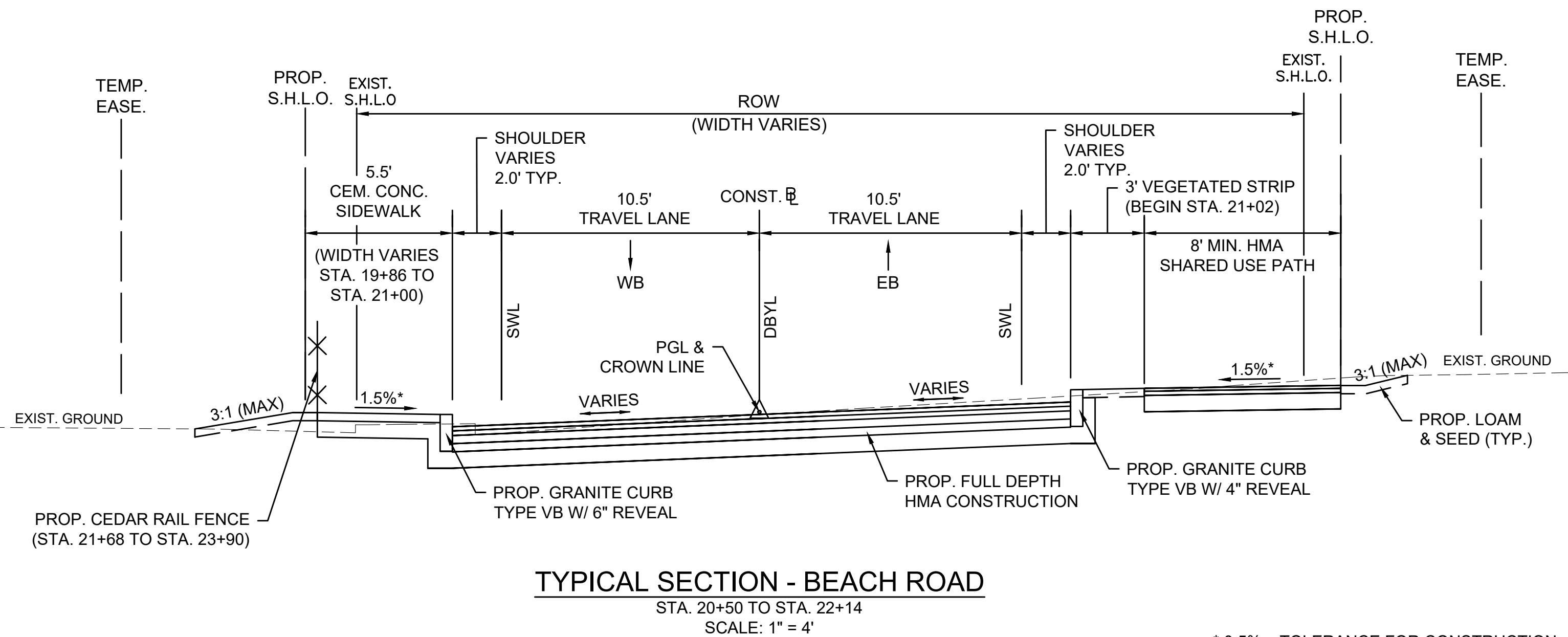
* 0.5% ± TOLERANCE FOR CONSTRUCTION



TYPICAL SECTION - BEACH ROAD

STA. 22+14 TO STA. 24+40
SCALE: 1" = 4'

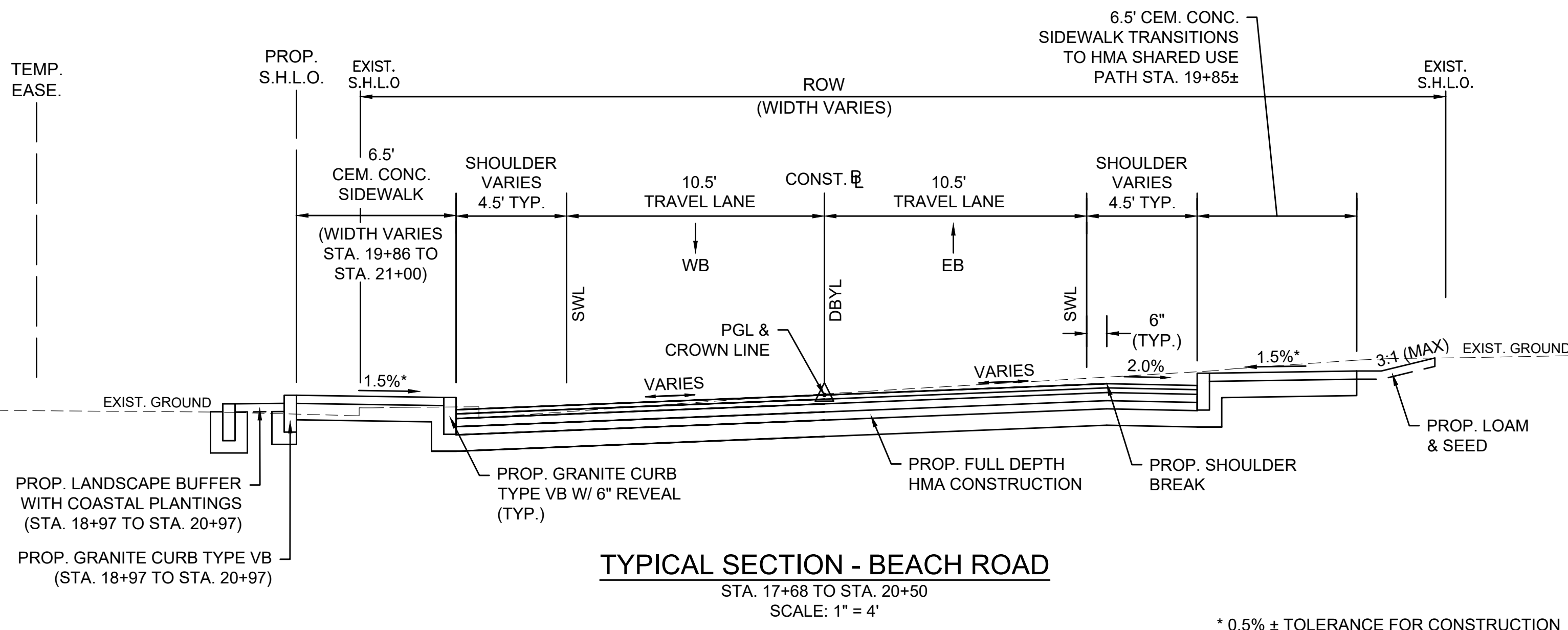
* 0.5% ± TOLERANCE FOR CONSTRUCTION



TYPICAL SECTION - BEACH ROAD

STA. 20+50 TO STA. 22+14
SCALE: 1" = 4'

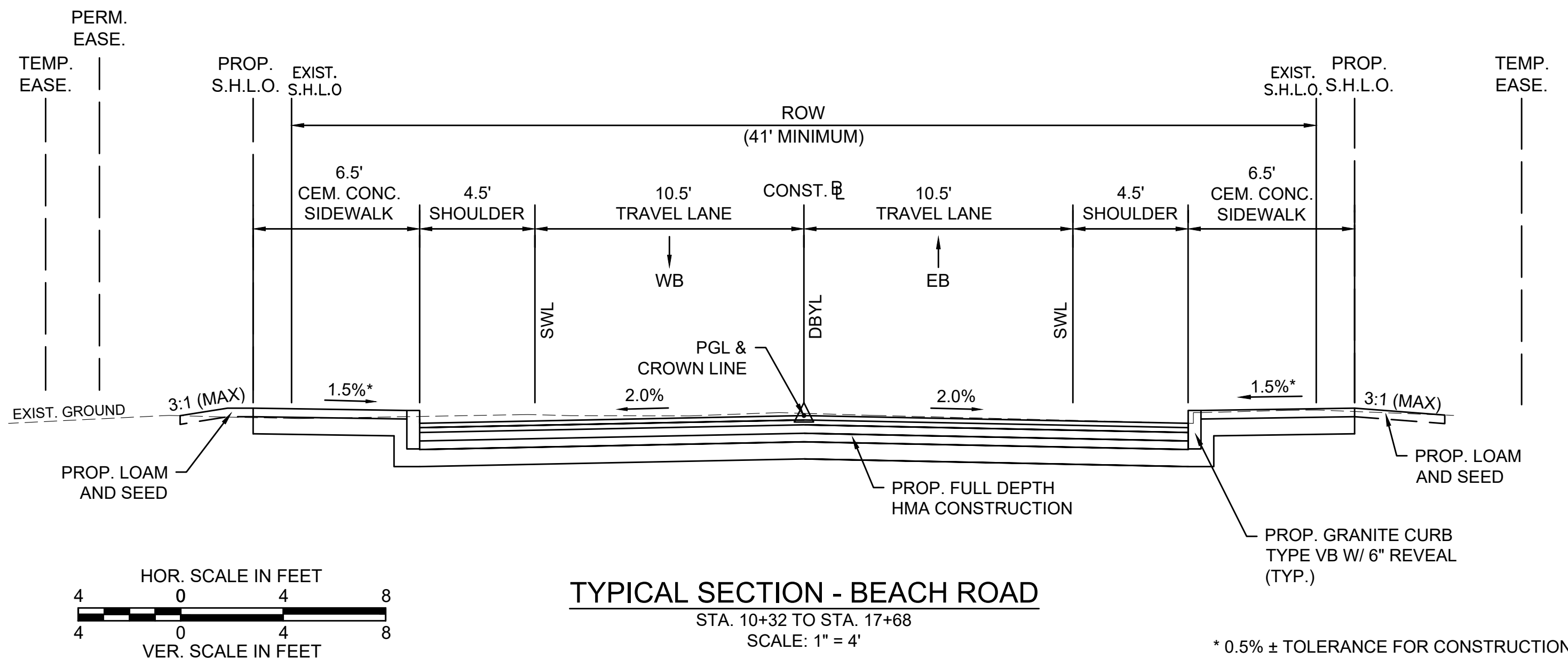
* 0.5% ± TOLERANCE FOR CONSTRUCTION



TYPICAL SECTION - BEACH ROAD

STA. 17+68 TO STA. 20+50
SCALE: 1" = 4'

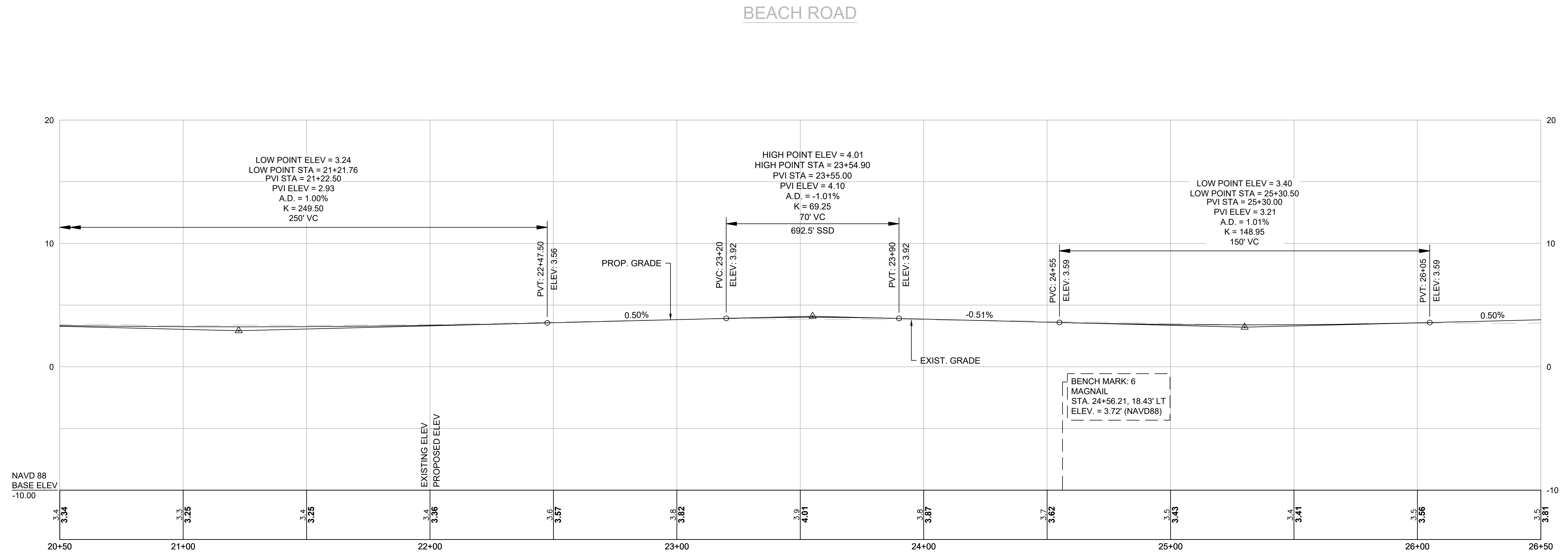
* 0.5% ± TOLERANCE FOR CONSTRUCTION



TYPICAL SECTION - BEACH ROAD

STA. 10+32 TO STA. 17+68
SCALE: 1" = 4'

* 0.5% ± TOLERANCE FOR CONSTRUCTION



TISBURY BEACH ROAD			
STATE	FED. AID PROJ. NO.	SHEET NO.	TOTAL SHEETS
MA	-	4	14
PROJECT FILE NO.		607411	

PRELIMINARY RIGHT OF WAY
PARCEL SUMMARY SHEET
SHEET 1 OF 3

PARCEL NO.	PLAN SHEET NO.	TITLEHOLDER	TITLE REFERENCE				AREA (S.F. +/-)				TOTAL TAKEN	REMAINING	TOTAL PROPERTY AREA (S.F.)	REMARKS
			DEED BOOK	PAGE NO.	LCC NO.	CERT. NO.	TAKEN		EASEMENT					
							STATE	TOWN	TYPE	AREA				
X-1	10	BOCH PARK, INC.	767	523			225				225	31,426	31,651	
X-PUE-2	10	BOCH PARK, INC.	767	523					PERM	905				
X-TE-3	10	BOCH PARK, INC.	767	523					TEMP	504				BRICK DRIVEWAY, BRICK WALK, GRADING, LOAM & SEED
X-2	10	HARBOR FACILITIES REALTY TRUST 1987	491	650			92				92	16,108	16,200	
X-PUE-3	10	HARBOR FACILITIES REALTY TRUST 1987	491	650					PERM	369				
X-TE-4	10	HARBOR FACILITIES REALTY TRUST 1987	491	650					TEMP	52				GRAVEL DRIVEWAY
X-3	10,11	VINEYARD HAVEN OFFICE REALTY TRUST	398	293			141				141	17,039	17,180	
X-PUE-4	10,11	VINEYARD HAVEN OFFICE REALTY TRUST	398	293					PERM	561				
X-TE-5	10,11	VINEYARD HAVEN OFFICE REALTY TRUST	398	293					TEMP	186				GRAVEL DRIVEWAY, GRADING, LOAM & SEED, MULCH
X-4	10	LENJO FAMILY LLC	1327	220			270				270	30,906	31,176	
X-PUE-19	10	LENJO FAMILY LLC	1327	220					PERM	39				
X-PUE-20	10	LENJO FAMILY LLC	1327	220					PERM	39				
X-TE-8	10	LENJO FAMILY LLC	1327	220					TEMP	822				HMA DRIVEWAY, GRADING, LOAM & SEED
X-TE-9	10	LENJO FAMILY LLC	1327	220					TEMP	515				HMA DRIVEWAY
X-5	10,11	31 BEACH ROAD CONDOMINIUM	1160	82			125				125	27,832	27,957	
X-TE-11	10,11	31 BEACH ROAD CONDOMINIUM	1160	82					TEMP	529				GRAVEL DRIVEWAY, GRADING, LOAM & SEED, CONC. WALK
X-6	10,11	REGINA STANLEY	887	694			86				86	6,753	6,839	
X-PUE-21	10,11	REGINA STANLEY	887	694					PERM	38				
X-TE-12	10,11	REGINA STANLEY	887	694					TEMP	368				HMA DRIVEWAY, GRAVEL DRIVEWAY
X-7	11	MOORING REALTY TRUST	398	270			113				113	17,589	17,702	
X-PUE-5	11	MOORING REALTY TRUST	398	270					PERM	450				
X-TE-13	11	MOORING REALTY TRUST	398	270					TEMP	155				GRAVEL DRIVEWAY, GRADING, LOAM & SEED, MULCH
X-8	11	TISBURY MARINA, LLC	1025	708			135				135	19,663	19,798	
X-PUE-6	11	TISBURY MARINA, LLC	1025	708					PERM	423				
X-TE-14	11	TISBURY MARINA, LLC	1025	708					TEMP	95				HMA DRIVEWAY, BRICK WALK, GRADING, LOAM & SEED
X-12	11	TISBURY MARINA, LLC	1182	894			120				120	15,008	15,128	
X-PUE-22	11	TISBURY MARINA, LLC	1182	894					PERM	39				
X-TE-19	11	TISBURY MARINA, LLC	1182	894					TEMP	155				HMA DRIVEWAY
X-9	11	VINEYARD HARBOR CONDOMINIUM	333	214			210				210	26,776	26,986	
X-PUE-7	11	VINEYARD HARBOR CONDOMINIUM	333	214					PERM	840				
X-TE-15	11	VINEYARD HARBOR CONDOMINIUM	333	214					TEMP	581				HMA DRIVEWAY, FLAGSTONE WALK
X-10	11	TISBURY WHARF CO., INC.	869	394			50				50	5,613	5,663	
X-PUE-8	11	TISBURY WHARF CO., INC.	869	394					PERM	196				
X-TE-16	11	TISBURY WHARF CO., INC.	869	394					TEMP	446				HMA DRIVEWAY
X-24	13	TISBURY WHARF CO. INC.	394	768			42				42	63,556	63,598	
X-HS-1	13	TISBURY WHARF CO. INC.	394	768					PERM	15				
X-PUE-12	13	TISBURY WHARF CO. INC.	394	768					PERM	19				
X-PUE-35	13	TISBURY WHARF CO. INC.	394	768					PERM	28				
X-TE-33	12,13	TISBURY WHARF CO. INC.	394	768					TEMP	2,479				GRAVEL DRIVEWAY, GRADING, LOAM & SEED

TISBURY BEACH ROAD			
STATE	FED. AID PROJ. NO.	SHEET NO.	TOTAL SHEETS
MA	-	5	14
PROJECT FILE NO. 607411			

PRELIMINARY RIGHT OF WAY
PARCEL SUMMARY SHEET
SHEET 2 OF 3

PARCEL NO.	PLAN SHEET NO.	TITLEHOLDER	TITLE REFERENCE				AREA (S.F. +/-)						TOTAL PROPERTY AREA (S.F.)	REMARKS
			DEED BOOK	PAGE NO.	LCC NO.	CERT. NO.	TAKEN		EASEMENT		TOTAL TAKEN	REMAINING		
							STATE	TOWN	TYPE	AREA				
X-11	11,12	R.M. PACKER CO., INC.	734	65			1,354				1,354	38,346	39,700	
X-D-1	12	R.M. PACKER CO., INC.	734	65					PERM	990				
X-PUE-9	11	R.M. PACKER CO., INC.	734	65					PERM	487				
X-TE-17	11,12	R.M. PACKER CO., INC.	734	65					TEMP	1,326				HMA DRIVEWAY
X-TE-50	11,12	R.M. PACKER CO., INC.	734	65					TEMP	1,150				HMA DRIVEWAY
X-32	13,14	R.M. PACKER CO., INC.	370	111			95				95	55,057	55,152	
X-D-3	13	R.M. PACKER CO., INC.	370	111					PERM	2,950				
X-D-PUE-1	13	R.M. PACKER CO., INC.	370	111					PERM	58				
X-HS-2	13,14	R.M. PACKER CO., INC.	370	111					PERM	50				
X-HS-3	13,14	R.M. PACKER CO., INC.	370	111					PERM	50				
X-PUE-40	13,14	R.M. PACKER CO., INC.	370	111					PERM	54				
X-PUE-41	13,14	R.M. PACKER CO., INC.	370	111					PERM	477				
X-PUE-WM-2	13,14	R.M. PACKER CO., INC.	370	111					PERM	48				
X-TE-37	13	R.M. PACKER CO., INC.	370	111					TEMP	680				HMA DRIVEWAY, GRAVEL DRIVEWAY
X-TE-38	13,14	R.M. PACKER CO., INC.	370	111					TEMP	754				HMA DRIVEWAY, GRAVEL DRIVEWAY
X-TE-46	13	R.M. PACKER CO., INC.	370	111					TEMP	128				HMA DRIVEWAY, GRADING, LOAM & SEED
X-TE-53	13,14	R.M. PACKER CO., INC.	370	111					TEMP	347				LOAM & SEED
X-34	13,14	R.M. PACKER CO., INC.	287	112			2,028				2,028	62,271	64,299	
X-TE-47	13,14	R.M. PACKER CO., INC.	287	112					TEMP	5,694				HMA DRIVEWAY, GRADING, LOAM & SEED, GRAVEL
X-35	14	R.M. PACKER CO., INC.	223	20			936				936	6,208	7,144	
X-TE-48	14	R.M. PACKER CO., INC.	223	20					TEMP	933				HMA DRIVEWAY
X-PUE-15	13,14	R.M. PACKER CO., INC.	269	416					PERM	117			61,463	
X-TE-39	13,14	R.M. PACKER CO., INC.	269	416					TEMP	715				HMA DRIVEWAY, GRADING, LOAM & SEED
X-D-2	12	R.M. PACKER CO., INC.	246	95					PERM	1,515			20,552	
X-S-1	12	R.M. PACKER CO., INC.	246	95					PERM	1,293				
X-TE-32	12	R.M. PACKER CO., INC.	246	95					TEMP	1,999				DUNE RESTORATION, GRADING LOAM & SEED
X-13	11	VINEYARD HARBOR ASSOCIATES	333	198			30				30	15,438	15,468	
X-WM-1	11	VINEYARD HARBOR ASSOCIATES	333	198					PERM	14				
X-TE-20	11	VINEYARD HARBOR ASSOCIATES	333	198					TEMP	186				HMA DRIVEWAY
X-14	11	H N HINCKLEY & SONS INC	163	56			300				300	69,832	70,132	
X-WM-2	11	H N HINCKLEY & SONS INC	163	56					PERM	31				
X-PUE-23	11	H N HINCKLEY & SONS INC	163	56					PERM	22				
X-TE-21	11	H N HINCKLEY & SONS INC	163	56					TEMP	1,615				HMA DRIVEWAY, GRADING, LOAM & SEED
X-15	11	FERRY BOAT VILLAGE	510	850			193				193	182,758	182,951	
X-PUE-24	11	FERRY BOAT VILLAGE	510	850					PERM	53				
X-PUE-25	11	FERRY BOAT VILLAGE	510	850					PERM	141				
X-PUE-26	11,12	FERRY BOAT VILLAGE	510	850					PERM	90				
X-TE-22	11,12	FERRY BOAT VILLAGE	510	850					TEMP	1,916				HMA DRIVEWAY, GRADING, LOAM & SEED
X-16	11,12	JAMES F. NELSON BRYAN J. NELSON	801 801	212 214			41				41	13,422	13,463	
X-PUE-27	11,12	JAMES F. NELSON BRYAN J. NELSON	801 801	212 214					PERM	599				
X-TE-23	11,12	JAMES F. NELSON BRYAN J. NELSON	801 801	212 214					TEMP	264				HMA DRIVEWAY, GRADING, LOAM & SEED, BRICK WALK
X-17	12	CHRIS KAKIN SZE	1160	467			75				75	6,781	6,856	
X-PUE-28	12	CHRIS KAKIN SZE	1160	467					PERM	368				
X-TE-24	12	CHRIS KAKIN SZE	1160	467					TEMP	549				HMA DRIVEWAY, GRADING, LOAM & SEED

TISBURY BEACH ROAD			
STATE	FED. AID PROJ. NO.	SHEET NO.	TOTAL SHEETS
MA	-	6	14
PROJECT FILE NO.		607411	

PRELIMINARY RIGHT OF WAY
PARCEL SUMMARY SHEET
SHEET 3 OF 3

PARCEL NO.	PLAN SHEET NO.	TITLEHOLDER	TITLE REFERENCE				AREA (S.F. +/-)				TOTAL TAKEN	REMAINING	TOTAL PROPERTY AREA (S.F.)	REMARKS
			DEED BOOK	PAGE NO.	LCC NO.	CERT. NO.	TAKEN		EASEMENT					
							STATE	TOWN	TYPE	AREA				
X-18	12	THE 51 BEACH ROAD CONDOMINIUM	462	1			243				243	25,817	26,060	
X-PUE-29	12	THE 51 BEACH ROAD CONDOMINIUM	462	1					PERM	1,163				
X-TE-25	12	THE 51 BEACH ROAD CONDOMINIUM	462	1					TEMP	155				HMA DRIVEWAY, GRADING, LOAM & SEED
X-19	12	PERZANOWSKI, LLC	1135	432			140				140	23,356	23,496	
X-PUE-30	12	PERZANOWSKI, LLC	1135	432					PERM	651				
X-TE-26	12	PERZANOWSKI, LLC	1135	432					TEMP	352				HMA DRIVEWAY, GRADING, LOAM & SEED
X-20	12	BOOMER MOSKOW TOOMEY TRUST	1189	998			112				112	19,290	19,402	
X-PUE-31	12	BOOMER MOSKOW TOOMEY TRUST	1189	998					PERM	511				
X-21	12	FRANCIS H. BRUNELLE AND ROBERTA M. BRUNELLE	1256	1014			69				69	11,692	11,761	
X-PUE-32	12	FRANCIS H. BRUNELLE AND ROBERTA M. BRUNELLE	1256	1014					PERM	342				
X-TE-28	12	FRANCIS H. BRUNELLE AND ROBERTA M. BRUNELLE	1256	1014					TEMP	119				HMA DRIVEWAY, SEASHELL DRIVEWAY
X-22	12,13	DANIEL P. KOCH	583	277			56				56	11,270	11,326	
X-PUE-33	12,13	DANIEL P. KOCH	583	277					PERM	352				
X-TE-29	12	DANIEL P. KOCH	583	277					TEMP	157				HMA DRIVEWAY, GRAVEL DRIVEWAY, GRADING, LOAM & SEED
X-23	12,13	GCMV REALTY TRUST	409	67			147				147	28,851	28,998	
X-PUE-34	12,13	GCMV REALTY TRUST	409	67					PERM	1,175				
X-PUE-WM-1	13	GCMV REALTY TRUST	409	67					PERM	41				
X-TE-30	12,13	GCMV REALTY TRUST	409	67					TEMP	648				HMA DRIVEWAY, GRADING, LOAM & SEED
X-29	13	BEACH ROAD, LLC	807	378			5				5	10,327	10,332	
X-PUE-36	13	BEACH ROAD, LLC	807	378					PERM	371				
X-TE-41	13	BEACH ROAD, LLC	807	378					TEMP	328				GRAVEL DRIVEWAY, GRADING, LOAM & SEED
X-36	14	TOWN OF TISBURY	206	281			990				990	203,742	204,732	
X-TE-51	14	TOWN OF TISBURY	206	281					TEMP	364				GRAVEL DRIVEWAY, GRADING, LOAM & SEED
X-37	10	4 LAGOON POND ROAD LLC	1371	1016			81				81	3,919	4,000	
X-TE-6	10	4 LAGOON POND ROAD LLC	1371	1016					TEMP	254				BRICK WALK
X-38	10	PATRICK A. PHELAN TRUST, SUZANNE THERESA TONRY TRUST	1306	101			90				90	8,110	8,200	
X-PUE-18	10	PATRICK A. PHELAN TRUST, SUZANNE THERESA TONRY TRUST	1306	101					PERM	39				
X-TE-7	10	PATRICK A. PHELAN TRUST, SUZANNE THERESA TONRY TRUST	1306	101					TEMP	335				CONC. WALK, GRAVEL DRIVEWAY
X-E-1	10	THE LARKIN B. REAVES FAMILY TRUST			18014-A	14054			PERM	211			13,500	
X-PUE-1	10	THE LARKIN B. REAVES FAMILY TRUST			18014-A	14054			PERM	710				
X-TE-1	10	THE LARKIN B. REAVES FAMILY TRUST			18014-A	14054			TEMP	68				BRICK WALK
X-TE-2	10	THE LARKIN B. REAVES FAMILY TRUST			18014-A	14054			TEMP	318				BRICK WALK
X-PUE-13	13	MARTHA'S VINEYARD SHIPYARD, INC.	252	126					PERM	11			12,750	
X-TE-36	13	MARTHA'S VINEYARD SHIPYARD, INC.	252	126					TEMP	858				HMA DRIVEWAY, GRADING, LOAM & SEED
X-PUE-37	13	MARTHA'S VINEYARD SHIPYARD, INC.	428	638					PERM	438			17,400	
X-TE-42	13	MARTHA'S VINEYARD SHIPYARD, INC.	428	638					TEMP	586				GRAVEL DRIVEWAY, CONC. DRIVEWAY, GRADING, LOAM & SEED
X-TE-52	13	MARTHA'S VINEYARD SHIPYARD, INC.	428	638					TEMP	154				GRAVEL DRIVEWAY, CONC. DRIVEWAY, GRADING, LOAM & SEED
X-PUE-38	13	MARTHA'S VINEYARD SHIPYARD, INC.	241	575					PERM	45			47,916	
X-PUE-39	13	MARTHA'S VINEYARD SHIPYARD, INC.	241	575					PERM	7				
X-TE-44	13	MARTHA'S VINEYARD SHIPYARD, INC.	241	575					TEMP	173				CONC. WALK
X-TE-45	13	MARTHA'S VINEYARD SHIPYARD, INC.	241	575					TEMP	112				CONC. WALK

TISBURY
BEACH ROAD

STATE	FED. AID PROJ. NO.	SHEET NO.	TOTAL SHEETS
MA	-	7	14
PROJECT FILE NO.		607411	

LOCATION PLAN
SHEET 1 OF 3

VINEYARD HAVEN HARBOR

N

MAD 88

SHEET 1

BEACH STREET EXTENSION
(PUBLIC)

SHEET 2

SHEET 3

BEGIN PROJECT
STA. 10+32.00
MEET EXISTING
N185401.2775
E1612692.2385
END OF PROPOSED
STATE HIGHWAY ALTERATION
(LAYOUT NO. XXXX)-SECTION 2

WATER STREET
(PUBLIC)

END OF PROPOSED STATE
HIGHWAY ALTERATION
(LAYOUT NO. XXXX)-SECTION 5

BEACH STREET
(PUBLIC)

LAGOON POND ROAD
(PUBLIC)

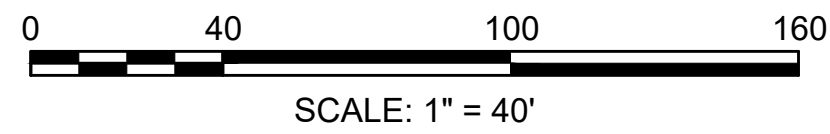
BEACH ROAD
(PUBLIC)

BEGINNING OF PROPOSED
STATE HIGHWAY ALTERATION
(LAYOUT NO. XXXX)-SECTION 5

DETAIL
NOT TO SCALE

FERRY BOAT VILLAGE
AREA 182,951 S.F.

LAGOON POND



TISBURY
BEACH ROAD

STATE	FED. AID PROJ. NO.	SHEET NO.	TOTAL SHEETS
MA	-	8	14
PROJECT FILE NO.		607411	

LOCATION PLAN
SHEET 2 OF 3

VINEYARD HAVEN HARBOR

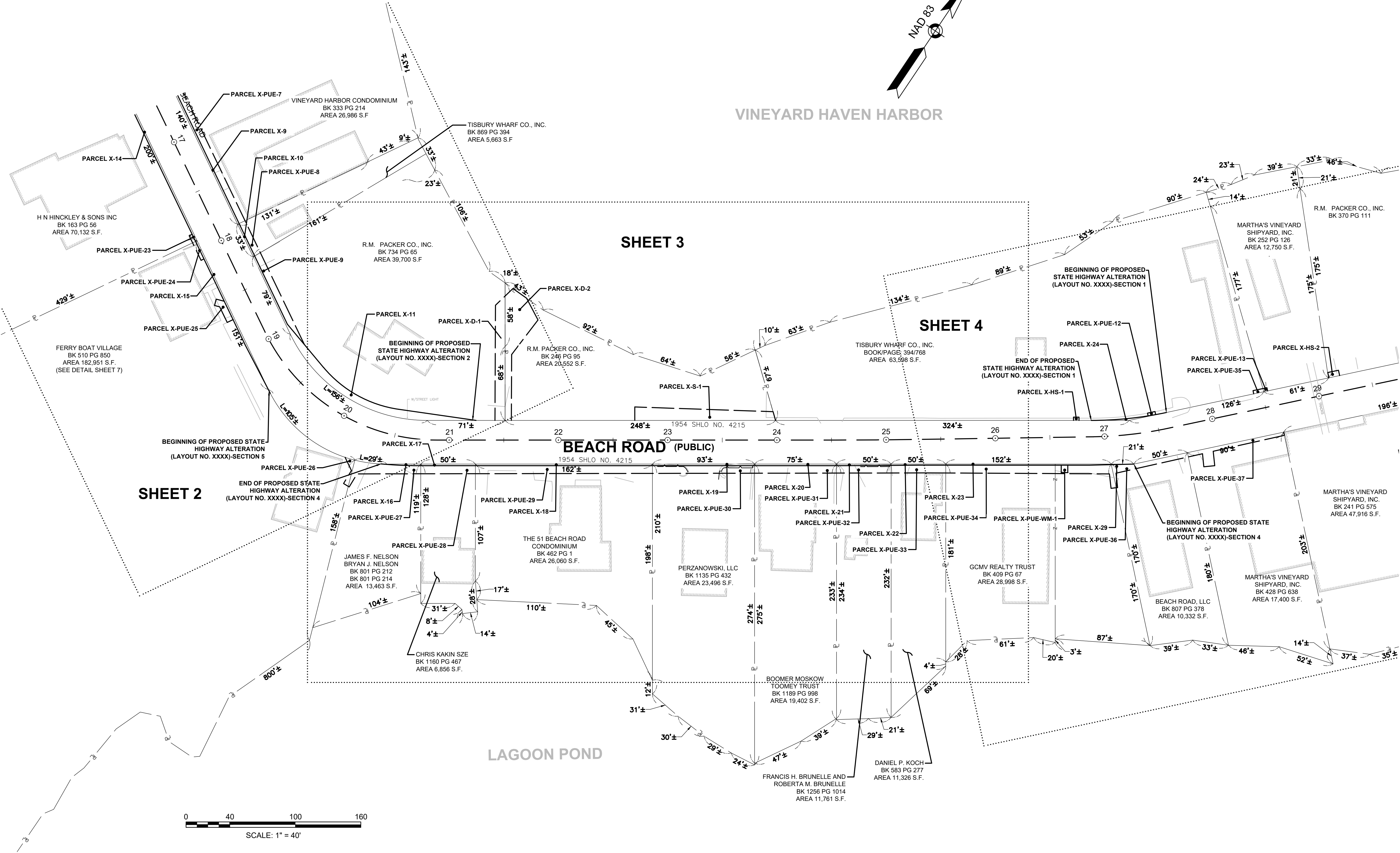
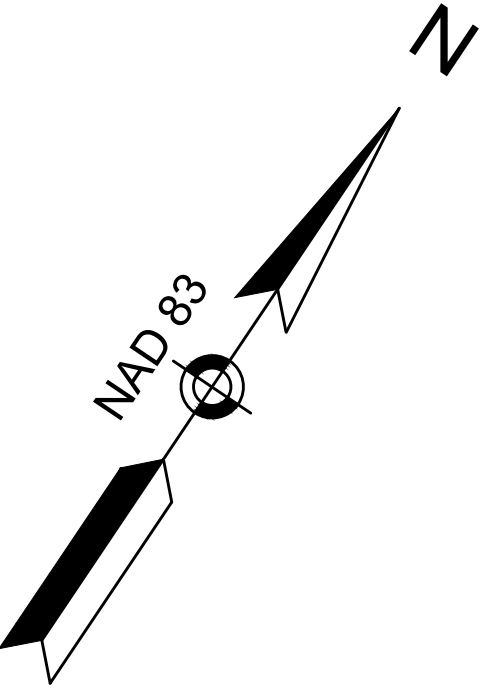
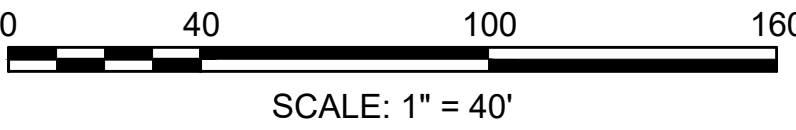
SHEET 3

SHEET 4

SHEET 2

BEACH ROAD (PUBLIC)

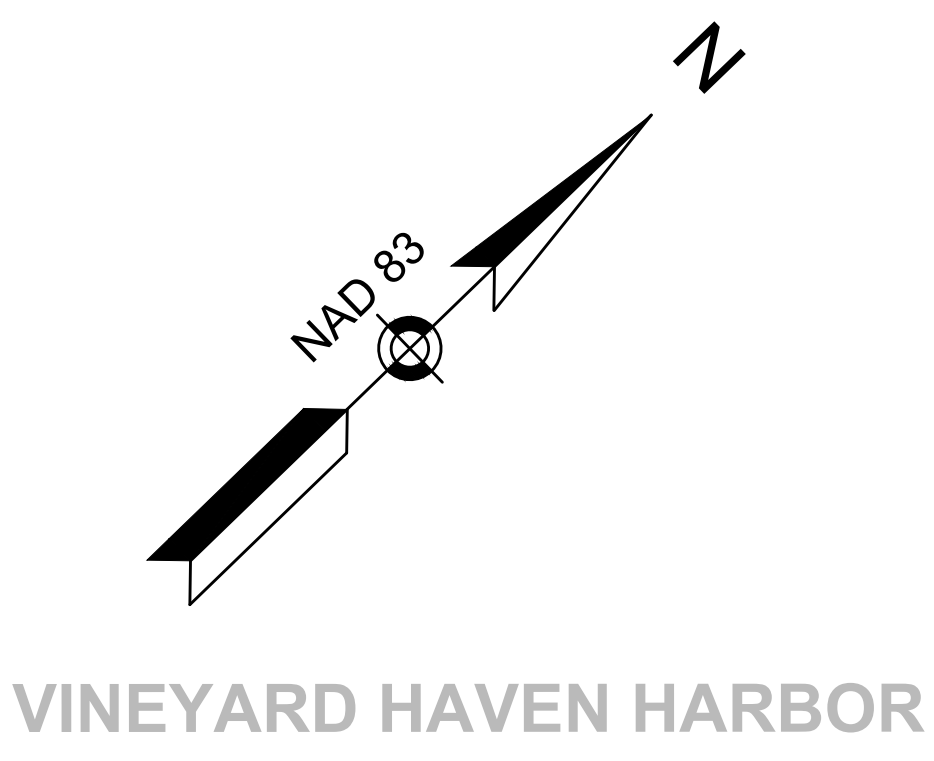
LAGOON POND



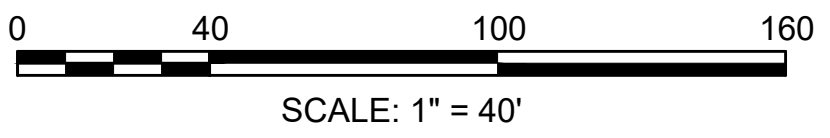
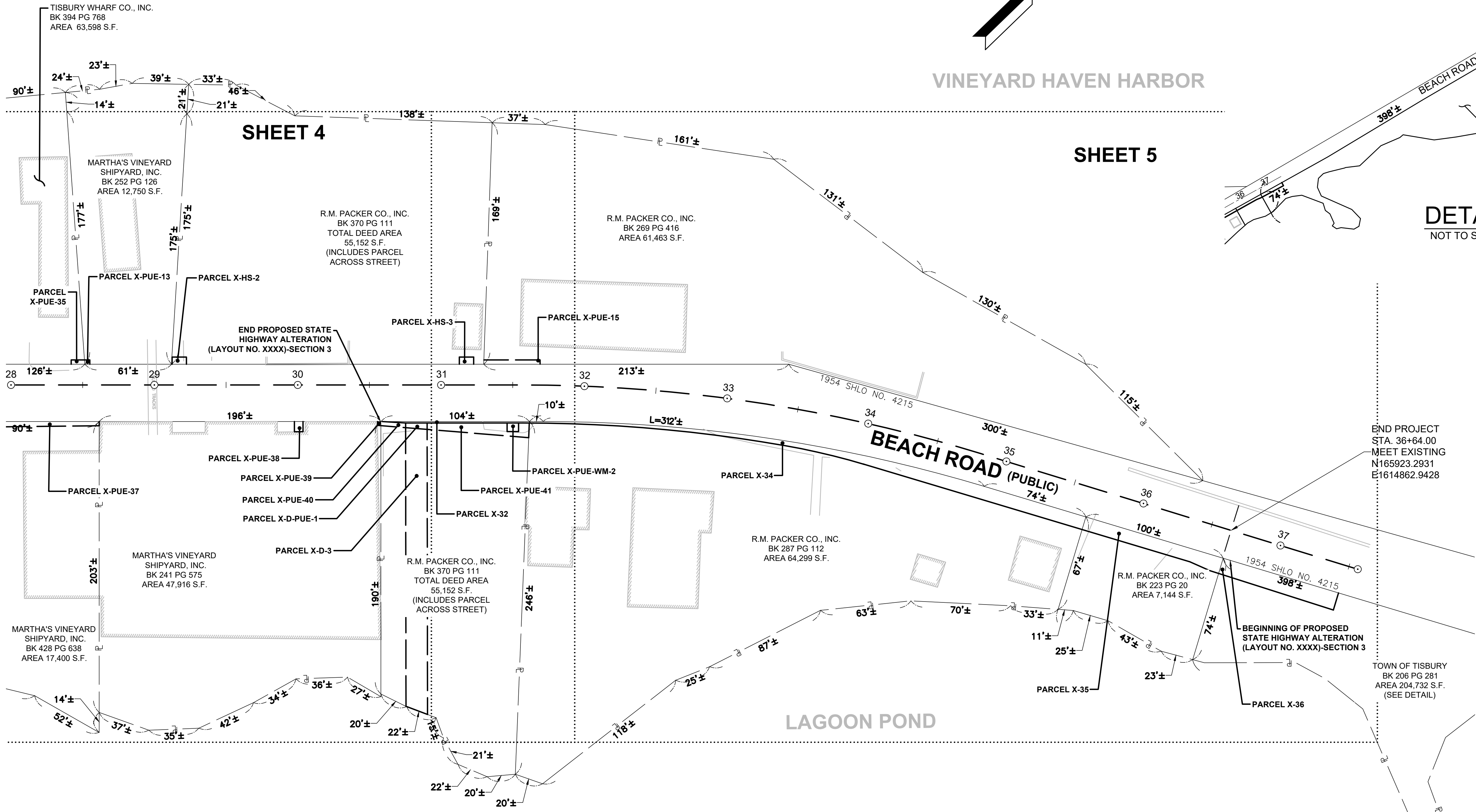
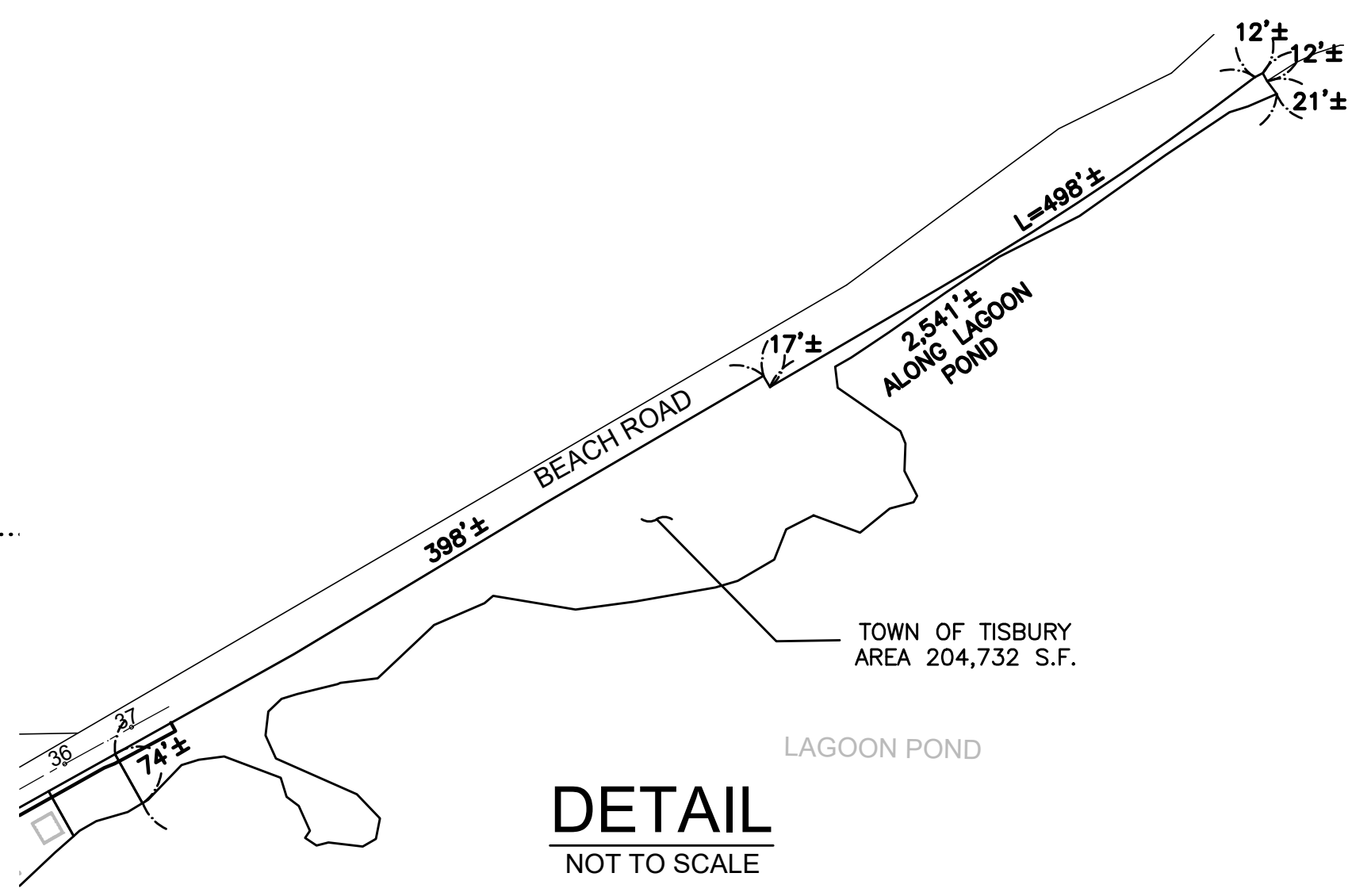
TISBURY
BEACH ROAD

STATE	FED. AID PROJ. NO.	SHEET NO.	TOTAL SHEETS
MA	-	9	14
PROJECT FILE NO.		607411	

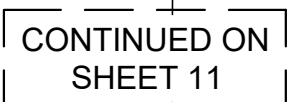
LOCATION PLAN
SHEET 3 OF 3



VINEYARD HAVEN HARBOR



607411_RW (PROPERTY PLAN).DWG Plotted on 2-Feb-2017 3:13 PM



CONTINUED ON
SHEET 13

