

ISSUED FOR	DATE	DRAWN	CHECK
CLIENT REVIEW SET #1	10.17.22	CHD	TOA
CLIENT REVIEW SET #2	10.18.22	CHD	TOA
FRASER REVIEW SET #1	10.19.22	CHD	TOA
FRASER REVIEW SET #2	10.24.22	CHD	TOA
FRASER REVIEW SET #3	10.28.22	CHD	TOA
PERMIT SET	11.01.22	CHD	TOA
UPDATE HAY BALE FENCING	12.30.22	CHD	TOA

**MARTHA'S VINEYARD
ENGINEERING & DESIGN**
79 BEACH ROAD, VINEYARD HAVEN, MA 02568
774-563-8535 INFO@MVENGINEERING.DESIGN



SCALE: SEE PLANS

JOB NUMBER: 21173

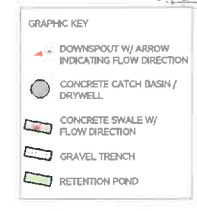
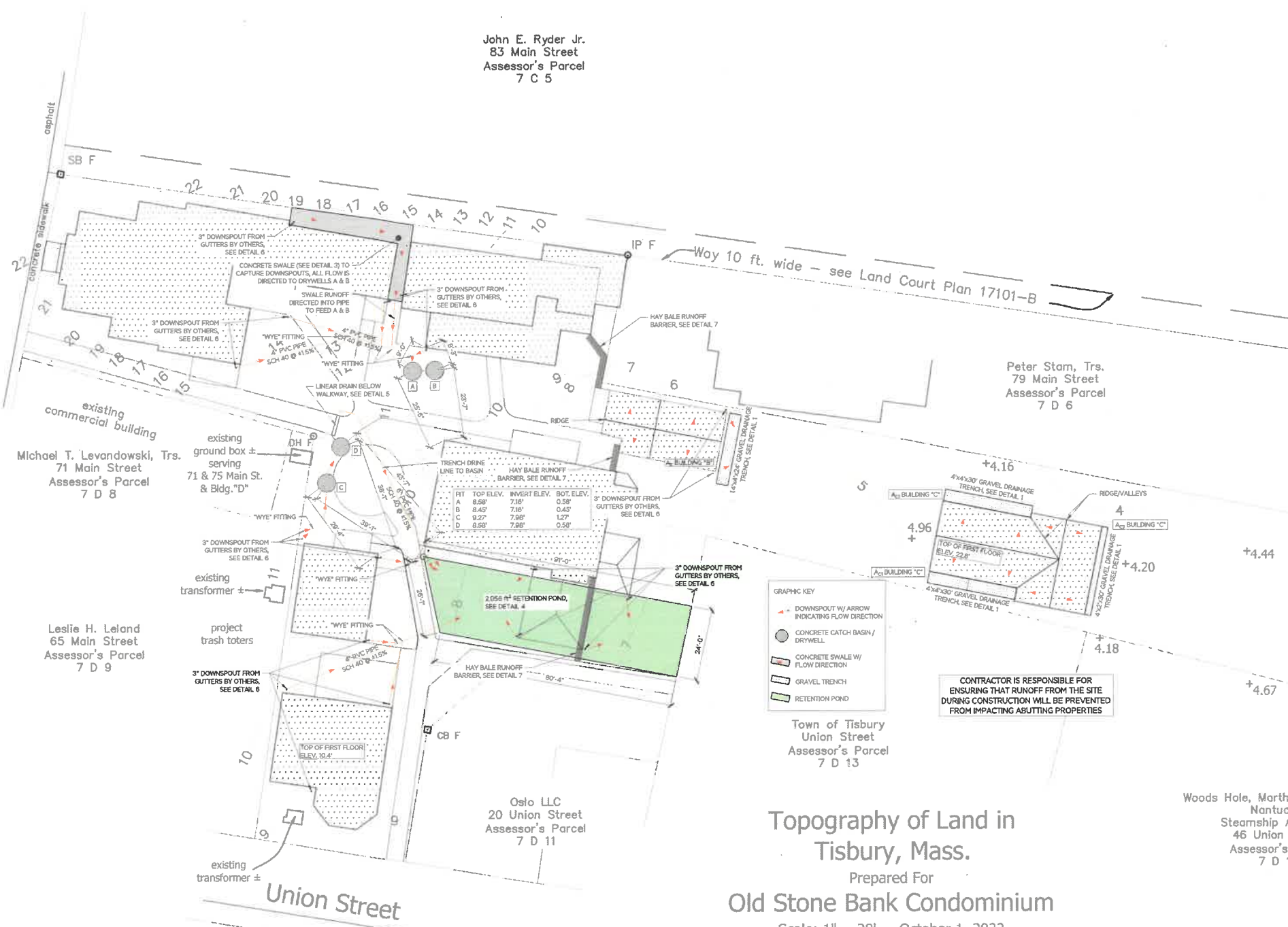
ADDRESS: OLD STONE BANK CONDOS
75 MAIN ST & ADJACENT SITES
VINEYARD HAVEN, MA

PLAN NAME: DRAINAGE LAYOUT PLAN

DATE: 30 DEC 2022

SITE

John E. Ryder Jr.
83 Main Street
Assessor's Parcel
7 C 5



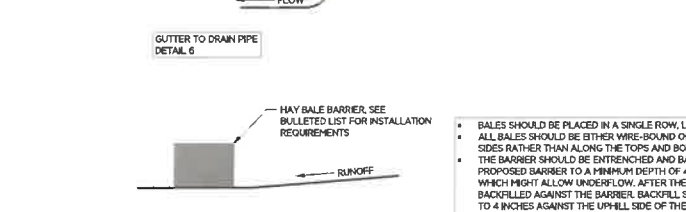
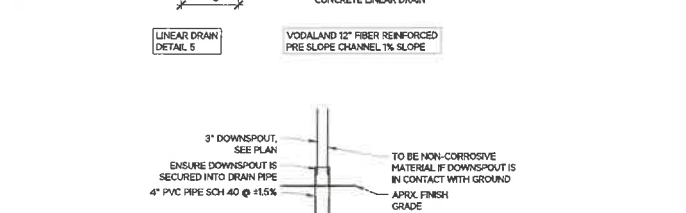
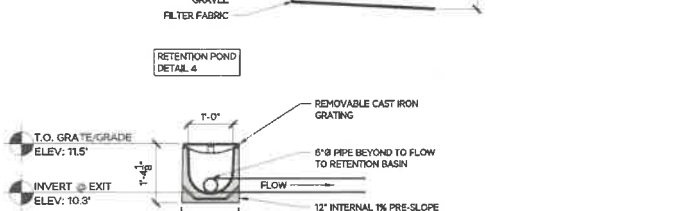
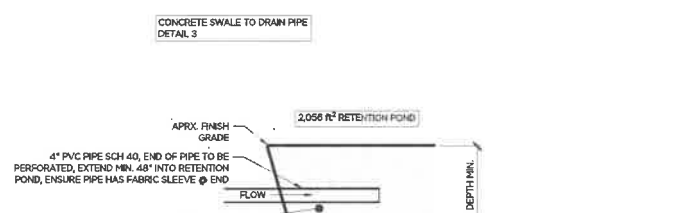
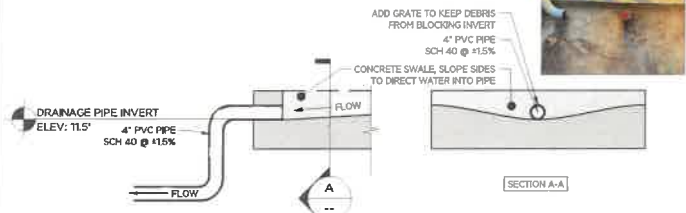
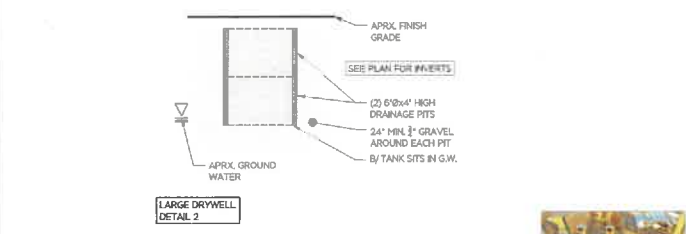
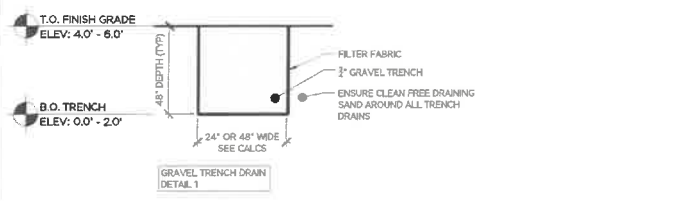
CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT RUNOFF FROM THE SITE DURING CONSTRUCTION WILL BE PREVENTED FROM IMPACTING ADJUTING PROPERTIES

Topography of Land in Tisbury, Mass.

Prepared For
Old Stone Bank Condominium
Scale: 1" = 20' October 1, 2022

Schofield, Barbini & Hoehn Inc.
Land Surveying & Civil Engineering
12 Surveyor's Lane, Box 339
Vineyard Haven, Mass. 02568
508-693-2781
www.sbhinc.net
MV 4338

Woods Hole, Martha's Nantucket Steamship Auth
46 Union Str
Assessor's Pa
7 D 14



2 DRAINAGE DETAILS

SCALE: 1/2" = 1'-0"

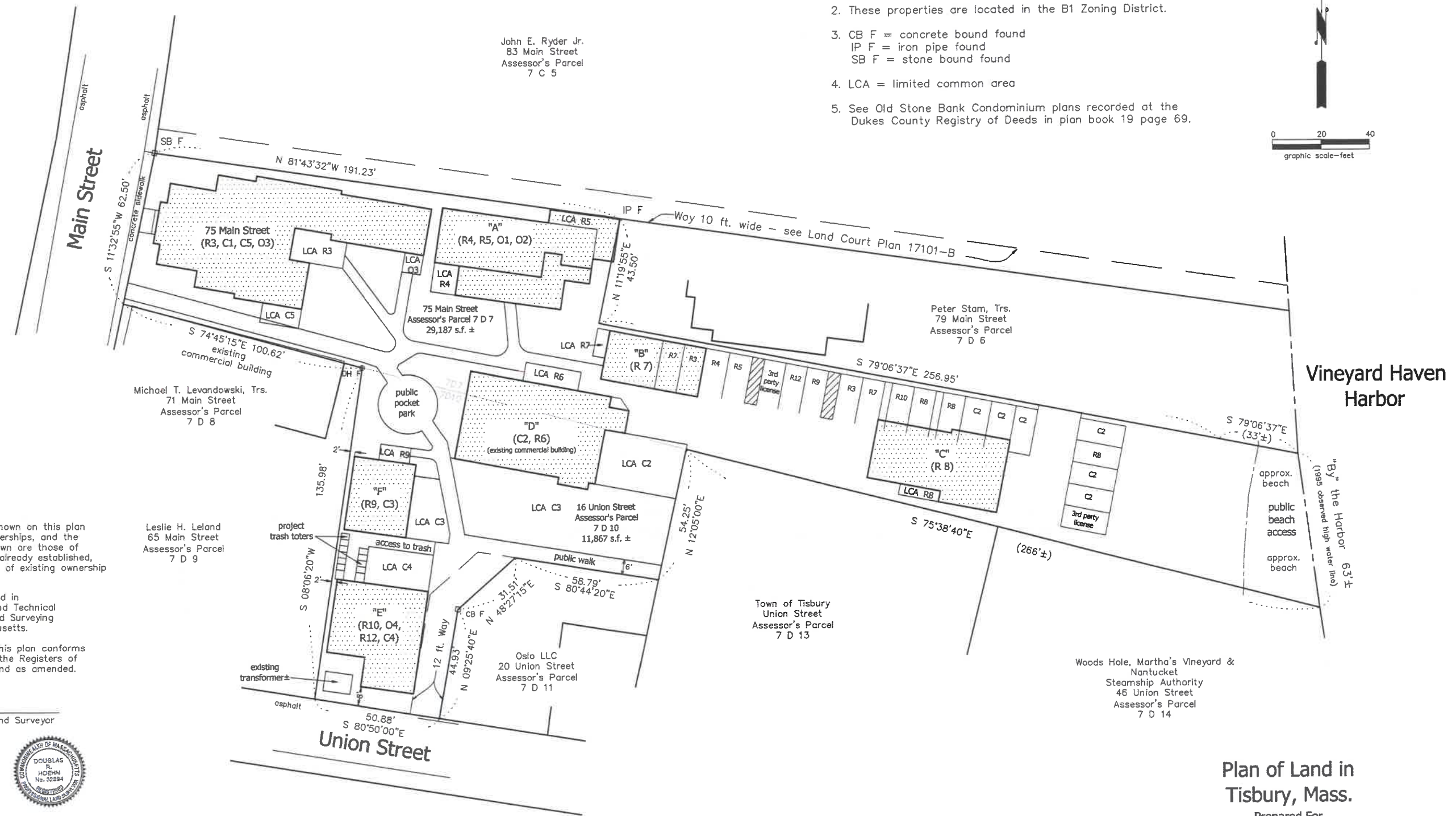
1 DRAINAGE LAYOUT PLAN
*SITE PLAN PROVIDED BY SCHOFIELD BARBINI & HOHN

SCALE: 1" = 20'

- BALES SHOULD BE PLACED IN A SINGLE ROW, LENGTHWISE ON THE CONTOUR, WITH ENDS OF ADJACENT BALES TIGHTLY ABUTTING ONE ANOTHER.
- ALL BALES SHOULD BE EITHER WIRE-BOUND OR STRING-TIED. STRAW BALES SHOULD BE INSTALLED SO THAT BINDINGS ARE ORIENTED AROUND THE SIDES RATHER THAN ALONG THE TOPS AND BOTTOMS OF THE BALE IN ORDER TO PREVENT DETERIORATION OF THE BINDINGS.
- THE BARRIER SHOULD BE ENTRENCHED AND BACKFILLED. A TRENCH SHOULD BE EXCAVATED THE WIDTH OF A BALE AND THE LENGTH OF THE PROPOSED BARRIER TO A MINIMUM DEPTH OF 4 INCHES. THE TRENCH MUST BE DEEP ENOUGH TO REMOVE ALL GRASS AND OTHER MATERIAL WHICH MIGHT ALLOW UNDERFLOW. AFTER THE BALES ARE STAKED AND CHIMED FILLED BY WEDGING, THE EXCAVATED SOIL SHOULD BE BACKFILLED AGAINST THE BARRIER. BACKFILL SOIL SHOULD CONFORM TO THE GROUND LEVEL ON THE DOWNHILL SIDE AND SHOULD BE BUILT UP TO 4 INCHES AGAINST THE UPHILL SIDE OF THE BARRIER.
- EACH BALE SHOULD BE SECURELY ANCHORED BY AT LEAST 2 STAKES OR RE-BARS DRIVEN THROUGH THE BALE. THE FIRST STAKE IN EACH BALE SHOULD BE DRIVEN TOWARD THE PREVIOUSLY LAID BALE TO FORCE THE BALES TOGETHER. STAKES OR RE-BARS SHOULD BE DRIVEN DEEP ENOUGH INTO THE GROUND TO SECURELY ANCHOR THE BALES. FOR SAFETY REASONS, STAKES SHOULD NOT EXTEND ABOVE THE BALES BUT SHOULD BE DRIVEN IN FLUSH WITH THE TOP OF THE BALE.
- THE GAPS BETWEEN THE BALES SHOULD BE CHIMED FILLED BY WEDGING WITH STRAW TO PREVENT WATER FROM ESCAPING BETWEEN THE BALES. LOOSE STRAW SCATTERED OVER THE AREA IMMEDIATELY UPHILL FROM A STRAW BALE BARRIER TENDS TO INCREASE BARRIER EFFICIENCY. WEDGING MUST BE DONE CAREFULLY IN ORDER NOT TO SEPARATE THE BALES.
- STRAW BALE BARRIERS SHOULD BE REMOVED WHEN THEY HAVE SERVED THEIR USEFULNESS, BUT NOT BEFORE THE UPSLOPE AREAS HAVE BEEN PERMANENTLY STABILIZED.

Notes:

1. This plan was prepared by compiling past survey work performed on this property by Schofield, Barbini & Hoehn Inc. and with current field checking.
2. These properties are located in the B1 Zoning District.
3. CB F = concrete bound found
IP F = iron pipe found
SB F = stone bound found
4. LCA = limited common area
5. See Old Stone Bank Condominium plans recorded at the Dukess County Registry of Deeds in plan book 19 page 69.



I certify that the property lines shown on this plan are the lines dividing existing ownerships, and the lines of the streets and ways shown are those of public or private streets or ways already established, and that no new lines for division of existing ownership or for new ways are shown.

This survey and plan were prepared in accordance with the Procedural and Technical Standards for the Practice of Land Surveying in the Commonwealth of Massachusetts.

I certify that the preparation of this plan conforms with the rules and regulations of the Registers of Deeds effective January 1, 1976 and as amended.

Douglas R. Hoehn
Douglas R. Hoehn, Professional Land Surveyor

Date: *December 6, 2021*



**Plan of Land in
Tisbury, Mass.**
 Prepared For
Old Stone Bank Condominium
 Scale: 1" = 20' December 6, 2021
Schofield, Barbini & Hoehn Inc.
 Land Surveying & Civil Engineering
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 Vineyard Haven, Mass. 02568
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 MV 4338
 Sheet 1 OF 3