



- Notes:**
1. Zoning District: RU (Rural)
 2. Setbacks: 50' All Sides
 3. This lot is located within the Coastal District
 4. FEMA Flood Zone = AE 11 (Elevation 11)
 5. Elevation Datum: N.A.V.D 88

Legend:
 Denotes Cedar Tree

Tisbury Great Pond
(Town Cove)

Limit of NHESP
Estimated and Priority
Habitat PH108

Limit of Re-grading
within Buffer Zone

Asr. Pcl. 35-1.10
Peter Rabinowitz

Asr. Pcl. 35-1.8
Edward Wheeler

#99 Pond View Farm Road
Asr. Pcl. 35-1.9
Area = ±3.8 Acres

Site Plan in
West Tisbury, Mass.
Prepared for
Blue Heron LLC
Scale 1" = 30'
December 6, 2018

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