Middle Point Road

MAP 39
PARCEL 6

100 YEAR FLOOD EL.= 10.0
(ZONE AE) (FROM F.E.M.A. F.I.R.M.
MAP REVISED JULY 20, 2016)

BOTTOM OF COASTAL BANK

TOP OF COASTAL BANK

100 YEAR FLOOD EL.= 13.0 (ZONE VE)
(SCALED FROM F.E.M.A. F.I.R.M. MAP REVISED
JULY 20, 2016)

EXISTING DRIVEWAY
TO BE ABANDONED

PREVIOUSLY APPROVED PROPOSED
POOL EQUIPMENT SHED

100'
SHORE ZONE SETBACK

EXISTING RIP-RAP

EXISTING WELL

PROPANE TANK

EXISTING BUILDING

EXISTING
DRIVEWAY TO
BE ABANDONED

SHED

DECK

DECK

EXISTING
DRIVEWAY

PREVIOUSLY APPROVED
PROPOSED SPA

DECK

PORCH

12.2

12

SINGLE FAMILY
RESIDENCE
UNDER
CONSTRUCTION

PORCH
(TERRACE)

ENTRY
DECK

PORCH

PREVIOUSLY
APPROVED
PROPOSED
PARKING

PROPOSED
22'X22'
GARAGE

50'

139'±

117'±

92'±

334'±

EXISTING
STRUCTURE

PREVIOUSLY APPROVED
PROPOSED POOL
DRAINAGE PIT

100'
SHORE ZONE SETBACK

PREVIOUSLY APPROVED
PROPOSED 5' WIDE PATH

PATH

PATH
(TYP.)

DECK

PREVIOUSLY
APPROVED
PROPOSED POOL

EXISTING
DRIVEWAY TO BE
ABANDONED

UE

W

ASSESSOR PARCEL
39-7
1.89± ACRES

ASSESSOR PARCEL
39-8
1.8± ACRES

AS-BUILT
WELLS

Tisbury
Great Pond

Middle Cove

100'
SHORE ZONE SETBACK

EDGE OF POND

EDGE OF
WETLANDS

100 YEAR FLOOD EL.= 10.0 (ZONE
AE) (FROM F.E.M.A. F.I.R.M. MAP
REVISED JULY 20, 2016)

100 YEAR FLOOD EL.= 13.0 (ZONE
VE) (SCALED FROM F.E.M.A. F.I.R.M.
MAP REVISED JULY 20, 2016)

EDGE OF POND

BOTTOM OF COASTAL BANK

TOP OF COASTAL BANK

BACK OF SAND

EDGE OF CLEARING (TYP.)

100'
SHORE ZONE SETBACK

TRANSFORMER

UE

27'±

12'±

351'±

106'±

MAP 39
PARCEL 9

NOTES:
1. LOT AREA: 3.7± ACRES.
2. THE ENTIRE LOT LIES WITHIN THE COASTAL DISTRICT.

COMMONWEALTH OF MASSACHUSETTS
CHARLES R. GILSTAD
35782
PROFESSIONAL LAND SURVEYOR

Charles R. Gilstad
6/23/23

Site Plan
in
West Tisbury, Massachusetts
Assessor Parcels 39-7 & 39-8
prepared for
Middle Point Bend, LLC, c/o Baobob Advisors LLC
Scale 1"=30' June 23, 2023

professional civil engineers
Sourati Engineering Group LLC
professional land surveyors
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Job No. S427