



LIMIT OF NHESP ESTIMATED HABITATS OF RARE WILDLIFE
+ NHESP PRIORITY HABITATS OF RARE SPECIES
JURISDICTION (SCALED)

100 YEAR FLOOD EL. + 130 (ZONE VE)
(SCALED FROM FEMA. F.I.R.M. MAP REVISED
JULY 20, 2016)

LIMIT OF WORK
(74,135± SF)

PROPOSED SNOW FENCE AND SILT
FENCE FIRMLY STAKED FOR THE
DURATION OF THE PROJECT (TYP)

EXISTING WELL
PROPANE TANK

EXISTING DETACHED
BEDROOM

SHED

EXISTING DRIVEWAY TO BE
ABANDONED

PROPOSED DRIVEWAY

ASSESSOR PARCEL
39-7
18.9± ACRES

ASSESSOR PARCEL
39-8
18± ACRES

100 YEAR FLOOD EL. + 130 (ZONE
VE) (SCALED FROM FEMA. F.I.R.M.
MAP REVISED JULY 20, 2016)

EDGE OF POND

BOTTOM OF COASTAL BANK

TOP OF COASTAL BANK

BACK OF SAND

TRANSFORMER

PROPOSED WELLS

100 YEAR FLOOD EL. + 100
(ZONE AE) (FROM FEMA. F.I.R.M.
MAP REVISED JULY 20, 2016)

MAP 39
PARCEL 9

APPROXIMATE LOCATION OF SEPTIC TANK TO BE PUMPED
DRY, DUGOUT, REMOVED OFFSITE, AND BACKFILLED WITH
CLEAN, COARSE, COMPACT SAND.

APPROXIMATE LOCATION OF LEACHING PIT TO BE PUMPED
DRY, CRUSHED AND BACKFILLED WITH CLEAN, COARSE,
COMPACT SAND.

PROPOSED SEPTIC TANK
PUMP CHAMBER

2" PVC PRESSURE PIPE

LEACHING FIELD

EXISTING SINGLE FAMILY RESIDENCE TO BE REMOVED

"D" BOX

RESERVE AREA

PROPOSED PARKING

LIMIT OF NHESP ESTIMATED HABITATS OF RARE WILDLIFE
+ NHESP PRIORITY HABITATS OF RARE SPECIES
JURISDICTION (SCALED)

EXISTING WELL TO BE DISCONNECTED AND
CAPPED IN ACCORDANCE WITH TITLE V AND
WEST TISBURY BOARD OF HEALTH REGULATIONS

EXISTING SHED TO BE REMOVED

100 YEAR FLOOD EL. + 100 (ZONE
AE) (FROM FEMA. F.I.R.M. MAP
REVISED JULY 20, 2016)

PATH
(TYP)

100' SETBACK

EXISTING SHED TO
BE REMOVED

Middle Cove

EDGE OF POND

EDGE OF
WETLANDS

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' January 21, 2022

**Sourati Engineering
Group**

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