



Tsissa Inc.
25 Old Thumb Point Road
Assessor's Parcel
36-23

edge of wetlands
flagged by
Cooper Environmental Services
07/19/2022

MV Cabin, LLC
119 Old Thumb Point Road
Assessor's Parcel
36 - 24
3.2 acres ±

inland limit of
Conservation Commission
jurisdiction

Deep Bottom Cove

EXISTING DECK-
APPROX 12'X16'

Tsissa Inc.
25 Old Thumb Point Road
Assessor's Parcel
36-23

MV Camp, LLC
131 Old Thumb Point Road
Assessor's Parcel
36 - 25
4.1 acres ±

inland limit of
FEMA 100 year storm
Zone AE elevation 10

Deep Bottom Cove Trust
159 Old Thumb Point Road
Assessor's Parcel
36-27

Tsissa Inc.
25 Old Thumb Point Road
Assessor's Parcel
36-23

Notes:

1. The properties are located in the RU Zoning District. Minimum lot size = 3 acres, minimum setbacks = 50 ft. front, side & rear.
2. Both lots are located within a Priority Habitat Area as shown on the Natural Heritage & Endangered Species Program maps.
3. The edge of wetlands as flagged by Doug Cooper and the FEMA 100 year storm line as determined by Schofield, Barbini & Hoehn Inc. are both shown on the plan. The West Tisbury Conservation Commission has jurisdiction over land within both of those areas as well as land within 100 feet inland of both of those areas.
4. Both lots are located with the Coastal District as defined in the West Tisbury Zoning by-laws. The line between the Shore Zone of the Coastal District and the Inland Zone of the Coastal District is shown on the plan.
5. CB F = concrete bound found
+12.3 = spot elevation based on NAVD88 vertical datum.
= wetland area
W1 = wetland flag

Site Plan
West Tisbury, Mass.

Prepared For
**MV Cabin, LLC &
MV Camp, LLC**

Scale: 1" = 40' September 16, 2022

Schofield, Barbini & Hoehn Inc.
Land Surveying & Civil Engineering

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MV 1596

