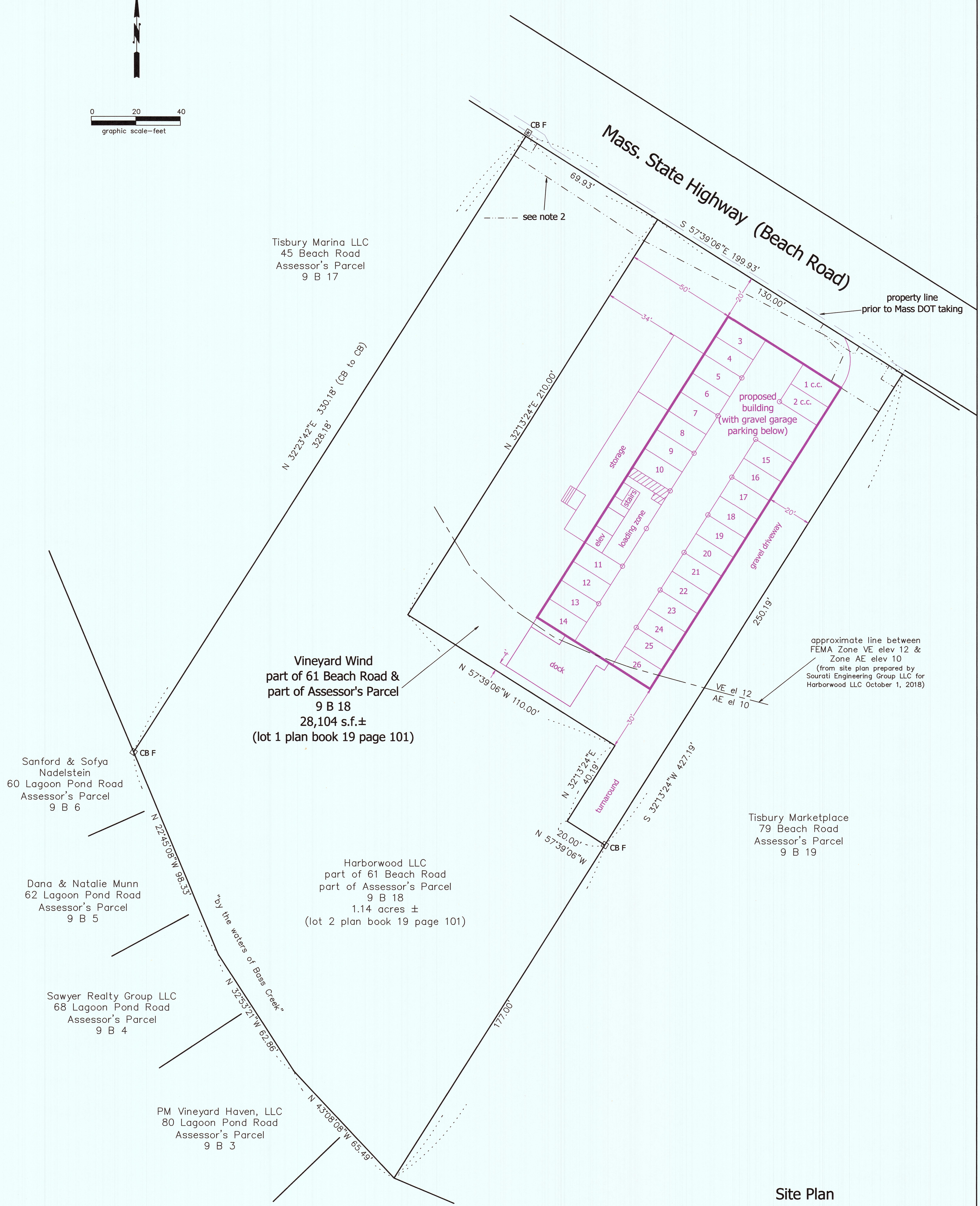
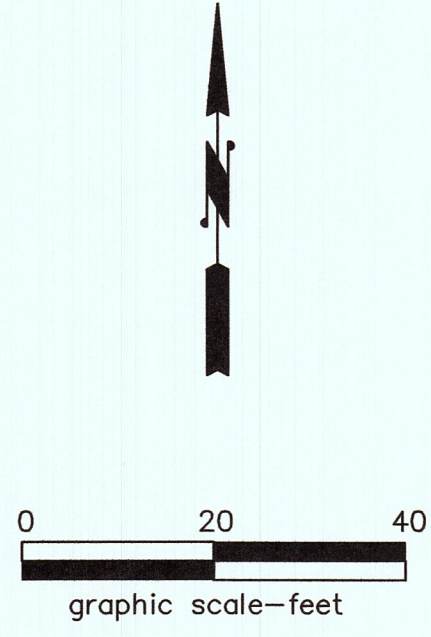


Notes:
 1. The property is located in the Waterfront Commercial Zoning District. See the Tisbury Zoning By-laws for dimensional requirements.
 2. See Mass. DOT takings and easements along State Highway layout described in Order of Taking recorded in book 1500 page 807.

Project Data:
 Lot area = 28,104 s.f.
 Building Footprint = 160'x60' + 16'x100' = 9,600 sf + 1,600 sf = 11,200 sf
 Lot coverage = 39.8%
 Interior sf (provided by architect) = 10,965 sf first floor + 2,927 sf second floor = 13,892 sf
 FAR = 49.4%



Tisbury Marina LLC
 45 Beach Road
 Assessor's Parcel
 9 B 17

Vineyard Wind
 part of 61 Beach Road &
 part of Assessor's Parcel
 9 B 18
 28,104 s.f.±
 (lot 1 plan book 19 page 101)

Sanford & Sofya
 Nadelstein
 60 Lagoon Pond Road
 Assessor's Parcel
 9 B 6

Dana & Natalie Munn
 62 Lagoon Pond Road
 Assessor's Parcel
 9 B 5

Sawyer Realty Group LLC
 68 Lagoon Pond Road
 Assessor's Parcel
 9 B 4

PM Vineyard Haven, LLC
 80 Lagoon Pond Road
 Assessor's Parcel
 9 B 3

PM Vineyard Haven, LLC
 100 Lagoon Pond Road
 Assessor's Parcel
 9 B 2

Harborwood LLC
 part of 61 Beach Road
 part of Assessor's Parcel
 9 B 18
 1.14 acres ±
 (lot 2 plan book 19 page 101)

Tisbury Marketplace
 79 Beach Road
 Assessor's Parcel
 9 B 19

approximate line between
 FEMA Zone VE elev 12 &
 Zone AE elev 10
 (from site plan prepared by
 Sourati Engineering Group LLC for
 Harborwood LLC October 1, 2018)

Site Plan
Tisbury, Mass.
 Prepared For
Vineyard Wind

Scale: 1" = 20' December 3, 2021

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