

100 feet from wetlands –  
 inland limit of Shore Zone  
 of the Coastal District &  
 inland limit of Conservation Commission  
 jurisdiction

# Hart's Harbor

## Existing Conditions

### Site Plan Oak Bluffs, Mass.

Prepared For:

**The Bradley Roy Jensen and  
 Carolyn Jean Blackwood Family Trust**

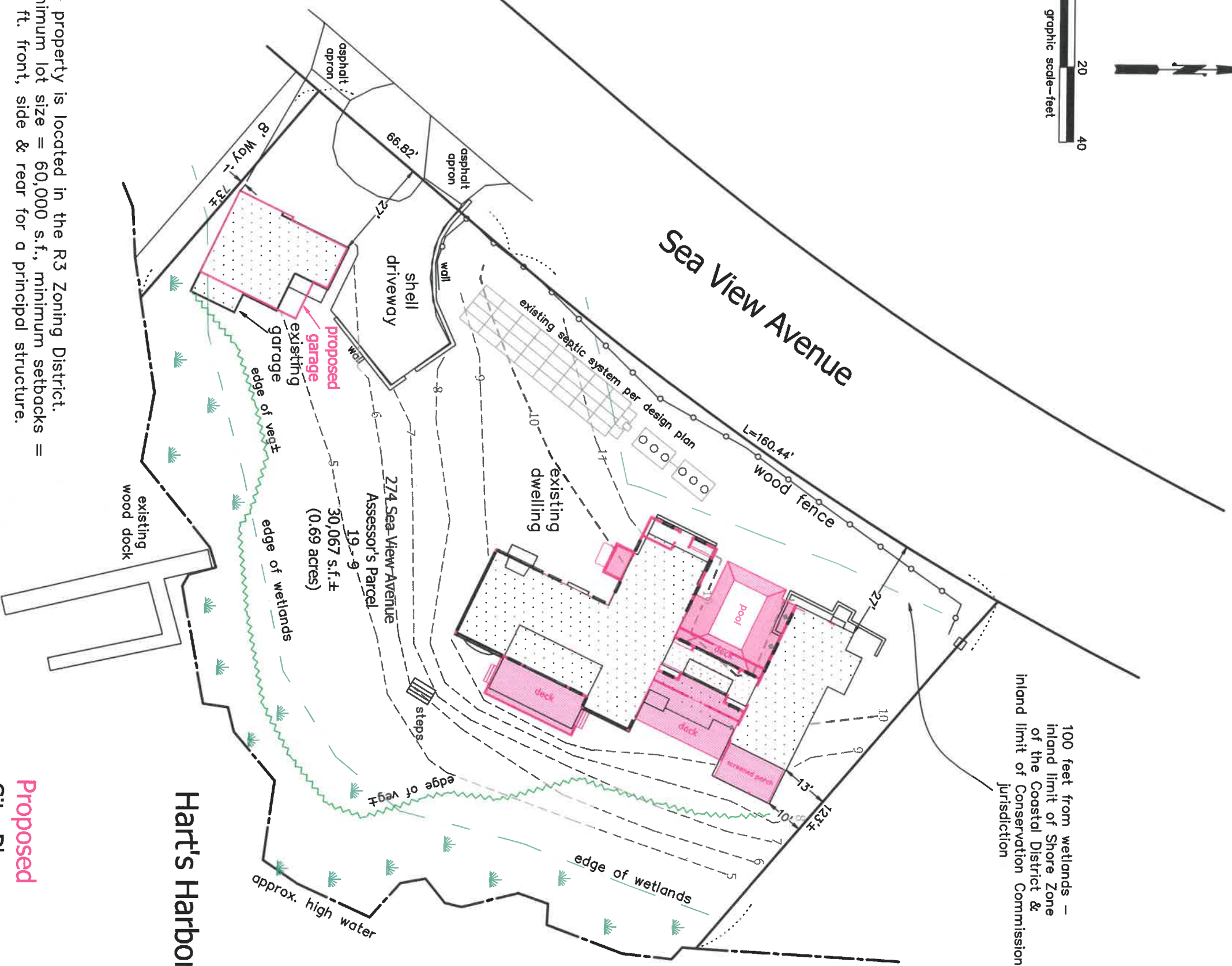
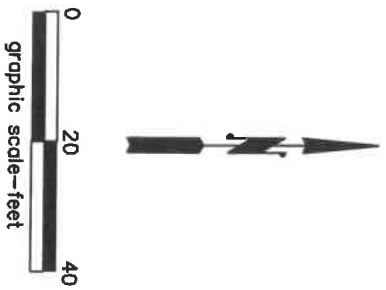
Scale: 1" = 20' March 9, 2021



**Schofield, Barbini & Hoehn Inc.**  
 Land Surveying & Civil Engineering  
 12 Surveyor's Lane, Box 339  
 Vineyard Haven, Mass.  
 508-693-2781  
 www.sbhinc.net  
 MV 10914



- Notes:
1. The property is located in the R3 Zoning District. Minimum lot size = 60,000 s.f., minimum setbacks = 50 ft. front, side & rear for a principal structure.
  2. ---10--- = topographic contours based on NAVD88 datum. The inland limit of the FEMA 100 year storm area is Zone AE elevation 10.
  3. The entire property is located within the Coastal District as defined in the Oak Bluffs Zoning By-laws.
  4. The land below elevation 10 is within the Flood Plain Overlay District.



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  4. The land below elevation 10 is within the Flood Plain Overlay District.
  5. For architectural details, see plans prepared by Sullivan & Associates, Architects.



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**Proposed**  
Site Plan  
Oak Bluffs, Mass.  
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