

lot size	DE within 30-15-10 setbacks
A 1	28,533 sf
A 2	35,565 sf
A 3	39,234 sf
A 4	34,554 sf
A 5	30,084 sf
A 6	44,981 sf
A 7	45,616 sf
A 8	29,149 sf
A 9	25,731 sf
A 10	24,113 sf
A 11	23,326 sf
A 12	27,742 sf
A 13	44,247 sf
A 14	33,768 sf
A 15	29,635 sf
A 16	30,022 sf

lot size	DE within 30-15-10 setbacks
B 1	26,792 sf
B 2	26,512 sf
B 3	22,814 sf
B 4	25,394 sf
B 5	26,991 sf
B 6	25,418 sf
B 7	24,841 sf
B 8	23,772 sf
B 9	24,675 sf
B 10	25,250 sf
B 11	24,181 sf
B 12	24,552 sf

lot size	DE within 30-15-10 setbacks
C 1	28,533 sf
C 2	35,565 sf
C 3	39,234 sf
C 4	34,554 sf
C 5	30,084 sf
C 6	44,981 sf
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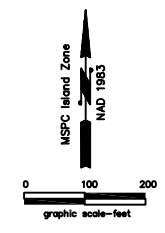
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Perimeter Area = 54.3 ac - 0.8 ac Roadway Easement = 53.5 ac of effective perimeter area

NHESP
 NHESP Priority Habitat Area 25.2 ac
 Protected NHESP Priority Habitat Area 21.9 ac
 NHESP Priority Habitat Area subject to potential development 3.3 ac (less than 5 ac take threshold)

Open Space
 NHESP protected open space 21.9 ac
 Association protected open space 9.2 ac
 Total open space 31.1 ac
 58% of effective perimeter

Area Summary

Open Space	31.1 ac
"A" lots (32,894 sf± average)	12.1 ac
"T" lot	1.4 ac
"B" lots (25,098 sf± average)	6.9 ac
Total area of lots	20.4 ac
Road Right of Way	
"A" way - 1,260 LF	1.2 ac
"B" way - 740 LF	0.7 ac
Division Rd. Roadway Easement Lot	0.8 ac
Total area of Road Right of Ways	2.7 ac
("T" road - 190 LF within lot = 0.1 ac)	



- Notes:**
- The address of the property that is the subject of this subdivision is 139 Meeting House Way, Assessor's Parcel 37-47, 54.3 acres ±.
 - CB F = concrete bound found
SB F = stone bound found
 - | | |
|---|-------------------------------------|
| | = NHESP Protected Open Space Parcel |
| | = Association Open Space Parcel |

"Meeting House Place"

Plan of Land in Edgartown, Mass.
 Prepared For Meeting House Way, LLC
 Scale: 1" = 100' August 15, 2019
 Revised: February 18, 2020

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