

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

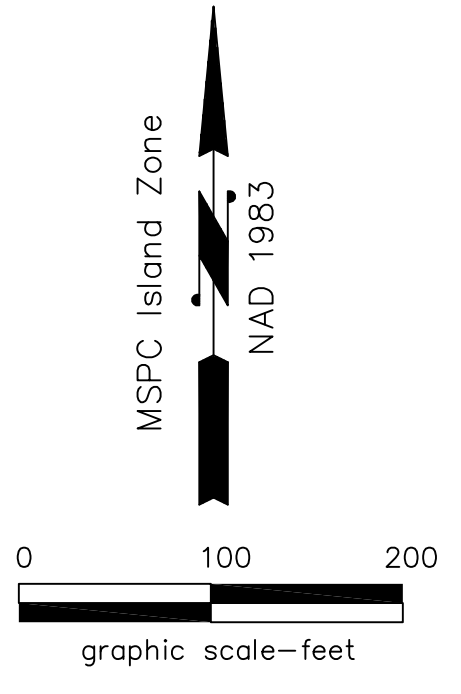
Average A lot size = 32,894 sf
Average A lot DE 30-15-10 = 21,671 sf

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	25,384 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

Average B lot size = 25,098 sf
Average B lot DE 30-15-10 = 15,548 sf

Average A + B lot size = 29,553 sf
Average A + B lot DE 30-15-10 = 19,047 sf

Townhouse Lot = 60,984 sf
Within 30-10-10 setbacks = 45,116 sf



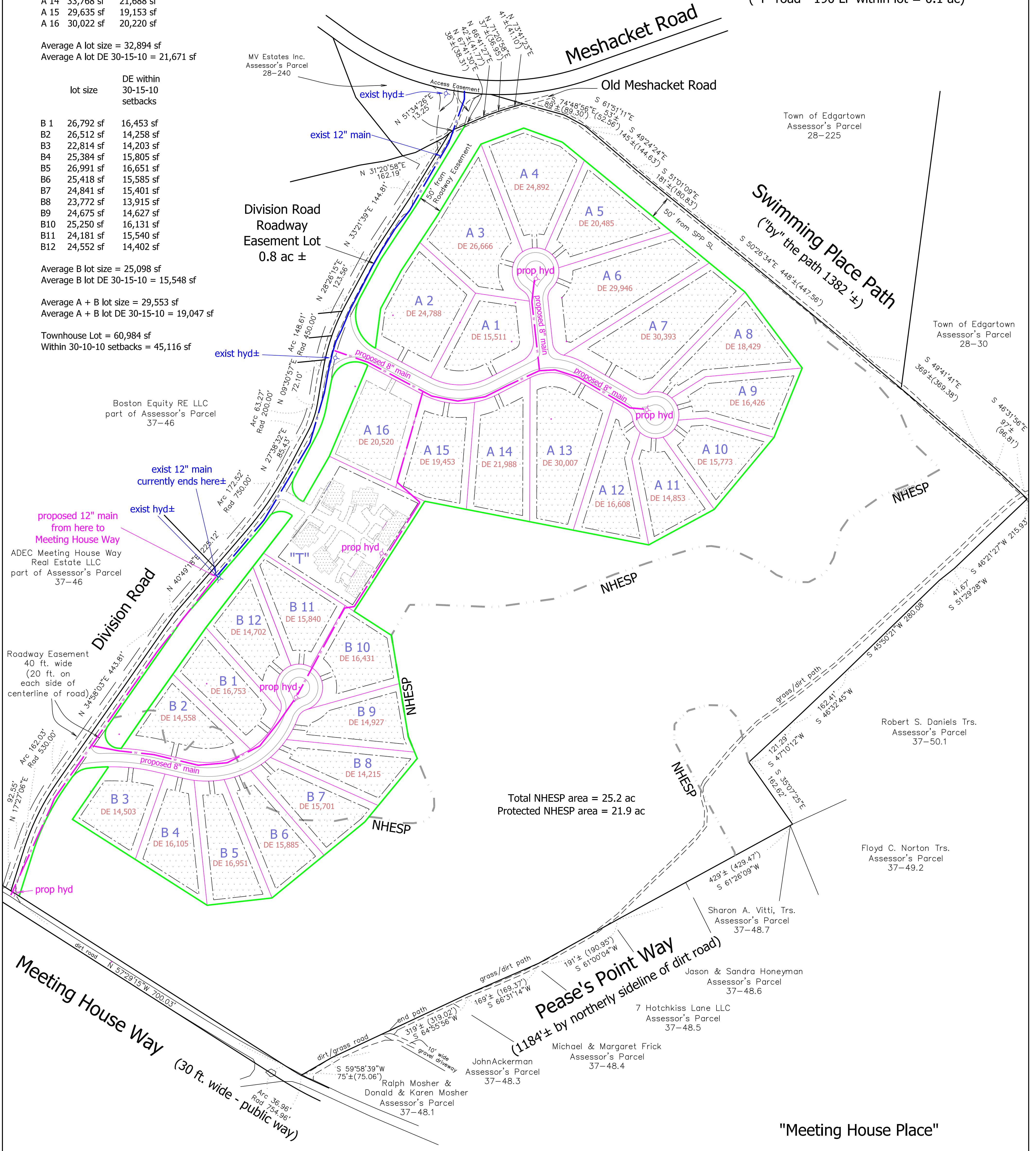
Perimeter Area = 54.3 ac - 0.8 ac Roadway Easement = 53.5 ac of effective perimeter area

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)



Total NHESP area = 25.2 ac
Protected NHESP area = 21.9 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, **May 21, 2020**

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