

Notes:

1. This plan is for general schematic layout and conceptual planning and is not an engineered septic design.
2. All lots will utilize a 1500 gal septic tank and effluent will flow by common sewer to treatment units and disposal fields
3. Locus Lot Lies within the Zone II of a public supply well and within the Edgartown Great Pond Watershed

Total Lot Area: ±17.28 Acres

Total Open Space Area: ±9.78 Acres
 Open Space A: ±4.17 Acres
 Open Space B: ±1.58 Acres
 Open Space C: ±4.03 Acres

Total Parcel Area: ±1.54 Acres (±71,639 Sq.Ft.)
 Parcel D: ±41,440 Sq.Ft.
 Parcel E: ±8,340 Sq.Ft.
 Parcel F: ±21,859 Sq.Ft.

Total Lot Area: ±4.59 Acres (±200,153 Sq.Ft.)
 Lot 1: ±12,458 Sq.Ft. - 5 bdrm
 Lot 2: ±15,019 Sq.Ft. - 5 bdrm
 Lot 3: ±12,174 Sq.Ft. - 5 bdrm
 Lot 4: ±13,898 Sq.Ft. - 5 bdrm
 Lot 5: ±14,441 Sq.Ft. - 5 bdrm
 Lot 6: ±8,624 Sq.Ft. - 3 bdrm
 Lot 7: ±7,693 Sq.Ft. - 2 bdrm
 Lot 8: ±8,720 Sq.Ft. - 3 bdrm
 Lot 9: ±8,742 Sq.Ft. - 3 bdrm
 Lot 10: ±7,013 Sq.Ft. - 2 bdrm
 Lot 11: ±7,497 Sq.Ft. - 2 bdrm
 Lot 12: ±8,475 Sq.Ft. - 3 bdrm
 Lot 13: ±7,327 Sq.Ft. - 2 bdrm
 Lot 14: ±7,655 Sq.Ft. - 3 bdrm
 Lot 15: ±7,896 Sq.Ft. - 3 bdrm
 Lot 16: ±36,113 Sq.Ft. - 5 bdrm
 Lot 17: ±16,408 Sq.Ft. - onsite septic

TOTAL: 56 Bdrm.
 DESIGN: 64 Bdrm.

..... Aproximate auger soil test location

Bedrooms
 market 6 lots x 5 bedrooms
 home site 5 lots x 3 bedrooms
 home site 5 lots x 2 bedrooms

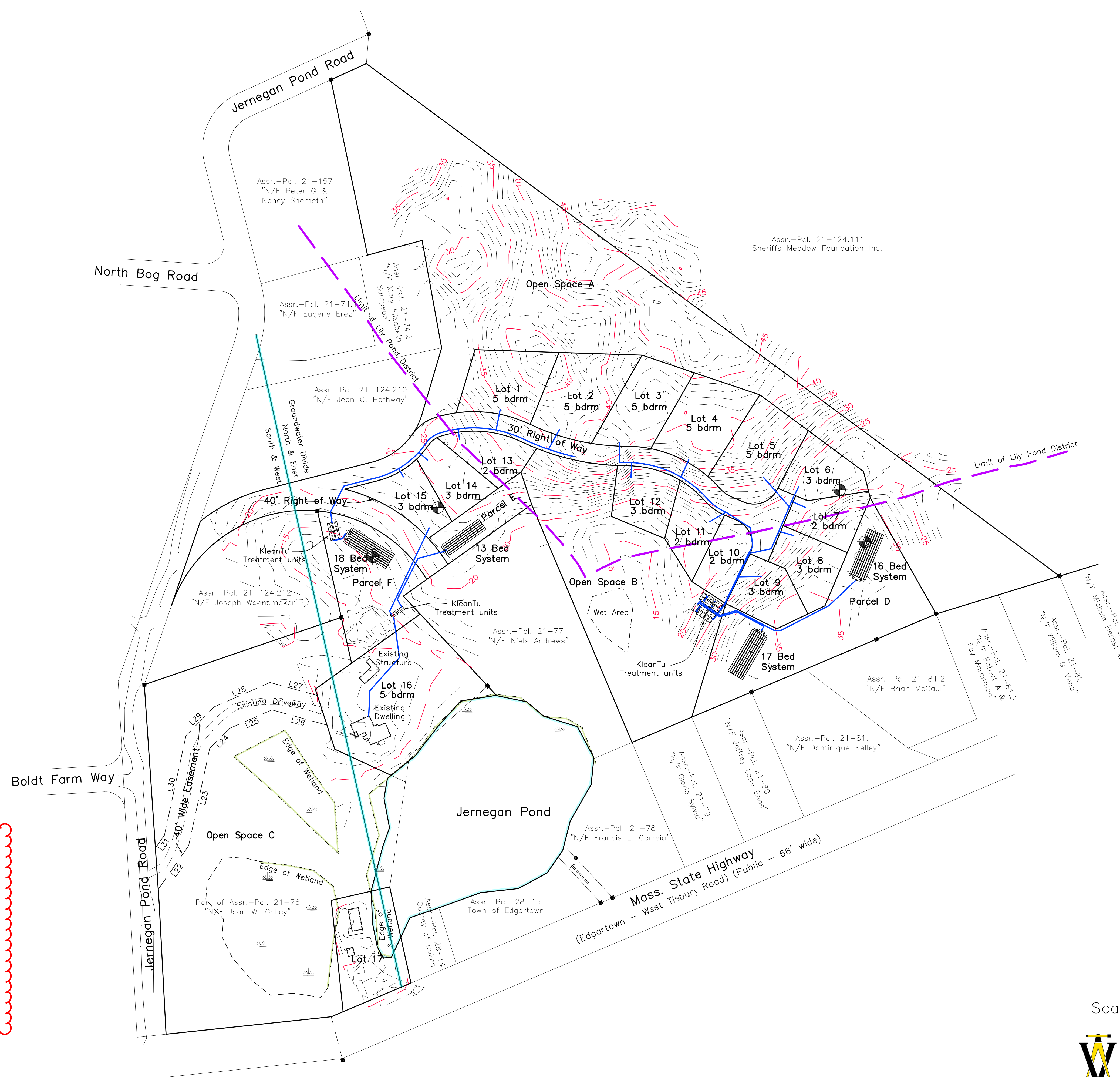
Total 56 bedrooms with 8 future reserve

SEWAGE DISPOSAL - LAND AREA CALCULATIONS:

Site Land Areas:
 North and East of Groundwater Divide: 636,438 SF (Gross)
 547,282 SF (Net of wetlands)
 Resulting allowable bedrooms: 56

South and West of Groundwater Divide: 184,821 SF (Gross)
 137,572 SF (Net of wetlands)
 Resulting allowable bedrooms: 9

Total Bedrooms by right: 65



"Cluster Development"
 Schematic Septic Plan
 Edgartown, Mass.
 Prepared for
Jean G. Cohen
 Family Trust

Scale 1" = 80' March 14, 2023
 Rev: 2/12/2024: add lot area info

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