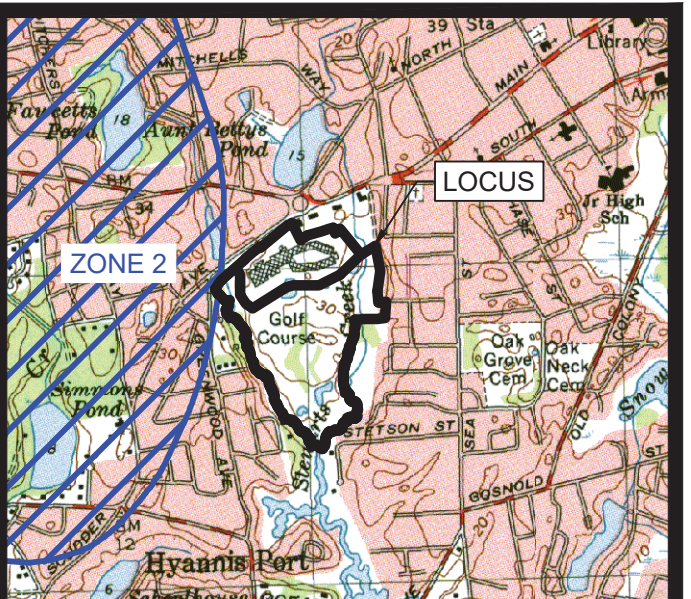
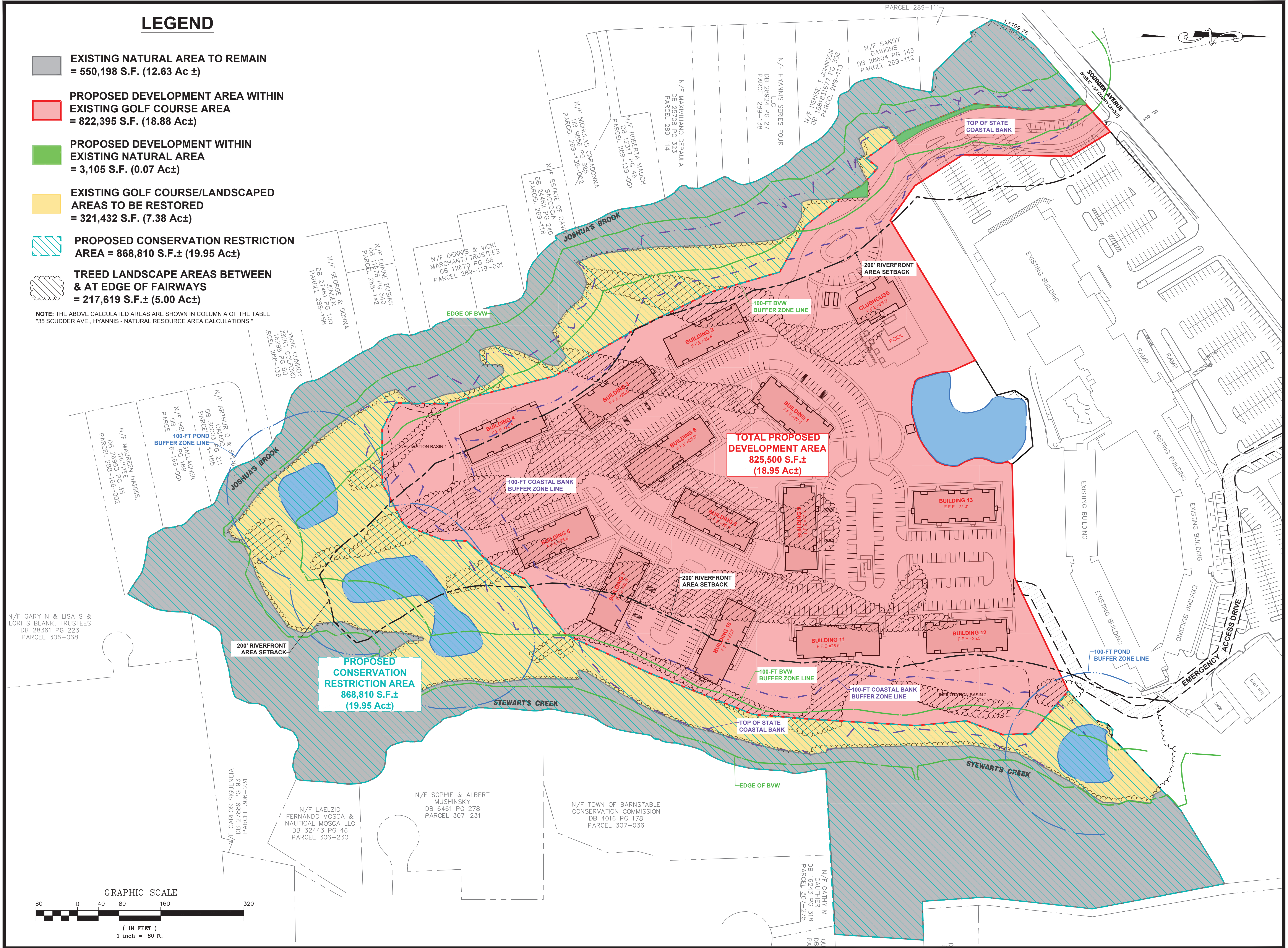


LEGEND

- EXISTING NATURAL AREA TO REMAIN**
= 550,198 S.F. (12.63 Ac ±)
- PROPOSED DEVELOPMENT AREA WITHIN EXISTING GOLF COURSE AREA**
= 822,395 S.F. (18.88 Ac ±)
- PROPOSED DEVELOPMENT WITHIN EXISTING NATURAL AREA**
= 3,105 S.F. (0.07 Ac ±)
- EXISTING GOLF COURSE/LANDSCAPED AREAS TO BE RESTORED**
= 321,432 S.F. (7.38 Ac ±)
- PROPOSED CONSERVATION RESTRICTION AREA** = 868,810 S.F. ± (19.95 Ac ±)
- TREED LANDSCAPE AREAS BETWEEN & AT EDGE OF FAIRWAYS**
= 217,619 S.F. ± (5.00 Ac ±)

NOTE: THE ABOVE CALCULATED AREAS ARE SHOWN IN COLUMN A OF THE TABLE "35 SCUDDER AVE., HYANNIS - NATURAL RESOURCE AREA CALCULATIONS"



LOCUS MAP
SCALE 1" = 2000'

EDWARD L. PESCE, P.E. DATE

CONCEPT SITE PLAN

AT
35 SCUDDER AVENUE
IN
HYANNIS, MASSACHUSETTS
(BARNSTABLE COUNTY)

PROPOSED DEVELOPMENT AREAS PLAN

REVISIONS:

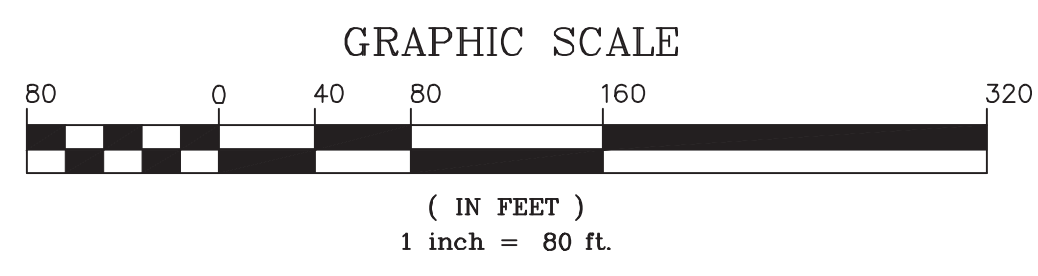
No.	DATE	DESC.

PREPARED FOR:
LENNAR MULTIFAMILY COMMUNITIES, LLC
99 SUMMER STREET, SUITE 701
BOSTON, MA 02110

ENGINEERING BY:
PESCE ENGINEERING & ASSOCIATES, INC.
Edward L. Pesce, P.E., LEED® AP
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LAND SURVEYING BY:
BAXTER NYE ENGINEERING & SURVEYING
78 NORTH STREET, 3RD FLOOR
HYANNIS, MA 02601

DATE:	MARCH 11, 2022
CALC./DESIGN:	ELP
DRAWN:	BJW
CHECK:	ELP
JOB NO:	5061
SHEET 1 OF 1	



Proposed Development and Wetland & Buffer Zone Areas

35 Scudder Ave., Hyannis

March 4, 2022

35 Scudder Ave., Hyannis - Natural Resource Area Calculations

Site/Area Description	Column A	Column B	Column C
	Area (sf)	Portion of Area within 100' Buffer to BVW & Ponds (sf)	Portion of Area within 100' to Coastal Bank (sf)
Existing Natural Area to Remain	550,198	127,846	36,392
Proposed Development Area Within Existing Golf Course/Landscaped Areas	822,395	60,776	112,594
Proposed Development Within Existing Natural Area	3,105	3,105	2,864
Existing Golf Course/Landscaped Areas to be Restored	321,432	282,895	172,844