

Michele White

From: Stuart Clark <s.clark@gseenv.com>
Sent: Thursday, May 2, 2019 10:44 AM
To: Michele White
Cc: Greg Wirsen; Heather Twiss
Subject: DRI for "Canal Street Crossing" - Sagamore Beach
Attachments: DRI AREAS .pdf

Good morning Michele

Greg Wirsen asked me to double check the developed areas on the project site. I took the areas shown on the attached calculation directly from the CAD drawings. Additionally, I reviewed the Open Space narrative (Exhibit 20) prepared by Tunison Environmental and found that the preserved on-site "Natural Areas" was misreported at 2.27 acres. As shown on the attachment, this figure should be 2.56 acres.

As such the Mitigation Area is recalculated as follows:

6.98 acres disturbed in Suburban Area @ 1:1 mitigation requirement =	6.98 acres
0.44 acres disturbed in Natural Area @ 3:1 mitigation requirement =	<u>1.32 acres</u>
Total Mitigation Area required=	8.30 acres

This value is reduced as follows:

Preserved on site "Natural Areas"=	<u>-2.56 acres</u>
Offsite mitigation area required	5.74 acres

Applying a 20% reduction based on the increased quality of offsite land to be provided leaves an
Offsite Land mitigation requirement = 0.80×5.74 acres = **4.59 acres**

I trust this is the information you were seeking. If you have any questions or need further clarification, please do not hesitate to contact me at your earliest convenience.

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Regional Policy Plan Areas

Existing Conditions

Suburban= 350,658 sf (8.05ac) (74%)

Natural= 126,438 sf (2.90 ac) (26%) * onsite only

Total= 477,096 sf (10.95 ac)

Post Development

Total developed area (Suburban) = 303,987 (6.98 ac)

Total developed area (Natural):

Onsite= 14,803 sf (0.34 ac)

In road layout= 4,370 sf (0.1 ac)

Total= 19,173 sf (0.44 ac)

Total undisturbed (Suburban) = 46,671 sf (1.07 ac)

Total undisturbed (Natural)= 111,635 sf (2.56 ac) *onsite only