LOCUS INFORMATION :

1.) THE INTENT OF THIS PLAN IS TO DEPICT THE PROPOSED PARCELS ONLY. THE PROPOSED PARCEL BOUNDARIES ARE APPROXIMATE AND WILL BE FINALIZED AT A LATER DATE.

2.) CURRENT OWNER – TFG HYANNIS HOSPITALITY LLC
35 SCUDDER AVENUE, HYANNIS MA. 02601

DEED BOOK 22498 PAGE 88

ASSESSORS MAP 289 PARCEL 110

3.)

ZONING DISTRICT:	RB
MINIMUM LOT SIZE:	43,560 SF
MINIMUM FRONTAGE:	20 FT
MINIMUM FRONT YARD:	20 FT
MINIMUM SIDE YARD:	10 FT
MINIMUM REAR YARD:	10 FT

ZONING OVERLAY DISTRICTS:
WPOD – WELLHEAD PROTECTION OVERLAY DISTRICT
APOD – AQUIFER PROTECTION OVERLAY DISTRICT

4.) BY GRAPHICAL PLOTTING ONLY PARCEL LIES WITHIN FLOOD ZONE X (UN-SHADED), ZONE X (SHADED), ZONE AE (EL.11), ZONE AE (EL.12), ZONE AE (EL.13) AND ZONE VE (EL.13) AS DEFINED BY COMMUNITY PANEL No. 250001 0568 J, EFFECTIVE DATE: JULY 16, 2014. FLOOD ZONE LINES SHOWN HEREON ARE DEPICTED FROM MA. GIS AND ARE APPROXIMATE ONLY.

5.) THE PROPERTY LINES SHOWN ARE BASED ON PROVIDED INFORMATION AND AVAILABLE RECORD INFORMATION CONSISTING OF PLANS AND DEEDS. THE EXISTING LOCUS FEATURES SHOWN HEREON WERE OBTAINED FROM PRIOR PLANS AND SUPPLEMENTED WITH AN ON THE GROUND FIELD SURVEY PERFORMED BY BAXTER NYE ENGINEERING & SURVEYING JULY 28, 2020 – AUGUST 3, 2020.

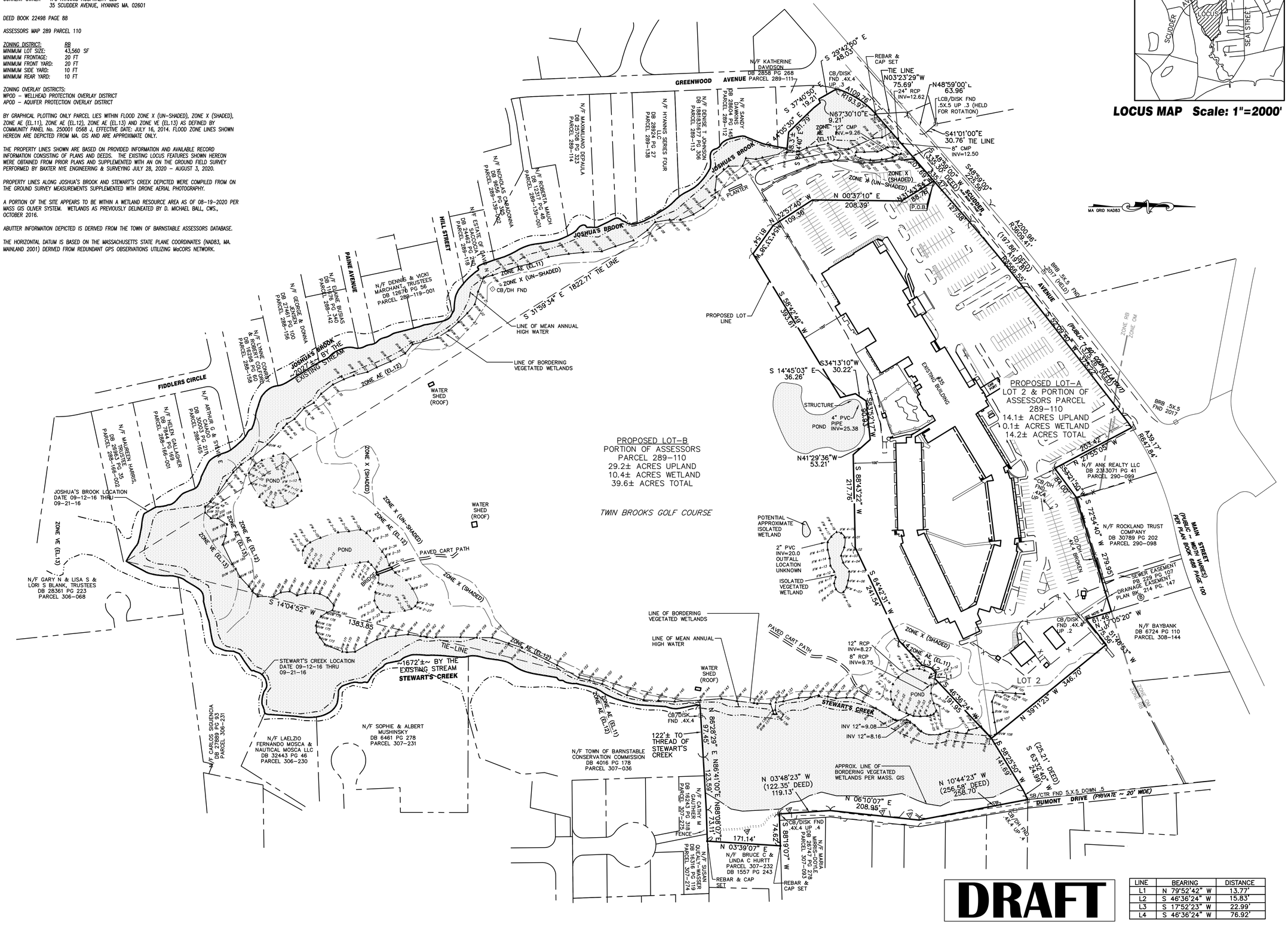
6.) PROPERTY LINES ALONG JOSHUA'S BROOK AND STEWART'S CREEK DEPICTED WERE COMPILED FROM ON THE GROUND SURVEY MEASUREMENTS SUPPLEMENTED WITH DRONE AERIAL PHOTOGRAPHY.

7.) A PORTION OF THE SITE APPEARS TO BE WITHIN A WETLAND RESOURCE AREA AS OF 08-19-2020 PER MASS GIS OLIVER SYSTEM. WETLANDS AS PREVIOUSLY DELINEATED BY D. MICHAEL BALL, CWS., OCTOBER 2016.

8.) ABUTTER INFORMATION DEPICTED IS DERIVED FROM THE TOWN OF BARNSTABLE ASSESSORS DATABASE.

9.) THE HORIZONTAL DATUM IS BASED ON THE MASSACHUSETTS STATE PLANE COORDINATES (NAD83, MA. MAINLAND 2001) DERIVED FROM REDUNDANT GPS OBSERVATIONS UTILIZING MaCORS NETWORK.

LOCUS MAP Scale: 1"=2000'



DRAFT

LINE	BEARING	DISTANCE
L1	N 79°52'42" W	13.77'
L2	S 46°36'24" W	15.83'
L3	S 17°52'23" W	22.99'
L4	S 46°36'24" W	76.92'

BAXTER NYE
ENGINEERING & SURVEYING

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Registered Professional Engineers and Land Surveyors

78 North Street – 3rd Floor
Hyannis, Massachusetts 02601

Phone – (508) 771–7502
Fax – (508) 771–7622
www.baxter–nye.com

STAMP | STAMP

CONSULTANT

CONSULTANT

PREPARED FOR:
Lennar Multifamily Communities, LLC.

PROJECT TITLE
35 Scudder Avenue
Hyannis, MA 02601

DATE	DESCRIPTION

SHEET TITLE
Proposed Parcel Plan

SHEET NO
C1.0

DATE: DECEMBER 10, 2020

100 0 100 200
SCALE IN FEET
SCALE: 1"=100'

DRAWN BY: SDM CHECKED BY: MWE
JOB NO: 2020–033 FILE: 2020–033 ALTA.dwg

Q:\2020\2020-033\SURVEY\PLOT\2020-033 ARB - DRAFT PROPOSED PARCEL PLAN 2020-12-10.dwg 12/11/2020 10:33:33 AM, DWG To PDF.pc3,
1:1