

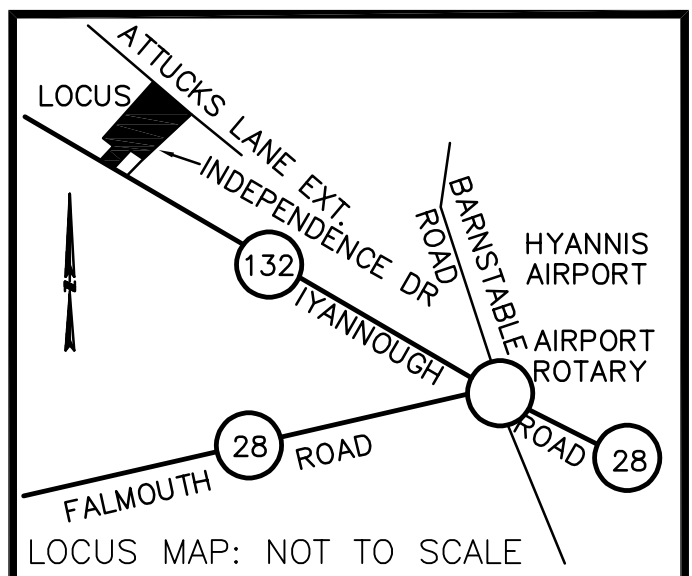
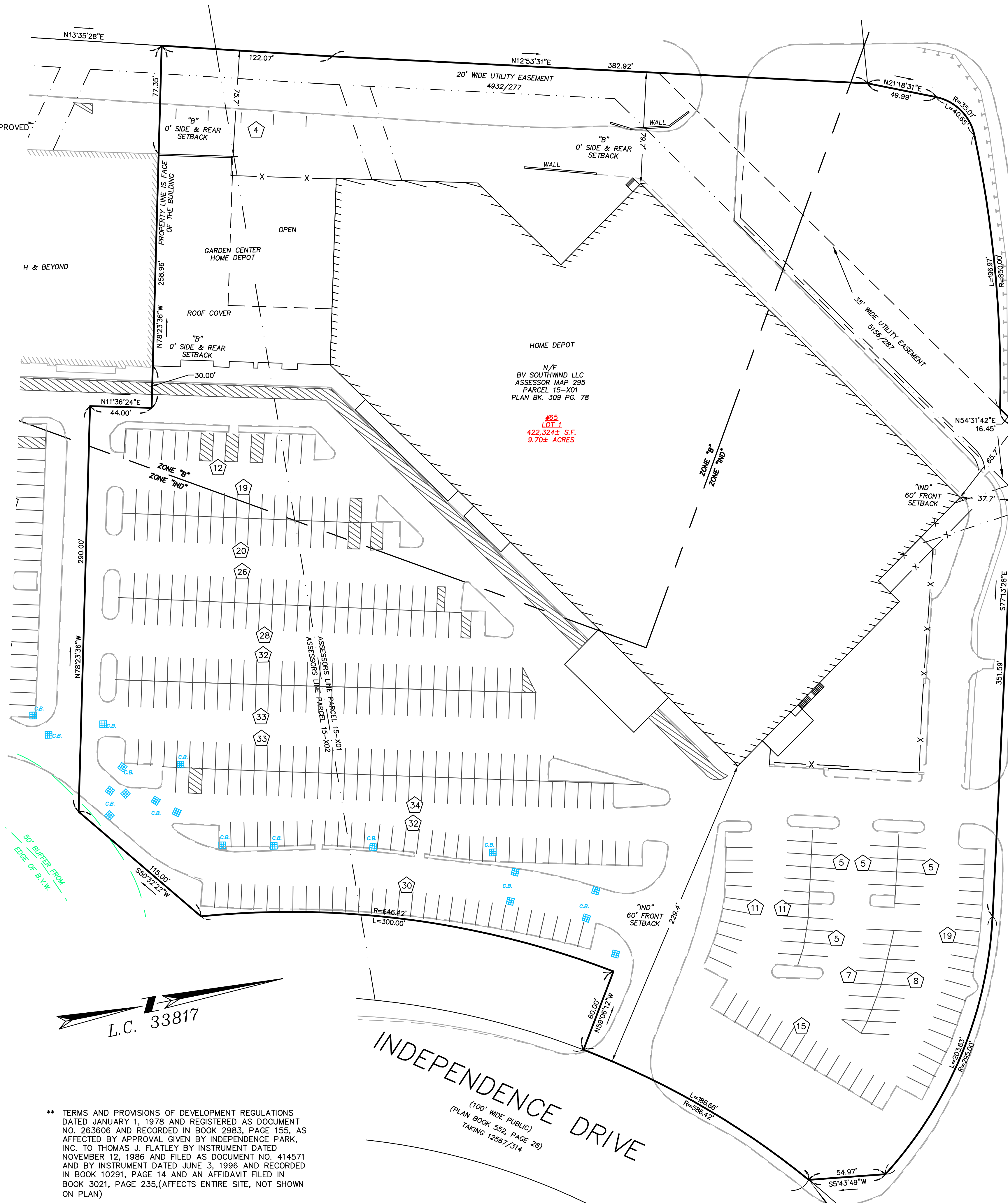
**LOCUS INFORMATION**

CURRENT OWNER:	BV SOUTHWIND LLC		
TITLE REFERENCE:	CERTIFICATE 229850 DEED BOOK 35097, PAGE 287		
PLAN REFERENCES:	L.C. PLAN 33817-C PLAN BOOK 617, PAGE 35		
ASSESSORS MAP:	295		
ASSESSORS PARCEL:	15-X01		
<b>ZONING DISTRICT SETBACKS:</b>			
	HB	B	IND
MAX. BLD COVERAGE:	30%	100%	25%
MAX. SITE COVERAGE:	50%*	50%*	50%* *62% PREVIOUSLY APPROVED
MIN LOT AREA:	15,000 S.F.	N/A	90,000 S.F.
MIN. LOT WIDTH:	100'	N/A	200'
FRONT ATTUCKS LANE:	60' REQUIRED	37.7' EXISTING AND PROPOSED	
WEST SIDE/REAR PROP. LINE:	N/A REQUIRED	75.7' EXISTING AND PROPOSED	
SOUTH SIDE/REAR PROP. LINE:	N/A REQUIRED	N/A EXISTING AND PROPOSED	
FRONT INDEPENDENCE DR:	60' REQUIRED	229.4' EXISTING AND PROPOSED	
<b>EXISTING BUILDING COVERAGE:</b> 117,522± S.F. (27.8%)			
<b>EXISTING SITE COVERAGE:</b> 346,733± S.F. (82.1%)			
<b>EXISTING TOTAL LOT AREA:</b> 422,324± S.F. (9.70± ACRES)			
<b>PARKING SPACES:</b> 394 SPACES			
<b>NITROGEN SENSITIVE ZONE:</b> ZONE II			
<b>OVERLAY DISTRICTS:</b> GP - GROUNDWATER PROTECTION DISTRICT SOLAR PHOTOVOLTAIC OVERLAY DISTRICT			
<b>FEMA FLOOD ZONE DISTRICT:</b> FLOOD ZONE "X", DATED 7/16/14 COMMUNITY PANEL #25001C0566J			
<b>LEGEND</b>			
TMH	⊙	TELEPHONE MANHOLE	
HYD	⊙	HYDRANT	
WG	⊙	WATER GATE	
SIGN	⊙	SIGN	
SMH	⊙	SEWER MANHOLE	
GG	⊙	CURBING	
LP	⊙	GAS GATE	
UPT	⊙	LIGHT POLE	
UPL	⊙	UTILITY POLE WITH TRANSFORMER	
UP	⊙	UTILITY POLE WITH LIGHT	
EMH	⊙	UTILITY POLE WITHOUT LIGHT	
OHV	⊙	ELECTRIC MANHOLE	
CBR	⊙	OVERHEAD WIRE	
CB	⊙	ROUND CATCH BASIN	
DMH	⊙	CATCH BASIN	
	⊙	DRAIN MANHOLE	
	⊙	MONITORING WELL	
	⊙	PARKING SPACE COUNT	
	⊙	PROPERTY LINE	
	⊙	ASSESSORS LINE	
	⊙	ZONING DISTRICT LINE	
	⊙	INTERIOR LOT LINE	
CB/DH	⊙	CONCRETE BOUND W/DRILL HOLE	
	⊙	HANDICAPPED PARKING SPACE	
	⊙	MANHOLE	
	⊙	METAL POST	
	⊙	GAS LINE	
	⊙	WATER LINE	

**NOTES**

- THE ENTIRE SITE IS SERVICED BY THE THE TOWN OF BARNSTABLE SEWER SYSTEM.
- UTILITIES AND STRUCTURE LOCATIONS ARE BASED ON VISIBLE FIELD EVIDENCE AND PLANS. OTHER UTILITIES MAY BE LOCATED ON THE SITE. DIG SAFE SERVICES ARE AVAILABLE AT 1-(888)-225-4977 TO IDENTIFY OTHER UNDERGROUND UTILITIES.
- THE WETLANDS DEPICTED ON THIS PLAN WERE DELINEATED BY THE BSC GROUP INC. IN NOVEMBER OF 2022.

\*\* TERMS AND PROVISIONS OF DEVELOPMENT REGULATIONS DATED JANUARY 1, 1978 AND REGISTERED AS DOCUMENT NO. 263606 AND RECORDED IN BOOK 2983, PAGE 155, AS AFFECTED BY APPROVAL GIVEN BY INDEPENDENCE PARK, INC. TO THOMAS J. FLATLEY BY INSTRUMENT DATED NOVEMBER 12, 1986 AND FILED AS DOCUMENT NO. 414571 AND BY INSTRUMENT DATED JUNE 3, 1996 AND RECORDED IN BOOK 10291, PAGE 14 AND AN AFFIDAVIT FILED IN BOOK 3021, PAGE 235,(AFFECTS ENTIRE SITE, NOT SHOWN ON PLAN)



I CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS.

**DISCUSSION**

KIERAN J. HEALY PLS DATE FOR THE BSC GROUP INC.

**PLAN OF LAND INDEPENDENCE PARK**  
65 INDEPENDENCE DRIVE LOT 1  
"HOME DEPOT"  
IN BARNSTABLE MASSACHUSETTS (BARNSTABLE COUNTY)

EXISTING CONDITIONS

JUNE 21, 2023

REVISIONS:

NO.	DATE	DESC.

PREPARED FOR:  
BV SOUTHWIND, LLC  
C/O BANDERA VENTURES  
5820 W. NORTHWEST HWY, STE 200  
DALLAS, TX 75225

**BSC GROUP**  
349 Route 28, Unit D  
W. Yarmouth, Massachusetts  
02673  
508 778 8919

© 2023 BSC Group, Inc.  
SCALE: 1" = 40'  
0 20 40 80 FEET

FILE: 49211.04  
DWG. NO: 5800-03  
JOB. NO: 49211.04  
SHEET 1 OF 4