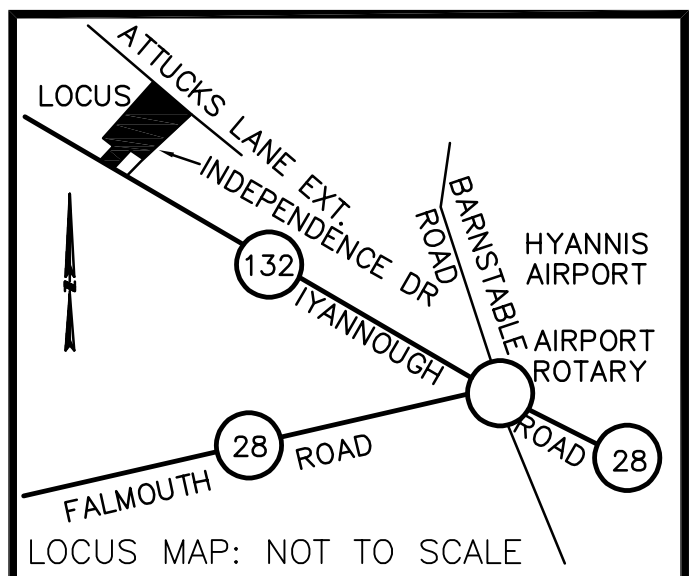


** TERMS AND PROVISIONS OF DEVELOPMENT REGULATIONS DATED JANUARY 1, 1978 AND REGISTERED AS DOCUMENT NO. 263606 AND RECORDED IN BOOK 2983, PAGE 155, AS AFFECTED BY APPROVAL GIVEN BY INDEPENDENCE PARK, INC. TO THOMAS J. FLATLEY BY INSTRUMENT DATED NOVEMBER 12, 1986 AND FILED AS DOCUMENT NO. 414571 AND 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)

LEGEND

- TMH (1) TELEPHONE MANHOLE
- HYD (H) HYDRANT
- WG (W) WATER GATE
- SIGN (S) SIGN
- SMH (S) SEWER MANHOLE
- GG (G) GAS GATE
- LP (*) LIGHT POLE
- UPT (U) UTILITY POLE WITH TRANSFORMER
- UPL (U) UTILITY POLE WITH LIGHT
- UP (U) UTILITY POLE WITHOUT LIGHT
- EMH (E) ELECTRIC MANHOLE
- OHW (O) OVERHEAD WIRE
- CBR (C) ROUND CATCH BASIN
- CB (C) CATCH BASIN
- DMH (D) DRAIN MANHOLE
- (M) MONITORING WELL
- (P) PARKING SPACE COUNT
- (P) PROPERTY LINE
- (A) ASSESSORS LINE
- (Z) ZONING DISTRICT LINE
- (I) INTERIOR LOT LINE
- CB/DH (C) CONCRETE BOUND W/DRILL HOLE
- (H) HANDICAPPED PARKING SPACE
- (M) MANHOLE
- (G) GAS LINE
- (W) WATER LINE



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

65B INDEPENDENCE DRIVE LOT 2
"KOHLS"
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" = 60'
0 30 60 120 feet

FILE: P:\4921104\SU\DR\49211-EXC.dwg
DWG. NO: 5800-04 SHEET 2 OF 4
JOB. NO: 49211.04

YANNOUGH ROAD
(60'- WIDE 192' COUNTY LAYOUT)

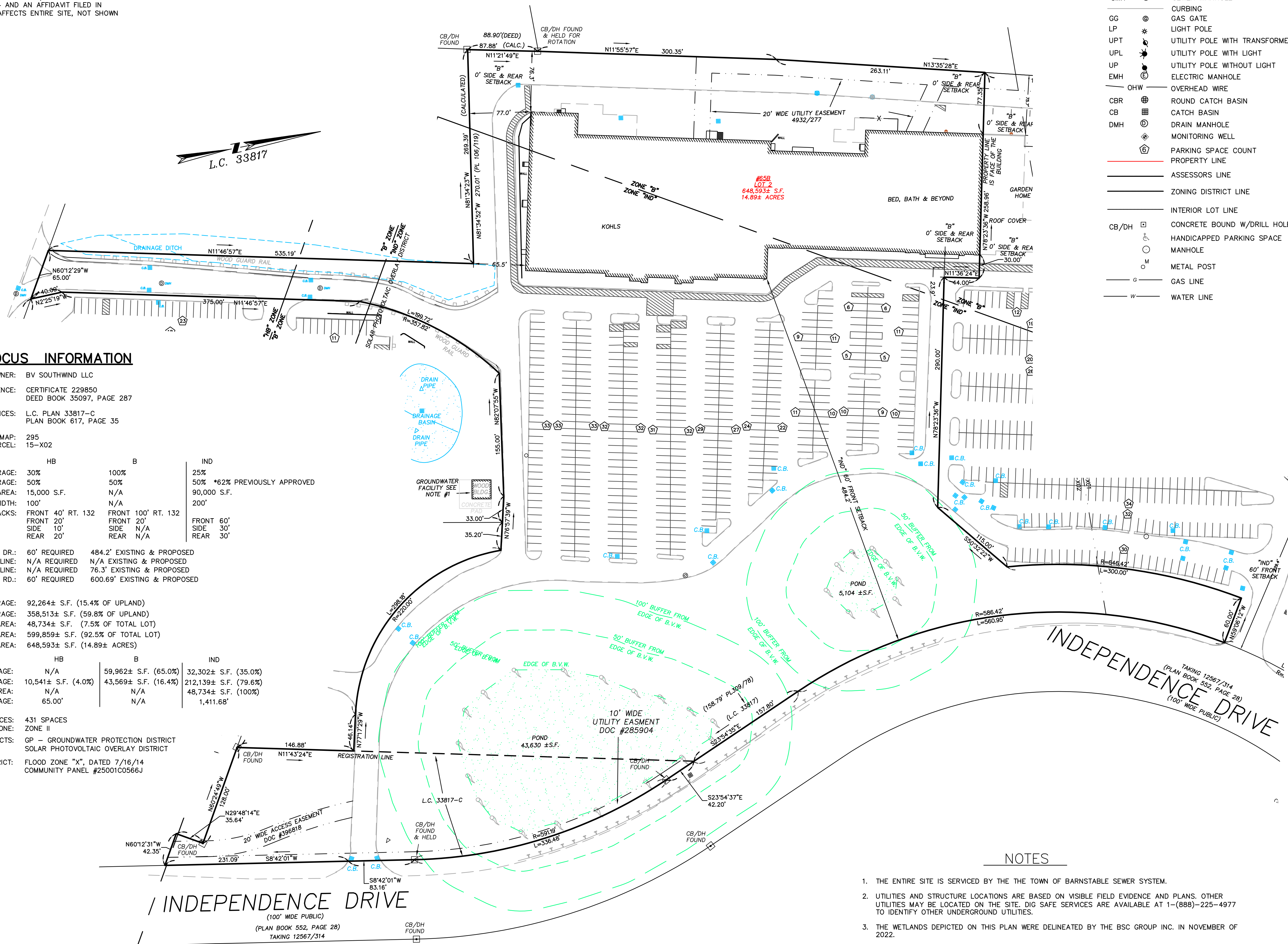
LOCUS INFORMATION

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-X02		
	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'
ZONING DISTRICT SETBACKS:	FRONT 40' RT. 132 FRONT 20' SIDE 10' REAR 20'	FRONT 100' RT. 132 FRONT 20' SIDE N/A REAR N/A	FRONT 60' SIDE 30' REAR 30'
FRONT INDEPENDENCE DR.:	60' REQUIRED	484.2' EXISTING & PROPOSED	
NORTH SIDE/REAR PROP. LINE:	N/A REQUIRED	N/A EXISTING & PROPOSED	
WEST SIDE/REAR PROP. LINE:	N/A REQUIRED	76.3' EXISTING & PROPOSED	
FRONT YANNOUGH RD.:	60' REQUIRED	600.69' EXISTING & PROPOSED	

EXISTING BUILDING COVERAGE:	92,264± S.F. (15.4% OF UPLAND)
EXISTING SITE COVERAGE:	358,513± S.F. (59.8% OF UPLAND)
EXISTING POND AREA:	48,734± S.F. (7.5% OF TOTAL LOT)
EXISTING UPLAND AREA:	599,859± S.F. (92.5% OF TOTAL LOT)
EXISTING TOTAL LOT AREA:	648,593± S.F. (14.89± ACRES)

	HB	B	IND
BUILDING COVERAGE:	N/A	59,962± S.F. (65.0%)	32,302± S.F. (35.0%)
PAVEMENT COVERAGE:	10,541± S.F. (4.0%)	43,569± S.F. (16.4%)	212,139± S.F. (79.6%)
POND AREA:	N/A	N/A	48,734± S.F. (100%)
FRONTAGE:	65.00'	N/A	1,411.68'

PARKING SPACES: 431 SPACES
NITROGEN SENSITIVE ZONE: ZONE II
OVERLAY DISTRICTS: GP - GROUNDWATER PROTECTION DISTRICT
SOLAR PHOTOVOLTAIC OVERLAY DISTRICT
FEMA FLOOD ZONE DISTRICT: FLOOD ZONE "X", DATED 7/16/14
COMMUNITY PANEL #25001C0566J



NOTES

1. THE ENTIRE SITE IS SERVICED BY THE THE TOWN OF BARNSTABLE SEWER SYSTEM.
2. 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.
3. THE WETLANDS DEPICTED ON THIS PLAN WERE DELINEATED BY THE BSC GROUP INC. IN NOVEMBER OF 2022.