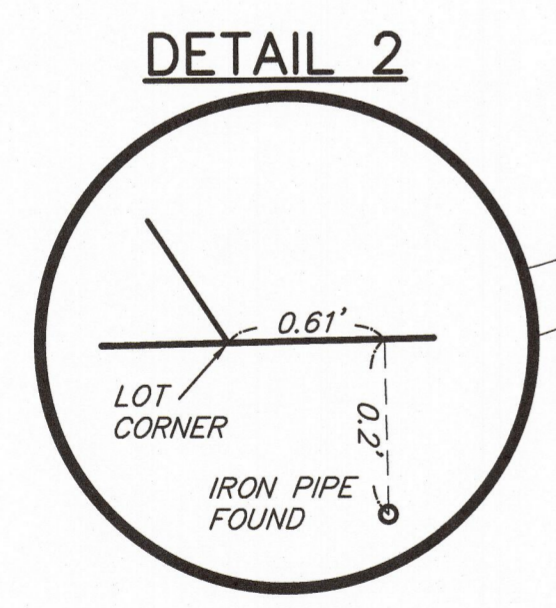
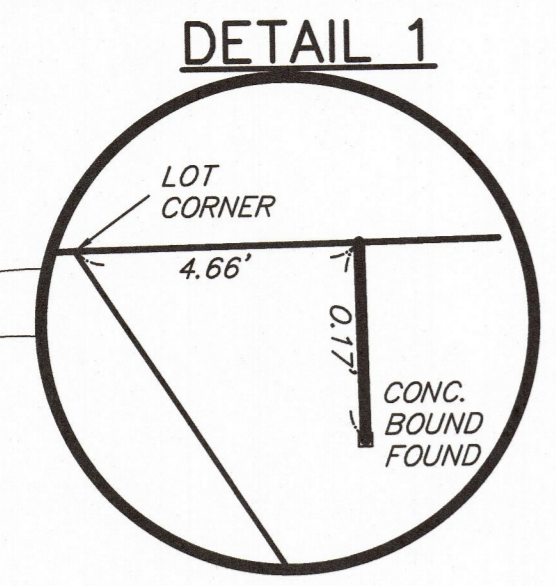
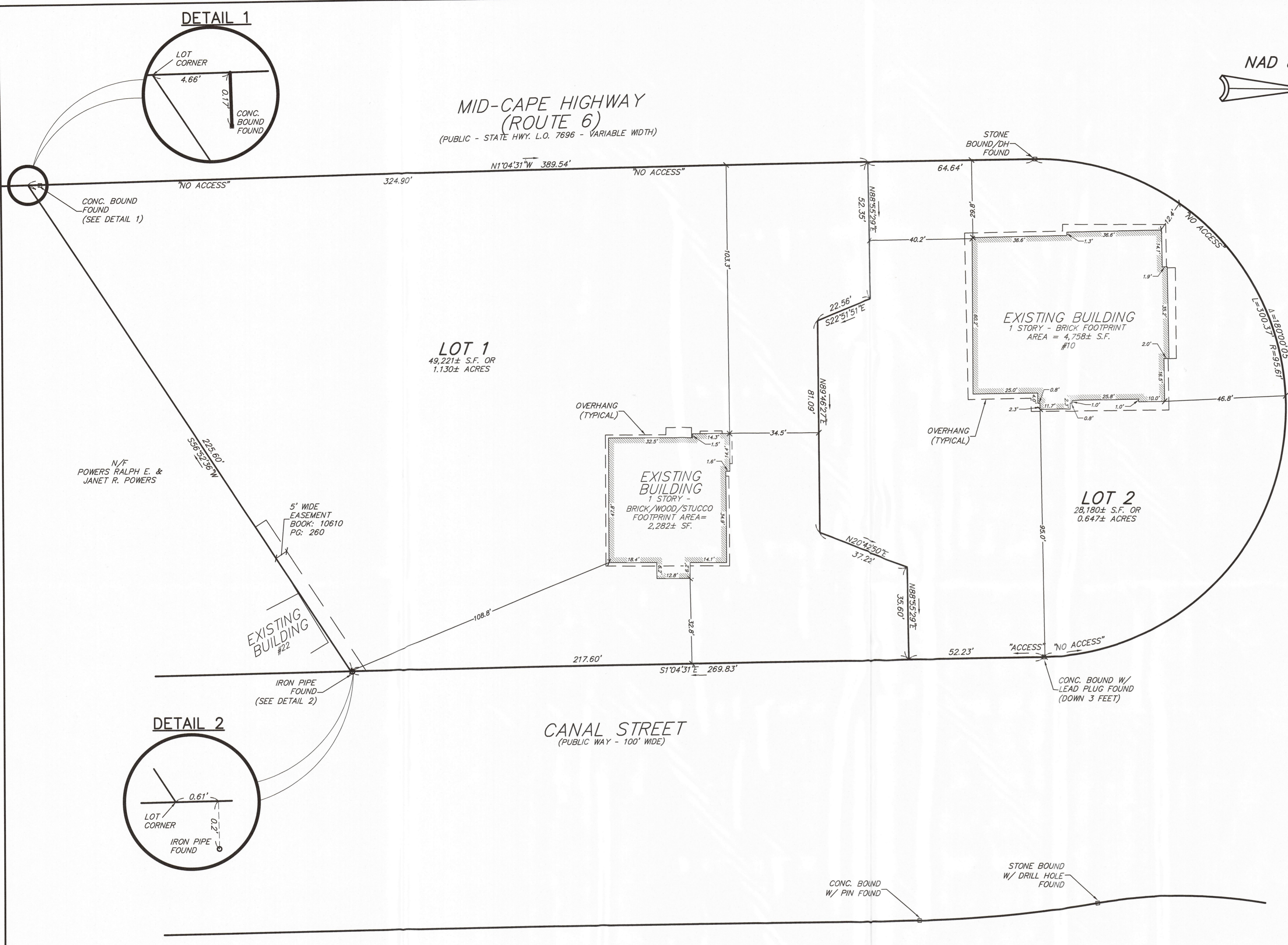


NAD 83 (GEOID 2012 b)



- PLAN REFERENCES:**
(BARNSTABLE COUNTY REGISTRY OF DEEDS)
- 1.) L.C. Plan 40687-A - (Plan Book: 375 Page: 65)
 - 2.) L.C. Plan 20094-A
 - 3.) Plan Book: 246 Page: 4
 - 4.) Plan Book: 299 Page: 39
 - 5.) Plan Book: 424 Page: 4
 - 6.) State Highway Layout No. 7696
 - 7.) State Highway Layout No. 3607
 - 8.) State Highway Layout No. 3084
 - 9.) Plan entitled, "ALTA/ACSM Land Title Survey Prepared For: Freeze Operations Holding Corp., C/O Sun Capital Partners Group V, Inc. - 520 Town Center Circle #470, Boca Raton, FL, 33486 - Friendly's Site No. 743 - 10 Canal Street (Buzzards Bay) City of Sagamore Beach, County of Barnstable - State of Massachusetts, dated 7/23/07, prepared by: Millman Surveying Inc., Corporate Office: 1742 Georgetown Road, Suite H, Hudson, Ohio"
 - 10.) Plan entitled, "S.S.D.S. Repair Site Plan - Sheet no. 2 of 3 - Prepared for: Friendly's Ice Cream Corp., Location: Canal Street, Bourne, Mass., dated: Dec. 23, 1994, prepared by: Richard F. Kaminski, Inc., 360 Merrimack Street, Lawrence, MA"

ZONING TABLE			
Zone: "B-2" (BUSINESS 2)			
	REQUIRED	PROVIDED - LOT 1	PROVIDED - LOT 2
Min. Lot Area:	20,000 s.f.	49,221± s.f.	28,180 s.f.(1)
Min. Lot Frontage & Lot Width:	125 feet	217.6 feet- frontage >125 feet- lot width	352.6 feet- frontage >125 feet- lot width
Min. Front & Corner Side Yard Setback:	30 feet	32.8 feet	95.0 feet
Min. Side Yard Setback:	12 feet	34.5 feet	12.4 feet
Min. Rear Yard Setback:	12 feet	103.3 feet	29.8 feet
Max. Structure Height:	35 feet	29± feet	23± feet
Max. Lot Coverage:	50%	5.09%	19.36%

Lot Shape Factor Required:
The square of the Lot perimeter cannot exceed 22 times the Gross Lot Area for newly created lots less than 80,000 s.f.

Lot 1 Lot Shape Factor (Provided):
Square of Lot Perimeter (997' x 997') = 994,009 feet
Gross Lot Area (49,221 s.f.) x 22 = 1,082,862 s.f.
- 22 times Gross Lot Area exceeds Lot Perimeter squared

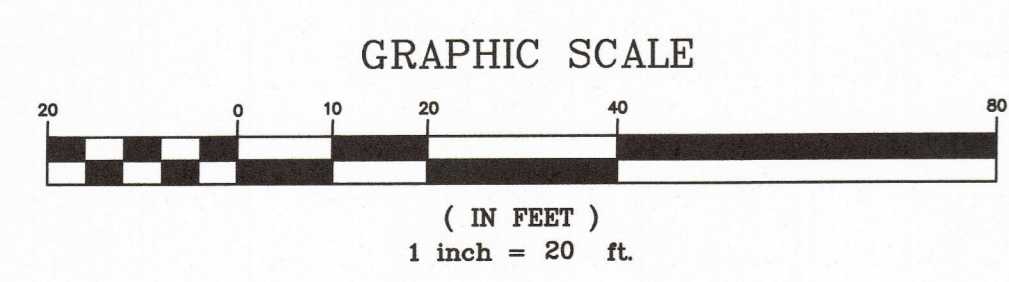
Lot 2 Lot Shape Factor (Provided):
Square of Lot Perimeter (646' x 646') = 417,316 feet
Gross Lot Area (28,180 s.f.) x 22 = 619,960 s.f.
- 22 times Gross Lot Area exceeds Lot Perimeter squared

Footnotes:
(1) Vehicular Access only permitted on Canal Street. (52.23' of frontage provided on Canal Street for Proposed Lot 2)

NOTES:
1.) THIS PLAN IS DIVISION OF ASSESSORS MAP: 11 PARCEL: 29

APPROVAL NOT REQUIRED UNDER THE "SUBDIVISION CONTROL LAW" OF THE BOURNE PLANNING BOARD

I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.



DATE: _____

PLANNING BOARD'S ENDORSEMENT MAKES NO DETERMINATION AS TO COMPLIANCE WITH ZONING

STEVEN M. HORSFALL, P.L.S. DATE _____

CURRENT OWNER:
CROSSROADS CAPITAL FUND VII LLC
DEED BK: 34137 PG: 288
ASSESSOR'S MAP: 11 PARCEL: 29

SCALE	1" = 20'
DATE	01/29/2024
SHEET	1 OF 1
FILE #	ANROD
JOB #	2021-22
DRAWN BY	JPM
CHKD BY	SMH
APPD BY	SMH
CROSSROADS CAPITAL FUND VII LLC 10 CANAL STREET SAGAMORE BEACH, MASSACHUSETTS APPROVAL NOT REQUIRED PLAN	
KELLY ENGINEERING GROUP civil engineering consultants 0 Campanelli Drive, Braintree, MA 02184 Phone: 781-843-4333 www.kellyengineeringgroup.com	
SHEET NO.	1

RECEIVED
TOWN CLERK BOURNE