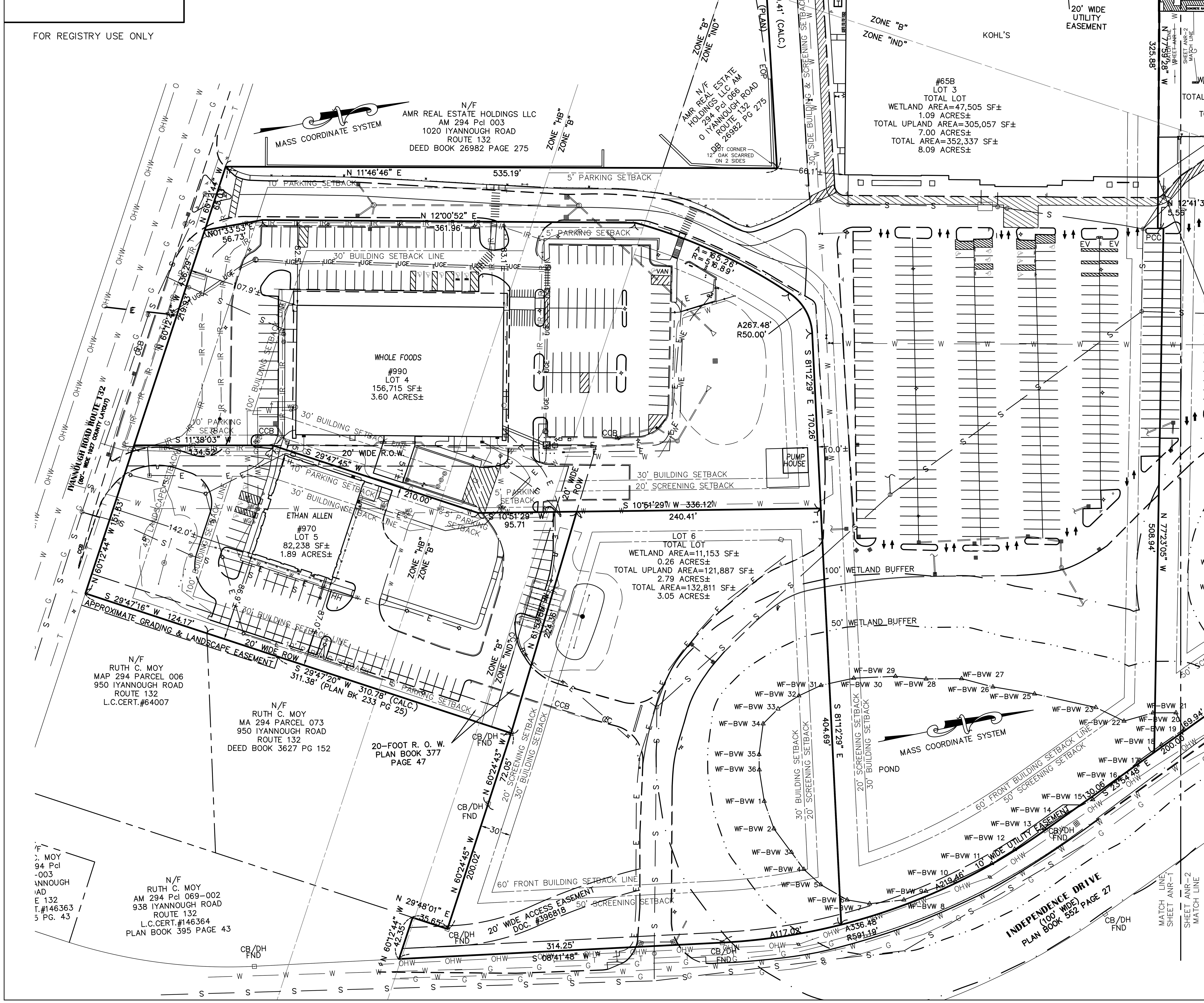
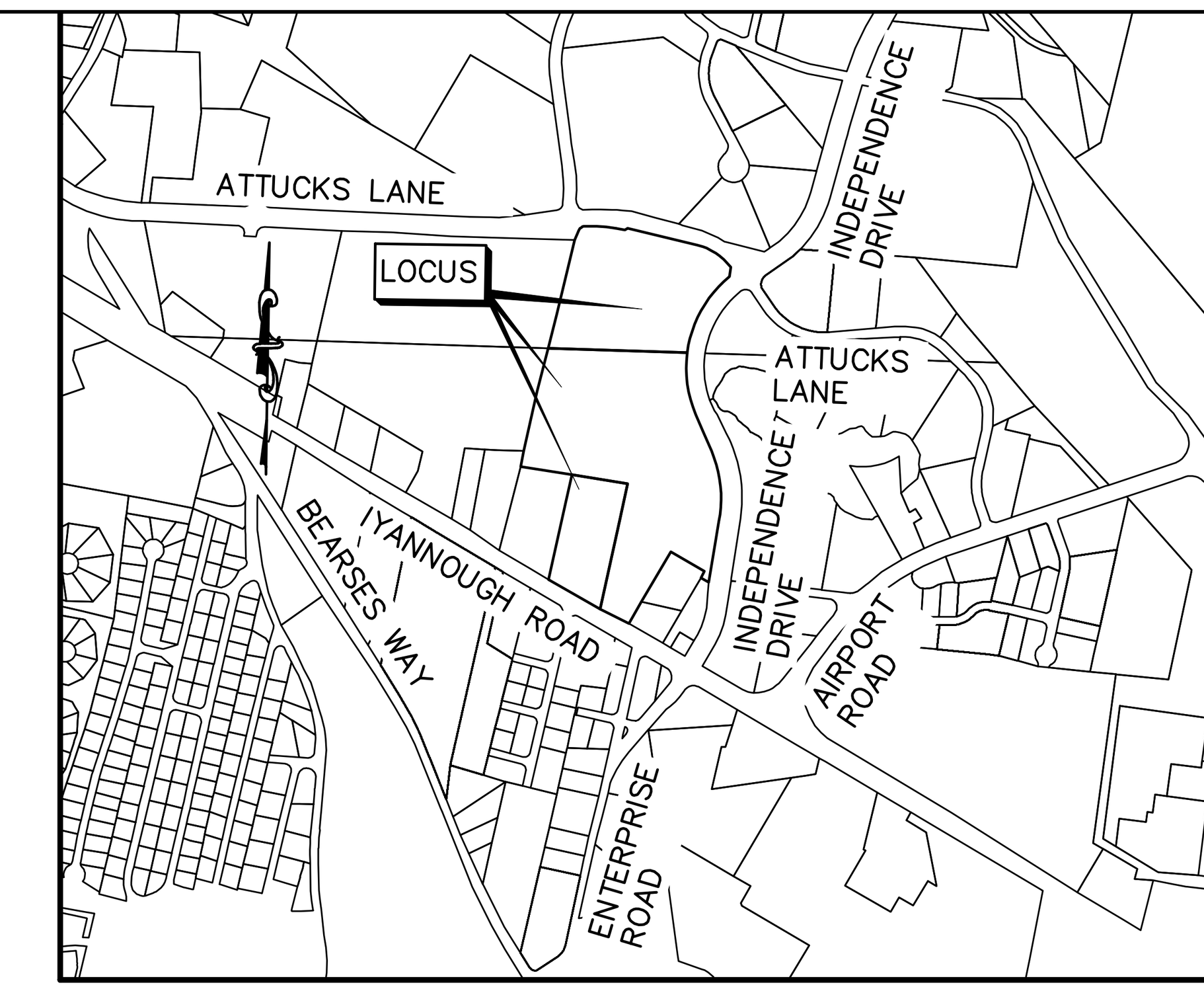
FOR REGISTRY USE ONLY

LEGEND / SYMBOLS / ABBREVIATIONS

Symbol	Description	Symbol	Description
☼	LIGHT POLE	■	CATCH BASIN (SQUARE OR ROUND CATCH BASIN)
	SIGN	Ⓓ	DRAIN MANHOLE
	MANHOLE	Ⓢ	SEWER MANHOLE
	UTILITY POLE/GUY WIRE		WATER GATE
HH	HAND HOLE		FIRE HYDRANT
	HANDICAP PARKING	GG	GAS GATE
VAN	VAN-ACCESSIBLE HANDICAP PARKING	GM	GAS METER
52	WETLAND FLAG	Ⓔ	ELECTRIC MANHOLE
Ⓣ	TELEPHONE MANHOLE	T	TRANSFORMER PAD





LOCUS MAP Scale: 1"=500'

MALLON LAND SURVEYING LLC.

Registered Professional Land Surveyors

8 Commons Drive
Carver, Massachusetts 02330

Phone (508) 465-0285

MALLONLANDSURVEYING@GMAIL.COM

GENERAL NOTES:

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   PER CURRENT ASSESSOR'S RECORDS:

   OWNER: CR SOUTHWIND, LLC
   DEED BOOK 36772 PAGE 301
   RECORD PLAN BOOK 617 PAGE 35
   ASSESSOR'S MAP 295, PARCEL 15-X01, X02; MAP 294 PARCEL 4
3. ZONING INFORMATION:

ZONING DISTRICTS:	HB	B	IND
MIN. LOT AREA:	15,000 SF	N/A	90,000 SF
MAX. BLDG COVERAGE:	30%	100%	50%* *62% PREVIOUSLY APPROVED
MIN. LOT WIDTH	100'	N/A	200'
MIN. YARD SETBACKS:	FRONT=40' RT.132	FRONT=100' RT.132	
	FRONT=20'	FRONT=20'	FRONT=60'
	SIDE=10'	SIDE N/A	SIDE=30'
	REAR=20'	REAR N/A	REAR=30'

   OVERLAY DISTRICTS GP – GROUNDWATER PROTECTION
   SOLAR PHOTOVOLTAIC OVERLAY DISTRICT
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7. UNDERGROUND UTILITIES SUPPLIED BY CURRENT AVAILABLE RECORD INFORMATION.

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

SHANE MALLON, P.L.S.   DATE

BARNSTABLE PLANNING BOARD

BARNSTABLE PLANNING BOARD APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED

DATE:

NO DETERMINATION AS TO COMPLIANCE WITH THE ZONING ORDINANCE REQUIREMENTS HAS BEEN MADE OR INTENDED BY THE ABOVE ENDORSEMENT

STAMP: DISCUSSION

STAMP

CONSULTANT

CONSULTANT

PREPARED FOR:
CROCKER DESIGN GROUP
2 SHARP STREET- UNIT A
HIGHAM, MA 02043

PROJECT TITLE
65 INDEPENDENCE DRIVE &
990 IYANNOUGH ROAD
BARNSTABLE, MA

No.	By	DATE	DESCRIPTION
3	SDM	12/18/25	UNDERGROUND UTILITIES ADDED
2	SDM	10/1/2025	PROPOSED PROPERTY LINES REVISED
1	SDM	7/12/2025	EASEMENTS ADDED

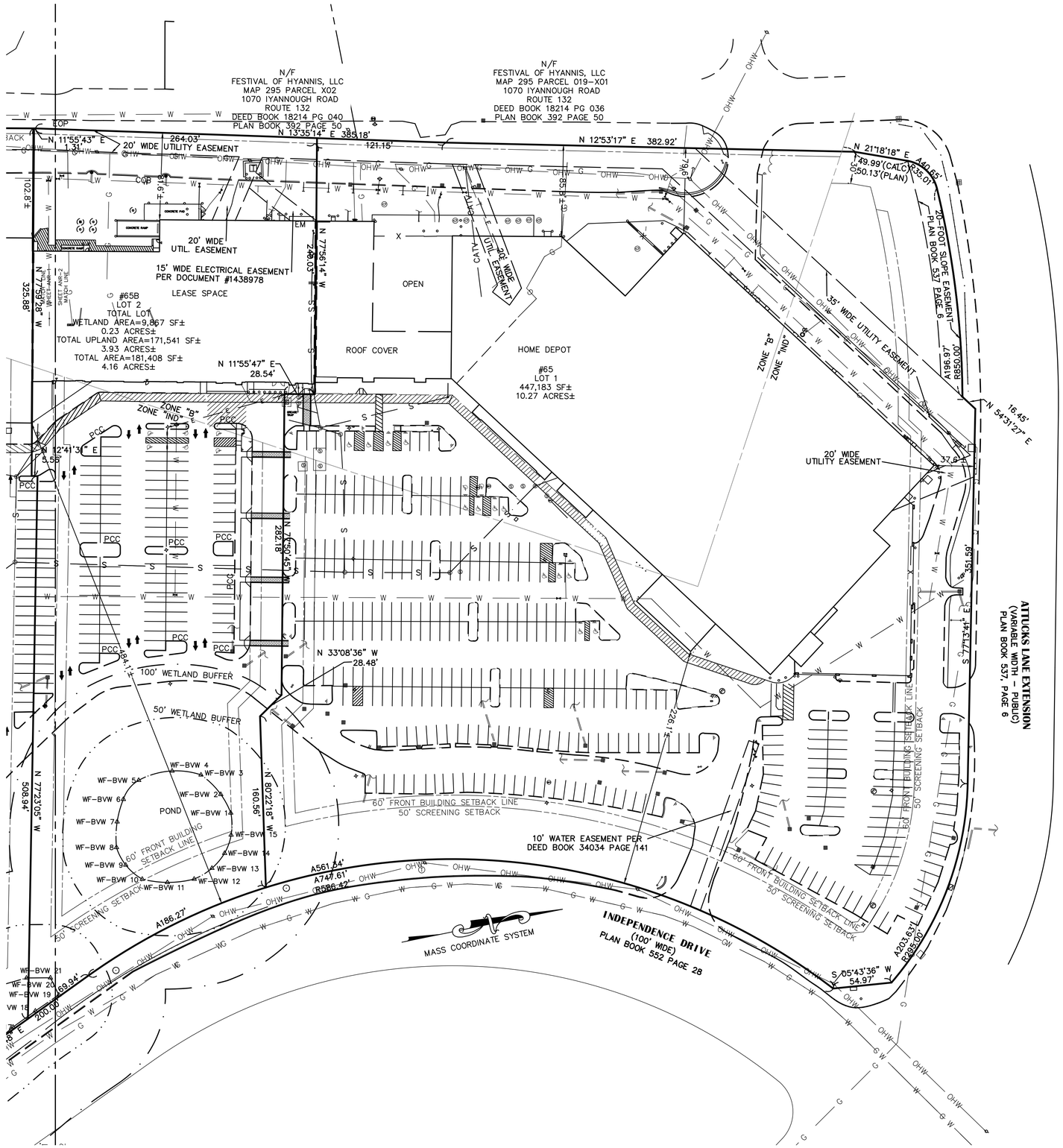
SHEET TITLE
APPROVAL NOT REQUIRED PLAN OF LAND

SHEET NO
ANR-1.0

DATE: JUNE 16, 2025

50 0 50 100
SCALE IN FEET
SCALE: 1"=50'

DRAWN BY: SDM CHECKED BY: SMM
JOB NO: FILE:



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SHEET TITLE
APPROVAL NOT REQUIRED PLAN OF LAND

SHEET NO
ANR-2.0

DATE: JUNE 16, 2025

50 0 50 100
SCALE IN FEET

SCALE: 1"=50'

DRAWN BY: SDM CHECKED BY: SMM

JOB NO: FILE:

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MAX. BLDG COVERAGE:	30%	100%	50%* *62% PREVIOUSLY APPROVED
MAX. SITE COVERAGE	50%	50%	50%
MIN. LOT WIDTH	100'	N/A	200'
MIN. YARD SETBACKS:	FRONT=40' RT.132	FRONT=100' RT.132	
	FRONT=20'	FRONT=20'	FRONT=60'
	SIDE=10'	SIDE N/A	SIDE=30'
	REAR=20'	REAR N/A	REAR=30'

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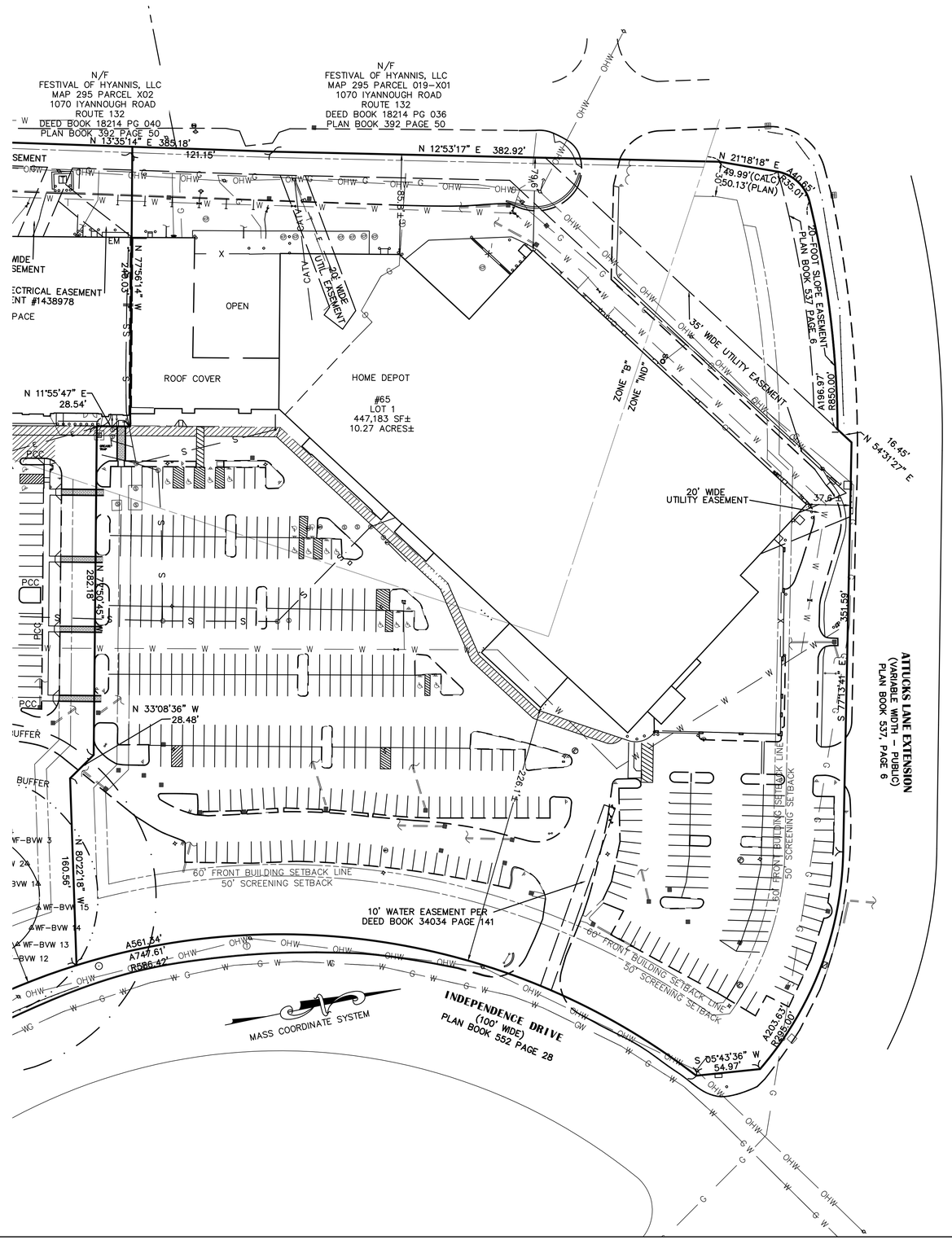
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EXISTING BUILDING COVERAGE	118,063± SF (26.4%)
EXISTING PAVEMENT COVERAGE	216,813± SF (48.48%)
EXISTING SITE COVERAGE	334,876± SF (74.89%)
EXISTING TOTAL LOT AREA	447,183± SF 10.27 AC

	HB	B	IND
BUILDING COVERAGE	N/A	77,742± SF (49.57%)	40,321± SF (13.89%)
PAVEMENT COVERAGE	N/A	54,839± SF (34.97%)	161,974± SF (55.79%)
FRONTAGE	N/A	N/A	1,475.59 FT
PARKING SPACES	383		
NITROGEN SENSITIVE ZONE	ZONE II		



LEGEND / SYMBOLS / ABBREVIATIONS

- LIGHT POLE
- SIGN
- MANHOLE
- UTILITY POLE/GUY WIRE
- HAND HOLE
- HANDICAP PARKING
- VAN-ACCESSIBLE HANDICAP PARKING
- WETLAND FLAG
- TELEPHONE MANHOLE
- CATCH BASIN (SQUARE OR ROUND CATCH BASIN)
- DRAIN MANHOLE
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SHEET TITLE
APPROVAL NOT REQUIRED PLAN OF LAND

SHEET NO
ANR-3.0

DATE: AUGUST 28, 2025

50 0 50 100
SCALE IN FEET
SCALE: 1"=50'

DRAWN BY: SDM CHECKED BY: SMM
JOB NO: FILE:

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MIN. LOT AREA:	15,000 SF	N/A	90,000 SF
MAX. BLDG COVERAGE:	30%	100%	50%* *62% PREVIOUSLY APPROVED
MAX. SITE COVERAGE	50%	50%	50%
MIN. LOT WIDTH	100'	N/A	200'
MIN. YARD SETBACKS:	FRONT=40' RT.132	FRONT=100' RT.132	
	FRONT=20'	FRONT=20'	FRONT=60'
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   OVERLAY DISTRICTS GP - GROUNDWATER PROTECTION
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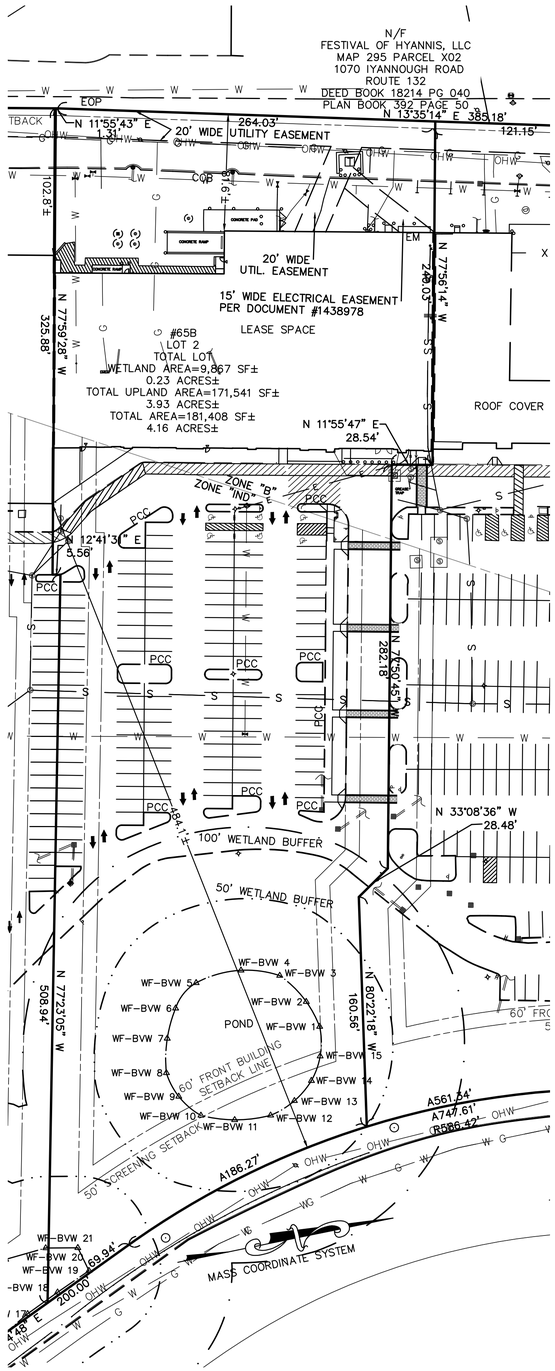
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EXISTING BUILDING COVERAGE	36,727± SF (21.41% OF UPLAND)
EXISTING PAVEMENT COVERAGE	84,214± SF (49.09% OF UPLAND)
EXISTING SITE COVERAGE	120,941± SF (70.50%)
EXISTING WETLANDS	9,867± SF (5.44% OF TOTAL LOT)
EXISTING UPLAND	171,541± SF (94.56% OF TOTAL LOT)
EXISTING TOTAL LOT AREA	181,408± SF 4.16± AC

	HB	B	IND
BUILDING COVERAGE	N/A	36439± SF (53.64%)	288± SF (0.25%)
PAVEMENT COVERAGE	N/A	20,532± SF (30.22%)	63,682± SF (56.12%)
WETLAND AREA	N/A	N/A	9,867± SF (100%)
FRONTAGE	N/A	N/A	256.21 FT
PARKING SPACES	127		
NITROGEN SENSITIVE ZONE	ZONE II		



LEGEND / SYMBOLS / ABBREVIATIONS

LIGHT POLE	CATCH BASIN (SQUARE OR ROUND CATCH BASIN)
SIGN	DRAIN MANHOLE
MANHOLE	SEWER MANHOLE
UTILITY POLE/GUY WIRE	WATER GATE
HAND HOLE	FIRE HYDRANT
HANDICAP PARKING	GAS GATE
VAN-ACCESSIBLE HANDICAP PARKING	GAS METER
WETLAND FLAG	ELECTRIC MANHOLE
TELEPHONE MANHOLE	TRANSFORMER PAD

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CONSULTANT

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PREPARED FOR:
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2 SHARP STREET- UNIT A
HIGHAM, MA 02043

PROJECT TITLE
65 INDEPENDENCE DRIVE &
990 IYANNOUGH ROAD
BARNSTABLE, MA

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2	SDM	10/1/2025	PROPOSED PROPERTY LINES REVISED
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SHEET TITLE
APPROVAL NOT REQUIRED PLAN OF LAND

SHEET NO
ANR-4.0

DATE: AUGUST 28, 2025

50 0 50 100
SCALE IN FEET

SCALE: 1"=50'

DRAWN BY: SDM CHECKED BY: SMM

JOB NO: FILE:

GENERAL NOTES:

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MAX. SITE COVERAGE	50%	50%	50%
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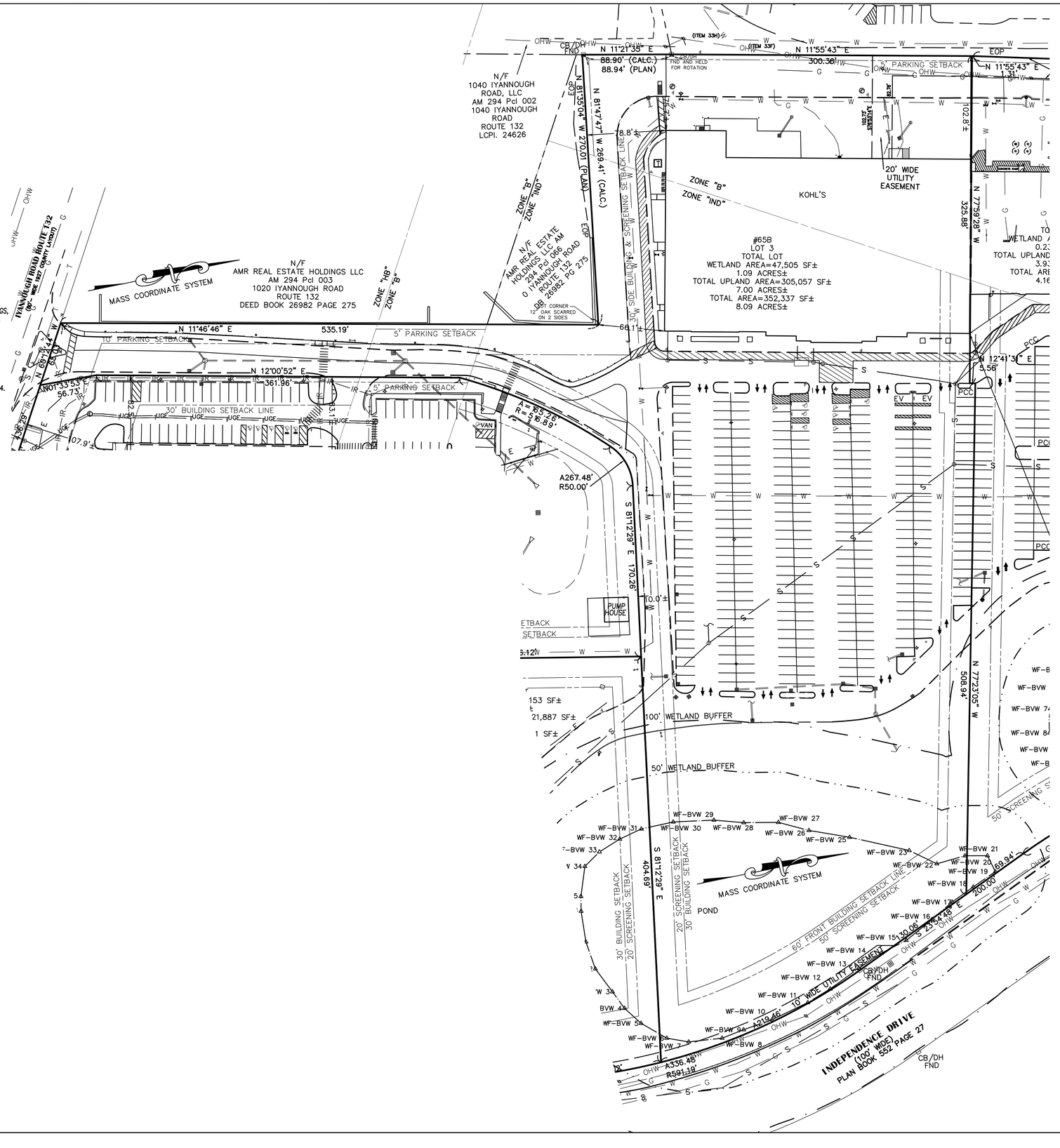
EXISTING BUILDING COVERAGE	55,310± SF (18.13% OF UPLAND)
EXISTING PAVEMENT COVERAGE	165,004± SF (54.09% OF UPLAND)
EXISTING SITE COVERAGE	220,314± SF (72.22%)
EXISTING WETLANDS	47,280± SF (13.41% OF TOTAL LOT)
EXISTING UPLAND	305,057± SF (86.58% OF TOTAL LOT)
EXISTING TOTAL LOT AREA	352,337± SF 8.09± AC

	HB	B	IND
BUILDING COVERAGE	N/A	23,277± SF (34.41%)	32,033± SF (1.18)
PAVEMENT COVERAGE	11,825 (71.11%)	21,096± SF (31.18%)	132,083± SF (4.87%)
WETLAND AREA	N/A	N/A	47,505± SF (100%)
FRONTAGE	N/A	N/A	414.55 FT

PARKING SPACES	304
NITROGEN SENSITIVE ZONE	ZONE II

LEGEND / SYMBOLS / ABBREVIATIONS

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- SIGN
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SHEET NO
ANR-5.0

DATE: AUGUST 28, 2025

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SCALE IN FEET

SCALE: 1"=50'

DRAWN BY: SDM CHECKED BY: SMM

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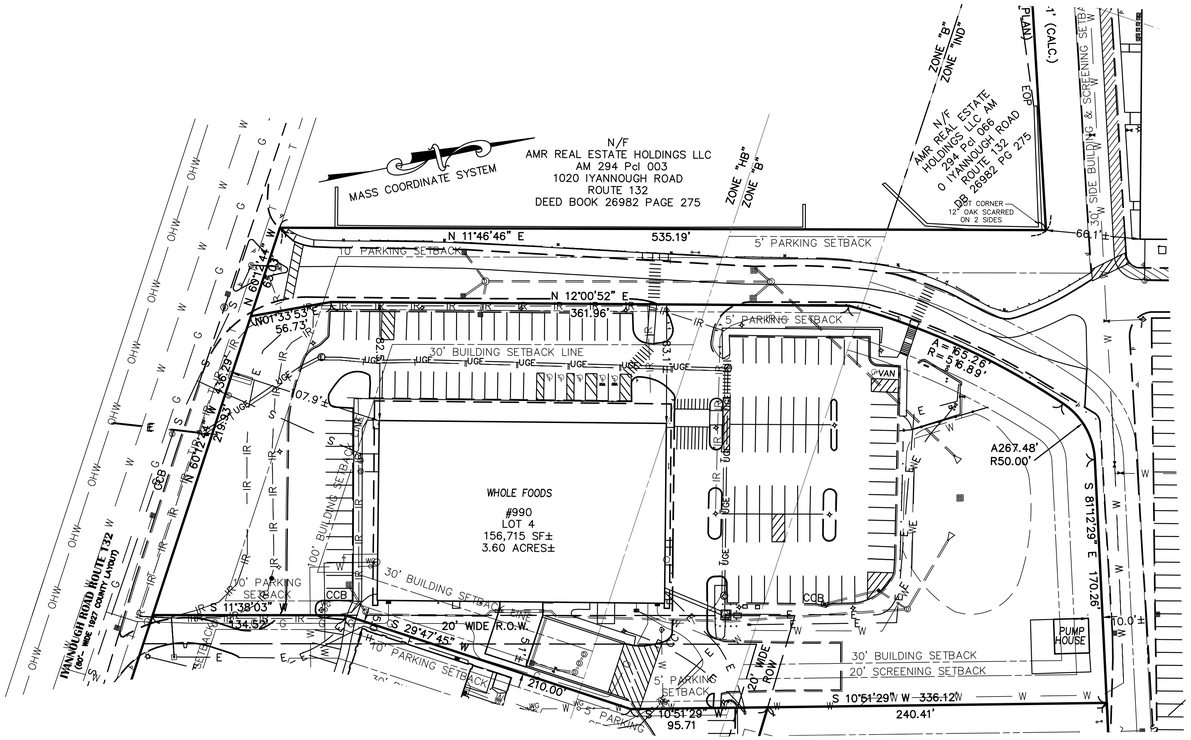
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EXISTING BUILDING COVERAGE	28,926± SF (18.46%)
EXISTING PAVEMENT COVERAGE	66,429± SF (42.39%)
EXISTING SITE COVERAGE	96,633± SF (61.66%)
EXISTING TOTAL LOT AREA	156,715± SF 3.60± AC

	HB	B	IND
BUILDING COVERAGE	26,079± SF (37.23%)	2,847± SF (9.37%)	N/A
PAVEMENT COVERAGE	26,076 (35.49%)	23,397± SF (76.98%)	16,956± SF (32.09%)
FRONTAGE	219.93 FT	N/A	N/A
PARKING SPACES	124		
NITROGEN SENSITIVE ZONE	ZONE II		



LEGEND / SYMBOLS / ABBREVIATIONS

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⊣	SIGN	ⓓ	DRAIN MANHOLE
Ⓜ	MANHOLE	Ⓢ	SEWER MANHOLE
←—○—	UTILITY POLE/GUY WIRE	⋈	WATER GATE
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1	SDM	7/12/2025	EASEMENTS ADDED

SHEET TITLE
APPROVAL NOT REQUIRED PLAN OF LAND

SHEET NO
ANR-6.0

DATE: AUGUST 28, 2025

50 0 50 100
SCALE IN FEET

SCALE: 1"=50'

DRAWN BY: SDM CHECKED BY: SMM

JOB NO: FILE:

GENERAL NOTES:

1. THE INTENT OF THIS PLAN IS TO DIVIDE THE EXISTING LOTS SHOWN AS ASSESSOR PARCEL 295–015–X01, 295–015–X02 AND ASSESSOR PARCEL 294–004 INTO LOT 1, LOT 2, LOT 3 AND LOT 4 SHOWN HEREON.

2. LOCUS AREA IS COMPRISED OF:
   PER CURRENT ASSESSOR'S RECORDS:

   OWNER: CR SOUTHWIND, LLC
   DEED BOOK 36772 PAGE 301
   RECORD PLAN BOOK 617 PAGE 35
   ASSESSOR'S MAP 295, PARCEL 15–X01, X02; MAP 294 PARCEL 4

3. ZONING INFORMATION:

ZONING DISTRICTS:	HB	B	IND
MIN. LOT AREA:	15,000 SF	N/A	90,000 SF
MAX. BLDG COVERAGE:	30%	100%	50%* *62% PREVIOUSLY APPROVED
MAX. SITE COVERAGE	50%	50%	50%
MIN. LOT WIDTH	100'	N/A	200'
MIN. YARD SETBACKS:	FRONT=40' RT.132	FRONT=100' RT.132	
	FRONT=20'	FRONT=20'	FRONT=60'
	SIDE=10'	SIDE N/A	SIDE=30'
	REAR=20'	REAR N/A	REAR=30'

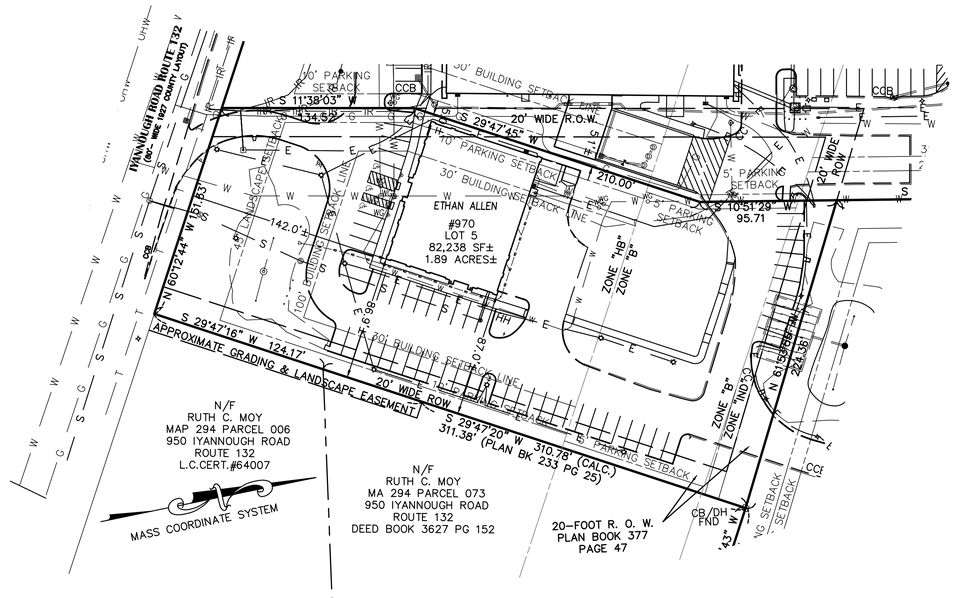
   OVERLAY DISTRICTS GP – GROUNDWATER PROTECTION
   SOLAR PHOTOVOLTAIC OVERLAY DISTRICT

4. A TITLE SEARCH HAS NOT BEEN PERFORMED FOR THIS SITE. THERE MAY BE RIGHTS BY OTHERS, EASEMENT, TAKINGS, MORTGAGES, RIGHT OF WAYS, COVENANTS, RESTRICTIONS, ETC. NOT DEPICTED. IF DETERMINED TO BE NECESSARY, A TITLE SEARCH SHALL BE PERFORMED BY OTHERS AND SUPPLIED TO MALLON LAND SURVEYING, LLC.

5. THE PROPERTY LINE INFORMATION SHOWN IS BASED ON CURRENT AVAILABLE RECORD INFORMATION CONSISTING OF PLANS AND DEEDS. THE EXISTING FEATURES SHOWN HEREON WERE OBTAINED FROM AN ON THE GROUND FIELD SURVEY PERFORMED BY MALLON LAND SURVEYING, LLC.

6. BY GRAPHIC PLOTTING ONLY, THE PARCEL SHOWN HEREON LIES WITHIN FLOOD ZONE X (UNSHADED) ON THE FEMA FLOOD INSURANCE RATE MAP (F.I.R.M.) COMMUNITY PANEL NUMBER 250001 0566 J EFFECTIVE DATE JULY 16, 2014.

EXISTING BUILDING COVERAGE	8,090± SF (9.84%)		
EXISTING PAVEMENT COVERAGE	36,621± SF (44.53%)		
EXISTING SITE COVERAGE	44,711± SF (54.37%)		
EXISTING TOTAL LOT AREA	82,238± SF 1.89± AC		
	HB	B	IND
BUILDING COVERAGE	8,090± SF (14.63%)	N/A	N/A
PAVEMENT COVERAGE	24,004± SF (43.41%)	9,417± SF (45.77%)	3,200± SF (50.21%)
FRONTAGE	151.33 FT	N/A	N/A
PARKING SPACES	58		
NITROGEN SENSITIVE ZONE	ZONE II		



LEGEND / SYMBOLS / ABBREVIATIONS

- LIGHT POLE
- SIGN
- MANHOLE
- UTILITY POLE/GUY WIRE
- HAND HOLE
- HANDICAP PARKING
- VAN–ACCESSIBLE HANDICAP PARKING
- WETLAND FLAG
- TELEPHONE MANHOLE
- CATCH BASIN (SQUARE OR ROUND CATCH BASIN)
- DRAIN MANHOLE
- SEWER MANHOLE
- WATER GATE
- FIRE HYDRANT
- GAS GATE
- GAS METER
- ELECTRIC MANHOLE
- TRANSFORMER PAD

MALLON LAND SURVEYING LLC.

Registered Professional Land Surveyors

8 Commons Drive
Carver, Massachusetts 02330

Phone (508) 465–0285

MALLONLANDSURVEYING@GMAIL.COM

STAMP | STAMP

DISCUSSION

CONSULTANT

CONSULTANT

PREPARED FOR:
CROCKER DESIGN GROUP
2 SHARP STREET- UNIT A
HIGHAM, MA 02043

PROJECT TITLE
65 INDEPENDENCE DRIVE & 990 IYANNOUGH ROAD BARNSTABLE, MA

		DATE	DESCRIPTION
3	SDM	12/18/25	UNDERGROUND UTILITIES ADDED
2	SDM	10/1/2025	PROPOSED PROPERTY LINES REVISED
1	SDM	7/12/2025	EASEMENTS ADDED

SHEET TITLE
APPROVAL NOT REQUIRED PLAN OF LAND

SHEET NO
ANR-7.0

DATE: AUGUST 28, 2025

50 0 50 100
SCALE IN FEET
SCALE: 1"=50'

DRAWN BY: SDM CHECKED BY: SMM
JOB NO: FILE:

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   OVERLAY DISTRICTS GP - GROUNDWATER PROTECTION
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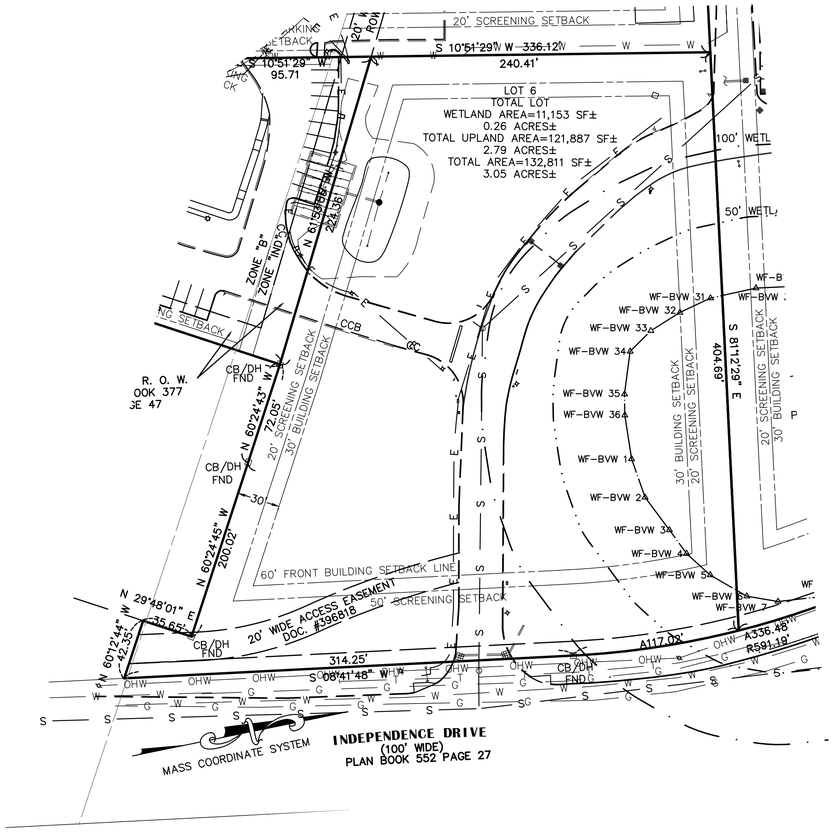
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EXISTING BUILDING COVERAGE	N/A
EXISTING PAVEMENT COVERAGE	17,702± SF (13.33%)
EXISTING SITE COVERAGE	17,702± SF (13.33%)
EXISTING TOTAL LOT AREA	132,811± SF 3.06± AC

	HB	B	IND
BUILDING COVERAGE	N/A	N/A	N/A
PAVEMENT COVER	N/A	N/A	17,702± SF (13.33%)
FRONTAGE	432.38 FT	N/A	N/A
EXISTING WETLANDS	11,153± SF (8.40% OF TOTAL LOT)		
EXISTING UPLAND	121,658± SF (91.60% OF TOTAL LOT)		
PARKING SPACES	0		
NITROGEN SENSITIVE ZONE	ZONE II		



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