

CURRENT OWNER	TOPO	UTILITIES	STRT / ROAD	LOCATION	Description	Code	Appraised	Assessed	925
ALPHA REALTY HOLDINGS LLC					IND LAND	4400	232,300	232,300	WAREHAM, MA
280 AVER RD	Alt Prcl ID 108/3A								VISION
	Total Ac 1.38								
	District 10								
HARVARD MA 01450									
	GIS ID M_262899_837176								

RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	Year	Code	Assessed	Year	Code	Assessed
ALPHA REALTY HOLDINGS LLC	51941	0228	11-13-2019	U	V	1,192,000	1V	2023	4400	232,300	2022	4400	232,300	2021	4400
ANGUS NANCY C + DONALD H TRS	18965	0162	10-12-2000	U	V	1	1A								
Total										232,300	Total	232,300	Total	232,300	Total

EXEMPTIONS				Amount	Code	Description	Number	Amount	Comm Int						
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int							
Total										0.00					

ASSESSING NEIGHBORHOOD				Nbhd Name	Batch
Nbhd	7000			B	Tracing

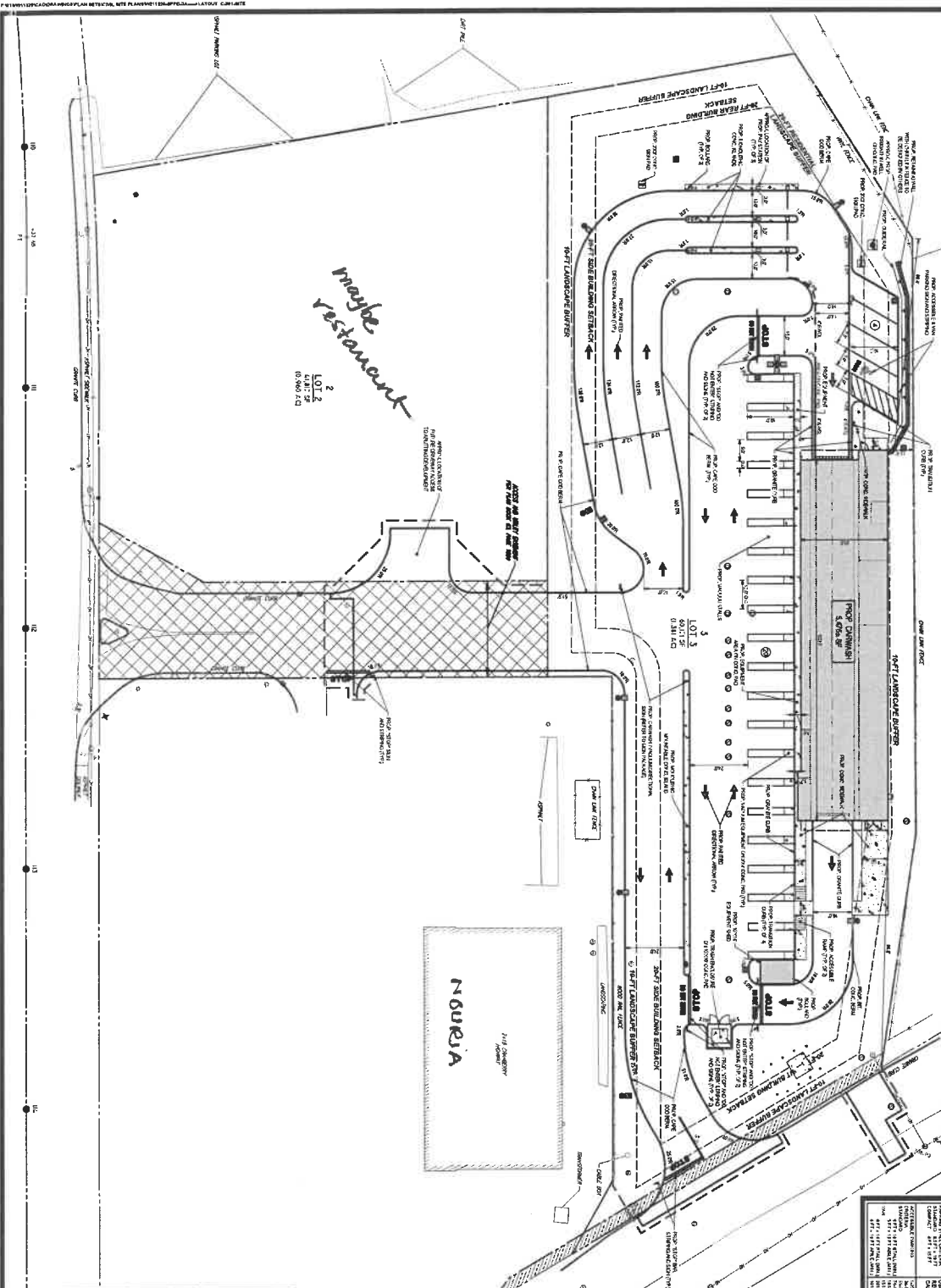
NOTES
 PREV LOT 2-FY21 NOW LOT 3A

BUILDING PERMIT RECORD				Amount	Insp Date	% Comp	Date Comp	Comments
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
B21-405	07-28-2021	MS	Misc. New Const.	9,591		0		FIRE ALARM SYSTEM
B20-556		NC		1,250,000				NEW CONSTRUCTION

LAND LINE VALUATION SECTION																					
B#	Use Cod	Description	Zone	D	Front	Depth	Land Units	Unit Price	L. Factor	S.A.	Acres	CFact	St.Idx	Adj.	Notes	Special Pricing	S. Adj F	Adj Unit	Land Value		
1	4400	IND LD DV	IND	1		60.171	SF	3.86	1.00000	1	1.000	1.00	5000	1.00		0	1.00000		232,300		
Total Card Land Units										1.38	AC	Parcel Total Land Areal 1.38									

APPRAISED VALUE SUMMARY										
Total Appraised Parcel Value										232,300
Appraised Bldg. Value (Card)										0
Appraised Xf (B) Value (Bldg)										0
Appraised Ob (B) Value (Bldg)										0
Appraised Land Value (Bldg)										232,300
Special Land Value										0
Total Appraised Parcel Value										232,300

VISIT / CHANGE HISTORY									
Date	Id	Type	Is	Cd	Purpose/Result				



SITE INFORMATION

1. APPLICANT: BOHLER DO, INC.
2. PROJECT: RESTAURANT/TAKEAWAY
3. ADDRESS: 327 TURNPIKE ROAD, BOHLENDEN, MA 01922
4. ZONING DISTRICT: R-1
5. PROJECT AREA: 6.01 AC
6. PROJECT AREA: 0.28 AC
7. PROJECT AREA: 0.28 AC
8. PROJECT AREA: 0.28 AC
9. PROJECT AREA: 0.28 AC
10. PROJECT AREA: 0.28 AC
11. PROJECT AREA: 0.28 AC
12. PROJECT AREA: 0.28 AC
13. PROJECT AREA: 0.28 AC
14. PROJECT AREA: 0.28 AC
15. PROJECT AREA: 0.28 AC
16. PROJECT AREA: 0.28 AC
17. PROJECT AREA: 0.28 AC
18. PROJECT AREA: 0.28 AC
19. PROJECT AREA: 0.28 AC
20. PROJECT AREA: 0.28 AC

ZONING ANALYSIS TABLE

ZONING DISTRICT	PERMITTED USES	PROPOSED USE	COMMENTS
R-1	RESIDENTIAL SINGLE-FAMILY	RESTAURANT/TAKEAWAY	NOT PERMITTED
R-2	RESIDENTIAL SINGLE-FAMILY	RESTAURANT/TAKEAWAY	NOT PERMITTED
R-3	RESIDENTIAL SINGLE-FAMILY	RESTAURANT/TAKEAWAY	NOT PERMITTED
R-4	RESIDENTIAL SINGLE-FAMILY	RESTAURANT/TAKEAWAY	NOT PERMITTED
R-5	RESIDENTIAL SINGLE-FAMILY	RESTAURANT/TAKEAWAY	NOT PERMITTED
R-6	RESIDENTIAL SINGLE-FAMILY	RESTAURANT/TAKEAWAY	NOT PERMITTED
R-7	RESIDENTIAL SINGLE-FAMILY	RESTAURANT/TAKEAWAY	NOT PERMITTED
R-8	RESIDENTIAL SINGLE-FAMILY	RESTAURANT/TAKEAWAY	NOT PERMITTED
R-9	RESIDENTIAL SINGLE-FAMILY	RESTAURANT/TAKEAWAY	NOT PERMITTED
R-10	RESIDENTIAL SINGLE-FAMILY	RESTAURANT/TAKEAWAY	NOT PERMITTED
R-11	RESIDENTIAL SINGLE-FAMILY	RESTAURANT/TAKEAWAY	NOT PERMITTED
R-12	RESIDENTIAL SINGLE-FAMILY	RESTAURANT/TAKEAWAY	NOT PERMITTED
R-13	RESIDENTIAL SINGLE-FAMILY	RESTAURANT/TAKEAWAY	NOT PERMITTED
R-14	RESIDENTIAL SINGLE-FAMILY	RESTAURANT/TAKEAWAY	NOT PERMITTED
R-15	RESIDENTIAL SINGLE-FAMILY	RESTAURANT/TAKEAWAY	NOT PERMITTED
R-16	RESIDENTIAL SINGLE-FAMILY	RESTAURANT/TAKEAWAY	NOT PERMITTED
R-17	RESIDENTIAL SINGLE-FAMILY	RESTAURANT/TAKEAWAY	NOT PERMITTED
R-18	RESIDENTIAL SINGLE-FAMILY	RESTAURANT/TAKEAWAY	NOT PERMITTED
R-19	RESIDENTIAL SINGLE-FAMILY	RESTAURANT/TAKEAWAY	NOT PERMITTED
R-20	RESIDENTIAL SINGLE-FAMILY	RESTAURANT/TAKEAWAY	NOT PERMITTED

GENERAL CONTRACTOR TO PROVIDE A SITE SPECIFIC WALL DESIGN AND CALCULATIONS THROUGH THE GENERAL CONTRACTOR'S SELECTED WALL MANUFACTURER'S LICENSED PROFESSIONAL STRUCTURAL ENGINEER.

MAINTENANCE OF A CLEAR SIGHT LINE IS THE RESPONSIBILITY OF THE PROPERTY OWNER.

THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY. REFER TO SHEET FOR ADDITIONAL NOTES.



BOHLER
 SITE CIVIL AND CONSULTING ENGINEERING
 LAND SURVEYING
 PROGRAM MANAGEMENT
 LANDSCAPE ARCHITECTURE
 SUSTAINABLE DESIGN
 PERMITTING SERVICES
 TRANSPORTATION SERVICES

REVISIONS

NO.	DATE	COMMENTS
1	11/11/2022	PROPOSED SITE PLAN
2	11/11/2022	PROPOSED SITE PLAN
3	11/11/2022	PROPOSED SITE PLAN

PROPOSED SITE PLAN DOCUMENTS

FOR

ROLO DO, INC.

PROPOSED RESTAURANT DEVELOPMENT

MAP: 106 LOT: 2A

4700 ROAD

BOHLENDEN, MA 01922

WINDHAM COUNTY, MASSACHUSETTS

BOHLER

327 TURNPIKE ROAD
 BOHLENDEN, MA 01922
 PHONE: (508) 449-9000
 WWW.BOHLERENGINEERING.COM

PERMIT SET

PROJECT NO.: 2022-001

DATE: 11/11/2022

DRAWN BY: [Name]

CHECKED BY: [Name]

SCALE: AS SHOWN

C-301

REVISION: 1 - 11/11/2022

