

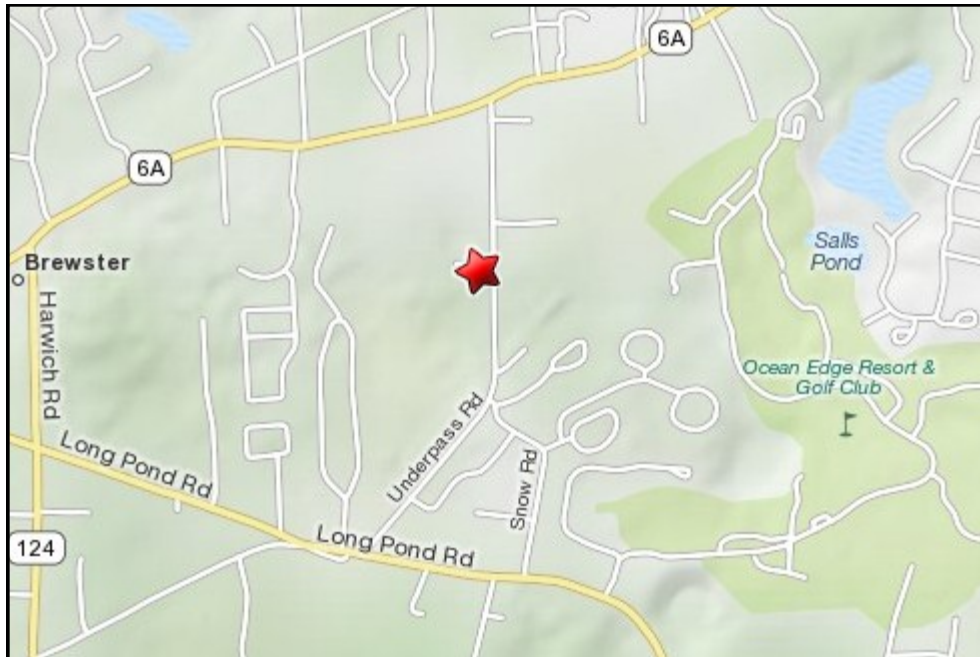
COMMERCIAL LAND FOR SALE

SARA ANNE LANE, BREWSTER

Commercial
Realty Advisors

PROPERTY HIGHLIGHTS

- .48 Acres
- Frontage on Underpass Road
- Level Lot
- Utilities at Site
- Zoning: CH-Commercial



~~Offered at \$159,000~~ **\$139,000**

For more information about this opportunity contact:

Brad Kuhrtz

508.862.9000 Ext. 118
Mobile: 508.360.4523
bkuhrtz@comrealty.net

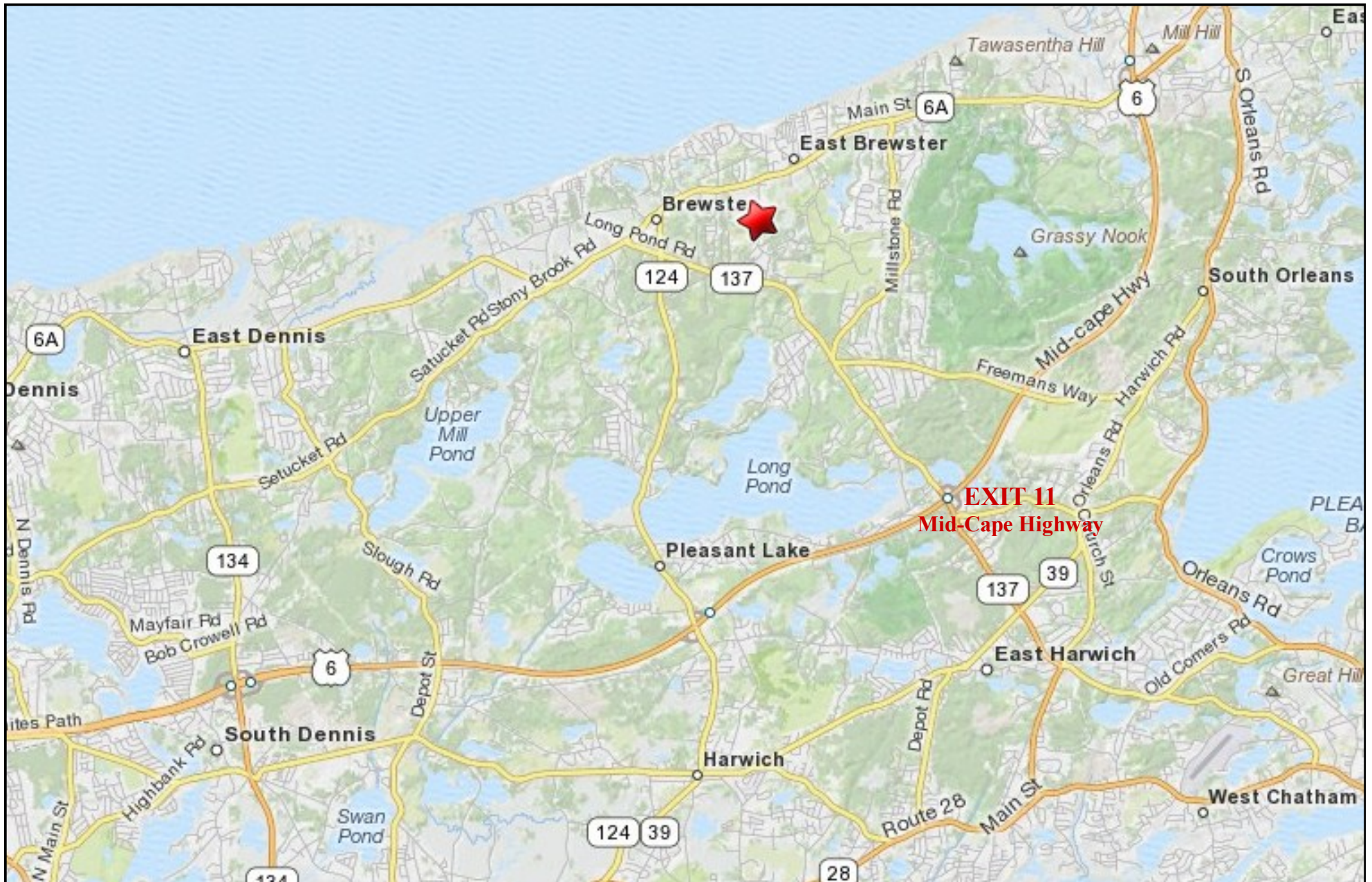
Commercial
Realty Advisors

www.comrealty.net

Commercial Realty Advisors, Inc.
Real Estate Investment Brokerage Company

222 West Main Street
Hyannis, Massachusetts 02601
Tel: 508.862.9000
Fax: 508.862.9200

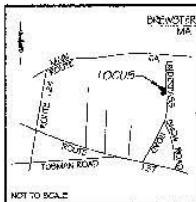
SARA ANNE LANE, BREWSTER



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SARA ANNE LANE, BREWSTER—PLAN OF LAND

BOOK 593 PAGE 54



NOT TO SCALE

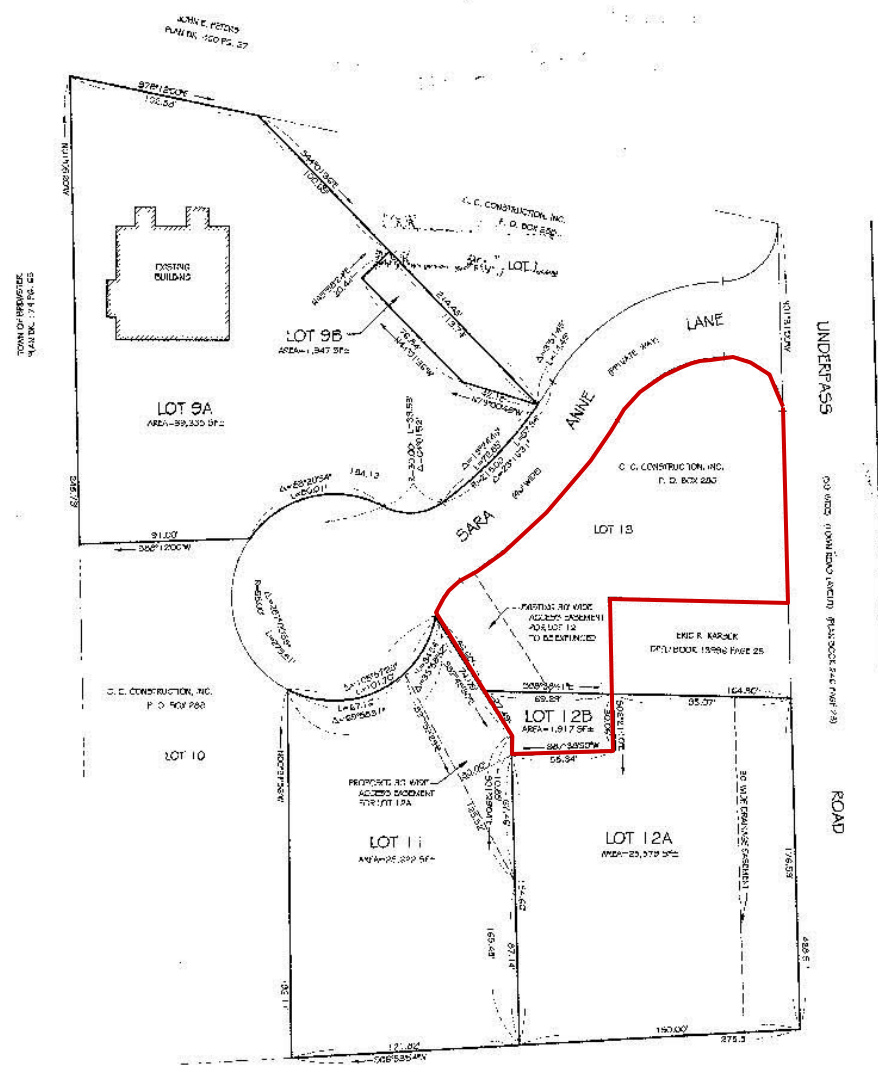
KEY MAP

ZONING CLASSIFICATION
 ZONE: CH COMMERCIAL HIGH DENSITY
 MINIMUM AREA: 15,000 SF
 MINIMUM FRONTAGE: 50 FEET
 FRONT YARD SETBACK: 30 FEET
 SIDE AND REAR YARD SETBACK: 10 FEET
 MAXIMUM BUILDING COVERAGE: 70%
 MAXIMUM BUILDING HEIGHT: 20 FEET

LOT 9 TOTAL AREA = 41,900 SF
 LOT 12 TOTAL AREA = 27,400 SF

OWNER OF RECORD:
 C. C. CONSTRUCTION, INC.
 DEED BOOK 10182 PAGE 285
 DEED BOOK 11682 PAGE 88
 PLAN BOOK 550 PAGE 22, LOTS 9, 11 AND 12

LEGEND
 ■ 20' CONCRETE BOUND FOUND



FOR REGISTRY USE ONLY

I CERTIFY THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERED OF DEEDS EFFECTIVE JANUARY 1, 1972 AND AMENDED JANUARY 7, 1980

DATE: *12/15/2004*

L.S. *[Signature]*



NOTE
 LOTS 9B AND 12B CONTAIN INSUFFICIENT FRONTAGE AND AREA TO COMPLY WITH ZONING REQUIREMENTS AND SHALL RECEIVE AND RETAIN PARTS OF LOTS 10 AND 12, RESPECTIVELY.

NO DETERMINATION OF COMPLIANCE WITH ZONING REQUIREMENTS HAS BEEN MADE OR IS INTENDED.

APPROVAL UNDER THE SUBDIVISION CONTROL LAW IS NOT REQUIRED.

BREWSTER PLANNING BOARD

DATE: 9-7-2004

Christine D. Taylor
William C. Higgins
Margaret W. Pender
John LaRue

PLAN OF LAND
 IN
 BREWSTER, MASSACHUSETTS
 PREPARED FOR
 C. C. CONSTRUCTION, INC.

SCALE 1"=40' ALIQUOT 2, 6007-1997

MADE BY
 BENNETT & O'REILLY, INC.
 1575 MAIN STREET, P.O. BOX 1567
 BREWSTER, MASSACHUSETTS 02621

C:\P\593\593.C\CONSTRUCTION\SARA ANNE LAND 110948E 02621105

593-54

SARA ANNE LANE, BREWSTER—SEWAGE DISPOSAL SYSTEM

GENERAL NOTES:

ALL NEW OR EXISTING WORK SHOWN ARE ALLOWED UNDER SEPTIC SYSTEM REGULATIONS AND CODES.

ALL THE DESIGNER SHALL NOT BE RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF THE SEWAGE DISPOSAL SYSTEM. ANY CHANGES SHALL BE APPROVED BY THE TOWN ENGINEER.

CONSTRUCTION NOTES:

1. ALL CONSTRUCTION SHALL CONFORM TO THE STATE ENVIRONMENTAL CODE, TITLE 8, AND THE REQUIREMENTS OF THE LOCAL BOARD OF HEALTH.

2. SEPTIC TANKS, DRAINAGE TRENCHES, DRAINAGE CHAMBERS AND DISTRIBUTION SYSTEMS SHALL BE SET ON A LEVEL FOUND BY GRADE WHICH HAS BEEN MECHANICALLY DETERMINED ON A 4' X 4' GRID GRIDDED EVERY 5 FEET.

3. SEPTIC TANKS SHALL BE SET WITH A MINIMUM OF 1' OF COVER AND SHALL HAVE ALL LINES FROM THE SEPTIC TANK TO THE DRAINAGE CHAMBER AND DISTRIBUTION SYSTEMS.

4. ALL DRAINAGE CHAMBERS AND DISTRIBUTION SYSTEMS SHALL BE CONSTRUCTED WITH PRECAST CONCRETE WATER TIGHT TRENCHES, CHAMBERS AND OUTLET TRENCHES TO THE TRENCHES OF THE SEPTIC TANK OR AS APPROVED BY THE LOCAL BOARD OF HEALTH.

5. FITTINGS SHALL CONSIST OF 4" SCHWELBE 40 PVC FOR DRAINAGE. FITTINGS SHALL BE SET ON A MINIMUM CONTIGUOUS GRADE OF NOT LESS THAN 1%.

6. DISTRIBUTION LINES FOR SOIL ABSORPTION SYSTEMS AND OUTLETS SHALL BE AT LEAST 18" BELOW THE FINISH GRADE OF THE DRAINAGE CHAMBER.

7. DISTRIBUTION LINES FOR SOIL ABSORPTION SYSTEMS AND OUTLETS SHALL BE AT LEAST 18" BELOW THE FINISH GRADE OF THE DRAINAGE CHAMBER.

8. ALL OUTLET TRENCHES FROM DISTRIBUTION BOX SHALL REMAIN LEVEL FOR AT LEAST 10 FEET BEFORE TRENCHING TO SOIL ABSORPTION SYSTEM. MINIMUM TRENCH DEPTH SHALL BE 18" BELOW FINISH GRADE.

9. DISTRIBUTION BOX SHALL HAVE A MINIMUM DRAIN OF 4" BELOW THE FINISH GRADE.

10. THE DESIGNER SHALL BE RESPONSIBLE FOR THE LAYOUT AND SHALL CONSIDER OF ANY 1" OF COVER ABOVE THE FINISH GRADE OF THE SEPTIC TANK AND SHALL BE NOTIFIED BY THE BOARD OF HEALTH OF THE DISTRIBUTION LINE TO THE RIGHT OF THE SOIL ABSORPTION SYSTEM. THIS DISTRIBUTION LINE SHALL BE COVERED WITH A 4" LAYER OF 1/2" DRAINAGE MATTERED STONE FREE OF IRON, STEEL AND DIRT.

11. THE SOIL ABSORPTION SYSTEM WITH DISTRIBUTION LINES SHALL BE SET ON A LEVEL FOUND BY GRADE WHICH HAS BEEN MECHANICALLY DETERMINED ON A 4' X 4' GRID GRIDDED EVERY 5 FEET.

12. SOIL ABSORPTION SYSTEM SHALL BE COVERED WITH A MINIMUM OF 9" OF CLEAN MEDIUM SAND (SPECIAL TOPSOIL).

13. FINISH GRADE SHALL BE A MINIMUM OF 3" OVER THE TOP OF ALL SYSTEM COMPONENTS, INCLUDING THE SEPTIC TANK, DISTRIBUTION BOX, DRAINAGE CHAMBER AND SOIL ABSORPTION SYSTEM. SEPTIC TANKS SHALL HAVE A MINIMUM COVER OF 3'.

14. FROM THE DATE OF INSTALLATION OF THE SOIL ABSORPTION SYSTEM UNTIL RECEIPT OF A CERTIFICATE OF COMPLIANCE, THE OPERATOR OF THE SOIL ABSORPTION SYSTEM SHALL BE RESPONSIBLE FOR MAINTAINING THE SYSTEM TO PREVENT THE USE OF SUCH AREA FOR ALL ACTIVITIES THAT MIGHT DAMAGE THE SYSTEM.

15. THE BOARD OF HEALTH SHALL HAVE THE RIGHT TO INSPECT ALL CONSTRUCTION BY AN AGENT OF THE BOARD OF HEALTH OR THE DESIGNER OF THIS SYSTEM. THE DESIGNER SHALL BE RESPONSIBLE FOR NOTIFYING THE BOARD OF HEALTH BY LETTER THAT ALL WORK HAS BEEN COMPLETED IN ACCORDANCE WITH THE TERMS OF THE PERMIT AND APPROVED PLANS. AN 8 HOUR ADVANCE NOTICE IS REQUIRED.

SOIL TEST LOGS:

DEPTH FROM SURFACE	SOIL TYPE	SOIL MOISTURE	SOIL TEMPERATURE	SOIL pH	SOIL COLOR	SOIL TEXTURE	SOIL PERMEABILITY	SOIL SLOPE	SOIL WIND	SOIL OTHER
0-12"	CLAY	15%	60°F	7.5	10YR 5/1	CLAY	LOW	10%	10%	
12-24"	CLAY	15%	60°F	7.5	10YR 5/1	CLAY	LOW	10%	10%	
24-36"	CLAY	15%	60°F	7.5	10YR 5/1	CLAY	LOW	10%	10%	
36-48"	CLAY	15%	60°F	7.5	10YR 5/1	CLAY	LOW	10%	10%	
48-60"	CLAY	15%	60°F	7.5	10YR 5/1	CLAY	LOW	10%	10%	

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24-36"	CLAY	15%	60°F	7.5	10YR 5/1	CLAY	LOW	10%	10%	
36-48"	CLAY	15%	60°F	7.5	10YR 5/1	CLAY	LOW	10%	10%	
48-60"	CLAY	15%	60°F	7.5	10YR 5/1	CLAY	LOW	10%	10%	

DATE OF TESTING: 06/24/2024
 TESTER: B. J. O'NEILL & SONS, INC.
 TESTER'S ADDRESS: 100 W. MAIN ST., BREWSTER, MA 02613
 TESTER'S PHONE: (508) 548-1111
 TESTER'S FAX: (508) 548-1111
 TESTER'S E-MAIL: bjo@bjos.com

ZONING COMMERCIAL - HIGH DENSITY
 LOT 13 AREA: 16,797 SF
 Proposed Adj. Lot Area: 1,002 SF
TOTAL: 20,703 SF 19,000 SF
PROPOSED REQUIREMENTS:
 FRONT YARD SETBACK: 30.5 FEET 30 FEET
 REAR YARD SETBACK: N/A 15 FEET
 SIDE YARD SETBACK: 15.5 FEET 15 FEET

BUILDING USE: OFFICE BUILDING AND APARTMENT
BUILDING COVERAGE: 1,002 SQ. FT. X 100 = 7.72%

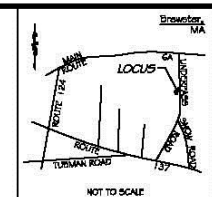
PARKING REQUIREMENTS:
 OFFICE AREA: 8,884 SF / 250 sq ft per space = 35.5 SPACES REQUIRED
 APARTMENT: 2 SPACES REQUIRED
TOTAL: 37.5 SPACES REQUIRED
 PROPOSED SPACES PROVIDED: 18 SPACES PROVIDED
 PROPOSED TREES & TREES PROVIDED: 3 TREES PROVIDED

SEWAGE DISPOSAL SYSTEM:
 DESIGN FLOW: 3,034.5 GPD @ 75 GPD / 1,000 SF = 267.6 GPD
 1 BEDROOM APARTMENT @ 110 GPD = 110 GPD
TOTAL = 377.6 GPD

INSTALL:
 1,500 GAL. SEPTIC TANK (75" x 100" MINIMUM)
 5 OUTLET D-BOX (1-20)
 28" x 12.83" x 2' LEACHING CHAMBER (CAPACITY = 398.1 GPD)

PAVEMENT DETAIL:
 SUBBASE: 12 INCHES OF CLEAN FILL, COMPACTED
 BASE: 6 INCHES OF 2" BASE OR APPROVED EQUAL
 DRAIN COURSE: 2 INCHES OF CLASS 1 BIT. CONC. (RAISED)
 FINISH COURSE: 1 1/2 INCHES OF CLASS 1 BIT. CONC. ROLLED

BUILDING TYPE:
 PROPOSED BUILDING WILL BE A TWO(2) STORY COLONIAL STYLE BUILDING WITH AN APARTMENT WING ON THE NORTH.



PLAN BOOK 952
 DEED BOOK 13138
 ADDRESS MAP 33

LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED SPOT GRADE
- WATER SERVICE LINE
- OVERHEAD UTILITY SERVICE
- GAS SERVICE LINE
- TEST HOLE / BORING LOCATION
- SEPTIC TANK
- DISTRIBUTION BOX
- SOIL ABSORPTION SYSTEM
- RESERVED FOR FUTURE
- UTILITY POLE
- CATCH BASIN
- FIRE HYDRANT
- WELL
- DRAINAGE MANHOLE
- CONCRETE FOUNDATION
- TOP OF BANK
- FENCE
- EDGE OF CLEARING

BENCHMARK:
 1" of Concrete Round
 1" of Rebar in Ground

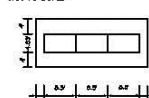
LOT:
 Area = 59'±
PLAN:
 SCALE 1" = 30'
 THIS AREA IS DERIVED BY TOWN WATER.

BOINC LLC
 115 Ford Street, Brewster, MA 02613
SEWAGE DISPOSAL SYSTEM
 Sara Anne Lane, Brewster, MA

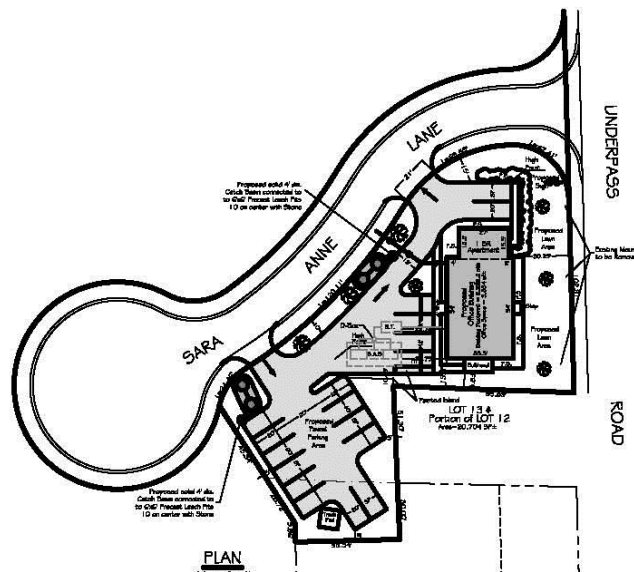
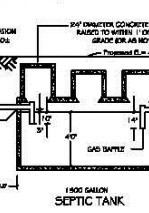
BENNETT & O'REILLY, Inc.
 1870 Main Street - Brewster, MA 02613
 (508) 548-1111 FAX: (508) 548-1111
 (508) 548-1111 WWW: www.bennettoreilly.com

DATE	SCALE	BY	CHECK	2024-06-24
06/24/24	As Noted	RJF/ML	JMO	BOOM-4097

PLAN VIEW:

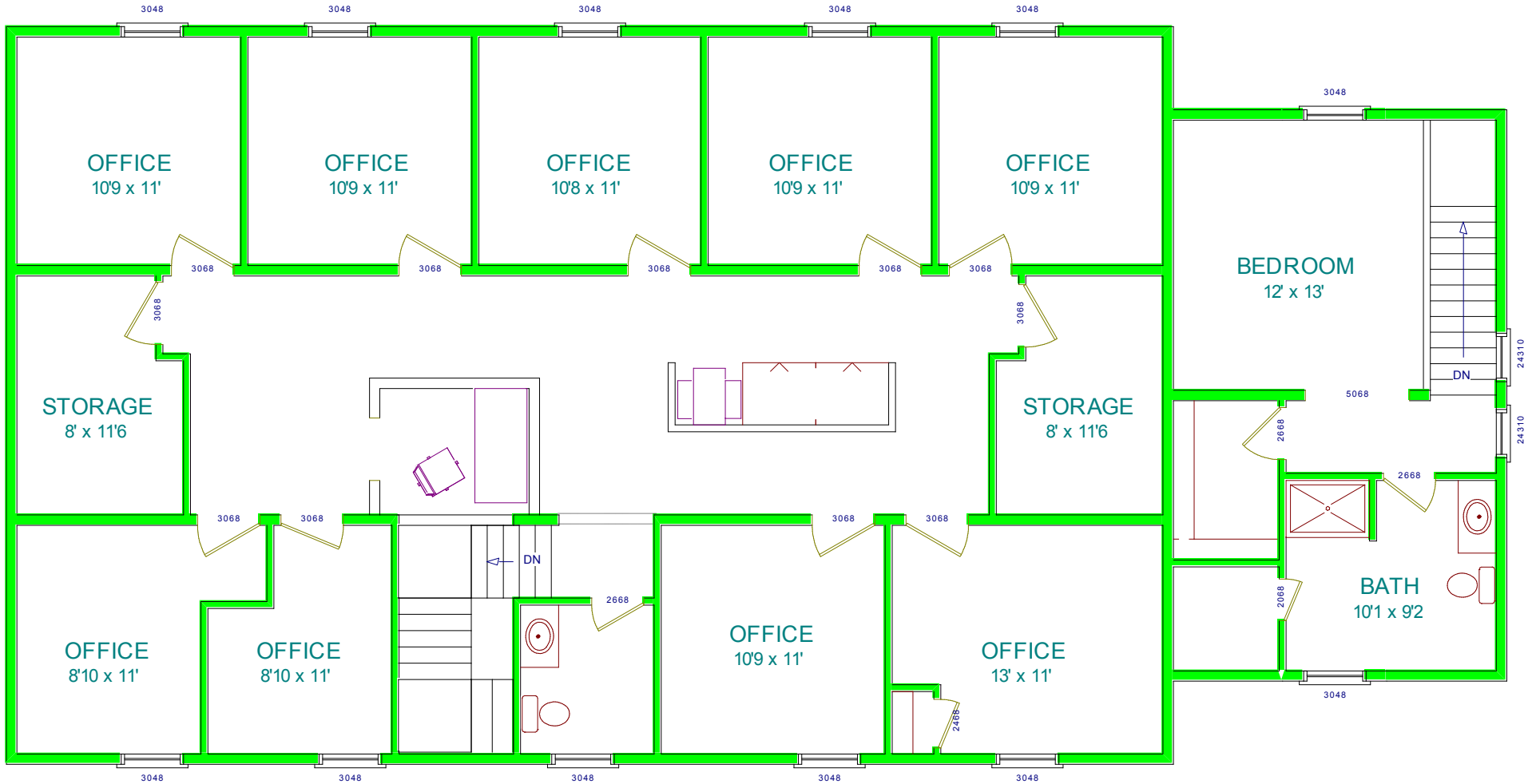


FLOW PROFILE:



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SARA ANNE LANE, BREWSTER—PROPOSED FLOOR PLAN



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