

PREPARED FOR:  
TURTLE ROCK, LLC  
231 WILLOW STREET  
YARMOUTHPORT, MA 02675

PROJECT LOCATION:  
225 WHITE'S PATH  
SOUTH YARMOUTH, MA

CONCEPT SITE PLAN - 1A

No.	Submittal / Revision	App'd	By	Date
△	FINAL	KK	SA	08/04/23

Designed By: SA  
Drawn By: SH  
Checked By: KK

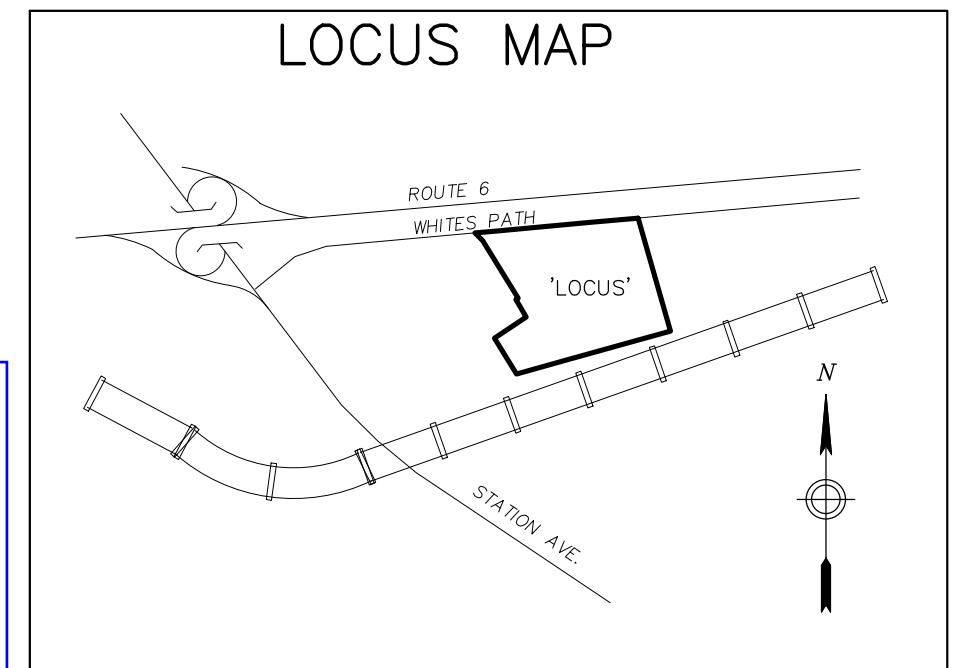
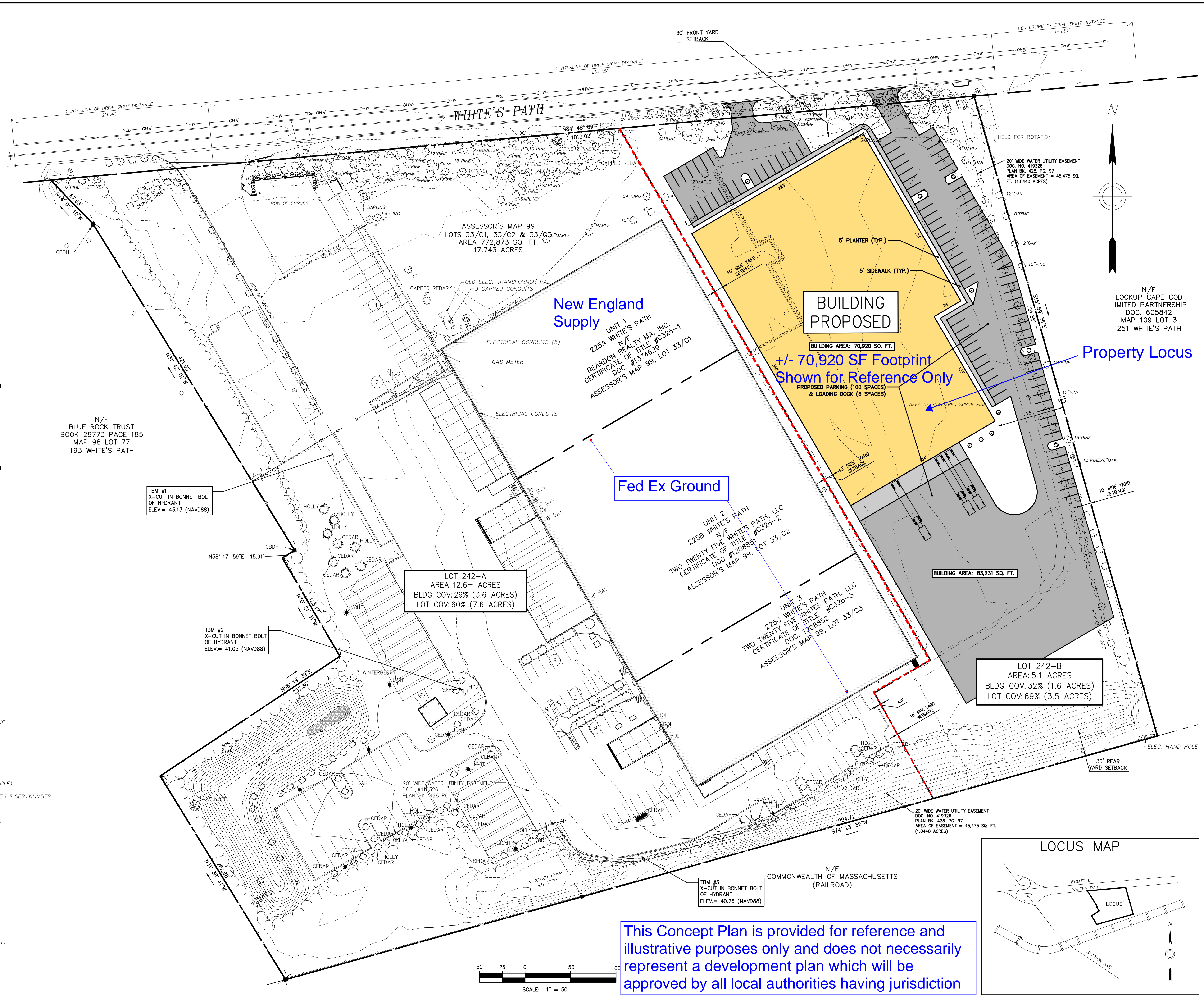
Issue Date: 8/4/2023  
Project No: 072846  
Scale: 1" = 50'

Drawing No.:  
SHEET 1 OF 1

**GENERAL NOTES:**

- THE EXISTING CONDITIONS INFORMATION SHOWN HEREON IS THE RESULT OF AN ON-THE-GROUND SURVEY PERFORMED BY CHA CONSULTING, INC. IN SEPTEMBER OF 2021.
- ALL DEED REFERENCES ARE TO BARNSTABLE COUNTY REGISTRY OF DEEDS UNLESS OTHERWISE NOTED.
- LOCUS OWNER OF RECORD:
  - UNIT 1: REARDON REALTY MA, INC. L.C. CERT #C326-1 DOC. # 1374629 MAP 99 LOT 33/C1
  - UNIT 2: TWO TWENTY FIVE WHITES PATH, LLC L.C. CERT #C326-2 DOC. #1208851 MAP 99 LOT 33/C2
  - UNIT 3: TWO TWENTY FIVE WHITES PATH, LLC L.C. CERT #C326-3 DOC. #1208852 MAP 99 LOT 33/C3
- TOPOGRAPHY, CONTOURS AND BENCHMARKS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). TEMPORARY BENCHMARKS, REFERENCED TO THE DATUM ARE INDICATED ON THE SURVEY.
 

IN THE EVENT THAT BENCHMARKS (TBM'S), ESTABLISHED FOR THIS PROJECT AND PUBLISHED ON THIS SURVEY ARE DESTROYED, NOT RECOVERABLE OR A DISCREPANCY IS FOUND, THE USER SHOULD NOTIFY THIS FIRM IN WRITING PRIOR TO COMMENCING OR CONTINUING ANY WORK.
- THE PROJECT AREA IS LOCATED IN FLOOD ZONE "X" AREAS OF MINIMAL FLOODING AS SHOWN ON FLOOD INSURANCE RATE MAP FOR BARNSTABLE COUNTY COUNTY, COMMUNITY PANEL NUMBER 25001005794, EFFECTIVE DATE JULY 16, 2014.
- THE LOCUS PARCEL IS LOCATED IN THE TOWN OF YARMOUTH BUSINESS 3 DISTRICT (B3) AS DEFINED BY THE TOWN OF YARMOUTH ZONING MAP. MINIMUM SETBACK REQUIREMENTS ARE:
  - FRONT SETBACK:.....30'
  - SIDE SETBACK:.....10'
  - REAR SETBACK:.....30'
- LOCATION OF SUBSURFACE UTILITIES SHOWN HEREON ARE APPROXIMATE AND ADDITIONAL UTILITIES MAY EXIST THAT ARE NOT SHOWN ON THIS PLAN. LOCATIONS ARE COMPILED FROM UTILITY PLANS OF RECORD AND DIG-SAFE FIELD MARKINGS. RIM AND INVERT INFORMATION HAS BEEN COMPILED AND FIELD VERIFIED WHERE POSSIBLE. THIS INFORMATION IS NOT TO BE USED FOR CONSTRUCTION PRIOR TO ANY CONSTRUCTION. CONTACT DIG-SAFE (811) TO FIELD VERIFY LOCATION OF ALL UTILITIES.
- PLAN REFERENCES:
  - LC PLANS 31209B, 31209H, 31209M
  - PLAN BOOK 428 PAGE 97
  - 1965 LAYOUT OF WHITE'S PATH
  - PLAN ENTITLED "COUSEUM CONDOMINIUM SITE PLAN 225 WHITE'S PATH TOWN OF S. YARMOUTH, MA" PREPARED BY COLER & COLANTONIO ENGINEERS DATED MARCH 30, 2000.



This Concept Plan is provided for reference and illustrative purposes only and does not necessarily represent a development plan which will be approved by all local authorities having jurisdiction

**LEGEND**

- LOCUS PROPERTY LINE
- ABUTTER LINE
- W — WATER LINE
- D — DRAIN LINE
- OHW — OVERHEAD WIRES
- CHAIN-LINK FENCE (CLF)
- UP/R#110-3 — UTILITY POLE—DENOTES RISER/NUMBER
- ★ — LIGHT POLE
- EH — ELECTRIC HAND HOLE
- GV — GAS VALVE
- WV — WATER VALVE
- WSO — WATER SHUT OFF
- HYD — HYDRANT
- DM — DRAIN MANHOLE
- CB — CATCH BASIN
- SM — SEWER MANHOLE
- SC — SEWER CLEANOUT
- S — SIGN
- SRW — STONE RETAINING WALL
- HCR — HANDI-CAP RAMP

File: V:\PROJECTS\ANY\K6\072846\09\_DESIGN DRAWINGS\01\_SHEETS\BASE\_225 WHITES PATH\_CONCEPT-1A.DWG