

RECORD OWNER:

PARCEL ID 41/46  
897 ROUTE 28, YARMOUTH

NANTUCKET SOUND GROUP, INC.  
168 SOUTH STREET  
SOUTH YARMOUTH, MA 02664  
DEED BOOK 31764 PAGE 268  
LOT 1: PLAN BOOK 501 PAGE 37  
(ALL PARCELS SHOWN)  
LOTS 8+9: PLAN BOOK 243 PAGE 53  
(2 OF 3 PARCELS SHOWN)

NOTES:

- PLAN REFERENCES:  
1.1. PLAN BOOK 243, PAGE 53.
- TOPOGRAPHIC AND DETAIL INFORMATION SHOWN HEREON IS BASED UPON AN ON THE GROUND SURVEY PERFORMED BY MERRILL ENGINEERS AND LAND SURVEYORS DURING DECEMBER OF 2024.
- ALL ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988.
- PORTIONS OF THE SUBJECT SITE ARE IN THE "B1" AND "B2" BUSINESS DISTRICTS AND THE "HMOO1" HOTEL/MOTEL OVERLAY DISTRICT 1; THE ENTIRE SITE IS IN THE "VC3" VILLAGE CENTER 3 OVERLAY DISTRICT, ALL AS DEPICTED ON THE TOWN OF YARMOUTH ZONING MAP.
- EXISTING UTILITIES, WHERE SHOWN, HAVE BEEN COMPILED BASED ON OBSERVED ABOVE GROUND EVIDENCE AND AVAILABLE RECORD PLANS AND ARE TO BE CONSIDERED APPROXIMATE. MERRILL ENGINEERS AND LAND SURVEYORS DOES NOT GUARANTEE THE LOCATION OF THE UNDERGROUND UTILITIES SHOWN OR THAT ALL EXISTING UTILITIES AND/OR SUBSURFACE STRUCTURES ARE SHOWN.
- EXISTING SEPTIC SYSTEM COMPONENTS SHOWN HEREON TAKEN FROM RECORD AS-BUILT PLAN ON FILE WITH THE TOWN OF YARMOUTH BOARD OF HEALTH.

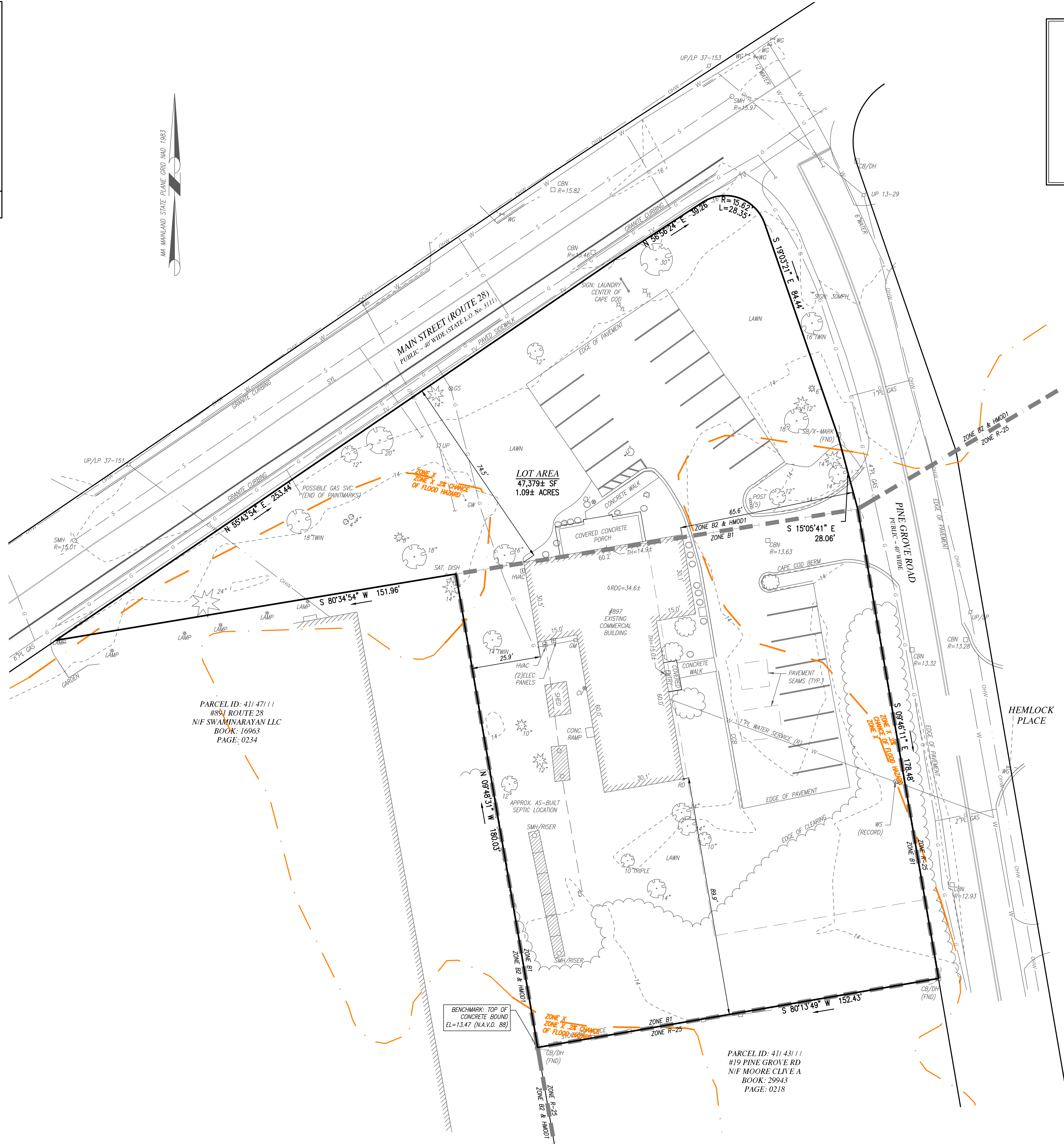
FLOOD NOTE:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS PARTIALLY LOCATED IN ZONE X AND ZONE X (OTHER) WITH .2% ANNUAL CHANCE OF FLOOD HAZARD OF THE FLOOD INSURANCE RATE MAP, AS SHOWN ON COMMUNITY MAP No. 25001C0589J, WHICH BEARS AN EFFECTIVE DATE OF JULY 16, 2014, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

ENVIRONMENTAL NOTES:

- SITE IS NOT WITHIN AN A.C.E.C. (AREA OF CRITICAL ENVIRONMENTAL CONCERN).
- SITE IS NOT WITHIN AN AREA OF ESTIMATED HABITAT OF RARE WILDLIFE PER NHESP MAP "ESTIMATED HABITATS OF RARE WILDLIFE" FOR USE WITH THE MA WETLANDS PROTECTION ACT REGULATIONS (310 CMR 10)."
- SITE DOES NOT CONTAIN A CERTIFIED VERNAL POOL PER NHESP MAP "CERTIFIED VERNAL POOLS."
- SITE IS NOT WITHIN A PRIORITY HABITAT PER NHESP MAP "PRIORITY HABITATS OF RARE SPECIES" FOR SPECIES UNDER THE MASSACHUSETTS ENDANGERED SPECIES ACT, REGULATIONS (321 CMR10).
- SITE IS NOT LOCATED WITHIN A STATE APPROVED ZONE II GROUND WATER RECHARGE PROTECTION AREA.

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ZONING REQUIREMENTS "B1" BUSINESS DISTRICT	
AREA	25,000 SF
FRONTAGE	150 FEET
BUILDING COVERAGE	25%
MINIMUM YARDS:	
FRONT	30 FEET
SIDE	25 FEET
REAR	20 FEET

ZONING REQUIREMENTS "B2" BUSINESS DISTRICT	
AREA	20,000 SF
FRONTAGE	125 FEET
BUILDING COVERAGE	25%
MINIMUM YARDS:	
FRONT	30 FEET
SIDE	25 FEET
REAR	20 FEET

LEGEND	
□ CB	CONCRETE BOUND FOUND
□ CB/DH	CONCRETE BOUND W/DRILL HOLE FOUND
◆ TBM	BENCHMARK
□ CBN	CATCH BASIN/INLET GRATE
⊙ ICV	IRRIGATION CONTROL VALVE
⊞ EM	ELECTRIC METER
□ GM	GAS METER
⊙ GS	GAS SERVICE
— GW	GUY WIRE
⊞ HVAC	HVAC UNIT
* LAMP	LAMP POST (PRIVATE)
⊙ LP	LIGHT POLE (PUBLIC)
⊞	HANDICAP SPACE
⊙ POST	WOOD POST
⊙ RD	ROOF DRAIN PIPE
⊙ RHT	ROOF HEIGHT
⊙ ROCK	LARGE ROCK (BOULDER)
⊙ SHRUB	SHRUB
— SIGN	SIGN
—	DOUBLE POST SIGN
⊙ SMH	SEWER MANHOLE
+ TH	THRESHOLD
⊙	DECIDUOUS TREE
⊙	CONIFEROUS TREE
⊙ UP	UTILITY POLE
⊞ WG	WATER GATE
⊙ WS	WATER SERVICE
⊙ YL	YARD LIGHT
—	STOCKADE FENCE
---	CONTOUR LINE
---	LANDSCAPE AREA
---	ELECTRIC LINE
---	GAS LINE
---	OVERHEAD WIRES
---	WATERMAIN
---	SANITARY SEWER
---	UNDERGROUND TELEVISION CABLE

REVISIONS:

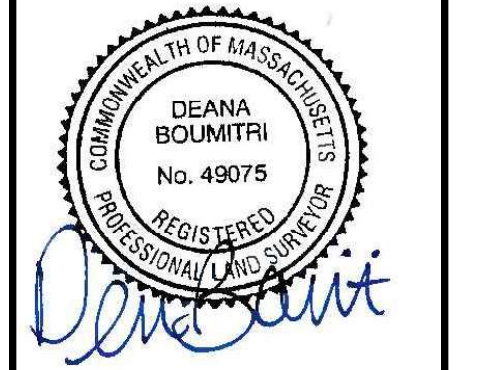

DRAWN BY: DK

DESIGNED BY: NC

CHECKED BY:

SCALE:

STAMP:



427 Columbia Road  
Haverhill, MA 02339  
781-826-9200

362 Court Street  
Plymouth, MA 02360  
508-746-6060

448 N. Falmouth Highway  
North Falmouth, MA 02556  
508-563-2183

Marine Division:  
26 Union Street  
Plymouth, MA 02360  
508-746-6060

PROJECT #:  
24-479

PROJECT:  
**COMPREHENSIVE PERMIT PLAN**

897 MAIN STREET (RTE 28)  
ASSESSOR'S MAP 41 LOT 46  
SOUTH YARMOUTH  
MASSACHUSETTS

CLIENT:  
ACRE+ WCI REAL ESTATE  
VENTURES 1, LLC  
897 MAIN STREET (RTE 28)  
SOUTH YARMOUTH, MA  
610-737-7625

DRAWING PATH:  
H:\24-479\DESIGN\24-479 SP SET.DWG

DATE:  
JULY 24, 2025

EXISTING  
CONDITIONS PLAN

