

\* THIS AREA IS LIMITED TO ONLY THOSE AREAS WHERE THE SLOPE IS NOT BEING ACTIVELY USED IN CONJUNCTION WITH THE PROPOSED DEVELOPMENT

LAND USE SUMMARY

TOTAL LOT AREA	169,180
WETLANDS	5,241
ROADS (15%)	25,426
SLOPES >25%	8,100*
VOSD AREA	130,413
DENSITY ALLOWED = 1 UNIT / 25,000 S.F.	= 5 UNITS

LAND USE SUMMARY

TOTAL LOT AREA	169,180 SQ. FT.
IMPERVIOUS COVERAGE	
BUILDING COVERAGE	9,000 SQ. FT.
DRIVEWAYS	4,060 SQ. FT.
WALKWAYS	824 SQ. FT.
ACCESS ROADWAY	18,230 SQ. FT.
SIDEWALK	2,040 SQ. FT.
TOTAL	34,154 SQ. FT. 20.19%

PERVIOUS AREA

WETLANDS	5,241 SQ. FT.
LANDSCAPED	49,320 SQ. FT.
DRAINAGE STRUCTURES	14,676 SQ. FT.
UNDISTURBED UPLANDS	65,789 SQ. FT.
TOTAL	135,026 SQ. FT. 79.81%

OPEN SPACE LOT (To be Deeded to Conservation Commission)

OPEN SPACE LOT	49,025 SQ. FT.	28.98%
CONSERVATION RESTRICTION	20,167 SQ. FT.	11.92%
TOTAL OPEN SPACE	69,192 SQ. FT.	40.90%

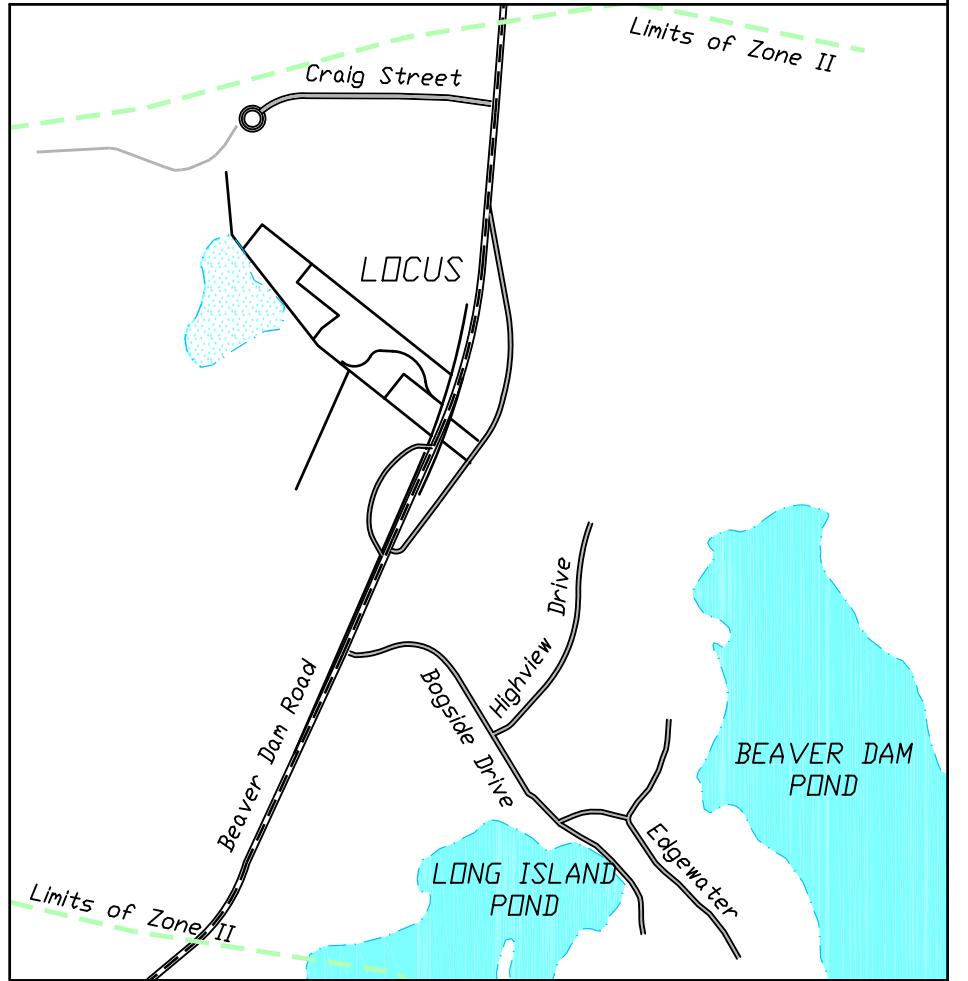
WETLANDS SUMMARY

WETLANDS	5,241 SQ. FT.
50' BUFFER AREA	28,584 SQ. FT.
100' BUFFER AREA	28,756 SQ. FT.

SITE DISTURBANCE

100' BUFFER AREA	6,700 SQ. FT.
TOTAL DISTURBANCE	6,700 SQ. FT.
MINIMUM SETBACK	53.8'

FOR REGISTRY USE ONLY  
I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.



LOCUS PLAN  
SCALE: 1"=1,000'

DRAWING LIST

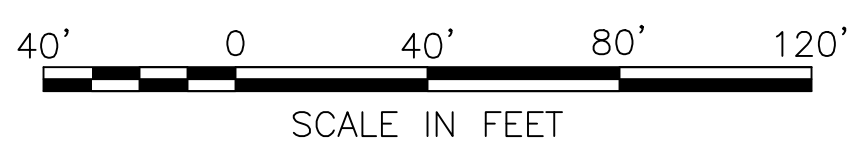
TITLE	SHEET No.
COVER SHEET	1 of 12
GRADING PLAN	2 of 12
ROADWAY PROFILE	3 of 12
BEAVER DAM ROAD PROFILE	3A of 12
SITE DEVELOPMENT PLAN	4 of 12
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PERC RITE DETAILS	8 of 12
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LANDSCAPE PLAN	L1 of 12
LANDSCAPE PLANTING DETAILS	L2 of 12
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- NOTES:
- SPECIAL PERMIT FOR VILLAGE OPEN SPACE DEVELOPMENT WAS ISSUED BY THE PLANNING BOARD MARCH 21, 2017 AND IS RECORDED IN THE PLYMOUTH COUNTY REGISTRY OF DEEDS BK 50665, PG 301.
  - BASE TOPOGRAPHY AND PROPERTY LINE DATA TAKEN FROM PLANS ENTITLED "PLAN OF LAND FOR A VOSD CONDOMINIUM, THE RESIDENCES AT SERENITY HILL" PREPARED BY LAND MANAGEMENT SYSTEMS, INC. DATED 03/15/2017, REV. OCTOBER 18, 2018 AND RECORDED IN PLYMOUTH COUNTY REGISTRY OF DEEDS IN PLAN BK 63, PG 144
  - LIMIT OF WETLANDS TAKEN FROM REFERENCED PLANS.
  - SIGHT DISTANCES ARE AS SHOWN ON REFERENCED PLANS WHICH WERE TAKEN FROM TRAFFIC STUDY PROVIDED BY RONALD MULLER & ASSOCIATES TRAFFIC ENGINEERS
  - WETLANDS FLAGGED BY BRAD HOLMES ON JUNE 23, 2015.
  - THIS ROADWAY IS A PRIVATE WAY THAT SERVES THE CONDOMINIUM ONLY AND IT WILL REMAIN A PRIVATE WAY IN PERPETUITY. MAINTENANCE OF THIS WAY, INCLUDING PLOWING, WILL REMAIN THE RESPONSIBILITY OF THE CONDOMINIUM ASSOCIATION.
  - AS SHOWN ON MASS GIS SITE, THE PARCEL IS LOCATED IN THE ZONE II OF A PUBLIC WATER SUPPLY WELL.

**OWNER & APPLICANT**  
BRENNAN, CONSTANCE J.  
REVOCABLE LIVING TRUST  
225 BEAVER DAM ROAD  
PLYMOUTH, MA 02370  
LDCUS: PARCEL Nos. 075-013-004 & 005

**COVER SHEET**  
THE RESIDENCES AT SERENITY HILL  
221 BEAVER DAM ROAD  
PLYMOUTH, MA 02370  
SCALE: 1"=40' DATE: JULY 27, 2020

JAMES ENGINEERING, INC.  
125 GREAT ROCK ROAD  
HANOVER, MASS. 02339  
TEL: 1-(781)-878-1795



NO.	DATE	DESCRIPTION	BY
1	12/15/20	response to engineering	GDJ
2	12/23/20	ADDED LOT NUMBERS	GDJ
3	02/15/21	RESPONSE TO ENGINEERING	GDJ
4	03/15/21	RESPONSE TO ENGINEERING	GDJ
5	04/08/21	MINDR REVS	GDJ