

**NOTES**

- LOCUS SHOWN AS PARCELS 5-1 & 6-1 ON ASSESSORS MAP 26
- OWNER INFORMATION:  
PIERRE M. COLL  
29 SAMOSET STREET  
PLYMOUTH, MA 02360
- DEED REFERENCES: DEED Bk. 29535 / 179  
30875 / 255
- PLAN REFERENCE: PLAN '06 - 937, PLAN Bk. 52, PAGE 405
- ZONE: R-25
- LOCUS DOES NOT LIE WITHIN ANY SPECIAL FEMA FLOOD ZONES.
- LOCUS DOES NOT LIE WITHIN AN NHESP PRIORITY HABITAT ZONES.
- NO WETLANDS EXIST ON THE PROPERTY.
- VILLAGE OPEN SPACE DEVELOPMENT (VOSD) SECTION 205-66 DIMENSIONAL SETBACKS:  
FRONT: 20' \*  
SIDE: 10'  
REAR: 10'  
\*FRONT SETBACK TO BE MEASURED FROM STREET RIGHT OF WAY LINE AND FROM 5' WIDE ACCESS EASEMENT OR LINE OF SIGHT EASEMENT.
- PROPERTY RECEIVED AN APPROVAL AS A VILLAGE OPEN SPACE RESIDENTIAL DEVELOPMENT (VOSD) UNDER SECTION 205-66 OF THE PLYMOUTH ZONING BY-LAW. REFER TO SPECIAL PERMIT CASE NO. B-XXXX GRANTED BY THE PLYMOUTH PLANNING BOARD ON XXXX XX, 2014. SPECIAL PERMIT RECORDED IN THE PLYMOUTH COUNTY REGISTRY OF DEEDS IN BOOK XXXXX, PAGE XXX.
- NO FURTHER RESIDENTIAL DEVELOPMENT OF THE PREMISES THAT RESULT IN A MORE INTENSE OR DENSE USE IS ALLOWED.
- THE SPECIAL PERMIT APPROVAL REQUIRES THE PROPERTY TO INCORPORATE PROTECTIVE COVENANTS AND RESTRICTIONS AND A HOMEOWNERS ASSOCIATION TRUST TO BE RECORDED HEREWITH.
- THE COMMON DRIVEWAY SHALL REMAIN PRIVATE AND THE TOWN OF PLYMOUTH HAS NO OBLIGATION TO PLOW OR MAINTAIN THE DRIVEWAY.

**NOTES ON OPEN SPACE:**  
NATURAL OPEN SPACE ALLOWABLE USES: FOREST AND FIELD PROTECTIVE MAINTENANCE, LOW IMPACT ACTIVITIES, UNPAVED TRAILS, AND NON-MOTORIZED VEHICLES; SUBJECT TO CONDITIONS APPLIED BY THE SPECIAL PERMIT GRANTING AUTHORITY.

UTILITY OPEN SPACE ALLOWABLE USES: DRAINAGE LAND, BUFFERS, FRAGMENTS OF LAND LESS THAN ONE ACRE.

TEMPORARY GRADING WITHIN OPEN SPACE WILL BE ALLOWED WITHIN 10-FOOT OF OPEN SPACE BOUNDARY. RESULTING GRADED SLOPE IS TO BE VEGETATED AND ALLOWED TO RETURN TO ITS FORESTED STATE.

**EASEMENT DETAIL**  
SCALE: 1" = 20'

I CERTIFY THAT THIS PLAN WAS PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS

\_\_\_\_\_  
CLERK OF THE TOWN OF PLYMOUTH  
HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND THAT NO NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

\_\_\_\_\_  
PLYMOUTH TOWN CLERK

APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED.

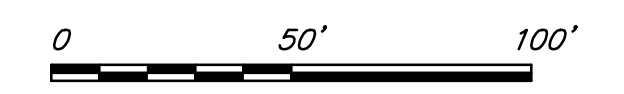
DATE: \_\_\_\_\_

\_\_\_\_\_  
CLERK  
PLYMOUTH PLANNING BOARD

**PLAN OF LAND  
IN  
PLYMOUTH, MASSACHUSETTS**

PREPARED FOR  
**E.J. PONTIFF, INC.**  
**417 SANDWICH STREET**

1" = 40' JULY 23, 2014



PARCEL ID # 026-000-005-001  
026-000-006-001

**FLAHERTY & STEFANI, INC.**  
67 SAMOSET STREET  
PLYMOUTH, MASSACHUSETTS

REV. SEPTEMBER 3, 2014  
REV. SEPTEMBER 23, 2014  
REV. OCTOBER 6, 2014