PLYMOUTH ROAD

LOT 8–A
JOHN GOMES, JR.

DRAINAGE & OPEN SPACE LOT G

(NO AS–BUILT)

EXISTING CONTOUR

WETLAND

100' BUFFER

LOT 8–D
DAVID M. SILVA

TEMP SLOPE & GRADE ESMNT

STA 0+00

STA 4+10.5

+ 9% SLOPE

– 9% SLOPE

DRAINAGE – OPEN SPACE "F"

LOXPNT

LOT 8–B
VINCENT D. SILVA

LOT 8–C
JOHN J. GOMES

TANK RADIUS (TYP)

(NO AS–BUILT)

(NEW WELL – NO PLAN)

LOT 9–2
ROBERT YOUNG

GAZEBO
& COMMONS * 1 AC±

BUS STOP

+ 3.5% SLOPE

– 7.3% SLOPE

4' WIDE SIDEWALK

LOT 9–3
JAMES S. ALDROVANDI

~ ARROWHEAD LANE ~

ALL HOMES HAVE 3 BEDROOMS,
2 CAR GARAGES, PORCHES & BASEMENTS

ALL LOTS ARROWHEAD LANE SERVICED WITH TOWN WATER ~ NO WELLS

H7
20.0' 13.0' 20.0' GARAGE 23.0' 20.0' PORCH 6.0' 36.0' 20.0'
1,634 SF
MIRROR IMAGE IS H8

H5
~ 32.0' ~ 20.0' GARAGE 20.0' 12.0' 20.0' 34.0' 6.0' PORCH
1,671 SF
MIRROR IMAGE IS H6

H3
10.0' 5.0' 10.0' 20.0' 12.0' GARAGE 20.0' 20.0' 35.0' 6.0' PORCH
1,902 SF
MIRROR IMAGE IS H4

H1
30.0' 27.0' GARAGE 24.0' 28.0' 6.0' PORCH 22.0'
2,056 SF
MIRROR IMAGE IS H2

LAYOUT WIDTH SHOWN 40' – TYP

TRAVELED WAY WIDTH SHOWN 24' – TYP W/ INTERIOR LOOP WALK TO BE INCLUDED

LOT 9–4 * NADER F. MOUWAD

LOT 9–5
JEFFREY P. COULSTRING, SR.

OPEN SPACE "D" – ALT DRNG

OPEN SPACE "E"

OPEN SPACE "A"

ORNG & OPEN SPACE

– 3.5% SLOPE

+ 1.3% SLOPE

– 1% SLOPE

– 1.5% SLOPE

HIXPNT

LOXPNT

LOT 2
MAP 48
ERIC R. WESTON

LOT 21
ROBERT J. GONSALVES

LOT 22
ALAN F. ANDERSON

NHESP PH 679

APPROX GIS ABUTTING LOT LINES & HOUSES (TYP)

310 CMR 15 SAS WELL RADII (TYP)

LEONARD ST

LOT 23
CHRISTINE L. CHAMP

LOT 20
JOHN F. BOURQE

LOT 19
WILLAIM F. MCEACHEER

40' WIDE LAYOUT SHOWN

OPEN SPACE "C"

WETLAND

ROBERT L. ARNOLD
LOT 12–2

CRANBERRY ASSOCIATES

LOT 12–1
DENTAL

100' BUFFER

LOT 18
MARTIN J. O'CONNELL

LOT 17
ROBERT DICARLO

LOT 16
MARTIN J. MCALLISTER

LOT 15
MARILYN J. CRIVELLO–KEOHANE

DRAINAGE & OPEN SPACE LOT "B"

LOT 14
NEIL D. SEVERANCE, JR.

LOT 13
PAUL V. HARTLEY

LOT 12
JOHN E. DUFFY, SR. TRUSTEE

LILIAN WAY LOTS ~ WELLS OUT OF RANGE THIS SECTION

ALL LOTS N. MAIN ST. ~ WELLS OUT OF RANGE

~ LILLIAN WAY ~

COMMON DRIVE

20' MIN. PORK CHOP

EPDC ESMNT

MIN. RADIUS 60'

+1% SLOPE

GRAPHIC SCALE
80 0 40 80 160 320
(IN FEET)
1 inch = 80 ft.

AVG. LOT SIZE 10,300SF±
LOT AREA INVENTORY (IN SQUARE FEET)

LOT 1=9,300
LOT 2=9,500
LOT 3=9,300
LOT 4=9,700
LOT 5=9,300
LOT 6=12,700
LOT 7=12,300
LOT 8=9,900
LOT 9=10,000
LOT 10=9,500
LOT 11=9,400
LOT 12=9,300
LOT 13=11,600
LOR 14=13,800
LOT 15=12,600
LOT 16=11,200
LOT 17=14,000
LOT 18=9,900
LOT 19=9,900
LOT 20=9,300
LOT 21=9,300
LOT 22=10,800
LOT 23=10,200
LOT 24=14,200
LOT 25=10,000
LOT 26=9,300
LOT 27=9,500
LOT 28=9,400
LOT 29=10,000
LOT 30=9,300
LOT 31=9,300
LOT 32=11,700
LOT 33=9,300
LOT 34=10,000
LOT 35=10,100
LOT 36=9,500
LOT 37=9,700
LOT 38=10,400
LOT 39=10,400

OPEN SPACE AREA INVENTORY

A = 47,000
B = 27,400
C = 16,400
D = 20,000
E = 29,100
F = 13,500
G = 40 ,600

TOTAL OPEN SPACE AREA

194,000 SF
4.45 ACS±

NOTES:

THE PURPOSE OF THIS PLAN IS TO DETERMINE FROM AVAILABLE INFORMATION THE FEASIBILITY OF DESIGN, CONSTRUCTION AND OCCUPATION FROM PARENT LOT CONFIGURATION & TOPOGRAPHY.

NHESP HAS RESPONDED TO SPECIES REQUEST THAT A NO TAKE DETERMINATION MAY BE EXPECTED UPON SUBMISSION DEFINITIVE PLANS.

SEPTIC DATA PLOT FROM HEALTH DEPT. AS–BUILTS WHERE AVAILABLE

SEPARATIONS WELL TO SAS STATE MASS TITLE 5 CODE.

SETBACKS UTILIZED ARE 20' STREET & 10' OTHERWISE.

THIS PLAN IS COMPILED FROM RECORD PLANS, GIS & NGS DATA AND IS INTENDED FOR DISCUSSION & PLANNING PURPOSES.

LAYOUT SHOWN FOR DEVELOPMENT BASIS COMPREHENSIVE PLAN DOES NOT CONFORM TO ZONING OR SUBDIVISION CONTROL BY RIGHT REQUIREMENTS. SPECIAL PERMIT CONDITIONS AND WAIVERS WILL BE NECESSARY TO OBTAIN LAYOUT & DENSITY SHOWN.

SINGLE FAMILY LOTS & HOMES WITH INDIVIDUAL SEPTIC SYSTEMS ARE SHOWN. A PUBLIC WATER SUPPLY IS AVAILABLE. DESIGN INTENDS A LOOPED WATER MAIN TO PLYMOUTH ROAD.

OWNER PER ASSESSOR: MANUEL L. SILVA & JANICE GOMES
PO BOX 9
N. CARVER, MA 02355

LOCUS IS KNOWN AS PARCEL ID 18–8–0–R, SHOWN AS LOT 8 ON ASSESSOR MAP 18

DEED TO LOCUS IS RECORDED AT BK 22036, PG 258 IN THE PLYMOUTH COUNTY REGISTRY OF DEEDS

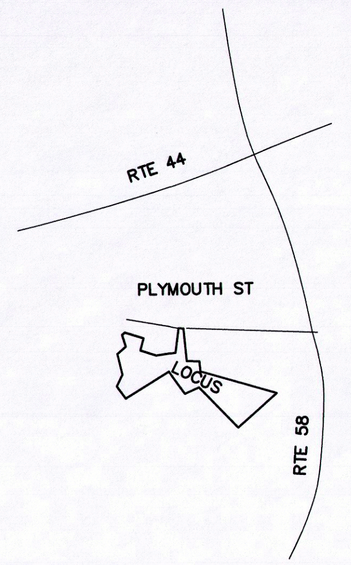
LOCS IS ZONED RESIDENTIAL A

LOCUS CONTAINS 775,865 SF * 17.811 ACS ± CALCULATED

LOTS ARE LABELED PER ASSESSOR MAP 18, UNLESS OTHERWISE NOTED.

REVISIONS:

No.	DESCRIPTION	DATE
5	MASS HOUSING	
	APP UPDATES	08–16–15



KEY MAP * NTS

PREPARED BY:

LAND MANAGEMENT SYSTEMS, INC.

P.O. BOX 999 * MANOMET, MA 02345

REGISTERED PROFESSIONAL LAND SURVEYORS & ENGINEERS

508–224–2201

landmanagement@comcast.net

COMMONWEALTH OF MASSACHUSETTS
J. RANDOLPH PARKER, JR.
NO. 33607
REGISTERED
PROFESSIONAL LAND SURVEYOR

J. RANDOLPH PARKER, JR P.L.S. DATE 08-16-15

COMPILED EXISTING CONDITIONS & CONCEPTUAL COMPREHENSIVE SPECIAL PERMIT SITE PLAN
AT
PLYMOUTH STREET
CARVER, MASS
LOT 8
ASSESSOR MAP 18
PARCEL KEY #1462
PID #18–8–0–R

PREPARED FOR:
DRAPER HOME & IMPROVEMENTS LLC
40 SACHEM RD
PLYMOUTH, MA 02360

DATE: 11–01–14 * REV 08–16–15	
COMP./DESIGN: JRP	
DWG: JRP\VM\S\PD\8107PRE40B081615JRP5	
DRAWN: JRP	
FIELD:	
LMSI JOB #8107	SHEET 1 OF 1

DRAPER – ATT. #6