

Weathervane at the Links

REQUEST FOR MODIFICATION TO SPECIAL PERMIT SITE PLAN REVIEW AND DEFINITIVE SUBDIVISION PLAN

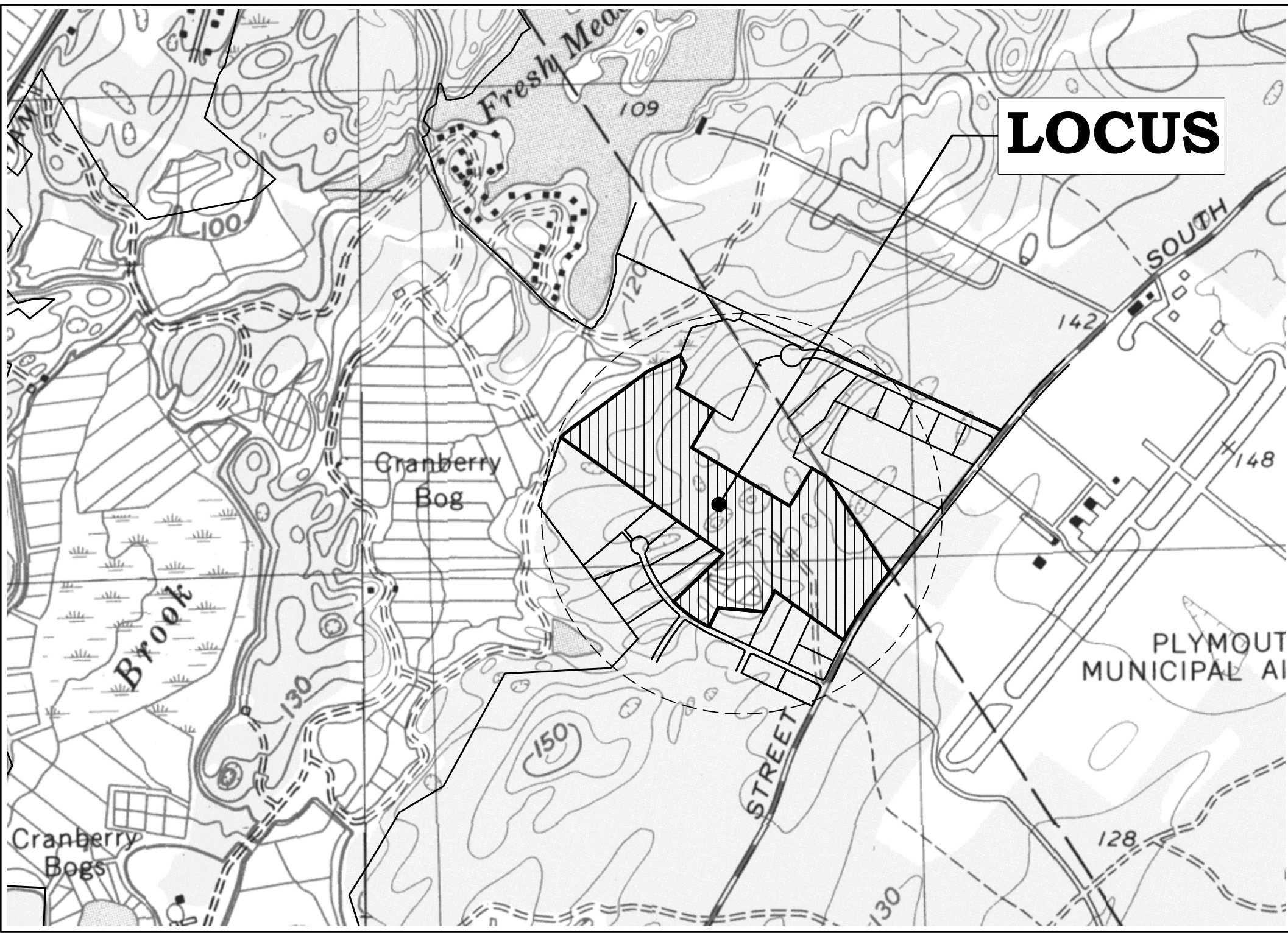
IN CARVER, MASSACHUSETTS (Plymouth County)

OWNER AND APPLICANT

Weathervane at Patriot Pines, LLC
190 Old Derby Street, Suite 311
Hingham, Massachusetts 02043

CIVIL ENGINEER/SURVEYOR
AND LANDSCAPE ARCHITECT

Beals and Thomas, Inc.
32 Court Street
Plymouth, Massachusetts 02360



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PREVIOUSLY GRANTED WAIVERS FROM THE TOWN OF CARVER RULES AND REGULATIONS GOVERNING THE SUBDIVISION OF LAND (THE REGULATIONS) AND THE TOWN OF CARVER ZONING BYLAW (THE BYLAW):

- WAIVERS GRANTED IN DECEMBER 2018 DECISION:**
- SECTION 7.2.1 OF THE REGULATIONS TO WAIVE THE NEED FOR A DRIVEWAY LEVELING AREA OF TWENTY-FIVE (25) FEET.
 - SECTION 7.2.1 OF THE REGULATIONS TO WAIVE THE NEED TO HAVE DRIVEWAY CENTERLINE RADII OF ONE-HUNDRED (100) FEET OR GREATER.
 - SECTION 7.3.2(G) OF THE REGULATIONS TO WAIVE THE REQUIREMENT FOR THE EDGE OF PAVEMENT AT INTERSECTIONS TO HAVE A MINIMUM RADIUS OF THIRTY (30) FEET.
 - SECTION 7.3.2(H)(I) OF THE REGULATIONS TO WAIVE THE REQUIREMENT FOR MINOR STREETS TO HAVE A MINIMUM CENTERLINE RADIUS OF ONE HUNDRED AND FIFTY (150) FEET.
 - SECTION 7.3.4 OF THE REGULATIONS TO WAIVE THE REQUIREMENT FOR MINOR STREETS TO FOLLOW THE STANDARD CROSS SECTION PROVIDED IN APPENDIX B.
 - SECTION 7.3.6(B) OF THE REGULATIONS TO WAIVE THE REQUIREMENT FOR DEAD-END STREETS TO HAVE A MAXIMUM LENGTH OF SIX HUNDRED (600) FEET.
 - SECTION 7.3.6(C) OF THE REGULATIONS TO WAIVE THE REQUIREMENT FOR THE CUL-DE-SAC TO FOLLOW THE DIMENSIONS SHOWN ON THE CUL-DE-SAC DETAIL IN APPENDIX B.
 - SECTION 3961 OF THE BYLAW TO WAIVE THE REQUIREMENT FOR A 40' BUFFER AT PROPERTY LINE(S).

- WAIVERS GRANTED IN AUGUST 2019 MINOR MODIFICATION DECISION:**
- SECTION 7.3.7(E) OF THE REGULATIONS TO WAIVE OF REQUIREMENTS THAT DRIVEWAY CURB CUTS NOT BE LOCATED WITHIN 65 FEET OF INTERSECTION.
 - SECTION 7.3.5.G OF THE REGULATIONS TO WAIVE TO APPROVE REQUEST TO LOCATE LOW POINTS IN THE STREET PROFILES IN CUT AREAS FOR WEATHERVANE DRIVE.

- WAIVER REQUEST:**
- SECTION 7.4.4.D.ii OF THE REGULATIONS TO WAIVE THE REQUIREMENT TO PROVIDE A FENCE AROUND THE POND.

Locus Map
Scale: 1" = 800'



Permit Set - October 14, 2022
Revised Permit Set - January 18, 2023
Revised Permit Set - February 17, 2023

I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

2/17/2023

DATE

Kenneth Conte

KENNETH CONTE, PLS No. 38033



APPROVAL UNDER SUBDIVISION CONTROL LAW REQUIRED
CARVER PLANNING BOARD:

DATE

I, CLERK OF THE TOWN OF CARVER, HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE ON _____ AND NO APPEAL WAS RECEIVED DURING THE NEXT TWENTY DAYS AFTER RECEIPT AND RECORDING OF SAID NOTICE.

DATE

TOWN CLERK

Job No.: 2176.12
Plan No.: 217612P061C-001
Sheet 1 of 35

GENERAL NOTES

THE CONTRACTOR SHALL MAKE ALL NECESSARY CONSTRUCTION NOTIFICATIONS AND APPLY FOR AND OBTAIN ALL NECESSARY CONSTRUCTION PERMITS. THE CONTRACTOR SHALL ALSO PAY ALL FEES AND POST ALL BONDS ASSOCIATED WITH THE SAME, AND COORDINATE WITH THE ENGINEER AND ARCHITECT AS REQUIRED.

CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOB SITE SAFETY AND ALL CONSTRUCTION MEANS AND METHODS.

LIMIT OF WORK SHALL BE EROSION CONTROL BARRIERS, LIMIT OF GRADING AND SITE PROPERTY LINES AND/OR AS INDICATED ON DRAWINGS.

PORTIONS OF THE ROADWAY, SIDEWALK AND ROADSIDE AREA DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED TO THEIR CONDITIONS PRIOR TO DISTURBANCE.

CONTRACTOR TO VERIFY UTILITY STUB LOCATIONS AND ELEVATIONS IN THE FIELD PRIOR TO COMMENCING WORK.

ANY ALTERATION TO THESE DRAWINGS MADE IN THE FIELD DURING CONSTRUCTION SHALL BE RECORDED BY THE CONTRACTOR ON RECORD DOCUMENTS.

ANY AREA OUTSIDE THE LIMIT OF WORK THAT IS DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO COST TO OWNER.

EXISTING TREES AND SHRUBS OUTSIDE THE LIMITS OF GRADING SHALL BE REMOVED ONLY UPON PRIOR APPROVAL OF THE OWNER.

FOR DRAWING LEGIBILITY, ALL EXISTING TOPOGRAPHIC FEATURES, EXISTING UTILITIES, PROPERTY BOUNDARIES, EASEMENTS, ETC. MAY NOT BE SHOWN ON ALL DRAWINGS; REFER TO ALL REFERENCED DRAWINGS AND OTHER DRAWINGS IN THIS SET FOR ADDITIONAL INFORMATION.

NEW EXCAVATION AND TRENCH SAFETY REGULATIONS ARE IN EFFECT AS OF MARCH 1, 2015. (REFER TO 520 CMR 14.00) ALL EXCAVATORS OR CONTRACTORS MUST OBTAIN A TRENCH PERMIT PRIOR TO ANY CONSTRUCTION RELATED TRENCHES ON SITE.

LAYOUT AND MATERIALS NOTES

ALL LINES AND DIMENSIONS ARE PARALLEL OR PERPENDICULAR TO THE LINES FROM WHICH THEY ARE MEASURED UNLESS OTHERWISE INDICATED.

CONTRACTOR SHALL REPORT SIGNIFICANT CONFLICTS TO THE OWNER AND THE ENGINEER FOR RESOLUTION.

PROTECT EXISTING PROPERTY MONUMENTS AND ADJUTING PROPERTIES DURING CONSTRUCTION ACTIVITIES.

GRADING, DRAINAGE AND UTILITY NOTES

UNDERGROUND UTILITIES WERE COMPILED FROM AVAILABLE RECORD PLANS OF UTILITY COMPANIES AND PUBLIC AGENCIES, ARE APPROXIMATE AND ASSUMED. BEFORE COMMENCING SITE WORK IN ANY AREA, CONTACT "DIG SAFE" AT 1-888-344-7233 TO ACCURATELY LOCATE UNDERGROUND UTILITIES. ANY DAMAGE TO EXISTING UTILITIES OR STRUCTURES SHALL BE THE CONTRACTOR'S RESPONSIBILITY. NO EXCAVATION SHALL BE DONE UNTIL UTILITY COMPANIES ARE PROPERLY NOTIFIED IN ADVANCE.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS DO NOT CONFLICT WITH ANY KNOWN EXISTING OR OTHER PROPOSED IMPROVEMENTS. IF ANY CONFLICTS ARE DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE ENGINEER PRIOR TO INSTALLATION OF ANY PORTION OF THE SITE WORK WHICH WOULD BE AFFECTED.

ALL WORK PERFORMED AND ALL MATERIALS FURNISHED SHALL CONFORM WITH THE LINES, GRADES AND OTHER SPECIFIC REQUIREMENTS OR SPECIFICATIONS OF THE TOWN OF CARVER DPW.

AT ALL LOCATIONS WHERE EXISTING CURBING OR PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING CURB OR PAVEMENT SHALL BE SAW CUT TO A CLEAN, SMOOTH EDGE. BLEND NEW PAVEMENT, CURBS AND EARTHWORK SMOOTHLY INTO EXISTING BY MATCHING LINES, GRADES AND JOINTS. PITCH EVENLY BETWEEN SPOT GRADES. GRADE ALL AREAS TO DRAIN.

THE CONTRACTOR SHALL VERIFY EXISTING GRADES IN THE FIELD AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE ENGINEER. THE CONTRACTOR SHALL MAKE ALL ARRANGEMENTS FOR THE ALTERATION AND ADJUSTMENT OF GAS, ELECTRIC, TELEPHONE AND ANY OTHER PRIVATE UTILITIES BY THE UTILITY COMPANIES, AS REQUIRED. WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, THE LOCATION, ELEVATION AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED TO THE OWNER AND ENGINEER FOR RESOLUTION.

ALL UTILITY COVERS, GRATES, ETC. SHALL BE ADJUSTED TO BE FLUSH WITH THE PAVEMENT FINISH GRADE UNLESS OTHERWISE NOTED.

INSTALL ALL UTILITIES (INCLUDING CONCRETE PADS) PER UTILITY COMPANY AND DPW STANDARDS.

AN EROSION CONTROL BARRIER SHALL BE INSTALLED ALONG THE EDGE OF PROPOSED DEVELOPMENT AS SHOWN ON THE PLAN PRIOR TO THE COMMENCEMENT OF CONSTRUCTION OPERATIONS.

ALL DRAINAGE PIPES SHALL BE SMOOTH WALLED CORRUGATED POLYETHYLENE PIPE (ADS N-12 OR APPROVED EQUAL) EXCEPT WHERE NOTED OTHERWISE.

WATER LINE SHALL BE CLASS 52 CEMENT LINED DUCTILE IRON.

CONTRACTOR SHALL PROTECT ALL UNDERGROUND DRAINAGE, SEWER AND UTILITY FACILITIES FROM EXCESSIVE VEHICULAR LOADS DURING CONSTRUCTION. ANY DAMAGE TO THESE FACILITIES RESULTING FROM CONSTRUCTION LOADS WILL BE RESTORED TO ORIGINAL CONDITION.

ALL WATER WORKS SHALL CONFORM TO CARVER DPW, WATER DIVISION SPECIFICATIONS, DETAILS, RULES AND REGULATIONS AND HAVE FIVE (5) FEET OF MINIMUM COVER. GAS, ELECTRIC, TELEPHONE CONNECTION LOCATIONS AND ROUTING ARE SUBJECT TO REVIEW AND APPROVAL BY APPROPRIATE UTILITY COMPANIES AND FIRE DEPARTMENT.

ABANDON EXISTING UTILITY SERVICES ON SITE ACCORDING TO UTILITY COMPANY AND TOWN OF CARVER REQUIREMENTS.

THE CONTRACTOR SHALL REMOVE ALL EROSION CONTROL BARRIERS AFTER REVEGETATION OF DISTURBED AREAS AND AFTER APPROVAL OF THE CONSERVATION COMMISSION AND WETLAND SPECIALIST.

ALL WATER UTILITY IMPROVEMENTS SHALL COMPLY WITH THE AMERICAN WATERWORKS ASSOCIATION STANDARDS AND THE TOWN OF CARVER WATER DEPARTMENT SPECIFICATIONS.

WETLANDS ARE TO REMAIN UNDISTURBED. NO ENCROACHMENT PERMITTED.

REFER TO CALCULATIONS FOR PIPE SLOPES.

EXCAVATION REQUIRED WITHIN THE PROXIMITY OF EXISTING UTILITY LINES SHALL BE DONE BY HAND. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATIONS AT NO COST TO THE OWNER.

STOCKPILED TOPSOIL SHALL BE PLACED NEATLY IN AN AREA INDICATED BY THE OWNER.

PITCH EVENLY BETWEEN SPOT GRADES. ALL PAVED AREAS MUST PITCH TO DRAIN AT A MINIMUM OF 1/8" PER FOOT UNLESS SPECIFIED. ANY DISCREPANCIES NOT ALLOWING THIS MINIMUM PITCH SHALL BE REPORTED TO THE ENGINEER PRIOR TO CONTINUING WORK.

THE CONTRACTOR SHALL SCHEDULE HIS WORK TO ALLOW THE FINISHED SUBGRADE ELEVATIONS TO DRAIN PROPERLY WITHOUT PONDING. SPECIFICALLY, ALLOW WATER TO ESCAPE WHERE PROPOSED CURB MAY RETAIN RUNOFF PRIOR TO APPLICATION OF THE FINISH SUBGRADE AND/OR SURFACE PAVING. PROVIDE TEMPORARY POSITIVE DRAINAGE AS REQUIRED.

UNLESS OTHERWISE INDICATED, ABANDONED EXISTING UTILITY LINES SHALL BE CAPPED AND ABANDONED IN PLACE UNLESS THEY CONFLICT WITH PROPOSED IMPROVEMENTS. CAP REMAINING PORTIONS WHERE PARTIALLY REMOVED.

PARCEL NOTES

DEVELOPMENT OF DWELLING PARCELS WILL REQUIRE EROSION AND SEDIMENTATION CONTROL MEASURES.

ALL MULTIFAMILY DWELLINGS SHALL BE EQUIPPED WITH FIRE PROTECTION SPRINKLERS AS REQUIRED BY THE CARVER FIRE DEPARTMENT (CFD).

THIS DRAWING IS NOT INTENDED FOR CONSTRUCTION UNTIL ISSUED FOR CONSTRUCTION BY BEALS AND THOMAS, INC.

BEALS AND THOMAS, INC. SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, OR PROCEDURES UTILIZED BY THE CONTRACTOR, NOR FOR THE SAFETY OF PUBLIC OR CONTRACTORS EMPLOYEES; OR FOR THE FAILURE OF THE CONTRACTOR TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

NO PART OF THIS DOCUMENT MAY BE REPRODUCED, STORED IN A RETRIEVAL SYSTEM, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC, MECHANICAL, PHOTOCOPYING, RECORDING OR OTHERWISE WITHOUT THE PRIOR WRITTEN PERMISSION OF BEALS AND THOMAS, INC. EXCEPT THAT ANY REGULATORY AUTHORITY MAY REPRODUCE AND TRANSMIT COPIES AS REQUIRED IN CONJUNCTION WITH PERFORMANCE OF OFFICIAL BUSINESS UNDER ITS JURISDICTION. ANY MODIFICATIONS TO THIS DOCUMENT WITHOUT THE WRITTEN PERMISSION OF BEALS AND THOMAS, INC. SHALL RENDER IT INVALID AND UNUSABLE.

PLANTING NOTES

ALL PLANT MATERIAL SHALL CONFORM TO THE MINIMUM GUIDELINES ESTABLISHED BY THE AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.

ANY PROPOSED SUBSTITUTIONS OF PLANT MATERIAL SHALL BE MADE WITH MATERIAL EQUIVALENT TO THE DESIRED MATERIAL IN OVERALL FORM, HEIGHT, BRANCHING HABIT, FLOWER, LEAF, COLOR, FRUIT AND CULTURE. PROPOSED SUBSTITUTIONS WILL ONLY BE CONSIDERED IF SUBMITTED WITH ENUMERATED REASONS WHY SUBSTITUTIONS ARE REQUIRED.

ALL PLANTING BEDS TO BE FILLED WITH SOIL AND CROWNED ABOVE ADJACENT LAWN OR IMPROVED AREAS. ALL PLANTING BEDS TO BE MULCHED WITH AGED PINE BARK MULCH TO A DEPTH OF THREE (3) INCHES.

CAUTION SHALL BE USED NOT TO EXTEND MULCH LAYER ABOVE SOIL LEVEL AT TRUNKS/STEMS OF INSTALLED PLANT MATERIAL.

PROVIDE FIVE (5) FOOT DIAMETER MULCH CIRCLE AROUND ALL INDIVIDUAL TREE PLANTINGS AND CONTINUOUS MULCH BED AROUND SHRUB PLANTINGS.

VERIFY ALL EXISTING UTILITY LINES PRIOR TO PLANTING AND REPORT ANY CONFLICTS TO THE OWNER OR HIS REPRESENTATIVE.

NO PLANT SHALL BE PLANTED BEFORE ACCEPTANCE OF ROUGH GRADING.

PLANT MATERIALS SHALL BEAR SAME RELATIONSHIP TO GRADE AS THEY BORE TO GRADE IN THE NURSERY.

ALL PLANT MATERIALS SHALL BE GUARANTEED FOR ONE YEAR FOLLOWING DATE OF FINAL ACCEPTANCE.

LOAM AND SEED ALL DISTURBED AREAS UNLESS OTHERWISE INDICATED.

REGRADE STOCKPILE AREA AFTER REMOVAL OF SURPLUS MATERIALS. LOAM AND SEED THE DISTURBED AREA.

TOPSOIL, STRIPPED FROM THE SITE AND PROPERLY STOCKPILED PRIOR TO APPLICATION MAY, UPON APPROVAL OF THE ENGINEER, BE USED FOR PREPARATION OF LAWNS AND PLANTING BEDS. IT SHOULD BE FREE OF LARGE (ONE (1) INCH OR GREATER) COBBLES, ROOTS, OLD SOD, TRASH, WOOD OR OTHER CONTAMINANTS AND BE OF A FRIABLE CONSISTENCY AND SUITABLE FOR PLANT GROWTH.

THE LANDSCAPE CONTRACTOR SHALL FURNISH TOPSOIL. TOPSOIL SHALL BE FERTILE, FRIABLE, NATURAL AND PRODUCTIVE TOPSOIL OF GOOD CLAY-LOAM TYPE. IT SHALL BE FREE OF WEED SEEDS. TOPSOIL SHALL BE WITHOUT ADMIXTURE OF SUBSOIL AND SHALL BE REASONABLY FREE OF STONES, LUMPS, ROCKS, STICKS AND OTHER FOREIGN MATTER. TOPSOIL SHALL NOT BE WORKED OR APPLIED IN A MUDDY OR WET CONDITION.

PEAT AND ORGANIC MATERIAL, STRIPPED FROM AN ALTERED WETLAND IS TO BE PROPERLY STOCKPILED AND USED FOR PREPARATION OF PROPOSED WETLAND AREA. WETLAND SEED SHALL BE FRESH, RECLEANED SEED OF THE LATEST CROP. WETLAND SEED SHALL BE DELIVERED TO THE SITE IN THE ORIGINAL CONTAINERS WHICH SHALL BEAR THE VENDOR'S GUARANTEE OF ANALYSIS.

TOPSOIL SHALL BE SPREAD TO A MINIMUM DEPTH OF FOUR (4) INCHES AFTER SETTING ON ALL STRIPPED PLANTED AREAS INCLUDING SLOPE STABILIZATION, LAWN AREAS AND PLANTING BEDS AFTER FILLS ARE PROPERLY SETTLED AND SUBGRADE HAS BEEN APPROVED BY THE OWNER. THE SETTLED TOPSOIL SHALL BE UP TO THE FINISHED GRADE AS CALLED FOR ON THE DRAWINGS. SCARIFY SUBGRADE TO A DEPTH OF TWO (2) INCHES BEFORE PLACING TOPSOIL.

REMOVE ALL ROCKS AND DEBRIS FROM SOIL SURFACE AND GRADE TO AN EVEN SURFACE.

SPREAD 10-10-10 FERTILIZER AT A RATE OF TWENTY-TWO (22) POUNDS PER ONE THOUSAND (1,000) SQUARE FEET AND INCORPORATE INTO THE SOIL UNIFORMLY.

APPLY DOLOMITIC LIMESTONE AT THE RATE OF ONE HUNDRED (100) POUNDS PER ONE THOUSAND (1,000) SQUARE FEET THE AREAS BEING PREPARED FOR PLANTING.

PLANTING SEED SHALL BE SOWN IN SEASONAL CONDITIONS AS APPROPRIATE FOR GOOD SEED SURVIVAL OR AT SUCH TIMES AS APPROVED BY THE OWNER. PROVIDE SUFFICIENT HOSE AND SPRINKLER HEADS FOR ADEQUATE WATERING TO MAINTAIN A MOIST SEED BED AT ALL TIMES.

PLANTING SEED SHALL BE SOWN EVENLY WITH MECHANICAL SPREADER OR BY HAND AT THE RATE OF SIX (6) POUNDS PER ONE THOUSAND (1,000) SQUARE FEET. ALL SEEDING SHALL BE DONE ON DAYS WHEN THE WIND DOES NOT EXCEED A VELOCITY OF FIVE (5) MILES PER HOUR AND THE SEED SHALL BE DRY.

AFTER SEEDING, THE SURFACE OF THE SOIL SHALL BE EVENLY RAKED WITH A FINE-TOOTHED RAKE AND THEN ROLLED WITH A HAND ROLLER WEIGHING NOT LESS THAN ONE HUNDRED (100) POUNDS PER FOOT OF WIDTH.

STRAW MULCH SHALL BE SPREAD UNIFORMLY OVER ALL SEEDING AREAS AT THE RATE OF TWO (2) BALES PER ONE THOUSAND (1,000) SQUARE FEET.

WATER, MULCH AND SEED BED THOROUGHLY AND IMMEDIATELY AFTER COMPLETION OF MULCHING. SOIL SHALL BE MOISTENED TO A DEPTH OF FOUR (4) INCHES.

CONTRACTOR SHALL INSTRUCT OWNERS REPRESENTATIVE ON APPROPRIATE WATERING PROCEDURES DURING INITIAL ESTABLISHMENT.

IF CERTAIN AREAS OF THE LAWN AREAS DO NOT SHOW A PROMPT "CATCH", THESE SHALL BE RESEED AT THE SAME RATE AND IN THE SAME MANNER AS BEFORE IN INTERVALS OF TEN (10) DAYS, WHICH PROCESS SHALL CONTINUE UNTIL A GROWTH OF GRASS IS ESTABLISHED OVER THE ENTIRE AREA.

PROTECT NEWLY TOPSOILED, GRADED AND/OR SEEDING AREAS FROM TRAFFIC AND EROSION. KEEP AREAS FREE OF TRASH AND DEBRIS RESULTING FROM LANDSCAPE CONTRACTOR OPERATIONS.

PLACE WARNING SIGNS IN SEEDING AREAS AND ERECT NECESSARY BARRICADES TO PREVENT DAMAGE BY PERSONS OR MACHINES AND MAINTAIN THESE FOR AT LEAST THIRTY (30) DAYS.

REPAIR AND REESTABLISH GRADES IN SETTLED, ERODED AND RUTTED AREAS TO THE SPECIFIED GRADE AND TOLERANCES.

THE LANDSCAPE CONTRACTOR IS TO CLEAN UP AND REMOVE ANY DEBRIS FROM THE SITE CAUSED BY THE LANDSCAPE CONTRACTOR.

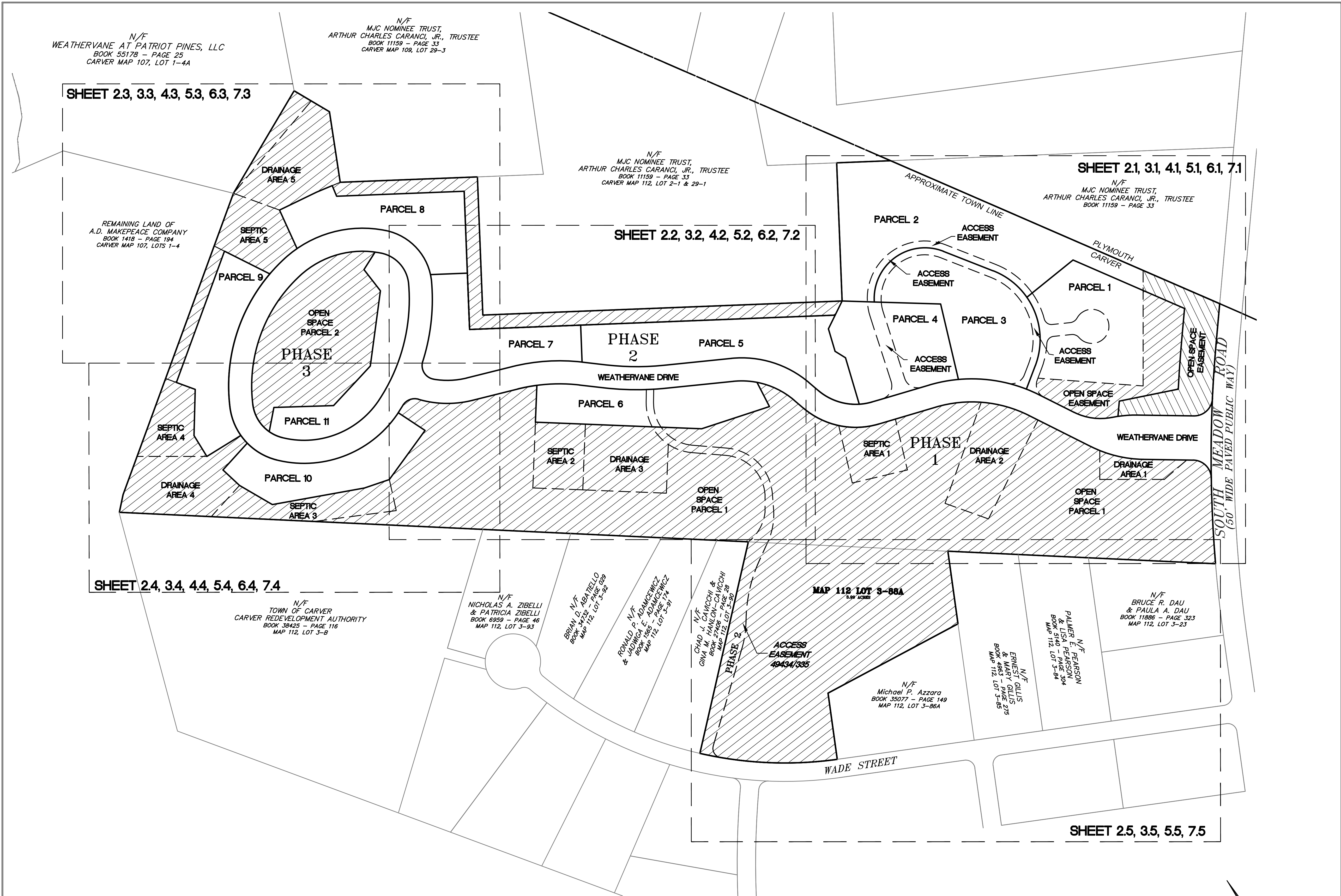
PLANT MATERIAL IS TO BE MAINTAINED BY THE LANDSCAPE CONTRACTOR WHILE THE PROJECT IS UNDERWAY.

ALL TREES WITHIN THE FOUR HUNDRED (400) FOOT SIGHT LINE AT THE ENTRY DRIVE SHALL BE INSTALLED AND MAINTAINED WITH A MAXIMUM SIX (6) FOOT BRANCHING HEIGHT. SHRUBS WITHIN THE FOUR HUNDRED (400) FOOT SIGHT LINE AT THE ENTRY DRIVE SHALL BE INSTALLED AND MAINTAINED TO A MAXIMUM HEIGHT OF EIGHTEEN (18) INCHES.

PROPOSED DRAIN RIM AND INVERT SCHEDULE					
UPSTREAM STRUCTURE	RIM	INVERT	DIA.	MATERIAL	CONNECTING STRUCTURE
CB 2	132.36	132.43	36"	HDPE	DMH-1
CB 5	131.75	128.29	36"	HDPE	DMH-2
CB 7	133.50	130.05	36"	HDPE	DMH-3
CB 8	134.33	130.83	36"	HDPE	DMH-3
CB-101	133.50	130.05	36"	HDPE	DMH-3
CB-104	132.30	129.20	36"	HDPE	DMH-204
CB-105	132.20	129.20	36"	HDPE	DMH-204
CB-106	128.72	125.72	36"	HDPE	DMH-207
CB-109	128.72	125.72	36"	HDPE	DMH-207
CB-112	124.60	121.60	36"	HDPE	DMH-211
CB-113	124.60	121.60	36"	HDPE	DMH-211
CB-114	126.36	126.34	36"	HDPE	DMH-212
CB-115	129.34	126.34	36"	HDPE	DMH-212
DCB 3	131.86	127.86	36"	HDPE	DMH-2
DCB 4	131.52	128.02	36"	HDPE	DMH-2
DCB 6	132.93	128.93	36"	HDPE	DMH-9
DCB-102	129.71	126.50	36"	HDPE	DMH-201
DCB-103	129.71	126.50	36"	HDPE	DMH-201
DCB-110	121.80	116.91	36"	HDPE	DMH-203
DCB-111	121.79	116.91	36"	HDPE	DMH-203
DMH 1	137.14	134.12	36"	FROM C/B 1	FROM C/B 2
DMH 2	133.40	128.86	36"	FROM C/B 2	FROM C/B 3
DMH 3	133.66	130.16	36"	FROM C/B 3	FROM C/B 4
DMH 9	134.80	128.79	36"	FROM C/B 4	FROM C/B 5
DMH-201	129.98	126.40	36"	FROM C/B-102	FROM C/B-103
DMH-202	130.03	125.60	36"	FROM C/B-103	FROM C/B-104
DMH-204	132.31	129.00	36"	FROM C/B-104	FROM C/B-105
DMH-206	131.34	128.34	36"	FROM C/B-106	FROM C/B-107
DMH-207	128.86	125.86	36"	FROM C/B-107	FROM C/B-108
DMH-208	124.85	121.85	36"	FROM C/B-108	FROM C/B-109
DMH-209	122.01	119.00	36"	FROM C/B-109	FROM C/B-110
DMH-210	123.13	120.13	36"	FROM C/B-110	FROM C/B-111
DMH-211	124.65	121.65	36"	FROM C/B-111	FROM C/B-112
DMH-212	129.27	126.25	36"	FROM C/B-112	FROM C/B-113
DMH-213	126.54	123.50	36"	FROM C/B-113	FROM C/B-114
FE-301	125.00	125.00	36"	FROM C/B-114	FROM C/B-115
FE-302	113.00	113.00	36"	FROM C/B-115	FROM C/B-116
FE-303	115.00	115.00	36"	FROM C/B-116	FROM C/B-117
FE-3	134.00	134.00	36"	FROM C/B-117	FROM C/B-118
FE-2	128.35	128.35	36"	FROM C/B-118	FROM C/B-119
FE-4	129.43	129.43	36"	FROM C/B-119	FROM C/B-120

PARKING SUMMARY TABLE			
REQUIRED PARKING:	2 SPACES PER UNIT + 1 VISITOR SPACE PER 5 UNITS		
PHASE 1 - 24 UNITS			
REQUIRED:	24 UNITS X 2 SPACES PER UNIT = 48 SPACES		
15 UNITS X 1 VISITOR SPACE PER 5 UNITS = 3 VISITOR SPACES			
TOTAL REQUIRED:	51 SPACES		
PROVIDED:	51 GARAGE SPACES		
48 DRIVEWAY SPACES			
TOTAL PROVIDED:	99 SPACES		
PHASE 2 - 15 UNITS			
REQUIRED:	15 UNITS X 2 SPACES PER UNIT = 30 SPACES		
10 UNITS X 1 VISITOR SPACE PER 5 UNITS = 2 VISITOR SPACES			
TOTAL REQUIRED:	32 SPACES		
PROVIDED:	30 GARAGE SPACES		
30 DRIVEWAY SPACES			
TOTAL PROVIDED:	60 SPACES		
PHASE 3 - 27 UNITS			
REQUIRED:	27 UNITS X 2 SPACES PER UNIT = 54 SPACES		
17 UNITS X 1 VISITOR SPACE PER 5 UNITS = 3.4 VISITOR SPACES			
TOTAL REQUIRED:	57.4 SPACES		
PROVIDED:	54 GARAGE SPACES		
54 DRIVEWAY SPACES			
TOTAL PROVIDED:	108 SPACES		
WEATHERVANE AT THE LINKS (PHASE 1, 2, AND 3) - 66 UNITS			
REQUIRED:	66 UNITS X 2 SPACES PER UNIT = 132 SPACES		
66 UNITS X 1 VISITOR SPACE PER 5 UNITS = 13.2 VISITOR SPACES			
TOTAL REQUIRED:	145.2 SPACES		
PROVIDED:	132 GARAGE SPACES		
132 DRIVEWAY SPACES			
5 MAIL ROOM VISITOR SPACES			
TOTAL PROVIDED:	269 SPACES		

PROPOSED SEWER RIM AND INVERT SCHEDULE					
UPSTREAM STRUCTURE	RIM	INVERT	DIA.	MATERIAL	CONNECTING STRUCTURE
SMH-2	R= 134.53	128.80	36"	SDR 35 PVC	FROM SMH-3
SMH-3	R= 133.24	128.03	36"	SDR 35 PVC	FROM SMH-2
SMH-3A	R= 132.73	127.82	36"	SDR 35 PVC	FROM SMH-3A
SMH-3B	R= 136.20	127.82	36"	SDR 35 PVC	FROM SMH-3B
SMH-4	R= 131.82	127.13	36"	SDR 35 PVC	FROM SMH-4
SMH-4A	R= 132.09	126.39	36"	SDR 35 PVC	FROM SMH-4A
SMH-5	R= 134.00	125.92	36"	SDR 35 PVC	FROM SMH-5A
SMH-5A	R= 132.83	125.83	36"	SDR 35 PVC	FROM SMH-10
SMH-8	R= 133.37	126.68	36"	SDR 35 PVC	FROM SMH-9
SMH-9	R= 134.51	127.78	36"	SDR 35 PVC	FROM SMH-8
SMH-10	R= 134.61	126.71	36"	SDR 35 PVC	FROM SMH-10
SMH-401	R= 136.81	130.70	36"	SDR 35 PVC	FROM SMH-402
SMH-402	R= 136.04	129.10	36"	SDR 35 PVC	FROM SMH-401
SMH-403	R= 129.79	123.80	36"	SDR 35 PVC	FROM SMH-402
SMH-404	R= 134.31	127.50	36"	SDR 35 PVC	FROM SMH-403
SMH-411	R= 133.31	123.60	36"	SDR 35 PVC	FROM SMH-412
SMH-412	R= 135.72	128.50	36"	SDR 35 PVC	FROM SMH-411
SMH-421	R= 134.25	128.50	36"	SDR 35 PVC	FROM SMH-422
SMH-422	R= 134.68	125.50	36"	SDR 35 PVC	FROM SMH-421
SMH-423	R= 131.82	125.50	36"	SDR 35 PVC	FROM SMH-422
SMH-424	R= 129.35	123.80	36"	SDR 35 PVC	FROM SMH-423
SMH-425	R= 128.36	120.50	36"	SDR 35 PVC	FROM SMH-424
SMH-431	R= 125.10	119.15	36"	SDR 35 PVC	FROM SMH-432
SMH-432	R= 124.48	118.70	36"	SDR 35 PVC	FROM SMH-431
SMH-433	R= 122.93	117.30	36"	SDR 35 PVC	FROM SMH-432
SMH-434	R= 121.78	115.90	36"	SDR 35 PVC	FROM SMH-433
SMH-441	R= 132.85	121.40	36"	SDR 35 PVC	FROM SMH-441
SMH-442	R= 130.87	119.70	36"	SDR 35 PVC	FROM SMH-441
SMH-443	R= 126.41	116.60	36"	SDR 35 PVC	FROM SMH-442
SMH-444	R= 122.78	117.75	36"	SDR 35 PVC	FROM SMH-443
TANK-1	R= 132.09	125.48	36"	SDR 35 PVC	FROM SMH-4A
TANK-2	R= 134.50	125.48	36"	SDR 35 PVC	FROM SMH-5
TANK-3	R= 131.00	123.50	36"	SDR 35 PVC	FROM SMH-403
TANK-4	R= 126.80	115.70	36"	SDR 35 PVC	FROM SMH-443
TANK-5	R= 123.00	115.50	36"	SDR 35 PVC	FROM SMH-434
TANK-6	R= 126.00	120.00	36"	SDR 35 PVC	FROM SMH-444



I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

2/17/2023

DATE

Kenneth Conte

KENNETH CONTE, PLS No. 38033



I, CLERK OF THE TOWN OF CARVER, HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE ON _____, AND NO APPEAL WAS RECEIVED DURING THE NEXT TWENTY DAYS AFTER RECEIPT AND RECORDING OF SAID NOTICE.

DATE _____ TOWN CLERK _____

APPROVAL UNDER SUBDIVISION CONTROL LAW REQUIRED
CARVER PLANNING BOARD:

DATE _____

PREPARED FOR:

Weathervane at Patriot Pines, LLC

190 OLD DERBY STREET
SUITE 311
HINGHAM, MASSACHUSETTS

OWNER OF RECORD:

Weathervane at Patriot Pines, LLC

Deed book 51088, page 100
Deed book 52213, page 236
Deed book 55178, page 25

5			
4	2/17/2023	ROADWAY LAYOUT REVISION	
3	1/18/2023	REVISED FOR PEER REVIEW COMMENTS	
2	10/14/2022	DEFINITIVE SUBDIVISION AMENDMENT	
1	12/19/2018	PEER REVIEW COMMENTS	
0	09/28/2018	FIRST ISSUE	
ISSUE DATE		DESCRIPTION	
ATL	EFT	ELC	KCC
FLD	CALC	DWN	CHK'D

FOR PERMITTING ONLY

TOWNHOUSE DEVELOPMENT

WEATHERVANE AT THE LINKS
CARVER, MA (PLYMOUTH COUNTY)

INDEX / PHASING PLAN

PREPARED BY:

BEALS + THOMAS

BEALS AND THOMAS, INC.
32 Court Street
Plymouth, Massachusetts 02360-3866
T 508.746.3288 | www.bealsandthomas.com

DATE: SEPTEMBER 28, 2018

0 10 25 50 75 100 150 200 250 300
SCALE: 1" = 100'

B+T JOB NO. 2176.12

B+T PLAN NO. 217612P020M-001

SHEET 3 OF 35

1.2

I, CLERK OF THE TOWN OF CARVER, HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE ON _____, AND NO APPEAL WAS RECEIVED DURING THE NEXT TWENTY DAYS AFTER RECEIPT AND RECORDING OF SAID NOTICE.

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CONTROL LAW REQUIRED
CARVER PLANNING BOARD:

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10/14/2022
Kenneth Conte
KENNETH CONTE, PLS No. 38033



PREPARED FOR:

**Weathervane at
Patriot Pines,
LLC**

190 OLD DERBY STREET
SUITE 311
HINGHAM, MASSACHUSETTS

OWNER OF RECORD:

**Weathervane at
Patriot Pines,
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0	10/14/2022	FIRST ISSUE
ISSUE DATE		DESCRIPTION
ATL	EFT/ELC	KCC KCC
DES	DWN	CHK'D APP'D

**FOR PERMITTING
ONLY**

**TOWNHOUSE
DEVELOPMENT**

**WEATHERVANE AT
THE LINKS**
CARVER, MA (PLYMOUTH COUNTY)

**TOPOGRAPHIC
PLAN**

PREPARED BY:



BEALS AND THOMAS, INC.
32 Court Street
Plymouth, Massachusetts 02360-3866
T 508.746.3288 | www.bealsandthomas.com

DATE: OCTOBER 14, 2022 METERS
0 5 10 25
SCALE: 1" = 40' FEET
0 20 40 80 120

B+T JOB NO. 2176.12

B+T PLAN NO.
217606P013D-001

SHEET 4 OF 35

2.1

I, CLERK OF THE TOWN OF CARVER, HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE ON _____, AND NO APPEAL WAS RECEIVED DURING THE NEXT TWENTY DAYS AFTER RECEIPT AND RECORDING OF SAID NOTICE.

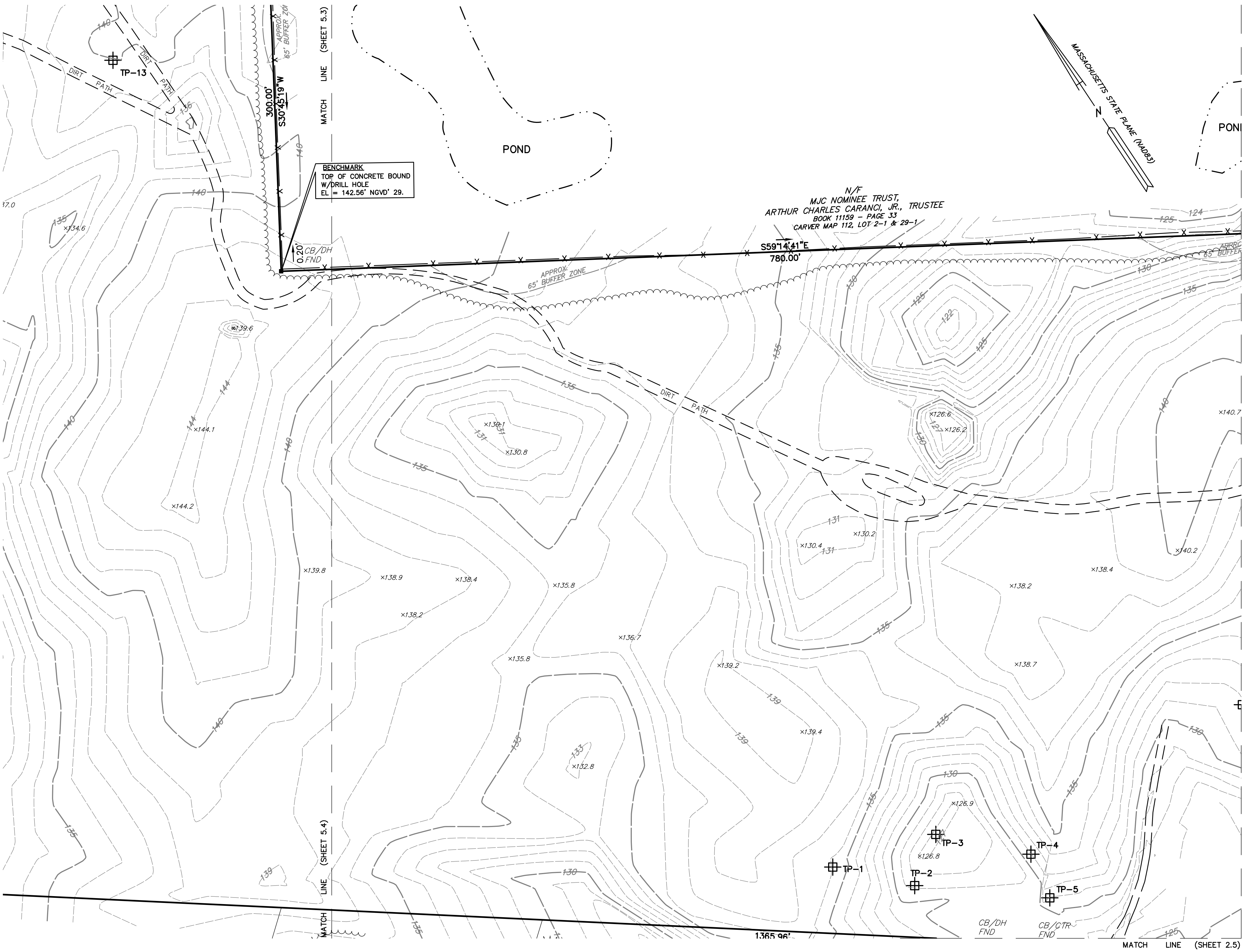
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APPROVAL UNDER SUBDIVISION
CONTROL LAW REQUIRED
CARVER PLANNING BOARD:

DATE

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10/14/2022
DATE
Kenneth Conte
KENNETH CONTE, PLS No. 38033



PREPARED FOR:

**Weathervane at
Patriot Pines,
LLC**

190 OLD DERBY STREET
SUITE 311
HINGHAM, MASSACHUSETTS

OWNER OF RECORD:

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Patriot Pines,
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DES	DWN	CHK'D APP'D

**FOR PERMITTING
ONLY**

**TOWNHOUSE
DEVELOPMENT**

**WEATHERVANE AT
THE LINKS**
CARVER, MA (PLYMOUTH COUNTY)

**TOPOGRAPHIC
PLAN**

PREPARED BY:



BEALS AND THOMAS, INC.
32 Court Street
Plymouth, Massachusetts 02360-3866
T 508.746.3288 | www.bealsandthomas.com

DATE: OCTOBER 14, 2022 METERS
0 5 10 25
SCALE: 1" = 40' 0 20 40 80 120 FEET

B+T JOB NO. 2176.12

B+T PLAN NO.
217606P013D-002

SHEET 5 OF 35

2.2

I, CLERK OF THE TOWN OF CARVER, HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE ON _____, AND NO APPEAL WAS RECEIVED DURING THE NEXT TWENTY DAYS AFTER RECEIPT AND RECORDING OF SAID NOTICE.

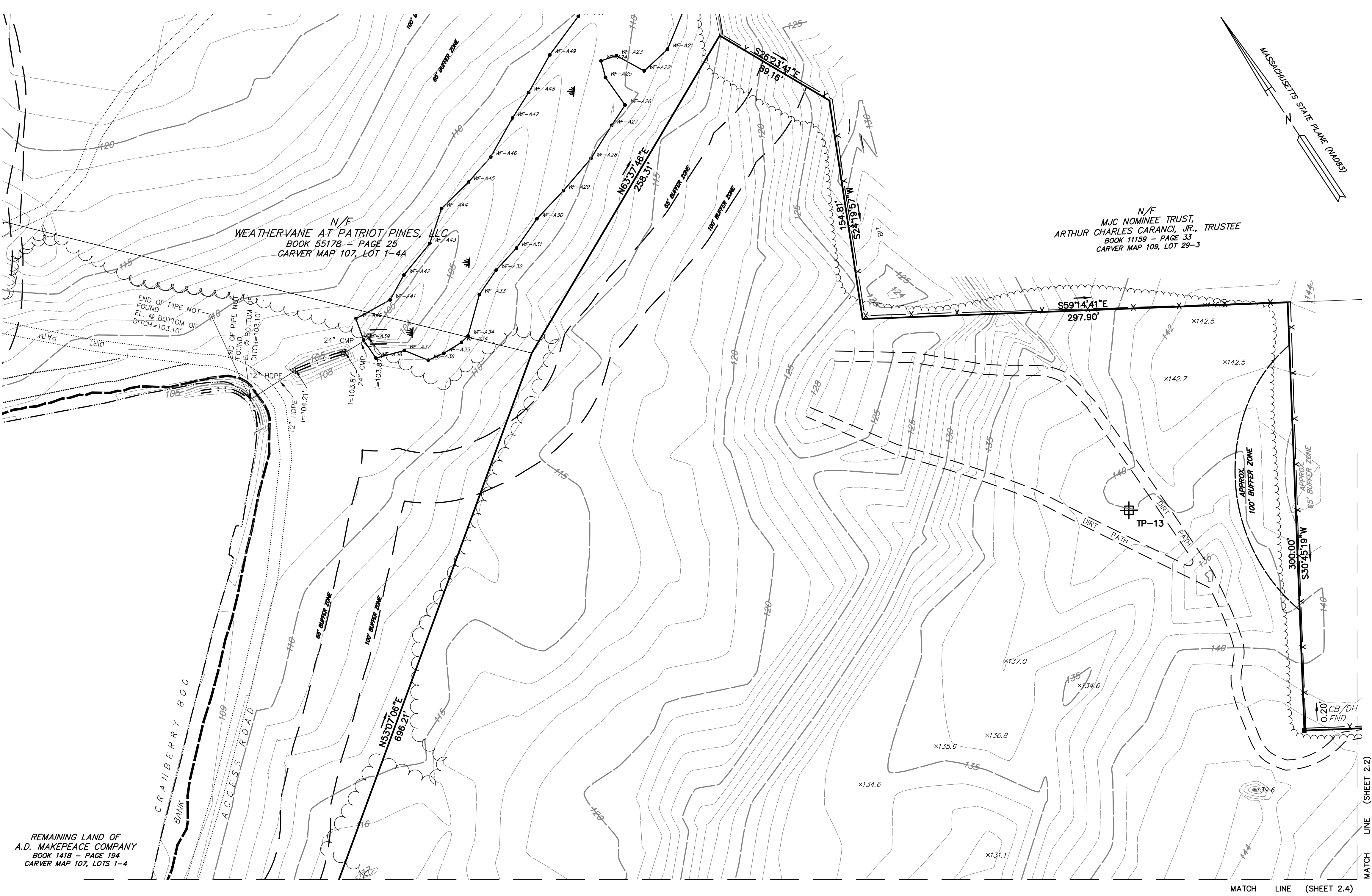
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APPROVAL UNDER SUBDIVISION
CONTROL LAW REQUIRED
CARVER PLANNING BOARD:

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10/14/2022
DATE
Kenneth Conte
KENNETH CONTE, PLS No. 38033



PREPARED FOR:

**Weathervane at
Patriot Pines,
LLC**

190 OLD DERBY STREET
SUITE 311
HINGHAM, MASSACHUSETTS

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DES	DWN	CHK'D APP'D

**FOR PERMITTING
ONLY**

**TOWNHOUSE
DEVELOPMENT**

**WEATHERVANE AT
THE LINKS**
CARVER, MA (PLYMOUTH COUNTY)

**TOPOGRAPHIC
PLAN**

PREPARED BY:



BEALS AND THOMAS, INC.
32 Court Street
Plymouth, Massachusetts 02360-3866
T 508.746.3288 | www.bealsandthomas.com

DATE: OCTOBER 14, 2022 METERS
0 5 10 25
0 20 40 80 120 FEET
SCALE: 1" = 40'

B+T JOB NO. 2176.12

B+T PLAN NO.
217606P013D-003

SHEET 6 OF 35

2.3

I, CLERK OF THE TOWN OF CARVER, HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE ON _____, AND NO APPEAL WAS RECEIVED DURING THE NEXT TWENTY DAYS AFTER RECEIPT AND RECORDING OF SAID NOTICE.

DATE _____ TOWN CLERK _____

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CONTROL LAW REQUIRED
CARVER PLANNING BOARD:

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10/14/2022
DATE
Kenneth Conte
KENNETH CONTE, PLS No. 38033



PREPARED FOR:

**Weathervane at
Patriot Pines,
LLC**

190 OLD DERBY STREET
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DEVELOPMENT**

**WEATHERVANE AT
THE LINKS**
CARVER, MA (PLYMOUTH COUNTY)

**TOPOGRAPHIC
PLAN**

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Plymouth, Massachusetts 02360-3866
T 508.746.3288 | www.bealsandthomas.com

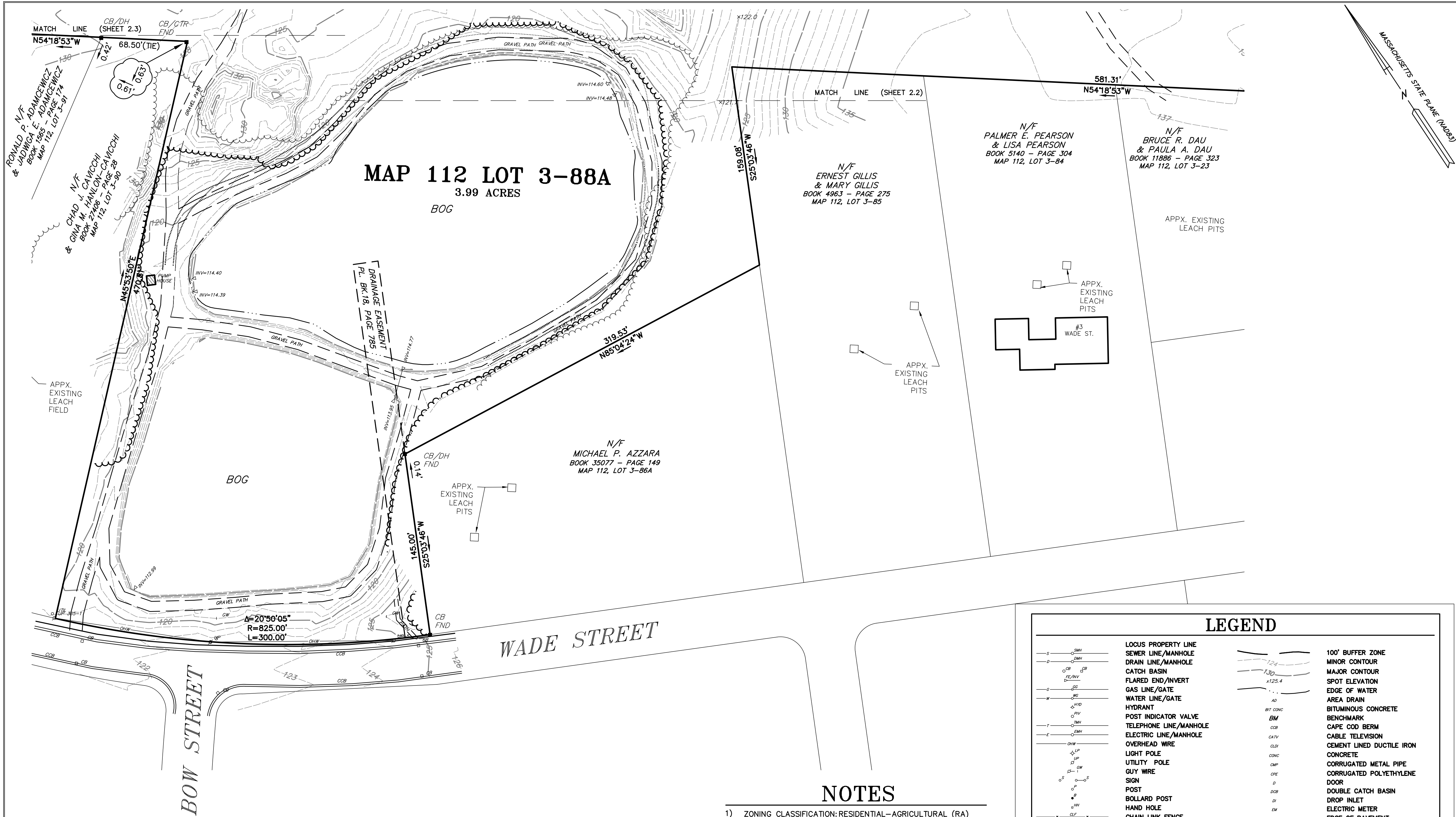
DATE: OCTOBER 14, 2022 METERS
0 5 10 25
0 20 40 80 120
SCALE: 1" = 40' FEET

B+T JOB NO. 2176.12

B+T PLAN NO.
217606P013D-004

SHEET 7 OF 35

2.4



I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

10/14/2022
Kenneth Conte
KENNETH CONTE, PLS No. 38033



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DATE _____ TOWN CLERK _____

APPROVAL UNDER SUBDIVISION CONTROL LAW REQUIRED
CARVER PLANNING BOARD:

DATE _____

NOTES

- 1) ZONING CLASSIFICATION: RESIDENTIAL-AGRICULTURAL (RA)
- 2) ALL ELEVATIONS REFER TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29).
- 3) THE PARCEL SHOWN IS LOCATED IN ZONE C (AREAS OF MINIMAL FLOODING), AS SHOWN ON "FLOOD INSURANCE RATE MAP 25023C0361J, TOWN OF CARVER, MASSACHUSETTS", PLYMOUTH COUNTY, COMMUNITY PANEL NUMBER 250262, EFFECTIVE DATE JULY 17, 2017.
- 4) SURVEY PERFORMED ON OR BETWEEN JUNE 28, 2009 AND AUGUST 25, 2017.

LEGEND

LOCUS PROPERTY LINE
SEWER LINE/MANHOLE
DRAIN LINE/MANHOLE
CATCH BASIN
FLARED END/INVERT
GAS LINE/GATE
WATER LINE/GATE
HYDRANT
POST INDICATOR VALVE
TELEPHONE LINE/MANHOLE
ELECTRIC LINE/MANHOLE
OVERHEAD WIRE
LIGHT POLE
UTILITY POLE
GUY WIRE
SIGN
POST
BOLLARD POST
HAND HOLE
CHAIN LINK FENCE
GUARDRAIL/GUIDERAIL
CONCRETE CURB
GRANITE CURB
BITUMINOUS CONCRETE BERM
TREE
TREE LINE
STONE WALL
RIPRAP

BUILDING

No. OF PARKING SPACES IN ROW
BOUNDARY OF BORDERING
VEGETATED WETLAND
APPROXIMATE BOUNDARY OF
BORDERING VEGETATED WETLAND
APPROXIMATE GPS BOUNDARY OF
BORDERING VEGETATED WETLAND
BANK/BANK FLAG
POTENTIAL VERNAL POOL/FLAG
100-YEAR FLOOD ELEVATION
65' BUFFER ZONE

BIT CONC

BM

CCB

CATV

CLDI

CONC

CMP

CPE

D

DCB

DI

DM

EDP

GM

HW

LD

OCS

POB

PVC

RCP

RD

ROW

SGC

TRANSF

WQI

WW

■ SB

■ CB

⊙ DH

⊙ IP

⊙ IR

FND

EPLP

LCD

MHB

⊙ SB

⊙ CB

△ S/N

△ SPK

△ PK

100.00'

100.00's

[25-13]

100' BUFFER ZONE
MINOR CONTOUR
MAJOR CONTOUR
SPOT ELEVATION
EDGE OF WATER
AREA DRAIN
BITUMINOUS CONCRETE
BENCHMARK
CAPE COD BERM
CABLE TELEVISION
CEMENT LINED DUCTILE IRON
CONCRETE
CORRUGATED METAL PIPE
CORRUGATED POLYETHYLENE
DOOR
DOUBLE CATCH BASIN
DROP INLET
ELECTRIC METER
EDGE OF PAVEMENT
GAS METER
HEAD WALL
LOADING DOCK
OUTLET CONTROL STRUCTURE
POINT OF BEGINNING
POLYVINYL CHLORIDE
REINFORCED CONCRETE PIPE
ROOF DRAIN
RIGHT-OF-WAY
SLOPED GRANITE CURB
ELECTRIC TRANSFORMER
WATER QUALITY INLET
WING WALL
STONE BOUND
CONCRETE BOUND
DRILL HOLE
IRON PIN/IRON PIPE
IRON ROD
FOUND
ESCUTHEON PIN, LEAD PLUG
LAND COURT DISK
MASSACHUSETTS HIGHWAY BOUND
STONE BOUND (TO BE SET)
CONCRETE BOUND (TO BE SET)
STAKE AND NAIL
SPIKE
PK NAIL
DISTANCE (BY RECORD)
DISTANCE (BY SURVEY)
ASSESSOR ID MAP/LOT

PREPARED FOR:

**Weathervane at
Patriot Pines,
LLC**

190 OLD DERBY STREET
SUITE 311
HINGHAM, MASSACHUSETTS

OWNER OF RECORD:

**Weathervane at
Patriot Pines,
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Deed book 51088, page 100
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1		
0	10/14/2022	FIRST ISSUE
ISSUE DATE		DESCRIPTION
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DES	DWN	CHK'D APP'D

**FOR PERMITTING
ONLY**

**TOWNHOUSE
DEVELOPMENT**

**WEATHERVANE AT
THE LINKS**
CARVER, MA (PLYMOUTH COUNTY)

**TOPOGRAPHIC
PLAN**

PREPARED BY:

BEALS + THOMAS

BEALS AND THOMAS, INC.
32 Court Street
Plymouth, Massachusetts 02360-3866
T 508.746.3288 | www.bealsandthomas.com

DATE: OCTOBER 14, 2022 METERS
0 5 10 25 120
SCALE: 1" = 40' FEET

B+T JOB NO. 2176.12

B+T PLAN NO.
217606P013D-005

SHEET 8 OF 35

2.5

I, CLERK OF THE TOWN OF CARVER, HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE ON _____, AND NO APPEAL WAS RECEIVED DURING THE NEXT TWENTY DAYS AFTER RECEIPT AND RECORDING OF SAID NOTICE.

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CARVER PLANNING BOARD:

DATE _____

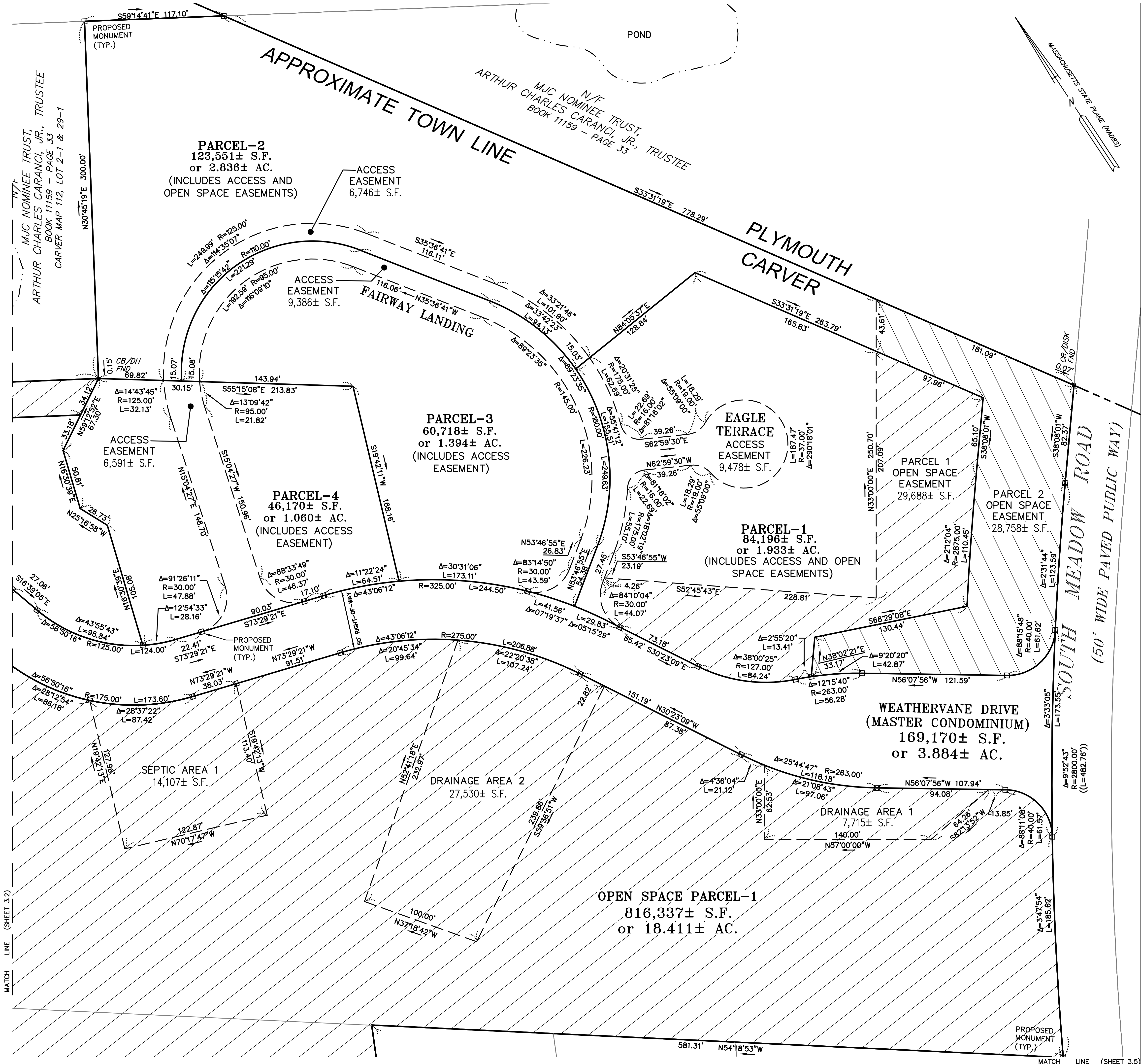
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2/17/2023

DATE _____

Kenneth Conte

KENNETH CONTE, PLS No. 38033



PREPARED FOR:

**Weathervane at
Patriot Pines,
LLC**

190 OLD DERBY STREET
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**FOR PERMITTING
ONLY**

**TOWNHOUSE
DEVELOPMENT**

**WEATHERVANE AT
THE LINKS**
CARVER, MA (PLYMOUTH COUNTY)

**AMENDED DEFINITIVE
SUBDIVISION PLAN**

PREPARED BY:

BEALS + THOMAS

BEALS AND THOMAS, INC.
32 Court Street
Plymouth, Massachusetts 02360-3866
T 508.746.3288 | www.bealsandthomas.com

DATE: SEPTEMBER 28, 2018 METERS
0 5 10 25
0 20 40 80 120
SCALE: 1" = 40' FEET

B+T JOB NO. 2176.12

B+T PLAN NO.
217612P020M-002

SHEET 9 OF 35

3.1

I, CLERK OF THE TOWN OF CARVER, HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE ON _____, AND NO APPEAL WAS RECEIVED DURING THE NEXT TWENTY DAYS AFTER RECEIPT AND RECORDING OF SAID NOTICE.

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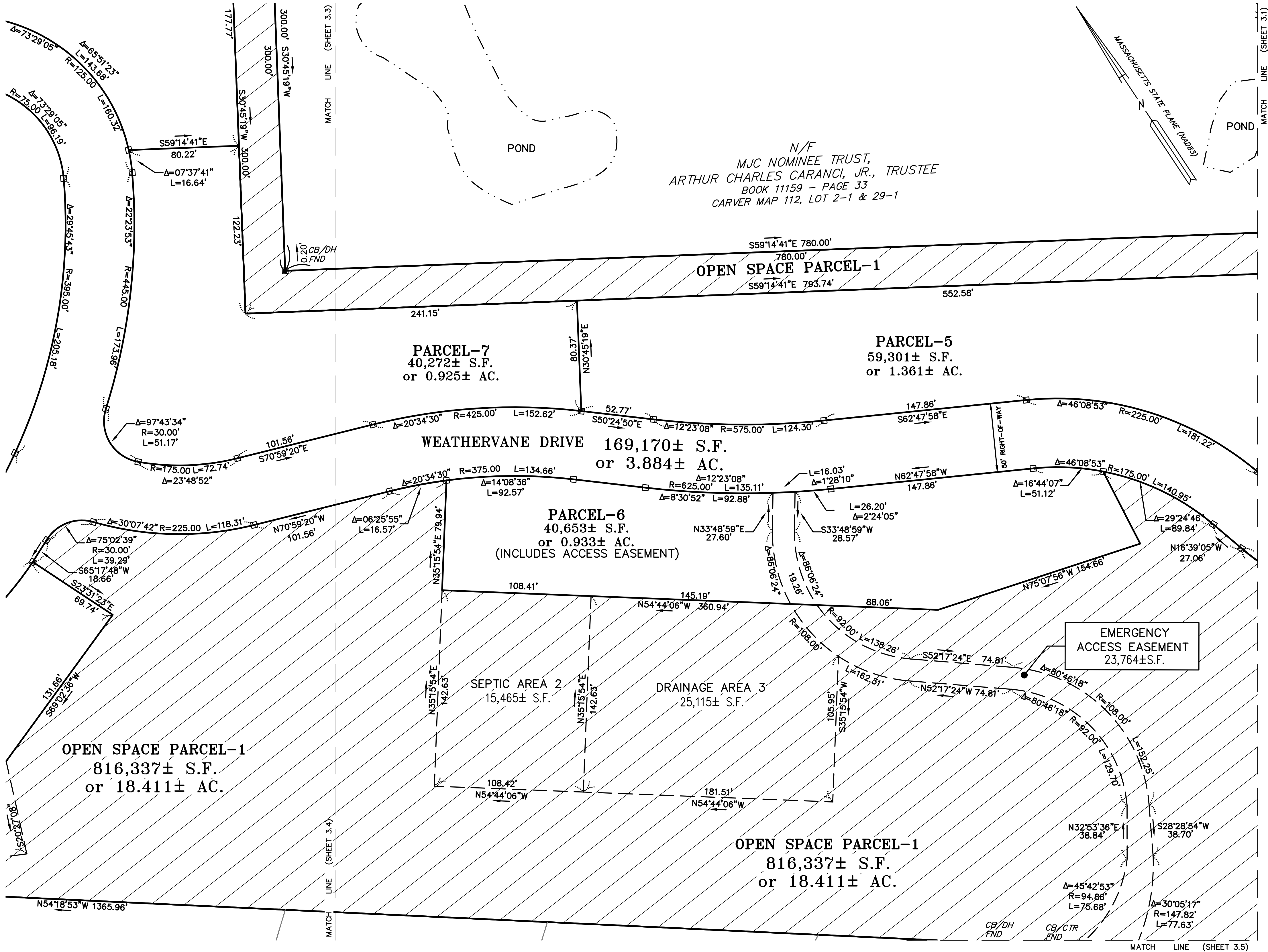
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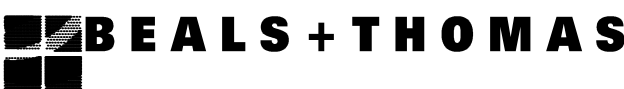
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**TOWNHOUSE
DEVELOPMENT**

**WEATHERVANE AT
THE LINKS**
CARVER, MA (PLYMOUTH COUNTY)

**AMENDED DEFINITIVE
SUBDIVISION PLAN**

PREPARED BY:



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DATE: SEPTEMBER 28, 2018 METERS
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SCALE: 1" = 40' FEET

B+T JOB NO. 2176.12

B+T PLAN NO.
217612P020M-003

SHEET 10 OF 35

3.2

I, CLERK OF THE TOWN OF CARVER, HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE ON _____, AND NO APPEAL WAS RECEIVED DURING THE NEXT TWENTY DAYS AFTER RECEIPT AND RECORDING OF SAID NOTICE.

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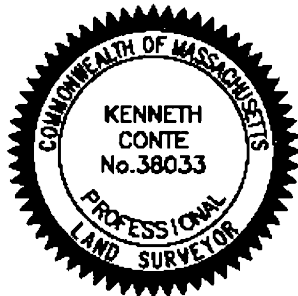
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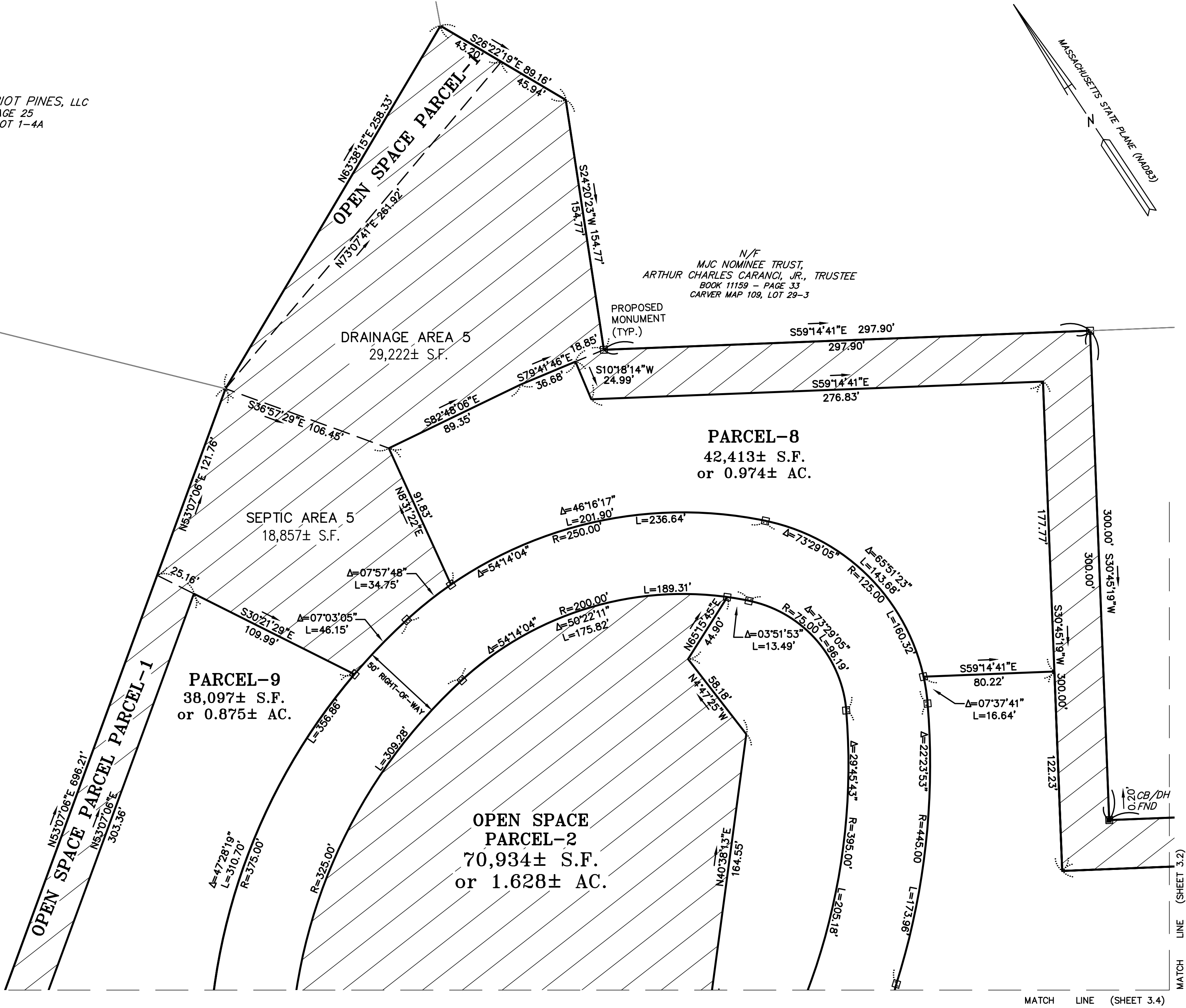
Kenneth Conte

KENNETH CONTE, PLS No. 38033



N/F
WEATHERVANE AT PATRIOT PINES, LLC
BOOK 55178 - PAGE 25
CARVER MAP 107, LOT 1-4A

REMAINING LAND OF
A.D. MAKEPEACE COMPANY
BOOK 1418 - PAGE 194
CARVER MAP 107, LOTS 1-4



PREPARED FOR:

**Weathervane at
Patriot Pines,
LLC**

190 OLD DERBY STREET
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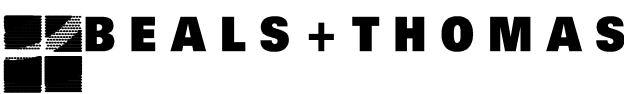
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**TOWNHOUSE
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**WEATHERVANE AT
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**AMENDED DEFINITIVE
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PREPARED BY:



BEALS AND THOMAS, INC.
32 Court Street
Plymouth, Massachusetts 02360-3866
T 508.746.3288 | www.bealsandthomas.com

DATE: SEPTEMBER 28, 2018 METERS
0 5 10 25
0 20 40 80 120
SCALE: 1" = 40' FEET

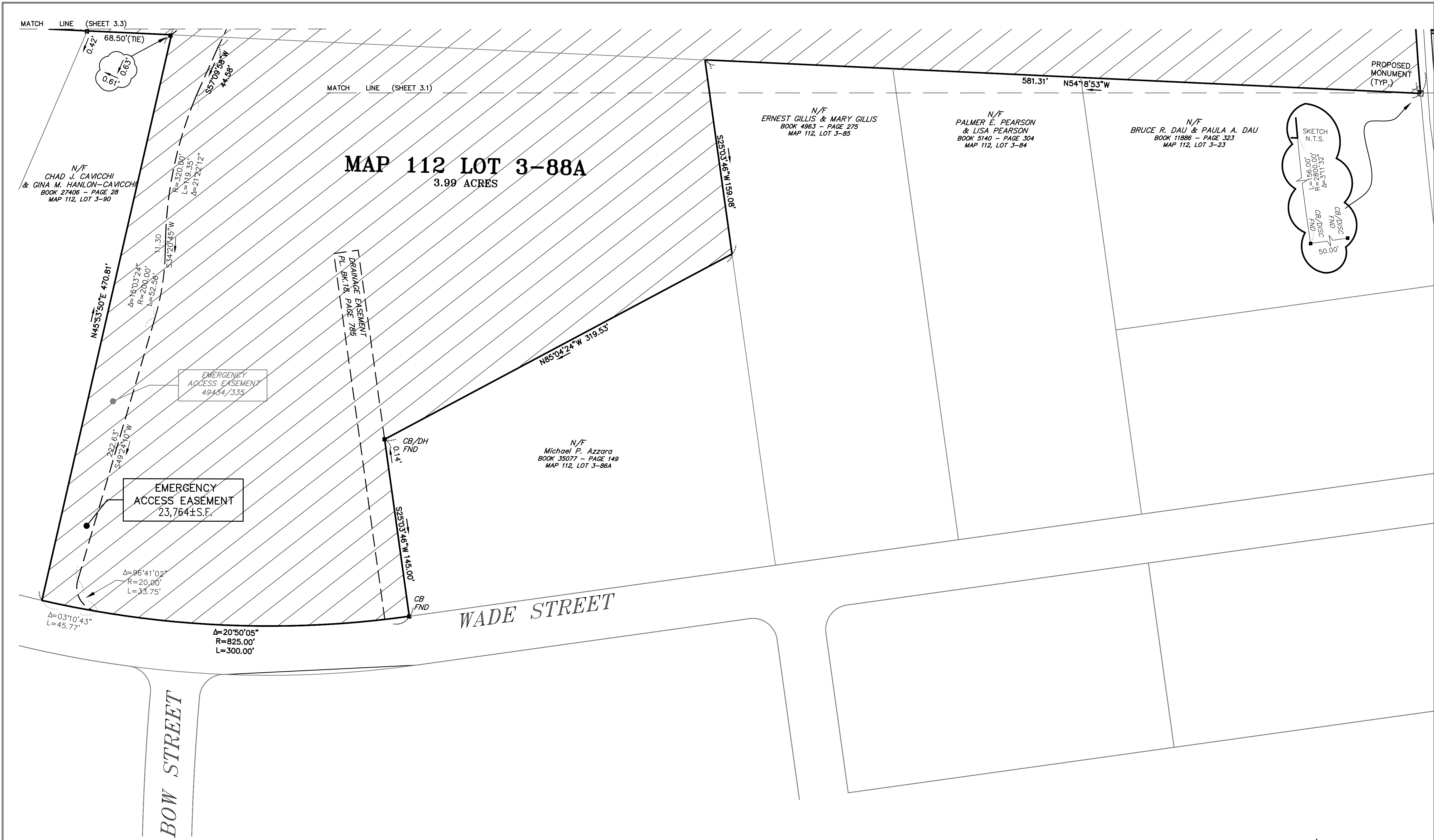
B+T JOB NO. 2176.12

B+T PLAN NO.
217612P020M-004

SHEET 11 OF 35

3.3

3.4



I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

2/17/2023

DATE

Kenneth Conte

KENNETH CONTE, PLS No. 38033



I, CLERK OF THE TOWN OF CARVER, HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE ON _____ AND NO APPEAL WAS RECEIVED DURING THE NEXT TWENTY DAYS AFTER RECEIPT AND RECORDING OF SAID NOTICE.

DATE TOWN CLERK

APPROVAL UNDER SUBDIVISION CONTROL LAW REQUIRED CARVER PLANNING BOARD:

DATE

PREPARED FOR:

Weathervane at Patriot Pines, LLC

190 OLD DERBY STREET
SUITE 311
HINGHAM, MASSACHUSETTS

OWNER OF RECORD:

Weathervane at Patriot Pines, LLC

Deed book 51088, page 100
Deed book 52213, page 236
Deed book 55178, page 25

5			
4	2/17/2023	ROADWAY LAYOUT REVISION	
3	1/18/2023	REVISED FOR PEER REVIEW COMMENTS	
2	10/14/2022	DEFINITIVE SUBDIVISION AMENDMENT	
1	12/19/2018	PEER REVIEW COMMENTS	
0	09/28/2018	FIRST ISSUE	
ISSUE DATE		DESCRIPTION	
ATL	EFT	ELC	KCC
FLD	CALC	DWN	CHK'D

FOR PERMITTING ONLY

TOWNHOUSE DEVELOPMENT

WEATHERVANE AT THE LINKS
CARVER, MA (PLYMOUTH COUNTY)

AMENDED DEFINITIVE SUBDIVISION PLAN

PREPARED BY:

BEALS + THOMAS

BEALS AND THOMAS, INC.
32 Court Street
Plymouth, Massachusetts 02360-3866
T 508.746.3288 | www.bealsandthomas.com

DATE: SEPTEMBER 28, 2018
0 5 10 25 METERS
0 20 40 80 120 FEET
SCALE: 1" = 40'

B+T JOB NO. 2176.12

B+T PLAN NO. 217612P020M-006

SHEET 13 OF 35

3.5

THIS DRAWING IS NOT INTENDED FOR CONSTRUCTION UNTIL ISSUED FOR CONSTRUCTION BY BEALS AND THOMAS, INC.

BEALS AND THOMAS, INC. SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, OR PROCEDURES UTILIZED BY THE CONTRACTOR, NOR FOR THE SAFETY OF PUBLIC OR CONTRACTORS EMPLOYEES; OR FOR THE FAILURE OF THE CONTRACTOR TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

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DATE _____ TOWN CLERK _____

APPROVAL UNDER SUBDIVISION CONTROL LAW REQUIRED
CARVER PLANNING BOARD:

DATE _____

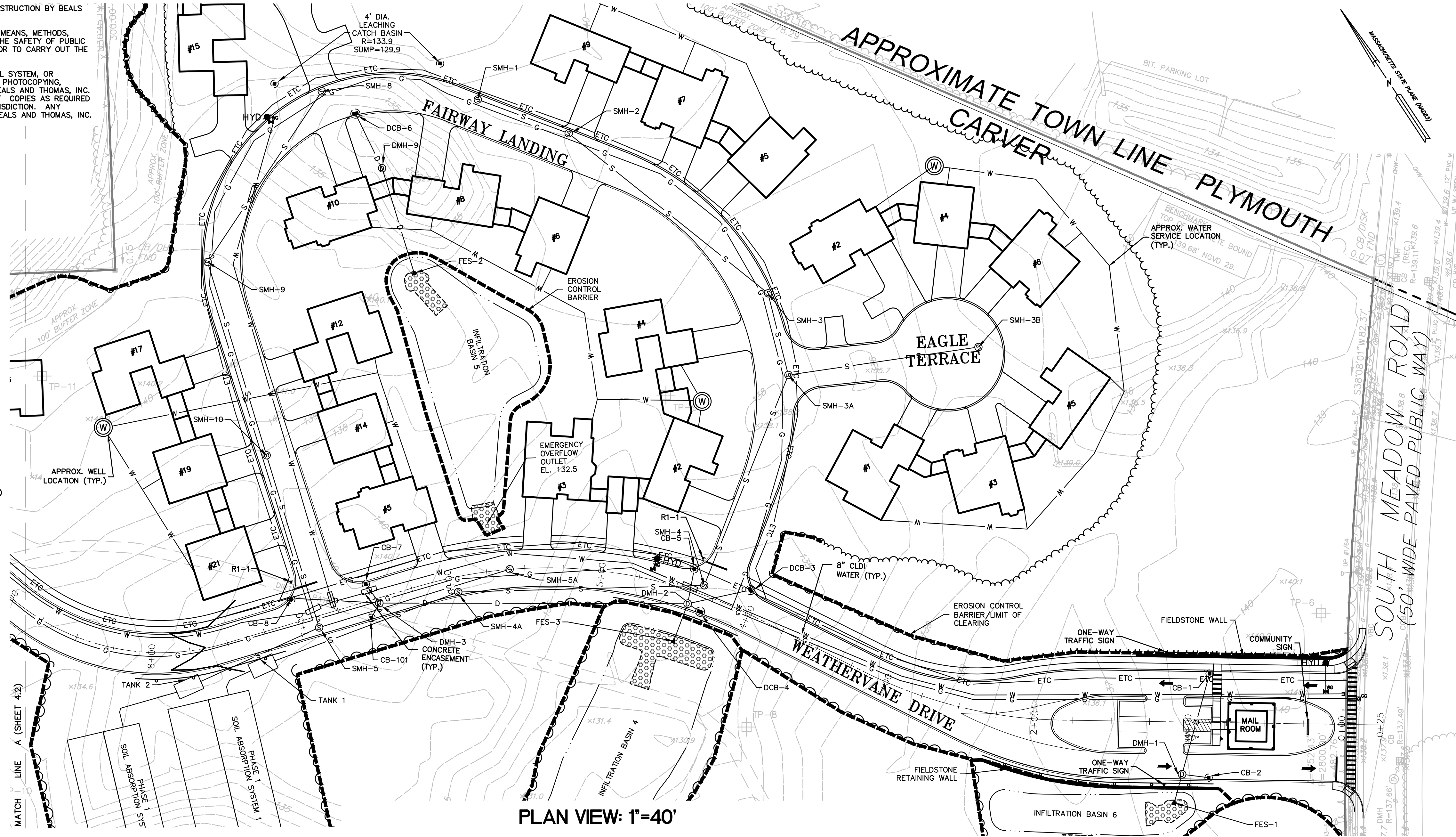
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2/17/2023

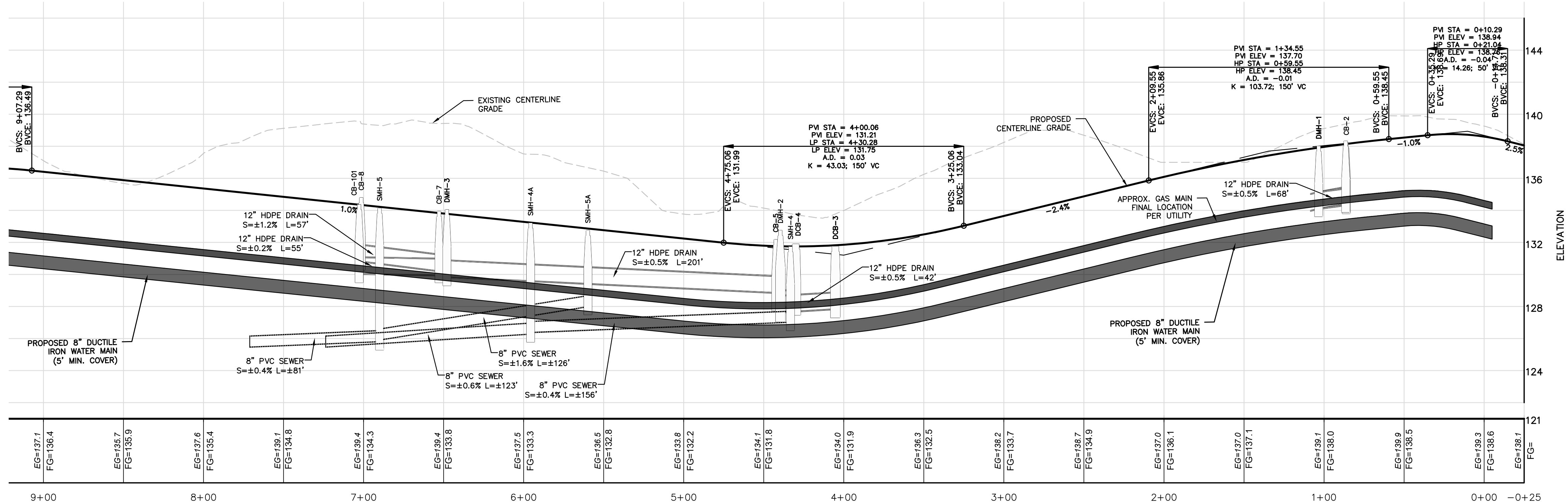
DATE _____

Kenneth Conte

KENNETH CONTE, PLS No. 38033



PLAN VIEW: 1"=40'



PROFILE VIEW: 1"=40' HORIZONTAL 1"=4' VERTICAL

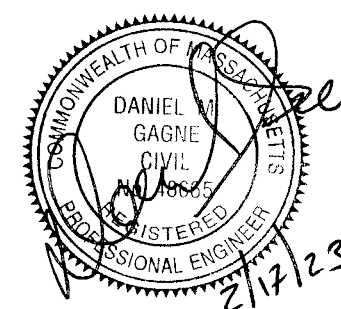
PREPARED FOR OWNER:

Weathervane at Patriot Pines, LLC

190 OLD DERBY STREET
SUITE 311
HINGHAM, MASSACHUSETTS

FOR PERMITTING
ONLY

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2	2/17/2023	REVISED FOR PEER REVIEW COMMENTS
1	1/18/2023	REVISED FOR PEER REVIEW COMMENTS
0	10/14/2022	ISSUED FOR PERMITTING
ISSUE DATE		DESCRIPTION
ELC	ELC	DMG DMG
DES	DWN	CHK'D APP'D



TOWNHOUSE DEVELOPMENT

Weathervane at the Links
CARVER, MA
(PLYMOUTH COUNTY)

LAYOUT PLAN AND PROFILE

PREPARED BY:

BEALS + THOMAS
Civil Engineers + Landscape Architects +
Land Surveyors + Planners +
Environmental Specialists

BEALS AND THOMAS, INC.
32 Court Street
Plymouth, Massachusetts 02360-3866
T 508.746.3288 | www.bealsandthomas.com

DATE: OCTOBER 14, 2022
SCALE: 1" = 40'

B+T JOB NO. 2176.12

B+T PLAN NO.
217612P0548-001

SHEET 14 OF 35

4.1

THIS DRAWING IS NOT INTENDED FOR CONSTRUCTION UNTIL ISSUED FOR CONSTRUCTION BY BEALS AND THOMAS, INC.

BEALS AND THOMAS, INC. SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, OR PROCEDURES UTILIZED BY THE CONTRACTOR, NOR FOR THE SAFETY OF PUBLIC OR CONTRACTORS EMPLOYEES, OR FOR THE FAILURE OF THE CONTRACTOR TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

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DATE _____ TOWN CLERK _____

APPROVAL UNDER SUBDIVISION CONTROL LAW REQUIRED
CARVER PLANNING BOARD:

DATE _____

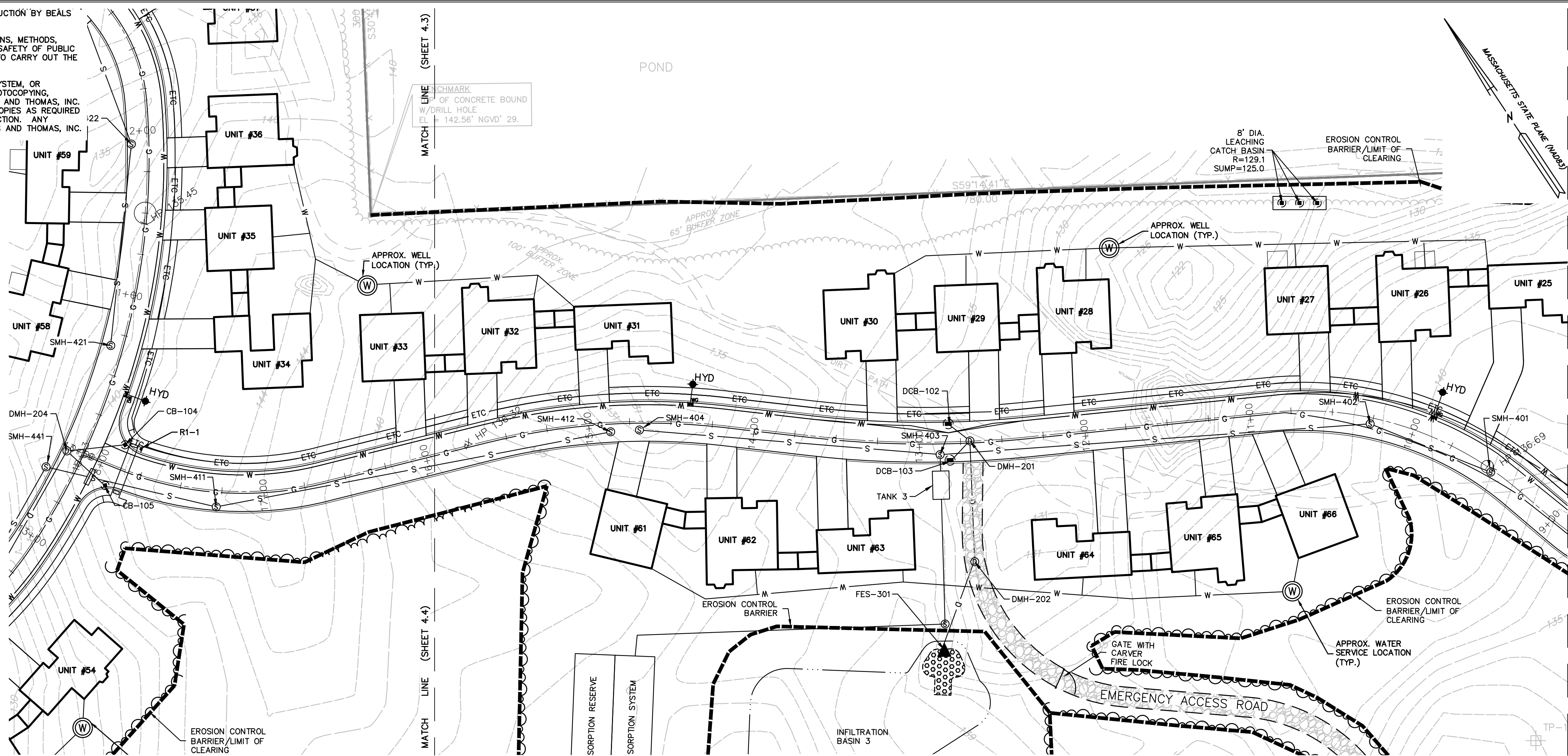
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2/17/2023

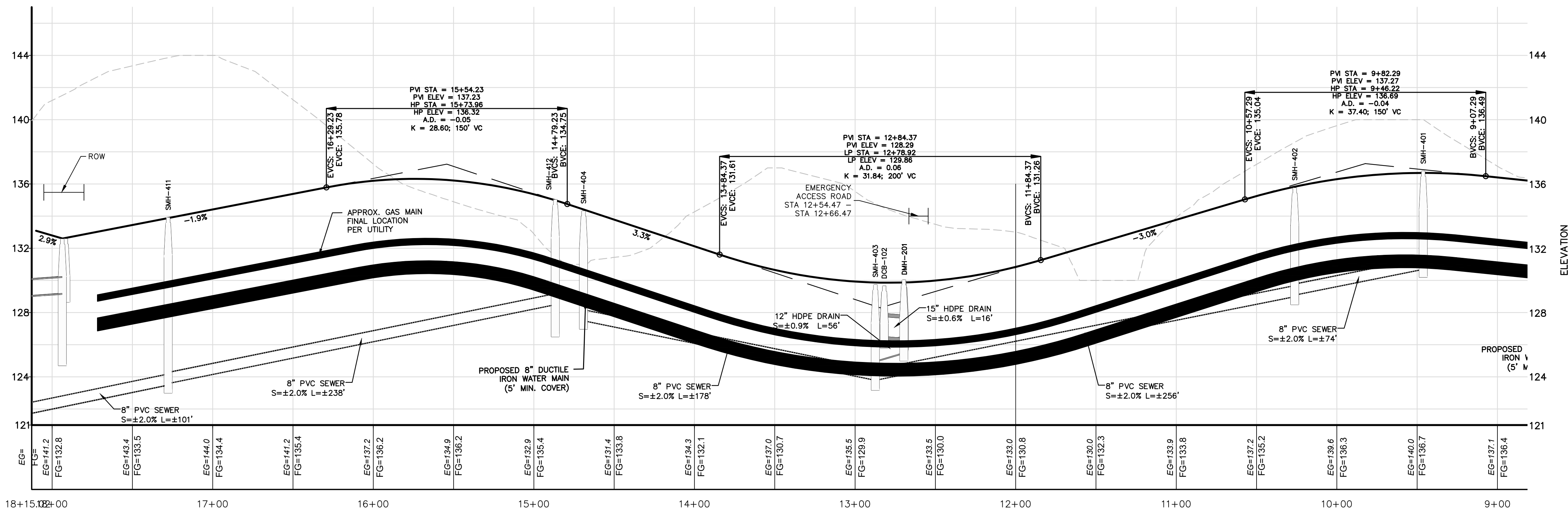
DATE _____

Kenneth Conte

KENNETH CONTE, PLS No. 38033



PLAN VIEW: 1"=40'



PROFILE VIEW: 1"=40' HORIZONTAL 1"=4' VERTICAL

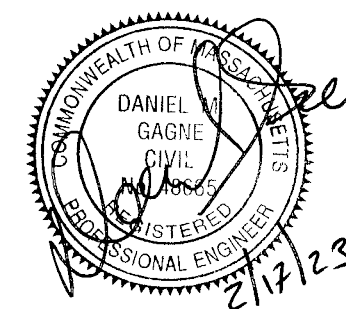
PREPARED FOR OWNER:

**Weathervane
at Patriot
Pines, LLC**

190 OLD DERBY STREET
SUITE 311
HINGHAM, MASSACHUSETTS

**FOR PERMITTING
ONLY**

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ISSUE DATE		DESCRIPTION	
ELC	ELC	DMG	DMG
DES	DWN	CHK'D	APP'D



**TOWNHOUSE
DEVELOPMENT**

**Weathervane at the Links
CARVER, MA
(PLYMOUTH COUNTY)**

**LAYOUT
PLAN AND PROFILE**

PREPARED BY:

BEALS + THOMAS
Civil Engineers + Landscape Architects +
Land Surveyors + Planners +
Environmental Specialists

BEALS AND THOMAS, INC.
32 Court Street
Plymouth, Massachusetts 02360-3866
T 508.746.3288 | www.bealsandthomas.com

DATE: OCTOBER 14, 2022
SCALE: 1" = 40'
B-T JOB NO. 2176.12

B-T PLAN NO.
217612P054B-002

SHEET 15 OF 35

4.2

SHEET 16 OF 35

THIS DRAWING IS NOT INTENDED FOR CONSTRUCTION UNTIL ISSUED FOR CONSTRUCTION BY BEALS AND THOMAS, INC.

BEALS AND THOMAS, INC. SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, OR PROCEDURES UTILIZED BY THE CONTRACTOR, NOR FOR THE SAFETY OF PUBLIC OR CONTRACTORS EMPLOYEES, OR FOR THE FAILURE OF THE CONTRACTOR TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

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DATE _____ TOWN CLERK _____

APPROVAL UNDER SUBDIVISION CONTROL LAW REQUIRED
CARVER PLANNING BOARD:

DATE _____

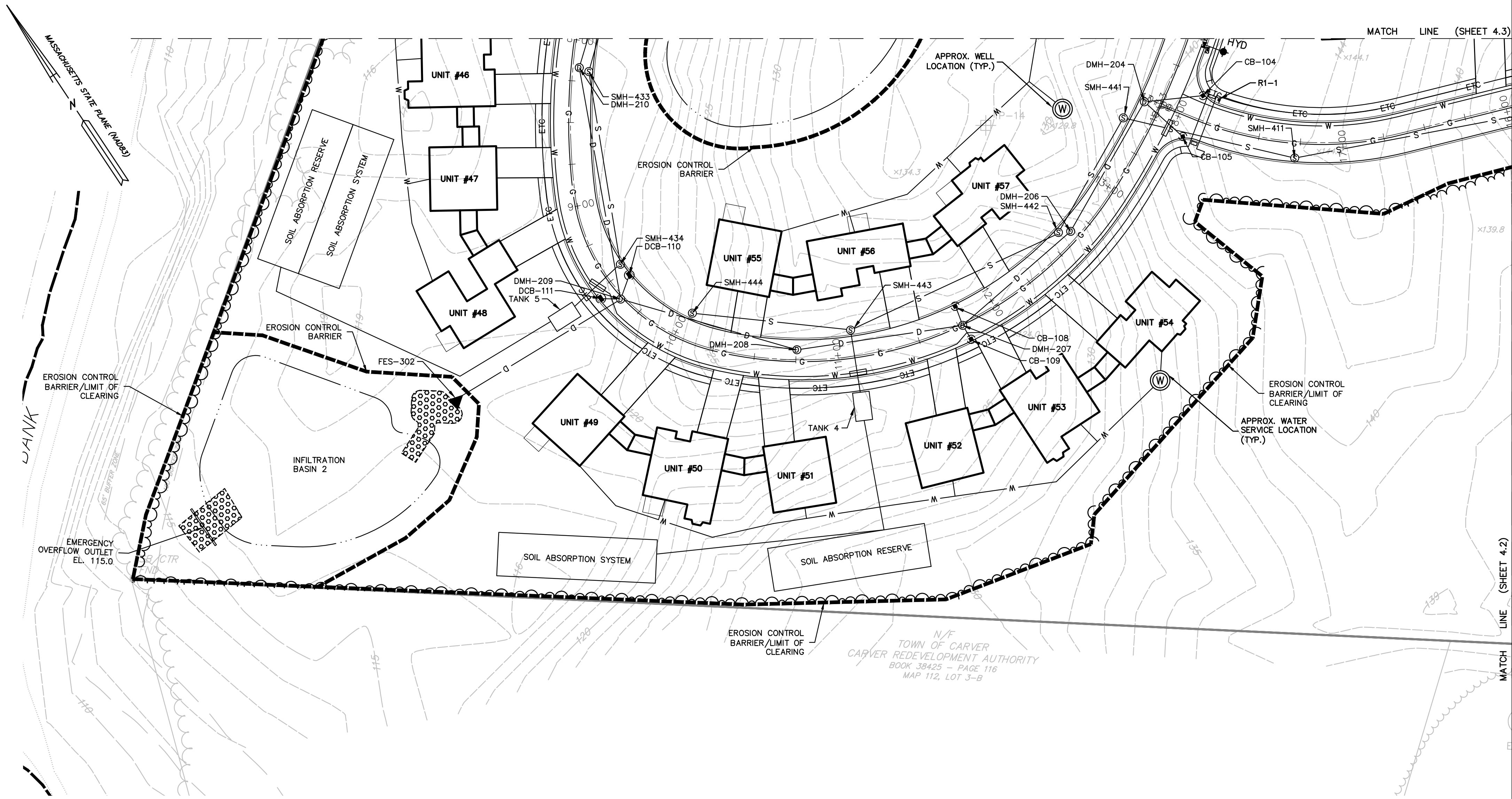
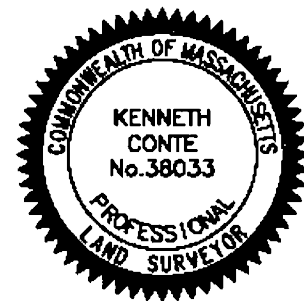
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2/17/2023

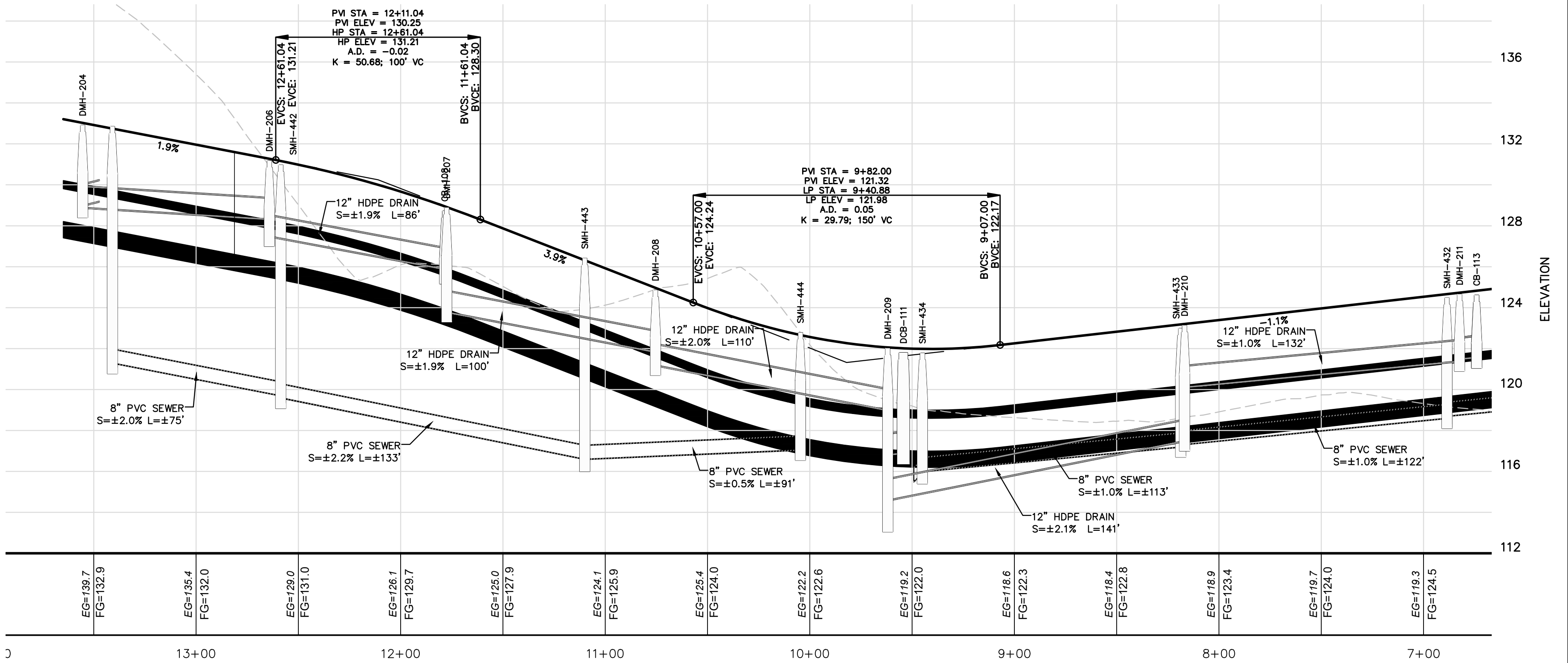
DATE _____



KENNETH CONTE, PLS No. 38033



PLAN VIEW: 1"=40'



PROFILE VIEW: 1"=40' HORIZONTAL 1"=4' VERTICAL

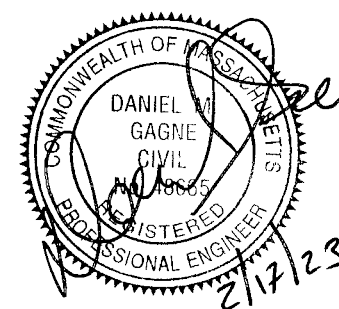
PREPARED FOR OWNER:

Weathervane at Patriot Pines, LLC

190 OLD DERBY STREET
SUITE 311
HINGHAM, MASSACHUSETTS

FOR PERMITTING ONLY

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2	2/17/2023 REVISED FOR PEER REVIEW COMMENTS
1	1/18/2023 REVISED FOR PEER REVIEW COMMENTS
0	10/14/2022 ISSUED FOR PERMITTING
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ELC	ELC DMG DMG
DES	DWN CHK'D APP'D



TOWNHOUSE DEVELOPMENT

Weathervane at the Links
CARVER, MA
(PLYMOUTH COUNTY)

LAYOUT PLAN AND PROFILE

PREPARED BY:

BEALS + THOMAS
Civil Engineers + Landscape Architects +
Land Surveyors + Planners +
Environmental Specialists

BEALS AND THOMAS, INC.
32 Court Street
Plymouth, Massachusetts 02360-3866
T 508.746.3288 | www.bealsandthomas.com

DATE: OCTOBER 14, 2022
0 5 10 25 40 80 120
SCALE: 1" = 40' METERS FEET

B+T JOB NO. 2176.12

B+T PLAN NO.
217612P054B-004

SHEET 17 OF 35

4.4

5.1

MATCH	LINE	(SHEET 5.5)
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DATE _____ TOWN CLERK _____

APPROVAL UNDER SUBDIVISION CONTROL LAW REQUIRED
CARVER PLANNING BOARD:

DATE _____

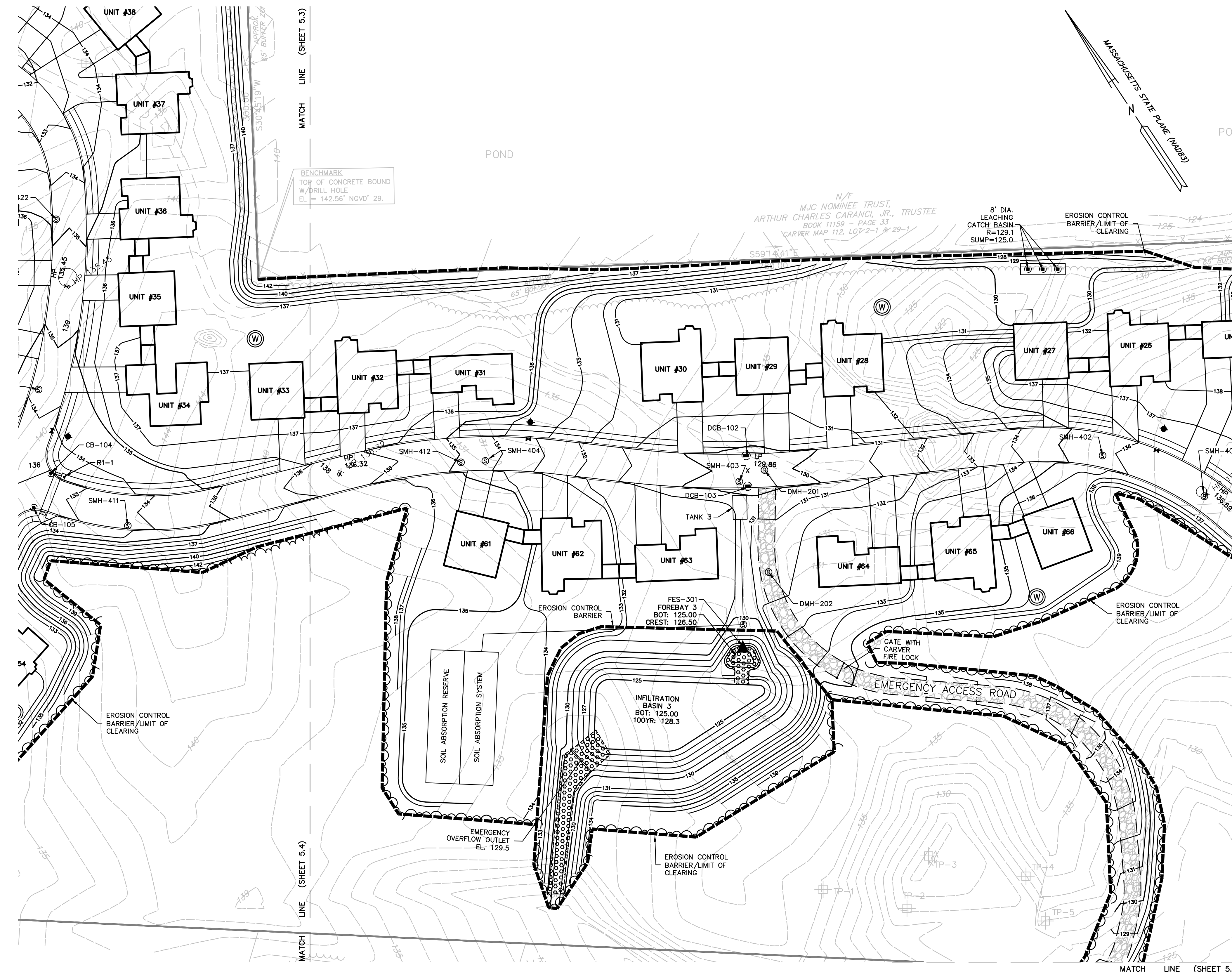
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2/17/2023

DATE _____



KENNETH CONTE, PLS No. 38033



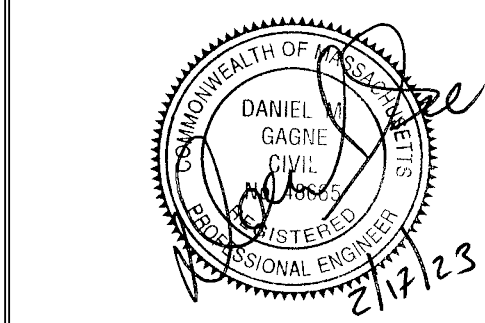
PREPARED FOR OWNER:

**Weatherovane
at Patriot
Pines, LLC**

190 OLD DERBY STREET
SUITE 311
HINGHAM, MASSACHUSETTS

**FOR PERMITTING
ONLY**

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ISSUE DATE		DESCRIPTION	
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DES	DWN	CHK'D	APP'D



**TOWNHOUSE
DEVELOPMENT**

**Weatherovane at the Links
CARVER, MA
(PLYMOUTH COUNTY)**

GRADING PLAN

PREPARED BY:



BEALS AND THOMAS, INC.
32 Court Street
Plymouth, Massachusetts 02360-3866
T 508.746.3288 | www.bealsandthomas.com

DATE: OCTOBER 14, 2022
SCALE: 1" = 40'

B+T JOB NO. 2176.12

B+T PLAN NO.
217612P054B-006

SHEET 19 OF 35

5.2

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DATE _____ TOWN CLERK _____

APPROVAL UNDER SUBDIVISION CONTROL LAW REQUIRED
CARVER PLANNING BOARD:

DATE _____

I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

2/17/2023

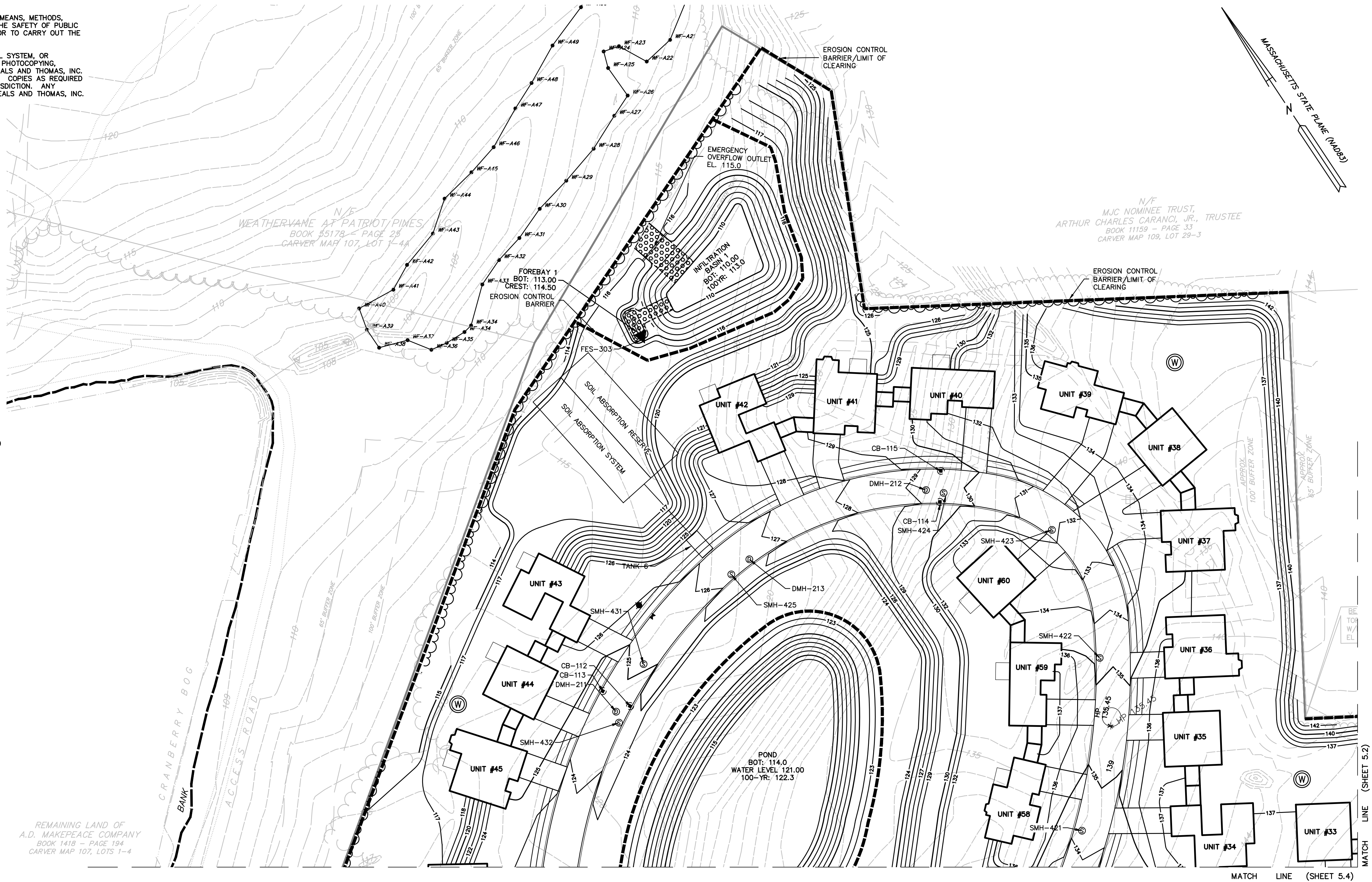
DATE _____

Kenneth Conte

KENNETH CONTE, PLS No. 38033



REMAINING LAND OF
A.D. MAKEPEACE COMPANY
BOOK 1418 - PAGE 194
CARVER MAP 107, LOTS 1-4



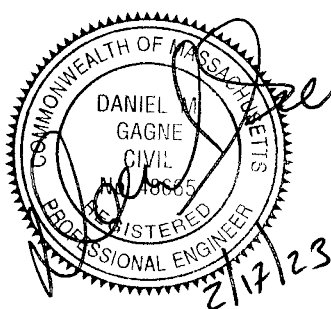
PREPARED FOR OWNER:

Weatherlane at Patriot Pines, LLC

190 OLD DERBY STREET
SUITE 311
HINGHAM, MASSACHUSETTS

FOR PERMITTING
ONLY

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2	2/17/2023	REVISED FOR PEER REVIEW COMMENTS	
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0	10/14/2022	ISSUED FOR PERMITTING	
ISSUE DATE		DESCRIPTION	
ELC	ELC	DMG	DMG
DES	DWN	CHK'D	APP'D



TOWNHOUSE DEVELOPMENT

Weatherlane at the Links
CARVER, MA
(PLYMOUTH COUNTY)

GRADING PLAN

PREPARED BY:



BEALS AND THOMAS, INC.
32 Court Street
Plymouth, Massachusetts 02360-3866
T 508.746.3288 | www.bealsandthomas.com

DATE: OCTOBER 14, 2022
SCALE: 1" = 40'

B+T JOB NO. 2176.12

B+T PLAN NO.
217612P054B-007

SHEET 20 OF 35

5.3

THIS DRAWING IS NOT INTENDED FOR CONSTRUCTION UNTIL ISSUED FOR CONSTRUCTION BY BEALS AND THOMAS, INC.

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APPROVAL UNDER SUBDIVISION CONTROL LAW REQUIRED
CARVER PLANNING BOARD:

DATE _____

I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

2/17/2023

DATE _____

KENNETH CONTE, PLS No. 38033



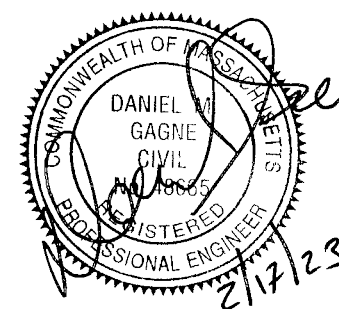
PREPARED FOR OWNER:

**Weathervane
at Patriot
Pines, LLC**

190 OLD DERBY STREET
SUITE 311
HINGHAM, MASSACHUSETTS

**FOR PERMITTING
ONLY**

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0	10/14/2022	ISSUED FOR PERMITTING		
ISSUE DATE		DESCRIPTION		
DES	DWN	CHK'D	APP'D	



**TOWNHOUSE
DEVELOPMENT**

**Weathervane at the Links
CARVER, MA
(PLYMOUTH COUNTY)**

GRADING PLAN

PREPARED BY:

BEALS + THOMAS
Civil Engineers + Landscape Architects +
Land Surveyors + Planners +
Environmental Specialists

BEALS AND THOMAS, INC.
32 Court Street
Plymouth, Massachusetts 02360-3866
T 508.746.3288 | www.bealsandthomas.com

DATE: OCTOBER 14, 2022 METERS
0 5 10 25 120
SCALE: 1" = 40' FEET

B+T JOB NO. 2176.12

B+T PLAN NO.
217612P054B-008

SHEET 21 OF 35

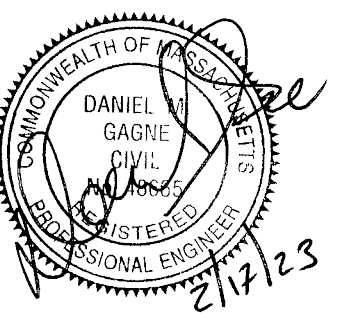
5.4

Weathervane at Patriot Pines, LLC

190 OLD DERBY STREET
SUITE 311
HINGHAM, MASSACHUSETTS

FOR PERMITTING
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DES	DWN	CHK'D	APP'D



TOWNHOUSE DEVELOPMENT

Weathervane at the Links
CARVER, MA
(PLYMOUTH COUNTY)

GRADING PLAN



BEALS + THOMAS
Civil Engineers + Landscape Architects +
Land Surveyors + Planners +
Environmental Specialists

BEALS AND THOMAS, INC.
32 Court Street
Plymouth, Massachusetts 02360-3866
T 508.746.3288 | www.bealsandthomas.com

DATE: OCTOBER 14, 2022

0 5 10 25 METERS

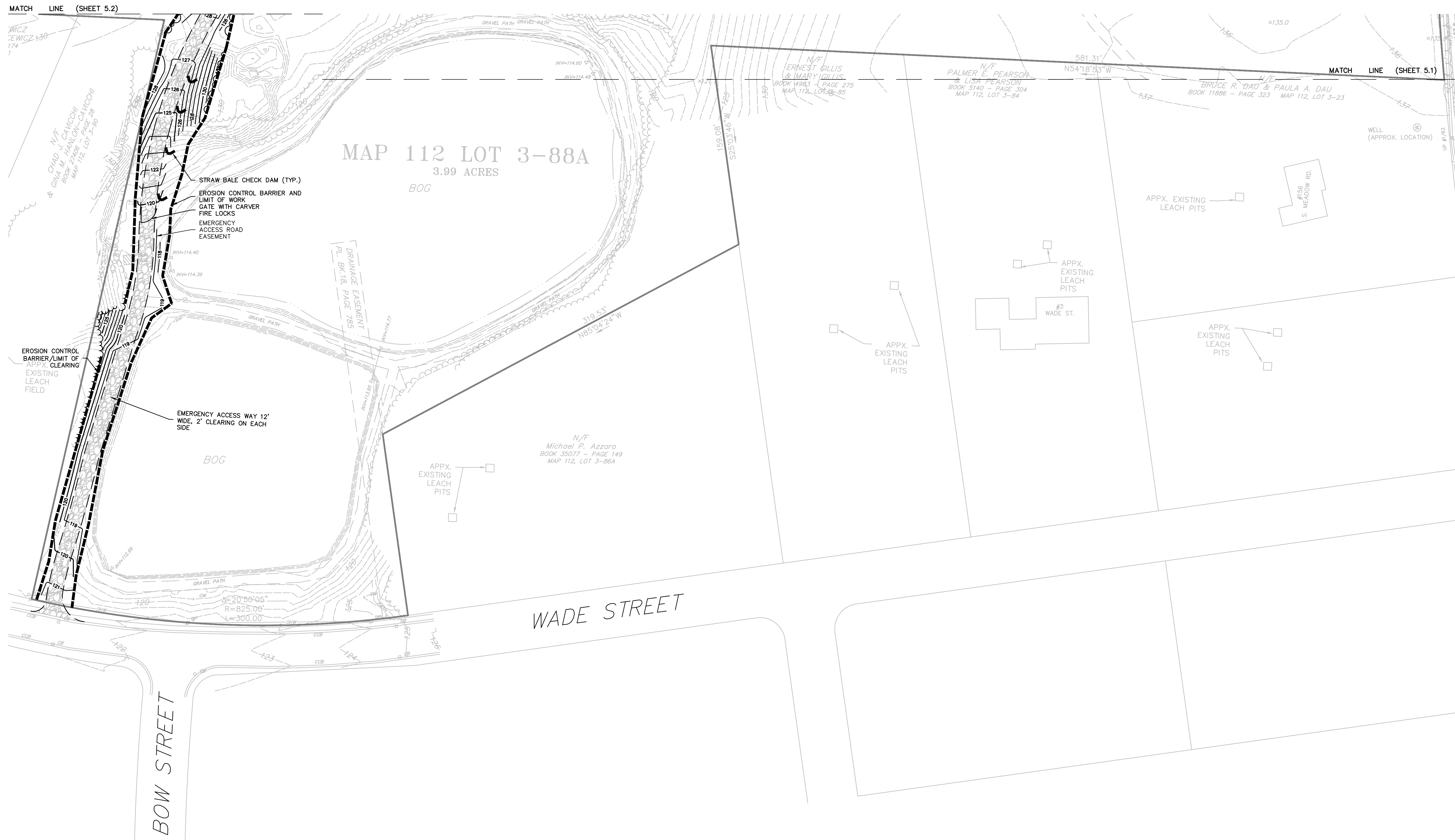
0 20 40 80 120 FEET

SCALE: 1" = 40'

B+T PLAN NO.
217612P054B-009

SHEET 22 OF 35

5.5



APPROVAL UNDER SUBDIVISION
CONTROL LAW REQUIRED
CARVER PLANNING BOARD:

DATE _____

I, CLERK OF THE TOWN OF CARVER, HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE ON _____, AND NO APPEAL WAS RECEIVED DURING THE NEXT TWENTY DAYS AFTER RECEIPT AND RECORDING OF SAID NOTICE.

DATE _____ TOWN CLERK _____

I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED
IN CONFORMITY WITH THE RULES AND REGULATIONS OF
THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF
MASSACHUSETTS.

2/17/2023

DATE _____

Kenneth C. Cant

KENNETH CONTE, PLS No. 38033



THIS DRAWING IS NOT INTENDED FOR CONSTRUCTION UNTIL ISSUED FOR CONSTRUCTION BY BEALS AND THOMAS, INC.

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MASSACHUSETTS STATE PLANE (NDB3)

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DATE TOWN CLERK

APPROVAL UNDER SUBDIVISION CONTROL LAW REQUIRED CARVER PLANNING BOARD:

DATE

I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

2/17/2023

DATE



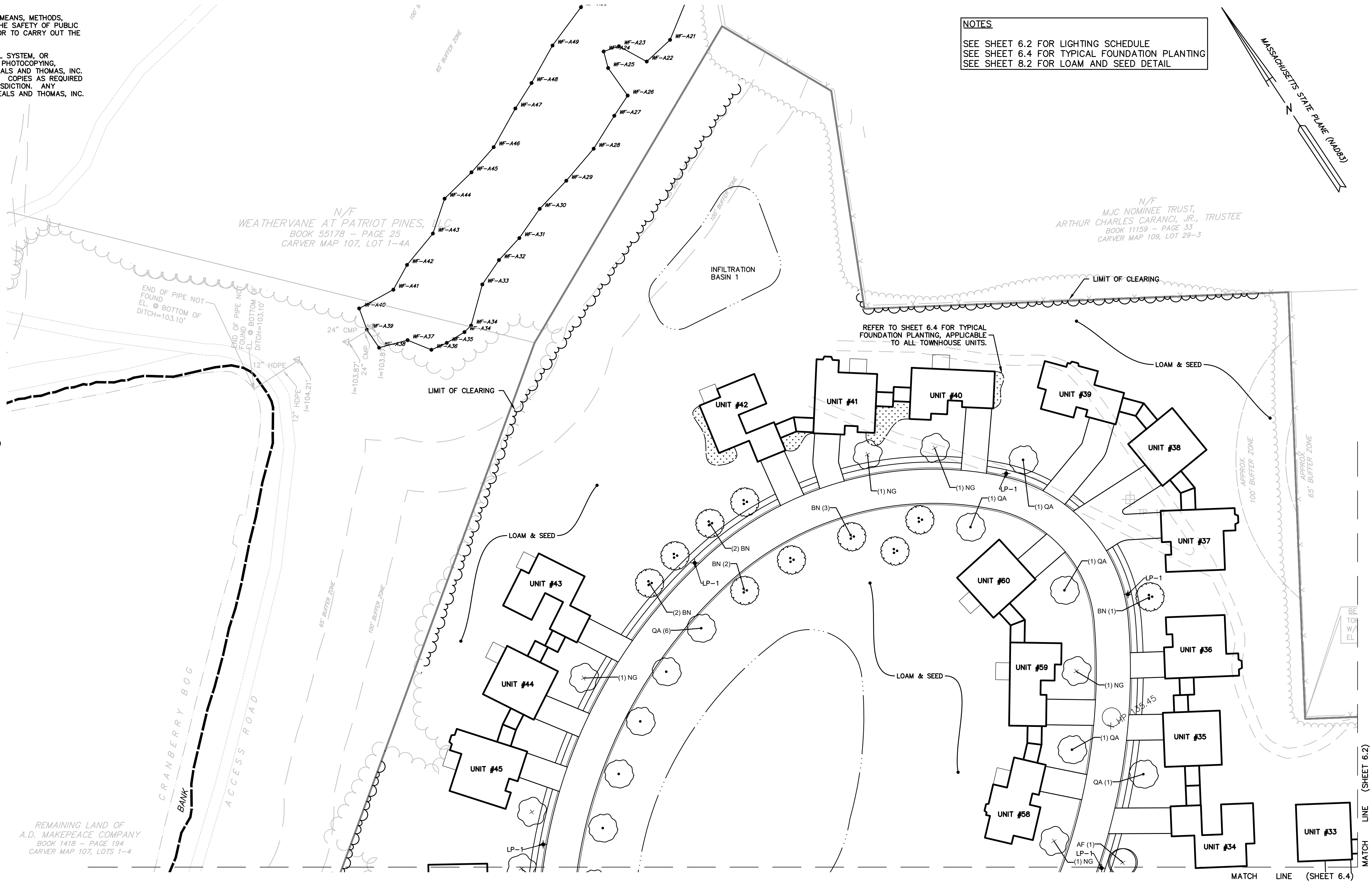
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NOTES
SEE SHEET 6.2 FOR LIGHTING SCHEDULE.
SEE SHEET 6.4 FOR TYPICAL FOUNDATION PLANTING
SEE SHEET 8.2 FOR LOAM AND SEED DETAIL

PLANT SCHEDULE SUBDIVISION

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONT.
AF	30	Acer rubrum 'Franksred'	Red Sunset® Maple	2 1/2-3" cal.	B&B
BN	30	Betula nigra 'Dura Heat'	River Birch	2 1/2 - 3" cal.	B&B
NG	30	Nyssa sylvatica 'NSUHH'	Green Gable™ Tupelo	2-2 1/2" cal.	B&B
QA	30	Quercus alba	White Oak	2 1/2-3" cal.	B&B
EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONT.
JV	3	Juniperus virginiana	Eastern Red Cedar	8-10' Ht.	B&B
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONT.
HL	18	Hydrangea paniculata 'Little Lime'	Little Lime Hydrangea	18-24" ht.	3 gal.
IG	10	Ilex glabra 'Shamrock'	Shamrock Inkberry Holly	24-30" ht.	5 gal.
MP	6	Myrica pensylvanica	Northern Bayberry	24-30" ht.	5 gal.
PG	5	Pinus mugo 'Gnom'	Gnom Mugo Pine	24-30" ht.	5 gal.
RA	3	Rhododendron arboreoscens	Sweet Azalea	36-42" ht.	5 gal.
RV	13	Rosa virginiana	Virginia Rose	18-24" ht.	3 gal.

PREPARED FOR OWNER:

**Weathervane
at Patriot
Pines, LLC**

190 OLD DERBY STREET
SUITE 311
HINGHAM, MASSACHUSETTS

**FOR PERMITTING
ONLY**

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2	2/17/2023	REVISED FOR PEER REVIEW COMMENTS
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ISSUE DATE		DESCRIPTION
ELC	ELC	DMG
DES	DWN	CHK'D

**TOWNHOUSE
DEVELOPMENT**

**Weathervane at the Links
CARVER, MA
(PLYMOUTH COUNTY)**

**LANDSCAPE AND
LIGHTING PLAN**

PREPARED BY:



BEALS AND THOMAS, INC.
32 Court Street
Plymouth, Massachusetts 02360-3866
T 508.746.3288 | www.bealsandthomas.com

DATE: OCTOBER 14, 2022
SCALE: 1" = 40'
B+T JOB NO. 2176.12

B+T PLAN NO.
217612P054B-012

SHEET 25 OF 35

6.3

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DATE _____ TOWN CLERK _____

APPROVAL UNDER SUBDIVISION CONTROL LAW REQUIRED
CARVER PLANNING BOARD:

DATE _____

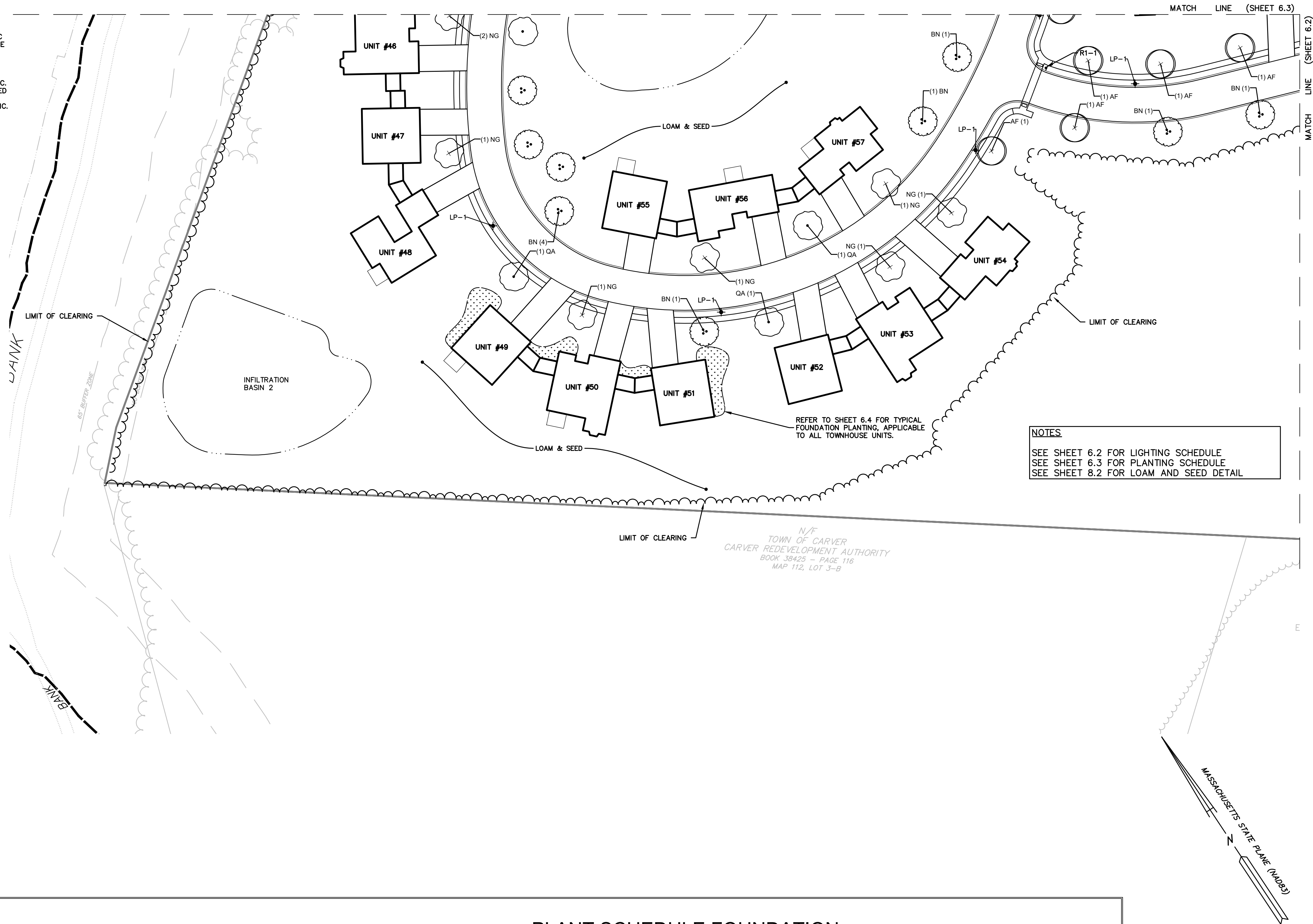
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2/17/2023

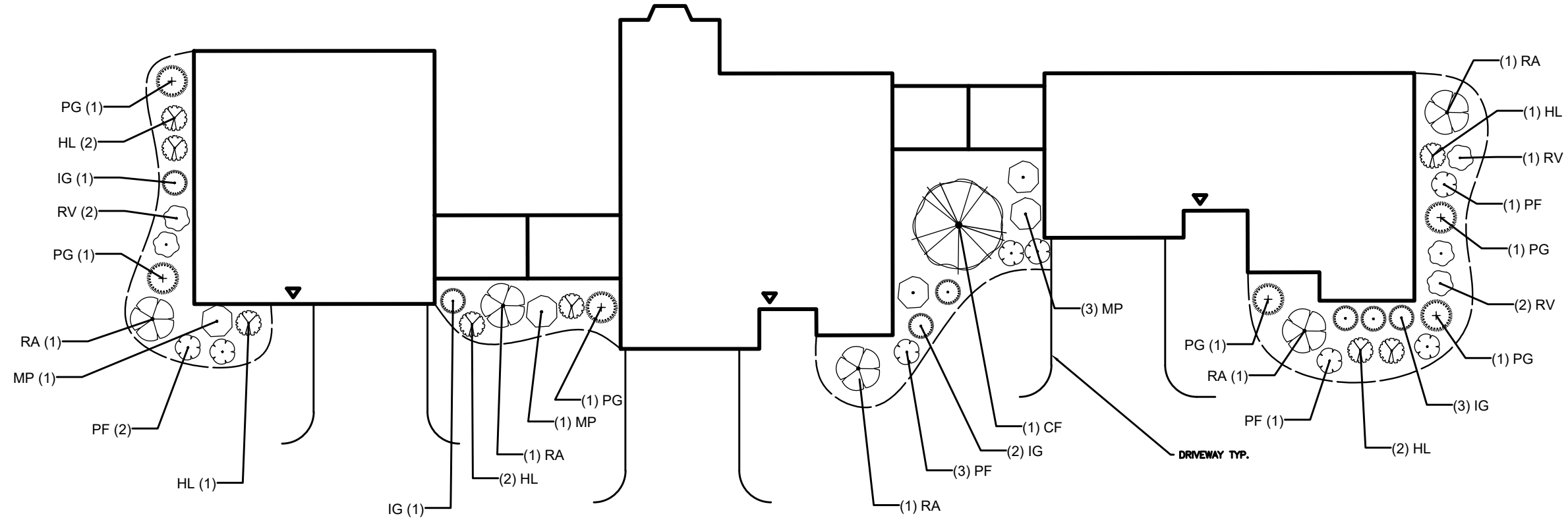
DATE _____



KENNETH CONTE, PLS No. 38033

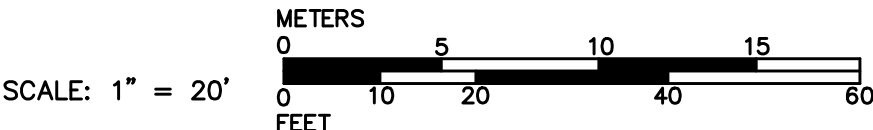


NOTES
SEE SHEET 6.2 FOR LIGHTING SCHEDULE
SEE SHEET 6.3 FOR PLANTING SCHEDULE
SEE SHEET 8.2 FOR LOAM AND SEED DETAIL



TYPICAL FOUNDATION PLANTING PLAN¹

1. FOUNDATION PLANTINGS SUBJECT TO CHANGE BASED UPON UNIT CONFIGURATION



PLANT SCHEDULE FOUNDATION

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONT.
CF	1	Cornus florida	Flowering Dogwood	2 1/2-3" cal.	B&B
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONT.
HL	8	Hydrangea paniculata 'Little Lime'	Little Lime Hydrangea	18-24" ht.	3 gal.
IG	7	Ilex glabra 'Shamrock'	Shamrock Inkberry Holly	24-30" ht.	5 gal.
MP	5	Myrica pensylvanica	Northern Bayberry	24-30" ht.	5 gal.
PG	6	Pinus mugo 'Gnom'	Gnom Mugo Pine	24-30" ht.	5 gal.
PF	8	Potentilla fruticosa	Shrubby Cinquefoil	12-18" ht.	3 gal.
RA	5	Rhododendron arborescens	Sweet Azalea	36-42" ht.	5 gal.
RV	5	Rosa virginiana	Virginia Rose	18-24" ht.	3 gal.

PREPARED FOR OWNER:

Weathervane at Patriot Pines, LLC

190 OLD DERBY STREET
SUITE 311
HINGHAM, MASSACHUSETTS

FOR PERMITTING
ONLY

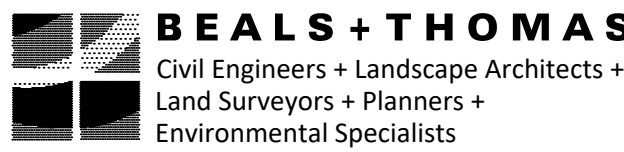
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DES	DWN	CHK'D
		APP'D

TOWNHOUSE DEVELOPMENT

Weathervane at the Links
CARVER, MA
(PLYMOUTH COUNTY)

LANDSCAPE AND LIGHTING PLAN

PREPARED BY:



BEALS AND THOMAS, INC.
32 Court Street
Plymouth, Massachusetts 02360-3866
T 508.746.3288 | www.bealsandthomas.com

DATE: OCTOBER 14, 2022
SCALE: 1" = 40'
METERS
0 5 10 25 40 80 120
FEET

B+T JOB NO. 2176.12

B+T PLAN NO.
217612P054B-013

SHEET 26 OF 35

6.4

THIS DRAWING IS NOT INTENDED FOR CONSTRUCTION UNTIL ISSUED FOR CONSTRUCTION BY BEALS AND THOMAS, INC.

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DATE _____ TOWN CLERK _____

APPROVAL UNDER SUBDIVISION CONTROL LAW REQUIRED:
CARVER PLANNING BOARD:

DATE _____

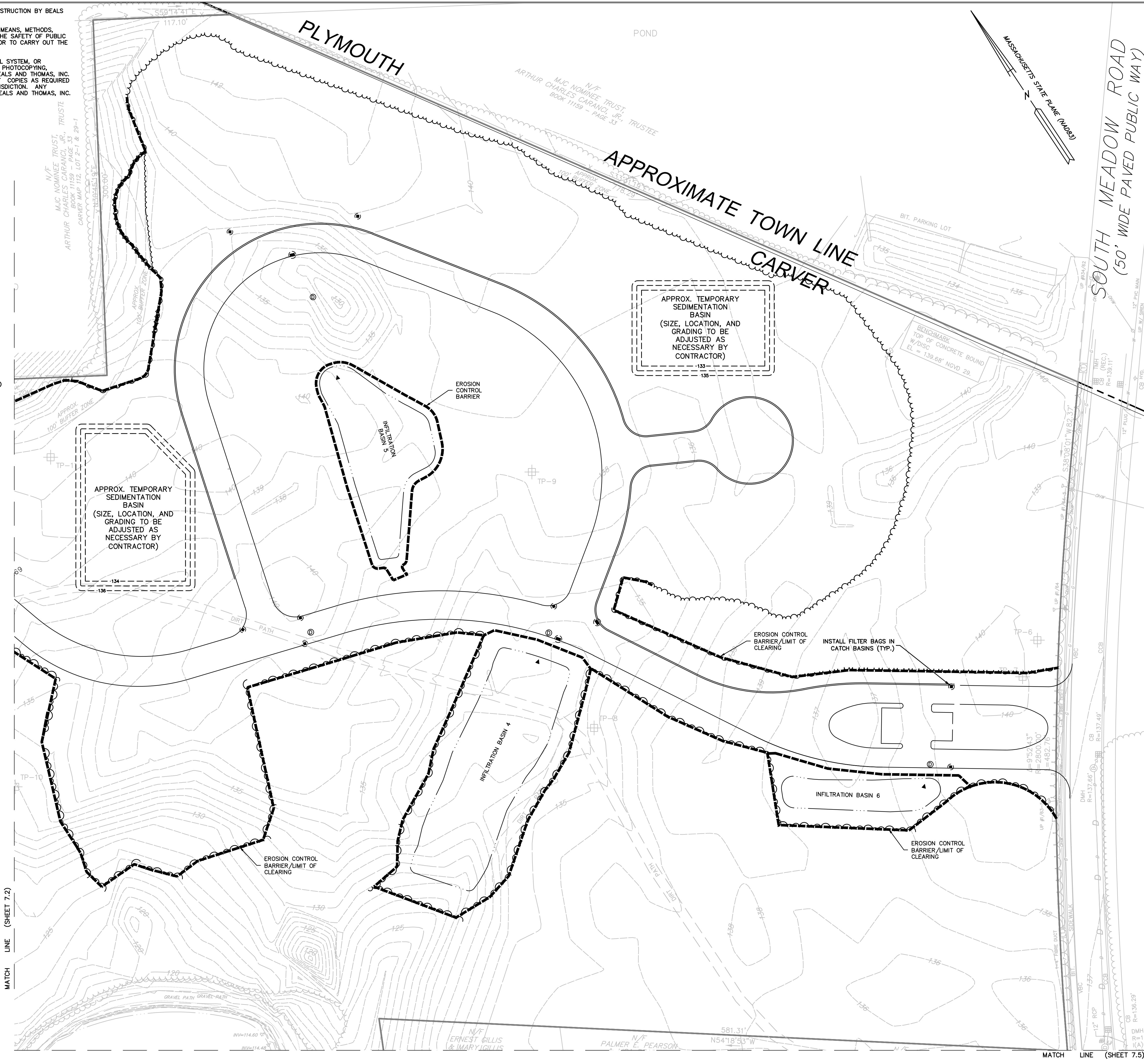
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2/17/2023

DATE _____

Kenneth Conte

KENNETH CONTE, PLS No. 38033



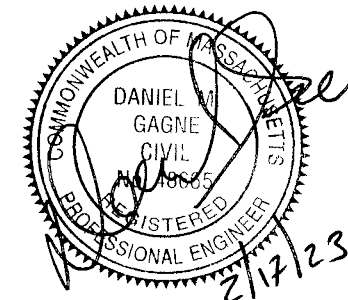
PREPARED FOR OWNER:

**Weathervane
at Patriot
Pines, LLC**

190 OLD DERBY STREET
SUITE 311
HINGHAM, MASSACHUSETTS

**FOR PERMITTING
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ISSUE DATE		DESCRIPTION
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**TOWNHOUSE
DEVELOPMENT**

**Weathervane at the Links
CARVER, MA
(PLYMOUTH COUNTY)
EROSION AND
SEDIMENTATION
CONTROL PLAN**

PREPARED BY:

BEALS + THOMAS
Civil Engineers + Landscape Architects +
Land Surveyors + Planners +
Environmental Specialists

BEALS AND THOMAS, INC.
32 Court Street
Plymouth, Massachusetts 02360-3866
T 508.746.3288 | www.bealsandthomas.com

DATE: OCTOBER 14, 2022
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SCALE: 1" = 40'

B+T JOB NO. 2176.12

B+T PLAN NO.
217612P054B-014

SHEET 27 OF 35

7.1

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CARVER PLANNING BOARD:

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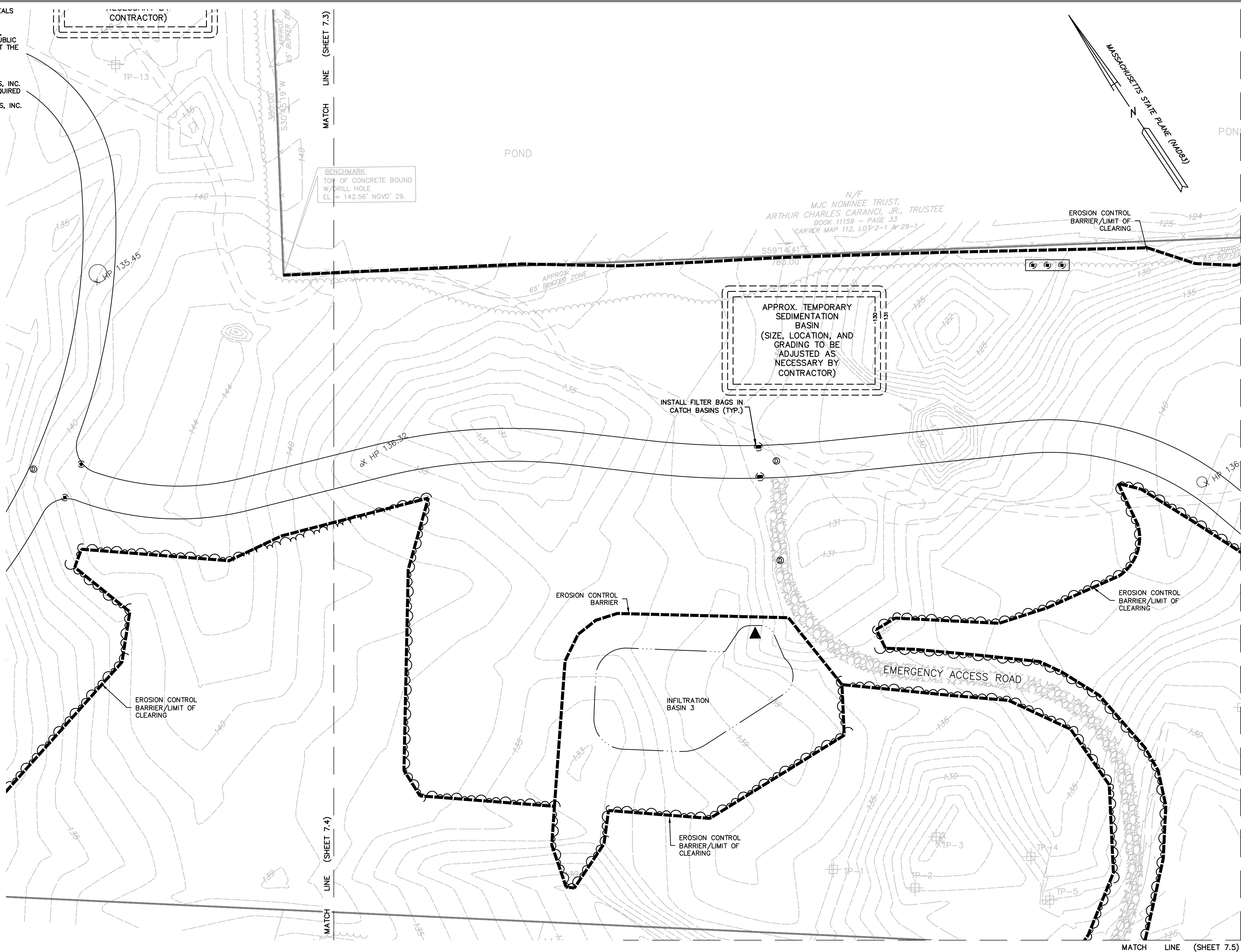
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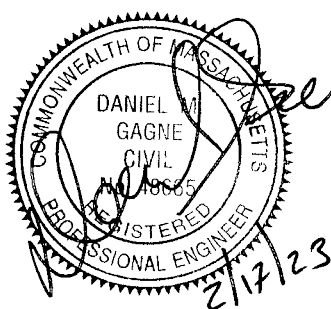
PREPARED FOR OWNER:

**Weathervane
at Patriot
Pines, LLC**

190 OLD DERBY STREET
SUITE 311
HINGHAM, MASSACHUSETTS

**FOR PERMITTING
ONLY**

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**TOWNHOUSE
DEVELOPMENT**

**Weathervane at the Links
CARVER, MA
(PLYMOUTH COUNTY)**

**EROSION AND
SEDIMENTATION
CONTROL PLAN**

PREPARED BY:



BEALS AND THOMAS, INC.
32 Court Street
Plymouth, Massachusetts 02360-3866
T 508.746.3288 | www.bealsandthomas.com

DATE: OCTOBER 14, 2022
SCALE: 1" = 40'

B+T JOB NO. 2176.12

B+T PLAN NO.
217612P054B-015

SHEET 28 OF 35

7.2

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APPROVAL UNDER SUBDIVISION CONTROL LAW REQUIRED
CARVER PLANNING BOARD:

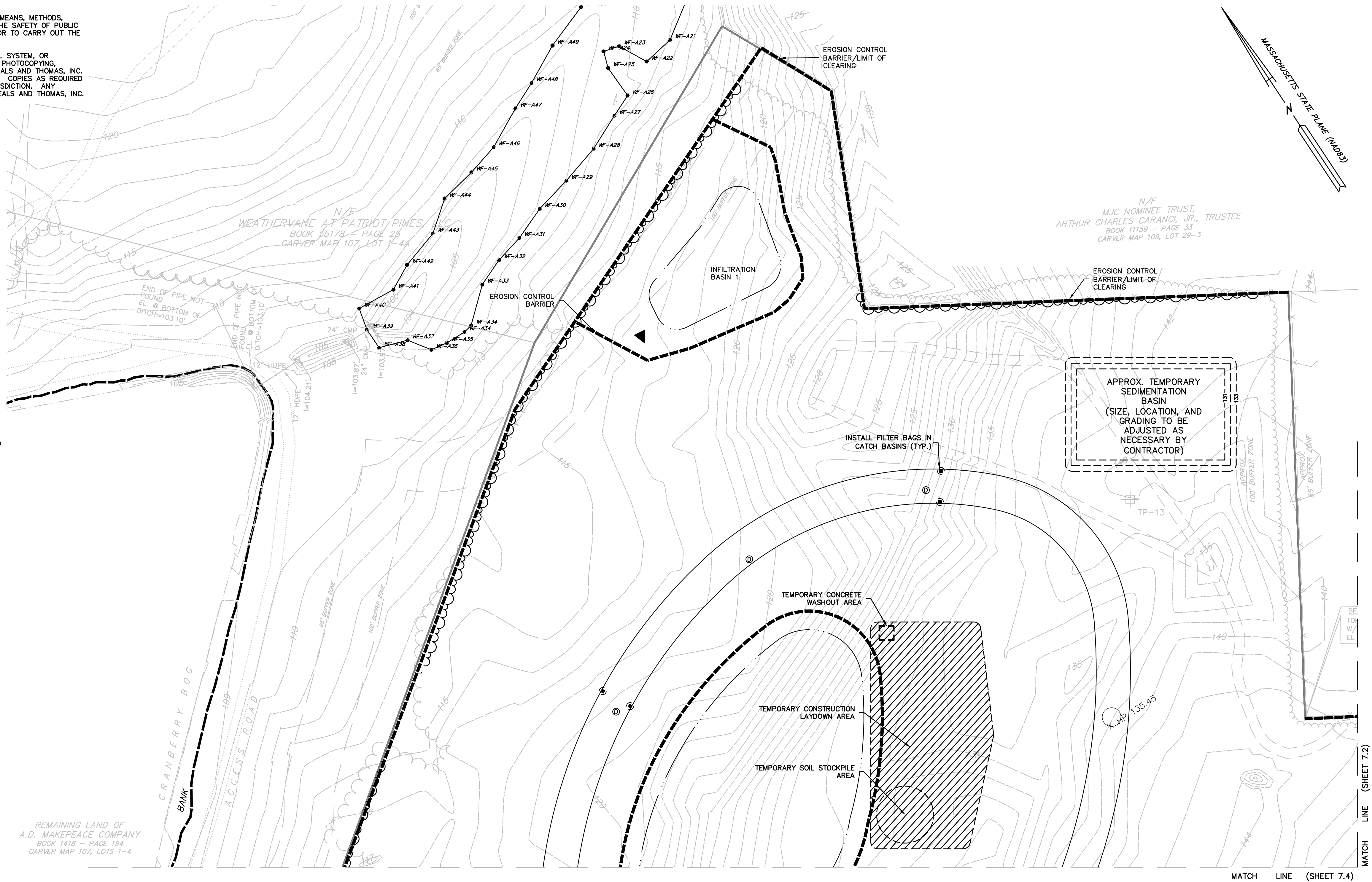
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DATE 2/17/2023

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KENNETH CONTE, PLS No. 38033



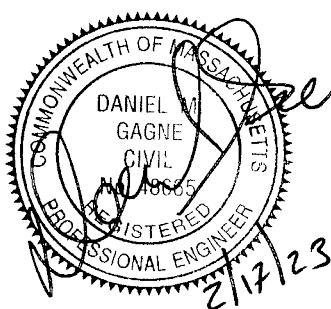
PREPARED FOR OWNER:

Weathervane at Patriot Pines, LLC

190 OLD DERBY STREET
SUITE 311
HINGHAM, MASSACHUSETTS

FOR PERMITTING
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TOWNHOUSE DEVELOPMENT

Weathervane at the Links
CARVER, MA
(PLYMOUTH COUNTY)

EROSION AND SEDIMENTATION CONTROL PLAN

PREPARED BY:



BEALS AND THOMAS, INC.
32 Court Street
Plymouth, Massachusetts 02360-3866
T 508.746.3288 | www.bealsandthomas.com

DATE: OCTOBER 14, 2022
SCALE: 1" = 40'

B+T JOB NO. 2176.12

B+T PLAN NO.
217612P054B-016

SHEET 29 OF 35

7.3

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CARVER PLANNING BOARD:

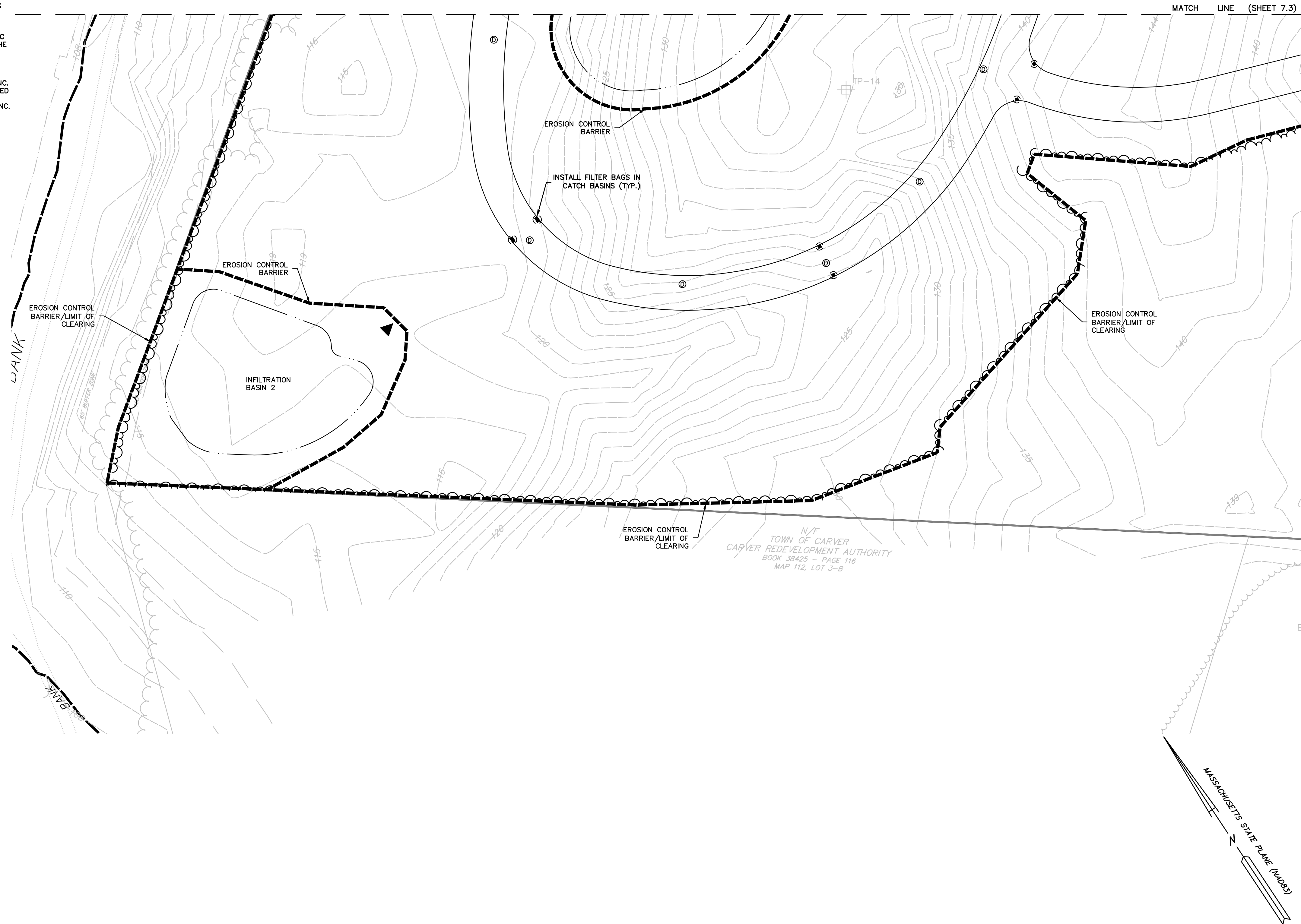
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2/17/2023

DATE

KENNETH CONTE, PLS No. 38033



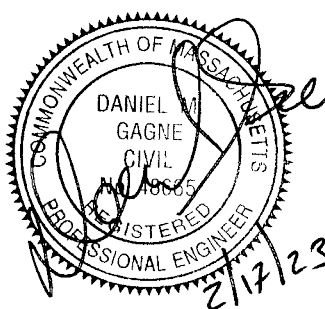
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at Patriot
Pines, LLC**

190 OLD DERBY STREET
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**TOWNHOUSE
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**Weathervane at the Links
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**EROSION AND
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PREPARED BY:



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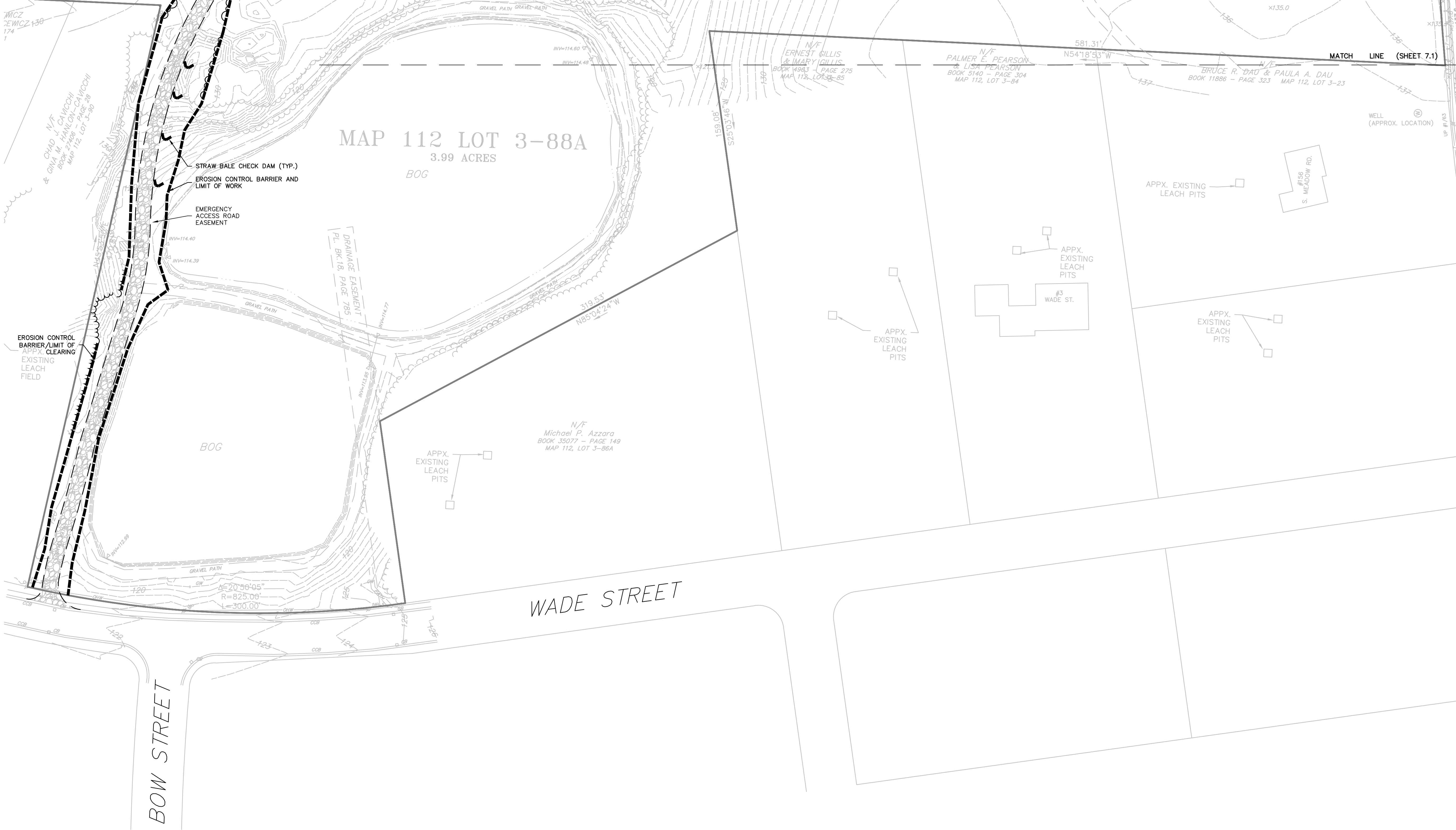
B+T JOB NO. 2176.12

B+T PLAN NO.
217612P054B-017

SHEET 30 OF 35

7.4

MATCH LINE (SHEET 7.2)



APPROVAL UNDER SUBDIVISION
CONTROL LAW REQUIRED
CARVER PLANNING BOARD:

DATE

I, CLERK OF THE TOWN OF CARVER, HEREBY
CERTIFY THAT THE NOTICE OF APPROVAL OF THIS
PLAN BY THE PLANNING BOARD HAS BEEN
RECEIVED AND RECORDED AT THIS OFFICE ON
_____, AND NO APPEAL WAS
RECEIVED DURING THE NEXT TWENTY DAYS AFTER
RECEIPT AND RECORDING OF SAID NOTICE.

DATE TOWN CLERK

I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED
IN CONFORMITY WITH THE RULES AND REGULATIONS OF
THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF
MASSACHUSETTS.

2/17/2023

DATE

Kenneth Conte

KENNETH CONTE, PLS No. 38033



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PERMISSION OF BEALS AND THOMAS, INC. EXCEPT THAT ANY REGULATORY AUTHORITY MAY REPRODUCE AND TRANSMIT
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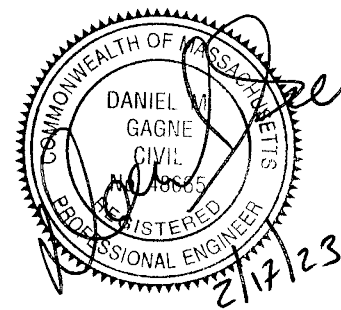
PREPARED FOR OWNER:

**Weathervane
at Patriot
Pines, LLC**

190 OLD DERBY STREET
SUITE 311
HINGHAM, MASSACHUSETTS

**FOR PERMITTING
ONLY**

9		
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6		
5		
4		
3		
2	2/17/2023	REVISED FOR PEER REVIEW COMMENTS
1	1/18/2023	REVISED FOR PEER REVIEW COMMENTS
0	10/14/2022	ISSUED FOR PERMITTING
ISSUE DATE		DESCRIPTION
ELC	ELC	DMG
DES	DWN	CHK'D
		APP'D



**TOWNHOUSE
DEVELOPMENT**

**Weathervane at the Links
CARVER, MA**
(PLYMOUTH COUNTY)

**EROSION AND
SEDIMENTATION
CONTROL PLAN**

PREPARED BY:

BEALS + THOMAS
Civil Engineers + Landscape Architects +
Land Surveyors + Planners +
Environmental Specialists

BEALS AND THOMAS, INC.
32 Court Street
Plymouth, Massachusetts 02360-3866
T 508.746.3288 | www.bealsandthomas.com

DATE: OCTOBER 14, 2022 METERS
0 5 10 25 120
SCALE: 1" = 40' FEET

B+T JOB NO. 2176.12

B+T PLAN NO.
217612P0548-018

SHEET 31 OF 35

7.5

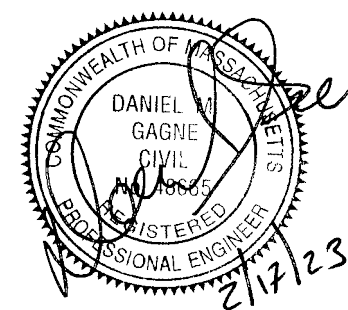
PREPARED FOR OWNER:

Weatherwane at Patriot Pines, LLC

190 OLD DERBY STREET
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FOR PERMITTING
ONLY

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ELC	ELC	DMG	DMG
DES	DWN	CHK'D	APP'D



TOWNHOUSE DEVELOPMENT

Weatherwane at the Links
CARVER, MA
(PLYMOUTH COUNTY)

SITE DETAILS

PREPARED BY:



BEALS AND THOMAS, INC.
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Plymouth, Massachusetts 02360-3866
T 508.746.3288 | www.bealsandthomas.com

DATE: OCTOBER 14, 2022

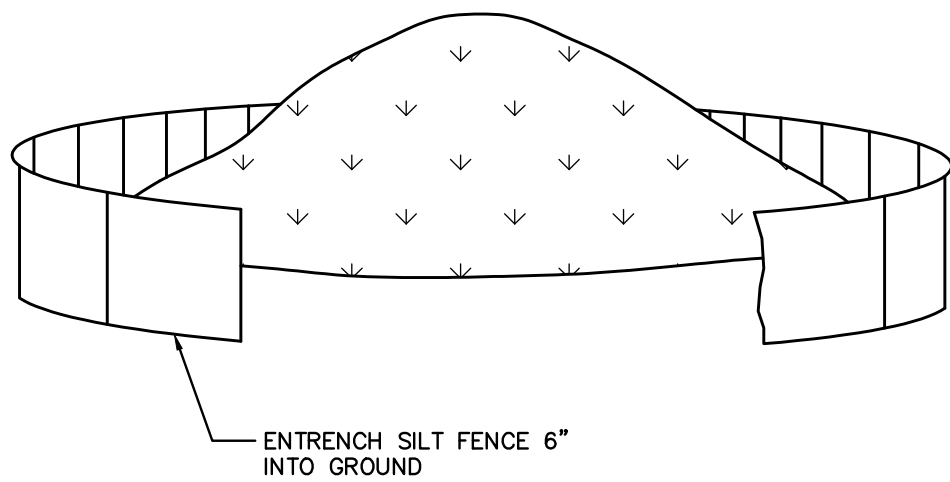
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B+T JOB NO. 2176.12

B+T PLAN NO.
217612P061C-003

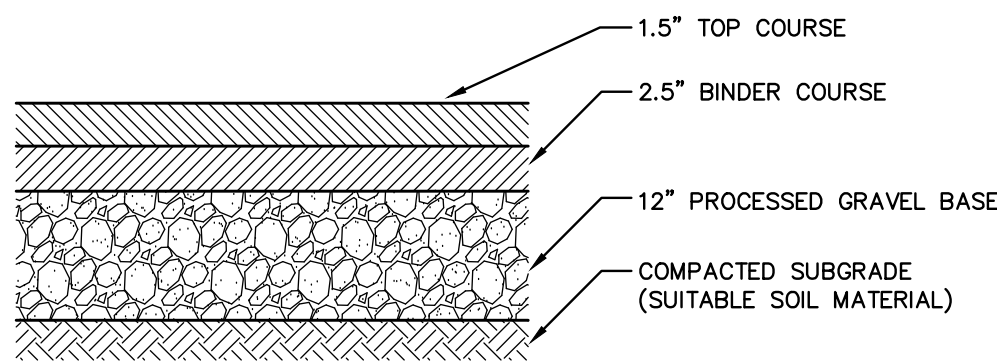
SHEET 32 OF 35

8.1

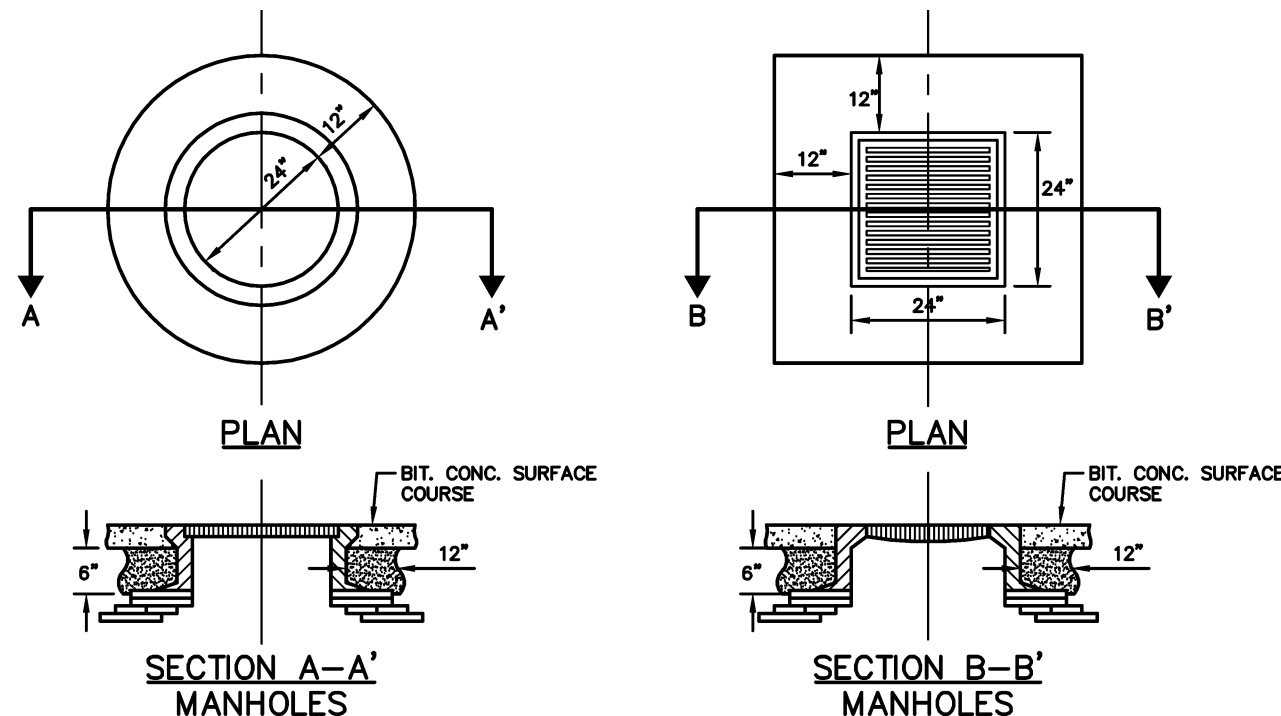


NOTE: CHOOSE DRY AND STABLE AREA FOR STOCKPILE.

SOIL STOCKPILE
NOT TO SCALE

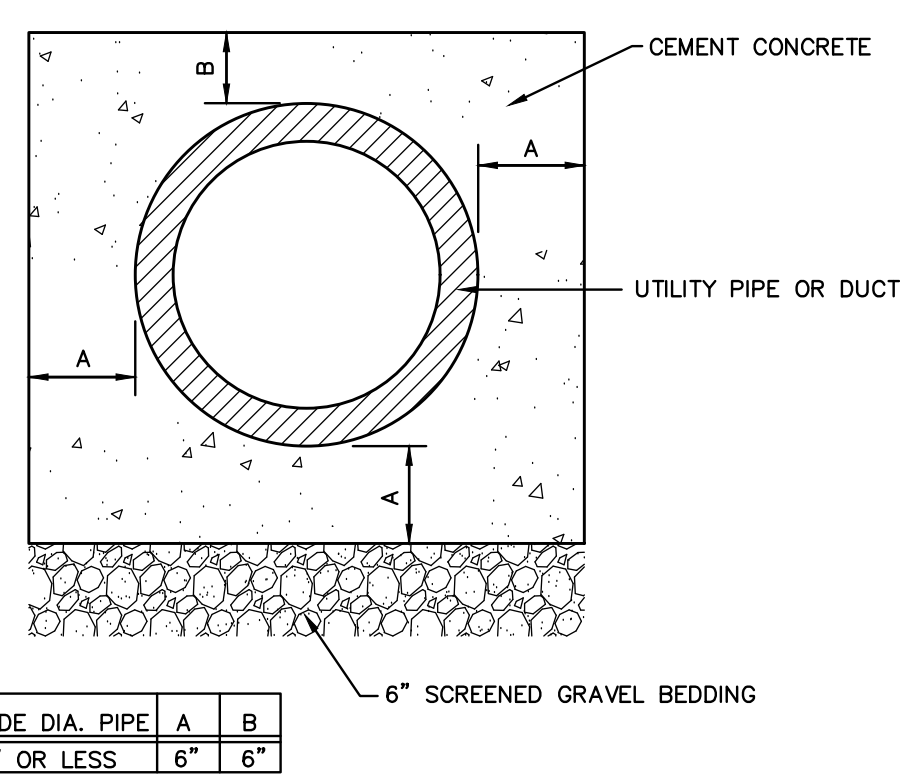


BITUMINOUS CONCRETE PAVEMENT
NOT TO SCALE

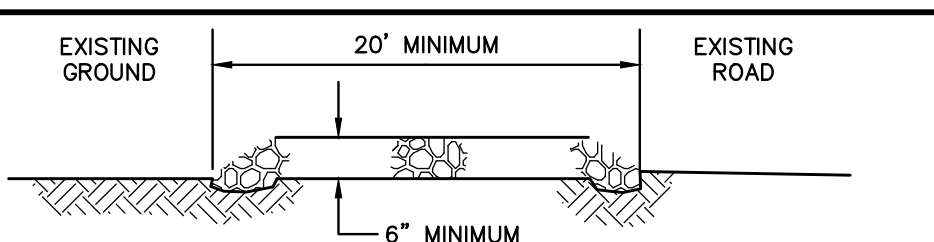


NOTE:
COLLARS TO BE CLASS "A" CEMENT
CONCRETE MASONRY REGULAR OR
H.E.S. AS DIRECTED.

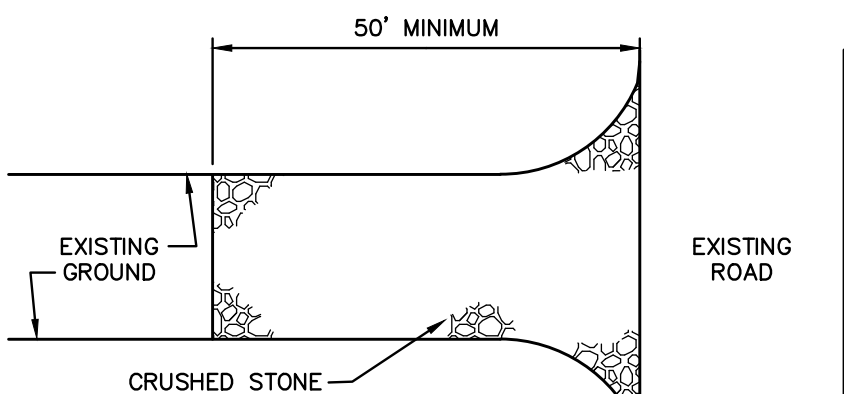
CONCRETE COLLARS
NOT TO SCALE



CONCRETE ENCASEMENT
NOT TO SCALE



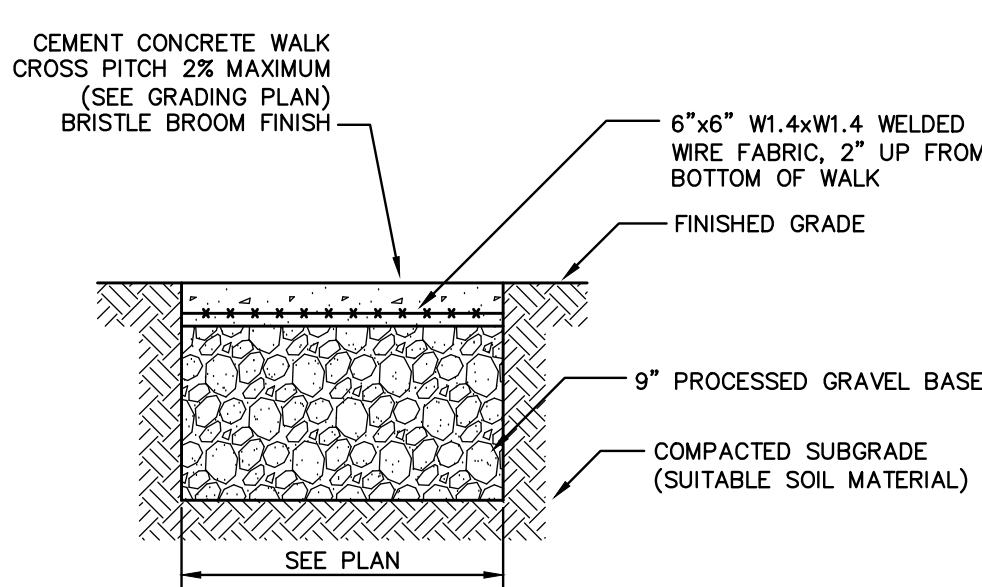
PROFILE VIEW



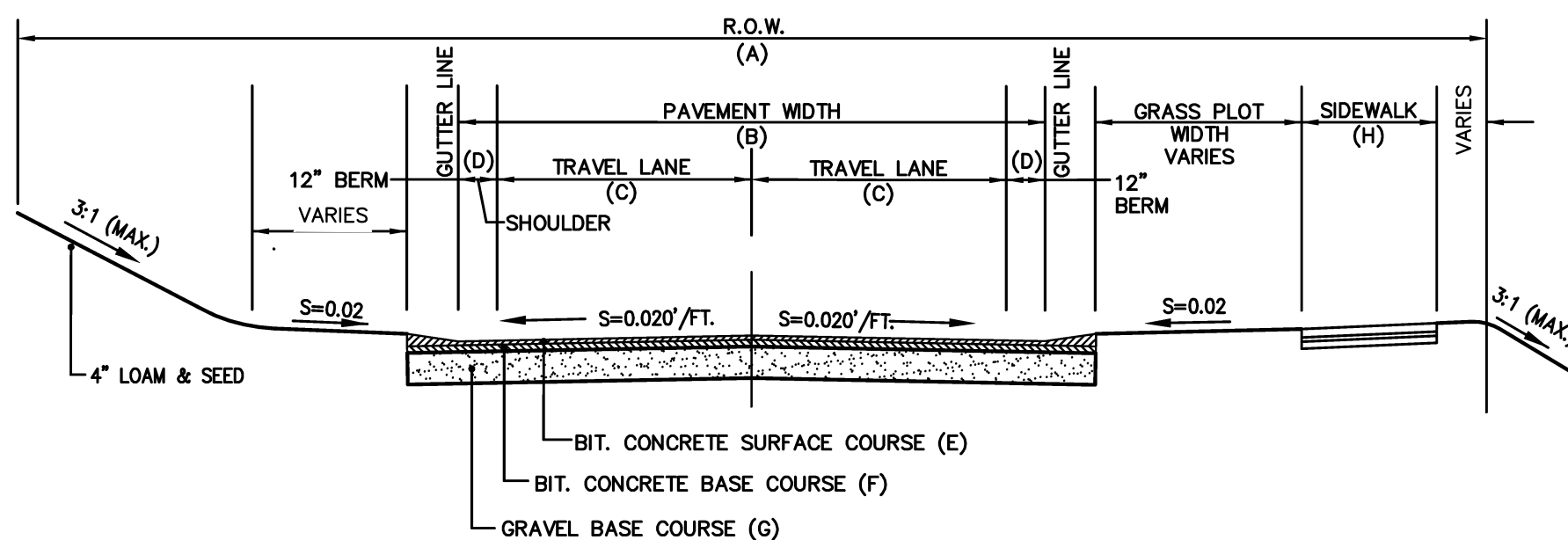
PLAN VIEW

THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO EXISTING ROAD. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE OR ADDITIONAL LENGTH AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO EXISTING ROAD SHALL BE REMOVED IMMEDIATELY.

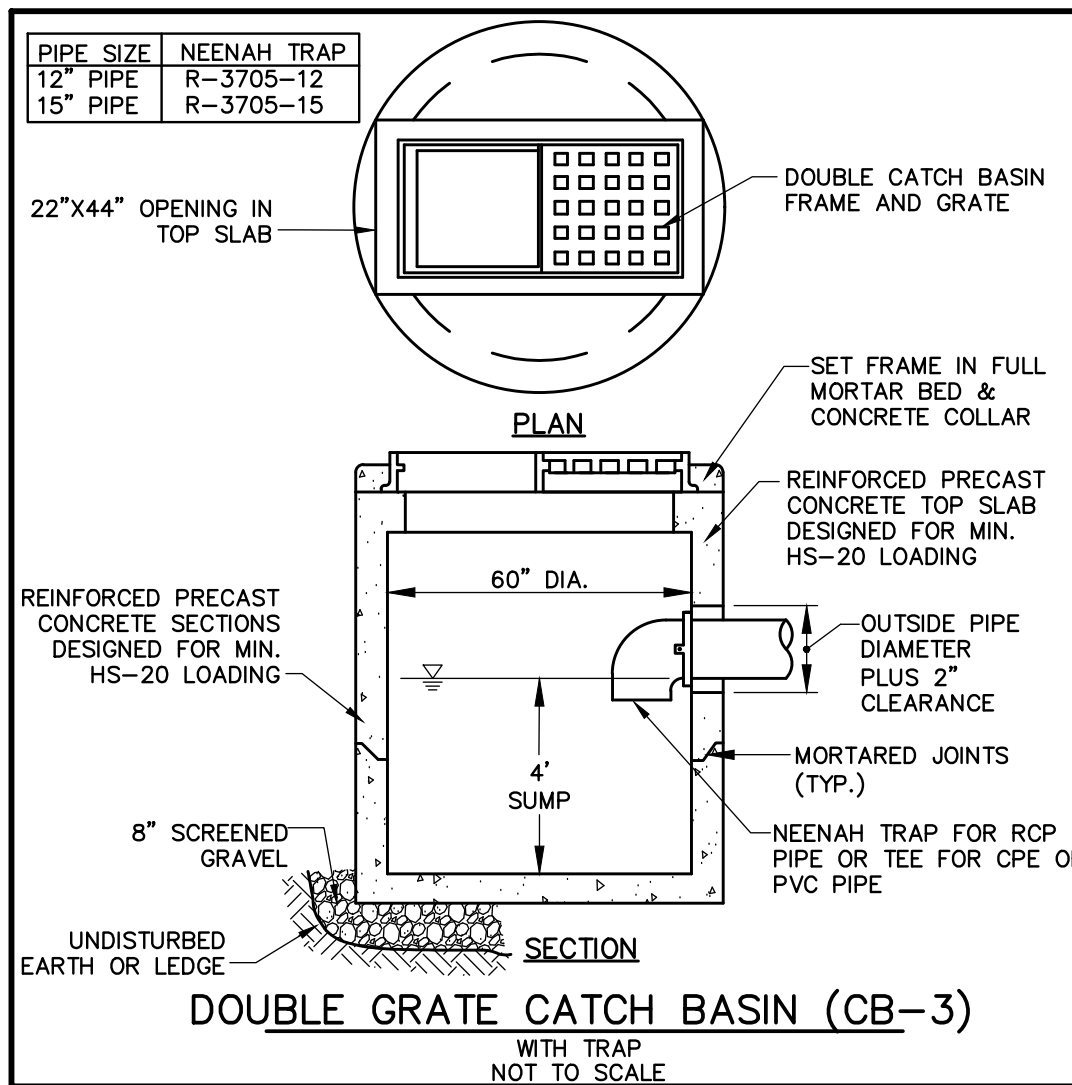
STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE



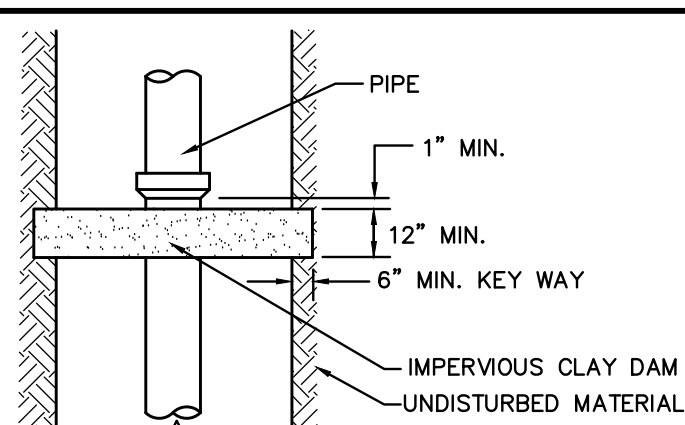
CEMENT CONCRETE RAMP
NOT TO SCALE



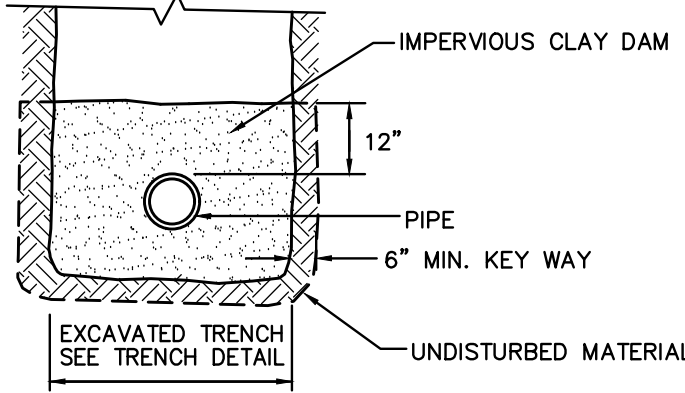
ROADWAY CROSS SECTION
NOT TO SCALE



DOUBLE GRATE CATCH BASIN (CB-3)
WITH TRAP
NOT TO SCALE

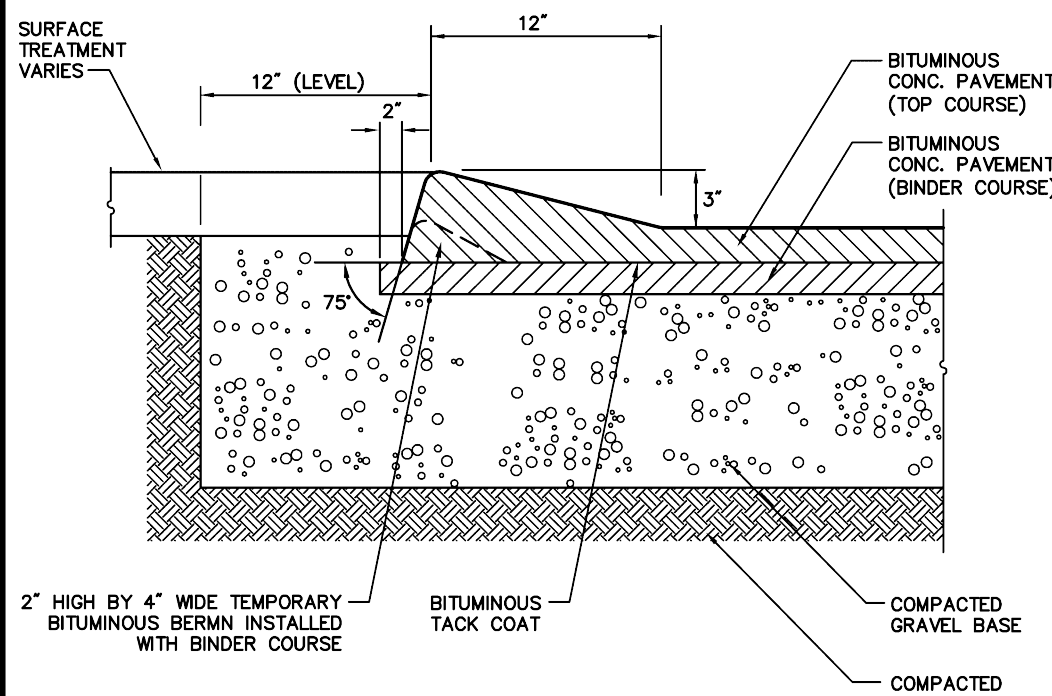


PLAN VIEW



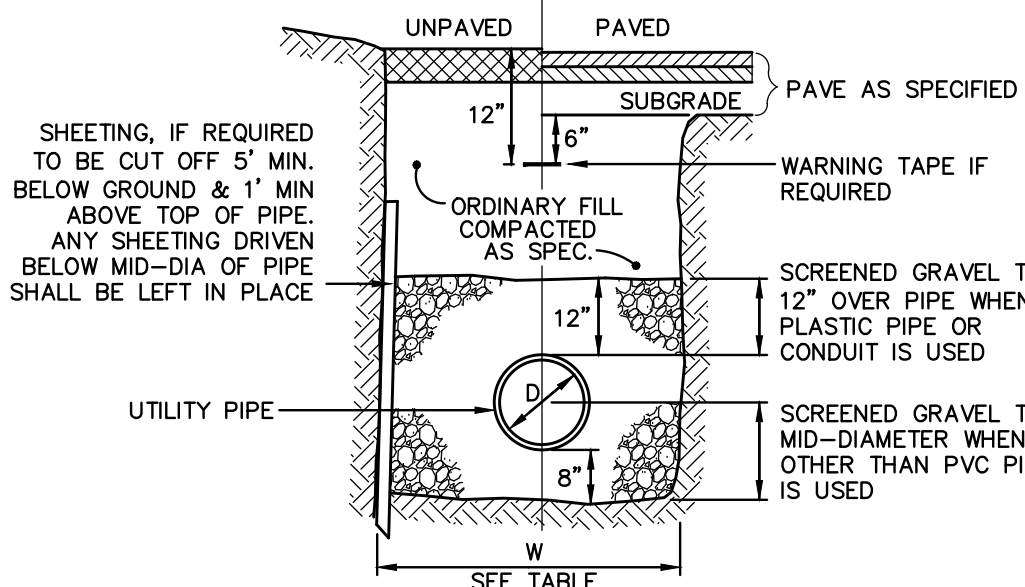
SECTION VIEW

PIPE TRENCH DAM
NOT TO SCALE

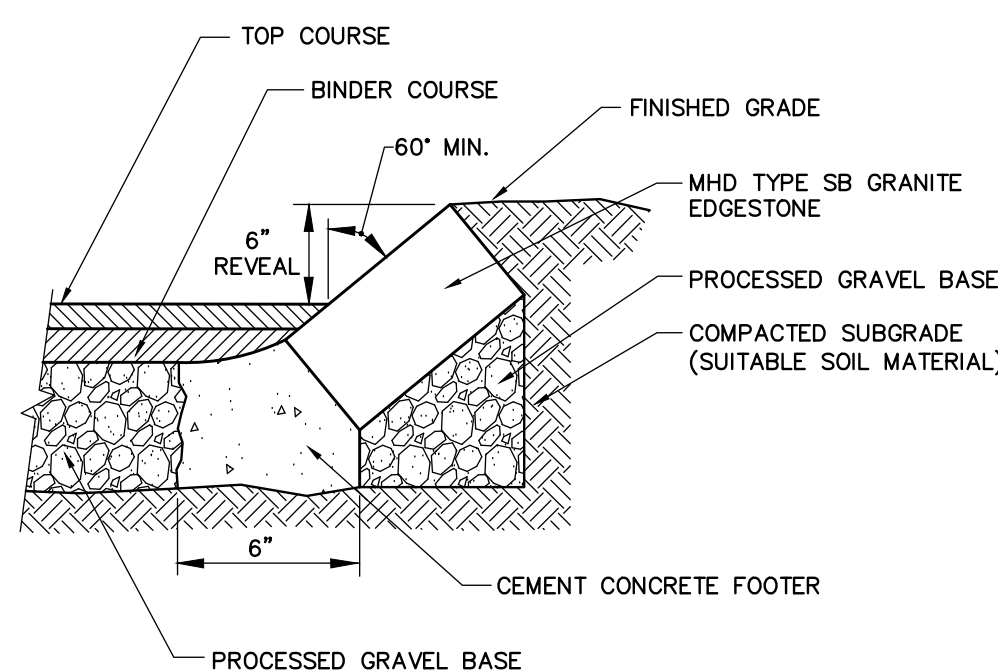


BITUMINOUS CONCRETE BERM
NOT TO SCALE

TRENCH WIDTH (W)		
D	W	W
DIAMETER OF PIPE	UNSHEETED	SHEETED
TO 12"	3'	4'
14" TO 24"	4'	5'
30" TO 36"	5'	6'



UTILITY TRENCH (EXCL. WATER)
NOT TO SCALE



SLOPED GRANITE EDGING
NOT TO SCALE

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DATE _____ TOWN CLERK

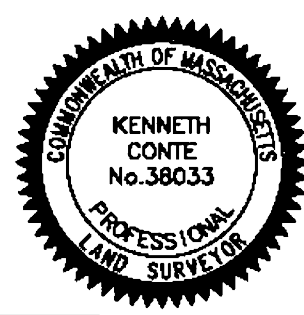
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2/17/2023

DATE

Kenneth Conte

KENNETH CONTE, PLS No. 38033



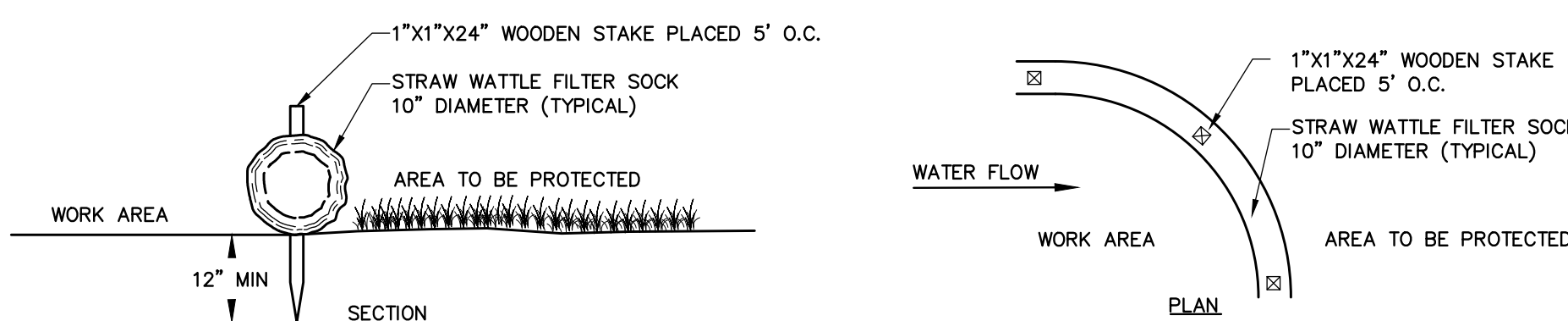
APPROVAL UNDER SUBDIVISION CONTROL LAW REQUIRED
CARVER PLANNING BOARD:

DATE _____

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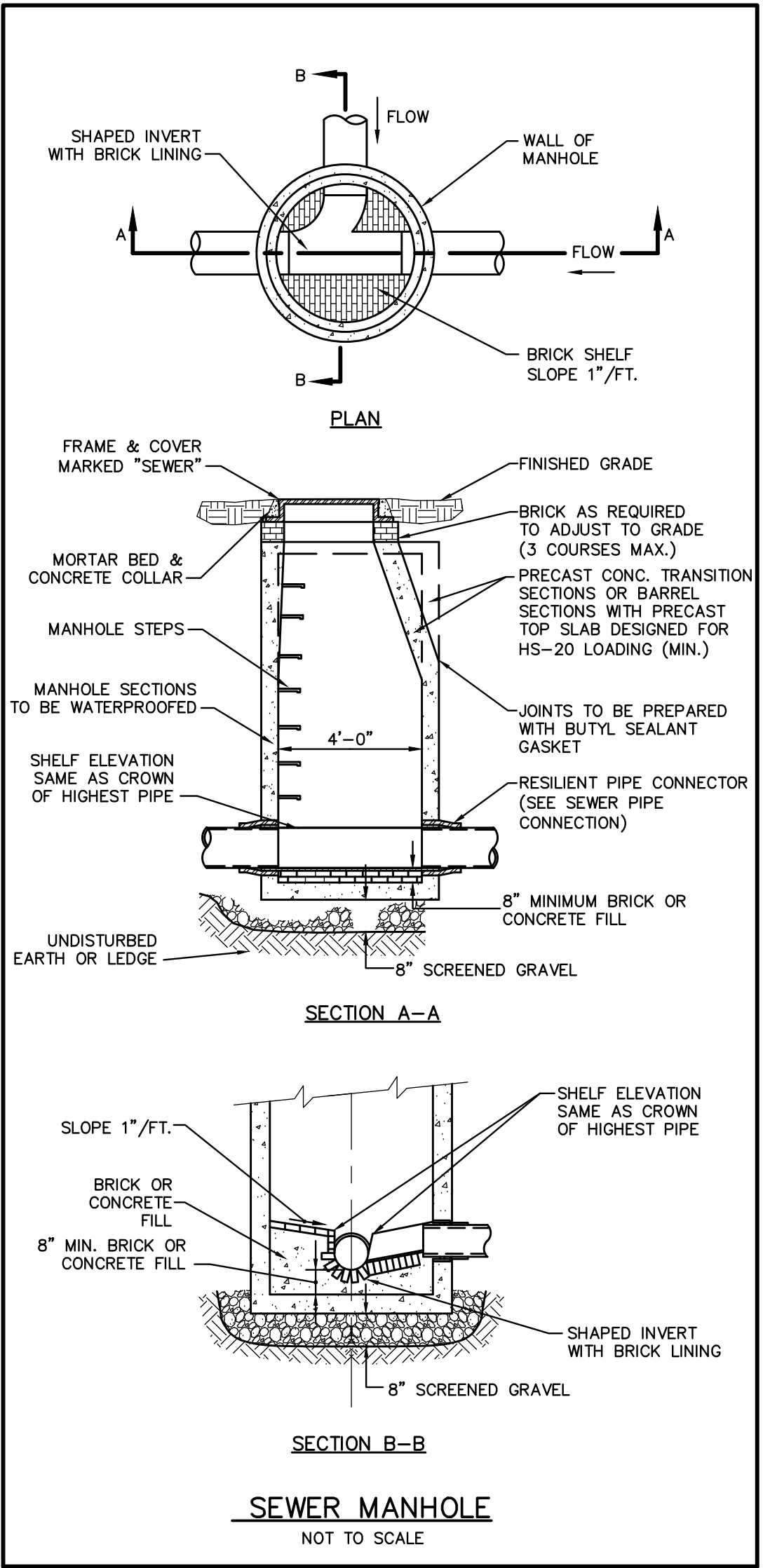
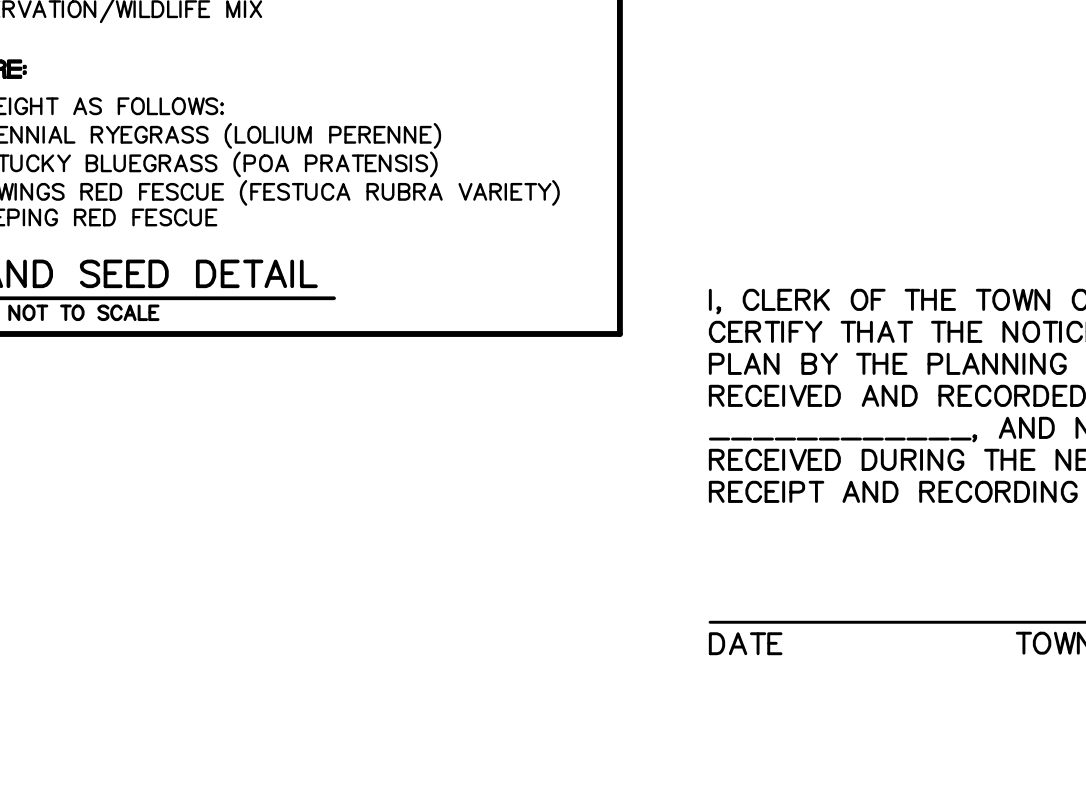
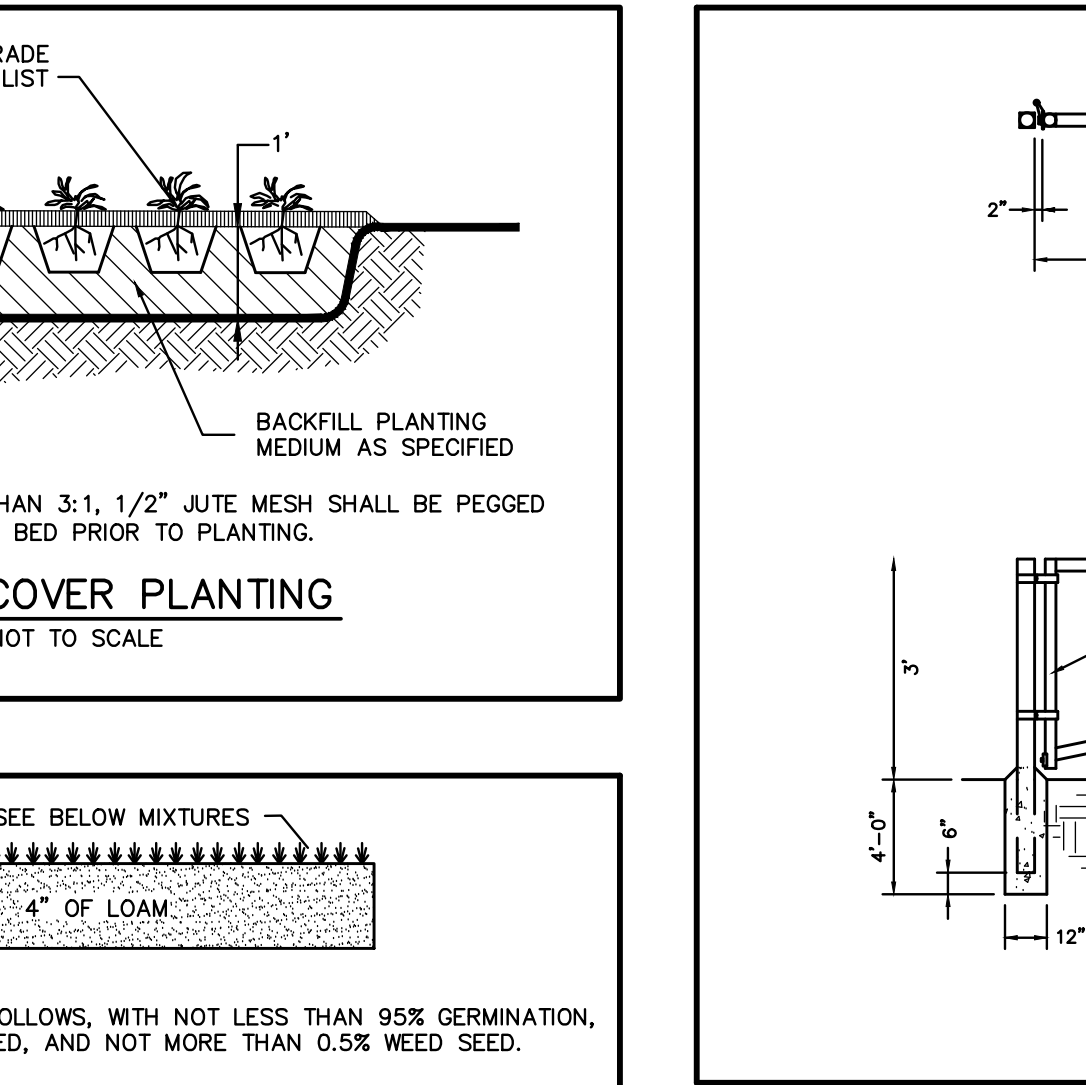
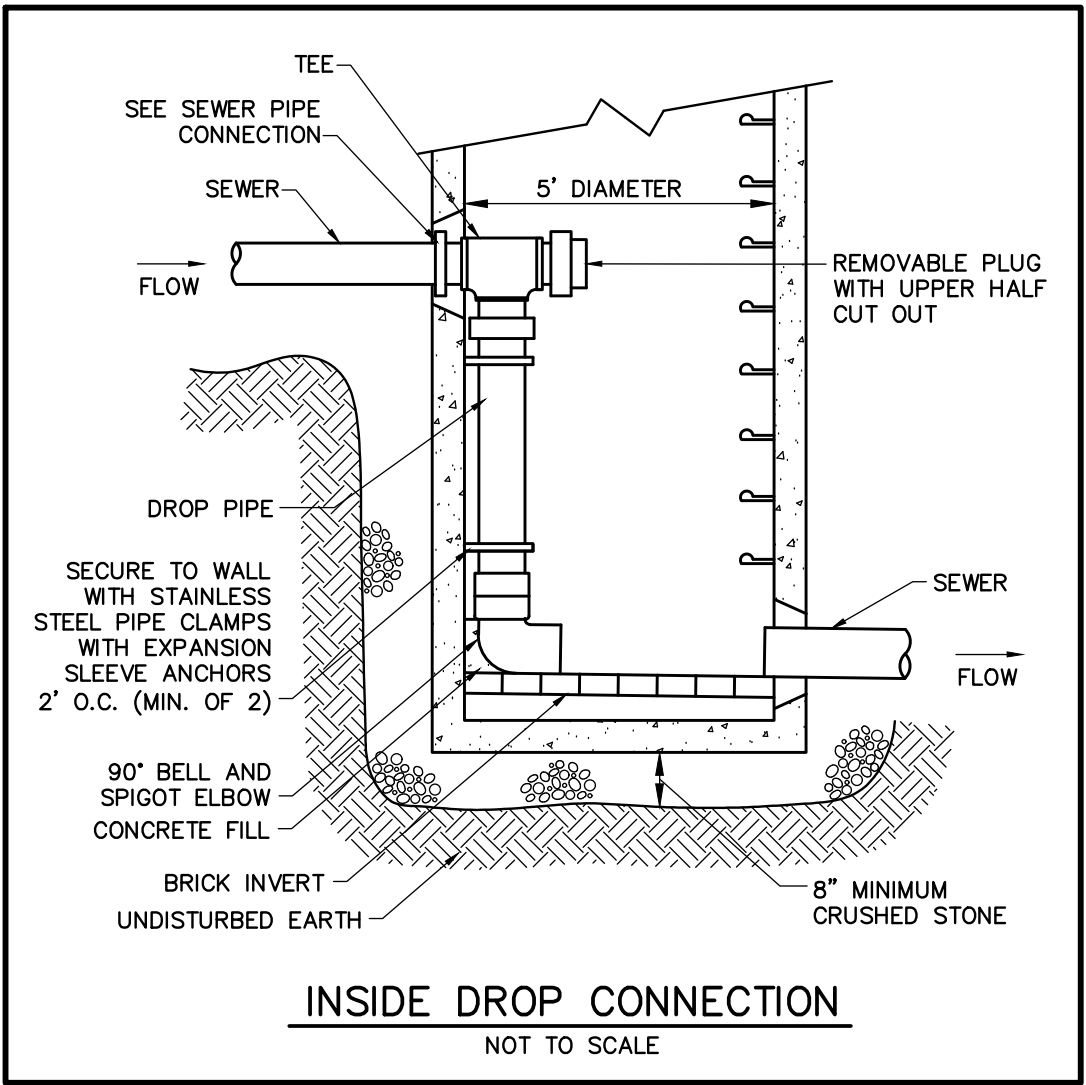
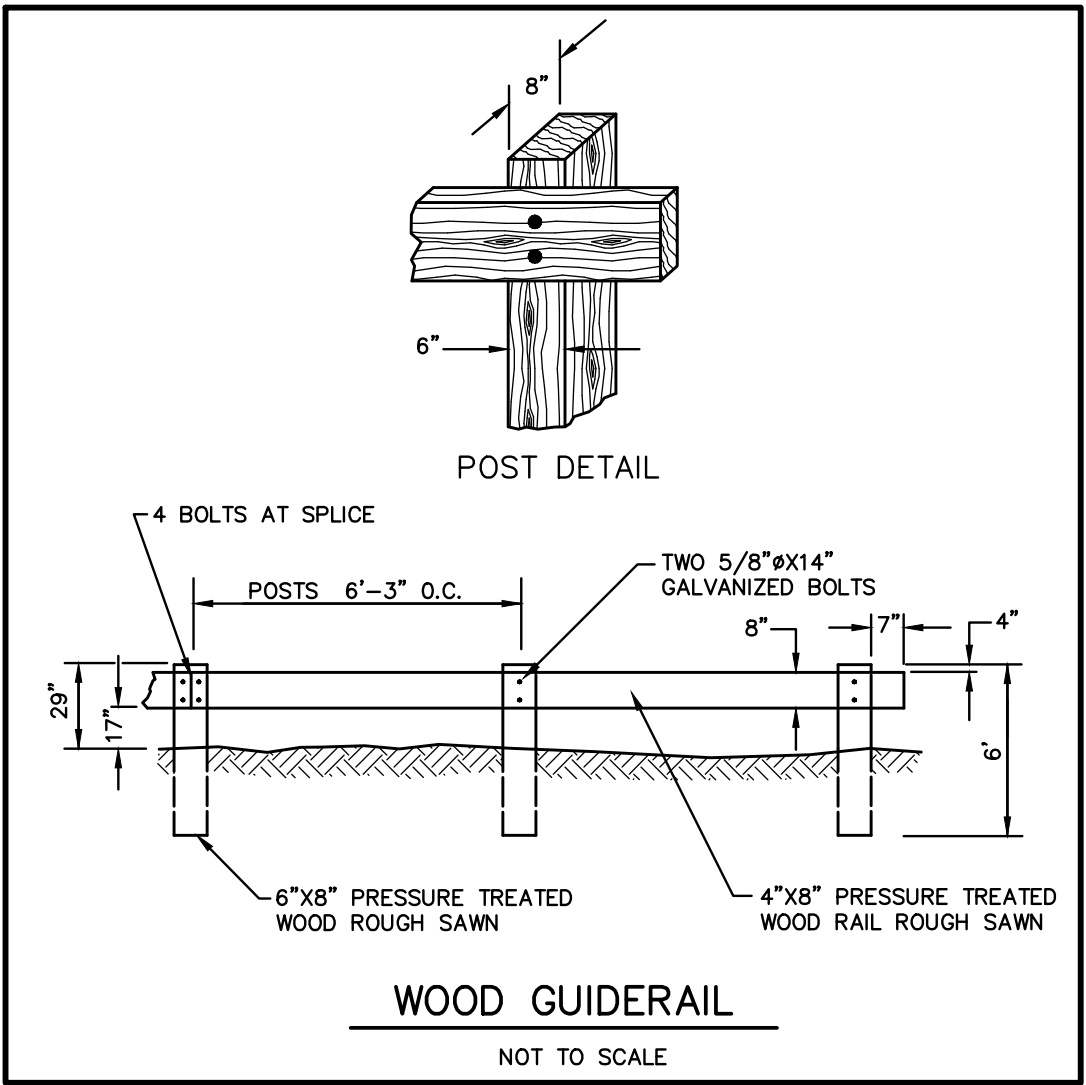
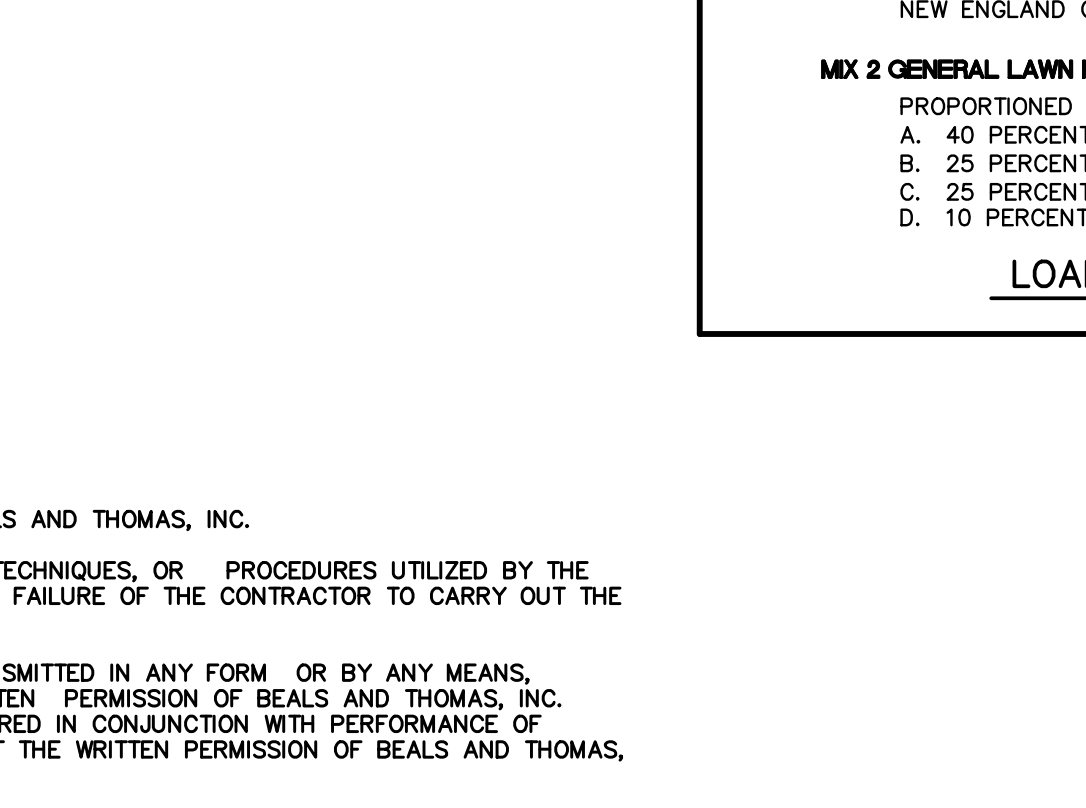
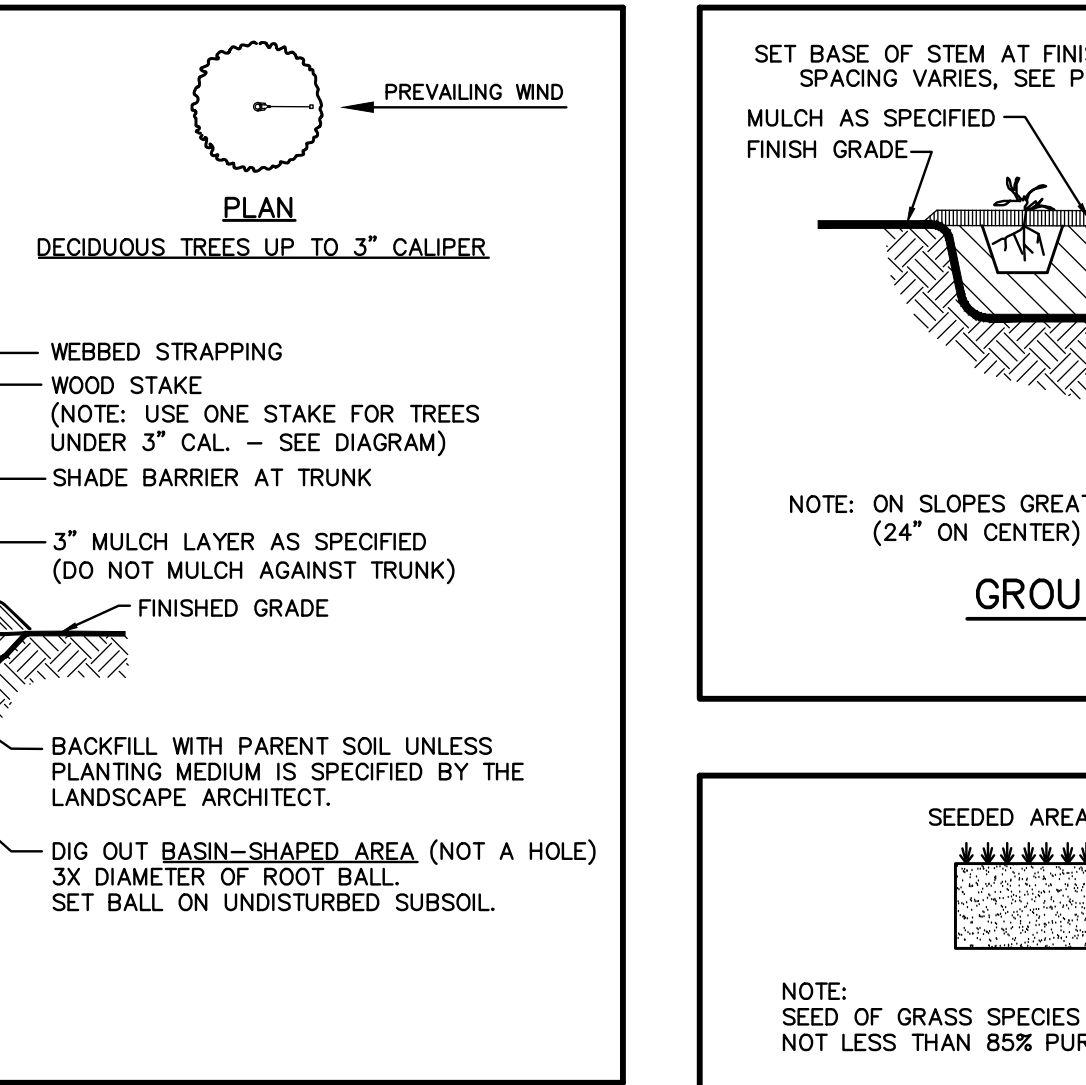
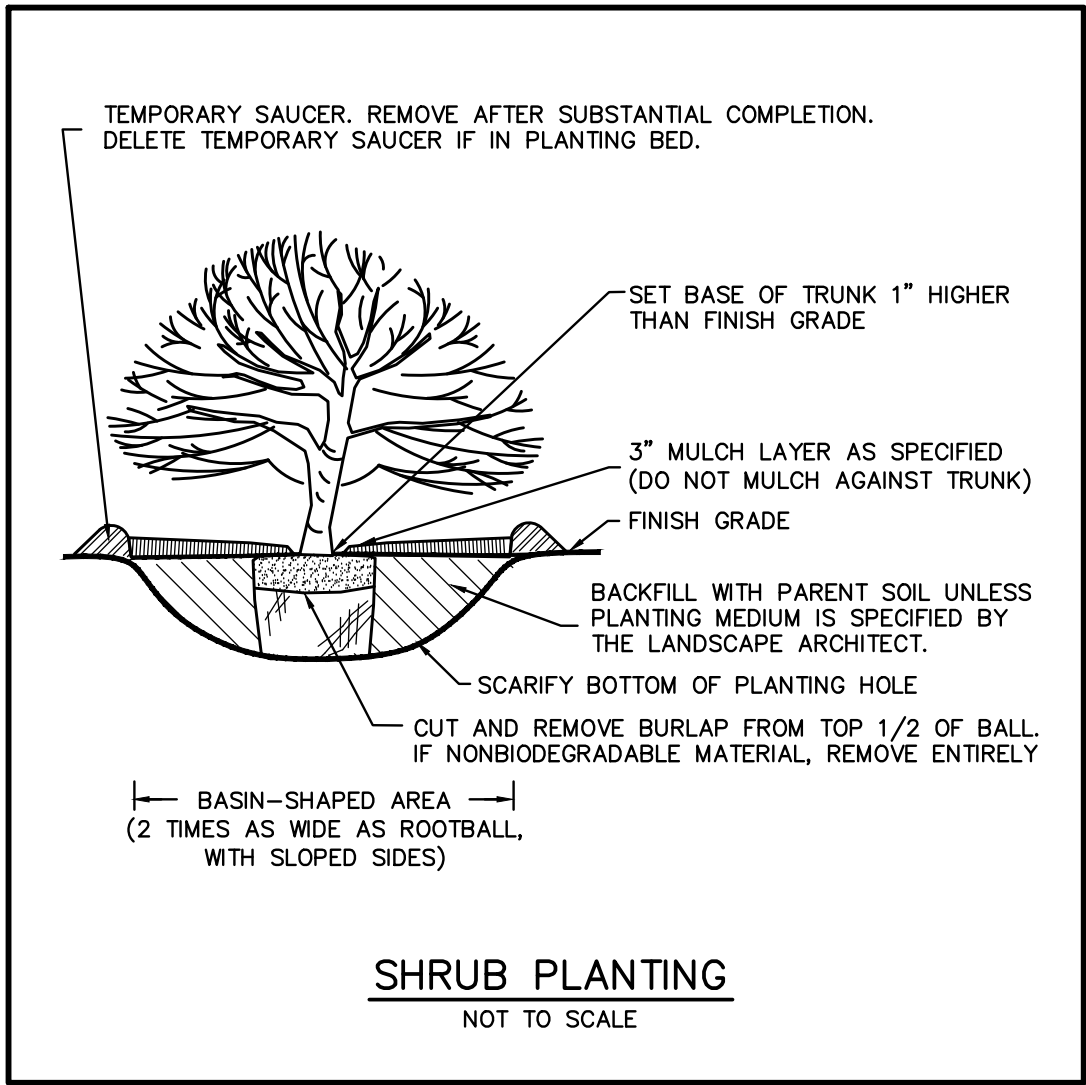
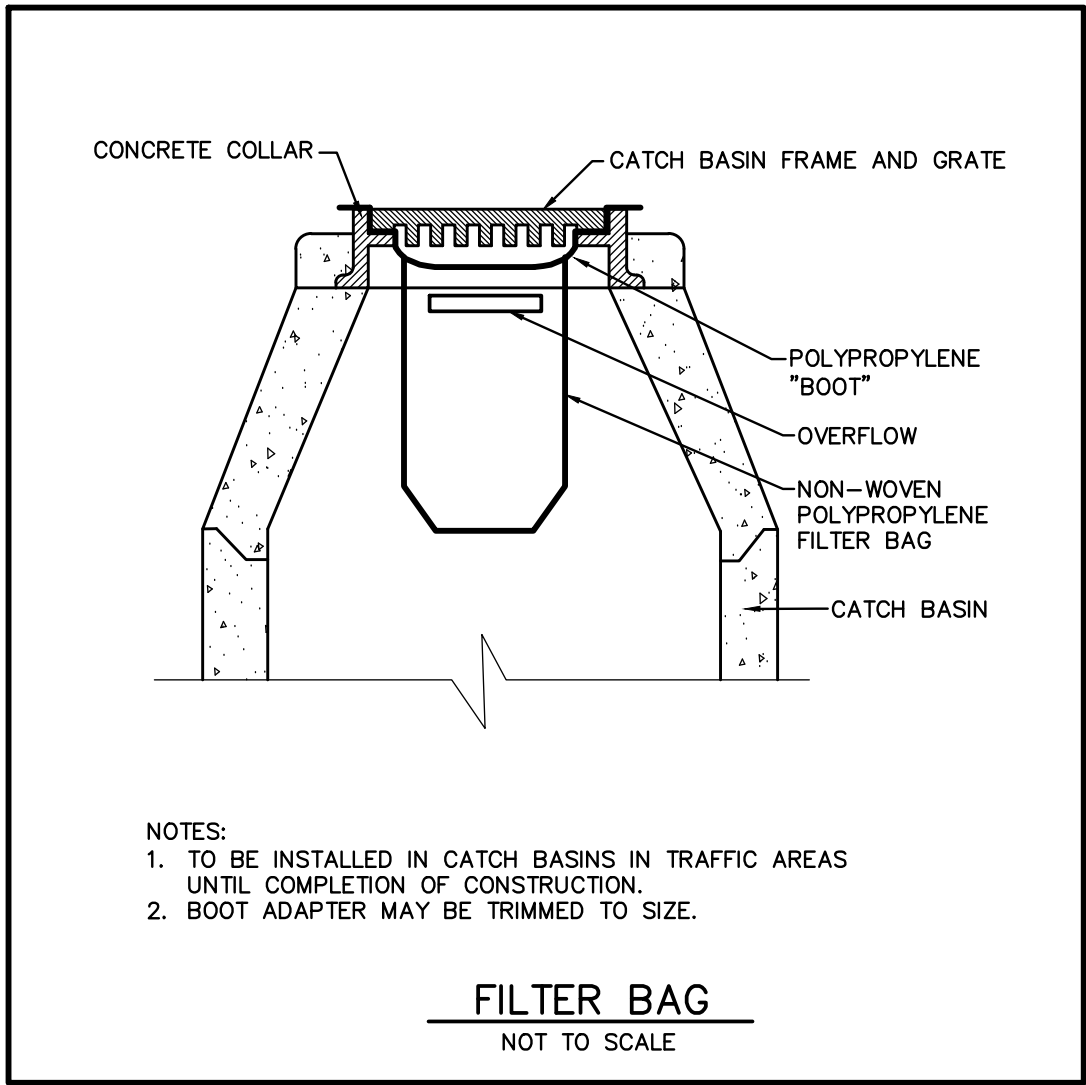
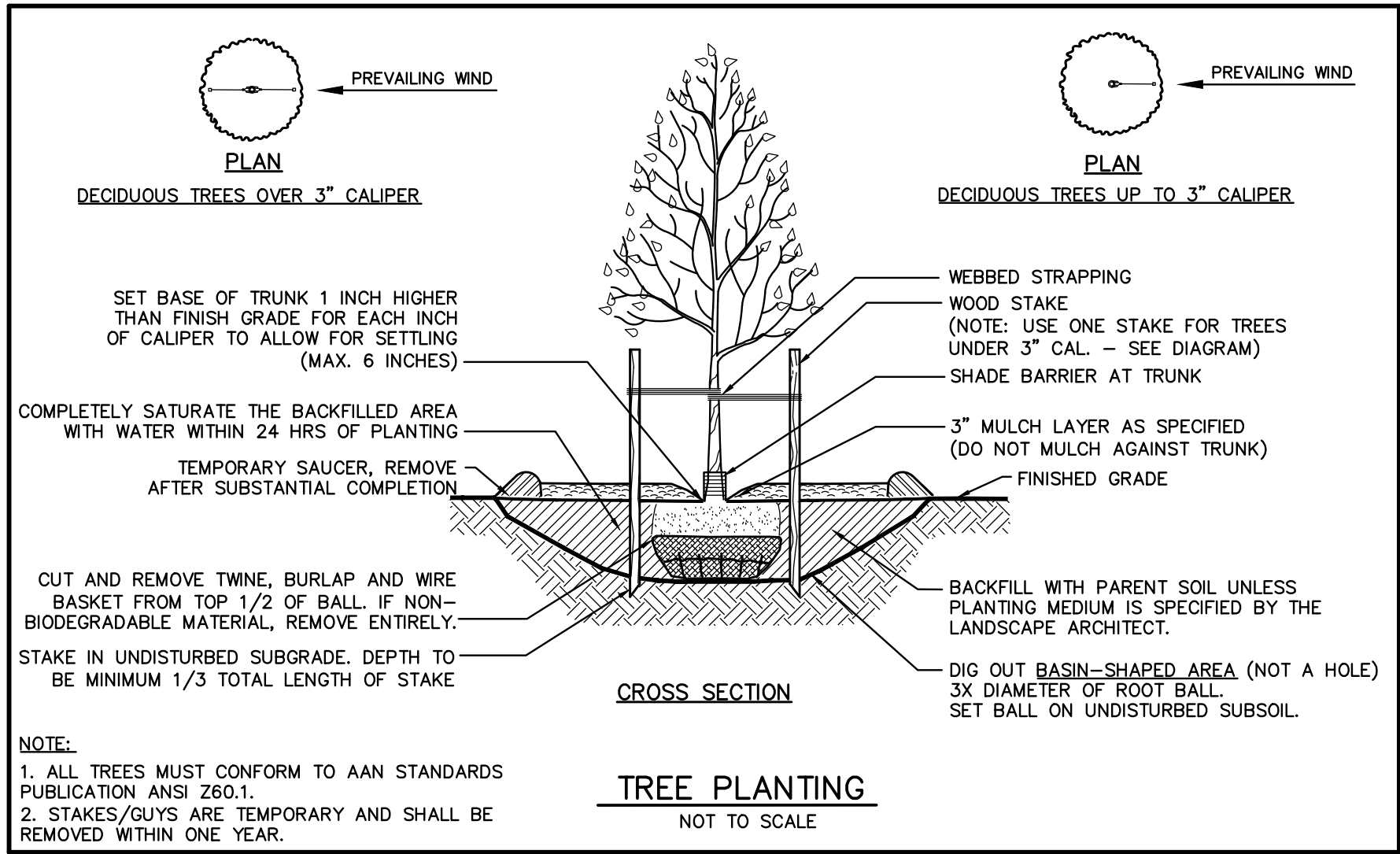
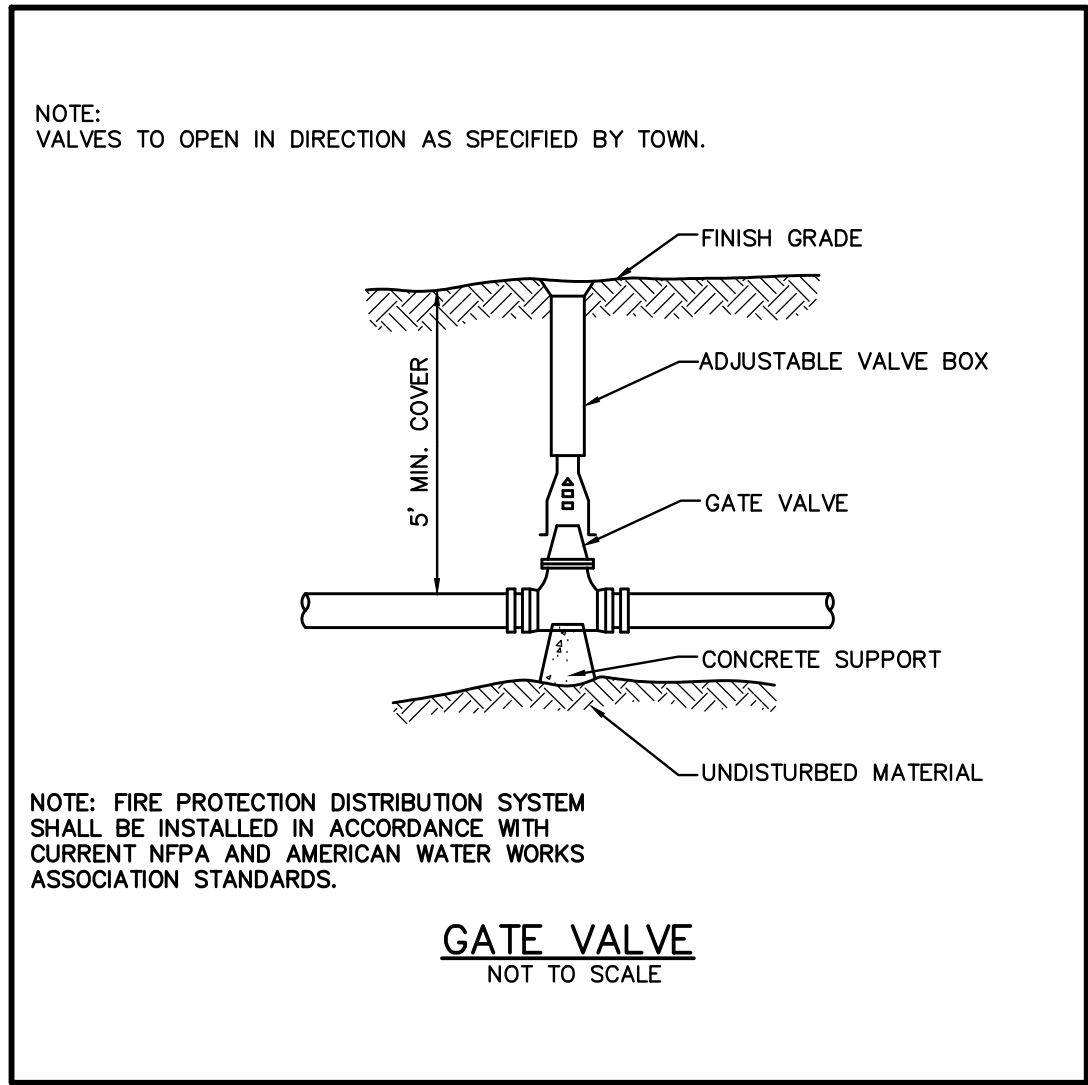
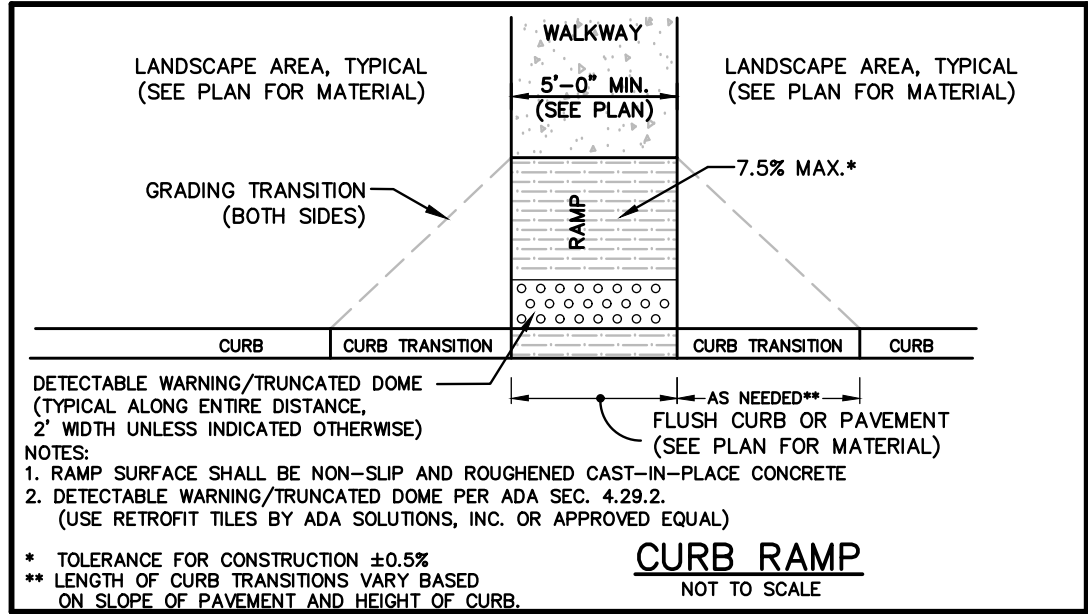
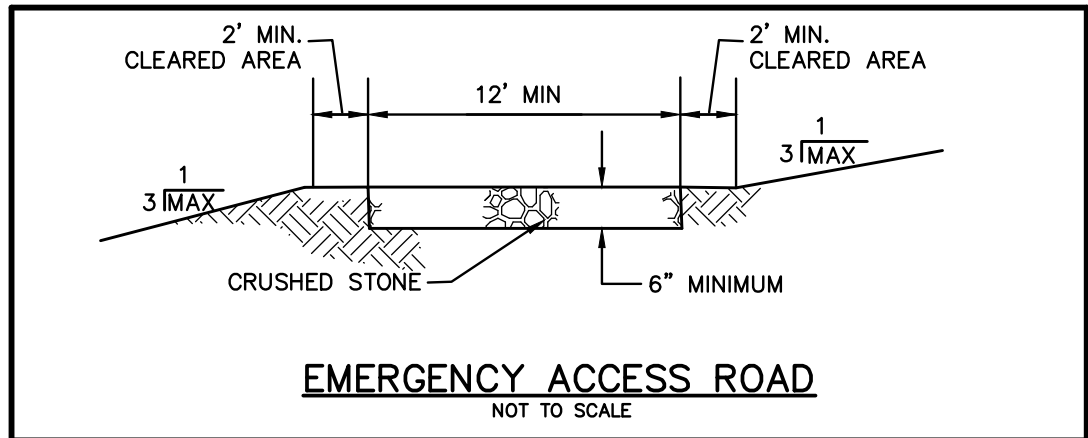
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- 1) FILTER SOCK SHALL BE 10" DIAMETER STRAW WATTLE BY EARTH SAVER EROSION CONTROL PRODUCTS OR APPROVED EQUAL.
- 2) SOCKS TO BE FILLED WITH COMPACTED STRAW OR APPROVED EQUAL.

STRAW WATTLE FILTER SOCK
NOT TO SCALE



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2/17/2023
DATE
KENNETH CONTE, PLS No. 38033



APPROVAL UNDER SUBDIVISION CONTROL LAW REQUIRED
CARVER PLANNING BOARD:

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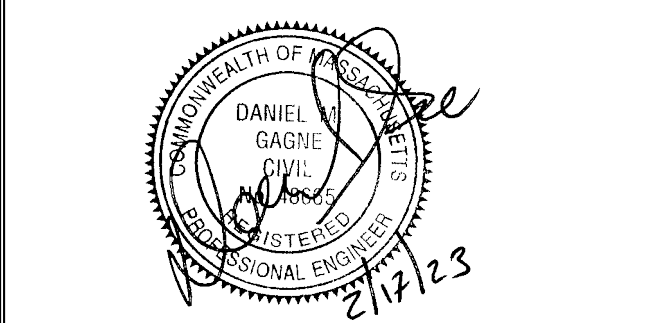
PREPARED FOR OWNER:

**Weathervane
at Patriot
Pines, LLC**

190 OLD DERBY STREET
SUITE 311
HINGHAM, MASSACHUSETTS

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	DMG	CHK'D
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**TOWNHOUSE
DEVELOPMENT**

**Weathervane at the Links
CARVER, MA
(PLYMOUTH COUNTY)**

SITE DETAILS

PREPARED BY:

BEALS + THOMAS
Civil Engineers + Landscape Architects +
Land Surveyors + Planners +
Environmental Specialists

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Plymouth, Massachusetts 02360-3866
T 508.746.3288 | www.bealsandthomas.com

DATE: OCTOBER 14, 2022

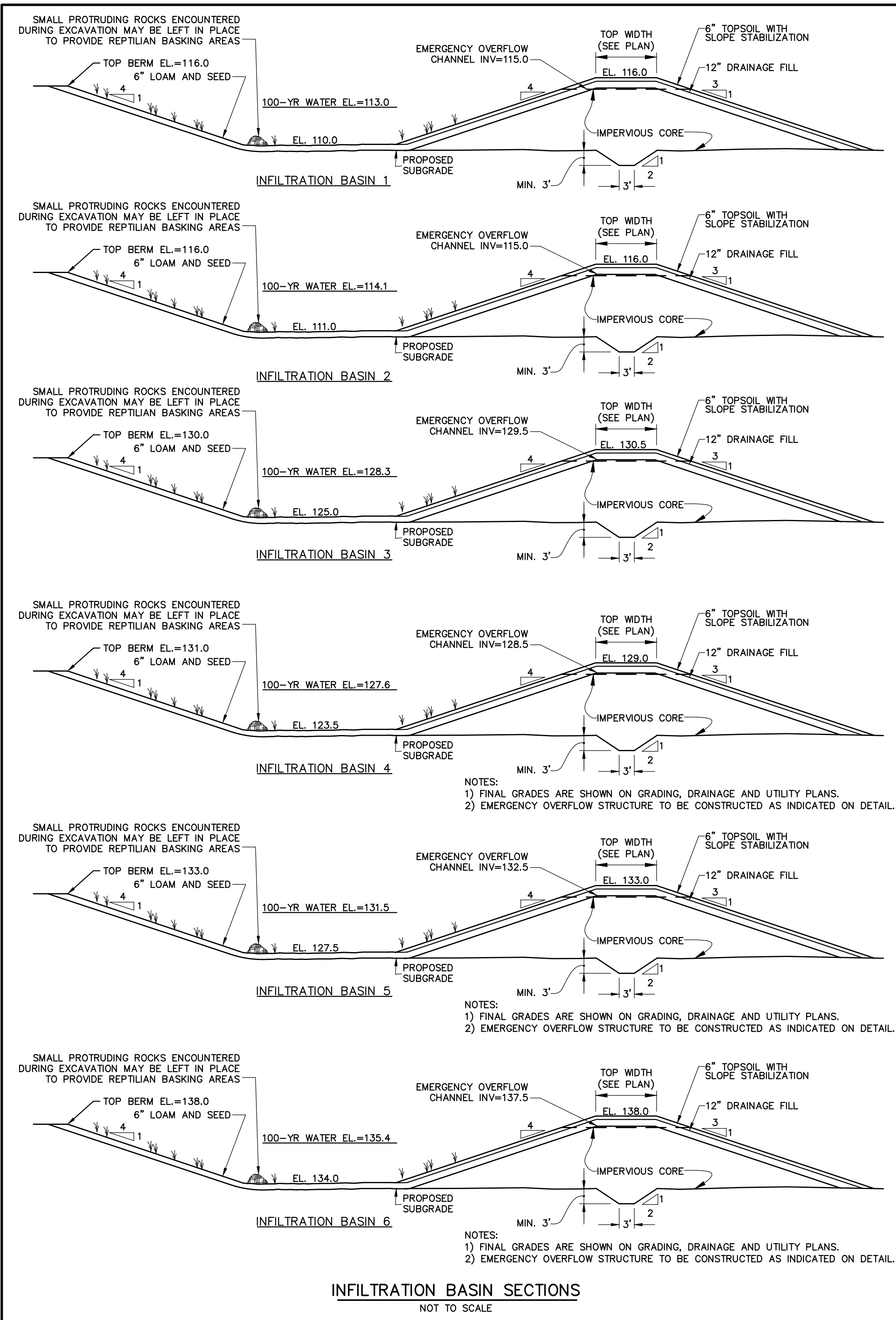
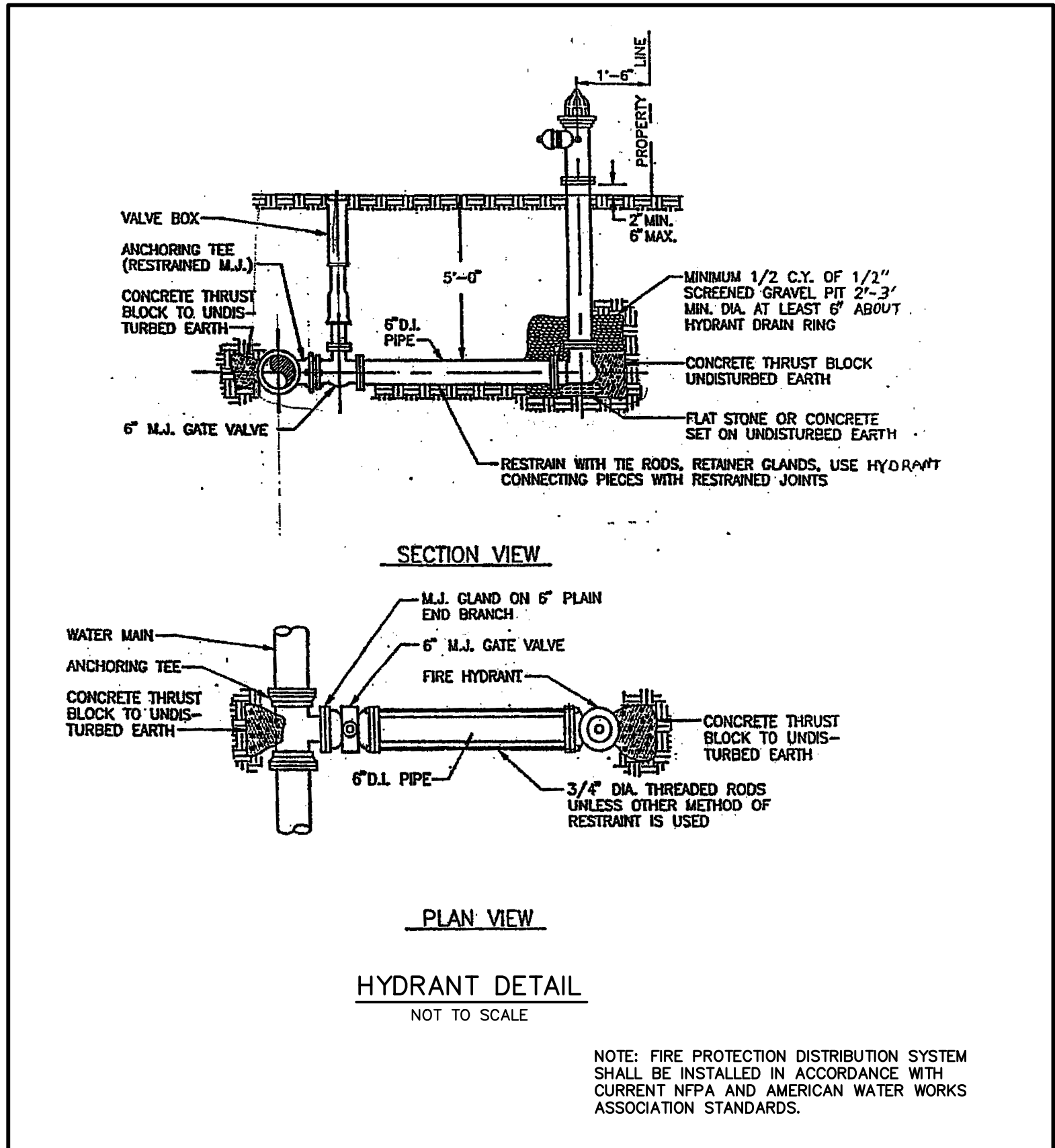
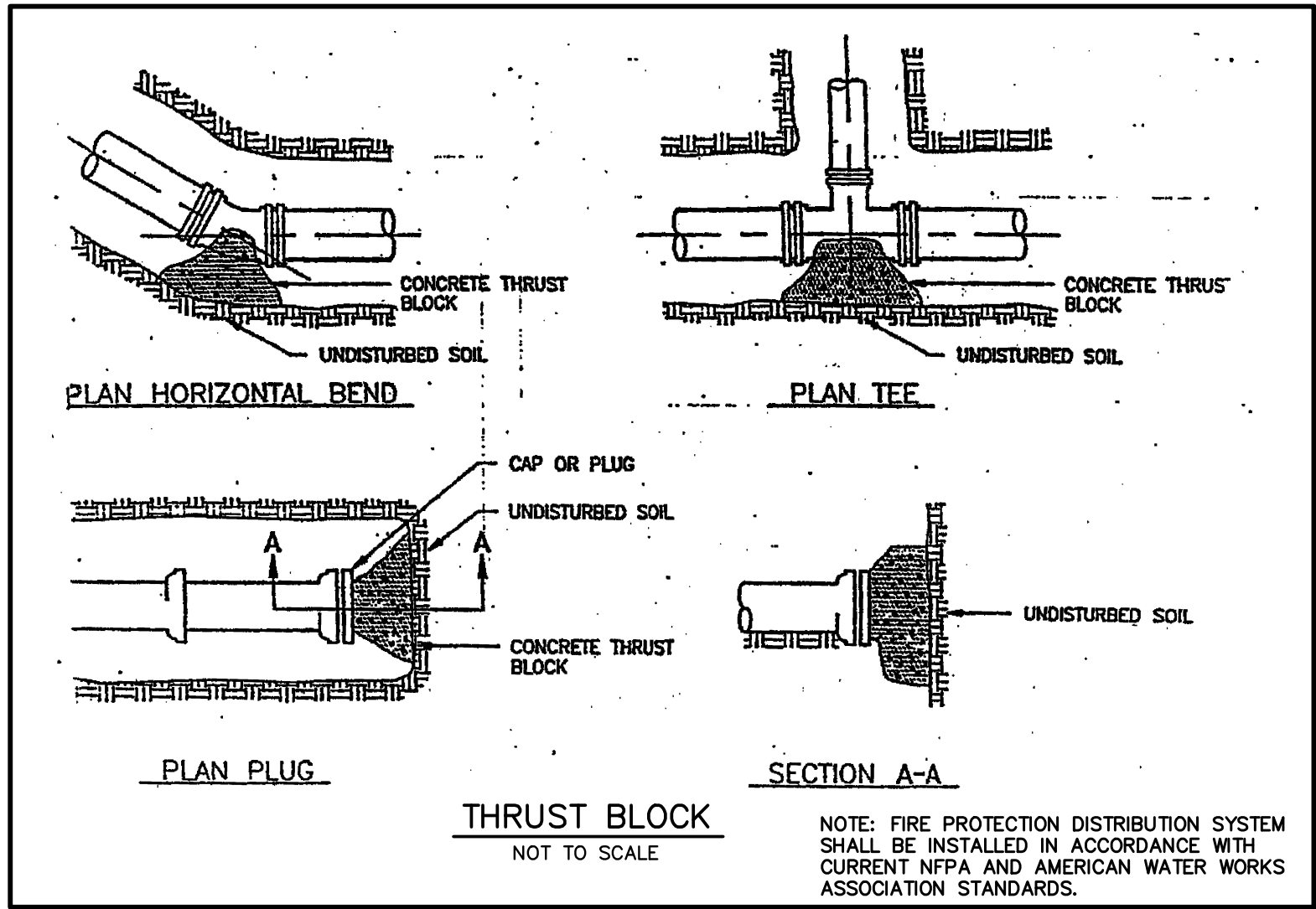
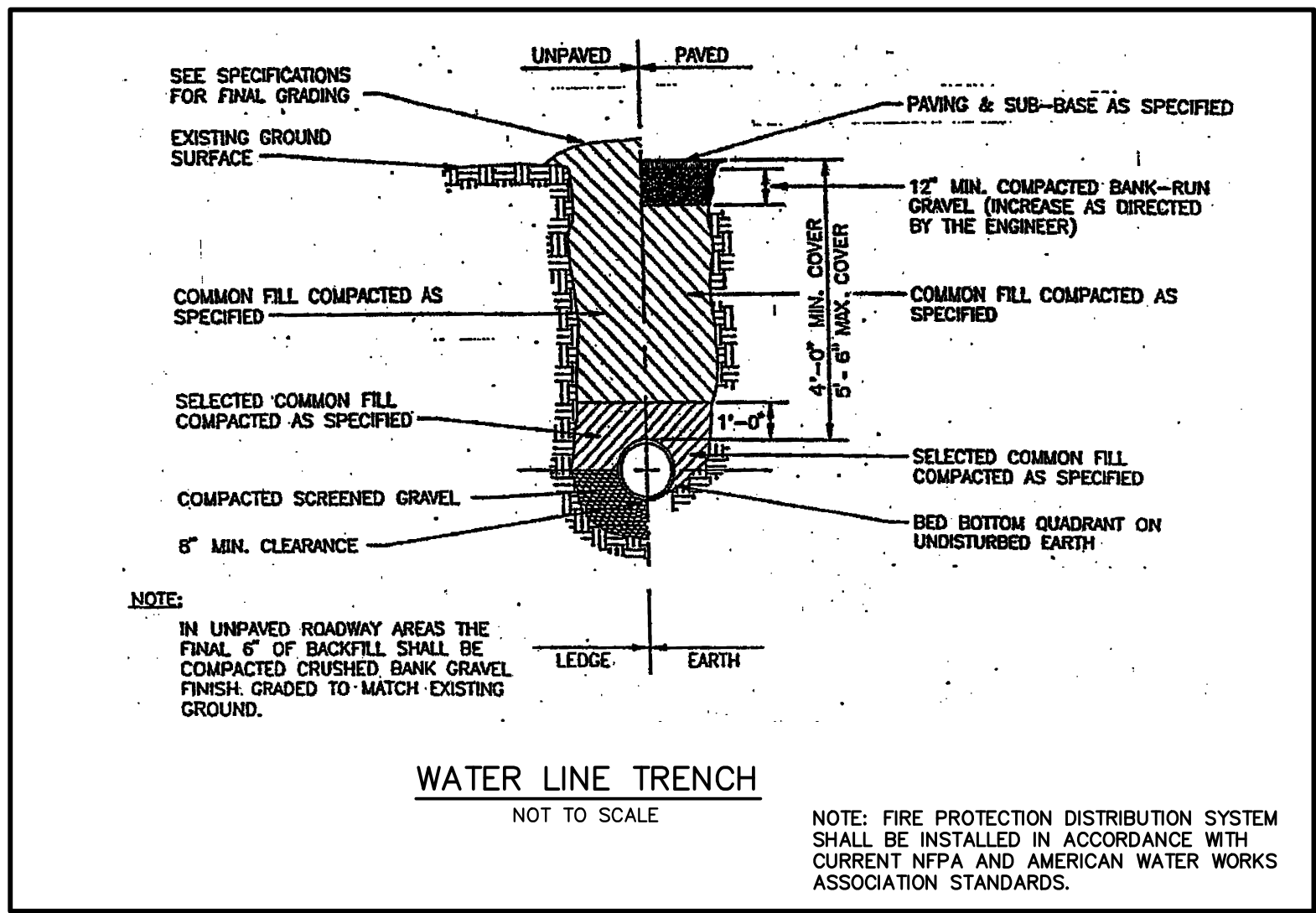
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B+T JOB NO. 2176.12

B+T PLAN NO.
217612P061C-004

SHEET 33 OF 35

8.2



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ODEN LED Specifications

Project Name: _____
Catalog Number: _____
Type: _____

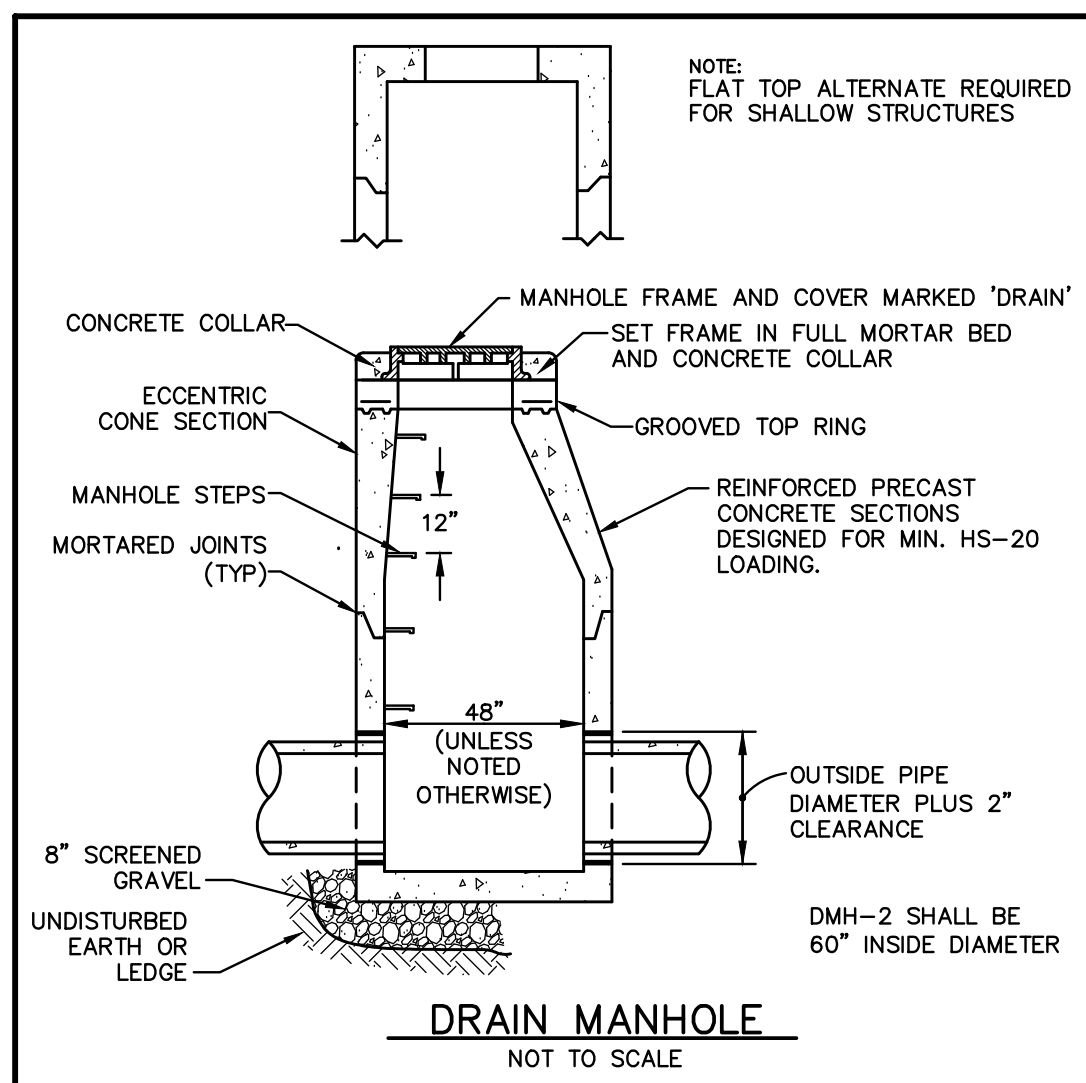
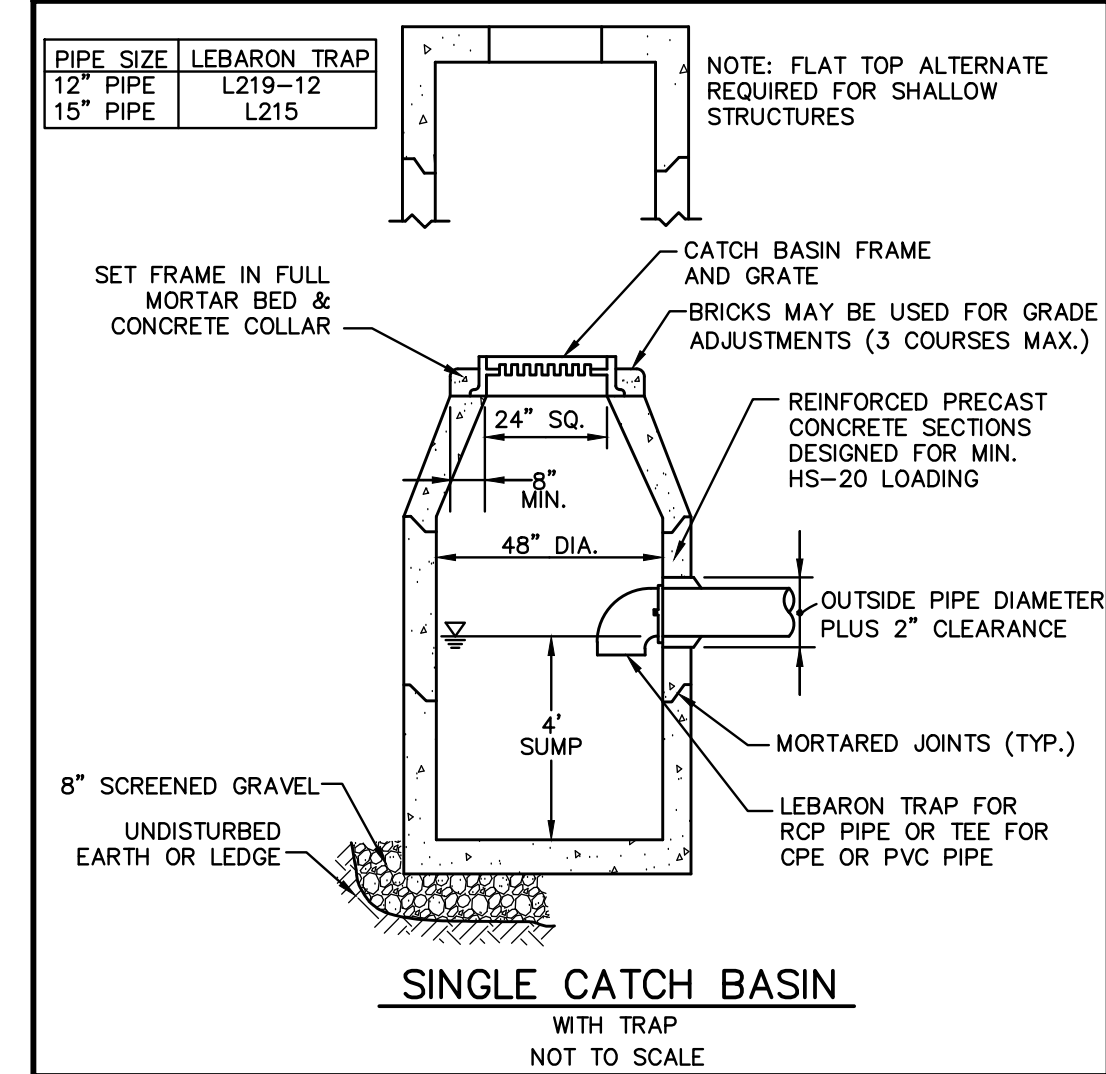
With six interchangeable caps and seven shade styles, the Oden - LED offers architects, designers and engineers endless possibilities for a custom fixture to fit their unique application.

The Oden - LED Arrays high-quality, durable construction makes it an ideal fixture for any application.

Ordering Information

MODEL	OPTICS	LEDs	CURRENT	KELVIN	VOLTAGE	MOUNTING	FINISH	CAP/SHADE	OPTIONS
ODN-1-L	T3	32LC	3	3K	5	UNV	YM	BZ	C1
ODN-2-L	T1	16LC	3	3K	5	UNV	YM	BZ	C1
ODN-3-L	T2	32LC	3	3K	5	UNV	YM	BZ	C1
ODN-4-L	T3	48LC	5	4K	8	UNV	YM	BZ	C1
ODN-5-L	T4	48LC	5	4K	8	UNV	YM	BZ	C1
ODN-6-L	T5	48LC	5	4K	8	UNV	YM	BZ	C1
ODN-7-L	T6	48LC	5	4K	8	UNV	YM	BZ	C1
ODN-8-L	T7	48LC	5	4K	8	UNV	YM	BZ	C1
ODN-9-L	T8	48LC	5	4K	8	UNV	YM	BZ	C1

NOTE: MAXIMUM LIGHT POLE HEIGHT SHALL BY 15- FEET.

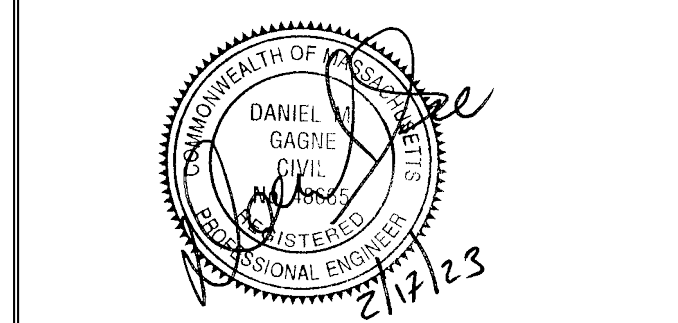


PREPARED FOR OWNER:

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190 OLD DERBY STREET
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DEVELOPMENT**
Weathervane at the Links
CARVER, MA
(PLYMOUTH COUNTY)

SITE DETAILS

PREPARED BY:
BEALS + THOMAS
Civil Engineers + Landscape Architects +
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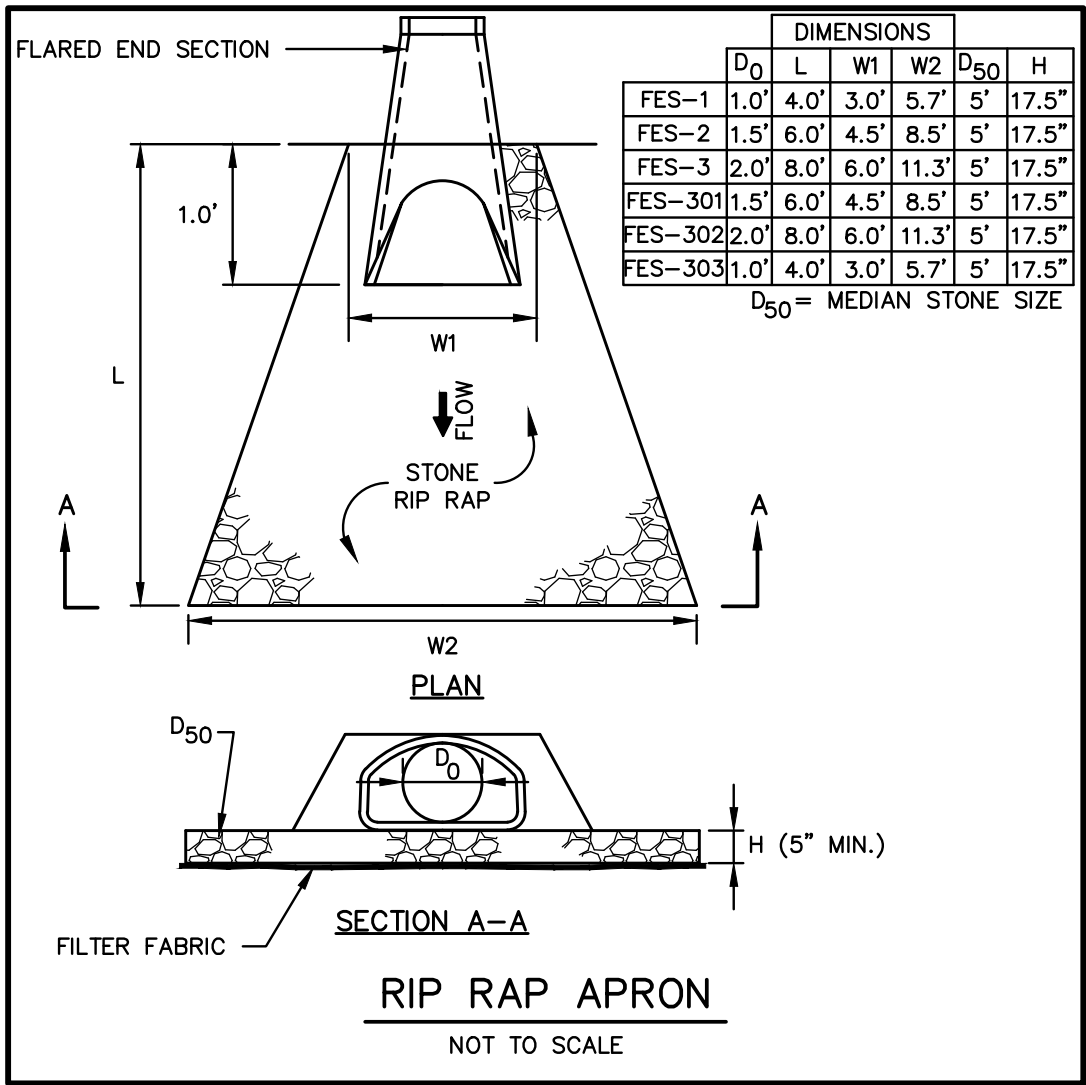
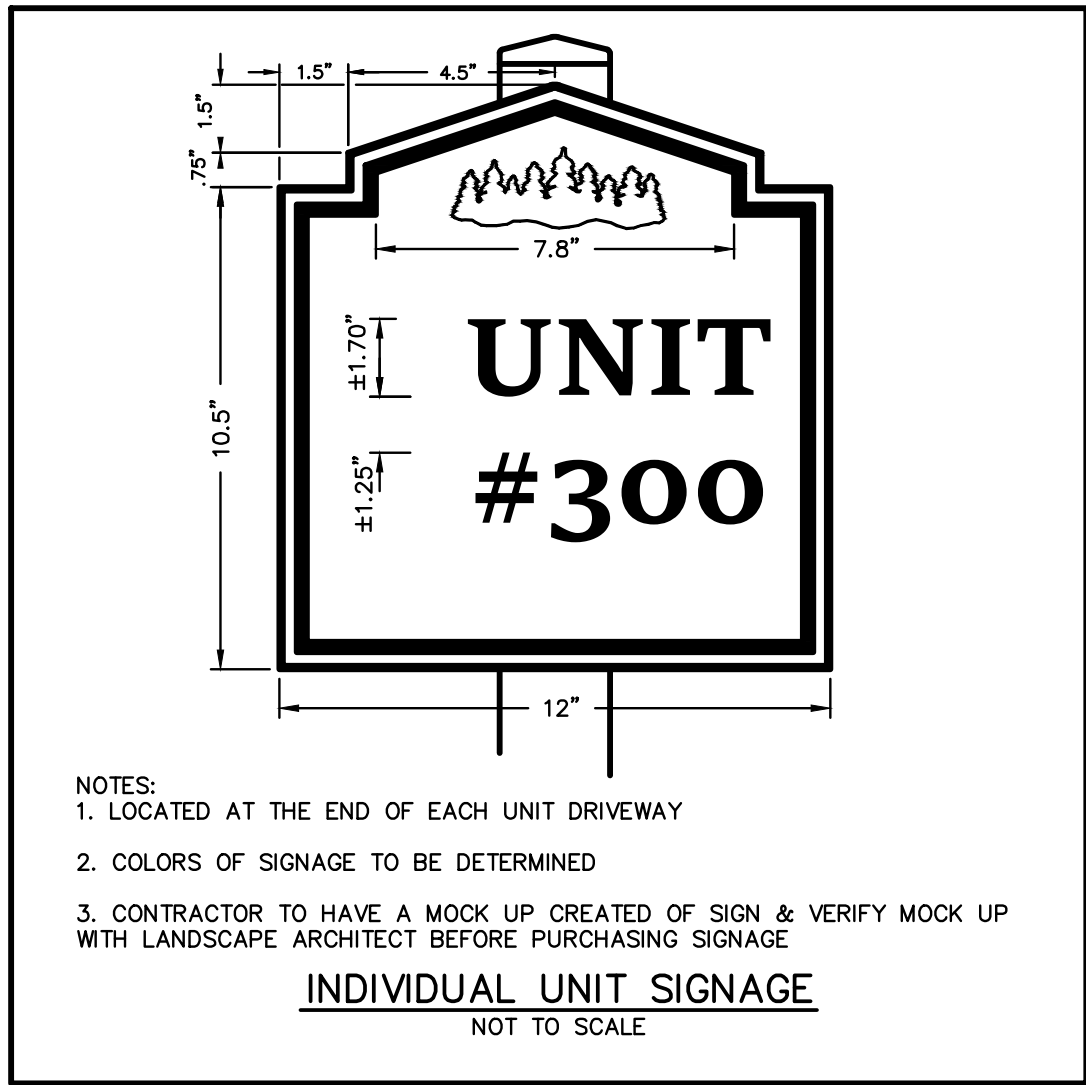
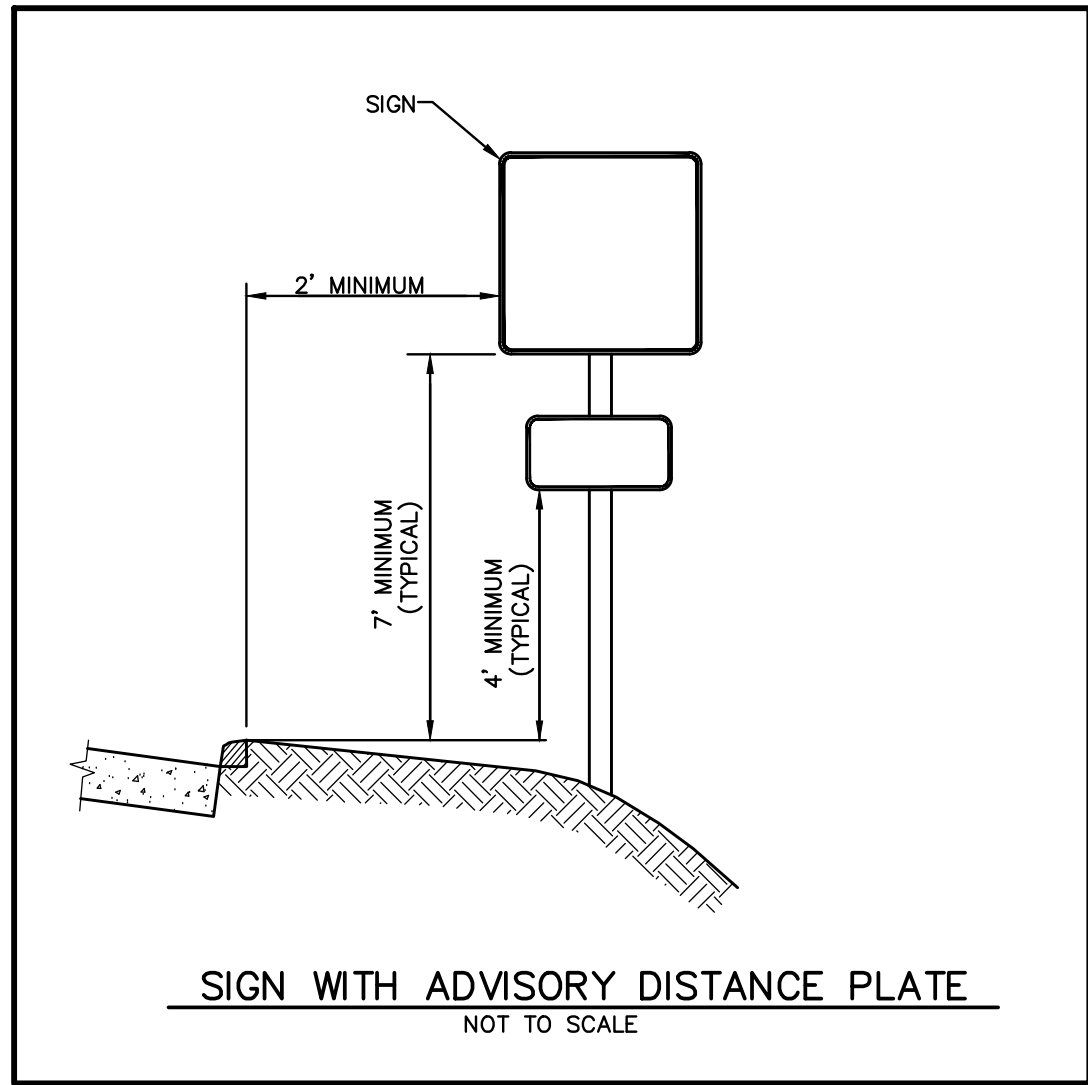
SCALE: NTS

B+T JOB NO. 2176.12

B+T PLAN NO. 217612P061C-005

SHEET 34 OF 35

8.3



APPROVAL UNDER SUBDIVISION
CONTROL LAW REQUIRED
CONVEYANCE PLANNING BOARD:

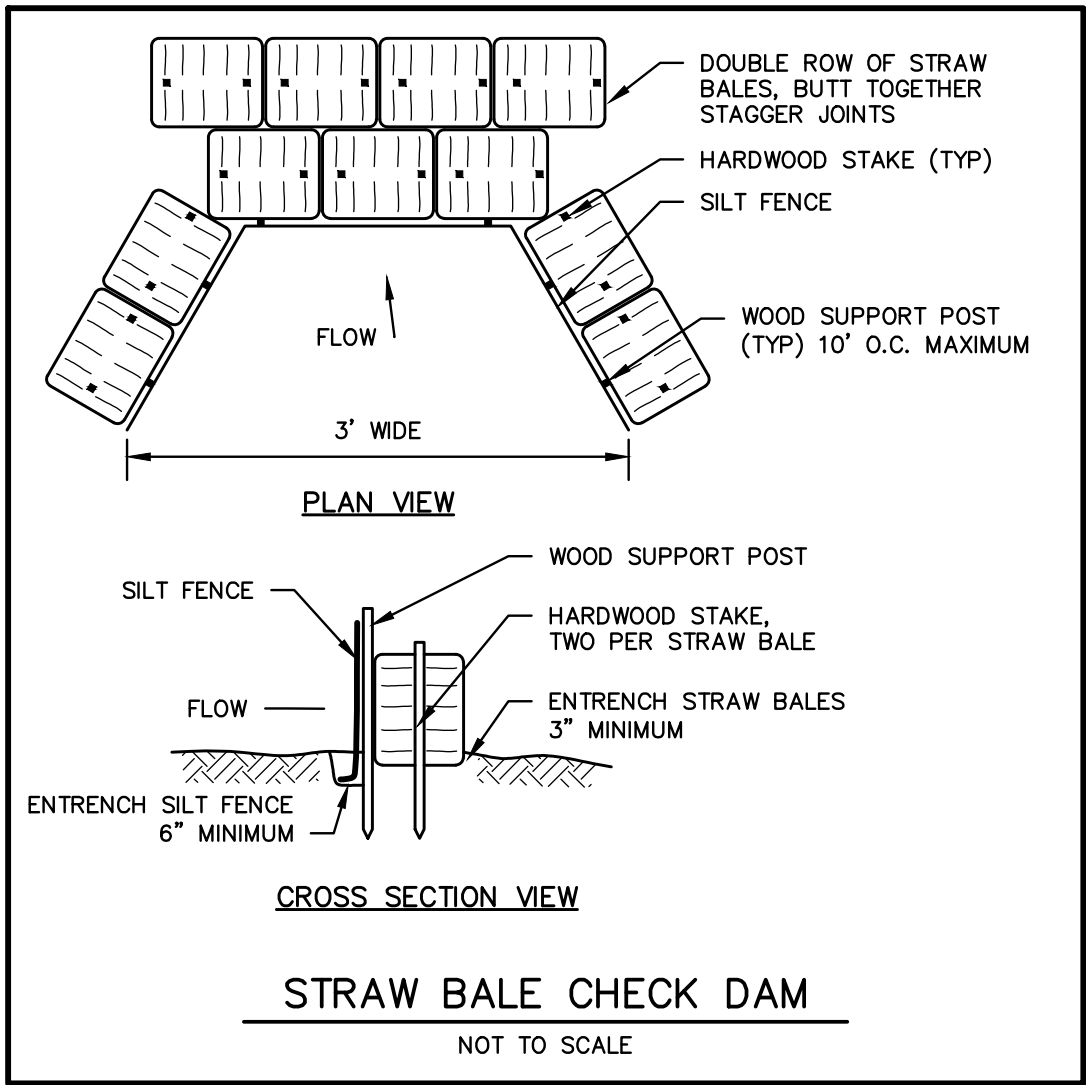
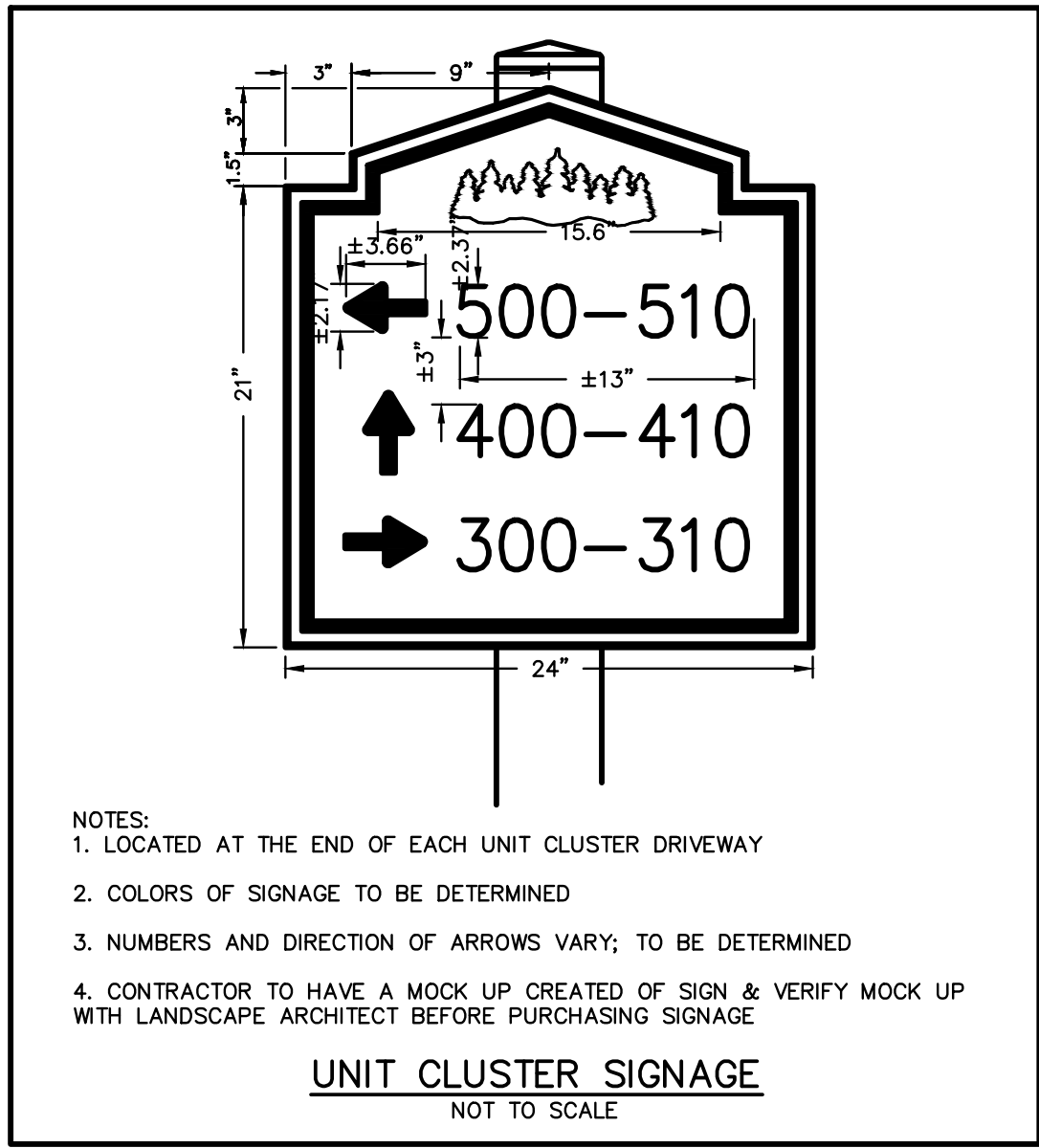
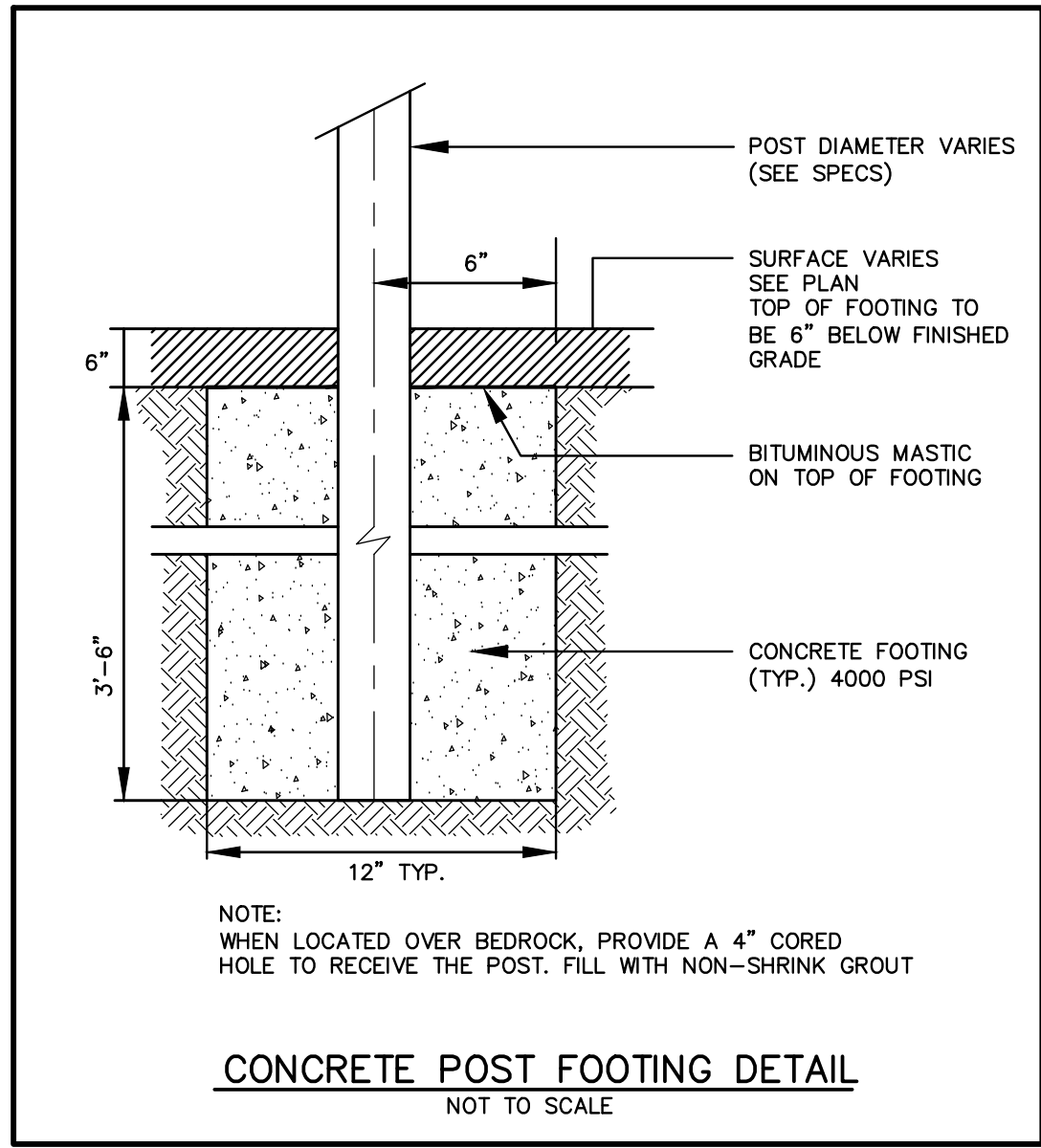
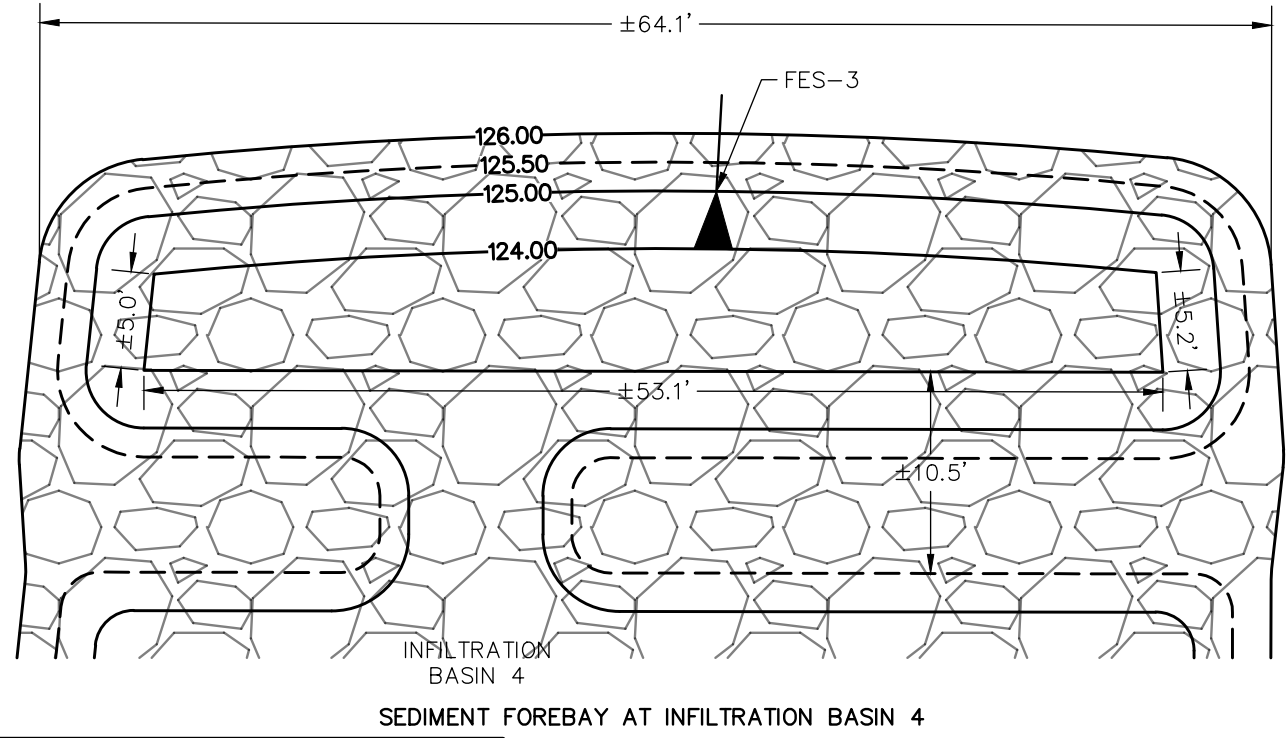
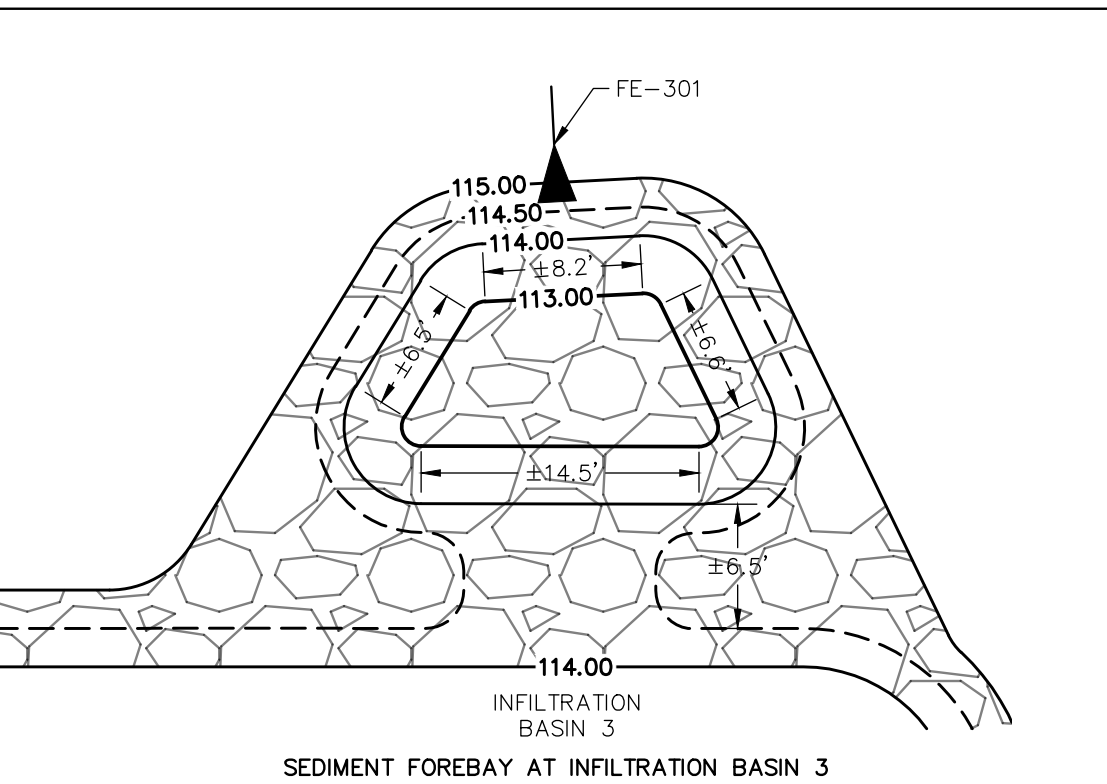
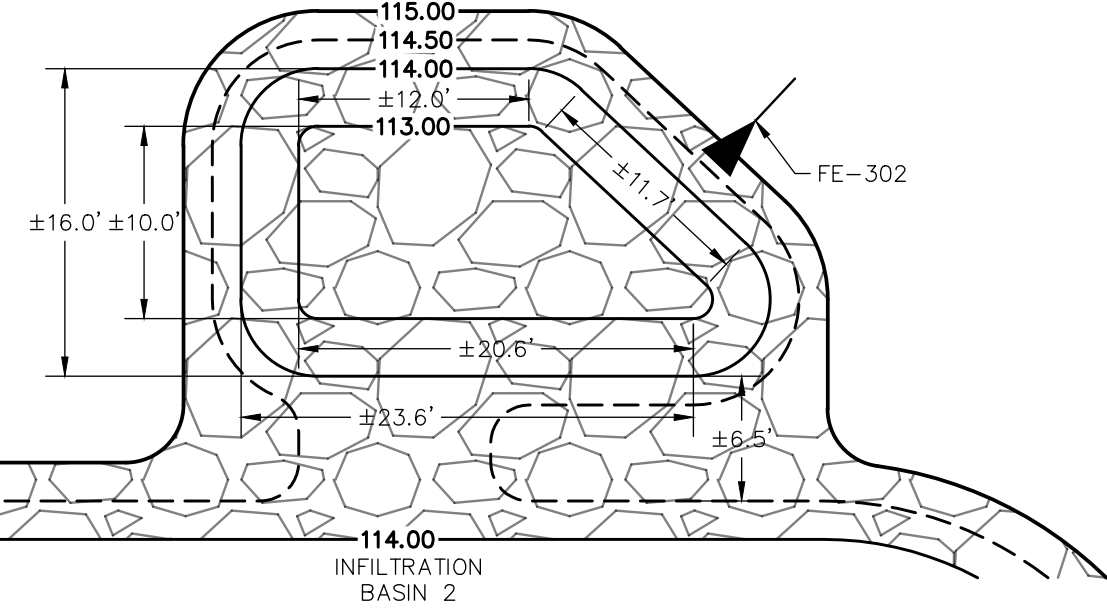
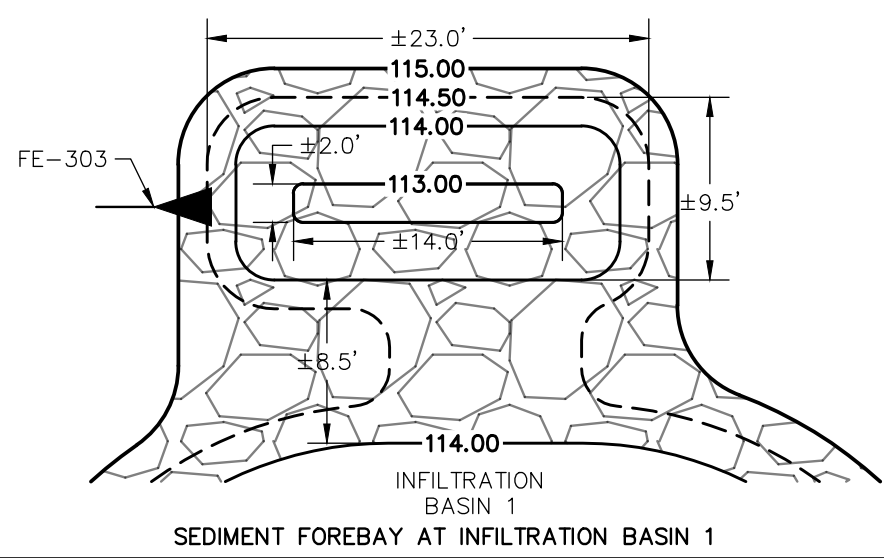
DATE

I HEREBY CERTIFY THAT THIS PLAN HAS
BEEN PREPARED IN CONFORMITY WITH THE
RULES AND REGULATIONS OF THE REGISTERS
OF DEEDS OF THE COMMONWEALTH OF
MASSACHUSETTS.

2/17/2023

DATE

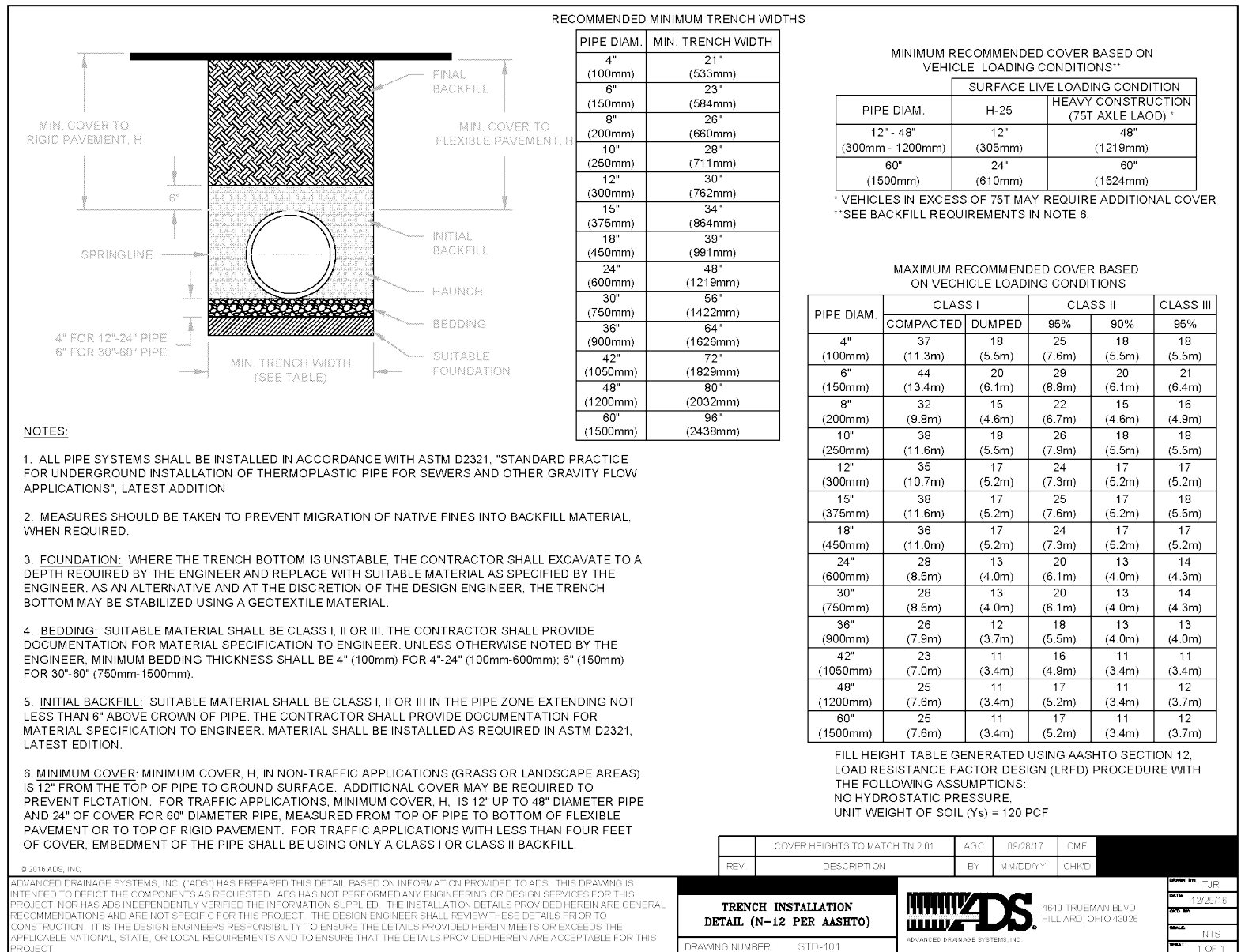
KENNETH CONTE, PLS No. 38033



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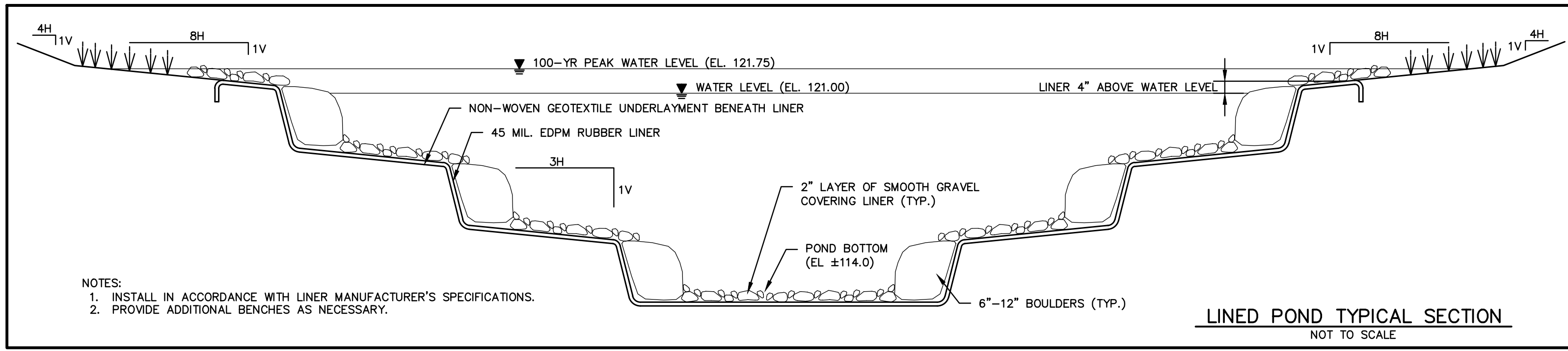
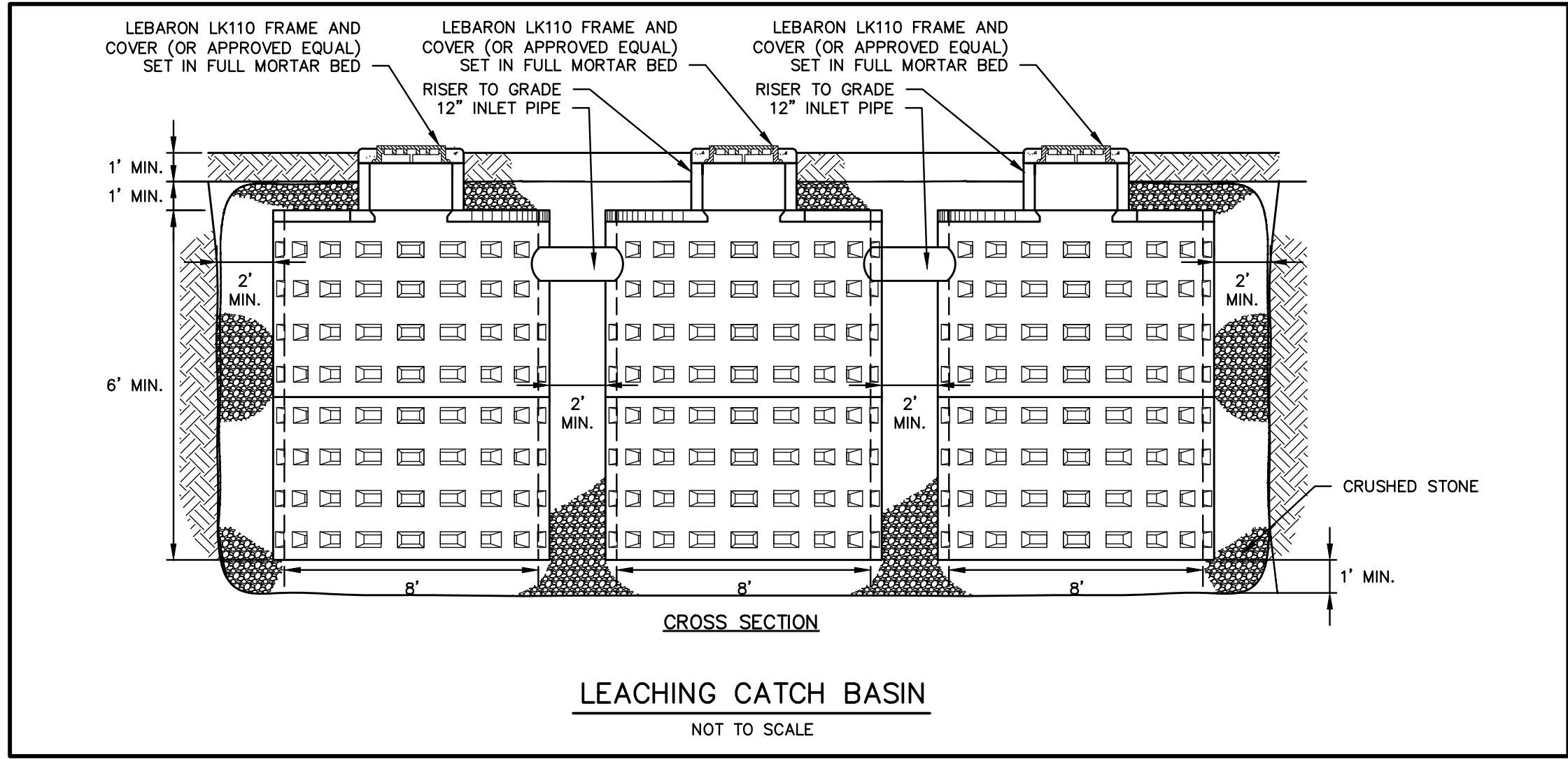
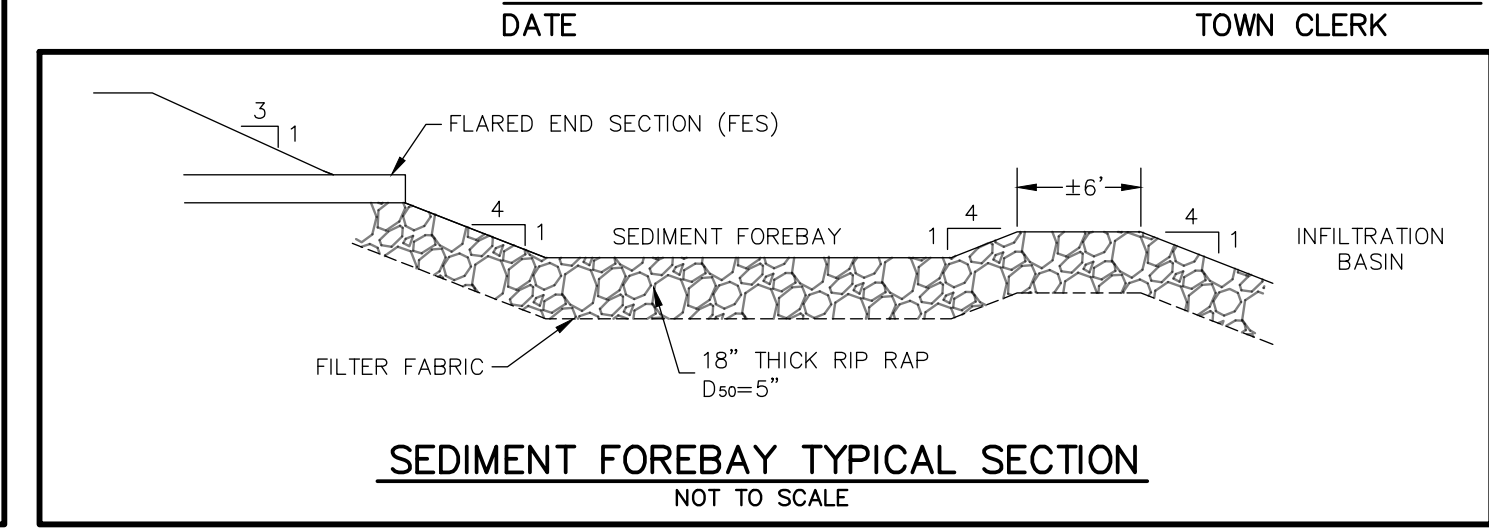
NOTES:

- ALL PIPE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321 "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS"; LATEST EDITION.
- MEASURES SHOULD BE TAKEN TO PREVENT MIGRATION OF NATIVE FISHES INTO BACKFILL MATERIAL WHEN REQUIRED.
- FOUNDATION: WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH SUITABLE MATERIAL AS SPECIFIED BY THE ENGINEER. THE TRENCH BOTTOM MAY BE STABILIZED USING A GEOTEXTILE MATERIAL.
- BEDDING: SUITABLE MATERIAL SHALL BE CLASS II OR III IN THE PIPE ZONE EXTENDING NOT LESS THAN 1' ABOVE CROWN OF PIPE. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. MATERIAL SHALL BE INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION.
- UTILITY BACKFILL: SUITABLE MATERIAL SHALL BE CLASS II OR III IN THE PIPE ZONE EXTENDING NOT LESS THAN 1' ABOVE CROWN OF PIPE. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. MATERIAL SHALL BE INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION.
- MINIMUM COVER: MINIMUM COVER, H, IN NON-TRAFFIC APPLICATIONS (GRASS OR LANDSCAPE AREAS) IS 12" FROM THE TOP OF PIPE TO GROUND SURFACE. ADDITIONAL COVER MAY BE REQUIRED TO PREVENT FRICTION. FOR TRAFFIC APPLICATIONS, MINIMUM COVER, H, IS 12" UP TO 48" DIAMETER PIPE AND 24" OF COVER FOR 60" DIAMETER PIPE MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TO TOP OF RIGID PAVEMENT. FOR TRAFFIC APPLICATIONS WITH LESS THAN FOUR FEET OF COVER, EMBEDMENT OF THE PIPE SHALL BE USING ONLY A CLASS I OR CLASS II BACKFILL.

PIPE DIA.	MIN. TRENCH WIDTH
4"	24"
6"	30"
8"	36"
10"	42"
12"	48"
14"	54"
16"	60"
18"	66"
20"	72"
24"	84"
30"	102"
36"	120"
42"	138"
48"	156"
54"	174"
60"	192"
72"	228"
84"	264"
96"	300"
108"	336"
120"	372"
132"	408"
144"	444"
156"	480"
168"	516"
180"	552"
20"	30"
24"	36"
28"	42"
32"	48"
36"	54"
40"	60"
44"	66"
48"	72"
52"	78"
56"	84"
60"	90"
64"	96"
68"	102"
72"	108"
76"	114"
80"	120"
84"	126"
88"	132"
92"	138"
96"	144"
100"	150"
104"	156"
108"	162"
112"	168"
116"	174"
120"	180"
124"	186"
128"	192"
132"	198"
136"	204"
140"	210"
144"	216"
148"	222"
152"	228"
156"	234"
160"	240"
164"	246"
168"	252"
172"	258"
176"	264"
180"	270"
184"	276"
188"	282"
192"	288"
196"	294"
200"	300"

TRAFFIC SIGN SUMMARY

M.U.T.C.D. NUMBER	WIDTH	HEIGHT	DESCRIPTION
R1-1	30"	30"	STOP
R4-7	24"	30"	UPWARD TURN



- INSTALL IN ACCORDANCE WITH LINER MANUFACTURER'S SPECIFICATIONS.
- PROVIDE ADDITIONAL BENCHES AS NECESSARY.

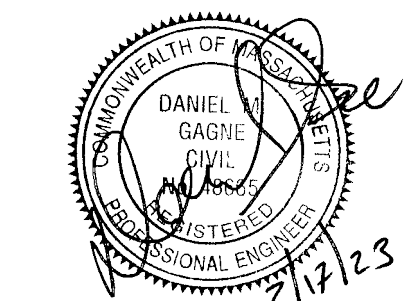
PREPARED FOR OWNER:

**Weathervane
at Patriot
Pines, LLC**

190 OLD DERBY STREET
SUITE 311
HINGHAM, MASSACHUSETTS

**FOR PERMITTING
ONLY**

9			
8			
7			
6			
5			
4			
3			
2			
1	1/18/2023	REVISED FOR PEER REVIEW COMMENTS	
0	10/14/2022	ISSUED FOR PERMITTING	
	ISSUE DATE	DESCRIPTION	
ELC	ELC	DMG	DMG
DES	DWN	CHK'D	APP'D



**TOWNHOUSE
DEVELOPMENT**

**Weathervane at the Links
CARVER, MA
(PLYMOUTH COUNTY)**

SITE DETAILS

PREPARED BY:

BEALS + THOMAS
Civil Engineers + Landscape Architects +
Land Surveyors + Planners +
Environmental Specialists

BEALS AND THOMAS, INC.
32 Court Street
Plymouth, Massachusetts 02360-3866
T 508.746.3288 | www.bealsandthomas.com

DATE: OCTOBER 14, 2022

SCALE: NTS

B+T JOB NO. 2176.12

B+T PLAN NO.
217612P061C-006

SHEET 35 OF 35

8.4