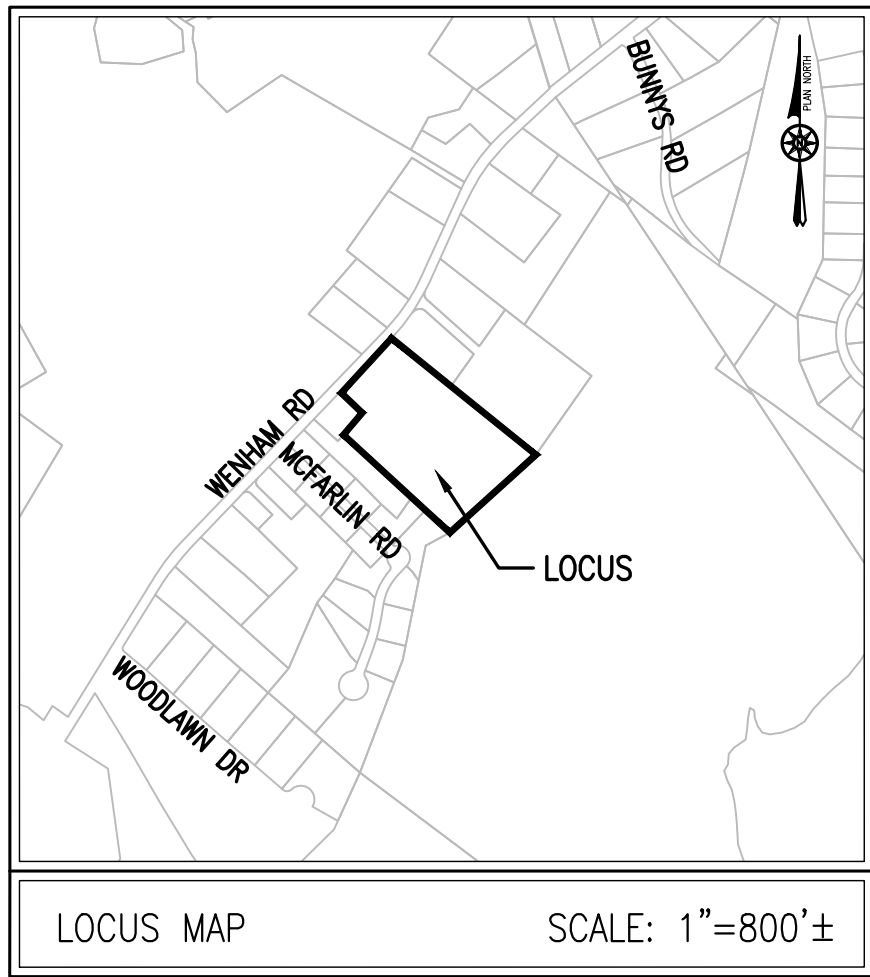


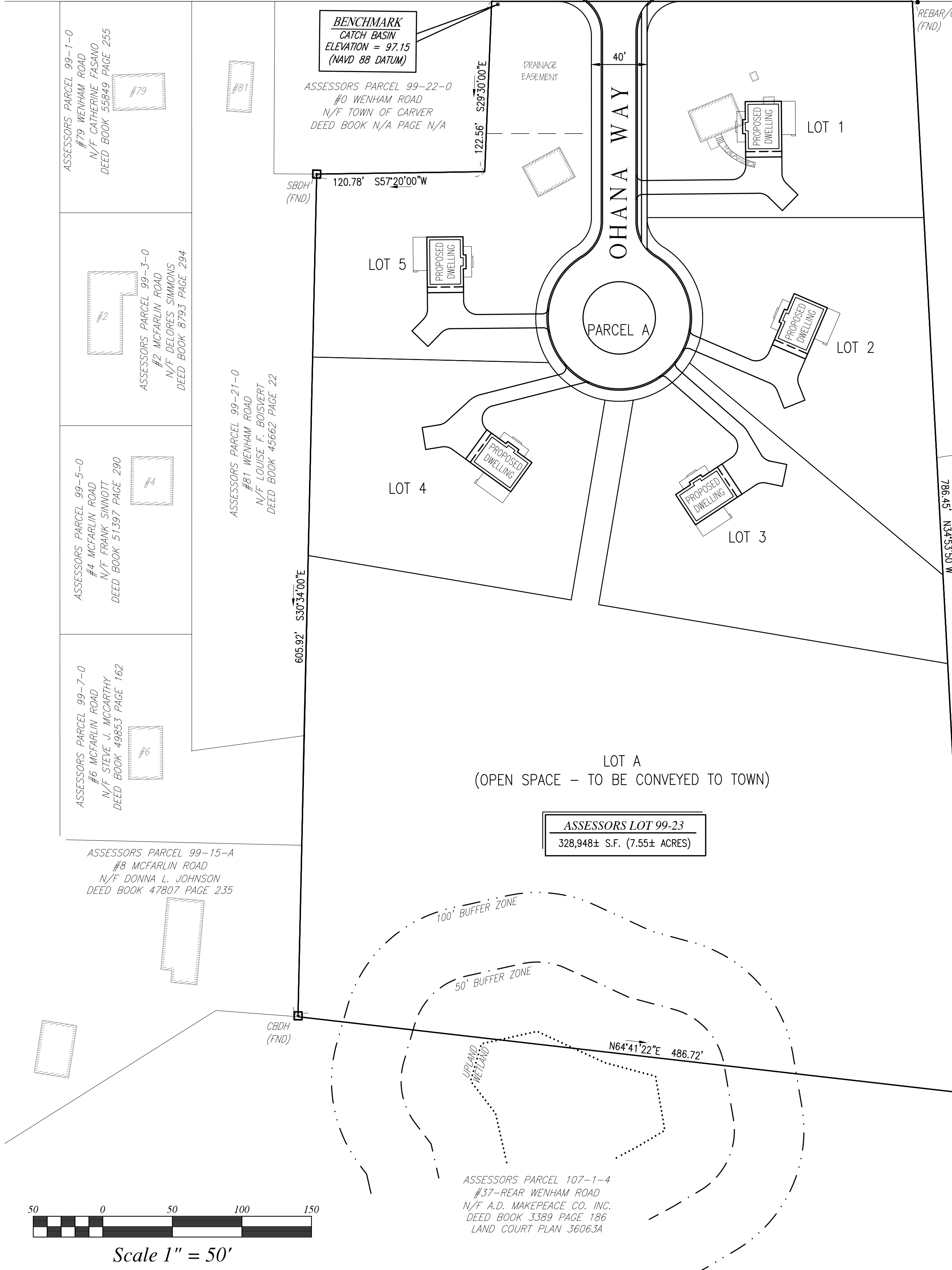
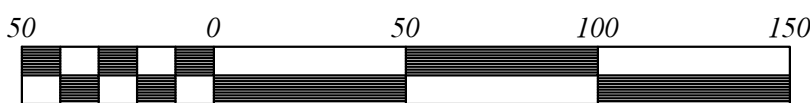


NOTES:

1. PROPERTY LINE, STREET LINE AND OWNER INFORMATION WAS COMPILED FROM RECORDS ON FILE AT THE PLYMOUTH COUNTY REGISTRY OF DEEDS AND THE TOWN OF CARVER ASSESSORS DEPARTMENT.
2. TOPOGRAPHY INFORMATION SHOWN ON THIS PLAN IS BASED UPON AN ON THE GROUND SURVEY PERFORMED BY GRADY CONSULTING, L.L.C. IN OCTOBER 2023.
3. ALL ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988.
4. THERE ARE WETLAND RESOURCE AREAS ON THIS SITE.
5. SUBJECT SITE IS LOCATED IN THE RESIDENTIAL AGRICULTURAL (RA) ZONING DISTRICT.
6. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE X (AREA OF MINIMAL FLOODING) AS DEPICTED ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL No. 25023C 0342K, WHICH BEARS AN EFFECTIVE DATE OF JULY 6, 2021.
7. EXISTING UTILITIES, WHERE SHOWN, HAVE BEEN COMPILED BASED ON OBSERVED ABOVE GROUND EVIDENCE ONLY AND ARE TO BE CONSIDERED APPROXIMATE. GRADY CONSULTING, L.L.C. DOES NOT GUARANTEE THE LOCATION OF THE UNDERGROUND UTILITIES SHOWN OR THAT ALL EXISTING UTILITIES AND/OR SUBSURFACE STRUCTURES ARE SHOWN.
8. LOTS ARE SUBJECT TO HOMEOWNER'S AGREEMENT WHICH ASSIGNS TO THE OWNERS THE COSTS OF INSPECTION AND MAINTENANCE OF SPECIFIED COMPONENTS OF THE STORMWATER MANAGEMENT AND DRAINAGE SYSTEM, SNOW PLOWING, AND ANY OTHER SPECIFIED COMMON AMENITIES, AND THAT THESE FACILITIES WILL BE OPERATED AND MAINTAINED BY A HOMEOWNER'S ASSOCIATION.

SHEET INDEX

- | | |
|---------|----------------------------------|
| SHEET 1 | COVER SHEET |
| SHEET 2 | LOTGING PLAN |
| SHEET 3 | CONVENTIONAL YIELD PLAN |
| SHEET 4 | EXISTING CONDITIONS PLAN |
| SHEET 5 | ROADWAY PLAN AND PROFILE |
| SHEET 6 | CONSERVATION SUBDIVISION PLAN |
| SHEET 7 | EROSION CONTROL & LANDSCAPE PLAN |
| SHEET 8 | TRIBUTARY AREAS |



TOWN OF CARVER ZONING BYLAW ARTICLE III §3800 - CONSERVATION SUBDIVISION DESIGN

3820. **APPLICABILITY.** ANY CREATION OF FIVE (5) OR MORE LOTS, WHETHER A SUBDIVISION OR NOT, FROM A PARCEL OR SET OF CONTIGUOUS PARCELS HELD IN COMMON OWNERSHIP AND LOCATED ENTIRELY WITHIN THE RESIDENTIAL AGRICULTURAL (RA) DISTRICT, MAY PROCEED UNDER THIS SECTION 3800, CONSERVATION SUBDIVISION DESIGN, PURSUANT TO THE ISSUANCE OF A SPECIAL PERMIT BY THE PLANNING BOARD, AS INDICATED IN SECTION 2230, THE USE REGULATION SCHEDULE.

3840. **MODIFICATION OF LOT REQUIREMENTS.** THE PLANNING BOARD MAY AUTHORIZE MODIFICATION OF LOT SIZE, SHAPE, AND OTHER BULK REQUIREMENTS FOR LOTS WITHIN A CONSERVATION SUBDIVISION, SUBJECT TO THE FOLLOWING LIMITATIONS:

3841. LOTS HAVING REDUCED AREA OR FRONTAGE SHALL NOT HAVE FRONTAGE ON A STREET OTHER THAN A STREET CREATED BY A SUBDIVISION INVOLVED.
3842. EACH LOT SHALL CONTAIN NOT LESS THAN ONE-HALF OF THE AREA OTHERWISE REQUIRED IN THE DISTRICT, AND HAVE FRONTAGE OF NOT LESS THAN 50 FEET.
3843. EACH LOT SHALL HAVE AT LEAST 50% OF THE REQUIRED YARDS IN THE DISTRICT.

ZONING DATA

DISTRICT:	RESIDENTIAL AGRICULTURAL (RA)
MINIMUM REQUIREMENTS:	
LOT AREA	60,000 S.F. (MIN 70% DRY LAND)
FRONTAGE	150 FT
FRONT YARD	50 FT
SIDE YARD	30 FT
REAR YARD	50 FT
MAX BUILDING HEIGHT	35 FT
MAX BUILDING COVERAGE	30%
MIN LOT WIDTH @ BUILDING LINE	80% OF FRONTAGE

ZONING DATA

DISTRICT:	RESIDENTIAL AGRICULTURAL (RA) (50% REDUCTION PER §3840)
MINIMUM REQUIREMENTS:	
LOT AREA	30,000 S.F. 15,000 S.F. DRY LAND
FRONTAGE	50 FT
FRONT YARD	25 FT
SIDE YARD	15 FT
REAR YARD	25 FT
MAX BUILDING HEIGHT	35 FT
MAX BUILDING COVERAGE	30%
MIN LOT WIDTH @ BUILDING LINE	80% OF FRONTAGE

ROADWAY DATA

MINOR STREET
(SEE APPENDIX B. TABLE 1)

RIGHT OF WAY	40'*
PAVEMENT WIDTH	24'
LANE WIDTH	12'
SHOULDER WIDTH	N/A
SIDEWALK WIDTH	4'
MIN. SIGHT DISTANCE	150'
MAX. GRADE	9%
MIN. GRADE	0.25%
MAX. CUL-DE-SAC GRADE	2%
MAX. GRADE	6%
MIN. GRADE	0.5%
MAX. STREET LENGTH	600'

*CONSERVATION SUBDIVISION AND YIELD PLANS SHALL USE A RIGHT-OF-WAY WIDTH OF 40 FEET.

ROADWAY LENGTH = 279± FT
(MEASURED ALONG THE CENTER LINE FROM THE EDGE OF THE LAYOUT OF THE ROAD FROM WHICH THEY ARE ENTERED TO THE ENDPOINT OF THE CUL-DE-SAC.

SPECIAL PERMIT APPROVED
UNDER SECTION 3800 OF THE
CARVER ZONING BY-LAWS

CARVER
PLANNING BOARD

DATE:

APPROVED UNDER THE
SUBDIVISION CONTROL LAW

CARVER
PLANNING BOARD

DATE:

FOR REGISTRY USE ONLY

I HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE PLANNING BOARD WAS RECEIVED AND RECORDED AT THIS OFFICE AND THAT NO APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

DATE:

TOWN CLERK:

SUBJECT TO COVENANT DULY EXECUTED
AND DATED THE DAY OF
RUNNING WITH THE LAND TO BE DULY
RECORDED BY OR FOR THE OWNER RECORD.

I CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS AND WAS PREPARED UNDER MY DIRECT SUPERVISION AND CONFORMS TO THE PLANNING BOARD'S RULES & REGULATIONS.

TIMOTHY R. BENNETT
No. 36856
REGISTERED
PROFESSIONAL LAND SURVEYOR
2/2/2024

RICHARD J. GRADY
No. 38072
REGISTERED
PROFESSIONAL LAND SURVEYOR

RECORD OWNER:
ASSESSORS MAP 99 LOT 23

RICHARD BROWN
18 BRUCE ROAD
PLYMOUTH, MA 02360
DEED BOOK 41508 PAGE 346
(NO RECORD PLAN REFERENCED)

PLAN REFERENCES

1. PLAN BOOK 12 PAGE 644
2. PLAN BOOK 36 PAGE 854
3. PLAN BOOK 53 PAGE 1091
4. PLAN BOOK CC PAGE 35
5. LAND COURT PLAN 36063-A

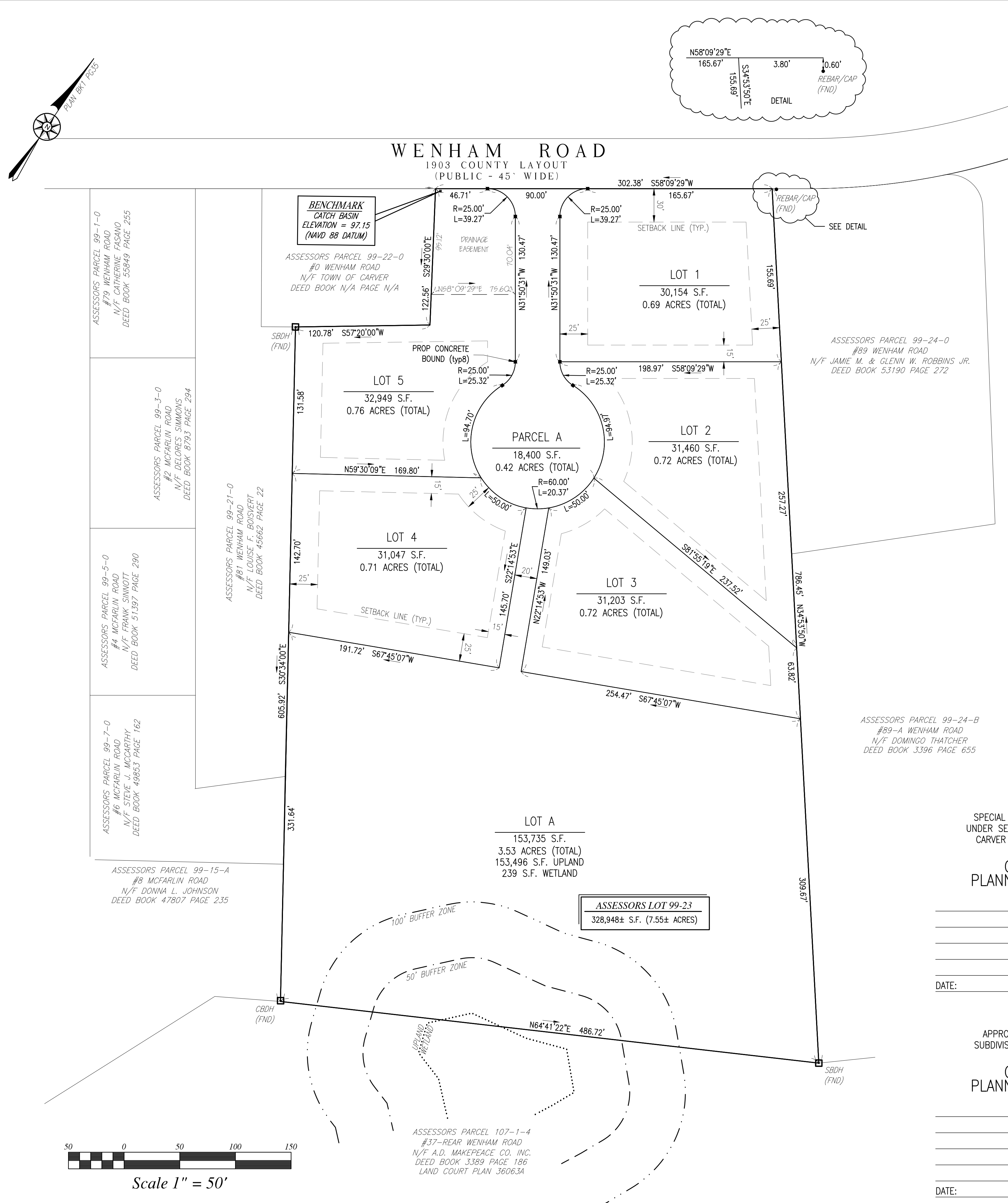
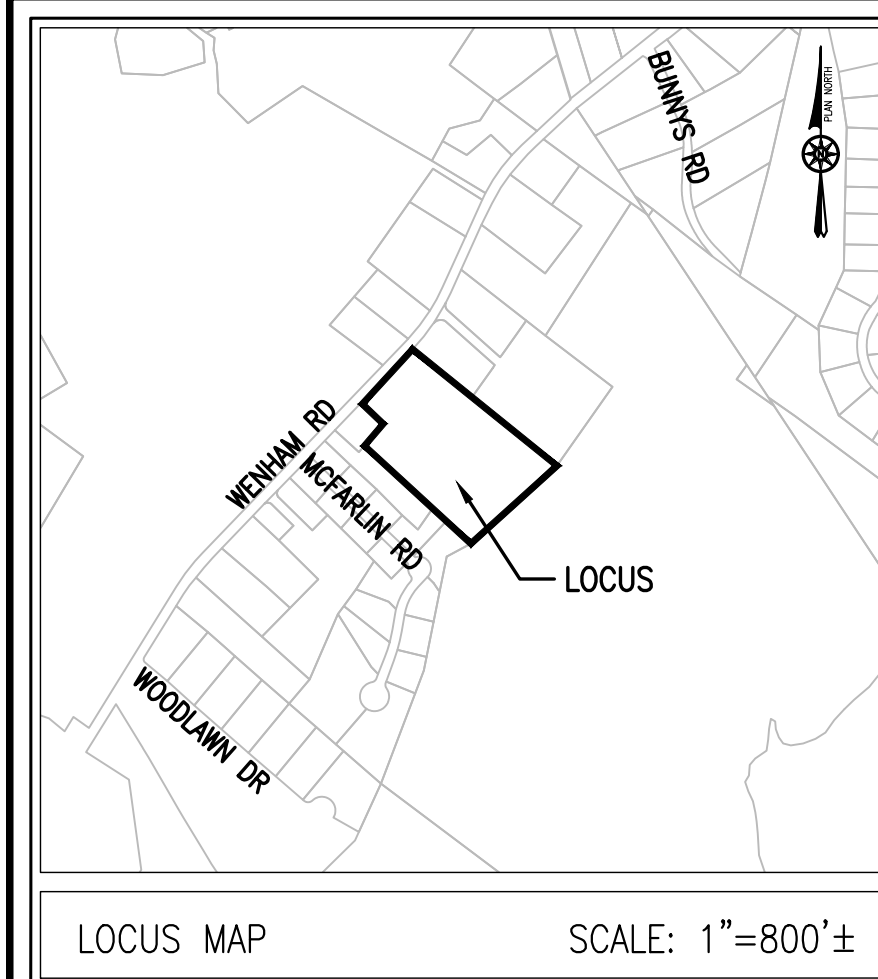
DEFINITIVE SUBDIVISION PLAN
85 WENHAM ROAD
CARVER, MASSACHUSETTS

PREPARED FOR:
K&G DEVELOPMENT CORP.
P.O. BOX 182
KINGSTON, MA 02364

FEBRUARY 1, 2024
SCALE: 1"=50'
JOB No. 23-211



GRADY CONSULTING, L.L.C.
Civil Engineers, Land Surveyors & Landscape Architects
71 Evergreen Street, Suite 1, Kingston, MA 02364
Phone (781) 585-2300



PROPERTY LINE, STREET LINE AND OWNER INFORMATION WAS COMPILED FROM RECORDS ON FILE AT THE PLYMOUTH COUNTY REGISTRY OF DEEDS.

TOPOGRAPHY INFORMATION SHOWN ON THIS PLAN IS BASED AN ON THE GROUND SURVEY BY GRADY CONSULTING LLC ON DECEMBER 9, 2020.

SUBJECT SITE IS IN THE RESIDENCE AGRICULTURAL RA DISTRICT AS DEPICTED ON THE TOWN OF CARVER ZONING MAP.

EXISTING UTILITIES, WHERE SHOWN, HAVE BEEN COMPILED BASED ON OBSERVED ABOVE GROUND EVIDENCE ONLY AND ARE TO BE CONSIDERED APPROXIMATE. GRADY CONSULTING, L.L.C. DOES NOT GUARANTEE THE LOCATION OF THE UNDERGROUND UTILITIES SHOWN OR THAT ALL EXISTING UTILITIES AND/OR SUBSURFACE STRUCTURES ARE SHOWN.

ZONING DATA	
DISTRICT:	RESIDENTIAL AGRICULTURAL (RA)
	(50% REDUCTION PER \$3840)
<u>MINIMUM REQUIREMENTS:</u>	
LOT AREA	30,000 S.F.
	15,000 S.F. DRY LAND
FRONTAGE	50 FT
FRONT YARD	25 FT
SIDE YARD	15 FT
REAR YARD	25 FT
MAX BUILDING HEIGHT	35 FT
MAX BUILDING COVERAGE	30%
MIN LOT WIDTH @	80% OF
BUILDING LINE	FRONTAGE

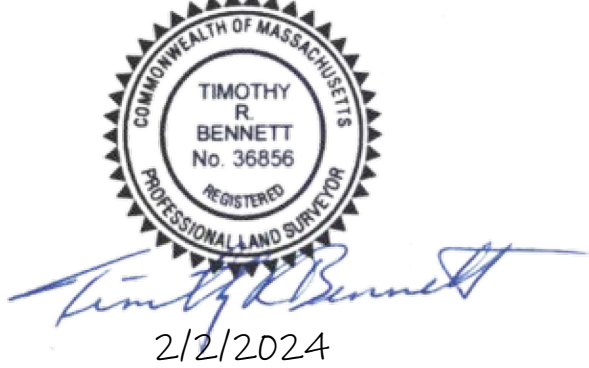
<u>LOTTING DATA</u>			
<u>EXISTING RESIDENTIAL LOT:</u>			
MAP 99 LOT 23	328,948 S.F.	7.55 AC.	
<u>PROPOSED RESIDENTIAL LOTS:</u>			
LOT 1	30,154 S.F.	0.69 AC.	9%
LOT 2	31,460 S.F.	0.72 AC.	10%
LOT 3	31,204 S.F.	0.72 AC.	9%
LOT 4	31,047 S.F.	0.71 AC.	9%
LOT 5	32,949 S.F.	0.76 AC.	10%
TOTAL	156,814 S.F.	3.60 AC.	47%
<u>PROPOSED OPENSAPCE:</u>			
LOT A	153,734 S.F.	3.53 AC.	47%
<u>PROPOSED STREET:</u>			
PARCEL A	18,400 S.F.	0.42 AC.	6%
TOTAL:	328,948 S.F.	7.55 AC.	100%

I HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE PLANNING BOARD WAS RECEIVED AND RECORDED _____ AT THIS OFFICE AND THAT NO APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

DATE: _____
TOWN CLERK: _____

SUBJECT TO COVENANT DULY EXECUTED
AND DATED THE _____ DAY OF _____
RUNNING WITH THE LAND TO BE DULY
RECORDED BY OR FOR THE OWNER RECORD.

I CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS AND WAS PREPARED UNDER MY DIRECT SUPERVISION AND CONFORMS TO THE PLANNING BOARD'S RULES & REGULATIONS.



SPECIAL PERMIT APPROVED
UNDER SECTION 3800 OF THE
CARVER ZONING BY-LAWS

CARVER
PLANNING BOARD

DATE:

APPROVED UNDER THE
SUBDIVISION CONTROL LAW

CARVER
PLANNING BOARD

DATE:

SPECIAL PERMIT APPROVED
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CARVER ZONING BY-LAWS

CARVER
PLANNING BOARD

DATE:

APPROVED UNDER THE
SUBDIVISION CONTROL LAW

CARVER
PLANNING BOARD

DATE:

PLAN REFERENCES

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3. PLAN BOOK 53 PAGE 1091
4. PLAN BOOK CC PAGE 35
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RECORD OWNER:
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RICHARD BROWN
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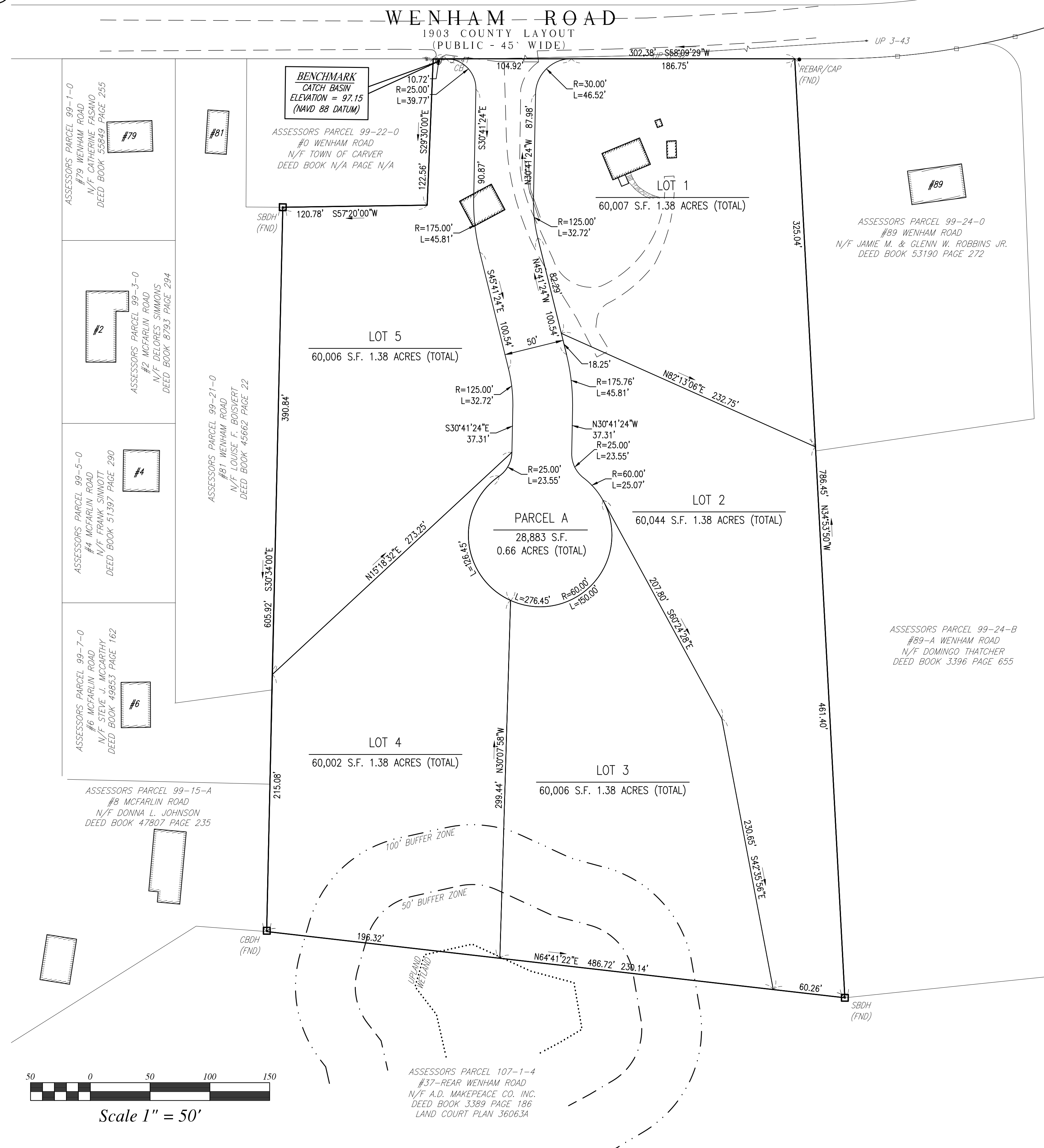
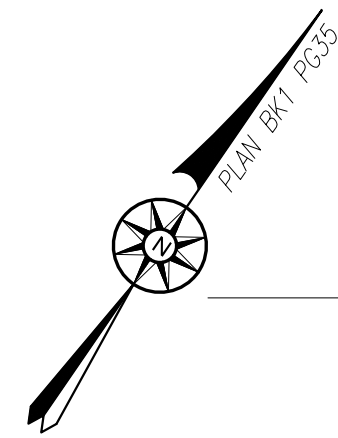
DEFINITIVE SUBDIVISION PLAN
85 WENHAM ROAD
CARVER, MASSACHUSETTS

PREPARED FOR:
K&G DEVELOPMENT CORP.
P.O. BOX 182
KINGSTON, MA 02364

FEBRUARY 1, 2024
SCALE: 1"=50'
JOB NO. 23-211

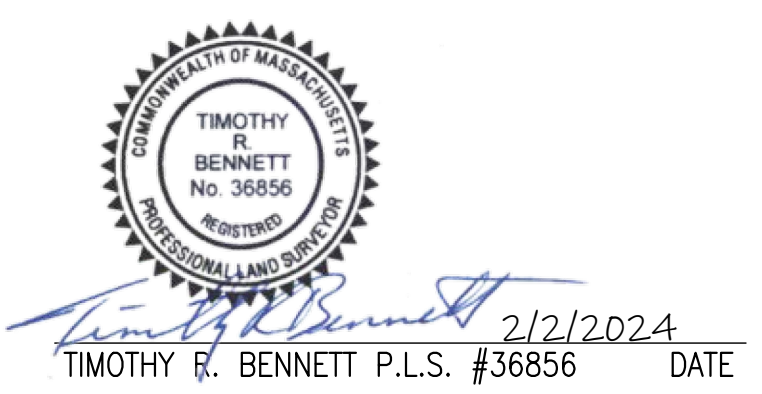
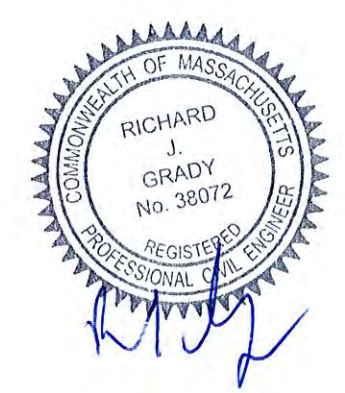
GRADY CONSULTING, L.L.C.

Civil Engineers, Land Surveyors & Landscape Architects
71 Evergreen Street, Suite 1, Kingston, MA 02364
Phone (781) 585-2300



ZONING DATA	
DISTRICT:	RESIDENTIAL AGRICULTURAL (RA)
MINIMUM REQUIREMENTS:	
LOT AREA	60,000 S.F. (MIN 70% DRY LAND)
FRONTAGE	150 FT
FRONT YARD	50 FT
SIDE YARD	30 FT
REAR YARD	50 FT
MAX BUILDING HEIGHT	35 FT
MAX BUILDING COVERAGE	30%
MIN LOT WIDTH @	80% OF
BUILDING LINE	FRONTAGE

ROADWAY LENGTH = 539± FT
(MEASURED ALONG THE CENTER LINE FROM THE EDGE OF THE LAYOUT OF THE ROAD FROM WHICH THEY ARE ENTERED TO THE ENDPOINT OF THE CUL-DE-SAC.)



DEFINITIVE SUBDIVISION PLAN

85 WENHAM ROAD

CARVER, MASSACHUSETTS

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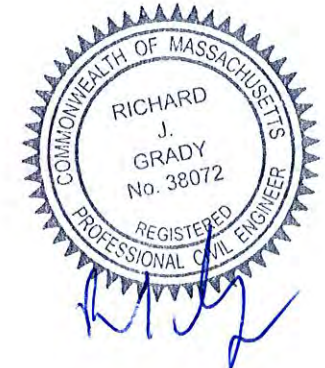
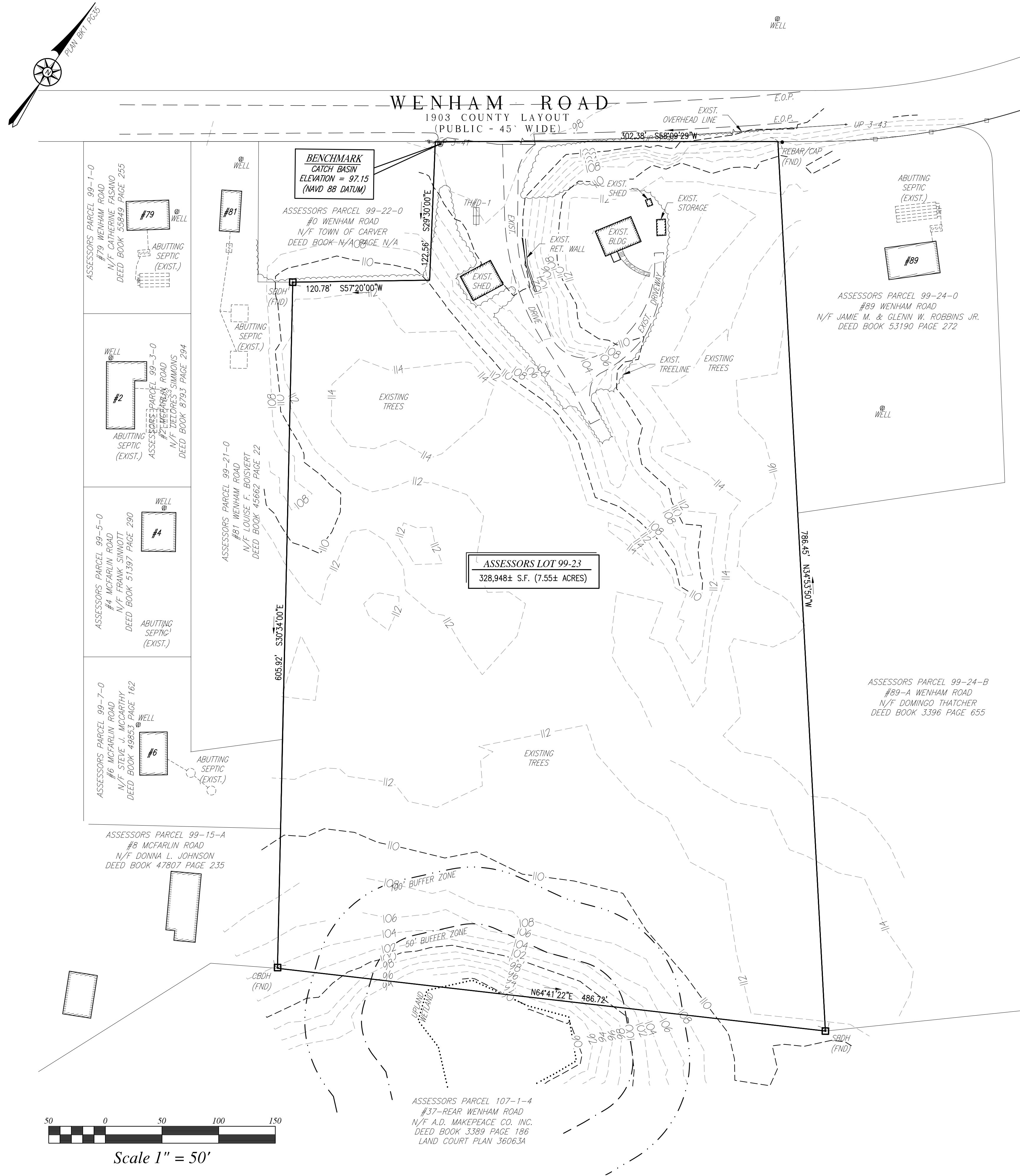
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CONVENTIONAL YIELD PLAN

SOIL LOGS

T.H.#D-1	
EL. 98.00	
0"-15" FILL	96.75
15"-26" Ab SANDY LOAM	95.83
26"-44" Bw LOAMY SAND	94.33
44"-132" C COARSE SAND	87.00
D= 11"-0" NO WATER NO MOTTLING (EL.=87.00)	



TIMOTHY R. BENNETT P.L.S. #36856 2/1/2024 DATE

DEFINITIVE SUBDIVISION PLAN
85 WENHAM ROAD
CARVER, MASSACHUSETTS

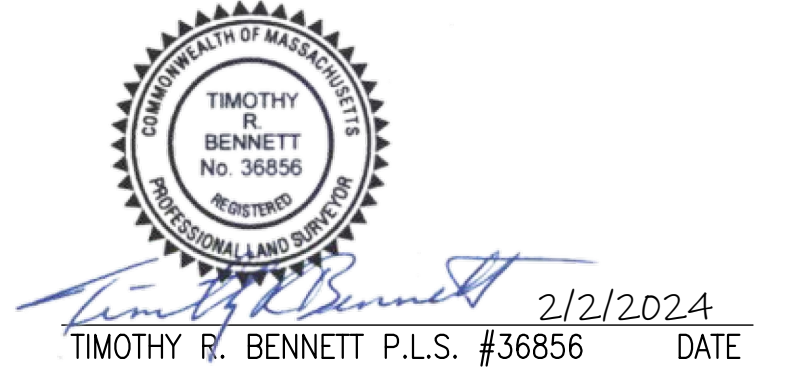
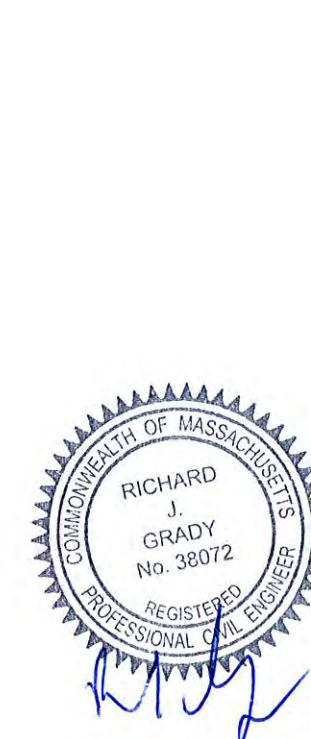
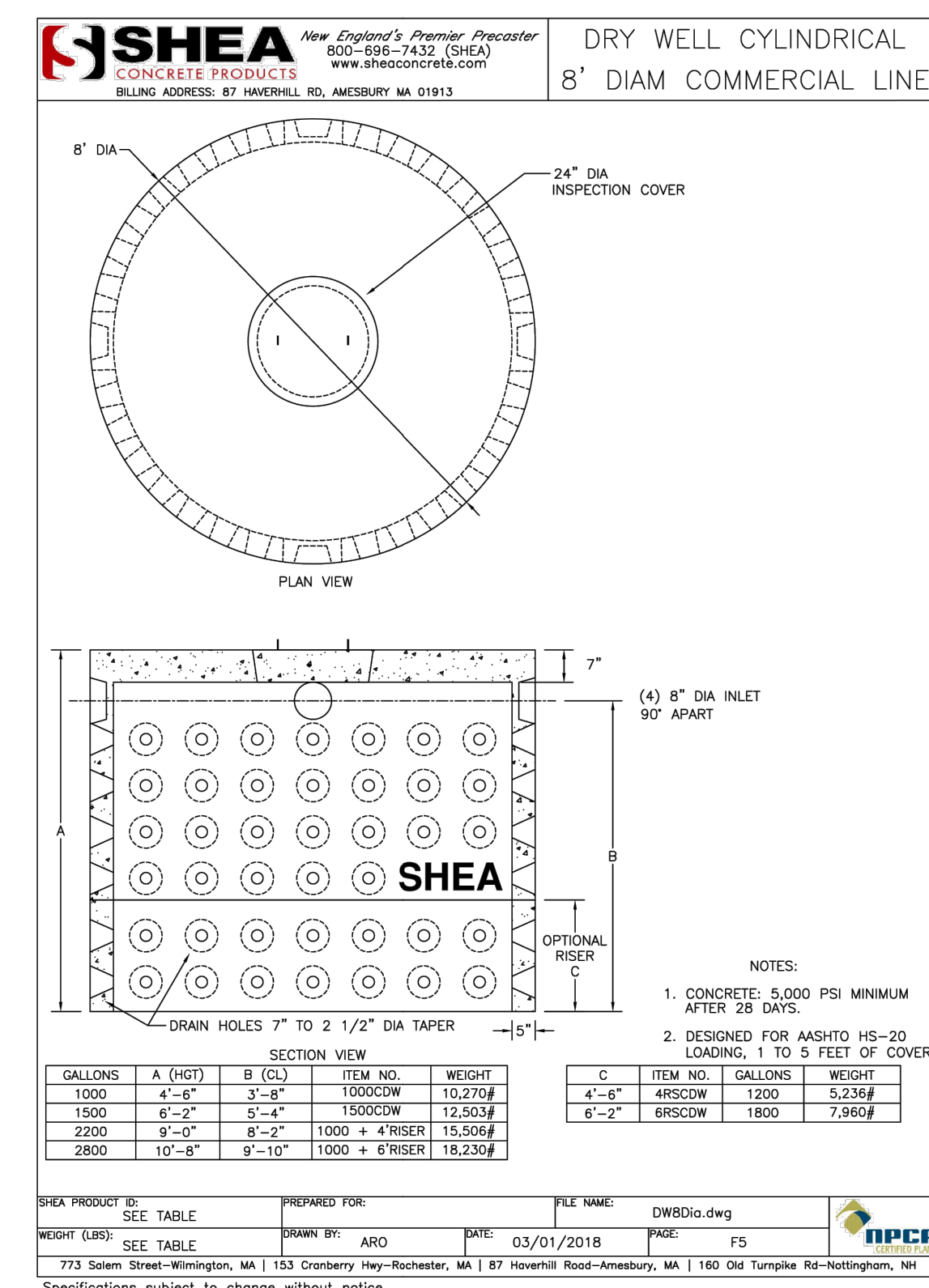
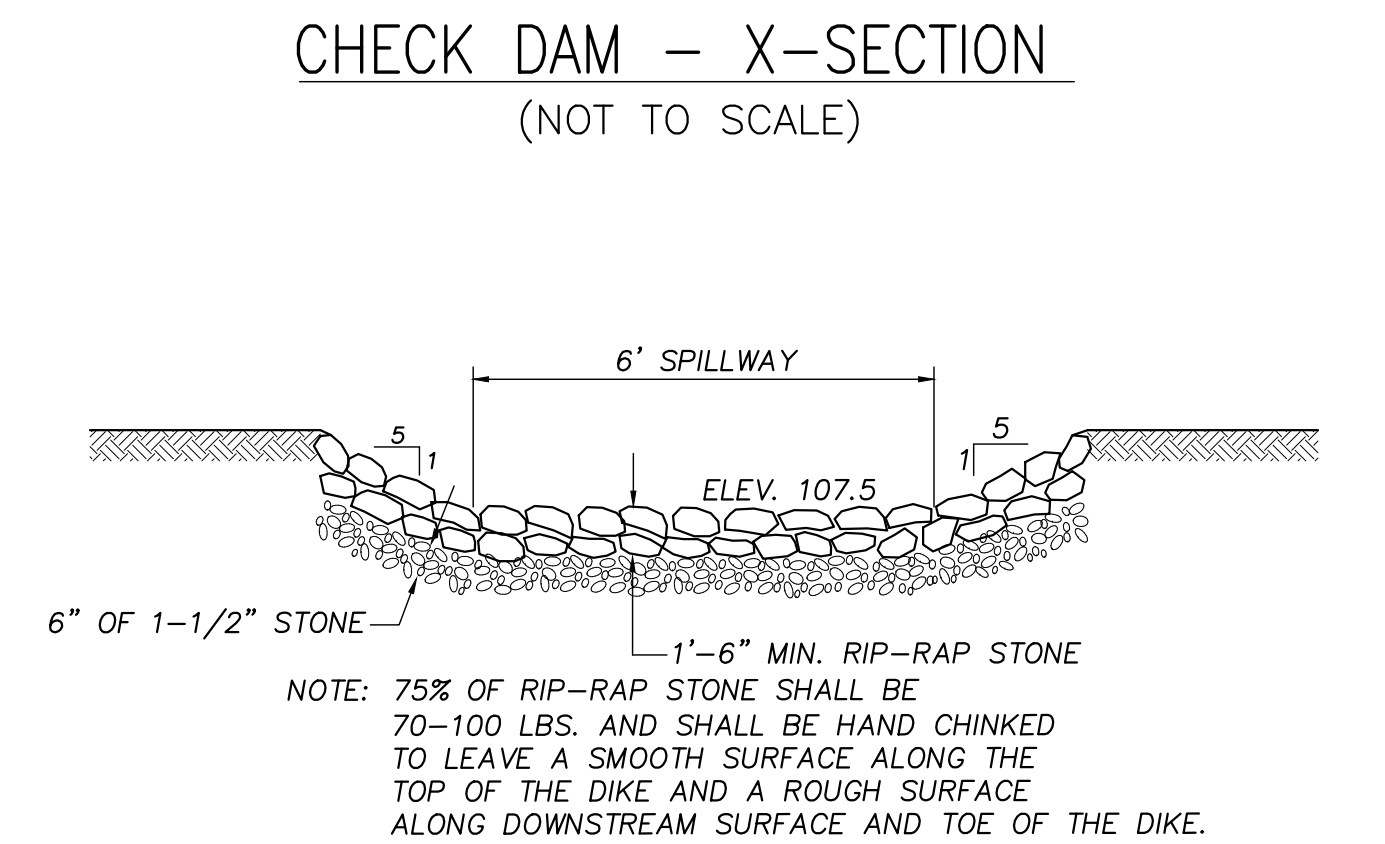
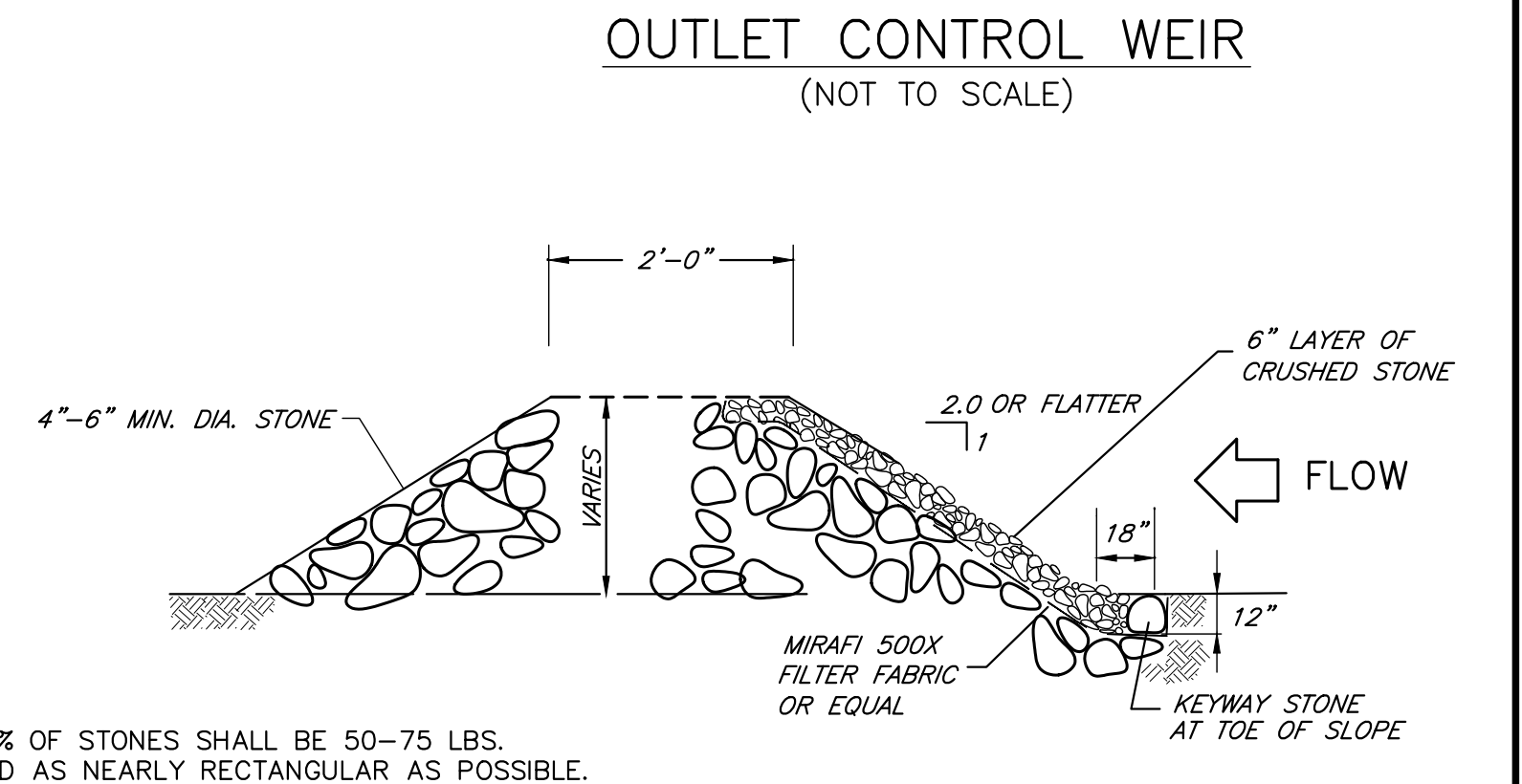
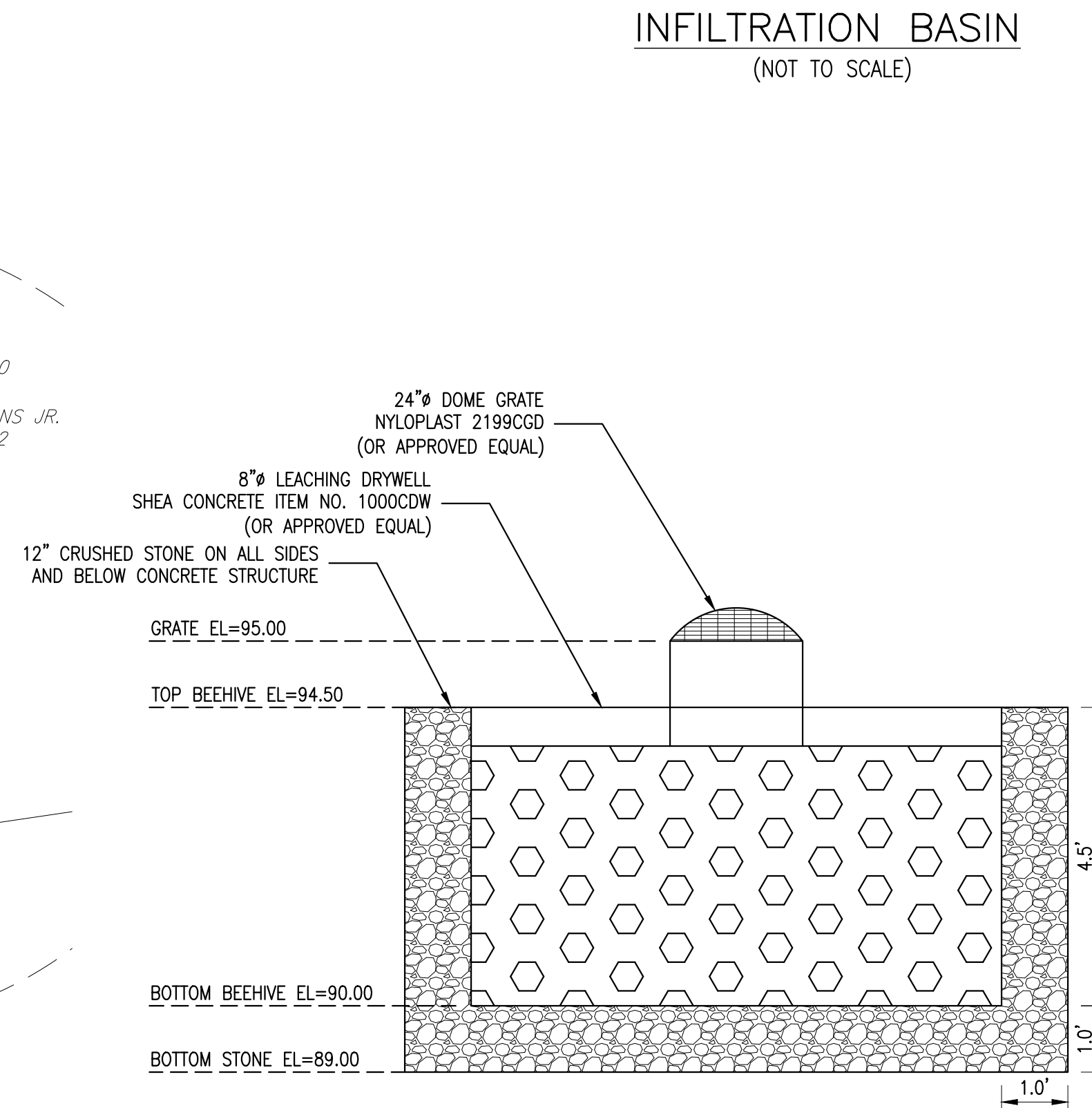
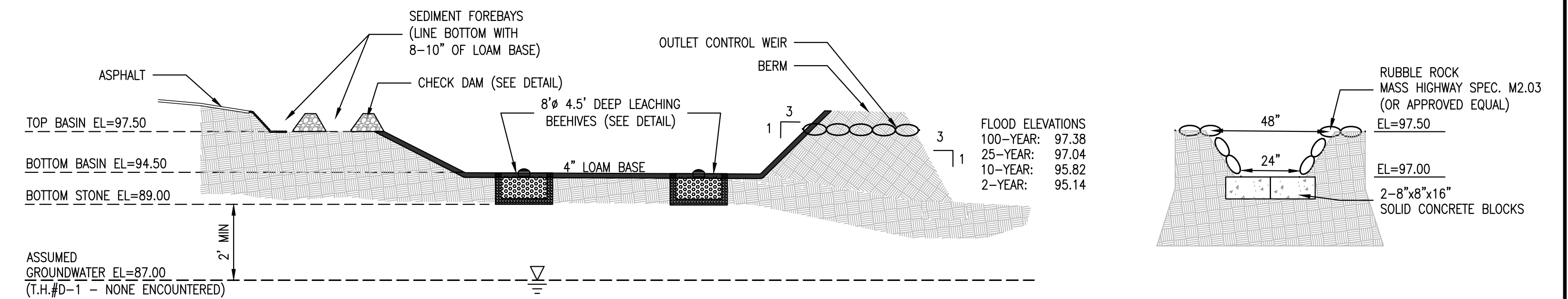
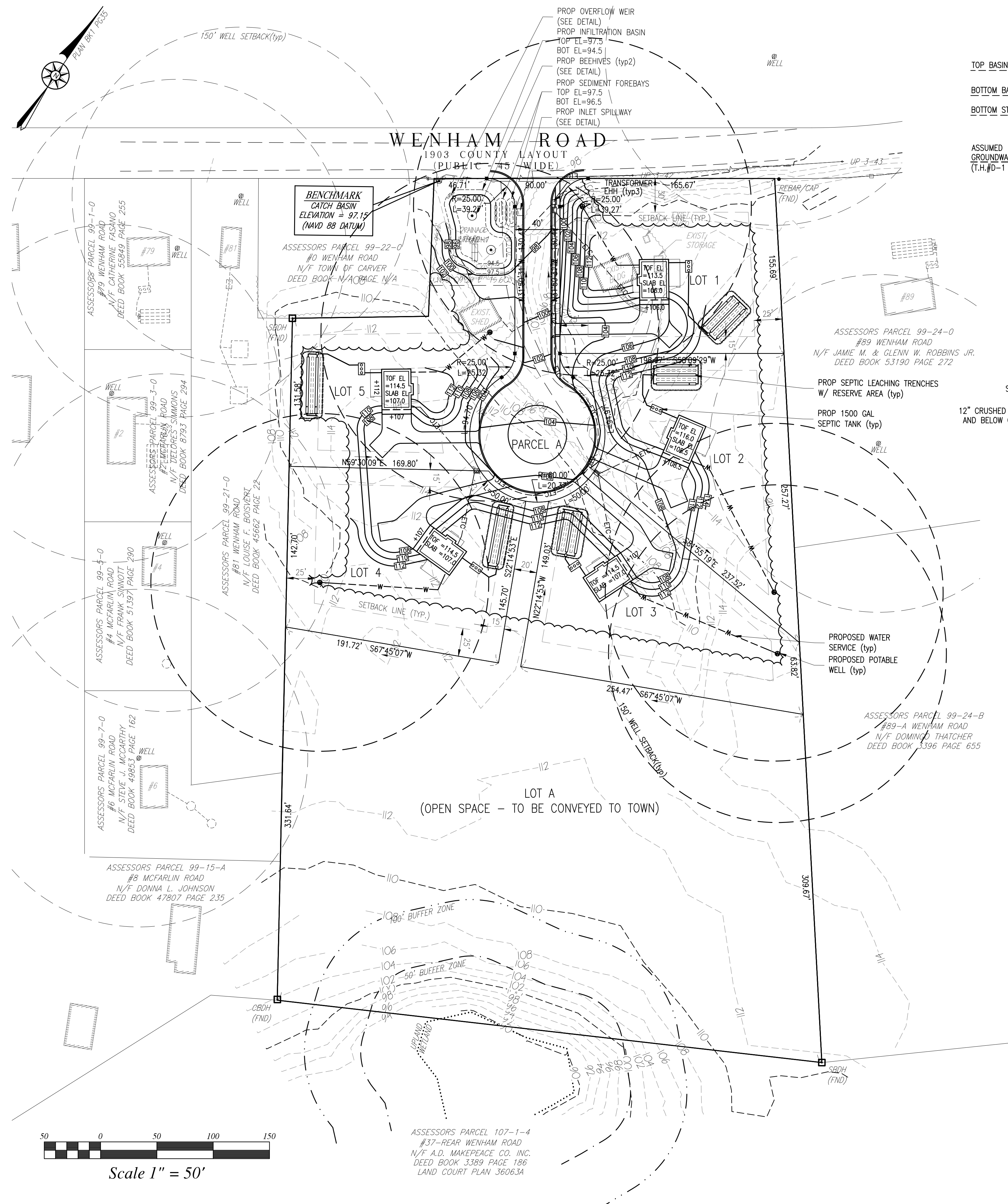
PREPARED FOR:
K&G DEVELOPMENT CORP.
P.O. BOX 182
KINGSTON, MA 02364

FEBRUARY 1, 2024
SCALE: 1"=50'
JOB No. 23-211

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Civil Engineers, Land Surveyors & Landscape Architects
71 Evergreen Street, Suite 1, Kingston, MA 02364
Phone (781) 585-2300

² Conservation Subdivision Plans and Yield Plans shall use a right-of-way width of 40 feet.

SCALE: 1" = 4' VERTICAL
SCALE: 1" = 40' HORIZONTAL



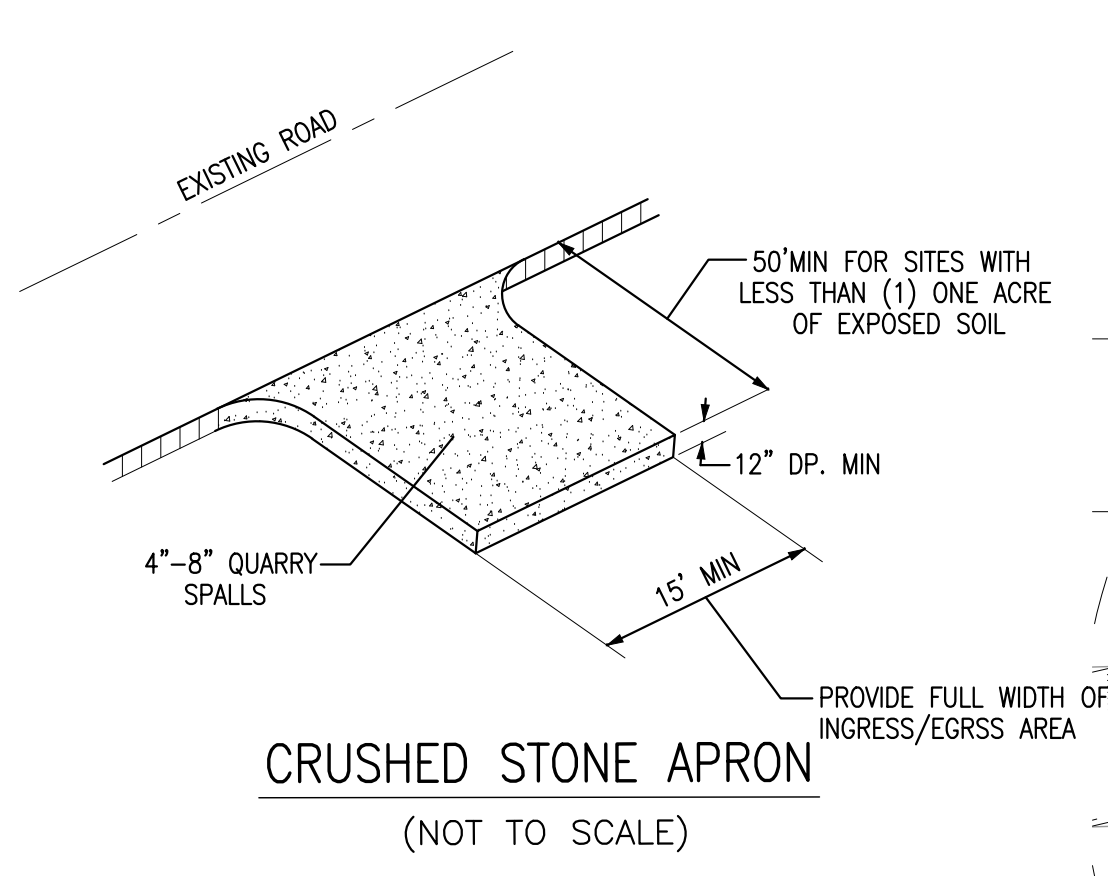
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85 WENHAM ROAD
CARVER, MASSACHUSETTS

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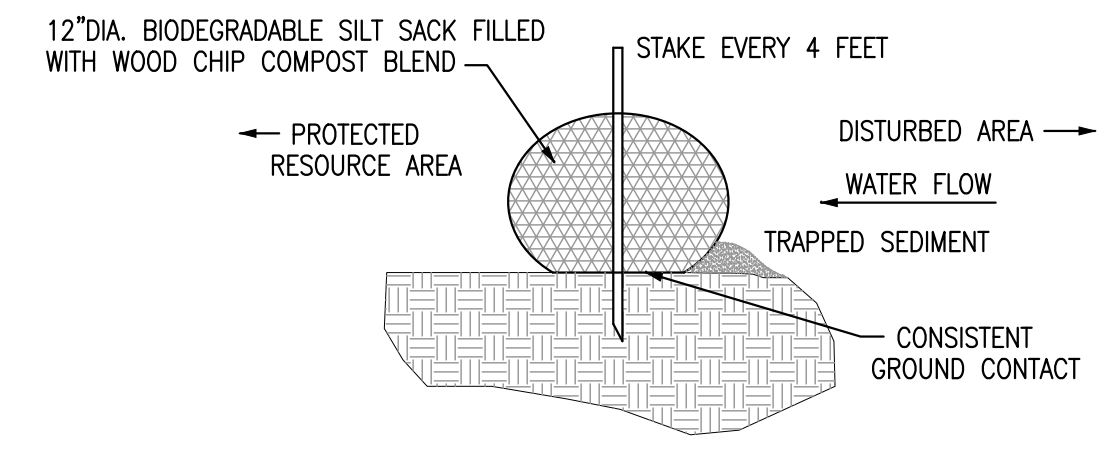
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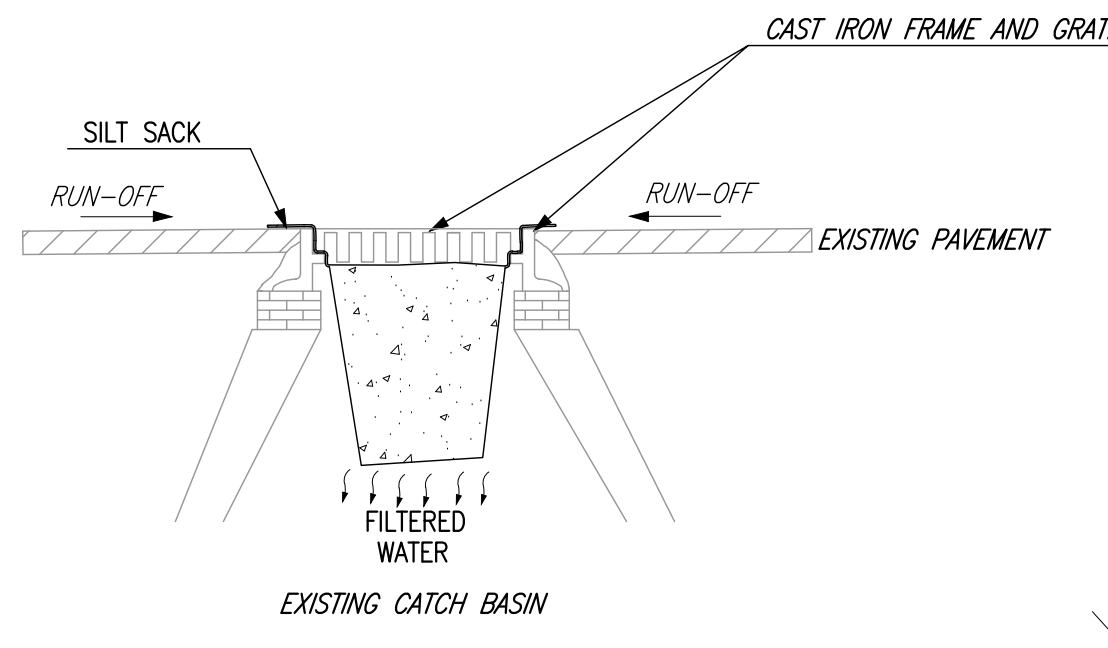
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CRUSHED STONE APRON
(NOT TO SCALE)

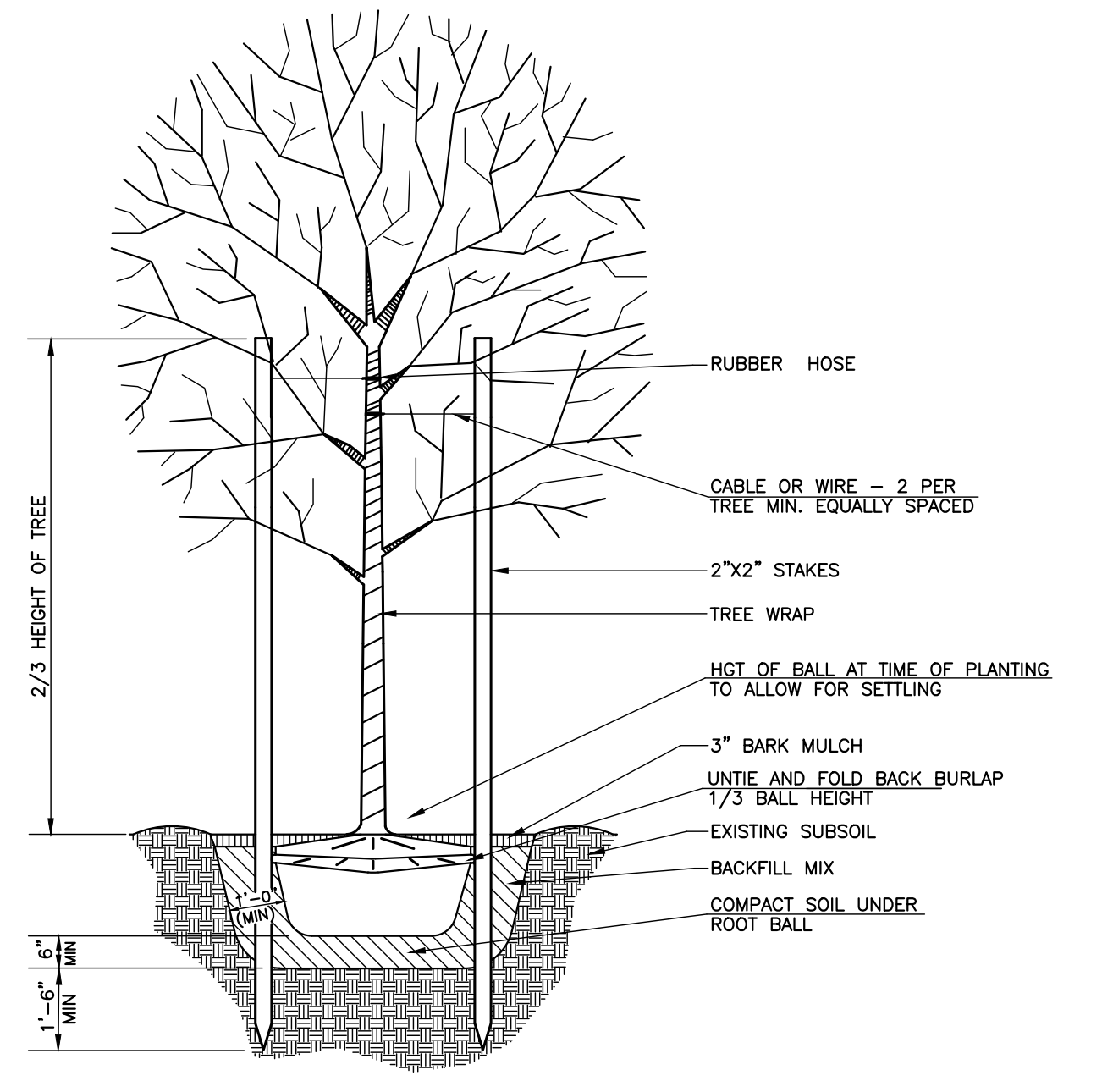
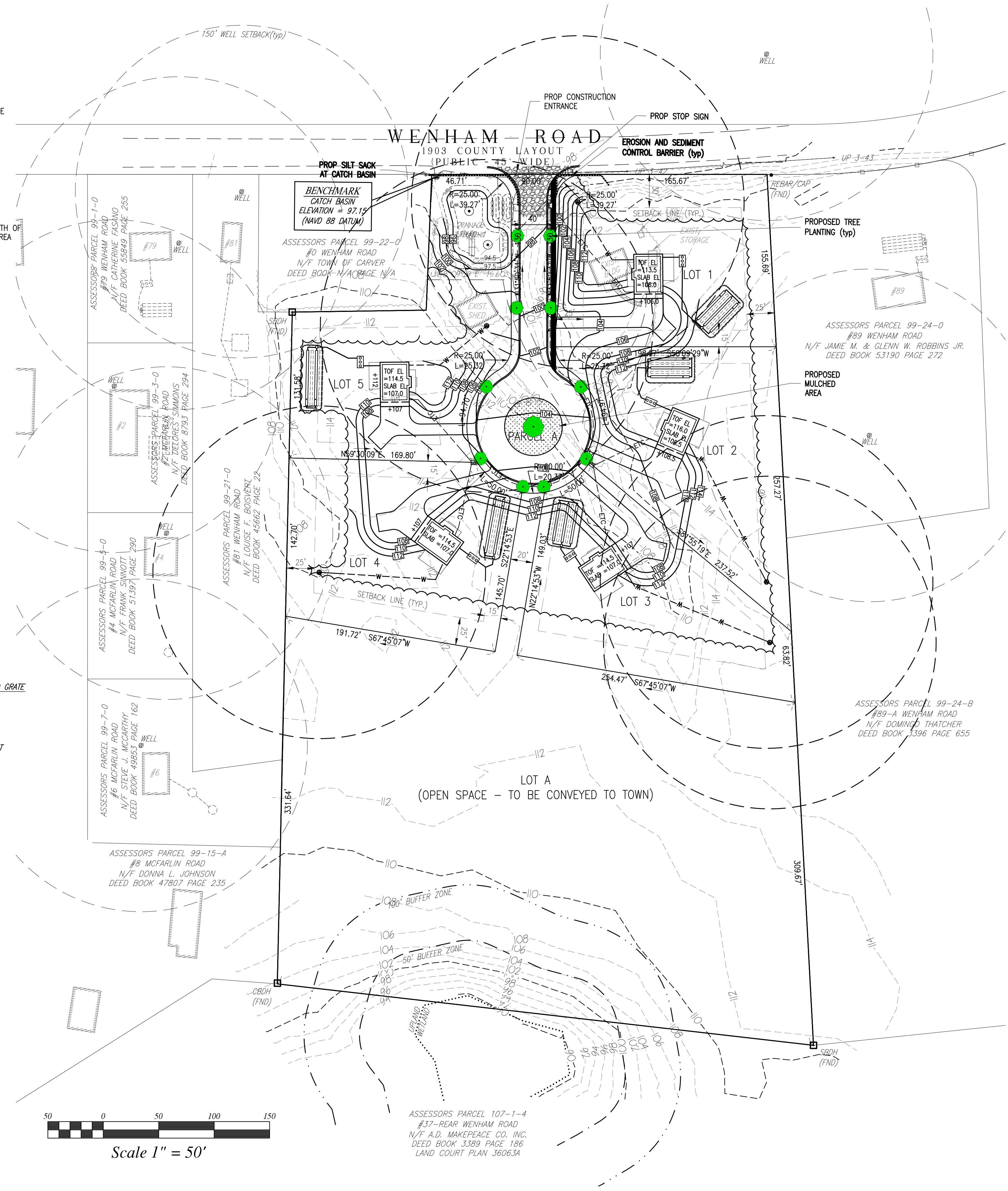
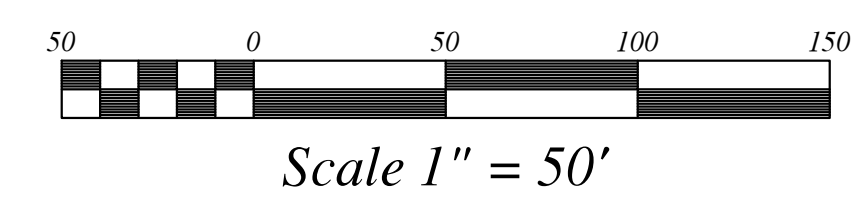
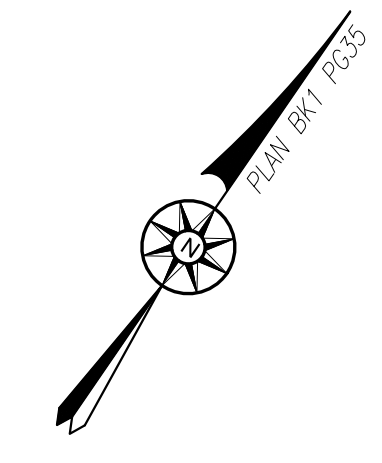


SILT SACK DETAIL
(NOT TO SCALE)

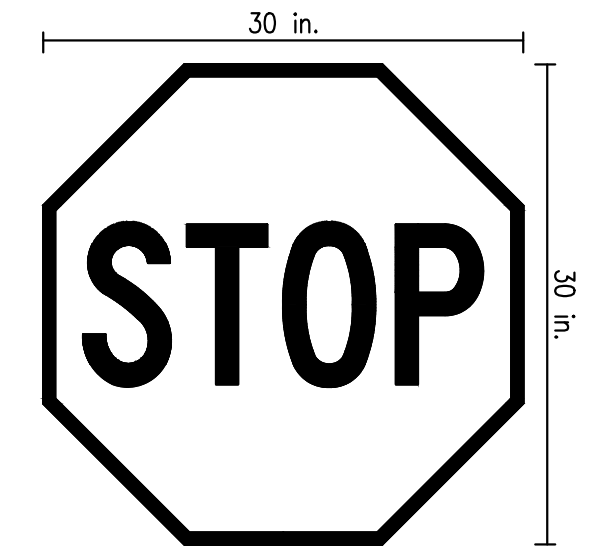


NOTE: SILT SACKS SHALL BE INSPECTED DAILY AND SILT SHALL BE REMOVED WHEN ACCUMULATED TO ALLOW CATCH BASIN TO FUNCTION PROPERLY. REMOVE PERMANENTLY WHEN SITE STABILIZATION HAS OCCURRED.

SILT SACK
(NOT TO SCALE)



DECIDUOUS TREE PLANTING DETAIL
(NOT TO SCALE)

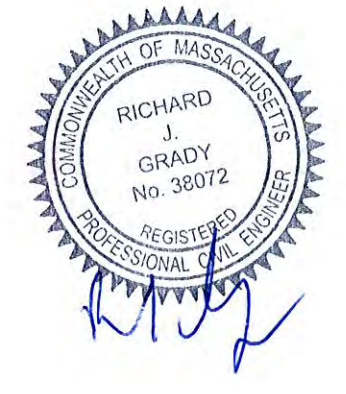


STOP SIGN SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES WITH THE EXCEPTION OF BEING DIAMOND GRADE

12" WIDE X 12 FT LONG STOP LINE TO BE PLACED 4 FT IN ADVANCE OF NEAREST CROSSWALK.

IN THE ABSENCE OF MARKED CROSSWALK THE STOP LINE SHALL BE PLACED NO MORE THAN 30 FT NOR LESS THAN 4 FT FROM THE NEAREST EDGE OF THE INTERSECTING TRAVELED WAY.

STOP SIGN DETAIL
(NOT TO SCALE)



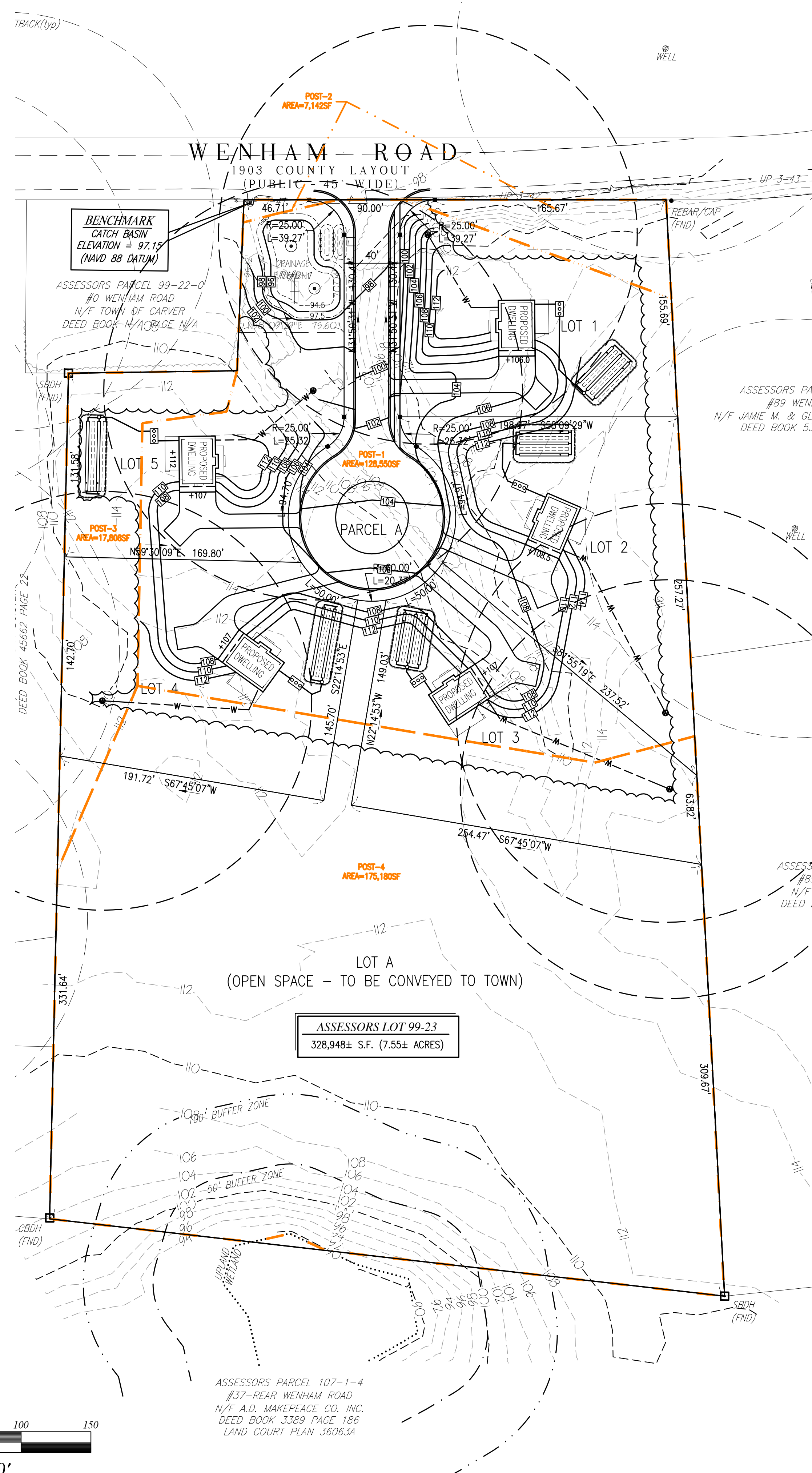
DEFINITIVE SUBDIVISION PLAN

85 WENHAM ROAD CARVER, MASSACHUSETTS

PREPARED FOR:
K&G DEVELOPMENT CORP.
P.O. BOX 182
KINGSTON, MA 02364

FEBRUARY 1, 2024
SCALE: 1"=50'
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GRADY CONSULTING, L.L.C.
Civil Engineers, Land Surveyors & Landscape Architects
71 Evergreen Street, Suite 1, Kingston, MA 02364
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 2/2/2024
 TIMOTHY R. BENNETT P.L.S. #36856 DATE

PREPARED FOR:
K&G DEVELOPMENT CORP.
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TRIBUTARY AREAS