

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.

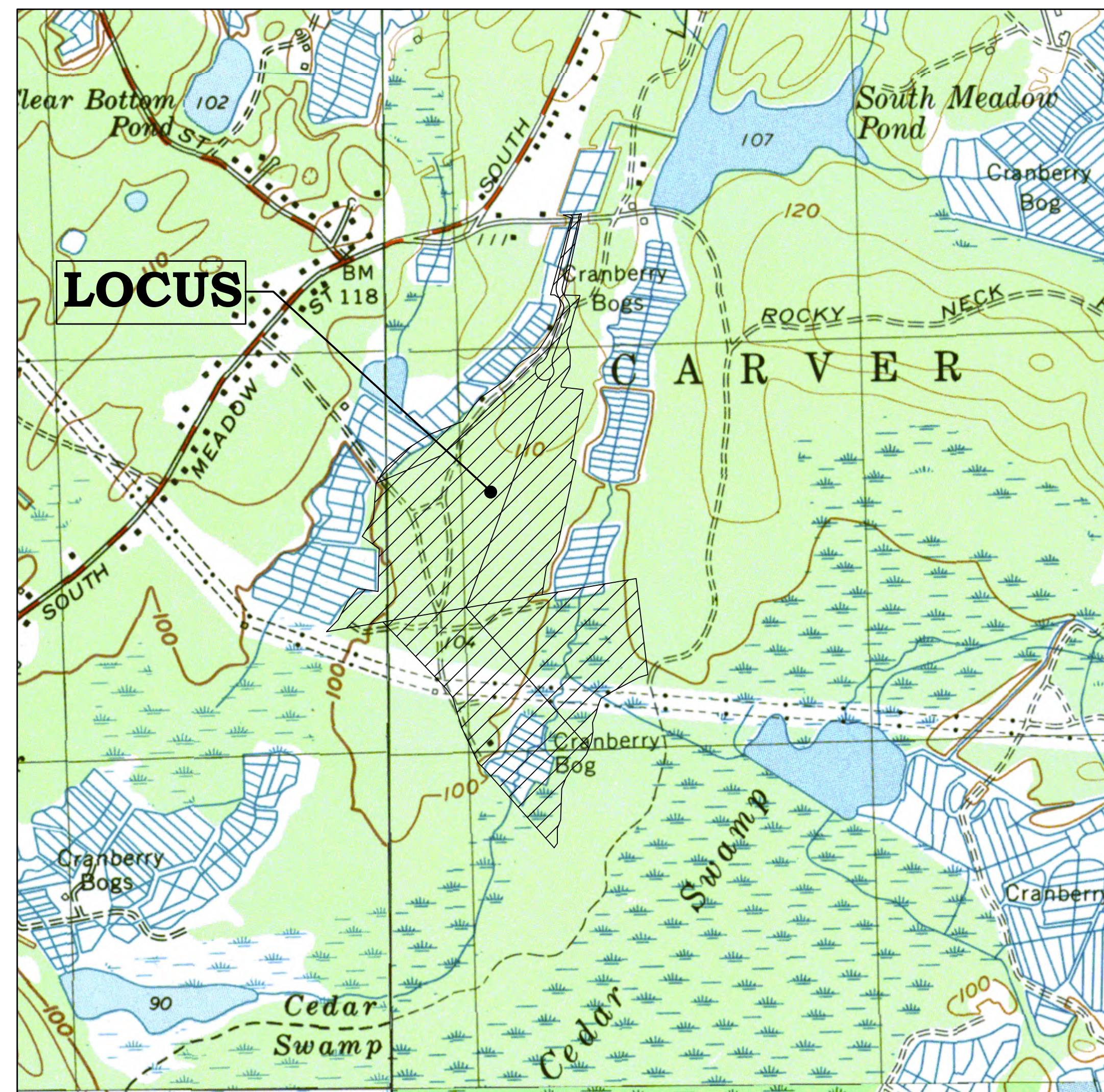
DATE _____

- 1 Cover Sheet**
2 Existing Conditions and Lotting Plan
3 Grading Plan
4 Cedar Meadow Drive Profile

Cedar Meadow Cranberry, Inc.
28 Clifford Road
Plymouth, Massachusetts 02360

Borrego Solar Systems, Inc.
55 Technology Drive, Suite 102
Lowell, Massachusetts 01851

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



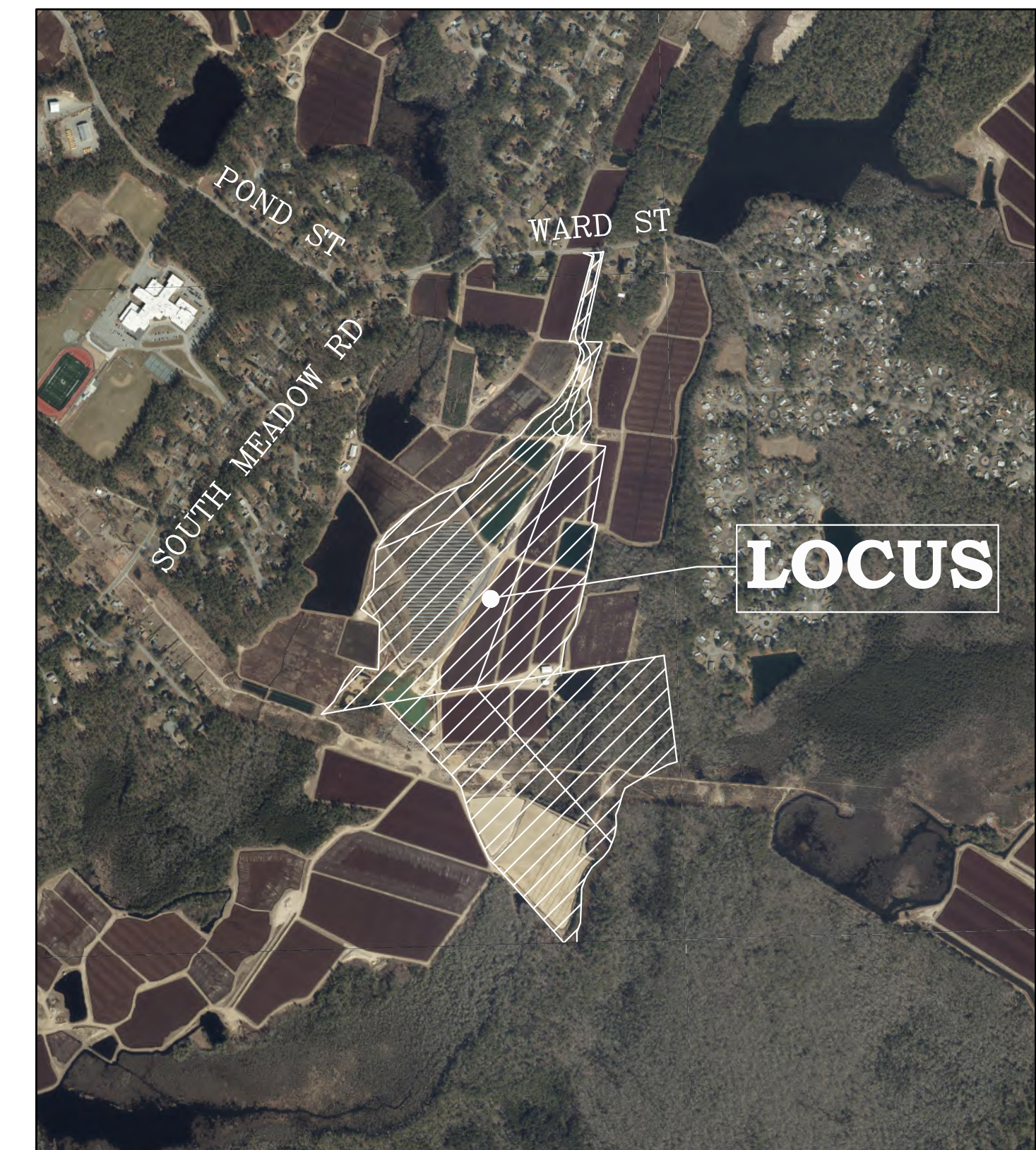
Locus Map

Scale: 1" = 800'

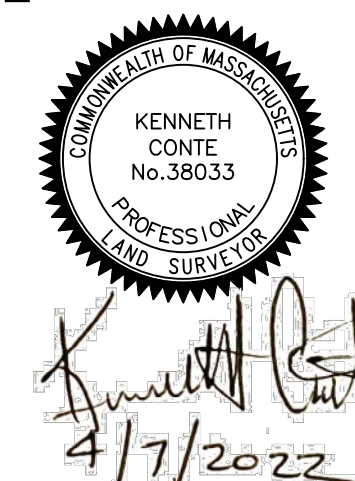
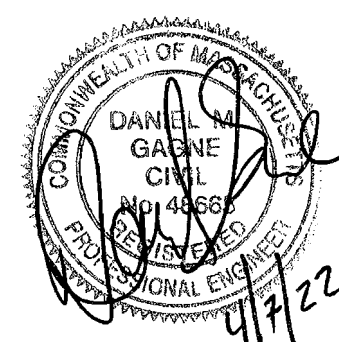


Aerial Map

Scale: 1" = 1000'



First Issue - April 7, 2022



1. Subdivision Regulations Section 5.3.1
Existing Conditions and Lotting Plan is at a scale of 1"=200'
2. Subdivision Regulations Section 5.3.2.20
An ANRAD is in progress

Job No.: 3352.00
Plan No.: 335200P004A-001
Sheet 1 of 4

NOTES

- 1). TOPOGRAPHIC LIDAR INFORMATION TAKEN FROM NOAA DIGITAL COAST DATA VIEWER DATA SET ENTITLED "NEW ENGLAND CMGP SANDY LIDAR". THIS DATA WAS TESTED TO MEET ASPRS POSITIONAL ACCURACY STANDARDS FOR DIGITAL GEOSPATIAL DATA (2014) FOR A 18.13 cm (0.595') RMSEz VERTICAL ACCURACY CLASS. ACTUAL NVA ACCURACY WAS FOUND TO BE RMSEz 6.173 cm (0.203') EQUATING TO +/- 12.1 cm (0.397") AT 95% CONFIDENCE LEVEL. ACTUAL VVA ACCURACY WAS FOUND TO BE +/- 11.6 cm (0.381') AT THE 95 PERCENTILE.
- 2). ALL ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
- 3). THIS PLAN IS NOT INTENDED TO BE USED FOR PROPERTY LINE PURPOSES.
- 4). THE PARCEL SHOWN IS LOCATED IN ZONE A (SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD; NO BASE FLOOD ELEVATIONS DETERMINED) AND ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), AS SHOWN ON "FLOOD INSURANCE RATE MAP, PLYMOUTH COUNTY, MASSACHUSETTS (ALL JURISDICTIONS) MAP NUMBER 25023C0344K AND 25023C0363K, EFFECTIVE DATE JULY 6, 2021.
- 5). ASSORTED MAPPING FEATURES PROVIDED BY THE OFFICE OF GEOGRAPHIC AND ENVIRONMENTAL INFORMATION (MASSGIS), COMMONWEALTH OF MASSACHUSETTS EXECUTIVE OFFICE OF ENERGY AND ENVIRONMENTAL AFFAIRS.

ZONING TABLE

ZONING -- RA RESIDENTIAL AGRICULTURAL	
DIMENSIONAL REGULATIONS	
MINIMUM LOT SIZE	60,000 SF (42,000 SF. UPLANDS)
FRONTAGE	150'
FRONT SETBACK	50'
REAR YARD	50'
SIDE YARD	30'
MINIMUM LOT WIDTH	75'
MAX BUILDING COVERAGE	>30%
MINIMUM UPLAND	>70% AREA

SEE SHEETS 3+4
FOR DETAILED
VIEW OF CEDAR
MEADOW DRIVE

LEGEND

	APPROXIMATE SUBJECT LOCUS		CRANBERRY BOG
	APPROXIMATE ABUTTER		100-YEAR FLOOD ELEVATION
	APPROXIMATE TOWN LINE		MINOR CONTOUR
	MASSGIS HYDROLOGY		MAJOR CONTOUR
	MASSGIS WETLANDS		ASSESSOR ID MAP/LOT
			NRCS SOIL LINE

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DATE _____ TOWN CLERK _____

APPROVAL UNDER SUBDIVISION CONTROL LAW REQUIRED
CARVER PLANNING BOARD:

DATE _____

PREPARED FOR:

BORREGO SOLAR SYSTEMS, INC

55 TECHNOLOGY DRIVE, SUITE 102
LOWELL, MASSACHUSETTS 01851

RECORD OWNER:

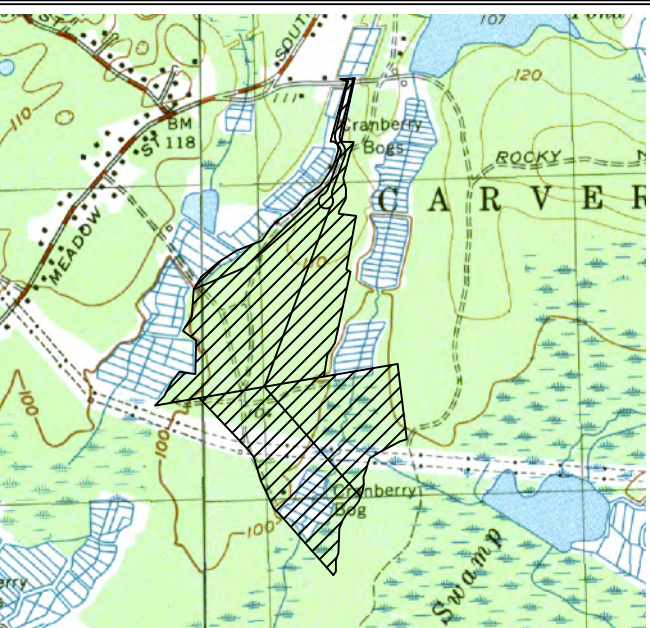
CEDAR MEADOW CRANBERRY, INC.

DEED BOOK 39349 PAGE 143
L.C. CERT. NO. 115267

ASSESSOR'S MAPS
120-6, 120-5

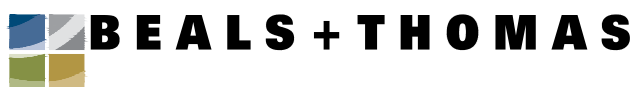


Kenneth Conte
4/7/2022



LOCUS MAP: SCALE: 1"=2000'
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PREPARED BY:



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

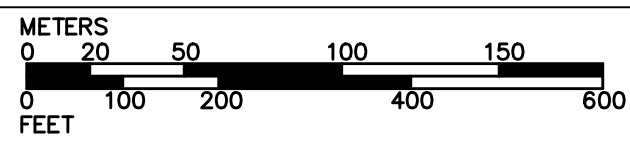
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0	04/07/2022	FIRST ISSUE
ISSUE DATE DESCRIPTION		
NPS	NPS	MPM
DES	DWN	CHK'D
		APP'D

PROJECT:

CEDAR MEADOW DRIVE PRELIMINARY SUBDIVISION PLAN

IN
CARVER, MASSACHUSETTS
(PLYMOUTH COUNTY)

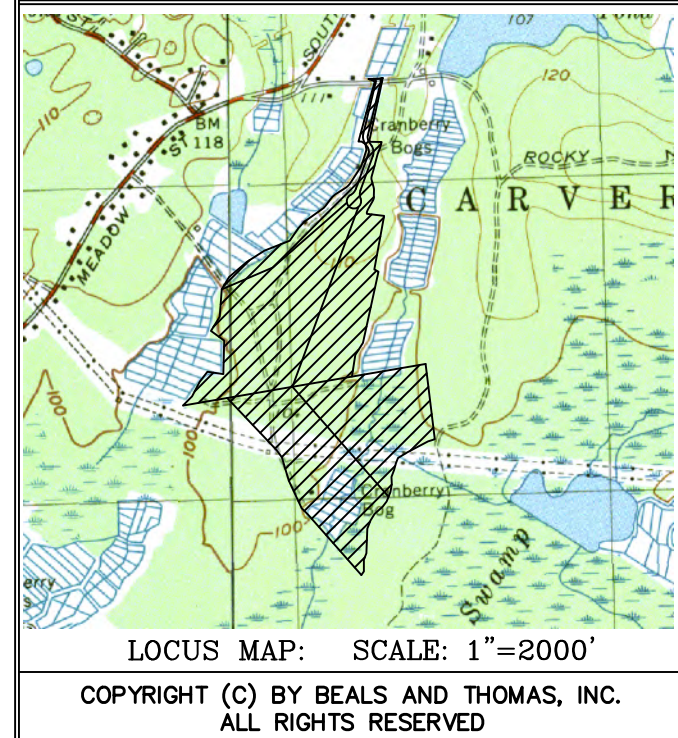
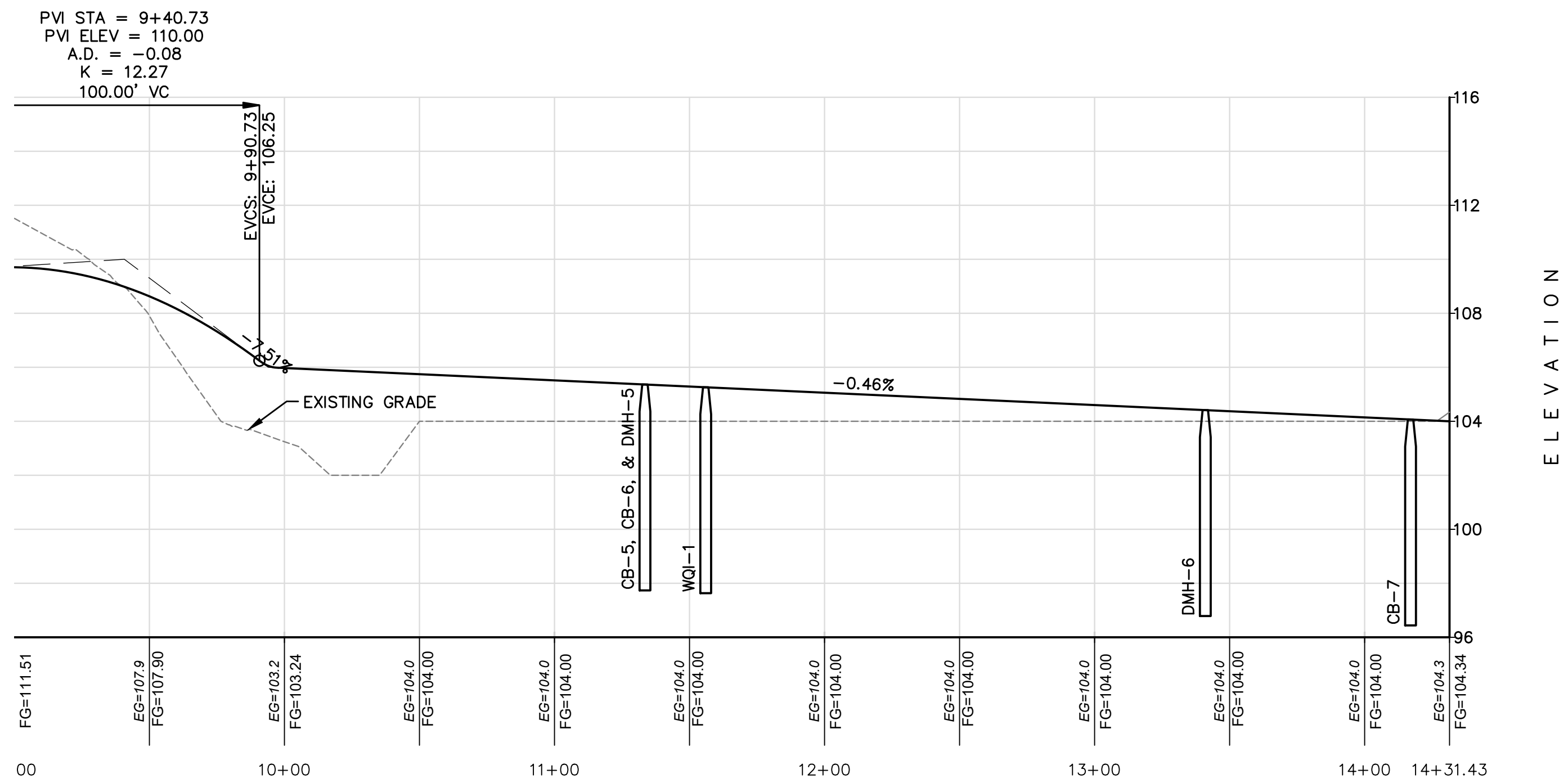
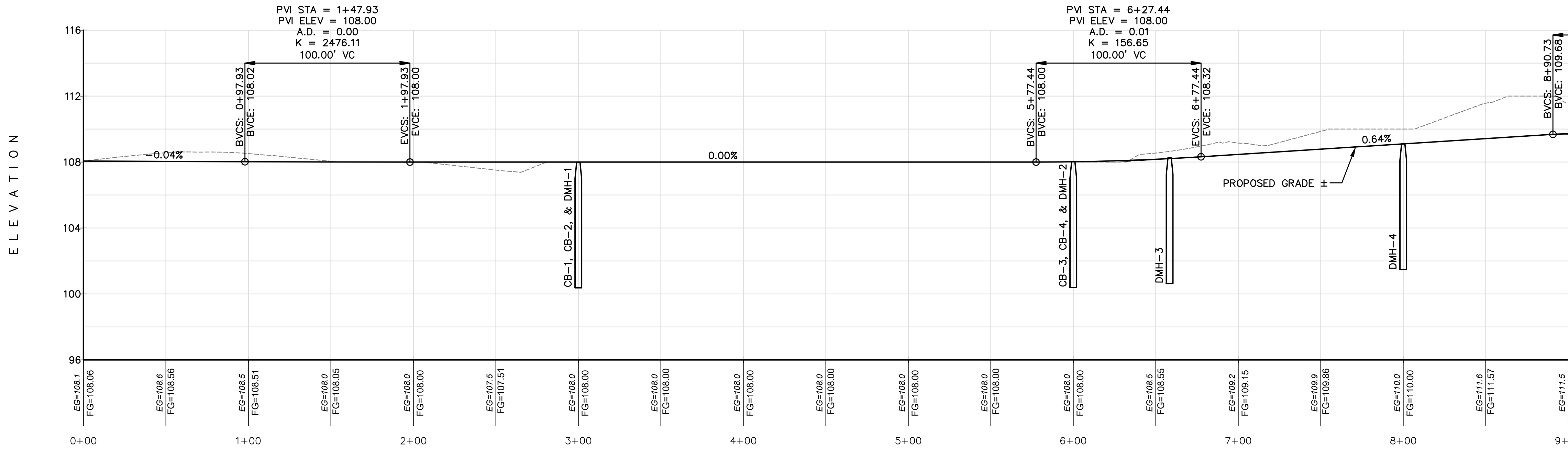
SCALE: 1" = 200' DATE: APRIL 7, 2022



EXISTING CONDITIONS AND LOTTING PLAN

B+T JOB NO. 3352.00

B+T PLAN NO. 335200P004A-002



- NOTE:
- MUNICIPAL WATER AND SEWER SERVICE ARE NOT AVAILABLE AT THIS LOCATION.
 - LOTS WILL BE SERVED BY PRIVATE WELLS AND SEPTIC SYSTEMS.
 - SEPTIC SYSTEM LOCATIONS TO BE DETERMINED DURING LOT DEVELOPMENT.

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DATE _____ TOWN CLERK

APPROVAL UNDER SUBDIVISION
CONTROL LAW REQUIRED
CARVER PLANNING BOARD:

DATE

CEDAR MEADOW DRIVE PROFILE STA 0+00 TO 14+32

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

PREPARED FOR:
BORREGO SOLAR SYSTEMS, INC
55 TECHNOLOGY DRIVE, SUITE 102
LOWELL, MASSACHUSETTS 01851

RECORD OWNER:
CEDAR MEADOW CRANBERRY, INC.
DEED BOOK 39349 PAGE 143
L.C. CERT. NO. 115267
ASSESSOR'S MAPS
120-6, 120-5

PREPARED BY:
BEALS + THOMAS

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

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4	
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1	
0	04/07/2022 FIRST ISSUE
ISSUE DATE DESCRIPTION	
NPS	NPS
DES	DWN
DMG	CHK'D
DMG	APP'D

PROJECT:
CEDAR MEADOW DRIVE PRELIMINARY SUBDIVISION PLAN
IN
CARVER, MASSACHUSETTS
(PLYMOUTH COUNTY)

SCALE: AS NOTED DATE: APRIL 7, 2022

CEDAR MEADOW DRIVE PROFILE

B+T JOB NO. 3352.00
B+T PLAN NO. 335200P004A-004

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