

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 _____

CRANBERRY COUNTRY LANE PRELIMINARY SUBDIVISION IN CARVER, MASSACHUSETTS (Plymouth County)

SHEET INDEX

Cover Sheet

C1.1-1.2 Existing Conditions and Lotting Plan

C2.1-2.2 Grading Plan and Profile

APPLICANT

Fuller Street Carver Solar, LLC
c/o Newco Development Services
P.O. Box 1320
Portsmouth, NH 03802

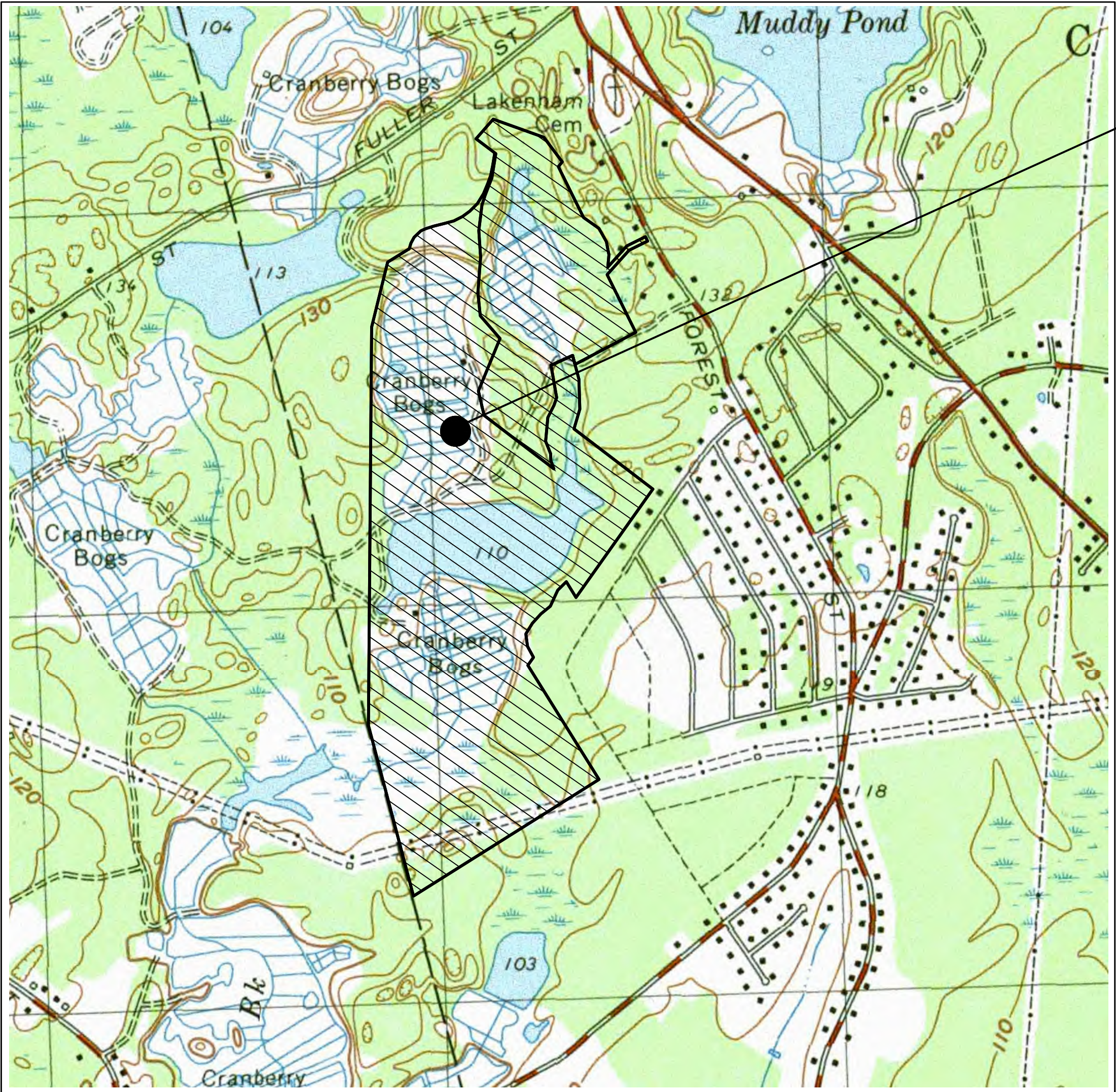
OWNER

Lot 50-8:
Johnson Bros Cranberries, LLC
c/o Francis V. Johnson
315 Purchase Street
Middleboro, MA 02346

Lot 50-10-A:
Johnson Cranberries Limited Partnership
315 Purchase Street
Middleboro, MA 02346

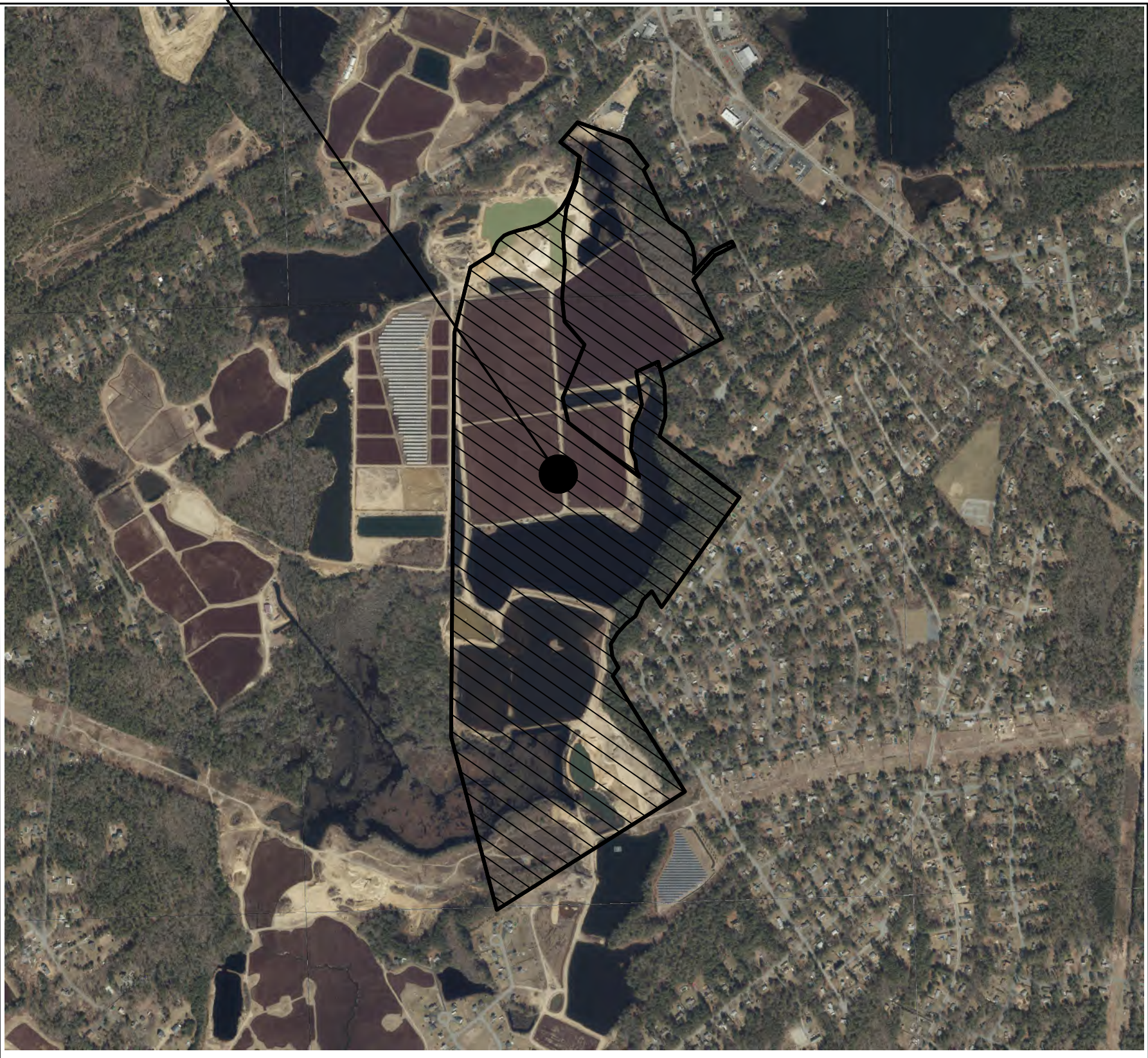
CIVIL ENGINEER/SURVEYOR/
LANDSCAPE ARCHITECT AND
WETLAND SCIENTIST

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



Locus Map Scale: 1" = 800'

LOCUS

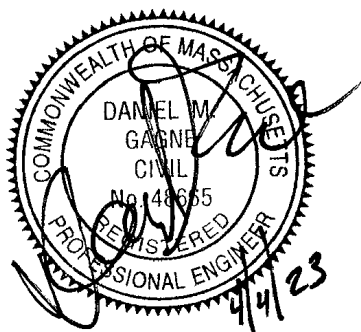


Aerial Map Scale: 1" = 1000'

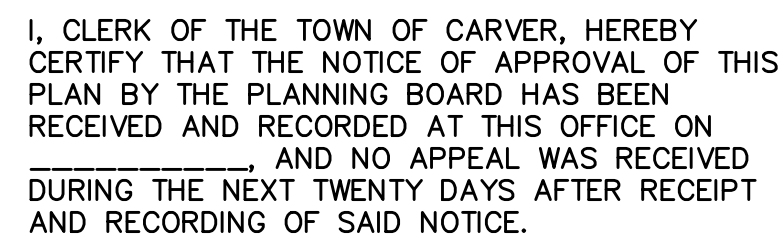
- PRELIMINARY WAIVER REQUESTS:
1. WAIVER OF SUBDIVISION REGULATIONS SECTION 5.3.1. FOR PRELIMINARY PLAN TO BE AT A SCALE OF 1" = 40'. EXISTING CONDITIONS AND LOTTING PLAN IS AT 1"=150'.
 2. WAIVER OF SUBDIVISION REGULATIONS SECTION 5.3.2.4. TO PROVIDE PROSPECTIVE STREET LAYOUTS ON ADJACENT LAND. NO PROSPECTIVE STREETS ARE PROPOSED AT THIS TIME.
 3. WAIVER OF SUBDIVISION REGULATIONS SECTION 5.3.2.10 TO NOTE FLOOD ZONES AND BASE ELEVATION DATA. FLOOD ZONES AND BASE ELEVATION DATA IS NOT NOTED.
 4. WAIVER OF SUBDIVISION REGULATION SECTION 5.3.2.12 FOR EXISTING TOPOGRAPHY AT 2-FOOT INTERVALS AND ELEVATION DATA TO USE 1229 NGVD BASE DATUM. EXISTING TOPOGRAPHY USES 1-FOOT INTERVALS AND ELEVATION DATA USES THE NAVD88 DATUM.
 5. WAIVER OF SUBDIVISION REGULATION SECTION 5.3.2.14 TO PROVIDE UPLAND AND WETLAND LOT AREAS IN SQUARE FEET. UPLAND LOT AREAS ARE PROVIDED IN ACRES.
 6. WAIVER OF SUBDIVISION REGULATIONS SECTION 7.3.2.G. TO PROVIDE RIGHT-OF-WAY LINE RADIUS OF LESS THAN 40- FEET. RIGHT-OF-WAY LINE RADIUS IS 20- FEET.
 7. WAIVER OF SUBDIVISION REGULATIONS SECTION 7.3.2.H.I TO PROVIDE CENTERLINE RADIUS OF LESS THAN 150-FOOT FOR A MINOR STREET. MINIMUM CENTERLINE RADIUS IS 100- FEET.
 8. WAIVER OF SUBDIVISION REGULATIONS SECTION 7.3.6.D. TO PROVIDE A DEAD END STREET LONGER THAN THE 600-FOOT MAXIMUM. THE ROADWAY IS 1,312- FEET LONG.



First Issue - April 4, 2023



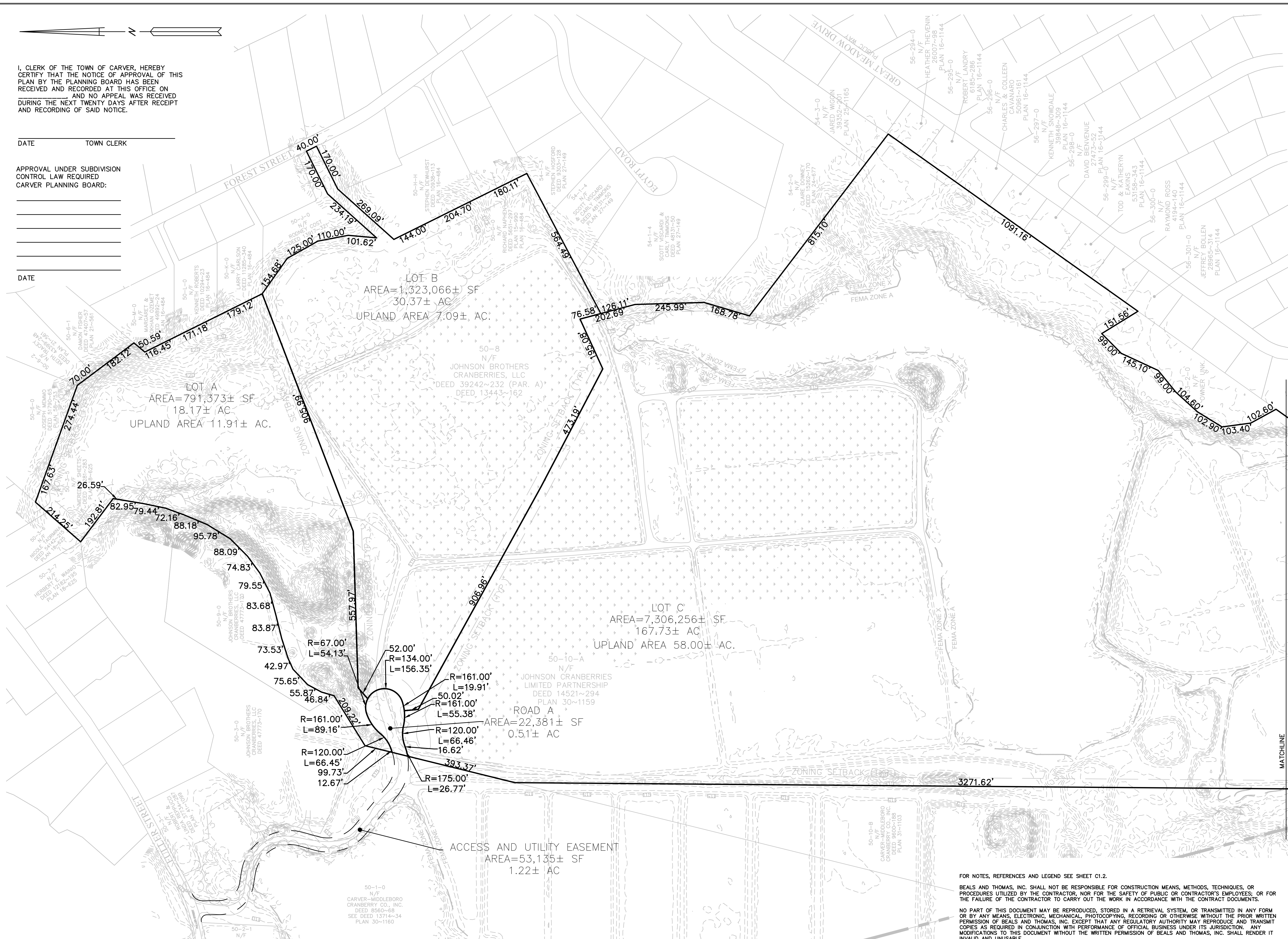
Job No.: 3093.03
Plan No.: 309303P012A-001
Sheet 1 of 5



DATE _____ TOWN CLERK _____

APPROVAL UNDER SUBDIVISION
CONTROL LAW REQUIRED
CARVER PLANNING BOARD:

DATE _____



FOR NOTES, REFERENCES AND LEGEND SEE SHEET C1.2.

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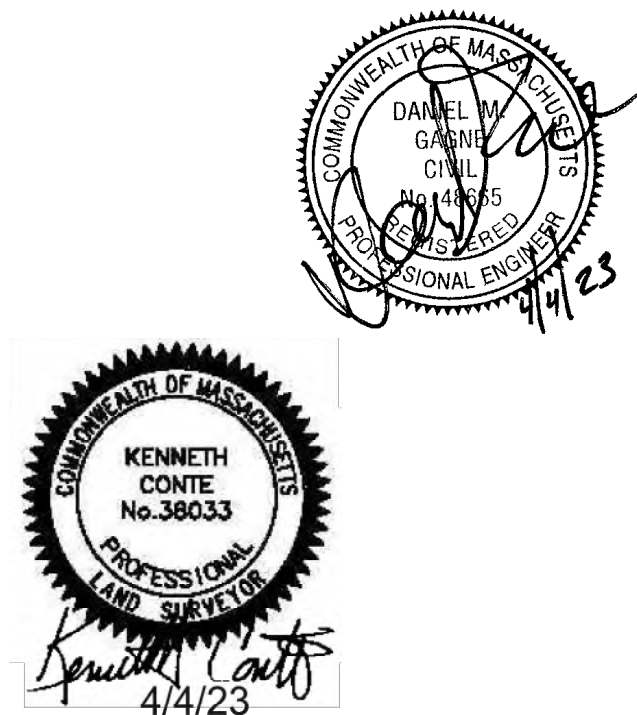
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PREPARED FOR:
FULLER STREET
CARVER SOLAR, LLC
c/o NEWCO
DEVELOPMENT
SERVICES
P.O. BOX 1320
PORTSMOUTH, NH 03802

RECORD OWNER:

LOT 50-8:
**JOHNSON BROTHERS
CRANBERRIES, LLC**
39242/232

LOT 50-10-A:
**JOHNSON CRANBERRIES
LIMITED PARTNERSHIP**
14521/294



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

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PROJECT:
**PRELIMINARY
SUBDIVISION PLAN
OF CRANBERRY
COUNTRY LANE
CARVER, MASSACHUSETTS**

SCALE: 1" = 150' DATE: APRIL 04, 2023

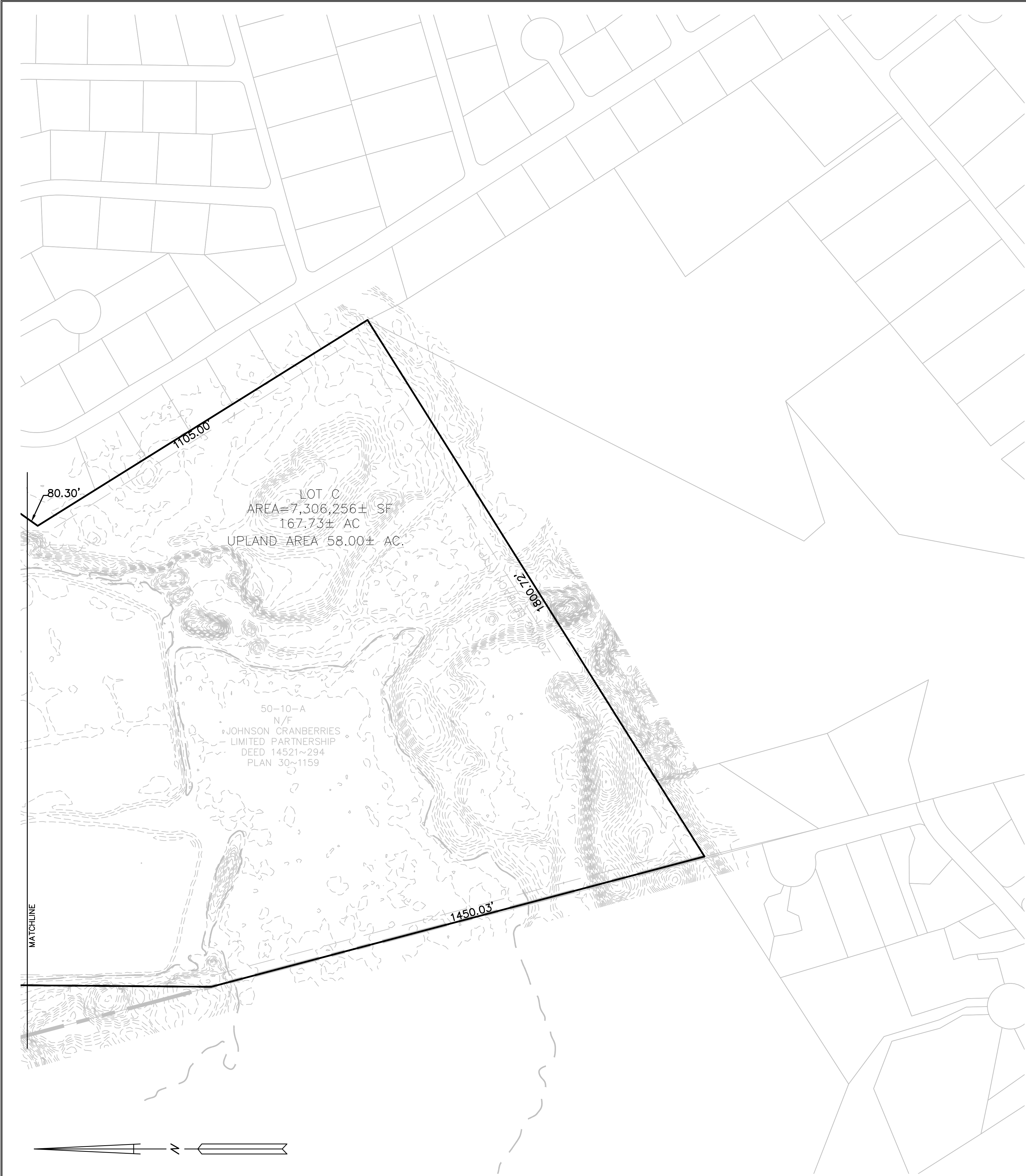


EXISTING CONDITIONS AND LOTTING PLAN

B+T JOB NO.3093.03

B+T PLAN NO.
309303P012A-002

C1.1



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 |

NOTES

1. THIS PLAN IS BASED OFF OF A LIMITED ALTA/NSPS LAND TITLE SURVEY OF LAND ORIGINALLY CREATED BY NORTHEAST SURVEY CONSULTANTS, DATED DECEMBER 18, 2022.
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 PORTION OF THE PARCEL CONTAINING THE PROPOSED ROADWAY IS LOCATED IN 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 25023C0434K, EFFECTIVE DATE JULY 6, 2021 AND MAP NUMBER 25023C0341J, EFFECTIVE DATE JULY 17, 2012.

OTHER PORTIONS OF THE PARCEL ARE LOCATED IN ZONE A (AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD; BASE FLOOD ELEVATIONS DETERMINED), AS SHOWN ON "FLOOD INSURANCE RATE MAP, PLYMOUTH COUNTY, MASSACHUSETTS (ALL JURISDICTIONS)" MAP NUMBER 25023C0434K, EFFECTIVE DATE JULY 6, 2021 AND MAP NUMBER 25023C0341J, EFFECTIVE DATE JULY 17, 2012.

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PREPARED FOR:
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CARVER SOLAR, LLC**
c/o **NEWCO
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14521/294

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| ISSUE DATE | | DESCRIPTION | |
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| DES | DWN | CHK'D | APP'D |

PROJECT:

**PRELIMINARY
SUBDIVISION PLAN
OF CRANBERRY
COUNTRY LANE**
CARVER, MASSACHUSETTS

SCALE: 1" = 150' DATE: APRIL 04, 2023

METERS
0 25 50 100

FEET
0 75 150 300 450

**EXISTING CONDITIONS
AND LOTTING PLAN**

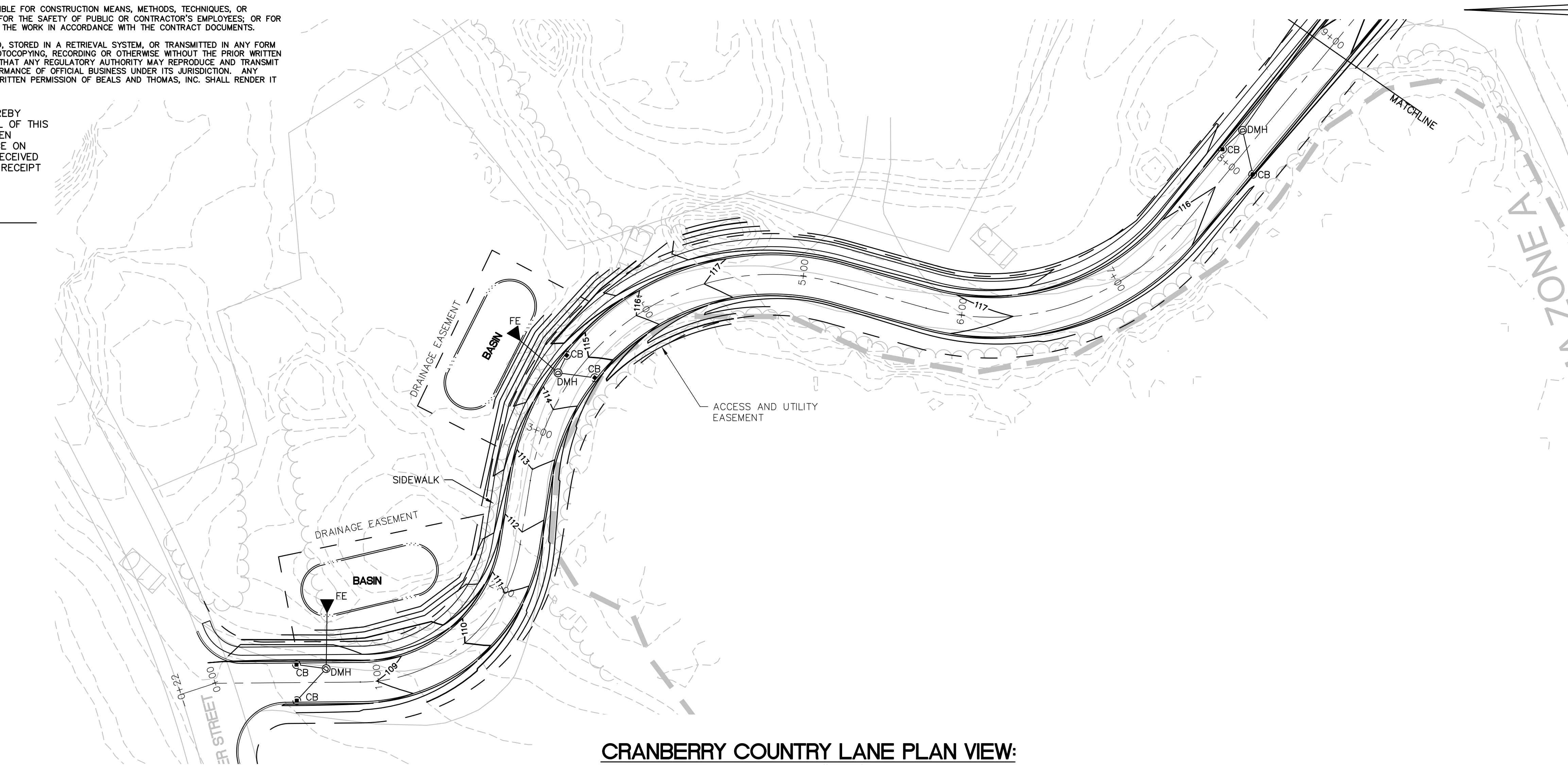
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| B+T JOB NO.3093.03 | C1.2 |
| B+T PLAN NO. 309303P012A-003 | |
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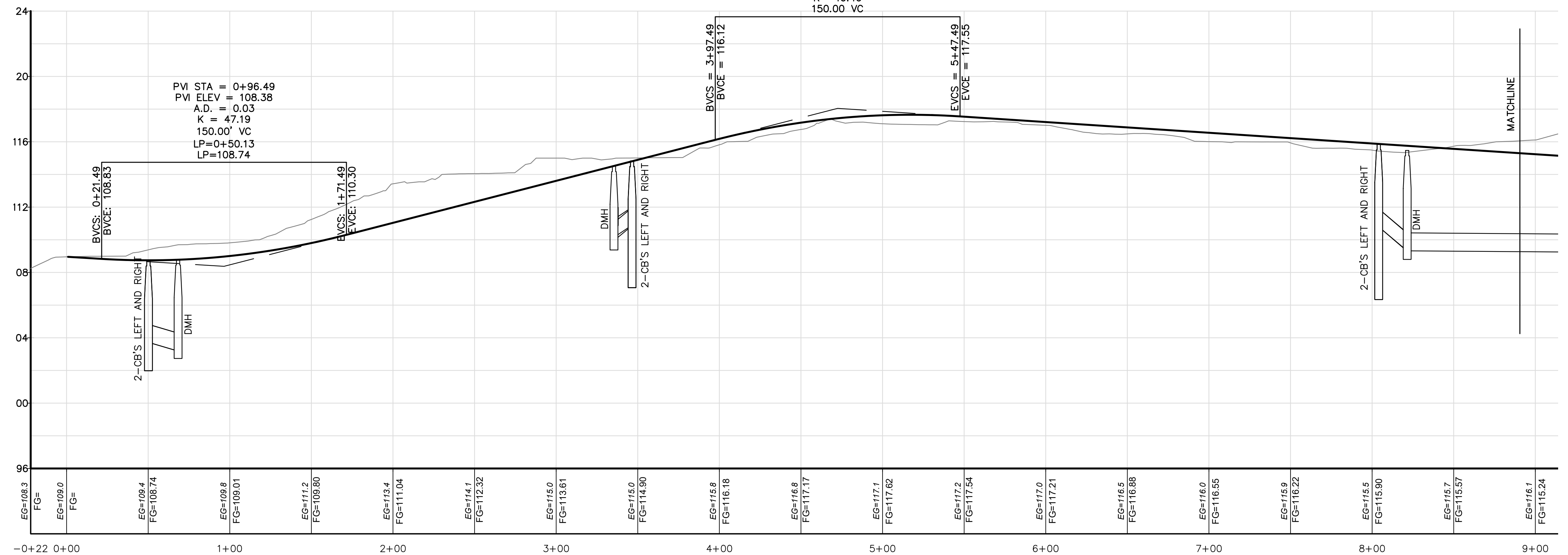
DATE _____



CRANBERRY COUNTRY LANE PLAN VIEW:

SCALE: 1"=40'

HP STA = 5+16.98
HP ELEV = 117.65
PVI STA = 4+72.49
PVI ELEV = 118.05
K = 46.46
150.00 VC



CRANBERRY COUNTRY LANE PROFILE VIEW:

SCALE: 1"=40' HORIZONTAL

SCALE: 1"=4' VERTICAL

PREPARED FOR:

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CARVER SOLAR, LLC
c/o NEWCO
DEVELOPMENT
SERVICES**

P.O. BOX 1320
PORTSMOUTH, NH 03802

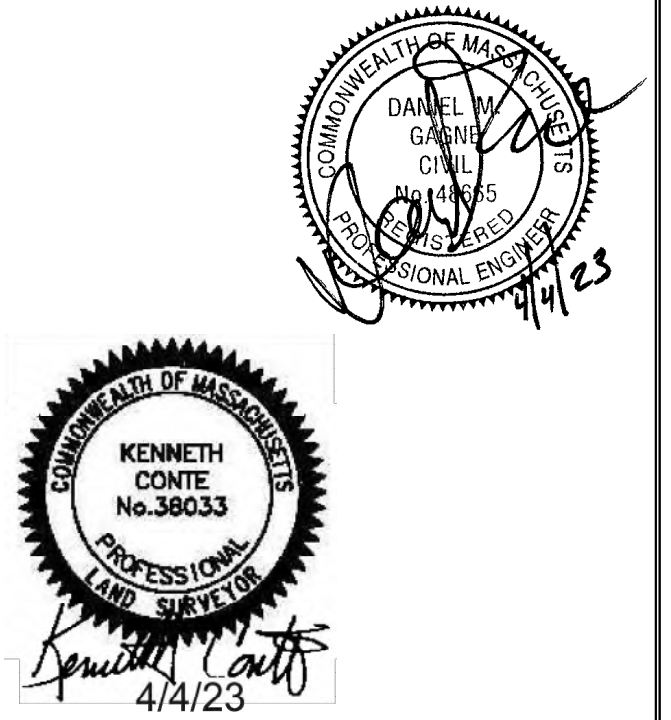
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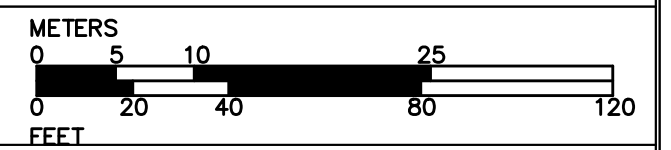
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**PRELIMINARY
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OF CRANBERRY
COUNTRY LANE
CARVER, MASSACHUSETTS**

SCALE: 1" = 40' DATE: APRIL 04, 2023



GRADING PLAN AND PROFILE

B+T JOB NO.3093.03

B+T PLAN NO.
309303P012A-004

C2.1

**JOHNSON CRANBERRIES
LIMITED PARTNERSHIP**
14521/294

C2.2

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