

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 _____

FARM LANE PRELIMINARY SUBDIVISION IN CARVER AND MIDDLEBOROUGH, MASSACHUSETTS (Plymouth County)

SHEET INDEX

- Cover Sheet
- C1.1 Existing Conditions and Lotting Plan
- C2.2 Grading Plan and Profile

APPLICANT

NW Plymouth Street Solar, LLC
P.O. Box 1320
Portsmouth, NH 03802

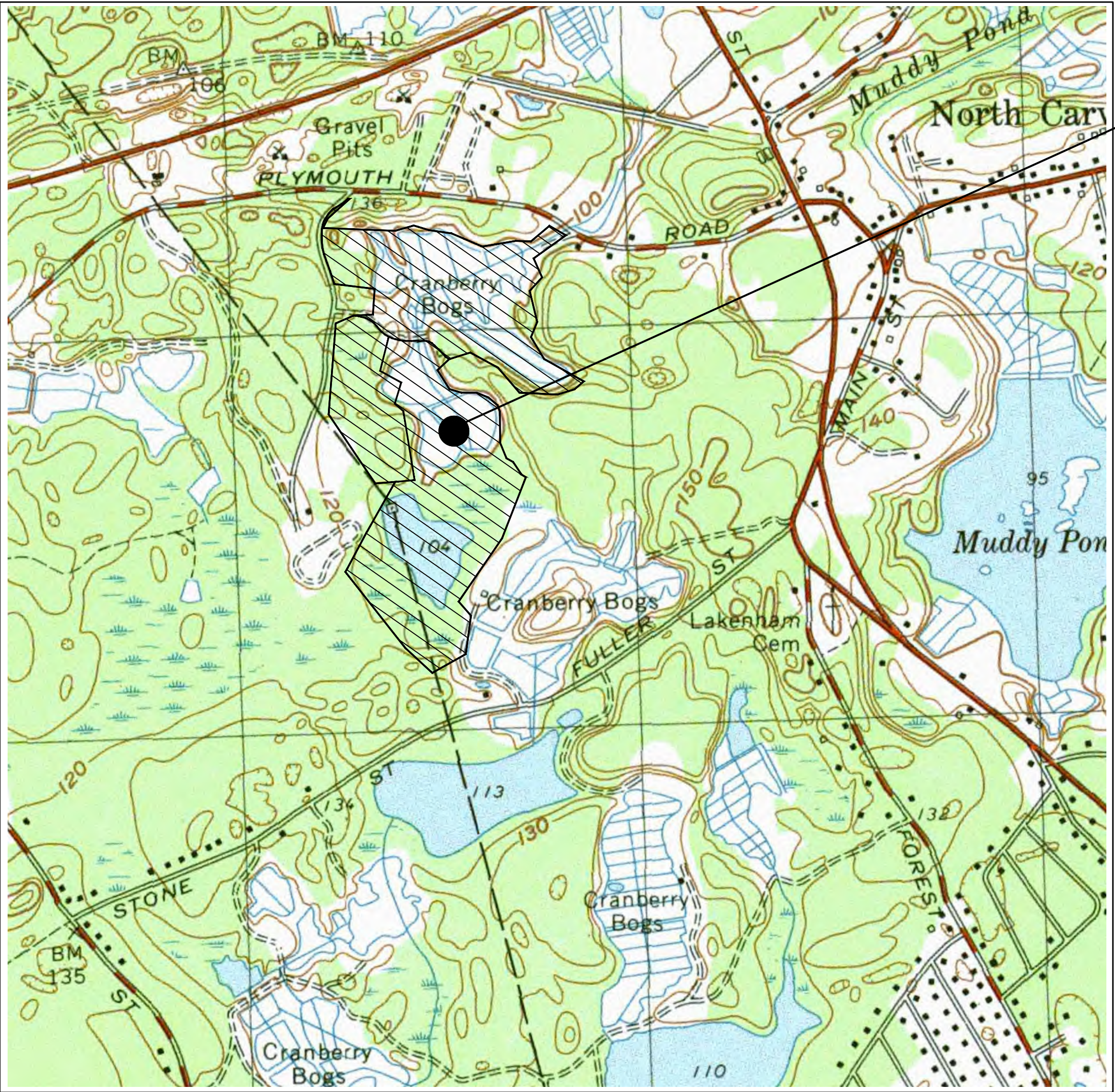
OWNER

Lot 48-6 & Lot 48-7:
North Weston Cranberries, Inc.
189 Main Street
Carver, MA 02330

Lot 48-2:
Eric R. and Elaine M. Weston
189 Main Street
Carver, MA 02330

CIVIL ENGINEER/SURVEYOR/
LANDSCAPE ARCHITECT AND
WETLAND SCIENTIST

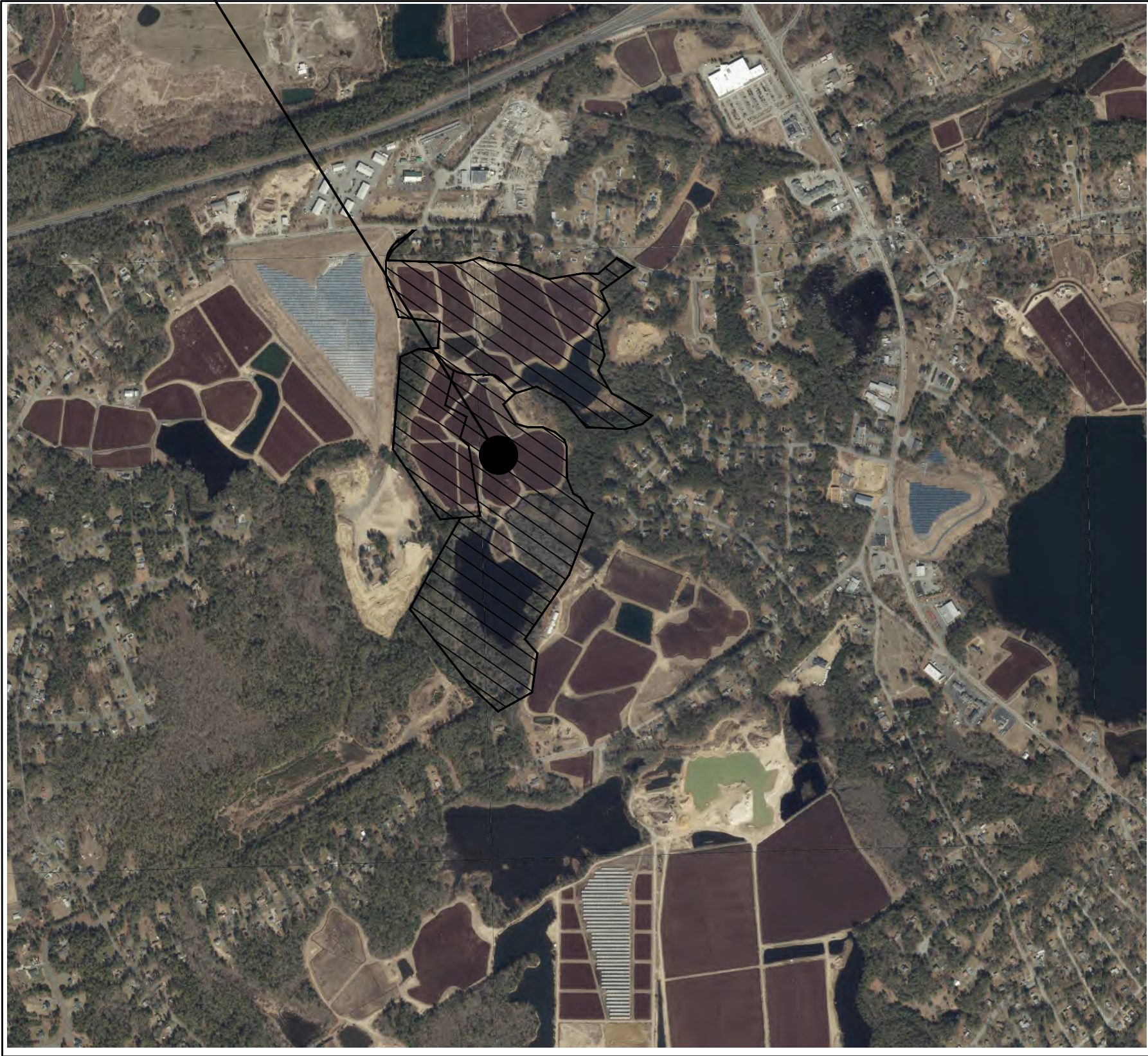
Beals and Thomas, Inc.
32 Court Street
Plymouth, Massachusetts 02360



Locus Map Scale: 1" = 800'

LOCUS

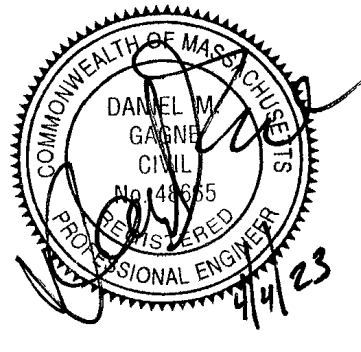
- PRELIMINARY WAIVER REQUESTS:
1. WAIVER OF SUBDIVISION REGULATIONS SECTION 5.3.1. FOR PRELIMINARY PLAN TO BE AT A SCALE OF 1" = 40'. EXISTING CONDITIONS AND LOTTING PLAN IS AT 1"=150'.
 2. WAIVER OF SUBDIVISION REGULATIONS SECTION 5.3.2.4. TO PROVIDE PROSPECTIVE STREET LAYOUTS ON ADJACENT LAND. NO PROSPECTIVE 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 NOT PROVIDED ON WESTERN EDGE OF INTERSECTION. A 40-FOOT RADIUS IS PROVIDED ON EASTERN EDGE.



Aerial Map Scale: 1" = 1000'



First Issue - April 4, 2023



Job No.: 3189.01
Plan No.: 318901P007A-001
Sheet 1 of 3

NOTES

- 1. THIS PLAN IS BASED OFF OF A LIMITED ALTA/NSPS LAND TITLE SURVEY OF LAND ORIGINALLY CREATED BY NORTHEAST SURVEY CONSULTANTS, DATED NOVEMBER 23, 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.

ZONING TABLE

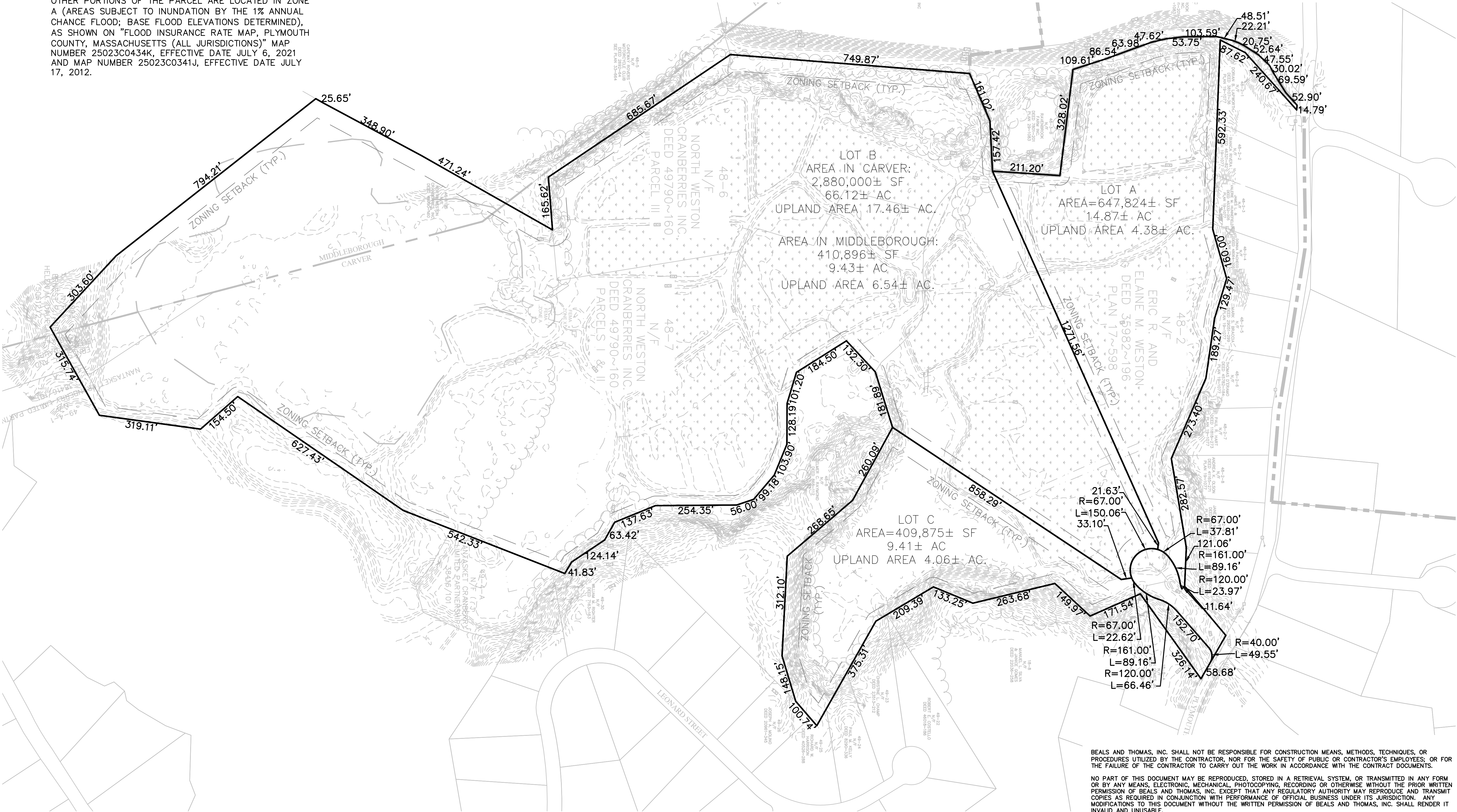
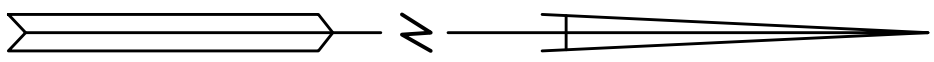
ZONING — RA RESIDENTIAL AGRICULTURAL	
DIMENSIONAL REGULATIONS	
MINIMUM LOT SIZE	60,000 SF (42,000 SF. UPLANDS)
FRONTAGE	150'
FRONT SETBACK	50'
REAR YARD	50'
SIDE YARD	30'
MINIMUM LOT WIDTH	75'
MAX BUILDING COVERAGE	>30% AREA
MINIMUM UPLAND	>70% AREA

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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 CONTRACTOR'S EMPLOYEES, OR FOR THE FAILURE OF THE CONTRACTOR TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

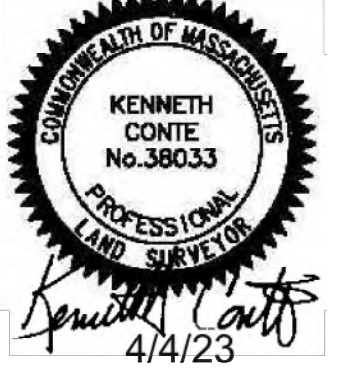
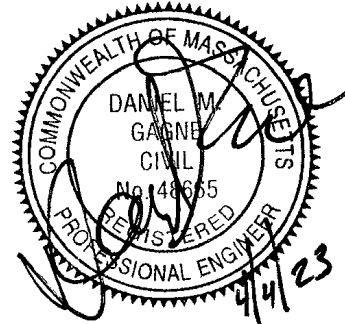
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PREPARED FOR:
NW PLYMOUTH STREET SOLAR, LLC
P.O. BOX 1320
PORTSMOUTH, NH 03602

RECORD OWNER:

LOT 48-6 & LOT 48-7:
NORTH WESTON CRANBERRIES, INC
49790/160

LOT 48-2:
ERIC R. AND ELAINE M. WESTON
35982/196



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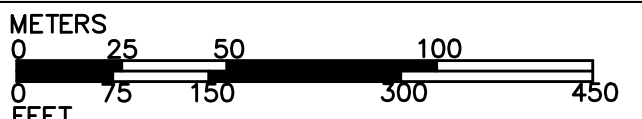
BEALS AND THOMAS, INC.
32 Court Street
Plymouth, Massachusetts 02360-3866
T 508.746.3288 | www.bealsandthomas.com

NOT ISSUED FOR CONSTRUCTION

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4	
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0	04/04/2023 FIRST ISSUE
ISSUE DATE	DESCRIPTION
ELC	ELC KCC DMG
DES	DWN CHK'D APP'D

PROJECT:
PRELIMINARY SUBDIVISION PLAN OF FARM LANE
CARVER AND MIDDLEBOROUGH, MASSACHUSETTS

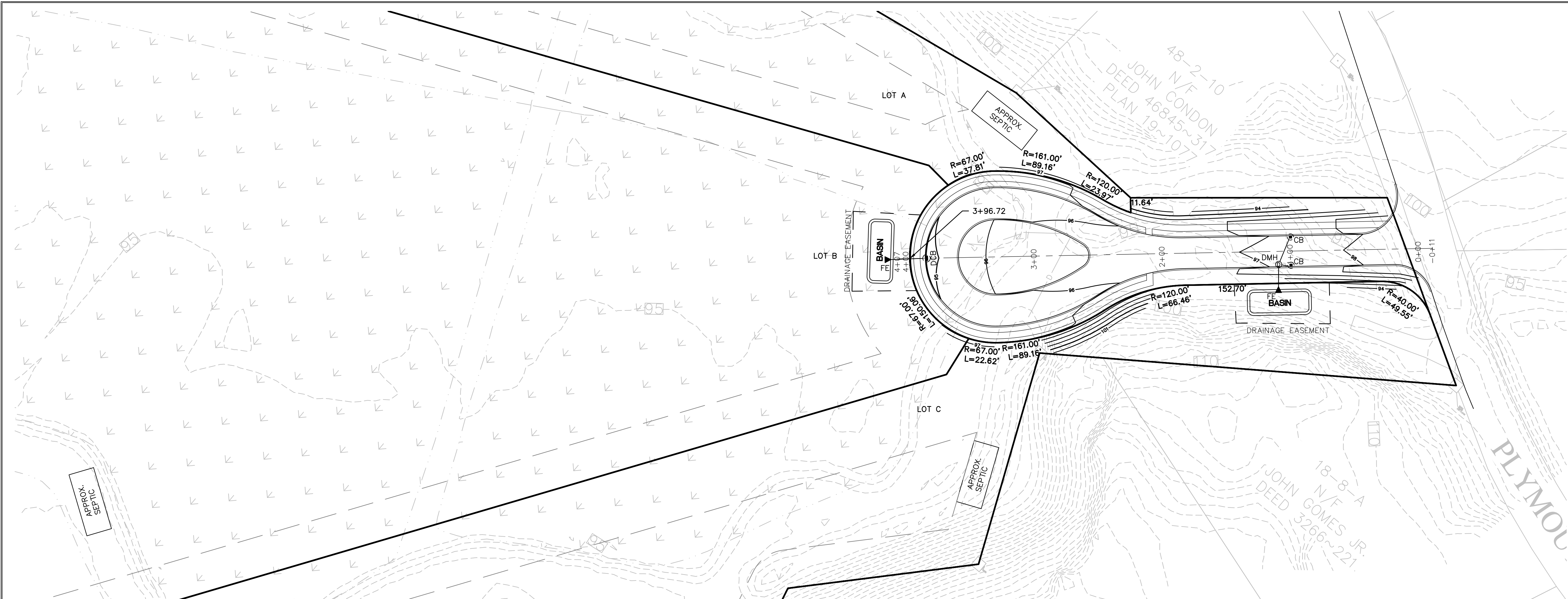
SCALE: 1" = 150' DATE: APRIL 04, 2023



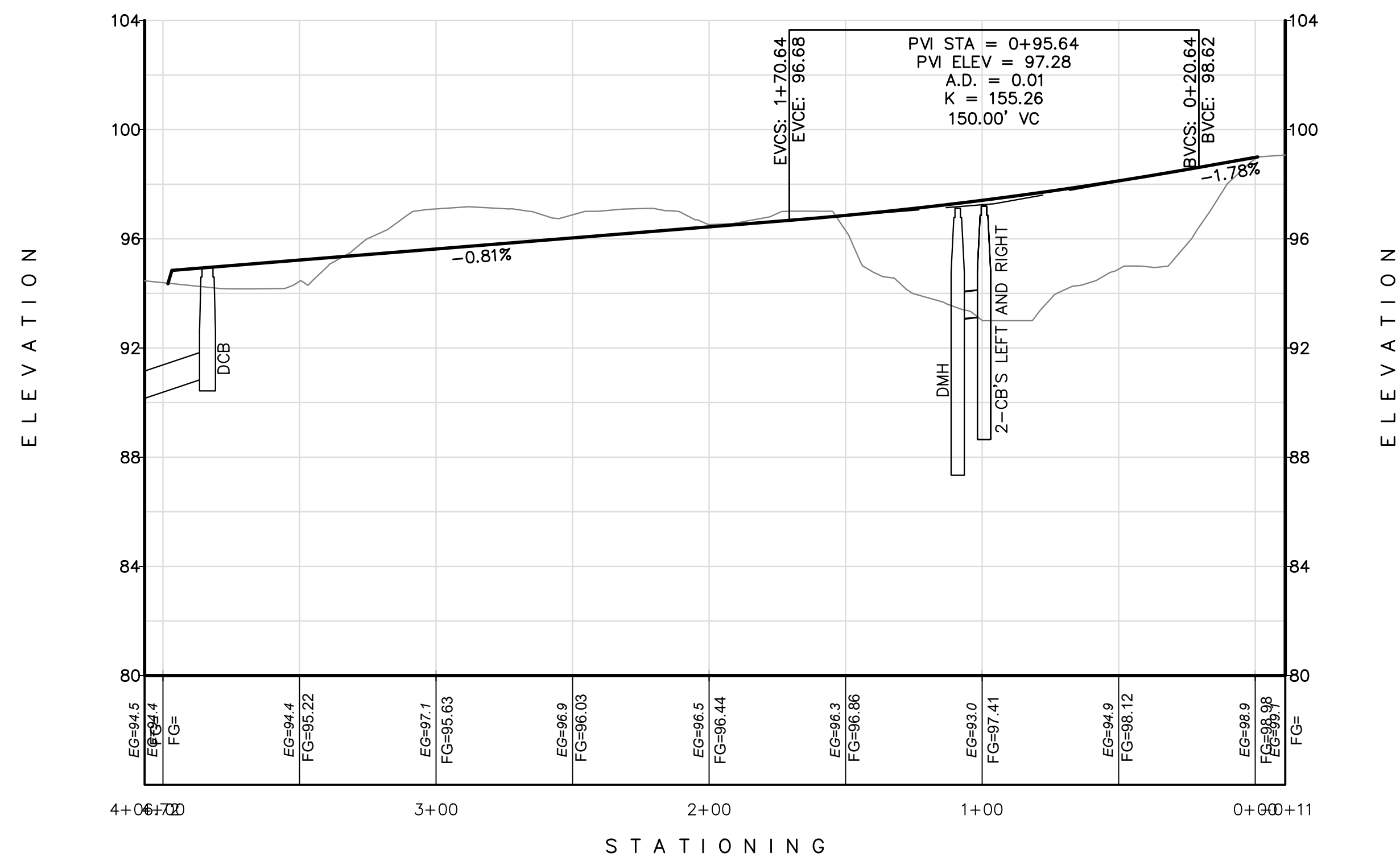
EXISTING CONDITIONS AND LOTTING PLAN

B+T JOB NO.3189.01
B+T PLAN NO. 318901P007A-002

C1.1



FARM LANE PLAN VIEW:
SCALE: 1"=40'



FARM LANE PROFILE STA 0+00 TO 400+07

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

- NOTE:
- 1). MUNICIPAL WATER AND SEWER SERVICE ARE NOT AVAILABLE AT THIS LOCATION.
 - 2). LOTS WILL BE SERVED BY PRIVATE WELLS AND SEPTIC SYSTEMS.
 - 3). SEPTIC SYSTEM LOCATIONS TO BE DETERMINED DURING LOT DEVELOPMENT.
 - 4). NO SITE PREPARATION, TREE CUTTING, FILLING, GRADING, OR OTHER WORK DONE IN ANTICIPATION OF SUBDIVISION APPROVAL SHALL BE PERFORMED PRIOR TO DEFINITIVE PLAN APPROVAL.

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STREET SOLAR,
LLC

P.O. BOX 1320
PORTSMOUTH, NH 03602

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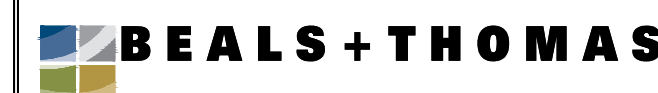
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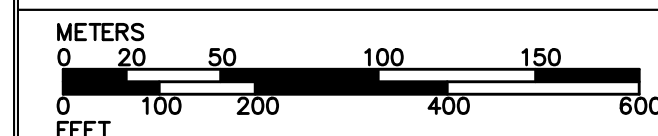
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SUBDIVISION PLAN
OF FARM LANE
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MASSACHUSETTS

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



GRADING PLAN AND
PROFILE

B+T JOB NO.3189.01

B+T PLAN NO.
318901P007A-003

C2.1