GIBBS STREET
PRELIMINARY SUBDIVISION
IN
CARVER, MASSACHUSETTS
(Plymouth County)

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:

_____
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DATE

SHEET INDEX

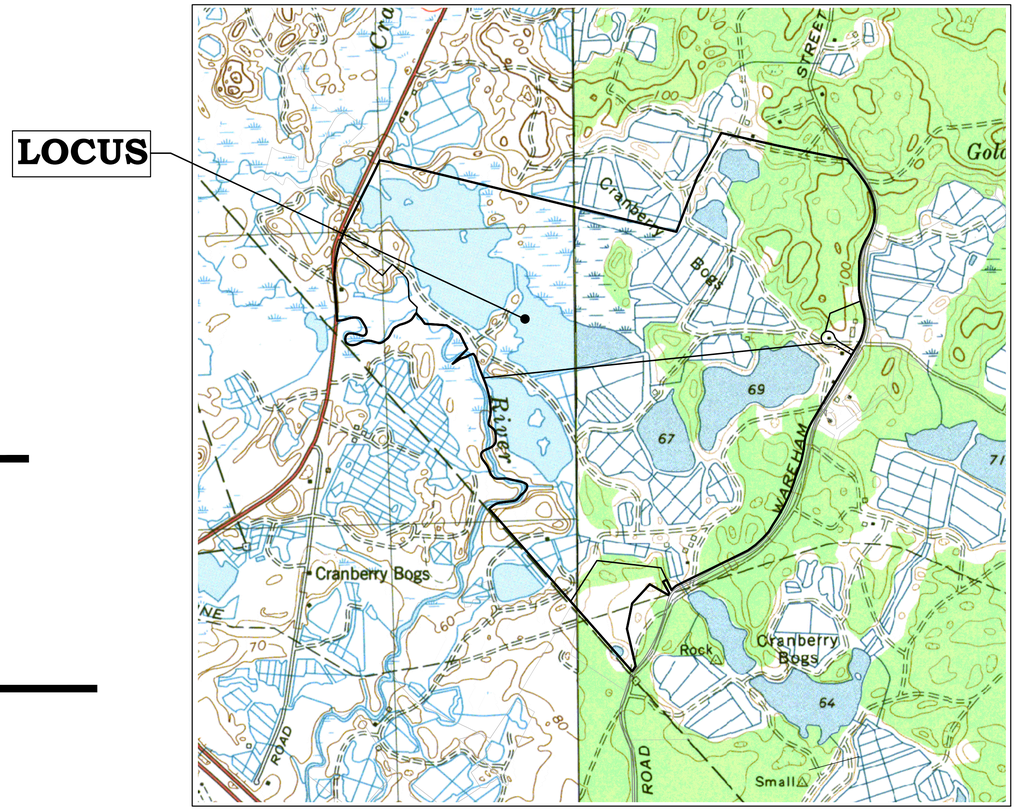
1 Cover Sheet
2 Existing Conditions and Lotting Plan
3 Grading Plan and Profile

OWNER/APPLICANT

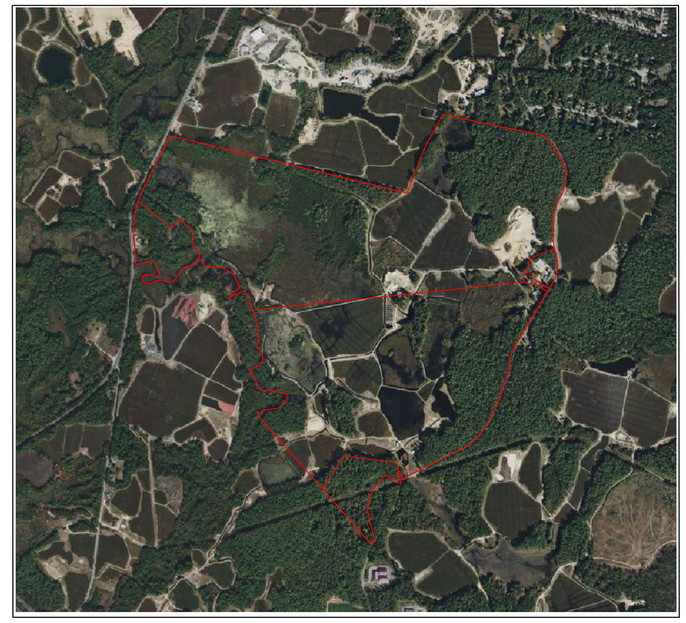
SLOCUM GIBBS CRANBERRY CO.
107 WAREHAM STREET
CARVER, MASSACHUSETTS 02330

CIVIL ENGINEER/SURVEYOR/ LANDSCAPE ARCHITECT AND WETLAND SCIENTIST

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



Locus Map Scale: 1" = 800'



NORTH

Aerial Map Scale: 1" = 1000'

First Issue - March 31, 2022

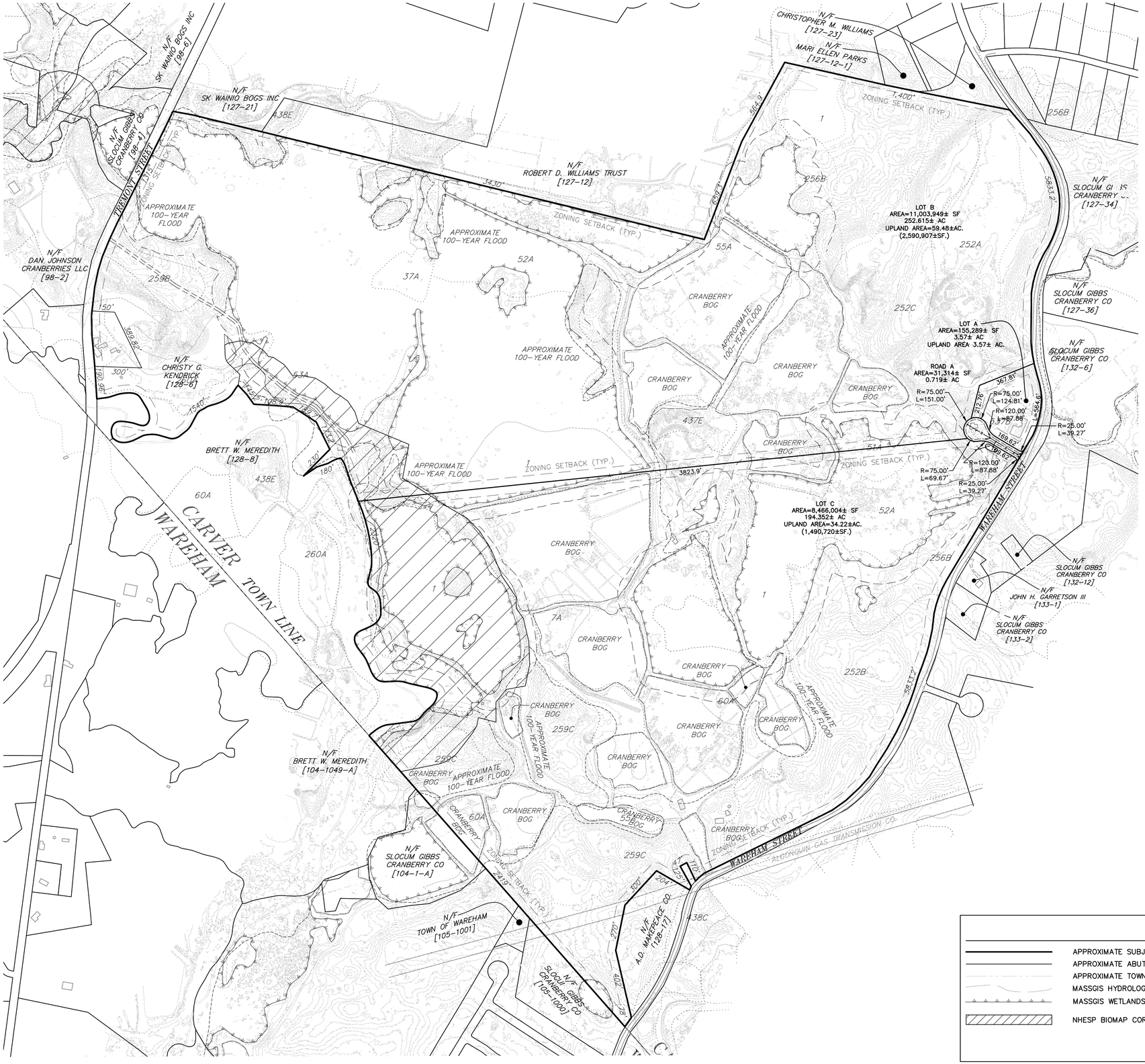




REQUESTED WAIVERS

1 Subdivision Regulations Section 5.3.2.20
An ANRAD is in progress

Job No.: 3113.01
Plan No.: 311301P002A-001
Sheet 1 of 3



SEE SHEET 3 FOR DETAILED VIEW OF ROAD A

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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DATE

MASSACHUSETTS STATE PLANE COORDINATE SYSTEM-NAD83

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 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 25023C0459K AND 25023C0459K, 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

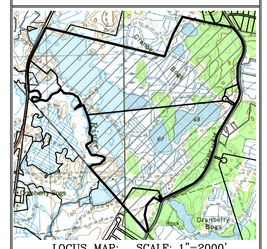
LEGEND

- APPROXIMATE SUBJECT LOCUS
- APPROXIMATE ABUTTER
- APPROXIMATE TOWN LINE
- MASSGIS HYDROLOGY
- MASSGIS WETLANDS
- NHESP BIOMAP CORE HABITAT
- CRANBERRY BOG
- 100-YEAR FLOOD ELEV.= — 100-YEAR FLOOD ELEVATION
- 124 — MINOR CONTOUR
- 130 — MAJOR CONTOUR
- [25-13] — ASSESSOR ID MAP/LOT
- TP — PROPOSED OBSERVATION PITS
- 252C — NRCS SOIL LINE

PREPARED FOR:
SLOCUM-GIBBS CRANBERRY CO.
107 WAREHAM STREET
CARVER, MASSACHUSETTS 02330

RECORD OWNER:
SLOCUM GIBBS CRANBERRY CO.
DEED BOOK AND PAGE REF.
ASSESSOR'S MAPS
128-1, 128-2, 128-3, 128-6-1, 128-15 127-33

COMMONWEALTH OF MASSACHUSETTS
KENNETH CONTE No. 52033 REGISTERED PROFESSIONAL LAND SURVEYOR
3/31/2022



LOCUS MAP: SCALE: 1"=2000'

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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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1		
0	03/31/2022	FIRST ISSUE
ISSUE DATE		DESCRIPTION

MC	JRA	KCC	KCC
DES	DWN	CHK'D	APP'D

PROJECT:
PRELIMINARY SUBDIVISION PLAN OF WAREHAM STREET
IN
CARVER, MASSACHUSETTS
(PLYMOUTH COUNTY)

SCALE: 1" = 300' DATE: MARCH 31, 2022

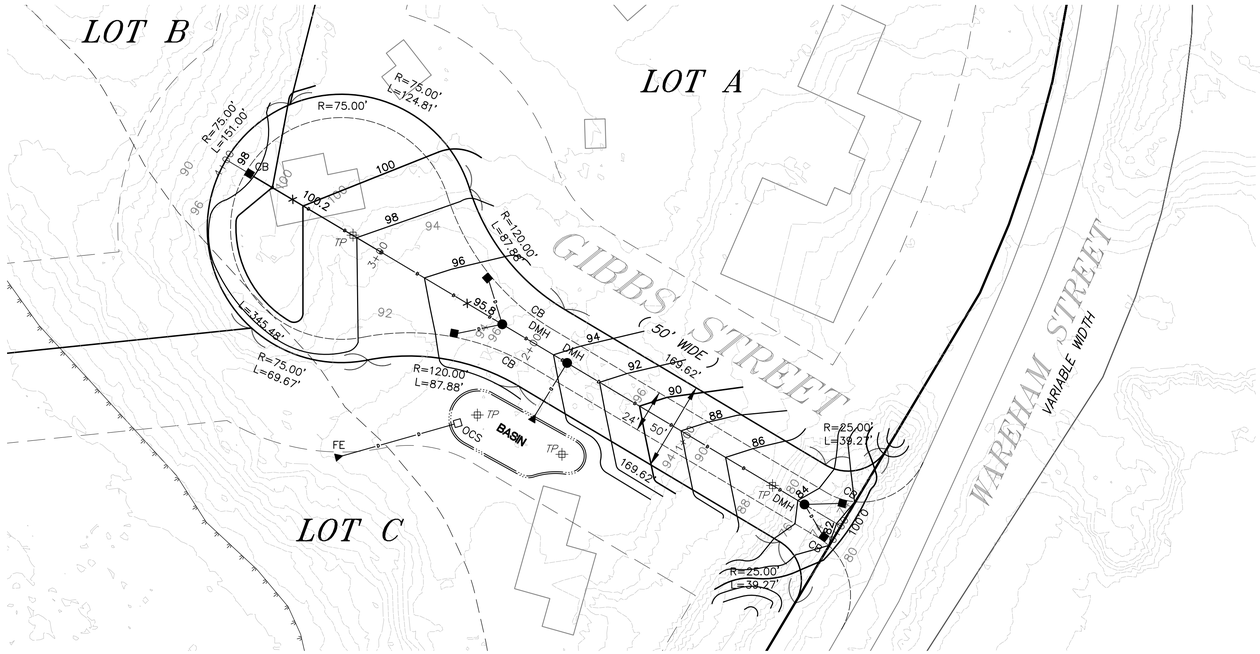
METERS 0 50 100 250
FEET 0 150 300 600 900

EXISTING CONDITIONS AND LOTTING PLAN

B+T JOB NO. 3113.01

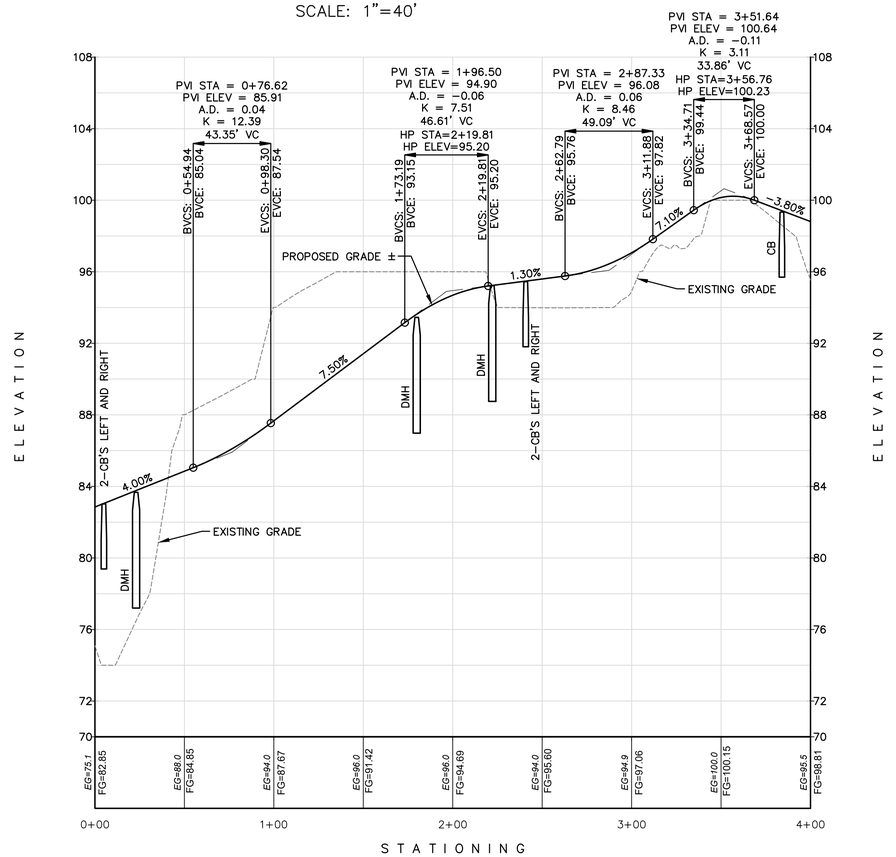
B+T PLAN NO. 311301P002A-002

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GIBBS STREET PLAN VIEW:

SCALE: 1"=40'



GIBBS STREET PROFILE STA 0+00 TO 400+00

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.

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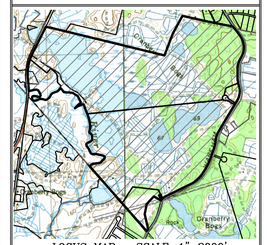
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DATE TOWN CLERK

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PREPARED FOR:
SLOCUM-GIBBS CRANBERRY CO.
107 WAREHAM STREET
CARVER, MASSACHUSETTS 02330

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LOCUS MAP: SCALE: 1"=2000'

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1		
0	03/31/2022	FIRST ISSUE
ISSUE DATE		DESCRIPTION

MC	JRA	KCC	KCC
DES	DWN	CHK'D	APP'D

PROJECT:
PRELIMINARY SUBDIVISION PLAN OF WAREHAM STREET
IN
CARVER, MASSACHUSETTS
(PLYMOUTH COUNTY)

SCALE: AS NOTED DATE: APRIL 1, 2022

GRADING PLAN AND PROFILE

B+T JOB NO. 3113.01

B+T PLAN NO. 311301P002A-003

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