

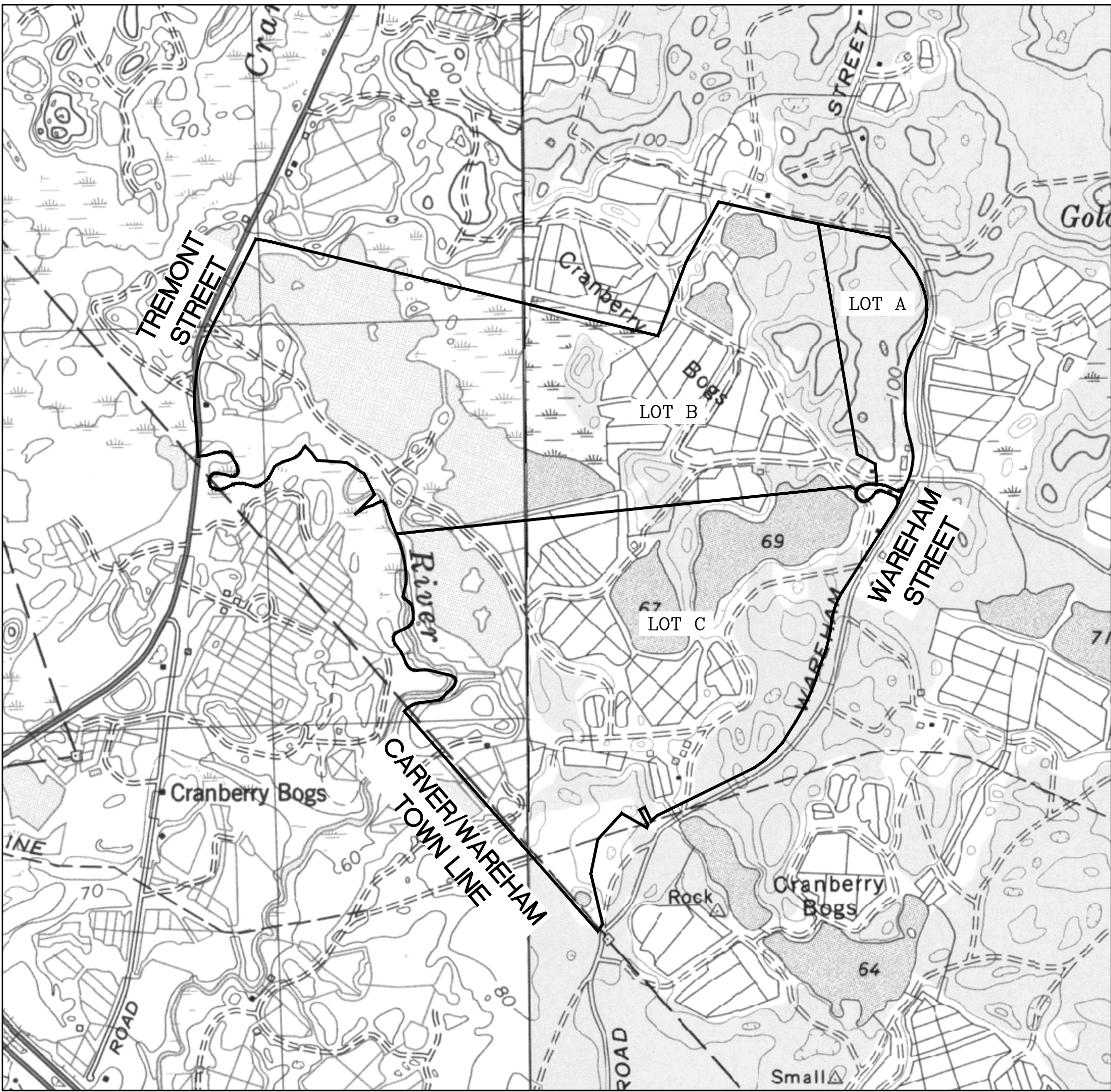
Gibbs Street
Definitive Subdivision
IN
CARVER, MASSACHUSETTS
(Plymouth County)

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'



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I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED
IN CONFORMITY WITH THE RULES AND REGULATIONS OF
THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF
MASSACHUSETTS.

10/18/2022

DATE

Kenneth Conte

KENNETH CONTE, PLS No. 38033



APPROVAL UNDER SUBDIVISION
CONTROL LAW REQUIRED
CARVER PLANNING BOARD:

DATE

Definitive Plan Set - October 18, 2022

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

FOR PERMITTING
ONLY

Job No.: 3113.03
Plan No.: 311303P012A-001
Sheet 1 of 14

GENERAL NOTES

1. THE CONTRACTOR SHALL MAKE NECESSARY CONSTRUCTION NOTIFICATIONS AND OBTAIN NECESSARY CONSTRUCTION PERMITS. THE CONTRACTOR SHALL PAY FEES AND POST BONDS ASSOCIATED WITH THE SAME, AND COORDINATE WITH THE ENGINEER AND ARCHITECT AS REQUIRED.
2. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOB SITE SAFETY AND CONSTRUCTION MEANS AND METHODS.
3. LIMIT OF WORK SHALL BE EROSION CONTROL BARRIERS, LIMIT OF GRADING, SITE PROPERTY LINES, AND/OR AS INDICATED ON DRAWINGS.
4. PORTIONS OF THE ROADWAY, SIDEWALK, AND ROADSIDE AREA DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED TO THEIR ORIGINAL CONDITION PRIOR TO DISTURBANCE. ANY AREA OUTSIDE THE LIMIT OF WORK THAT IS DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO COST TO OWNER.
5. CONTRACTOR SHALL VERIFY UTILITY STUB LOCATIONS AND ELEVATIONS IN THE FIELD PRIOR TO COMMENCING WORK.
6. ANY ALTERATION TO THESE DRAWINGS MADE IN THE FIELD DURING CONSTRUCTION SHALL BE RECORDED BY THE CONTRACTOR ON RECORD DRAWINGS.
7. EXISTING TREES AND SHRUBS OUTSIDE THE LIMITS OF GRADING SHALL BE REMOVED ONLY UPON PRIOR APPROVAL OF THE OWNER.
8. CONTRACTORS AND SUBCONTRACTORS SHALL OBTAIN A TRENCH PERMIT PRIOR TO ANY TRENCHING ON SITE IN ACCORDANCE WITH 520 CMR 14.00.
9. FOR DRAWING LEGIBILITY, ALL EXISTING TOPOGRAPHIC FEATURES, EXISTING UTILITIES, PROPERTY BOUNDARIES, EASEMENTS, ETC. MAY NOT BE SHOWN ON ALL DRAWINGS. REFER TO ALL REFERENCED DRAWINGS AND OTHER DRAWINGS IN THIS SET FOR ADDITIONAL INFORMATION.

LAYOUT AND MATERIALS NOTES

1. ALL LINES AND DIMENSIONS ARE PARALLEL OR PERPENDICULAR TO THE LINES FROM WHICH THEY ARE MEASURED UNLESS OTHERWISE INDICATED.
2. DIMENSIONS OF DRIVEWAYS ARE FROM FACE OF CURB.
3. DIMENSIONS FROM BUILDING ARE FROM FACE OF BUILDING.
4. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS AND ALL DETAIL CONTIGUOUS TO THE BUILDING, LIGHTING, ENTRANCE PLAZA, DOORWAY PADS, LOADING DOCKS, ETC. CONTRACTOR SHALL STAKE OUT BUILDING FROM THE LATEST ARCHITECTURAL AND STRUCTURAL DRAWINGS.
5. CONTRACTOR SHALL VERIFY ALL CONDITIONS IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE OWNER AND OWNER'S REPRESENTATIVE FOR RESOLUTION.
6. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN SITE PLAN DIMENSIONS AND BUILDING PLANS BEFORE PROCEEDING WITH ANY PORTION OF SITE WORK WHICH MAY BE AFFECTED SO THAT PROPER ADJUSTMENTS TO THE SITE LAYOUT CAN BE MADE IF NECESSARY.
7. ACCESSIBLE RAMPS SHALL BE CONSTRUCTED PER MASSACHUSETTS STATE CODE AND THE AMERICANS WITH DISABILITIES ACT (ADA) ACCESSIBILITY GUIDELINES (WHICHEVER IS MORE STRINGENT).
8. CONTRACTOR SHALL PROTECT EXISTING PROPERTY MONUMENTS AND ABUTTING PROPERTIES DURING CONSTRUCTION.

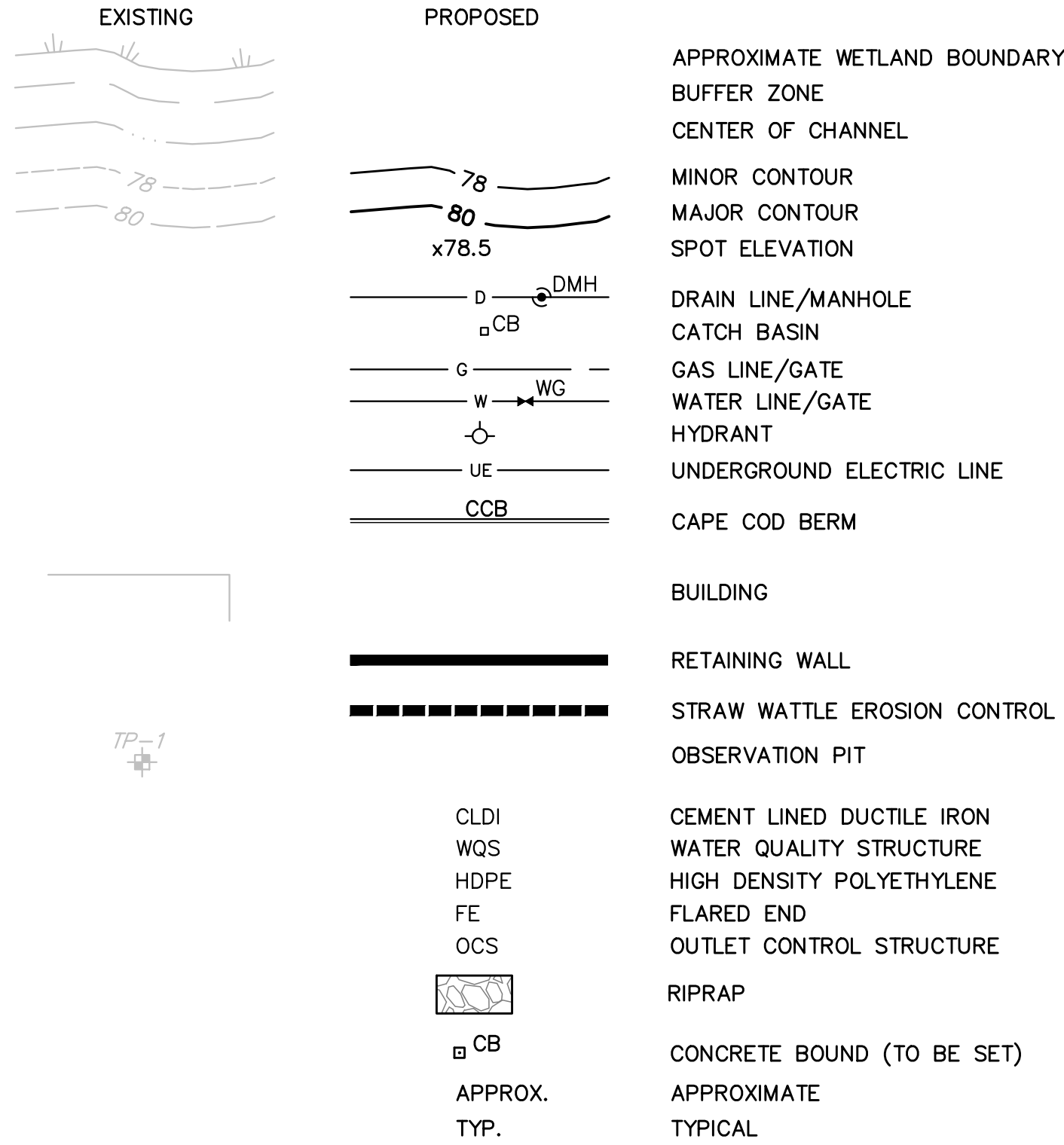
GRADING, DRAINAGE AND UTILITY NOTES

1. BEFORE COMMENCING SITE WORK IN ANY AREA, CONTACT "DIG SAFE" AT 1-888-344-7233 TO ACCURATELY LOCATE UNDERGROUND UTILITIES. ANY DAMAGE TO EXISTING UTILITIES OR STRUCTURES SHALL BE THE CONTRACTOR'S RESPONSIBILITY. NO EXCAVATION SHALL BE DONE UNTIL UTILITY COMPANIES ARE PROPERLY NOTIFIED IN ADVANCE.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS DO NOT CONFLICT WITH ANY KNOWN EXISTING OR OTHER PROPOSED IMPROVEMENTS. IF ANY CONFLICTS ARE DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE ENGINEER PRIOR TO INSTALLATION OF ANY PORTION OF THE SITE WORK WHICH COULD BE AFFECTED.
3. WORK PERFORMED AND MATERIALS FURNISHED SHALL CONFORM WITH THE LINES, GRADES AND OTHER SPECIFIC REQUIREMENTS AND SPECIFICATIONS OF THE TOWN OF CARVER DPW.
4. AT LOCATIONS WHERE EXISTING CURBING OR PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING CURB OR PAVEMENT SHALL BE SAW CUT TO A CLEAN, SMOOTH EDGE. BLEND NEW PAVEMENT, CURBS AND EARTHWORK SMOOTHLY INTO EXISTING BY MATCHING LINES, GRADES AND JOINTS. PITCH EVENLY BETWEEN SPOT GRADES. GRADE ALL AREAS TO DRAIN.
5. CONTRACTOR SHALL VERIFY EXISTING GRADES IN THE FIELD AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE ENGINEER.
6. GRADES SHALL PITCH EVENLY BETWEEN SPOT ELEVATIONS. PAVED AREAS MUST PITCH TO DRAIN AT A MINIMUM OF 1/8" PER FOOT UNLESS SPECIFIED OTHERWISE. ANY DISCREPANCIES NOT ALLOWING THIS MINIMUM PITCH SHALL BE REPORTED TO THE ENGINEER PRIOR TO CONTINUING WORK.
7. THE CONTRACTOR SHALL SCHEDULE WORK TO ALLOW THE FINISHED SUBGRADE ELEVATIONS TO DRAIN PROPERLY WITHOUT PUDDLING OR PONDING. SPECIFICALLY, ALLOW WATER TO ESCAPE WHERE PROPOSED CURB MAY RETAIN RUNOFF PRIOR TO APPLICATION OF THE FINISH GRADE AND/OR SURFACE PAVING. CONTRACTOR SHALL PROVIDE TEMPORARY POSITIVE DRAINAGE AS REQUIRED.
8. THE CONTRACTOR SHALL MAKE ARRANGEMENTS WITH THE RESPECTIVE UTILITY COMPANIES FOR THE ALTERATION AND ADJUSTMENT OF GAS, ELECTRIC, TELEPHONE, AND ANY OTHER PRIVATE UTILITIES, AS REQUIRED.
9. WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, THE LOCATION, ELEVATION AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED TO THE OWNER AND ENGINEER FOR RESOLUTION.
10. UTILITY COVERS, GRATES, ETC. SHALL BE ADJUSTED TO BE FLUSH WITH THE PAVEMENT FINISH GRADE UNLESS OTHERWISE NOTED. RIM ELEVATIONS OF DRAINAGE STRUCTURES AND SANITARY SEWER MANHOLES ARE APPROXIMATE.
11. CONTRACTOR SHALL INSTALL UTILITIES (INCLUDING CONCRETE PADS) PER UTILITY COMPANY AND DPW STANDARDS.
12. DRAINAGE PIPE SHALL BE SMOOTH WALLED CORRUGATED POLYETHYLENE PIPE (ADS N-12 OR APPROVED EQUAL) EXCEPT WHERE NOTED OTHERWISE.
13. RIPRAP APRONS SHALL BE PROVIDED AT DRAIN/CULVERT OUTLETS.
14. WATER PIPE SHALL BE CLASS 52 CEMENT LINED DUCTILE IRON.
15. WATER LINES SHALL HAVE MINIMUM FIVE (5) FEET OF COVER.
16. CONTRACTOR SHALL PROTECT UNDERGROUND UTILITIES FROM EXCESSIVE VEHICULAR LOADS DURING CONSTRUCTION. ANY DAMAGE TO THE UTILITIES RESULTING FROM CONSTRUCTION LOADS SHALL BE RESTORED TO ORIGINAL CONDITION.
17. GAS, ELECTRIC, TELEPHONE AND FIRE ALARM CONNECTION LOCATIONS AND ROUTING ARE SUBJECT TO REVIEW AND APPROVAL BY APPROPRIATE UTILITY COMPANIES AND FIRE DEPARTMENT. CONTRACTOR SHALL COORDINATE CONNECTION TO MUNICIPAL FIRE ALARM.
18. EXCAVATION WITHIN THE PROXIMITY OF EXISTING UTILITY LINES SHALL BE PERFORMED BY HAND. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATIONS AT NO COST TO THE OWNER.
27. UNLESS OTHERWISE INDICATED, EXISTING UTILITIES TO BE ABANDONED SHALL BE CAPPED AND ABANDONED IN PLACE UNLESS THEY CONFLICT WITH PROPOSED IMPROVEMENTS. CAP REMAINING PORTIONS WHERE PARTIALLY REMOVED.
28. ABANDON EXISTING UTILITY SERVICES IN ACCORDANCE WITH UTILITY COMPANY AND TOWN OF CARVER REQUIREMENTS.
29. CONTRACTOR SHALL REMOVE ALL EROSION AND SEDIMENT CONTROL BARRIERS AFTER RE-VEGETATION AND STABILIZATION OF DISTURBED AREAS, FOLLOWING APPROVAL OF THE CONSERVATION COMMISSION AND WETLAND SPECIALIST.
30. WETLANDS SHALL REMAIN UNDISTURBED; NO ENCROACHMENT PERMITTED.

PLANTING NOTES

1. PLANT MATERIAL SHALL CONFORM TO THE MINIMUM GUIDELINES ESTABLISHED BY THE AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY THE AMERICAN HORTICULTURE INDUSTRY ASSOCIATION.
2. ANY PROPOSED SUBSTITUTIONS OF PLANT MATERIAL SHALL BE MADE WITH MATERIAL EQUIVALENT TO THE DESIRED MATERIAL IN OVERALL FORM, HEIGHT, BRANCHING HABIT, FLOWER, LEAF, COLOR, FRUIT AND CULTURE. PROPOSED SUBSTITUTIONS WILL ONLY BE CONSIDERED IF SUBMITTED WITH ENUMERATED REASONS WHY SUBSTITUTIONS ARE PROPOSED.
3. PLANTING BEDS SHALL BE FILLED WITH SOIL AND CROWNED ABOVE ADJACENT LAWN OR IMPROVED AREAS. PLANTING BEDS SHALL BE MULCHED WITH AGED PINE BARK MULCH TO A DEPTH OF THREE (3) INCHES.
4. CAUTION SHALL BE USED NOT TO EXTEND MULCH LAYER ABOVE SOIL LEVEL AT TRUNKS/STEMS OF INSTALLED PLANT MATERIAL.
5. PROVIDE FIVE (5) FOOT DIAMETER MULCH CIRCLE AROUND INDIVIDUAL TREE PLANTINGS AND CONTINUOUS MULCH BED AROUND SHRUB PLANTINGS UNLESS NOTED OTHERWISE.
6. VERIFY ALL EXISTING UTILITY LINES PRIOR TO PLANTING AND REPORT ANY CONFLICTS TO THE OWNER OR OWNER'S REPRESENTATIVE.
7. NO PLANT SHALL BE PLANTED BEFORE ACCEPTANCE OF ROUGH GRADING.
8. PLANT MATERIALS SHALL BEAR SAME RELATIONSHIP TO GRADE AS THEY BORE TO GRADE IN THE NURSERY.
9. PLANT MATERIALS SHALL BE GUARANTEED FOR ONE YEAR FOLLOWING DATE OF FINAL ACCEPTANCE.
10. LOAM AND SEED DISTURBED AREAS UNLESS OTHERWISE INDICATED.
11. REGRADE STOCKPILE AREA AFTER REMOVAL OF SURPLUS MATERIALS (SEE SITE WORK SPECIFICATIONS). LOAM AND SEED THE DISTURBED AREA.
15. TOPSOIL STRIPPED FROM THE SITE AND PROPERLY STOCKPILED MAY, UPON APPROVAL OF THE ENGINEER, BE USED FOR PREPARATION OF LAWNS AND PLANTING BEDS. IT SHALL BE FREE OF LARGE (ONE (1) INCH OR GREATER) COBBLES, ROOTS, OLD SOD, TRASH, WOOD OR OTHER CONTAMINANTS AND BE OF A FRIABLE CONSISTENCY AND SUITABLE FOR PLANT GROWTH.
16. LANDSCAPE CONTRACTOR SHALL FURNISH TOPSOIL AS NEEDED. TOPSOIL SHALL BE FERTILE, FRIABLE, NATURAL AND PRODUCTIVE TOPSOIL OF GOOD CLAY-LOAM TYPE. IT SHALL BE FREE OF WEED SEEDS. TOPSOIL SHALL BE WITHOUT ADMIXTURE OF SUBSOIL AND SHALL BE REASONABLY FREE OF STONES, LUMPS, ROOTS, STICKS AND OTHER FOREIGN MATTER. TOPSOIL SHALL NOT BE WORKED OR APPLIED IN A MUDDY OR WET CONDITION.
17. PEAT AND ORGANIC MATERIAL STRIPPED FROM AN ALTERED WETLAND SHALL BE PROPERLY STOCKPILED AND USED FOR PREPARATION OF PROPOSED WETLAND AREA. WETLAND SEED SHALL BE FRESH, RECLEANED SEED OF THE LATEST CROP. WETLAND SEED SHALL BE DELIVERED TO THE SITE IN THE ORIGINAL CONTAINERS WHICH SHALL BEAR THE VENDOR'S GUARANTEE OF ANALYSIS.
18. TOPSOIL SHALL BE SPREAD TO A MINIMUM DEPTH OF FOUR (4) INCHES ON ALL STRIPPED PLANTED AREAS INCLUDING SLOPE STABILIZATION, LAWN AREAS, AND PLANTING BEDS AFTER EARTH FILLS HAVE PROPERLY SETTLED AND SUBGRADE HAS BEEN APPROVED BY THE OWNER. THE SETTLED TOPSOIL SHALL BE UP TO THE FINISHED GRADE AS REQUIRED ON THE DRAWINGS. SCARIFY SUBGRADE TO A DEPTH OF TWO (2) INCHES BEFORE PLACING TOPSOIL.
19. REMOVE ALL ROCKS AND DEBRIS FROM SOIL SURFACE AND GRADE TO AN EVEN SURFACE.
20. PLANTING SEED SHALL BE SOWN IN SEASONAL CONDITIONS AS APPROPRIATE FOR GOOD SEED SURVIVAL, OR AT SUCH TIMES AS APPROVED BY THE OWNER. PROVIDE SUFFICIENT HOSE AND SPRINKLER HEADS FOR ADEQUATE WATERING TO MAINTAIN A MOIST SEED BED AT ALL TIMES.
21. AFTER SEEDING, THE SURFACE OF THE SOIL SHALL BE EVENLY RAKED WITH A FINE-TOOTHED RAKE AND THEN ROLLED WITH A HAND ROLLER WEIGHING NOT LESS THAN ONE HUNDRED (100) POUNDS PER FOOT OF WIDTH.
22. WATER THE MULCH AND SEED BEDS THOROUGHLY AND IMMEDIATELY AFTER COMPLETION OF MULCHING AND SEEDING OPERATIONS. SOIL SHALL BE MOISTENED TO A DEPTH OF FOUR (4) INCHES. CONTRACTOR SHALL INSTRUCT OWNERS REPRESENTATIVE ON APPROPRIATE WATERING PROCEDURES DURING INITIAL ESTABLISHMENT.
23. IF CERTAIN AREAS OF THE LAWN DO NOT SHOW A PROMPT "CATCH", THESE AREAS SHALL BE RESEED AT THE SAME RATE AND IN THE SAME MANNER IN TEN (10) DAY INTERVALS. THIS SEEDING PROCESS SHALL CONTINUE UNTIL A GROWTH OF GRASS IS ESTABLISHED OVER THE ENTIRE AREA.
24. PROTECT NEWLY TOPSOILED, GRADED AND/OR SEEDED AREAS FROM TRAFFIC AND EROSION. KEEP AREAS FREE OF TRASH AND DEBRIS RESULTING FROM LANDSCAPE CONTRACTOR OPERATIONS.
25. PLACE WARNING SIGNS IN SEEDED AREAS AND ERECT BARRICADES TO PREVENT DAMAGE BY PERSONS OR MACHINES; MAINTAIN THESE PROTECTIONS FOR AT LEAST THIRTY (30) DAYS.
26. REPAIR AND RE-ESTABLISH GRADES IN SETTLED, ERODED, AND RUTTED AREAS TO THE SPECIFIED GRADE AND TOLERANCES.
27. THE LANDSCAPE CONTRACTOR SHALL CLEAN UP AND REMOVE ANY DEBRIS FROM THE SITE CAUSED BY THE LANDSCAPE CONTRACTOR OR THEIR SUBCONTRACTORS.
28. PLANT MATERIAL SHALL BE MAINTAINED BY THE LANDSCAPE CONTRACTOR FOR THE DURATION OF THE PROJECT.
29. PERENNIALS, BULBS AND ANNUALS SHALL BE PLANTED IN A WELL PREPARED BED WHICH SHALL INCLUDE PEAT AND SLOW RELEASE FERTILIZER. BEDS SHALL BE SKIMMED WITH ONE AND ONE-HALF (1-1/2) INCH TO TWO (2) INCH MULCH (INCLUDING GROUND COVERS).
30. TREES ALONG SIDEWALKS SHALL HAVE A MINIMUM SIX (6) FOOT BRANCHING HEIGHT.
31. TREES WITHIN THE FOUR HUNDRED (400) FOOT SIGHT LINE AT THE ENTRY DRIVE SHALL BE INSTALLED AND MAINTAINED WITH A MAXIMUM SIX (6) FOOT BRANCHING HEIGHT. SHRUBS WITHIN THE FOUR HUNDRED (400) FOOT SIGHT LINE AT THE ENTRY DRIVE SHALL BE INSTALLED AND MAINTAINED TO A MAXIMUM HEIGHT OF EIGHTEEN (18) INCHES.

LEGEND AND ABBREVIATIONS



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

I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

10/18/2022

DATE

KENNETH CONTE, PLS No. 38033

THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

APPROVAL UNDER SUBDIVISION CONTROL LAW REQUIRED
CARVER PLANNING BOARD:

DATE

FOR REGISTRY USE

PREPARED FOR:

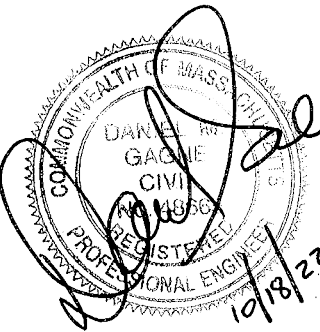
**SLOCUM-GIBBS
CRANBERRY CO.**

107 WAREHAM STREET
CARVER, MASSACHUSETTS 02330

RECORD OWNER:

**SLOCUM GIBBS
CRANBERRY CO.**

DEED BOOK AND
PAGE REF.
ASSESSOR'S MAPS
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ISSUE DATE		DESCRIPTION
ELC	ELC	DMG
DES	DWN	CHK'D
		APP'D

PROJECT:

**DEFINITIVE
SUBDIVISION PLAN OF
GIBBS STREET**

IN
CARVER, MASSACHUSETTS
(PLYMOUTH COUNTY)

SCALE: N/A

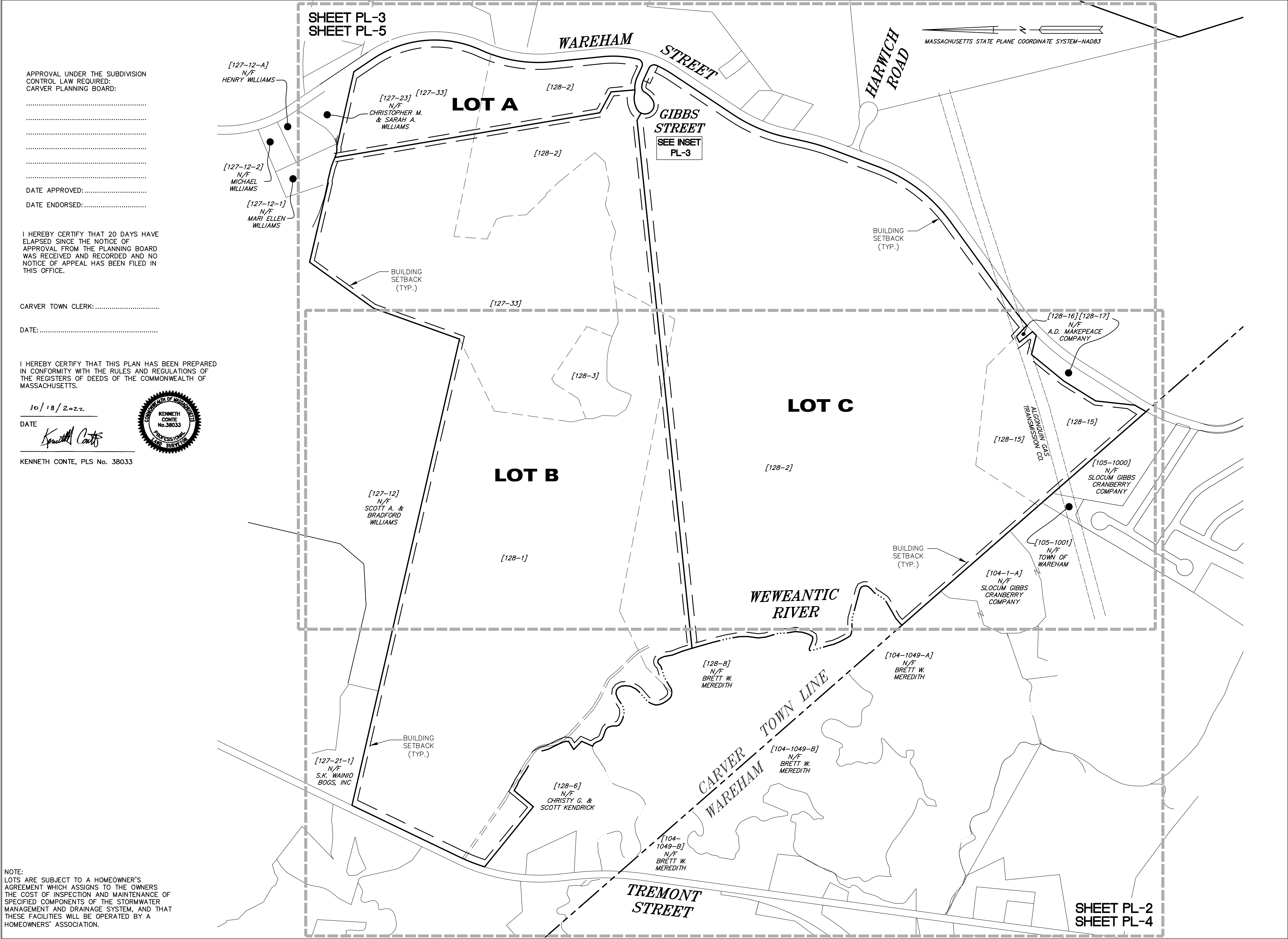
DATE: OCTOBER 18, 2022

**NOTES, REFERENCES
AND LEGEND**

B+T JOB NO. 3113.03

B+T PLAN NO.
311303P012A-002

C1.1



APPROVAL UNDER THE SUBDIVISION
CONTROL LAW REQUIRED:
CARVER PLANNING BOARD:

DATE APPROVED:.....
DATE ENDORSED:.....

I HEREBY CERTIFY THAT 20 DAYS HAVE
ELAPSED SINCE THE NOTICE OF
APPROVAL FROM THE PLANNING BOARD
WAS RECEIVED AND RECORDED AND NO
NOTICE OF APPEAL HAS BEEN FILED IN
THIS OFFICE.

CARVER TOWN CLERK:.....

DATE:.....

I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED
IN CONFORMITY WITH THE RULES AND REGULATIONS OF
THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF
MASSACHUSETTS.

10/18/2022

DATE
Kenneth Conte

KENNETH CONTE, PLS No. 38033



NOTE:
LOTS ARE SUBJECT TO A HOMEOWNER'S
AGREEMENT WHICH ASSIGNS TO THE OWNERS
THE COST OF INSPECTION AND MAINTENANCE OF
SPECIFIED COMPONENTS OF THE STORMWATER
MANAGEMENT AND DRAINAGE SYSTEM, AND THAT
THESE FACILITIES WILL BE OPERATED BY A
HOMEOWNERS' ASSOCIATION.

PREPARED FOR:
**SLOCUM-GIBBS
CRANBERRY CO.**

107 WAREHAM STREET
CARVER, MASSACHUSETTS 02330

RECORD OWNER:
**SLOCUM GIBBS
CRANBERRY CO.**

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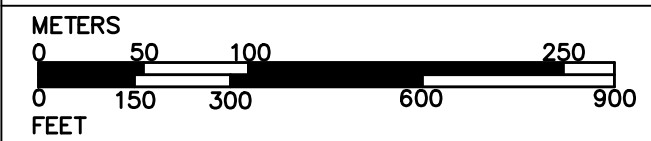
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ISSUE DATE		DESCRIPTION
MPM	SJC	KCC
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		APP'D

PROJECT:

**DEFINITIVE
SUBDIVISION PLAN OF
GIBBS STREET**
IN
CARVER, MASSACHUSETTS
(PLYMOUTH COUNTY)

SCALE: 1" = 300' DATE: OCTOBER 18, 2022

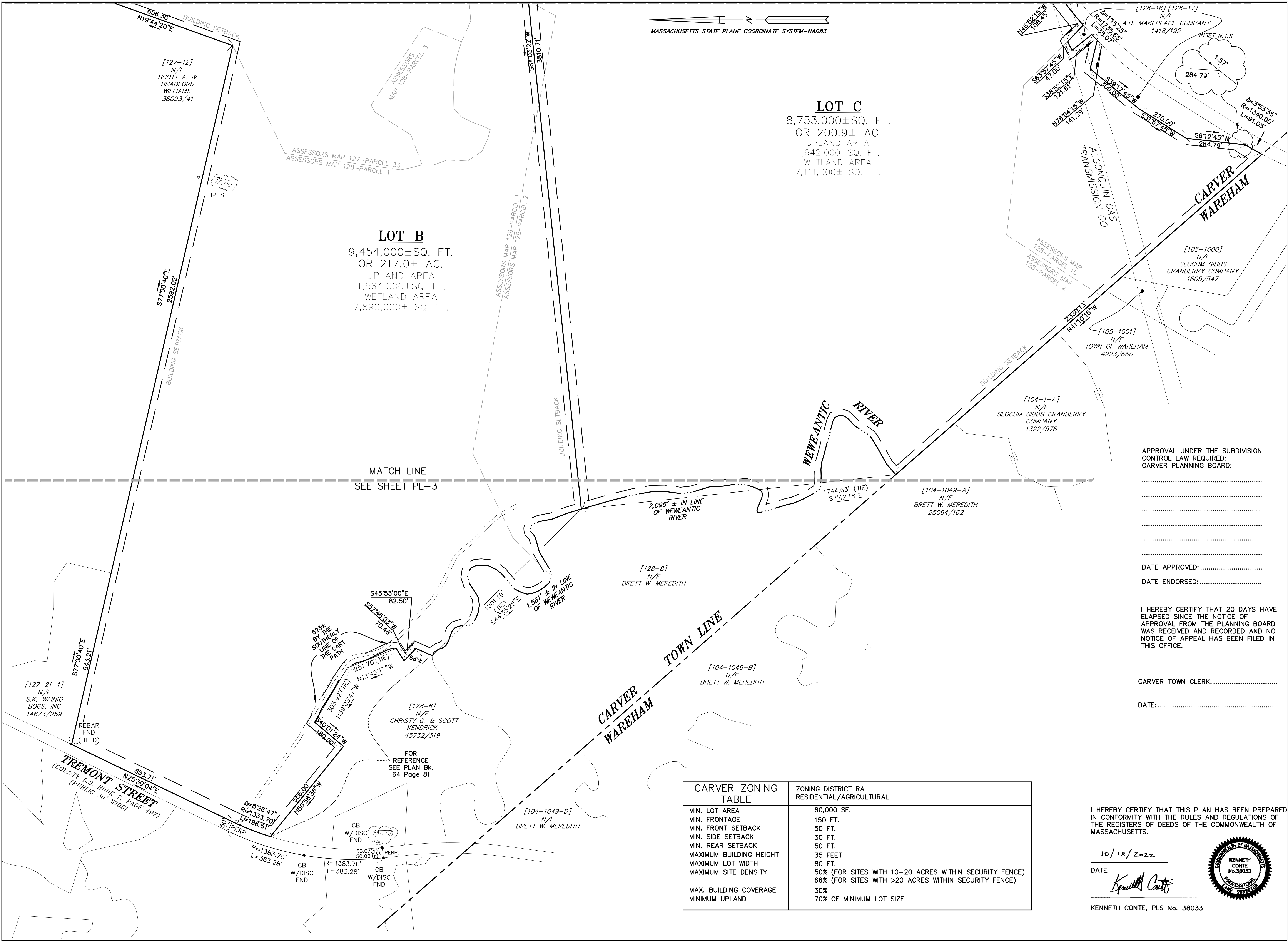


INDEX SHEET

B+T JOB NO. 3113.03

B+T PLAN NO.
311303P013A-001

PL-1



MASSACHUSETTS STATE PLANE COORDINATE SYSTEM-NAD83

LOT C
8,753,000±SQ. FT.
OR 200.9± AC.
UPLAND AREA
1,642,000±SQ. FT.
WETLAND AREA
7,111,000± SQ. FT.

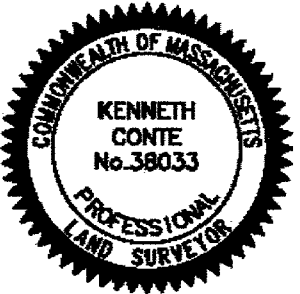
LOT B
9,454,000±SQ. FT.
OR 217.0± AC.
UPLAND AREA
1,564,000±SQ. FT.
WETLAND AREA
7,890,000± SQ. FT.

MATCH LINE
SEE SHEET PL-3

CARVER ZONING TABLE	ZONING DISTRICT RA RESIDENTIAL/AGRICULTURAL
MIN. LOT AREA	60,000 SF.
MIN. FRONTAGE	150 FT.
MIN. FRONT SETBACK	50 FT.
MIN. SIDE SETBACK	30 FT.
MIN. REAR SETBACK	50 FT.
MAXIMUM BUILDING HEIGHT	35 FEET
MAXIMUM LOT WIDTH	80 FT.
MAXIMUM SITE DENSITY	50% (FOR SITES WITH 10-20 ACRES WITHIN SECURITY FENCE) 66% (FOR SITES WITH >20 ACRES WITHIN SECURITY FENCE)
MAX. BUILDING COVERAGE	30%
MINIMUM UPLAND	70% OF MINIMUM LOT SIZE

I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED
IN CONFORMITY WITH THE RULES AND REGULATIONS OF
THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF
MASSACHUSETTS.

10/18/2022
DATE
KENNETH CONTE, PLS No. 38033



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

RECORD OWNER:
**SLOCUM GIBBS
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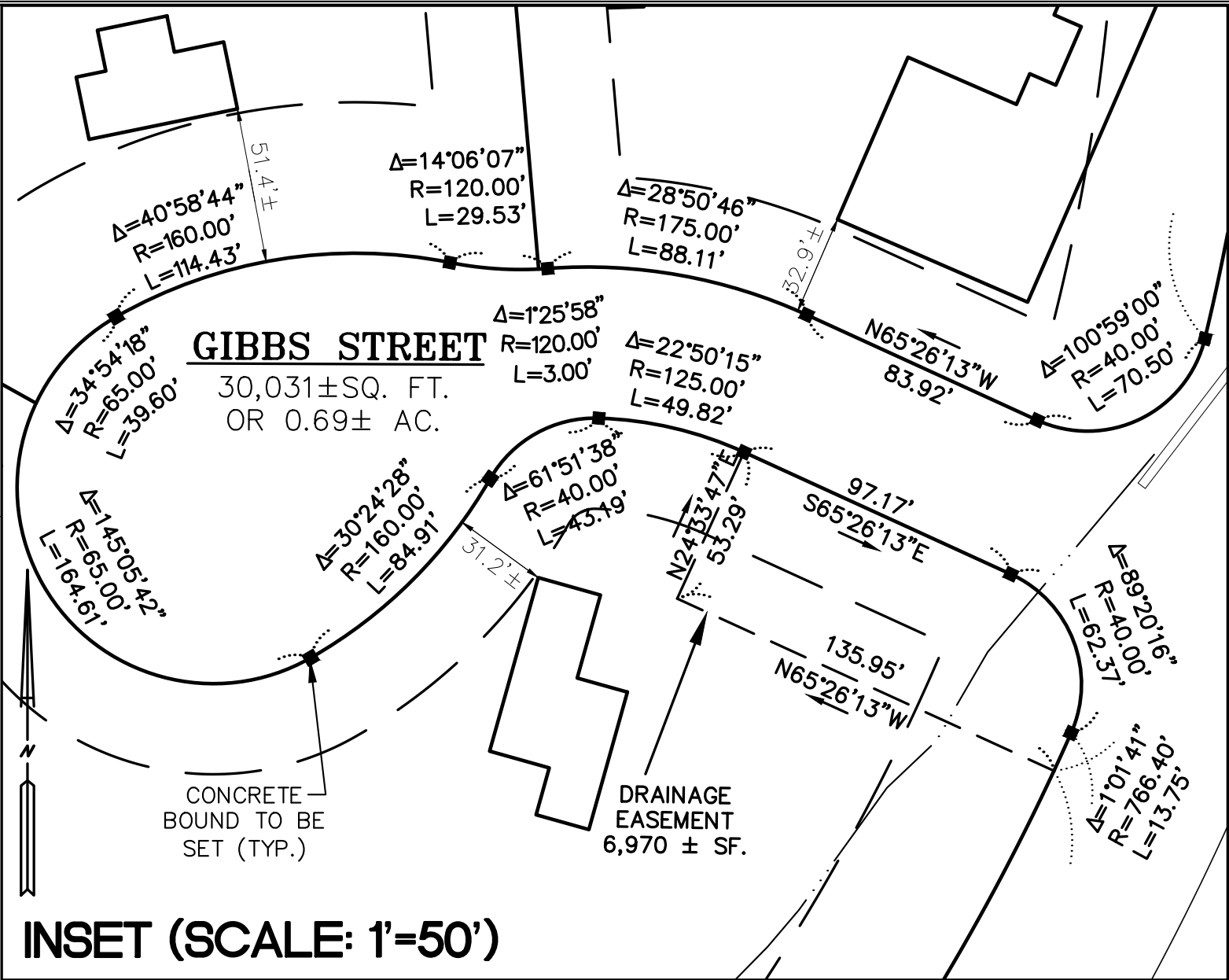
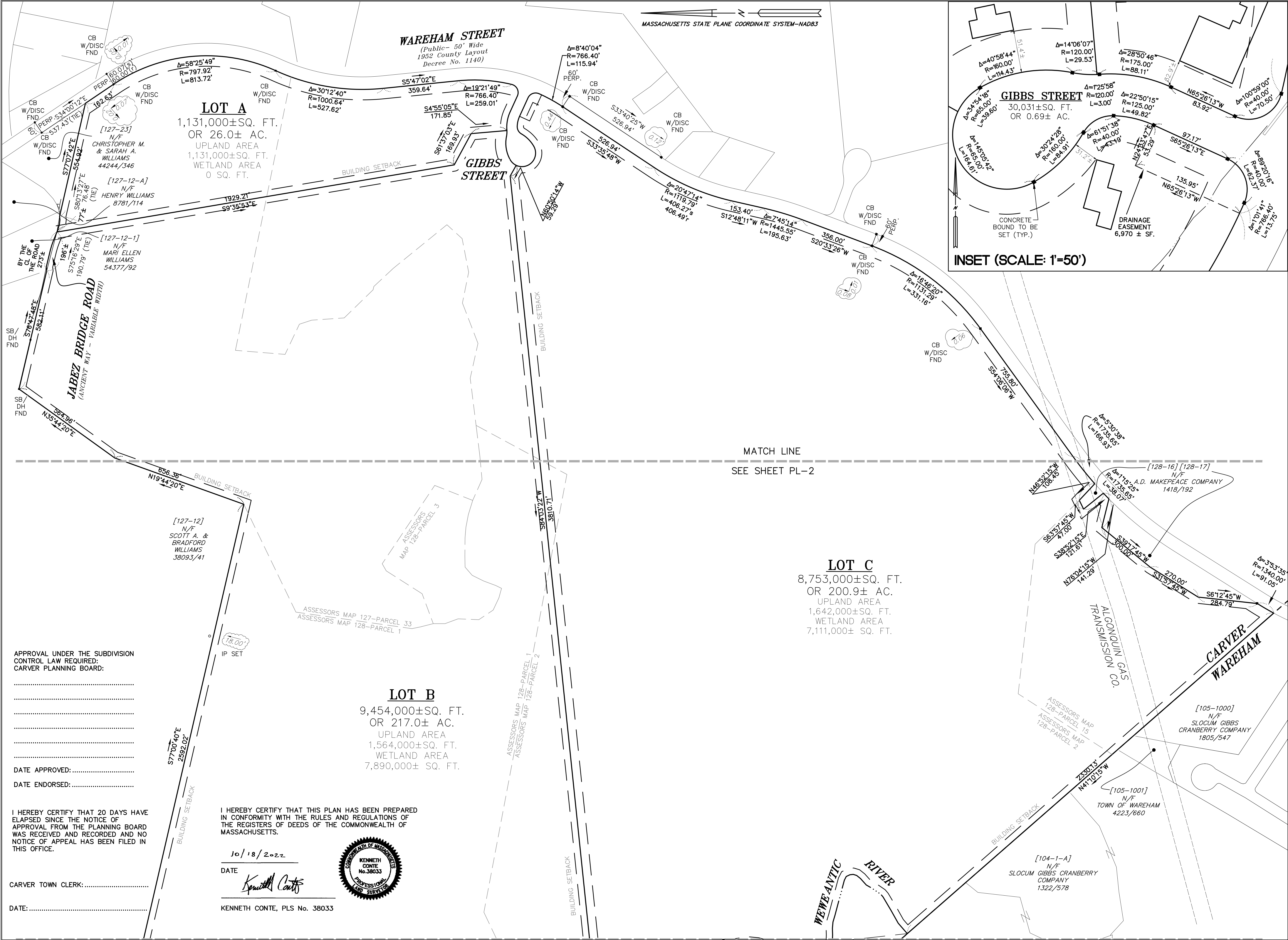
PROJECT:
**DEFINITIVE
SUBDIVISION PLAN OF
GIBBS STREET**
IN
CARVER, MASSACHUSETTS
(PLYMOUTH COUNTY)

SCALE: 1" = 200' DATE: OCTOBER 18, 2022
METERS
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0 50 100 200 300
FEET

LOTING PLAN

B+T JOB NO. 3113.03
B+T PLAN NO. 311303P013A-002

PL-2



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

RECORD OWNER:
SLOCUM GIBBS CRANBERRY CO.
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PROJECT:
DEFINITIVE SUBDIVISION PLAN OF GIBBS STREET
IN
CARVER, MASSACHUSETTS
(PLYMOUTH COUNTY)

SCALE: 1" = 200' DATE: OCTOBER 18, 2022

METERS
0 10 25 50 75
FEET
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LOTING PLAN

B+T JOB NO. 3113.03

B+T PLAN NO. 311303P013A-003

PL-3



WAREHAM STREET
(Public - 50' Wide
1952 County Layout
Decree No. 1140)

MASSACHUSETTS STATE PLANE COORDINATE SYSTEM-NAD83

I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED
IN CONFORMITY WITH THE RULES AND REGULATIONS OF
THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF
MASSACHUSETTS.

10/18/2022

DATE

Kenneth Conte

KENNETH CONTE, PLS No. 38033



APPROVAL UNDER THE SUBDIVISION
CONTROL LAW REQUIRED:
CARVER PLANNING BOARD:

DATE APPROVED:

DATE ENDORSED:

I HEREBY CERTIFY THAT 20 DAYS HAVE
ELAPSED SINCE THE NOTICE OF
APPROVAL FROM THE PLANNING BOARD
WAS RECEIVED AND RECORDED AND NO
NOTICE OF APPEAL HAS BEEN FILED IN
THIS OFFICE.

CARVER TOWN CLERK:

DATE:

MATCH LINE
SEE SHEET PL-5

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
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128-6-1, 128-15 127-33

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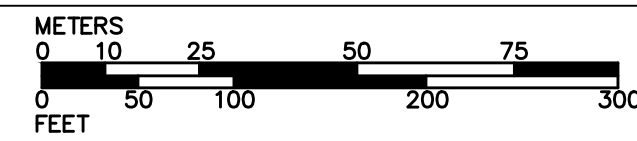
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	ISSUE DATE	DESCRIPTION	
MPM	SJC	KCC	KCC
DES	DWN	CHK'D	APP'D

PROJECT:

**DEFINITIVE
SUBDIVISION PLAN OF
GIBBS STREET**
IN
CARVER, MASSACHUSETTS
(PLYMOUTH COUNTY)

SCALE: 1" = 200' DATE: OCTOBER 18, 2022



TOPOGRAPHIC PLAN

B+T JOB NO. 3113.03

B+T PLAN NO.
311303P013A-004

PL-4

C5.1

I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

10/18/2022

DATE

Kenneth Conte



KENNETH CONTE, PLS No. 38033

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.

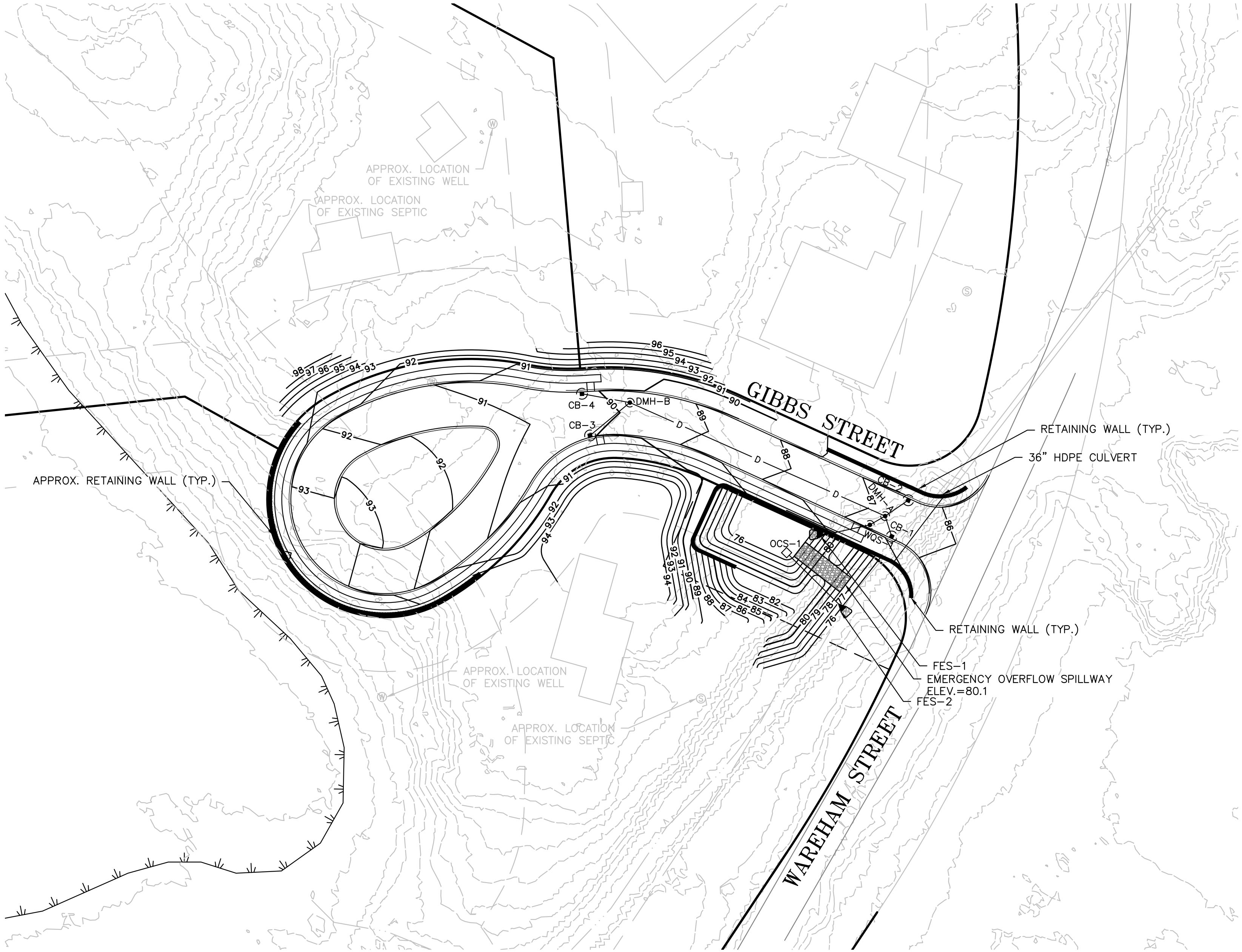
DATE

TOWN CLERK

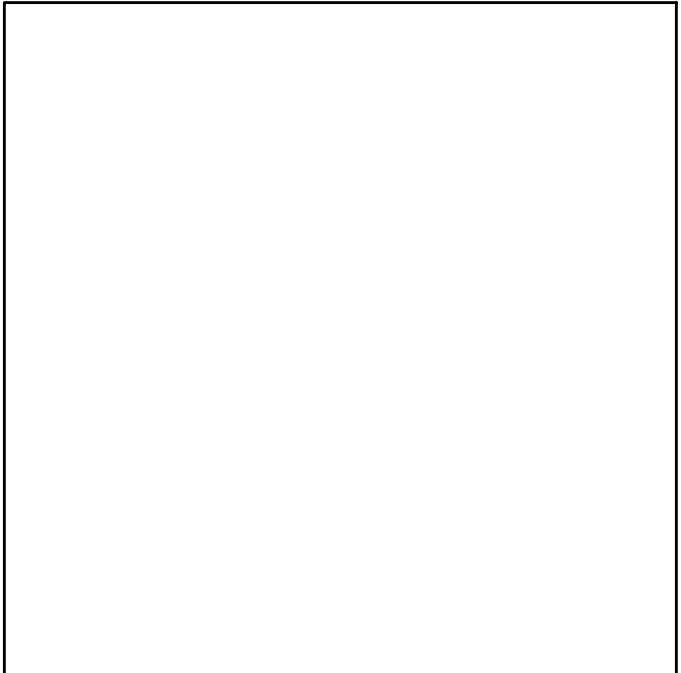
APPROVAL UNDER SUBDIVISION CONTROL LAW REQUIRED
CARVER PLANNING BOARD:

DATE

MASSACHUSETTS STATE PLANE COORDINATE SYSTEM-NAD83



THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.



FOR REGISTRY USE

PREPARED FOR:

**SLOCUM-GIBBS
CRANBERRY CO.**

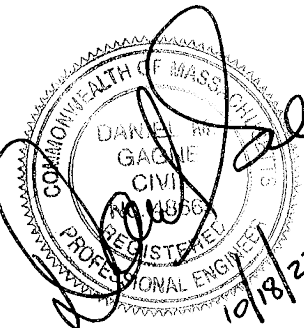
107 WAREHAM STREET
CARVER, MASSACHUSETTS 02330

RECORD OWNER:

**SLOCUM GIBBS
CRANBERRY CO.**

DEED BOOK AND
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ASSESSOR'S MAPS
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ISSUE DATE		DESCRIPTION
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DES	DWN	CHK'D
		APP'D

PROJECT:

**DEFINITIVE
SUBDIVISION PLAN OF
GIBBS STREET**

IN
CARVER, MASSACHUSETTS
(PLYMOUTH COUNTY)

SCALE: 1" = 40' DATE: OCTOBER 18, 2022



GRADING PLAN

B+T JOB NO.3113.03

B+T PLAN NO.
311303P014A-002

C6.1

APPROVAL UNDER SUBDIVISION
CONTROL LAW REQUIRED
CARVER PLANNING BOARD:

DATE

I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED
IN CONFORMITY WITH THE RULES AND REGULATIONS OF
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MASSACHUSETTS.

10/18/2022

DATE

Kenneth Conte

KENNETH CONTE, PLS No. 38033

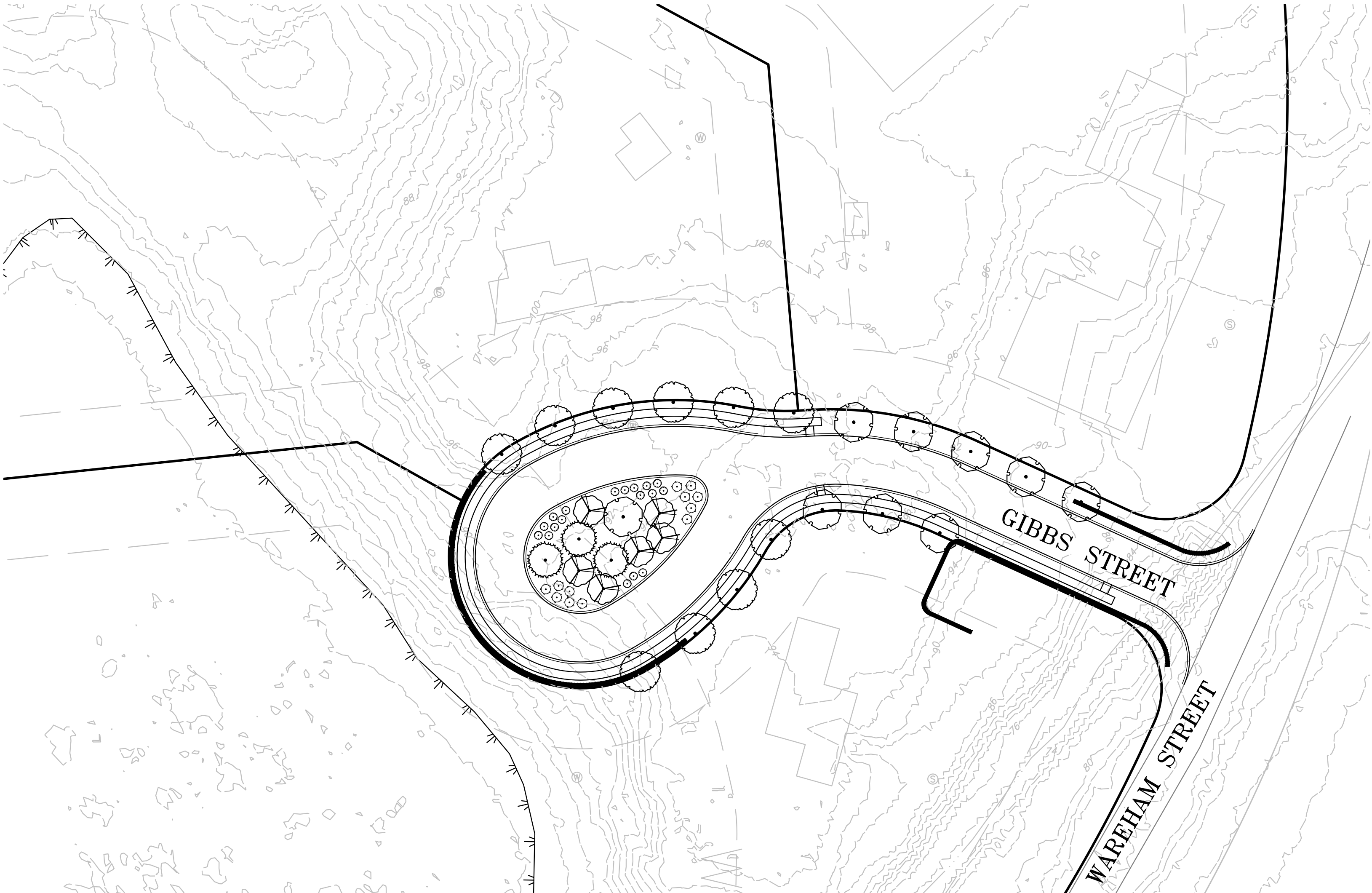


I, CLERK OF THE TOWN OF CARVER, HEREBY
CERTIFY THAT THE NOTICE OF APPROVAL OF THIS
PLAN BY THE PLANNING BOARD HAS BEEN
RECEIVED AND RECORDED AT THIS OFFICE ON
_____, AND NO APPEAL WAS
RECEIVED DURING THE NEXT TWENTY DAYS AFTER
RECEIPT AND RECORDING OF SAID NOTICE.

DATE

TOWN CLERK

MASSACHUSETTS STATE PLANE COORDINATE SYSTEM—NAD83

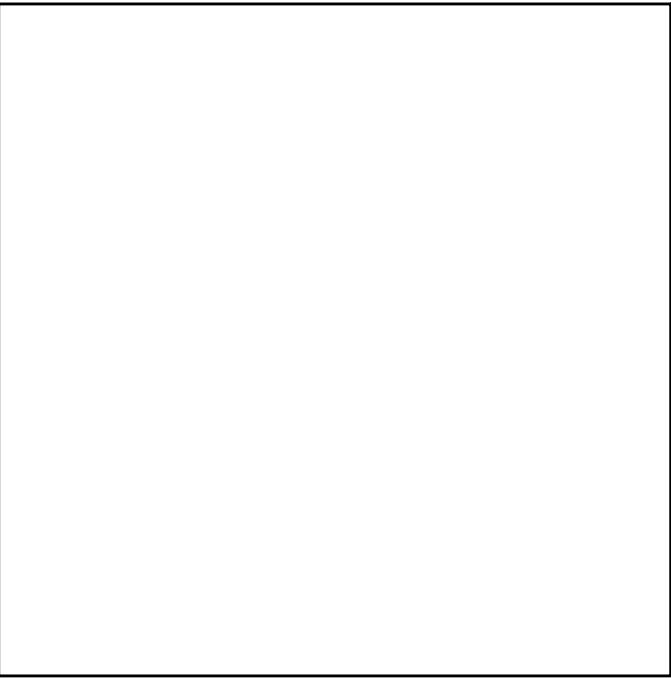


PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONT.
AF	9	Acer rubrum 'Frank Jr.' TM	Redpointe Red Maple	2 1/2-3" cal.	B&B Min. 12' Ht.
AC	6	Amelanchier canadensis	Canadian Serviceberry	8-10' Ht.	B&B
NS	9	Nyssa sylvatica 'NSUHH' TM	Green Gable Tupelo	2 1/2-3" cal.	B&B Min. 12' Ht.
PS	3	Pinus strobus	White Pine	7-8' ht.	B&B
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONT.
CA	18	Clethra alnifolia	Summersweet	36-42" ht.	7 gal.
MP	12	Myrica pensylvanica	Northern Bayberry	36-42" ht.	7 gal.

NOTES: CONTRACTOR TO LOAM AND SEED ALL DISTURBED AREAS. TREES AND SHRUBS
SHALL BE PLANTED FROM APRIL 15TH TO JUNE 15TH OR SEPTEMBER 1ST TO NOVEMBER 1ST.
SEEDING SHALL OCCUR DURING SAME TIME PERIOD, UNLESS OTHERWISE SPECIFIED BY
LANDSCAPE ARCHITECT OR OWNER.

THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH
THE RULES AND REGULATIONS OF THE REGISTERS OF
DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.



FOR REGISTRY USE

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

RECORD OWNER:
**SLOCUM GIBBS
CRANBERRY CO.**
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		APP'D

PROJECT:
**DEFINITIVE
SUBDIVISION PLAN OF
GIBBS STREET**
IN
CARVER, MASSACHUSETTS
(PLYMOUTH COUNTY)

SCALE: 1" = 40' DATE: OCTOBER 18, 2022



LANDSCAPE PLAN

B+T JOB NO.3113.03

B+T PLAN NO.
311303P014A--003

C7.1

APPROVAL UNDER SUBDIVISION
CONTROL LAW REQUIRED
CARVER PLANNING BOARD:

DATE

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MASSACHUSETTS.

10/18/2022

DATE

Kenneth Conte

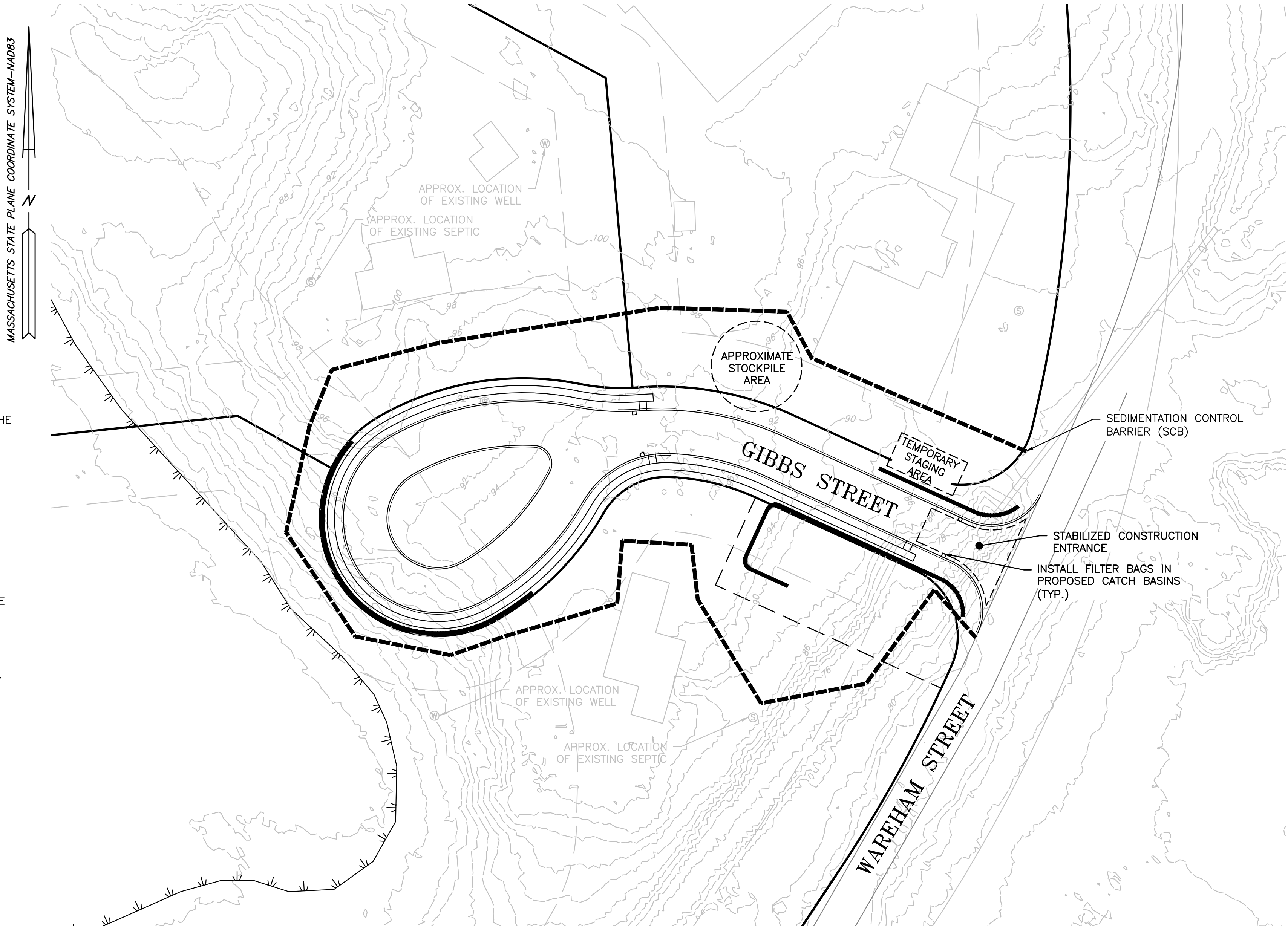
KENNETH CONTE, PLS No. 38033



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DATE

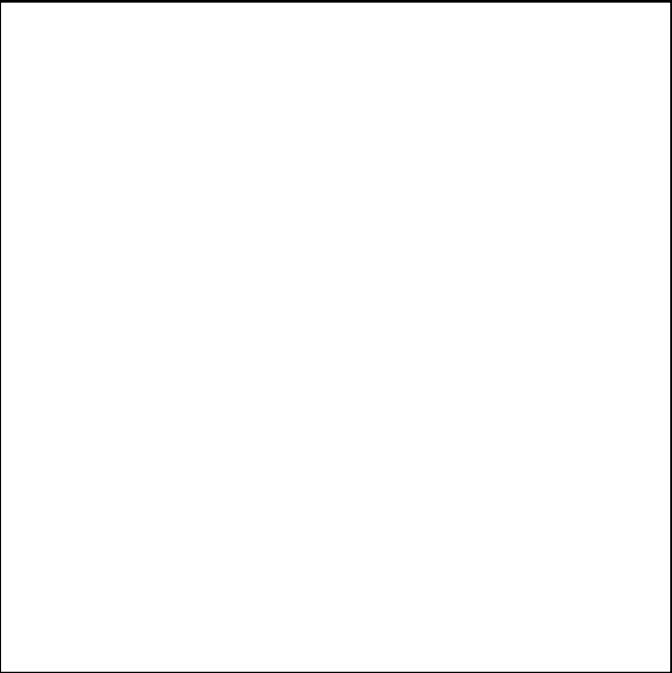
TOWN CLERK



EROSION CONTROL AND SEDIMENTATION NOTES

1. A SEDIMENTATION CONTROL BARRIER SHALL BE INSTALLED ALONG THE EDGE OF PROPOSED DEVELOPMENT AS INDICATED IN THE PLAN PRIOR TO THE COMMENCEMENT OF DEMOLITION OR CONSTRUCTION OPERATIONS.
2. CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL MEASURES DURING ENTIRE CONSTRUCTION PERIOD.
3. ANY SEDIMENT TRACKED ONTO PUBLIC RIGHT-OF-WAYS SHALL BE SWEEPED AT THE END OF EACH WORKING DAY.
4. ALL STOCKPILE AREAS SHALL BE LOCATED WITHIN LIMIT OF WORK LINE AND STABILIZED TO PREVENT EROSION.
5. ALL DEBRIS GENERATED DURING SITE PREPARATION ACTIVITIES SHALL BE LEGALLY DISPOSED OF OFF SITE.
6. PROVIDE CRIBBING AS NECESSARY TO PROTECT EXISTING UTILITY LINES DURING CONSTRUCTION.
7. SITE ELEMENTS TO REMAIN MUST BE PROTECTED FOR DURATION OF PROJECT.
8. ALL TOPSOIL ENCOUNTERED WITHIN WORK AREA SHALL BE STRIPPED TO ITS FULL DEPTH AND STOCKPILED FOR REUSE. EXCESS TOPSOIL SHALL BE DISPOSED OF ON SITE AS DIRECTED BY OWNER. TOPSOIL PILES SHALL REMAIN SEGREGATED FROM EXCAVATED SUBSURFACE SOIL MATERIALS.
9. ADDITIONAL EROSION CONTROL MEASURES SHALL BE IMPLEMENTED AS CONDITIONS WARRANT OR AS DIRECTED BY THE OWNER OR OWNER'S REPRESENTATIVE.
10. ALL POINTS OF CONSTRUCTION EGRESS OR INGRESS SHALL BE MAINTAINED TO PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADS.
11. ALL AREAS IDENTIFIED AS CRITICAL AREA SEEDING SHALL BE STABILIZED DURING CONSTRUCTION BY SEEDING WITH ANNUAL RYE GRASS AT THE RATE OF FORTY (40) LBS/ACRE.
12. TEMPORARY DIVERSION DITCHES, PERMANENT DITCHES, CHANNELS, EMBANKMENTS AND ANY DENUDED SURFACE WHICH WILL BE EXPOSED FOR A PERIOD OF ONE MONTH OR MORE SHALL BE CONSIDERED CRITICAL VEGETATION AREAS. THESE AREAS SHALL BE MULCHED WITH STRAW. MULCH SHALL BE SPREAD UNIFORMLY IN A CONTINUOUS BLANKET OF SUFFICIENT THICKNESS TO COMPLETELY HIDE THE SOIL FROM VIEW.
13. SOIL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSPECTED AND MAINTAINED ON A DAILY BASIS DURING CONSTRUCTION TO INSURE THAT CHANNELS, DITCHES AND PIPES ARE CLEAR OF DEBRIS AND THAT THE EROSION CONTROL BARRIERS ARE INTACT.
14. CONTRACTOR SHALL PROVIDE DUST CONTROL FOR CONSTRUCTION OPERATIONS AS APPROVED BY OWNER.
15. DUST SHALL BE CONTROLLED BY SPRINKLING OR OTHER APPROVED METHODS AS NECESSARY, OR AS DIRECTED BY THE OWNER OR HIS REPRESENTATIVE.
16. EXTREME CARE SHALL BE EXERCISED SO AS TO PREVENT ANY UNSUITABLE MATERIAL FROM ENTERING THE WETLANDS.
17. ADDITIONAL STRAW BALES SHALL BE LOCATED AS CONDITIONS WARRANT OR AS DIRECTED BY THE OWNER OR HIS REPRESENTATIVE.
18. CLEAN AND MAINTAIN EROSION CONTROL BARRIER AS REQUIRED DURING CONSTRUCTION OPERATIONS TO ENSURE ITS CONTINUED FUNCTIONALITY.
19. ALL EXISTING TREES WITHIN THE LIMIT OF WORK SHALL BE REMOVED PRIOR TO CONSTRUCTION.
20. ALL EXISTING STRUCTURES SHALL BE DEMOLISHED PRIOR TO CONSTRUCTION.

THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH
THE RULES AND REGULATIONS OF THE REGISTERS OF
DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.



FOR REGISTRY USE

PREPARED FOR:

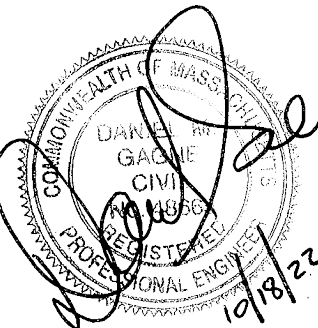
**SLOCUM-GIBBS
CRANBERRY CO.**

107 WAREHAM STREET
CARVER, MASSACHUSETTS 02330

RECORD OWNER:

**SLOCUM GIBBS
CRANBERRY CO.**

DEED BOOK AND
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PROJECT:

**DEFINITIVE
SUBDIVISION PLAN OF
GIBBS STREET**

IN
CARVER, MASSACHUSETTS
(PLYMOUTH COUNTY)

SCALE: 1" = 40' DATE: OCTOBER 18, 2022

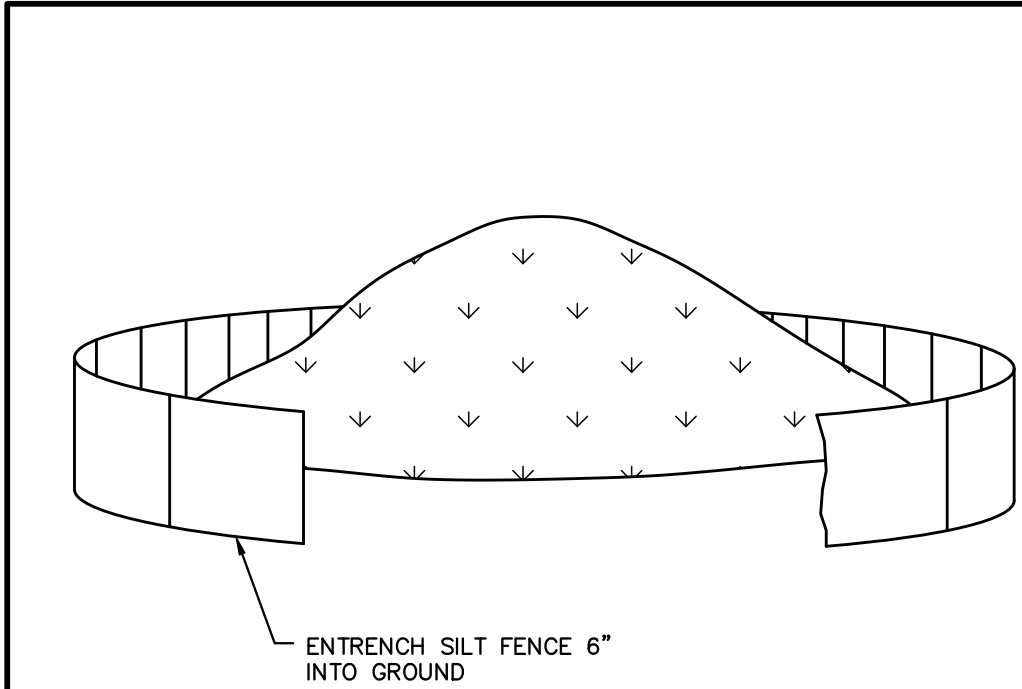


**EROSION AND
SEDIMENTATION
CONTROL PLAN**

B+T JOB NO.3113.03

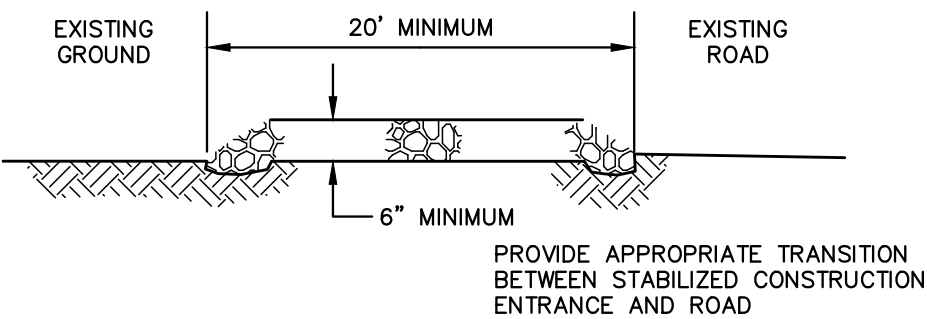
B+T PLAN NO.
311303P014A-004

C8.1

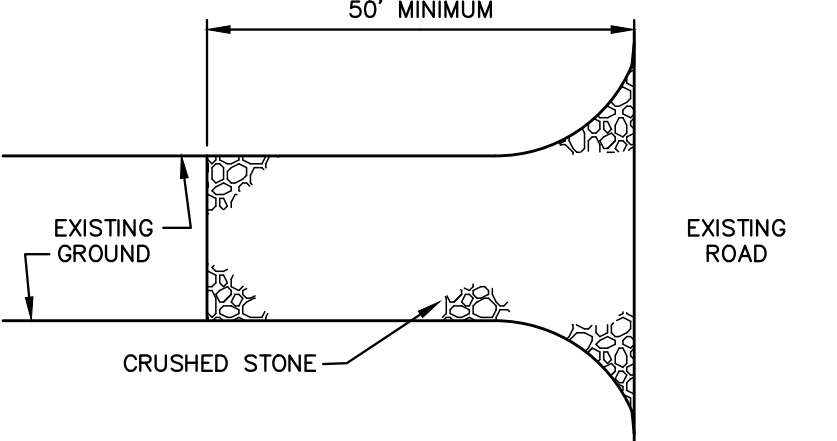


NOTE: CHOOSE DRY AND STABLE AREA FOR STOCKPILE.

SOIL STOCKPILE
NOT TO SCALE



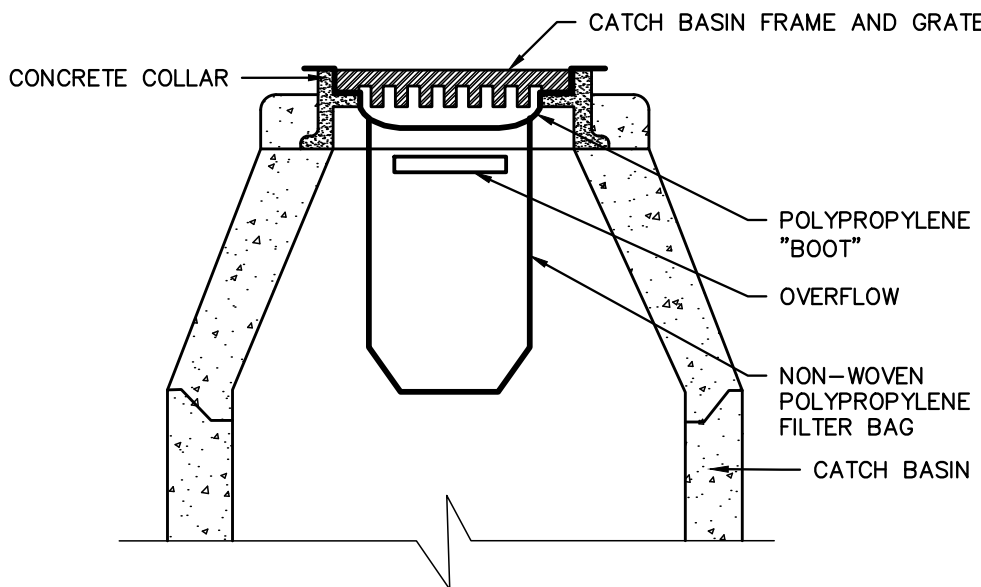
PROFILE VIEW



PLAN VIEW

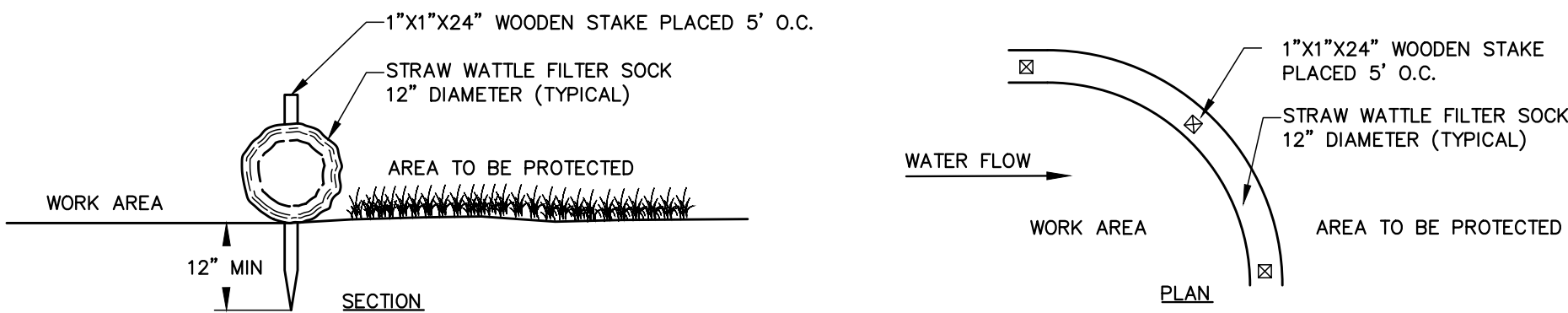
THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO EXISTING ROAD. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE OR ADDITIONAL LENGTH AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO EXISTING ROAD SHALL BE REMOVED IMMEDIATELY.

STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE



NOTES:
1. TO BE INSTALLED IN CATCH BASINS IN TRAFFIC AREAS UNTIL COMPLETION OF CONSTRUCTION.
2. BOOT ADAPTER MAY BE TRIMMED TO SIZE.

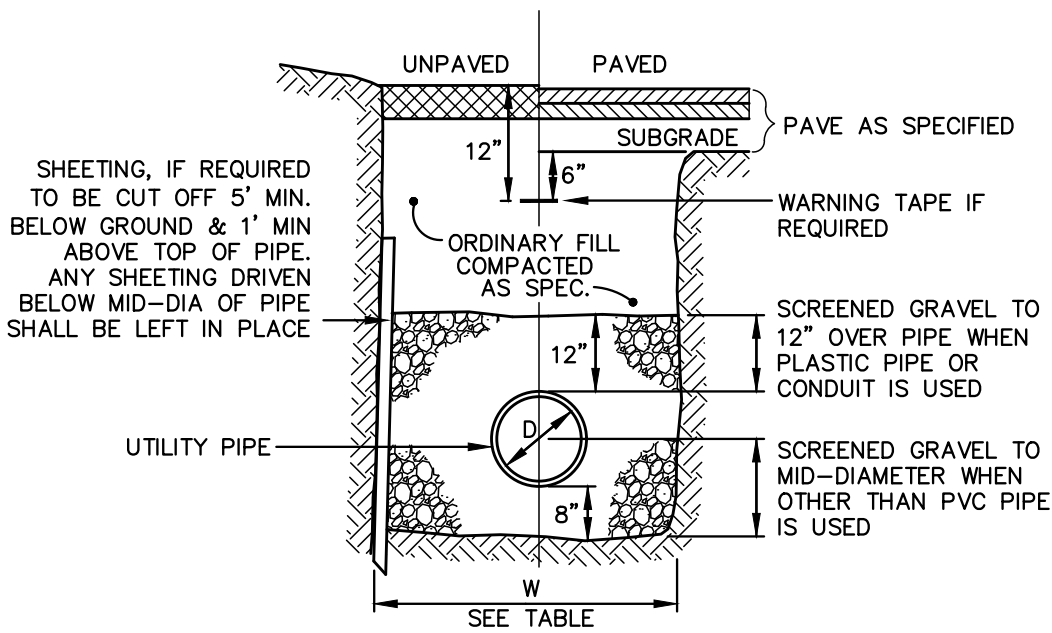
FILTER BAG
NOT TO SCALE



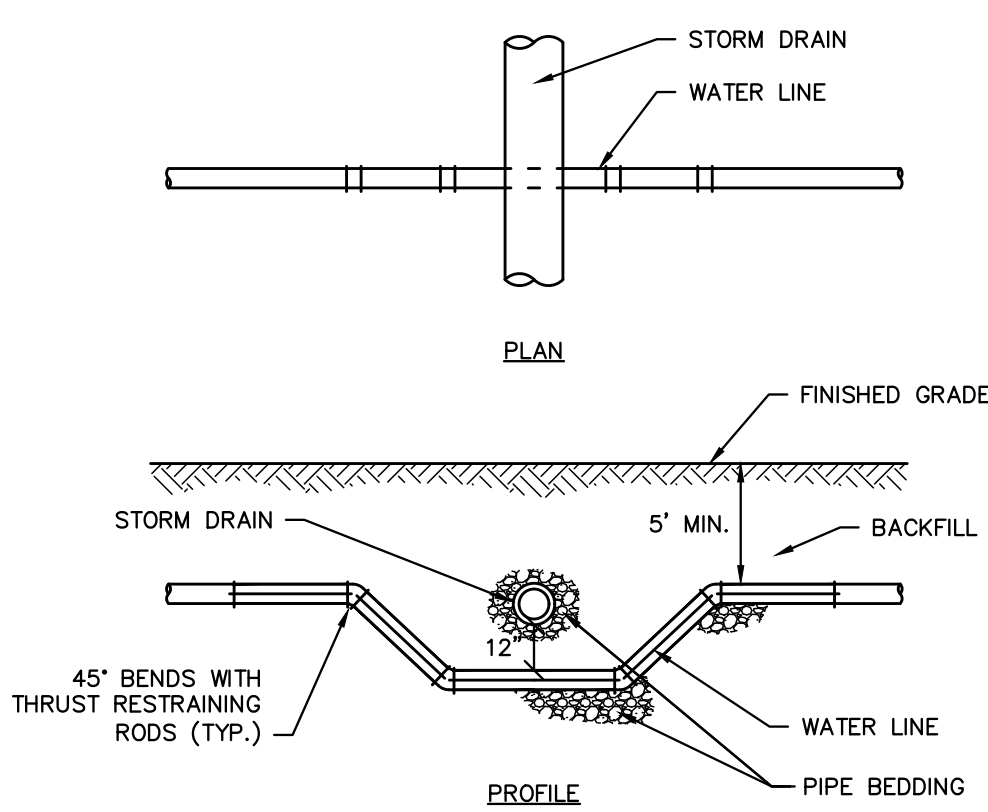
1) FILTER SOCK SHALL BE 12" DIAMETER STRAW WATTLE BY EARTH Saver EROSION CONTROL PRODUCTS OR APPROVED EQUAL.
2) SOCKS TO BE FILLED WITH COMPACTED STRAW OR APPROVED EQUAL.

STRAW WATTLE FILTER SOCK
NOT TO SCALE

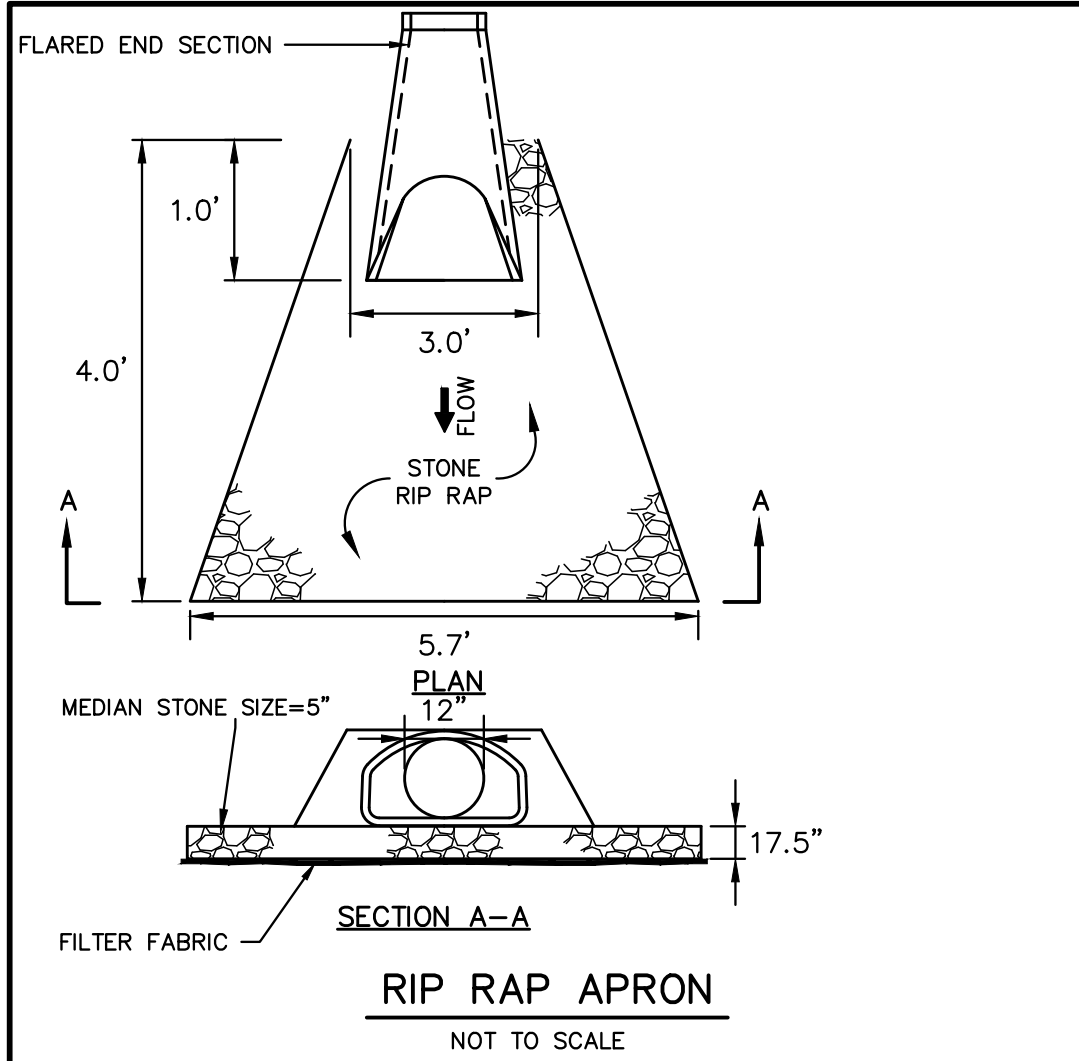
TRENCH WIDTH (W)		
D	W	W
DIAMETER OF PIPE	UNSHEETED	SHEETED
TO 12"	3'	4'
14" TO 24"	4'	5'
30" TO 36"	5'	6'



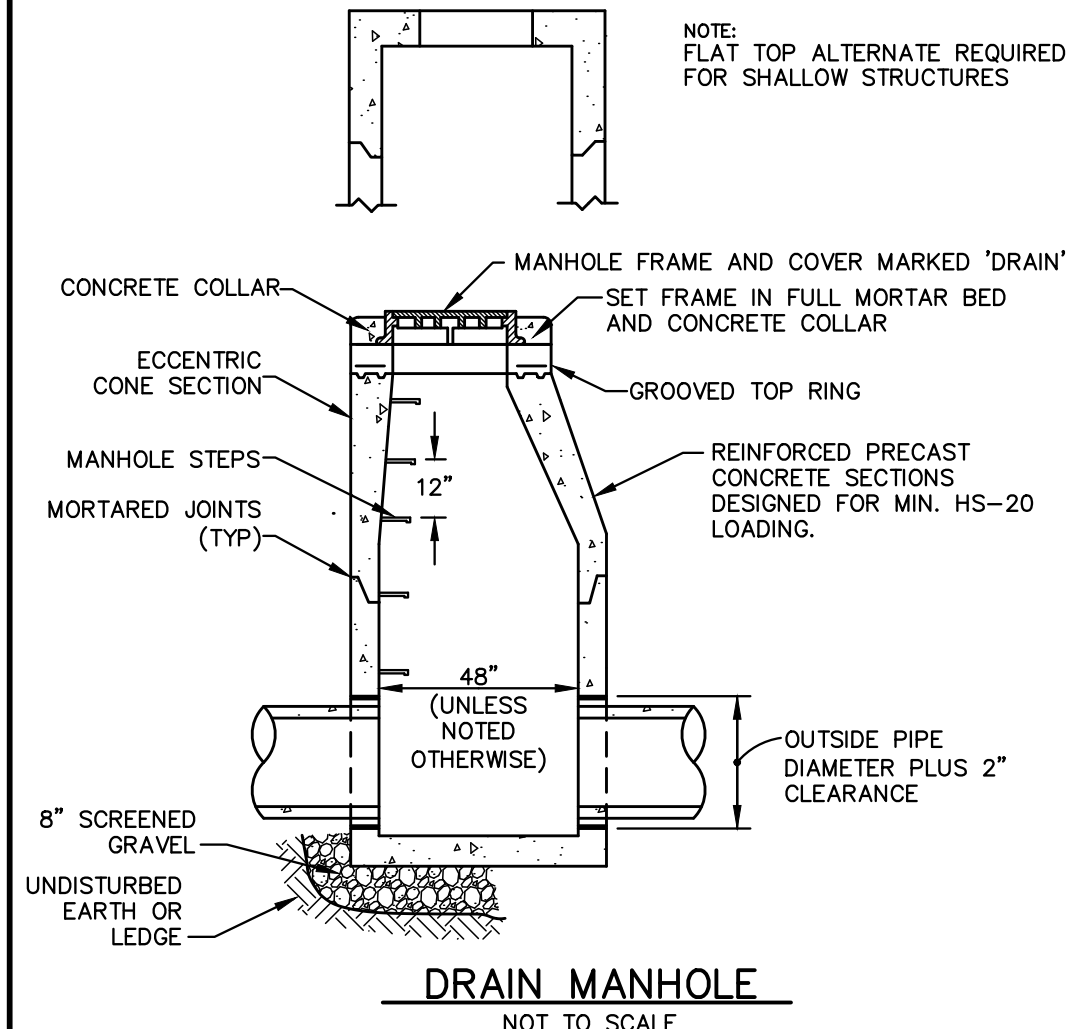
UTILITY TRENCH (EXCL. WATER)
NOT TO SCALE



WATER LINE-STORM DRAIN CLEARANCE
NOT TO SCALE



RIP RAP APRON
NOT TO SCALE



DRAIN MANHOLE
NOT TO SCALE

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 _____

I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

10/18/2022

DATE

KENNETH CONTE, PLS No. 38033



APPROVAL UNDER SUBDIVISION CONTROL LAW REQUIRED
CARVER PLANNING BOARD:

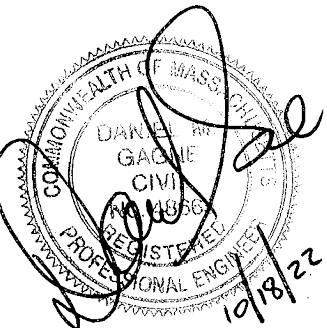
DATE

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FOR REGISTRY USE

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

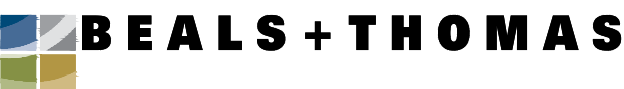
RECORD OWNER:
SLOCUM GIBBS CRANBERRY CO.
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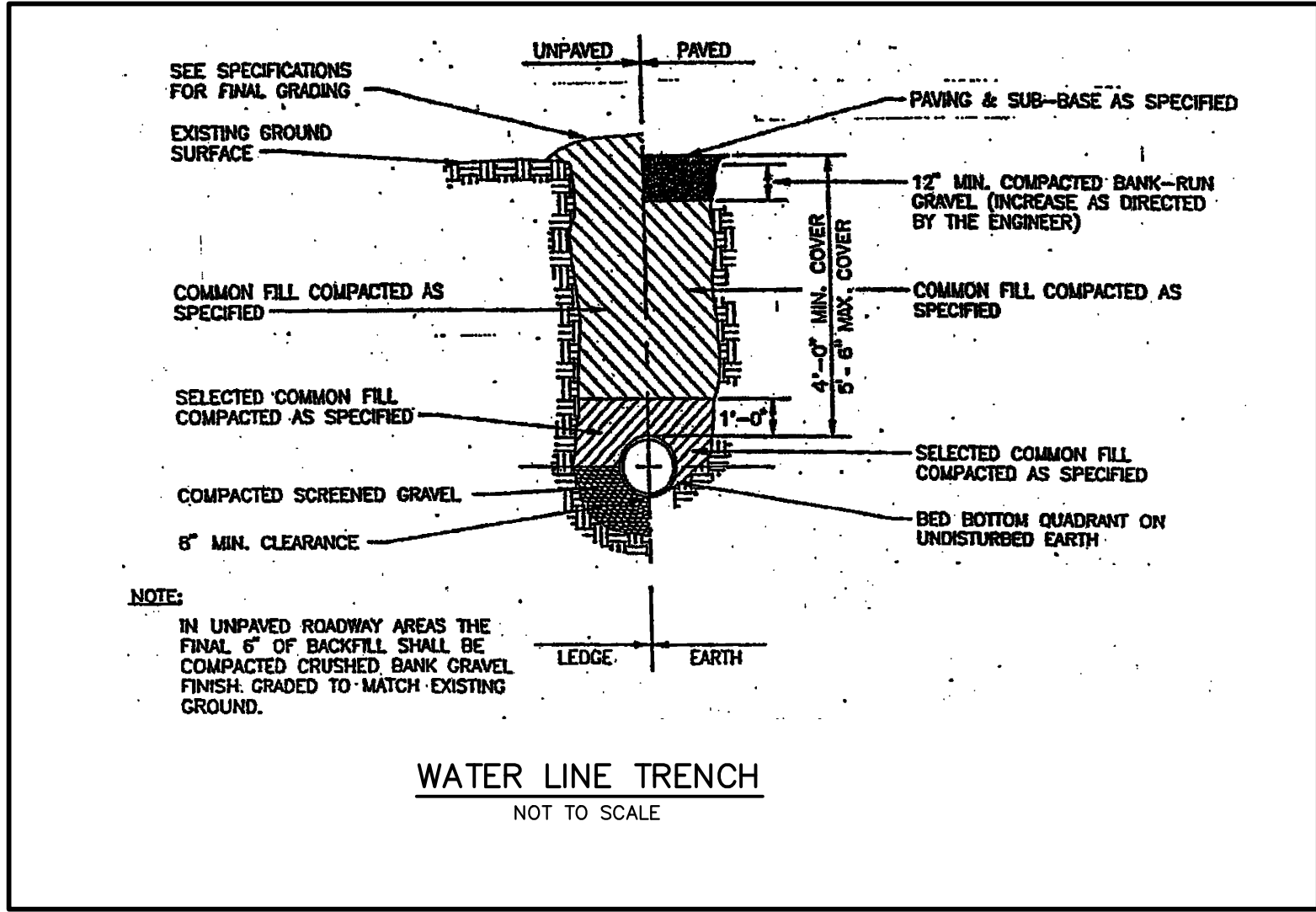
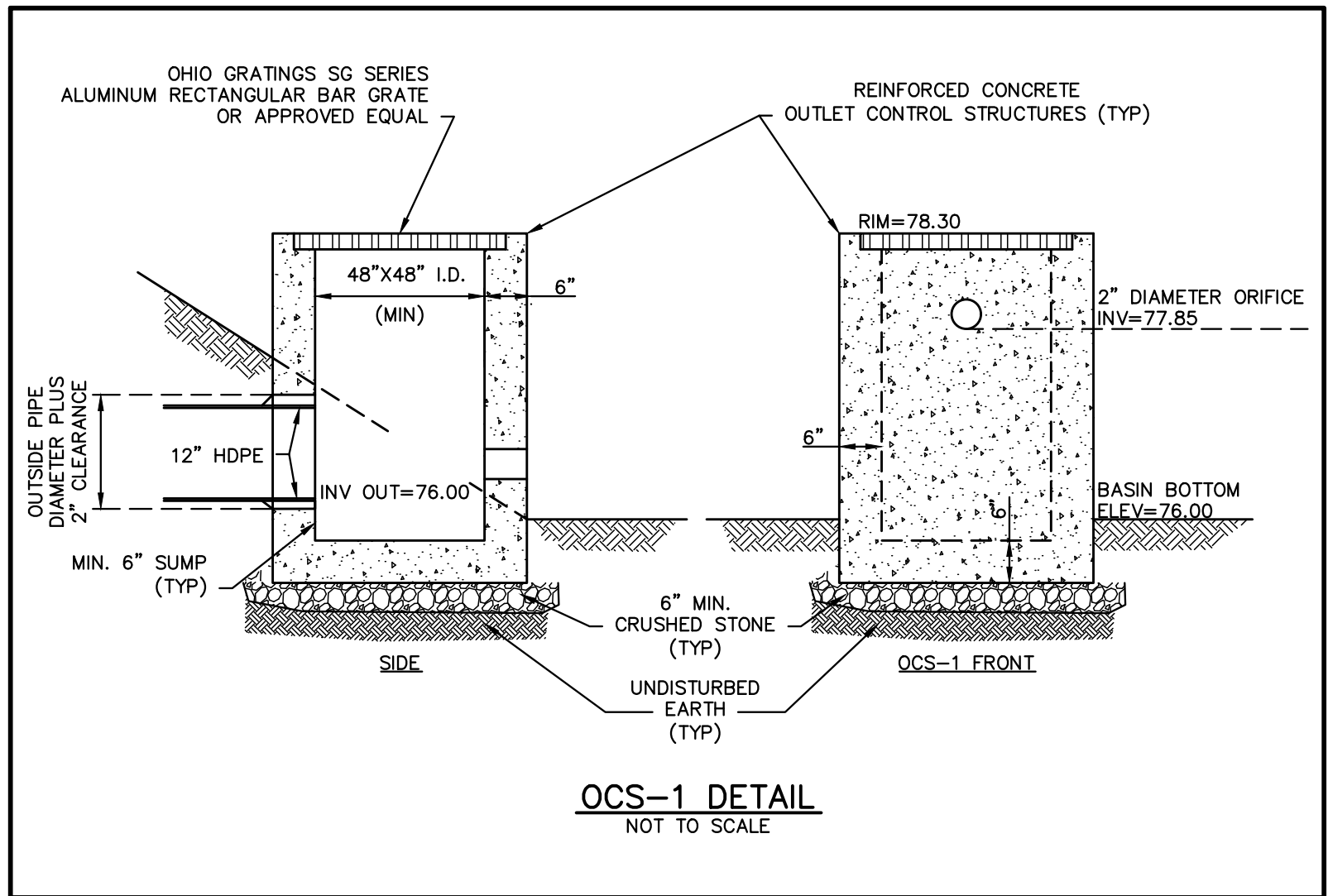
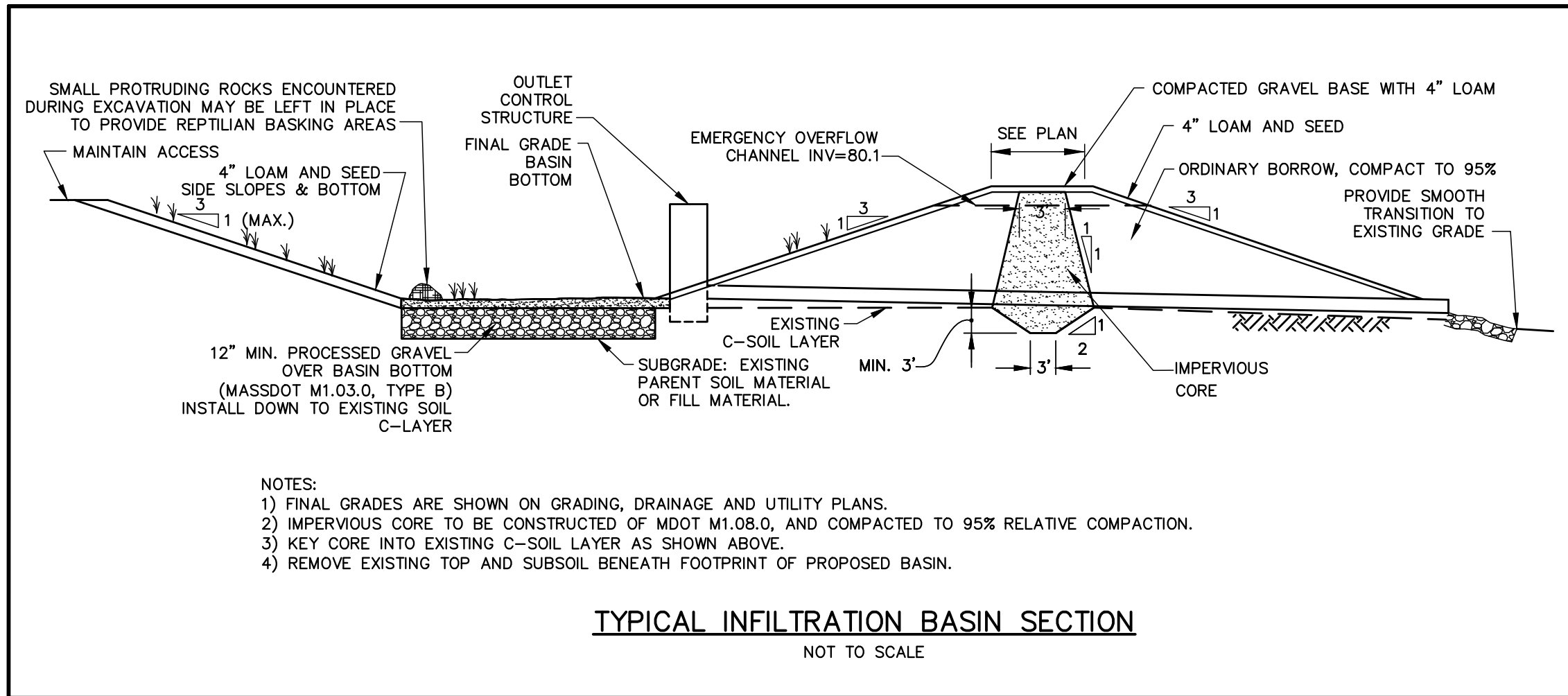
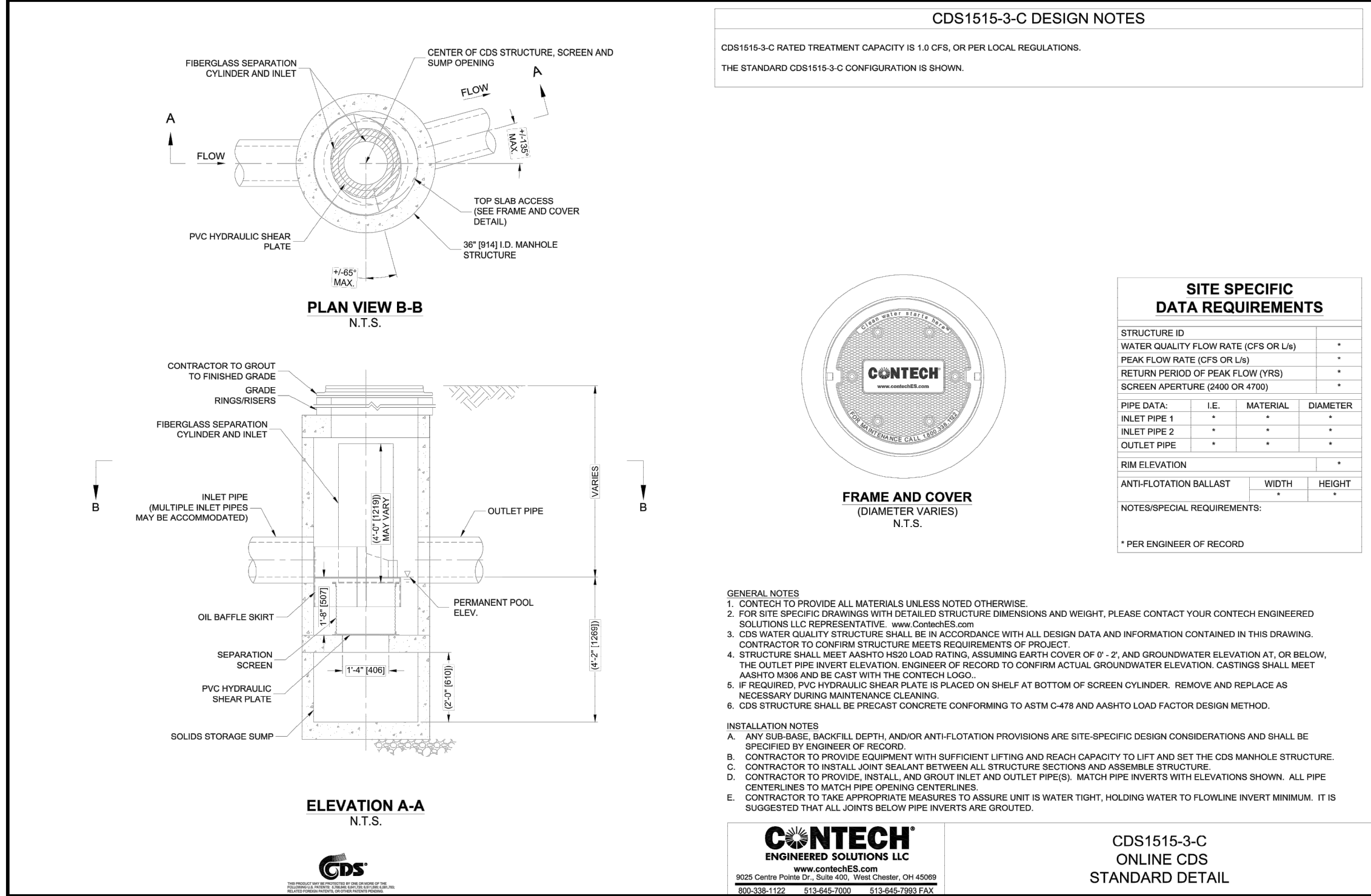
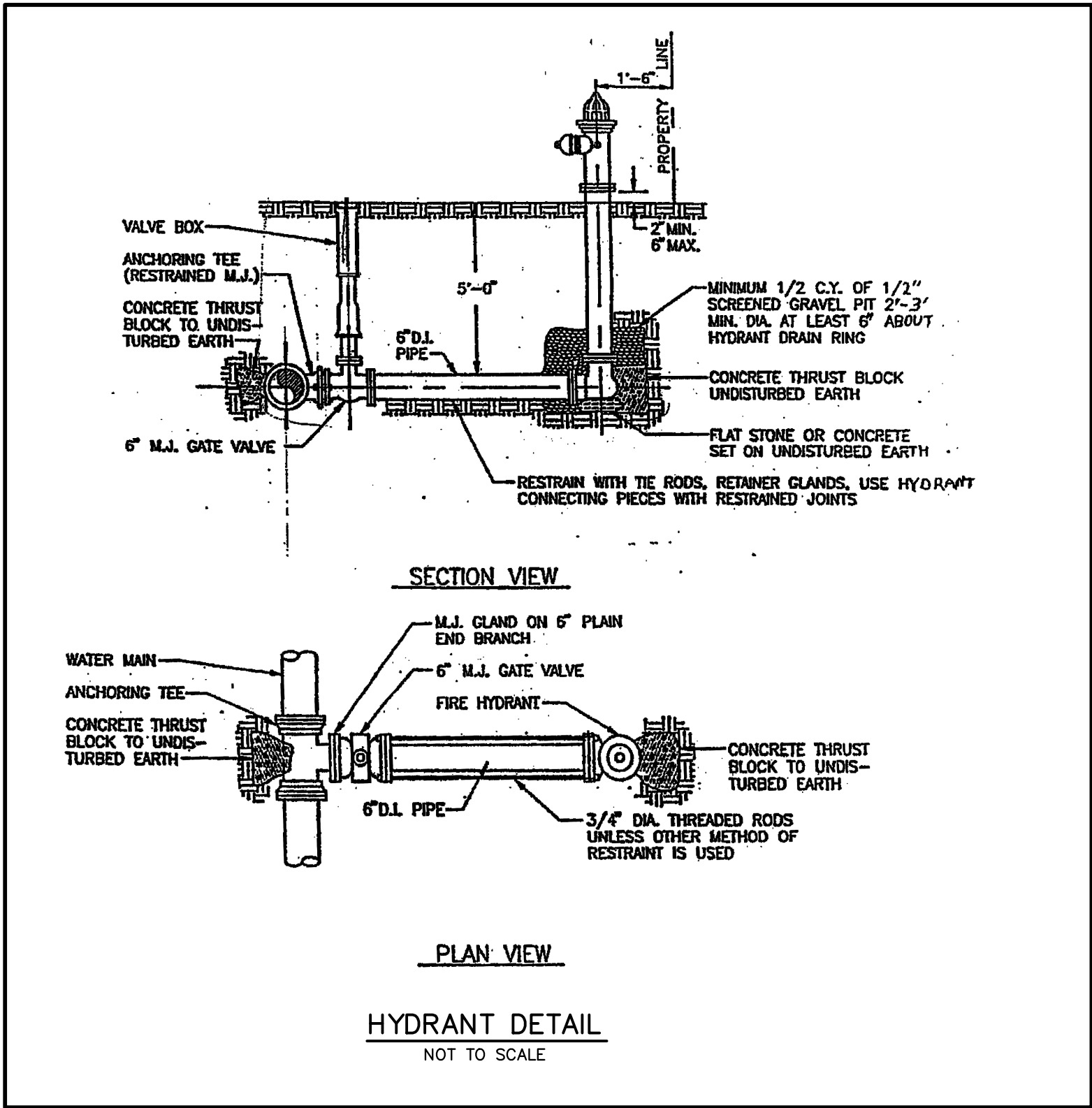
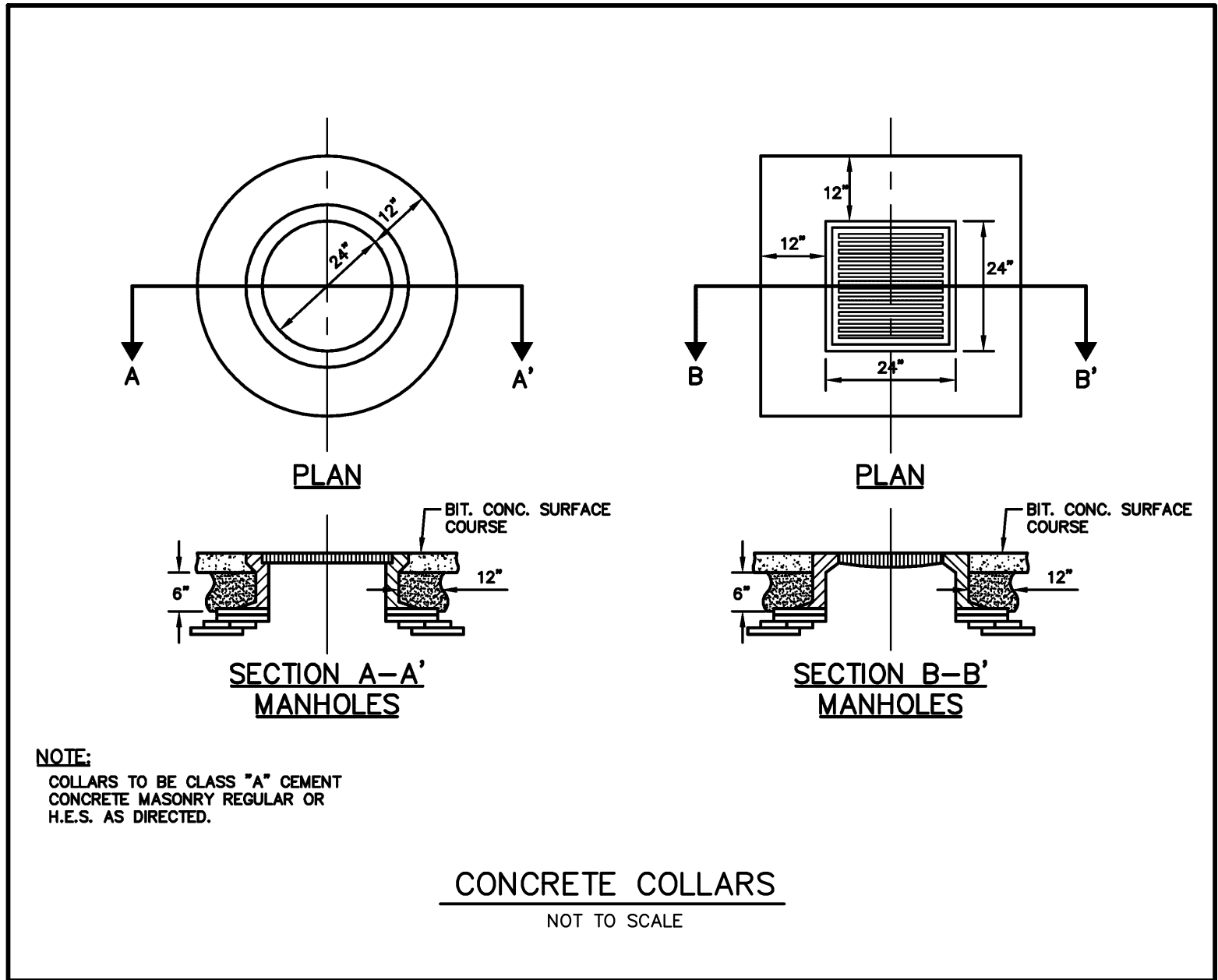
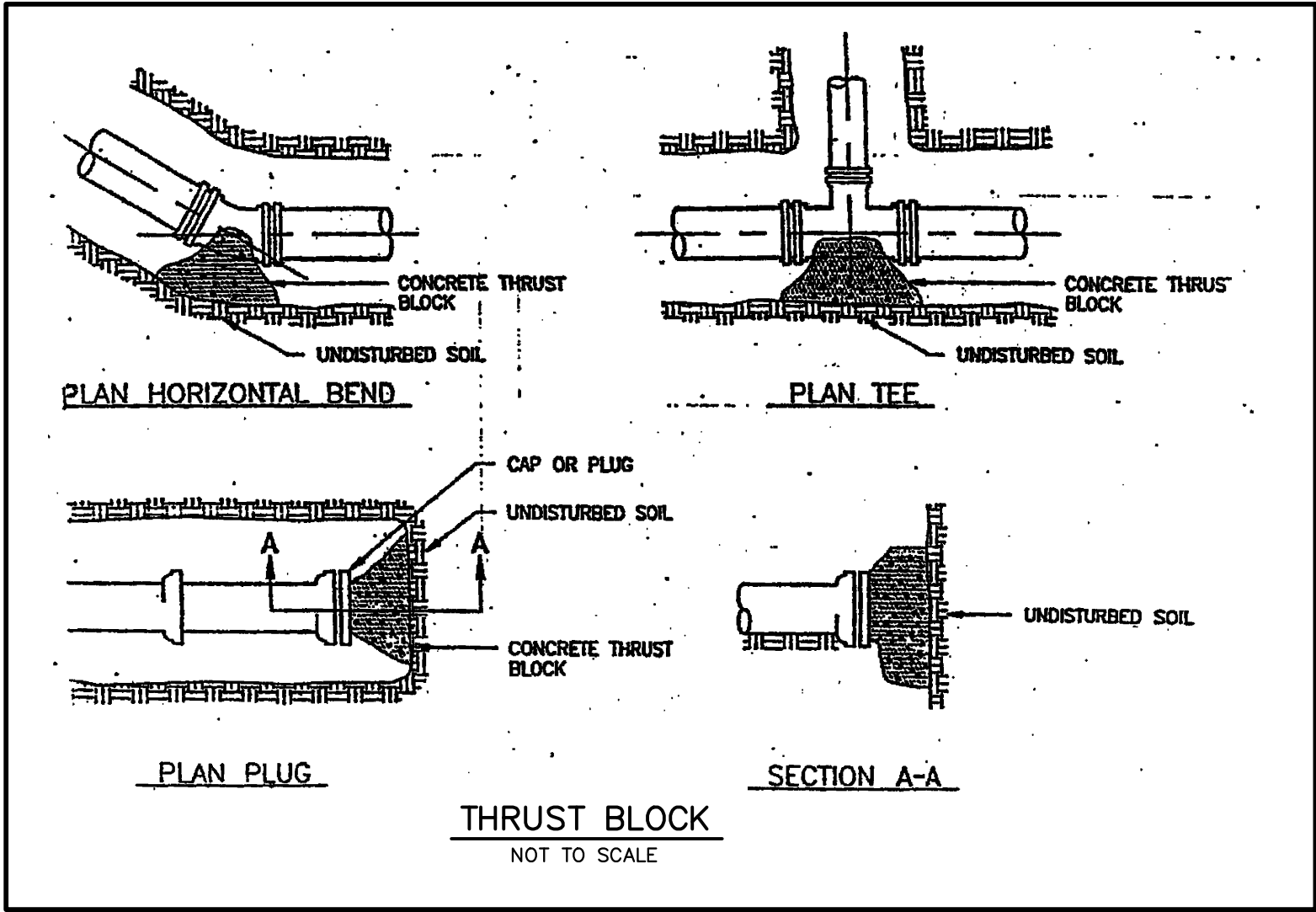
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PROJECT:
DEFINITIVE SUBDIVISION PLAN OF GIBBS STREET
IN
CARVER, MASSACHUSETTS
(PLYMOUTH COUNTY)
SCALE: NTS DATE: OCTOBER 18, 2022

SITE DETAILS

B+T JOB NO.3113.03
B+T PLAN NO.
311303P012A-003

C9.1



APPROVAL UNDER SUBDIVISION
CONTROL LAW REQUIRED
CARVER PLANNING BOARD:

DATE

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MASSACHUSETTS.

10/18/2022

DATE

KENNETH CONTE, PLS No. 38033

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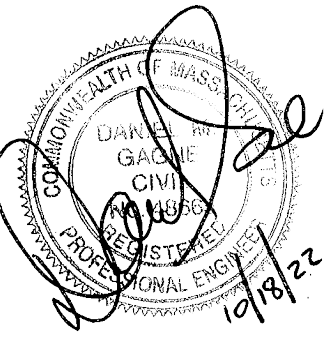
FOR REGISTRY USE

PREPARED FOR:
**SLOCUM-GIBBS
CRANBERRY CO.**

107 WAREHAM STREET
CARVER, MASSACHUSETTS 02330

RECORD OWNER:
**SLOCUM GIBBS
CRANBERRY CO.**

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PROJECT:
**DEFINITIVE
SUBDIVISION PLAN OF
GIBBS STREET**
IN
CARVER, MASSACHUSETTS
(PLYMOUTH COUNTY)

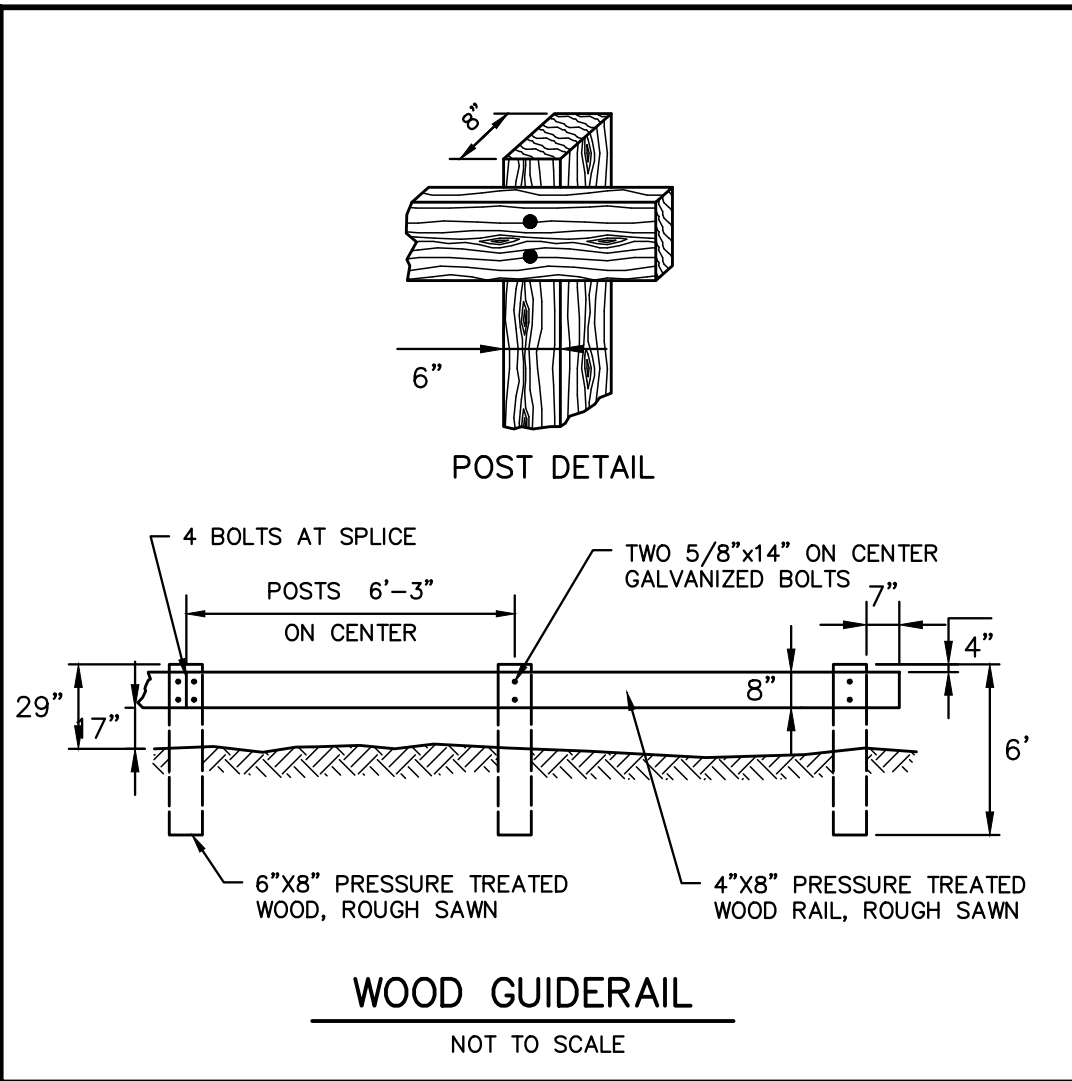
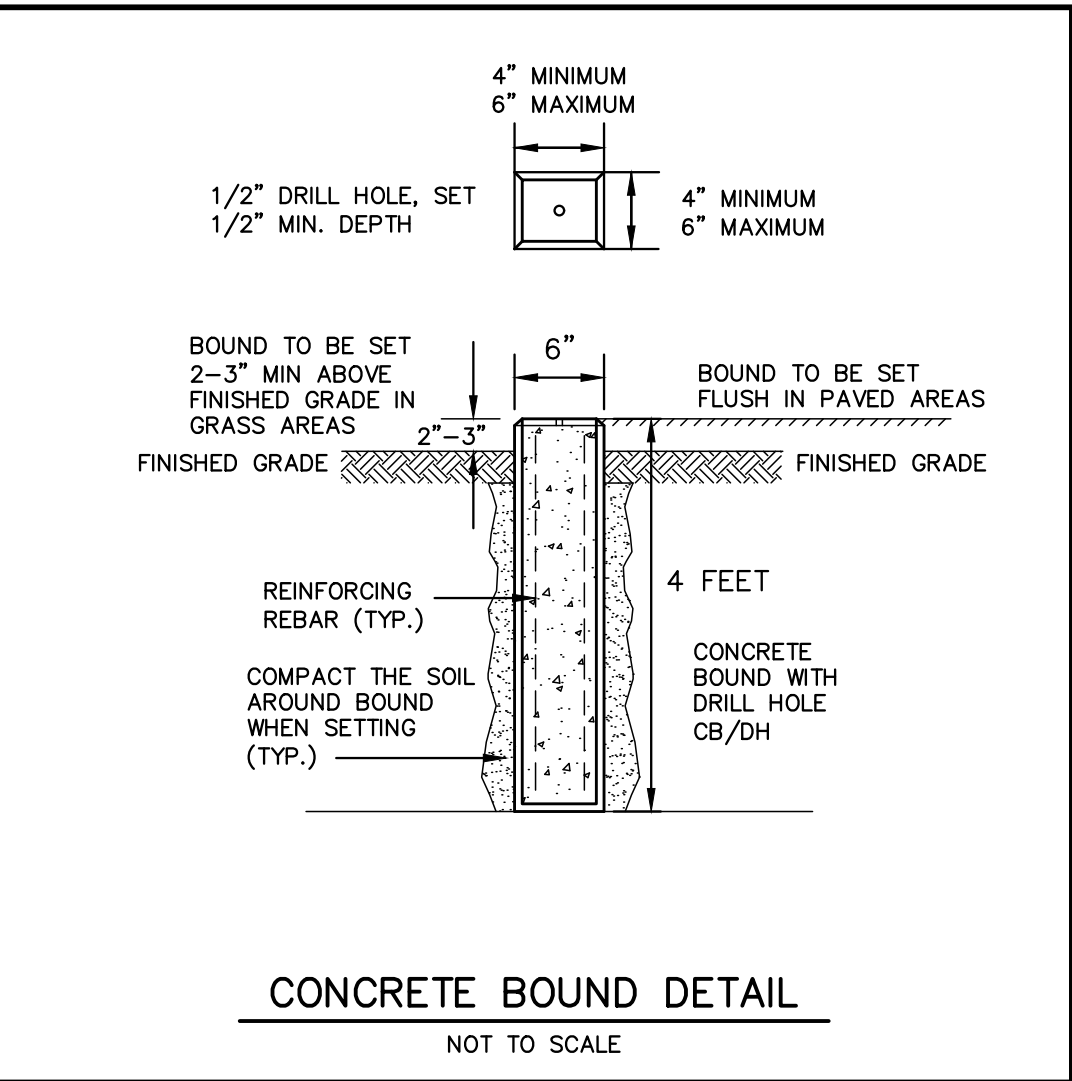
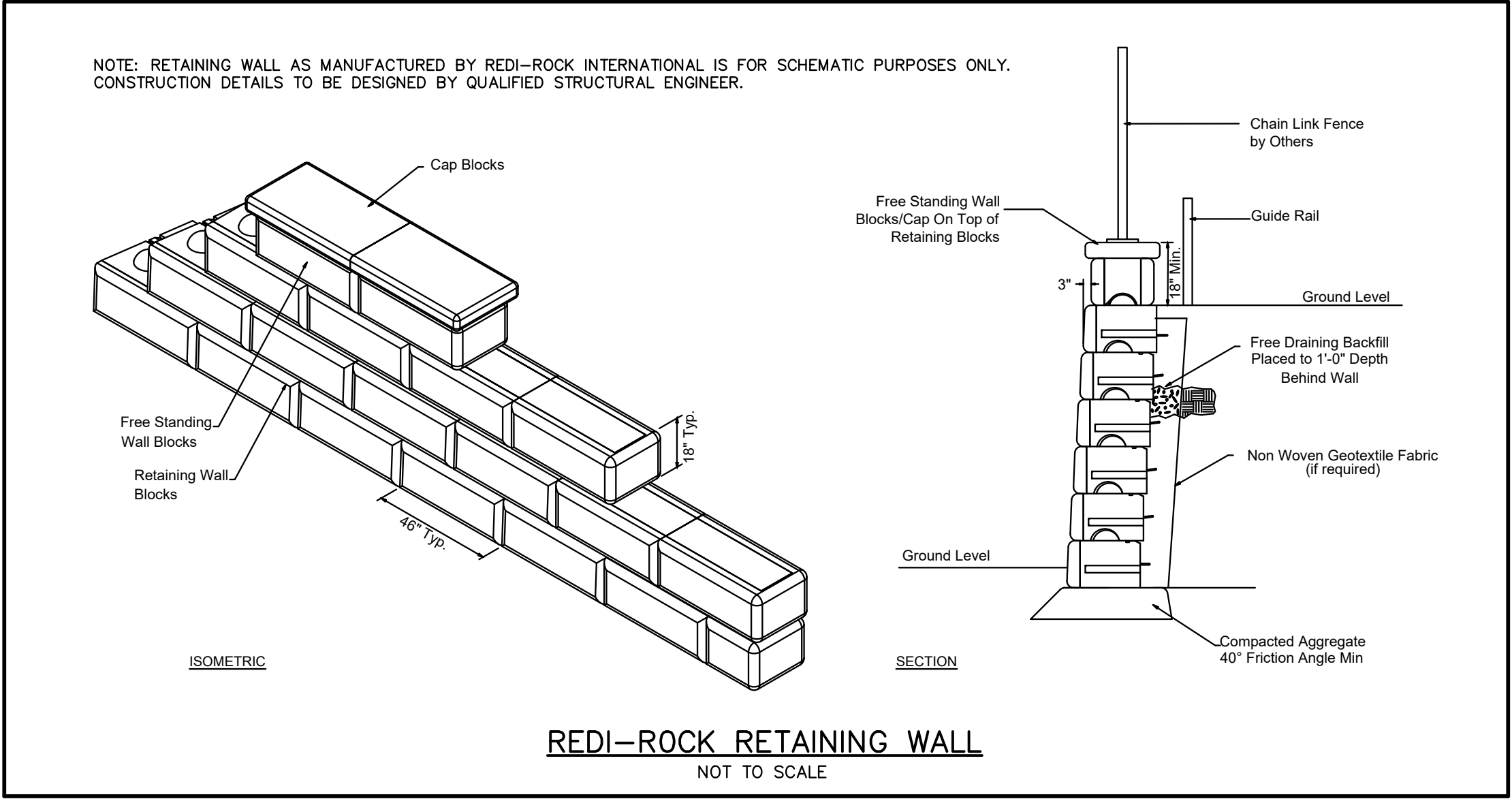
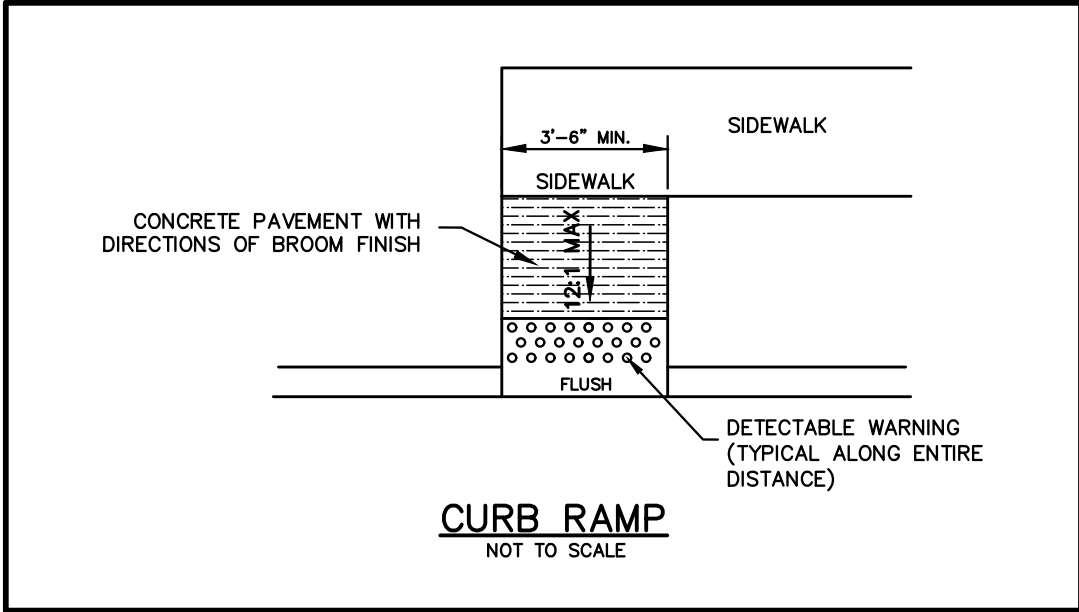
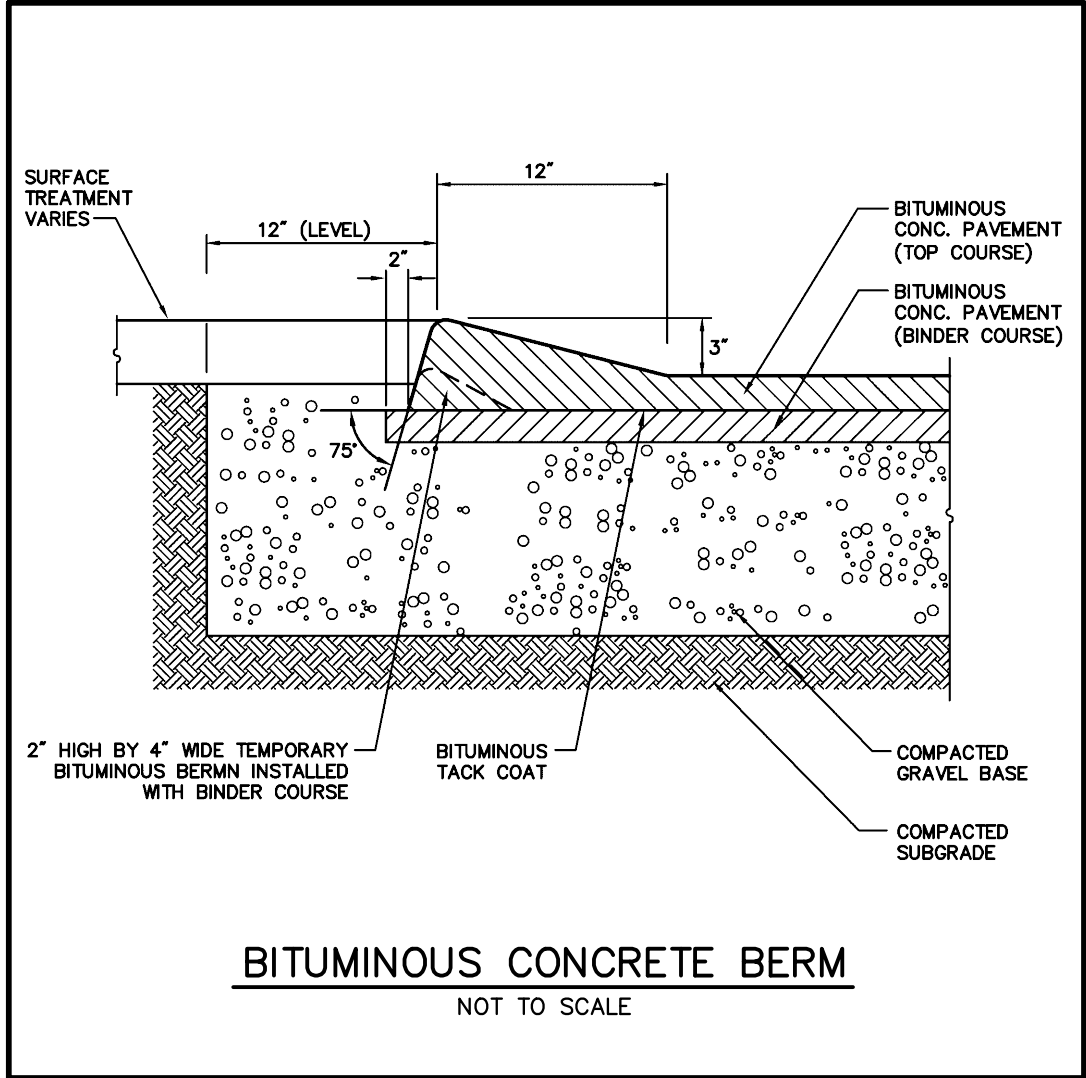
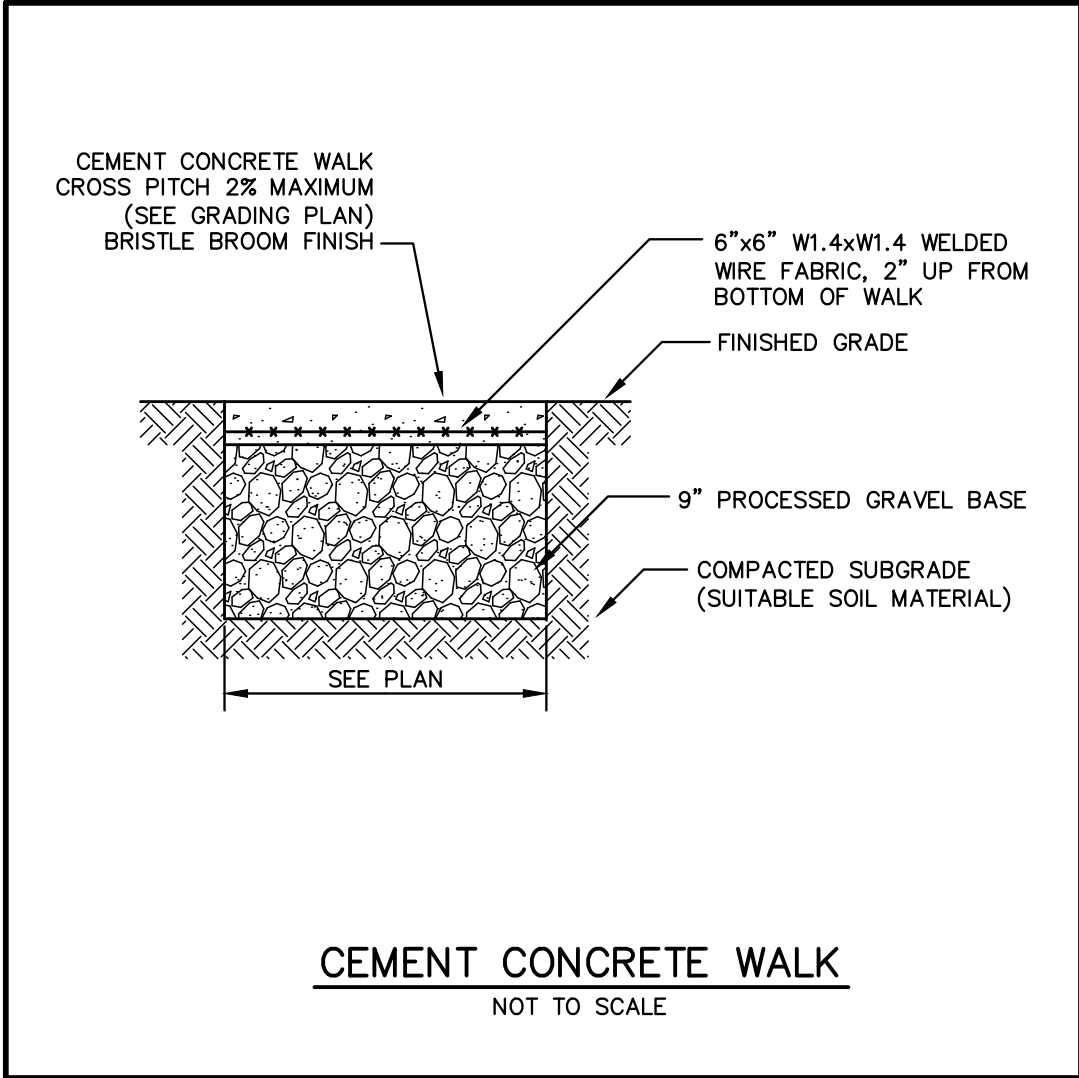
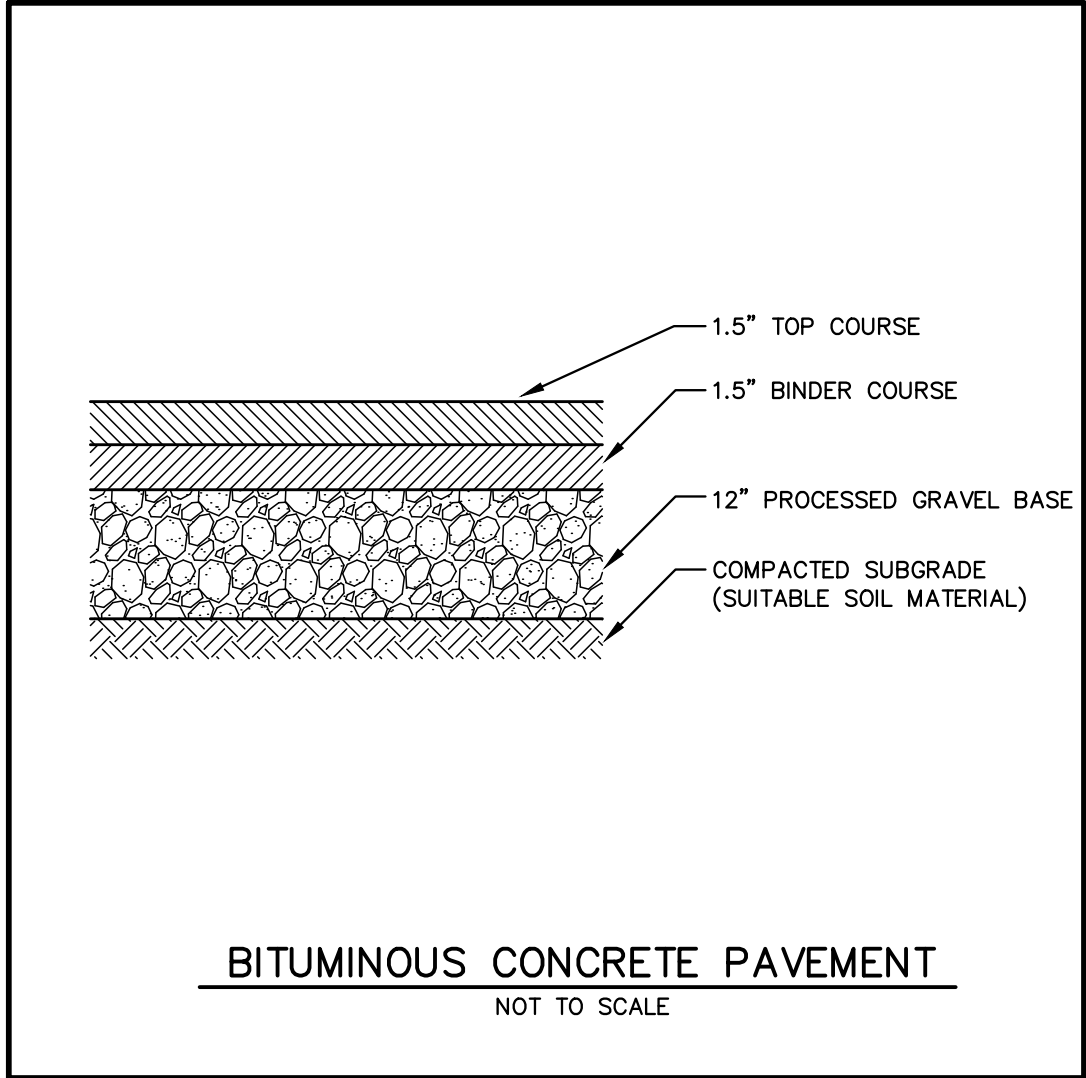
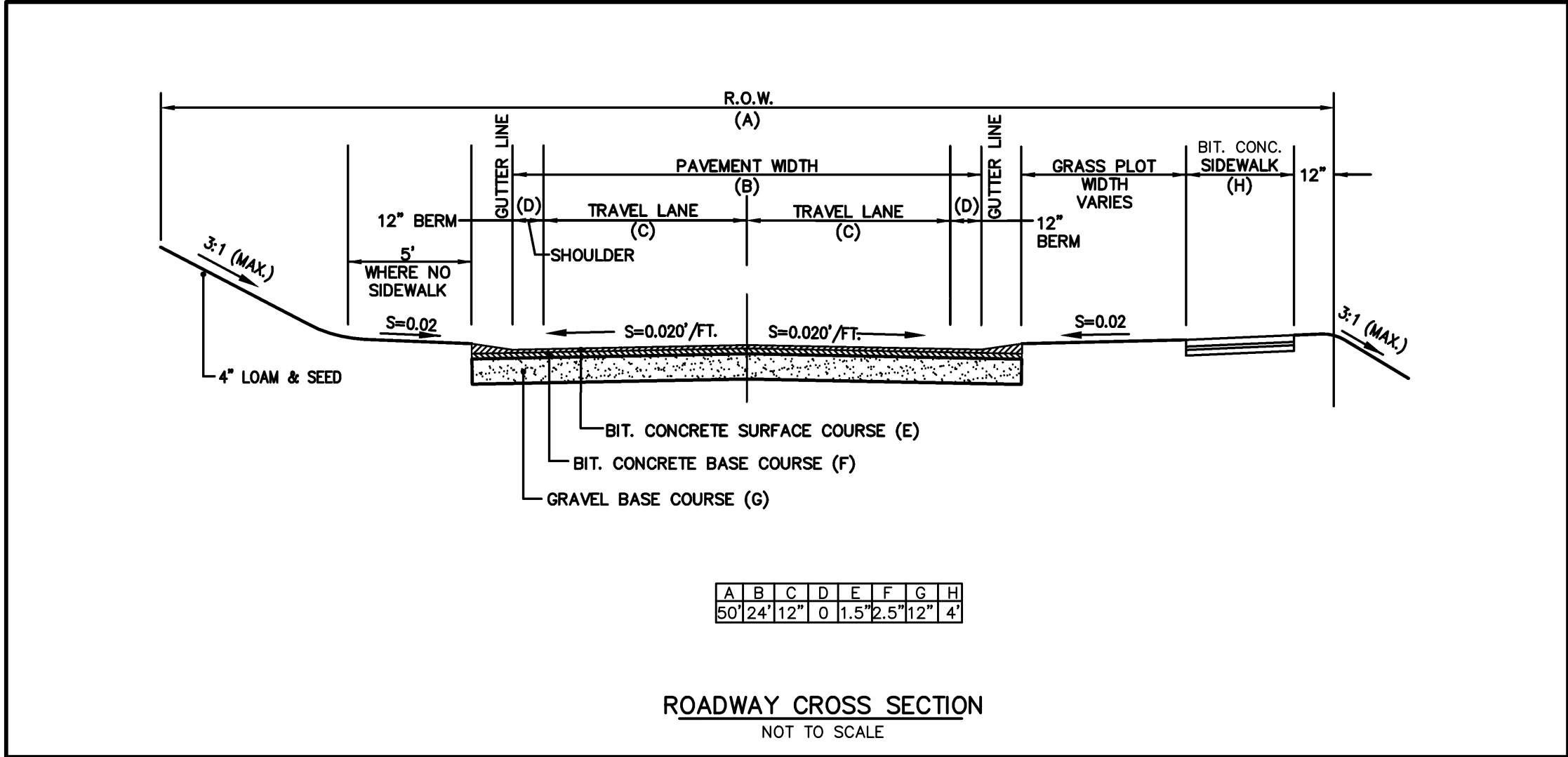
SCALE: NTS DATE: OCTOBER 18, 2022

SITE DETAILS

B+T JOB NO. 3113.03

B+T PLAN NO.
311303P012A-004

C9.2



APPROVAL UNDER SUBDIVISION
CONTROL LAW REQUIRED
CARVER PLANNING BOARD:

DATE

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

I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED
IN CONFORMITY WITH THE RULES AND REGULATIONS OF
THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF
MASSACHUSETTS.

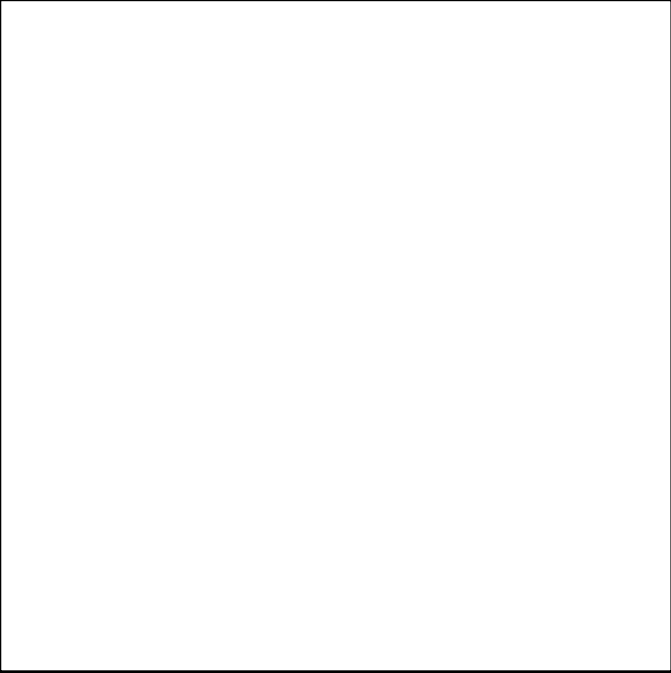
10/18/2022

DATE

Kenneth Conte

KENNETH CONTE, PLS No. 38033

THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH
THE RULES AND REGULATIONS OF THE REGISTERS OF
DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.



FOR REGISTRY USE

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



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ONLY**

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T 508.746.3288 | www.bealsandthomas.com

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0	10/18/2022 FIRST ISSUE
	ISSUE DATE DESCRIPTION
ELC	ELC DMG DMG
DES	DWN CHK'D APP'D

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B+T JOB NO. 3113.03
B+T PLAN NO.
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C9.3