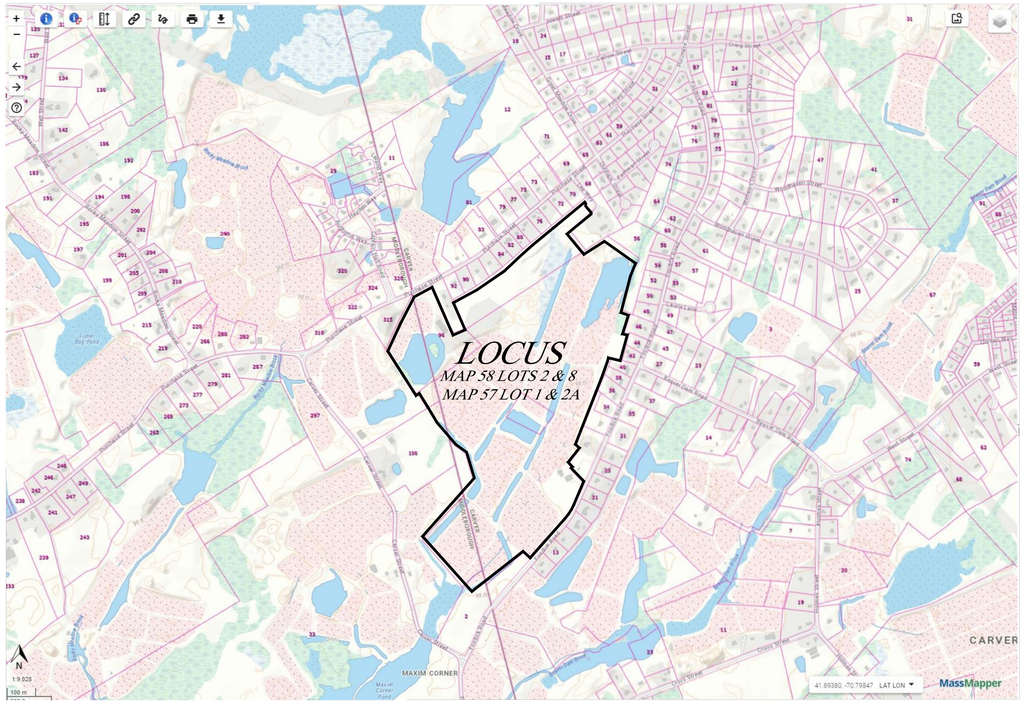
PRELIMINARY SUBDIVISION PLAN
RESIDENCES AT JOHNSON BOGS
FOSDICK ROAD, CARVER, MASS.
(PLYMOUTH COUNTY)

OWNER / APPLICANT

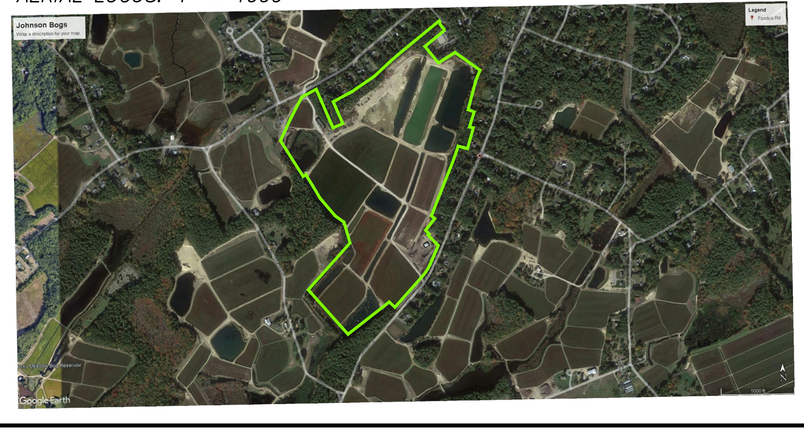
JOHNSON CRANBERRIES LIMITED PARTNERSHIP

APRIL 8, 2023

LOCUS: 1" = 800'



AERIAL LOCUS: 1" = 1000'



NOTES:

1. LOCUS: PARCEL ID: 057-1-0-R (#96 PURCHASE ST.)
   PARCEL ID: 057-2A-0-R (OFF LEE WAY)
   PARCEL ID: 058-2-0-R (FOSDICK ROAD)
   PARCEL ID: 058-8-0-R (FOSDICK ROAD)
   PARCEL ID# 063-6045 (LOT 1-OFF PURCHASE STREET) EXTENDS INTO MIDDLEBOROUGH
   PARCEL ID# 063-6391 & 3045 (LOT 2-CARVER ROAD) EXTENDS INTO MIDDLEBOROUGH
2. OWNER: JOHNSON CRANBERRIES LIMITED PARTNERSHIP
   FRANCIS V. JOHNSON, MANAGER
   315 PURCHASE STEET
   MIDDLEBORO, MA 02346
3. DEED: Bk: 39242, Pg: 232 LOT 1
   Bk. 14931, Pg. 136
   Bk: 14521, Pg: 294 LOT 2
   Bk: 35801, Pg: 248 LOT 8
4. ZONE: RESIDENTIAL-AGRICULTURAL (RA)
5. LOCUS IS NOT LOCATED WITHIN A PRIORITY HABITAT AREA FOR RARE OR ENDANGERED SPECIES HABITAT.
6. LOCUS DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD ZONE.
7. PROPOSED RESIDENTIAL DWELLINGS WILL BE SERVICED BY PRIVATE SEPTIC SYSTEMS AND PRIVATE WELLS.
8. TOPOGRAPHY INFORMATION AND SITE FEATURES SHOWN HEREON FROM AERIAL PHOTOGRAMMETRY METHODS AND SUPPLEMENTED BY AN ON THE GROUND FIELD SURVEY BY FLAHERTY & STEFANI, INC. IN JANUARY OF 2022.
9. HORIZONTAL DATUM: HARN/NE Mass. State Planes, Mainland Zone, US foot (NAD83).
10. VERTICAL DATUM: 1929 NVGD
11. SOILS: MERRIMACK & HINKLEY SANDS AND GRAVELS

ZONING CLASSIFICATION: RA

LOT SIZE.....60,000 s.f. (70% UPLAND)
LOT FRONTAGE....150'
FRONT YARD.....50'
SIDE YARD.....30'
REAR YARD.....50'

COMMONWEALTH OF MASSACHUSETTS
MARK M. FLAHERTY
CIVIL
No. 33853
REGISTERED
PROFESSIONAL ENGINEER

COMMONWEALTH OF MASSACHUSETTS
JOHN R. FARREN
No. 33590
PROFESSIONAL LAND SURVEYOR

JOHN R. FARREN, PLS
MASSACHUSETTS REG.
No. 33590

ZONE RA - RESIDENTIAL-AGRICULTURAL ZONING & SUBDIVISION REQUIREMENTS

	REQUIRED:	PROVIDED LOT 1	PROVIDED LOT 2	PROVIDED LOT 3
AREA:	60,000 s.f.	80 ac.	53.8 ac.	10.6 ac.
FRONTAGE:	150'	> 500'	348'	219'
FRONT YARD:	50'	58'	52'	553'
REAR YARD:	50'	> 200'	> 200'	> 200'
SIDE YARD:	30'	80'	54'	147'
MAXIMUM HEIGHT:	< 35'	34'	34'	34'
LOT WIDTH % OF FRONT:	80%	100%	100%	100%
BUILDING COVERAGE:	30%	< 1%	< 1%	< 1%
LOT SHAPE WIDTH:	75'	> 200'	> 200'	> 200'
CUL-DE-SAC ROW WIDTH:	50'	50'	50'	50'
PAVEMENT WIDTH:	24'	24'	24'	16'
SIDEWALK WIDTH:	5'	5'	5'	NA
PAVEMENT DEPTH:	3"	3"	3"	GRAVEL
GRADE OF ROADWAY:	2%	2%	2%	2%
STREET OFFSET FROM OPPOSITE SIDE:	250'	> 250'	> 250'	>250'
WETLANDS APPROVED THROUGH ORAD	YES	YES	YES	YES
TOPOGRAPHY--1929 DATUM:	YES	YES	YES	YES

CIVIL ENGINEER
FLAHERTY & STEFANI, INC.
67 SAMOSET STREET
PLYMOUTH, MA 02360
PHONE: (508) 747-2425
mark@fs-eng.com

LANDSCAPE ARCHITECT
R. JON HENSON LANDSCAPE ARCHITECTS
146 HINKLEY STREET
FLORENCE, MA 01062
PHONE: (413) 586-4084
hensonlandarch@comcast.net

SHEET INDEX:

SHEET 1:	TITLE SHEET
SHEET 2:	81-X PLAN OF LOTS 1, 2 & 8
SHEET 3:	EXISTING CONDITIONS
SHEET 4:	LOTTING
SHEET 5:	GRADING
SHEET 6:	PLAN & PROFILE

X:\Carver\Fosdick Rd (Johnson Cranberries)\Johnson Cranberries (Meishan)\Johnson Bogs - Preliminary subdiv Mark April 8 2023.dwg

PLYMOUTH CO. REG. OF DEEDS
APR 06 2023
4-6-23
RECORDED

23-116

RESERVED FOR REGISTRY USE

I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

I CERTIFY THAT THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES DIVIDING EXISTING OWNERSHIPS, AND THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.

COMMONWEALTH OF MASSACHUSETTS
JOHN R. FARREN No. 33590
PROFESSIONAL LAND SURVEYOR

JOHN R. FARREN, PLS
MASSACHUSETTS REG.
No. 33590

MA. COORD. SYSTEM

Plymouth County Registry of Deeds
PLAN BOOK 66 PAGE 1101

20230406000116
Bk: 66 Pg: 1101 Page: 1 of 1
Recorded: 04/06/2023 11:37 AM
ATTEST: John R. Buckley, Jr. Register
Plymouth County Registry of Deeds

LOCUS MAP
Scale: 1" = 1,000'

NOTES:

1. LOCUS: PARCEL ID: 057-1-0-R (#96 PURCHASE ST., CARVER)
PARCEL ID: 063-3045 (PURCHASE ST., MIDDLEBOROUGH)
PARCEL ID: 058-2-0-R (FOSDICK ROAD, CARVER)
PARCEL ID: 063-3945 (PURCHASE ST., MIDDLEBOROUGH)
PARCEL ID: 063-6391 (CARVER ST., MIDDLEBOROUGH)
PARCEL ID: 058-8-0-R (FOSDICK ROAD, CARVER)
2. OWNER: JOHNSON CRANBERRIES LIMITED PARTNERSHIP
3. DEED: Bk: 39242, Pg: 232 LOT 1
Bk: 14521, Pg: 294 LOT 2
Bk: 35801, Pg: 248 LOT 8
4. THE PURPOSE OF THIS PLAN IS TO COMBINE EXISTING LOTS INTO 1 LOT (LOT A)

LOT A
5,695,050± s.f.
130.74± ac.

PURCHASE STREET (PUBLIC - 50' WIDE - 1935 COUNTY LAYOUT)
LEE WAY
CARVER STREET
FOSDICK ROAD (PUBLIC - 40' WIDE - 1902 COUNTY LAYOUT)
BEAVER DAM ROAD
MIDDLEBOROUGH CARVER

PLAN SCALE
0 30 60 90 120 150 225 300 450
1 inch = 150 feet

PLAN OF LAND
IN
CARVER, MASS. and MIDDLEBOROUGH, MASS.
PREPARED FOR
JOHNSON CRANBERRIES LIMITED PARTNERSHIP
ON
PURCHASE STREET and FOSDICK ROAD
SCALE: 1" = 150' MARCH 30, 2023
PREPARED BY
FLAHERTY & STEFANI, INC.
67 SAMOSET STREET
PLYMOUTH, MASS.
(508) 747-2425

alone CAL 105

23-116

PURCHASE STREET (PUBLIC - 50' WIDE - 1935 COUNTY LAYOUT)

LEE WAY

FOSDICK ROAD (PUBLIC - 40' WIDE - 1903 COUNTY LAYOUT)

MAP 57
LOT 2A
13.77 AC.

LOT A
PLAN BOOK 66 PAGE 1101
CONSOLIDATED LOTS 1, 2 & 8
AREA: 130.74 ACRES

WATER ELEVATION 98±

WATER ELEVATION 100±

WATER ELEVATION = 96±

WATER ELEVATION = 98±

WATER ELEV=94±

WATER ELEV=96±

WATER ELEV. =

MIDDLEBOROUGH TOWN LINE
CARVER TOWN LINE

EDGE OF WETLAND RESOURCES-CRANBERRY BOG

65'-FT WETLAND BUFFER

100'-FT WETLAND BUFFER

EDGE OF EXISTING WOODLANDS-OAKS AND PINES

Accessory Building

#315 PURCHASE STREET
MAP 63 LOT 2286
N/F
FRANCIS V. JOHNSON and
ROBIN L. JOHNSON

#92 PURCHASE STREET
MAP 57 LOT 2-13
N/F
KERRY G. MEYGAND

#90 PURCHASE STREET
MAP 57 LOT 2-12
N/F
BRENNAN E. MITCHELL and
ERICA J. NOWAK

#88 PURCHASE STREET
MAP 57 LOT 2-11
N/F
STEPHAN M. SHEEHAN and
DEBORAH H. SHEEHAN

#86 PURCHASE STREET
MAP 57 LOT 2-10
N/F
STEPHANIE D. BERRY and
BRANDON M. BERRY

#84 PURCHASE STREET
MAP 57 LOT 2-9
N/F
SCOTT ALEXANDER and
MICHELLE ALEXANDER

#82 PURCHASE STREET
MAP 57 LOT 2-8
N/F
JOSEPH H. BESSETTE, JR.
and
JOAN BESSETTE

#80 PURCHASE STREET
MAP 57 LOT 2-7
N/F
DENNIS J. ACE and
DONNA L. ACE

#78 PURCHASE STREET
MAP 57 LOT 2-6
N/F
DANYE VERONES and
LISA VERONES

#76 PURCHASE STREET
MAP 57 LOT 2-5
N/F
JOHN R. D. NEELY
and
MARIE L. NEELY

#74 PURCHASE STREET
MAP 57 LOT 2-4
N/F
COURTNEY M. PIMENTAL
and
BENJAMIN M. PIMENTAL

#72 PURCHASE STREET
MAP 57 LOT 2-3
N/F
NANCY E. DAND

#70 PURCHASE STREET
MAP 57 LOT 2-2
N/F
STEPHEN N. DIRADO and
ANN MARIE DIRADO

#68 PURCHASE STREET
MAP 57 LOT 2-1
N/F
LEO A. GAUGE and
ANN M. GAUGE

#96 PURCHASE STREET
MAP 63 LOT 3045
N/F
JOHNSON CRANBERRIES
LIMITED PARTNERSHIP

#94 PURCHASE STREET
MAP 63 LOT 1
N/F
JOHNSON CRANBERRIES
LIMITED PARTNERSHIP

PURCHASE STREET
MAP 63 LOT 3945
N/F
JOHNSON CRANBERRIES
LIMITED PARTNERSHIP

LEE WAY
MAP 57 LOT 2A
N/F
JOHNSON CRANBERRIES
LIMITED PARTNERSHIP

#1 LEE WAY
MAP 57 LOT 39
N/F
ELIZABETH A. HAGUE

#100 CARVER STREET
MAP 63 LOT 4689
N/F
RUSSELL & AILEEN BURNS FAMILY TRUST
PLAN BK. 62/969

#36 CARVER STREET
MAP 63 LOT 6239
N/F
OVIA HANNULA & SONS, INC.

CARVER STREET
MAP 63 LOT 6391
N/F
JOHNSON CRANBERRIES
LIMITED PARTNERSHIP

FOSDICK ROAD
MAP 58 LOT 9
N/F
HARJU BROTHERS CRANBERRIES, INC.

FOSDICK ROAD
MAP 58 LOT 8
N/F
JOHNSON CRANBERRIES
LIMITED PARTNERSHIP

FOSDICK ROAD
MAP 58 LOT 2
N/F
JOHNSON CRANBERRIES
LIMITED PARTNERSHIP

#56 FOSDICK ROAD
MAP 57 LOT 2C
N/F
TREMONT ENTERPRISE, CORP.

#54 FOSDICK ROAD
MAP 58 LOT 11A
N/F
SUZANNE M. ALLORE
and
JOSEPH C. ALLORE

#50 FOSDICK ROAD
MAP 58 LOT 11B
N/F
DANIEL J. REDDY and
MONIQUE J. REDDY

#36 FOSDICK ROAD
MAP 58 LOT 13
N/F
ANTHONY M. LOPEZ
ANTONIO M. LOPEZ
ALBERT W. SAUNDERS
and
DOMENICA A. LOPEZ

#38 FOSDICK ROAD
MAP 58 LOT 13E
N/F
VICTORIT. RUDNICKI and
STACY LIBERTY RUDNICKI

#40 FOSDICK ROAD
MAP 58 LOT 13D
N/F
(VACATY 11085)

#42 FOSDICK ROAD
MAP 58 LOT 13A
N/F
LAURENCE F. MULLOY
and
SUSAN E. MULLOY

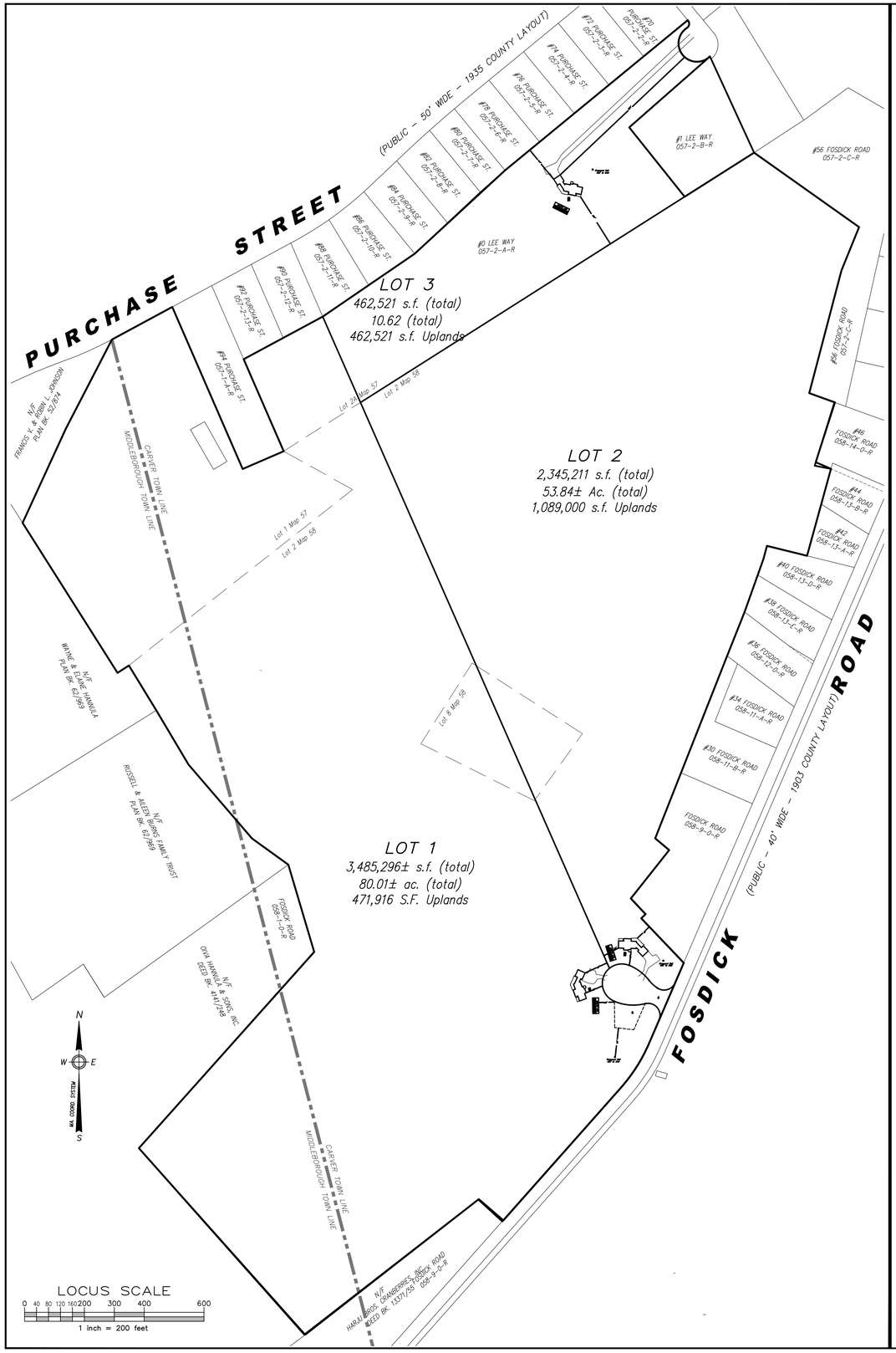
#44 FOSDICK ROAD
MAP 58 LOT 13B
N/F
JOSEPH K. STORCH

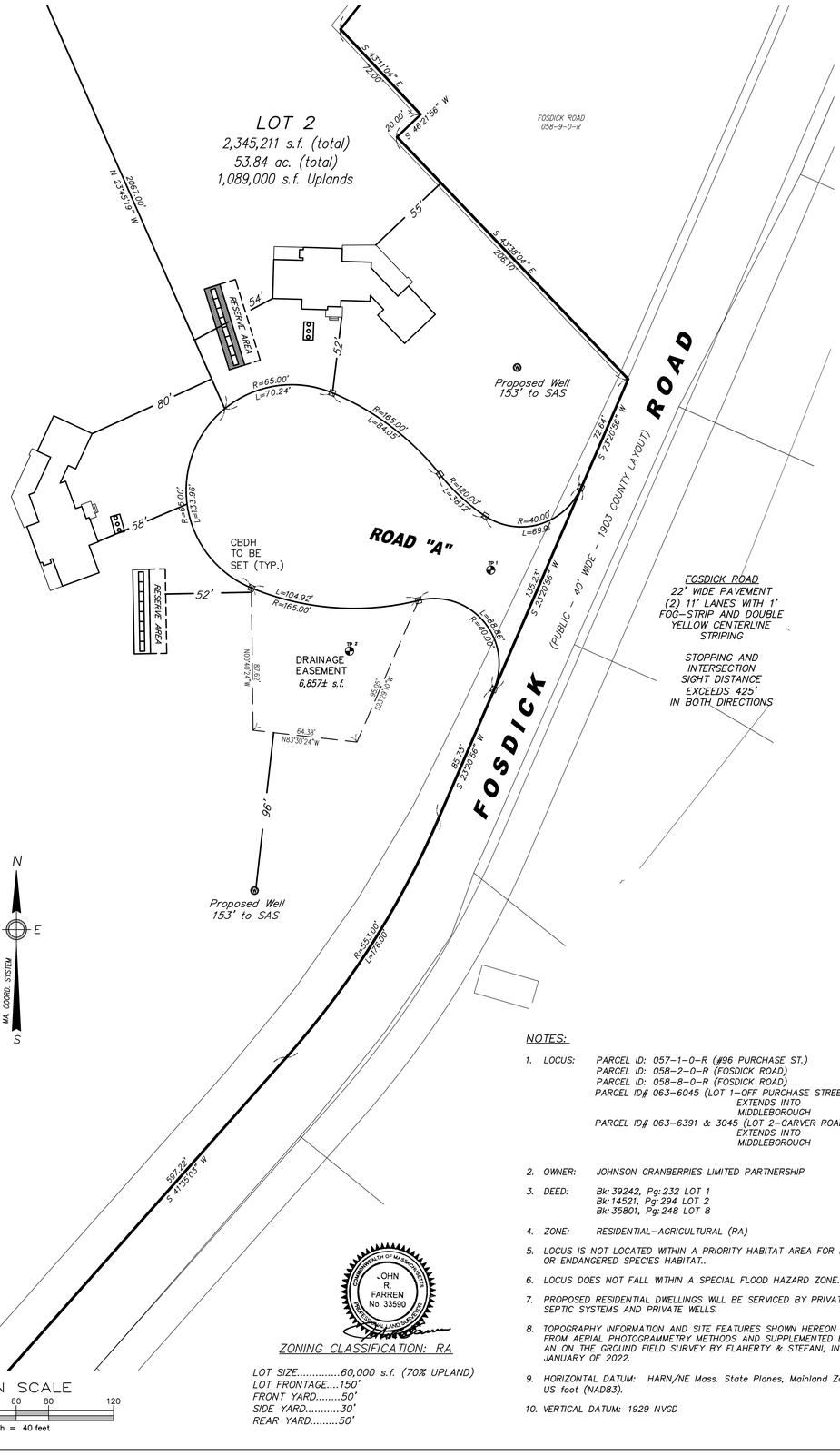
#46 FOSDICK ROAD
MAP 58 LOT 14
N/F
LEO E. BOWEN, Jr. and
JEAN C. GOWEN

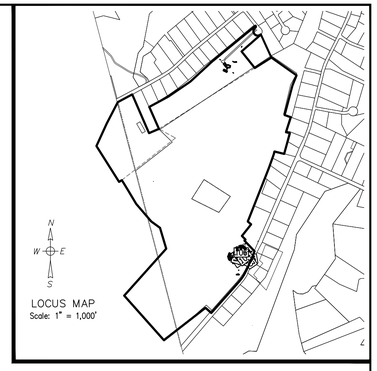
#28 FOSDICK ROAD
MAP 58 LOT 11
N/F
THE CHARLES R. JOHNSON TRUST
(see Plan Bk:66, Pg:7)

Accessory Building

N 32°29'42" W 593.39'
N 27°21'14" E 336.61'
N 24°39'16" E 345.36'
N 61°40'02" E 229.35'
S 23°28'49" E 580.51'
N 23°20'47" W 335.31'
N 66°31'11" E 138.46'
N 61°36'21" E 300.19'
N 55°39'56" E 372.64'
N 47°16'19" E 410.75'
N 30°35'01" E 791.02'
S 48°43'21" W 359.21'
R=665.05'
L=232.26'
S 38°57'38" E 286.64'
N 47°36'19" E 278.00'
S 25°51'41" E 420.00'
S 14°41'19" W 424.00'
S 17°49'26" W 209.77'
S 15°27'51" W 301.47'
S 19°34'31" W 188.32'
S 21°38'24" W 157.64'
S 21°30'43" W 866.58'
S 38°23'51" W 206.20'
N 41°36'46" W 833.33'
N 41°46'33" E 879.98'
N 54°11'24" W 138.23'
N 40°41'24" W
N 30°44'24" W 211.00'
N 31°25'41" W 172.80'
S 77°31'39" W 15.10'
N 18°39'27" W 304.30'
N 72°09'39" W 1351.14'
S 14°56'53" W 44.86'
S 72°09'39" E







JOHN R. FARREN No. 33590 COMMONWEALTH OF MASSACHUSETTS REGISTERED LAND SURVEYOR

ZONING CLASSIFICATION: RA

LOT SIZE.....60,000 s.f. (70% UPLAND)
LOT FRONTAGE....150'
FRONT YARD.....50'
SIDE YARD.....30'
REAR YARD.....50'

NOTES:

1. LOCUS: PARCEL ID: 057–1–0–R (#96 PURCHASE ST.)
   PARCEL ID: 058–2–0–R (FOSDICK ROAD)
   PARCEL ID: 058–8–0–R (FOSDICK ROAD)
   PARCEL ID# 063–6045 (LOT 1–OFF PURCHASE STREET) EXTENDS INTO MIDDLEBOROUGH
   PARCEL ID# 063–6391 & 3045 (LOT 2–CARVER ROAD) EXTENDS INTO MIDDLEBOROUGH
2. OWNER: JOHNSON CRANBERRIES LIMITED PARTNERSHIP
3. DEED: Bk: 39242, Pg: 232 LOT 1
   Bk: 14521, Pg: 294 LOT 2
   Bk: 35801, Pg: 248 LOT 8
4. ZONE: RESIDENTIAL–AGRICULTURAL (RA)
5. LOCUS IS NOT LOCATED WITHIN A PRIORITY HABITAT AREA FOR RARE OR ENDANGERED SPECIES HABITAT..
6. LOCUS DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD ZONE.
7. PROPOSED RESIDENTIAL DWELLINGS WILL BE SERVICED BY PRIVATE SEPTIC SYSTEMS AND PRIVATE WELLS.
8. TOPOGRAPHY INFORMATION AND SITE FEATURES SHOWN HEREON FROM AERIAL PHOTOGRAMMETRY METHODS AND SUPPLEMENTED BY AN ON THE GROUND FIELD SURVEY BY FLAHERTY & STEFANI, INC. IN JANUARY OF 2022.
9. HORIZONTAL DATUM: HARN/NE Mass. State Planes, Mainland Zone, US foot (NAD83).
10. VERTICAL DATUM: 1929 NVGD

PLAN OF LAND

RESIDENCES AT JOHNSON BOGS

IN

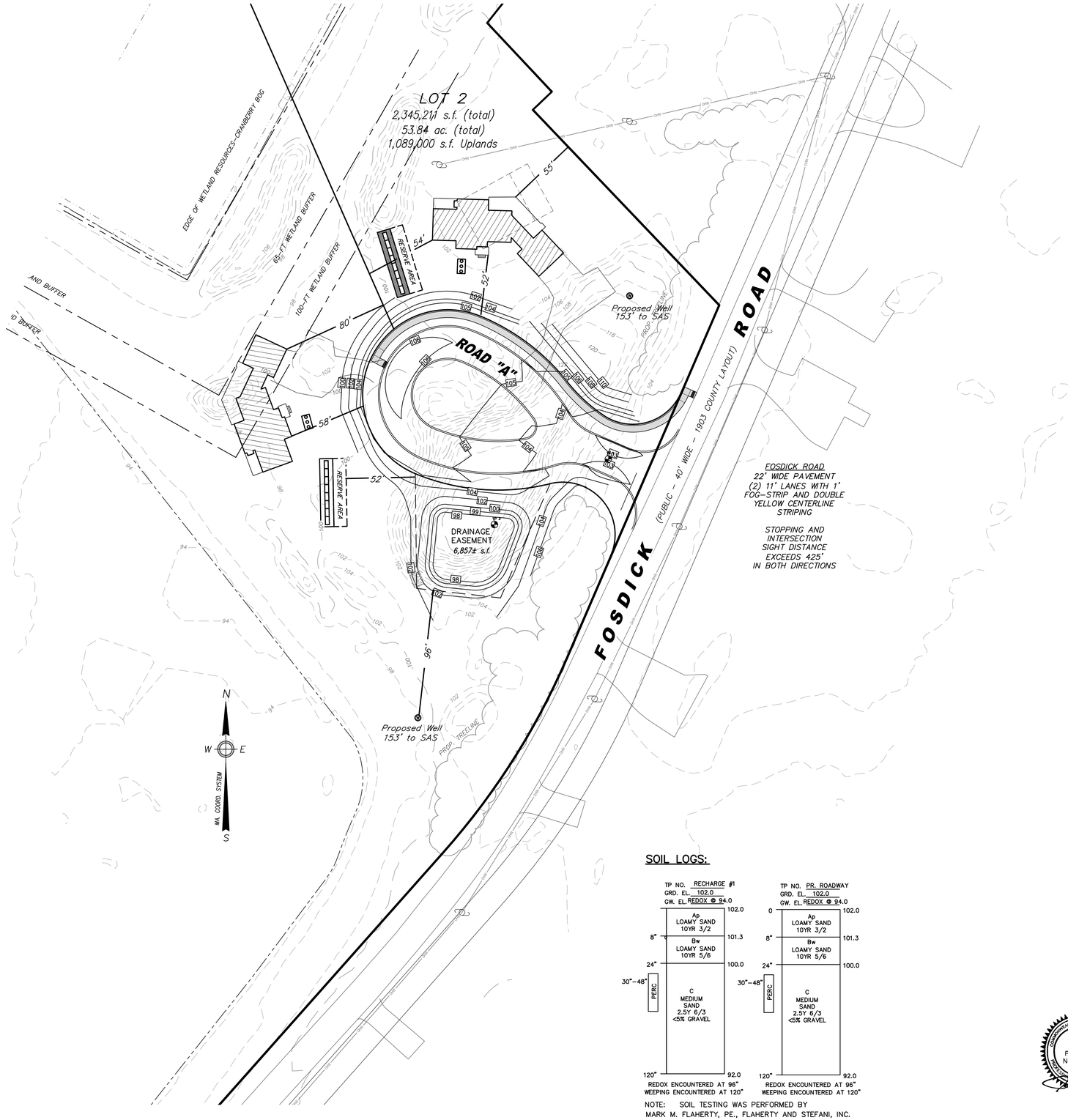
CARVER, MASS.

OFF

FOSDICK ROAD

SCALE: 1" = 40' APRIL 8, 2023

PREPARED BY
FLAHERTY & STEFANI, INC.
67 SAMOSET STREET
PLYMOUTH, MASS.
(508) 747-2425



FOSDICK ROAD
22' WIDE PAVEMENT
(2) 11' LANES WITH 1' FOG-STRIP AND DOUBLE YELLOW CENTERLINE STRIPING

STOPPING AND INTERSECTION SIGHT DISTANCE EXCEEDS 425' IN BOTH DIRECTIONS

PLAN SCALE
0 8 16 24 32 40 60 80 120
1 inch = 40 feet

SOIL LOGS:

NOTE: SOIL TESTING WAS PERFORMED BY MARK M. FLAHERTY, PE., FLAHERTY AND STEFANI, INC. WITNESSED BY KEVIN FORGUE, PE- CARVER BOARD OF HEALTH
NOVEMBER 4, 2022

NOTES:

1. LOCUS: PARCEL ID: 057-1-0-R (#96 PURCHASE ST.)
   PARCEL ID: 058-2-0-R (FOSDICK ROAD)
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9. HORIZONTAL DATUM: HARN/NE Mass. State Planes, Mainland Zone, US foot (NAD83).
10. VERTICAL DATUM: 1929 NVGD

COMMONWEALTH OF MASSACHUSETTS
JOHN R FARREN
No. 33590
PROFESSIONAL LAND SURVEYOR

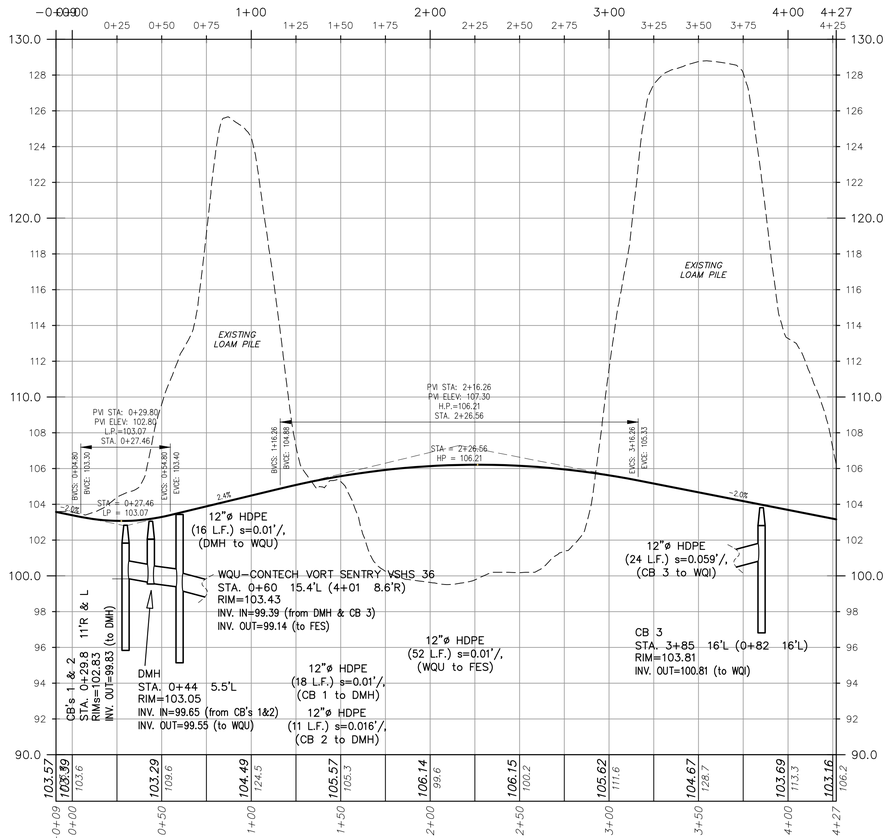
COMMONWEALTH OF MASSACHUSETTS
MARK M. FLAHERTY
CIVIL
No. 33853
REGISTERED PROFESSIONAL ENGINEER

GRADING PLAN

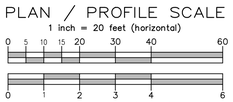
RESIDENCES AT JOHNSON BOGS
IN
CARVER, MASS.
OFF
FOSDICK ROAD

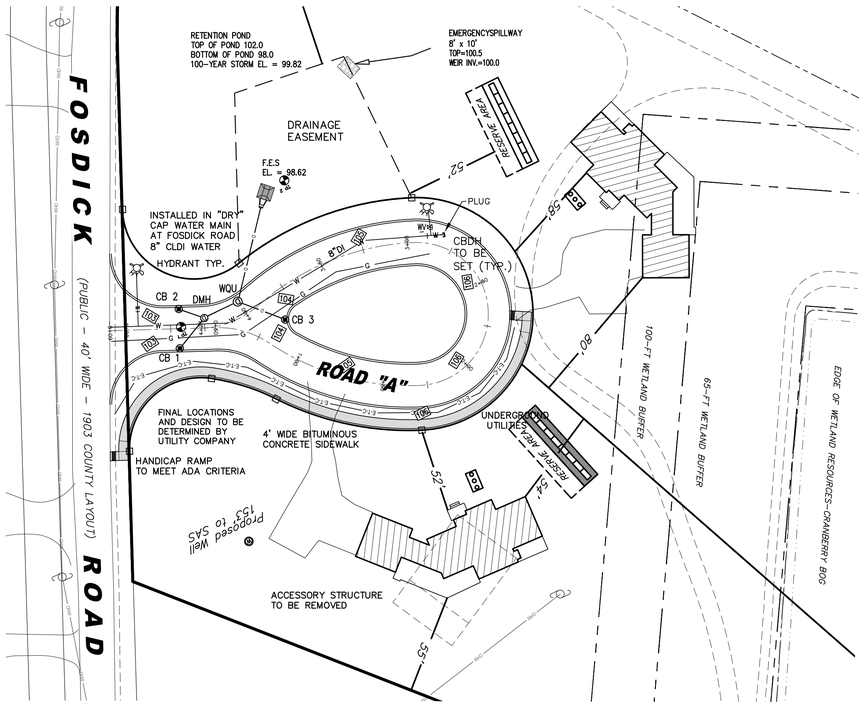
SCALE: 1" = 40' APRIL 8, 2023
PREPARED BY
FLAHERTY & STEFANI, INC.
67 SAMOSET STREET
PLYMOUTH, MASS.
(508) 747-2425

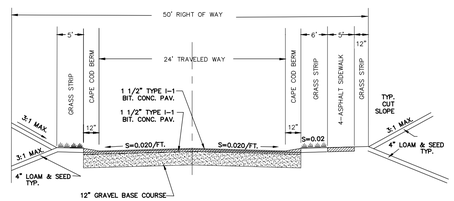
CUL–DE–SAC
Scale: 1" = 40' horizontal / 1" = 4' vertical



PLAN / PROFILE SCALE

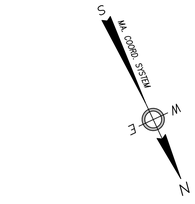






NOT TO SCALE

STREET CROSS–SECTION



JOHN R. FARREN, PLS
MASSACHUSETTS REG.
No. 33590

NOTES:

1. LOCUS: *PARCEL ID: 057–1–0–R (#96 PURCHASE ST.)*
   PARCEL ID: 058–2–0–R (FOSDICK ROAD)
   PARCEL ID: 058–8–0–R (FOSDICK ROAD)
   PARCEL ID# 063–6045 (LOT 1–OFF PURCHASE STREET) EXTENDS INTO MIDDLEBOROUGH
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3. *DEED: Bk: 39242, Pg: 232 LOT 1*
   Bk: 14521, Pg: 294 LOT 2
   Bk: 35801, Pg: 248 LOT 8
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5. *LOCUS IS NOT LOCATED WITHIN A PRIORITY HABITAT AREA FOR RARE OR ENDANGERED SPECIES HABITAT..*
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9. *HORIZONTAL DATUM: HARN/NE Mass. State Planes, Mainland Zone, US foot (NAD83).*
10. *VERTICAL DATUM: 1929 NVGD*

MARK M. FLAHERTY CIVIL No. 33853 REGISTERED PROFESSIONAL ENGINEER

PLAN & PROFILE

RESIDENCES AT JOHNSON BOGS
IN
CARVER, MASS.
OFF
FOSDICK ROAD

SCALE: 1" = 40' APRIL 8, 2023

PREPARED BY

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