

Weathervane at the Links

REQUEST FOR MODIFICATION TO SPECIAL PERMIT SITE PLAN REVIEW AND DEFINITIVE SUBDIVISION PLAN

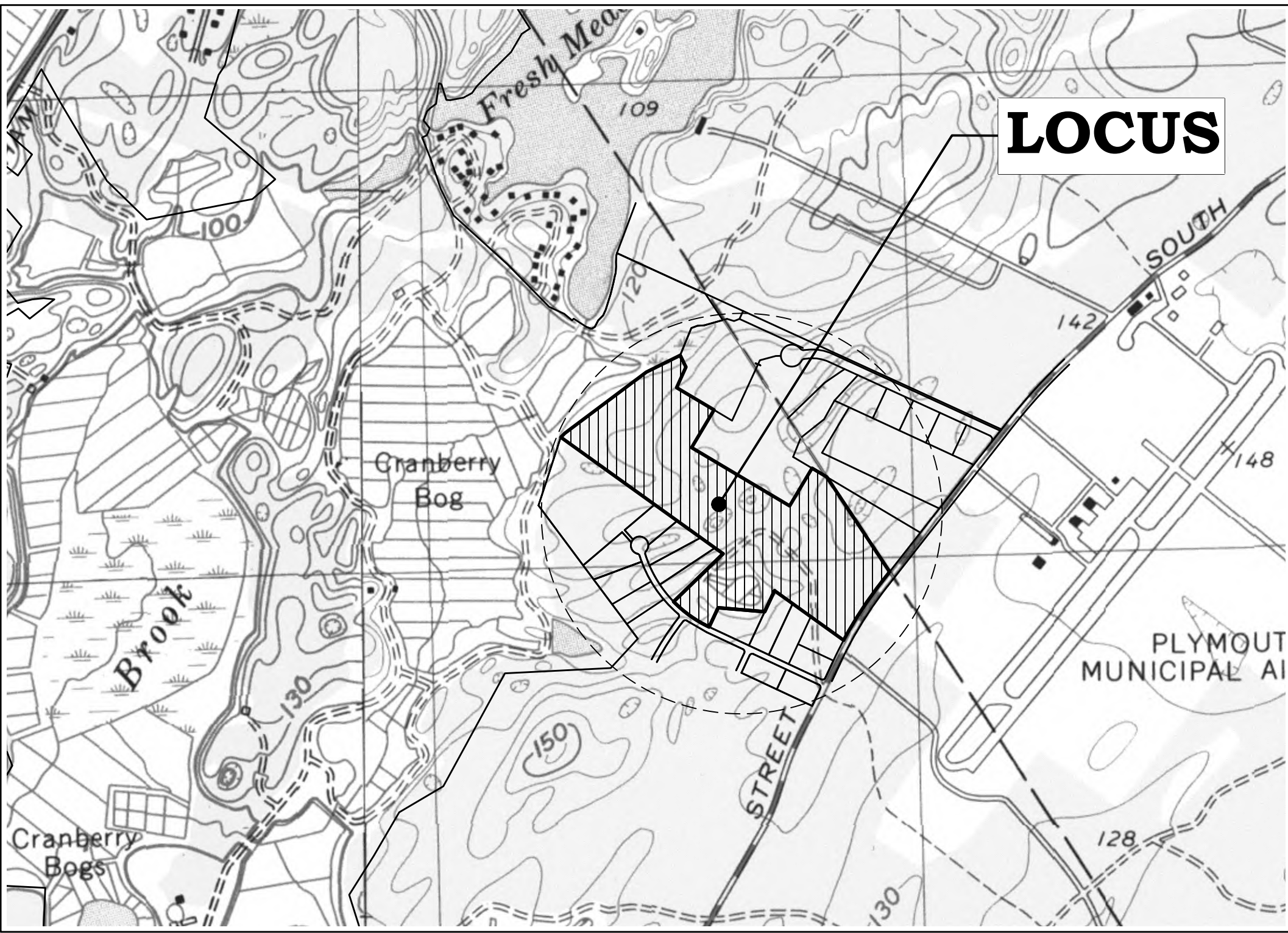
IN CARVER, MASSACHUSETTS (Plymouth County)

OWNER AND APPLICANT

Weathervane at Patriot Pines, LLC
190 Old Derby Street, Suite 311
Hingham, Massachusetts 02043

CIVIL ENGINEER/SURVEYOR
AND LANDSCAPE ARCHITECT

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



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PREVIOUSLY GRANTED WAIVERS FROM THE TOWN OF CARVER RULES AND REGULATIONS GOVERNING THE SUBDIVISION OF LAND (THE REGULATIONS) AND THE TOWN OF CARVER ZONING BYLAW (THE BYLAW):

WAIVERS GRANTED IN DECEMBER 2018 DECISION:

- SECTION 7.2.1 OF THE REGULATIONS TO WAIVE THE NEED FOR A DRIVEWAY LEVELING AREA OF TWENTY-FIVE (25) FEET.
- SECTION 7.2.1 OF THE REGULATIONS TO WAIVE THE NEED TO HAVE DRIVEWAY CENTERLINE RADII OF ONE-HUNDRED (100) FEET OR GREATER.
- SECTION 7.3.2(G) OF THE REGULATIONS TO WAIVE THE REQUIREMENT FOR THE EDGE OF PAVEMENT AT INTERSECTIONS TO HAVE A MINIMUM RADIUS OF THIRTY (30) FEET.
- SECTION 7.3.2(H)(I) OF THE REGULATIONS TO WAIVE THE REQUIREMENT FOR MINOR STREETS TO HAVE A MINIMUM CENTERLINE RADIUS OF ONE HUNDRED AND FIFTY (150) FEET.
- SECTION 7.3.4 OF THE REGULATIONS TO WAIVE THE REQUIREMENT FOR MINOR STREETS TO FOLLOW THE STANDARD CROSS SECTION PROVIDED IN APPENDIX B.
- SECTION 7.3.6(B) OF THE REGULATIONS TO WAIVE THE REQUIREMENT FOR DEAD-END STREETS TO HAVE A MAXIMUM LENGTH OF SIX HUNDRED (600) FEET.
- SECTION 7.3.6(C) OF THE REGULATIONS TO WAIVE THE REQUIREMENT FOR THE CUL-DE-SAC TO FOLLOW THE DIMENSIONS SHOWN ON THE CUL-DE-SAC DETAIL IN APPENDIX B.
- SECTION 3961 OF THE BYLAW TO WAIVE THE REQUIREMENT FOR A 40' BUFFER AT PROPERTY LINE(S).

WAIVERS GRANTED IN AUGUST 2019 MINOR MODIFICATION DECISION:

- SECTION 7.3.7(E) OF THE REGULATIONS TO WAIVER OF REQUIREMENTS THAT DRIVEWAY CURB CUTS NOT BE LOCATED WITHIN 65 FEET OF INTERSECTION.
- SECTION 7.3.5.G OF THE REGULATIONS TO WAIVER TO APPROVE REQUEST TO LOCATE LOW POINTS IN THE STREET PROFILES IN CUT AREAS FOR WEATHERVANE DRIVE.

Locus Map
Scale: 1" = 800'



Permit Set - October 14, 2022

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.

10/14/2022

DATE

Kenneth Conte

KENNETH CONTE, PLS No. 38033



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

Job No.: 2176.12
Plan No.: 217612P061A-001
Sheet 1 of 35

GENERAL NOTES

THE CONTRACTOR SHALL MAKE ALL NECESSARY CONSTRUCTION NOTIFICATIONS AND APPLY FOR AND OBTAIN ALL NECESSARY CONSTRUCTION PERMITS. THE CONTRACTOR SHALL ALSO PAY ALL FEES AND POST ALL BONDS ASSOCIATED WITH THE SAME, AND COORDINATE WITH THE ENGINEER AND ARCHITECT AS REQUIRED.

CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOB SITE SAFETY AND ALL CONSTRUCTION MEANS AND METHODS.

LIMIT OF WORK SHALL BE EROSION CONTROL BARRIERS, LIMIT OF GRADING AND SITE PROPERTY LINES AND/OR AS INDICATED ON DRAWINGS.

PORTIONS OF THE ROADWAY, SIDEWALK AND ROADSIDE AREA DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED TO THEIR CONDITIONS PRIOR TO DISTURBANCE.

CONTRACTOR TO VERIFY UTILITY STUB LOCATIONS AND ELEVATIONS IN THE FIELD PRIOR TO COMMENCING WORK.

ANY ALTERATION TO THESE DRAWINGS MADE IN THE FIELD DURING CONSTRUCTION SHALL BE RECORDED BY THE CONTRACTOR ON RECORD DOCUMENTS.

ANY AREA OUTSIDE THE LIMIT OF WORK THAT IS DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO COST TO OWNER.

EXISTING TREES AND SHRUBS OUTSIDE THE LIMITS OF GRADING SHALL BE REMOVED ONLY UPON PRIOR APPROVAL OF THE OWNER.

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.

NEW EXCAVATION AND TRENCH SAFETY REGULATIONS ARE IN EFFECT AS OF MARCH 1, 2015. (REFER TO 520 CMR 14.00) ALL EXCAVATORS OR CONTRACTORS MUST OBTAIN A TRENCH PERMIT PRIOR TO ANY CONSTRUCTION RELATED TRENCHES ON SITE.

LAYOUT AND MATERIALS NOTES

ALL LINES AND DIMENSIONS ARE PARALLEL OR PERPENDICULAR TO THE LINES FROM WHICH THEY ARE MEASURED UNLESS OTHERWISE INDICATED.

CONTRACTOR SHALL REPORT SIGNIFICANT CONFLICTS TO THE OWNER AND THE ENGINEER FOR RESOLUTION.

PROTECT EXISTING PROPERTY MONUMENTS AND ADJUTING PROPERTIES DURING CONSTRUCTION ACTIVITIES.

GRADING, DRAINAGE AND UTILITY NOTES

UNDERGROUND UTILITIES WERE COMPILED FROM AVAILABLE RECORD PLANS OF UTILITY COMPANIES AND PUBLIC AGENCIES, ARE APPROXIMATE AND ASSUMED. 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.

THE 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 WOULD BE AFFECTED.

ALL WORK PERFORMED AND ALL MATERIALS FURNISHED SHALL CONFORM WITH THE LINES, GRADES AND OTHER SPECIFIC REQUIREMENTS OR SPECIFICATIONS OF THE TOWN OF CARVER DPW.

AT ALL 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.

THE CONTRACTOR SHALL VERIFY EXISTING GRADES IN THE FIELD AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE ENGINEER. THE CONTRACTOR SHALL MAKE ALL ARRANGEMENTS FOR THE ALTERATION AND ADJUSTMENT OF GAS, ELECTRIC, TELEPHONE AND ANY OTHER PRIVATE UTILITIES BY THE UTILITY COMPANIES, AS REQUIRED. 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.

ALL UTILITY COVERS, GRATES, ETC. SHALL BE ADJUSTED TO BE FLUSH WITH THE PAVEMENT FINISH GRADE UNLESS OTHERWISE NOTED.

INSTALL ALL UTILITIES (INCLUDING CONCRETE PADS) PER UTILITY COMPANY AND DPW STANDARDS.

AN EROSION CONTROL BARRIER SHALL BE INSTALLED ALONG THE EDGE OF PROPOSED DEVELOPMENT AS SHOWN ON THE PLAN PRIOR TO THE COMMENCEMENT OF CONSTRUCTION OPERATIONS.

ALL DRAINAGE PIPES SHALL BE SMOOTH WALLED CORRUGATED POLYETHYLENE PIPE (ADS N-12 OR APPROVED EQUAL) EXCEPT WHERE NOTED OTHERWISE.

WATER LINE SHALL BE CLASS 52 CEMENT LINED DUCTILE IRON.

CONTRACTOR SHALL PROTECT ALL UNDERGROUND DRAINAGE, SEWER AND UTILITY FACILITIES FROM EXCESSIVE VEHICULAR LOADS DURING CONSTRUCTION. ANY DAMAGE TO THESE FACILITIES RESULTING FROM CONSTRUCTION LOADS WILL BE RESTORED TO ORIGINAL CONDITION.

ALL WATER WORKS SHALL CONFORM TO CARVER DPW, WATER DIVISION SPECIFICATIONS, DETAILS, RULES AND REGULATIONS AND HAVE FIVE (5) FEET OF MINIMUM COVER. GAS, ELECTRIC, TELEPHONE CONNECTION LOCATIONS AND ROUTING ARE SUBJECT TO REVIEW AND APPROVAL BY APPROPRIATE UTILITY COMPANIES AND FIRE DEPARTMENT.

ABANDON EXISTING UTILITY SERVICES ON SITE ACCORDING TO UTILITY COMPANY AND TOWN OF CARVER REQUIREMENTS.

THE CONTRACTOR SHALL REMOVE ALL EROSION CONTROL BARRIERS AFTER REVEGETATION OF DISTURBED AREAS AND AFTER APPROVAL OF THE CONSERVATION COMMISSION AND WETLAND SPECIALIST.

ALL WATER UTILITY IMPROVEMENTS SHALL COMPLY WITH THE AMERICAN WATERWORKS ASSOCIATION STANDARDS AND THE TOWN OF CARVER WATER DEPARTMENT SPECIFICATIONS.

WETLANDS ARE TO REMAIN UNDISTURBED. NO ENCROACHMENT PERMITTED.

REFER TO CALCULATIONS FOR PIPE SIZES.

EXCAVATION REQUIRED WITHIN THE PROXIMITY OF EXISTING UTILITY LINES SHALL BE DONE BY HAND. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATIONS AT NO COST TO THE OWNER.

STOCKPILED TOPSOIL SHALL BE PLACED NEATLY IN AN AREA INDICATED BY THE OWNER.

PITCH EVENLY BETWEEN SPOT GRADES. ALL PAVED AREAS MUST PITCH TO DRAIN AT A MINIMUM OF 1/8" PER FOOT UNLESS SPECIFIED. ANY DISCREPANCIES NOT ALLOWING THIS MINIMUM PITCH SHALL BE REPORTED TO THE ENGINEER PRIOR TO CONTINUING WORK.

THE CONTRACTOR SHALL SCHEDULE HIS WORK TO ALLOW THE FINISHED SUBGRADE ELEVATIONS TO DRAIN PROPERLY WITHOUT PUDDING. SPECIFICALLY, ALLOW WATER TO ESCAPE WHERE PROPOSED CURB MAY RETAIN RUNOFF PRIOR TO APPLICATION OF THE FINISH SUBGRADE AND/OR SURFACE PAVING. PROVIDE TEMPORARY POSITIVE DRAINAGE AS REQUIRED.

UNLESS OTHERWISE INDICATED, ABANDONED EXISTING UTILITY LINES SHALL BE CAPPED AND ABANDONED IN PLACE UNLESS THEY CONFLICT WITH PROPOSED IMPROVEMENTS. CAP REMAINING PORTIONS WHERE PARTIALLY REMOVED.

PARCEL NOTES

DEVELOPMENT OF DWELLING PARCELS WILL REQUIRE EROSION AND SEDIMENTATION CONTROL MEASURES.

ALL MULTIFAMILY DWELLINGS SHALL BE EQUIPPED WITH FIRE PROTECTION SPRINKLERS AS REQUIRED BY THE CARVER FIRE DEPARTMENT (CFD).

PLANTING NOTES

ALL PLANT MATERIAL SHALL CONFORM TO THE MINIMUM GUIDELINES ESTABLISHED BY THE AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.

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.

ALL PLANTING BEDS TO BE FILLED WITH SOIL AND CROWNED ABOVE ADJACENT LAWN OR IMPROVED AREAS. ALL PLANTING BEDS TO BE MULCHED WITH AGED PINE BARK MULCH TO A DEPTH OF THREE (3) INCHES.

CAUTION SHALL BE USED NOT TO EXTEND MULCH LAYER ABOVE SOIL LEVEL AT TRUNKS/STEMS OF INSTALLED PLANT MATERIAL.

PROVIDE FIVE (5) FOOT DIAMETER MULCH CIRCLE AROUND ALL INDIVIDUAL TREE PLANTINGS AND CONTINUOUS MULCH BED AROUND SHRUB PLANTINGS.

VERIFY ALL EXISTING UTILITY LINES PRIOR TO PLANTING AND REPORT ANY CONFLICTS TO THE OWNER OR HIS REPRESENTATIVE.

NO PLANT SHALL BE PLANTED BEFORE ACCEPTANCE OF ROUGH GRADING.

PLANT MATERIALS SHALL BEAR SAME RELATIONSHIP TO GRADE AS THEY BORE TO GRADE IN THE NURSERY.

ALL PLANT MATERIALS SHALL BE GUARANTEED FOR ONE YEAR FOLLOWING DATE OF FINAL ACCEPTANCE.

LOAM AND SEED ALL DISTURBED AREAS UNLESS OTHERWISE INDICATED.

REGRADE STOCKPILE AREA AFTER REMOVAL OF SURPLUS MATERIALS. LOAM AND SEED THE DISTURBED AREA.

TOPSOIL STRIPPED FROM THE SITE AND PROPERLY STOCKPILED PRIOR TO APPLICATION MAY, UPON APPROVAL OF THE ENGINEER, BE USED FOR PREPARATION OF LAWNS AND PLANTING BEDS. IT SHOULD BE FREE OF LARGE (ONE (1) INCH OR GREATER) COBBLES, ROOTS, OLD SOD, TRASH, WOOD OR OTHER CONTAMINANTS AND BE OF A FRABLE CONSISTENCY AND SUITABLE FOR PLANT GROWTH.

THE LANDSCAPE CONTRACTOR SHALL FURNISH TOPSOIL. TOPSOIL SHALL BE FERTILE, FRAGILE, 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, ROCKS, STICKS AND OTHER FOREIGN MATTER. TOPSOIL SHALL NOT BE WORKED OR APPLIED IN A MUDDY OR WET CONDITION.

PEAT AND ORGANIC MATERIAL STRIPPED FROM AN ALTERED WETLAND IS TO 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.

TOPSOIL SHALL BE SPREAD TO A MINIMUM DEPTH OF FOUR (4) INCHES AFTER SETTING ON ALL STRIPPED PLANTED AREAS INCLUDING SLOPE STABILIZATION, LAWN AREAS AND PLANTING BEDS AFTER FILLS ARE PROPERLY SETTLED AND SUBGRADE HAS BEEN APPROVED BY THE OWNER. THE SETTLED TOPSOIL SHALL BE UP TO THE FINISHED GRADE AS CALLED FOR ON THE DRAWINGS. SCARIFY SUBGRADE TO A DEPTH OF TWO (2) INCHES BEFORE PLACING TOPSOIL.

REMOVE ALL ROCKS AND DEBRIS FROM SOIL SURFACE AND GRADE TO AN EVEN SURFACE.

SPREAD 10-10-10 FERTILIZER AT A RATE OF TWENTY-TWO (22) POUNDS PER ONE THOUSAND (1,000) SQUARE FEET AND INCORPORATE INTO THE SOIL UNIFORMLY.

APPLY DOLOMITIC LIM AT THE RATE OF ONE HUNDRED (100) POUNDS PER ONE THOUSAND (1,000) SQUARE FEET THE AREAS BEING PREPARED FOR PLANTING.

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.

PLANTING SEED SHALL BE SOWN EVENLY WITH MECHANICAL SPREADER OR BY HAND AT THE RATE OF SIX (6) POUNDS PER ONE THOUSAND (1,000) SQUARE FEET. ALL SEEDING SHALL BE DONE ON DAYS WHEN THE WIND DOES NOT EXCEED A VELOCITY OF FIVE (5) MILES PER HOUR AND THE SEED SHALL BE DRY.

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.

STRAW MULCH SHALL BE SPREAD UNIFORMLY OVER ALL SEEDED AREAS AT THE RATE OF TWO (2) BALES PER ONE THOUSAND (1,000) SQUARE FEET.

WATER, MULCH AND SEED BED THOROUGHLY AND IMMEDIATELY AFTER COMPLETION OF MULCHING. SOIL SHALL BE MOISTENED TO A DEPTH OF FOUR (4) INCHES. CONTRACTOR SHALL INSTRUCT OWNERS REPRESENTATIVE ON APPROPRIATE WATERING PROCEDURES DURING INITIAL ESTABLISHMENT.

IF CERTAIN AREAS OF THE LAWN AREAS DO NOT SHOW A PROMPT "CATCH", THESE SHALL BE RESEED AT THE SAME RATE AND IN THE SAME MANNER AS BEFORE IN INTERVALS OF TEN (10) DAYS, WHICH PROCESS SHALL CONTINUE UNTIL A GROWTH OF GRASS IS ESTABLISHED OVER THE ENTIRE AREA.

PROTECT NEWLY TOPSOILED, GRADED AND/OR SEEDED AREAS FROM TRAFFIC AND EROSION. KEEP AREAS FREE OF TRASH AND DEBRIS RESULTING FROM LANDSCAPE CONTRACTOR OPERATIONS.

PLACE WARNING SIGNS IN SEEDED AREAS AND ERECT NECESSARY BARRICADES TO PREVENT DAMAGE BY PERSONS OR MACHINES AND MAINTAIN THESE FOR AT LEAST THIRTY (30) DAYS.

REPAIR AND REESTABLISH GRADES IN SETTLED, ERODED AND RUTTED AREAS TO THE SPECIFIED GRADE AND TOLERANCES.

THE LANDSCAPE CONTRACTOR IS TO CLEAN UP AND REMOVE ANY DEBRIS FROM THE SITE CAUSED BY THE LANDSCAPE CONTRACTOR.

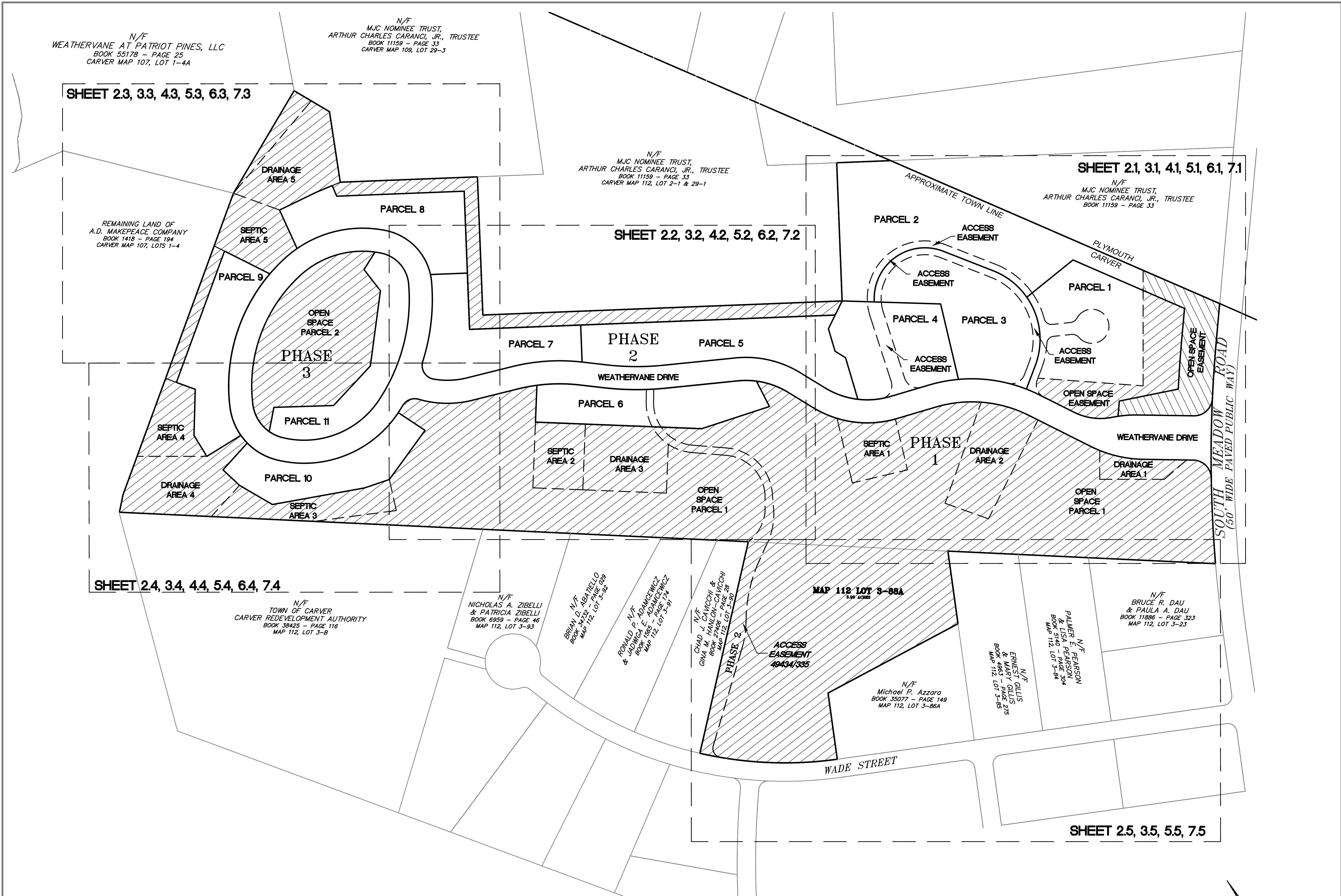
PLANT MATERIAL IS TO BE MAINTAINED BY THE LANDSCAPE CONTRACTOR WHILE THE PROJECT IS UNDERWAY.

ALL 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.

PROPOSED DRAIN RIM AND INVERT SCHEDULE	UPSTREAM STRUCTURE	RIM	INVERT	DIA.	MATERIAL	CONNECTING STRUCTURE
CB 1	R=137.48	I=134.44	12	HOPE	TO DMH 1	
CB 2	R=137.36	I=134.35	12	HOPE	TO DMH 1	
CB 5	R=131.79	I=128.29	12	HOPE	TO DMH 2	
CB 7	R=133.55	I=130.05	12	HOPE	TO DMH 3	
CB 8	R=134.33	I=130.83	12	HOPE	TO DMH 3	
CB-101	R=133.55	I=130.05	12	HOPE	TO DMH 3	
CB-102	R=128.79	I=126.50	15	HOPE	TO DMH-201	
CB-103	R=129.79	I=126.50	15	HOPE	TO DMH-201	
CB-104	R=136.36	I=133.36	12	HOPE	TO DMH-204	
CB-105	R=135.20	I=132.20	12	HOPE	TO DMH-204	
CB-108	R=127.54	I=124.54	12	HOPE	TO DMH-207	
CB-109	R=127.54	I=124.54	12	HOPE	TO DMH-207	
CB-112	R=124.17	I=121.17	12	HOPE	TO DMH-211	
CB-113	R=124.17	I=121.17	12	HOPE	TO DMH-211	
CB-114	R=128.70	I=126.70	12	HOPE	TO DMH-212	
CB-115	R=128.69	I=126.69	12	HOPE	TO DMH-212	
DCB 3	R=131.86	I=127.86	18	HOPE	TO DMH 2	
DCB 4	R=131.52	I=128.02	12	HOPE	TO DMH 2	
DCB 6	R=132.93	I=128.93	18	HOPE	TO DMH 9	
DCB-110	R=119.91	I=116.91	12	HOPE	TO DMH-209	
DCB-111	R=119.91	I=116.91	12	HOPE	TO DMH-209	
DMH 1	R=137.14	I=134.12	12	HOPE	FROM CB 1	
		I=134.12	12	HOPE	FROM CB 2	
		I=134.12	12	HOPE	TO FES 1	
DMH 2	R=133.40	I=126.96	12	HOPE	FROM DMH 3	
		I=128.18	12	HOPE	FROM CB 5	
		I=127.97	12	HOPE	FROM DCB 4	
		I=127.65	18	HOPE	FROM DCB 3	
		I=127.55	24	HOPE	TO FES 3	
DMH 3	R=133.66	I=130.16	12	HOPE	FROM CB 8	
		I=128.98	12	HOPE	FROM DMH-101	
		I=128.66	12	HOPE	FROM DMH-2	
DMH 9	R=134.80	I=128.79	18	HOPE	FROM DCB 6	
		I=128.69	18	HOPE	TO FES 2	
DMH-201	R=129.93	I=126.40	15	HOPE	FROM CB-102	
		I=126.40	15	HOPE	FROM CB-103	
		I=126.20	18	HOPE	TO DMH-202	
DMH-202	R=131.50	I=125.60	18	HOPE	FROM DMH-201	
		I=125.50	18	HOPE	TO FE-301	
DMH-204	R=135.10	I=132.00	12	HOPE	FROM CB-104	
		I=132.00	12	HOPE	FROM CB-105	
		I=131.00	12	HOPE	TO DMH-206	
DMH-206	R=131.34	I=128.34	12	HOPE	FROM DMH-204	
		I=127.30	12	HOPE	TO DMH-207	
DMH-207	R=127.69	I=124.69	12	HOPE	FROM DMH-206	
		I=124.48	12	HOPE	FROM CB-108	
		I=124.48	12	HOPE	FROM CB-109	
		I=122.50	12	HOPE	TO DMH-208	
DMH-208	R=123.22	I=120.22	12	HOPE	FROM DMH-207	
		I=118.00	12	HOPE	TO DMH-209	
DMH-209	R=120.10	I=117.10	12	HOPE	FROM DMH-210	
		I=116.83	12	HOPE	FROM DCB-110	
		I=115.00	12	HOPE	FROM DCB-111	
		I=113.60	24	HOPE	FROM DMH-208	
DMH-210	R=121.97	I=116.97	12	HOPE	FROM DMH-211	
		I=116.87	12	HOPE	TO DMH-210	
DMH-211	R=124.18	I=121.08	12	HOPE	FROM CB-112	
		I=121.08	12	HOPE	FROM CB-113	
		I=120.98	12	HOPE	TO DMH-210	
DMH-212	R=129.52	I=126.50	12	HOPE	FROM CB-114	
		I=126.50	12	HOPE	FROM CB-115	
		I=126.40	12	HOPE	TO DMH-213	
DMH-213	R=126.54	I=123.50	12	HOPE	FROM DMH-212	
		I=120.50	12	HOPE	TO FE-303	
FE-301		I=125.00	18	HOPE	FROM DMH-202	
FE-302		I=113.00	24	HOPE	FROM DMH-209	
FE-303		I=115.00	12	HOPE	FROM DMH-213	
FES 1		I=134.00	12	HOPE	FROM DMH 1	
FES 2		I=128.35	18	HOPE	FROM DMH 9	
FES 3		I=127.43	24	HOPE	FROM DMH 2	

PARKING SUMMARY TABLE				
REQUIRED PARKING: 2 SPACES PER UNIT + 1 VISITOR SPACE PER 5 UNITS				
PHASE 1 - 24 UNITS				
REQUIRED:	24 UNITS X 2 SPACES PER UNIT = 48 SPACES			
24 UNITS X 1 VISITOR SPACE PER 5 UNITS = 4.8 VISITOR SPACES				
TOTAL REQUIRED: 52.8 SPACES				
PROVIDED:	48 GARAGE SPACES			
48 DRIVEWAY SPACES				
TOTAL PROVIDED: 96 SPACES				
PHASE 2 - 15 UNITS				
REQUIRED:	15 UNITS X 2 SPACES PER UNIT = 30 SPACES			
15 UNITS X 1 VISITOR SPACE PER 5 UNITS = 3 VISITOR SPACES				
TOTAL REQUIRED: 33 SPACES				
PROVIDED:	30 GARAGE SPACES			
30 DRIVEWAY SPACES				
TOTAL PROVIDED: 60 SPACES				
PHASE 3 - 27 UNITS				
REQUIRED:	27 UNITS X 2 SPACES PER UNIT = 54 SPACES			
27 UNITS X 1 VISITOR SPACE PER 5 UNITS = 5.4 VISITOR SPACES				
TOTAL REQUIRED: 59.4 SPACES				
PROVIDED:	54 GARAGE SPACES			
54 DRIVEWAY SPACES				
TOTAL PROVIDED: 108 SPACES				
WEATHERVANE AT THE LINKS (PHASE 1, 2, AND 3) - 66 UNITS				
REQUIRED:	66 UNITS X 2 SPACES PER UNIT = 132 SPACES			
66 UNITS X 1 VISITOR SPACE PER 5 UNITS = 13.2 VISITOR SPACES				
TOTAL REQUIRED: 145.2 SPACES				
PROVIDED:	132 GARAGE SPACES			
132 DRIVEWAY SPACES				
5 MAIL ROOM VISITOR SPACES				
TOTAL PROVIDED: 269 SPACES				

PROPOSED SEWER RIM AND INVERT SCHEDULE						
UPSTREAM STRUCTURE	RIM	INVERT	DIA.	MATERIAL	CONNECTING STRUCTURE	
SMH-1	R=133.84	I=128.15	8	SDR 35 PVC	FROM	SMH-2
SMH-2	R=134.53	I=128.90	8	SDR 35 PVC	FROM	SMH-3
SMH-3	R=133.24	I=128.13	8	SDR 35 PVC	FROM	SMH-2
		I=128.03	8	SDR 35 PVC	TO	SMH-3A
SMH-3A	R=132.73	I=127.82	8	SDR 35 PVC	FROM	SMH-3
		I=127.72	8	SDR 35 PVC	TO	SMH-3B
SMH-3B	R=136.20	I=131.20	8	SDR 35 PVC	TO	SMH-3A
SMH-4	R=131.82	I=127.13	8	SDR 35 PVC	FROM	SMH-3A
		I=127.03	8	SDR 35 PVC	TO	SMH-4A
SMH-4A	R=132.99	I=128.39	8	SDR 35 PVC	FROM	SMH-4
		I=128.29	8	SDR 35 PVC	TO	TANK-1
SMH-5	R=134.00	I=125.92	8	SDR 35 PVC	FROM	SMH-5A
		I=125.82	8	SDR 35 PVC	TO	TANK-2
SMH-5A	R=132.83	I=128.00	8	SDR 35 PVC	TO	SMH-5
SMH-6	R=133.37	I=128.68	8	SDR 35 PVC	TO	SMH-9
SMH-8	R=134.51	I=127.78	8	SDR 35 PVC	FROM	SMH-8
		I=127.68	8	SDR 35 PVC	TO	SMH-10
SMH-10	R=134.61	I=128.81	8	SDR 35 PVC	FROM	SMH-9
		I=128.71	8	SDR 35 PVC	TO	SMH-11
SMH-601	R=137.94	I=131.24	8	SDR 35 PVC	TO	SMH-602
SMH-402	R=137.10	I=129.45	8	SDR 35 PVC	FROM	SMH-401
		I=128.35	8	SDR 35 PVC	TO	SMH-403
SMH-403	R=129.87	I=123.21	8	SDR 35 PVC	FROM	SMH-402
		I=123.21	8	SDR 35 PVC	TO	SMH-404
		I=123.11	8	SDR 35 PVC	TO	TANK-3
SMH-404	R=134.41	I=127.48	8	SDR 35 PVC	TO	SMH-403
SMH-411	R=138.30	I=127.11	8	SDR 35 PVC	FROM	SMH-412
		I=127.01	8	SDR 35 PVC	TO	SMH-441
SMH-412	R=135.00	I=128.30	8	SDR 35 PVC	TO	SMH-411
SMH-421	R=138.11	I=131.41	8	SDR 35 PVC	TO	SMH-422
SMH-422	R=137.45	I=128.58	8	SDR 35 PVC	FROM	SMH-421
		I=128.48	8	SDR 35 PVC	TO	SMH-423
SMH-423	R=133.20	I=128.27	8	SDR 35 PVC	FROM	SMH-422
		I=125.05	8	SDR 35 PVC	TO	SMH-424
SMH-424	R=129.92	I=123.22	8	SDR 35 PVC	FROM	SMH-423
		I=123.12	8	SDR 35 PVC	TO	SMH-425
SMH-425	R=128.24	I=119.38	8	SDR 35 PVC	FROM	SMH-424
		I=119.28	8	SDR 35 PVC	TO	TANK-6
SMH-431	R=124.83	I=118.13	8	SDR 35 PVC	TO	SMH-432
SMH-432	R=123.94	I=117.24	8	SDR 35 PVC	FROM	SMH-431
		I=117.14	8	SDR 35 PVC	TO	SMH-433
SMH-433	R=121.82	I=115.02	8	SDR 35 PVC	FROM	SMH-432
		I=115.12	8	SDR 35 PVC	TO	SMH-434
SMH-434	R=119.95	I=113.25	8	SDR 35 PVC	FROM	SMH-433
		I=113.15	8	SDR 35 PVC	TO	TANK-5
SMH-441	R=134.84	I=126.50	8	SDR 35 PVC	FROM	SMH-441
		I=125.40	8	SDR 35 PVC	TO	SMH-442
SMH-442	R=131.01	I=123.80	8	SDR 35 PVC	FROM	SMH-441
		I=121.40	8	SDR 35 PVC	TO	SMH-443
SMH-443	R=124.92	I=118.20	8	SDR 35 PVC	FROM	SMH-442
		I=118.13	8	SDR 35 PVC	TO	TANK-4
		I=113.58	8	SDR 35 PVC	TO	TANK-4
SMH-444	R=121.00	I=114.30	8	SDR 35 PVC	TO	SMH-443
TANK-4	R=132.99	I=125.48	8	SDR 35 PVC	FROM	SMH-4A
TANK-2	R=134.50	I=125.48	8	SDR 35 PVC	FROM	SMH-5
TANK-3	R=130.80	I=122.92	8	SDR 35 PVC	FROM	SMH-403
TANK-4	R=125.00	I=113.39	8	SDR 35 PVC	FROM	SMH-443
TANK-5	R=120.90	I=112.63	8	SDR 35 PVC	FROM	SMH-434
TANK-6	R=126.00	I=116.79	8	SDR 35 PVC	FROM	SMH-425



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.

10/14/2022

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

PREPARED FOR:

Weathervane at Patriot Pines, LLC

190 OLD DERBY STREET
SUITE 311
HINGHAM, MASSACHUSETTS

OWNER OF RECORD:

Weathervane at Patriot Pines, LLC

Deed book 51088, page 100
Deed book 52213, page 236
Deed book 55178, page 25

5			
4			
3			
2	10/14/2022	DEFINITIVE SUBDIVISION AMENDMENT	
1	12/19/2018	PEER REVIEW COMMENTS	
0	09/28/2018	FIRST ISSUE	
ISSUE DATE		DESCRIPTION	
ATL	EFT	ELC	KCC
FLD	CALC	DWN	CHK'D

FOR PERMITTING ONLY

TOWNHOUSE DEVELOPMENT

WEATHERVANE AT THE LINKS
CARVER, MA (PLYMOUTH COUNTY)

INDEX / PHASING PLAN

PREPARED BY:

BEALS + THOMAS

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

DATE: SEPTEMBER 28, 2018

0 10 25 50 75 METERS

0 50 100 200 300 FEET

SCALE: 1" = 100'

B+T JOB NO. 2176.12

B+T PLAN NO. 217612P02OK-001

SHEET 3 OF 35

1.2

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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10/14/2022
Kenneth Conte
KENNETH CONTE, PLS No. 38033



PREPARED FOR:

**Weathervane at
Patriot Pines,
LLC**

190 OLD DERBY STREET
SUITE 311
HINGHAM, MASSACHUSETTS

OWNER OF RECORD:

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ISSUE DATE		DESCRIPTION
ATL	EFT/ELC	KCC KCC
DES	DWN	CHK'D APP'D

**FOR PERMITTING
ONLY**

**TOWNHOUSE
DEVELOPMENT**

**WEATHERVANE AT
THE LINKS**
CARVER, MA (PLYMOUTH COUNTY)

**TOPOGRAPHIC
PLAN**

PREPARED BY:



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

DATE: OCTOBER 14, 2022 METERS
0 5 10 25
SCALE: 1" = 40' FEET
0 20 40 80 120

B+T JOB NO. 2176.12

B+T PLAN NO.
217606P013D-001

SHEET 4 OF 35

2.1

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.

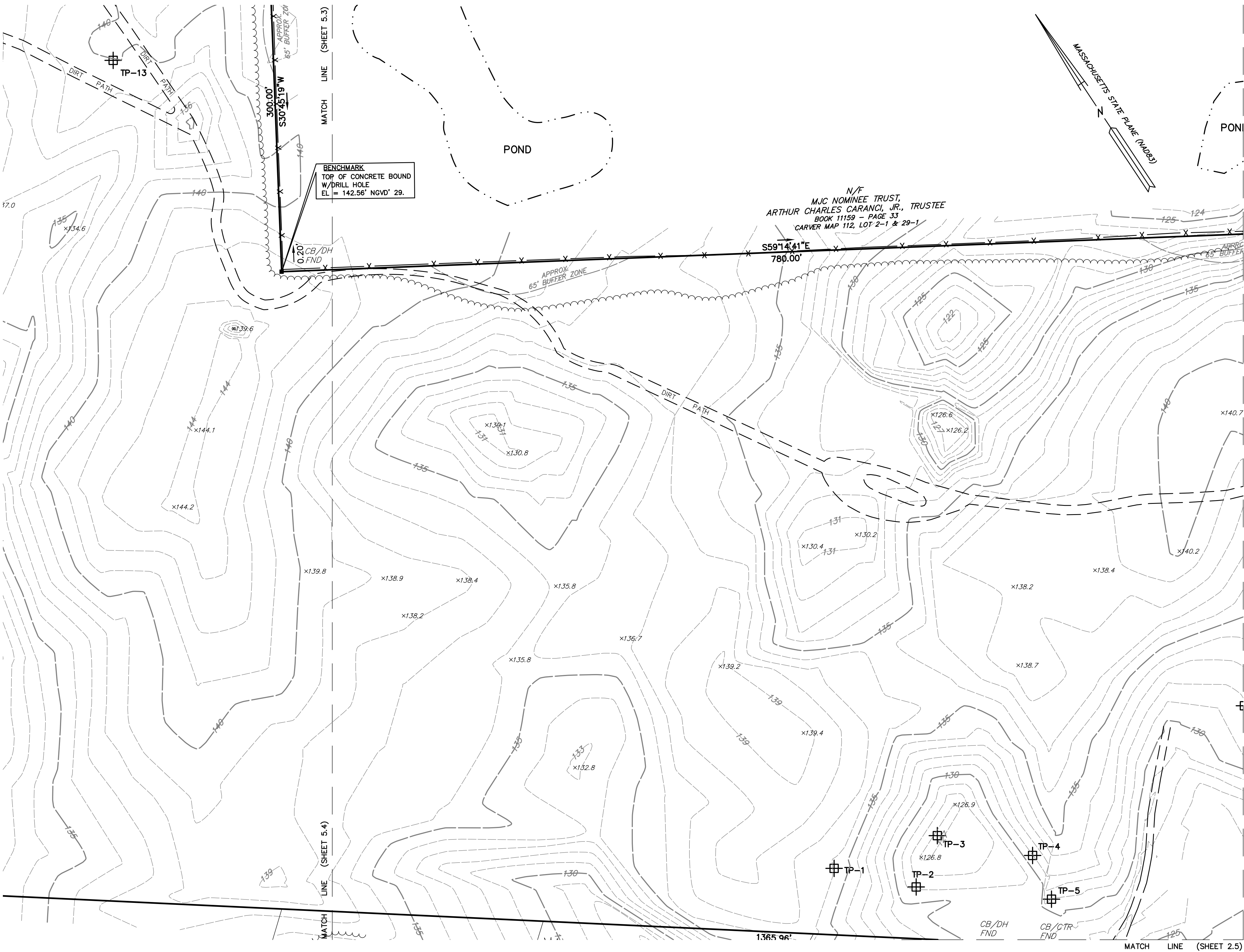
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CONTROL LAW REQUIRED
CARVER PLANNING BOARD:

DATE

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10/14/2022
DATE
Kenneth Conte
KENNETH CONTE, PLS No. 38033



PREPARED FOR:

**Weathervane at
Patriot Pines,
LLC**

190 OLD DERBY STREET
SUITE 311
HINGHAM, MASSACHUSETTS

OWNER OF RECORD:

**Weathervane at
Patriot Pines,
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Deed book 51088, page 100
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DES	DWN	CHK'D APP'D

**FOR PERMITTING
ONLY**

**TOWNHOUSE
DEVELOPMENT**

**WEATHERVANE AT
THE LINKS**
CARVER, MA (PLYMOUTH COUNTY)

**TOPOGRAPHIC
PLAN**

PREPARED BY:



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

DATE: OCTOBER 14, 2022 METERS
0 5 10 25
SCALE: 1" = 40' 0 20 40 80 120 FEET

B+T JOB NO. 2176.12

B+T PLAN NO.
217606P013D-002

SHEET 5 OF 35

2.2

2.3

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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CONTROL LAW REQUIRED
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10/14/2022
DATE
Kenneth Conte
KENNETH CONTE, PLS No. 38033



PREPARED FOR:

**Weathervane at
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LLC**

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FOR PERMITTING
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**TOWNHOUSE
DEVELOPMENT**

**WEATHERVANE AT
THE LINKS**
CARVER, MA (PLYMOUTH COUNTY)

**TOPOGRAPHIC
PLAN**

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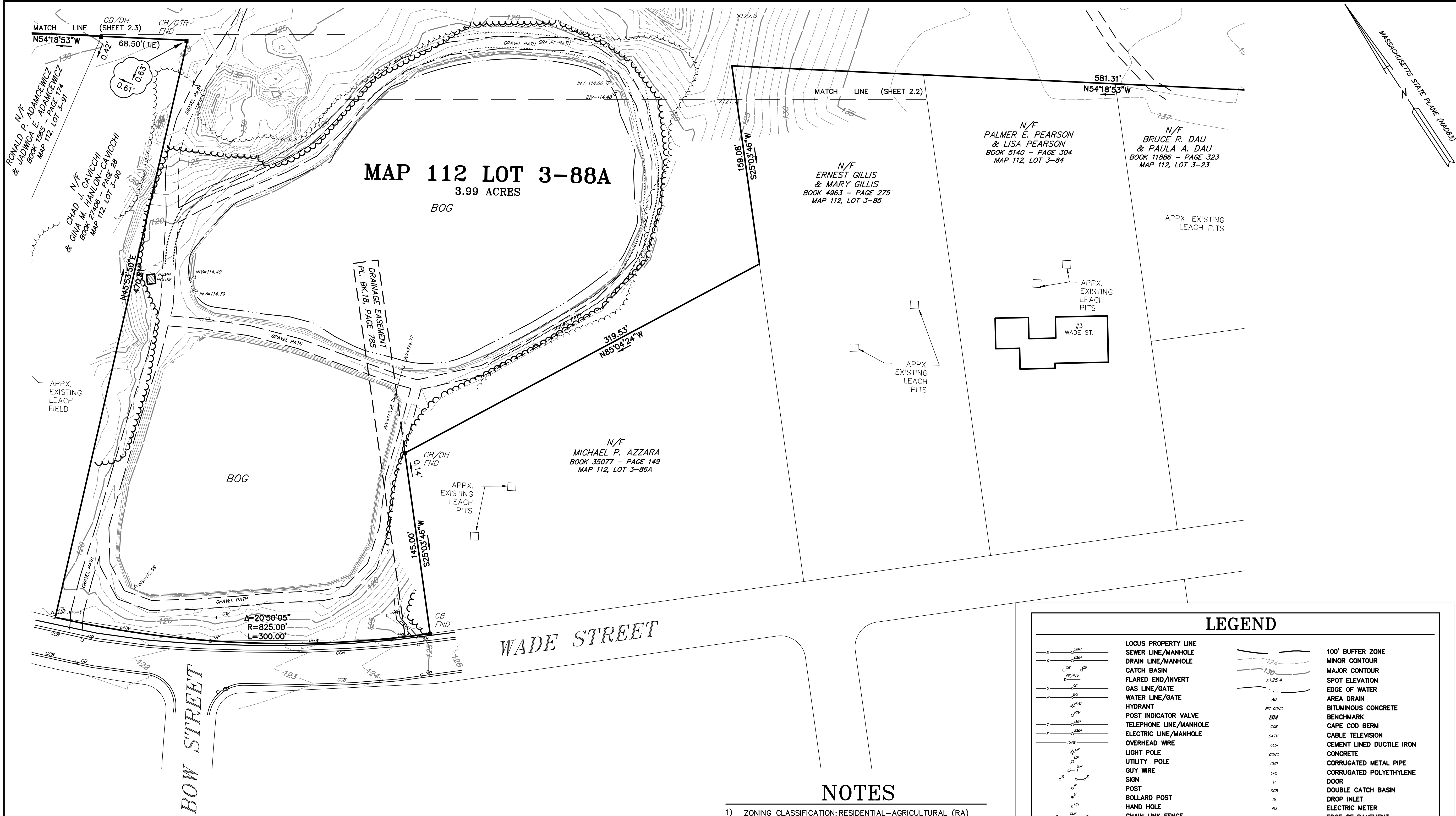
DATE: OCTOBER 14, 2022 METERS
0 5 10 25
0 20 40 80 120
SCALE: 1" = 40' FEET

B+T JOB NO. 2176.12

B+T PLAN NO.
217606P013D-004

SHEET 7 OF 35

2.4



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.

10/14/2022
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

NOTES

- 1) ZONING CLASSIFICATION: RESIDENTIAL-AGRICULTURAL (RA)
- 2) ALL ELEVATIONS REFER TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29).
- 3) THE PARCEL SHOWN IS LOCATED IN ZONE C (AREAS OF MINIMAL FLOODING), AS SHOWN ON "FLOOD INSURANCE RATE MAP 25023C0361J, TOWN OF CARVER, MASSACHUSETTS", PLYMOUTH COUNTY, COMMUNITY PANEL NUMBER 250262, EFFECTIVE DATE JULY 17, 2017.
- 4) SURVEY PERFORMED ON OR BETWEEN JUNE 28, 2009 AND AUGUST 25, 2017.

LEGEND		
	LOCUS PROPERTY LINE	
	SEWER LINE/MANHOLE	
	DRAIN LINE/MANHOLE	
	CATCH BASIN	
	FLARED END/INVERT	
	GAS LINE/GATE	
	WATER LINE/GATE	
	HYDRANT	
	POST INDICATOR VALVE	
	TELEPHONE LINE/MANHOLE	
	ELECTRIC LINE/MANHOLE	
	OVERHEAD WIRE	
	LIGHT POLE	
	UTILITY POLE	
	GUY WIRE	
	SIGN	
	POST	
	BOLLARD POST	
	HAND HOLE	
	CHAIN LINK FENCE	
	GUARDRAIL/GUIDESAIL	
	CONCRETE CURB	
	GRANITE CURB	
	BITUMINOUS CONCRETE BERM	
	TREE	
	TREE LINE	
	STONE WALL	
	RIPRAP	
	BUILDING	
	No. OF PARKING SPACES IN ROW	
	BOUNDARY OF BORDERING VEGETATED WETLAND	
	APPROXIMATE BOUNDARY OF BORDERING VEGETATED WETLAND	
	APPROXIMATE GPS BOUNDARY OF BORDERING VEGETATED WETLAND	
	BANK/BANK FLAG	
	POTENTIAL VERNAL POOL/FLAG	
	100-YEAR FLOOD ELEVATION	
	65' BUFFER ZONE	

PREPARED FOR:
Weathervane at Patriot Pines, LLC
190 OLD DERBY STREET
SUITE 311
HINGHAM, MASSACHUSETTS

OWNER OF RECORD:
Weathervane at Patriot Pines, LLC
Deed book 51088, page 100
Deed book 52213, page 236
Deed book 55178, page 25

ISSUE DATE	DESCRIPTION
ATL	EFT/ELC
DES	DWN
CHK'D	APP'D

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TOWNHOUSE DEVELOPMENT

WEATHERVANE AT THE LINKS
CARVER, MA (PLYMOUTH COUNTY)

TOPOGRAPHIC PLAN

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

DATE: OCTOBER 14, 2022
SCALE: 1" = 40'

B+T JOB NO. 2176.12
B+T PLAN NO. 217606P013D-005
SHEET 8 OF 35

2.5

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 _____

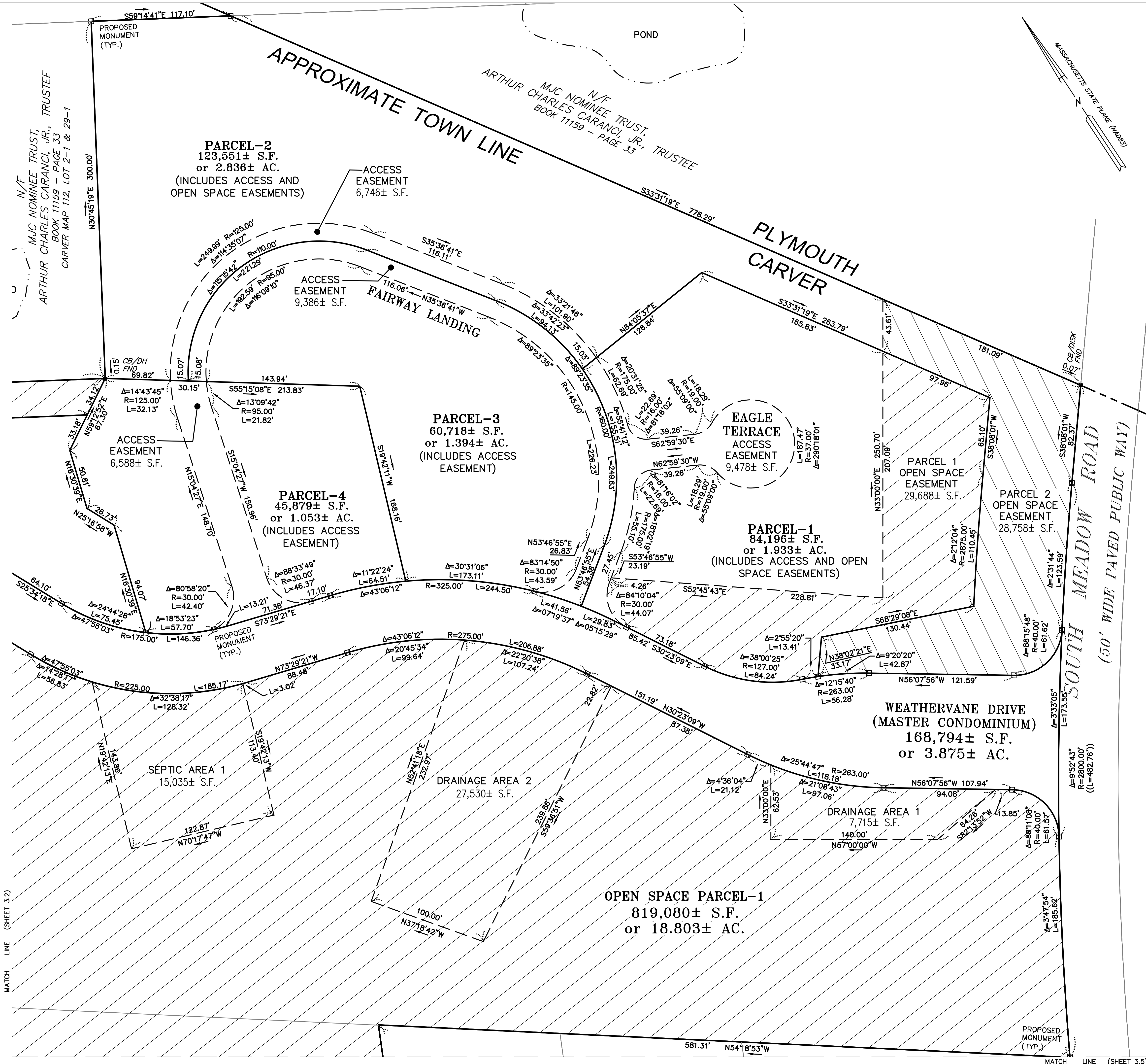
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10/14/2022

DATE _____

Kenneth Conte

KENNETH CONTE, PLS No. 38033



PREPARED FOR:

**Weathervane at
Patriot Pines,
LLC**

190 OLD DERBY STREET
SUITE 311
HINGHAM, MASSACHUSETTS

OWNER OF RECORD:

**Weathervane at
Patriot Pines,
LLC**

Deed book 51088, page 100
Deed book 52213, page 236
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5			
4			
3			
2	10/14/2022	DEFINITIVE SUBDIVISION AMENDMENT	
1	12/19/2018	PEER REVIEW COMMENTS	
0	09/28/2018	FIRST ISSUE	
ISSUE DATE		DESCRIPTION	
ATL	EFT	ELC	KCC
FLD	CALC	DWN	CHK'D

**FOR PERMITTING
ONLY**

**TOWNHOUSE
DEVELOPMENT**

**WEATHERVANE AT
THE LINKS**
CARVER, MA (PLYMOUTH COUNTY)

**AMENDED DEFINITIVE
SUBDIVISION PLAN**

PREPARED BY:

BEALS + THOMAS

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

DATE: SEPTEMBER 28, 2018 METERS
0 5 10 25
0 20 40 80 120
SCALE: 1" = 40' FEET

B+T JOB NO. 2176.12

B+T PLAN NO.
217612P020K-002

SHEET 9 OF 35

3.1

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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CARVER PLANNING BOARD:

DATE _____

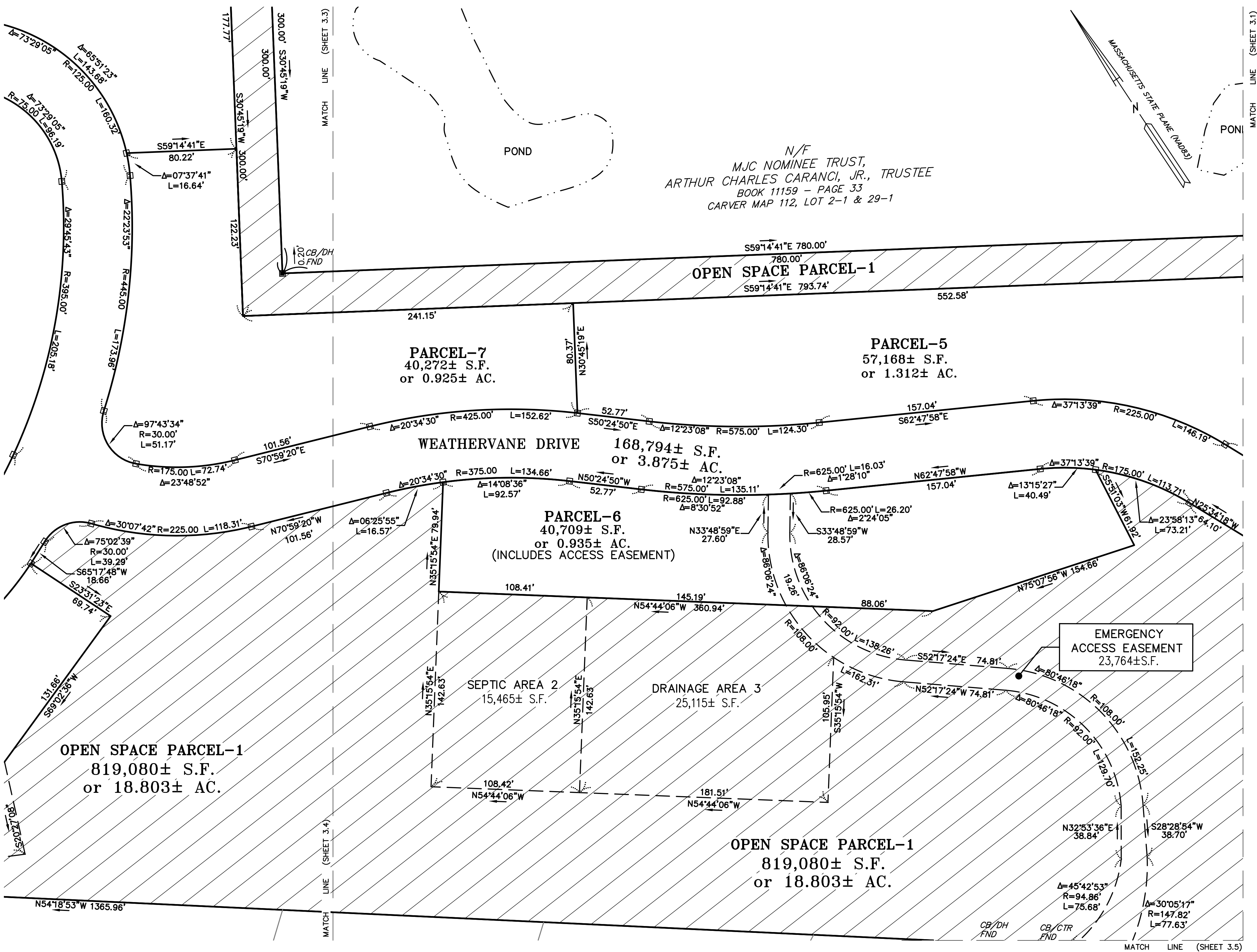
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10/14/2022

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Kenneth Conte

KENNETH CONTE, PLS No. 38033



PREPARED FOR:

**Weathervane at
Patriot Pines,
LLC**

190 OLD DERBY STREET
SUITE 311
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**FOR PERMITTING
ONLY**

**TOWNHOUSE
DEVELOPMENT**

**WEATHERVANE AT
THE LINKS**
CARVER, MA (PLYMOUTH COUNTY)

**AMENDED DEFINITIVE
SUBDIVISION PLAN**

PREPARED BY:

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

DATE: SEPTEMBER 28, 2018 METERS
0 5 10 25
0 20 40 80 120
SCALE: 1" = 40' FEET

B+T JOB NO. 2176.12

B+T PLAN NO.
217612P02OK-003

SHEET 10 OF 35

3.2

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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CARVER PLANNING BOARD:

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10/14/2022

DATE _____

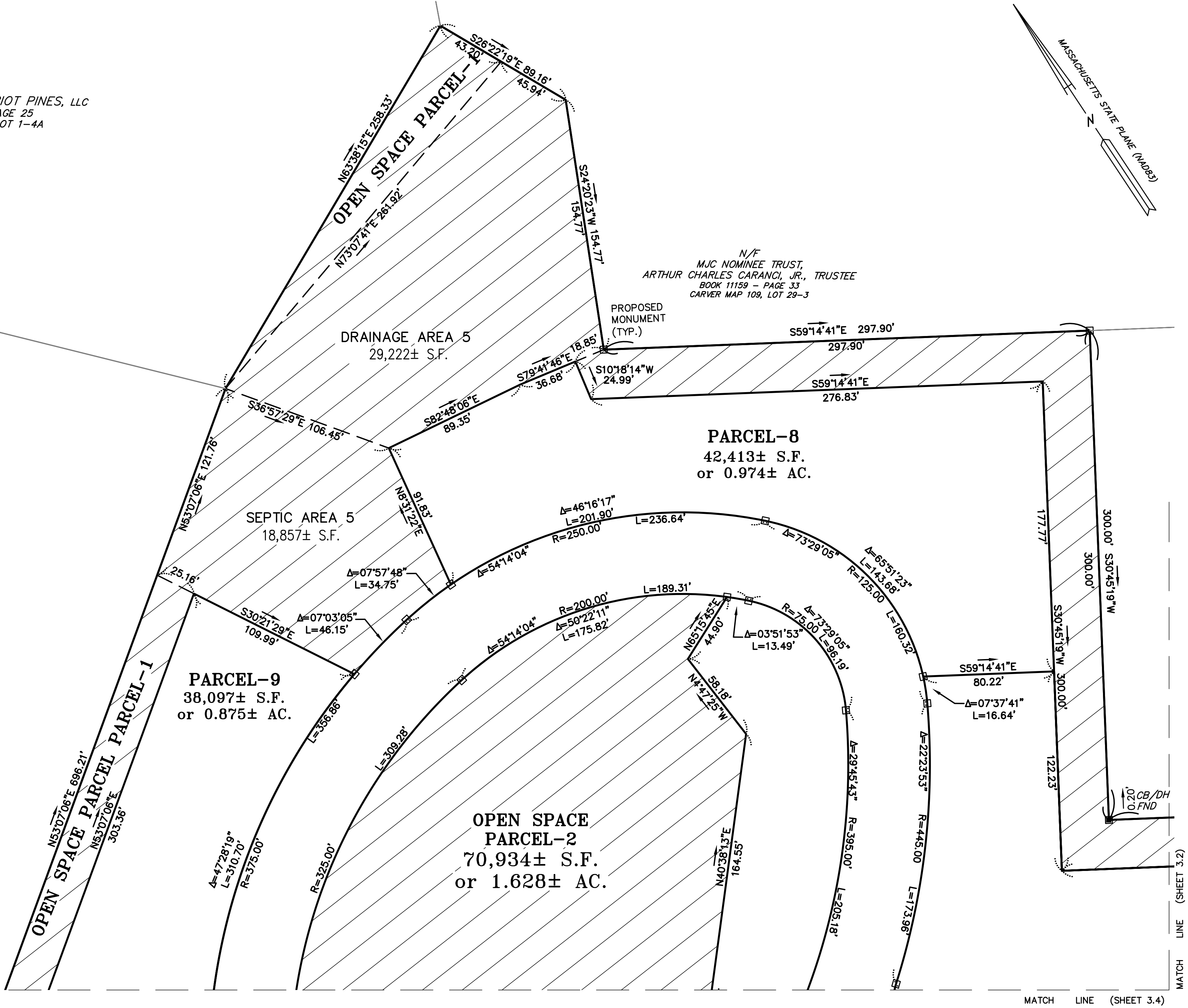
Kenneth Conte

KENNETH CONTE, PLS No. 38033



N/F
WEATHERVANE AT PATRIOT PINES, LLC
BOOK 55178 - PAGE 25
CARVER MAP 107, LOT 1-4A

REMAINING LAND OF
A.D. MAKEPEACE COMPANY
BOOK 1418 - PAGE 194
CARVER MAP 107, LOTS 1-4



PREPARED FOR:

**Weathervane at
Patriot Pines,
LLC**

190 OLD DERBY STREET
SUITE 311
HINGHAM, MASSACHUSETTS

OWNER OF RECORD:

**Weathervane at
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Deed book 51088, page 100
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	FLD	CALC	DWN	CHK'D

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ONLY

**TOWNHOUSE
DEVELOPMENT**

**WEATHERVANE AT
THE LINKS**
CARVER, MA (PLYMOUTH COUNTY)

**AMENDED DEFINITIVE
SUBDIVISION PLAN**

PREPARED BY:

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DATE: SEPTEMBER 28, 2018 METERS
0 5 10 25
0 20 40 80 120
SCALE: 1" = 40' FEET

B+T JOB NO. 2176.12

B+T PLAN NO.
217612P02OK-004

SHEET 11 OF 35

3.3

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 _____

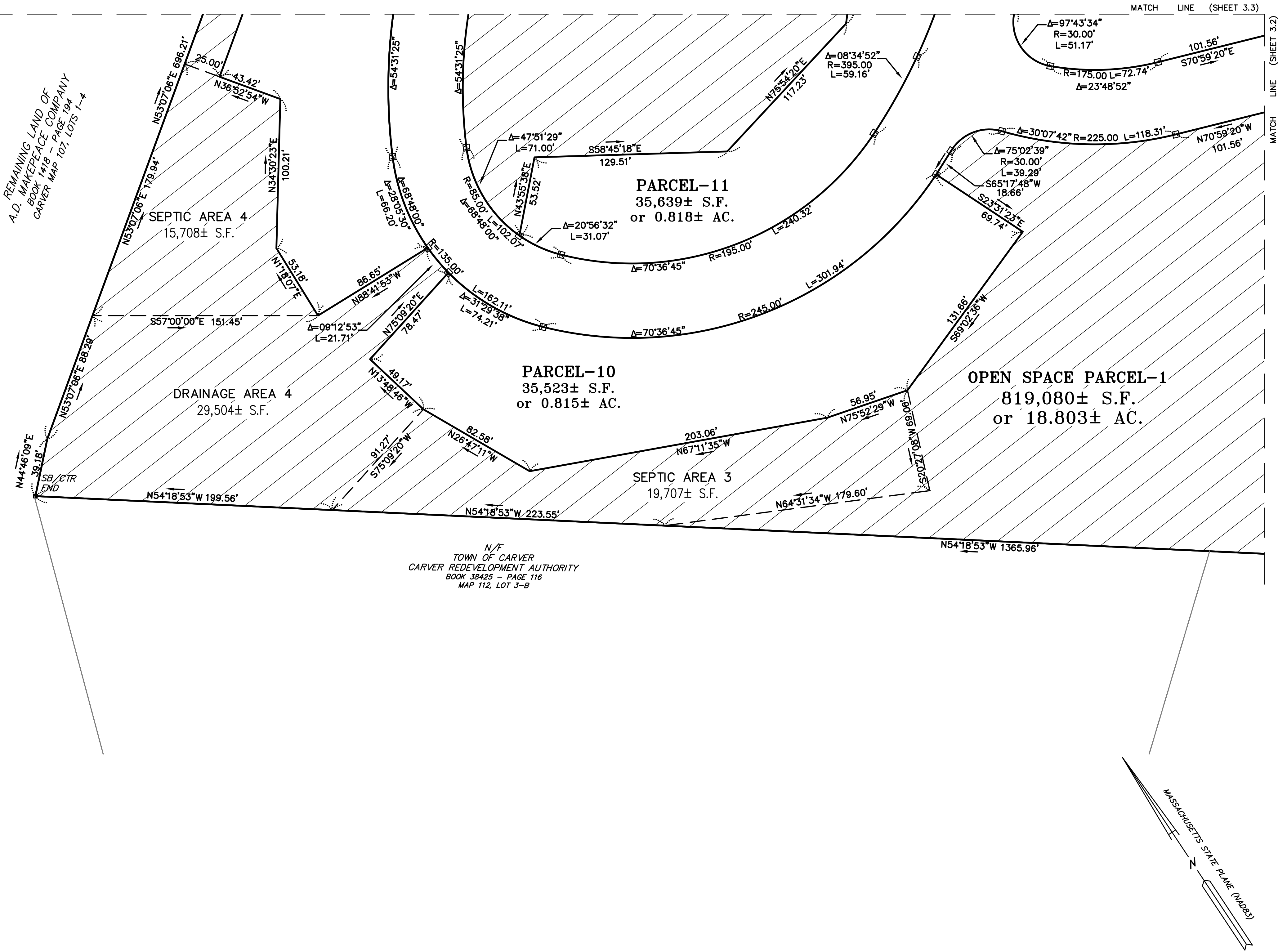
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Kenneth Conte

KENNETH CONTE, PLS No. 38033



PREPARED FOR:

Weathervane at
Patriot Pines,
LLC

190 OLD DERBY STREET
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Deed book 52213, page 236
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TOWNHOUSE
DEVELOPMENT

WEATHERVANE AT
THE LINKS
CARVER, MA (PLYMOUTH COUNTY)

AMENDED DEFINITIVE
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B+T JOB NO. 2176.12

B+T PLAN NO.
217612P02OK-005

SHEET 12 OF 35

3.4



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.

DATE 10/14/2022
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 _____

PREPARED FOR:

Weathervane at Patriot Pines, LLC

190 OLD DERBY STREET
SUITE 311
HINGHAM, MASSACHUSETTS

OWNER OF RECORD:

Weathervane at Patriot Pines, LLC

Deed book 51088, page 100
Deed book 52213, page 236
Deed book 55178, page 25

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2	10/14/2022	DEFINITIVE SUBDIVISION AMENDMENT	
1	12/19/2018	PEER REVIEW COMMENTS	
0	09/28/2018	FIRST ISSUE	
ISSUE DATE		DESCRIPTION	
ATL	EFT	ELC	KCC
FLD	CALC	DWN	CHK'D

FOR PERMITTING ONLY

TOWNHOUSE DEVELOPMENT

WEATHERVANE AT THE LINKS
CARVER, MA (PLYMOUTH COUNTY)

AMENDED DEFINITIVE SUBDIVISION PLAN

PREPARED BY:

BEALS + THOMAS

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

DATE: SEPTEMBER 28, 2018
0 5 10 25 METERS
0 20 40 80 120 FEET
SCALE: 1" = 40'

B+T JOB NO. 2176.12

B+T PLAN NO. 217612P020K-006

SHEET 13 OF 35

3.5

THIS DRAWING IS NOT INTENDED FOR CONSTRUCTION UNTIL ISSUED FOR CONSTRUCTION BY BEALS AND THOMAS, INC.

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 CONTRACTORS EMPLOYEES; OR FOR THE FAILURE OF THE CONTRACTOR TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

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DATE _____ TOWN CLERK _____

APPROVAL UNDER SUBDIVISION CONTROL LAW REQUIRED
CARVER PLANNING BOARD:

DATE _____

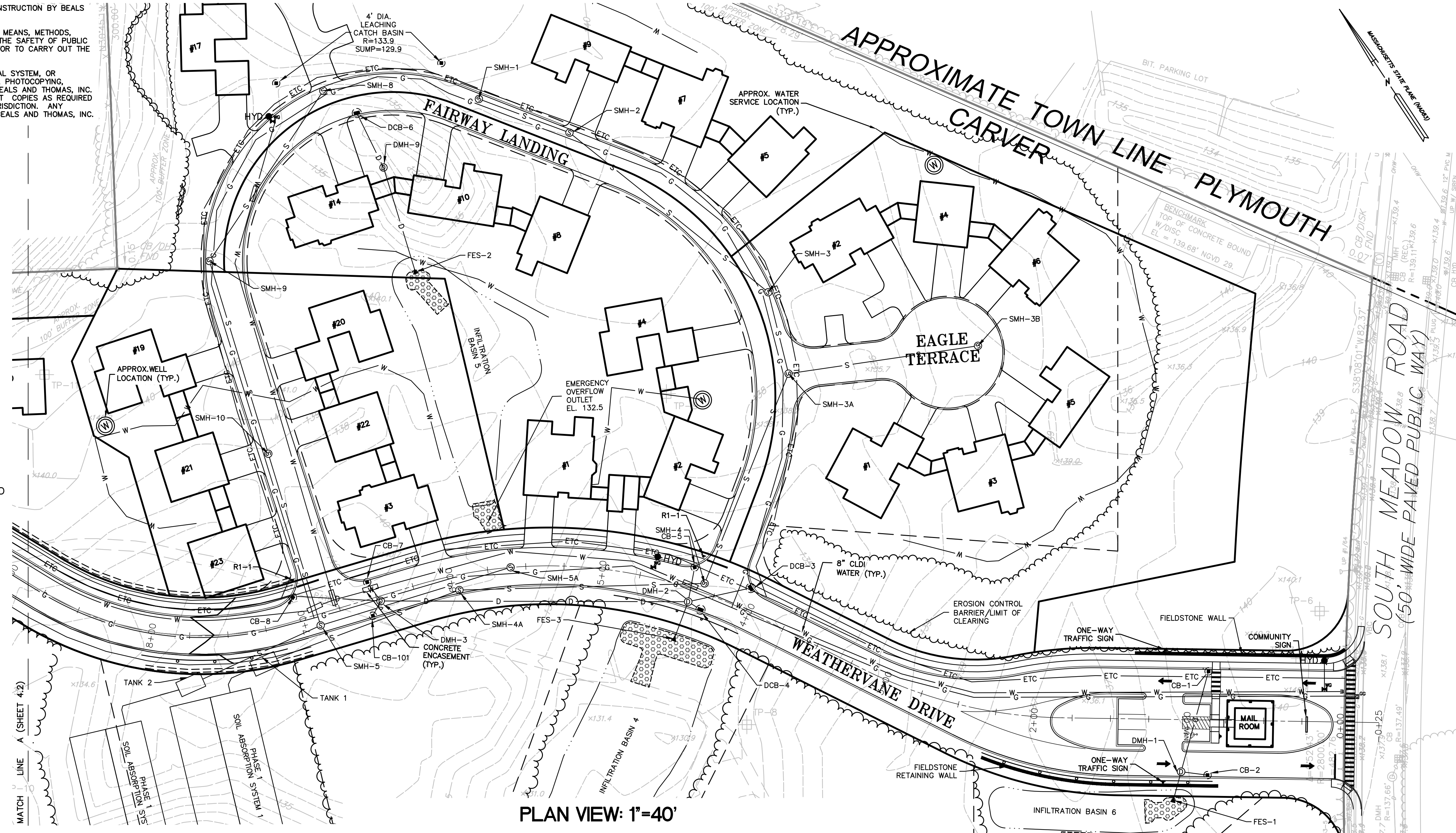
I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

10/14/2022

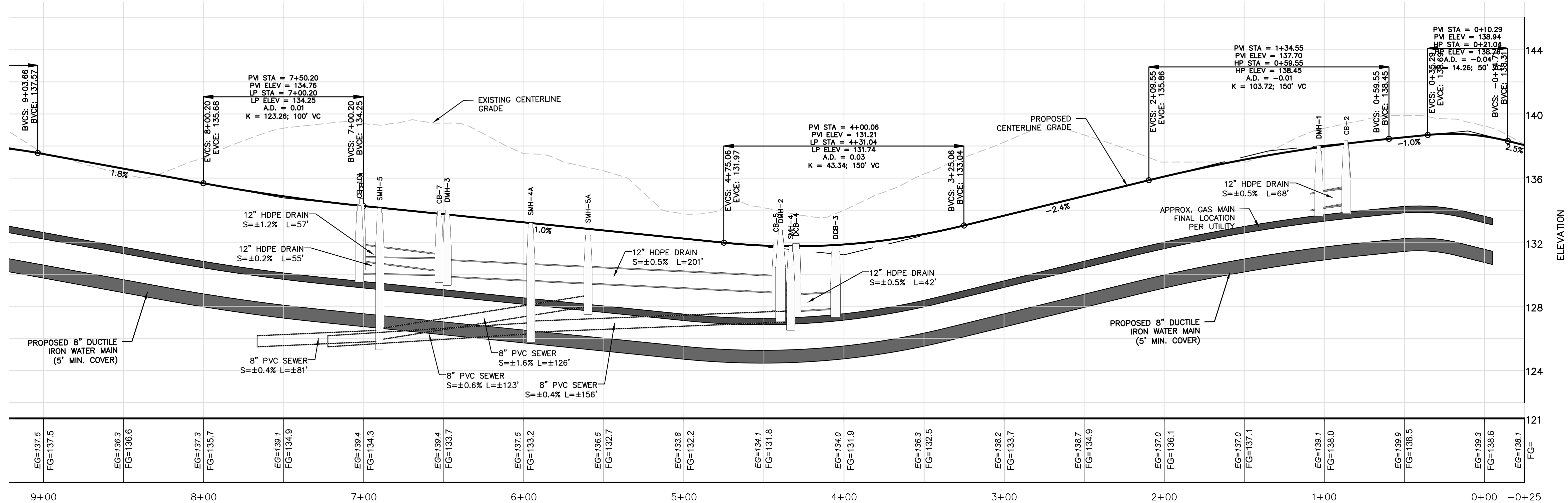
DATE _____

Kenneth Conte

KENNETH CONTE, PLS No. 38033



PLAN VIEW: 1"=40'



PROFILE VIEW: 1"=40' HORIZONTAL 1"=4' VERTICAL

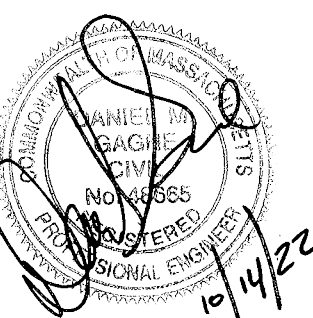
PREPARED FOR OWNER:

**Weathervane
at Patriot
Pines, LLC**

190 OLD DERBY STREET
SUITE 311
HINGHAM, MASSACHUSETTS

**FOR PERMITTING
ONLY**

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		APP'D



**TOWNHOUSE
DEVELOPMENT**

**Weathervane at the Links
CARVER, MA
(PLYMOUTH COUNTY)**

**LAYOUT
PLAN AND PROFILE**

PREPARED BY:

BEALS + THOMAS
Civil Engineers + Landscape Architects +
Land Surveyors + Planners +
Environmental Specialists

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

DATE: OCTOBER 14, 2022
SCALE: 1" = 40'
0 20 40 80 120
FEET

B+T JOB NO. 2176.12

B+T PLAN NO.
217612P054A-001

SHEET 14 OF 35

4.1

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DATE _____ TOWN CLERK _____

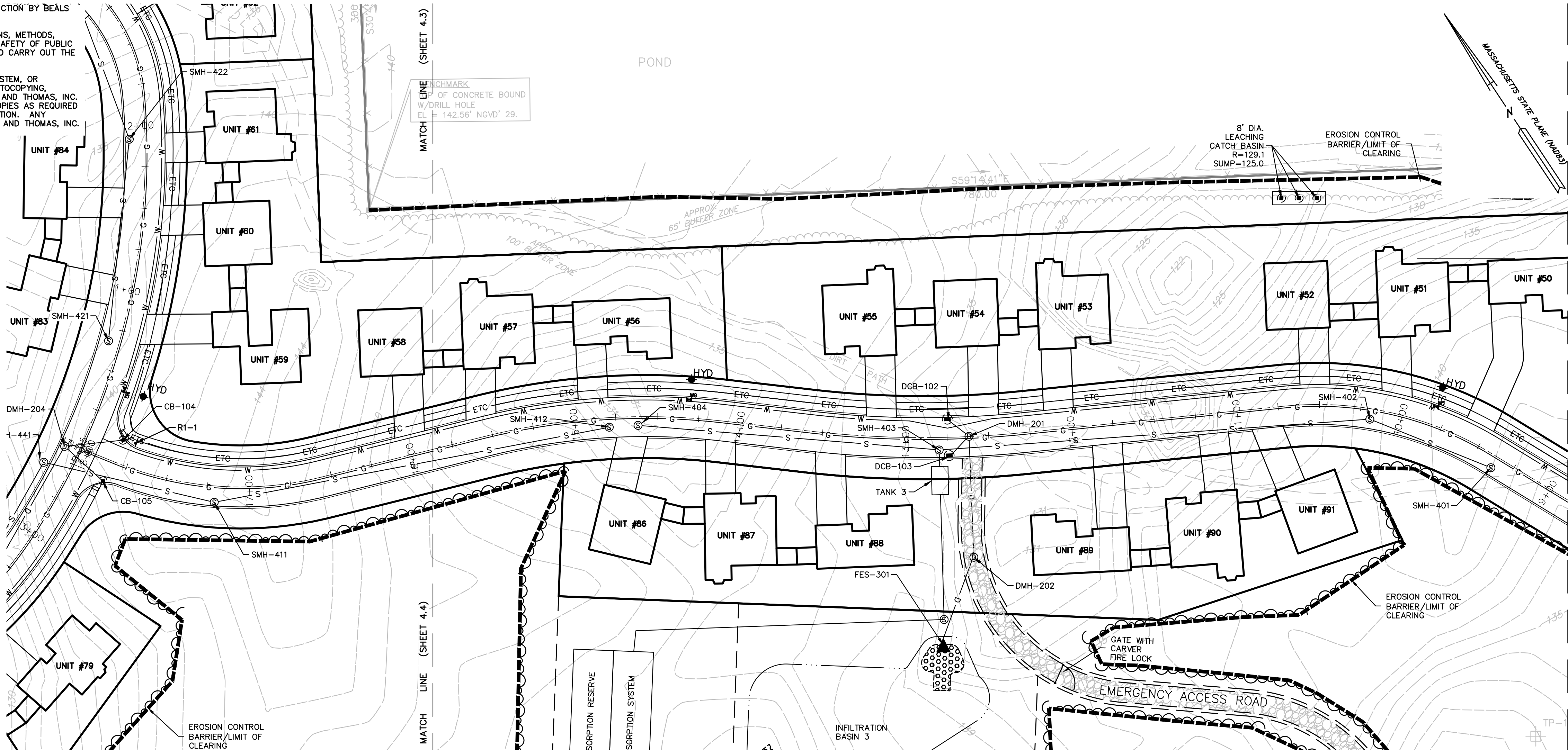
APPROVAL UNDER SUBDIVISION CONTROL LAW REQUIRED
CARVER PLANNING BOARD:

DATE _____

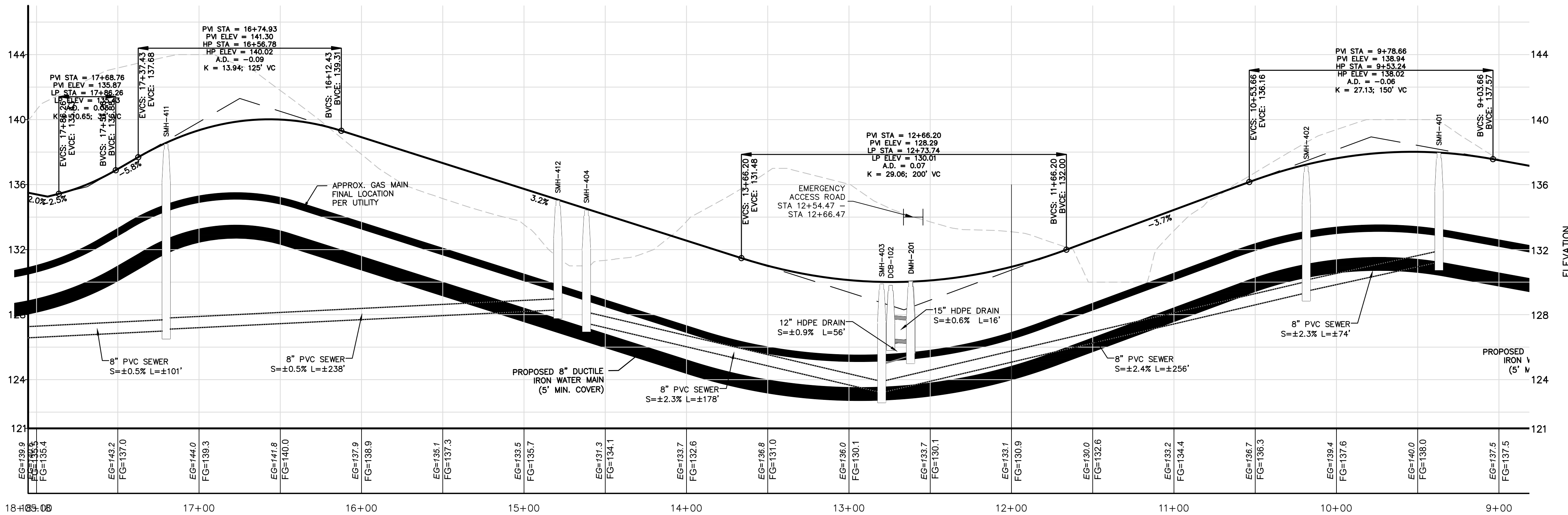
I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

DATE _____

KENNETH CONTE, PLS No. 38033



PLAN VIEW: 1"=40'



PROFILE VIEW: 1"=40' HORIZONTAL 1"=4' VERTICAL

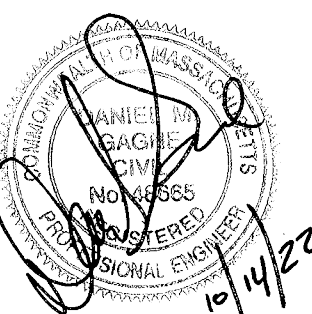
PREPARED FOR OWNER:

Weatherwane at Patriot Pines, LLC

190 OLD DERBY STREET
SUITE 311
HINGHAM, MASSACHUSETTS

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TOWNHOUSE DEVELOPMENT

Weatherwane at the Links
CARVER, MA
(PLYMOUTH COUNTY)

LAYOUT PLAN AND PROFILE

PREPARED BY:

BEALS + THOMAS
Civil Engineers + Landscape Architects +
Land Surveyors + Planners +
Environmental Specialists

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

DATE: OCTOBER 14, 2022
SCALE: 1" = 40'
B-T JOB NO. 2176.12

B-T PLAN NO.
217612P054A-002

SHEET 15 OF 35

4.2

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DATE _____ TOWN CLERK _____

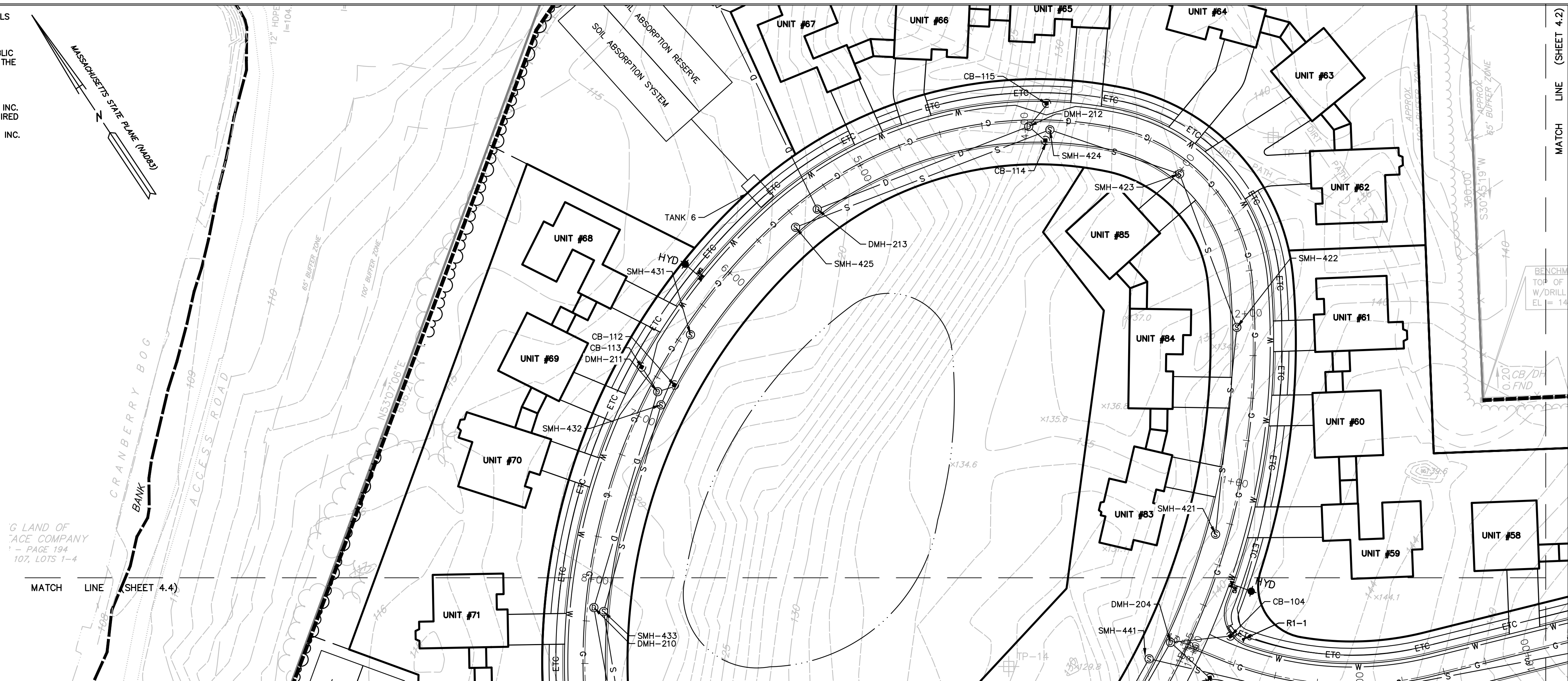
APPROVAL UNDER SUBDIVISION CONTROL LAW REQUIRED
CARVER PLANNING BOARD:

DATE _____

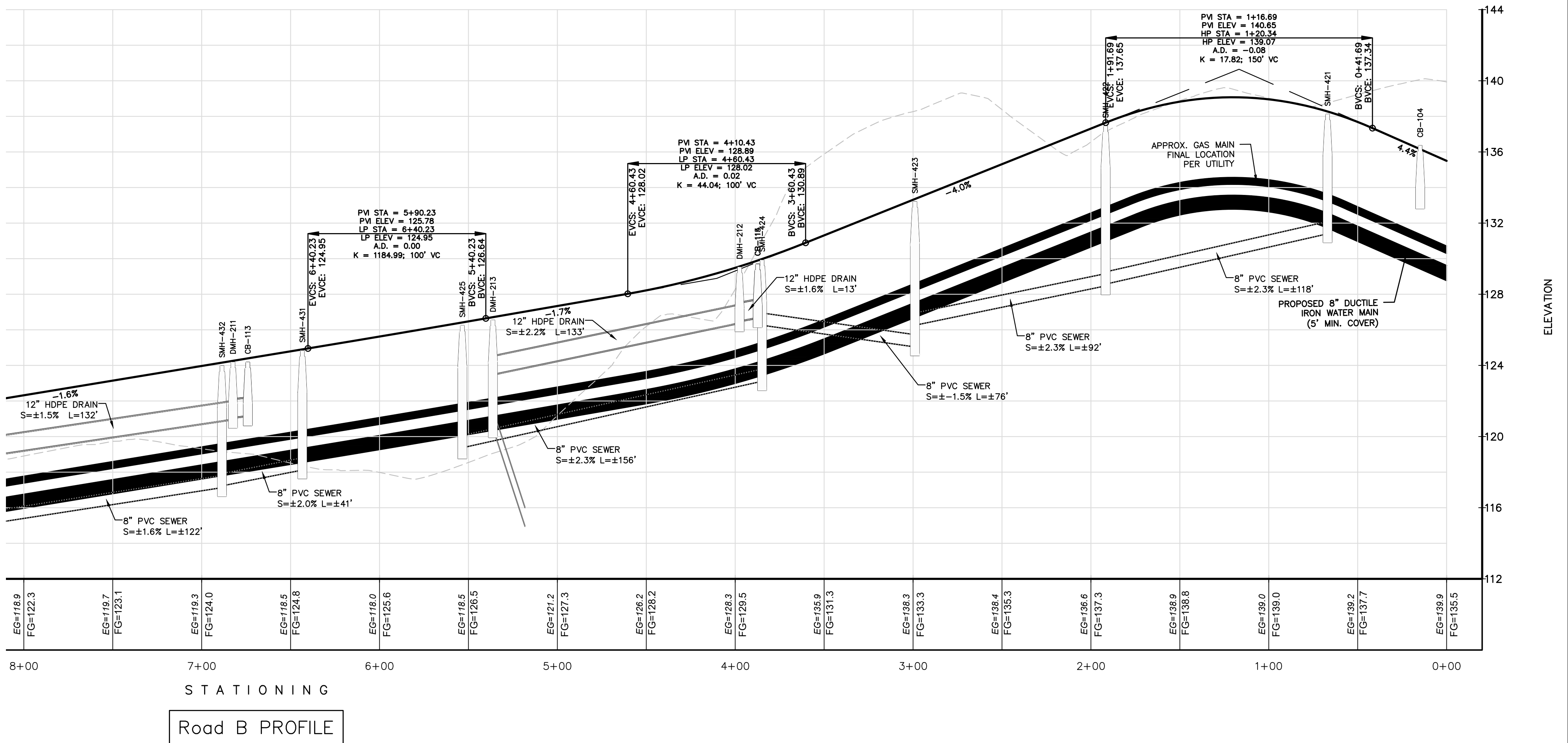
I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

DATE 10/14/2022
Kenneth Conte

KENNETH CONTE, PLS No. 38033



PLAN VIEW: 1"=40'



PROFILE VIEW: 1"=40' HORIZONTAL 1"=4' VERTICAL

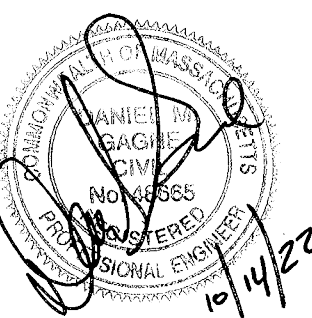
PREPARED FOR OWNER:

Weatherwane at Patriot Pines, LLC

190 OLD DERBY STREET
SUITE 311
HINGHAM, MASSACHUSETTS

FOR PERMITTING
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TOWNHOUSE DEVELOPMENT

Weatherwane at the Links
CARVER, MA
(PLYMOUTH COUNTY)

LAYOUT PLAN AND PROFILE

PREPARED BY:

BEALS + THOMAS
Civil Engineers + Landscape Architects +
Land Surveyors + Planners +
Environmental Specialists

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

DATE: OCTOBER 14, 2022
0 5 10 25 40 80 120 METERS
SCALE: 1" = 40' FEET

B+T JOB NO. 2176.12

B+T PLAN NO.
217612P054A-003

SHEET 16 OF 35

4.3

THIS DRAWING IS NOT INTENDED FOR CONSTRUCTION UNTIL ISSUED FOR CONSTRUCTION BY BEALS AND THOMAS, INC.

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DATE _____ TOWN CLERK _____

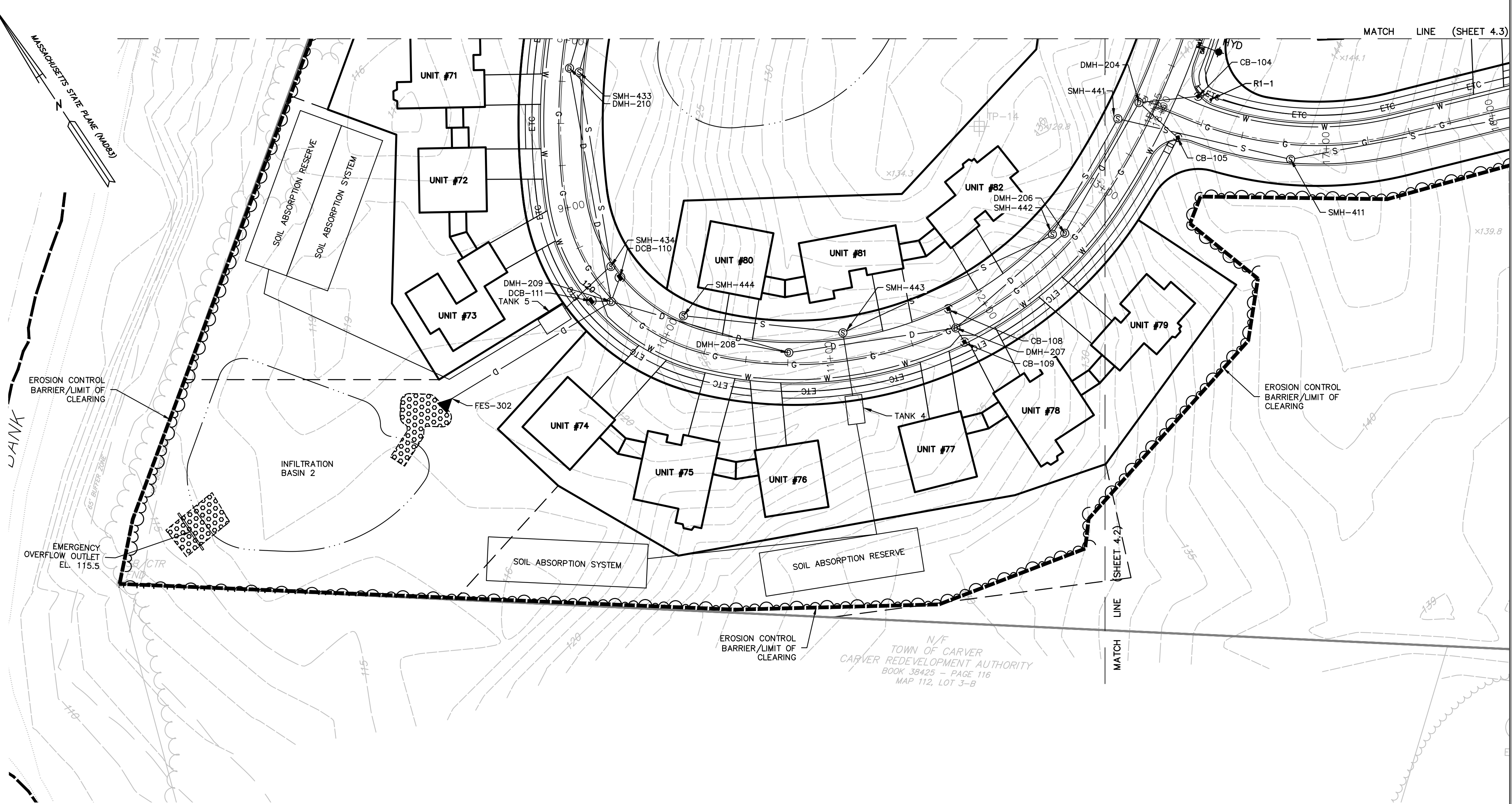
APPROVAL UNDER SUBDIVISION CONTROL LAW REQUIRED
CARVER PLANNING BOARD:

DATE _____

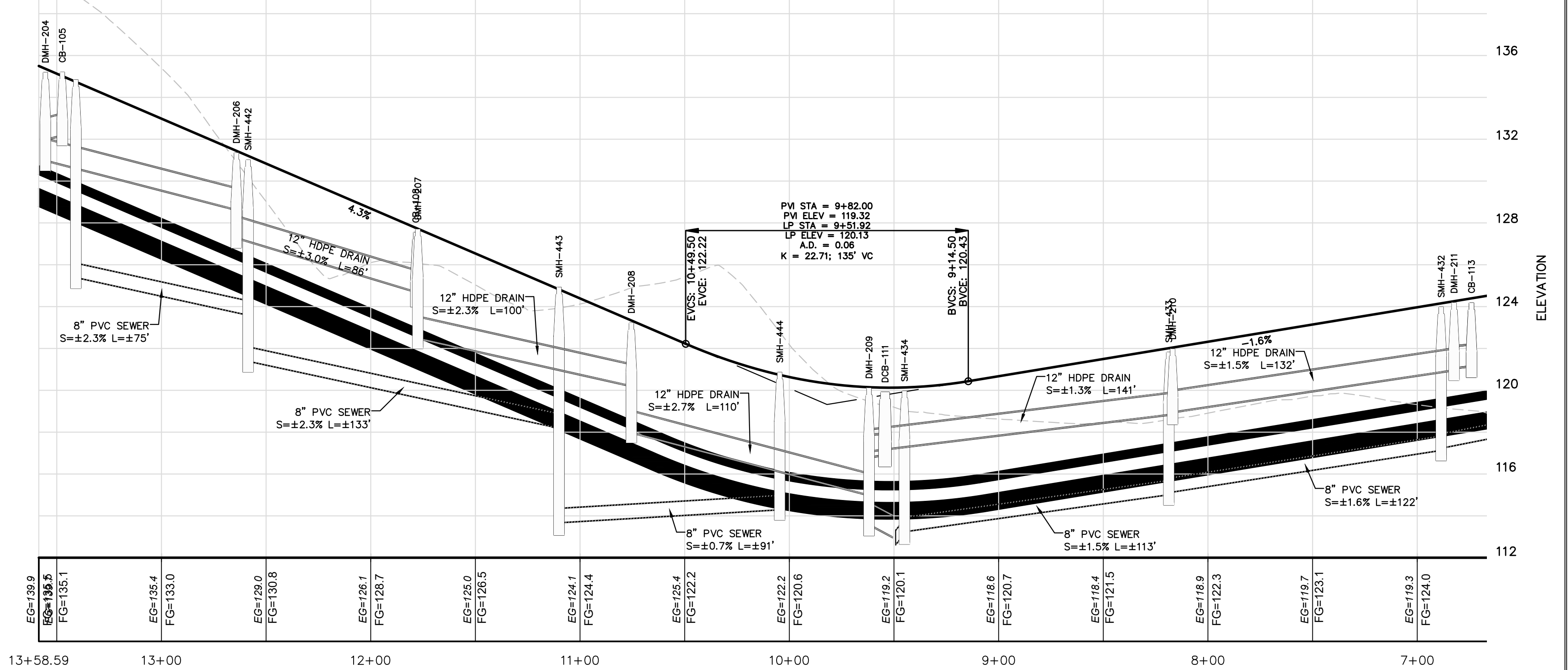
I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

DATE _____

KENNETH CONTE, PLS No. 38033



PLAN VIEW: 1"=40'



PROFILE VIEW: 1"=40' HORIZONTAL 1"=4' VERTICAL

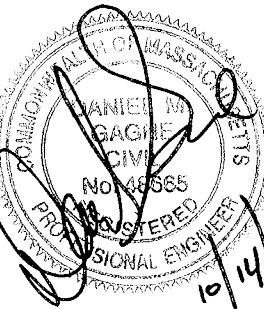
PREPARED FOR OWNER:

**Weathervane
at Patriot
Pines, LLC**

190 OLD DERBY STREET
SUITE 311
HINGHAM, MASSACHUSETTS

**FOR PERMITTING
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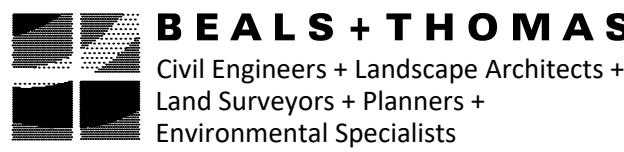


**TOWNHOUSE
DEVELOPMENT**

**Weathervane at the Links
CARVER, MA
(PLYMOUTH COUNTY)**

**LAYOUT
PLAN AND PROFILE**

PREPARED BY:



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

DATE: OCTOBER 14, 2022
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SCALE: 1" = 40' METERS FEET

B+T JOB NO. 2176.12

B+T PLAN NO.
217612P054A-004

SHEET 17 OF 35

4.4

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DATE _____ TOWN CLERK _____

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 THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

10/14/2022

DATE _____

Kenneth Conte

KENNETH CONTE, PLS No. 38033



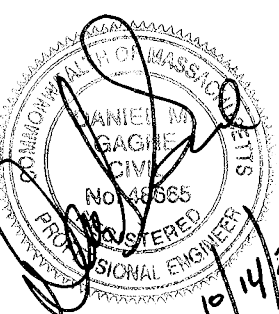
PREPARED FOR OWNER:

**Weathervane
at Patriot
Pines, LLC**

190 OLD DERBY STREET
SUITE 311
HINGHAM, MASSACHUSETTS

**FOR PERMITTING
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**TOWNHOUSE
DEVELOPMENT**

**Weathervane at the Links
CARVER, MA
(PLYMOUTH COUNTY)**

GRADING PLAN

PREPARED BY:

BEALS + THOMAS
Civil Engineers + Landscape Architects +
Land Surveyors + Planners +
Environmental Specialists

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

DATE: OCTOBER 14, 2022 METERS
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SCALE: 1" = 40' FEET

B+T JOB NO. 2176.12

B+T PLAN NO.
217612P054A-005

SHEET 18 OF 35

5.1

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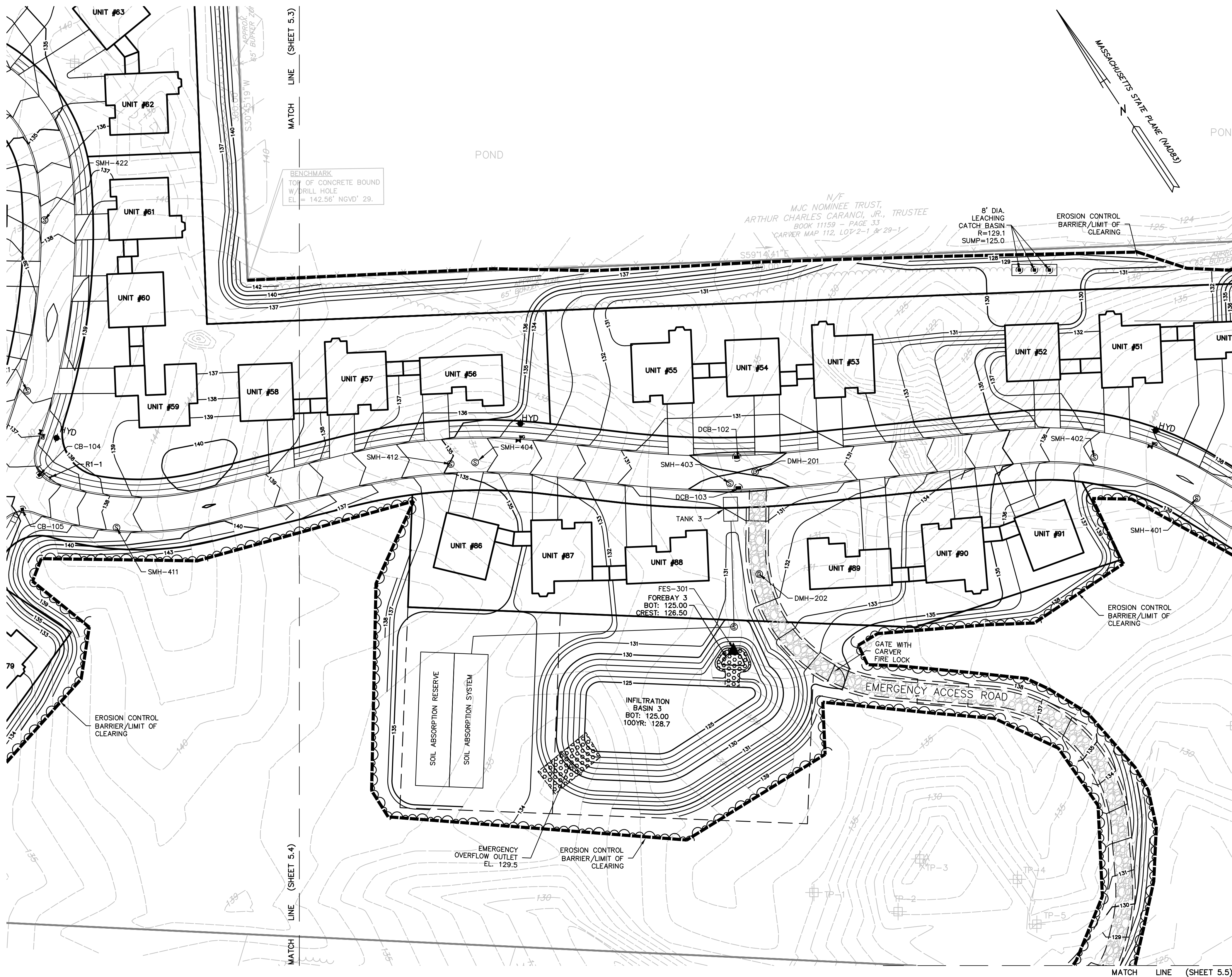
APPROVAL UNDER SUBDIVISION CONTROL LAW REQUIRED
CARVER PLANNING BOARD:

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DATE 10/14/2022
Kenneth Conte

KENNETH CONTE, PLS No. 38033



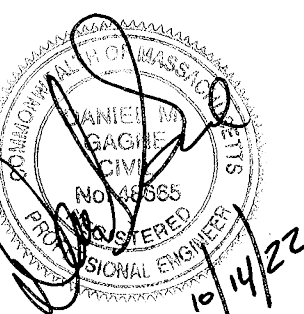
PREPARED FOR OWNER:

**Weathervane
at Patriot
Pines, LLC**

190 OLD DERBY STREET
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HINGHAM, MASSACHUSETTS

**FOR PERMITTING
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**TOWNHOUSE
DEVELOPMENT**

**Weathervane at the Links
CARVER, MA
(PLYMOUTH COUNTY)**

GRADING PLAN

PREPARED BY:



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

DATE: OCTOBER 14, 2022
SCALE: 1" = 40'

B+T JOB NO. 2176.12

B+T PLAN NO.
217612P054A-006

SHEET 19 OF 35

5.2

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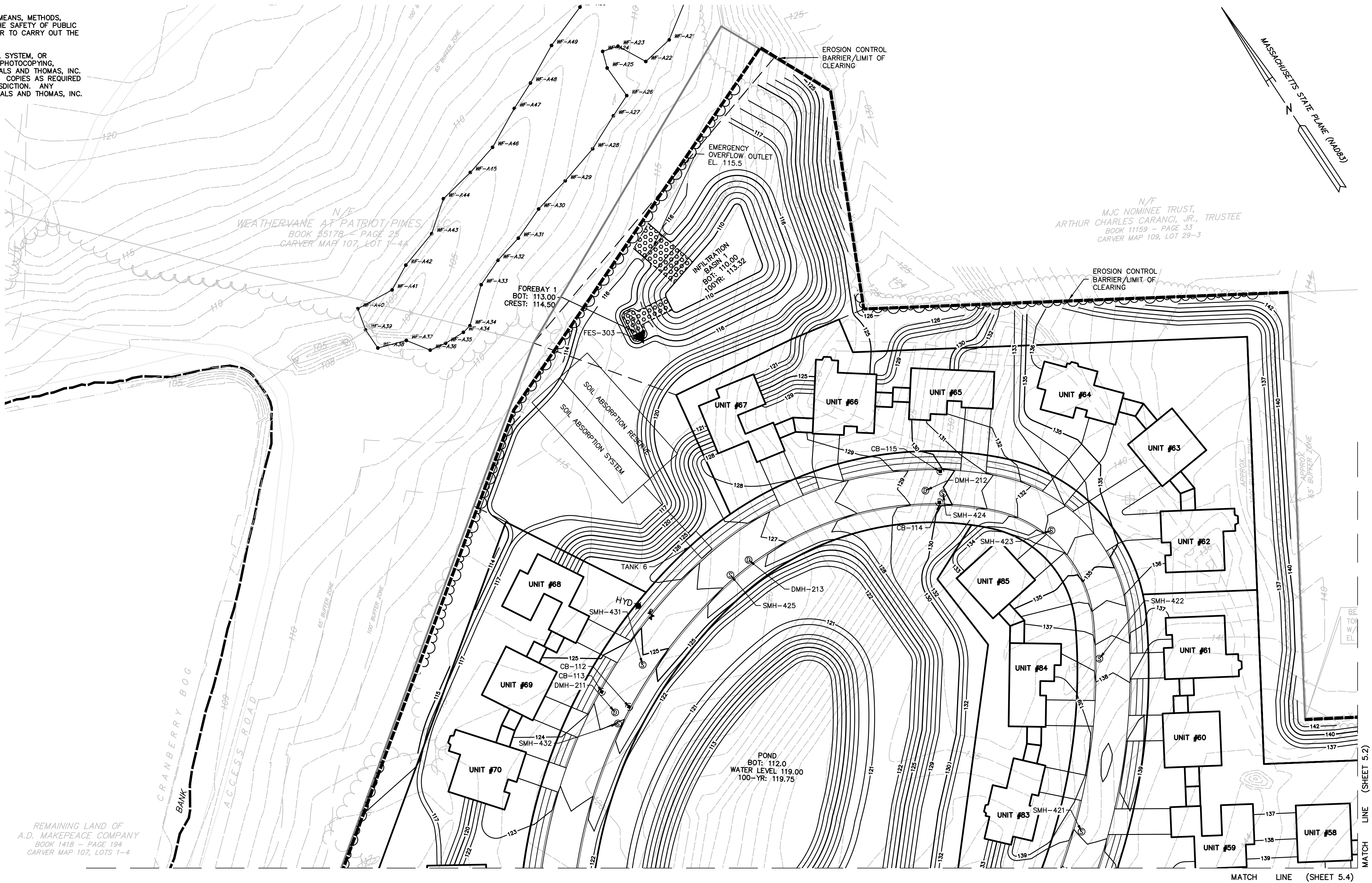
APPROVAL UNDER SUBDIVISION CONTROL LAW REQUIRED
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KENNETH CONTE, PLS No. 38033



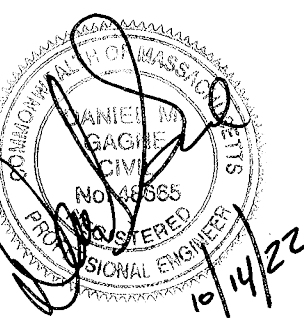
PREPARED FOR OWNER:

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TOWNHOUSE DEVELOPMENT

Weathervane at the Links
CARVER, MA
(PLYMOUTH COUNTY)

GRADING PLAN

PREPARED BY:



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

DATE: OCTOBER 14, 2022
SCALE: 1" = 40'

B+T JOB NO. 2176.12

B+T PLAN NO.
217612P054A-007

SHEET 20 OF 35

5.3

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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 CONTRACTORS EMPLOYEES; OR FOR THE FAILURE OF THE CONTRACTOR TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

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DATE _____ TOWN CLERK _____

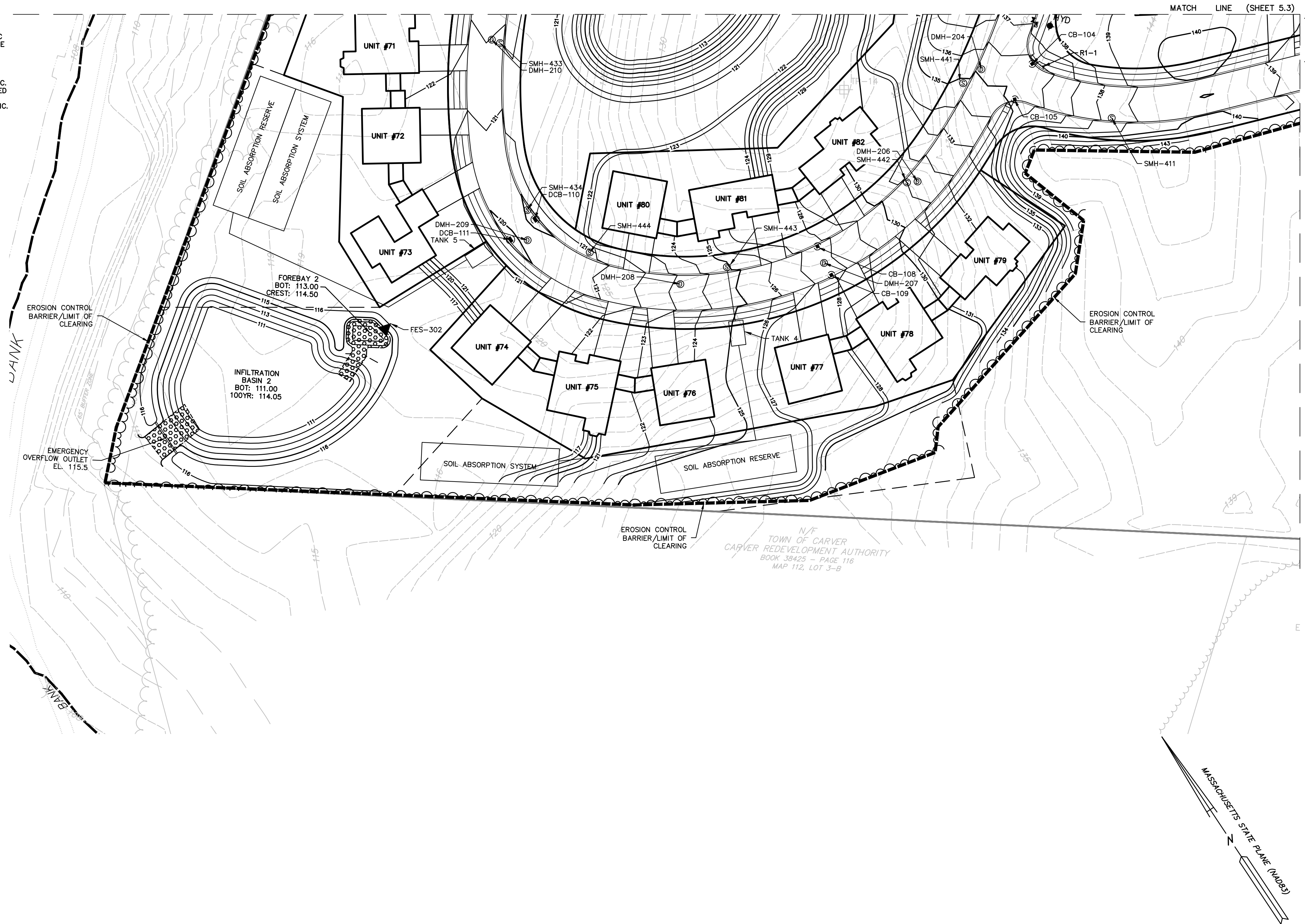
APPROVAL UNDER SUBDIVISION CONTROL LAW REQUIRED
CARVER PLANNING BOARD:

DATE _____

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

DATE _____

KENNETH CONTE, PLS No. 38033



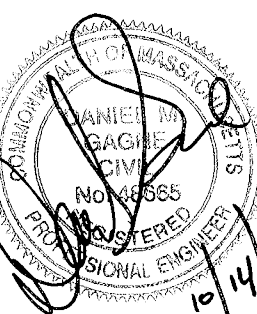
PREPARED FOR OWNER:

**Weathervane
at Patriot
Pines, LLC**

190 OLD DERBY STREET
SUITE 311
HINGHAM, MASSACHUSETTS

**FOR PERMITTING
ONLY**

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**TOWNHOUSE
DEVELOPMENT**

**Weathervane at the Links
CARVER, MA
(PLYMOUTH COUNTY)**

GRADING PLAN

PREPARED BY:



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

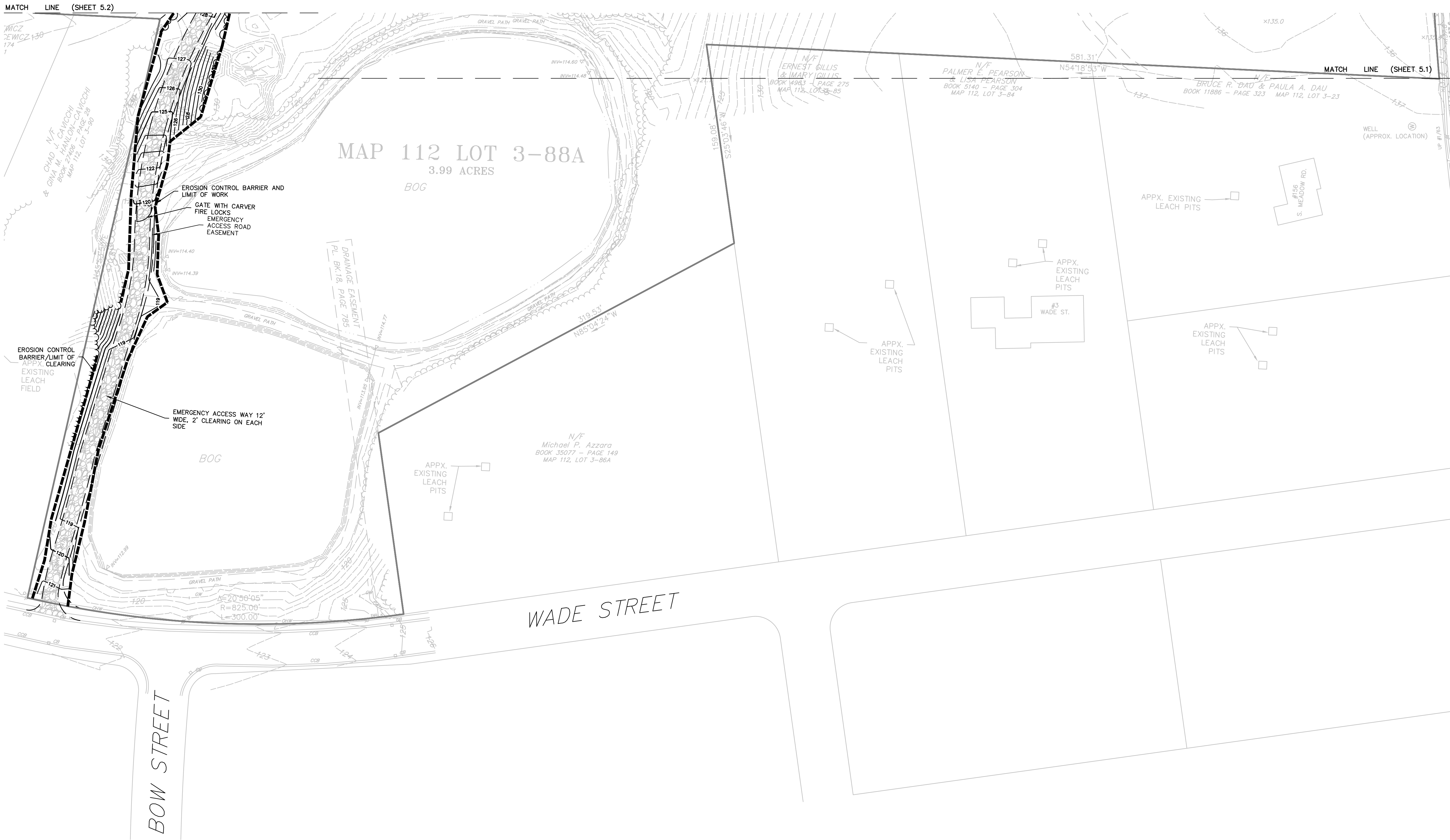
DATE: OCTOBER 14, 2022
SCALE: 1" = 40'

B+T JOB NO. 2176.12

B+T PLAN NO.
217612P054A-008

SHEET 21 OF 35

5.4



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
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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.

10/14/2022

DATE
Kenneth Conte

KENNETH CONTE, PLS No. 38033



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COPIES AS REQUIRED IN CONJUNCTION WITH PERFORMANCE OF OFFICIAL BUSINESS UNDER ITS JURISDICTION. ANY
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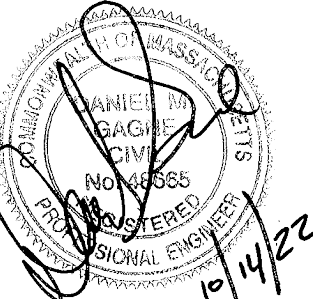
PREPARED FOR OWNER:

**Weathervane
at Patriot
Pines, LLC**

190 OLD DERBY STREET
SUITE 311
HINGHAM, MASSACHUSETTS

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**TOWNHOUSE
DEVELOPMENT**

**Weathervane at the Links
CARVER, MA
(PLYMOUTH COUNTY)**

GRADING PLAN

PREPARED BY:

BEALS + THOMAS
Civil Engineers + Landscape Architects +
Land Surveyors + Planners +
Environmental Specialists

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

DATE: OCTOBER 14, 2022 METERS
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SCALE: 1" = 40' FEET

B+T JOB NO. 2176.12

B+T PLAN NO.
217612P054A-009

SHEET 22 OF 35

5.5

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DATE _____ TOWN CLERK _____

APPROVAL UNDER SUBDIVISION CONTROL LAW REQUIRED:
CARVER PLANNING BOARD:

DATE _____

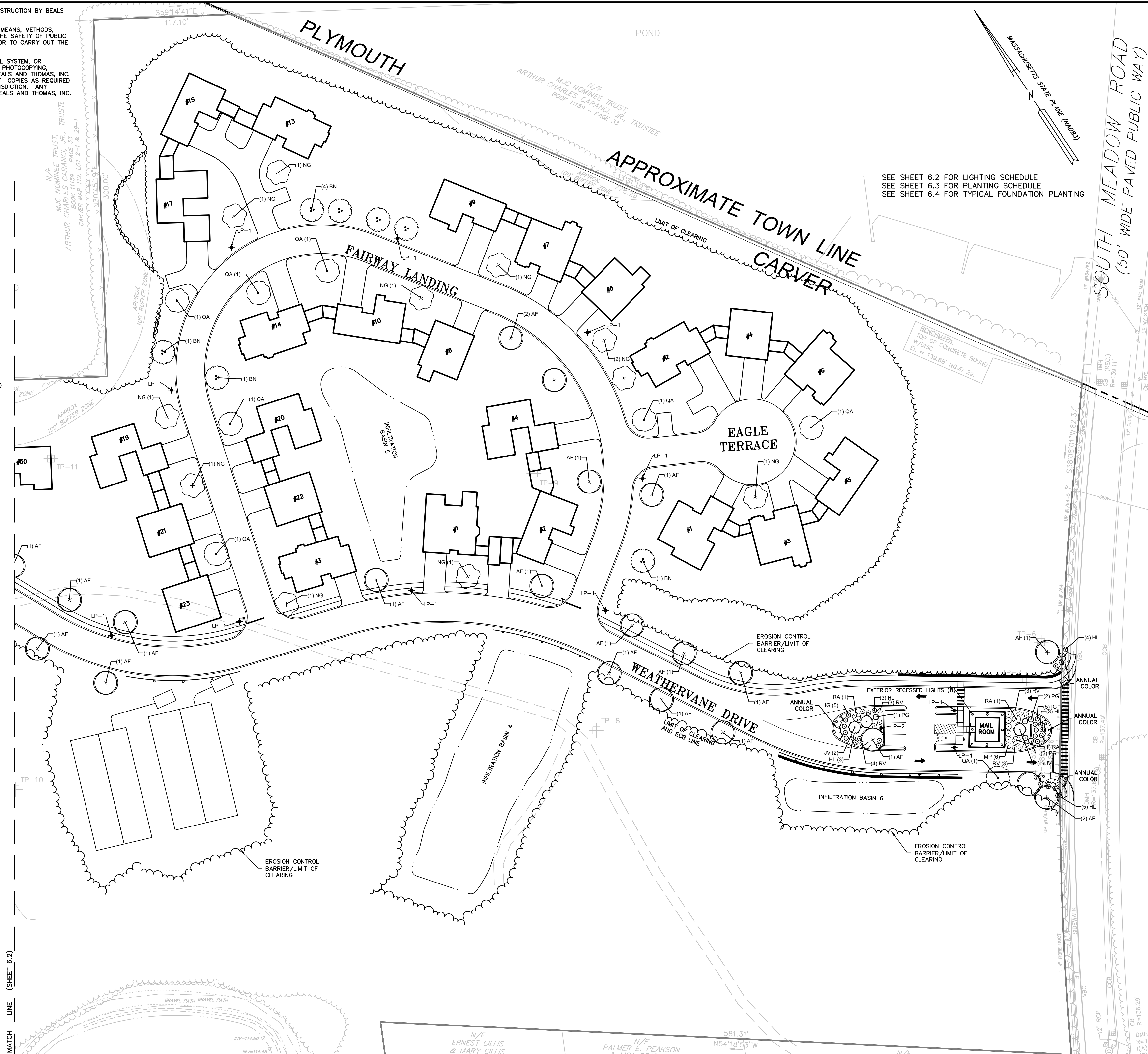
I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

DATE 10/14/2022

DATE _____

Kenneth Conte

KENNETH CONTE, PLS No. 38033



SEE SHEET 6.2 FOR LIGHTING SCHEDULE
SEE SHEET 6.3 FOR PLANTING SCHEDULE
SEE SHEET 6.4 FOR TYPICAL FOUNDATION PLANTING

PREPARED FOR OWNER:

**Weathervane
at Patriot
Pines, LLC**

190 OLD DERBY STREET
SUITE 311
HINGHAM, MASSACHUSETTS

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		APP'D



Robert E. Andrews
10/14/2022

**TOWNHOUSE
DEVELOPMENT**

**Weathervane at the Links
CARVER, MA
(PLYMOUTH COUNTY)**

**LANDSCAPE AND
LIGHTING PLAN**

PREPARED BY:

BEALS + THOMAS
Civil Engineers + Landscape Architects +
Land Surveyors + Planners +
Environmental Specialists

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

DATE: OCTOBER 14, 2022
SCALE: 1" = 40'
METERS
FEET

B+T JOB NO. 2176.12

B+T PLAN NO.
217612P054A-010

SHEET 23 OF 35

6.1

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DATE _____ TOWN CLERK _____

APPROVAL UNDER SUBDIVISION CONTROL LAW REQUIRED
CARVER PLANNING BOARD:

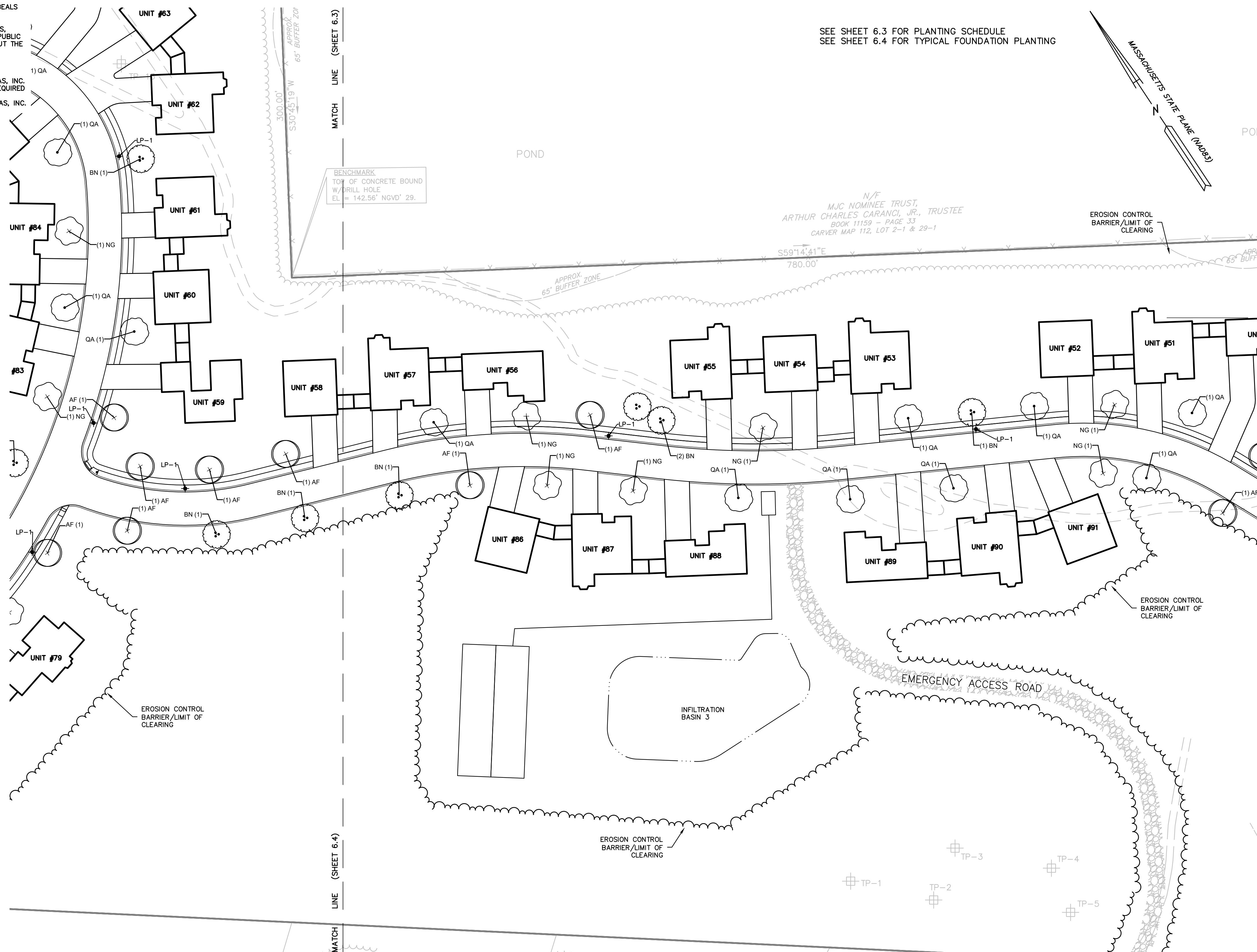
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10/14/2022

DATE _____
Kenneth Conte

KENNETH CONTE, PLS No. 38033



SEE SHEET 6.3 FOR PLANTING SCHEDULE
SEE SHEET 6.4 FOR TYPICAL FOUNDATION PLANTING

LIGHTING SCHEDULE (15-FEET MAX. HEIGHT)											
KEY	FIXTURE	QTY	OPTICS	SOURCE	MILLIAMPS	KELVIN	VOLTAGE	MOUNTING	FINISH	CAP/SHADE AND OPTIONS	DECORATIVE ARM
LP-1	VISIONAIRE LIGHTING ODEN (ODN-1)	22	TYPE 3 (T3)	32 LEDS (32 LC)	mA 350 (3)	3000K (3K)	480 (5)	POST TOP (PT)	BLACK (BK)	C5-H5, CUTOFF LOUVER SHIELD	(VA110-L-S 1)
LP-2	VISIONAIRE LIGHTING ODEN (ODN-1)	1	TYPE 3 (T3)	32 LEDS (32 LC)	mA 350 (3)	3000K (3K)	480 (5)	POST TOP (PT)	BLACK (BK)	C5-H5, CUTOFF LOUVER SHIELD	(VA110-L-D 2)

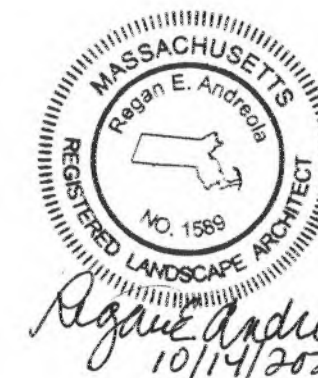
PREPARED FOR OWNER:

**Weathervane
at Patriot
Pines, LLC**

190 OLD DERBY STREET
SUITE 311
HINGHAM, MASSACHUSETTS

**FOR PERMITTING
ONLY**

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**TOWNHOUSE
DEVELOPMENT**

**Weathervane at the Links
CARVER, MA
(PLYMOUTH COUNTY)**

**LANDSCAPE AND
LIGHTING PLAN**

PREPARED BY:



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

DATE: OCTOBER 14, 2022
SCALE: 1" = 40'

B+T JOB NO. 2176.12

B+T PLAN NO.
217612P054A-011

SHEET 24 OF 35

6.2

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DATE TOWN CLERK

APPROVAL UNDER SUBDIVISION CONTROL LAW REQUIRED CARVER PLANNING BOARD:

DATE

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DATE

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PLANT SCHEDULE SUBDIVISION

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONT.
AF	30	Acer rubrum 'Franksred'	Red Sunset® Maple	2 1/2-3" cal.	B&B
BN	30	Betula nigra 'Dura Heat'	River Birch	2 1/2 - 3" cal.	B&B
NG	30	Nyssa sylvatica 'NSUHH'	Green Gable™ Tupelo	2-2 1/2" cal.	B&B
QA	30	Quercus alba	White Oak	2 1/2-3" cal.	B&B
EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONT.
JV	3	Juniperus virginiana	Eastern Red Cedar	8-10' Ht.	B&B
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONT.
HL	18	Hydrangea paniculata 'Little Lime'	Little Lime Hydrangea	18-24" ht.	3 gal.
IG	10	Ilex glabra 'Shamrock'	Shamrock Inkberry Holly	24-30" ht.	5 gal.
MP	6	Myrica pensylvanica	Northern Bayberry	24-30" ht.	5 gal.
PG	5	Pinus mugo 'Gnom'	Gnom Mugo Pine	24-30" ht.	5 gal.
RA	3	Rhododendron arboreoscens	Sweet Azalea	36-42" ht.	5 gal.
RV	13	Rosa virginiana	Virginia Rose	18-24" ht.	3 gal.

PREPARED FOR OWNER:

Weathervane
at Patriot
Pines, LLC

190 OLD DERBY STREET
SUITE 311
HINGHAM, MASSACHUSETTS

FOR PERMITTING
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TOWNHOUSE
DEVELOPMENT

Weathervane at the Links
CARVER, MA
(PLYMOUTH COUNTY)

LANDSCAPE AND
LIGHTING PLAN

PREPARED BY:



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

DATE: OCTOBER 14, 2022
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SCALE: 1" = 40'

B+T JOB NO. 2176.12

B+T PLAN NO.
217612P054A-012

SHEET 25 OF 35

6.3

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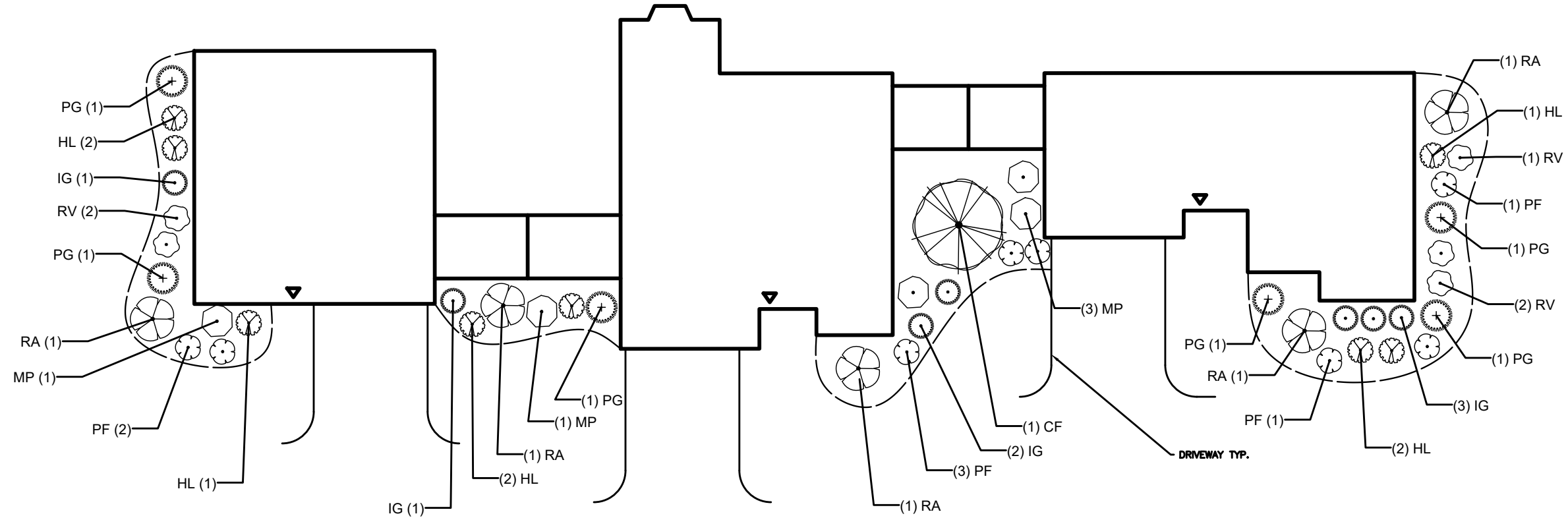
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CARVER PLANNING BOARD:

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DATE _____

KENNETH CONTE, PLS No. 38033



TYPICAL FOUNDATION PLANTING PLAN¹

1. FOUNDATION PLANTINGS SUBJECT TO CHANGE BASED UPON UNIT CONFIGURATION

PLANT SCHEDULE FOUNDATION

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONT.
CF	1	Cornus florida	Flowering Dogwood	2 1/2-3" cal.	B&B
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONT.
HL	8	Hydrangea paniculata 'Little Lime'	Little Lime Hydrangea	18-24" ht.	3 gal.
IG	7	Ilex glabra 'Shamrock'	Shamrock Inkberry Holly	24-30" ht.	5 gal.
MP	5	Myrica pensylvanica	Northern Bayberry	24-30" ht.	5 gal.
PG	6	Pinus mugo 'Gnom'	Gnom Mugo Pine	24-30" ht.	5 gal.
PF	8	Potentilla fruticosa	Shrubby Cinquefoil	12-18" ht.	3 gal.
RA	5	Rhododendron arborescens	Sweet Azalea	36-42" ht.	5 gal.
RV	5	Rosa virginiana	Virginia Rose	18-24" ht.	3 gal.

PREPARED FOR OWNER:

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Pines, LLC**

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**TOWNHOUSE
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**LANDSCAPE AND
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B+T PLAN NO.
217612P054A-013

SHEET 26 OF 35

6.4

7.1

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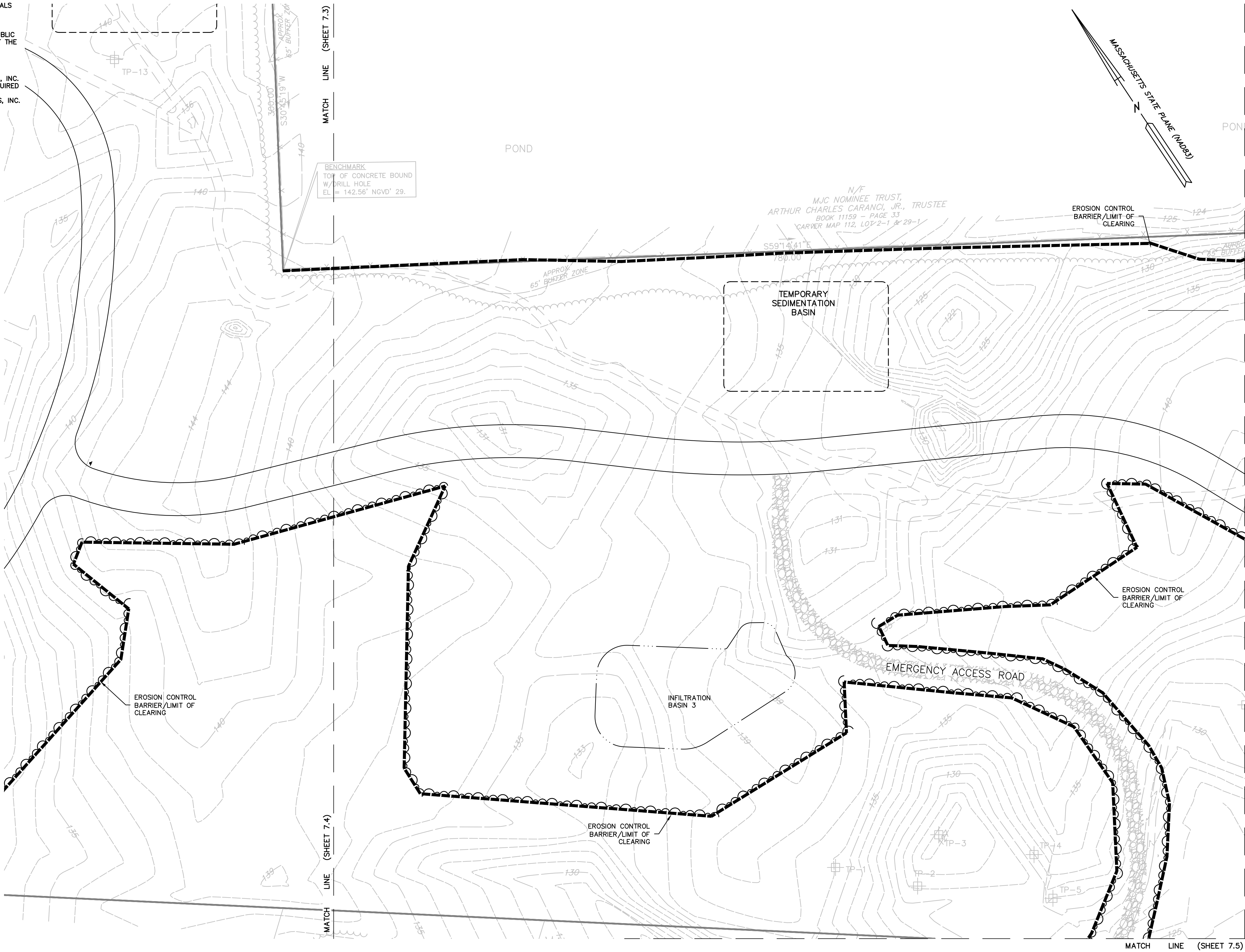
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10/14/2022

DATE _____
Kenneth Conte

KENNETH CONTE, PLS No. 38033



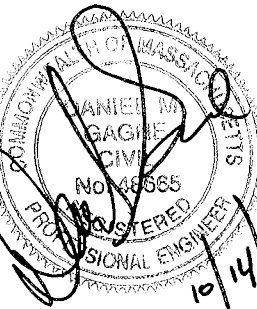
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**TOWNHOUSE
DEVELOPMENT**

**Weathervane at the Links
CARVER, MA
(PLYMOUTH COUNTY)**

**EROSION AND
SEDIMENTATION
CONTROL PLAN**

PREPARED BY:



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

DATE: OCTOBER 14, 2022
SCALE: 1" = 40'

B+T JOB NO. 2176.12

B+T PLAN NO.
217612P054A-015

SHEET 28 OF 35

7.2

THIS DRAWING IS NOT INTENDED FOR CONSTRUCTION UNTIL ISSUED FOR CONSTRUCTION BY BEALS AND THOMAS, INC.

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 CONTRACTORS EMPLOYEES; OR FOR THE FAILURE OF THE CONTRACTOR TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

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DATE TOWN CLERK

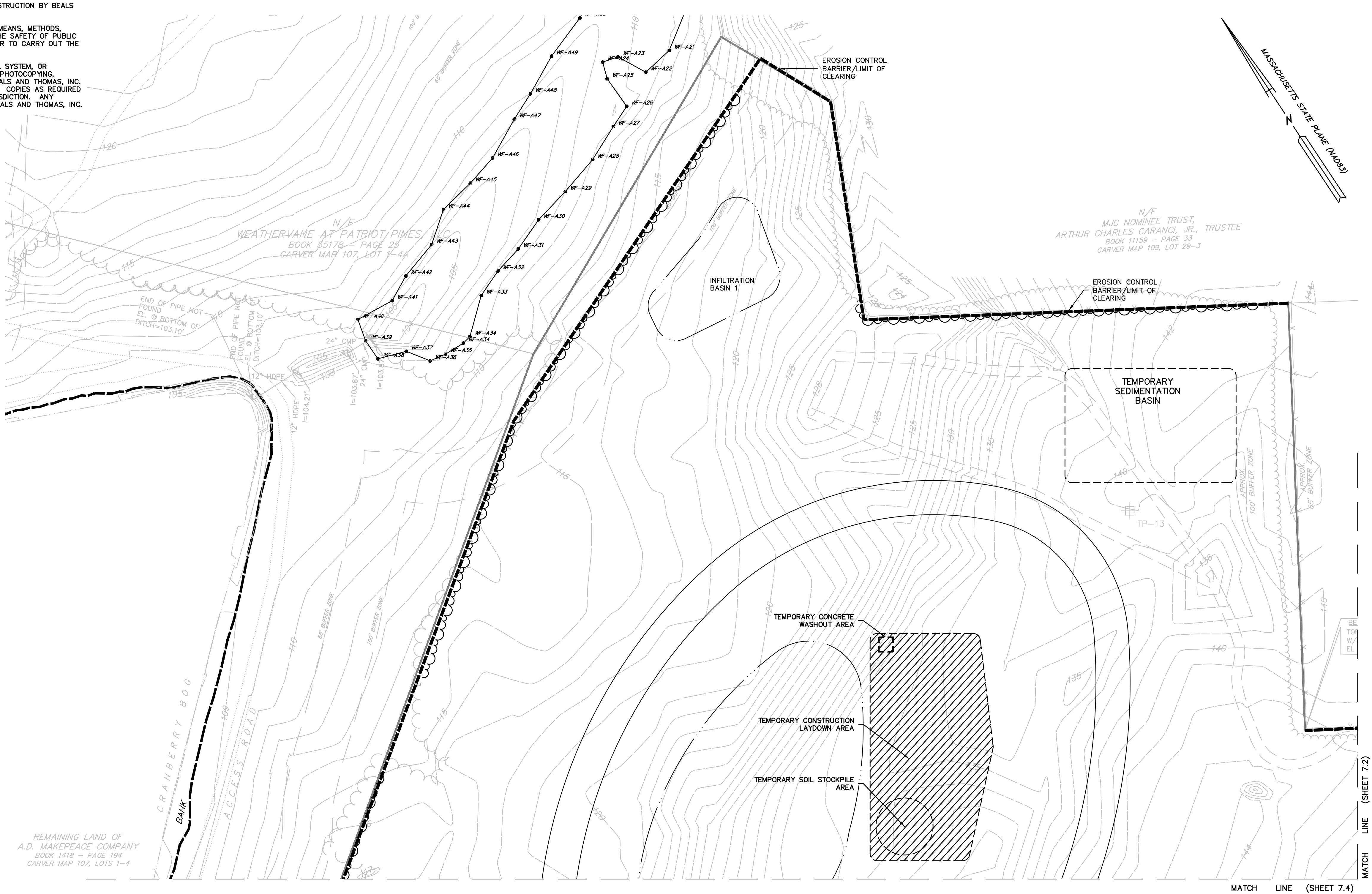
APPROVAL UNDER SUBDIVISION CONTROL LAW REQUIRED CARVER PLANNING BOARD:

DATE

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

DATE

KENNETH CONTE, PLS No. 38033



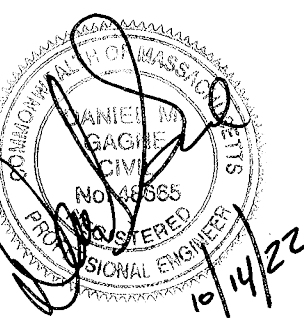
PREPARED FOR OWNER:

Weathervane at Patriot Pines, LLC

190 OLD DERBY STREET
SUITE 311
HINGHAM, MASSACHUSETTS

FOR PERMITTING ONLY

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ISSUE DATE		DESCRIPTION
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DES	DWN	CHK'D APP'D



TOWNHOUSE DEVELOPMENT

Weathervane at the Links
CARVER, MA
(PLYMOUTH COUNTY)

EROSION AND SEDIMENTATION CONTROL PLAN

PREPARED BY:



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

DATE: OCTOBER 14, 2022 METERS
0 5 10 25 120
SCALE: 1" = 40' FEET

B+T JOB NO. 2176.12

B+T PLAN NO.
217612P054A-016

SHEET 29 OF 35

7.3

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DATE _____ TOWN CLERK _____

APPROVAL UNDER SUBDIVISION CONTROL LAW REQUIRED
CARVER PLANNING BOARD:

DATE

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DATE 10/14/2022

DATE Kenneth Conte

KENNETH CONTE, PLS No. 38033



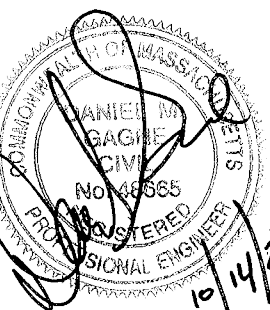
PREPARED FOR OWNER:

**Weathervane
at Patriot
Pines, LLC**

190 OLD DERBY STREET
SUITE 311
HINGHAM, MASSACHUSETTS

**FOR PERMITTING
ONLY**

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ISSUE DATE		DESCRIPTION
DMG	DMG	MC DMG
DES	DWN	CHK'D APP'D



**TOWNHOUSE
DEVELOPMENT**

**Weathervane at the Links
CARVER, MA
(PLYMOUTH COUNTY)**

**EROSION AND
SEDIMENTATION
CONTROL PLAN**

PREPARED BY:

BEALS + THOMAS
Civil Engineers + Landscape Architects +
Land Surveyors + Planners +
Environmental Specialists

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

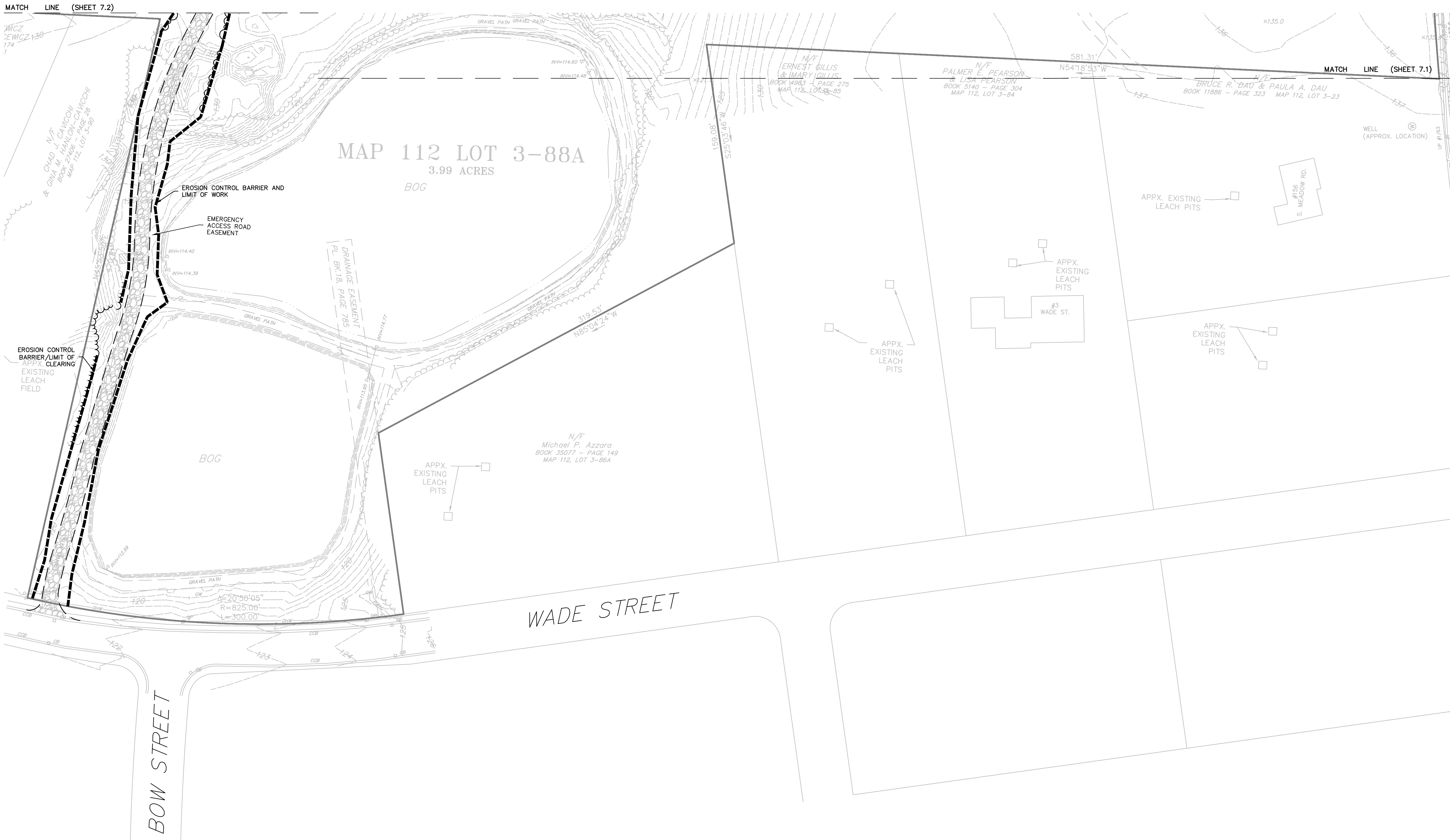
DATE: OCTOBER 14, 2022 METERS
0 5 10 25 120
SCALE: 1" = 40' FEET

B+T JOB NO. 2176.12

B+T PLAN NO.
217612P054A-017

SHEET 30 OF 35

7.4



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
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DATE TOWN CLERK

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MASSACHUSETTS.

10/14/2022
DATE
Kenneth Conte
KENNETH CONTE, PLS No. 38033



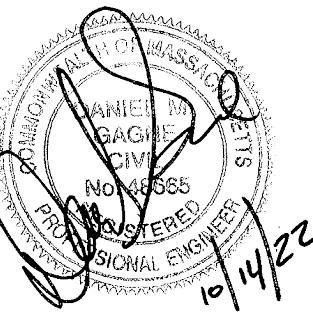
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PREPARED FOR OWNER:

**Weathervane
at Patriot
Pines, LLC**
190 OLD DERBY STREET
SUITE 311
HINGHAM, MASSACHUSETTS

**FOR PERMITTING
ONLY**

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	ISSUE DATE	DESCRIPTION
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	DES	DWN CHK'D APP'D



**TOWNHOUSE
DEVELOPMENT**

**Weathervane at the Links
CARVER, MA
(PLYMOUTH COUNTY)**
**EROSION AND
SEDIMENTATION
CONTROL PLAN**

PREPARED BY:

BEALS + THOMAS
Civil Engineers + Landscape Architects +
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BEALS AND THOMAS, INC.
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T 508.746.3288 | www.bealsandthomas.com

DATE: OCTOBER 14, 2022 METERS
0 5 10 25 120
SCALE: 1" = 40' FEET

B+T JOB NO. 2176.12

B+T PLAN NO.
217612P054A-018

SHEET 31 OF 35

7.5

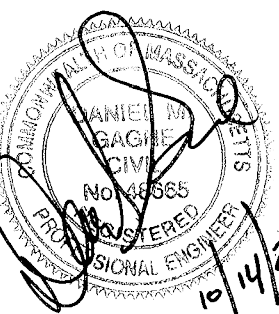
PREPARED FOR OWNER:

Weatherwane at Patriot Pines, LLC

190 OLD DERBY STREET
SUITE 311
HINGHAM, MASSACHUSETTS

FOR PERMITTING
ONLY

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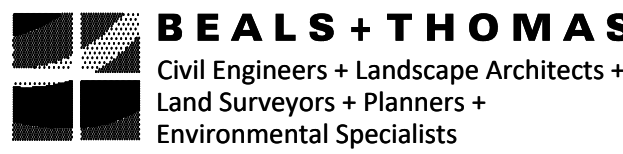


TOWNHOUSE DEVELOPMENT

Weatherwane at the Links
CARVER, MA
(PLYMOUTH COUNTY)

SITE DETAILS

PREPARED BY:



BEALS AND THOMAS, INC.
32 Court Street
Plymouth, Massachusetts 02360-3866
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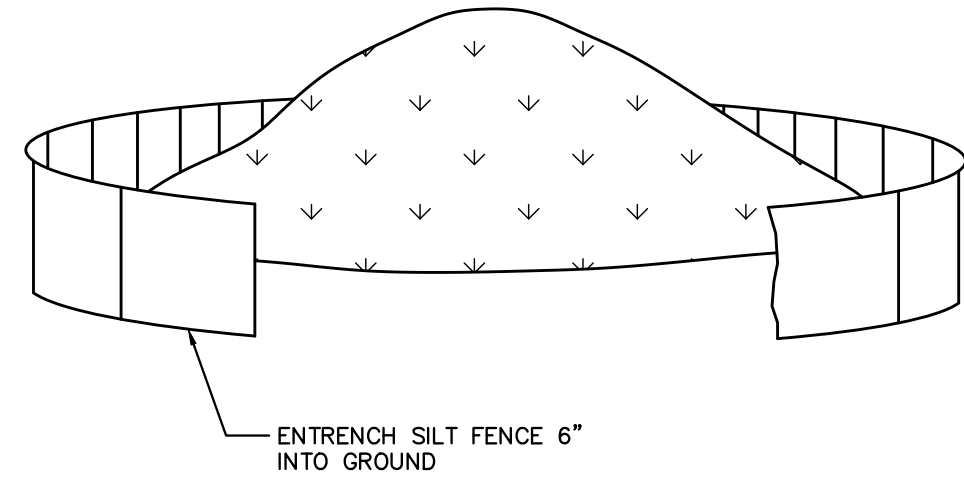
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B+T JOB NO. 2176.12

B+T PLAN NO.
217612P061A-003

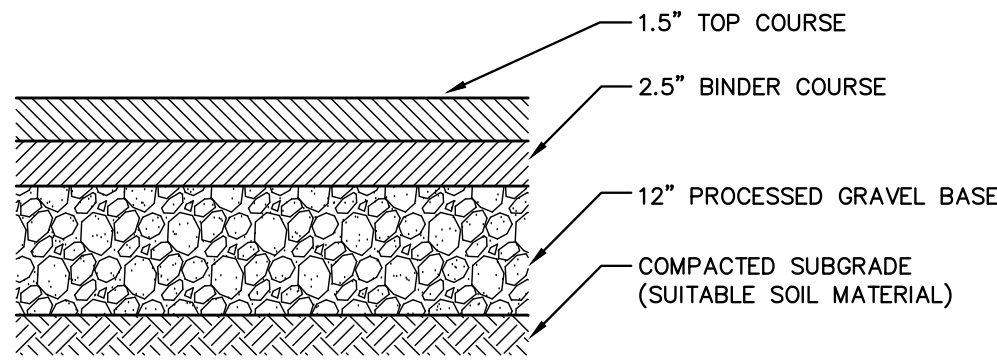
SHEET 32 OF 35

8.1

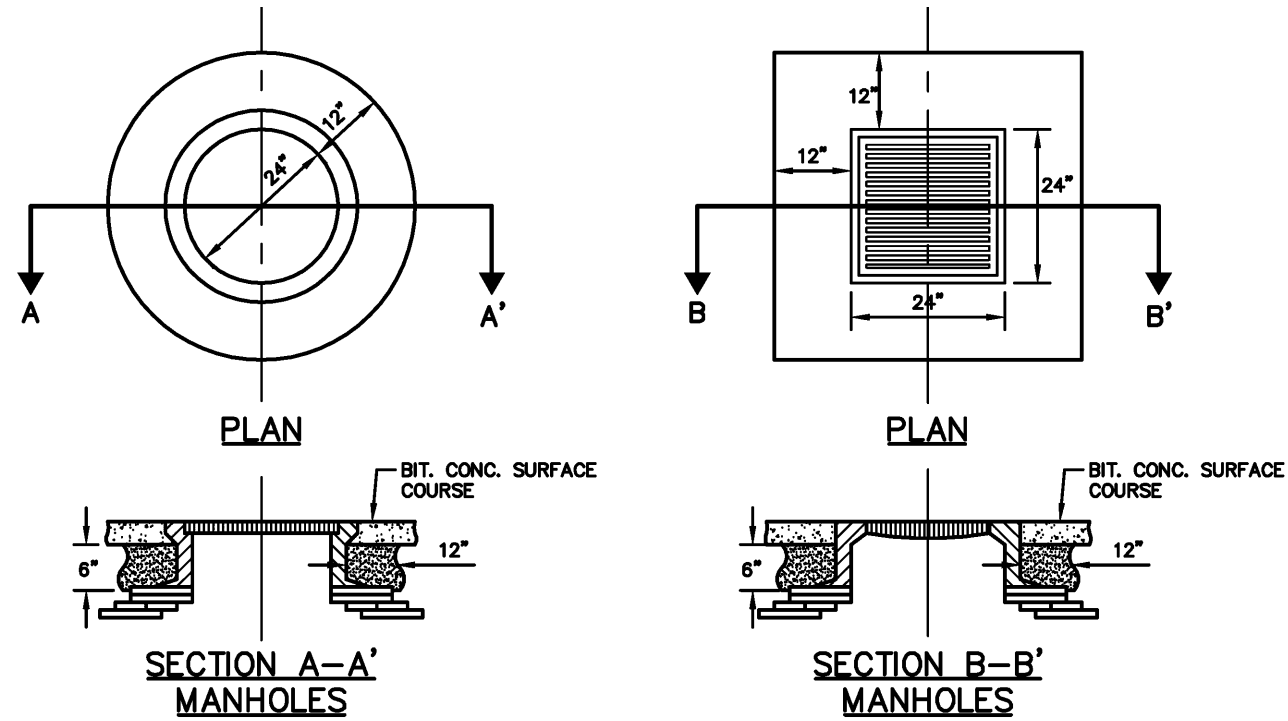


NOTE: CHOOSE DRY AND STABLE AREA FOR STOCKPILE.

SOIL STOCKPILE
NOT TO SCALE

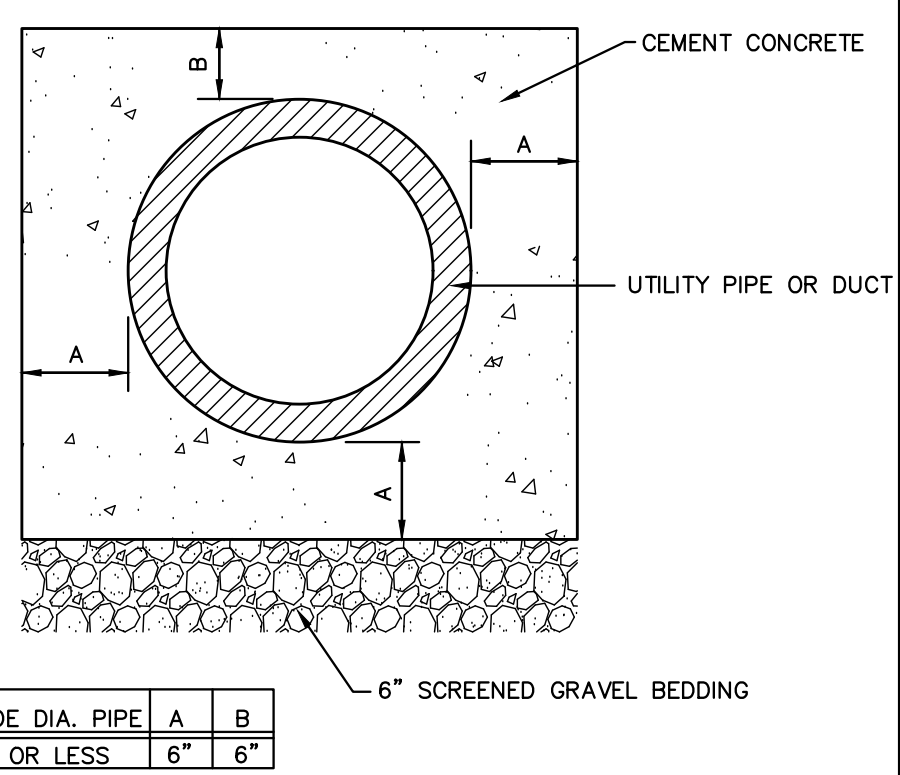


BITUMINOUS CONCRETE PAVEMENT
NOT TO SCALE

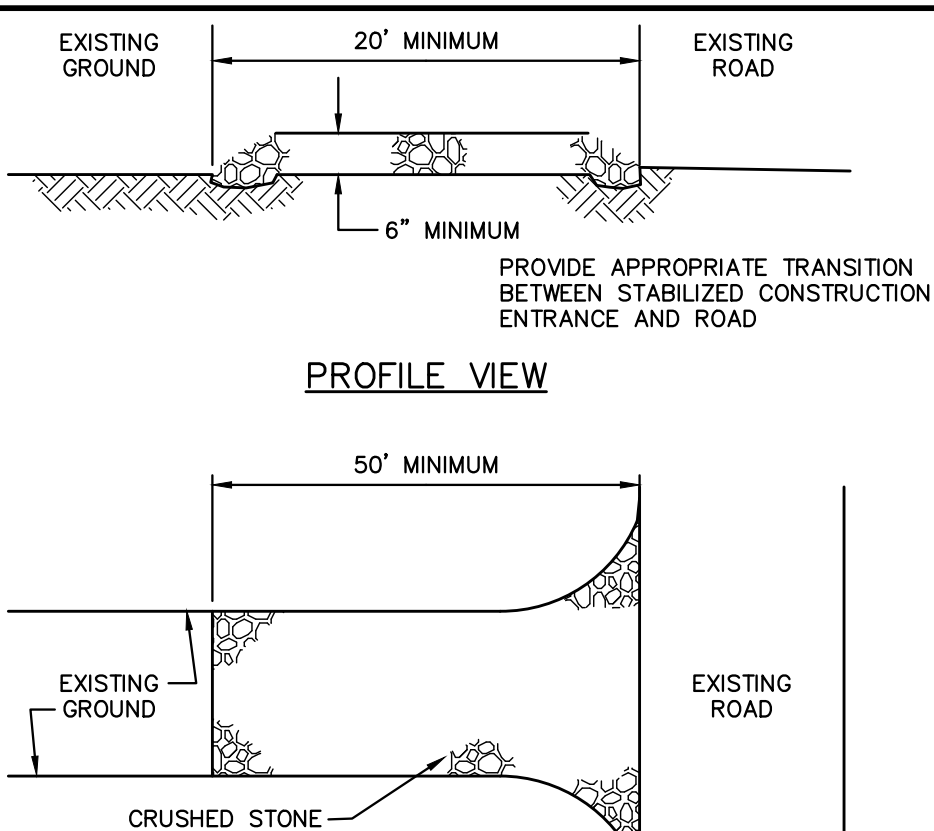


NOTE:
COLLARS TO BE CLASS "A" CEMENT
CONCRETE MASONRY REGULAR OR
H.E.S. AS DIRECTED.

CONCRETE COLLARS
NOT TO SCALE



CONCRETE ENCASEMENT
NOT TO SCALE

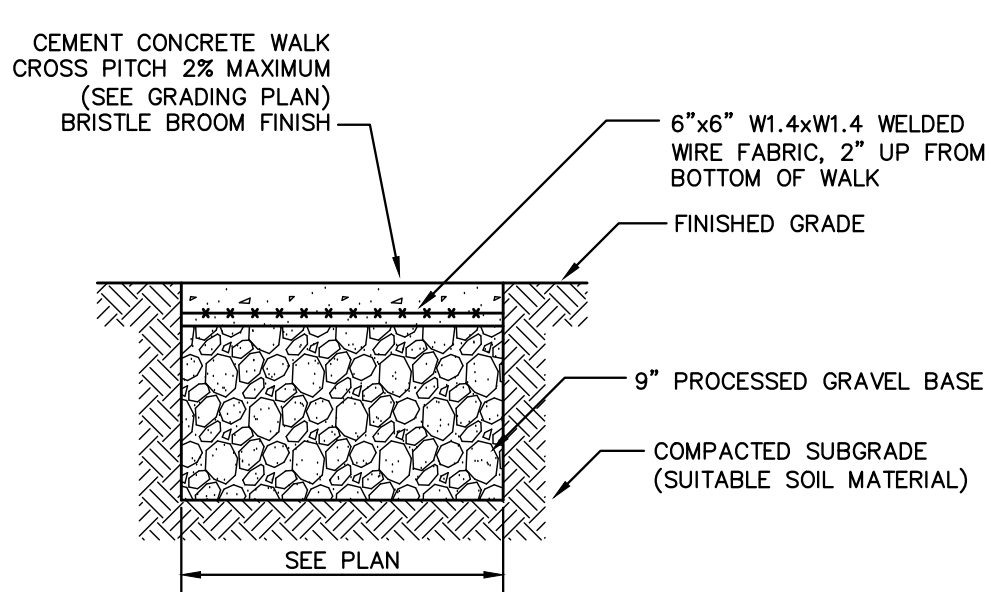


PROFILE VIEW

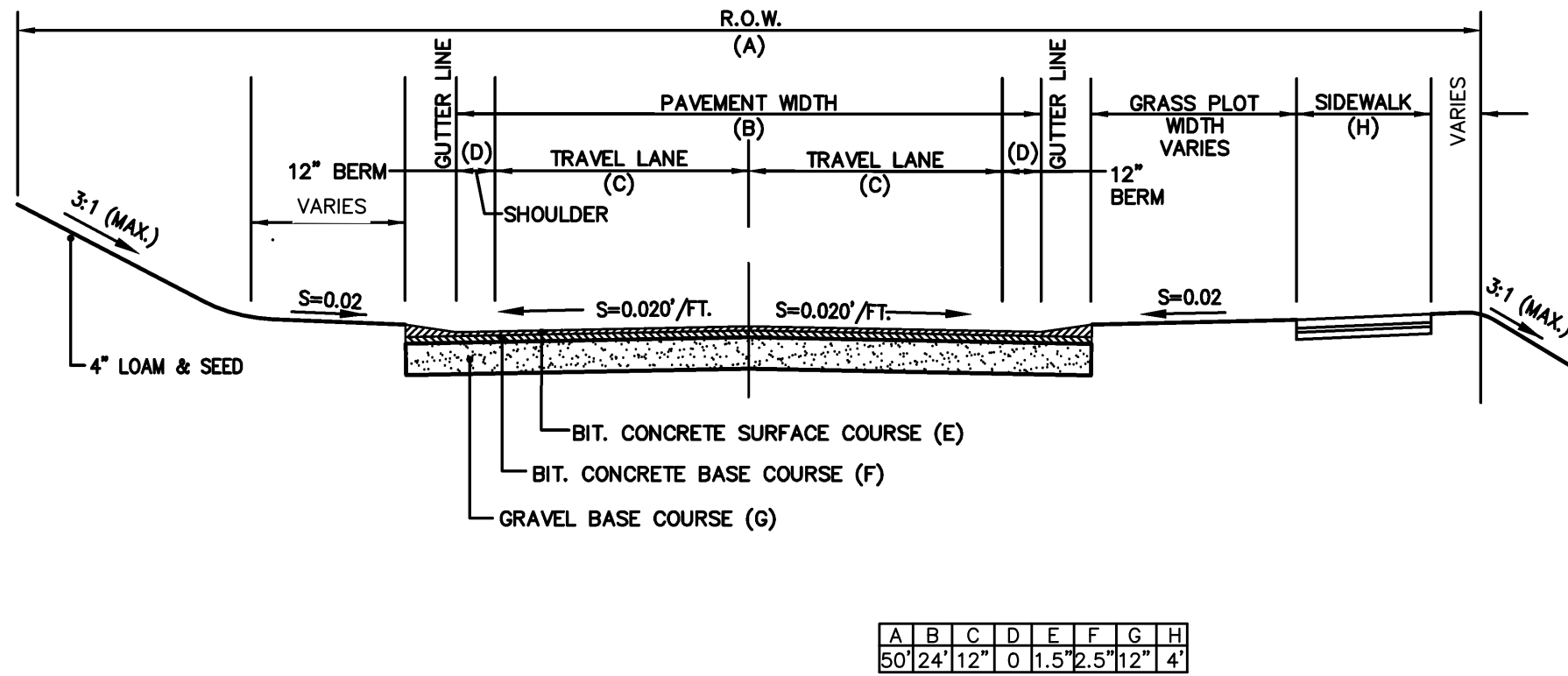
PLAN VIEW

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.

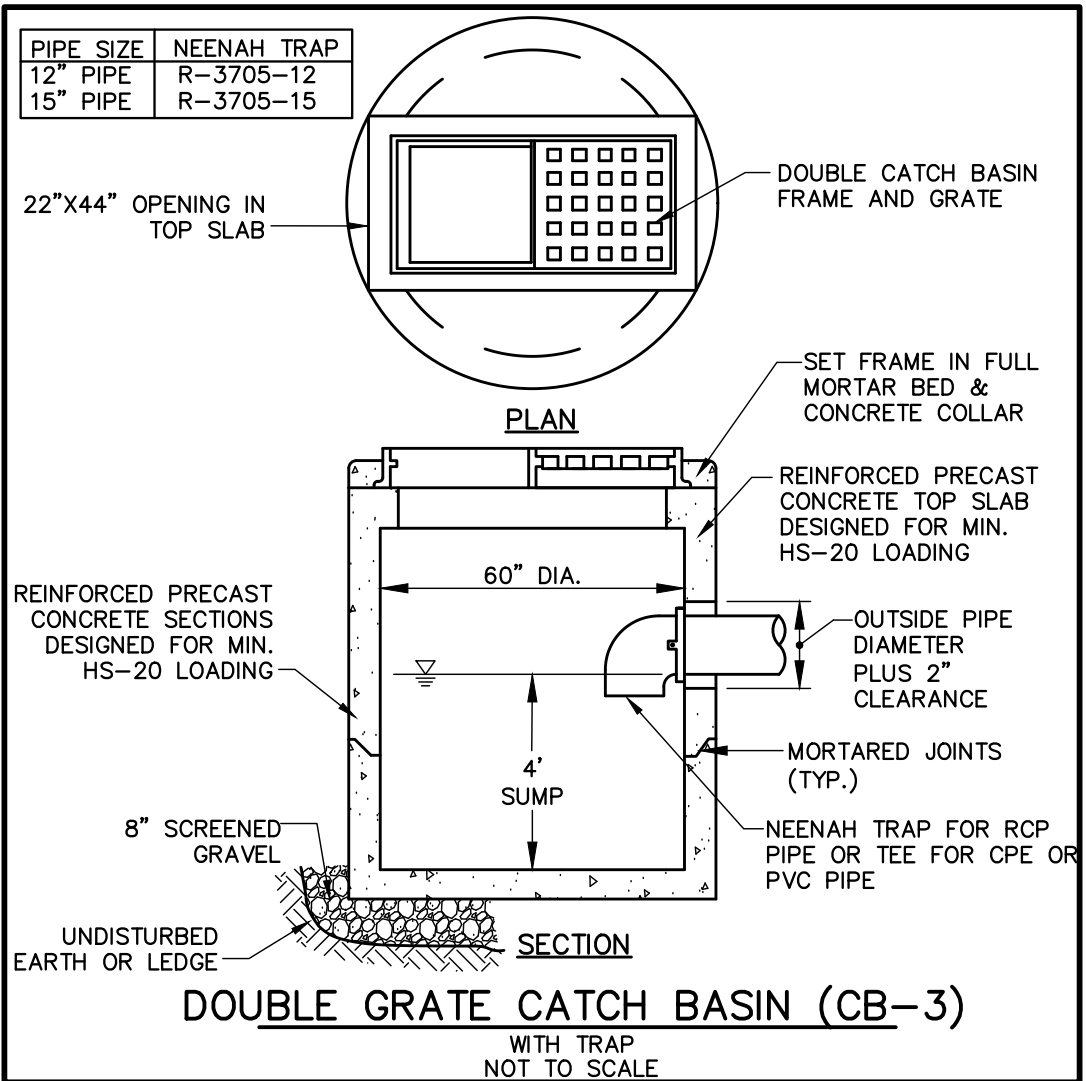
STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE



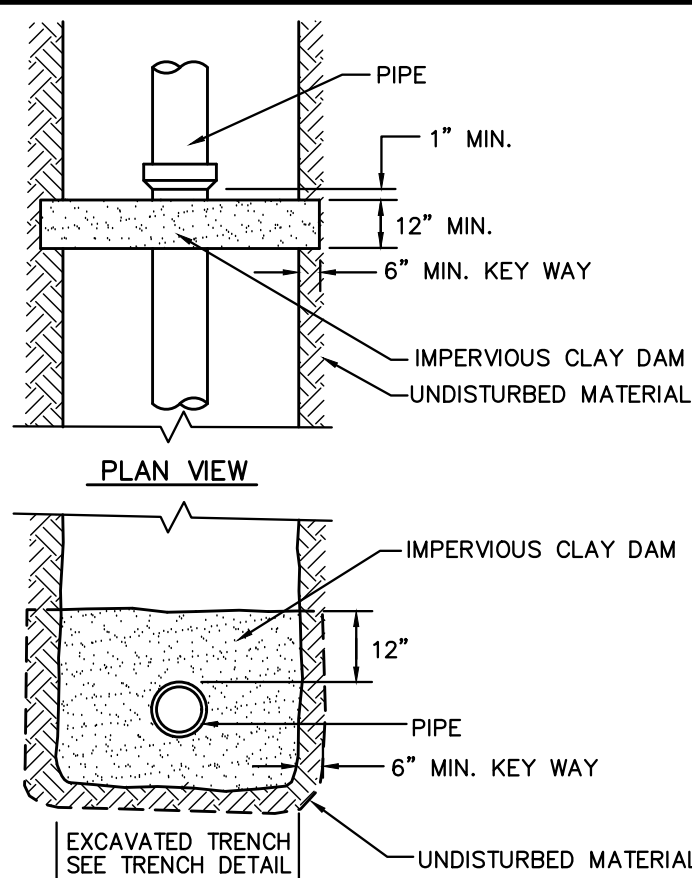
CEMENT CONCRETE RAMP
NOT TO SCALE



ROADWAY CROSS SECTION
NOT TO SCALE



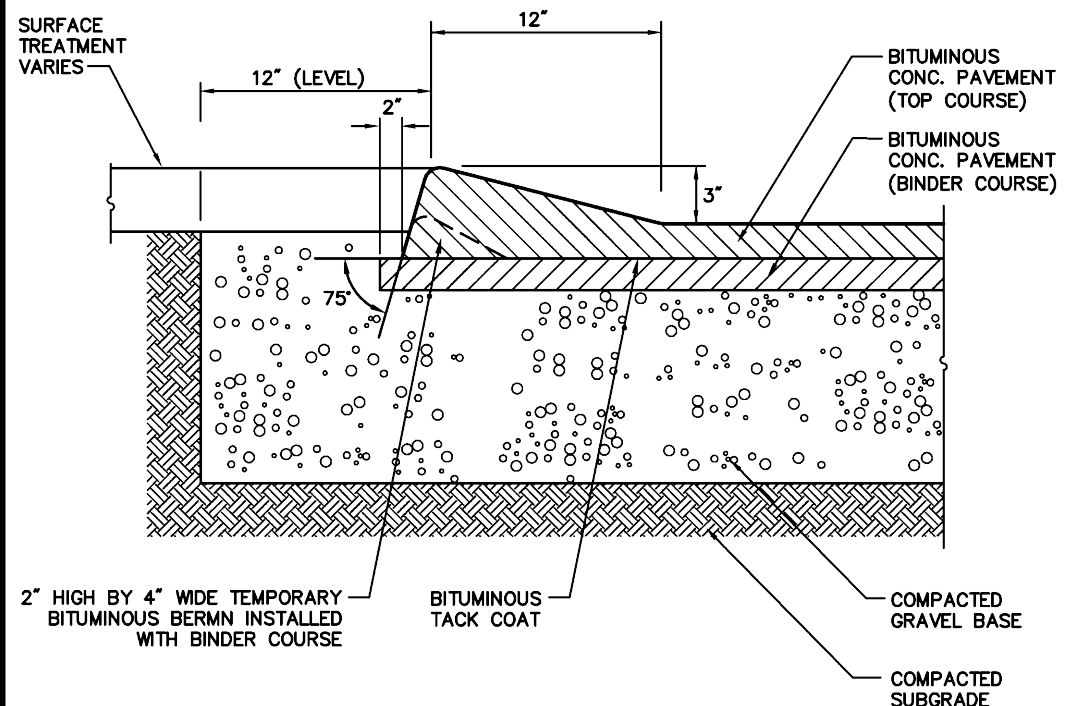
DOUBLE GRATE CATCH BASIN (CB-3)
WITH TRAP
NOT TO SCALE



PLAN VIEW

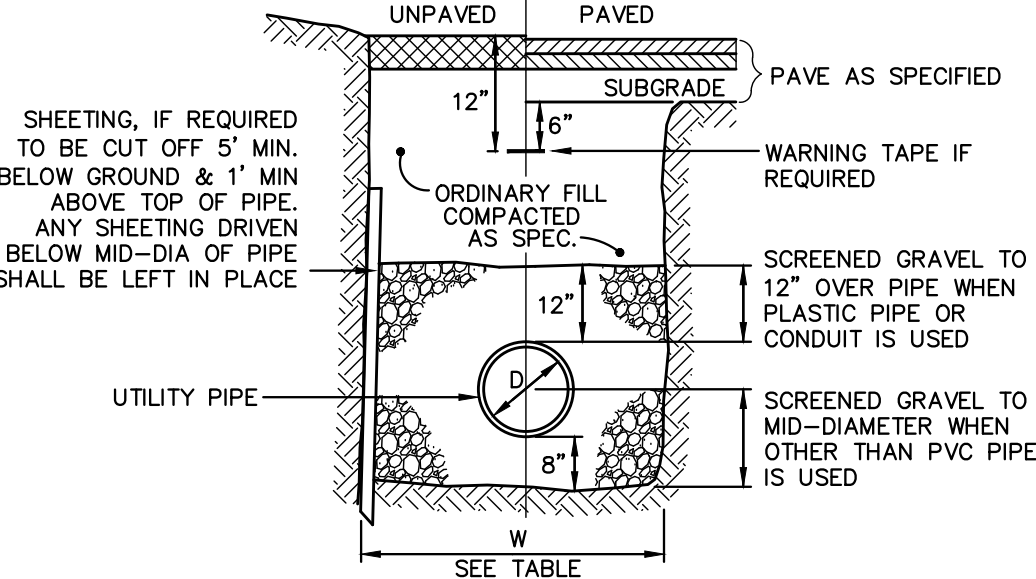
SECTION VIEW

PIPE TRENCH DAM
NOT TO SCALE

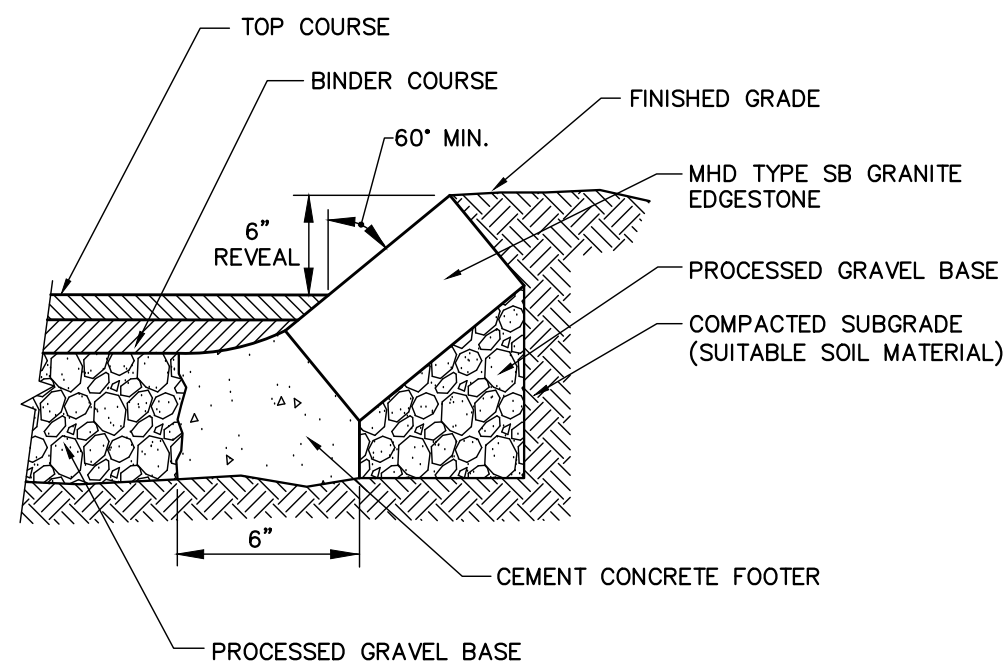


BITUMINOUS CONCRETE BERM
NOT TO SCALE

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



SLOPED GRANITE EDGING
NOT TO SCALE

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DATE

KENNETH CONTE, PLS No. 38033



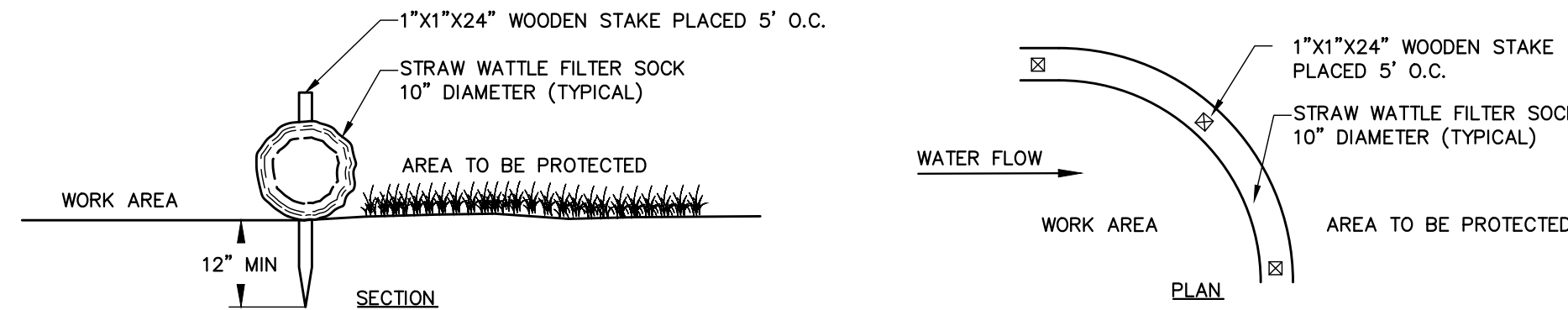
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CARVER PLANNING BOARD:

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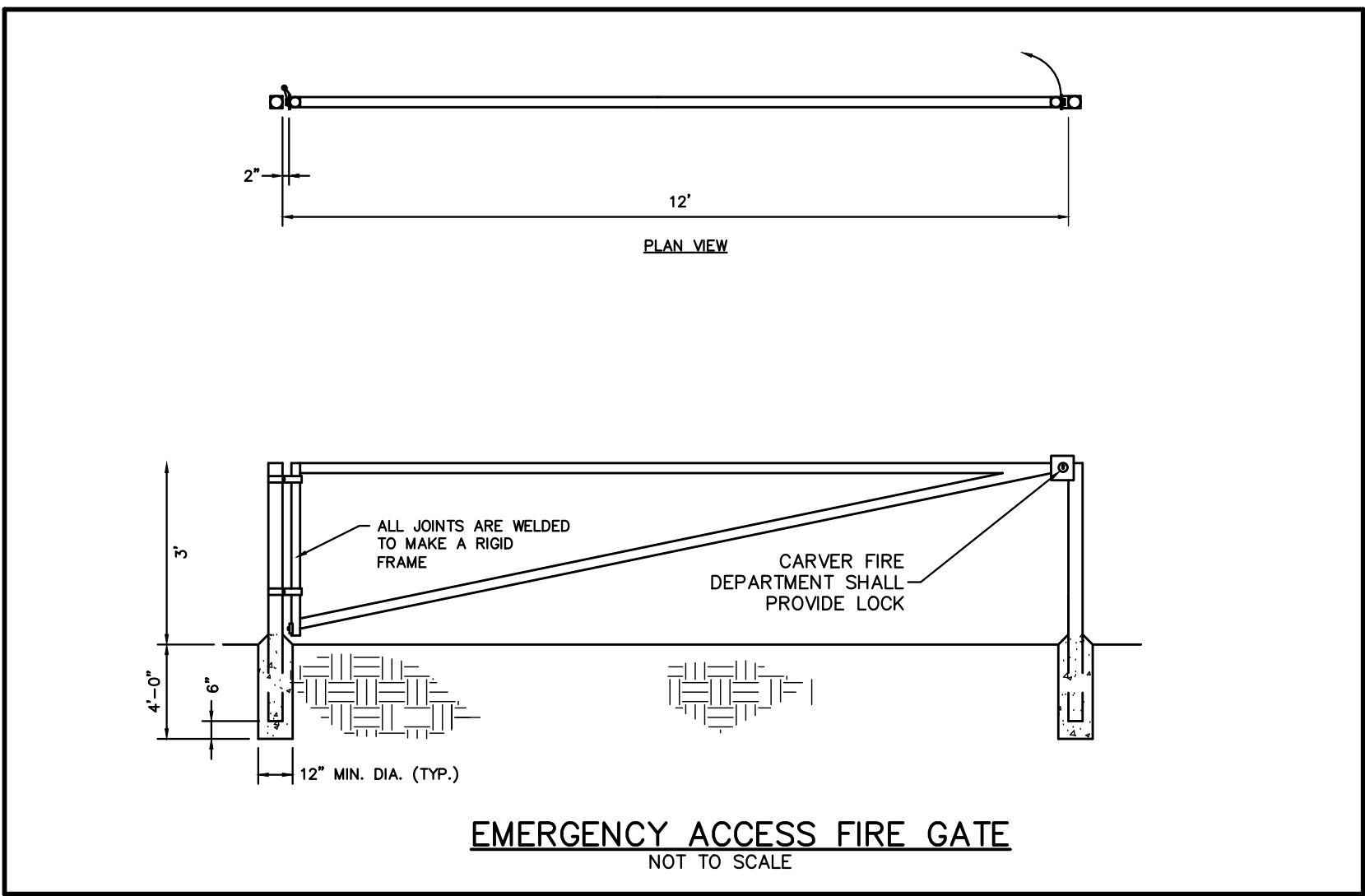
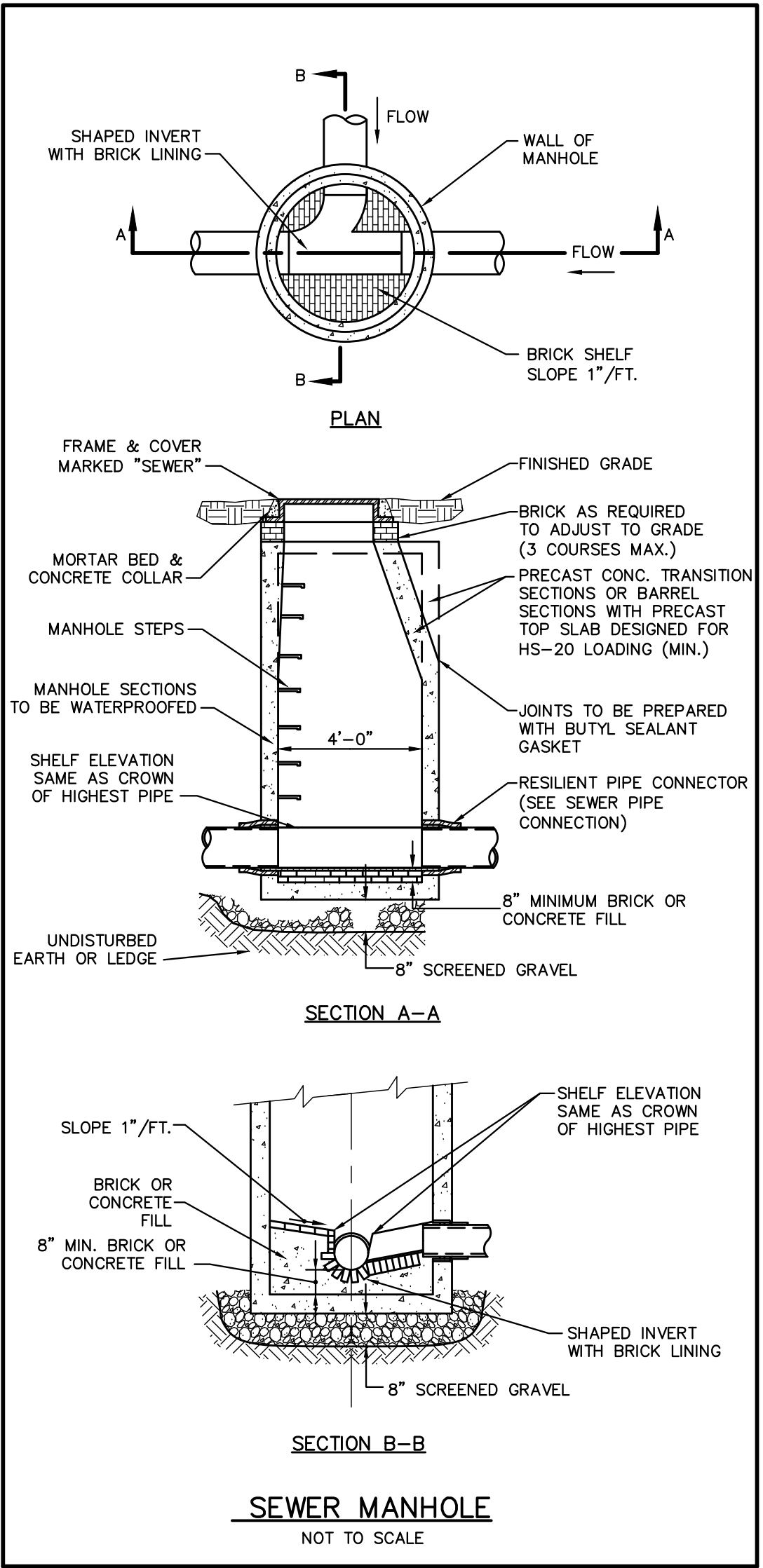
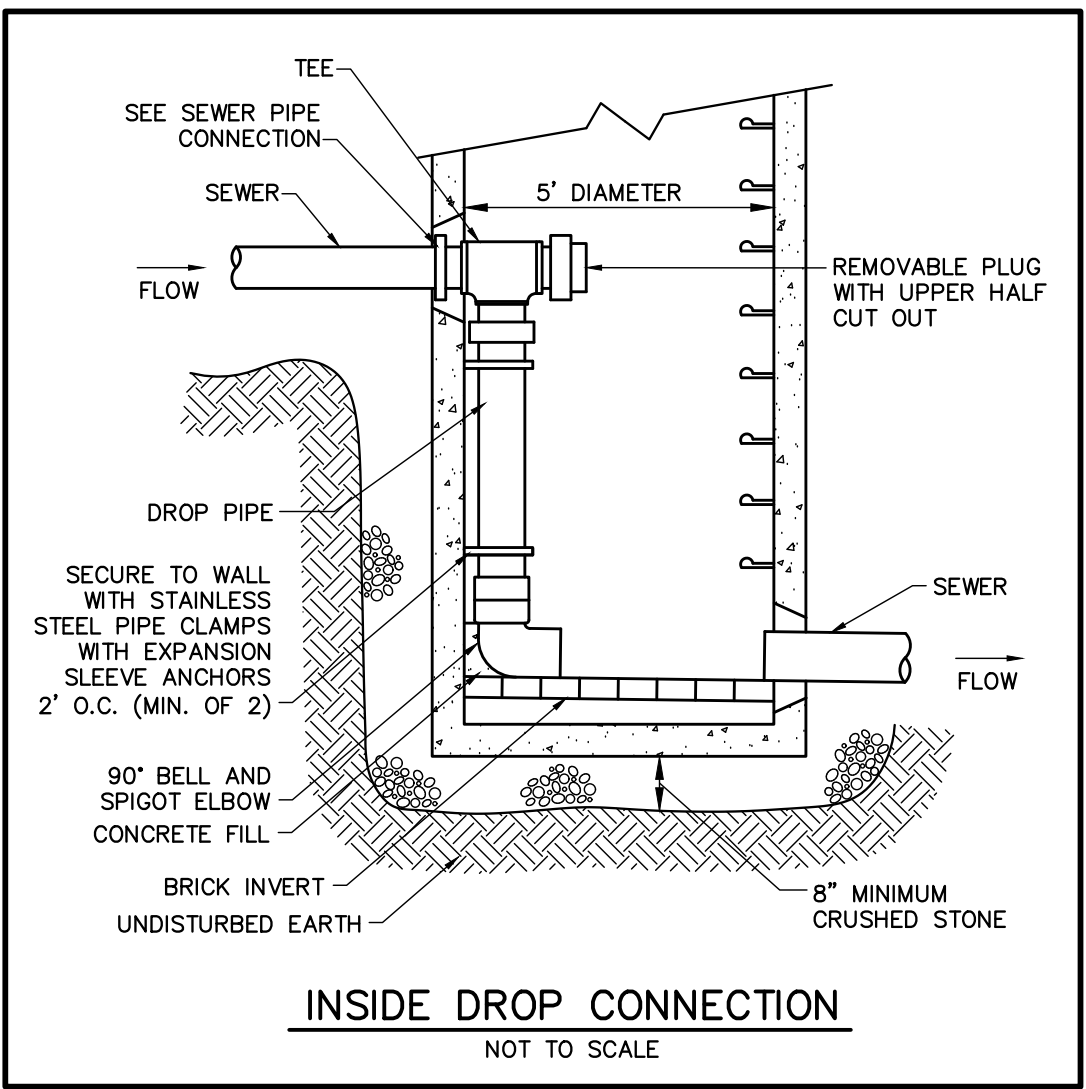
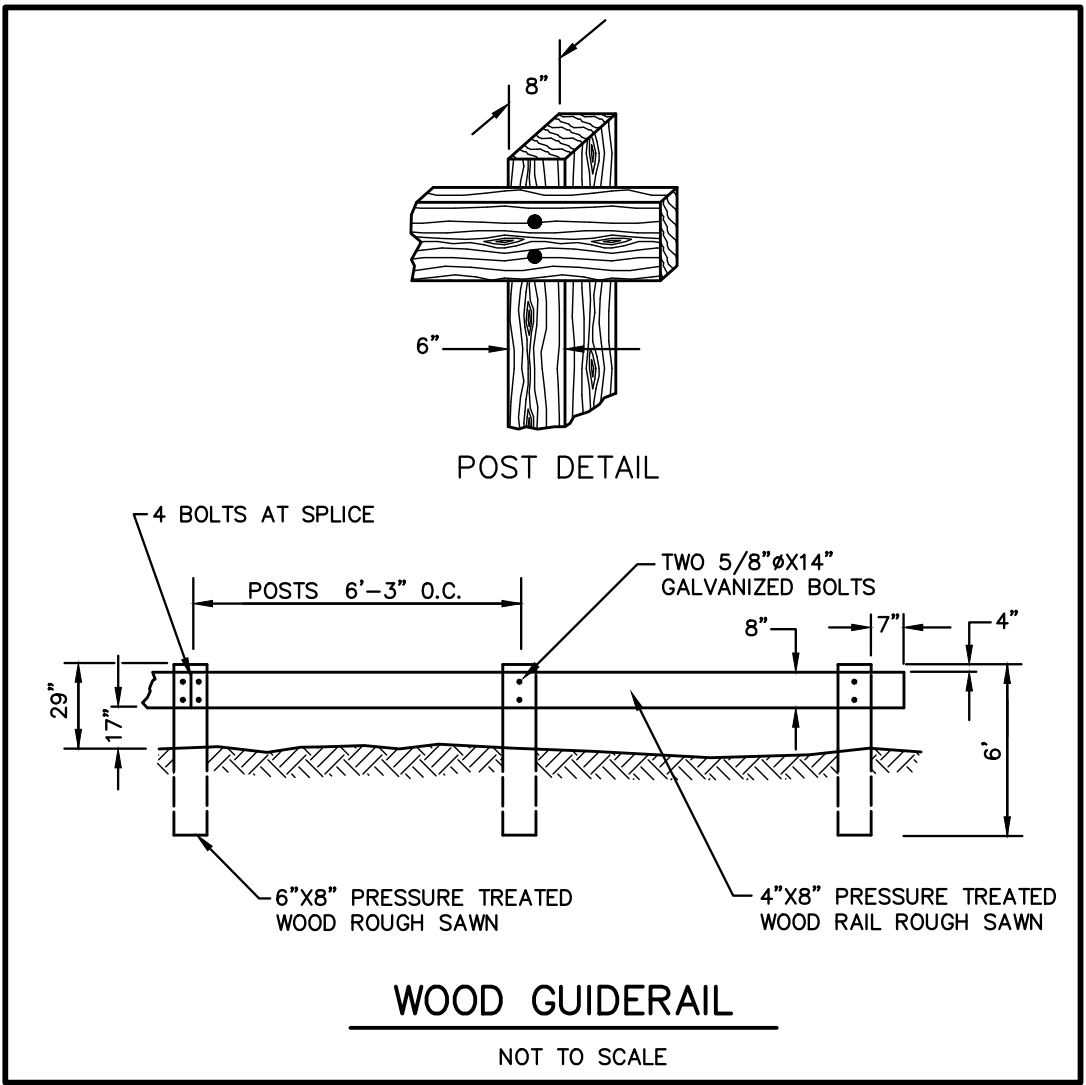
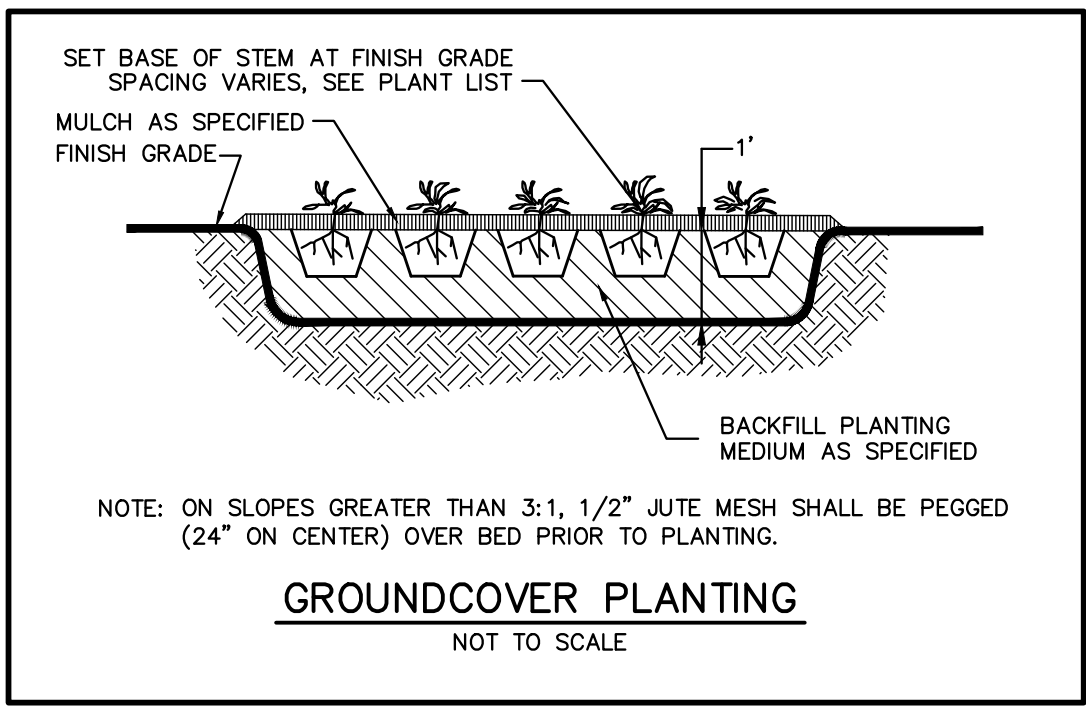
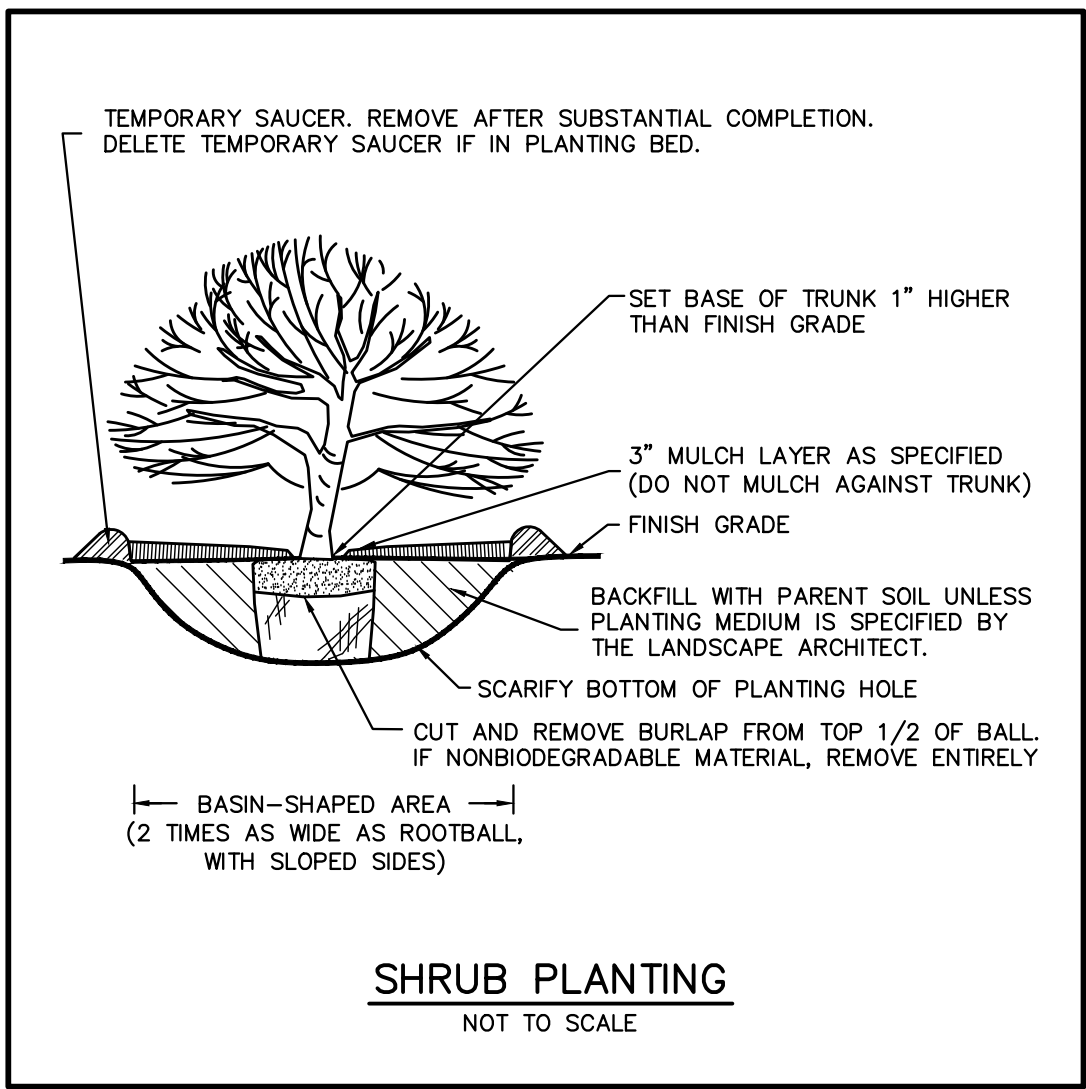
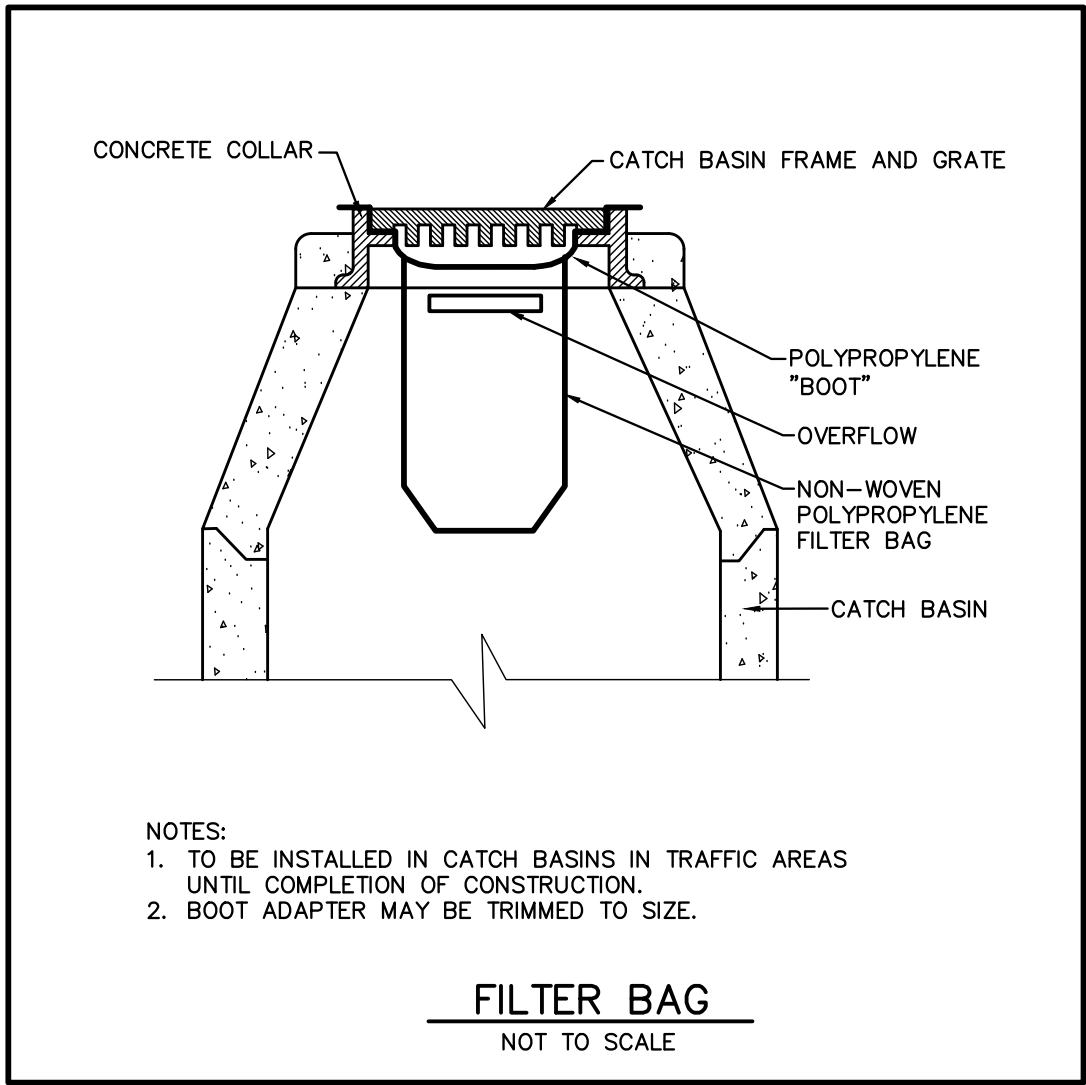
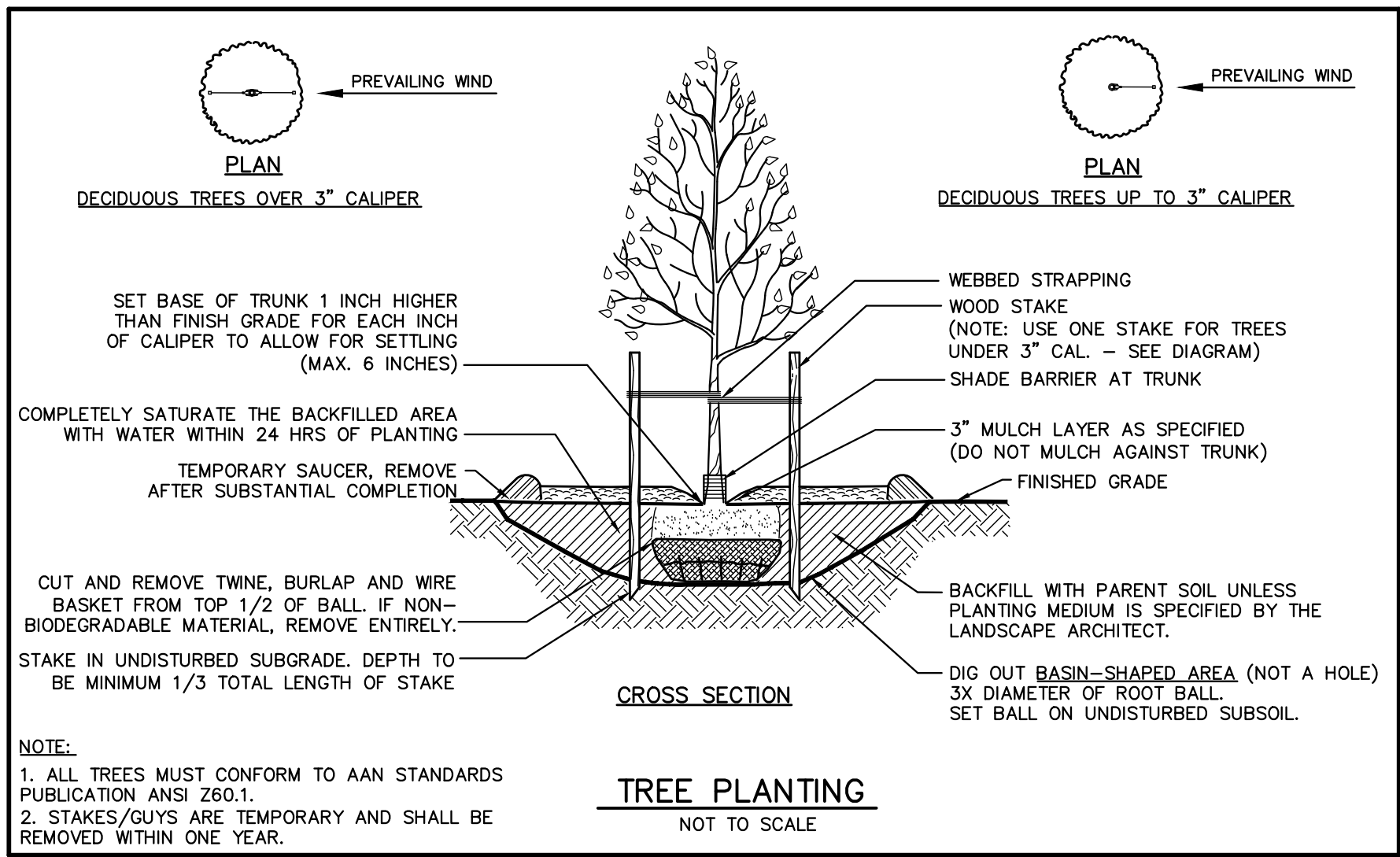
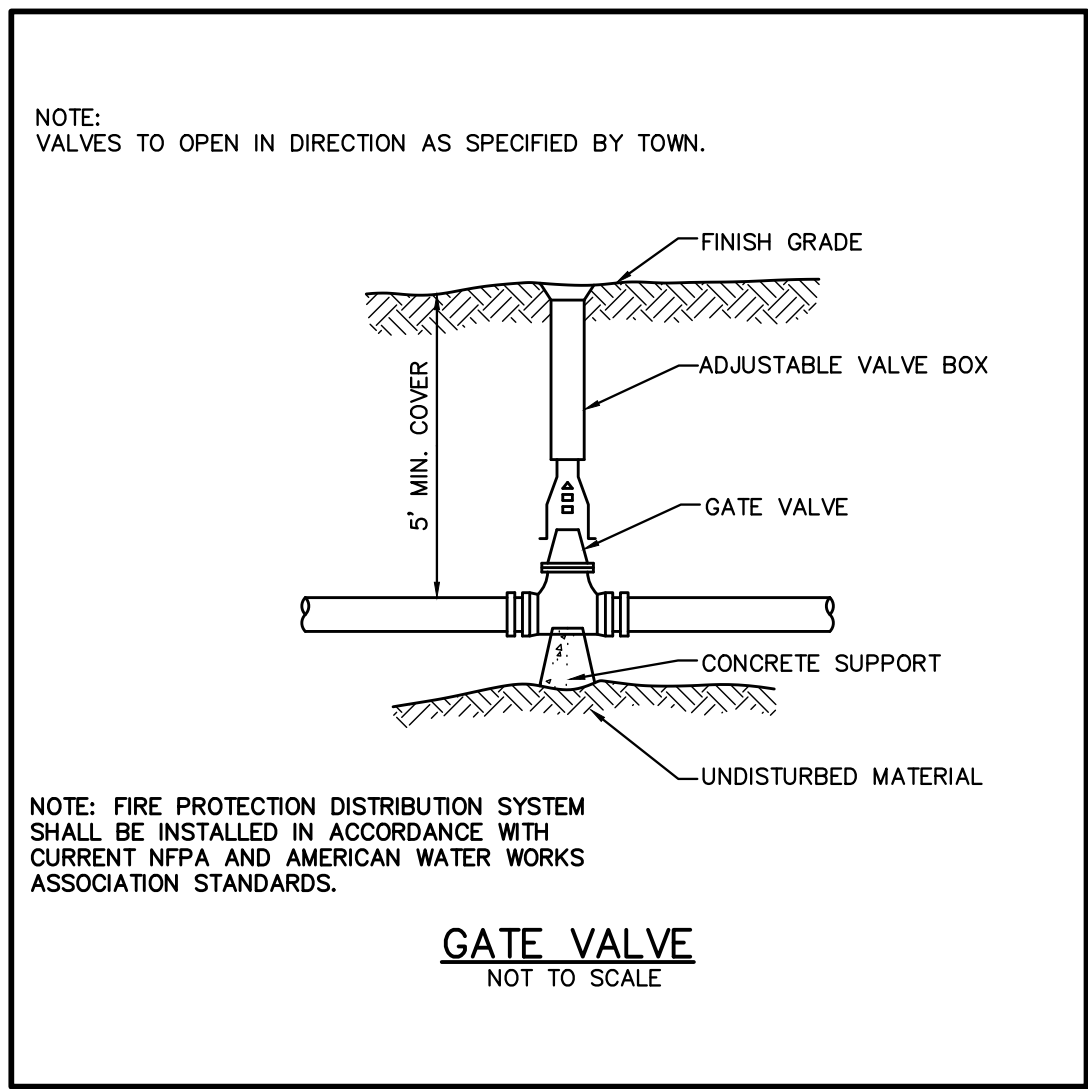
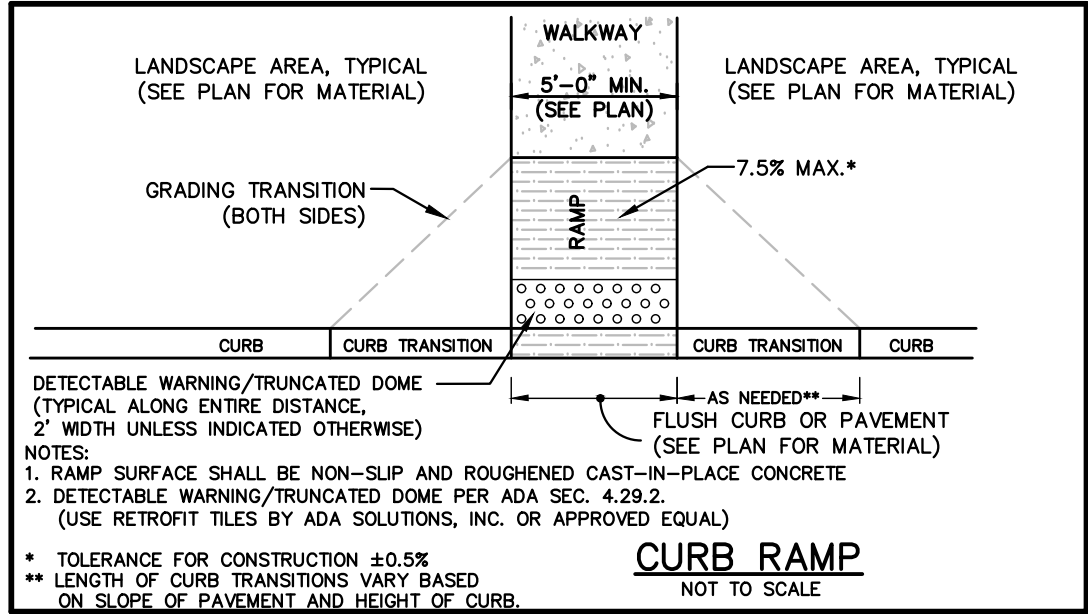
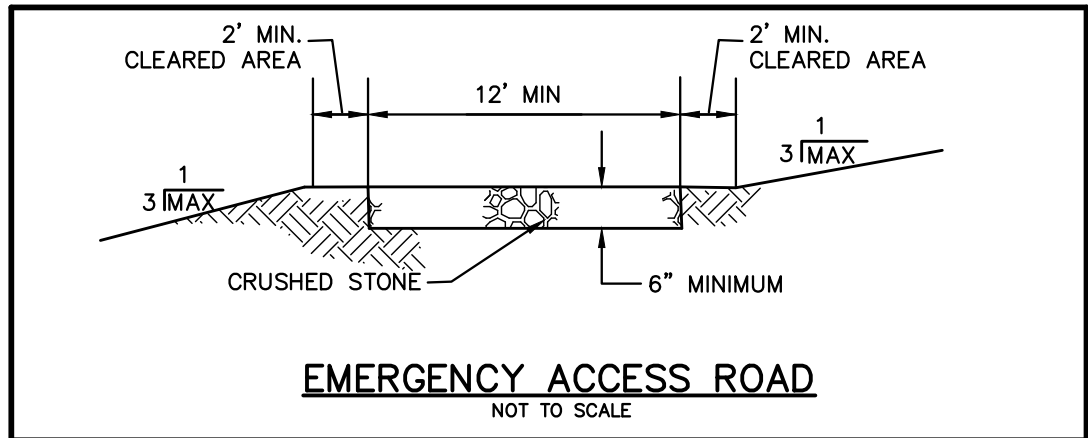
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- 1) FILTER SOCK SHALL BE 10" DIAMETER STRAW WATTLE BY EARTH SAVER EROSION CONTROL PRODUCTS OR APPROVED EQUAL.
- 2) SOCKS TO BE FILLED WITH COMPACTED STRAW OR APPROVED EQUAL.

STRAW WATTLE FILTER SOCK
NOT TO SCALE



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10/14/2022
DATE _____
KENNETH CONTE, PLS No. 38033



APPROVAL UNDER SUBDIVISION CONTROL LAW REQUIRED
CARVER PLANNING BOARD:

DATE _____

PREPARED FOR OWNER:

**Weathervane
at Patriot
Pines, LLC**

190 OLD DERBY STREET
SUITE 311
HINGHAM, MASSACHUSETTS

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**TOWNHOUSE
DEVELOPMENT**

Weathervane at the Links
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(PLYMOUTH COUNTY)

SITE DETAILS

PREPARED BY:



BEALS AND THOMAS, INC.
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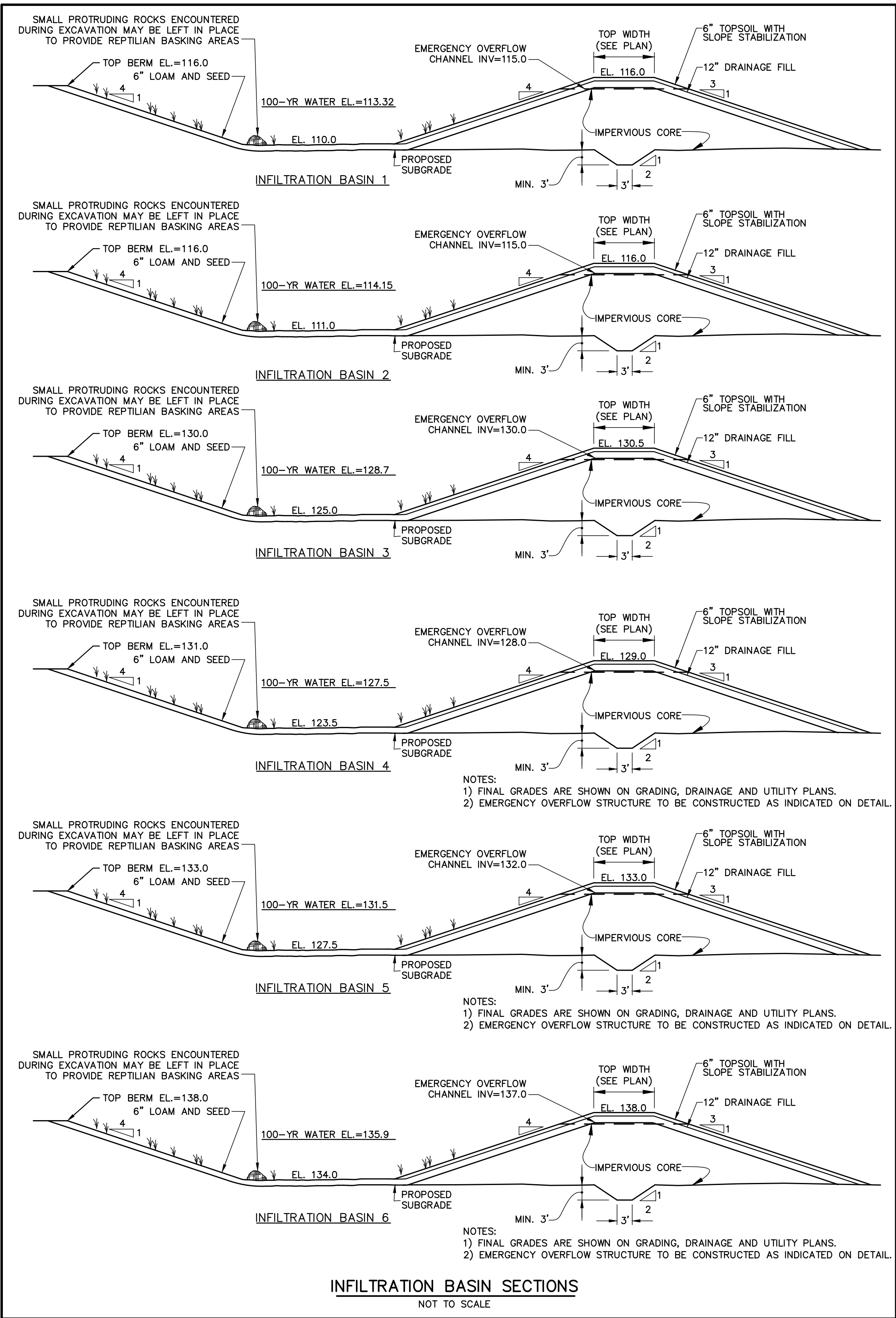
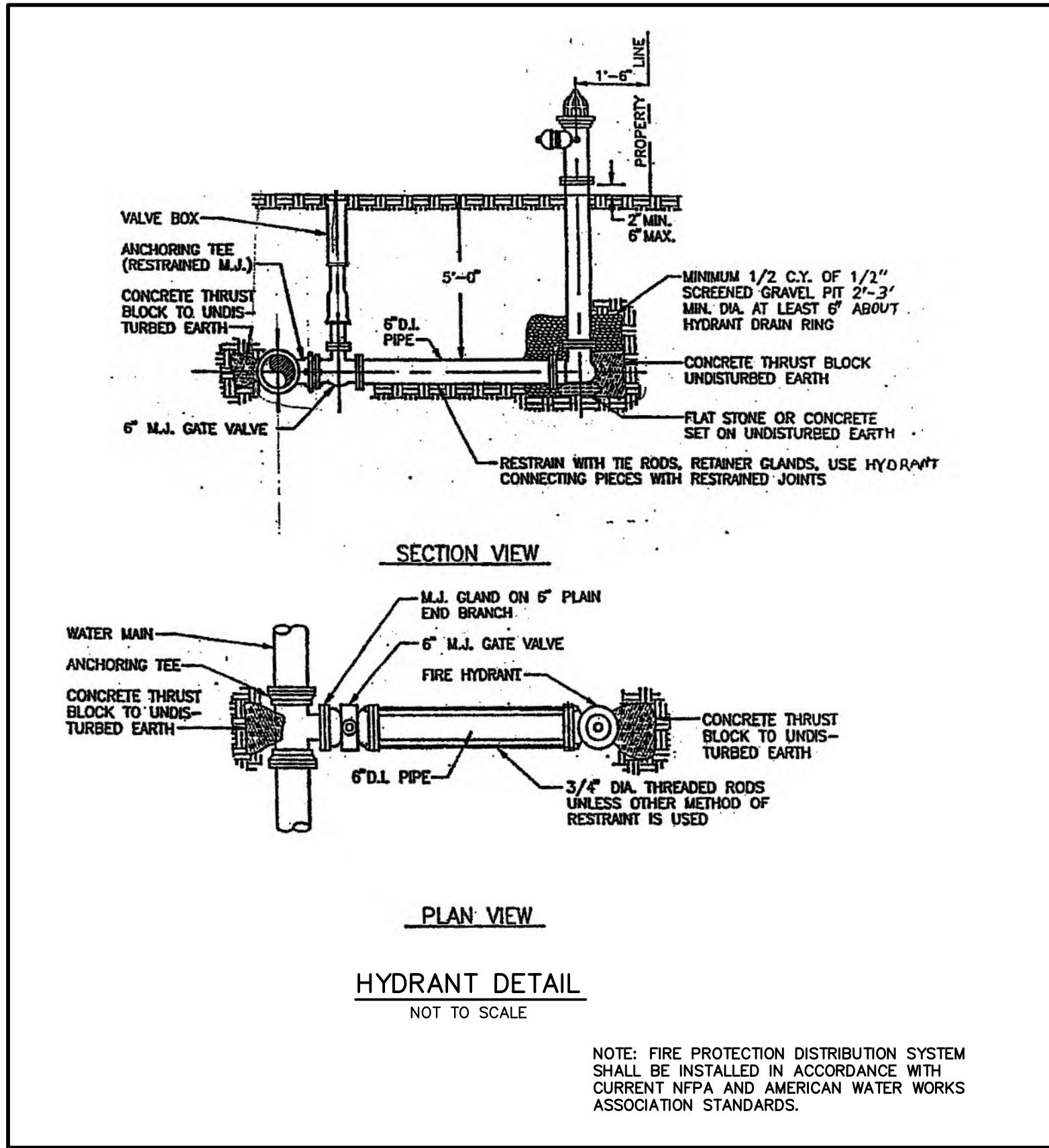
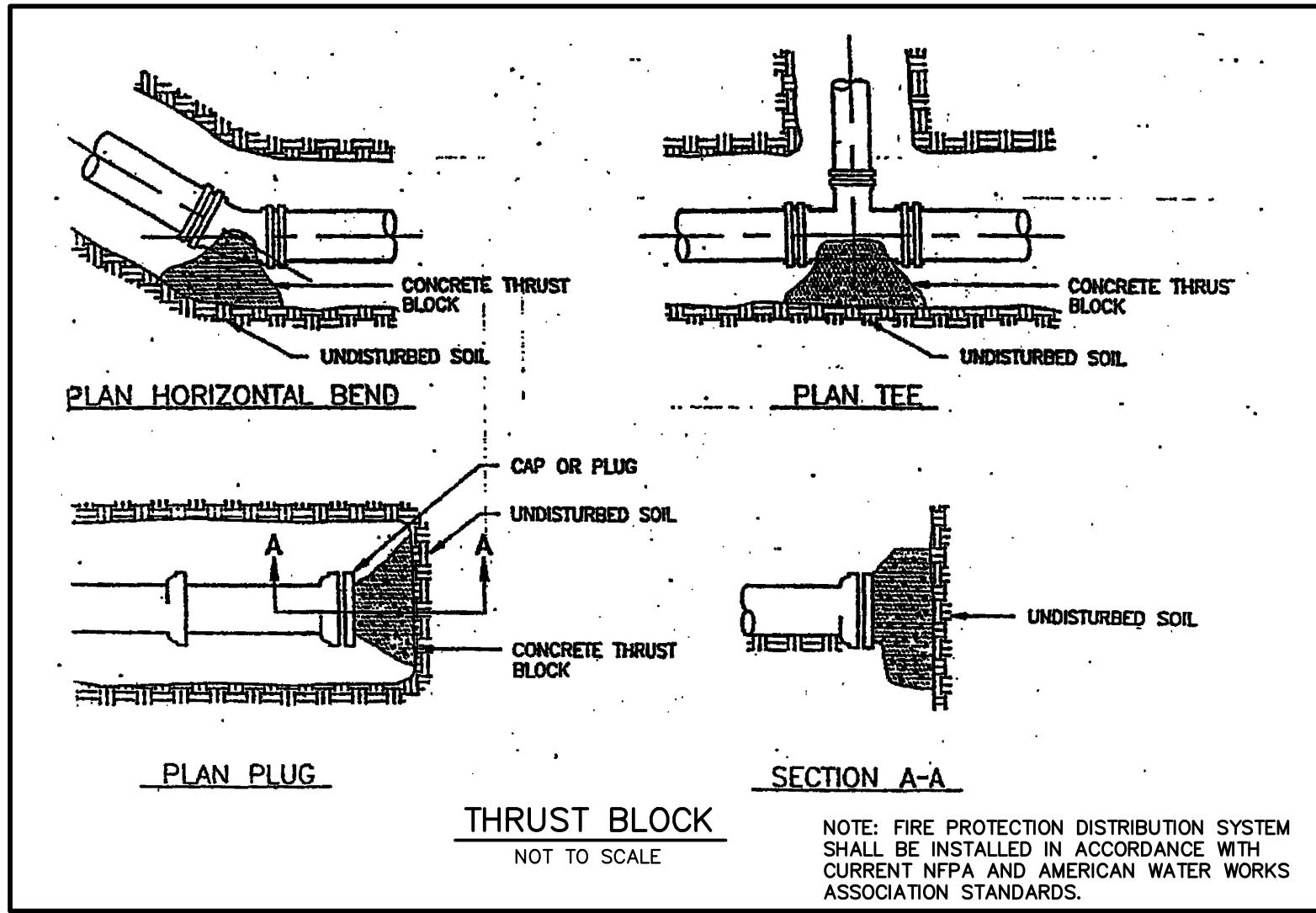
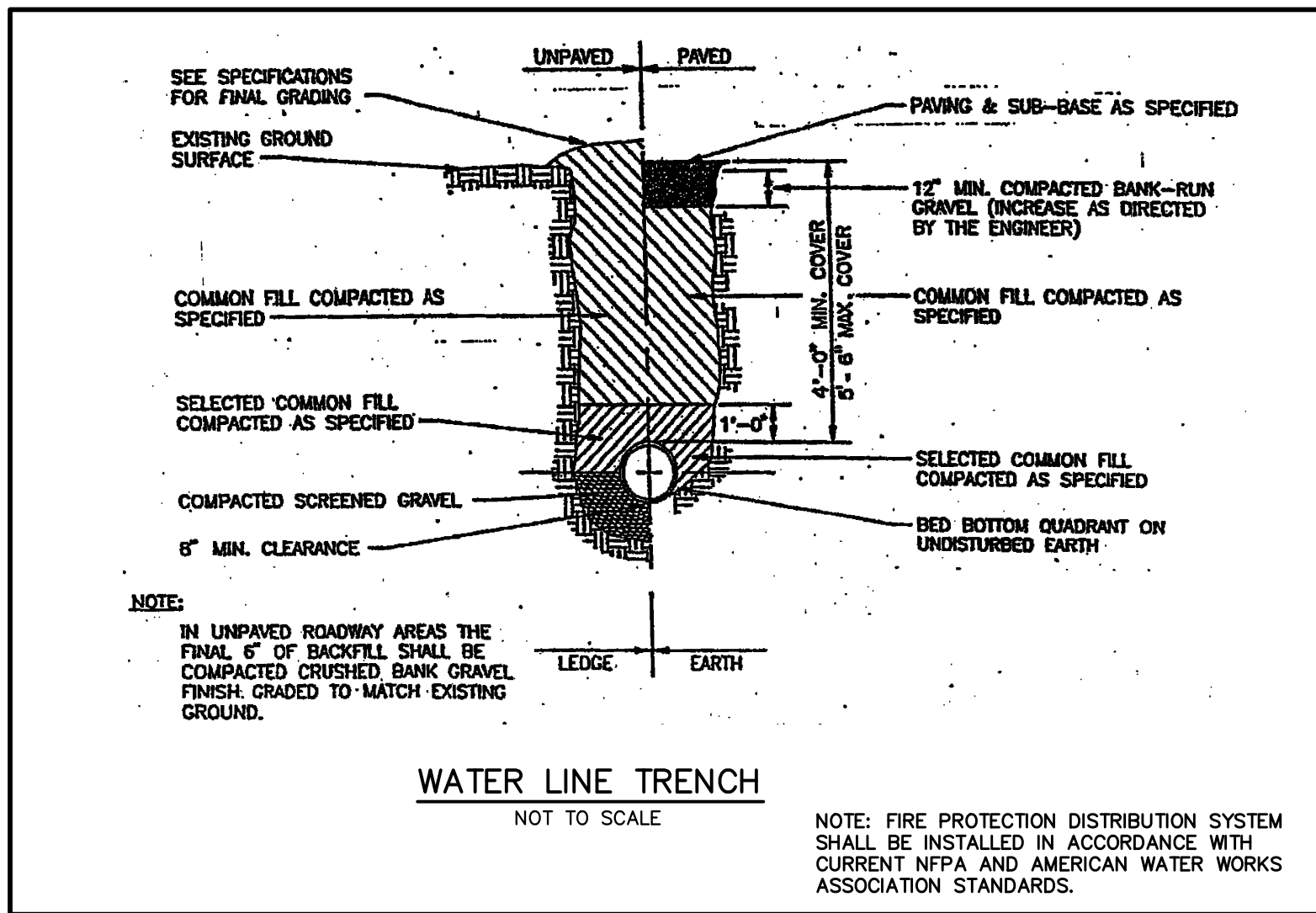
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B+T JOB NO. 2176.12

B+T PLAN NO.
217612P061A-004

SHEET 33 OF 35

8.2



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KENNETH CONTE, PLS No. 38033

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ODEN LED Specifications

Project Name: _____
Catalog Number: _____
Type: _____

With six interchangeable caps and sconce shades styles, the Oden - LED offers architects, designers and engineers endless possibilities for a custom fixture to fit their unique application.

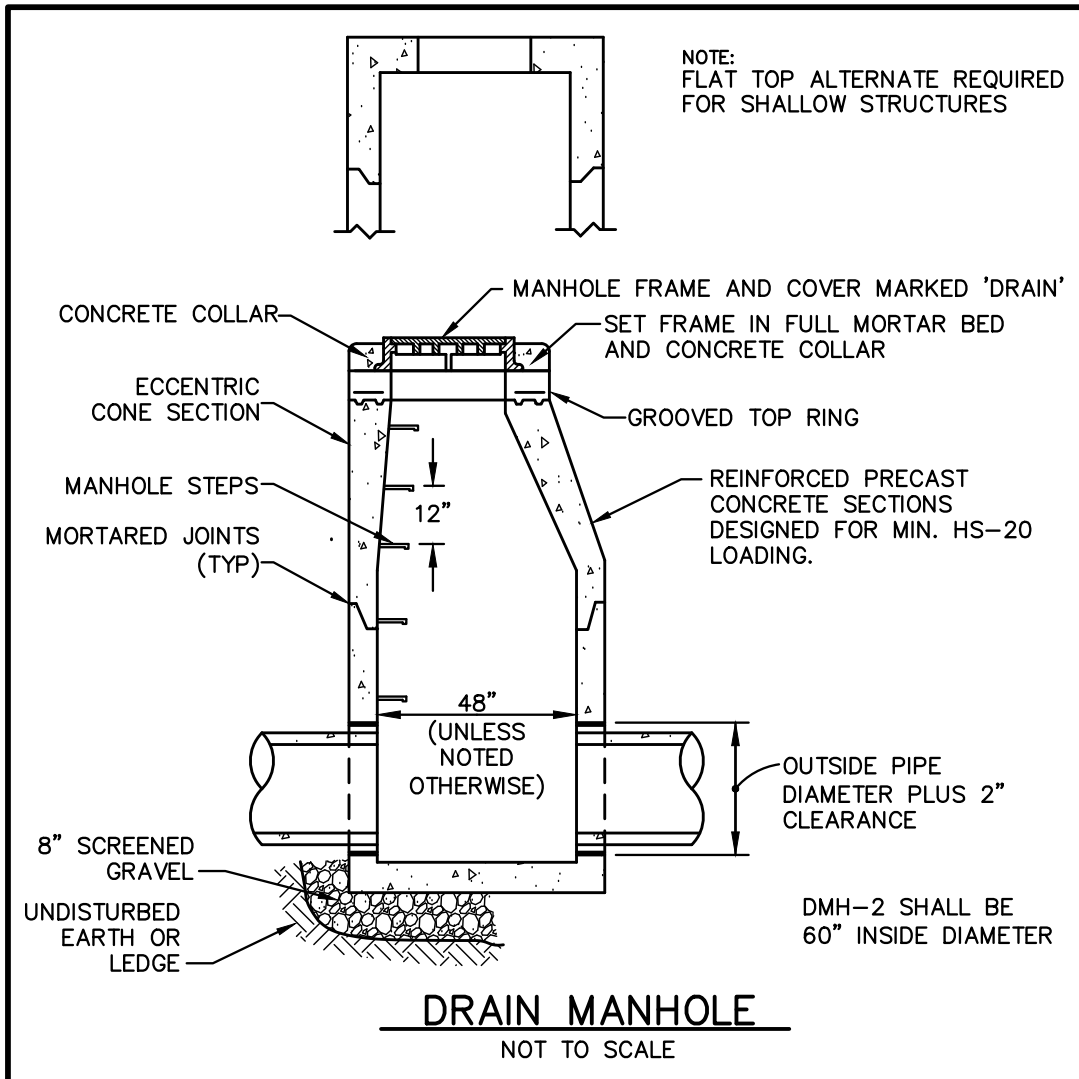
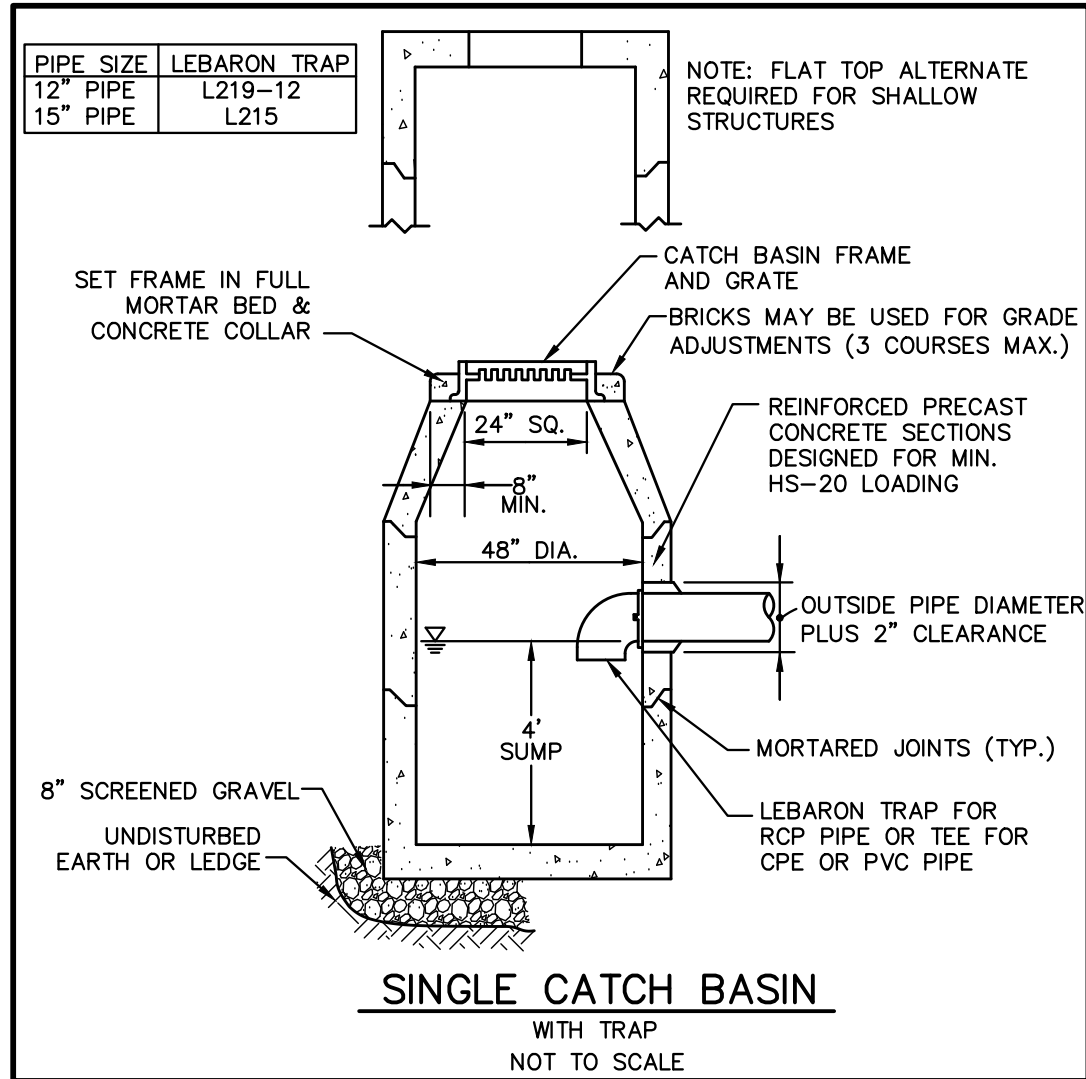
The Oden - LED Arrays high-quality, durable construction makes it an ideal fixture for any application.

MODEL	OPTICS	LEDs	CURRENT	KELVIN	VOLTAGE	MOUNTING	FINISH	CAP/SHADE	OPTIONS
ODN-1-L	T3	32LC	3	3K	5	UNV	YM	BZ	C1
ODN-1-L	T1	16LC	3	3K	5	UNV	YM	BZ	C1
ODN-1-L	T2	32LC	3	3K	5	UNV	YM	BZ	C1
ODN-1-L	T3	48LC	5	4K	8	UNV	YM	BZ	C1
ODN-1-L	T4	48LC	5	4K	8	UNV	YM	BZ	C1
ODN-1-L	T5	48LC	5	4K	8	UNV	YM	BZ	C1
ODN-2-L	TSW	48LC	5	4K	8	AM	AM	BK	C5
ODN-2-L	TSW	64LC	5	4K	8	AM	AM	BK	C5
ODN-2-L	TSW	80LC	5	4K	8	AM	AM	BK	C5
ODN-2-L	TSW	96LC	5	4K	8	AM	AM	BK	C5
ODN-3-L	TSW	96LC	5	4K	8	AM	AM	BK	C5
ODN-3-L	TSW	128LC	5	4K	8	AM	AM	BK	C5

Ordering Information

VISIONAIRE LIGHTING

NOTE: MAXIMUM LIGHT POLE HEIGHT SHALL BY 15- FEET.



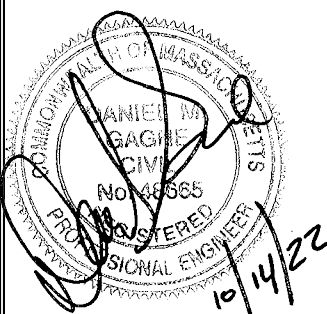
PREPARED FOR OWNER:

Weatherwane at Patriot Pines, LLC

190 OLD DERBY STREET
SUITE 311
HINGHAM, MASSACHUSETTS

FOR PERMITTING ONLY

9		
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0	10/14/2022	ISSUED FOR PERMITTING
	ISSUE DATE	DESCRIPTION
DMG	DMG	MC
DES	DWN	CHK'D
		APP'D



TOWNHOUSE DEVELOPMENT

Weatherwane at the Links
CARVER, MA
(PLYMOUTH COUNTY)

SITE DETAILS

PREPARED BY:

BEALS + THOMAS
Civil Engineers + Landscape Architects +
Land Surveyors + Planners +
Environmental Specialists

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

DATE: OCTOBER 14, 2022

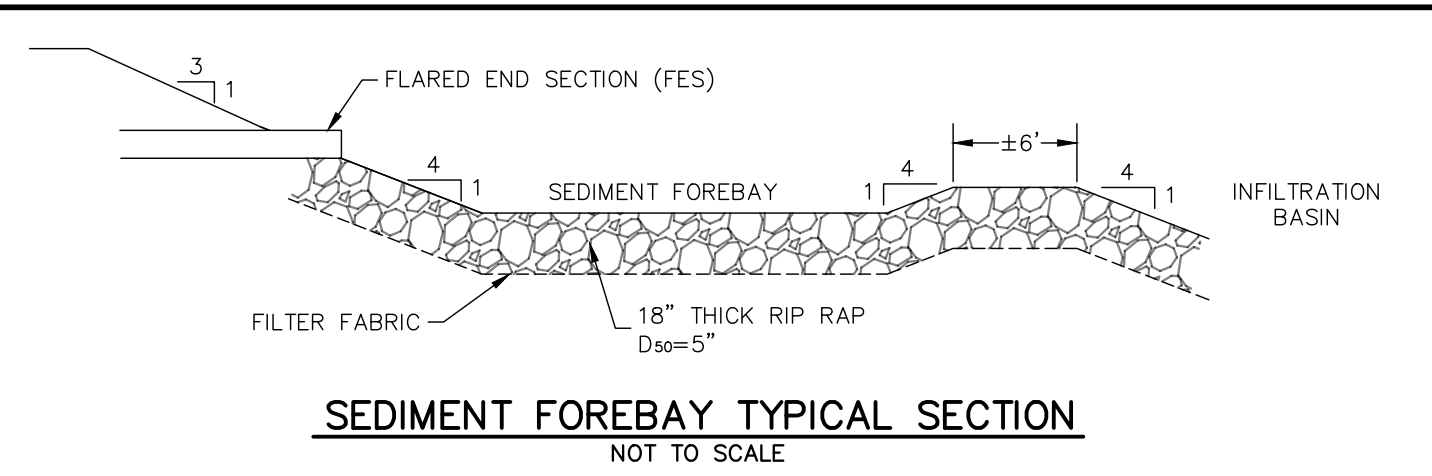
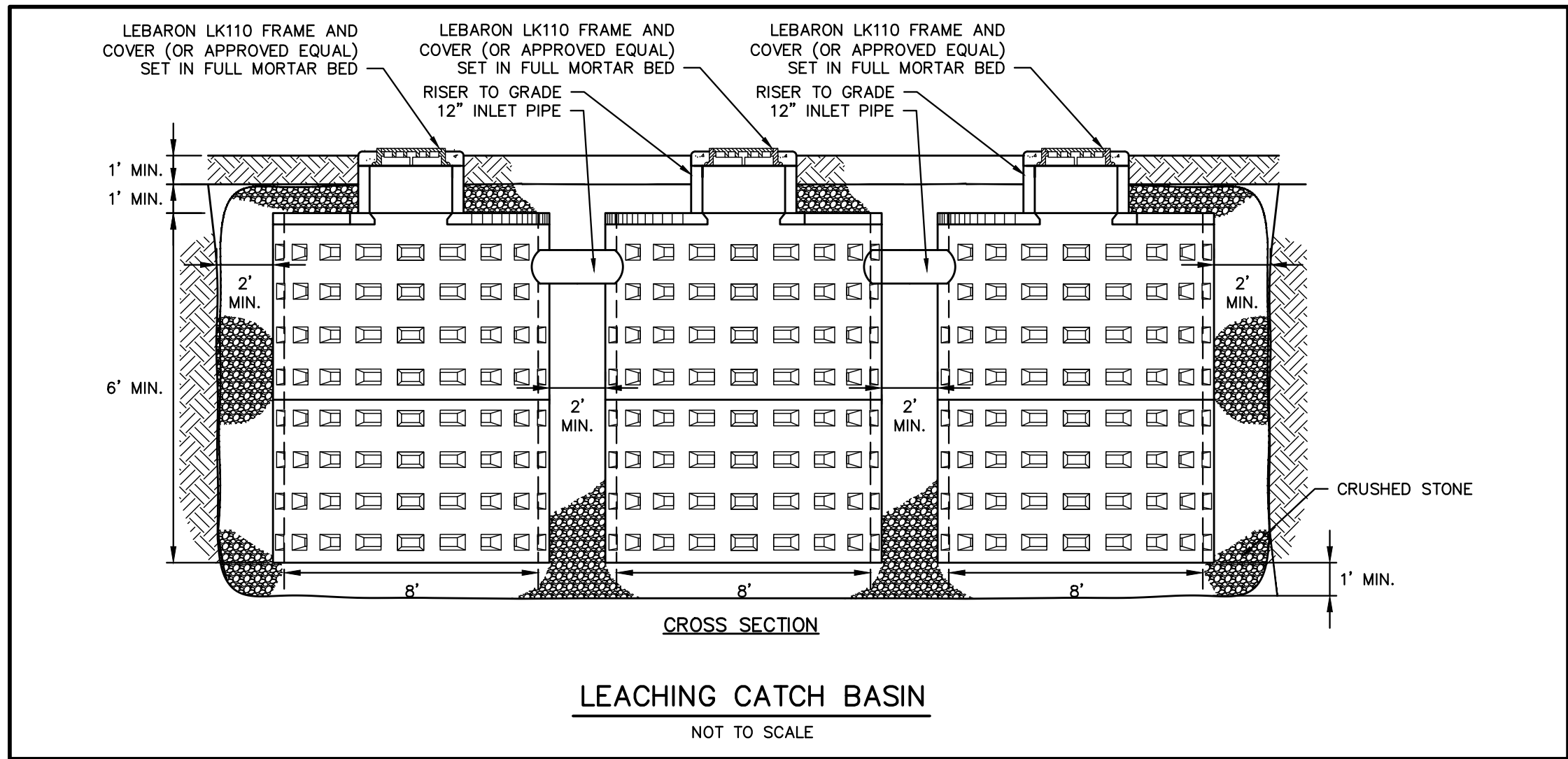
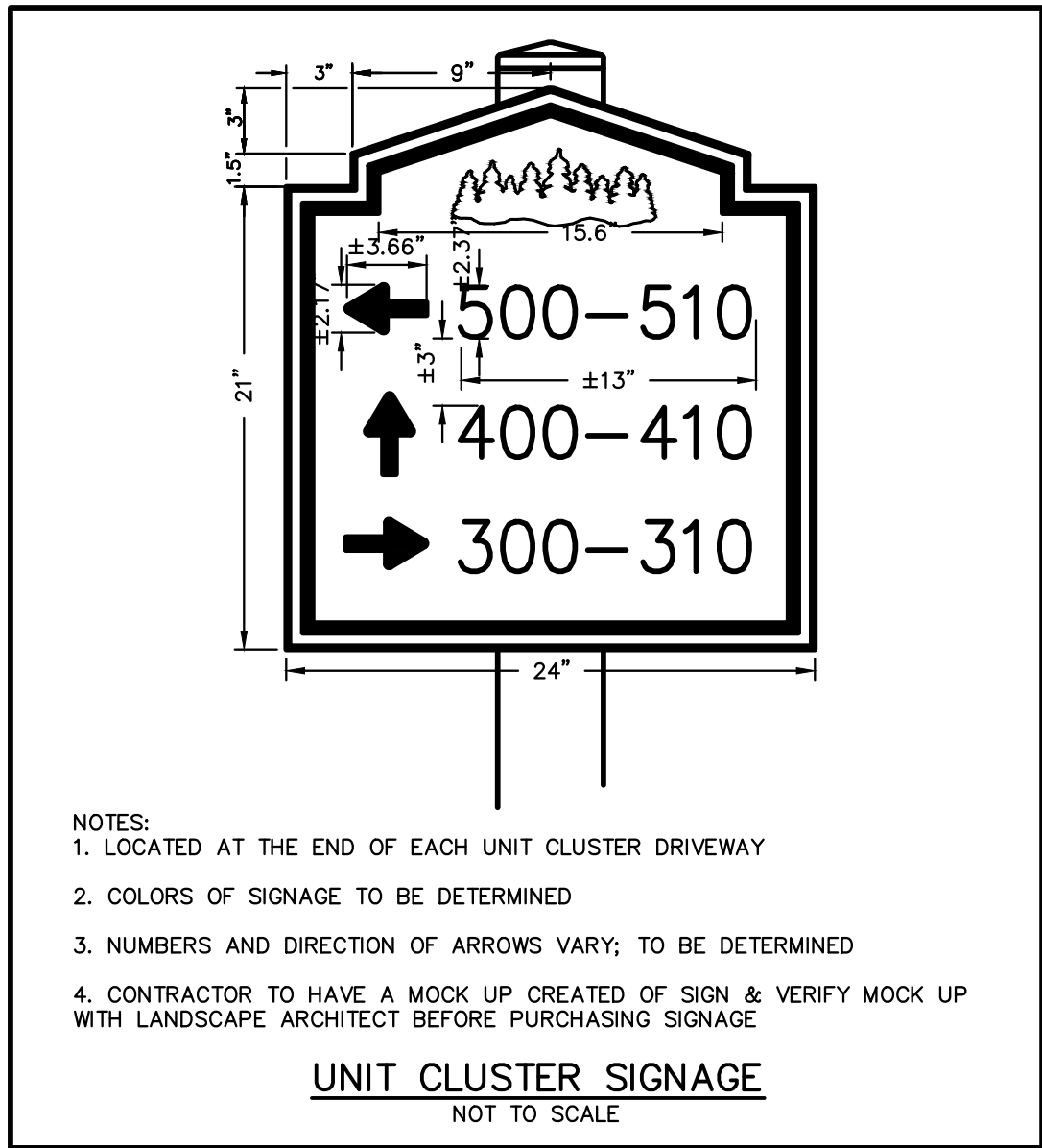
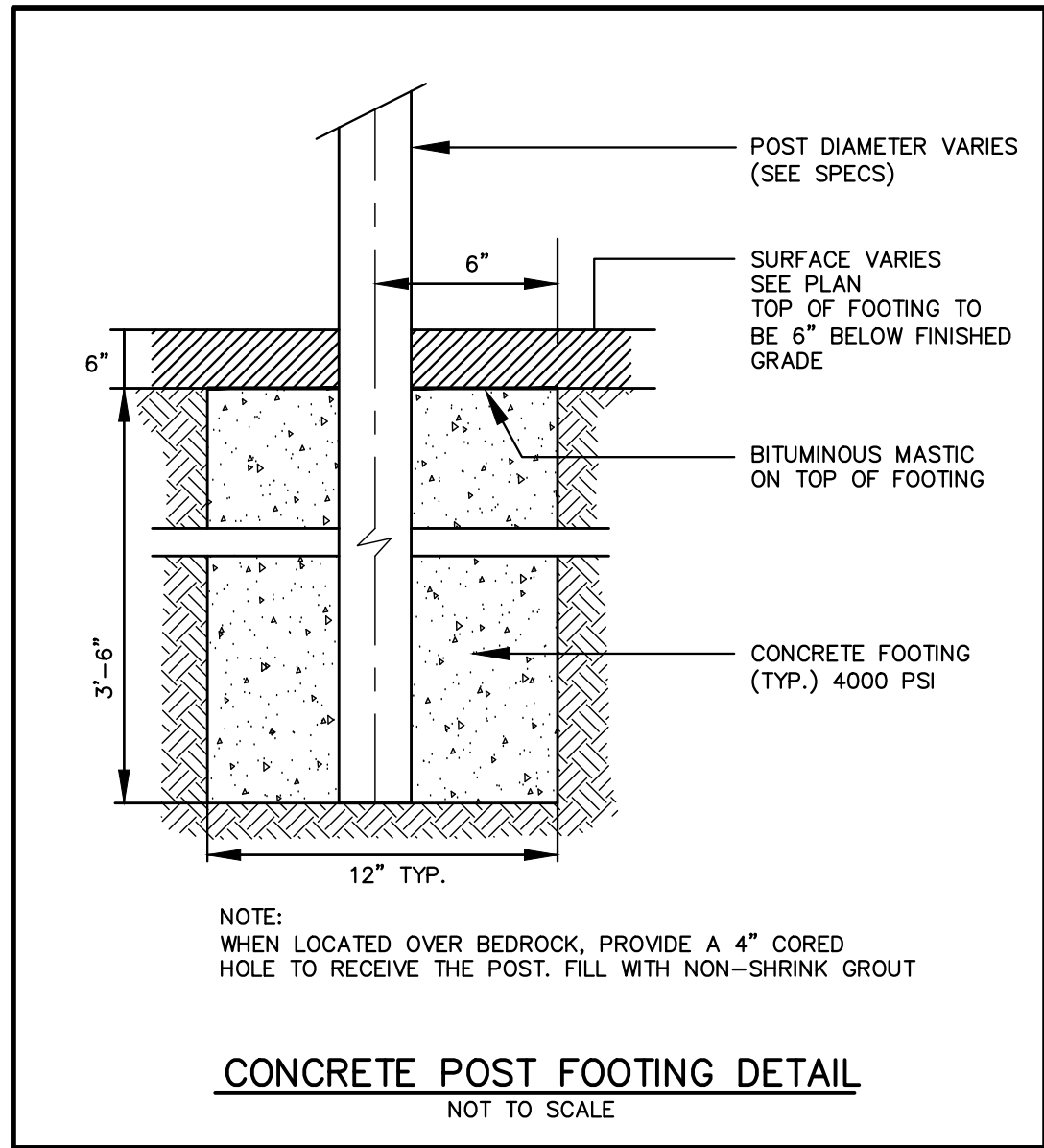
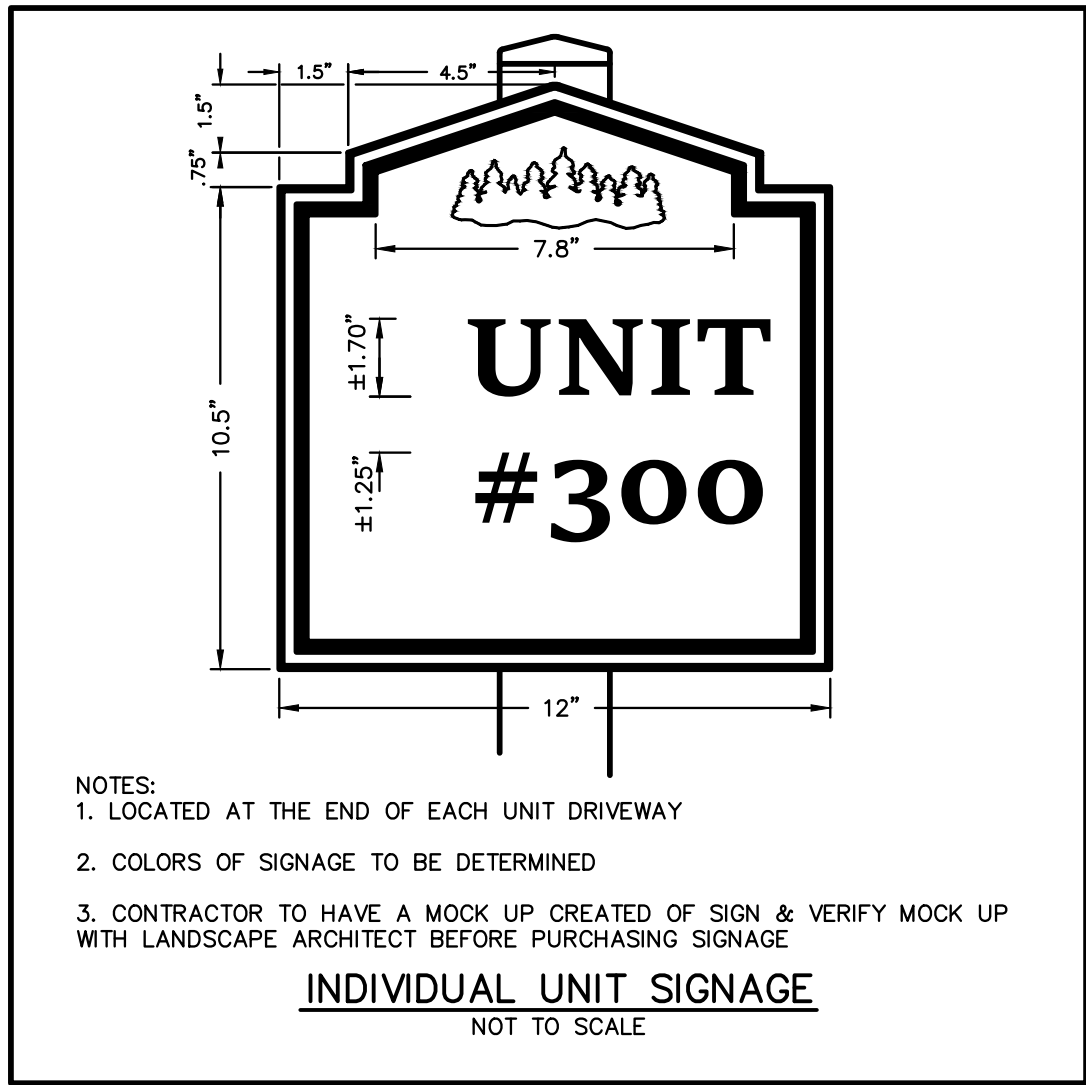
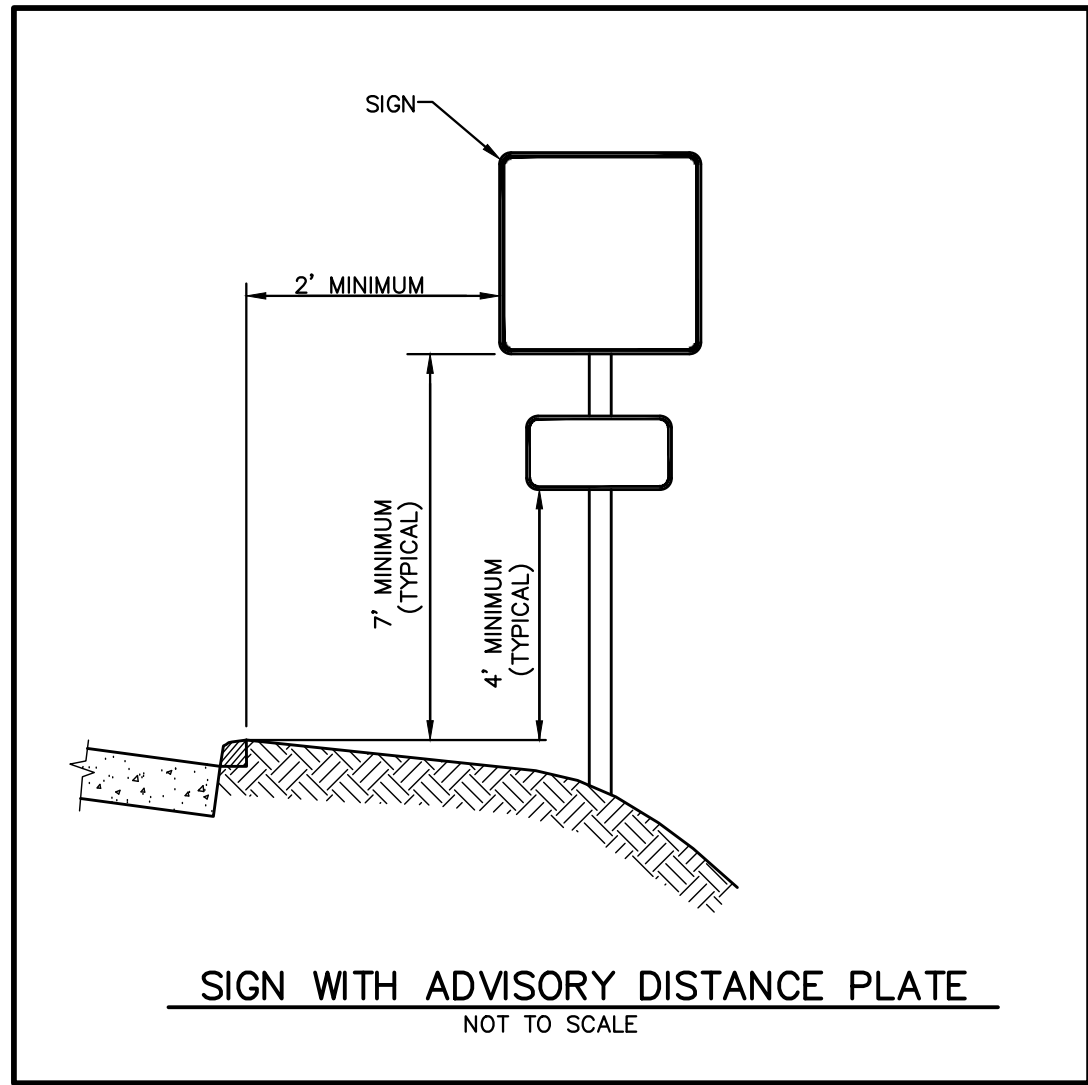
SCALE: NTS

B+T JOB NO. 2176.12

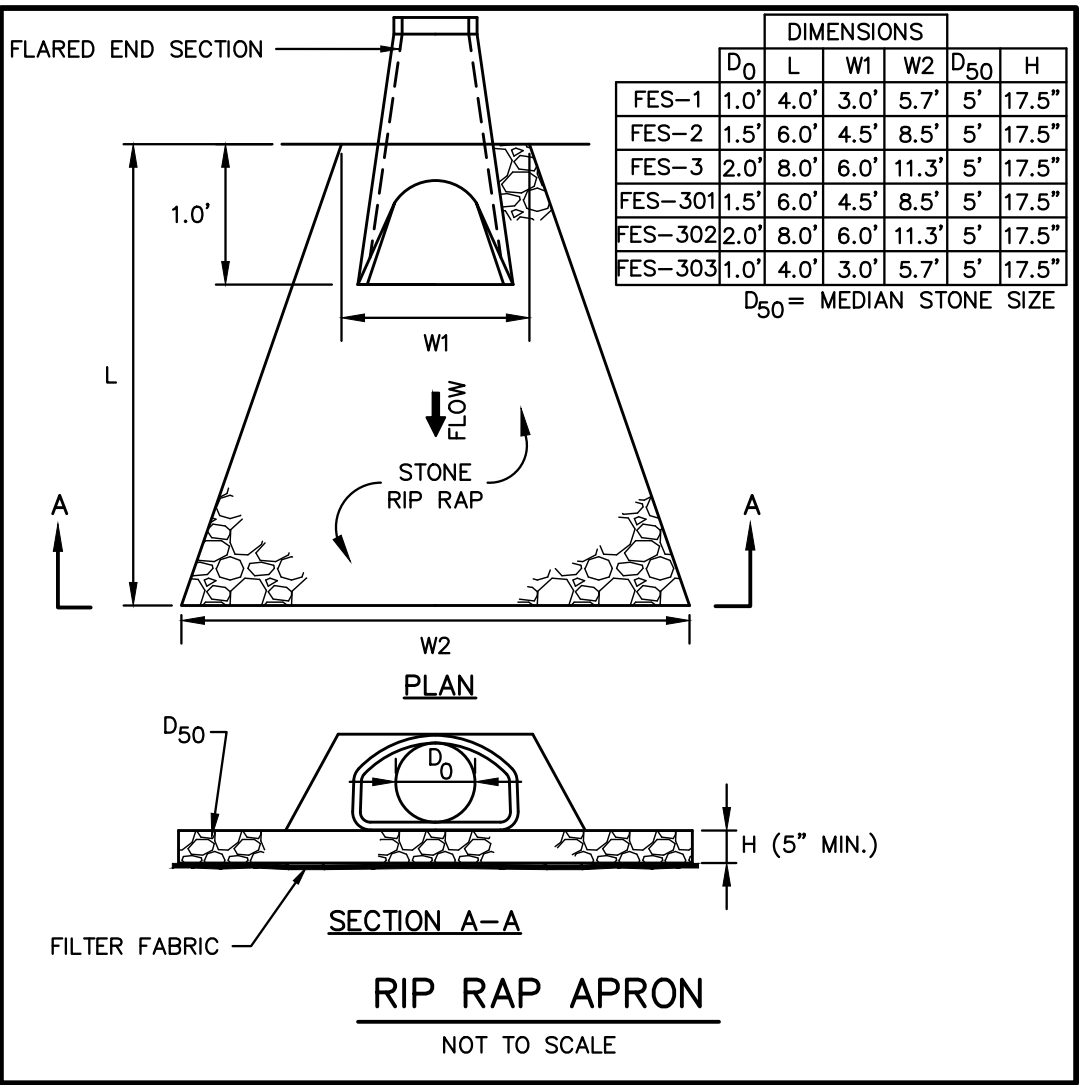
B+T PLAN NO. 217612P061A-005

SHEET 34 OF 35

8.3



TRAFFIC SIGN SUMMARY			
M.U.T.C.D. NUMBER	SPECIFICATIONS		DESCRIPTION
	WIDTH	HEIGHT	
R1-1	30"	30"	STOP
R4-7	24"	30"	UP



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 THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

10/14/2022

DATE

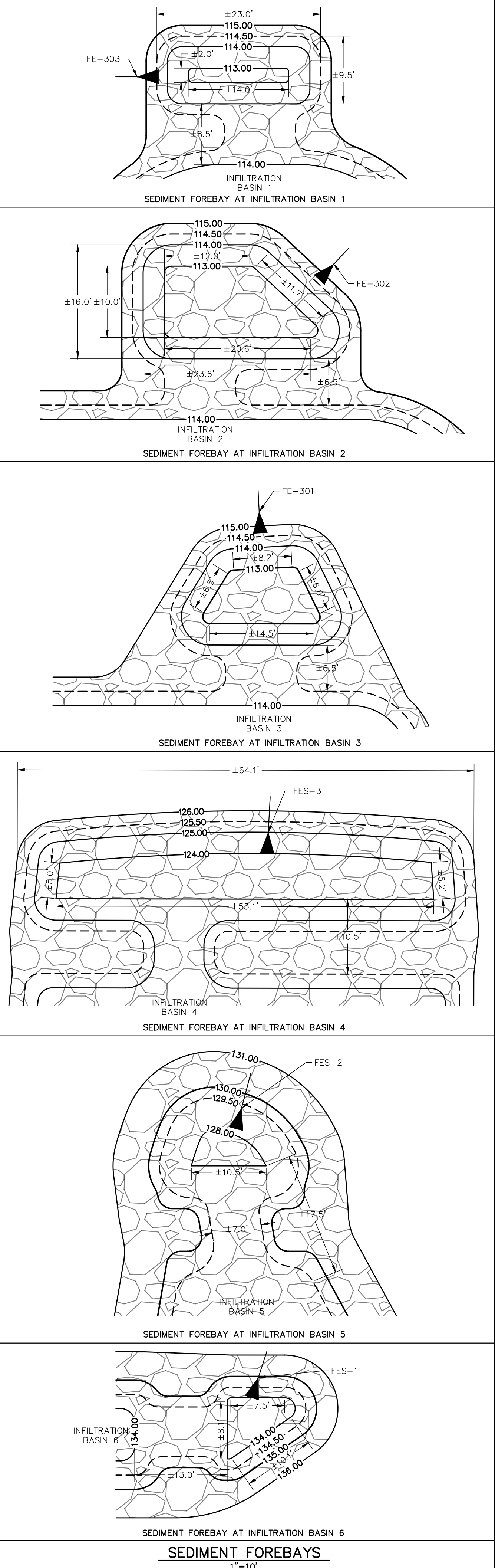
Kenneth Conte

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 10/14/2022 AND NO APPEAL WAS RECEIVED DURING THE NEXT TWENTY DAYS AFTER RECEIPT AND RECORDING OF SAID NOTICE.

DATE TOWN CLERK



PREPARED FOR OWNER:

Weatherwane at Patriot Pines, LLC

190 OLD DERBY STREET
SUITE 311
HINGHAM, MASSACHUSETTS

FOR PERMITTING ONLY

9				
8				
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0	10/14/2022	ISSUED FOR PERMITTING		
	ISSUE DATE	DESCRIPTION		
	DMG	DMG	MC	DMG
	DES	DWN	CHK'D	APP'D



TOWNHOUSE DEVELOPMENT

Weatherwane at the Links CARVER, MA (PLYMOUTH COUNTY)

SITE DETAILS

PREPARED BY:

BEALS + THOMAS

Civil Engineers + Landscape Architects +
Land Surveyors + Planners +
Environmental Specialists

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

DATE: OCTOBER 14, 2022

SCALE: NTS

B+T JOB NO. 2176.12

B+T PLAN NO. 217612P061A-006

SHEET 35 OF 35

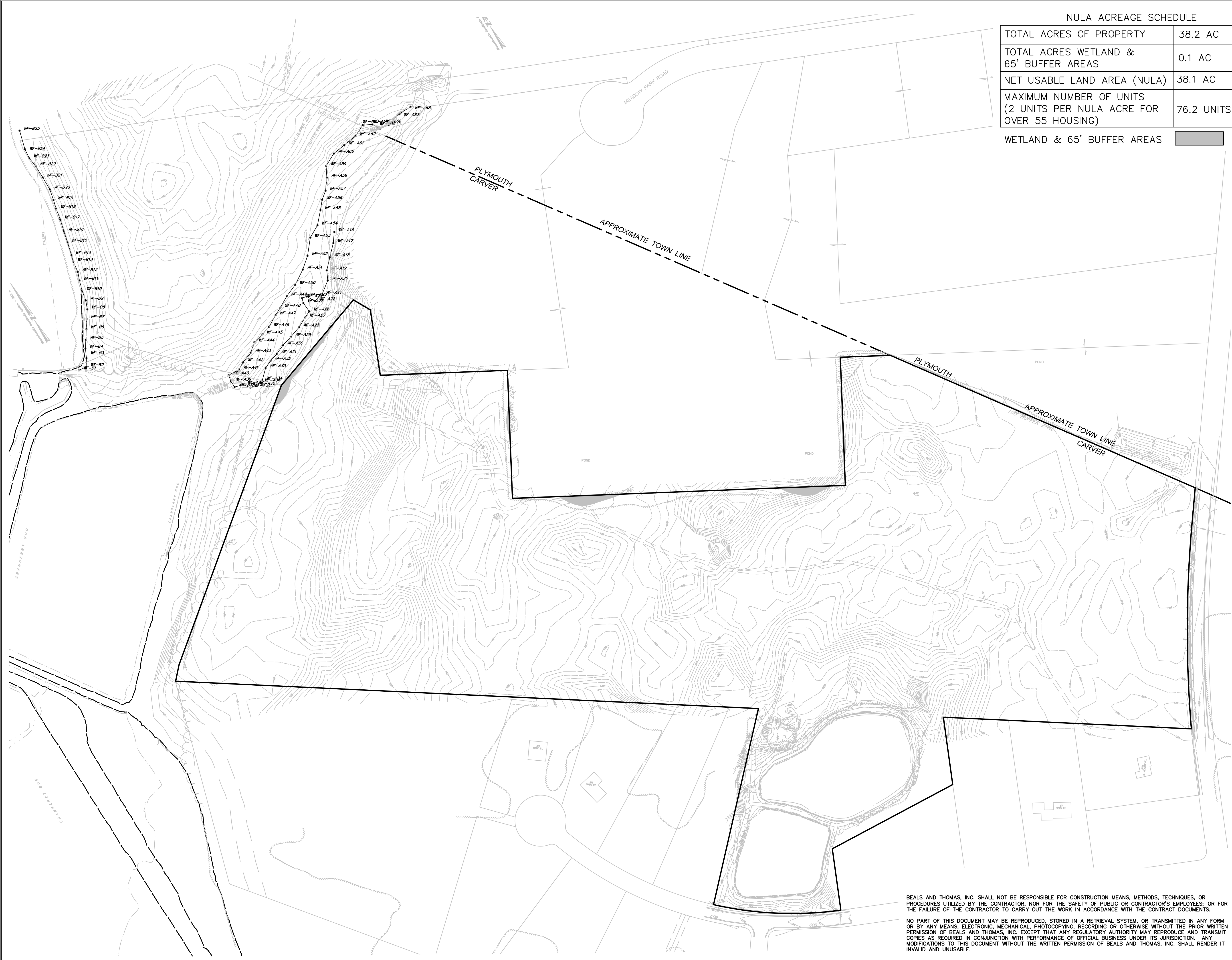
8.4

RECOMMENDED MINIMUM TRENCH WIDTHS		MINIMUM RECOMMENDED COVER BASED ON VEHICLE LOADING CONDITIONS	
PIPE DIAM.	MIN. TRENCH WIDTH	SURFACE LIVE LOADING CONDITION	
		H-20	HEAVY CONSTRUCTION (75T AXLE LOAD)
4"	24"	12"	48"
6"	24"	12"	48"
8"	24"	12"	48"
10"	24"	12"	48"
12"	24"	12"	48"
14"	24"	12"	48"
16"	24"	12"	48"
18"	24"	12"	48"
20"	24"	12"	48"
22"	24"	12"	48"
24"	24"	12"	48"
26"	24"	12"	48"
28"	24"	12"	48"
30"	24"	12"	48"
32"	24"	12"	48"
34"	24"	12"	48"
36"	24"	12"	48"
38"	24"	12"	48"
40"	24"	12"	48"
42"	24"	12"	48"
44"	24"	12"	48"
46"	24"	12"	48"
48"	24"	12"	48"
50"	24"	12"	48"
52"	24"	12"	48"
54"	24"	12"	48"
56"	24"	12"	48"
58"	24"	12"	48"
60"	24"	12"	48"
62"	24"	12"	48"
64"	24"	12"	48"
66"	24"	12"	48"
68"	24"	12"	48"
70"	24"	12"	48"
72"	24"	12"	48"
74"	24"	12"	48"
76"	24"	12"	48"
78"	24"	12"	48"
80"	24"	12"	48"
82"	24"	12"	48"
84"	24"	12"	48"
86"	24"	12"	48"
88"	24"	12"	48"
90"	24"	12"	48"
92"	24"	12"	48"
94"	24"	12"	48"
96"	24"	12"	48"
98"	24"	12"	48"
100"	24"	12"	48"

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NULA ACREAGE SCHEDULE	
TOTAL ACRES OF PROPERTY	38.2 AC
TOTAL ACRES WETLAND & 65' BUFFER AREAS	0.1 AC
NET USABLE LAND AREA (NULA)	38.1 AC
MAXIMUM NUMBER OF UNITS (2 UNITS PER NULA ACRE FOR OVER 55 HOUSING)	76.2 UNITS

WETLAND & 65' BUFFER AREAS

PREPARED FOR OWNER:

**Weathervane
at Patriot
Pines, LLC**

190 OLD DERBY STREET
SUITE 311
HINGHAM, MASSACHUSETTS

FOR PERMITTING
ONLY

9		
8		
7		
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5		
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2		
1	10/14/2022	REVISED FOR ADDITION OF LAND
0	8/17/2020	FIRST ISSUE
ISSUE DATE		DESCRIPTION
DMG	DMG	MC
DES	DWN	CHK'D
		APP'D



Kenneth Conte
10/14/2022

**TOWNHOUSE
DEVELOPMENT**

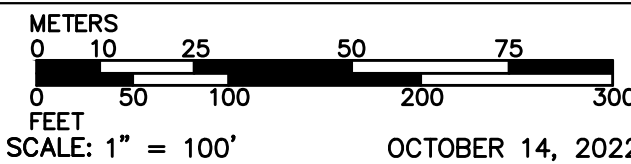
**Weathervane at the Links
CARVER, MA
(PLYMOUTH COUNTY)**

**NET USABLE LAND
AREA PLAN**

PREPARED BY:



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



B+T JOB NO.2176.12

B+T PLAN NO.
217612P018D--001

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