

SITE PLAN APPLICATION

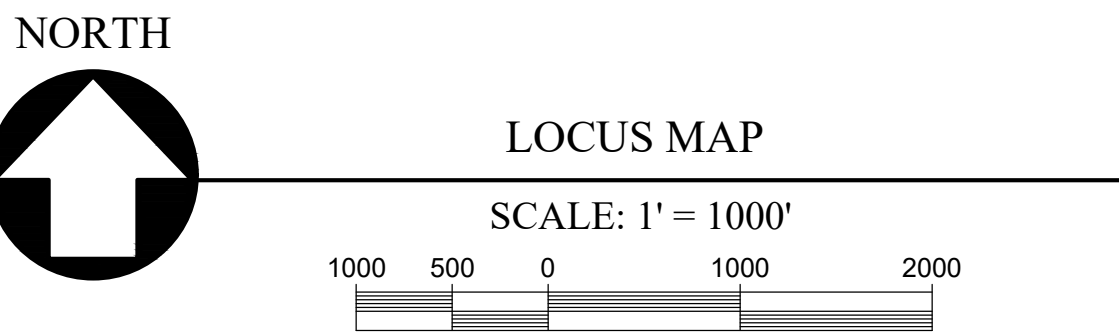
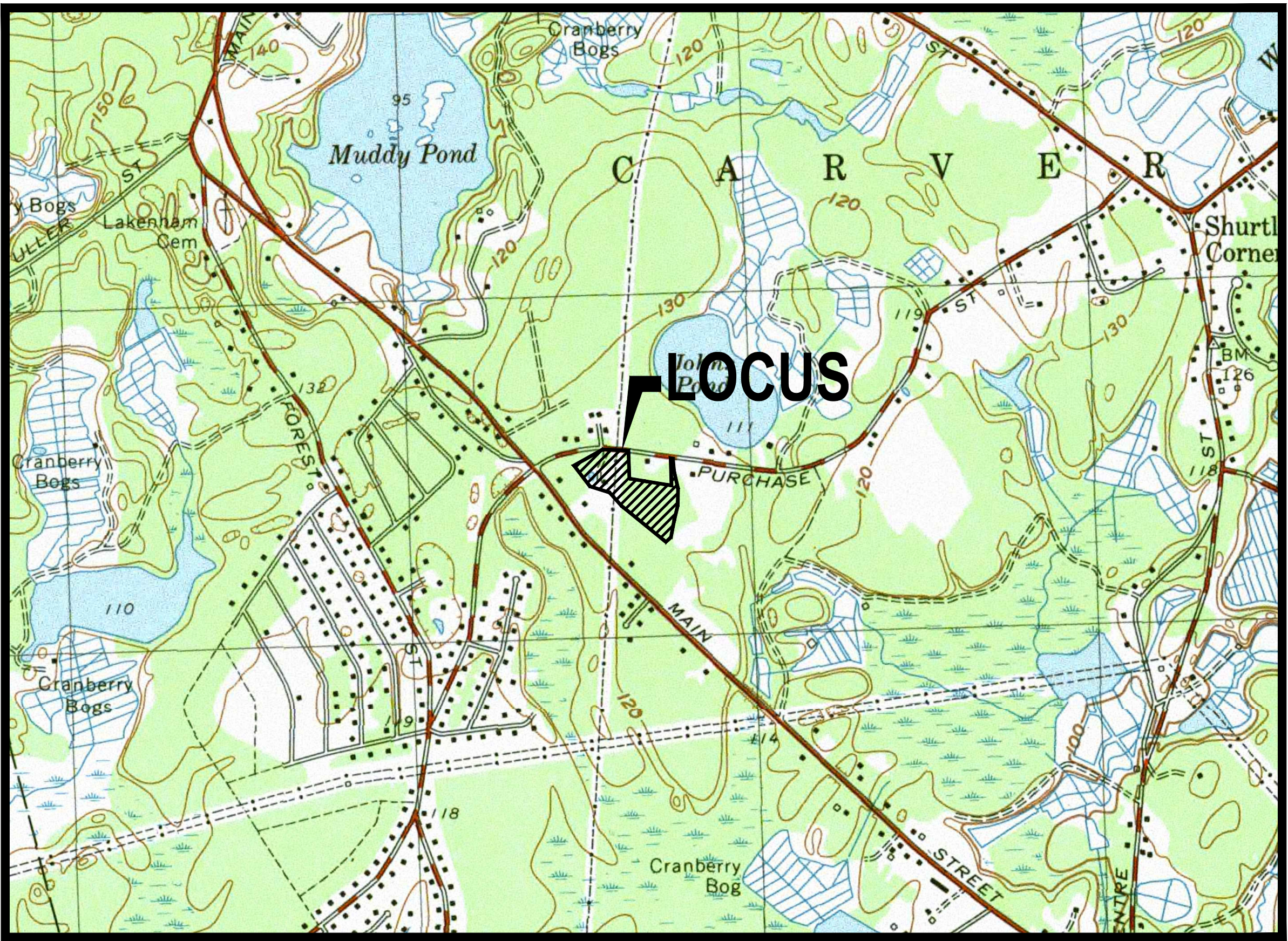
VILLAGE AT LITTLE VAUGHN POND,
A WEATHERVANE COMMUNITY
FOR
WEATHERVANE AT SILVA STREET, LLC
SILVA STREET
CARVER, MA

OWNER/APPLICANT:

WEATHERVANE AT SILVA STREET, LLC
190 OLD DERBY STREET, SUITE 311
HINGHAM, MA 02043

ENGINEER/SURVEYOR/PERMITTING:

CROCKER DESIGN GROUP, LLC.
2 SHARP STREET, UNIT A
HINGHAM, MA 02043
781-919-0808



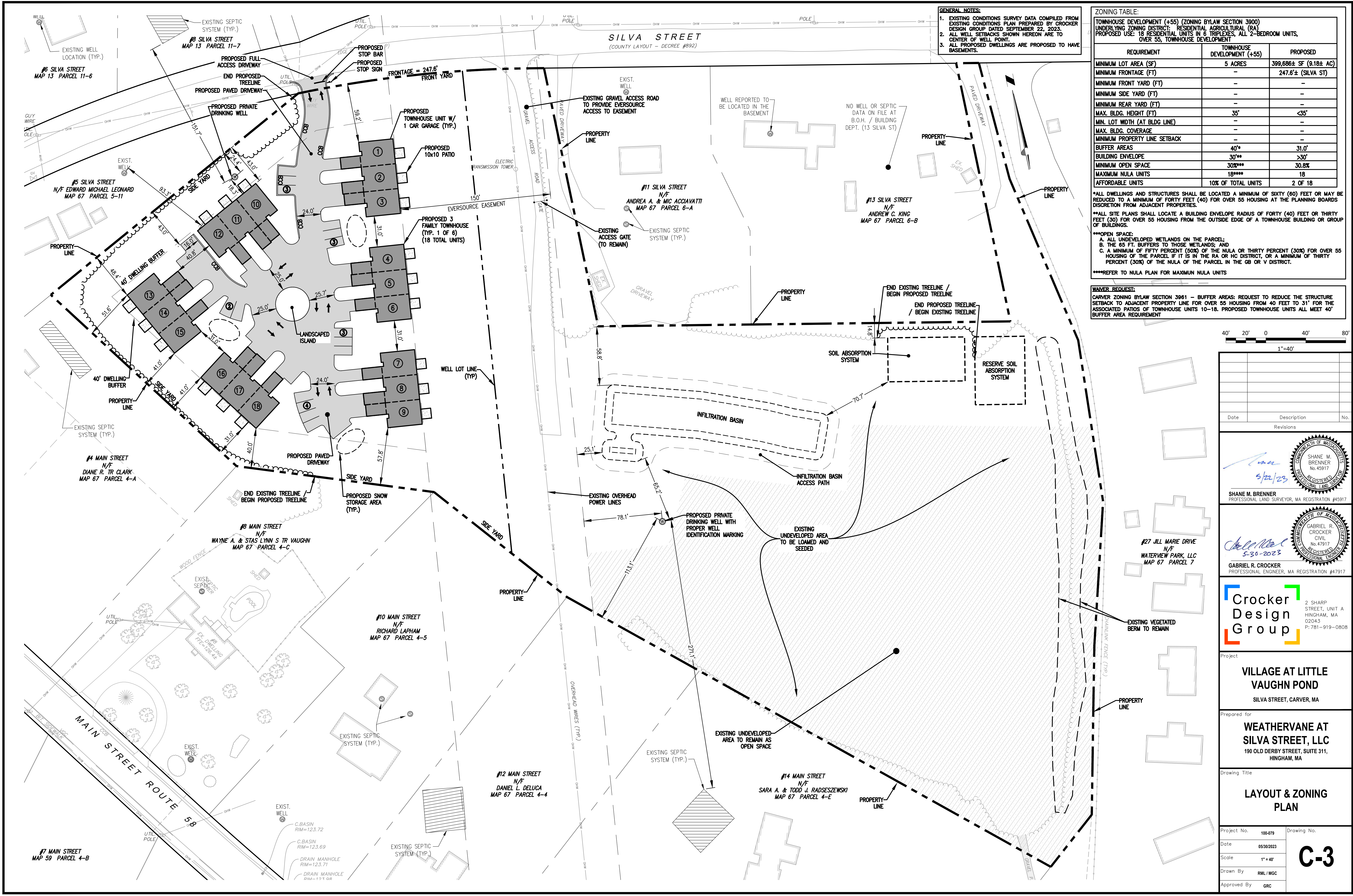
DRAWING INDEX:

- C-1 COVER SHEET
- C-2 DEMO & SESC PLAN
- C-3 LAYOUT & ZONING PLAN
- C-4 GRADING AND DRAINAGE PLAN
- C-5 UTILITIES PLAN
- C-6 TEST PIT PLAN
- C-7.1 DETAIL SHEET (1 OF 3)
- C-7.2 DETAIL SHEET (2 OF 3)
- C-7.3 DETAIL SHEET (3 OF 3)

SUPPLEMENTAL PLANS:

- EXISTING CONDITIONS PLAN
- X-1 NULA PLAN
- X-2 LOTTING EXHIBIT
- X-3 TRUCK TURNING EXHIBIT

Date	Description	No.
Revisions		
GABRIEL R. CROCKER PROFESSIONAL ENGINEER, MA REGISTRATION #47917		
2 SHARP STREET, UNIT A HINGHAM, MA 02043 P: 781-919-0808		
Project		
VILLAGE AT LITTLE VAUGHN POND SILVA STREET, CARVER, MA		
Prepared for		
WEATHERVANE AT SILVA STREET, LLC 190 OLD DERBY STREET, SUITE 311, HINGHAM, MA		
Drawing Title		
COVER SHEET		
Project No.	100-079	Drawing No.
Date	0930/2023	C-1
Scale	AS NOTED	
Drawn By	RML/MGC	
Approved By	GRC	



- GENERAL NOTES:
1. EXISTING CONDITIONS SURVEY DATA COMPILED FROM EXISTING CONDITIONS PLAN PREPARED BY CROCKER DESIGN GROUP DATED SEPTEMBER 22, 2023.
 2. ALL WELL SETBACKS SHOWN HEREON ARE TO CENTER OF WELL POINT.
 3. ALL PROPOSED DWELLINGS ARE PROPOSED TO HAVE BASEMENTS.

ZONING TABLE:

TOWNHOUSE DEVELOPMENT (+55) (ZONING BYLAW SECTION 3900)		
UNDEVELOPED ZONING DISTRICT: RESIDENTIAL AGRICULTURAL (RA)		
PROPOSED USE: 18 RESIDENTIAL UNITS IN 6 TRIPLEXES, ALL 2-BEDROOM UNITS, OVER 55, TOWNHOUSE DEVELOPMENT		
REQUIREMENT	TOWNHOUSE DEVELOPMENT (+55)	PROPOSED
MINIMUM LOT AREA (SF)	5 ACRES	399,686± SF (9.18± AC)
MINIMUM FRONTAGE (FT)	-	247.6'± (SILVA ST)
MINIMUM FRONT YARD (FT)	-	-
MINIMUM SIDE YARD (FT)	-	-
MINIMUM REAR YARD (FT)	-	-
MAX. BLDG. HEIGHT (FT)	35'	<35'
MIN. LOT WIDTH (AT BLDG LINE)	-	-
MAX. BLDG. COVERAGE	-	-
MINIMUM PROPERTY LINE SETBACK	-	-
BUFFER AREAS	40'	31.0'
BUILDING ENVELOPE	30'±	>30'
MINIMUM OPEN SPACE	30%±	30.8%
MAXIMUM NULA UNITS	18****	18
AFFORDABLE UNITS	10% OF TOTAL UNITS	2 OF 18

*ALL DWELLINGS AND STRUCTURES SHALL BE LOCATED A MINIMUM OF SIXTY (60) FEET OR MAY BE REDUCED TO A MINIMUM OF FORTY FEET (40) FOR OVER 55 HOUSING AT THE PLANNING BOARD'S DISCRETION FROM ADJACENT PROPERTIES.

**ALL SITE PLANS SHALL LOCATE A BUILDING ENVELOPE RADIUS OF FORTY (40) FEET OR THIRTY FEET (30) FOR OVER 55 HOUSING FROM THE OUTSIDE EDGE OF A TOWNHOUSE BUILDING OR GROUP OF BUILDINGS.

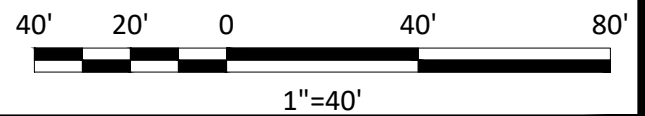
***OPEN SPACE:

- A. ALL UNDEVELOPED WETLANDS ON THE PARCEL;
- B. THE 65 FT. BUFFERS TO THOSE WETLANDS; AND
- C. A MINIMUM OF FIFTY PERCENT (50%) OF THE NULA OR THIRTY PERCENT (30%) FOR OVER 55 HOUSING OF THE PARCEL IF IT IS IN THE RA OR HC DISTRICT, OR A MINIMUM OF THIRTY PERCENT (30%) OF THE NULA OF THE PARCEL IN THE GB OR V DISTRICT.

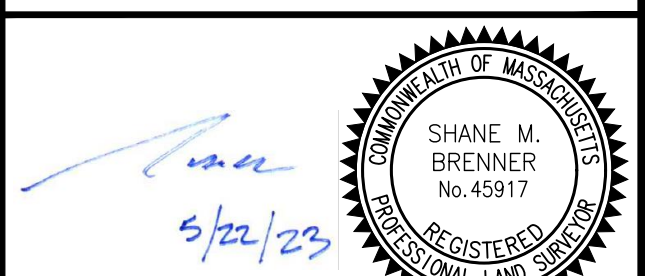
****REFER TO NULA PLAN FOR MAXIMUM NULA UNITS

WATER REQUEST:

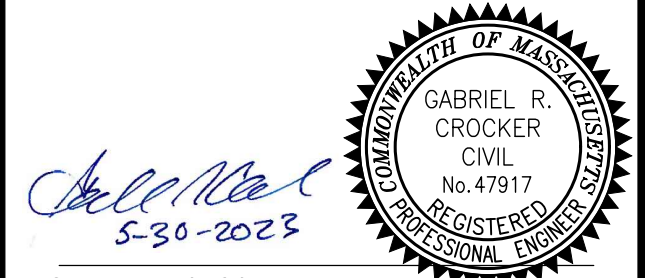
CARVER ZONING BYLAW SECTION 3961 - BUFFER AREAS: REQUEST TO REDUCE THE STRUCTURE SETBACK TO ADJACENT PROPERTY LINE FOR OVER 55 HOUSING FROM 40 FEET TO 31' FOR THE ASSOCIATED PATIOS OF TOWNHOUSE UNITS 10-18. PROPOSED TOWNHOUSE UNITS ALL MEET 40' BUFFER AREA REQUIREMENT



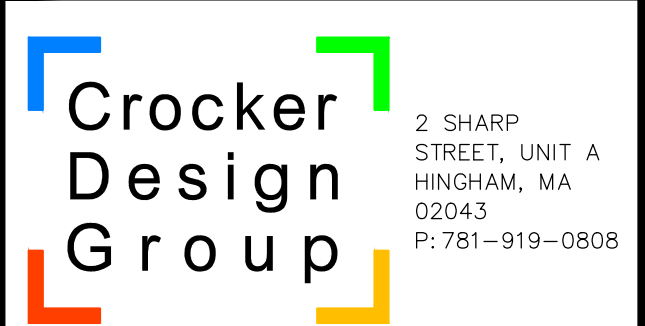
Date	Description	No.
Revisions		



SHANE M. BRENNER
PROFESSIONAL LAND SURVEYOR, MA REGISTRATION #45917



GABRIEL R. CROCKER
PROFESSIONAL ENGINEER, MA REGISTRATION #47917

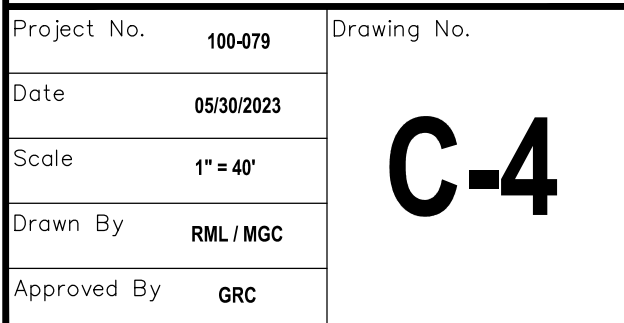


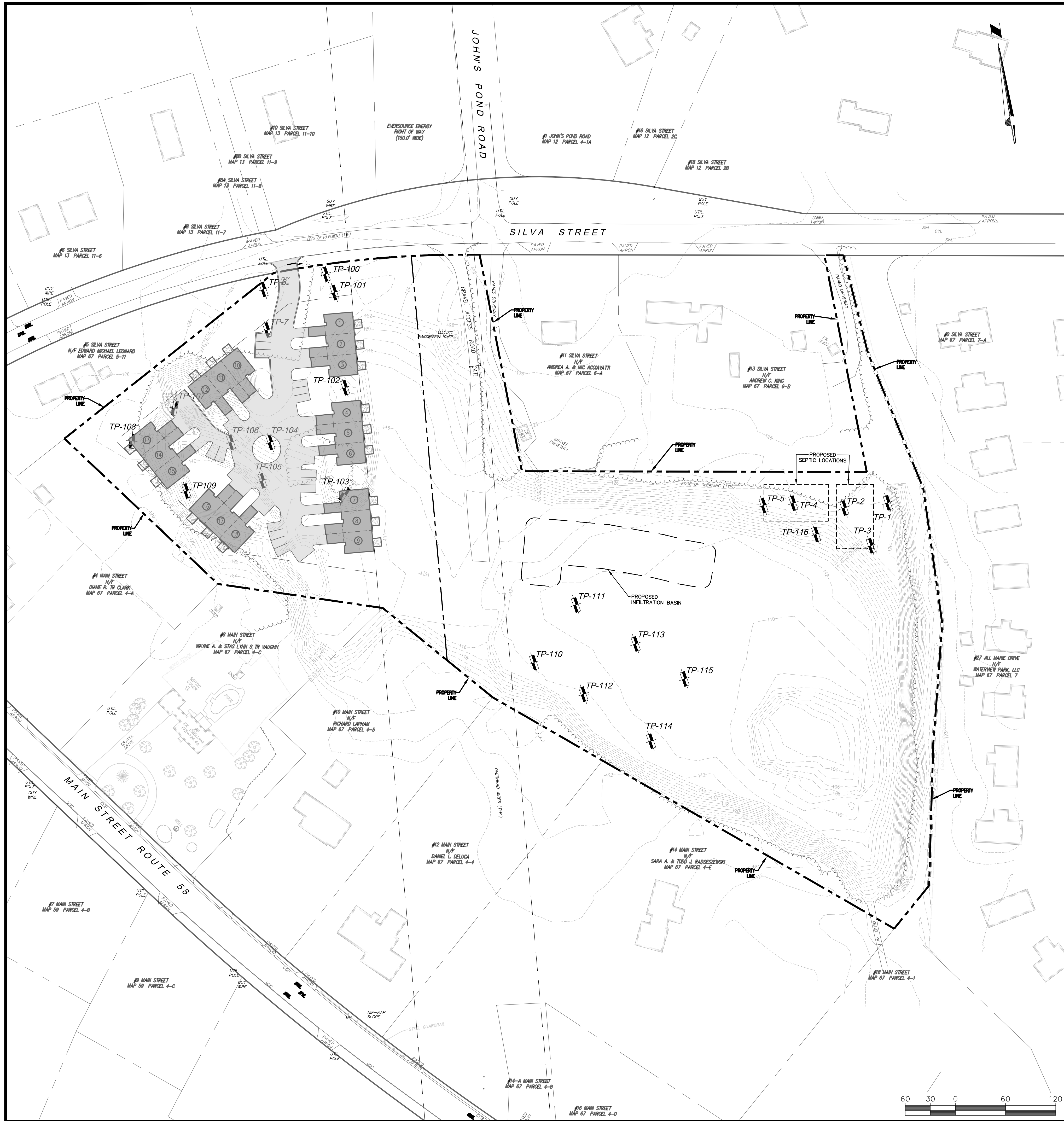
Project
VILLAGE AT LITTLE VAUGHN POND
SILVA STREET, CARVER, MA

Prepared for
WEATHERVANE AT SILVA STREET, LLC
190 OLD DERBY STREET, SUITE 311, HINGHAM, MA

Drawing Title
LAYOUT & ZONING PLAN

Project No.	100-079	Drawing No.	C-3
Date	05/30/2023	Scale	
Scale	1" = 40'	Drawn By	
Drawn By	RML / MGC	Approved By	
Approved By	GRC		





SOIL TEST DATA
SOIL TESTING AND EVALUATION BY: MATTHEW COLLINS, S.E. #14611
JANUARY 24, 2023

TP#100 EL. 124.0 NO REDOX/GROUNDWATER ENCOUNTERED @ 144"	TP#101 EL. 123.6 NO REDOX/GROUNDWATER ENCOUNTERED @ 144"	TP#102 EL. 122.1 NO REDOX/GROUNDWATER ENCOUNTERED @ 144"	TP#103 EL. 122.2 GROUNDWATER ENCOUNTERED @ 144"	TP#104 EL. 119.8 NO REDOX/GROUNDWATER ENCOUNTERED @ 48"	TP#105 EL. 114.5 GROUNDWATER ENCOUNTERED @ 48"	TP#106 EL. 114.7 GROUNDWATER ENCOUNTERED @ 78"
0" TO 8" Ap HORIZON SANDY LOAM 7.5YR 4/6	0" TO 10" Ap HORIZON SANDY LOAM 7.5YR 4/6	0" TO 12" Gravel	0" TO 12" O HORIZON 7.5YR 4/6	0" TO 8" Ap HORIZON SANDY LOAM 7.5YR 4/6	0" TO 48" FILL	0" TO 11" Ap HORIZON SANDY LOAM 7.5YR 3/2
123.3	122.8	121.1	121.2	119.1	110.5	113.8
8" TO 16" Bw HORIZON LOAMY SAND 7.5YR 4/6	10" TO 35" Bw HORIZON LOAMY SAND 7.5YR 4/6	12" TO 24" Bw HORIZON LOAMY SAND 7.5YR 6/2	12" TO 32" A HORIZON LOAMY SAND 7.5YR 4/6	8" TO 40" Bw HORIZON LOAMY SAND 7.5YR 4/6		11" TO 20" Bw HORIZON LOAMY SAND 7.5YR 5/4
122.7	120.7	120.1	119.5	116.5		113.0
16" TO 18" FILL		24" TO 74" C1 LAYER LOAMY SAND 2.5Y 6/2	32" TO 98" C1 LAYER SAND 7.5YR 5/6	40" TO 68" C1 LAYER SAND 7.5YR 5/6		20" TO 78" C LAYER FINE SAND 7.5YR 5/6
122.5		115.9	114.0	114.1		108.2
18" TO 26" Bp LAYER LOAMY SAND 7.5 Y 5/6	35" TO 120" C LAYER SAND 7.5YR 6/6	74" TO 120" C2 LAYER SAND 2.5Y 6/2	98" TO 144" C2 LAYER FINE SAND 2.5 Y 6/2	68" TO 100" C2 LAYER FINE SAND 10YR 5/4		STANDING GROUNDWATER
121.8	113.6	112.1	110.2	111.5		
26" TO 120" C LAYER SAND 7.5YR 6/6	BOTTOM OF HOLE	BOTTOM OF HOLE	STANDING GROUNDWATER	BOTTOM OF HOLE		
114.0						
BOTTOM OF HOLE						
TP#107 EL. 113.6 GROUNDWATER ENCOUNTERED @ 57"	TP#108 EL. 124.4 NO REDOX/GROUNDWATER ENCOUNTERED @ 65"	TP#109 EL. 114.4 GROUNDWATER ENCOUNTERED @ 65"	TP#110 EL. 111.9 GROUNDWATER ENCOUNTERED @ 45"	TP#111 EL. 111.0 GROUNDWATER ENCOUNTERED @ 60"	TP#112 EL. 112.1 GROUNDWATER ENCOUNTERED @ 45"	TP#113 EL. 110.9 GROUNDWATER ENCOUNTERED @ 45"
0" TO 3" Ap HORIZON SANDY LOAM 7.5YR 3/2	0" TO 8" Ap HORIZON SANDY LOAM 7.5YR 4/6	0" TO 2" Ap HORIZON SANDY LOAM 7.5YR 3/2	0" TO 8" Ap HORIZON SANDY LOAM 7.5YR 2/2	0" TO 14" Ap HORIZON SANDY LOAM 7.5YR 2/2	0" TO 12" Ap HORIZON SANDY LOAM 7.5YR 2/2	0" TO 12" Ap HORIZON SANDY LOAM 7.5YR 2/2
113.4	123.65	114.2	111.23	109.8	111.1	109.9
3" TO 57" C HORIZON FINE SAND 7.5YR 5/6	9" TO 32" Bw HORIZON LOAMY SAND 7.5YR 4/6	2" TO 65" C HORIZON FINE SAND 7.5YR 5/6	8" TO 24" Bw HORIZON LOAMY SAND 7.5YR 3/2	14" TO 60" C HORIZON SAND 10YR 7/6	12" TO 45" C HORIZON SAND 10YR 7/6	12" TO 45" C HORIZON SAND 10YR 7/6
108.9	121.73	109.0	109.9	106.0	108.4	107.2
STANDING GROUNDWATER	32" TO 90" C1 LAYER SAND 2.5Y 6/2	STANDING GROUNDWATER	24" TO 45" C LAYER SAND 10YR 7/6	STANDING GROUNDWATER	STANDING GROUNDWATER	STANDING GROUNDWATER
	116.9		108.2			
	114.4					
	BOTTOM OF HOLE		STANDING GROUNDWATER			
TP#114 EL. 111.4 GROUNDWATER ENCOUNTERED @ 32"	TP#115 EL. 110.5 GROUNDWATER ENCOUNTERED @ 61"	TP#116 EL. 118.0 NO REDOX/GROUNDWATER ENCOUNTERED				
0" TO 3" Ap HORIZON SANDY LOAM 7.5YR 2/2	0" TO 4" Ap HORIZON SANDY LOAM 7.5YR 5/6	0" TO 10" Ap HORIZON LOAMY SAND 7.5YR 5/6				
111.2	110.2	117.2				
3" TO 32" C HORIZON LOAMY SAND 10YR 7/6	4" TO 20" Bw HORIZON LOAMY SAND 7.5YR 3/2	10" TO 23" Bw HORIZON LOAMY SAND 7.5YR 4/6				
108.8	108.8	116.1				
STANDING GROUNDWATER	20" TO 61" C LAYER SAND 10YR 7/6	23" TO 66" C1 LAYER SAND 7.5YR 6/8				
	105.4	112.5				
	STANDING GROUNDWATER	66" TO 132" C2 LAYER FINE SAND 10YR 7/6				
		107.0				
		BOTTOM OF HOLE				

SOIL TEST DATA
SOIL TESTING AND EVALUATION BY: TAYLOR CORSANO, S.E. #14263
SOIL TESTING WITNESSED BY: KEVIN FORBIE, DATE: MAY 11, 2020 & MAY 12, 2020

TP#1 EL. 126.0 NO REDOX/GROUNDWATER ENCOUNTERED	TP#2 EL. 125.0 NO REDOX/GROUNDWATER ENCOUNTERED	TP#3 EL. 124.6 NO REDOX/GROUNDWATER ENCOUNTERED	TP#4 EL. 124.0 REDOX ENCOUNTERED @ 196"	TP#5 EL. 123.0 NO REDOX/GROUNDWATER ENCOUNTERED
0" TO 2" O HORIZON 7.5YR 5/6	0" TO 17" B1 HORIZON LOAM 7.5YR 5/6	0" TO 8" A HORIZON 7.5YR 2/2	0" TO 2" A HORIZON LOAM 7.5YR 2/2	0" TO 7" B HORIZON LOAMY SAND 7.5YR 4/4
125.8	123.6	123.9	123.83	122.4
2" TO 18" B HORIZON LOAMY SAND 7.5YR 5/6	17" TO 23" B2 HORIZON LOAMY SAND 7.5YR 4/6	9" TO 15" B HORIZON LOAMY SAND 7.5YR 5/5	2" TO 8" B HORIZON LOAMY SAND 7.5YR 5/6	7" TO 42" C1 HORIZON SAND 7.5YR 5/6
124.5	123.1	123.4	123.33	119.5
18" TO 37" C1 LAYER COARSE SAND 7.5YR 5/6	15" TO 43" C1 LAYER FINE SAND 7.5YR 4/5	15" TO 43" C1 LAYER FINE SAND 7.5YR 4/5	8" TO 29" C1 LAYER COARSE SAND 7.5YR 4/6	42" TO 63" C2 LAYER LOAMY SAND 7.5YR 5/6
122.9	121.0	121.0	121.58	117.8
37" TO 174" C2 LAYER FINE SAND 7.5YR 5/6	23" TO 168" C2 LAYER FINE SAND 7.5YR 5/6	43" TO 177" C2 LAYER COARSE SAND 7.5YR 4/5	29" TO 36" C2 LAYER LOAMY SAND 7.5YR 5/2	63" TO 168" C3 LAYER SAND 7.5YR 5/6
111.5	111.0	109.9	121.0	109.2
BOTTOM OF HOLE	BOTTOM OF HOLE	BOTTOM OF HOLE	110.0	BOTTOM OF HOLE
TP#6 EL. 123.3 REDOX ENCOUNTERED @ 140"	TP#7 EL. 123.1 REDOX ENCOUNTERED @ 140"			
0" TO 4" A HORIZON LOAM 7.5YR 3/2	0" TO 5" A HORIZON LOAM 7.5YR 3/2			
123.0	122.7			
4" TO 20" B HORIZON LOAMY SAND 7.5YR 4/4	5" TO 43" B HORIZON LOAMY SAND 7.5YR 5/4			
121.6	119.5			
20" TO 39" C1 LAYER COARSE SAND 7.5YR 5/6	43" TO 68" C1 LAYER SAND 7.5YR 5/3			
120.1	117.4			
39" TO 163" C2 LAYER SAND 7.5YR 5/6	68" TO 168" C2 LAYER FINE SAND 7.5YR 5/6			
109.7	109.1			
BOTTOM OF HOLE	BOTTOM OF HOLE			

Date

Description

No.

Revisions

GABRIEL R. CROCKER

CIVIL

No. 47917

REGISTERED PROFESSIONAL ENGINEER

GABRIEL R. CROCKER

PROFESSIONAL ENGINEER, MA REGISTRATION #47917

Crocker Design Group

2 SHARP STREET, UNIT A
HINGHAM, MA
02043
P: 781-919-0808

Project

VILLAGE AT LITTLE VAUGHN POND
SILVA STREET, CARVER, MA

Prepared for

WEATHERVANE AT SILVA STREET, LLC
190 OLD DERBY STREET, SUITE 311,
HINGHAM, MA

Drawing Title

TEST PIT PLAN

Project No. 100-079

Drawing No.

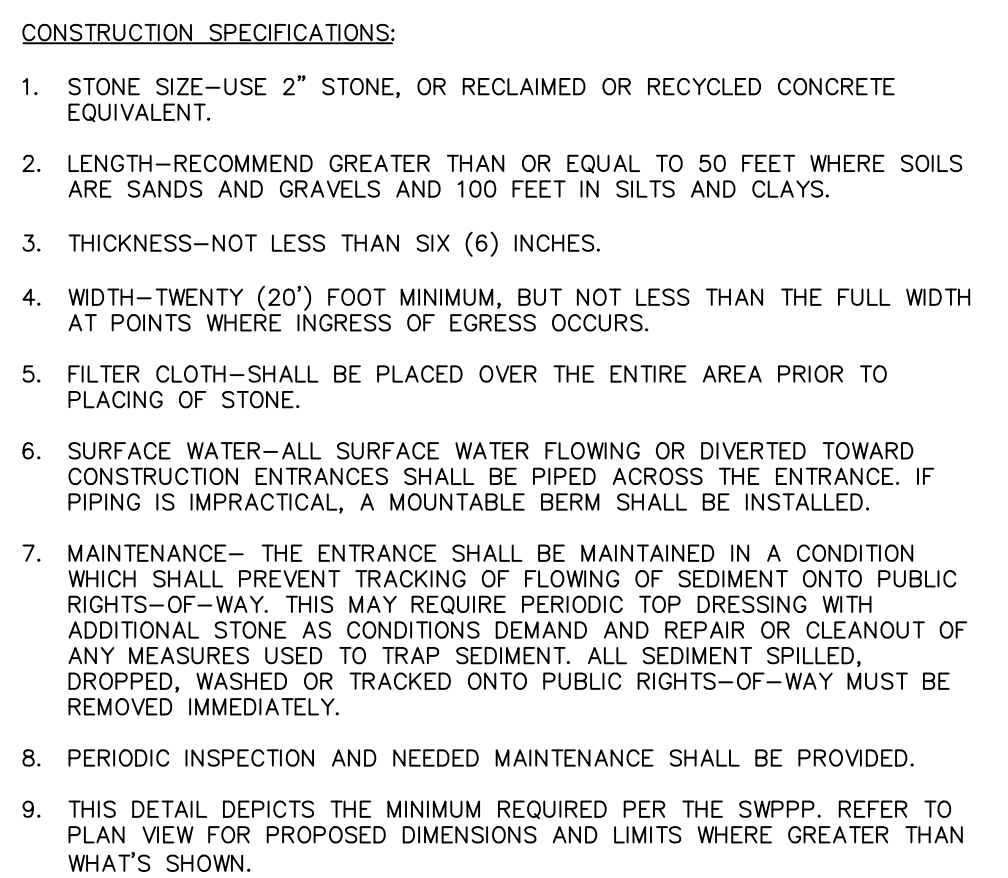
Date 0930/2023

Scale 1" = 60'

Drawn By RML/MGC

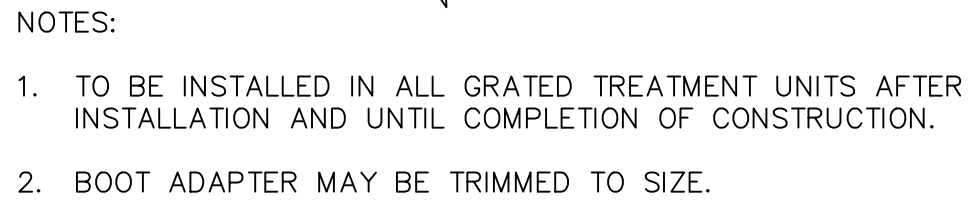
Approved By GRC

C-6



CONSTRUCTION ENTRANCE

NOT TO SCALE



"SILT SACK" FILTER BAG
NOT TO SCALE

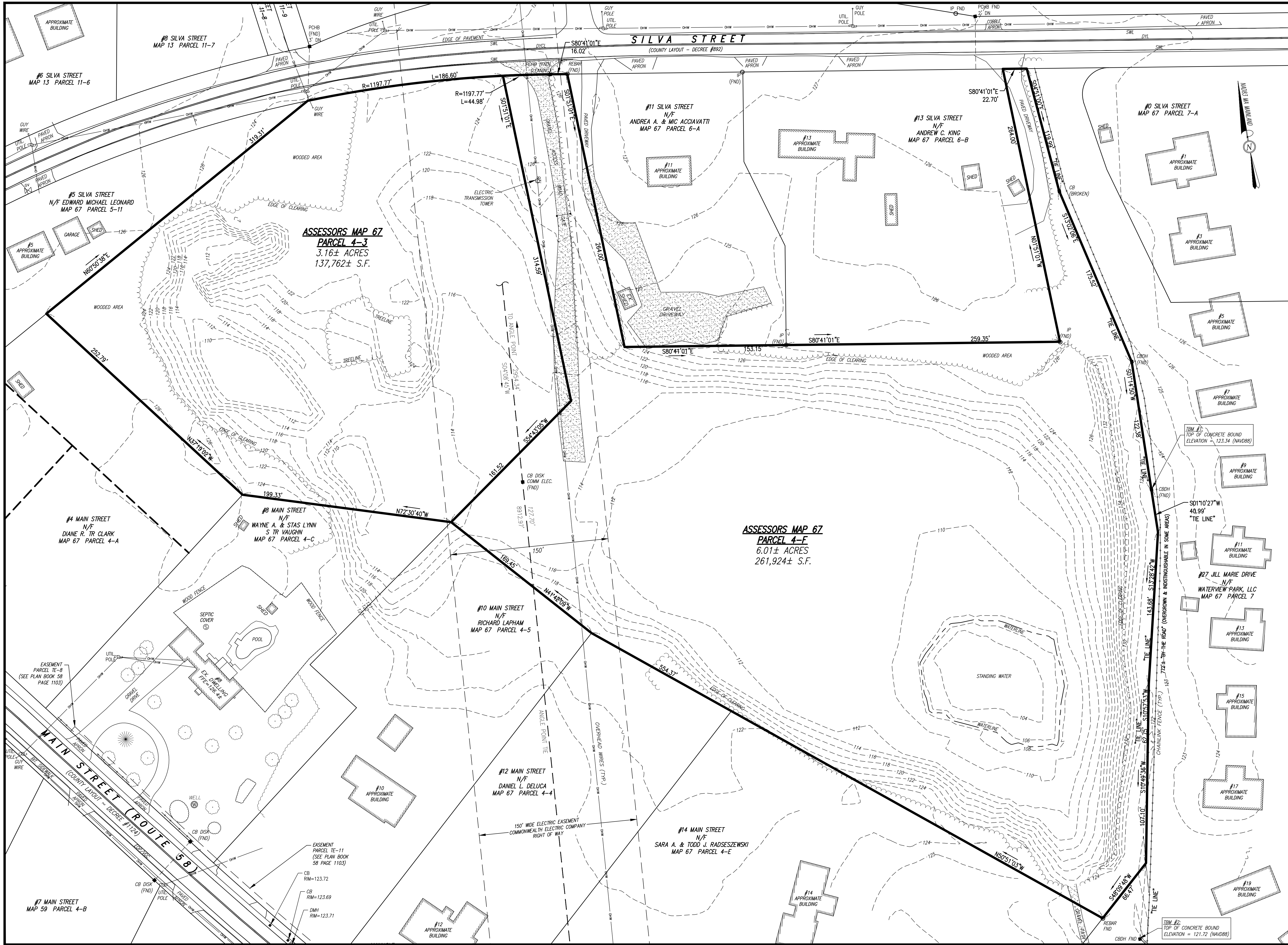


STORMWATER BASIN NOTES:

1. AFTER FINAL GRADE OF BASIN IS ESTABLISHED CONTRACTOR SHALL PREVENT CONSTRUCTION TRAFFIC OVER ALL INFILTRATION SURFACES.
2. CONTRACTOR SHALL NOT DISCHARGE SEDIMENT-LADEN WATER INTO STORMWATER BASIN.
3. STORMWATER BASIN SHALL NOT BE PLACED INTO OPERATION PRIOR TO INSTALLATION OF PAVEMENT AND STABILIZATION OF ALL SURFACES CONTRIBUTING TO CLOSED DRAINAGE SYSTEM.
4. EXCAVATE ALL MATERIAL BELOW INFILTRATION BASIN TO GRAVELLY COARSE SAND LAYER AND REPLACE WITH CLEAN COARSE FILL IN ACCORDANCE WITH 310 CMR 15.255 TO THE 6" OF LOAM IN BASIN



Project No.	100-079	Drawing No. C-7.3
Date	05/30/2023	
Scale	AS NOTED	
Drawn By	RML/MGC	
Approved By	GRC	



RECORD OWNER:
MAP 67 PARCEL 4-3
7 SILVA STREET
WEATHERVANE AT SILVA STREET, LLC
DEED BOOK 52761 PAGE 229

MAP 67 PARCEL 4-F
9 SILVA STREET
WEATHERVANE AT SILVA STREET, LLC
DEED BOOK 52761 PAGE 229

- NOTES:**
- PROPERTY LINE AND TOPOGRAPHICAL INFORMATION SHOWN HEREON REFERENCED TO SURVEY PERFORMED BY BRACKEN ENGINEERING DURING SEPTEMBER OF 2018 AND SEPTEMBER OF 2019 AS SHOWN ON PLAN ENTITLED "EXISTING CONDITIONS PLAN IN CARVER MASSACHUSETTS" PREPARED BY BRACKEN ENGINEERING, INC. DATED SEPTEMBER 25, 2019 REVISED THROUGH APRIL 2, 2020.
 - THE SUBJECT PROPERTY FALLS WITHIN ZONE X OF THE FLOOD INSURANCE RATE MAP No. 25023C0343K, WITH AN EFFECTIVE DATE OF JULY 6, 2021. THE PROPERTY DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD AREA.
 - SUBJECT PROPERTY FALLS WITHIN PORTIONS OF THE RESIDENCE DISTRICT R-1, LIMITED BUSINESS B-1, AND HIGHWAY TRANSITION DISTRICT HT. THE SUBJECT PROPERTY FALLS ENTIRELY WITHIN THE COMMERCIAL CORRIDOR OVERLAY DISTRICT (CCOD).
 - ALL ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).



Date	Description	No.

SHANE M. BRENNER
PROFESSIONAL LAND SURVEYOR, MA REGISTRATION #45917

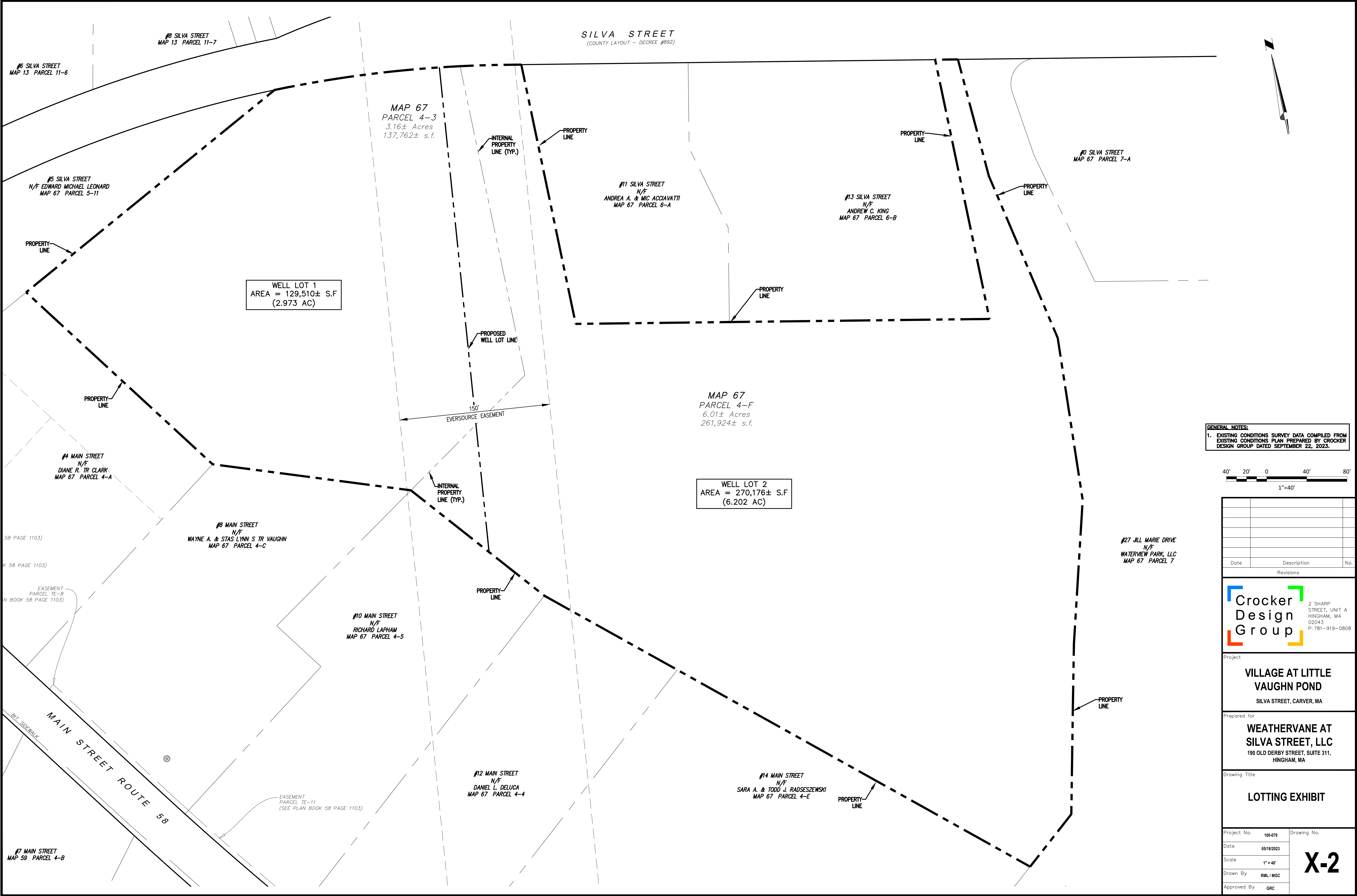
Crocker Design Group
2 SHARP STREET, UNIT A
HINGHAM, MA 02043
P: 781-919-0808

Project
VILLAGE AT LITTLE VAUGHN POND
SILVA STREET, CARVER, MA

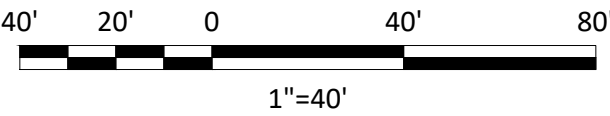
Prepared for
WEATHERVANE AT SILVA STREET, LLC
190 OLD DERBY STREET, SUITE 311,
HINGHAM, MA

Drawing Title
EXISTING CONDITIONS PLAN

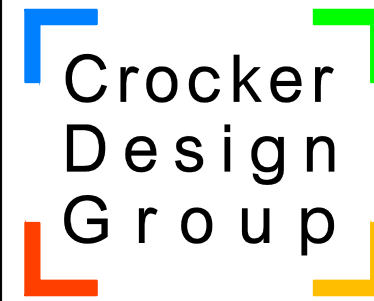
Project No.	100-079	Drawing No.	1 OF 1
Date	08/22/2023		
Scale	1" = 40'		
Drawn By	SVP		
Approved By	SMB		



GENERAL NOTES:
1. EXISTING CONDITIONS SURVEY DATA COMPILED FROM EXISTING CONDITIONS PLAN PREPARED BY CROCKER DESIGN GROUP DATED SEPTEMBER 22, 2023.



Date	Description	No.
Revisions		



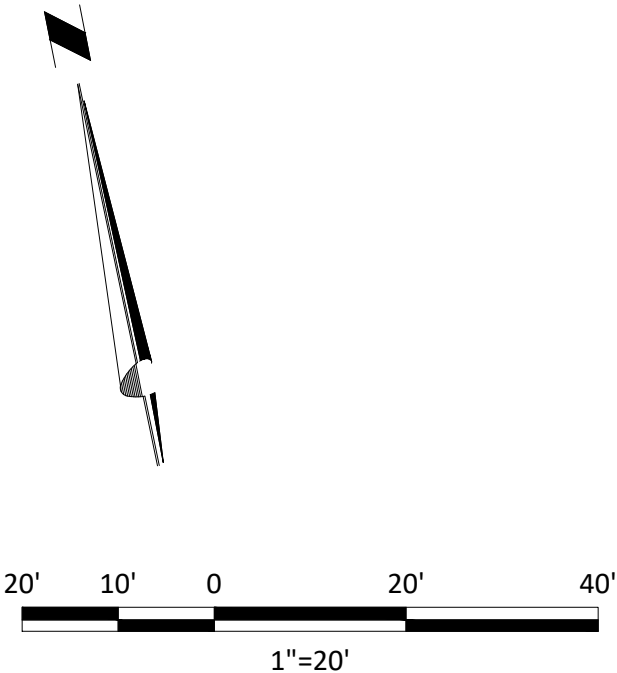
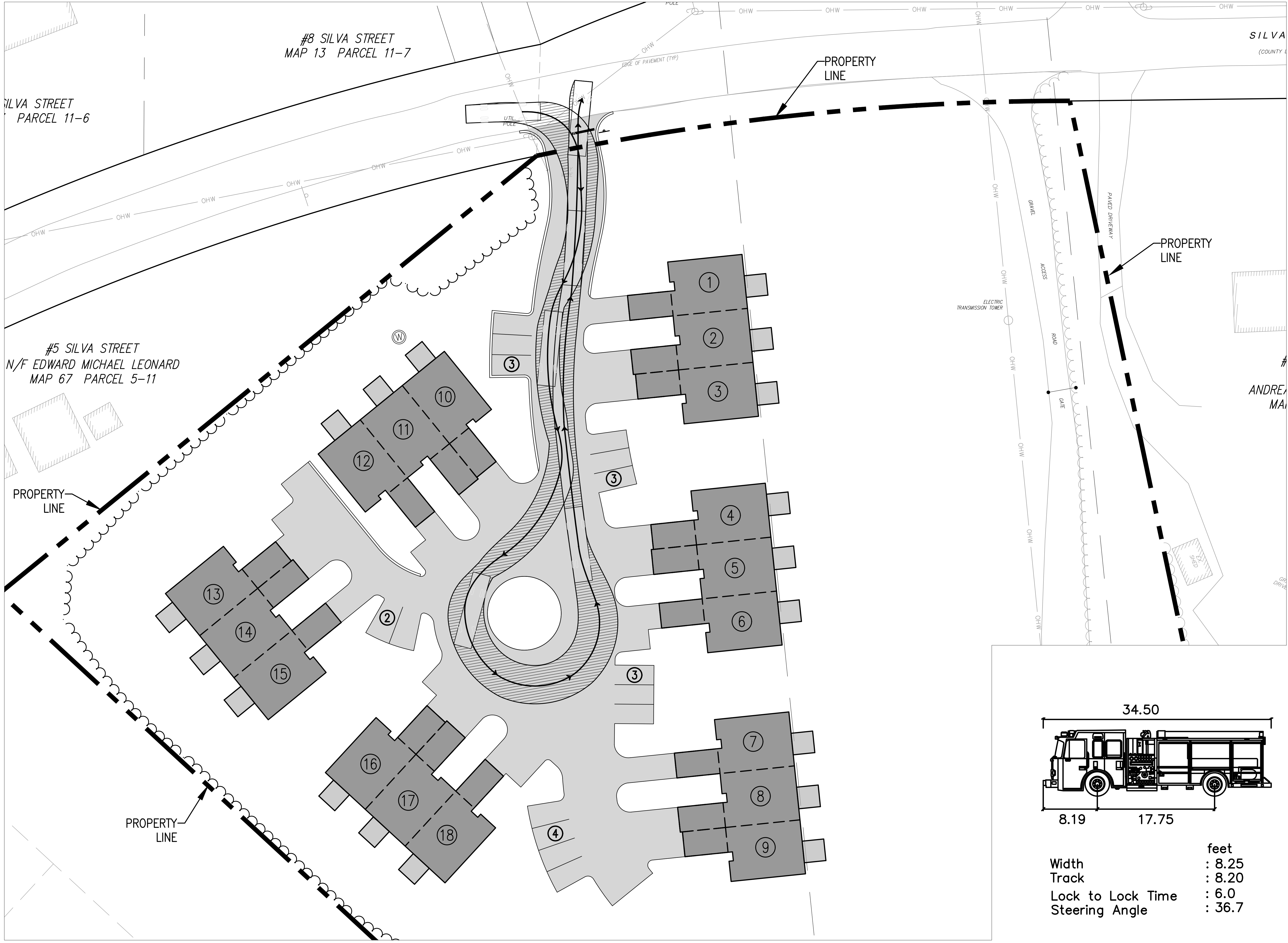
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HINGHAM, MA 02043
P: 781-919-0808

Project
VILLAGE AT LITTLE VAUGHN POND
SILVA STREET, CARVER, MA

Prepared for
WEATHERVANE AT SILVA STREET, LLC
190 OLD DERBY STREET, SUITE 311, HINGHAM, MA

Drawing Title
LOTING EXHIBIT

Project No.	100-079	Drawing No.	X-2
Date	09/16/2023		
Scale	1" = 40'		
Drawn By	RML/MGC		
Approved By	GRC		



Date	Description	No.
	Revisions	

GABRIEL R. CROCKER
PROFESSIONAL ENGINEER, MA REGISTRATION #47917

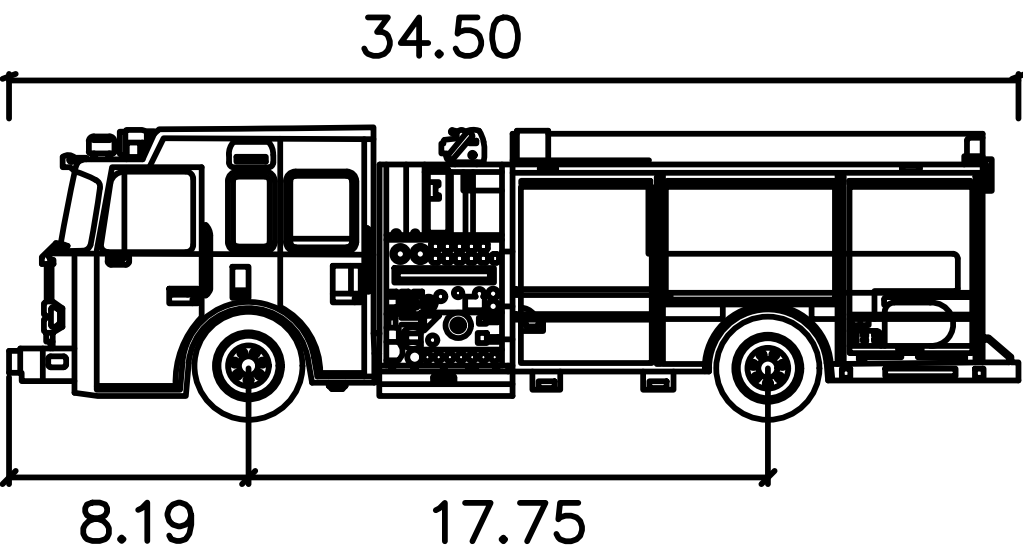
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P: 781-919-0808

Project
VILLAGE AT LITTLE VAUGHN POND
SILVA STREET, CARVER, MA

Prepared for
WEATHERVANE AT SILVA STREET, LLC
190 OLD DERBY STREET, SUITE 311, HINGHAM, MA

Drawing Title
TURNING RADIUS LAYOUT PLAN

Project No.	100-079	Drawing No.	X-3
Date	09/30/2023		
Scale	1" = 20'		
Drawn By	RML/MGC		
Approved By	GRC		



Width	feet : 8.25
Track	: 8.20
Lock to Lock Time	: 6.0
Steering Angle	: 36.7