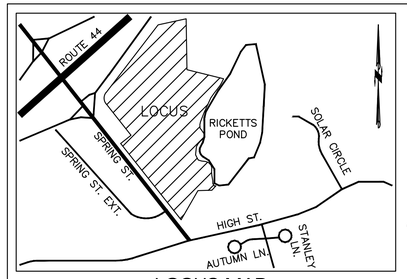


LOCUS MAP
1" = 800 FT.

FOR REGISTRY USE ONLY

| REV | DATE | DESCRIPTION | BY | APP |
|---|---|---|---|---|
| | | | | |

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# PLAN OF LAND
# RICKETTS POND BUSINESS PARK
OFF SPRING STREET
CARVER, MASSACHUSETTS

SPRING STREET EXTENSION
SPRING STREET (70' WIDE PUBLIC)
STATE HIGHWAY ROUTE 44
(STATE HIGHWAY LAYOUT - 300' WIDE)
PLYMPTON
CARVER
MATCHLINE A
ROUTE 44 ZONING DISTRICT
SPRING STREET INNOVATION ZONING DISTRICT
RICKETTS POND
ROAD A 66,617 S.F. (±1.53 AC)

32-5-B N/F MASS. DEPT. OF PUBLIC WORKS
32-5-S N/F MASS. DEPT. OF PUBLIC WORKS
32-5-AS N/F MASS. DEPT. OF PUBLIC WORKS
32-6-ES N/F MASS. DEPT. OF PUBLIC WORKS
32-6-DS N/F MASS. DEPT. OF PUBLIC WORKS
32-6-CS N/F MASS. DEPT. OF PUBLIC WORKS
32-4-A2 N/F DOROTHY D. POLLITT
32-4-0 N/F MAROB TRUST

N/F RPBP, LLC 129,371 S.F. (2.97 AC) (24,848 S.F. WETLAND) (104,523 S.F. UPLAND)

**FORM A**
129,371 S.F. (2.97 AC)
(24,848 S.F. WETLAND)
(104,523 S.F. UPLAND)

**LOT 1**
130,823 S.F. (3.00 AC)
(ALL UPLAND)

**LOT 3**
170,206 S.F. (3.91 AC)
33,404 S.F. WETLAND)
(136,802 S.F. UPLAND)

**LOT 4**
191,006 S.F. (4.38 AC)
(ALL UPLAND)

**LOT 4**
87,845 S.F. (2.01 ACRES)
(3,706 S.F. WETLAND)
(84,139 S.F. UPLAND)

**LOT 5**
62,067 S.F. (1.42 AC)
(ALL UPLAND)

**LOT 6**
1,064,218 S.F. (24.43 AC)
(50,196 S.F. WETLAND)
(1,014,022 S.F. UPLAND)

N/F RPBP, LLC 17.2 AC. ±

DRAINAGE EASEMENT 32,097± S.F.
DRAINAGE EASEMENT 52,157± S.F.
20.00' WIDE DRAINAGE EASEMENT
PROP. BUILDING ENVELOPE (TYP.)
PROP. DRAINAGE EASEMENT (TYP.)
PROP. CONC. BOUND (TYP.)
PROP. PROPERTY LINE (TYP.)
EXISTING PROPERTY LINE (TYP.)
LIMIT OF BORDERING VEGETATED WETLAND (TYP.)
100' WETLAND BUFFER (TYP.)
40' SIDE SETBACK (TYP.)
50' FRONT SETBACK (TYP.)
40' REAR SETBACK (TYP.)

N 39°57'35" W 306.23'
R=80.00' L=105.92'
N 35°53'49" E 788.81'
578.69'
N 39°57'35" W 840.22'
S 24°00'59" W 341.55'
N 77°19'20" E 136.73'
S 00°12'26" W 628.14'
N 00°12'26" E 628.14'
S 00°57'02" W 489.49'
S 04°20'42" W 710.71' (TIE)
S 18°53'25" W 199.59' (TIE)
S 89°58'32" W 429.77'
S 89°05'50" W 303.19'
S 75°51'32" E 274.47'
N 02°39'23" E 395.37'
S 02°39'23" W 396.39'
N 89°32'37" W 366.63'
S 05°50'01" W 57.10'
S 14°15'09" E 61.30'
N 13°49'57" E 48.35'
N 77°30'59" W 70.47'
N 76°10'53" W 170.17'
S 30°44'04" W 198.43'
N 39°53'57" W 198.86'
N 50°03'45" W 64.64'
N 50°03'45" W 64.64'
N 19°09'01" W 113.50'
S 05°49'00" W 103.04'
N 05°49'00" E 105.60'
S 08°42'53" W 163.57'
N 08°42'53" E 165.40'
N 50°03'25" E 115.00'
78.40'
225.16'
234.03'
175.64'
220.21'
137.75'
129.57'
217.05'
131.18'
143.28'
427.37'
62.12'
211.12'
183.02'
445.12'
232.26'
217.08'
178.74'
R=120.00' L=64.93'
R=160.00' L=86.58'
R=65.00' L=3.38'
R=65.00' L=204.20'
R=120.00' L=64.93'
R=160.00' L=86.58'
L=200.84'
L=53.81'
L=32.76'
L=10.44'
R=40.00' L=68.45'
R=40.00' L=38.57'
R=450.00' L=145.45'
R=500.00' L=108.36'
L=182.74'
L=328.20'
L=381.64'
L=158.34'
L=25.58'
L=108.36'
L=38.57'
L=68.45'
L=145.45'
179.83'
179.83'
68.75'
62.46'
20.00'
20.00'
20.00'
20.30'
20.04'
30.17'
40.60'
170.17'
105.60'
103.04'
20.10'
41.36'
34.59'
484.02'
484.02'
306.23'
840.22'
136.86'
198.86'
198.86'
198.43'
340.81'
340.81'
N/F 202.86'
N/F 202.86'
N/F 202.86