

FOR

ROUTE 44 DEVELOPMENT, LLC

LOCATION OF SITE:
3-4 PARK AVENUE, TOWN OF CARVER
PLYMOUTH COUNTY, MASSACHUSETTS

MAP #20, LOT #2R, 14R, 21R

MAP #22, LOT #11R, 3AR, 3R, 3-1R, 3B, 4, 5A, 10, 10-1

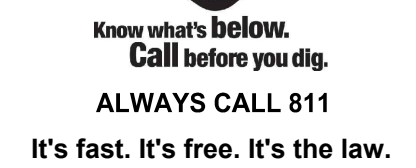
MAP #24, LOT #1 & 2

ALTANP'S LAND TITLE SURVEY HIP VI ENTERPRISES, LLC;
CONTROL POINT ASSOCIATES, INC.
352 TURNPIKE ROAD, SOUTHBOROUGH, MA 01772
DATE: 06/08/2021
REVISED: 08/11/2021

PLAN OF LAND HIP VI ENTERPRISES, LLC;
CONTROL POINT ASSOCIATES, INC.
352 TURNPIKE ROAD, SOUTHBOROUGH, MA 01772
DATE: 03/11/2022

PRELIMINARY SUBDIVISION / RESCISSON PLAN:
G A F ENGINEERING, INC.
266 MAIN STREET, WAREHAM, MA 02571
DATE: 12/06/2022

* THE ABOVE REFERENCED DOCUMENTS ARE INCORPORATED BY REFERENCE AS PART OF THESE PLANS, HOWEVER, BOHLER ENGINEERING DOES NOT CERTIFY THE ACCURACY OF THE WORK REFERENCED OR DERIVED FROM THESE DOCUMENTS, BY OTHERS.

[illegible]

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY
REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION
DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	MAA230061
DRAWN BY:	AJH
CHECKED BY:	ZLR
DATE:	03/24/2023
CAD I.D.:	MAA230061.00-DET1-0A

PROJECT:

FOR

ROUTE 44

DEVELOPMENT, LLC

PRELIMINARY SUBDIVISION

MAP: 20 LOTS: 2R, 14R, 21R
MAP: 22 LOTS: 11R, 3AR, 3R, 3-1R,
3B, 4, 5A, 10, 10-1
MAP: 24 LOTS: 1, 2
3-4 PARK AVENUE,
TOWN OF CARVER,
PLYMOUTH COUNTY,
MASSACHUSETTS

45 FRANKLIN STREET, 5th FLOOR
BOSTON, MA 02110
Phone: (617) 849-8040

www.BohlerEngineering.com



PROFESSIONAL ENGINEER
MASSACHUSETTS LICENSE No. 57848

SHEET TITLE:

SHEET NUMBER:

C-101

ORG. DATE - 03/24/2023



SCALE: 1" = 1,000'
SOURCE: USGS PLYMPTON, MA -
PLYMOUTH COUNTY QUADRANGLE



SCALE: 1" = 800'
SOURCE: MICROSOFT BING MAPS

PREPARED BY

BOHLER//

SHEET INDEX

SHEET TITLE	NUMBER
COVER SHEET	C-101
GENERAL NOTES SHEET	C-102
EXISTING CONDITIONS PLAN	C-201
TOPOGRAPHY & SOIL MAP	C-202
OVERALL SITE LAYOUT PLAN	C-301
SITE LAYOUT PLAN	C-302
GRADING, DRAINAGE AND UTILITY PLAN	C-401
NEW ROAD PROFILE	C-402



REVISIONS

REV	DATE	COMMENT	DRAWN BY



ALWAYS CALL 811
It's fast. It's free. It's the law.

PERMIT SET

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: MAA230061
DRAWN BY: AIH
CHECKED BY: ZLR
DATE: 03/24/2023
CAD LID: MAA230061.00-SPDP-0A

PROJECT:

NEW ROAD
SUBDIVISION

FOR
ROUTE 44
DEVELOPMENT, LLC

PRELIMINARY SUBDIVISION

MAP: 20 LOTS: 2R, 14R, 21R
MAP: 22 LOTS: 11R, 3AR, 3R, 3-1R,
3B, 4, 5A, 10, 10-1
MAP: 24 LOTS: 1, 2
3-4 PARK AVENUE,
TOWN OF CARVER,
PLYMOUTH COUNTY,
MASSACHUSETTS

45 FRANKLIN STREET, 5th FLOOR
BOSTON, MA 02110
Phone: (617) 849-8040

www.BohlerEngineering.com



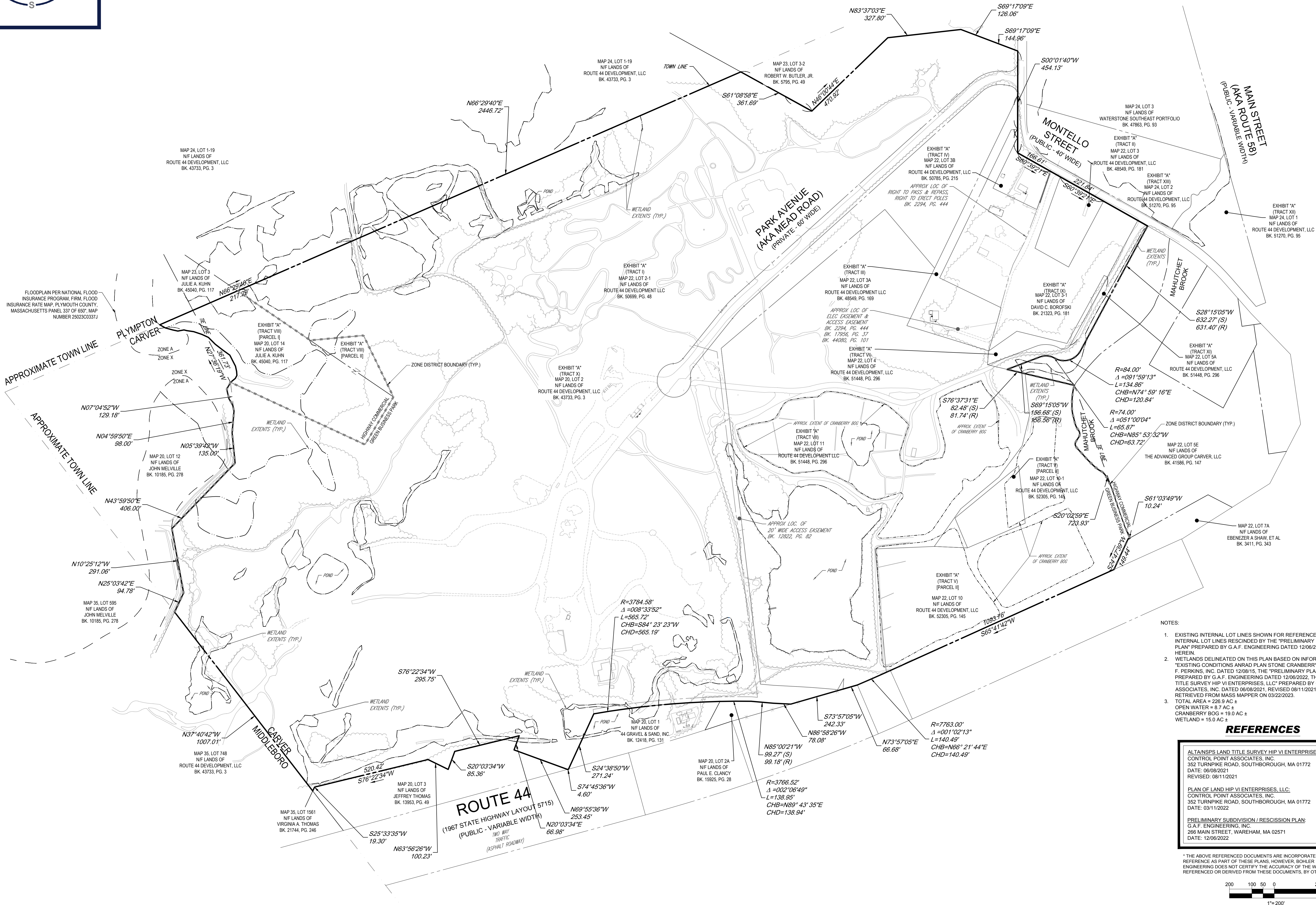
SHEET TITLE:

EXISTING
CONDITIONS
PLAN

SHEET NUMBER:

C-201

ORG. DATE - 03/24/2023



NOTES:

- EXISTING INTERNAL LOT LINES SHOWN FOR REFERENCE AND CLARITY. INTERNAL LOT LINES RESCIND BY THE "PRELIMINARY PLAN / REVISION PLAN" PREPARED BY G.A.F. ENGINEERING DATED 12/06/2022 REFERENCED HEREIN.
- WETLANDS DELINEATED ON THIS PLAN BASED ON INFORMATION FROM THE "EXISTING CONDITIONS ANRAD PLAN STONE CRANBERRY" PREPARED BY DANA F. PERKINS, INC. DATED 12/08/15, THE "PRELIMINARY PLAN / REVISION PLAN" PREPARED BY G.A.F. ENGINEERING DATED 12/06/2022, THE "ALTAINSPS LAND TITLE SURVEY HIP VI ENTERPRISES, LLC" PREPARED BY CONTROL POINTS ASSOCIATES, INC. DATED 06/08/2021, REVISED 08/11/2021, AND GIS DATA RETRIEVED FROM MASS MAPPER ON 03/22/2023.
- TOTAL AREA = 226.9 AC ±
OPEN WATER = 8.7 AC ±
CRANBERRY BOG = 19.0 AC ±
WETLAND = 15.0 AC ±

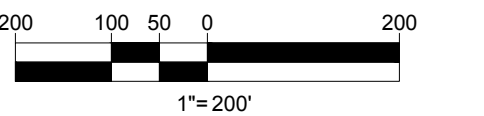
REFERENCES

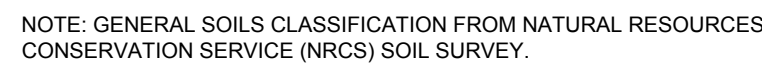
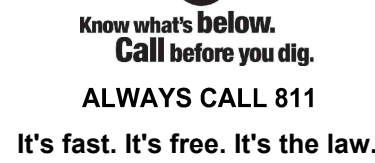
ALTAINSPS LAND TITLE SURVEY HIP VI ENTERPRISES, LLC:
CONTROL POINT ASSOCIATES, INC.
352 TURNPIKE ROAD, SOUTHBOROUGH, MA 01772
DATE: 06/08/2021
REVISED: 08/11/2021

PLAN OF LAND HIP VI ENTERPRISES, LLC:
CONTROL POINT ASSOCIATES, INC.
352 TURNPIKE ROAD, SOUTHBOROUGH, MA 01772
DATE: 03/11/2022

PRELIMINARY SUBDIVISION / REVISION PLAN:
G.A.F. ENGINEERING, INC.
268 MAIN STREET, WAREHAM, MA 02571
DATE: 12/06/2022

* THE ABOVE REFERENCED DOCUMENTS ARE INCORPORATED BY REFERENCE AS PART OF THESE PLANS. HOWEVER, BOHLER ENGINEERING DOES NOT CERTIFY THE ACCURACY OF THE WORK REFERENCED OR DERIVED FROM THESE DOCUMENTS, BY OTHERS.



[illegible]

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY
REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION
DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	MAA230061
DRAWN BY:	AJH
CHECKED BY:	ZLR
DATE:	03/24/2023
CAD I.D.:	MAA230061.00-SPPD-0A

PROJECT:

- FOR

**ROUTE 44
DEVELOPMENT, LLC**

PRELIMINARY SUBDIVISION

MAP: 20 LOTS: 2R, 14R, 21R

MAP: 22 LOTS: 11R, 3AR, 3I

3B, 4, 5A, 10, 10-1
MAP: 24 LOTS: 1, 2

3-4 PARK AVENUE,
TOWN OF CARVER

TOWN OF CARVER,
PLYMOUTH COUNTY

MASSACHUSETTS

DOUBLE

BUFILE

45 FRANKLIN STREET, 5th
BOSTON, MA 02110

Phone: (617) 849-804

www.BohlerEngineeringin


BRIGHT

Z.L. RICHARDS

ZACHARY L. RICHARDSON

[Handwritten signature]

MASSACHUSETTS LICENSE No. 5



.....

SHEET TITLE:

TOPOGRAPHY

FOR UGANDA
8 001 2 81

& SOILS PL

SHEET NUMBER: _____

C-202

0-202

ORG. DATE - 03/24/20

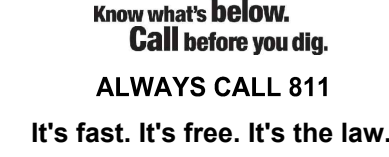


1. APPLICANT/OWNER:
ROUTE 44 DEVELOPMENT, LLC
500 HARRISON AVENUE, SUITE 4R
BOSTON, MA, 02118
2. PARCEL:
MAP: 20 LOTS: 2R, 14R, 21R
MAP: 22 LOTS: 11R, 3AR, 3R, 3-1R, 3B, 4, 5A, 10, 10-1
MAP: 24 LOTS: 1, 2
3-4 PARK AVENUE,
TOWN OF CARVER,
PLYMOUTH COUNTY, MASSACHUSETTS

ZONING DISTRICT OVERLAY DISTRICT REQUIRED PERMIT	GREEN BUSINESS PARK		(W) - WAIVER REQUESTED		
	WETLAND RESOURCE OVERLAY DISTRICT		(E) - EXIST. NON-CONFORMANCE		
ZONE CRITERIA	REQUIRED	EXISTING	PROPOSED LOT 1	PROPOSED LOT 2	PROPOSED LOT 3
MIN. LOT AREA	60,000 SF	9,886,505 SF	80,000 SF	183,565 SF	9,605,998 SF
MIN. LOT FRONTAGE	175'	1,118'	220.4'	375.6'	640.2'
MAX. BLDG. COVERAGE	70%	0.07%	TBD	TBD	TBD
MIN. FRONT SETBACK	50'	113.5'	TBD	TBD	TBD
MIN. SIDE SETBACK	40'	69.2'	TBD	TBD	TBD
MIN. REAR SETBACK	40'	1,244'	TBD	TBD	TBD
MAX. BUILDING HEIGHT	65'	-	TBD	TBD	TBD
MIN. LOT WIDTH	80'	-	220.4'	323.3'	723.9'

BOHLER 

SITE CIVIL AND CONSULTING ENGINEERING
SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

[illegible]

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY
REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION
DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT:

PRELIMINARY SUBDIVISION
MAP: 20 LOTS: 2R, 14R, 21R
MAP: 22 LOTS: 11R, 3AR, 3R, 3-1R,
3B, 4, 5A, 10, 10-1
MAP: 24 LOTS: 1, 2
3-4 PARK AVENUE,
TOWN OF CARVER,
PLYMOUTH COUNTY,
MASSACHUSETTS

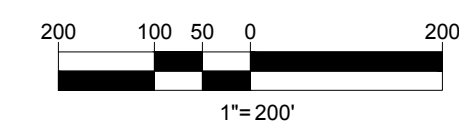
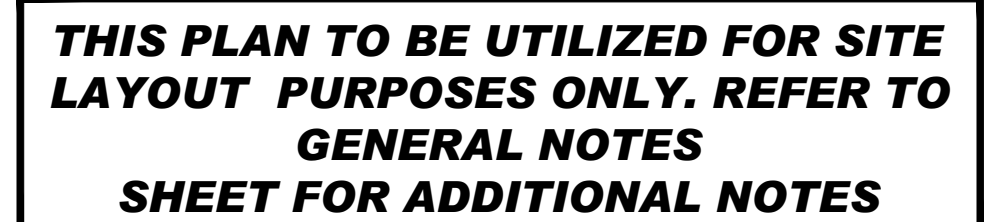
45 FRANKLIN STREET, 5th FLOOR
BOSTON, MA 02110
Phone: (617) 849-8040

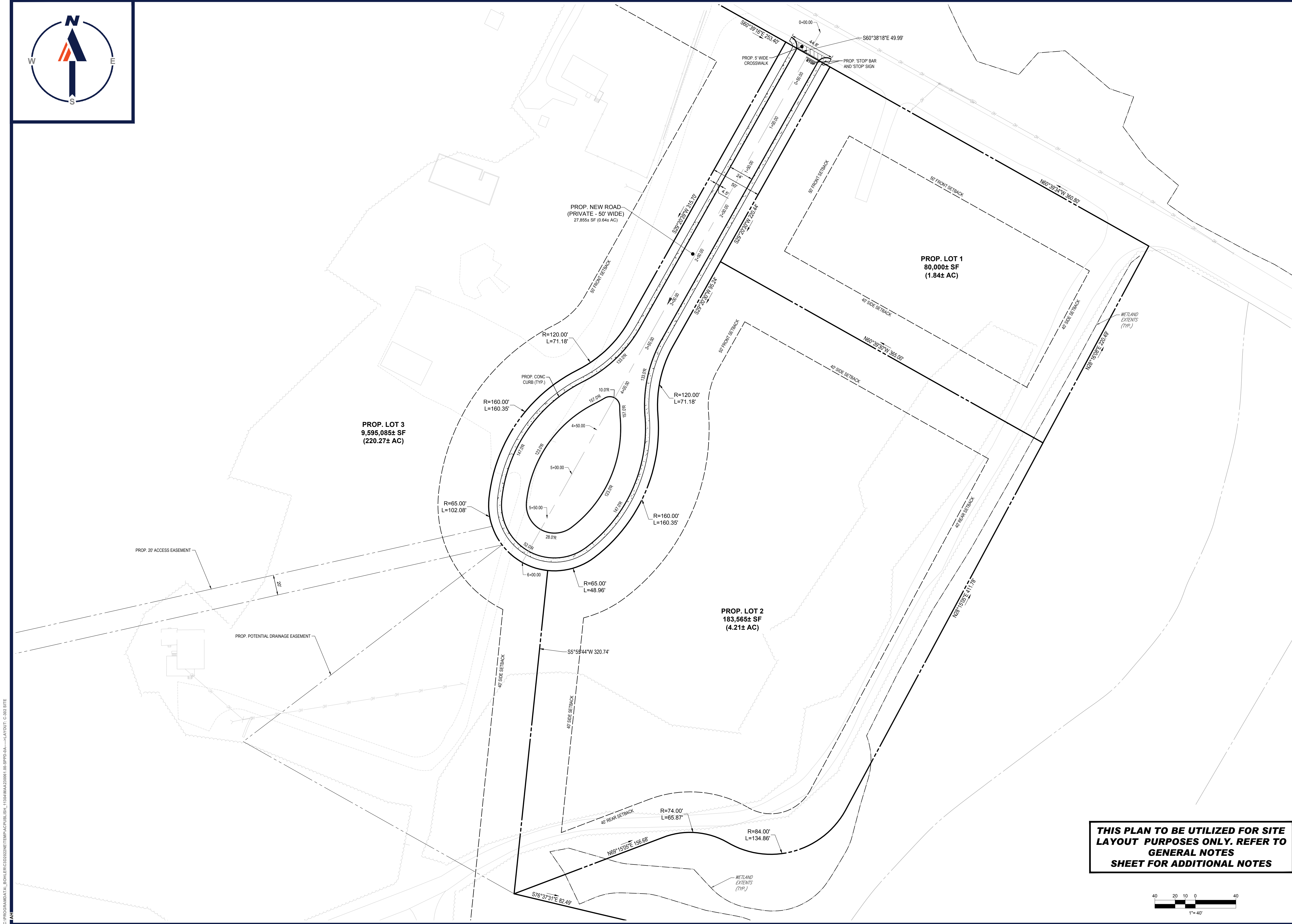
PROFESSIONAL ENGINEER
MASSACHUSETTS LICENSE No. 57848

OVERALL SITE LAYOUT PLAN

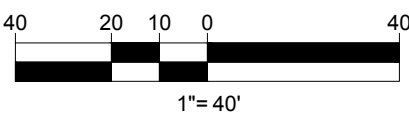
C-301

ORG. DATE - 03/24/2023





**THIS PLAN TO BE UTILIZED FOR SITE
LAYOUT PURPOSES ONLY. REFER TO
GENERAL NOTES
SHEET FOR ADDITIONAL NOTES**



CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

[illegible]

Know what's below.
Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

PERMIT SET

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY
REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION
DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	MAA230061
DRAWN BY:	AJH
CHECKED BY:	ZLR
DATE:	03/24/2023
CAD I.D.:	MAA230061.00-SPPD-0A

PROJECT:

**NEW ROAD
SUBDIVISION**

- FOR

**ROUTE 44
DEVELOPMENT, LLC**

PRELIMINARY SUBDIVISION

MAP: 20 LOTS: 2R, 14R, 21R
MAP: 22 LOTS: 11R, 3AR, 3R, 3-1R,
3R, 4, 5A, 10, 10.1

3B, 4, 5A, 10, 10-1
MAP: 24 LOTS: 1, 2
3-4 PARK AVENUE,
TOWN OF CARVER,
PLYMOUTH COUNTY,
MASSACHUSETTS

BOHLER //

**45 FRANKLIN STREET, 5th FLOOR
BOSTON, MA 02110**
Phone: (617) 849-8040

www.BohlerEngineering.com



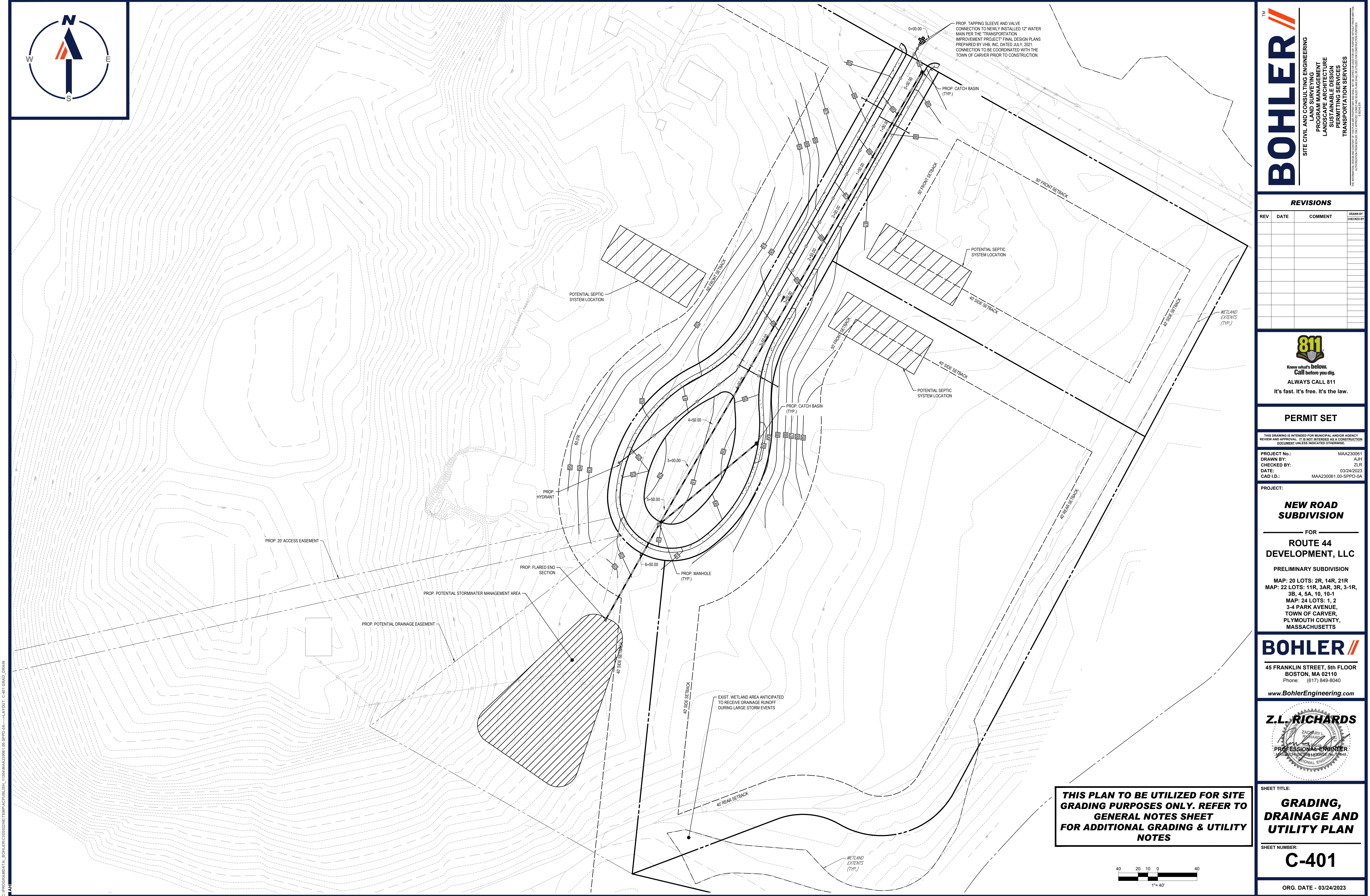
SHEET TITLE:

SITE LAYOUT PLAN

SHEET NUMBER:

C-302

ORG. DATE - 03/24/2023



C:\PROGRAMDATA\BOHLER\320222\NET\PA\SUBDIVISION_1130\MAA230061.00-SPPD-0A---3-LAYOUT: C-401 GRAD_DRAIN

TM

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING

PROGRAM MANAGEMENT

LANDSCAPE ARCHITECTURE

SUSTAINABLE DESIGN

PERMITTING SERVICES

TRANSPORTATION SERVICES

REVISIONS				
REV	DATE	COMMENT	DRAWN BY / CHECKED BY	

811

Know what's below.
Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

PERMIT SET

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: MAA230061

DRAWN BY: AJH

CHECKED BY: ZLR

DATE: 03/24/2023

CAD ID: MAA230061.00-SPPD-0A

PROJECT:

NEW ROAD
SUBDIVISION

FOR

ROUTE 44
DEVELOPMENT, LLC

PRELIMINARY SUBDIVISION

MAP: 20 LOTS: 2R, 14R, 21R

MAP: 22 LOTS: 11R, 3AR, 3R, 3-1R,

3B, 4, 5A, 10, 10-1

MAP: 24 LOTS: 1, 2

3-4 PARK AVENUE,
TOWN OF CARVER,
PLYMOUTH COUNTY,
MASSACHUSETTS

BOHLER

45 FRANKLIN STREET, 5th FLOOR
BOSTON, MA 02110
Phone: (617) 849-8040
www.BohlerEngineering.com

Z.L. RICHARDS

ZACHARY L. RICHARDS

PROFESSIONAL ENGINEER

MASSACHUSETTS LICENSE NO. 94848

CIVIL ENGINEER

SHEET TITLE:

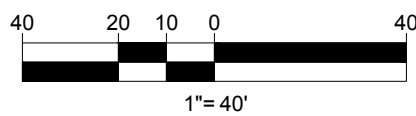
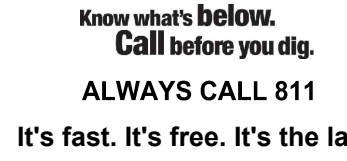
**GRADING,
DRAINAGE AND
UTILITY PLAN**

SHEET NUMBER:

C-401

ORG. DATE - 03/24/2023

THIS PLAN TO BE UTILIZED FOR SITE GRADING PURPOSES ONLY. REFER TO GENERAL NOTES SHEET FOR ADDITIONAL GRADING & UTILITY NOTES

[illegible]

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY
REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION
DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT:

FOR

ROUTE 44

DEVELOPMENT, LLC

PRELIMINARY SUBDIVISION

MAP: 20 LOTS: 2R, 14R, 21R
MAP: 22 LOTS: 11R, 3AR, 3R, 3-1R,
3B, 4, 5A, 10, 10-1
MAP: 24 LOTS: 1, 2
3-4 PARK AVENUE,
TOWN OF CARVER,
PLYMOUTH COUNTY,
MASSACHUSETTS

www.BohlerEngineering.com



SHEET NUMBER: _____

ORG. DATE - 03/24/2023