

TOWN OF CARVER
APPROVAL UNDER THE SUBDIVISION
CONTROL LAW IS REQUIRED

DATE APPROVED _____

DATE SIGNED _____

ROUTE 44 DEVELOPMENT, LLC.

PRELIMINARY SUBDIVISION / RESCISSION PLAN

MONTELLO STREET / GREEN PARK WAY

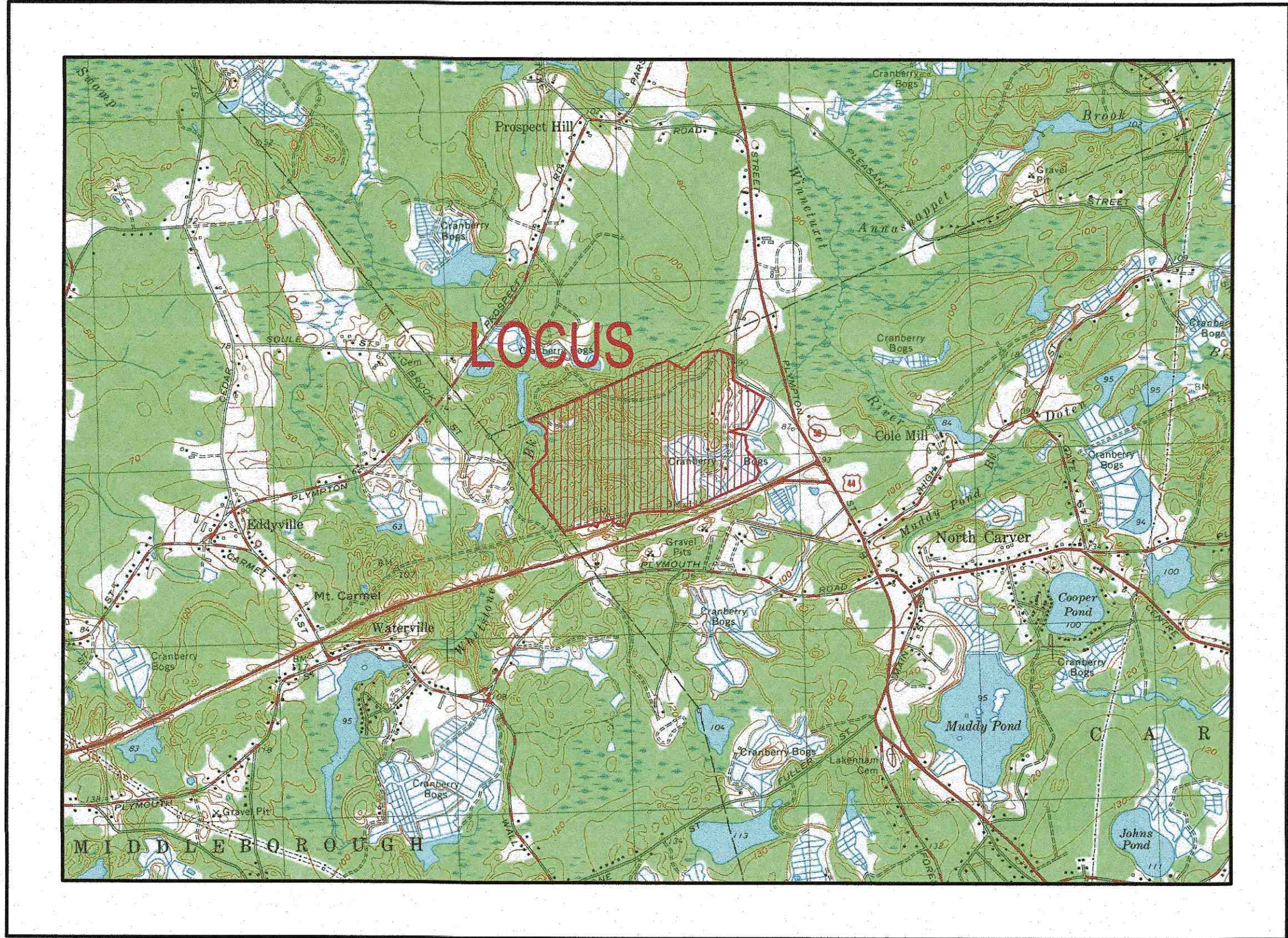
CARVER, MASSACHUSETTS

OWNER: ROUTE 44 DEVELOPMENT, LLC.
500 HARRISON AVENUE
BOSTON, MA 02118

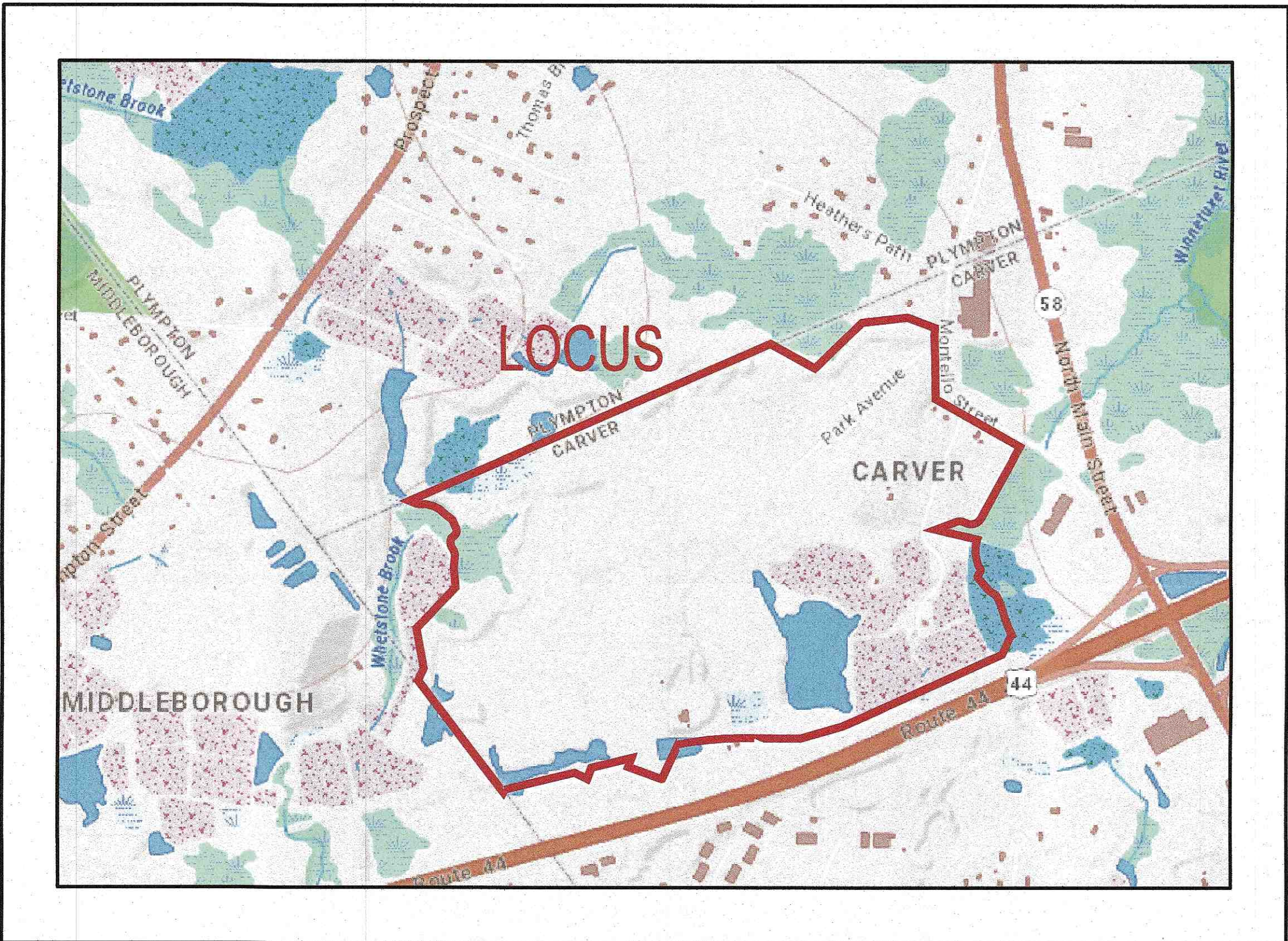
APPLICANT: ROUTE 44 DEVELOPMENT, LLC.
500 HARRISON AVENUE
BOSTON, MA 02118

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

Robert A. Braman, Jr.
ROBERT A. BRAMAN, JR.
P.L.S. # 45850



— U.S.G.S. LOCUS PLAN —
SCALE: 1"=2000'



— AERIAL OVERVIEW —
SCALE: 1"=800'

CARVER ZONING DATA:

GREEN BUSINESS PARK (GBP)
& WETLAND RESOURCE OVERLAY DIST.
MIN. LOT SIZE = 60,000 SQ.FT.
MIN. FRONTAGE = 175'
MIN. FRONT SETBACK = 50'
MIN. REAR SETBACK = 40'
MIN. SIDE SETBACK = 40'
MIN. WIDTH AT BLDG. LINE = 80%
MAX. BUILDING HEIGHT = 65'
MAX. BUILDING COVERAGE = 70%

CARVER ZONING DATA:

HIGHWAY COMMERCIAL (HC)
& WETLAND RESOURCE OVERLAY DIST.
MIN. LOT SIZE = 60,000 SQ.FT.
MIN. FRONTAGE = 250'
MIN. FRONT SETBACK = 40'
MIN. REAR SETBACK = 40'
MIN. SIDE SETBACK = 40'
MIN. WIDTH AT BLDG. LINE = 80%
MAX. BUILDING HEIGHT = 40'
MAX. BUILDING COVERAGE = 60%

PLAN BOOK REF'S.:

BOOK 40, PAGE 876
BOOK 25, PAGE 97
BOOK 33, PAGE 186
BOOK 35, PAGE 941
BOOK 37, PAGE 908
BOOK 38 PAGE 192
BOOK 40, PAGE 253
LCP 18846-D
BOOK 65, PAGE 519
ROUTE 58, L.O. 8537
BOOK 22, PAGE 190
ROUTE 44 L.O. 5715
OLD COLONY RR PLAN
BOOK 1, PAGE 694
PLY. & MID. RR CO.
RR BOOK 4, P. 229 & 230

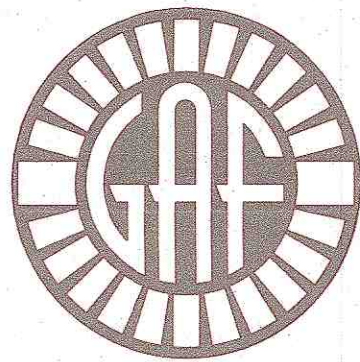
WIRELESS COMM. OVERLAY DIST. (ENTIRE TOWN)
WATER RESOURCE OVERLAY DIST. (ENTIRE TOWN)

PLAN BOOK REF'S.:

BOOK 20, PAGE 753
BOOK 31, PAGE 465
BOOK 31, PAGE 825
BOOK 33, PAGE 96
BOOK 56, PAGE 595
BOOK 66, PAGE 489

PLAN BOOK REF'S.:

BOOK 21, PAGE 107
BOOK 22, P. 189 & 190
BOOK 43, PAGE 511
BOOK 3798, PAGE 1
BOOK 19, PAGE 181
BOOK 66, PAGE 490



G.A.F. ENGINEERING, INC.
PROFESSIONAL ENGINEERS & LAND SURVEYORS
266 MAIN STREET, WAREHAM, MA 02571
TEL: (508) 295-6600 FAX: (508) 295-6634
E-MAIL: info@gafenginc.com

DECEMBER 1, 2022

DEED REF'S. INTO ROUTE 44 DEVELOPMENT ;

FROM ;	BOOK/PAGE
JULIE A. KUHN	55754/261
DAVID BOROFSKI	54527/157
ROBERT MELVILLE	52305/145
ALICE B. COLE	51448/296
BRUCE TUSCHER	50785/215
WALSH COMMERCIAL	50699/48
JOHN S. ALLEN	48549/169
MICHAEL A. TASSINARI	48549/181
STONE CRANBERRY	43733/3

PLAN INDEX:

SHEET NO.	DESCRIPTION:
1	COVER SHEET
2	EX. TOPOGRAPHIC PLAN
3	RESCISSION PLAN

FLOOD ZONE DATA:

THE PROJECT IS WITHIN FLOOD ZONE X
& SHADED ZONE X. REFER TO THE
F.E.M.A. FLOOD INSURANCE RATE MAP
PANEL NUMBER 25023C0488K, DATED:
JULY 7, 2021.

NOTE : PLANS ARE BASED ON FIELD SURVEY BY
G.A.F. ENGINEERING INC., BETWEEN DECEMBER 2019
AND JANUARY 2020. TOPOGRAPHY AND WETLAND
LOCATIONS ARE FROM THE MARCH 2022 ALTA
PLANS BY CONTROL POINT ASSOC., INC.

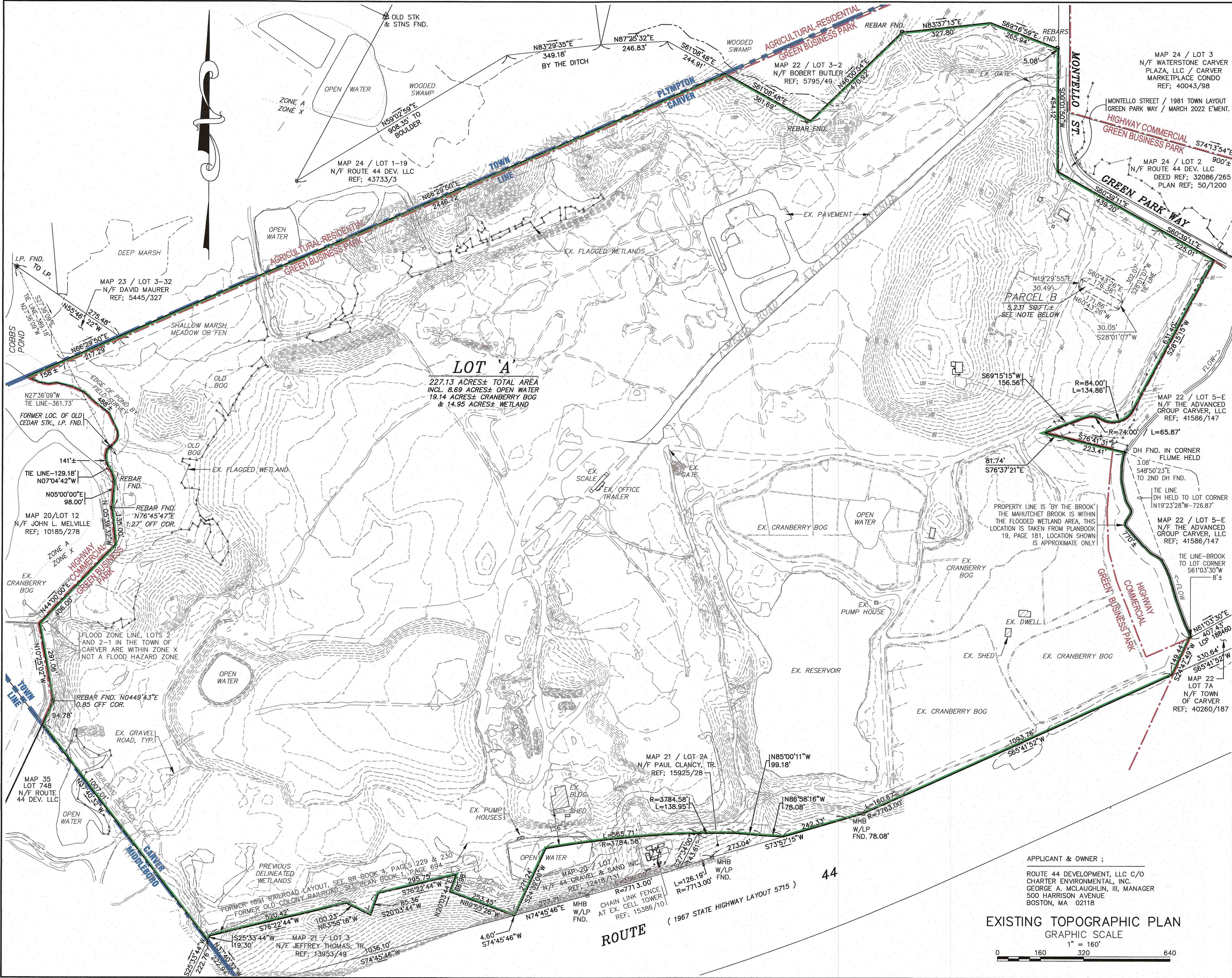
TOWN OF CARVER

"THIS IS TO CERTIFY THAT TWENTY DAYS
HAVE ELAPSED SINCE THE NOTICE OF
THE APPROVAL FROM THE PLANNING
BOARD WAS RECEIVED AND RECORDED,
AND THAT NO NOTICE OF APPEAL HAS
BEEN FILED IN THIS OFFICE"

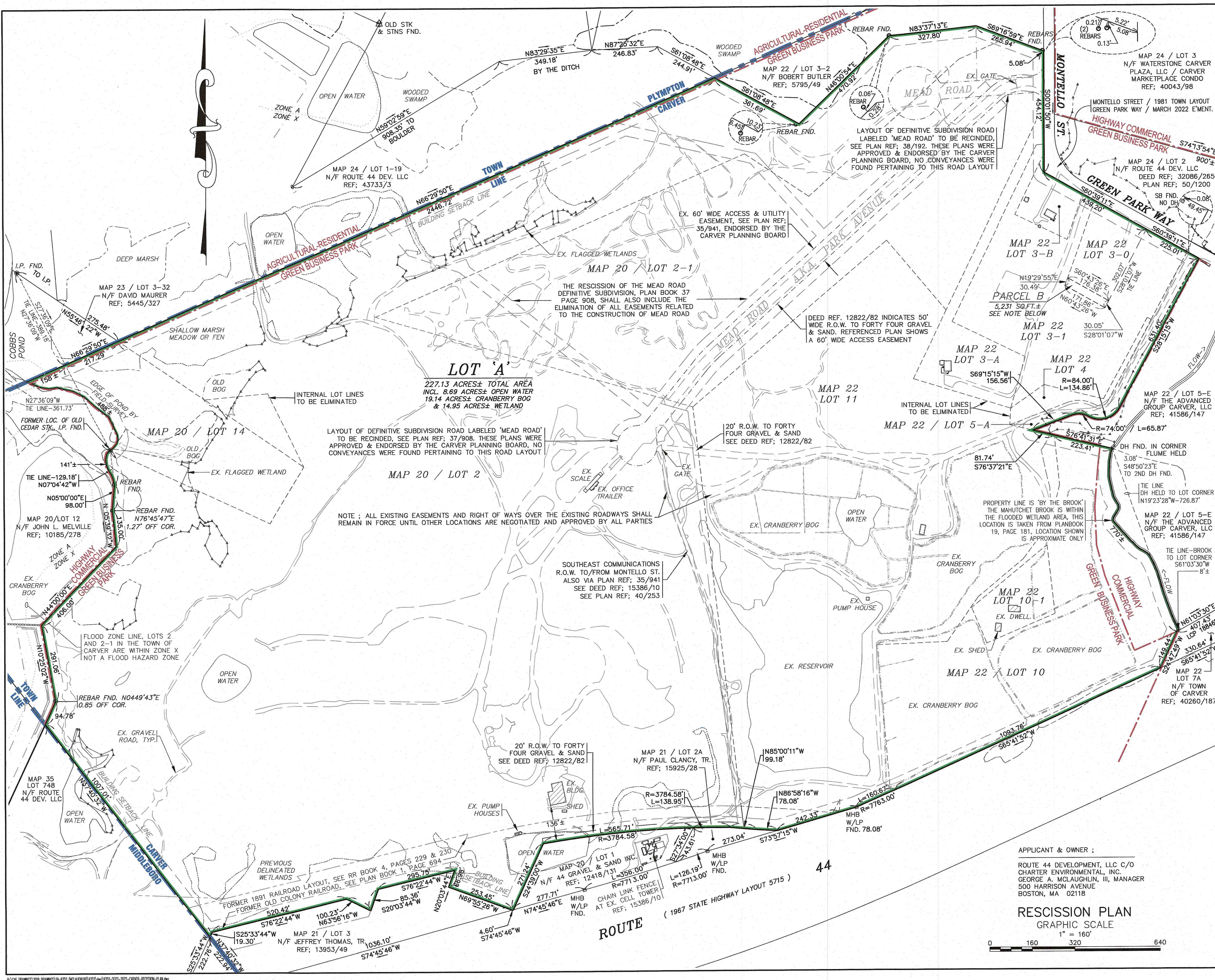
TOWN CLERK _____

DATE SIGNED _____

DATE	BY	DESCRIPTION
DEC. 1, 2022	JH	DATE: DEC. 1, 2022
	RAB	DRAWN BY: JH
	RAB	CHECKED BY: RAB
		JOB NO.: 19-9352
		SCALE: 1" = 160'
		APPROVED BY:
		APPROVED BY: _____
		G.A.F. ENGINEERING, INC. PROFESSIONAL ENGINEERS & LAND SURVEYORS 266 MAIN STREET - WAREHAM, MA 02571 TEL: (508) 295-6600 FAX: (508) 295-6634 E-MAIL: info@gafenginc.com
		PREPARED FOR: PRELIMINARY SUBDIVISION RESCISSION PLAN MONTELLO STREET/GREEN PARK WAY CARVER, MA
		ROUTE 44 DEVELOPMENT, LLC. 500 HARRISON AVE. BOSTON, MA
		JOB NO.: 19-9352
		DWG. 1 OF 3



FOR REGISTRY USE ONLY	
"I CERTIFY THAT THIS PLAN WAS PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS."	
THE CERTIFICATION MADE HEREON IS INTENDED TO MEET THE REGISTRY OF DEEDS REQUIREMENTS AND IS NOT A CERTIFICATION TO THE TITLE OR OWNERSHIP OF THE PROPERTY SHOWN.	
ABUTTERS SHOWN IN THE TOWN OF CARVER ARE ACCORDING TO THE TOWN OF CARVER TAX ASSESSMENT RECORDS.	
APPROVED BY: 	
TOWN OF CARVER APPROVAL UNDER THE SUBDIVISION CONTROL LAW IS REQUIRED	
DATE APPROVED	
DATE SIGNED	
TOWN CLERK	
DATE SIGNED	
PLAN PURPOSE ;	
THE PURPOSE OF THIS PLAN IS TO RESCIND ALL PREVIOUS SUBDIVISIONS THAT WERE A PART OF THE LOCUS PROPERTY, AND TO CREATE ONE NEW PERIMETER OF THE LOCUS PROPERTY, SHOWN AS LOT A HEREON.	
PARCEL B ;	
PARCEL B IS SHOWN ON A PLAN PREPARED BY GAF ENGINEERING, INC. SEE PLAN BOOK 42, PAGE 899. THIS PARCEL WAS INTENDED TO BE CONVEYED TO THE OWNERS OF THE ADJACENT LOT. (LOT 3-0) NO RECORD OF TRANSFER WAS FOUND AT THE REGISTRY.	
ORDER OF TAKING ;	
REFER TO THE CARVER REDEVELOPMENT AUTHORITY ORDER OF TAKING OF PARCEL B DATED JUNE 21, 2022. SEE PLYMOUTH CO. REGISTRY OF DEEDS BOOK 57008, PAGE 66.	
PARCEL B IS INTENDED TO BE CONVEYED TO ROUTE 44 DEVELOPMENT AND SHALL BE CONVEYED PRIOR TO THE SUBMISSION OF THE DEFINITIVE PLAN TO THE TOWN OF CARVER PLANNING BOARD.	
APPLICANT & OWNER ;	
ROUTE 44 DEVELOPMENT, LLC C/O CHARTER ENVIRONMENTAL, INC. GEORGE A. MCLAUGHLIN, III, MANAGER 500 HARRISON AVENUE BOSTON, MA 02118	
EXISTING TOPOGRAPHIC PLAN GRAPHIC SCALE 1" = 160'	
0 160 320 640	
PREPARED FOR: MONTELLO STREET / GREEN PARK WAY CARVER, MA	
ROUTE 44 DEVELOPMENT, LLC. BOSTON, MA	
JOB NO.: 19-9352	
DWG. 2 OF 3	



FOR REGISTRY USE ONLY	
"I CERTIFY THAT THIS PLAN WAS PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS."	
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APPLICANT & OWNER ;	
ROUTE 44 DEVELOPMENT, LLC C/O CHARTER ENVIRONMENTAL, INC. GEORGE A. MCLAUGHLIN, III, MANAGER 500 HARRISON AVENUE BOSTON, MA 02118	
RESCISSON PLAN GRAPHIC SCALE 1" = 160'	
0 160 320 640	
PRELIMINARY SUBDIVISION RESCISSON PLAN	
CARVER, MA	
MONTELLO STREET/GREEN PARK WAY	
PREPARED FOR:	
ROUTE 44 DEVELOPMENT, LLC.	
BOSTON, MA	
JOB NO.: 19-9352	
DWG. 3 OF 3	