



March 14, 2023

Ms. Michelle Tyler  
Director of Planning  
Town of Randolph  
41 South Main Street  
Randolph, MA 02368

**Re: 34 Scanlon Drive and 451 High Street Consolidation**

Dear Ms. Tyler,

On behalf of our client, Core Investments Development, LLC (Core), the VERTEX Companies (VERTEX) is pleased to submit the attached draft Approval Not Required (ANR) plan for the parcels located at 34 Scanlon Drive and 451 High Street.

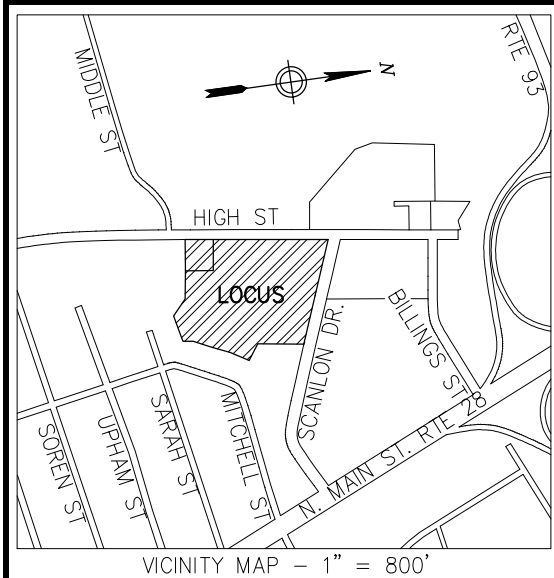
The plan depicts the consolidation of the several parcels associated with 34 Scanlon Drive and the 451 High Street parcel and is submitted to show the future intent to combine these parcels at Core's closing.

We appreciate your consideration. Please feel free to contact me with any questions.

Sincerely,  
THE VERTEX COMPANIES, INC

A handwritten signature in blue ink, appearing to read "A. Street".

Andrew B. Street, PE  
Senior Project Manager



**PURPOSE STATEMENT:**

THE PURPOSE OF THIS PLAN IS TO COMBINE LOTS IDENTIFIED AS ASSESSORS PARCEL ID'S: 05-A-45.422, 05-A-006.A, 05-A-006.02, 05-A-006.04, 05-A-001.2, 05-A-002.389, 05-A-007.01, AND 05-A-007.404 TO CREATE ONE CONTIGUOUS PARCEL UNDER COMMON OWNERSHIP WITH A TOTAL LOT AREA OF 245,308± SQUARE FEET OR 5.632± ACRES.

**PREVIOUS ZONING BOARD DECISIONS:**

1. GRANT OF VARIANCE DATED NOVEMBER 18, 1970 (BK:4711, PG:414)
2. GRANT OF VARIANCE DATED FEBRUARY 07, 1996 (BK:11252, PG:503)
3. GRANT OF VARIANCE DATED NOVEMBER 01, 2000 (BK:14529, PG:371)

**GENERAL NOTES:**

1. INFORMATION SHOWN HEREON IS THE RESULT OF AN ON-THE-GROUND SURVEY PERFORMED BY CHA CONSULTING, INC. IN JUNE OF 2019, MARCH OF 2021 AND APRIL 2022.

2. ALL DEED REFERENCES ARE TO NORFOLK COUNTY REGISTRY OF DEEDS UNLESS OTHERWISE NOTED.

3. LOCUS OWNERS OF RECORD:

SCANLON DEVELOPMENT, LLC  
DEED BOOK 39654 PAGE 348  
PARCEL ID: 05-A-45.422, 05-A-006.A, 05-A-006.02, 05-A-006.04, 05-A-001.2, 05-A-002.389 & 05-A-007.01

451 HIGH STREET, LLC  
DEED BOOK 41032 PAGE 26  
PARCEL ID: 05-A-7.404

4. TOPOGRAPHY, CONTOURS AND BENCHMARKS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). TEMPORARY BENCHMARKS, REFERENCED TO THE DATUM ARE INDICATED ON THE SURVEY.

IN THE EVENT THAT BENCHMARKS (TBM'S), ESTABLISHED FOR THIS PROJECT AND PUBLISHED ON THIS SURVEY ARE DESTROYED, NOT RECOVERABLE OR A DISCREPANCY IS FOUND, THE USER SHOULD NOTIFY THIS FIRM IN WRITING PRIOR TO COMMENCING OR CONTINUING ANY WORK.

5. PLAN REFERENCES:

LAND COURT PLAN 4821S  
PLAN BOOK 382 PAGE 570  
PLAN BOOK 437 PAGE 117  
PLAN BOOK 541 PAGE 682  
PLAN BOOK 480 PAGE 645  
PLAN BOOK 67 PAGE 3227  
PLAN BOOK 4915 PAGE 153  
PLAN BOOK 4998 PAGE 667  
PLAN BOOK 4709 PAGE 407  
PLAN BOOK 221 PAGE 683  
PLAN BOOK 1773 PAGE END  
PLAN BOOK 4813 PAGE 209  
PLAN BOOK 4899 PAGE 700  
PLAN BOOK 4842 PAGE 385  
PLAN BOOK 4335 PAGE 354  
PLAN BOOK 230 PAGE 164  
PLAN BOOK 204 PAGE 1072-1076  
PLAN BOOK 4707 PAGE 50  
PLAN BOOK 596 PAGE 30  
PLAN BOOK 480 PAGE 645  
PLAN BOOK 5116 PAGE 585  
PLAN BOOK 253 PAGE 91  
PLAN BOOK 694 PAGE 99

PLAN ENTITLED "PLAN SHOWING THE ALTERATION OF PORTIONS OF HIGH STREET, RANDOLPH, MA" PREPARED BY CHA CONSULTING, INC. DATED JUNE 15, 2020, SCALE: 1" = 40'.

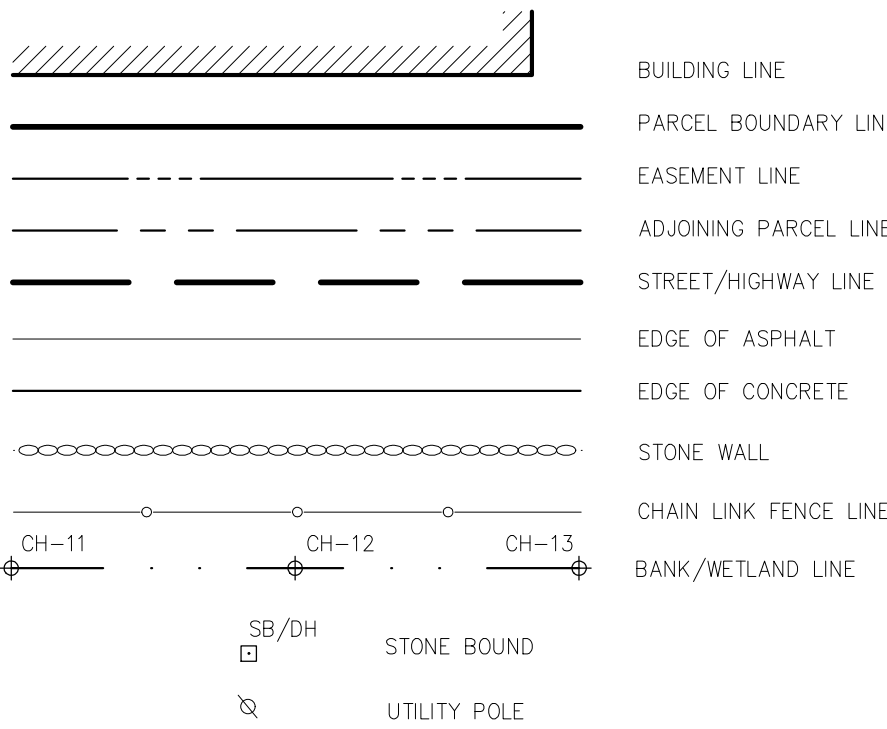
6. WETLAND/BANK LINES SHOWN HEREON ARE BASED ON A COMBINATION OF FIELD LOCATIONS BY CHA CONSULTING, INC. AND ADDITIONAL LOCATIONS PROVIDED BY PARE CORP.

7. THE LOCUS PARCEL IS LOCATED IN THE TOWN OF RANDOLPH BLUE HILL RIVER HIGHWAY DISTRICT (BRHD) AS DEFINED BY THE TOWN OF RANDOLPH ZONING MAP.

MINIMUM SETBACK REQUIREMENTS ARE:

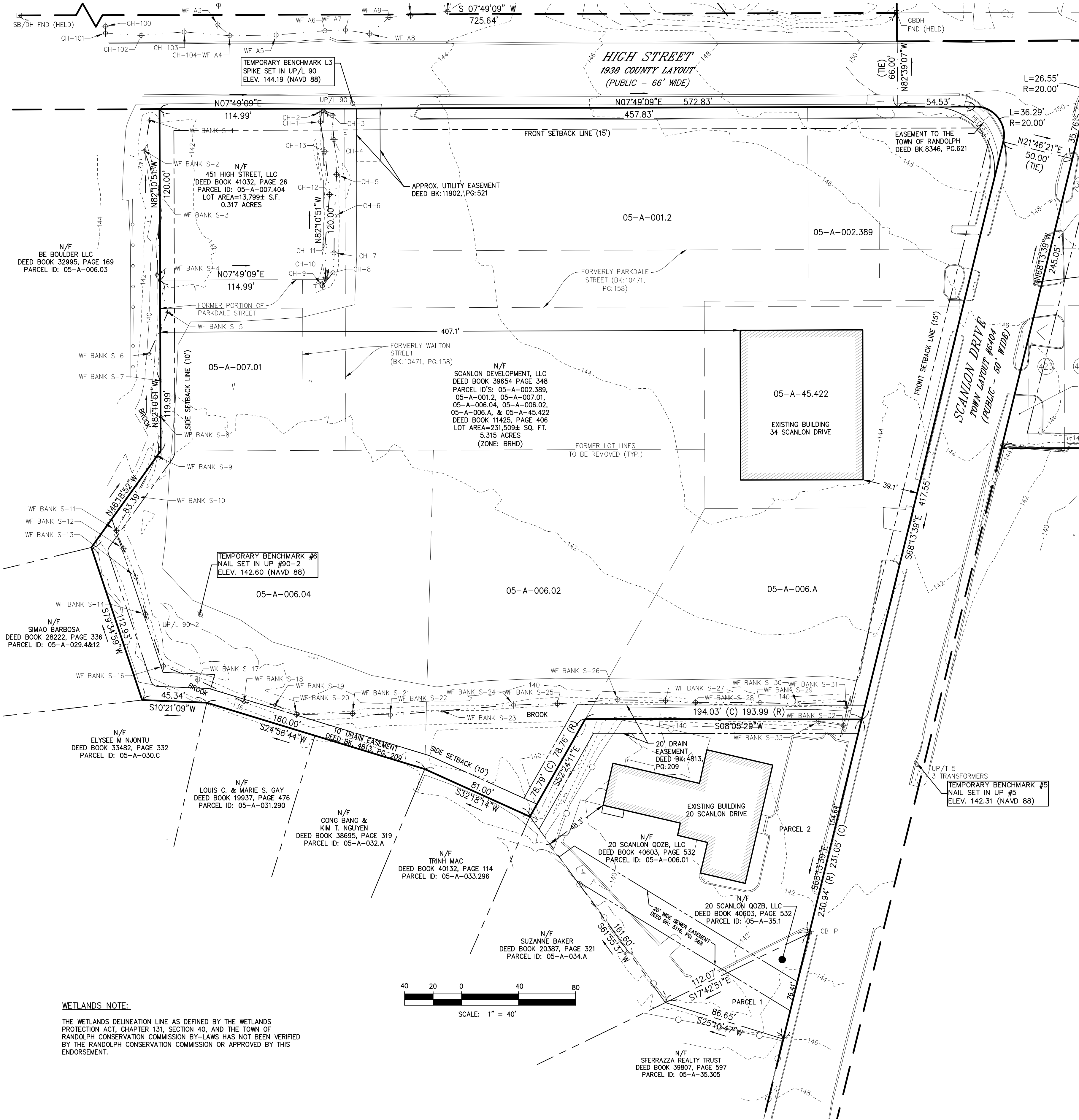
FRONT SETBACK:.....15'  
SIDE SETBACK:.....10'  
REAR SETBACK:.....15'  
LOT FRONTAGE:.....130'  
LOT WIDTH:.....100'  
LOT DEPTH:.....100'  
LOT AREA:.....20,000 S.F.

**LEGEND:**



**WETLANDS NOTE:**

THE WETLANDS DELINEATION LINE AS DEFINED BY THE WETLANDS PROTECTION ACT, CHAPTER 131, SECTION 40, AND THE TOWN OF RANDOLPH CONSERVATION COMMISSION BY-LAWS HAS NOT BEEN VERIFIED BY THE RANDOLPH CONSERVATION COMMISSION OR APPROVED BY THIS ENDORSEMENT.



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

ERIC J. POREDA PLS# 41612

DATE: \_\_\_\_\_

APPROVAL NOT REQUIRED UNDER THE SUBDIVISION CONTROL LAW.

NO DETERMINATION AS TO COMPLIANCE WITH ZONING REQUIREMENTS HAS BEEN MADE OR INTENDED

TOWN OF RANDOLPH PLANNING BOARD

DATE: \_\_\_\_\_

FILED WITH TOWN CLERK'S OFFICE

DATE: \_\_\_\_\_

PREPARED FOR:

CORE INVESTMENTS DEVELOPMENT LLC  
800 BOYLSTON STREET  
30TH FLOOR  
BOSTON, MA 02199

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND SURVEYOR TO ALTER AN ITEM IN ANY WAY, IF AN ITEM BEARING THE STAMP OF A LICENSED PROFESSIONAL IS ALTERED. THE ALTERING ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND SURVEYOR SHALL STAMP THE DOCUMENT AND INCLUDE THE NOTATION "ALTERED BY FOLLOWED BY THEIR SIGNATURE, THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION."

PROJECT LOCATION:

451 HIGH STREET,  
&  
34 SCANLON DRIVE  
RANDOLPH, MA 02368

No.	Submittal / Revision	App'd.	By	Date
0	Issued As Final	WJD	CDE	03/09/2023

APPROVAL NOT REQUIRED PLAN OF LAND

Designed By: ---	Drawn By: CDE	Checked By: WJD
Issue Date: 03/09/2023	Project No: 068668	Scale: 1" = 40'

Drawing No.:

SHEET 1 OF 1