

555 HOPPING BROOK ROAD
A DEFINITIVE SITE PLAN
IN
HOLLISTON, MASSACHUSETTS
(MIDDLESEX COUNTY)

SHEET LIST

SHEET	TITLE
1	COVER
2	LAYOUT & MATERIALS (80 SCALE)
3	1LAYOUT & MATERIALS (NW 40 SCALE)
4	LAYOUT & MATERIALS (SW 40 SCALE)
5	LAYOUT & MATERIALS (NE 40 SCALE)
6	LAYOUT & MATERIALS (SE 40 SCALE)
7	UTILITIES (80 SCALE)
8	GRADING & DRAINAGE (80 SCALE)
9	GRADING & UTILITIES (NW 40 SCALE)
10	GRADING & UTILITIES (SW 40 SCALE)
11	GRADING & UTILITIES (NE 40 SCALE)
12	GRADING & UTILITIES (SE 40 SCALE)
13	GRADING & UTILITIES (OFFSITE BASIN - ONSITE BASIN)
14	PROFILE (DCB-1 TO DMH-5--555 SOUTH SIDE)
15	PROFILE (555 SOUTH SIDE)
16	PROFILE (555 SOUTH SIDE)
17	PROFILE (555 WEST SIDE)
18	PROFILE (555 WEST SIDE--DCB-9 TO DMH-15)
19	PROFILE (RF-9 TO RF-8 OUTLET)
20	PROFILE (RF-1 TO RF-8 OUTLET)
21	PROFILE (RF-1 TO RF-8 OUTLET)
22	PROFILE (DCB-18 TO OUTLET-3--DCB-26 TO OUTLET-4)
23	PROFILE (RF-17 TO RF-19 OUTLET--RF TO 14-RF-16 OUTLET)
24	PROFILE (DCB-21 TO OUTLET-5)
25	PROFILE (DCB-13 TO OUTLET-2)
26	PROFILE (HOPPING BRK RD--RIM+INVERT TABLES)
27	LANDSCAPE PLAN
28	LIGHTING
29	CONSTRUCTION DETAILS
30	STORMWATER DETAILS
31	STORMWATER DETAILS
32	LANDSCAPE & LIGHTING DETAILS
33	STORMWATER POLLUTION PREVENTION PLAN
34	STORMWATER POLLUTION PREVENTION PLAN
35	EXISTING CONDITIONS PLAN (2-7-20)
36	ELEVATION PLAN (9-24-19)
37	FLOOR PLAN (9-25-19)

LEGEND

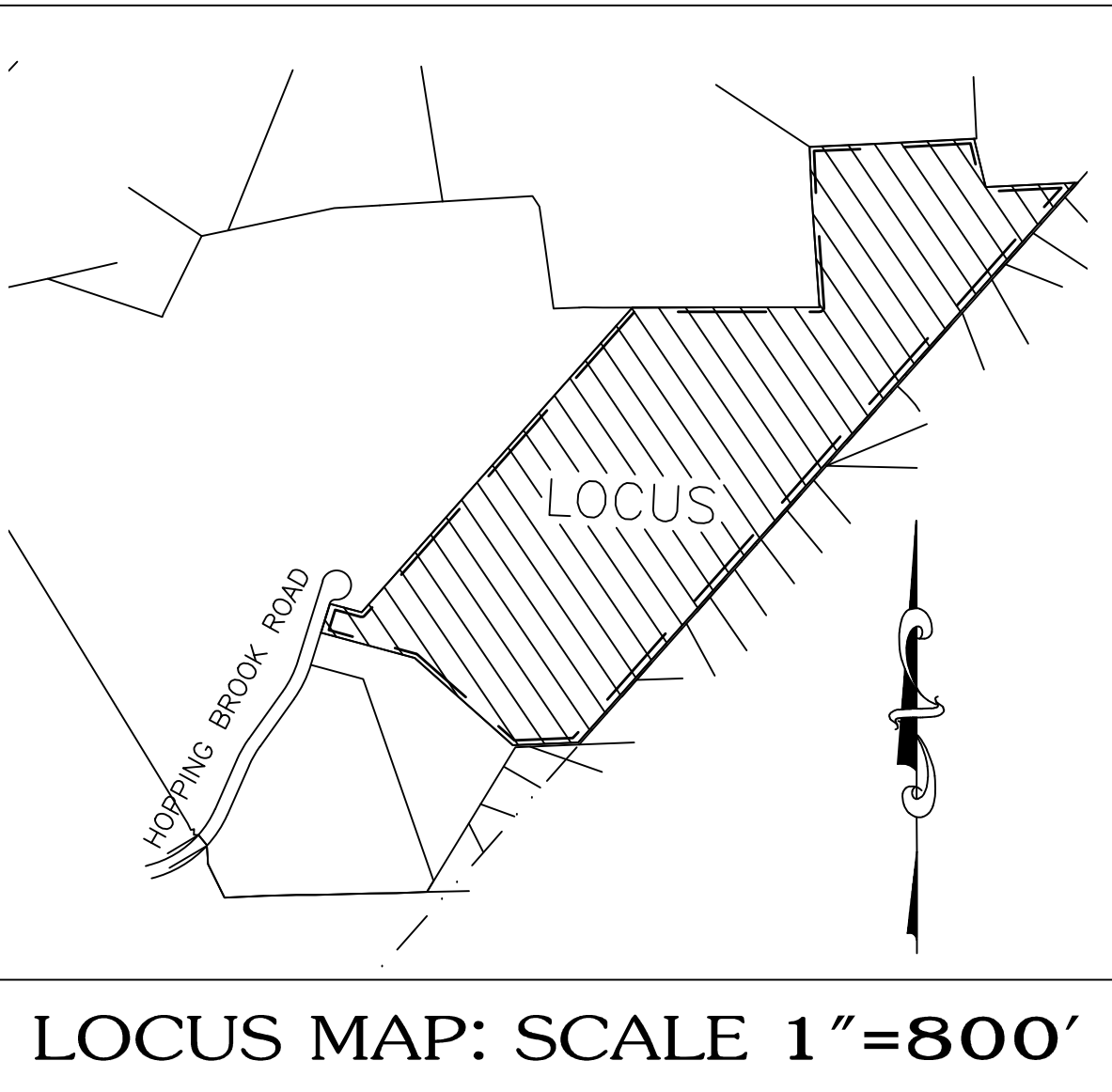
BIT CONC	BITUMINOUS CONCRETE
CB	CATCHBASIN
CB/PLUG	CONCRETE BOUND/PLUG
CC	CONCRETE CURB
CCB	CAPE COD BERM
CO	CLEAN OUT
CONC	CONCRETE
CONC	CONCRETE
CS	CURB STOP
CW	CROSSWALK
D	DRAINLINE
DCB	DOUBLE CATCH BASIN
DI	DUCTILE IRON
DMH	DRAIN MANHOLE
ELEC	ELECTRIC
EMH	ELECTRIC MANHOLE
FD	FOUNDATION DRAIN
FE	FLARED END
GAS	GAS LINE
GG	GAS GATE
GV	GATE VALVE
HC	HANDICAPPED RAMP
HCC	HAUNCHED CONCRETE CURB
HYD	HYDRANT
ID	INTERCEPTOR DRAIN
INV	INVERT
LP	LIGHT POLE
MH	MANHOLE
PV	POST INDICATOR VALVE
PPVC	PERFORATED POLY-VINYL-CHLORIDE
PVC	POLY-VINYL-CHLORIDE
RCP	REINFORCED CONCRETE PIPE
RD	ROOF DRAIN
S	SEWER LINE
S	SIGN
SB	SPEED BUMP
SB/DH	STONE BOUND/DRILLHOLE
SGC	SLOPED GRANITE CURB
SMH	SEWER MANHOLE
SWBL	SINGLE WHITE BROKEN LINE
SWSL	SINGLE WHITE SOLID LINE
TD	TRENCH DRAIN
TEL	TELEPHONE LINE
TMH	TELEPHONE MANHOLE
TRANS	TRANSFORMER
TS	TRANSITION STONE
UD	UNDERDRAIN
VGC	VERTICAL GRANITE CURB
W	WATER LINE
WG	WATER GATE
⊕	BORING
⊕5	TEST PIT
ECB	WEILAND FLAG
T24	EROSION CONTROL BARRIER
⊞ (TBS)	24" TREE
	STONE BOUND/DRILL HOLE TO BE SET

OWNER/APPLICANT:

CRG INTEGRATED REAL ESTATE SOLUTIONS
200 BARR HARBOR DRIVE
CONSHOHOCKEN, PA 19249

ENGINEER:

ENGINEERING DESIGN CONSULTANTS, INC.
32 TURNPIKE ROAD
SOUTHBOROUGH, MASSACHUSETTS



NOVEMBER 16, 2019

REVISED: FEBRUARY 5, 2020
MARCH 2, 2020

ZONING

ZONING DISTRICT: IND	REQUIRED	PROPOSED
MIN. FRONTAGE:	100 FT.	134.08 FT.
MIN. AREA:	20,000 S.F.	3,168,300±S.F.
MAX. LOT COVERAGE:	40%	800,420 S.F. - 25.3%
MAX. HEIGHT:	40 FT. 3 ST.	<40 FT.
LOT DEPTH:	150 FT.	>150 FT.
F.A.R.	0.5	
SETBACKS:		
FRONT:	30 FT.	582.7 FT.
SIDE:	20 FT.	220.0 FT.
REAR:	30 FT.	1588.4 FT.
PARKING:	1 SP/13 EMP.	129 SPACES (5 HC)

"I ATTEST THAT THE PLANNING BOARD VOTED ____ TO ____ TO APPROVE THIS
SPECIAL PERMIT/SITE PLAN ON _____(DATE)
_____(SIGNATURE OF PLANNING BOARD MEMBER)"

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NO PART OF THIS DOCUMENT MAY BE REPRODUCED, STORED IN A RETRIEVAL SYSTEM, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR OTHERWISE, WITHOUT THE PRIOR WRITTEN PERMISSION OF ENGINEERING DESIGN CONSULTANTS, INC. ANY VIOLATION OF THIS NOTICE SHALL BE SUBJECT TO THE PENALTIES PROVIDED IN MASSACHUSETTS GENERAL LAWS, CHAPTER 269A, SECTION 24B.

REV #	DATE	DESCRIPTION
1	3/2/20	PEER REVIEW COMMENTS
2	2/5/20	PEER REVIEW COMMENTS
3	11/16/19	ISSUED FOR REVIEW



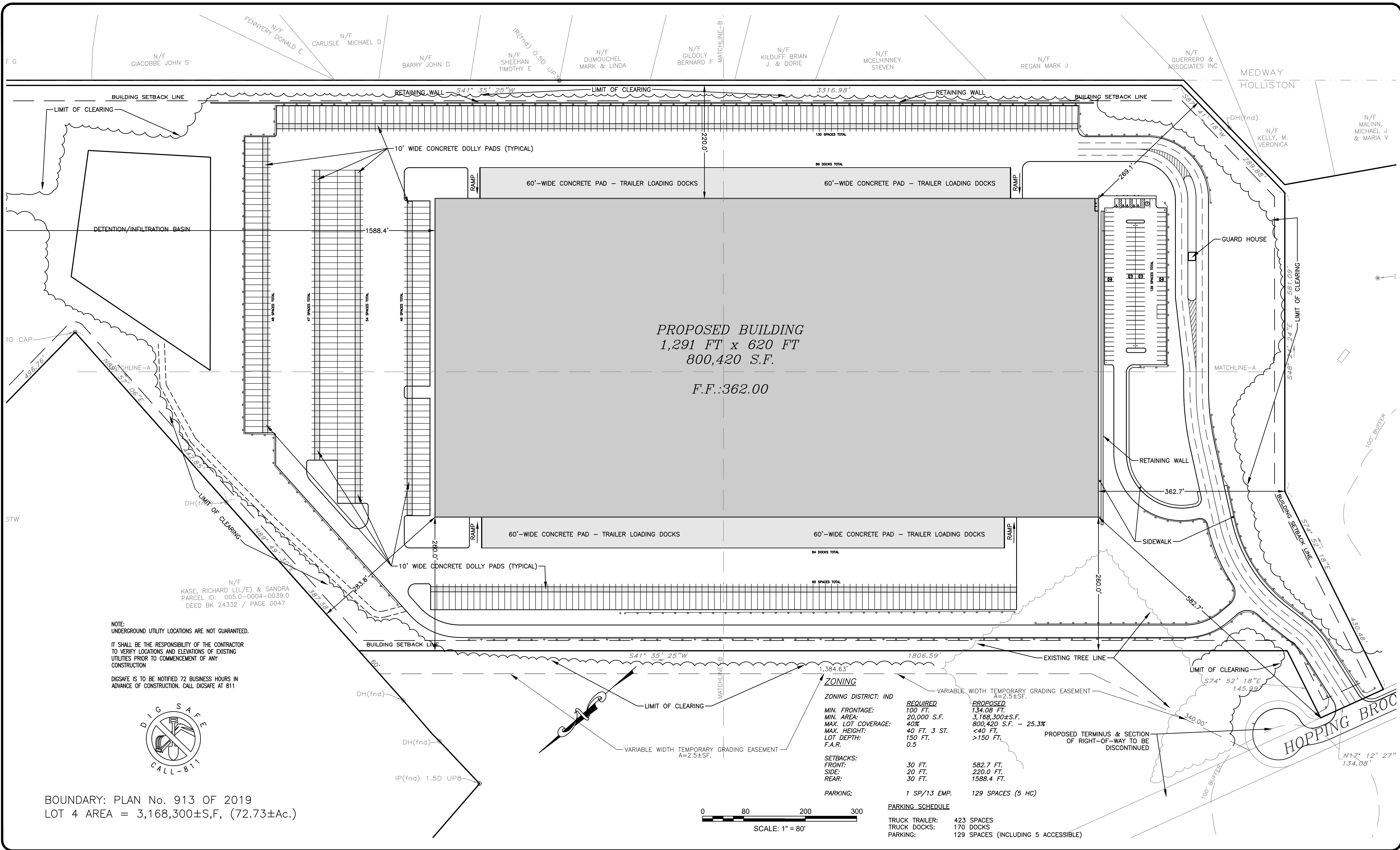
TITLE: COVER
555 HOPPING BROOK ROAD
HOLLISTON, MASSACHUSETTS
APPLICANT: CRG INTEGRATED REAL ESTATE SOLUTIONS
200 Barr Harbor Drive
Conshohocken, PA 19248

PROJECT: 555 HOPPING BROOK ROAD
HOLLISTON, MASSACHUSETTS 01746
(MIDDLESEX COUNTY)

PREPARED BY: EDC
Engineering Design Consultants, Inc.
Turnpike Road
Southborough, Massachusetts
ph:(508)480-0225 fax:(800)832-5781

FILE NO: 3663 COVER SHEET (1)
COVER
DATE: NOVEMBER 16, 2019
DEFINITE PLAN NO.: 1 of 37
1

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NOTE:
UNDERGROUND UTILITY LOCATIONS ARE NOT GUARANTEED.

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION

DIGSAFE IS TO BE NOTIFIED 72 BUSINESS HOURS IN ADVANCE OF CONSTRUCTION. CALL DIGSAFE AT 811



N/F
KASE, RICHARD L(L/E) & SANDRA
PARCEL ID: 005.0-0004-0039.0
DEED BK 24332 / PAGE 0047

ZONING

ZONING DISTRICT: IND

MIN. FRONTAGE: 100 FT.
MIN. AREA: 20,000 S.F.
MAX. LOT COVERAGE: 40%
MAX. HEIGHT: 40 FT. 3 ST.
LOT DEPTH: 150 FT.
F.A.R.: 0.5

REQUIRED
100 FT.
20,000 S.F.
40%
40 FT. 3 ST.
150 FT.
0.5

PROPOSED
134.08 FT.
3,168,300±S.F.
800,420 S.F. - 25.3%
<40 FT.
>150 FT.

SETBACKS:
FRONT: 30 FT.
SIDE: 20 FT.
REAR: 30 FT.

582.7 FT.
220.0 FT.
1588.4 FT.

PARKING;

1 SP/13 EMP. 129 SPACES (5 HC)

0 40 100 160
A=2.5±SF.
SCALE: 1" = 40'

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ENGINEERING DESIGN CONSULTANTS, INC.'S LIABILITY FOR THIS PLAN IS LIMITED TO THE EXTENT OF ITS FEE LESS THIRD PARTY COSTS.

REVISIONS			
REV	DATE	DESCRIPTION	
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3	11/16/19	ISSUED FOR REVIEW	



PREPARED BY:



Engineering Design Consultants, Inc.
32 Turnpike Road
Southborough, Massachusetts
ph:(508) 480-0225 fax:(800)832-5781

PROJECT:

555 HOPPING BROOK ROAD
HOLLISTON, MASSACHUSETTS
(MIDDLESEX COUNTY)

TITLE:

LAYOUT & MATERIALS
555 HOPPING BROOK ROAD
HOLLISTON, MASSACHUSETTS

OWNER/APPLICANT:

CRG INTEGRATED REAL ESTATE SOLUTIONS
200 Barr Harbor Drive
Conshohocken, PA 19248

FILE NO: 3663 PROP LAYOUT

LO(3)

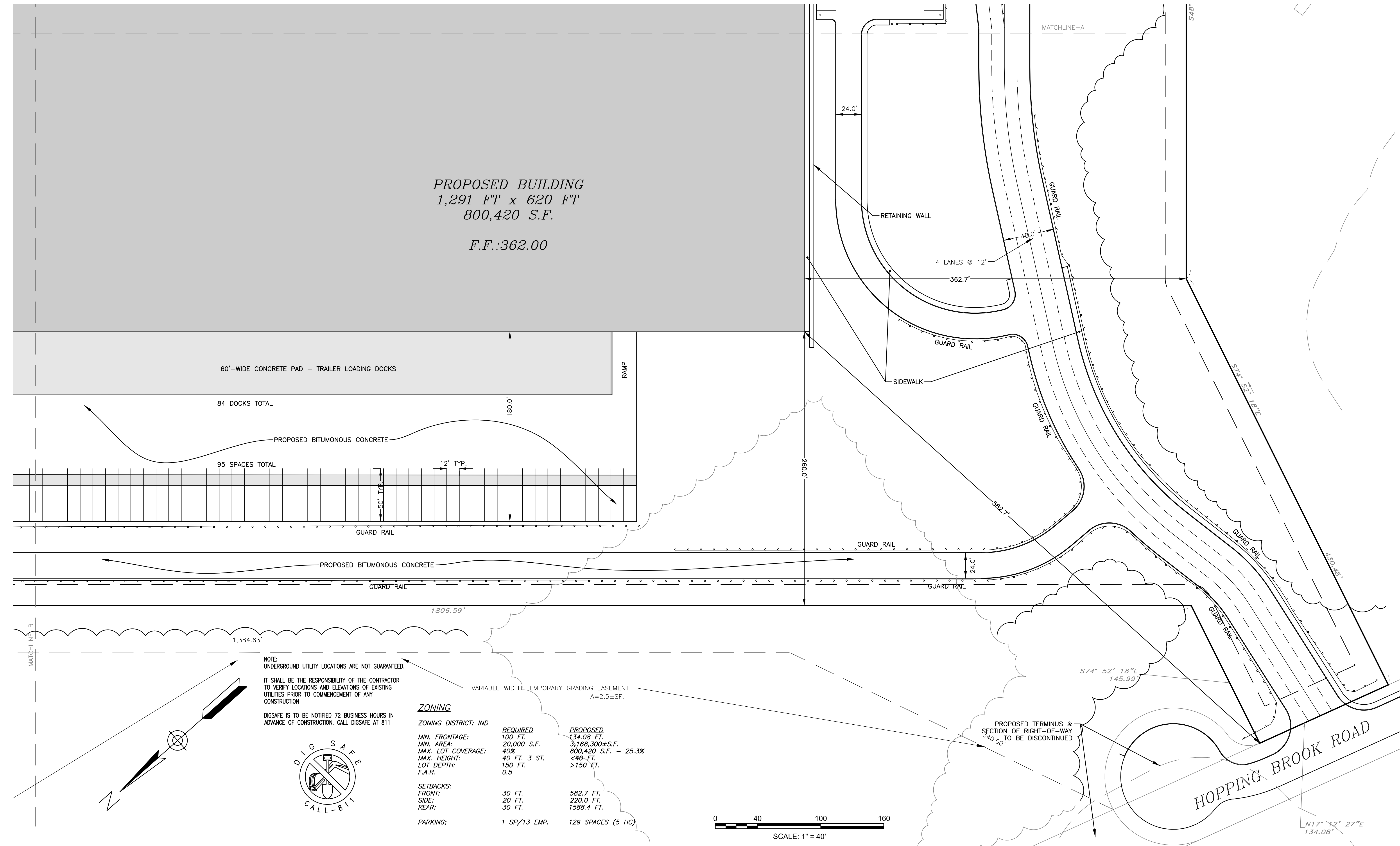
DATE: NOVEMBER 16, 2019

DEFINITE PLAN NO.:

3 of 37

3

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DRAWN BY:		REVISIONS	
WML	2	3/2/20	PEER REVIEW COMMENTS
PSB	1	2/5/20	PEER REVIEW COMMENTS
PSB	0	11/16/19	ISSUED FOR REVIEW
REV #	DATE	DESCRIPTION	



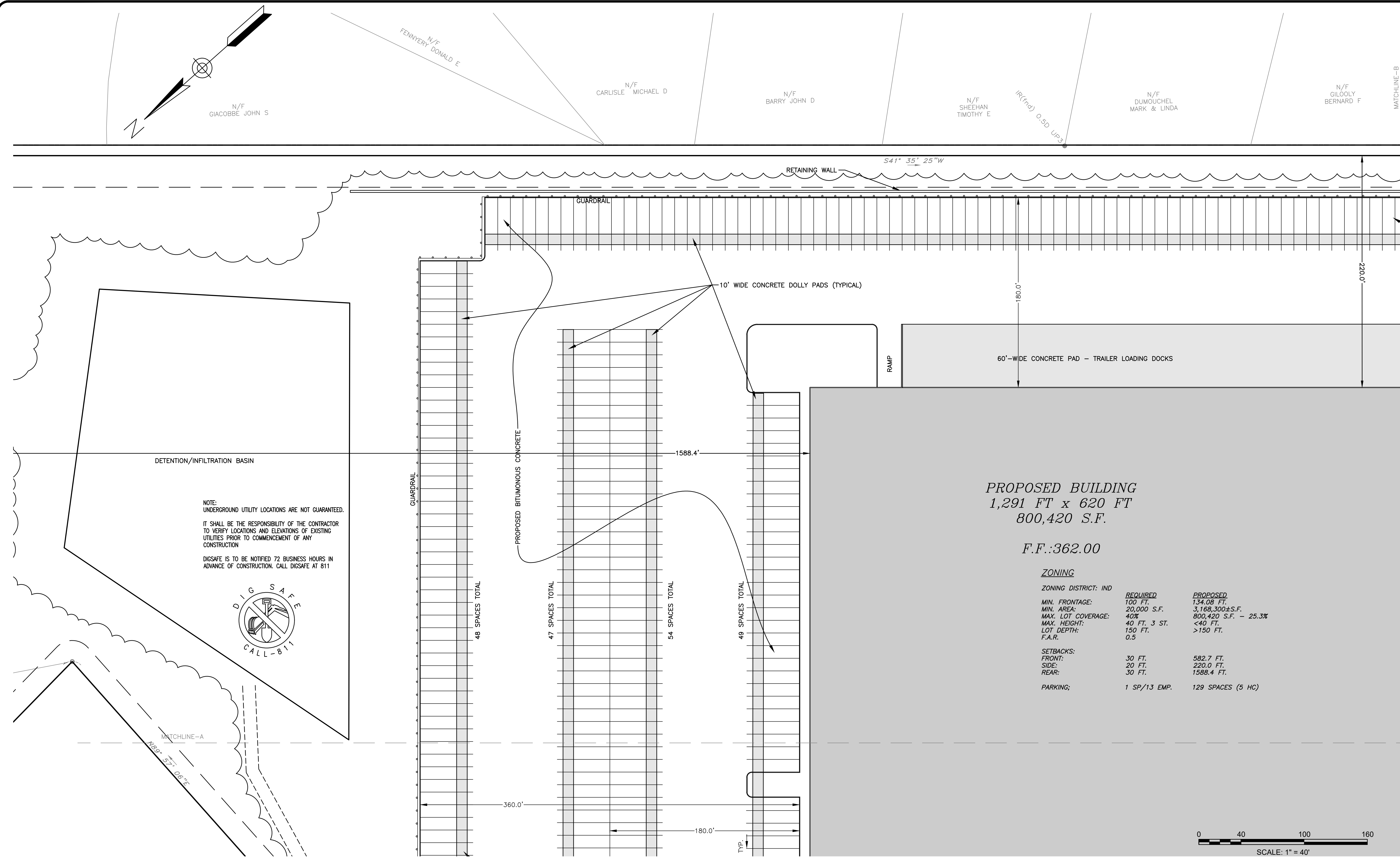
PREPARED BY:
Engineering Design Consultants, Inc.
32 Turnpike Road
Southborough, Massachusetts
ph:(508) 480-0225 fax:(800)832-5781

PROJECT:
555 HOPPING BROOK ROAD
HOLLISTON, MASSACHUSETTS
(MIDDLESEX COUNTY)

TITLE:
LAYOUT & MATERIALS
555 HOPPING BROOK ROAD
HOLLISTON, MASSACHUSETTS
OWNER/APPLICANT:
CRG INTEGRATED REAL ESTATE SOLUTIONS
200 Barr Harbor Drive
Conshohocken, PA 19248

FILE NO: 3683 PROP LAYOUT
LO(1)
DATE: NOVEMBER 16, 2019
DEFINITE PLAN NO.:
4 of 37
4

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DESIGN BY:	WML	2	3/2/20	PEER REVIEW COMMENTS
CHECK BY:	PSB	1	2/5/20	PEER REVIEW COMMENTS
APPROVED BY:	PSB	0	11/6/19	ISSUED FOR REVIEW
REV #	DATE	DESCRIPTION		



PREPARED BY:
EDC Engineering Design Consultants, Inc.
32 Turnpike Road
Southborough, Massachusetts
ph:(508) 480-0225 fax:(800)832-5781

PROJECT:
555 HOPPING BROOK ROAD
HOLLISTON, MASSACHUSETTS
(MIDDLESEX COUNTY)

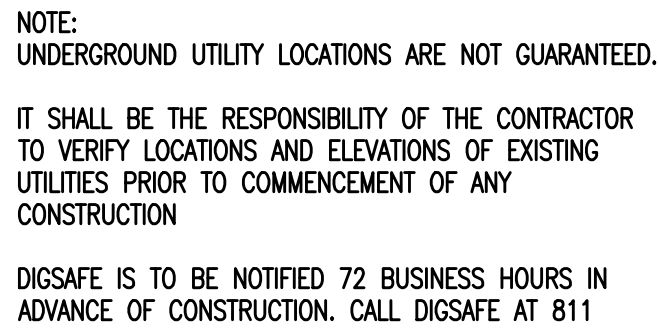
TITLE:
LAYOUT & MATERIALS
555 HOPPING BROOK ROAD
HOLLISTON, MASSACHUSETTS

OWNER/APPLICANT:
CRG INTEGRATED REAL ESTATE SOLUTIONS
200 Barr Harbor Drive
Conshohocken, PA 19248

FILE NO.: 3663 PROP LAYOUT
LO(4)
DATE: NOVEMBER 16, 2019
DEFINITIVE PLAN NO.:
5 of 37
5

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MIN. FRONTAGE:	100 FT.	134.08 FT.
MIN. AREA:	20,000 S.F.	3,168,300±S.F.
MAX. LOT COVERAGE:	40%	800,420 S.F. - 25.3%
MAX. HEIGHT:	40 FT. 3 ST.	<40 FT.
LOT DEPTH:	150 FT.	>150 FT.
F.A.R.	0.5	
SETBACKS:		
FRONT:	30 FT.	582.7 FT.
SIDE:	20 FT.	220.0 FT.
REAR:	30 FT.	1588.4 FT.
PARKING:	1 SP/13 EMP.	129 SPACES (5 HC)

COMMONWEALTH OF MASSACHUSETTS
WALTER M. LEWINSKI
CIVIL
No. 32327
REGISTERED
PROFESSIONAL ENGINEER

EDC

Engineering Design Consultants, Inc.
32 Turnpike Road
Southborough, Massachusetts
ph:(508) 480-0225 fax:(800)832-5781

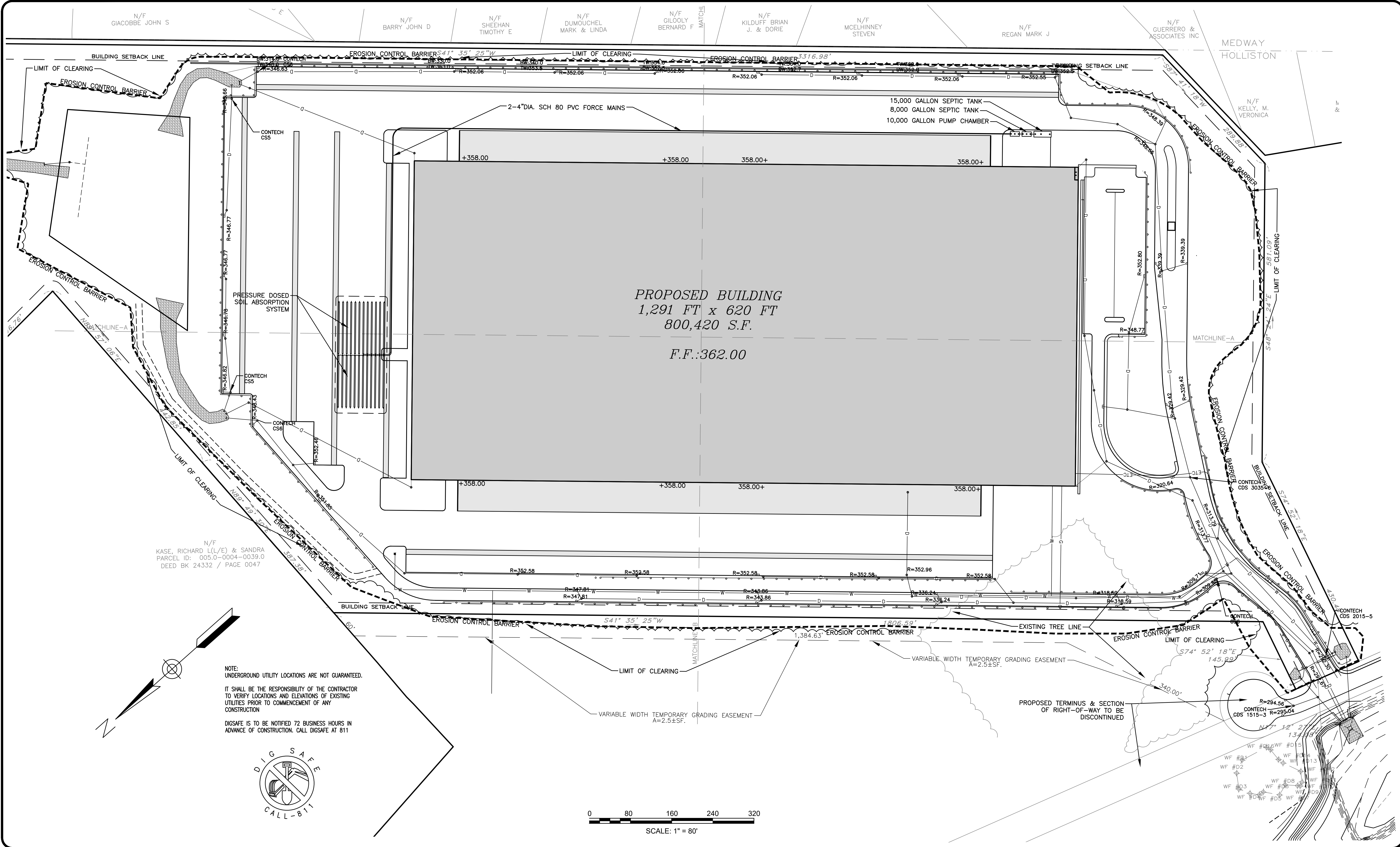
555 HOPPING BROOK ROAD
HOLLISTON, MASSACHUSETTS
(MIDDLESEX COUNTY)

LAYOUT & MATERIALS
555 HOPPING BROOK ROAD
HOLLISTON, MASSACHUSETTS

CRG INTEGRATED REAL ESTATE SOLUTION
200 Barr Harbor Drive
Conshohocken, PA 19248

FILE NO.: 3663 PROP LAYOUT
LO(2)
DATE: NOVEMBER 16, 2019
DEFINITIVE PLAN NO.:
6 of 37
6

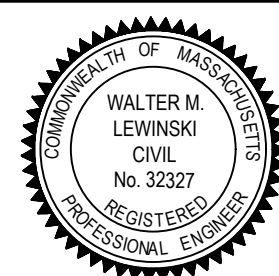
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REVISIONS			
REV	DATE	DESCRIPTION	
1	3/2/20	PEER REVIEW COMMENTS	
2	2/5/20	PEER REVIEW COMMENTS	
3	11/16/19	ISSUED FOR DISCUSSION	



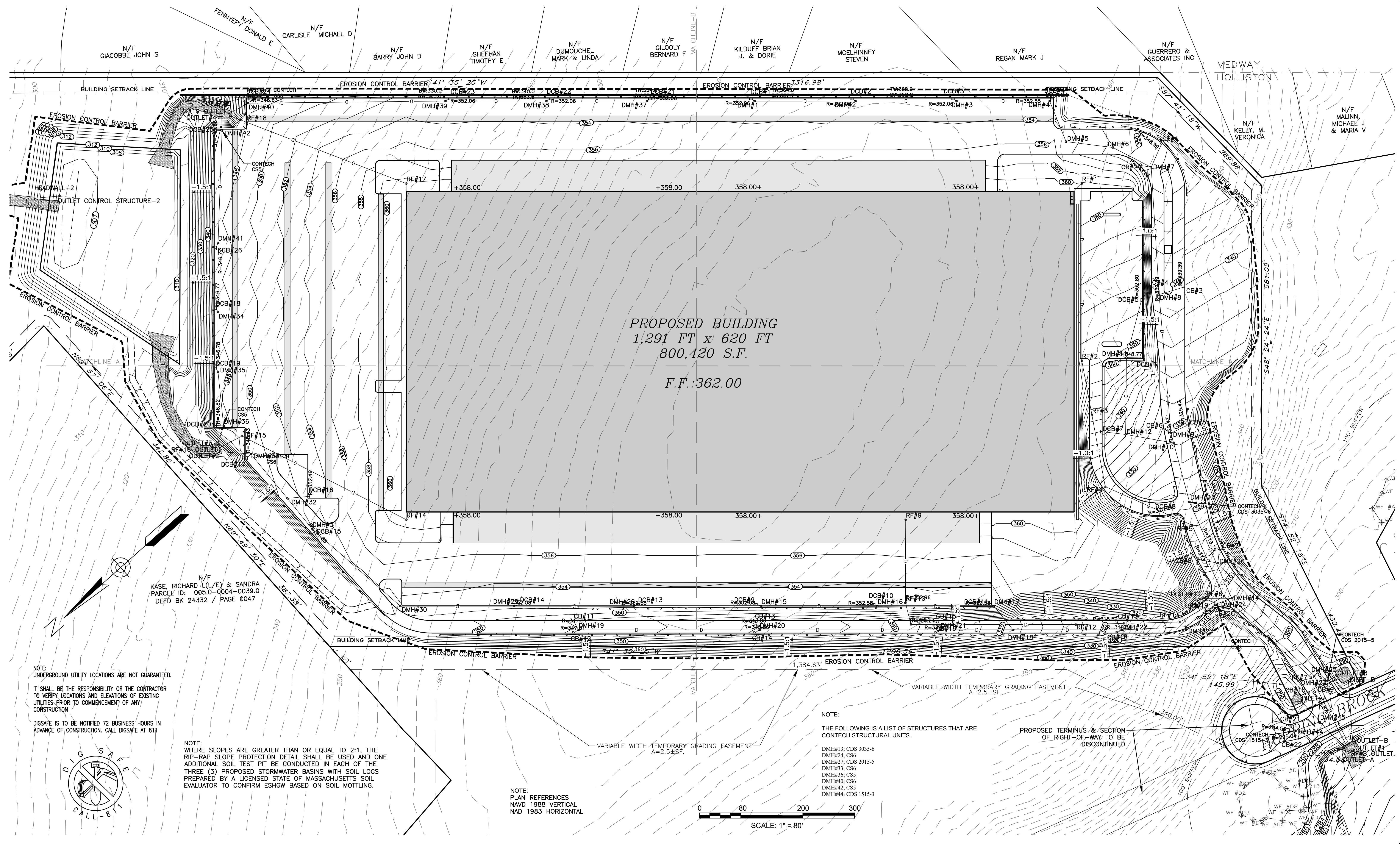
PREPARED BY:
EDC Engineering Design Consultants, Inc.
Turnpike Road
Southborough, Massachusetts
ph:(508)480-0225 fax:(800)832-5781

PROJECT:
555 HOPPING BROOK ROAD
HOLLISTON, MASSACHUSETTS
(MIDDLESEX COUNTY)

TITLE:
UTILITIES
555 HOPPING BROOK ROAD
HOLLISTON, MASSACHUSETTS

OWNER/APPLICANT:
CRG INTEGRATED REAL ESTATE SOLUTIONS
200 Barr Harbor Drive
Conshohocken, PA 19248

FILE NO.: 3663 UTILITIES
DATE: NOVEMBER 16, 2019
DEFINITE PLAN NO.: 7 of 37
7



ALL RIGHTS RESERVED

PREPARED BY:

EDC

NOTE:
UNDERGROUND UTILITY LOCATIONS ARE NOT GUARANTEED.

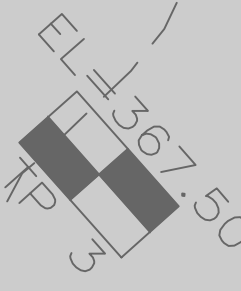
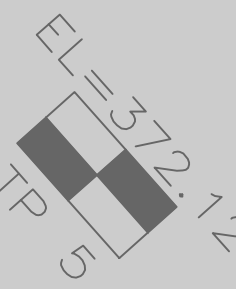
IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR
TO VERIFY LOCATIONS AND ELEVATIONS OF EXISTING
UTILITIES PRIOR TO COMMENCEMENT OF ANY
CONSTRUCTION

DIGSAFE IS TO BE NOTIFIED 72 BUSINESS HOURS IN
ADVANCE OF CONSTRUCTION. CALL DIGSAFE AT 811



PROPOSED BUILDING
1,291 FT x 620 FT
800,420 S.F.

F.F.:362.00



358.00+

362.00+

356.80+

FOOTING DRAIN

360

356

354

R=352.58
DCB#9

18" RCP

R=352.58
DCB#10

DMH#15

R=352.96
RF#10

24" RCP

R=352.58
DCB#11

DMH#16

R=343.86
CB#13

DMH#20

R=343.86
CB#14

DMH#21

R=336.24
CB#15

R=336.24
CB#16

DMH#22

R=318.59
CB#17

DMH#23

R=318.59
CB#18

DMH#24

R=318.59
CB#19

DMH#25

R=318.59
CB#20

DMH#26

R=318.59
CB#21

DMH#27

R=318.59
CB#22

DMH#28

R=318.59
CB#23

DMH#29

R=318.59
CB#24

DMH#30

R=318.59
CB#25

DMH#31

R=318.59
CB#26

DMH#32

R=318.59
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DMH#33

R=318.59
CB#28

DMH#34

R=318.59
CB#29

DMH#35

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DMH#36

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DMH#37

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DMH#38

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DMH#39

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DMH#40

R=318.59
CB#35

DMH#41

R=318.59
CB#36

DMH#42

R=318.59
CB#37

DMH#43

R=318.59
CB#38

DMH#44

R=318.59
CB#39

DMH#45

R=318.59
CB#40

DMH#46

MATCHLINE-A

EROSION CONTROL BARRIER

EROSION CONTROL BARRIER

EROSION CONTROL BARRIER

INLET#6
INV: 287.00

CONTECH
CDS 2015-5

OUTLET#6
INV: 287.00

CONTECH
CDS 3035-6

CONTECH
CDS 1515-3

CONTECH
CDS 2015-5

CONTECH
CDS 3035-6

CONTECH
CDS 1515-3

CONTECH
CDS 2015-5

CONTECH
CDS 3035-6

CONTECH
CDS 1515-3

CONTECH
CDS 2015-5

CONTECH
CDS 3035-6

CONTECH
CDS 1515-3

CONTECH
CDS 2015-5

CONTECH
CDS 3035-6

CONTECH
CDS 1515-3

CONTECH
CDS 2015-5

CONTECH
CDS 3035-6

CONTECH
CDS 1515-3

CONTECH
CDS 2015-5

NOTE:
WHERE SLOPES ARE GREATER THAN OR EQUAL TO 2:1, THE
RIP-RAP SLOPE PROTECTION DETAIL SHALL BE USED

NOTE:
THE FOLLOWING IS A LIST OF STRUCTURES THAT ARE
CONTECH STRUCTURAL UNITS.

DMH#13; CDS 3035-6
DMH#24; CS6
DMH#27; CDS 2015-5
DMH#33; CS6
DMH#36; CS5
DMH#40; CS6
DMH#42; CS5
DMH#44; CDS 1515-3

NOTE:
PLAN REFERENCES
NAVD 1988 VERTICAL
NAD 1983 HORIZONTAL

0 40 80 120 160
SCALE: 1" = 40'

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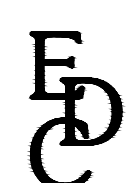
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CONTRACTOR TO CARRY OUT THE WORK IN ACCORDANCE
WITH THE CONTRACT DOCUMENTS.

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THIRD PARTY COSTS.

REVISIONS			
REV	DATE	DESCRIPTION	
1	3/2/20	PEER REVIEW COMMENTS	
2	2/5/20	PEER REVIEW COMMENTS	
3	11/16/19	ISSUED FOR REVIEW	



PREPARED BY:



Engineering Design Consultants, Inc.
32 Turnpike Road
Southborough, Massachusetts
ph:(508) 480-0225 fax:(800)832-5781

PROJECT:

555 HOPPING BROOK ROAD
HOLLISTON, MASSACHUSETTS
(MIDDLESEX COUNTY)

TITLE:

GRADING & UTILITIES
555 HOPPING BROOK ROAD
HOLLISTON, MASSACHUSETTS

OWNER/APPLICANT:

CRG INTEGRATED REAL ESTATE SOLUTIONS
200 Barr Harbor Drive
Conshohocken, PA 19248

FILE NO: 3663 GRADING-DRAINAGE

G&D(1)

DATE: NOVEMBER 16, 2019

DEFINITE PLAN NO.:

10 of 37

10

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REVISED	DATE	DESCRIPTION
1	3/2/20	PEER REVIEW COMMENTS
2	3/5/20	PEER REVIEW COMMENTS
3	11/16/19	ISSUED FOR REVIEW
4		

DESIGNED BY: WML	2	3/2/20	PEER REVIEW COMMENTS
CHECKED BY: PSB	1	3/5/20	PEER REVIEW COMMENTS
APPROVED BY: PSB	0	11/16/19	ISSUED FOR REVIEW



PREPARED BY:

Engineering Design Consultants, Inc.
32 Turnpike Road
Southborough, Massachusetts
ph: (508) 480-0225 fax: (800) 832-5781

PROJECT:

**555 HOPPING BROOK ROAD
HOLLISTON, MASSACHUSETTS
(MIDDLESEX COUNTY)**

TITLE:

**GRADING & UTILITIES
555 HOPPING BROOK ROAD
HOLLISTON, MASSACHUSETTS**

OWNER/APPLICANT:

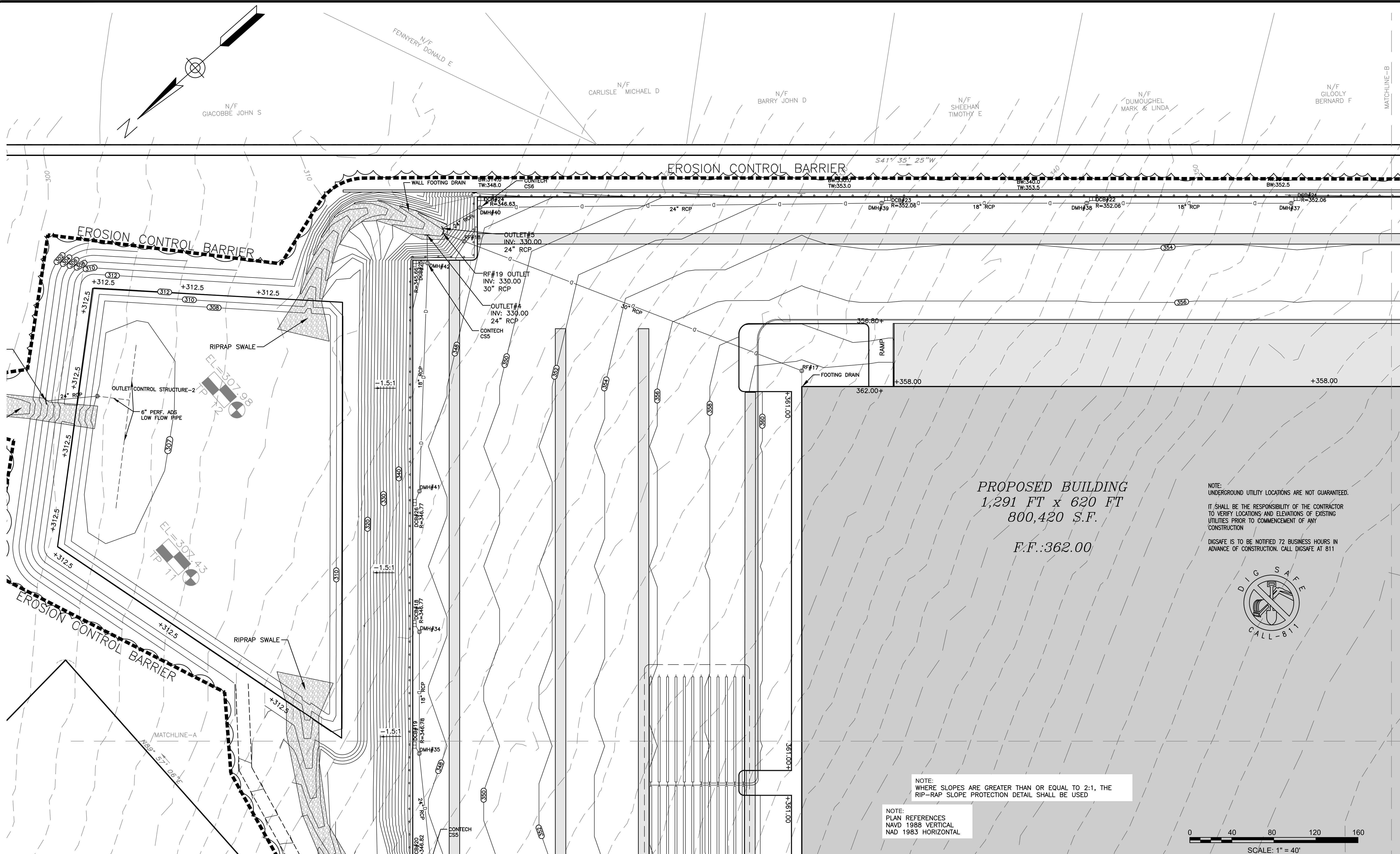
**CRG INTEGRATED REAL ESTATE SOLUTIONS
200 Barr Harbor Drive
Conshohocken, PA 19248**

FILE NO: 3663 GRADING-DRAINAGE
G&D (4)

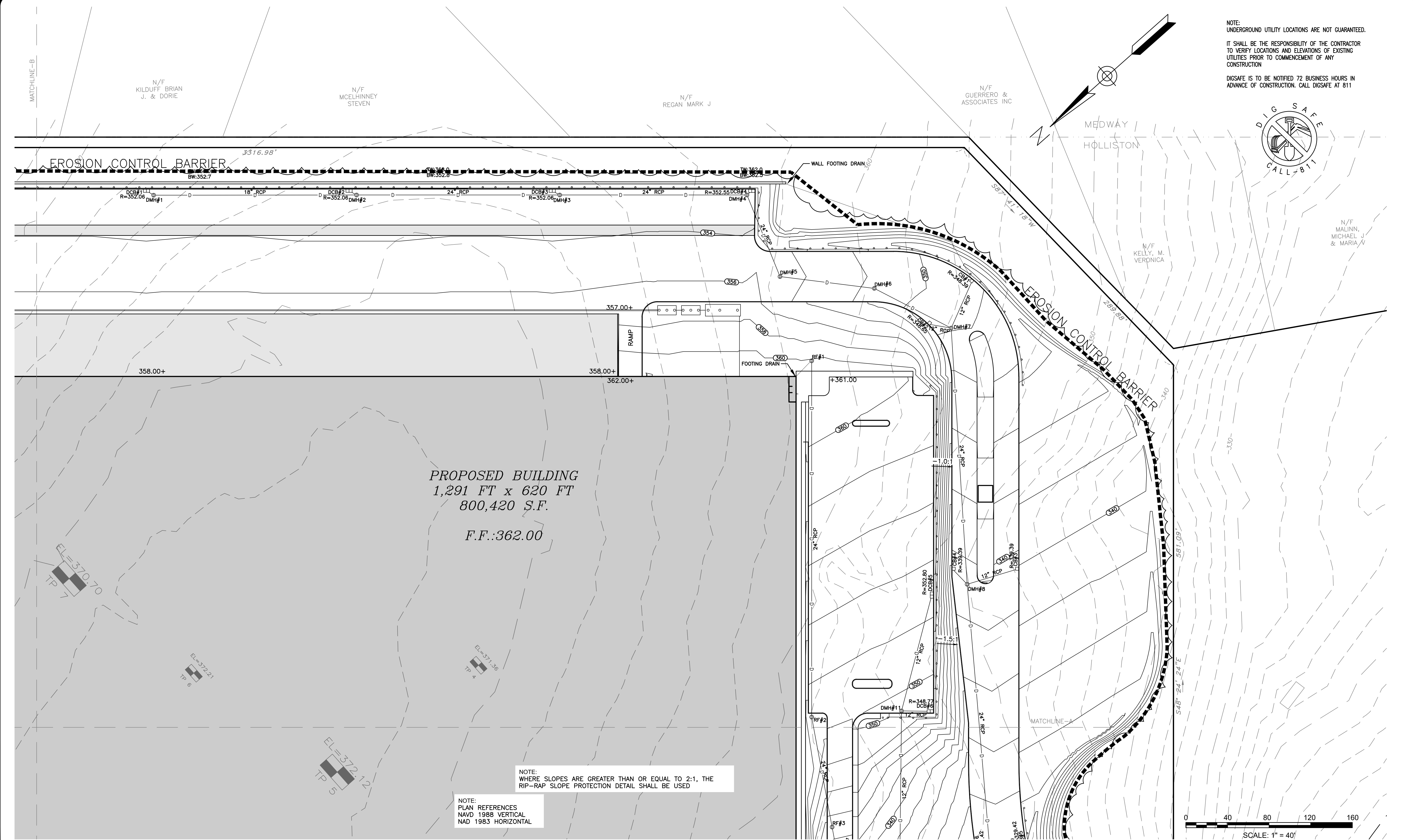
DATE: NOVEMBER 16, 2019

DEFINITE PLAN NO.: 11 of 37

11



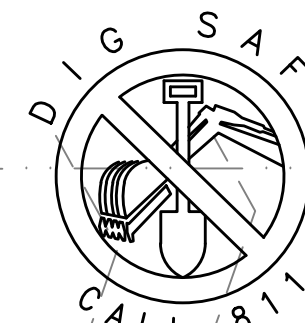
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NOTE:
UNDERGROUND UTILITY LOCATIONS ARE NOT GUARANTEED.

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR
TO VERIFY LOCATIONS AND ELEVATIONS OF EXISTING
UTILITIES PRIOR TO COMMENCEMENT OF ANY
CONSTRUCTION

DIGSAFE IS TO BE NOTIFIED 72 BUSINESS HOURS IN
ADVANCE OF CONSTRUCTION. CALL DIGSAFE AT 811



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WITH THE CONTRACT DOCUMENTS.

ENGINEERING DESIGN CONSULTANTS, INC.'S LIABILITY FOR
THIS PLAN IS LIMITED TO THE EXTENT OF ITS FEE LESS
THIRD PARTY COSTS.

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WML	2	3/2/20	PEER REVIEW COMMENTS
PSB	1	2/5/20	PEER REVIEW COMMENTS
PSB	0	11/16/19	ISSUED FOR REVIEW
APPROVED BY:		DATE	DESCRIPTION
WML		3/2/20	ISSUED FOR REVIEW



PREPARED BY:



Engineering Design Consultants, Inc.
32 Tumpike Road
Southborough, Massachusetts
ph:(508) 480-0225 fax:(800)832-5781

PROJECT:

555 HOPPING BROOK ROAD
HOLLISTON, MASSACHUSETTS
(MIDDLESEX COUNTY)

TITLE:

GRADING & UTILITIES
555 HOPPING BROOK ROAD
HOLLISTON, MASSACHUSETTS

OWNER/APPLICANT:

CRG INTEGRATED REAL ESTATE SOLUTIONS
200 Barr Harbor Drive
Conshohocken, PA 19248

FILE NO: 3663 GRADING-DRAINAGE
G&D (2)

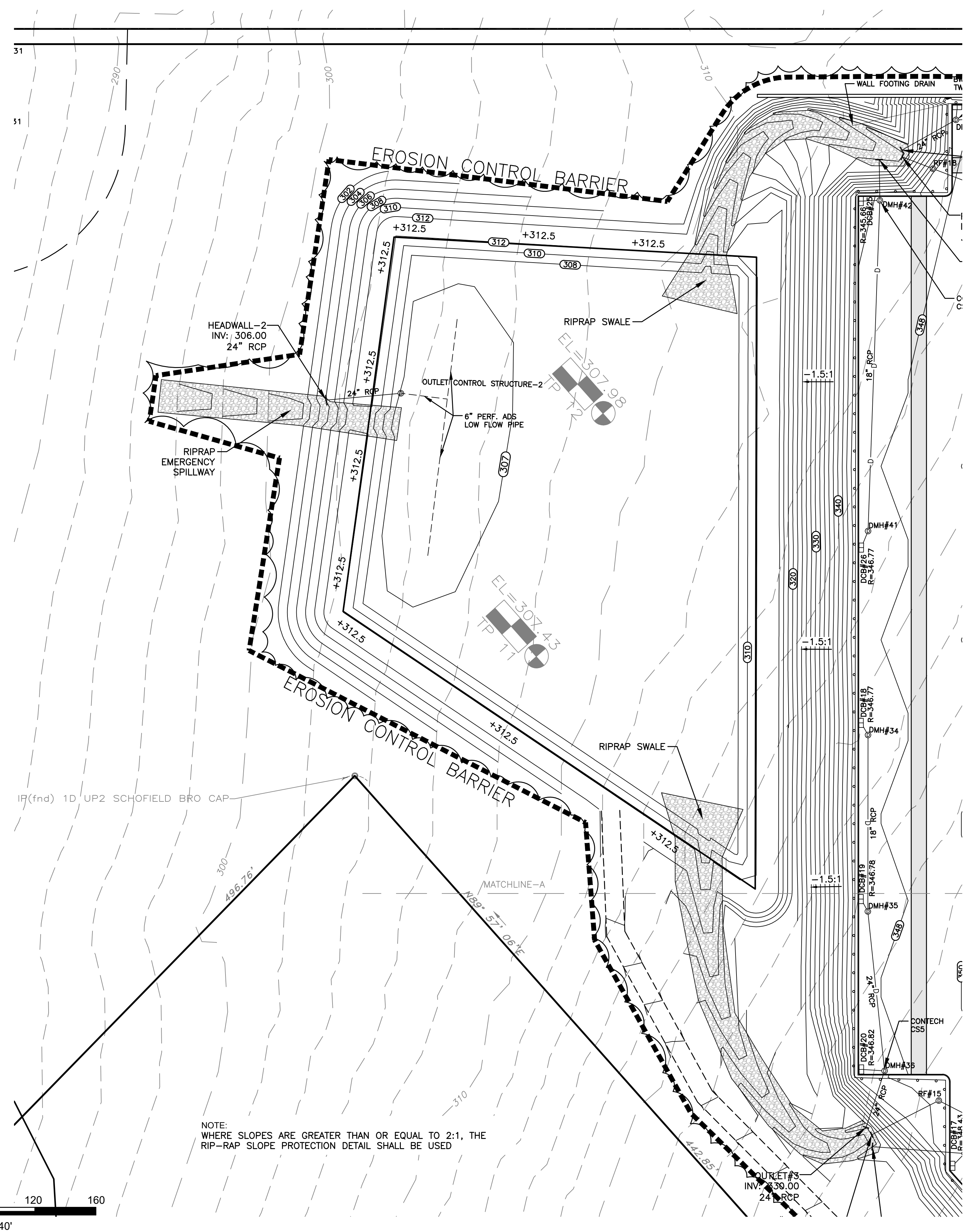
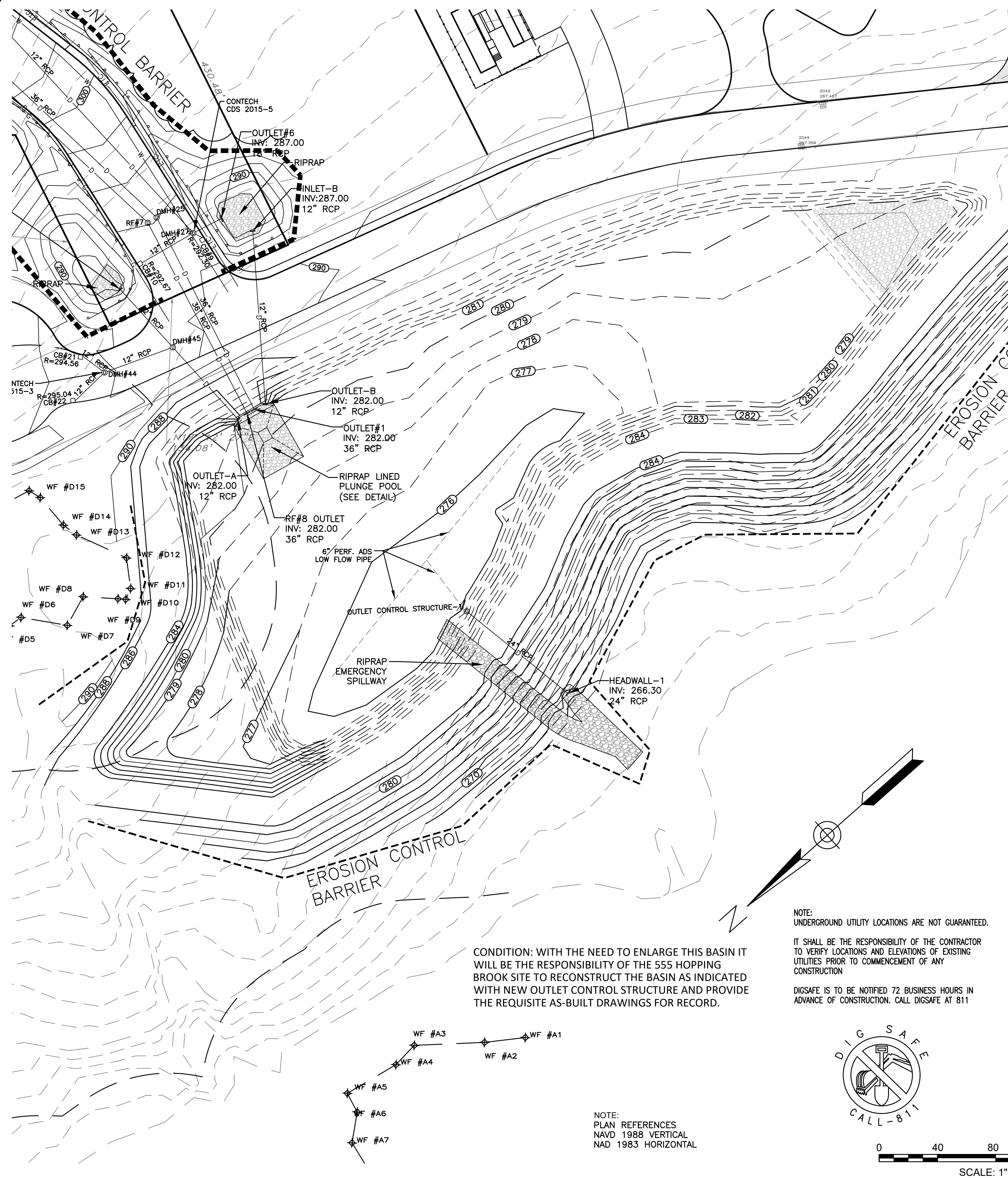
DATE: NOVEMBER 16, 2019

DEFINITE PLAN NO.:

12 of 37

12

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CHECKED BY: PSB	1	2/5/20	PEER REVIEW COMMENTS
APPROVED BY: PSB	0	11/6/19	ISSUED FOR REVIEW



PREPARED BY:
EDC
Engineering Design Consultants, Inc.
32 Turnpike Road
Southborough, Massachusetts
ph: (508) 480-0225 fax: (800) 832-5781

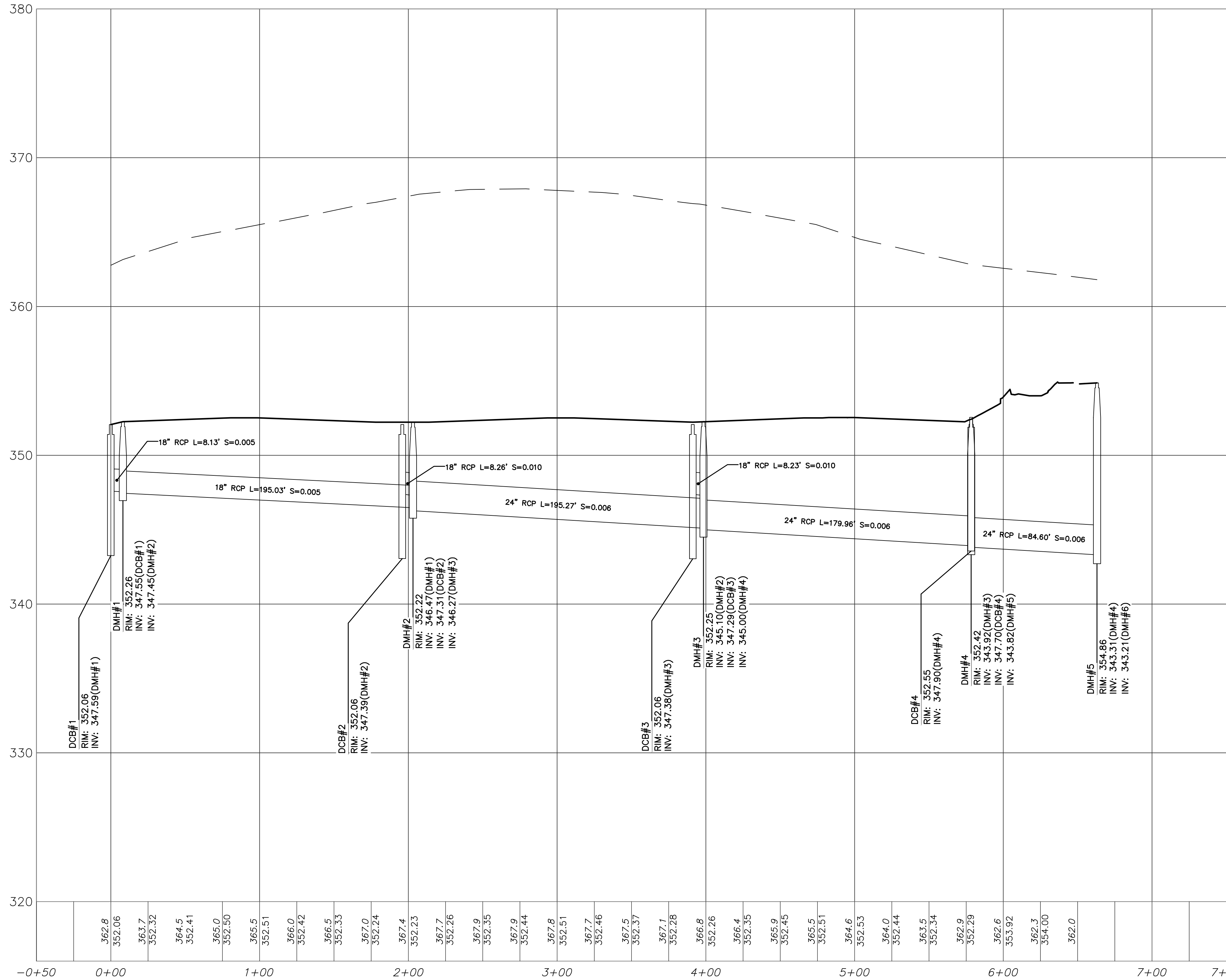
PROJECT:
555 HOPPING BROOK ROAD
HOLLISTON, MASSACHUSETTS
(MIDDLESEX COUNTY)

TITLE:
GRADING & UTILITIES
555 HOPPING BROOK ROAD
HOLLISTON, MASSACHUSETTS

OWNER/APPLICANT:
CRG INTEGRATED REAL ESTATE SOLUTIONS
200 Barr Harbor Drive
Conshohocken, PA 19248

FILE NO: 3663 GRADING-DRAINAGE
G&D (5)
DATE: NOVEMBER 16, 2019
DEFINITIVE PLAN NO.:
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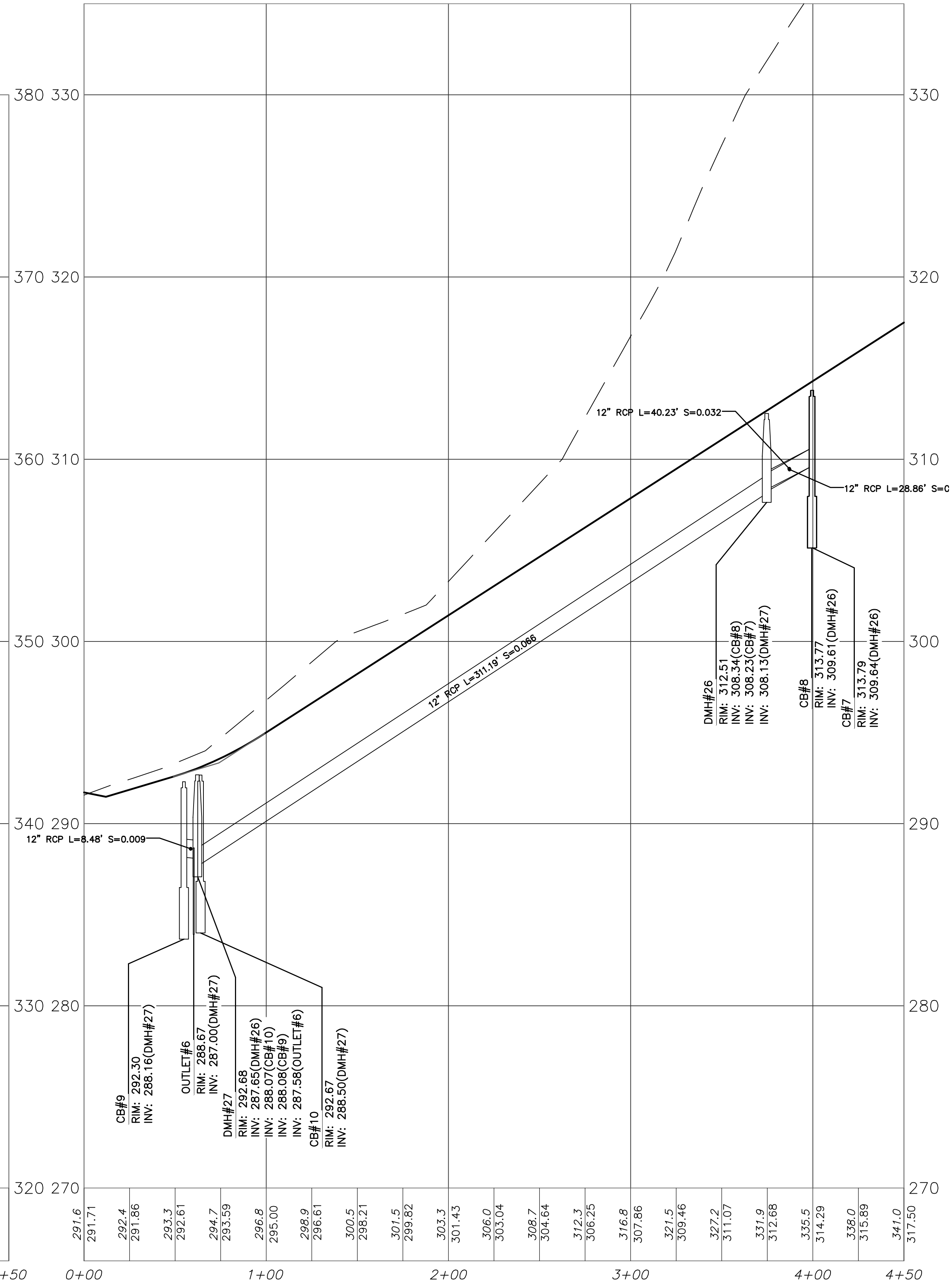
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STORM DRAINAGE DCB#1 TO DMH#5

Horizontal Scale: 1" = 40'
Vertical Scale: 1" = 4'

NOTE:
PLAN REFERENCES
NAVD 1988 VERTICAL
NAD 1983 HORIZONTAL



555 SOUTH

Horizontal Scale: 1" = 40'
Vertical Scale: 1" = 4'

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REVISIONS				
REV	DATE	DESCRIPTION	BY	CHKD
2	3/2/20	PEER REVIEW COMMENTS	WML	
1	2/5/20	PEER REVIEW COMMENTS	PSB	
0	11/6/19	ISSUED FOR REVIEW	PSB	



PREPARED BY:



Engineering Design Consultants, Inc.
32 Tumpike Road
Southborough, Massachusetts
ph: (508) 480-0225 fax: (800) 832-5781

PROJECT:

555 HOPPING BROOK ROAD
HOLLISTON, MASSACHUSETTS
(MIDDLESEX COUNTY)

TITLE:

OWNER/APPLICANT:

PROFILES
555 HOPPING BROOK ROAD
HOLLISTON, MASSACHUSETTS

CRG INTEGRATED REAL ESTATE SOLUTIONS
200 Barr Harbor Drive
Conshohocken, PA 19248

FILE NO: 3863 GRADING-DRAINAGE

PROF(1)

DATE: NOVEMBER 16, 2019

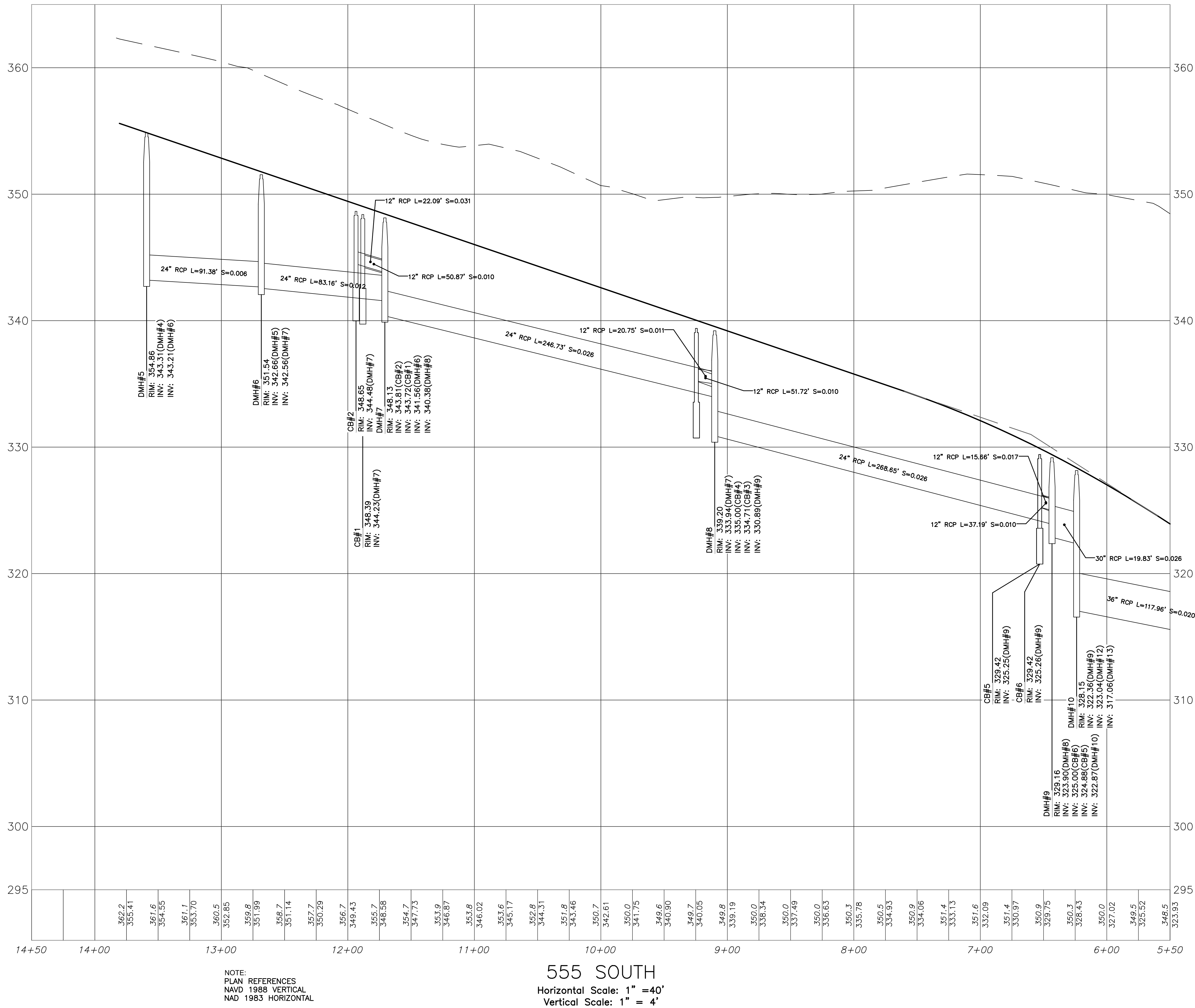
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PREPARED BY:



Engineering Design Consultants, Inc.
32 Turnpike Road
Southborough, Massachusetts
ph:(508) 480-0225 fax:(800)832-5781

PROJECT:

555 HOPPING BROOK ROAD
HOLLISTON, MASSACHUSETTS
(MIDDLESEX COUNTY)

TITLE:

PROFILES
555 HOPPING BROOK ROAD
HOLLISTON, MASSACHUSETTS

OWNER/APPLICANT:

CRG INTEGRATED REAL ESTATE SOLUTIONS
200 Barr Harbor Drive
Conshohocken, PA 19248

FILE NO.: 3863 GRADING-DRAINAGE

PROF(2)

DATE: NOVEMBER 16, 2019

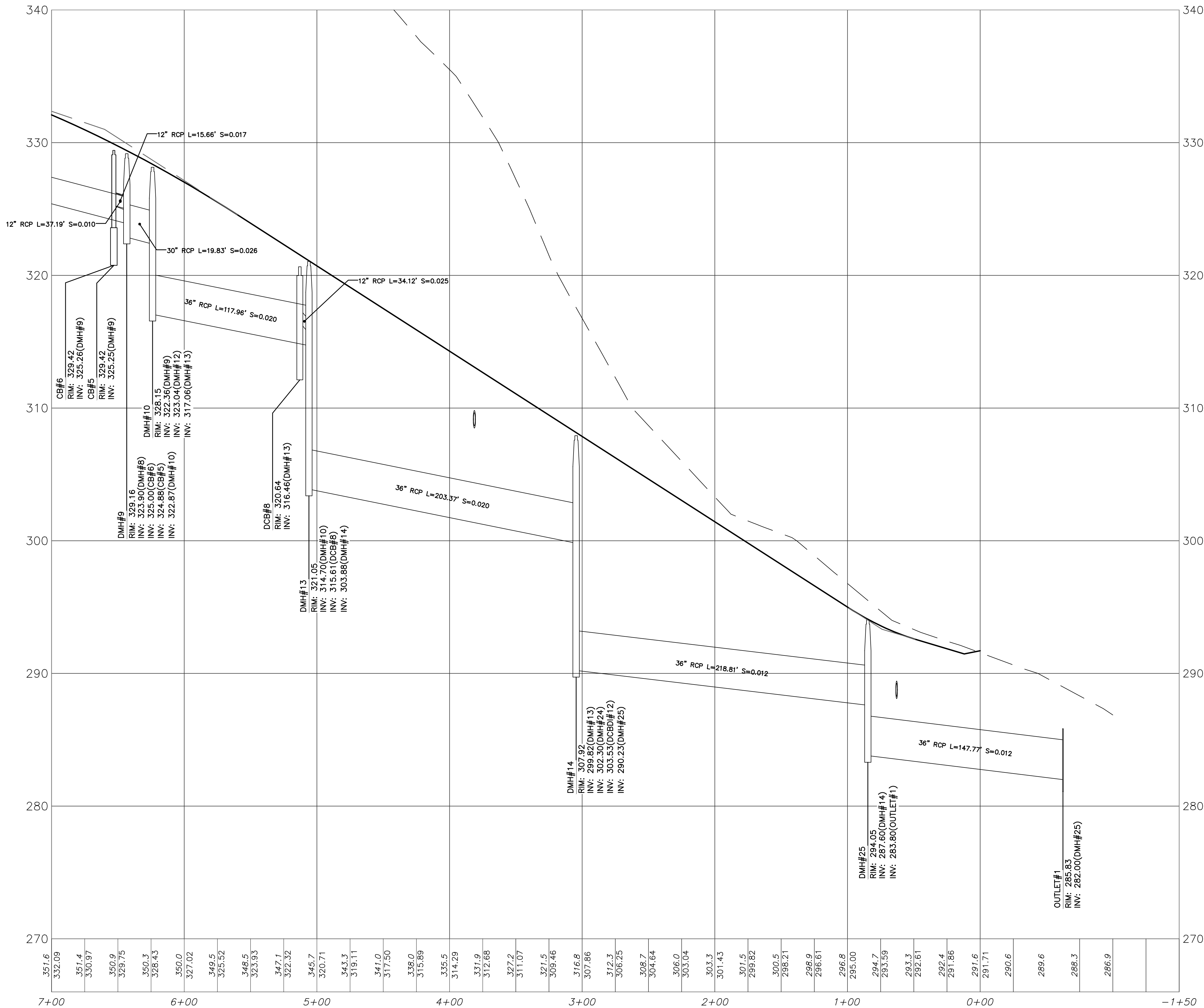
DEFINITIVE PLAN NO.:

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NOTE:
PLAN REFERENCES
NAVD 1988 VERTICAL
NAD 1983 HORIZONTAL

555 SOUTH
Horizontal Scale: 1" = 40'
Vertical Scale: 1" = 4'

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ph:(508) 480-0225 fax:(800)832-5781

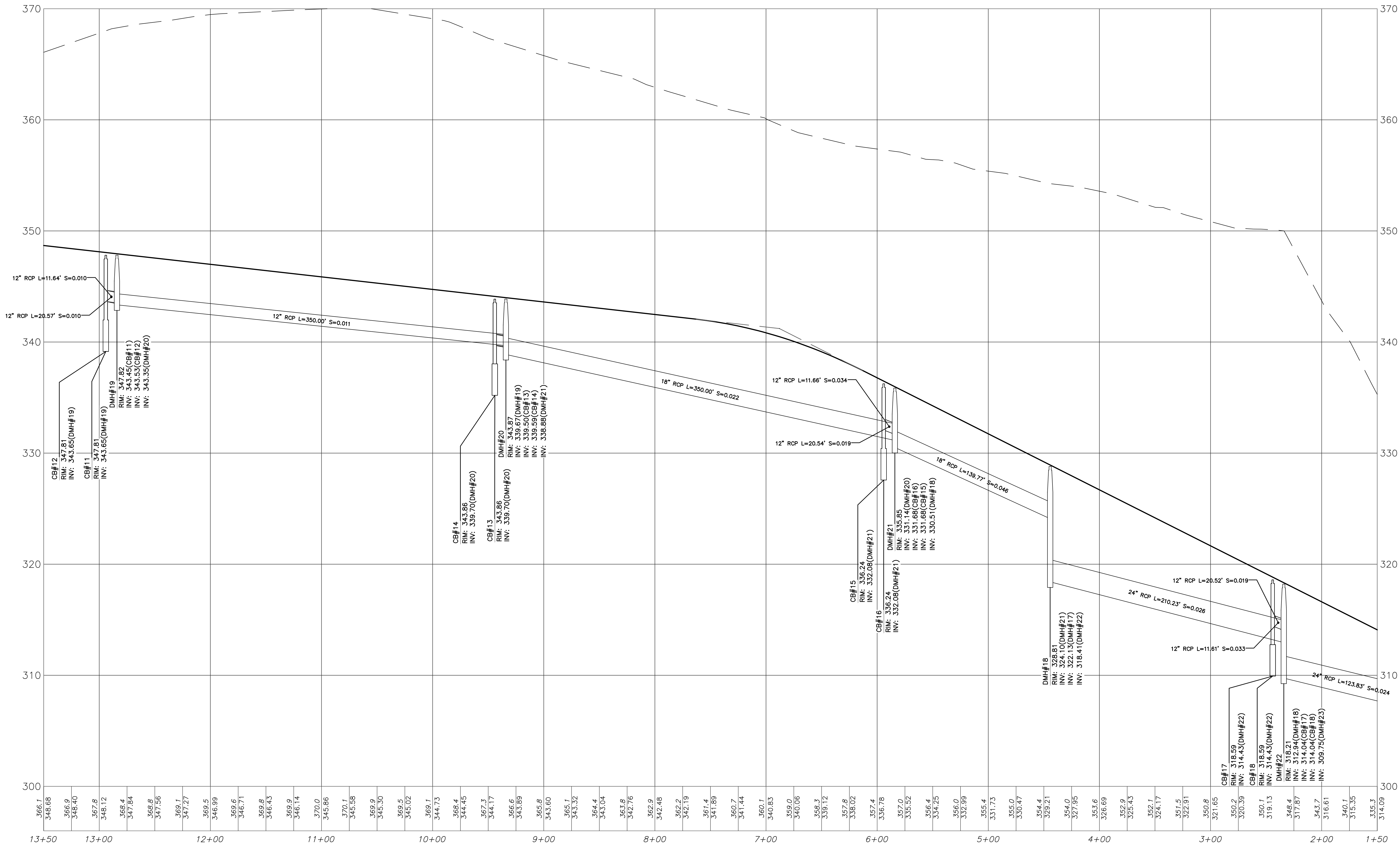
PROJECT:
**555 HOPPING BROOK ROAD
HOLLISTON, MASSACHUSETTS
(MIDDLESEX COUNTY)**

TITLE:
**PROFILES
555 HOPPING BROOK ROAD
HOLLISTON, MASSACHUSETTS**

OWNER/APPLICANT:
**CRG INTEGRATED REAL ESTATE SOLUTIONS
200 Barr Harbor Drive
Conshohocken, PA 19248**

FILE NO: 3863 GRADING-DRAINAGE
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DATE: NOVEMBER 16, 2019
DEFINITIVE PLAN NO.:
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16

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NOTE:
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555 WEST DR
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Vertical Scale: 1" = 4'

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DESIGN BY: WML		2	3/2/20	PEER REVIEW COMMENTS PEER REVIEW COMMENTS ISSUED FOR REVIEW
CHKD BY: PSB		1	2/5/20	
APPROV BY: PSB		0	11/6/19	
		REV #	DATE	



PREPARED BY:



Engineering Design Consultants, Inc.
32 Tumpike Road
Southborough, Massachusetts
ph: (508) 480-0225 fax: (800) 832-5781

PROJECT:

555 HOPPING BROOK ROAD
HOLLISTON, MASSACHUSETTS
(MIDDLESEX COUNTY)

TITLE:

PROFILES
555 HOPPING BROOK ROAD
HOLLISTON, MASSACHUSETTS

OWNER/APPLICANT:

CRG INTEGRATED REAL ESTATE SOLUTIONS
200 Barr Harbor Drive
Conshohocken, PA 19248

FILE NO: 3863 GRADING-DRAINAGE

PROF(4)

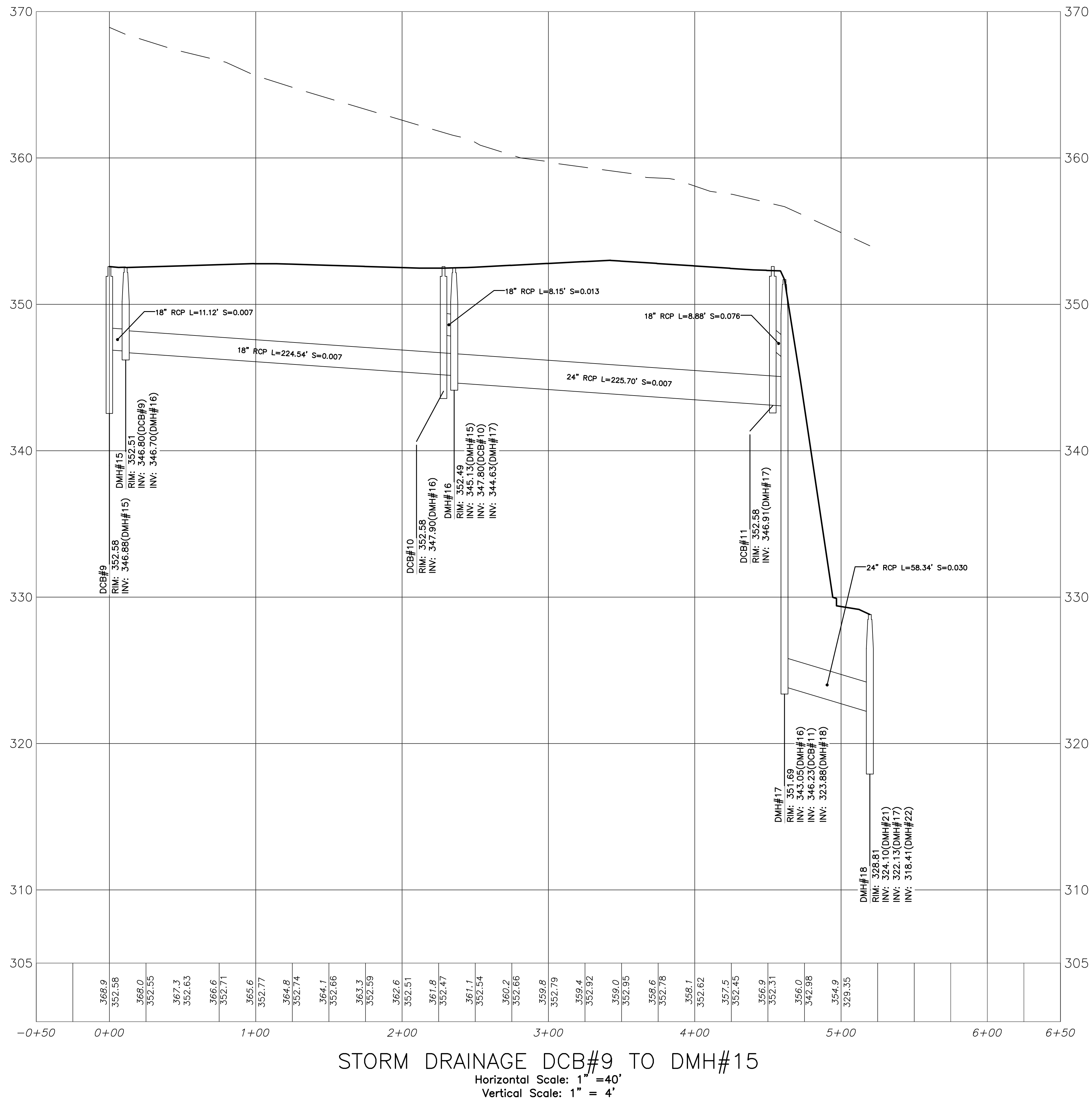
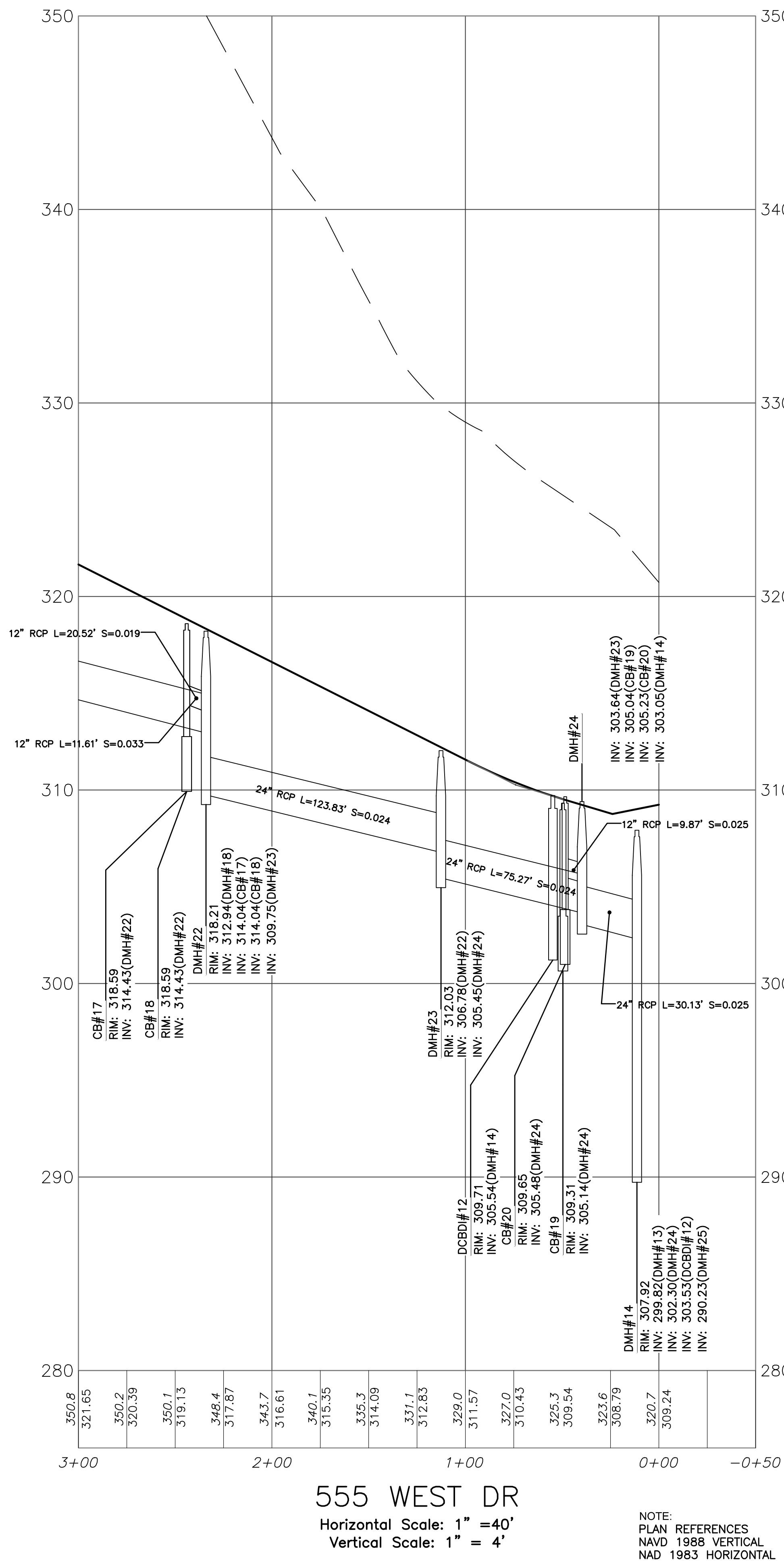
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DESIGN BY:	WML	2	3/2/20	PEER REVIEW COMMENTS
CHECK BY:	PSB	1	2/5/20	PEER REVIEW COMMENTS
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REV #	DATE	DESCRIPTION		



Engineering Design Consultants, Inc.
32 Tumpike Road
Southborough, Massachusetts
ph: (508) 480-0225 fax: (800) 832-5781

PROJECT:

555 HOPPING BROOK ROAD
HOLLISTON, MASSACHUSETTS
(MIDDLESEX COUNTY)

TITLE:

PROFILES
555 HOPPING BROOK ROAD
HOLLISTON, MASSACHUSETTS

OWNER/APPLICANT:

CRG INTEGRATED REAL ESTATE SOLUTIONS
200 Barr Harbor Drive
Conshohocken, PA 19248

FILE NO: 3863 GRADING-DRAINAGE

PROF(S)

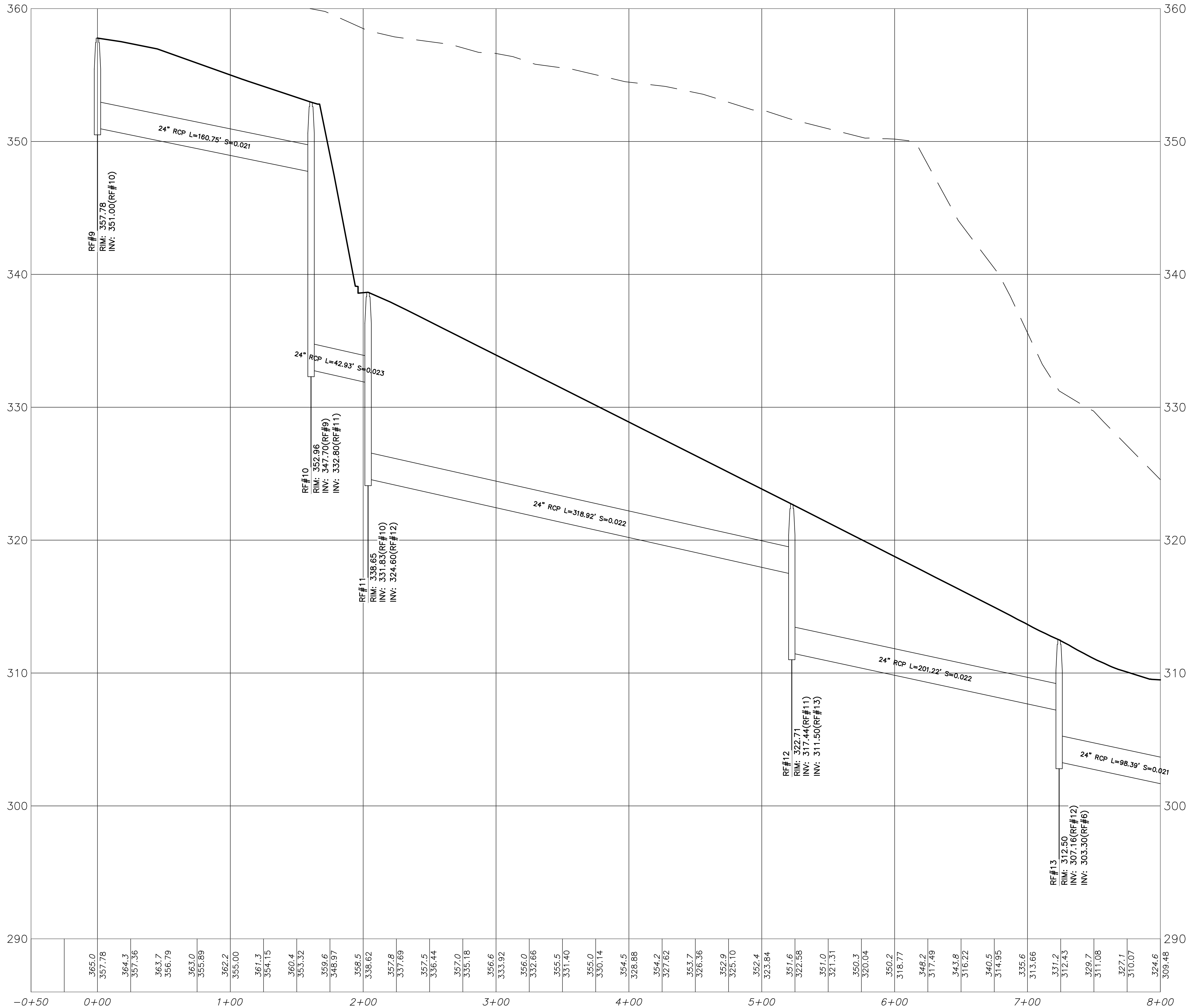
DATE: NOVEMBER 16, 2019

DEFINITIVE PLAN NO.:

18 of 37

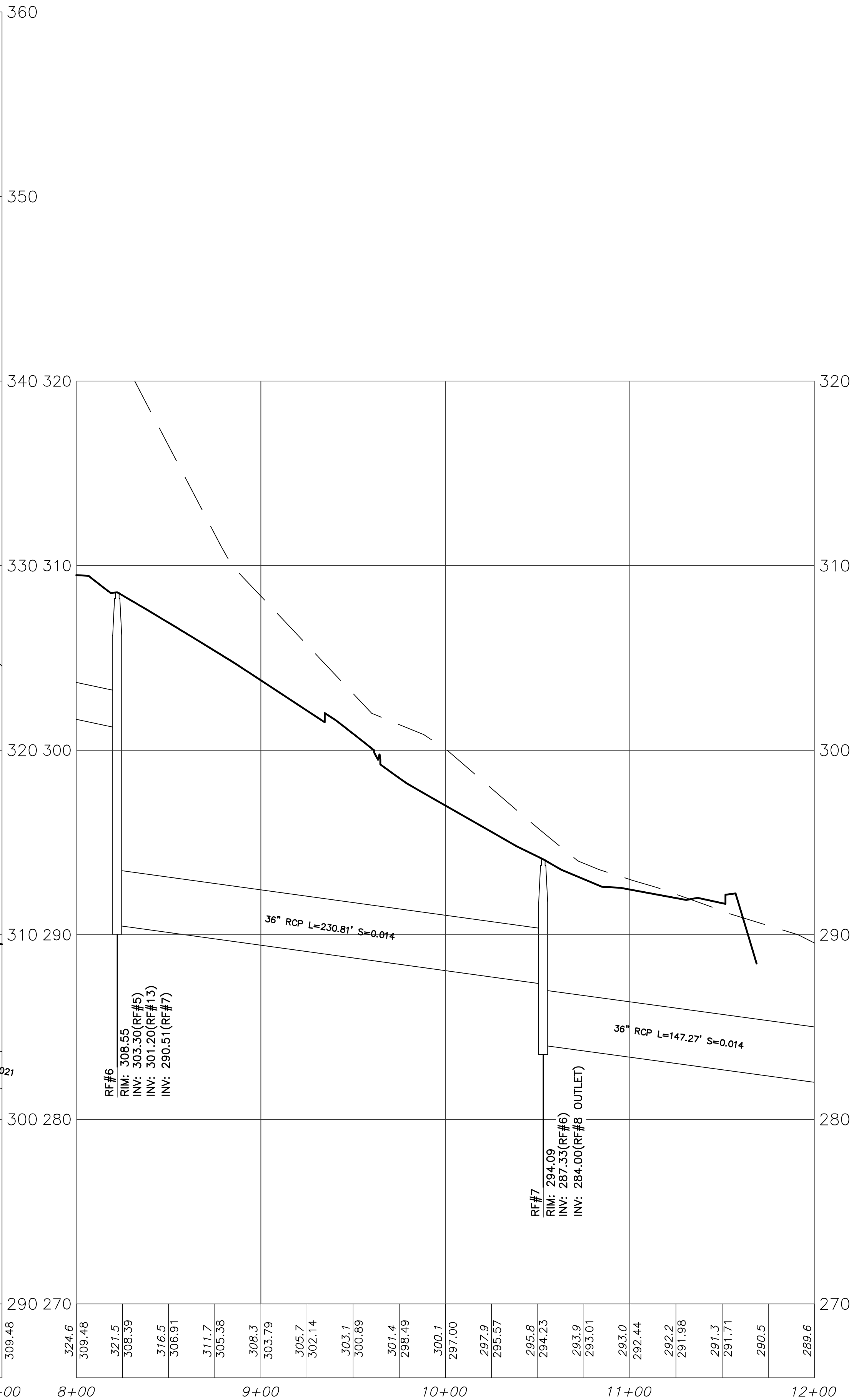
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STORM DRAINAGE RF#9 TO RF#8 OUTLET
Horizontal Scale: 1" = 40'
Vertical Scale: 1" = 4'

NOTE:
PLAN REFERENCES
NAVD 1988 VERTICAL
NAD 1983 HORIZONTAL



STORM DRAINAGE RF#9 TO RF#8 OUTLET
Horizontal Scale: 1" = 40'
Vertical Scale: 1" = 4'

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PREPARED BY:



Engineering Design Consultants, Inc.
32 Turnpike Road
Southborough, Massachusetts
ph:(508) 480-0225 fax:(800)832-5781

PROJECT:

555 HOPPING BROOK ROAD
HOLLISTON, MASSACHUSETTS
(MIDDLESEX COUNTY)

TITLE:

PROFILES
555 HOPPING BROOK ROAD
HOLLISTON, MASSACHUSETTS

OWNER/APPLICANT:

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200 Barr Harbor Drive
Conshohocken, PA 19248

FILE NO: 3863 GRADING-DRAINAGE

PROF(6)

DATE: NOVEMBER 16, 2019

DEFINITE PLAN NO.:

19 of 37

19

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NOTE:
PLAN REFERENCES
NAVD 1988 VERTICAL
NAD 1983 HORIZONTAL

STORM DRAINAGE RF#1 TO RF#8 OUTLET

Horizontal Scale: 1" = 40'
Vertical Scale: 1" = 4'



Engineering Design Consultants, Inc.
32 Tumpike Road
Southborough, Massachusetts
ph: (508) 480-0225 fax: (800) 832-5781

PROJECT:

555 HOPPING BROOK ROAD
HOLLISTON, MASSACHUSETTS
(MIDDLESEX COUNTY)

TITLE:

PROFILES
555 HOPPING BROOK ROAD
HOLLISTON, MASSACHUSETTS

OWNER/APPLICANT:

CRG INTEGRATED REAL ESTATE SOLUTIONS
200 Barr Harbor Drive
Conshohocken, PA 19248

REVISIONS			
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3	11/6/19	ISSUED FOR REVIEW	

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FILE NO: 3863 GRADING-DRAINAGE
PROF(7)

DATE: NOVEMBER 16, 2019

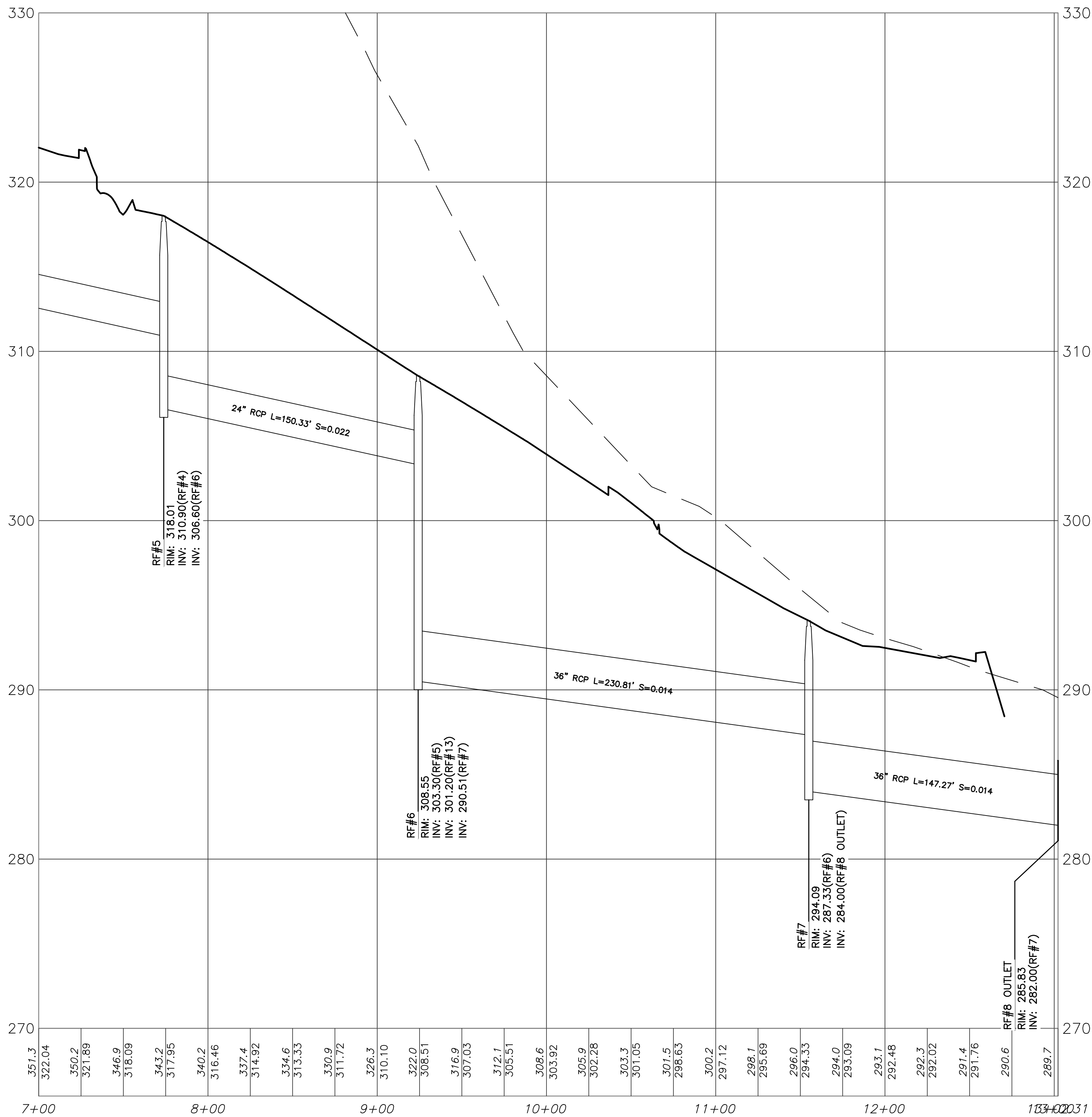
DEFINITIVE PLAN NO.:

20 of 37

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STORM DRAINAGE RF#1 TO RF#8 OUTLET

Horizontal Scale: 1" = 40'

Vertical Scale: 1" = 4'

NOTE:
PLAN REFERENCES
NAD 1983 VERTICAL
NAD 1983 HORIZONTAL

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ENGINEERING DESIGN CONSULTANTS, INC.'S LIABILITY FOR THIS PLAN IS LIMITED TO THE EXTENT OF ITS FEE LESS THIRD PARTY COSTS.

DESIGNED BY:	WML	2	3/2/20	PEER REVIEW COMMENTS
CHECKED BY:	PSB	1	2/5/20	PEER REVIEW COMMENTS
APPROVED BY:	PSB	0	11/6/19	ISSUED FOR REVIEW
REV #	DATE	DESCRIPTION		



Engineering Design Consultants, Inc.
32 Tumpike Road
Southborough, Massachusetts
ph:(508) 480-0225 fax:(800)832-5781

PROJECT:

555 HOPPING BROOK ROAD
HOLLISTON, MASSACHUSETTS
(MIDDLESEX COUNTY)

TITLE:

PROFILES
555 HOPPING BROOK ROAD
HOLLISTON, MASSACHUSETTS

OWNER/APPLICANT:

CRG INTEGRATED REAL ESTATE SOLUTIONS
200 Barr Harbor Drive
Conshohocken, PA 19248

FILE NO: 3663 GRADING-DRAINAGE

PROF(8)

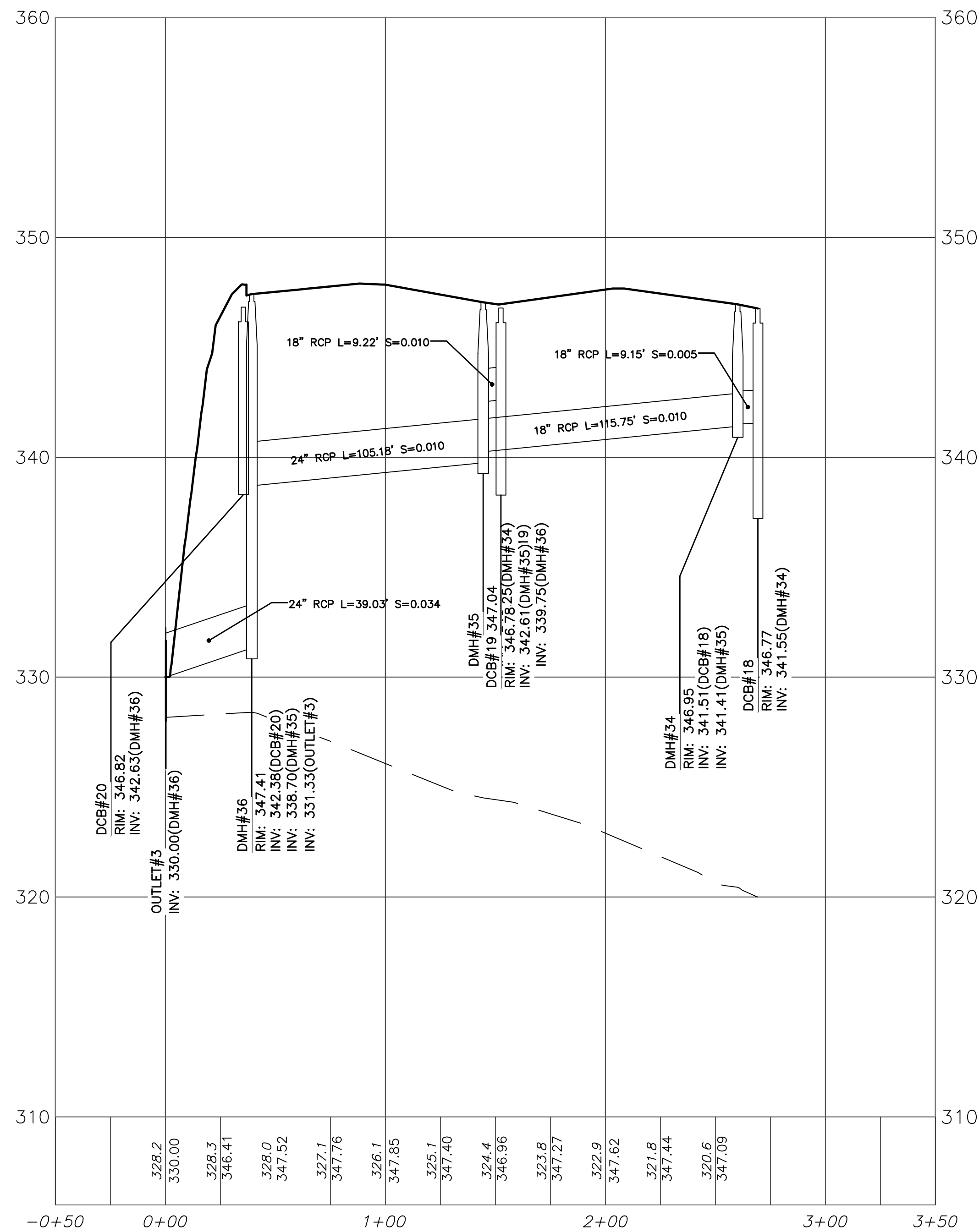
DATE: NOVEMBER 16, 2019

DEFINITIVE PLAN NO.:

21 of 37

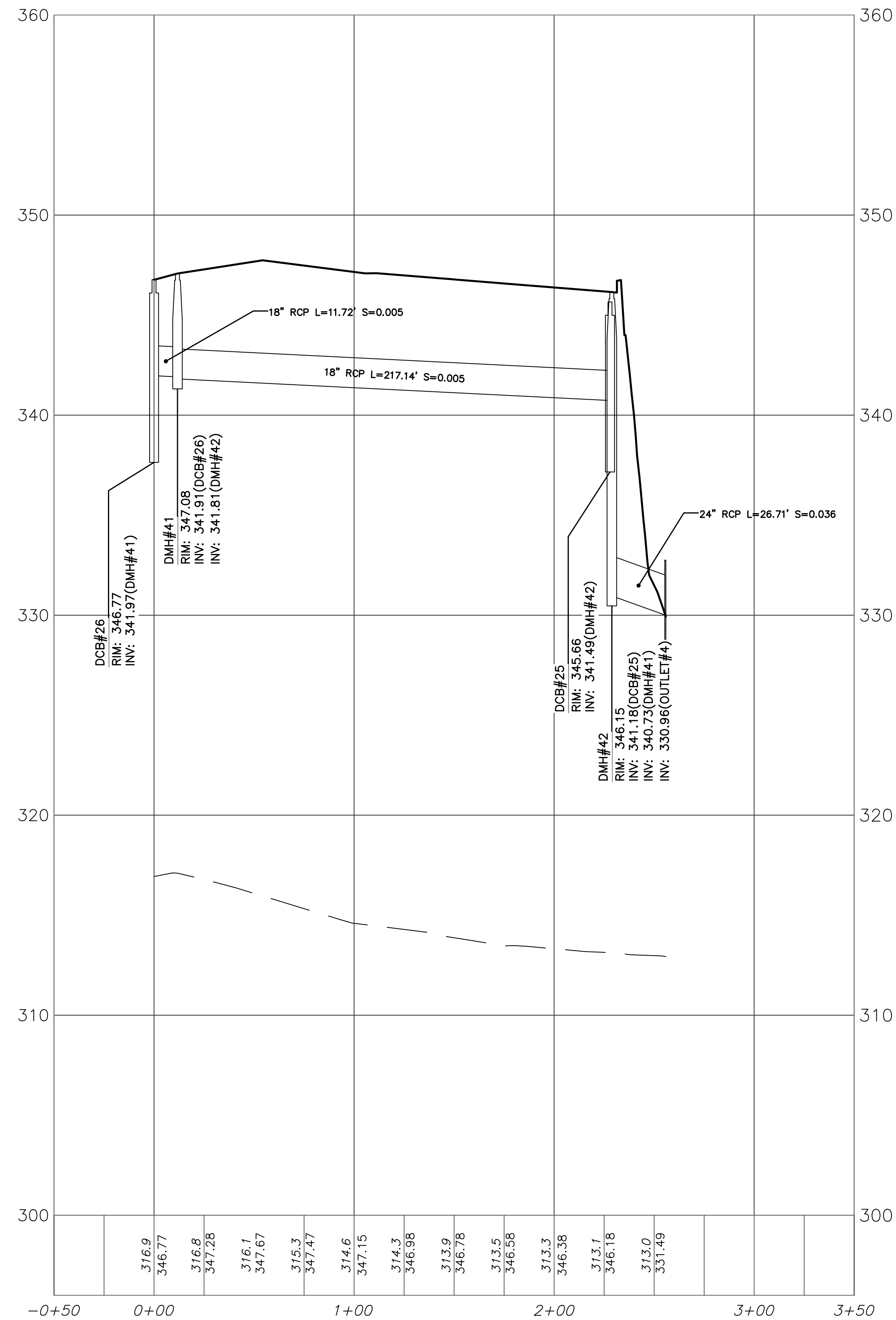
21

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STORM DRAINAGE DCB#18 TO OUTLET#3
Horizontal Scale: 1" = 40'
Vertical Scale: 1" = 4'

NOTE:
PLAN REFERENCES
NAVD 1988 VERTICAL
NAD 1983 HORIZONTAL

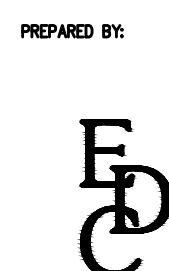


STORM DRAINAGE NW DCB#26 TO OUTLET#4
Horizontal Scale: 1" = 40'
Vertical Scale: 1" = 4'

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REVISIONS			
REV	DATE	DESCRIPTION	
1	3/2/20	PEER REVIEW COMMENTS	
2	3/5/20	PEER REVIEW COMMENTS	
3	11/6/19	ISSUED FOR REVIEW	



Engineering Design Consultants, Inc.
32 Tumpike Road
Southborough, Massachusetts
ph: (508) 480-0225 fax: (800) 832-5781

PROJECT:

555 HOPPING BROOK ROAD
HOLLISTON, MASSACHUSETTS
(MIDDLESEX COUNTY)

TITLE:

PROFILES
555 HOPPING BROOK ROAD
HOLLISTON, MASSACHUSETTS

OWNER/APPLICANT:

CRG INTEGRATED REAL ESTATE SOLUTIONS
200 Barr Harbor Drive
Conshohocken, PA 19248

FILE NO.: 3863 GRADING-DRAINAGE

PROF(9)

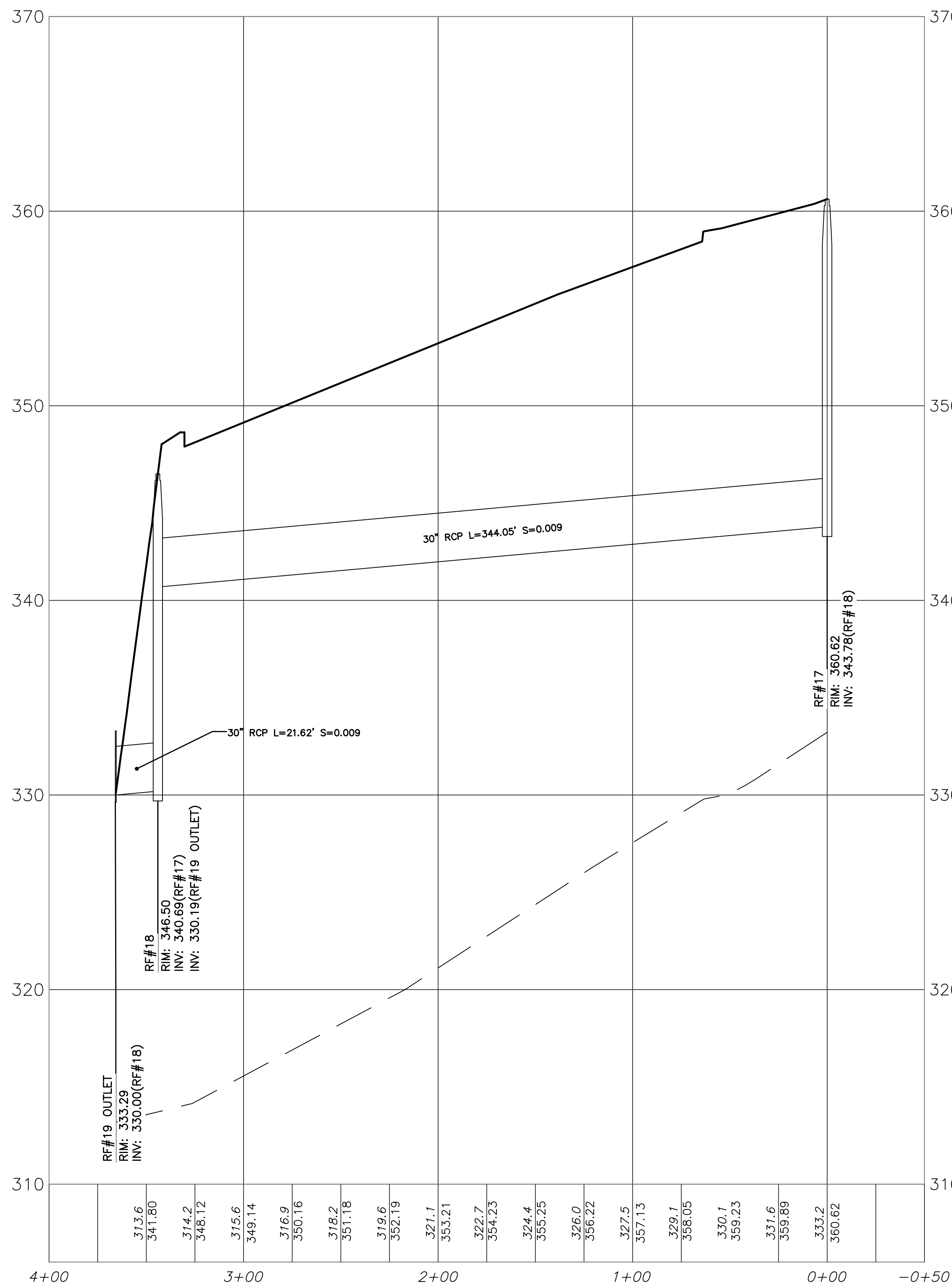
DATE: NOVEMBER 16, 2019

DEFINITIVE PLAN NO.:

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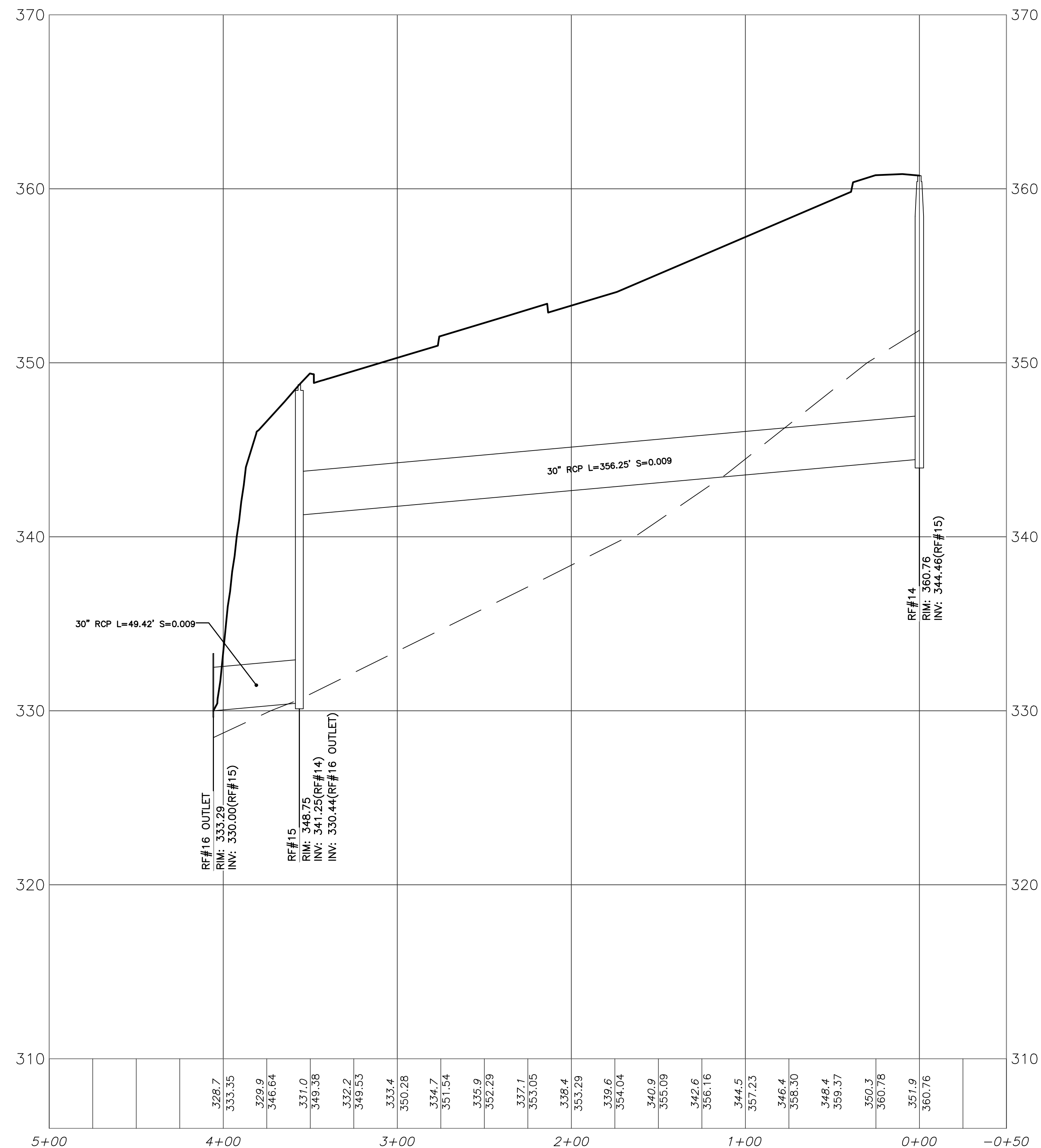
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STORM DRAINAGE RF#17 TO RF#19 OUTLET

Horizontal Scale: 1" = 40'
Vertical Scale: 1" = 4'

NOTE:
PLAN REFERENCES
NAVD 1988 VERTICAL
NAD 1983 HORIZONTAL



STORM DRAINAGE RF#14 TO RF#16 OUTLET

Horizontal Scale: 1" = 40'
Vertical Scale: 1" = 4'

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REVISIONS			
REV #	DATE	DESCRIPTION	
1	3/2/20	PEER REVIEW COMMENTS	
2	2/5/20	PEER REVIEW COMMENTS	
3	11/6/19	ISSUED FOR REVIEW	

DESIGNED BY: WML	CHECKED BY: PSB	APPROVED BY: PSB
------------------	-----------------	------------------



PREPARED BY:



Engineering Design Consultants, Inc.
32 Tumpike Road
Southborough, Massachusetts
ph:(508) 480-0225 fax:(800)832-5781

PROJECT:

555 HOPPING BROOK ROAD
HOLLISTON, MASSACHUSETTS
(MIDDLESEX COUNTY)

TITLE:

PROFILES
555 HOPPING BROOK ROAD
HOLLISTON, MASSACHUSETTS

OWNER/APPLICANT:

CRG INTEGRATED REAL ESTATE SOLUTIONS
200 Barr Harbor Drive
Conshohocken, PA 19248

FILE NO: 3663 GRADING-DRAINAGE

PROF(10)

DATE: NOVEMBER 16, 2019

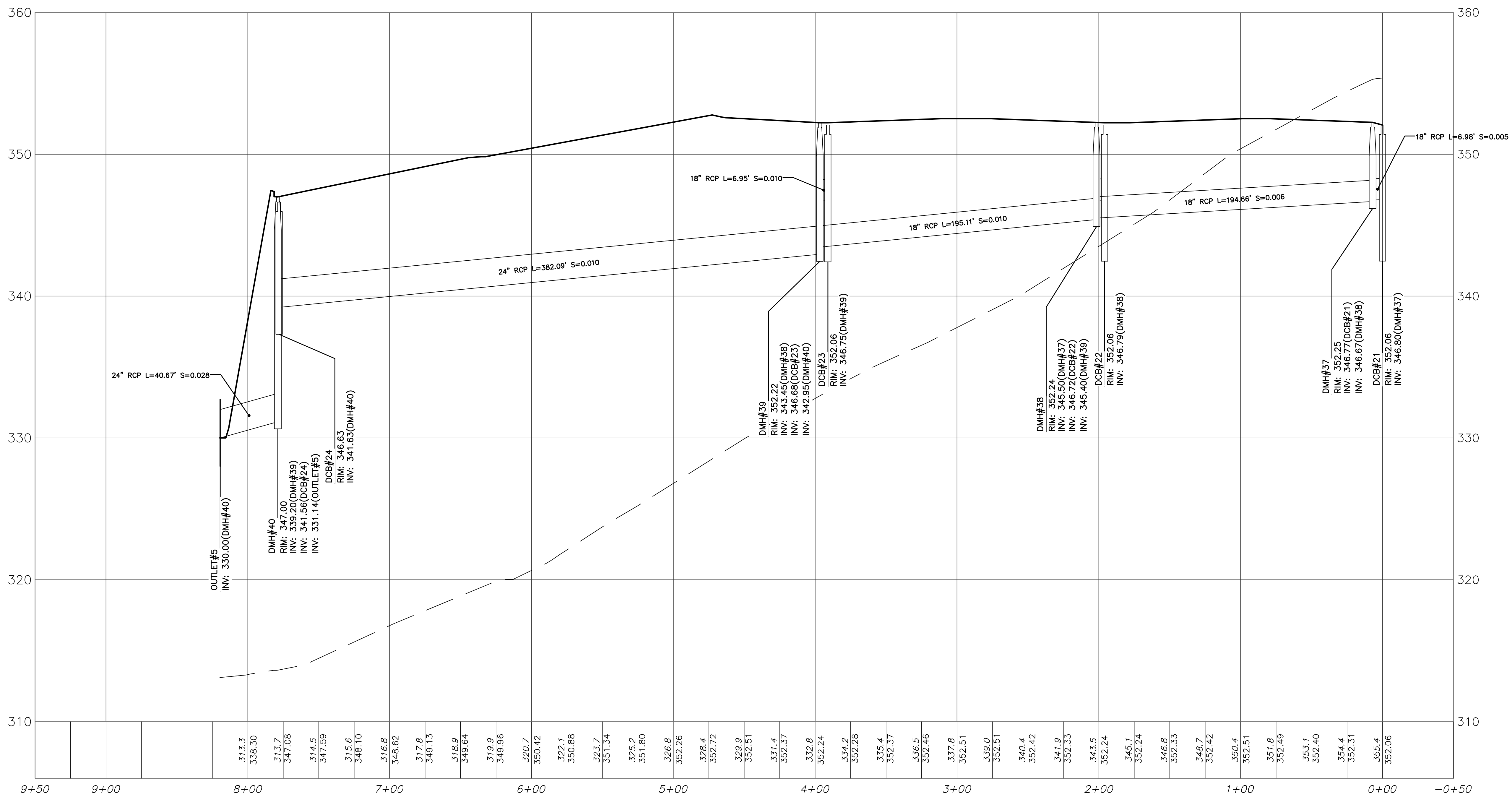
DEFINITIVE PLAN NO.:

23 of 37

23

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STORM DRAINAGE DCB#21 TO OUTLET#5

Horizontal Scale: 1" = 40'
Vertical Scale: 1" = 4'

NOTE:
PLAN REFERENCES
NAVD 1988 VERTICAL
NAD 1983 HORIZONTAL



PREPARED BY:



Engineering Design Consultants, Inc.
32 Tumpike Road
Southborough, Massachusetts
ph:(508) 480-0225 fax:(800)832-5781

PROJECT:

555 HOPPING BROOK ROAD
HOLLISTON, MASSACHUSETTS
(MIDDLESEX COUNTY)

TITLE:

PROFILES
555 HOPPING BROOK ROAD
HOLLISTON, MASSACHUSETTS

OWNER/APPLICANT:

CRG INTEGRATED REAL ESTATE SOLUTIONS
200 Barr Harbor Drive
Conshohocken, PA 19248

FILE NO: 3863 GRADING-DRAINAGE

PROF(11)

DATE: NOVEMBER 16, 2019

DEFINITIVE PLAN NO.:

24 of 37

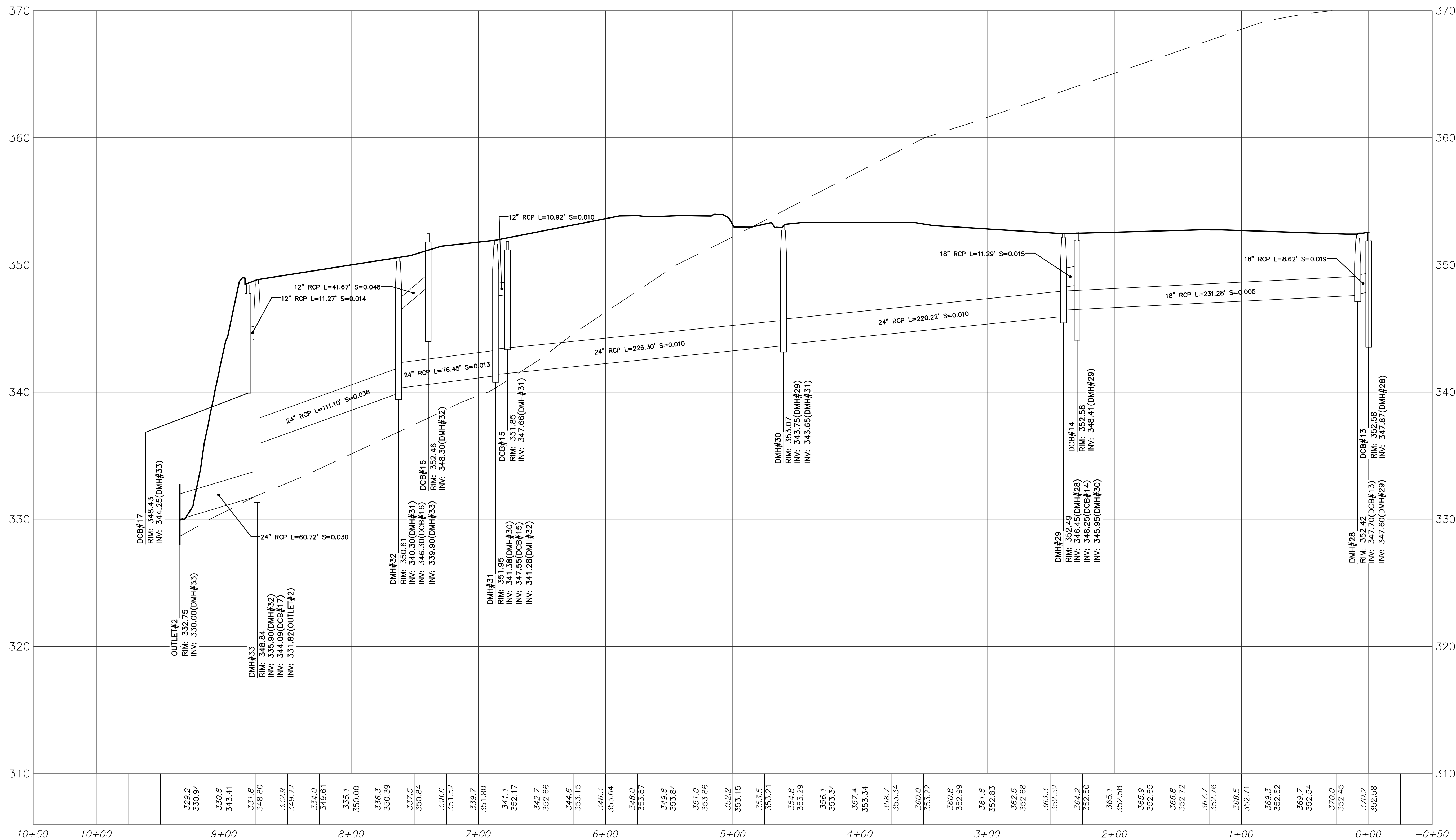
24

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REVISIONS			
REV #	DATE	DESCRIPTION	
2	3/2/20	PEER REVIEW COMMENTS	
1	2/5/20	PEER REVIEW COMMENTS	
0	11/16/19	ISSUED FOR REVIEW	

DRAWN BY: WML
CHECKED BY: PSB
APPROVED BY: PSB



STORM DRAINAGE DCB#13 TO OUTLET#2

Horizontal Scale: 1" = 40'
Vertical Scale: 1" = 4'

NOTE:
PLAN REFERENCES
NAVD 1988 VERTICAL
NAD 1983 HORIZONTAL

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REVISIONS			
REV	DATE	DESCRIPTION	
2	3/2/20	PEER REVIEW COMMENTS	
1	2/5/20	PEER REVIEW COMMENTS	
0	11/6/19	ISSUED FOR REVIEW	

DRAWN BY:	WML
CHECKED BY:	PSB
APPROVED BY:	PSB



PREPARED BY:



Engineering Design Consultants, Inc.
32 Tumpike Road
Southborough, Massachusetts
ph: (508) 480-0225 fax: (800) 832-5781

PROJECT:

555 HOPPING BROOK ROAD
HOLLISTON, MASSACHUSETTS
(MIDDLESEX COUNTY)

TITLE:

PROFILES
555 HOPPING BROOK ROAD
HOLLISTON, MASSACHUSETTS

OWNER/APPLICANT:

CRG INTEGRATED REAL ESTATE SOLUTIONS
200 Barr Harbor Drive
Conshohocken, PA 19248

FILE NO.: 3663 GRADING-DRAINAGE

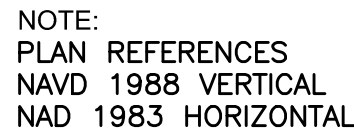
PROF(12)

DATE: NOVEMBER 16, 2019

DEFINITIVE PLAN NO.:

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25



DMH#13; CDS 3035-6
DMH#24; CS6
DMH#27; CDS 2015-5
DMH#33; CS6
DMH#36; CS5
DMH#40; CS6
DMH#42; CS5
DMH#44; CDS 1515-3

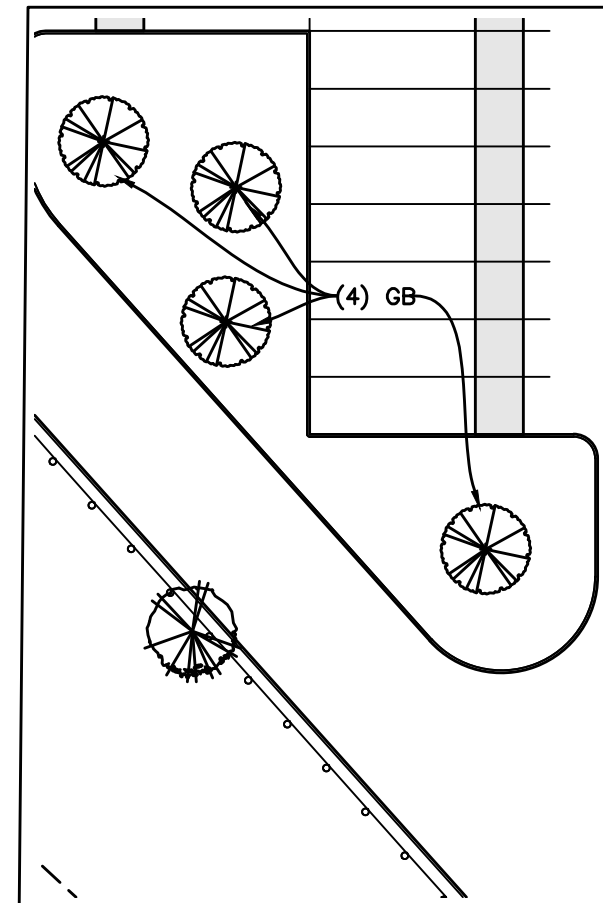
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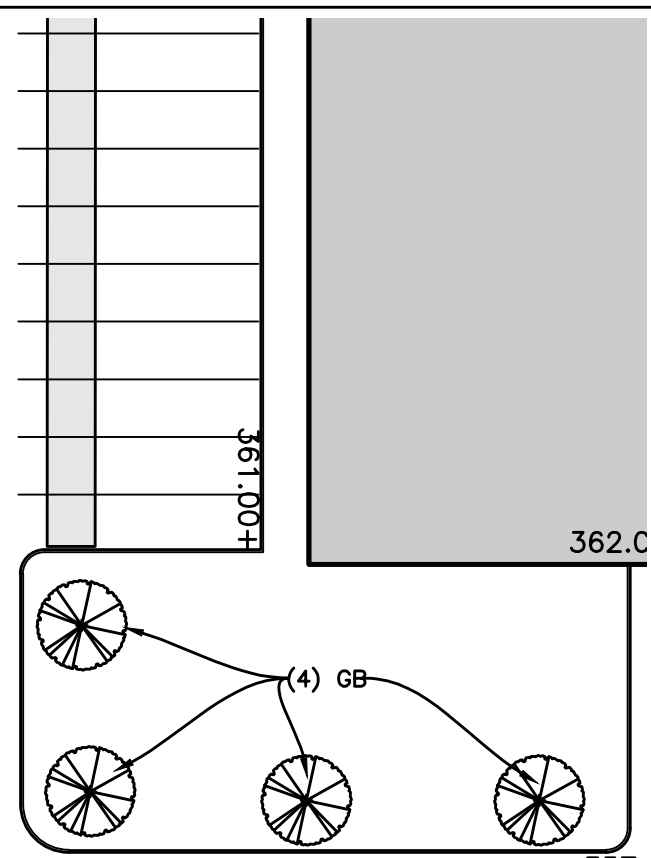
NOTE:
UNDERGROUND UTILITY LOCATIONS ARE NOT GUARANTEED.

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION

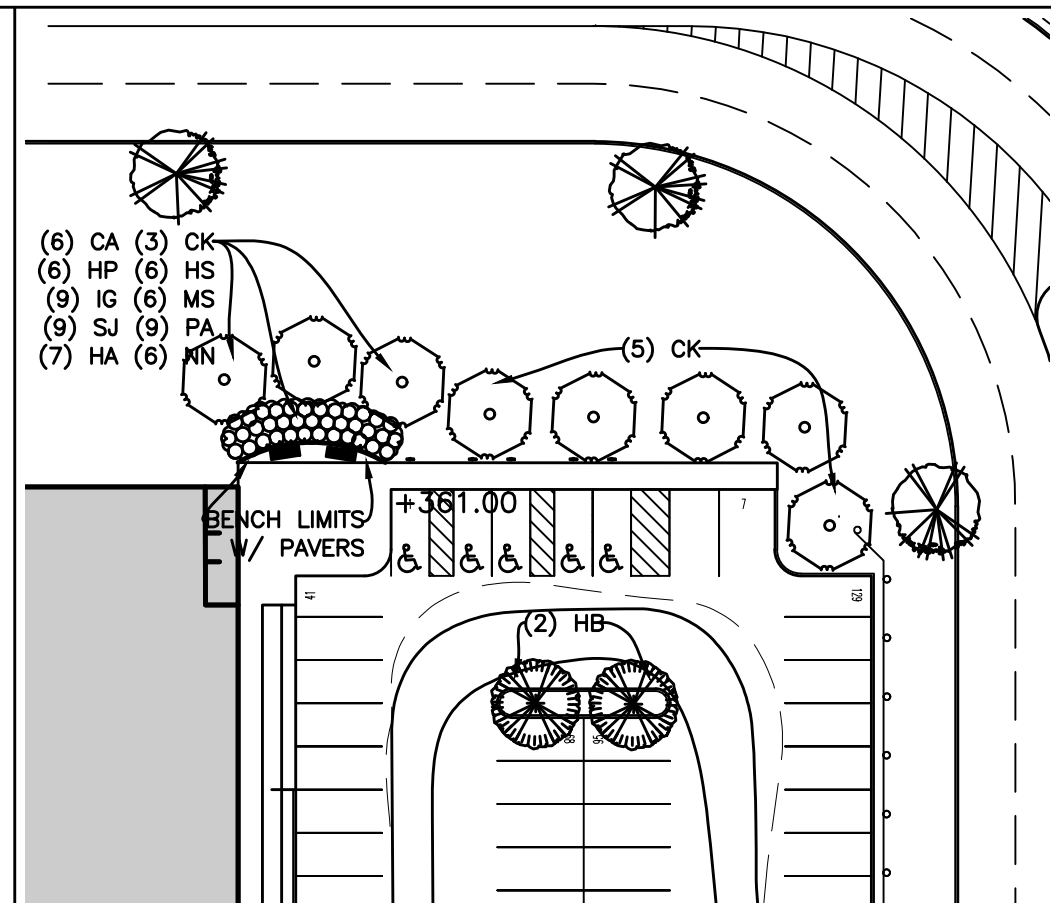
DIGSAFE IS TO BE NOTIFIED 72 BUSINESS HOURS IN ADVANCE OF CONSTRUCTION. CALL DIGSAFE AT 811



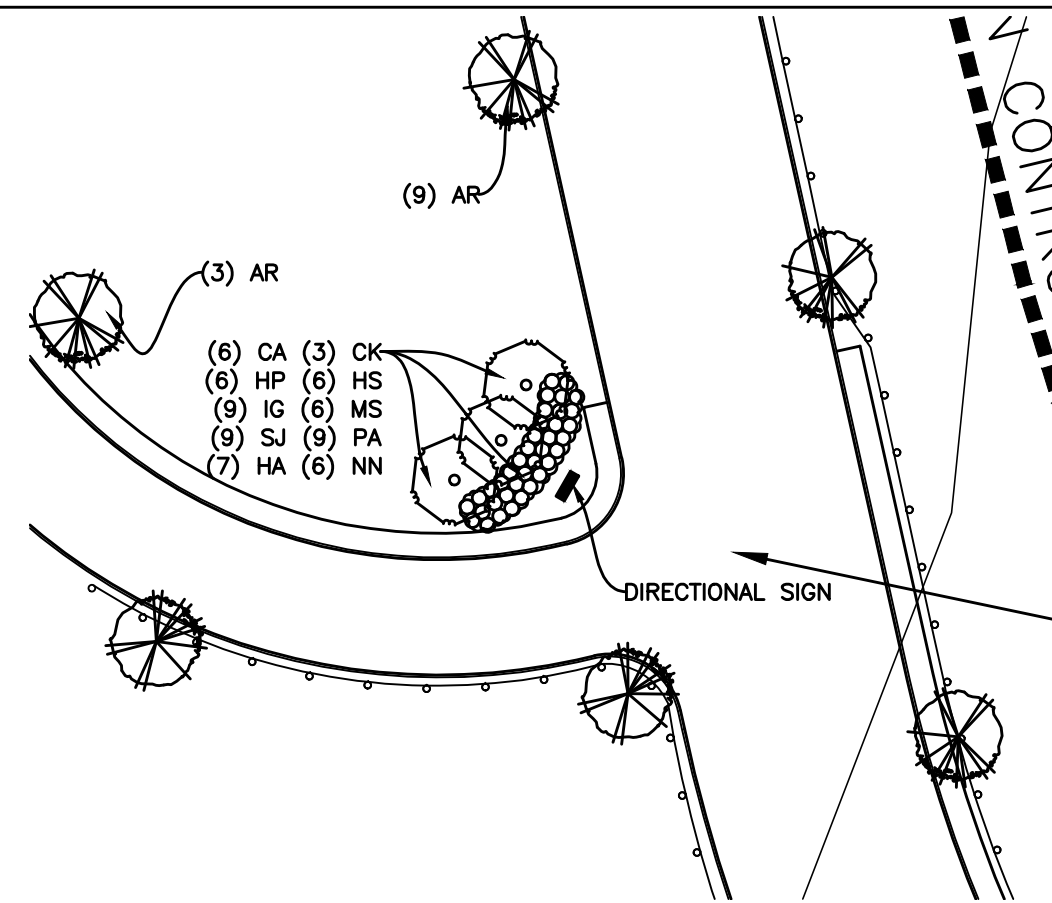
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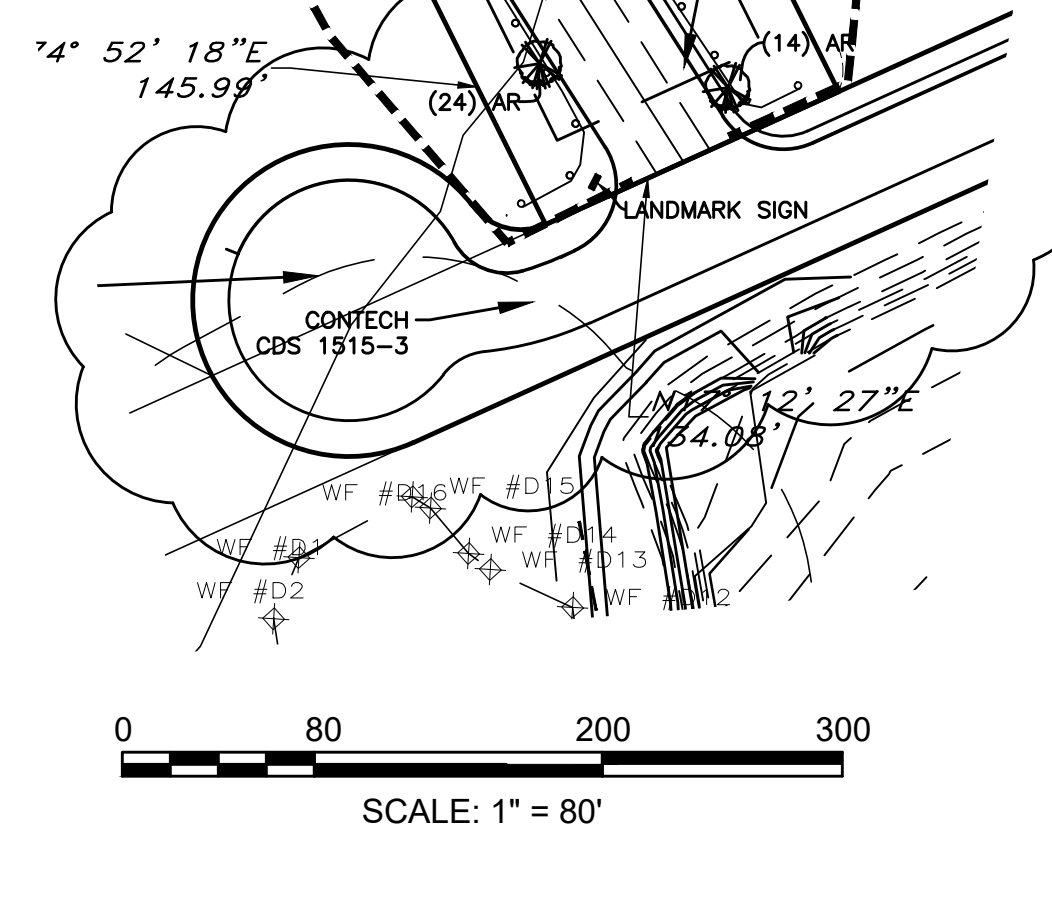
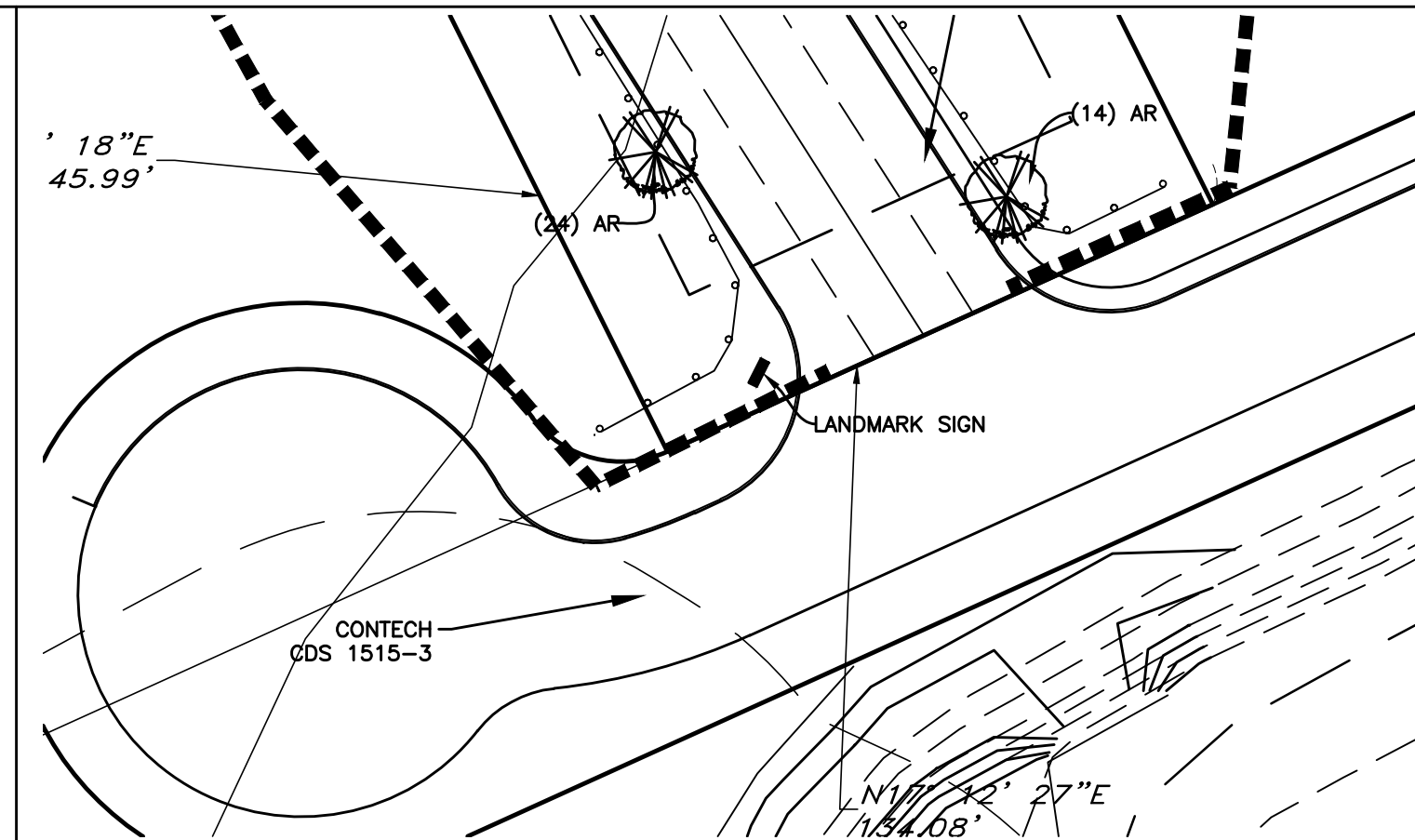
INSERT B



INSERT C



INSERT D



0 80 200 300
SCALE: 1" = 80'

0 40 100 160
SCALE: 1" = 40'



Engineering Design Consultants, Inc.
32 Tumpike Road
Southborough, Massachusetts
ph: (508) 480-0225 fax: (800) 832-5781

PROJECT:

555 HOPPING BROOK ROAD
HOLLISTON, MASSACHUSETTS
(MIDDLESEX COUNTY)

TITLE:

LANDSCAPE PLAN
555 HOPPING BROOK ROAD
HOLLISTON, MASSACHUSETTS

OWNER/APPLICANT:

CRG INTEGRATED REAL ESTATE SOLUTIONS
200 Barr Harbor Drive
Conshohocken, PA 19248

FILE NO: 3663 LANDSCAPE (1)

LANDSCAPE

DATE: NOVEMBER 16, 2019

DEFINITIVE PLAN NO.:

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DESIGN BY: WML
CHECK BY: PSB
APPROVED BY: PSB

REVIEWS			
REV	DATE	DESCRIPTION	PEER REVIEW COMMENTS
2	3/2/20	PEER REVIEW COMMENTS	
1	2/5/20	PEER REVIEW COMMENTS	
0	11/6/19	ISSUED FOR REVIEW	



Engineering Design Consultants, Inc.
32 Turnpike Road
Southborough, Massachusetts
ph:(508) 480-0225 fax:(800)832-5781

555 HOPPING BROOK ROAD
HOLLISTON, MASSACHUSETTS
(MIDDLESEX COUNTY)

LIGHTING
555 HOPPING BROOK ROAD
HOLLISTON, MASSACHUSETTS
OWNER/APPLICANT:
CRG INTEGRATED REAL ESTATE SOLUTIONS
200 Barr Harbor Drive
Conshohocken, PA 19428

FILE NO: 3663 LIGHTING (1)
DATE: NOVEMBER 16, 2019
DEFINITIVE PLAN NO.:
28 of 37
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Schedule					
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description
	A	4	Lithonia Lighting	DSX1 LED P8 40K TTFM MVOLT HS	DSX1 LED P8 40K TTFM MVOLT with housesside shield
	B	3	Lithonia Lighting	DSX1 LED P6 40K TSW MVOLT	DSX1 LED P6 40K TSW MVOLT
	C	43	Lithonia Lighting	DSXW2 LED 30C 1000 40K TTFM MVOLT	DSXW2 LED WITH 3 LIGHT ENGINES, 30 LEDs, 1000mA DRIVER, 4000K LED, TYPE FORWARD THROW MEDIUM OPTIC
	D	7	Lithonia Lighting	DSX1 LED P6 40K TSW MVOLT	DSX1 LED P6 40K TSW MVOLT
	E	35	Lithonia Lighting	DSX1 LED P8 40K BLC MVOLT	DSX1 LED P8 40K BLC MVOLT
	F	4	Lithonia Lighting	DSX1 LED P6 40K TSW MVOLT	DSX1 LED P6 40K TSW MVOLT

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
AREA ON PROPERTY	+	1.3 fc	5.6 fc	0.0 fc	N/A	N/A
Drive Lanes	✕	1.3 fc	4.3 fc	0.4 fc	10.8:1	3.3:1
Drive Lanes	✕	1.1 fc	4.3 fc	0.2 fc	21.5:1	5.5:1
General Project Area	+	0.1 fc	2.9 fc	0.0 fc	N/A	N/A
Small Parking Lot	✕	1.6 fc	2.9 fc	0.8 fc	3.6:1	2.0:1
Trailer Parking West	✕	1.6 fc	5.6 fc	0.2 fc	28.0:1	8.0:1

0 80 200 300
SCALE: 1" = 80'