

**LEGEND**  
 SH (fnd)  
 SK (fnd)  
 F (fnd)  
 YPO (fnd)

MA STATE PLANE COORD. SYSTEM  
 MAINLAND ZONE - NAD 83

# PLAN NOTES

1. THE PURPOSE OF THIS PLAN IS TO CREATE 3 LOTS WITH FRONTAGE ON HOPPING BROOK ROAD, A PUBLIC WAY WITHIN THE TOWN OF HOLLISTON.  
 LOT 2A OF 4,573,585± S.F. WITH 1590.95 FEET OF FRONTAGE  
 LOT 3 OF 407,240± S.F. WITH 150.00 FEET OF FRONTAGE  
 LOT 4 OF 3,168,300± S.F. WITH 134.08 FEET OF FRONTAGE
2. THE PROPERTY LINES AND EXISTING CONDITIONS SHOWN HEREON ARE THE RESULT OF AN ON-THE-GROUND INSTRUMENT SURVEY PERFORMED BY LIGHTHOUSE LAND SURVEYING LLC BETWEEN APRIL 30, 2019 AND MAY 13, 2019.
3. ALL ON-THE-GROUND OBSERVATIONS WERE PERFORMED USING LEICA TS12 (3") ROBOTIC TOTAL STATIONS.
4. THE LEGAL STATUS OF THE STREETS AND/OR WAYS SHOWN HEREON, WHETHER THEY ARE PUBLIC OR PRIVATE, WAS NOT MADE PART OF THIS SURVEY.

5. SURVEY TRAVERSE POINTS 1, 3, 7, AND 10 WERE OBSERVED WITH A CARLSON BRX6+ GPS RECEIVER USING THE MASSDOT MCCORS RTK NETWORK.  
 HORIZONTAL DATUM:  
 MASSACHUSETTS STATE PLANE - MAINLAND ZONE NAD83 (2011)  
 EPOCH 2010.00 - US FEET  
 VERTICAL DATUM:  
 NORTH AMERICAN VERTICAL DATUM OF 1988 (GEOID 12B) - US FEET
6. OWNERS NAMES SHOWN HEREON ARE BASED UPON ASSESSORS INFORMATION OBTAINED AS OF THE DATE OF THE SURVEY. IT DOES NOT REPRESENT A CERTIFICATION OF TITLE NOR DOES IT GUARANTEE THE OWNERSHIP OF LOCUS OR ADJUTING PROPERTIES.

Middlesex Registry of Deeds,  
 Southern District  
 Cambridge, Massachusetts  
 Plan No. 913 of 2019  
 Rec'd 11/12/2019  
 #01 H 10 M P M  
 Attest:  
 Register

## REGISTRY USE ONLY

HOLLISTON EDITIONS, LLC  
 PARCEL ID: 005.0-0004-0021.0  
 DEED BK 51441 / PAGE 519  
 N/F BEHENNA JAMES S JR  
 N/F MAURO JOHN J  
 N/F WONG RANDALL F  
 N/F D'ANNIBALE DUGUELMO/DA  
 N/F CLAYBROOK I DEVELOPMENT TRUST  
 N/F KOLBER ROBERT G  
 N/F GACOBEE JOHN S  
 N/F FENNER DONALD E  
 N/F CARLISLE MICHAEL D  
 N/F BARRY JOHN D  
 N/F SHEWAN TIMOTHY E  
 N/F DUMOUCHEL MARK & LINDA  
 N/F GLODLY BERNARD F  
 N/F KILDUFF BRIAN J & DORE  
 N/F MCLENNAN STEVEN  
 N/F REGAN MARK J  
 N/F QUERRERO & ASSOCIATES INC  
 N/F KELLY M VERONICA  
 N/F MICHAEL J & MARIA Y  
 N/F O'NEILL JEFFREY & DALE E  
 N/F CATUNA CORNEL & KELLY S JR

**OWNER**  
 NEW HOPPING BROOK REALTY TRUST  
 42 WESTBORO ROAD  
 NORTH GRAFTON, MA 01536

### DEED REFERENCE

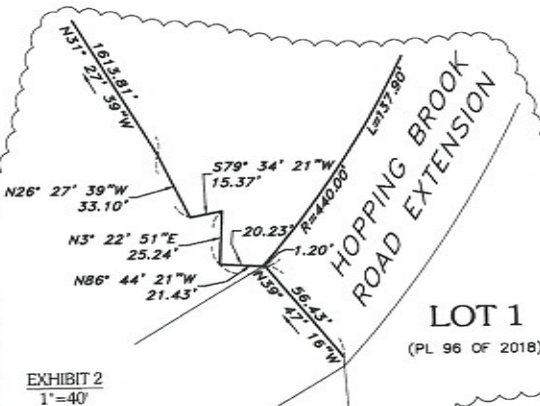
DEED BK 31501 PAGE 99  
 (LOTS 6, 7, 8, 10)  
 DEED BK 43168 PAGE 172  
 (PARCEL II)  
 DEED BK 43690 PAGE 512  
 (PARCEL D)

### ASSESSORS REFERENCE

PARCEL ID: 004.0-0006-0015.A

### PLAN REFERENCES

PL 96 OF 2018  
 PL 702 OF 2004  
 PL 382 OF 2003  
 PL 284 OF 1983



**LOT 1**  
 (PL 96 OF 2018)

**LOT 2A**  
 AREA = 4,573,585± S.F.  
 = 104.995± AC.

**LOT 4**  
 AREA = 3,168,300± S.F.  
 = 72.734± AC.

**LOT 3**  
 AREA = 407,240± S.F.  
 = 9.349± AC.

**LOT 1**  
 (PL 96 OF 2018)

**DEVELOPMENT LIMITS PARCEL 004.0-0006-0015A**

### ZONING TABLE

ZONING DISTRICT: IND - INDUSTRIAL  
 DIMENSIONAL REGULATIONS  
 MIN. LOT FRONTAGE: 100 FT.  
 MIN. LOT AREA: 20,000 S.F.



Richard W. Reid, Jr.  
 PROFESSIONAL LAND SURVEYOR

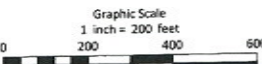
SEPTEMBER 27, 2019  
 DATE

**APPROVAL NOT REQUIRED**  
**PLAN OF LAND**

PREPARED FOR:  
 New Hopping Brook Realty Trust  
 42 Westboro Road  
 North Grafton, Massachusetts 01536

DATE:  
 SEPTEMBER 27, 2019  
 1 OF 1  
 EDC PROJECT NUMBER  
 3520

REVISIONS:	DATE	DESCRIPTION
0	9/27/19	ISSUED FINAL
1	9/27/19	ISSUED FINAL



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

PROJECT:  
 HOPPING BROOK EXTENSION  
 HOPPING BROOK ROAD  
 (MIDDLESEX COUNTY - SOUTH DISTRICT)  
 HOLLISTON, MASSACHUSETTS

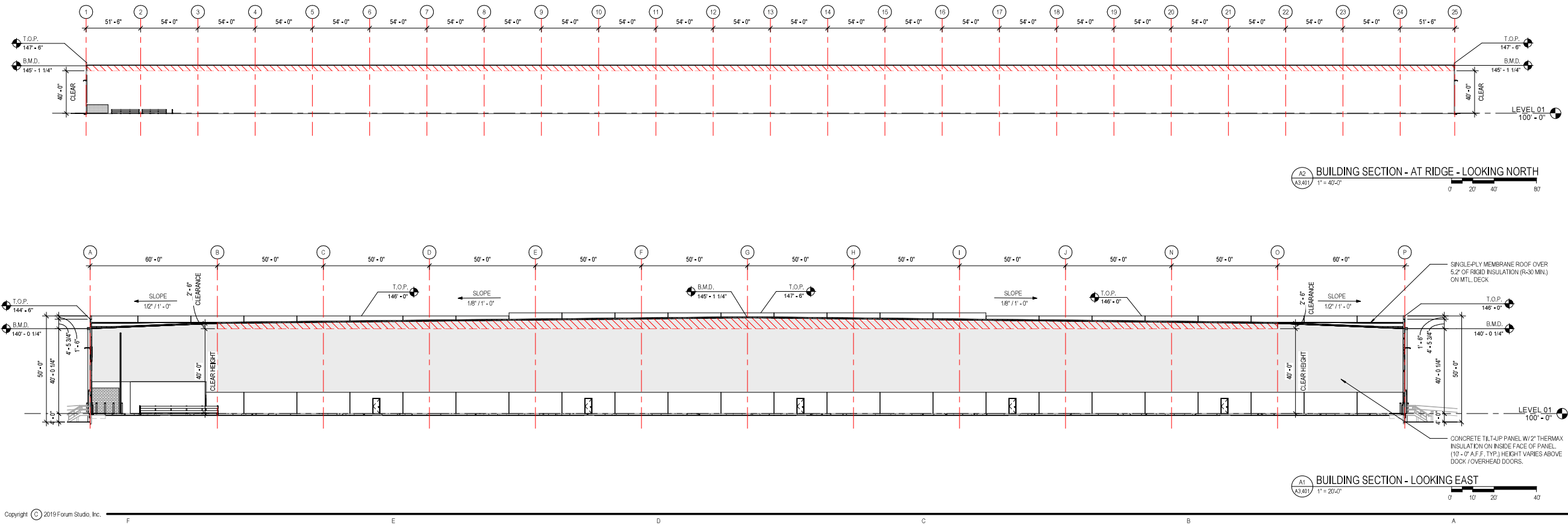
913 of 2019





2/12/2020 11:11:13 AM

Copyright © 2019 Forum Studio, Inc.



5

**CLAYCO**  
THE ART & SCIENCE OF BUILDING  
2189 INNERBELT BUSINESS CENTER DRIVE  
ST. LOUIS, MISSOURI 63114  
PH: 314.426.5100 FX: 314.426.3137

ARCHITECT  
**FORUM**  
2189 INNERBELT BUSINESS CENTER DRIVE  
ST. LOUIS, MISSOURI 63114  
PH: 314.426.1010 FX: 314.426.7770

CONTRACTOR / DEVELOPER

LANDSCAPE ARCHITECT

4 CIVIL ENGINEER

STRUCTURAL ENGINEER

**TETRA TECH**

MECHANICAL ENGINEER

ELECTRICAL ENGINEER

PLUMBING ENGINEER

FIRE PROTECTION ENGINEER

**CRG** INTEGRATED  
REAL ESTATE  
SOLUTIONS

3

# PROJECT ECHO - BOSTON

CRG REAL ESTATE SOLUTIONS

HOLLISTON, MA

DRAWING ISSUE

DESCRIPTION	DATE
-------------	------

DRAWING TITLE  
BUILDING SECTIONS

DRAWING NO.

**A3.401**

Forum # BF0104788 | Consult #

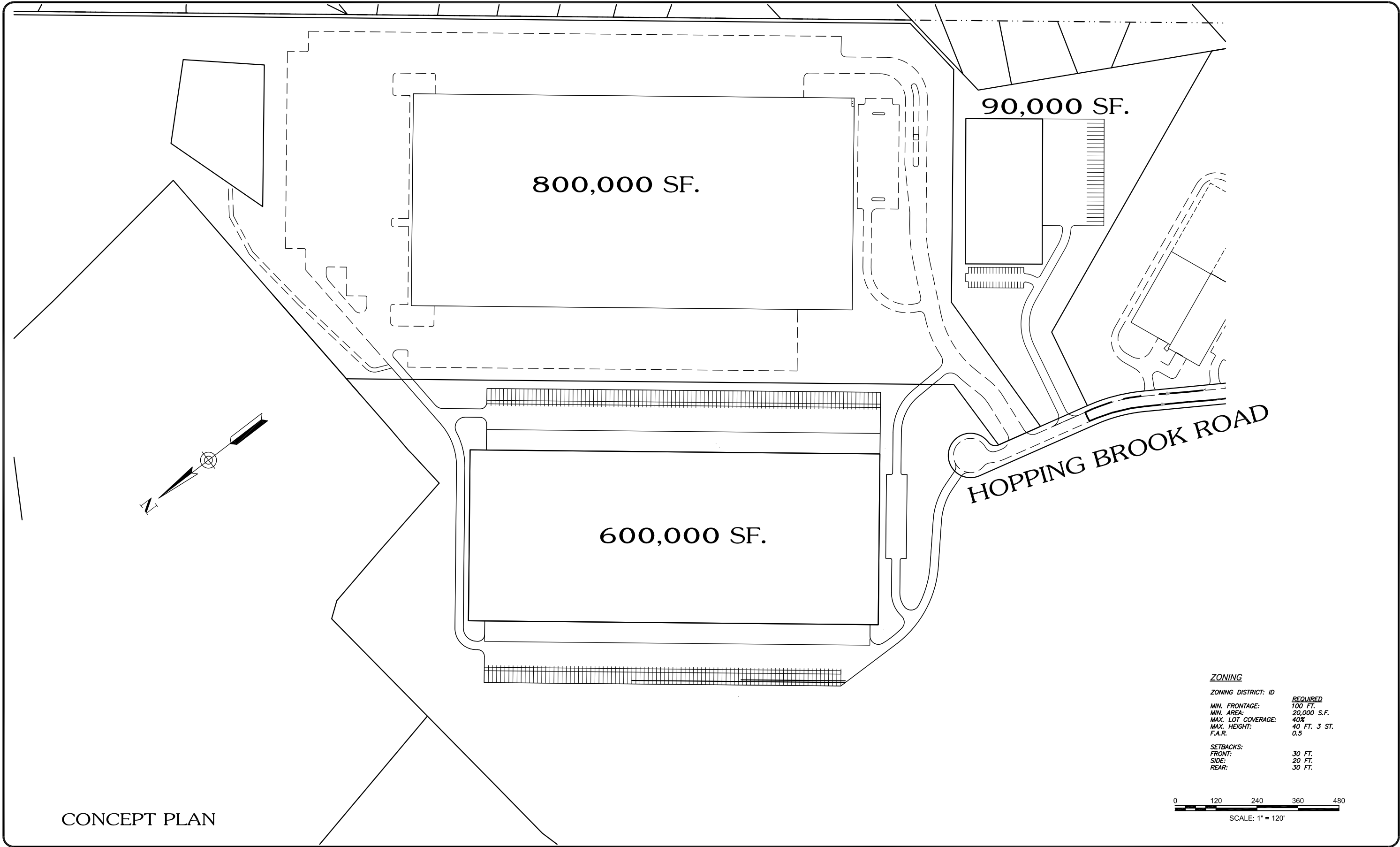






ALL RIGHTS RESERVED

NO PART OF THIS DOCUMENT MAY BE REPRODUCED 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 MODIFICATIONS TO THE DOCUMENT WITHOUT THE WRITTEN PERMISSION OF ENGINEERING DESIGN CONSULTANTS, INC. SHALL RENDER THEM INVALID AND UNUSABLE.



**ZONING**

ZONING DISTRICT: ID

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

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

ENGINEERING DESIGN CONSULTANTS, INC. SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, OR PROCEDURES UTILIZED BY THE CONTRACTOR, NOR FOR THE SAFETY OF PUBLIC OR CONTRACTORS EMPLOYEES; OR FOR THE FAILURE OF THE CONTRACTOR TO CARRY OUT THE WORK IN ACCORDANCE 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.

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

**REVISIONS:**

REV #	DATE	DESCRIPTION
0	1/22/20	ISSUED FOR DISCUSSION

**PREPARED BY:**



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

**PROJECT:**

HOPPING BROOK ROAD  
HOLLISTON, MASSACHUSETTS  
(MIDDLESEX COUNTY)

**TITLE:**

600K & 800K DEVELOPMENT - ALT A  
HOPPING BROOK ROAD  
HOLLISTON, MASSACHUSETTS

**OWNER/APPLICANT:**

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

FILE NO.: 3686 CRG(6-1-20)  
800-600K

DATE: JANUARY 22, 2020

DEFINITIVE PLAN NO.:

1 of 1

1