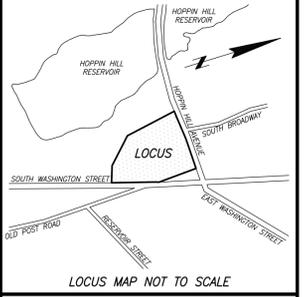


BOSTON, MA HEADQUARTERS
152 HAMPDEN STREET
BOSTON, MA 02119

WORCESTER, MA
27 MECHANIC STREET
WORCESTER, MA 01608

PORTLAND, ME
99 FEDERAL STREET
PORTLAND, ME 04101

(617)357-9740
www.feldmangeo.com



I CERTIFY THAT THIS PLAN CONFORMS WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

TIMOTHY R. AGURKIS, PLS
(MA# 52782)
TAGURKIS@FELDMANGEO.COM



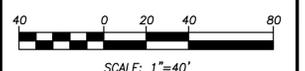
DRAWING NAME:
APPROVAL NOT REQUIRED
PLAN OF LAND
551 SOUTH WASHINGTON STREET
& 20 HOPPIN HILL AVENUE
NORTH ATTLEBOROUGH, MASS.

DATE: JANUARY 18, 2026

REVISIONS:

FILENAME: 2501099-ANR.dwg

RESEARCH: JRZ	FIELD CHIEF: CA
PROJ MGR: JRZ	APPROVED:
CALC: JRZ	CADD: TRA
FIELD CHK:	CRD FILE: 2501099



- NOTES:**
- THE PURPOSE OF THIS PLAN IS TO COMBINE ASSESSORS' PARCELS 22-416 & 22-469 INTO ONE CONTIGUOUS LOT, AS SHOWN HEREON.
 - FOR CLARITY PURPOSES, NOT ALL EASEMENTS ARE SHOWN.

ZONING CLASSIFICATION

ZONING DISTRICT: COMMERCIAL C-30 DISTRICT

DIMENSIONAL TABLE PER - "C-30" ZONING DISTRICT

HOTEL, INN OR MOTEL:

MINIMUM LOT AREA	30,000 SQ. FT. + 500 SQ. FT./UNIT
MINIMUM LOT FRONTAGE	200 FEET
MINIMUM LOT WIDTH	200 FEET
MINIMUM LOT DEPTH	200 FEET
MINIMUM FRONT YARD	50 FEET
MINIMUM SIDE YARD	25 FEET
MINIMUM REAR YARD	25 FEET
MAXIMUM BUILDING HEIGHT	40 FEET
MAXIMUM BUILDING STORIES	4
MAXIMUM BUILDING COVERAGE	40%
MINIMUM OPEN SPACE	40%

ANY OTHER PERMITTED USE:

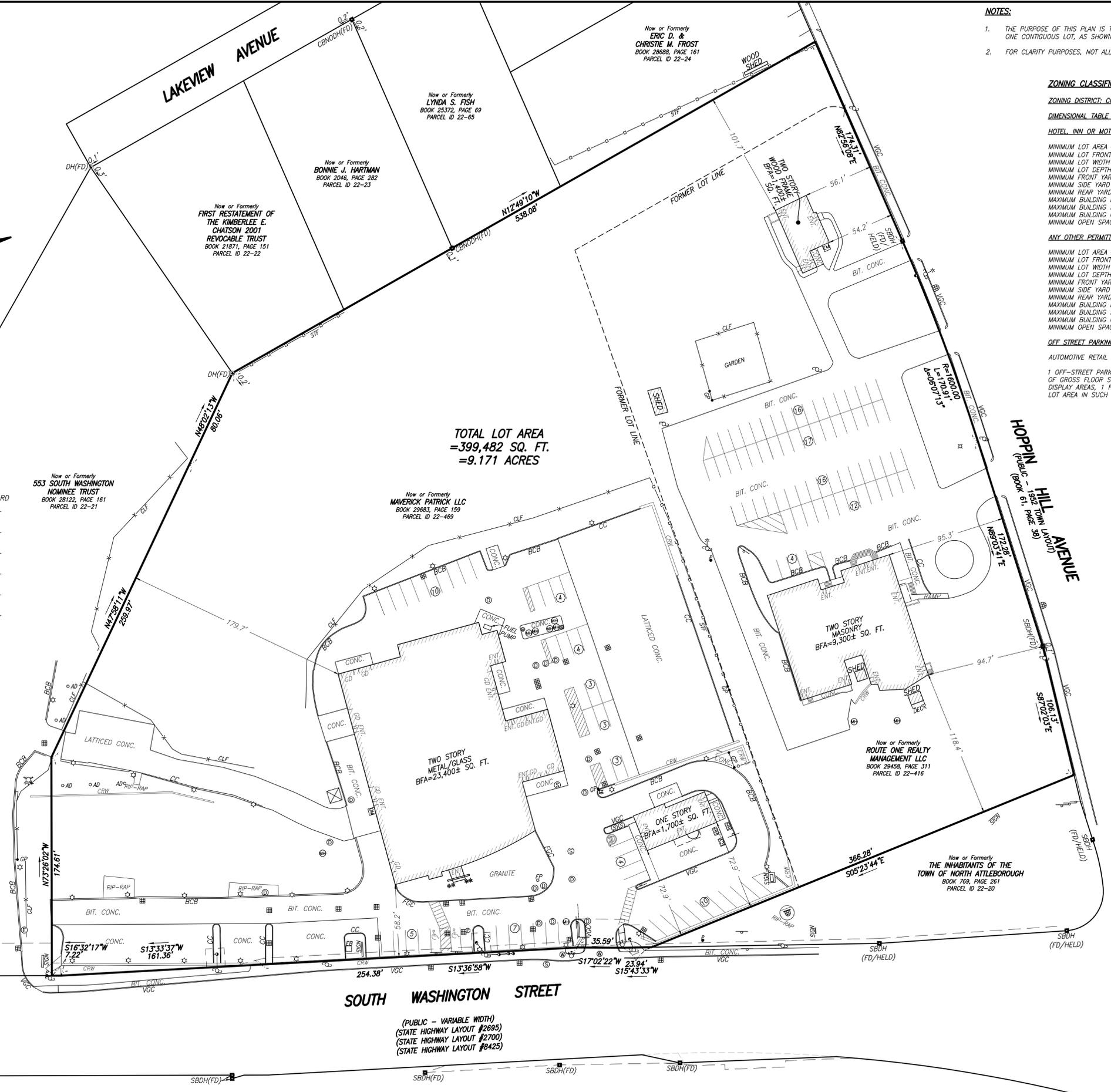
MINIMUM LOT AREA	30,000 SQ. FT.
MINIMUM LOT FRONTAGE	150 FEET
MINIMUM LOT WIDTH	150 FEET
MINIMUM LOT DEPTH	175 FEET
MINIMUM FRONT YARD	50 FEET
MINIMUM SIDE YARD	25 FEET
MINIMUM REAR YARD	25 FEET
MAXIMUM BUILDING HEIGHT	30 FEET
MAXIMUM BUILDING STORIES	2.5
MAXIMUM BUILDING COVERAGE	35%
MINIMUM OPEN SPACE	40%

OFF STREET PARKING REGULATION:

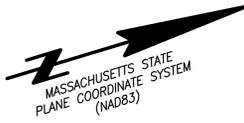
AUTOMOTIVE RETAIL AND SERVICE ESTABLISHMENT:

1 OFF-STREET PARKING SPACE PER 1,000 SQUARE FEET OF GROSS FLOOR SPACE; IN THE CASE OF OUTDOOR DISPLAY AREAS, 1 FOR EACH 1,000 SQUARE FEET OF LOT AREA IN SUCH USE.

TOTAL LOT AREA
=399,482 SQ. FT.
=9.171 ACRES



RESERVED FOR REGISTRY USE



APPROVAL UNDER SUBDIVISION CONTROL
LAW NOT REQUIRED.
CITY OF NORTH ATTLEBOROUGH PLANNING BOARD

DATE: _____

THE ABOVE ENDORSEMENT IS NOT A DETERMINATION AS TO CONFORMANCE WITH ZONING REGULATIONS.

REFERENCES

- BRISTOL COUNTY REGISTRY OF DEEDS
- PLAN BOOK 61, PAGE 39
 - PLAN BOOK 82, PAGE 60
 - PLAN BOOK 89, PAGE 54
 - PLAN BOOK 514, PAGE 39
- DEED BOOK 769, PAGE 261
- DEED BOOK 1393, PAGE 193
 - DEED BOOK 2046, PAGE 282
 - DEED BOOK 21871, PAGE 151
 - DEED BOOK 24470, PAGE 81
 - DEED BOOK 25372, PAGE 69
 - DEED BOOK 28122, PAGE 161
 - DEED BOOK 28688, PAGE 161
- MASSACHUSETTS HIGHWAY DEPARTMENT
- 1895 STATE HIGHWAY LAYOUT NO. 81
 - 1925 STATE HIGHWAY LAYOUT NO. 2234
 - 1930 STATE HIGHWAY LAYOUT NO. 2695
 - 1930 STATE HIGHWAY LAYOUT NO. 2700
 - 2015 STATE HIGHWAY LAYOUT NO. 8425

SOUTH WASHINGTON STREET
(PUBLIC - VARIABLE WIDTH)
(STATE HIGHWAY LAYOUT #2695)
(STATE HIGHWAY LAYOUT #2700)
(STATE HIGHWAY LAYOUT #8425)

FILENAME: S:\PROJECTS\2501099-ANR.dwg