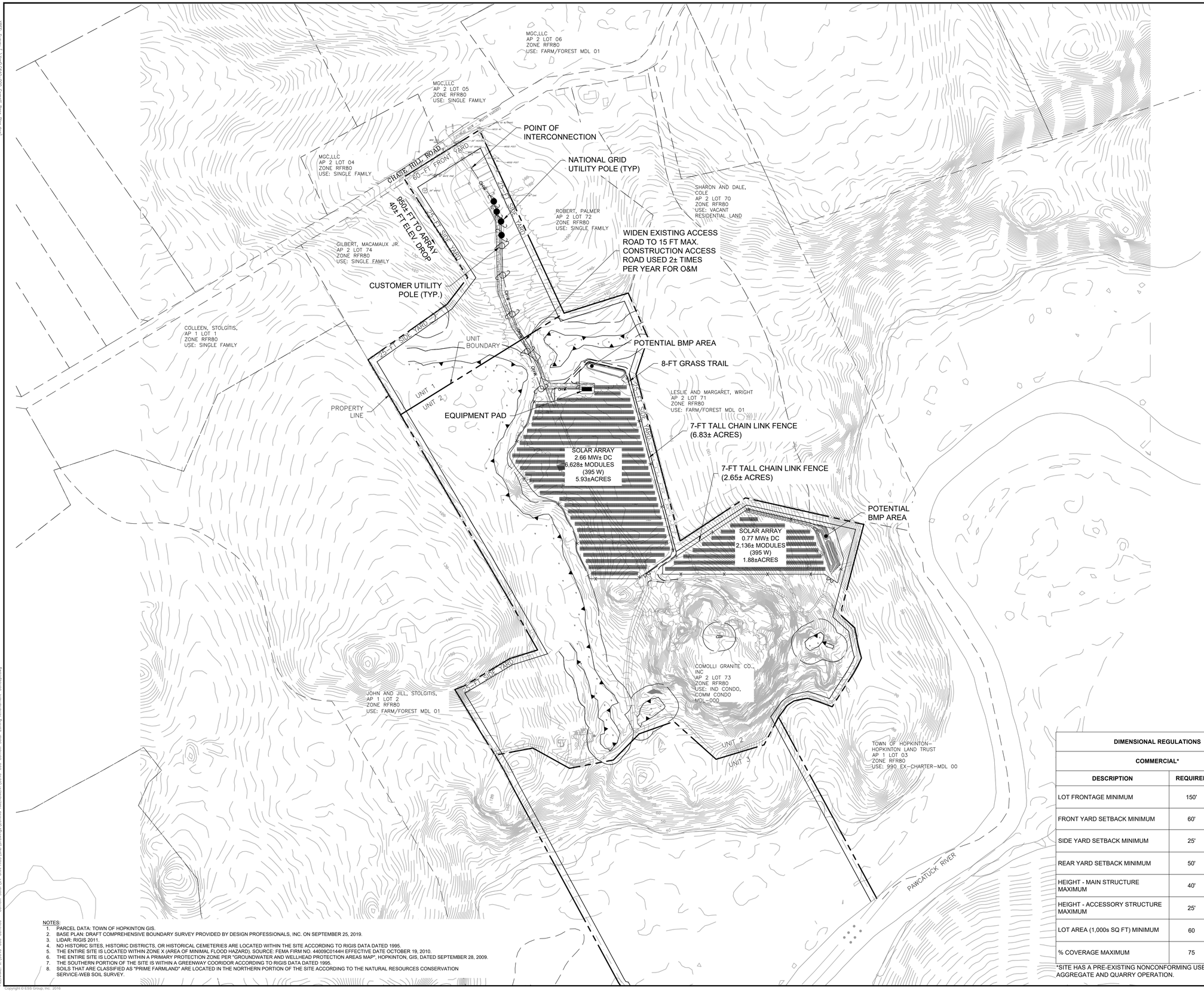

N

PROPOSED LEGEND

- OHW — OVERHEAD WIRES
- UGE — UNDERGROUND ELECTRIC
- CHAIN LINK FENCE
- EXISTING CONTOURS
- PROPERTY LINE
- ABUTTER PROPERTY LINES
- WETLAND BOUNDARY
- CRUSHED STONE DRIVEWAY
- UTILITY POLE (CUSTOMER OWNED)
- UTILITY POLE (UTILITY OWNED)

JASON M. GOLD
No. 7788
REGISTERED PROFESSIONAL ENGINEER
CIVIL

2020.08.05
14:01:43
-04'00'

0 160 320 Feet

NOTES:
1. PARCEL DATA: TOWN OF HOPKINTON GIS.
2. BASE PLAN: DRAFT COMPREHENSIVE BOUNDARY SURVEY PROVIDED BY DESIGN PROFESSIONALS, INC. ON SEPTEMBER 25, 2019.
3. LIDAR: RIGIS 2011.
4. NO HISTORIC SITES, HISTORIC DISTRICTS, OR HISTORICAL CEMETERIES ARE LOCATED WITHIN THE SITE ACCORDING TO RIGIS DATA DATED 1995.
5. THE ENTIRE SITE IS LOCATED WITHIN ZONE X (AREA OF MINIMAL FLOOD HAZARD). SOURCE: FEMA FIRM NO. 44009C0144H EFFECTIVE DATE OCTOBER 19, 2010.
6. THE ENTIRE SITE IS LOCATED WITHIN A PRIMARY PROTECTION ZONE PER "GROUNDWATER AND WELLHEAD PROTECTION AREAS MAP", HOPKINTON, GIS, DATED SEPTEMBER 28, 2009.
7. THE SOUTHERN PORTION OF THE SITE IS WITHIN A GREENWAY COORIDOR ACCORDING TO RIGIS DATA DATED 1995.
8. SOILS THAT ARE CLASSIFIED AS "PRIME FARMLAND" ARE LOCATED IN THE NORTHERN PORTION OF THE SITE ACCORDING TO THE NATURAL RESOURCES CONSERVATION SERVICE-WEB SOIL SURVEY.

DIMENSIONAL REGULATIONS		
COMMERCIAL*		
DESCRIPTION	REQUIRED	PROPOSED
LOT FRONTAGE MINIMUM	150'	339'±
FRONT YARD SETBACK MINIMUM	60'	60'
SIDE YARD SETBACK MINIMUM	25'	25'
REAR YARD SETBACK MINIMUM	50'	50'
HEIGHT - MAIN STRUCTURE MAXIMUM	40'	N/A
HEIGHT - ACCESSORY STRUCTURE MAXIMUM	25'	N/A
LOT AREA (1,000s SQ FT) MINIMUM	60	1,696±
% COVERAGE MAXIMUM	75	0%

*SITE HAS A PRE-EXISTING NONCONFORMING USE AS AN AGGREGATE AND QUARRY OPERATION.

FOR PERMITTING ONLY

ess group
environmental consulting & engineering services
404 Wyman Street, Suite 375
Waltham, Massachusetts 02451
p 781.419.7696
www.essgroup.com

No.	REVISION	DATE	APP BY

DRAWN BY: BEP | CHECKED BY:
DESIGNED BY: JMG | APPROVED BY: JMG

COMOLLI SOLAR
0 CHASE HILL ROAD #2
HOPKINTON, RI

ZONING AMENDMENT CONCEPT PLAN

PROJECT No.: C640-000
DATE OF ISSUE: 8/5/2020
SHEET No.: 1 of 2
SCALE: 1" = 160'

DRAWING No.
C-1

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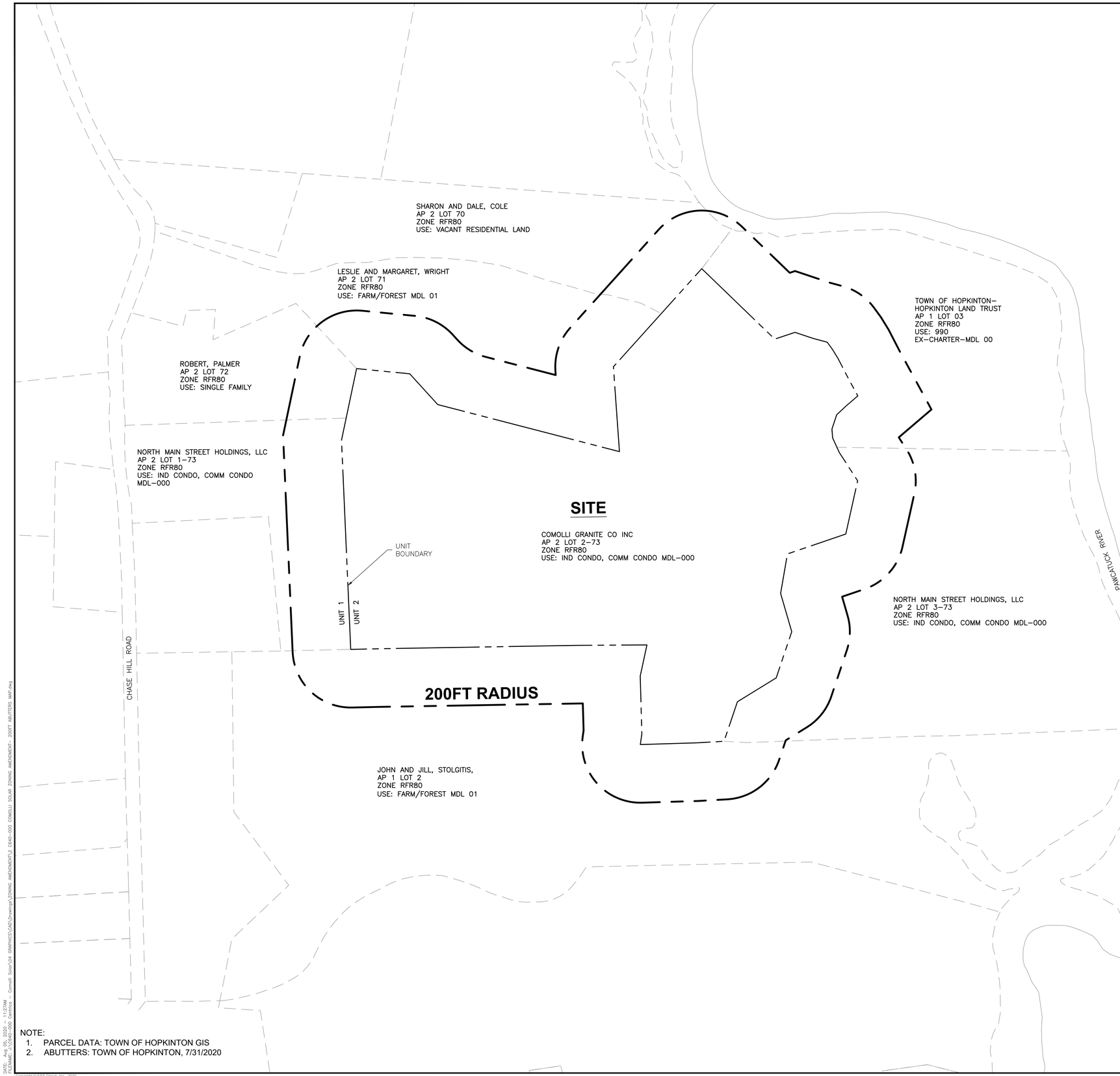
DATE: Aug 05, 2020 - 1:46PM
FILENAME: J:\C640-000 Comolli\
XREF: Survey_L:\Vref\C640-000 Comolli Base Plan.dwg]
XREF: C640-000 Comolli Solar XP [J:\..\Vref\C640-000 Comolli Solar XP.dwg]



Comolli Granite Co, Inc
0 Chase Hill Road #2
Assessor's Map 2, Lot 2-73
List of Abutters within 200 Feet

Parcel ID	Owner's Name and Mailing Address	Site Address
001/000/00002	John Stolgitis Jill Stolgitis 96 Chase Hill Road Ashaway RI 02804	96 Chase Hill Rd
001/000/00003	Town of Hopkinton Hopkinton Land Trust 1 Town House Rd Hopkinton RI 02833	126 Chase Hill Rd
002/000/00070	Dale Cole Sharon Cole 135 Chase Hill Road Ashaway RI 02804	0 Chase Hill Rd
002/000/00071	Leslie Wright Margaret Wright 79 Canal St Westerly RI 02891	148-A Chase Hill Rd
002/000/00072	Robert Palmer 79 Canal St Ashaway RI 02804	142 Chase Hill Rd
002/001/00073	North Main Street Holdings, LLC 135 Chase Hill Road Ashaway RI 02804	136 Chase Hill Rd
002/003/00073	North Main Street Holdings, LLC 135 Chase Hill Road Ashaway RI 02804	0 Chase Hill Rd

0 100 200 Feet

NOTE:
1. PARCEL DATA: TOWN OF HOPKINTON GIS
2. ABUTTERS: TOWN OF HOPKINTON, 7/31/2020

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ess group
environmental consulting
& engineering services

404 Wyman Street, Suite 375
Waltham, Massachusetts 02451
p 781.419.7696
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No.	REVISION	DATE	APP BY

DRAWN BY: BEP	CHECKED BY:
DESIGNED BY: JMG	APPROVED BY:

COMOLLI SOLAR
0 CHASE HILL ROAD #2
HOPKINTON, RI

ZONING AMENDMENT
200 FT ABUTTERS MAP

JASON M. GOLD
No. 7788
REGISTERED PROFESSIONAL ENGINEER
CIVIL

2020.08.05
14:01:22
-04'00'

PROJECT No.: C640–000	DRAWING No.
DATE OF ISSUE: 8/5/2020	C-2
SHEET No.: 2 of 2	
SCALE: 1" = 160'	

DATE: Aug 05, 2020 – 11:27AM
DRAWING LOCATION: C:\Users\bpalmer\ESS Group, Inc\Comolli Solar\04 GRAPHICS\CAD\Drawings\ZONING AMENDMENT\2 C640–000 COMOLLI SOLAR ZONING AMENDMENT– 200FT ABUTTERS MAP.dwg

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