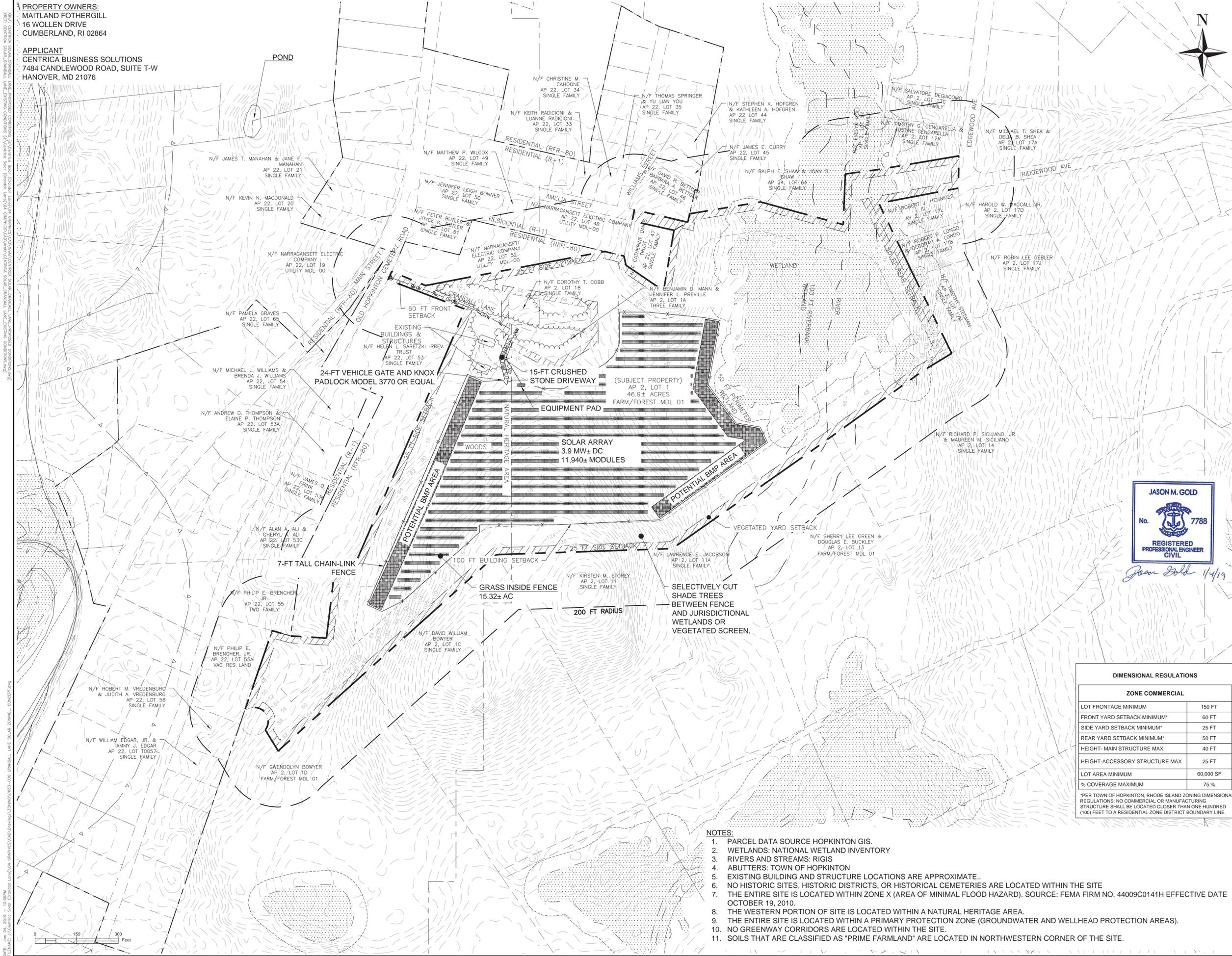


PROPERTY OWNERS:
 MAITLAND FOTHERGILL
 16 WOLLEN DRIVE
 CUMBERLAND, RI 02864

APPLICANT
 CENTRICA BUSINESS SOLUTIONS
 7484 CANDLEWOOD ROAD, SUITE T-W
 HANOVER, MD 21076

LEGEND

- PROPERTY LINE
- ZONING BOUNDARY
- ZONING SETBACK
- ABUTTER
- 100-FT SETBACK FROM RESIDENTIAL ZONE
- WETLAND
- 50-FT PERIMETER WETLAND
- RIVER
- 100-FT RIVERBANK WETLAND
- NATURAL HERITAGE AREA
- GREENWAY CORRIDOR
- OHW POTENTIAL OVERHEAD WIRE
- UGE POTENTIAL UNDERGROUND WIRE
- POTENTIAL 7-FOOT CHAIN LINK FENCE
- POTENTIAL UTILITY POLE
- POTENTIAL CRUSHED STONE DRIVEWAY
- POTENTIAL BMP AREA
- POTENTIAL VEGETATED SCREEN



Jason Gold 1/4/19

NOT FOR CONSTRUCTION



100 Fifth Avenue, 5th Floor
 Waltham, Massachusetts 02451
 p 781.419.7696
 www.essgroup.com

DIMENSIONAL REGULATIONS	
ZONE COMMERCIAL	
LOT FRONTAGE MINIMUM	150 FT
FRONT YARD SETBACK MINIMUM*	60 FT
SIDE YARD SETBACK MINIMUM*	25 FT
REAR YARD SETBACK MINIMUM*	50 FT
HEIGHT- MAIN STRUCTURE MAX	40 FT
HEIGHT-ACCESSORY STRUCTURE MAX	25 FT
LOT AREA MINIMUM	60,000 SF
% COVERAGE MAXIMUM	75 %

*PER TOWN OF HOPKINTON, RHODE ISLAND ZONING DIMENSIONAL REGULATIONS: NO COMMERCIAL OR MANUFACTURING STRUCTURE SHALL BE LOCATED CLOSER THAN ONE HUNDRED (100) FEET TO A RESIDENTIAL ZONE DISTRICT BOUNDARY LINE.

- NOTES:**
1. PARCEL DATA SOURCE HOPKINTON GIS.
 2. WETLANDS: NATIONAL WETLAND INVENTORY
 3. RIVERS AND STREAMS: RIGIS
 4. ABUTTERS: TOWN OF HOPKINTON
 5. EXISTING BUILDING AND STRUCTURE LOCATIONS ARE APPROXIMATE.
 6. NO HISTORIC SITES, HISTORIC DISTRICTS, OR HISTORICAL CEMETERIES ARE LOCATED WITHIN THE SITE
 7. THE ENTIRE SITE IS LOCATED WITHIN ZONE X (AREA OF MINIMAL FLOOD HAZARD). SOURCE: FEMA FIRM NO. 44009C0141H EFFECTIVE DATE OCTOBER 19, 2010.
 8. THE WESTERN PORTION OF SITE IS LOCATED WITHIN A NATURAL HERITAGE AREA.
 9. THE ENTIRE SITE IS LOCATED WITHIN A PRIMARY PROTECTION ZONE (GROUNDWATER AND WELLHEAD PROTECTION AREAS).
 10. NO GREENWAY CORRIDORS ARE LOCATED WITHIN THE SITE.
 11. SOILS THAT ARE CLASSIFIED AS "PRIME FARMLAND" ARE LOCATED IN NORTHWESTERN CORNER OF THE SITE.

**CRANDALL LANE SOLAR
 AP 2 LOT 1
 10A CRANDALL LANE #B
 HOPKINTON, RI**

**ZONING AMENDMENT
 CONCEPT PLAN**

PROJECT No.: C653-000	DRAWING No.
DATE OF ISSUE: JANUARY 4, 2019	C-1
SHEET No.: 1 OF 2	
SCALE: 1" = 150'	

DATE: Jan 04, 2019 - 12:05PM FILENAME: C:\Projects\Solar (Crandall Lane)\D:\Graphics\DWG\Drawings\ZONING\C653-000_Crandall Lane Solar_ZONING_CONCEPT.dwg Copyright © ESS Group, Inc. 2018