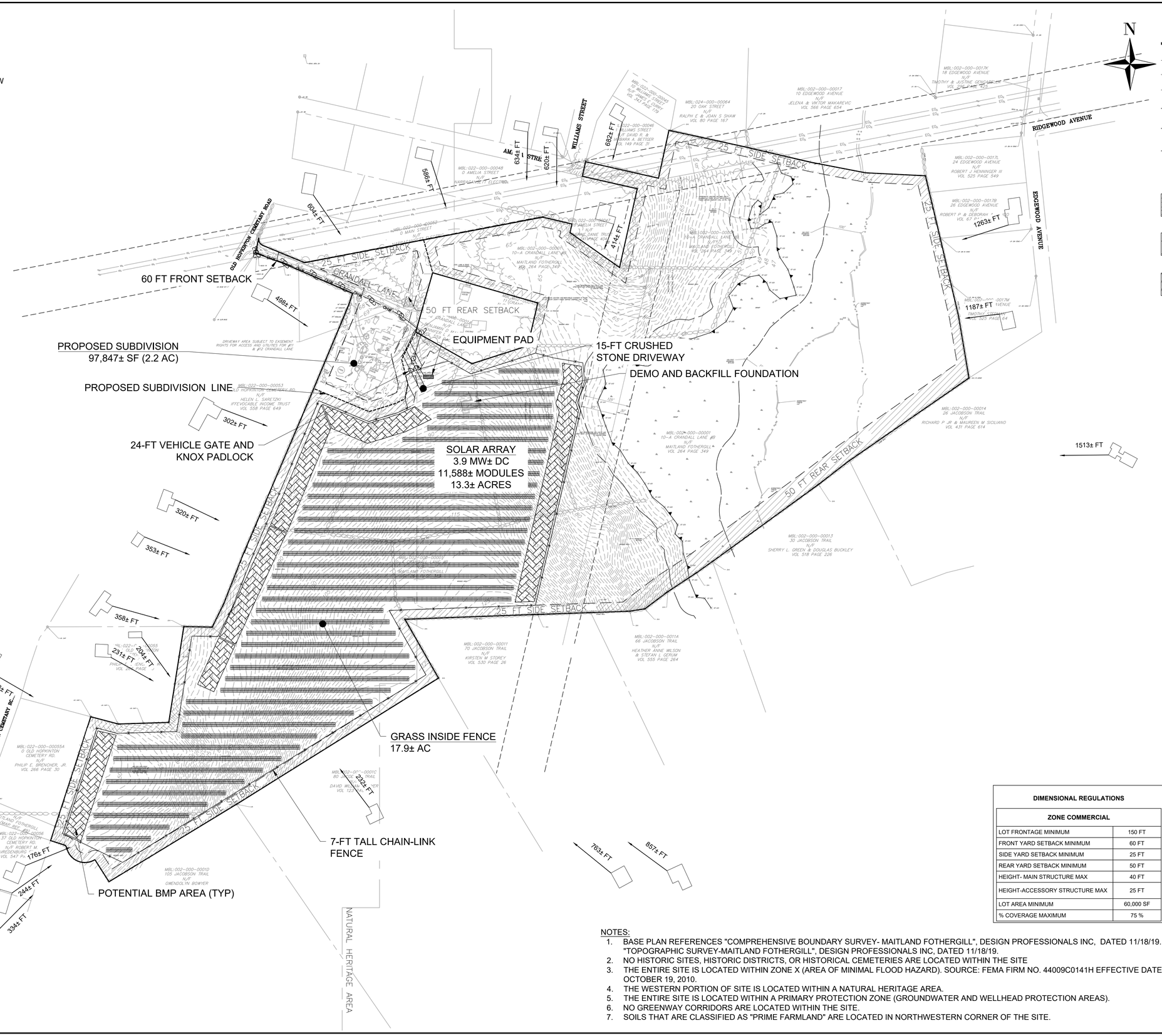
PROPERTY OWNERS:
MAITLAND FOTHERGILL
16 WOLLEN DRIVE
CUMBERLAND, RI 02864

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



LEGEND

- PROPERTY LINE
- ZONING SETBACK
- WETLAND BOUNDARY
- 50-FT PERIMETER WETLAND
- OHW — POTENTIAL OVERHEAD WIRE
- UGE — POTENTIAL UNDERGROUND WIRE
- POTENTIAL 7-FOOT CHAIN LINK FENCE
- POTENTIAL UTILITY POLE
- POTENTIAL CRUSHED STONE DRIVEWAY
- POTENTIAL BMP AREA
- VEGETATED YARD SETBACK

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 %

NOTES:
1. BASE PLAN REFERENCES "COMPREHENSIVE BOUNDARY SURVEY- MAITLAND FOTHERGILL", DESIGN PROFESSIONALS INC, DATED 11/18/19. "TOPOGRAPHIC SURVEY-MAITLAND FOTHERGILL", DESIGN PROFESSIONALS INC, DATED 11/18/19.
2. NO HISTORIC SITES, HISTORIC DISTRICTS, OR HISTORICAL CEMETERIES ARE LOCATED WITHIN THE SITE
3. THE ENTIRE SITE IS LOCATED WITHIN ZONE X (AREA OF MINIMAL FLOOD HAZARD). SOURCE: FEMA FIRM NO. 44009C0141H EFFECTIVE DATE OCTOBER 19, 2010.
4. THE WESTERN PORTION OF SITE IS LOCATED WITHIN A NATURAL HERITAGE AREA.
5. THE ENTIRE SITE IS LOCATED WITHIN A PRIMARY PROTECTION ZONE (GROUNDWATER AND WELLHEAD PROTECTION AREAS).
6. NO GREENWAY CORRIDORS ARE LOCATED WITHIN THE SITE.
7. SOILS THAT ARE CLASSIFIED AS "PRIME FARMLAND" ARE LOCATED IN NORTHWESTERN CORNER OF THE SITE.

NOT FOR CONSTRUCTION

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No.	REVISION	DATE	APP BY
1	SURVEY ADDED AND LAYOUT ADJUSTED	6/11/2020	JMG

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

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

PRE-APPLICATION CONCEPT PLAN

PROJECT No.: C649-000
DATE OF ISSUE: JANUARY 4, 2019
SHEET No.: 1 OF 3
SCALE: 1"=120'
DRAWING No. **C-1**

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