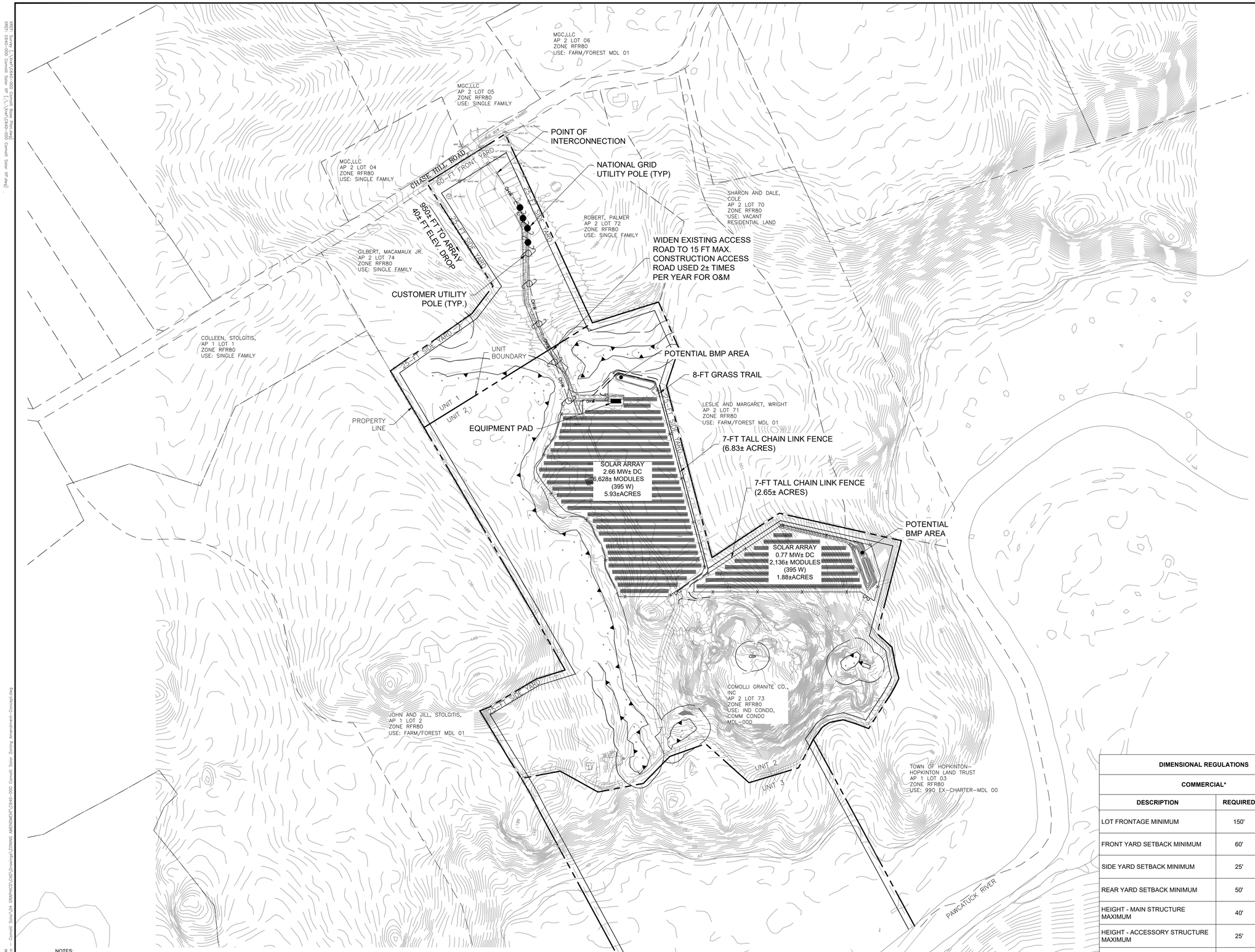


N

## 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

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

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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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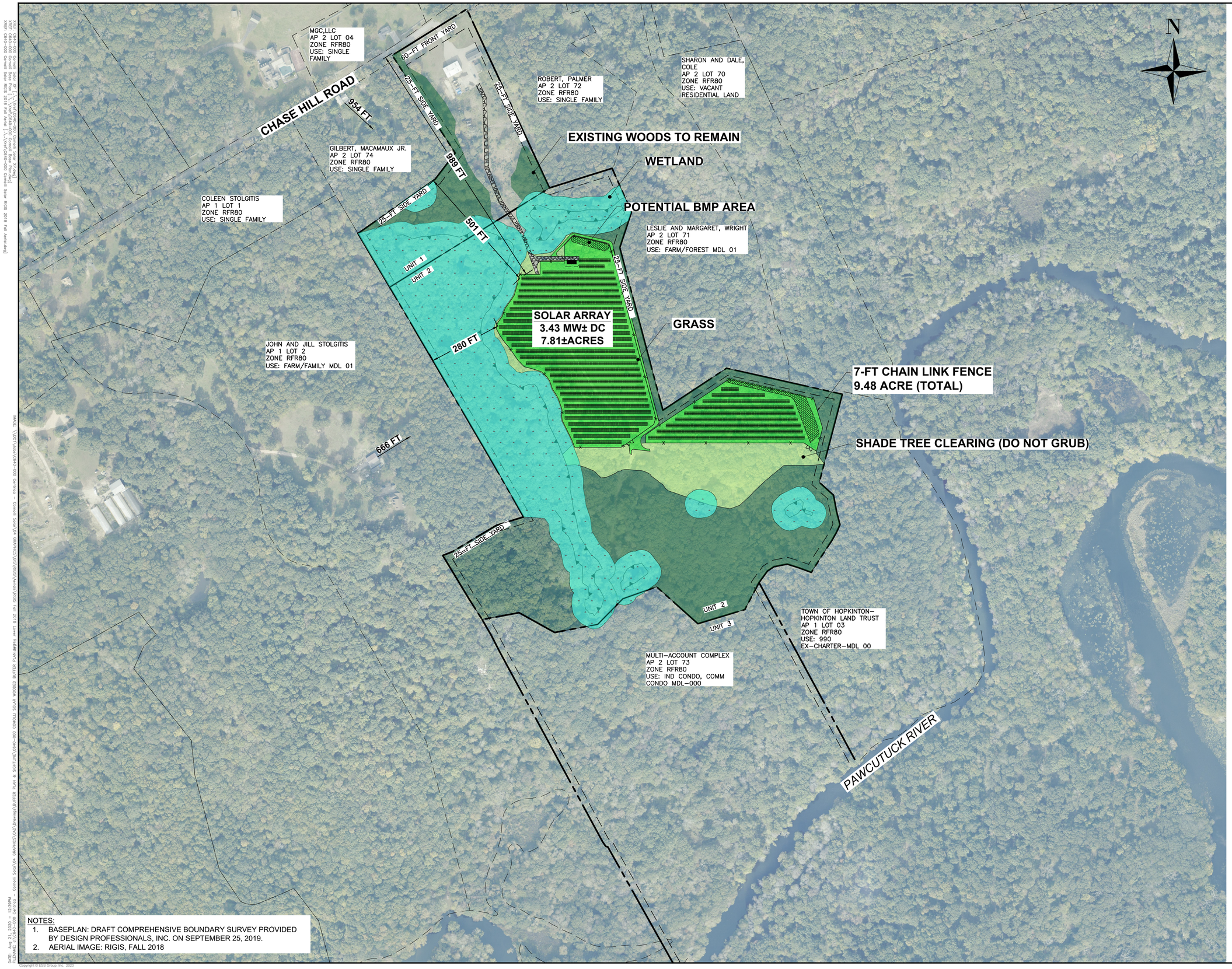
DATE: Aug 05, 2020 - 1:46PM
FILENAME: J:\C640-000 Cumbrica - Comolli Solar\04 GRAPHICS\CAD\Drawings\ZONING AMENDMENT\C640-000 Comolli Solar Zoning Amendment-Concept.dwg
XREF: Survey [J:\Xref\C640-000 Comolli Base Plan.dwg]
XREF: C640-000 Comolli Solar XP [J:\Xref\C640-000 Comolli Solar XP.dwg]




NOTES:
1. BASEPLAN: DRAFT COMPREHENSIVE BOUNDARY SURVEY PROVIDED BY DESIGN PROFESSIONALS, INC. ON SEPTEMBER 25, 2019.
2. AERIAL IMAGE: RIGIS, FALL 2018

## LEGEND

- PROPERTY LINE
- POTENTIAL 7-FOOT CHAIN LINK FENCE
- YARD SETBACK
- POTENTIAL CRUSHED STONE DRIVEWAY
- POTENTIAL BMP AREA

0 160' 320'
SCALE: 1" = 160'

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| | | | |

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DESIGNED BY: JMG | APPROVED BY:

**COMOLLI SOLAR**
**0 CHASE HILL ROAD #2**
**HOPKINTON, RI**

**ZONING AMENDMENT**
**WOODED BUFFER PLAN**

PROJECT No.: C640-000
DATE OF ISSUE: 8/21/2020
SHEET No.: 1 of 2
SCALE: 1" = 160'

DRAWING No.
**P-1**

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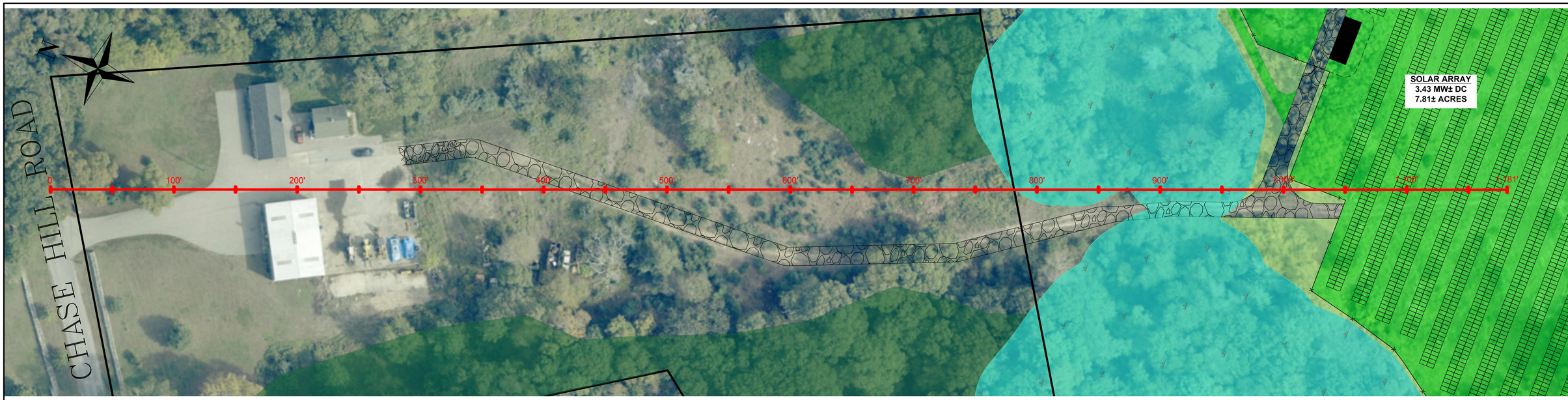


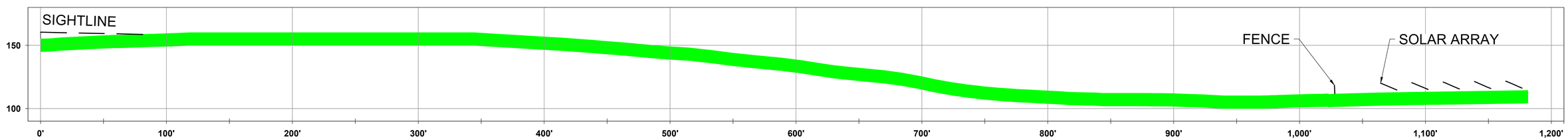


SCALE: 1" = 40' H, 1"=40' V

VIEW FROM CHASE HILL ROAD

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**CENTRICA BUSINESS SOLUTIONS**
**7484 CANDLEWOOD ROAD**
**SUITE T-W**
**HANOVER, MARYLAND 21076**

**COMOLLI SOLAR**
**AP 2 LOT 73**
**0 CHASE HILL ROAD #2**
**HOPKINTON, RI**

Not Valid Without Signature

0 40' 80'
SCALE: 1" = 40'

| No. | REVISION | DATE | DRAWN | DESIGN | CHK |
|---|---|---|---|---|---|

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

**ZONING AMENDMENT**
**CHASE HILL ROAD SIGHTLINE**

***FOR PRESENTATION***

DRAWING NO:
**P-2**

PROJECT NO: C640-000
DATE OF ISSUE: 8/21/2020
SHEET NO: 2 of 2

DATE: Aug 21, 2020 – 12:43PM
FILENAME: \\ess-ma.local\projects\C640-000_Comolli Solar\04 GRAPHICS\CAD\Drawings\BUFFER PLAN & SIGHTLINE\C640-000 COMOLLI SOLAR SIGHTLINE.dwg

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