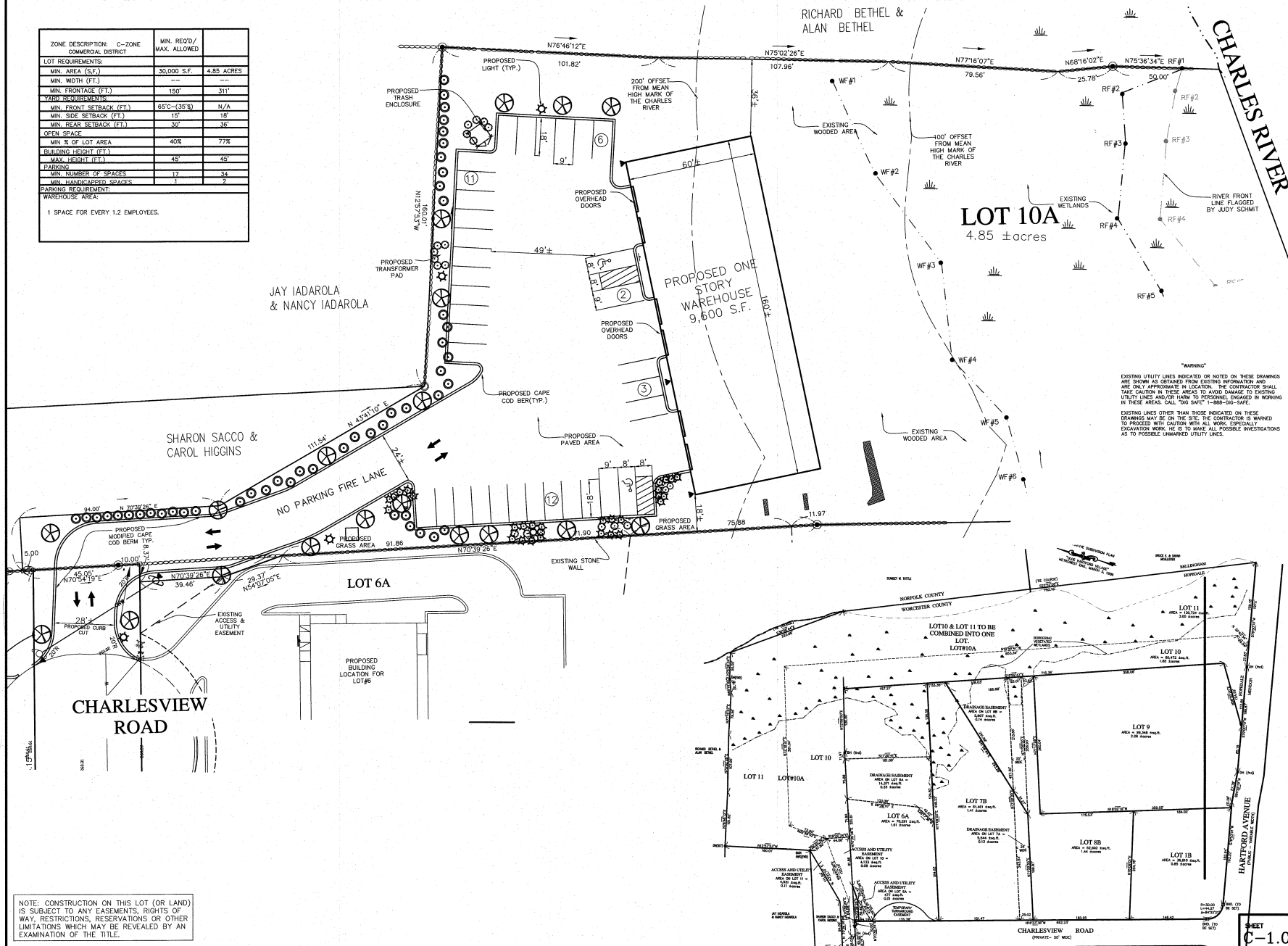


ZONE DESCRIPTION:	C-ZONE	MIN. REQ'D / MAX. ALLOWED
LOT REQUIREMENTS:		
MIN. AREA (S.F.)	30,000 S.F.	4.85 ACRES
MIN. WIDTH (FT.)	150'	311'
MIN. FRONTAGE (FT.)	150'	311'
MIN. FRONT SETBACK (FT.)	65' (30' MIN.)	N/A
MIN. SIDE SETBACK (FT.)	15'	15'
MIN. REAR SETBACK (FT.)	30'	30'
OPEN SPACE		
MIN. % OF LOT AREA	40%	77%
BUILDING HEIGHT (FT.)	45'	45'
MAX. HEIGHT (FT.)	45'	45'
PARKING		
MIN. NUMBER OF SPACES	17	34
MIN. HANDICAPPED SPACES	1	2
PARKING REQUIREMENT:		
WAREHOUSE AREA:		
1 SPACE FOR EVERY 1.2 EMPLOYEES.		



DATE: _____ DATE: _____

APPROVED DATE: 9/6/16
 HOPEDALE PLANNING BOARD
[Signature]
[Signature]
[Signature]

SIGNATURE DATE: 4-0
 BEING A MAJORITY

NOTES

- ALL UTILITIES, STRUCTURES AND CONSTRUCTION SHOWN ARE EXISTING UNLESS OTHERWISE INDICATED.
- THIS PLAN REFERS TO ASSESSORS SHEET 24 LOT 10 & 11 IN HOPEDALE ASSESSORS.
- SITE TO BE CONNECTED TO APPROVED TITLE V SEPRC SYSTEM.
- ALL DRAINAGE PIPE TO BE SMOOTH BORE CORRUGATED POLYETHYLENE SIMILAR TO HDPE PIPE AND FITTINGS AS MANUFACTURED BY HANCOX FUNDLAY, OHIO, OR EQUIVALENT UNLESS OTHERWISE NOTED.
- THE NORTH ARROW REF IS TO THE DEFINITIVE SUBDIVISION PLAN OF "OLD HARTFORD WILKES", HOPEDALE, MA, AND AN ASSUMED COORDINATE SYSTEM USED BASED ON N = 5000 E = 5000.
- FIRE LINES SHALL BE BUILT TO ACCOMMODATE 20' TON FIRE APPARATUS DURING CONSTRUCTION.
- FIRE LINES TO BE POSTED AND APPROVED BY THE HOPEDALE FIRE & POLICE DEPARTMENTS.
- EXISTING UTILITIES SHALL BE KEPT CLEAR AND PASSABLE AT ALL TIMES.
- NO EQUIPMENT SHALL BE STORED IN THE FIRE LINES. ALL FIRE LINES SHALL BE KEPT CLEAR AND PASSABLE AT ALL TIMES.
- ALL CURBING TO BE MODIFIED CAPE COD BERM UNLESS OTHERWISE NOTED.
- ALL COMPOSTERS TO BE ON CONCRETE PADS & PROPERLY SITED.
- PROPOSED FREE STANDING SIGN TO COMPLY WITH THE TOWN OF HOPEDALE ZONING BY-LAW.
- THE OVERFLOW SPILLWAY & OUTLET FOR THE BASIN SHALL HAVE SLOTTED FENCE INSTALLED IN FRONT OF THEM UNTIL ALL SLOPES ARE SEEDS AND STABILIZED.
- ALL CATCH BASINS WILL HAVE HAYBALES INSTALLED AROUND CATCH BASIN'S GRATE (SEE DETAIL SHEET).

REV.	DATE	DESCRIPTION	BY
1	1/2/16	REVISED PER COMMENTS	PM
2	1/2/16	REVISED PER BLDG INSPECTIONS LETTER	PM

OWNER
 MICHAEL O'RIGORDAN MIDDLESEX SAVINGS BANK
 36 SUMMIT STREET 3RD FLOOR
 NATICK, MA 01780

APPLICANT
 BOB BECKETT PROPERTIES, LLC
 231 WEST CENTRAL STREET, SUITE 3
 NATICK, MA 01780
 508-947-1919

**158 HARTFORD AVENUE
 AKA LOT 10 & 11,
 CHARLESVIEW ROAD**

**PROPOSED
 OFFICE/WAREHOUSE SITE**

**SITE PLAN
 PLAN OF LAND
 IN
 HOPEDALE, MA**

SCALE: 20 FEET TO ONE INCH
 DATE: NOVEMBER 18, 2015

Guerriere & Halnon, Inc.
 Engineering & Land Surveying
 133 WEST STREET, MILFORD, MASS. 01757
 (508) 473-6630 FAX: (508) 473-8243

SHEET **C-1.0**