

NOT A RECORD PLAN - Offsets area not for the reproduction of property lines.
Special Flood Hazard Area (FEMA) is NOT applicable.

OPEN SPACE TABLE:
TOTAL LOT AREA: 1,672,265.67
50% OF LOT AREA: 836,132.835

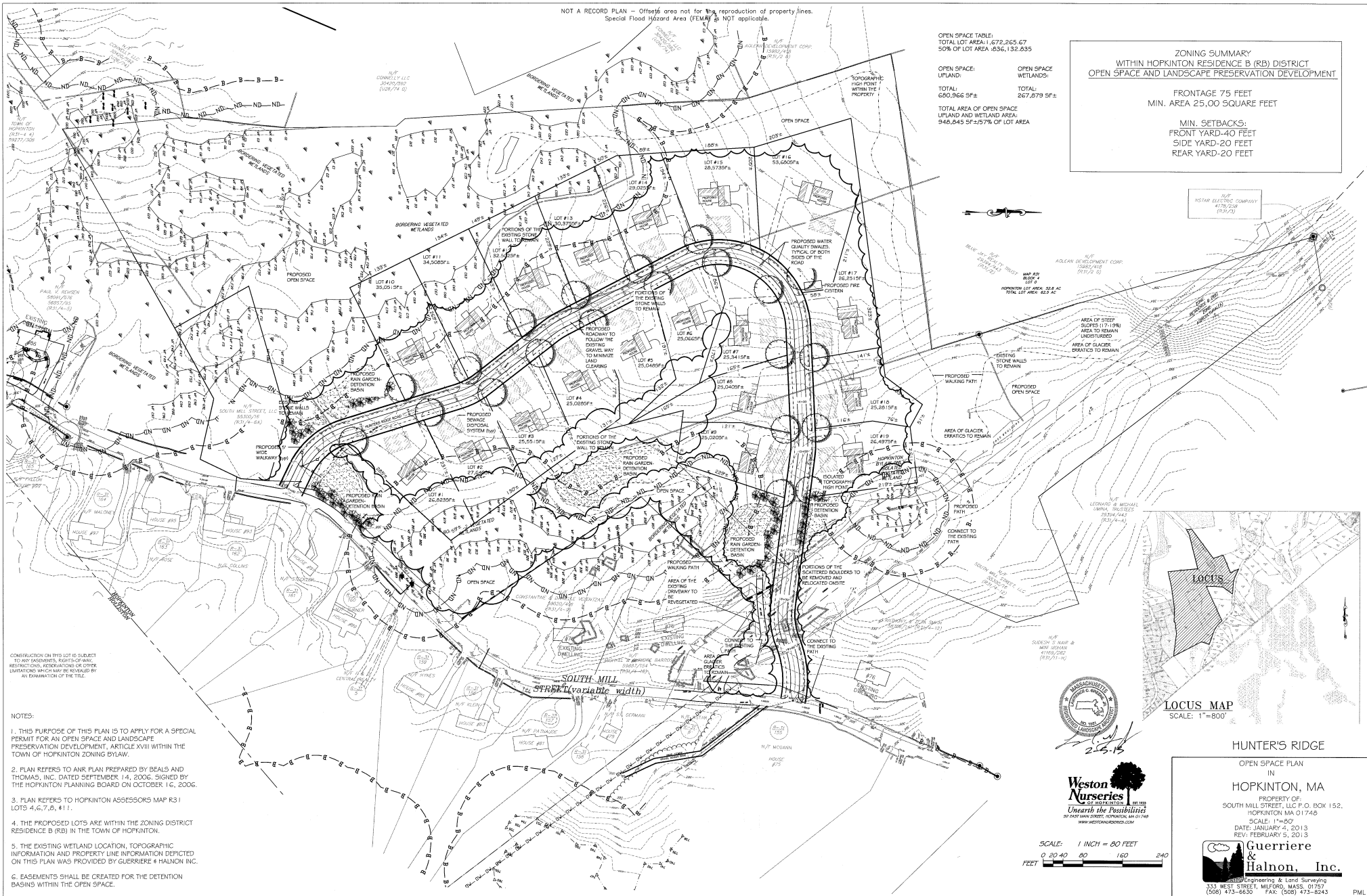
OPEN SPACE: 600,966 SF ±
UPLAND: 267,879 SF ±
WETLANDS: 333,087 SF ±

TOTAL AREA OF OPEN SPACE UPLAND AND WETLAND AREA: 940,845 SF ± (57% OF LOT AREA)

ZONING SUMMARY
WITHIN HOPKINTON RESIDENCE B (RB) DISTRICT
OPEN SPACE AND LANDSCAPE PRESERVATION DEVELOPMENT

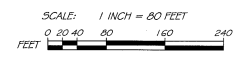
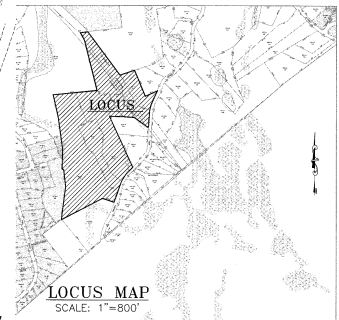
FRONTAGE 75 FEET
MIN. AREA 25.00 SQUARE FEET

MIN. SETBACKS:
FRONT YARD-40 FEET
SIDE YARD-20 FEET
REAR YARD-20 FEET



CONSTRUCTION ON THIS LOT IS SUBJECT TO ANY ADDRESS, RIGHT-OF-WAY, REDIRTYING, RESURFACING OR OTHER LIMITATIONS WHICH MAY BE REQUIRED BY AN EXAMINATION OF THE TITLE.

- NOTES:
1. THE PURPOSE OF THIS PLAN IS TO APPLY FOR A SPECIAL PERMIT FOR AN OPEN SPACE AND LANDSCAPE PRESERVATION DEVELOPMENT, ARTICLE XVII WITHIN THE TOWN OF HOPKINTON ZONING BYLAW.
 2. PLAN REFERS TO ANR PLAN PREPARED BY BEALS AND THOMAS, INC. DATED SEPTEMBER 14, 2006, SIGNED BY THE HOPKINTON PLANNING BOARD ON OCTOBER 16, 2006.
 3. PLAN REFERS TO HOPKINTON ASSESSORS MAP R31 LOTS 4, 6, 7, 8, 11.
 4. THE PROPOSED LOTS ARE WITHIN THE ZONING DISTRICT RESIDENCE B (RB) IN THE TOWN OF HOPKINTON.
 5. THE EXISTING WETLAND LOCATION, TOPOGRAPHIC INFORMATION AND PROPERTY LINE INFORMATION DEPICTED ON THIS PLAN WAS PROVIDED BY GUERRIERE & HALNON INC.
 6. EASEMENTS SHALL BE CREATED FOR THE DETENTION BASINS WITHIN THE OPEN SPACE.



Weston Nurseries
111118
Unearth the Possibilities
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HUNTER'S RIDGE

OPEN SPACE PLAN
IN
HOPKINTON, MA
PROPERTY OF
SOUTH MILL STREET, LLC P. O. BOX 152,
HOPKINTON MA 01748
SCALE: 1"=80'
DATE: JANUARY 4, 2013
REV: FEBRUARY 5, 2013

Guerriere & Halnon, Inc.
Civil Engineering & Land Surveying
333 WEST STREET, MILFORD, MASS. 01757
(508) 473-6630 FAX: (508) 473-6243 PML