

The applicant and/or their representative has investigated the water source proposed to serve the approved land development depicted here on this plan and has found that an adequate supply of potable and non-potable water exists to serve the proposed land use activity, as such may be needed. The applicant acknowledges that the Town of Hopkinton has made no expressed or implied claim that an adequate water supply presently exists or will exist at any point in the future to serve the approved land use activities associated with this development. The applicant further acknowledges that it is the applicant's sole responsibility to ensure an adequate water supply for this development, and not the Town of Hopkinton.

**LOT SIZES**

LOT	SQUARE FEET	SQUARE ACRES
EXISTING LOT	2,751,069	63.16
PROPOSED LOT 1	601,182	20.92
PROPOSED LOT 2	1,839,917	42.24

**ZONING INFORMATION**  
RFR-80 (RESIDENTIAL) DISTRICT  
SOURCE: TOWN OF HOPKINTON

ITEMS	REQUIRED
MIN LOT AREA	80,000 SQ. FT.
MIN FRONTAGE	225'
MIN FRONT YARD	40'
MIN SIDE YARD	40'
MIN REAR YARD	50'
MAX BUILDING HEIGHT	40'
MAX BUILDING COVERAGE	15%

- NOTES:**
- PROPERTY KNOWN AS LOT 4 ON THE TOWN OF HOPKINTON, WASHINGTON COUNTY, STATE OF RHODE ISLAND TAX ASSESSORS MAP NO. 20.
  - UNDERGROUND UTILITIES HAVE NOT BEEN SHOWN. BEFORE ANY SITE EVALUATION, PREPARATION OF DESIGN DOCUMENTS OR EXCAVATION IS TO BEGIN, THE LOCATION OF UNDERGROUND UTILITIES SHOULD BE VERIFIED BY THE PROPER UTILITY COMPANIES.
  - THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY SARDELLI SURVEY, LLC AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
  - THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE RESTRICTIONS, COVENANTS AND/OR EASEMENTS THAT MAY BE CONTAINED THEREIN.
  - BY GRAPHIC PLOTTING ONLY PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER REF. #2.
  - ELEVATIONS HAVE NOT BEEN SHOWN, PER CONTRACTUAL AGREEMENT WITH CLIENT.
  - THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.
  - THIS SITE IS A SINGLE FAMILY RESIDENTIAL, PREDOMINANTLY WOODED. NO ENCROACHMENTS WERE OBSERVED AT THE TIME OF THE FIELD SURVEY. APPARENT LIMITS OF OCCUPATION ARE AS SHOWN.
  - SITE WAS FLOWN ON JANUARY, 17 2020 BY SARDELLI SURVEY, LLC USING A PHANTOM 4 PRO QUADCOPTER AT ROUGHLY 250' ALTITUDE.
  - NO WETLANDS DELINEATION WAS PERFORMED AS PART OF THIS SURVEY. STEAMS WERE FIELD LOCATED AS DISPLAYED. VEGETATIVE WETLANDS MAY EXIST ON THE SUBJECT PROPERTY, HOWEVER THE FUTURE DEVELOPMENT AREA (INDICATED BY THE TEST HOLES) IS IN AN AREA OF UPLAND. ANY WORK IN OR AROUND WETLANDS MAY REQUIRE AN APPROPRIATE RIDEM PERMIT.
  - LOCATION OF SUBSURFACE MAINS, SURFACE FEATURES, AND LATERALS ARE OMITTED. CONTRACTOR TO CALL DIG SAFE AND/OR APPLICABLE UTILITY COMPANIES PRIOR TO ANY CONSTRUCTION. DIG SAFE TEL. # 1-800-344-7233 (1-800-DIG-SAFE). SURFACE UTILITY ELEMENTS ARE DISPLAYED OR ARE DISPLAYED ON ORTHO. COWTS RESEARCH WAS USED FOR COWTS LOCATION. ALL OTHER UTILITY ELEMENTS ARE NOT PART OF THE SUBJECT SCOPE.
  - THIS IS NOT AN AS BUILT UTILITY PLAN.

- REFERENCES:**
- THE TAX ASSESSORS MAP OF THE TOWN OF HOPKINTON, WASHINGTON COUNTY, STATE OF RHODE ISLAND, SHEET #20.
  - MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, WASHINGTON COUNTY, RHODE ISLAND (ALL JURISDICTIONS), PANEL 45," MAP NUMBER 4409C0045H, EFFECTIVE DATE: OCTOBER 19, 2010.
  - MAP ENTITLED "PLAN OF LAND, PREPARED FOR HOPKINTON ASSOCIATES, INC., L.L.C., ASSESSORS PLAT 20, LOTS 5 & 6, KENNEY HILL ROAD & WOODY HILL ROAD, HOPKINTON, RHODE ISLAND," PREPARED BY RICHARD A. GREENE & ASSOCIATES, INC., DATED JUNE 15, 1999, LAST REVISED JANUARY 24, 2002, FILED IN THE TOWN OF HOPKINTON AS PLAT BOOK 10, PAGE 44.
  - MAP ENTITLED "TODD A. KENNEY, ASSESSORS PLAT 20 LOT 4, 32 KENNEY HILL ROAD, HOPKINTON, RHODE ISLAND, DEVELOPMENT EASEMENT," PREPARED BY NATIONAL SURVEYORS-DEVELOPERS INC., DATED APRIL 2018, FILED IN THE TOWN OF HOPKINTON AS PLAT BOOK 17, PAGE 32.
  - MAP ENTITLED "PLAN OF LAND, PREPARED FOR JOHN TEFFT, ASSESSORS PLAT 20, ASSESSORS LOT 4, KENNEY HILL ROAD, TOWN OF HOPKINTON, RHODE ISLAND," PREPARED BY RICHARD A. GREENE & ASSOCIATES, INC., DATED APRIL 18, 1991, LAST REVISED MAY 8, 1991, FILED IN THE TOWN OF HOPKINTON AS PLAT BOOK 7, PAGE 27.
  - MAP ENTITLED "BOUNDARY & LOCATION SURVEY, NARRAGANSETT ENGINEERING, INC., 32 KENNEY HILL ROAD, A.P. 20, LOT 4, TOWN OF HOPKINTON, STATE OF RHODE ISLAND," PREPARED BY SARDELLI SURVEY, LLC, DATED MARCH 19, 2020.

**MEANDER NOTE:**  
STONE WALLS MEANDER. PROPERTY LIMITS DISPLAYED ARE THE BEST FIT BASED ON RECORDED PLANS AND DEEDS. THE ACTUAL CENTERLINE OF THE STONE WALLS ARE THE PROPERTY LIMITS UNLESS NOTED OTHERWISE; LINEWORK IS NOT A COMPLETELY PRECISE LIMIT IN CASES WHERE WALLS MEANDER FROM THE CENTERLINE.

**18.4 SIGNATURE BLOCKS**

FOR LAND EVIDENCE RECORDS:

RECEIVED FOR RECORD

HOPKINTON, Rhode Island \_\_\_\_\_, 20\_\_\_\_

AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M,

AND

RECORDED IN BOOK NO. \_\_\_\_\_ PAGE \_\_\_\_\_ OF

THE LAND EVIDENCE RECORDS

ELIZABETH COOK-MARTIN  
WITNESS TOWN CLERK

FOR THE PLANNING BOARD:

APPROVED BY THE HOPKINTON PLANNING BOARD

CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_

FOR THE ADMINISTRATIVE OFFICER:

APPROVED BY THE ADMINISTRATIVE OFFICER

ADMINISTRATIVE OFFICER \_\_\_\_\_ DATE \_\_\_\_\_

**STREET INDEX:**  
THIS PLAN SHALL BE FILLED UNDER  
KENNEY HILL ROAD  
WOODY HILL ROAD

**LEGEND**

	BRUSH LINE (APPROXIMATE)		CATCH BASIN
	DIMENSION - EXISTING		DRILL HOLE
	DIMENSION - PLAN / DEED		ELECTRIC BOX (ETC)
	DIMENSION - PROPOSED		FIRE HYDRANT
	DIMENSION - SURVEY		GATE VALVE
	EDGE OF PAVEMENT - EXISTING		GRANITE BOUND, EXISTING
	EDGE OF PAVEMENT - PROPOSED		LOW WATER LINE
	ELECTRIC - OVERHEAD (OHE)		LIMIT OF DISTURBANCE MARKER
	ELECTRIC - TELEPHONE - CABLE (ETC)		MANHOLE (MH-TYPE)
	ELECTRIC - UNDERGROUND (UGE)		REBAR / STEEL PIPE FOUND
	FENCE - METAL		SPIKE
	FENCE - WOOD		SPOT GRADE - EXISTING
	FLOW ARROWS		SPOT GRADE - PROPOSED
	GAS (G)		STRUCTURE, EXISTING
	GRADE CONTOUR - EXISTING		STRUCTURE, PROPOSED
	GRADE CONTOUR - PROPOSED		SURVEY MONUMENT TO BE SET
	HIGH VISIBILITY FENCE (HVF)		SURVEY MARKER TO BE SET
	LIMIT OF DISTURBANCE (LOD)		SE # SOIL EVALUATION
	LOD / SED		TREE
	PROPERTY LINE - ABUTTING		UTILITY POLE
	PROPERTY LINE - EXISTING		WATER SHUT OFF
	PROPERTY LINE - PROPOSED		WETLAND FLAG LOCATION
	SANITARY SEWER (S)		
	SEDIMENT CONTROL (SED)		
	SETBACKS		
	STONE WALL		
	STORM DRAIN (SD)		
	SUBDIVISION LINE - EXISTING		
	WATER		
	WETLAND LIMIT		

**NEI**  
Narragansett  
Engineering Inc.

Civil - Survey - Structural - Environmental - Design  
3102 East Main Road, Portsmouth RI 02871  
Tel. 401.683.6630 www.nei-cds.com

**SHEET TITLE**  
MINOR SUBDIVISION PLAN  
KENNEY HILL SUBDIVISION  
32 KENNEY HILL RD, HOPKINTON, RI  
PLAT: 20 LOT: 4 ZONE: RFR-80

**APPLICANT:**  
JOHN J. B. SILVIA, JR., PHD  
50 SCHOOLHOUSE LANE  
PORTSMOUTH, RI 02871-2435  
TEL: 401-683-9700 X312  
JSILVIA@MS-RESISTORS.COM

**OWNER:**  
TODD A. KENNEY, JR  
4359B BIRCH STREET SW  
MCCHORD AIR FORCE BASE  
PIERCE COUNTY, WA 98439  
TEL: 502-498-6026

**CERTIFICATION**  
THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 435-RICR00-01.9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON APRIL 28th, 2018, AS FOLLOWS:

LIMITED CONTENT BOUNDARY SURVEY  
HORIZONTAL ACCURACY: CLASS 1 (1:10,000)  
VERTICAL ACCURACY: NONE (SEE NOTE #7)

NEAL K. HINGORANY

PROFESSIONAL  
LAND SURVEYOR

04.20.20

NEAL HINGORANY REG. 2515  
COA: A38  
PRELIM.

Sardelli Survey, LLC  
& Environmental Services

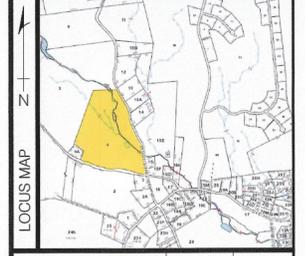
WWW.SARDELLISURVEY.COM  
MAILING: P.O. BOX 1017  
PHYSICAL: 122 NARROW LANE  
CHARLESTOWN, RI 02813  
OFFICE: (401)837-3394

PROJECT #	DATE	DRAWN	CHECK
20.0103	04/16/20	TJI	NKH

No	DATE	REVISIONS/DESCRIPTION	BY

THE PURPOSE OF THIS PLAN IS TO SHOW THE PROPOSED MINOR SUBDIVISION, E.G. THE CREATION OF TWO PROPOSED PARCELS (LOT 4-1 AND LOT 4-2), FROM ONE EXISTING LOT OF RECORD, BEING PLAT 20 LOT 4.

drawings MUST BE PRINTED IN COLOR TO BE VALID. THIS NOTE SHOULD BE BLUE. IF THIS NOTE IS NOT BLUE, PLEASE REPRINT IN COLOR OR CONTACT NEI.



**C-101** SCALE 1" = 100'