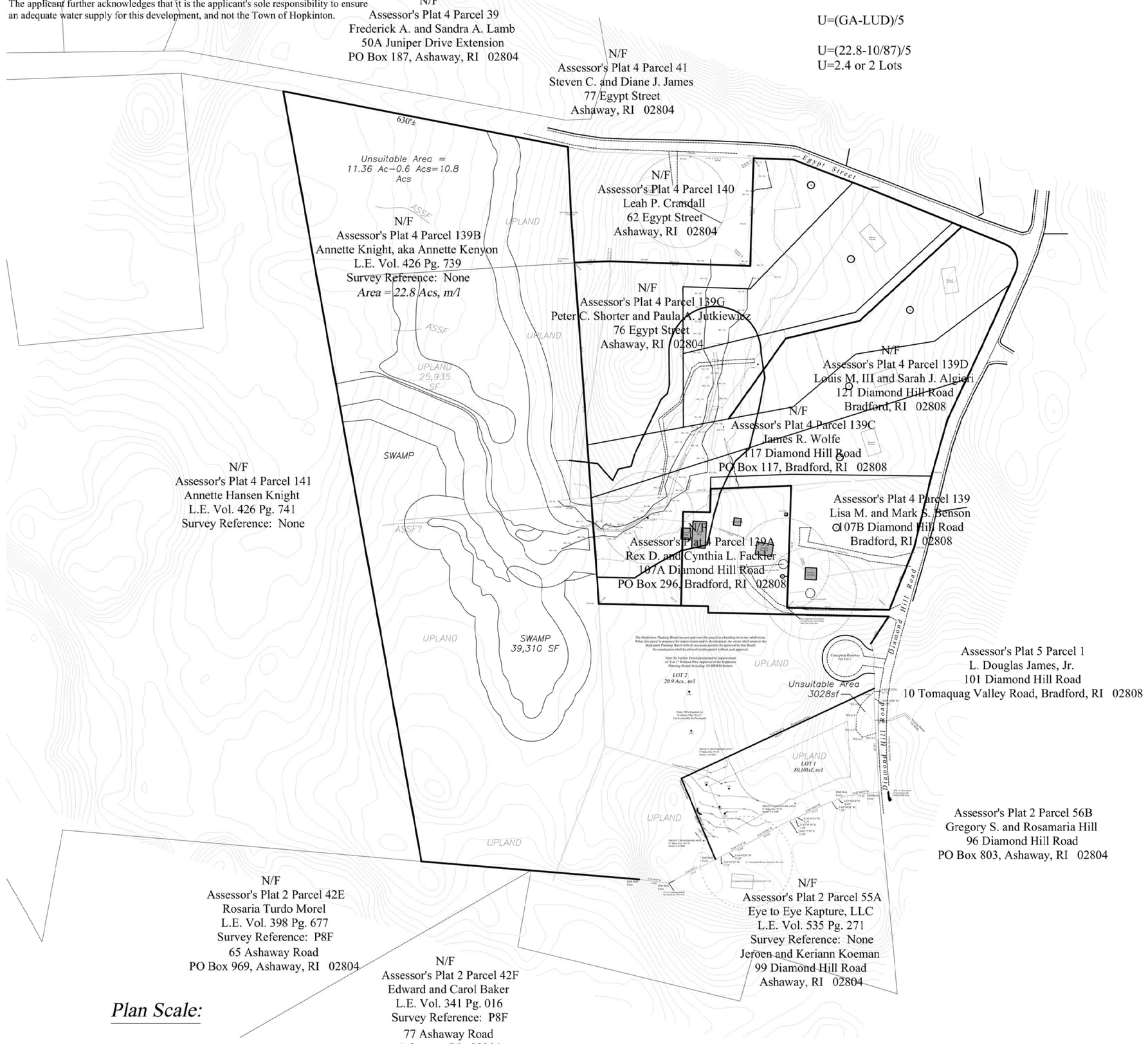
The applicant has investigated the water source proposed to serve the approved land development depicted here on this plan and has found that an adequate supply of potable and non-potable water exists to serve the proposed land use activity, as such may be needed. The applicant acknowledges that the Town of Hopkinton has made no expressed or implicit 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.



Plan Scale:

1 inch = 150 feet

0 75 150

This mapping was developed and intended to be viewed at a scale of 1"=150' on a 24"X36" sheet. Reduced versions may not be legible.

Residential RFR-80 Zone Criteria	
Minimum Lot Size	80,000 sf
Minimum Lot Width	225'
Max. Percent Imper. Surface	15.0%
Max. Height Princ. Bldg.	40 feet
Minimum Front Yard	60 feet
Minimum Side Yard	40 feet
Minimum Rear Yard	50 feet

DENSITY CALCULATION:

TOTAL AREA = 22.8 Acs, M/l
Land Unsuitable for Development (Estimated) = 10.87 Acs.

U=(GA-LUD)/5

U=(22.8-10/87)/5
U=2.4 or 2 Lots

PLAN NOTES:

1. The subject site is substantially depicted on Hopkinton, Rhode Island Tax Assessor's Map 4 as Parcel 139B.

2. The subject site is zoned "RFR-80" per Parcel Summary Sheet, dated 09-20-2017. Use of and/or reliance upon this zoning designation shall be at the user's sole risk and is subject to verification of current zoning status by the Town of Hopkinton, Rhode Island.

3. Stone Walls. The line of any stone wall(s) depicted hereon may vary slightly from the geometric centerline represented hereon. While reasonable efforts have been made to monument and/or delineate the centerline of said wall(s), these minor variations are typical of wall construction in the locale.

4. Associated Locations. The geometric points and/or monumentation associated with the boundary(s) of the subject site represented hereon are consistent with the CLASS of Survey specified in the surveyor's statement. The location of all other associated site features as may be depicted hereon, are consistent with either a CLASS III or CLASS IV Standard of Survey, unless expressly stated to the contrary.

5. Water Boundaries. As may be applicable, the subject site may contain natural or man-made water boundaries which are subject to change due to natural or artificial causes and may or may not represent the actual location of the limits of title.

6. Building Locations. As may be applicable, building depicted hereon have been located at the foundation corners or structure face, unless expressly stated to the contrary. Building overhangs and/or protrusions at elevation above the foundation are NOT necessarily depicted.

7. Utility Locations. Utility lines and locations that are visible and apparent have been depicted hereon. The existence of any underground utilities, and the location of those utilities, have been estimated from associated surface features and/or recollections of knowledgeable parties, unless expressly stated hereon. The use of and reliance upon these utility locations shall be at the user's sole risk and shall be subject to verification of the actual location by the appropriate regulatory agency. Said verification to be at the direction and expense of the end user of this data.

8. Reference Documentation:

A. Reference is hereby made to that plan entitled "Plan of Property Of Rodman W. Lewis and Sally Lewis Mitchell, Egypt Street and Diamond Hill Road, Ashaway, Hopkinton, R.I., Scale: 1in=100ft, August 18, 1975, Revised Oct. 21, 1975, Horace A. Emerson, Civil Engineer". Attempts have been made by the Surveyor of Record to respect the technical information as represented on this mapping to the greatest degree possible. As a result of holding the technical information from this mapping, there may be minor conflicts between existing physical features (e.g. stone walls) and the geometric position of boundary and subdivision parcel corners. Where these conflicts may be more than minor, the mapping is annotated accordingly. This referenced plan is recorded in the Hopkinton Land Evidence records at Plat Book 5 Page 12, dated May 9, 1977. This plan is referenced hereon as "P1";
B. Reference is hereby made to the qualified partial boundary survey for Rex and Cynthia Fackler, dated March 1992 by Alfred W. DiOrio, RLS, Inc. The purpose of this qualified partial boundary survey was the development of a property description to convey a portion of the the "Mitchell" parcel to said Rex and Cynthia Fackler;
C. Reference is hereby made to that plan entitled "Survey of Land For Rex Fackler, Scale: 1"=50', Dated Jan. 1975, Ashaway, Hopkinton, R.I., Environmental Engineering, Wordens Pond Road, Wakefield, R.I. 02879" as provided to the Surveyor of Record by Cynthia Fackler 03-08-1992. This plan is referenced hereon as "P2";
D. In the area identified as (4) there appears to be a difference between the physical location of a reconstructed wall line and the boundary line resultant from survey mapping and deed as prepared by others. The Surveyor of Record had advised that boundary line agreements between the then current property owners be developed in this area prior to the transfer of any subdivision parcels;
E. "Phase I, Proposed Conditions Plan, Preliminary Plan - Major Subdivision, Prepared For Arthur J. Fraser and Sally Lewis Mitchell, Assessor's Plat 4 Parcel 139, Diamond Hill Road and Egypt Street, Hopkinton, Rhode Island, Scael: 1"=40', January 31, 1996, Sheets 1 and 2, Alfred W. DiOrio, RLS, Inc, Hopkinton, Rhode Island";
F. "Final Residential Compound, Fox Run West In Hopkinton, R.I. For Regis Land Company, Lot 42 On A.P. 2, David D. Gardner & Associates, Inc., Date: 9/22/2000, Scale: 1"=80', Revised: 11/15/01" as recorded in the Town of Hopkinton Land Evidence Records at Plat Book 10 Page 34.

9. Regulated Coastal and/or Freshwater Wetland Features. There are regulated freshwater wetland features on, or in proximity to, the subject site. Field delineation and approximations as to other wetland features by Ecotones, Inc. Field location of delineated wetland features by Alfred W. DiOrio, RLS, Inc. in March 2018.

Reference is hereby made to RIDEM Wetland Permit No. 18-0207, dated 10-05-2018.

10. Professional Services Agreement. Reference is hereby made to the Professional Service Agreement for the services identified hereon, together with all specifications, limitations, and conditions contained therein, and dated 11-23-2016.

11. Basis for Bearings and Elevations. Basis for bearings is magnetic north as observed in 1994. Elevation values are based upon the Rhode Island State Plane Coordinate System (NAVD88) as determined by data transmitted from SmartNet reference stations using the SmartNet RTK Reference Network via Leica GS14 GPS receiver, together with site observations made on the date(s) cited hereon.

12. Flood Zone Data. Based solely upon graphic analysis, the subject site appear to fall in a ZONE X per FEMA Flood Insurance Rate Map (FIRM), Washington County, Rhode Island (All Jurisdictions), Panel 142 of 368, Map Number 44009C0142H, Map Revised: 10-19-2010, as obtained from online sources as of 09-20-2017.

13. Reference is hereby made to OnSite Wastewater Treatment System (OWTS) Permit No. 1814-0418, dated 11-19-2018. for "Lot 1". Reference is hereby made to Soil Evaluation No. 1814-0418, Test Holes #3 and #4 on "Lot 2".

SURVEYOR'S DECLARATION

This plan, and underlying survey product, was prepared for the exclusive use of the person, persons, or entity named in this Declaration. Said Declaration does not extend to any unnamed person, persons, or entity without an express Re-Declaration by the Surveyor of Record naming said person, persons, or entity.

To Annette Kenyon, it is hereby declared that this survey has been conducted and this plan has been prepared pursuant to 435-RICR-00-00-1.9 of the Rules and Regulations adopted by the Rhode Island State Board of Registration for Professional Land Surveyors on November 25, 2015, as follows:

The TYPE of survey is a partial (see legend) Limited Content Boundary Survey - Dimensional Conformance Survey with horizontal field observations performed in accordance with the Measurement Specification of CLASS I.

In addition, portions of the site have been the subject of mapping elements prepared in accordance with both a Data Accumulation Survey with field observations performed in accordance with the Measurement Specification of CLASS III and a Compilation Plan prepared in accordance with the Measurement Standard of CLASS IV.

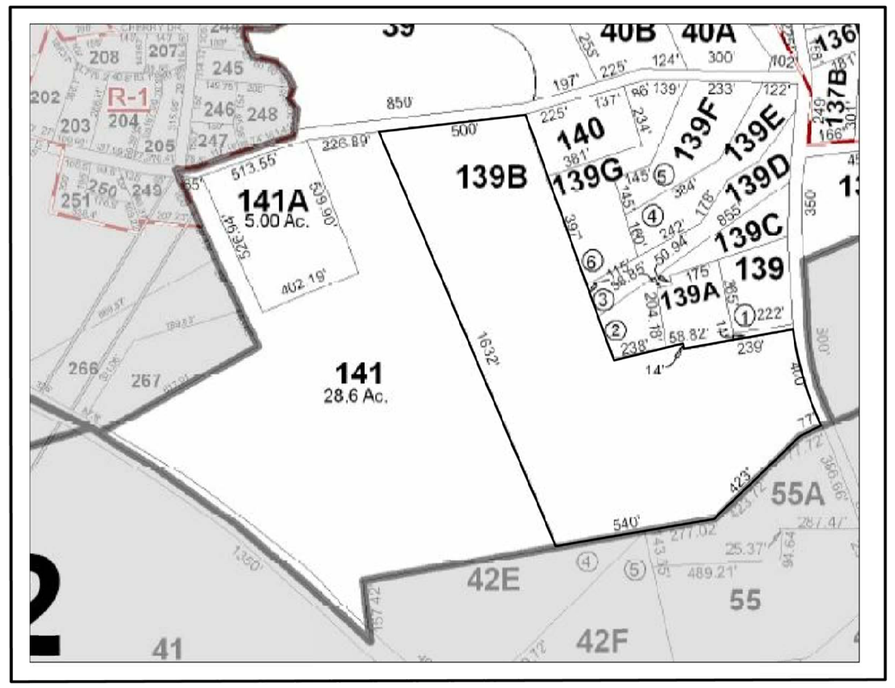
In addition, any topographic elements depicted hereon have been performed in accordance with the Measurement Specification of T-4. See Declaration on Sheet 2.

Further, the information depicted hereon was obtained (a) from field observations made on the site between December 1994 and May 2018, (b) that these field observations were subsequently reduced and computations performed that resulted in the (typically) indirect geometric information depicted hereon, (c) that the purpose of the conduct of the survey and for the preparation of the plan was solely for the preparation of mapping to accompany an application for a Minor Subdivision with no new Street Creation on a portion of the site, and (d) that this information is correct to the best of my knowledge and belief and is subject to all limitation, notations, and qualification stated hereon.

Alfred W. DiOrio, PLS, CPESC, [RI PLS #1752]
Principal Surveyor and President, Alfred W. DiOrio, RLS, Inc.
RI Certificate of Authorization No. A37

Magnetic North

Basis: December 1994



Location Map - Schematic Representation Only

May Not Be To Scale

Revision Schedule	
Revision Date	Revision Description

RIGL 34-13-1 INDEX
ABUTTING STREETS
Diamond Hill Road
Egypt Street

Hopkinton Planning Dept.
Approved
Administrative Officer:_____
Date: _____

Hopkinton Planning Board
Approved
Planning Board Chair: _____
Date: _____

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

ALL PHYSICAL FEATURES DEPICTED HEREON HAVE BEEN ACCURATELY LOCATED BY FIELD SURVEYS AND ARE SHOWN TO SCALE. PROPERTY LINE LOCATIONS ARE BASED UPON BOTH FIELD DATA AND COMPILATIONS FROM RECORD AND/OR PROVIDED SOURCES. ALTHOUGH DEPICTED TO SCALE, THEY ARE SUBJECT TO SUCH MODIFICATIONS AS AN ACCURATE BOUNDARY SURVEY MAY DISCLOSE.

This compilation plan has been prepared from sources of information and data whose positional accuracy and reliability has not been verified. The property lines depicted hereon do not represent a boundary opinion, and other information depicted is subject to such changes as an authoritative field survey may disclose.

PROPERTY OWNER:
APPLICANT:
Annette E. Kenyon
51 Ashaway Road
Ashaway, Rhode Island 02804
Tel. 401-377-8333

If the Surveyor of Record's seal is not embossed and the Surveyor of Record's signature is blue ink, the plan shall be considered unauthorized and not properly issued by the Surveyor of Record.

Alfred W. DiOrio
No. 1752
PROFESSIONAL LAND SURVEYOR

A valid reproduction of this plan contains BOTH an inked stamp impression and a live embossed seal impression of RI Professional Land Surveyor #1752

PDF VERSIONS NOT EMBOSSED

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PO Box 999, Ashaway, Rhode Island 02804
401/377-8124 800/797-8124
Cellular 401/742-1850
www.awdrls.com Email: al@awdrls.com

Plan of Limited Content Boundary Survey and Proposed Residential Compound

Prepared For Annette E. Kenyon

Assessor's Plat 4 Parcel 139B

Diamond Hill Road and Egypt Street, Ashaway

Hopkinton, Rhode Island

Scale: 1"=150'

March 31, 2020 Sheet 1 of 5

Alfred W. DiOrio, RLS, Inc.

Professional Land Surveyors ● Land Use Consultants
Certified Professional Erosion Control Specialists
Licensed OWTS Designers ● Installers ● Inspectors ● Soil Evaluators
Hopkinton, Rhode Island

- L E G E N D -

P	Referenced Plan Measurement
C	Calculated Measurement
M	Measured Direct
S	Scaled Measurement
D	Referenced Deed Measurement
AG	Above Grade
BG	Below Grade
IP	Iron Pipe
IR	Iron Rod
DH	Drill Hole
	Soil Evaluation/Ground Water Test Pipe
WL 15A	Wetland Flag Identification
acs.	Acres
sf	Square Feet
911 35	Emergency 911 Numbering

Set	Survey Monumentation Placed by Alfred W. DiOrio, RLS, Inc.
Exist.	Survey Monumentation Recovered and Utilized by Alfred W. DiOrio, RLS, Inc.
	Stone Wall
AWD	Alfred W. DiOrio, RLS, Inc.
PC	Point of Curvature
PT	Point of Tangency
AP Parcel	Assessor's Plat & Parcel Reference
LE Vol	Land Evidence Volume
Pg	Page
	Wetland Feature

In the Context of Curves:

A=	Central Angle
R=	Radius
T=	Tangent
L=	Arc Length
C=	Long Chord

M/L	More or Less
N/F	Now or Formerly
100	Existing Contour
100	Proposed Contour
gpd 100.00	Existing Spot Location
Pole 53	Existing Utility Pole Location
	Existing Overhead Utility Lines
	Delineated Wetland Edge (By Others)
	Perimeter Wetland Edge
	100 Foot Riverbank Wetland
	200 Foot Riverbank Wetland
	Proposed Location Erosion Control Measures and Limits of Disturbance

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Plan No.
File: AJF2.dwg