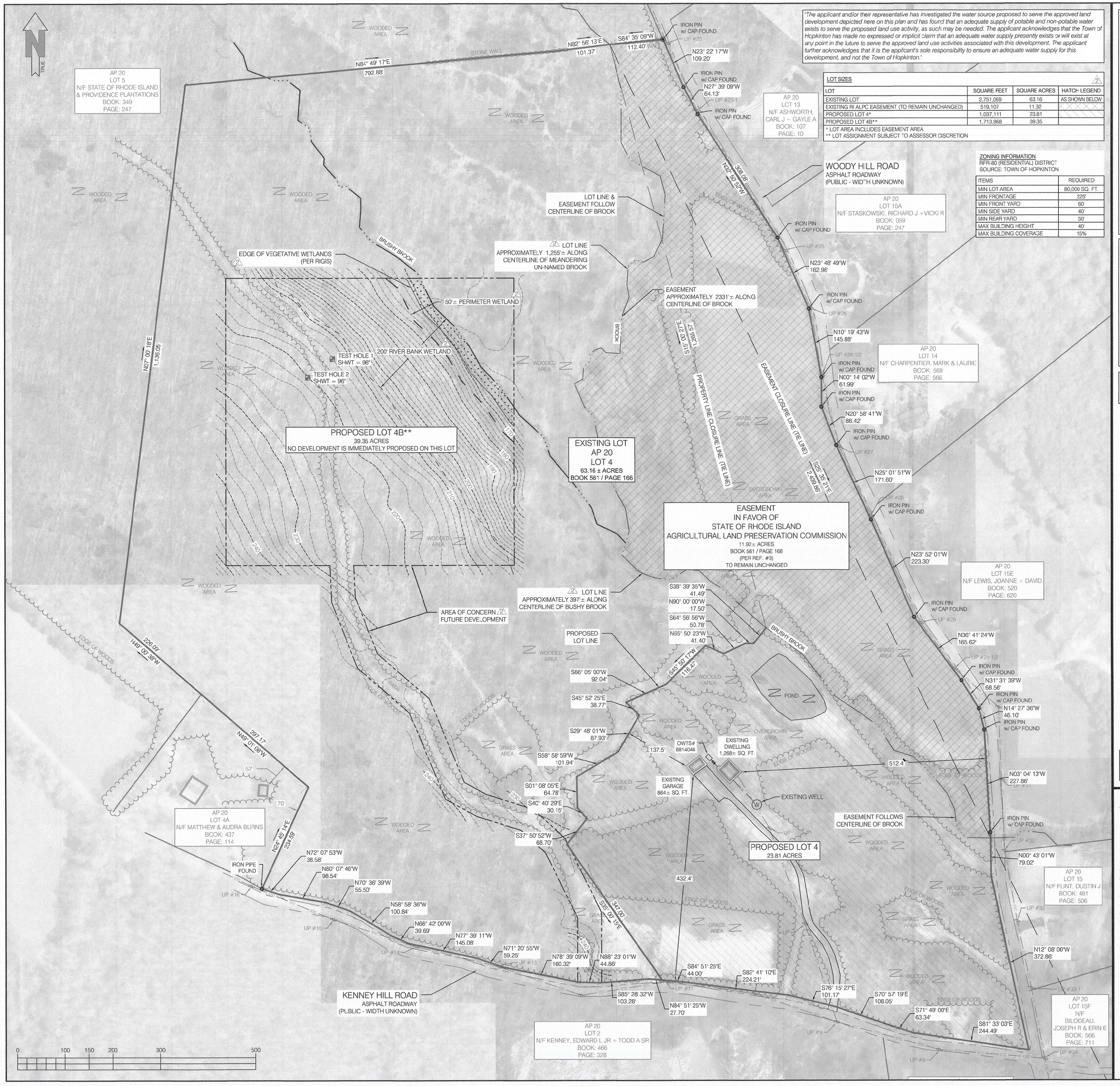


The applicant and/or their representative has investigated the water source proposed to serve the approved land development depicted here on this plan and has found that an adequate supply of potable and non-potable water exists to serve the proposed land use activity, as such may be needed. The applicant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

LOT SIZES

LOT	SQUARE FEET	SQUARE ACRES	HATCH LEGEND
EXISTING LOT	2,751,059	63.16	AS SHOWN BELOW
EXISTING RI ALPC EASEMENT (TO REMAIN UNCHANGED)	519,107	11.92	
PROPOSED LOT 4*	1,037,111	23.81	
PROPOSED LOT 4B**	1,713,968	39.35	

* LOT AREA INCLUDES EASEMENT AREA
** LOT ASSIGNMENT SUBJECT TO ASSESSOR DISCRETION

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	60'
MIN SIDE YARD	40'
MIN REAR YARD	50'
MAX BUILDING HEIGHT	40'
MAX BUILDING COVERAGE	15%

NOTES:
1. PROPERTY KNOWN AS LOT 4 ON THE TOWN OF HOPKINTON, WASHINGTON COUNTY, STATE OF RHODE ISLAND TAX ASSESSORS MAP NO. 20.
2. 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.
3. 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.
4. 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.
5. 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.
6. ELEVATIONS HAVE NOT BEEN SHOWN. PER CONTRACTUAL AGREEMENT WITH CLIENT.
7. THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.
8. 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
9. SITE WAS FLOWN ON JANUARY, 17 2020 BY SARDELLI SURVEY, LLC USING A PHANTOM 4 PRO QUADCOPTER AT ROUGHLY 250' ALTITUDE.
10. 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.
11. 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. OWTS RESEARCH WAS USED FOR OWTS LOCATION. ALL OTHER UTILITY ELEMENTS ARE NOT PART OF THE SUBJECT SCOPE.
12. THIS IS NOT AN AS BUILT UTILITY PLAN.
13. COORDINATE SYSTEM IS R3800 / NAVD 88.
14. TOPOGRAPHY PER RI SPRING 2011 LIDAR.

REFERENCES:
1. THE TAX ASSESSORS MAP OF THE TOWN OF HOPKINTON, WASHINGTON COUNTY, STATE OF RHODE ISLAND, SHEET #20.
2. MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, WASHINGTON COUNTY, RHODE ISLAND (ALL JURISDICTIONS), PANEL 45," MAP NUMBER 44009C0045H, EFFECTIVE DATE: OCTOBER 19, 2010.
3. 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.
4. 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 20'18, FILED IN THE TOWN OF HOPKINTON AS PLAT BOOK 17, PAGE 32.
5. 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.

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 WHEFE 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
100.00' DIMENSION - EXISTING	DRILL HOLE
100.00' (D) DIMENSION - PLAN / DEED	ELECTRIC BOX (ETC)
100.00' DIMENSION - PROPOSED	FIRE HYDRANT
100.00' (S) 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
ETC ELECTRIC - TELEPHONE - CABLE (ETC)	MANHOLE (MH:TYPE)
ELECTRIC - UNDERGROUND (UGE)	REBAR / STEEL PIPE FOUND
FENCE - METAL	SPIKE
FENCE - WOOD	X 5.10 SPOT GRADE - EXISTING
FLOW ARROWS	X 6.6 SPOT GRADE - PROPOSED
GAS GAS (G)	STRUCTURE, EXISTING
100.00 GRADE CONTOUR - EXISTING	STRUCTURE, PROPOSED
100.00 GRADE CONTOUR - PROPOSED	SURVEY MONUMENT TO BE SET
HVF HIGH VISIBILITY FENCE (HVF)	SURVEY MARKER TO BE SET
LOD LIMIT OF DISTURBANCE (LOD)	SE # SOIL EVALUATION
LOD / SED LOD / SED	TREE
PROPERTY LINE - ABUTTING	UTILITY POLE
PL PROPERTY LINE - EXISTING	WGO WATER SHUT OFF
PROPERTY LINE - PROPOSED	WETLAND FLAG LOCATION
SAN SANITARY SEWER (S)	
SED SEDIMENT CONTROL (SED)	
SETBACKS	
STONE WALL	
SD STORM DRAIN (SD)	
SUBDIVISION LINE - EXISTING	
W WATER	
WETLAND LIMIT	

NEI Narragansett Engineering Inc.
nei-cds.com
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@IMS-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-RICR00-00-1.9 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 I (1:10,000)
VERTICAL ACCURACY: NONE (SEE NOTE #7)

NEAL K. HINGORANY
No. 2515
PROFESSIONAL LAND SURVEYOR
06.30.20
REV. 2.
FINAL.

NEAL HINGORANY REG. 2515
COA: A38

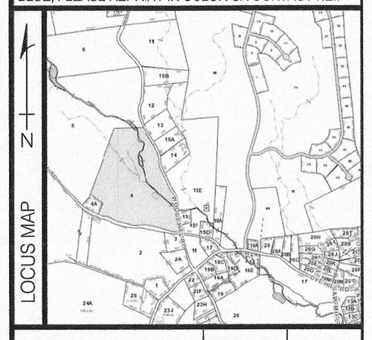
PROJECT #	DATE	DRAWN	CHECK
20.0103	04/16/20	TJI	NKH

No	DATE	REVISIONS/DESCRIPTION	BY
1	06/02/20	CHANGED LOT LINE TO FOLLOW BROOK / EASEMENT	TJI
2	06/30/20	ADDED GROUND CONTOURS, AOC AND WETLANDS	TJI

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

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.

LOCUS MAP



C-101 | SCALE 1" = 100'