



LOCUS MAP  
NOT TO SCALE

BEING A.P. 18, LOT 7K  
TOTAL AREA OF LOT = 13.23 AC.

| Conventional Lot Table |               |            |              |
|------------------------|---------------|------------|--------------|
| Parcel ID              | Single/Duplex | Lot Area   | Lot Frontage |
| A                      | Duplex        | 171,047 SF | 889' ±       |
| B                      | Duplex        | 177,883 SF | 313' ±       |
| C                      | Single        | 81,284 SF  | 267' ±       |
| D                      | Single        | 87,568 SF  | 826' ±       |

**NOTES:**

1. BASEMAP PROVIDED BY ARM ENGINEERING. DATA INCLUDES EXISTING DWELLING LOCATION, APPROXIMATE PROPERTY BOUNDARIES, WETLAND FLAG LOCATIONS, AND THE EXISTING DRIVEWAYS.
2. TREELINE LOCATION AND ABUTTING STRUCTURES TAKEN FROM ARIAL PHOTOGRAPHY, SPRING 2019.
3. 1 BUILDABLE LOT EXISTING.
4. 4 BUILDABLE LOTS PROPOSED.
5. THERE ARE NO AREAS OF AGRICULTURAL USE ON SITE.
6. NO HISTORIC CEMETERIES HAVE BEEN FOUND ON SITE.
7. THE SITE IS NOT LOCATED IN A NATURAL HERITAGE AREA.

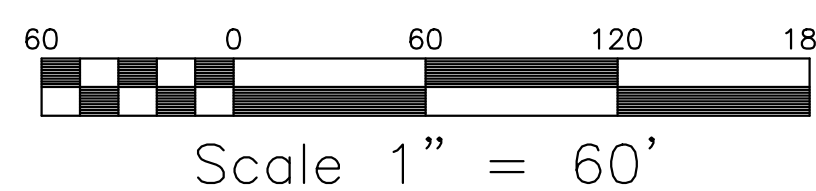
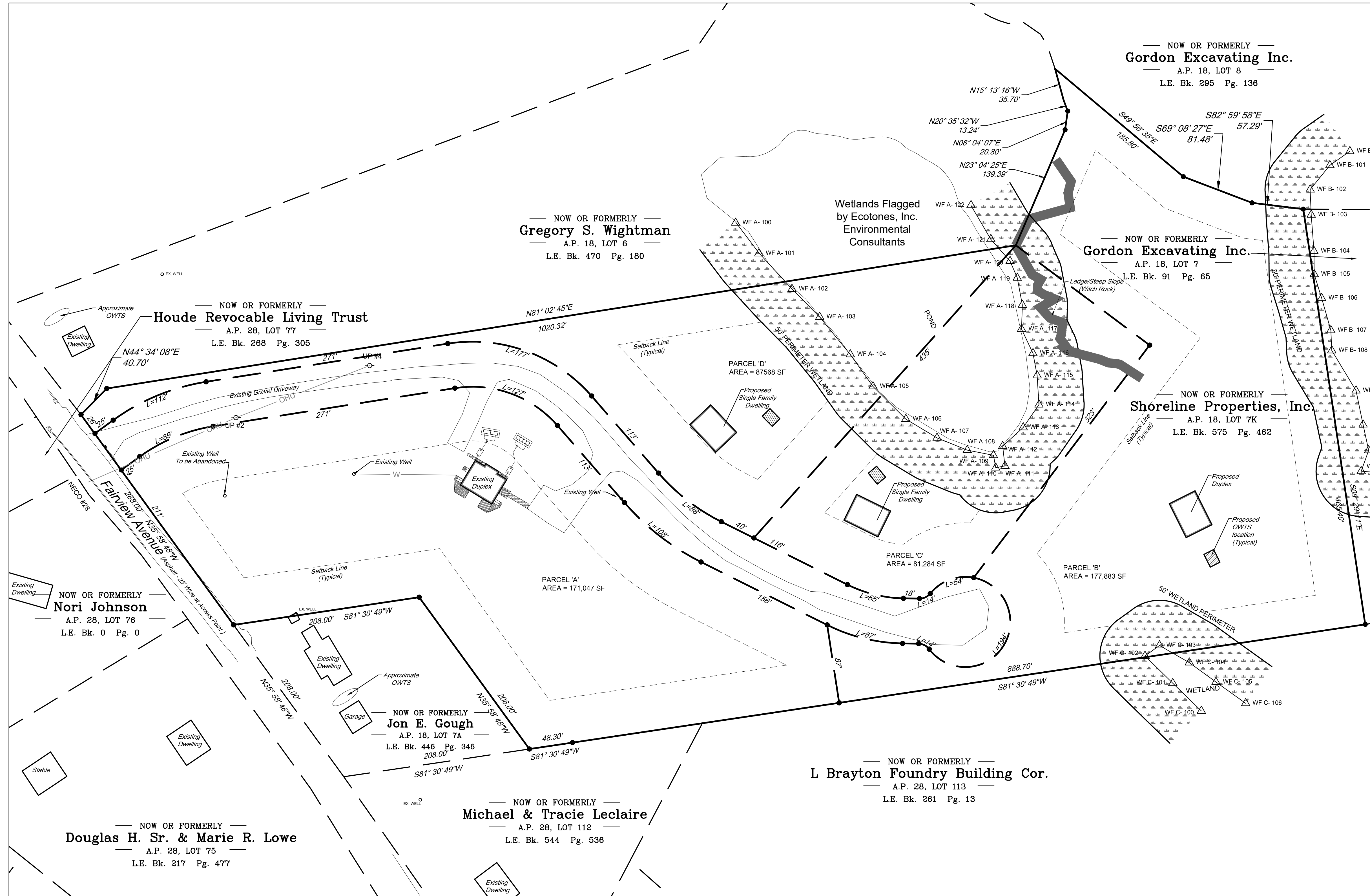
**LEGEND**

- ANGLE POINT
- EXISTING PROPERTY LINE
- - - PROPOSED PROPERTY LINE
- - - ABUTTER PROPERTY LINE
- OHU — OVERHEAD UTILITY LINE

PARCEL ZONING: RFR-80  
RURAL FARMING RESIDENTIAL - 80  
MIN LOT SIZE = 80,000 SF  
MIN LOT FRONTAGE = 225'  
FRONT SETBACK = 60'  
REAR SETBACK = 50'  
SIDE SETBACK = 40'  
MAX LOT COVERAGE = 15%  
MAX STRUCTURE HEIGHT = 40'  
MAX ACCESSORY STRUCTURE HEIGHT = 25'

OWNER/APPLICANT  
SHORELINE PROPERTIES, INC.  
400 SOUTH COUNTY TRAIL, SUITE A-207  
EXETER, RI 02822  
PHONE : (401) 732-8566

FEMA DETERMINATION  
ZONE "X" - AREA OF MINIMAL FLOODING  
PANEL NO. - 44009C0064 J  
EFFECTIVE - APRIL 3, 2020



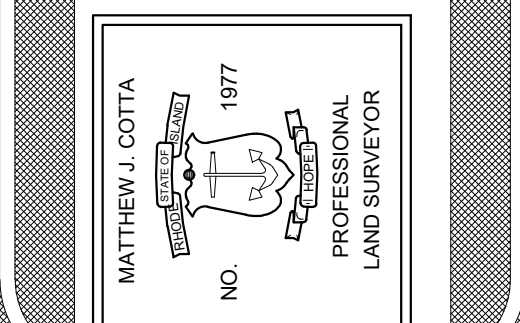
THIS PLAN IS TO BE INDEXED  
UNDER THE FOLLOWING ROADS:  
1. FAIRVIEW AVENUE

CONVENTIONAL YIELD PLAN  
FOR  
**FAIRVIEW ESTATES**  
LOCATED AT  
A.P. 18, LOT 7K  
66 FAIRVIEW AVENUE  
HOPKINTON, R.I.

Checked By: MJC  
Date: 11/06/2020

| NO. | REVISION | BY | DATE |
|-----|----------|----|------|
|     |          |    |      |

Drawn By: P.J.F.  
Scale: 1" = 60'



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Sheet  
**3**  
of 11 sheets  
Drawing No.  
119210