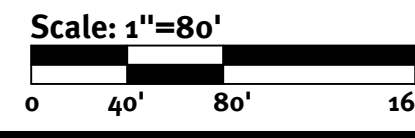


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This plan shall be indexed by the following streets:  
 • Skunk Hill Road



**General Notes:**

1. THE SITE IS TO BE SERVICED BY PRIVATE WELLS AND ISDS.
2. THE DRAINAGE SYSTEM WILL BE DESIGNED TO MEET THE TOWN OF HOPKINTON SUBDIVISION REGULATIONS WITH THE USE OF CATCH BASINS, CULVERTS AND DRAINAGE DETENTION BASINS. THE BASINS WILL BE SIZED TO CONTROL THE DISCHARGE OF STORMWATER TO LEVELS WHICH PRESENTLY EXIST FOR THE 2-100 YEAR STORMS. THE STORMWATER MANAGEMENT WILL MEET THE BEST MANAGEMENT PRACTICES OF THE RIDEM.
3. THE SITE IS PROPOSED TO BE BUILT WITH A 40' WIDE PUBLIC RIGHT OF WAY (WAIVER WILL BE REQUESTED). ROADWAYS ARE PROPOSED TO BE 11' WIDE TRAVEL LANES WITH 1' CAPE COD BERMS. NO SIDEWALKS ARE PROPOSED.
4. ABOVEGROUND UTILITIES ARE PROPOSED THROUGHOUT THE SITE.
5. THE SITE IS PROPOSED TO BE BUILT IN ONE PHASE.

**Dimensional Regulations:**

ZONING:	R-80
MINIMUM LOT AREA:	80,000 SF
MINIMUM FRONTAGE:	225 FT
MINIMUM FRONT YARD SETBACK:	60 FT
(SUBDIVISION ROAD)	
MINIMUM SIDE YARD SETBACK:	40 FT
MINIMUM REAR YARD SETBACK:	50 FT

**Development Data:**

GROSS AREA OF PARCEL:	20.49 ACRES
NUMBER OF BUILDABLE LOTS:	8 LOTS
AVERAGE LOT AREA:	2.35 ACRES
TOTAL AREA OF BUILDABLE LOTS:	18.79 ACRES
AREA OF R.O.W.:	1.7 ACRES
LENGTH OF ROADWAY:	1333 LF
AREA OF OPEN SPACE:	0 ACRES

**DiPrete Engineering**  
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**Boston • Providence • Newport**

**CHRISTOPHER A. DUHAMEL**  
  
 REGISTERED PROFESSIONAL ENGINEER  
 CIVIL

This plan set must not be used for construction purposes unless stamped for construction and stamped by a registered professional engineer of DiPrete Engineering.  
 The contractor is responsible for all of the means, methods, safety and implementation of this plan and design.  
 Existing utilities shown on this plan are approximate only. DiPrete Engineering assumes no responsibility for damages incurred due to locations of existing utilities.

1	1/25/2021	Pre-Application Submission - Revised LOTS	SUM	Design By: SEH
2	12/23/2020	Pre-Application Submission	BYR	
3		Description		
4				
5				
6				
7				
8				

**Site Plan**  
**Bobcat Trail**  
 Assessors: PER 21 Lot 3C  
 Hopkinton, Rhode Island  
 Prepared For:  
**Bobcat Realty, LLC**  
 c/o David D'Amora, Richmond Sand and Stone  
 35 Stillson Road, Richmond, RI 02898 Tel: 401-539-7770  
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