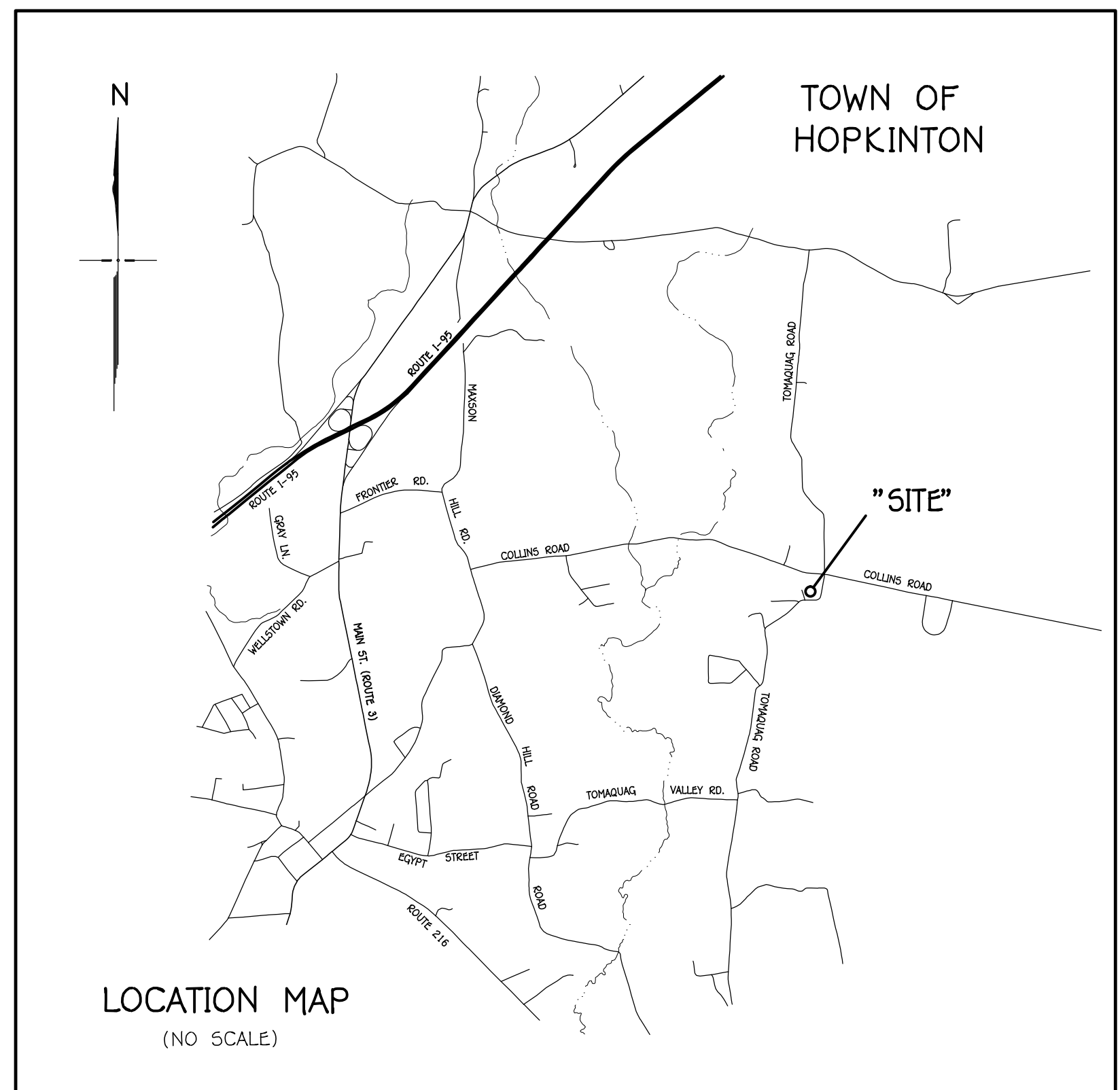


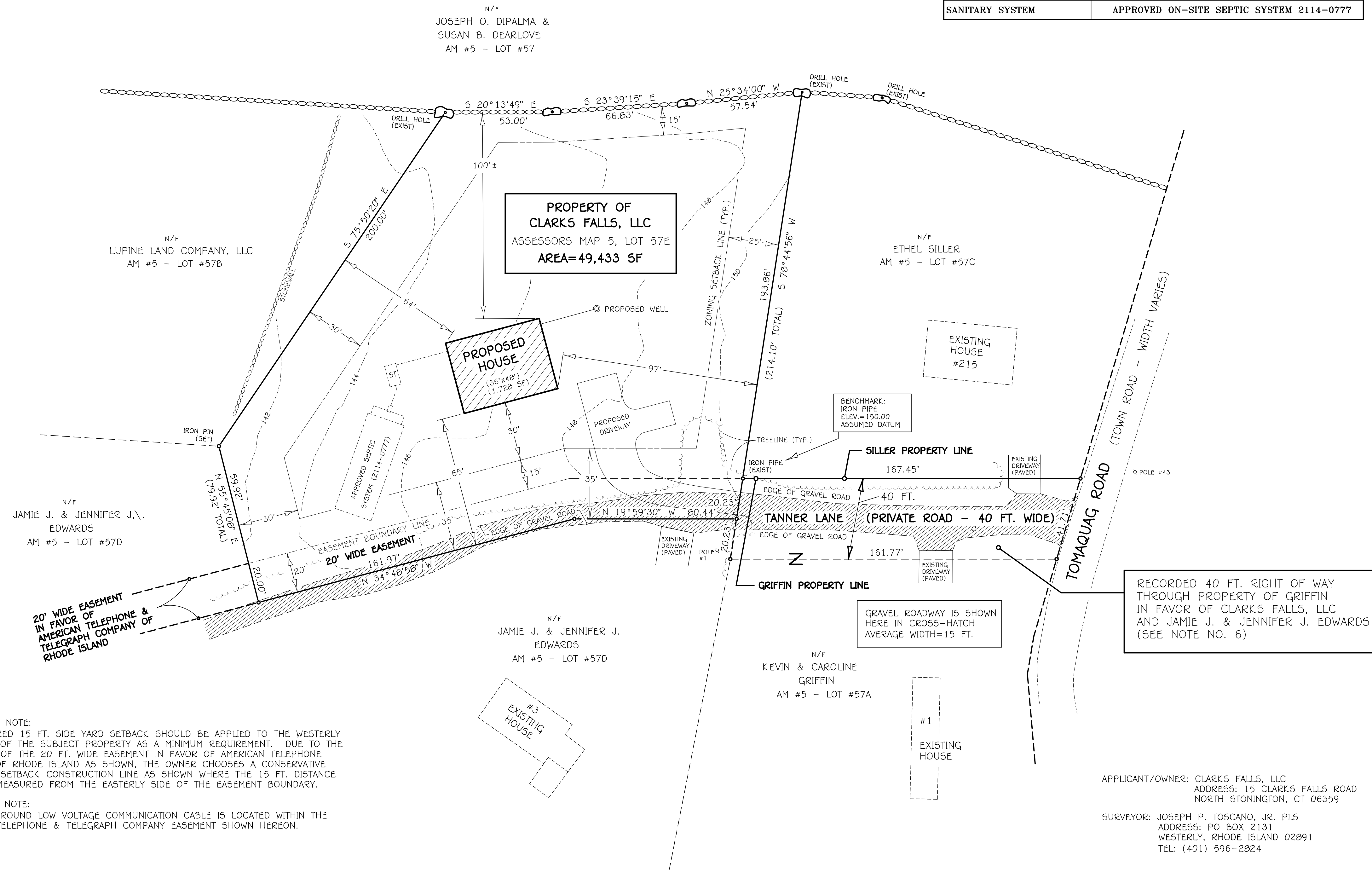
INDEX OF ABUTTING STREETS  
 R.I.G.L. 34-13-1:  
 TANNER LANE (PRIVATE ROAD)  
 TOMAQUAG ROAD (TOWN ROAD)

ZONING COMPLIANCE TABLE		RESIDENTIAL ZONE R-1
ITEM	REQUIRED	PROVIDED
LOT AREA	20,000 S.F.	49,433 S.F.
MINIMUM LOT FRONTAGE	100 FT.	SEE NOTE 6
FRONT YARD	25 FT.	97± FT.
SIDE YARD	15 FT.	65± & 100± FT.
REAR YARD	30 FT.	64± FT.
COVERAGE	30%	LESS THAN 10%
BUILDING HEIGHT	35 FT.	LESS THAN 35 FT.
WATER SUPPLY	PROPOSED ON-SITE WELL	
SANITARY SYSTEM	APPROVED ON-SITE SEPTIC SYSTEM 2114-0777	



NOTES:

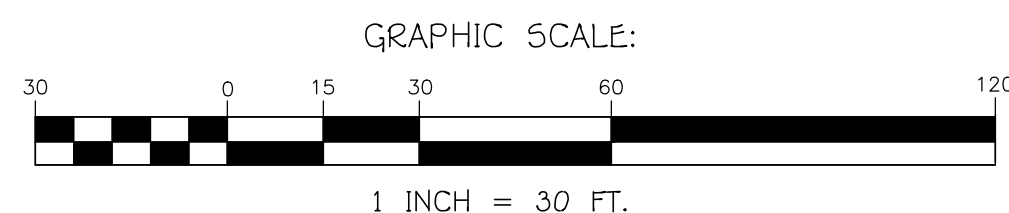
- THE SUBJECT PROPERTY IS LOCATED IN A R-1 ZONING DISTRICT.
- THE DEED REFERENCE FOR THE SUBJECT PROPERTY IS LAND EVIDENCE VOLUME 586, PAGE 137. THE SUBJECT PROPERTY WAS CREATED BY WARRANTY DEED RECORDED IN VOLUME 130, PAGE 169 OF THE LAND EVIDENCE RECORDS ON DECEMBER 31, 1985 AT 2:03 PM.
- THE SUBJECT PROPERTY IS AND HAS BEEN DESIGNATED AS ASSESSORS LOT NO. 57E ON TOWN ASSESSORS MAP NO. 5 SINCE 1990.
- REFERENCE IS HEREBY MADE TO THE FOLLOWING PLAN;
  - "JANET M. TANNER TOMAQUAG ROAD HOPKINTON R.I. SCALE: 1 INCH = 50 FEET JULY 10, 1971 HORACE A. EMERSON, CIVIL ENGR"
- THIS PROPERTY IS SUBJECT TO A RIGHT OF WAY AND EASEMENT IN FAVOR OF AMERICAN TELEPHONE AND TELEGRAPH COMPANY OF RHODE ISLAND RECORDED APRIL 11, 1969 IN VOLUME 54 PAGE 540 OF THE TOWN OF HOPKINTON LAND RECORDS. THE LOCATION OF SAID EASEMENT NOTED HEREON WAS TAKE FROM THE MAP REFERENCED IN NOTE 4.A (ABOVE) AND IS THEREFORE SUBJECT TO SUCH CHANGE AS AN ACCURATE MARKING OF SAID UTILITY WOULD REQUIRE.
- FRONTAGE: THE SUBJECT PROPERTY HAS 20.23 FEET OF FRONTAGE ON TANNER LANE, A RIGHT OF WAY RECOGNIZED BY THE TOWN OF HOPKINTON WHICH RIGHT OF WAY IS RECORDED IN LAND EVIDENCE VOLUME 130, PAGE 167 ON DECEMBER 31, 1985, 2:02 PM.
- BEARINGS REFER TO AN ASSUMED DATUM.
- THERE ARE NO KNOWN HISTORICAL CEMETERIES LOCATED WITHIN THE SUBJECT PROPERTY.
- THE SUBJECT LOT IS VEGETATED WITH NATIVE TREES AND BRUSH.
- THERE ARE NO WETLANDS, WATER COURSES OR SENSITIVE WATER FEATURES WITHIN THE SUBJECT PROPERTY OR WITHIN 50 FEET OF THE SUBJECT PROPERTY. NO PORTION OF THE SUBJECT PROPERTY IS UNSUITABLE FOR DEVELOPMENT.
- THE SUBJECT PROPERTY LIES WITHIN THE SECONDARY PROTECTION ZONE OF THE GROUNDWATER PROTECTION OVERLAY.
- ALL PROPERTIES WITHIN THE GENERAL AREA ARE SERVED BY PRIVATE WELLS.
- THERE ARE NO POWER LINE RIGHT-OF-WAYS THROUGH THE SUBJECT PROPERTY.



**SIDE SETBACK NOTE:**  
 THE REQUIRED 15 FT. SIDE YARD SETBACK SHOULD BE APPLIED TO THE WESTERLY BOUNDARY OF THE SUBJECT PROPERTY AS A MINIMUM REQUIREMENT. DUE TO THE EXISTENCE OF THE 20 FT. WIDE EASEMENT IN FAVOR OF AMERICAN TELEPHONE COMPANY OF RHODE ISLAND AS SHOWN, THE OWNER CHOOSES A CONSERVATIVE SIDE YARD SETBACK CONSTRUCTION LINE AS SHOWN WHERE THE 15 FT. DISTANCE IS TO BE MEASURED FROM THE EASTERLY SIDE OF THE EASEMENT BOUNDARY.

**UTILITY CABLE NOTE:**  
 AN UNDERGROUND LOW VOLTAGE COMMUNICATION CABLE IS LOCATED WITHIN THE AMERICAN TELEPHONE & TELEGRAPH COMPANY EASEMENT SHOWN HEREON.

**LEGEND:**  
 "N/F" MEANS "NOW OR FORMERLY OWNED BY"  
 "AM# - LOT#" MEANS "TOWN OF HOPKINTON ASSESSOR'S MAP & LOT NOS."  
 "LE VOL.# - PG.#" MEANS "TOWN OF HOPKINTON LAND EVIDENCE VOLUME & PAGE"  
 "(EXIST.)" INDICATES SURVEY MONUMENTATION FOUND AT THE TIME OF THIS SURVEY.  
 "(SET)" INDICATES MONUMENTATION PLACED AS A RESULT OF THIS SURVEY.

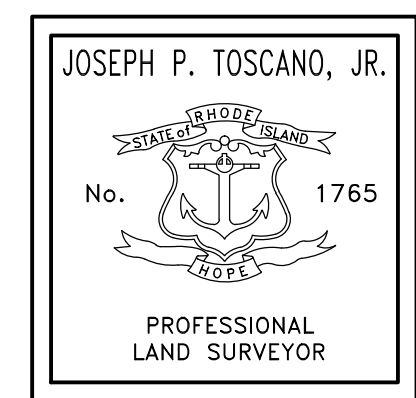


**SURVEY CERTIFICATION**

THIS SURVEY HAS BEEN CONDUCTED AND THE 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:

LIMITED CONTENT BOUNDARY SURVEY: CLASS I  
 DATA ACCUMULATION SURVEY: CLASS III  
 TOPOGRAPHIC SURVEY ACCURACY: T-2  
 THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS TO ACCOMPANY A PLANNING BOARD PRE-APPLICATION SUBMISSION FOR REVIEW.

JOSEPH P. TOSCANO, JR., PLS DATE  
 RI PLS NO. 1765  
 RI CERTIFICATE OF AUTHORIZATION NO. A45



PLAN TO ACCOMPANY (PRE-APPLICATION)  
 TOWN OF HOPKINTON PLANNING BOARD APPLICATION  
 PREPARED FOR  
**NICHOLAS MANDES**  
 PROPERTY OF  
**CLARKS FALLS, LLC**  
 ASSESSORS MAP 5 - LOT 57E  
 TANNER LANE  
 HOPKINTON, RHODE ISLAND  
 SCALE: 1"=30' AUGUST 17, 2022  
 JOSEPH P. TOSCANO, JR. PLS  
 PO Box 2131, WESTERLY, RHODE ISLAND 02891  
 (EMAIL: JOE@JOSEPHOTOSCANO.COM - TEL. (401)-596-2824)