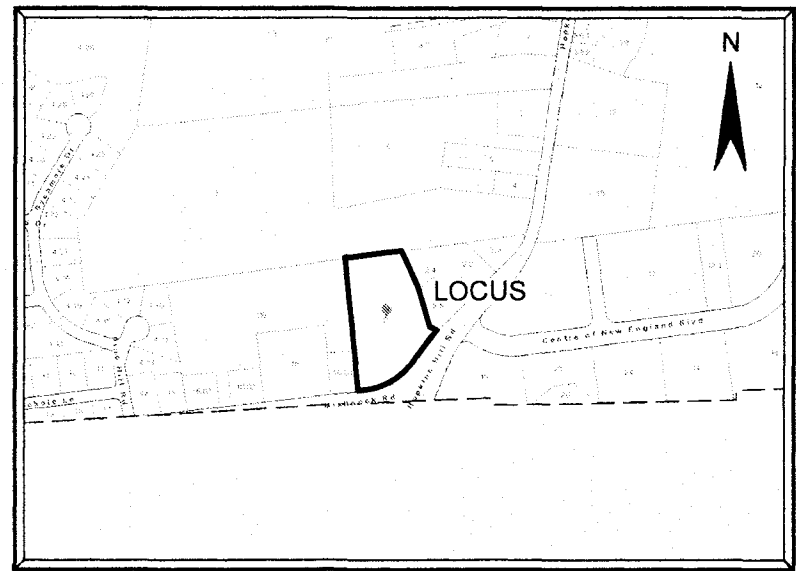


HOPKINS HILL ROAD
MISHNOCK ROAD
STREET INDEX



LOCUS MAP
NOT TO SCALE

ZONING DISTRICT R-20
SINGLE FAMILY W/ WATER

MINIMUM LOT AREA: 20,000 S.F.
MINIMUM LOT FRONTAGE: 120 FT.
MINIMUM SETBACKS: FRONT: 35 FT.
SIDE: 20 FT.
REAR: 40 FT.
MAXIMUM LOT COVERAGE: 20%
MAXIMUM BUILDING HEIGHT: 35 FT.
ACCESSORY SETBACK: 10 FT.

PARCEL - A 70% SUITABLE LAND / 30% UNSUITABLE LAND

PROPOSED FRONTAGE

PARCEL - A	173.97'
PARCEL - B	134.71'
PARCEL - C	139.47'

LOT / PARCEL	OLD AREA	NEW AREA
LOT 2.1	168,000 S.F.	0
PARCEL - A	0	127,825 S.F.
PARCEL - B	0	20,030 S.F.
PARCEL - C	0	20,145 S.F.

REFERENCE:
1. DEED BK. 2240 PG. 740
2. "DIVISION OF LAND ON HOPKINS HILL ROAD AND MISHNOCK ROAD IN THE TOWN OF COVENTRY, R.I. PREPARED FOR ANDREW AND DORIS POTVIN, PREPARED BY COVENTRY SURVEY COMPANY, INC." PLAN BK. 12 / PG. 73

NOTE:
1. FIRE DISTRICT HOPKINS HILL
2. (RIDEM) NATIONAL HERITAGE AREA
3. FEMA MAP 44003C0112H / 10/02/2015 / ZONE X
4. WETLAND EDGE VERIFICATION No. 23-0213
5. TEST HOLE APPROVAL No. 2306-0430 / MAY 10, 2023
6. SERVICED BY EXISTING SANITARY SEWER SYSTEMS, (OWTS).

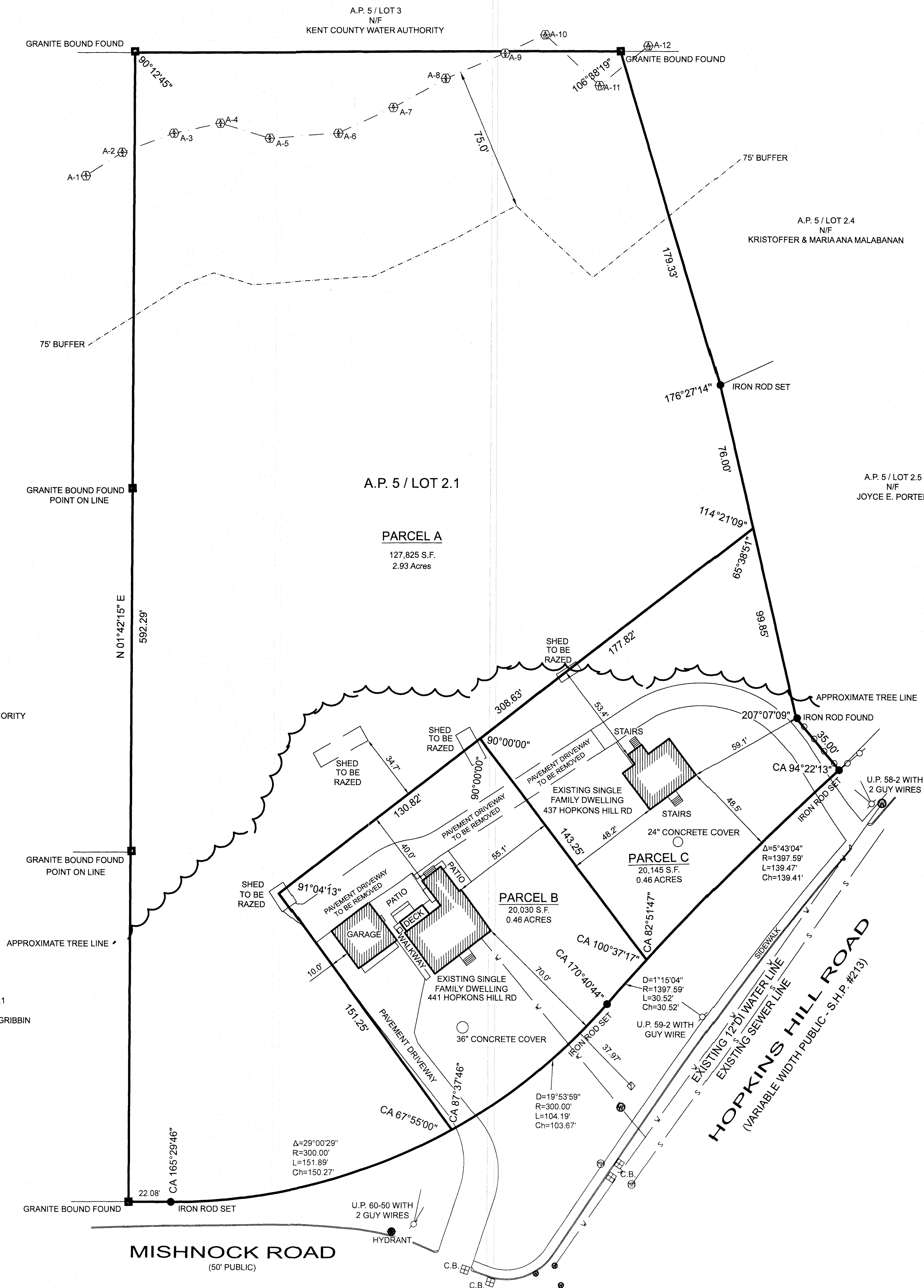
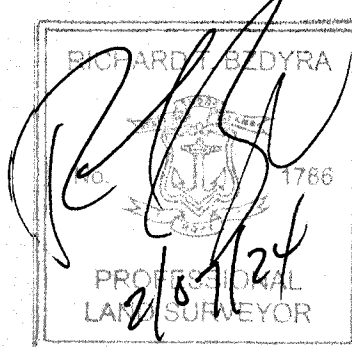
SURVEY CLASSIFICATION:
THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015, AS FOLLOWS:

TYPE OF BOUNDARY SURVEY: MEASUREMENT SPECIFICATION:
LIMITED CONTENT BOUNDARY SURVEY CLASS 1

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:
TO ESTABLISH AND STAKE RECORD BOUNDARY LINES.

BY: *[Signature]* DATE: 2/07/24

BY: RICHARD T. BZDYRA, PLS. LICENSE #1786, COA # LS-A60
THE FOLLOWING TYPES OF EVIDENCE WERE USED TO CONSTRUCT THIS SURVEY: RECORDED FOUND MONUMENTS IF ANY, NON-RECORDED MONUMENTS, LINES OF POSSESSION, AND OTHER EVIDENCE RELATIVE TO THE DEED OR PLAT. THE BOUNDARY SOLUTION IS THE COMPILATION OF INFORMATION TO DETERMINE THE MOST PROBABLE LOCATION OF THE SURVEYED PARCEL.



MINOR SUBDIVISION PLAN

PRELIMINARY PLAN
C & M PLAT

A.P. 5 / LOT 2.1

437 HOPKINS HILL ROAD
COVENTRY, R.I. 02816

SCALE: 1"=30' / DATE: FEBRUARY 6, 2024

PREPARED FOR:

C&M REALTY, LLC

400 SOUTH COUNTY TRAIL, SUITE A-207, EXETER, R.I. 02822
PHONE: (401) 735-8566

PREPARED BY:

OCEAN STATE PLANNERS, INC.

1255 OAKLAWN AVENUE, CRANSTON, R.I. 02920
PHONE: (401) 463-9696 info@osplanners.com

JOB NO. 10295 / DWG. NO. 10295 - (AJB - JNP)

SHEET 2 OF 2

