

LOCUS MAP
NOT TO SCALE

BEING A.P. 5, LOT 2
LOT AREA = 2.93 A.C.

MASTER PLAN
FOR
RESIDENCES ON MISHNOCK
Comprehensive Permit Application
(25% LMI)

FEMA DETERMINATION
ZONE "X" - AREA OF MINIMAL FLOODING
PANEL NO. - 44003C0112 H
EFFECTIVE - OCTOBER 2, 2015

PARCEL ZONING R-20
MINIMUM LOT AREA = 20,000 S.F.
MINIMUM FRONTAGE = 120'
FRONT SETBACK = 35'
SIDE SETBACK = 20'
REAR SETBACK = 40'
BUILDING COVERAGE = 20%

PROPERTY OWNER/APPLICANT

HOPKINS HILL, LLC.
400 SOUTH COUNTY TRAIL
SUITE A207
EXETER, RI 02822
(401) 732-8566

ATTORNEY/LEGAL COUNCIL

JEFFREY CAFFREY
SUMMIT WEST, STE. 300
300 CENTERVILLE ROAD
WARWICK, RI 02886
(401)738-4500

SHEET INDEX

- 1: 500' RADIUS MAP
- 2: EXISTING CONDITIONS PLAN
- 3: PROPOSED CONDITIONS PLAN



500' RADIUS MAP

FOR

HOPKINS HILL, LLC.

LOCATED AT AP 5, LOT 2
POLE #1 MISHNOCK ROAD
COVENTRY, R.I.

Drawn By: **ADM**

Checked By: **PJF**

Date: **06/12/2026**

REVISIONS

NO.	REVISION	BY	DATE



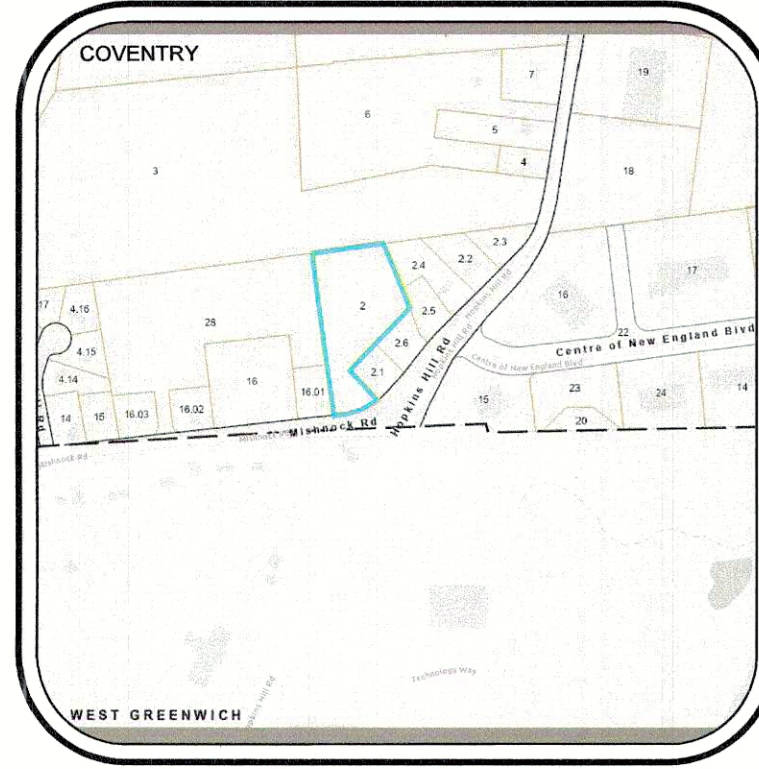
AMERICAN ENGINEERING, INC.

Professional Engineering & Land Surveying
400 South County Trail - Suite A 201
Exeter, Rhode Island 02822
DCotta@AmericanEngineeringRI.com
Phone (401) 294-4090 / Fax (401) 294-3625

Sheet

of **1** sheets

Drawing No. 125264



LOCUS MAP
NOT TO SCALE

BEING A.P. 5, LOT 2
LOT AREA = 2.93 A.C.

MASTER PLAN
FOR
RESIDENCES ON MISHNOCK
Comprehensive Permit Application
(25% LMI)

NOTES:

- SUBJECT PARCEL IS ENTIRELY WOODED APART FROM EXISTING LAWN AREA.
- SUBJECT PARCEL IS LOCATED ENTIRELY WITHIN THE NATURAL HERITAGE AND CWHPA AREA.
- UNDERGROUND UTILITIES HAVE NOT BEEN LOCATED / VERIFIED. CONTACT DIGSAFE PRIOR TO ANY EXCAVATION.
- THERE ARE NO KNOWN AGRICULTURAL, OPEN OR PUBLIC SPACES ON OR ADJACENT TO THE PROPERTY.
- THE SITE IS NOT LOCATED WITHIN A HISTORIC DISTRICT.
- NO NOTEWORTHY CULTURAL, HISTORIC AND SCENIC FEATURES WERE FOUND ON OR ADJACENT TO THE PROPERTY.
- EXISTING ABUTTING DWELLINGS PER 2023 AERIAL PHOTOGRAPHY.
- SITE IS LOCATED IN THE HOPKINS HILL FIRE DISTRICT
- BASEMAP AND PROPERTY LINES PROVIDED BY OCEAN STATE PLANNERS, INC.

FEMA DETERMINATION
ZONE "X" - AREA OF MINIMAL FLOODING
PANEL NO. - 44003C0112 H
EFFECTIVE - OCTOBER 2, 2015

PARCEL ZONING R-20
MINIMUM LOT AREA = 20,000 S.F.
MINIMUM FRONTAGE = 120'
FRONT SETBACK = 35'
SIDE SETBACK = 20'
REAR SETBACK = 40'
BUILDING COVERAGE = 20%

PROPERTY OWNER/APPLICANT

HOPKINS HILL, LLC.
400 SOUTH COUNTY TRAIL
SUITE A207
EXETER, RI 02822
(401) 732-8566

ATTORNEY/LEGAL COUNCIL

JEFFREY CAFFREY
SUMMIT WEST, STE. 300
300 CENTERVILLE ROAD
WARWICK, RI 02886
(401)738-4500

LEGEND	
	TEST HOLE LOCATION
	IRON ROD
	GRANITE BOUND FOUND
	WATER GATE
	UTILITY POLE FOUND
	CATCH BASIN
	MANHOLE
	FIRE HYDRANT
	EXISTING PROPERTY LINE
	ABUTTING PROPERTY LINE
	SOIL CLASSIFICATION BOUNDARY
	EXISTING TREELINE
	OVERHEAD UTILITIES
	EXISTING WATER LINE
	EXISTING GAS LINE

EXISTING CONDITIONS AS OF 1/29/2026



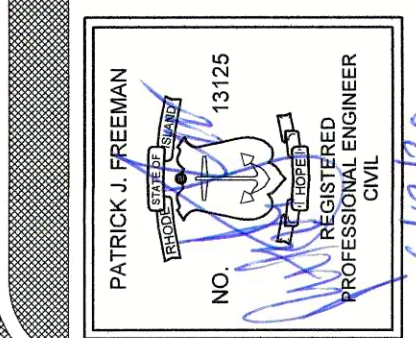
Scale 1" = 30'

EXISTING CONDITIONS PLAN

FOR
HOPKINS HILL, LLC.
LOCATED AT AP 5, LOT 2
POLE #1 MISHNOCK ROAD
COVENTRY, R.I.

Drawn By: **ADM** Checked By: **PJF**
Scale: **1" = 30'** Date: **06/12/2026**

REVISIONS		BY	DATE
NO.	REVISION		



AMERICAN ENGINEERING, INC.

Professional Engineering & Land Surveying
400 South County Trail - Suite A 201
Exeter, Rhode Island 02822
DCoffa@AmericanEngineeringRI.com
Phone (401) 294-4090 / Fax (401) 294-3625

Sheet

2

of 3 sheets

Drawing No. 125264

