

**General Notes**

- 1) LOCATION MAP IMAGE TAKEN FROM BING MAPS.
- 2) SUBJECT PARCEL IS PREDOMINANTLY WOODED.
- 3) TILLINGHAST ROAD IS A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY.
- 4) SISSON ROAD IS A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY.
- 5) BY GRAPHIC SCALING ONLY, SUBJECT AREA LIES IN ZONE X AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN AS DELINEATED ON FIRM MAP FLOOD INSURANCE MAP KENT COUNTY, RHODE ISLAND (ALL JURISDICTIONS) PANEL 80 OF 251 TOWN OF COVENTRY NUMBER 440004 PANEL 0080 SUFFIX H MAP NUMBER 440030080H MAP DATED July 19, 2023.
- 6) WETLAND FLAGS BY AVIZINIS ENVIRONMENTAL SERVICES INC. ON AUGUST 6, 2025 SEE WETLAND REPORT FOR MORE DETAIL.
- 7) SOIL EVALUATION APPROVED BY RI DEM DEPTH: SE-1=24", SE-2=27" DATE:10/14/25 NO. IA-0000012301.
- 8) FIELD WORK COMPLETED ON 1-19-26.
- 9) SUBJECT PARCEL IS IN THE WESTERN COVENTRY FIRE DISTRICT.
- 10) THERE ARE NO CEMETERIES WITHIN OR AROUND THE SUBJECT PARCEL.
- 11) SUBJECT PARCEL IS NOT IN A NATURAL HERITAGE AREA PER RIGS.
- 12) SUBJECT PARCEL IS NOT IN A HISTORIC DISTRICT PER RIGS.
- 13) SUBJECT PARCEL IS NOT IN A GROUNDWATER PROTECTION AREA PER RIGS.
- 14) PARCEL 1 IS SERVICED BY PRIVATE OWTS & WELL.
- 15) PARCEL 2 WILL BE SERVICED BY PRIVATE OWTS & WELL.
- 16) HORIZONTAL DATUM IS BASED ON RHODE ISLAND STATE PLANE COORDINATES NAD83 DATUM AND CONTOURS OUTSIDE OF THE LIMIT OF FIELD TOPO ARE 2011 STATE LIDAR FROM RIGS. VERTICAL DATUM IS BASED ON NAVD88.

**Owners-Applicants**

AP 321 Lot 52  
 Michael P. & Michelle A. Campion  
 350 Tillinghast Road  
 Greene, Rhode Island 02827  
 Tel. 401-523-3990

**REFERENCES:**

- 1) SURVEY OF LAND FOR GEORGE W. DELANEY BY: ALSTON P. SPENCER DATE: NOV. & DEC. 1965 SCALE: 1"=200'
- 2) FINAL SUBMISSION MAP OF LAND FOR: ROBERT T. JONES & MARY BY: A.W. DIMITRI & SONS INC. DATE: APRIL, 1981 SCALE: 1"=200'
- 2) ADMINISTRATIVE SUBDIVISION PLAT 321 LOTS 54 & 55 FOR: DAVID & DIANN LEE BY: COVENTRY SURVEY CO. INC. DATE: OCT. 5, 1998 SCALE: 1"=50'

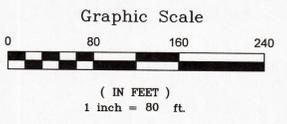
**CERTIFICATION**  
 This survey has been conducted and the plan has been prepared pursuant to 435-RICR-00-00-1.9 of the Rules and Regulations adopted by the Rhode Island State Board of Registration for Professional Land Surveyors on November 25, 2015 as follows:

TYPE OF BOUNDARY SURVEY :	MEASUREMENT SPECIFICATION:
Comprehensive Boundary Survey	I
OTHER TYPE OF SURVEY	
Data Accumulation Plan	III
Topographical survey - Outlined Area Only	T-2
* Compilation Plan-Topographical survey - Other Areas	IV

\*This Compilation Plan(LIDAR) has been prepared from sources of information and data whose positional accuracy and reliability has not been verified. The topographical features outside the "Limit of Field Topo" depicted hereon are subject such changes as an authoritative field survey may disclose.

The purpose for the conduct of this survey and for the preparation of the plan is to delineate the physical location of the deceased boundary lines, topographical, existing & proposed conditions for a Minor Subdivision to the Town of Coventry Planning Department.

By:   
 Mark D. Boyer #1888  
 Boyer Associates C.O.A. # A317



**Zoning District**  
 RR-5

MINIMUM AREA	5 ACRES
FRONTAGE	300 FEET
BUILDING SETBACKS	
FRONT YARD	100 FEET
SIDE YARD	85 FEET
REAR YARD	150 FEET

ALL ZONING DATA SHOWN HEREON MUST BE VERIFIED BY THE BUILDING/ZONING OFFICIAL

**Street Index**  
 Tillinghast Road  
 Sisson Road

**BOYER ASSOCIATES**  
 1071 MAIN STREET  
 WEST WARWICK, RI 02893  
 TEL. (401)821-8872 FAX (401)826-1993

Sheet **1**  
 of **2** sheets

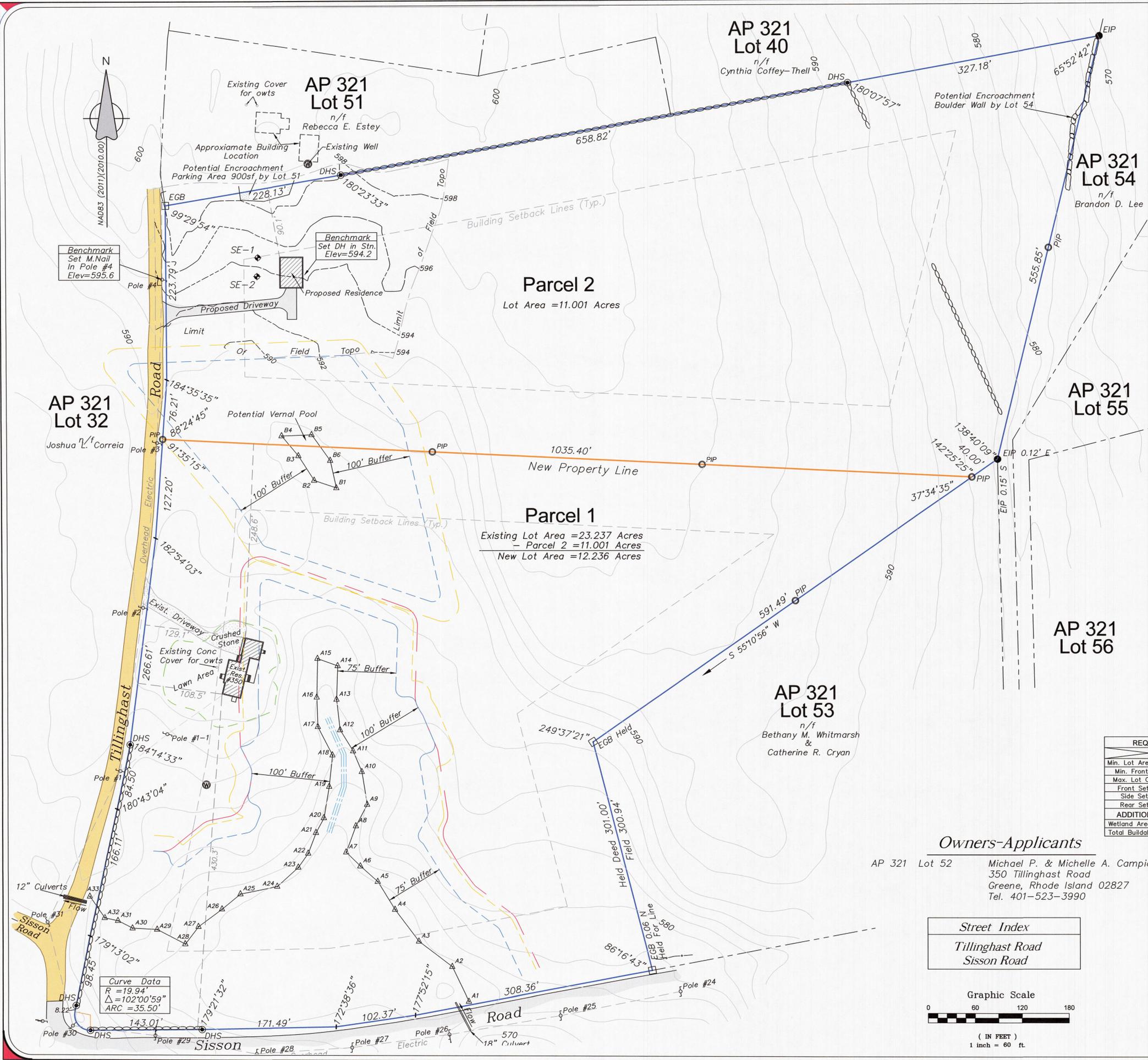
Being: ASSESSORS PLAT NO. 321 LOT NO. 52  
**CAMPION - PLAT**  
**EXISTING CONDITIONS PLAN**  
 LOCATION  
 350 Tillinghast Road  
 Coventry, Rhode Island  
 PREPARED FOR  
 Michael P. & Michelle A. Campion

NO.	REVISION	DATE
1	Planner's Comments	3.9.26

Checked By: MDB  
 Drawn By: MDB  
 Date: JANUARY 28, 2026  
 Scale: 1" = 80'



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Location Map  
Not To Scale

Legend

- 100.00' EXISTING PROPERTY LINE
- - - - APPROXIMATE ABUTTING PROPERTY LINES
- 20' CONSTRUCTION SETBACK
- - - - WETLAND BUFFER
- - - - 100' JURISDICTIONAL AREA
- 100.00' NEW PROPERTY LINE
- - - - 500' EXISTING CONTOUR
- - - - TREELINE
- ○ ○ ○ EXISTING STONE WALL
- EGB EXISTING GRANITE BOUND
- UTILITY POLE
- ▲ FLAGGED WETLAND EDGE
- POST AND RAIL FENCE
- EXISTING DRILL HOLE
- DRILL HOLE SET
- EXISTING IRON PIPE
- PROPOSED IRON PIN
- IRON PIN SET
- EXISTING WELL

REFERENCES:

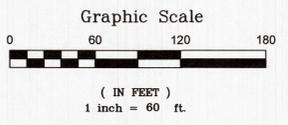
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BY: A.W. DIMITRI & SONS INC.  
DATE: APRIL, 1981 SCALE: 1"=200'
- 2) ADMINISTRATIVE SUBDIVISION PLAT 321 LOTS 54 & 55  
FOR: DAVID & DIANN LEE  
BY: COVENTRY SURVEY CO. INC.  
DATE: OCT. 5, 1998 SCALE: 1"=50'

REQUIRED	EXISTING	PROPOSED	PROPOSED
	AP 321 LOT 52	PARCEL 1	PARCEL 2
Min. Lot Area 5.00 Acres	23.237 Acres	12.236 Acres	11.001 Acres
Min. Frontage 300.00'	1803.60'	1503.60'	300.00'
Max. Lot Coverage 15%	0.235%	0.447%	0.027%
Front Setback 100ft	108.5'	108.5'	145.6'
Side Setback 85ft	562.5'	248.6'	200.6'
Rear Setback 150ft	439.8'	439.8'	913.2'
<b>ADDITIONAL DATA</b>			
Wetland Area	1.9± Acres	1.9± Acres	525sf/0.01± Acres
Total Buildable Area	21.3± Acres	10.3± Acres	11.0± Acres

Owners-Applicants

AP 321 Lot 52 Michael P. & Michelle A. Campion  
350 Tillinghast Road  
Greene, Rhode Island 02827  
Tel. 401-523-3990

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Sisson Road



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By:   
Mark D. Boyer #1888  
Boyer Associates C.O.A. # A317

Being: ASSESSORS PLAT NO. 321 LOT NO. 52  
**CAMPION - PLAT**  
**PROPOSED CONDITIONS PLAN**  
350 Tillinghast Road  
Coventry, Rhode Island  
PREPARED FOR  
**Michael P. & Michelle A. Campion**

Checked By: MDB  
Drawn By: MDB  
Scale: 1" = 60'  
Date: JANUARY 28, 2026

NO.	REVISION	DATE
1	Planner's Comments	3.8.26



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