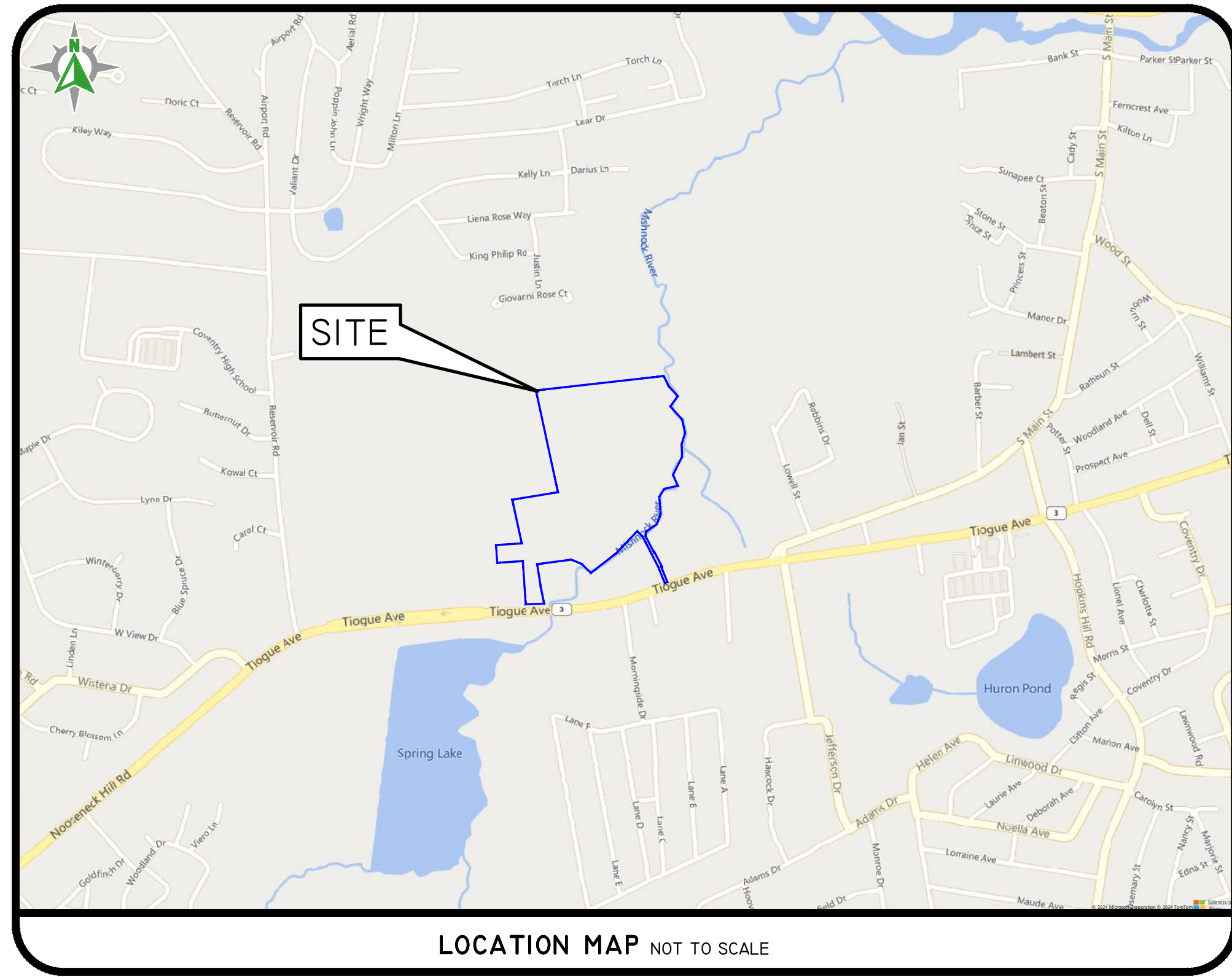


PRE-APPLICATION SUBMISSION

1055 TIOGUE AVENUE

1055 TIOGUE AVENUE
 COVENTRY, RHODE ISLAND
 ASSESSOR'S PLAT 28 LOT 3



LOCATION MAP NOT TO SCALE

SHEET LIST TABLE

- 1 COVER SHEET
- 2 AERIAL AND HALF MILE RADIUS
- 3 EXISTING ANALYSIS PLAN
- 4 SITE LAYOUT PLAN

Z:\BIBLIUN\PROJECTS\1055 TIOGUE AVE COVENTRY\1055 TIOGUE AVE DWG PLOTTER 5/1/2024

DiPrete Engineering
 Two Stafford Court Cranston, RI 02920
 tel 401-943-1000 fax 401-464-6006 www.diprete-eng.com

Boston • Providence • Newport

BRANDON D. CARR

 REGISTERED PROFESSIONAL ENGINEER CIVIL

THIS PLAN SET MUST NOT BE USED FOR CONSTRUCTION PURPOSES, NOR FOR ANY OTHER PURPOSES, WITHOUT THE WRITTEN CONSENT OF DIPRETE ENGINEERING, A REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING. DIPRETE ENGINEERING ONLY WARRANTS PLANS ON A DIPRETE ENGINEERING PROJECT. DIPRETE ENGINEERING DOES NOT WARRANT PLANS BY ANY OTHER PARTY. THE CONTRACTOR IS RESPONSIBLE FOR ALL ON-SITE SURVEYING AND FIELD DATA. THE CONTRACTOR IS RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION IN THE IMPLEMENTATION OF THIS PLAN AND DESIGN.

NO.	DATE	DESCRIPTION	DESIGN BY
1	5/1/2024	PRE-APPLICATION SUBMISSION	K.M.R.
2			B.T.
			DESIGN BY: B.D.C.

DRAWN BY: K.M.R.

COVER SHEET

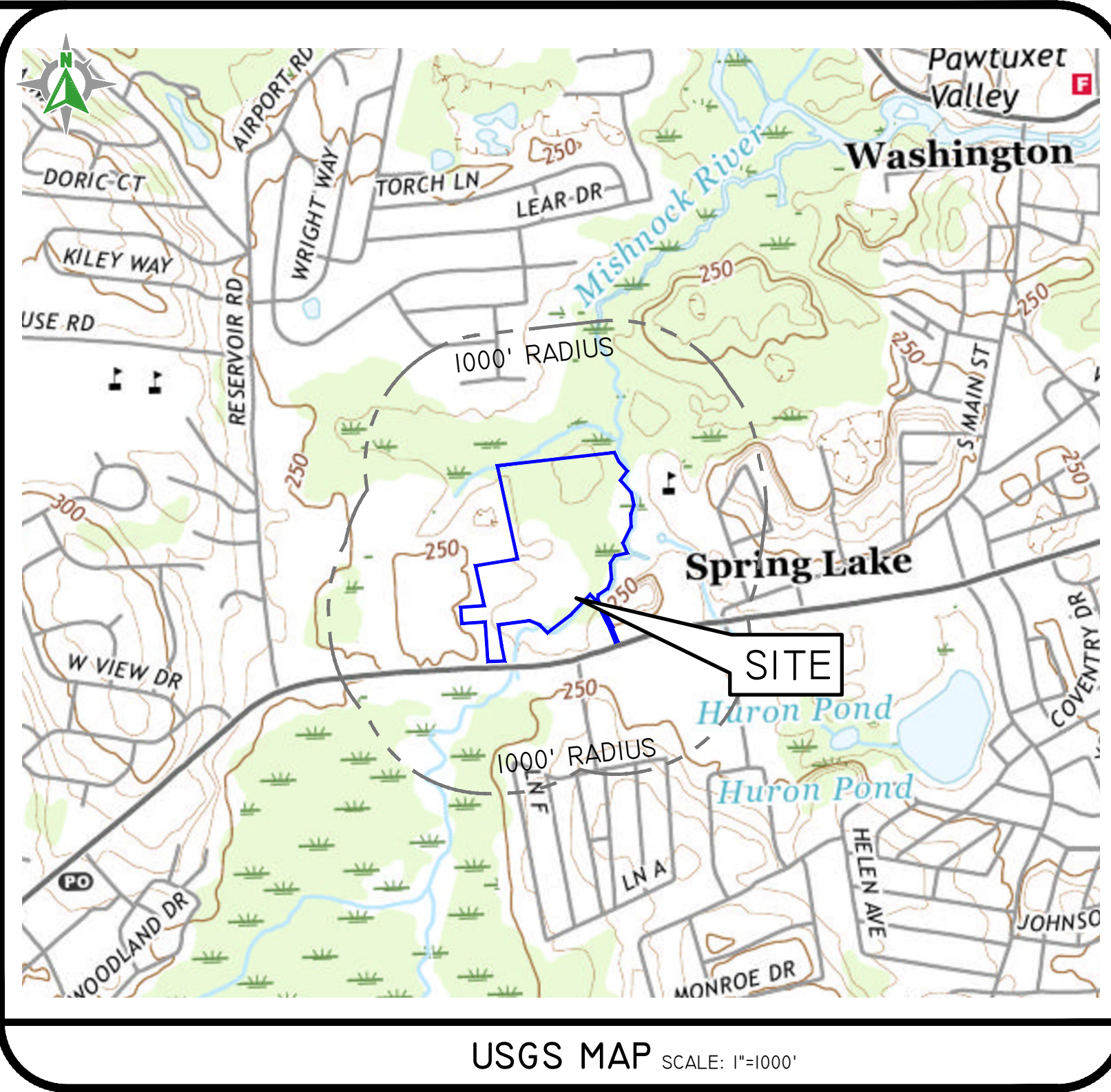
1055 TIOGUE AVENUE
 ASSESSOR'S PLAT 28 LOT 3
 1055 TIOGUE AVE, COVENTRY, RHODE ISLAND

PREPARED FOR:
AR BUILDING COMPANY, INC.
 310 SEVEN FIELD BLVD, SUITE 350, SEVEN FIELDS, PENNSYLVANIA 16046
 TEL 724-747-2507

BE JOB NO. 2024-002-TIOGUE AVE COPYRIGHT 2024 BY DIPRETE ENGINEERING ASSOCIATES, INC.


SHEET | OF 4

Z:\0824\PROJECTS\1055 TIOGUE AVE\CONVEY\1055 TIOGUE AVE\DWG\1055 TIOGUE AVE DWG PLOTTER 5/1/2024



LEGEND



PHOTO OBTAINED FROM NEARMAP.
 DATE OF PHOTOGRAPHY 04/08/2024.
 SCALE: 1"=400'


DiPrete Engineering

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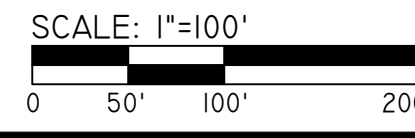
NO.	DATE	DESCRIPTION	BY	DESIGN BY
1	05/22/24	PRELIMINARY SUBMISSION	K.M.R.	B.D.C.
2				
3				

DRAWN BY: K.M.R.

AERIAL AND HALF MILE RADIUS
1055 TIOGUE AVENUE
 ASSESSOR'S PLAT 28 LOT 3
 1055 TIOGUE AVE., COVENTRY, RHODE ISLAND

PREPARED FOR:
BAR BUILDING COMPANY, INC.
 310 SEVEN FIELD BLVD., SUITE 350, SEVEN FIELDS, PENNSYLVANIA 16046
 TEL: 724-747-2509

Z:\2024\PROJECTS\2405-002 AS SITES\06 DILIGENCE\AUTOCAD DRAWINGS\24052024\064 TIIOGUE AVE COVENTRY\2405-002-003-R000-TIIOGUE AVE DWG PLOTTER 5/1/2024



GENERAL NOTES:

1. THE SITE IS LOCATED ON THE TOWN OF COVENTRY ASSESSOR'S PLAT 28 LOT 3.
2. THE SITE IS APPROXIMATELY 26.7 ACRES AND IS ZONED PD-PLANNED DEVELOPMENT.
3. THE OWNER OF AP 28 LOT 3 IS:
COVENTRY RT 3 LLC
C/O KEYPOINT PARTNER
80 SHUN PIKE RD SUITE 102
CROMWELL, CT 06416
4. THIS SITE IS LOCATED IN FEMA FLOOD ZONE AE. REFERENCE FEMA FLOOD INSURANCE RATE MAP 4404000104H, MAP REVISED OCTOBER 2, 2016.
 - ZONE AE - THIS SITE IS LOCATED IN FEMA FLOOD ZONE AE. ZONE AE ARE SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD. BASE FLOOD ELEVATIONS HAVE BEEN DETERMINED.
5. THE SITE IS WITHIN A:
GROUNDWATER RECHARGE AREA (RIDE#)
GROUNDWATER RESERVOIR AREA (RIDE#)
6. THE SITE IS LOCATED WITHIN THE FRESHWATER WETLAND BUFFER RIVER PROTECTION REGION 2 PER THE FRESHWATER WETLANDS BUFFER REGIONS MAPS (250-RICR-150-15-3, 24).
7. THE BOUNDARY SHOWN ON THIS PLAN IS COMPILED FROM DOCUMENTS OF RECORD AND NOT TO BE CONSIDERED AS A BOUNDARY SURVEY. THIS COMPILATION PLAN HAS BEEN PREPARED FROM SOURCES OF INFORMATION AND DATA WHOSE POSITIONAL ACCURACY AND RELIABILITY HAS NOT BEEN VERIFIED. THE PROPERTY LINES DEPICTED HEREIN DO NOT REPRESENT A BOUNDARY OPINION, AND OTHER INFORMATION DEPICTED IS SUBJECT TO SUCH CHANGES AS AN AUTHORITY FIELD SURVEY MAY DISCLOSE.
8. CONTOUR DATA SHOWN ON THIS PLAN CONFORMS TO A T-4 TOPOGRAPHICAL SURVEY STANDARD AS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS; SAID DATA IS BASED ON ELEVATION INFORMATION THAT WAS COLLECTED WITH AIRBORNE LIDAR TECHNOLOGY FOR THE ENTIRE AREA OF RHODE ISLAND BETWEEN APRIL 22 AND MAY 6, 2011 AS PART OF THE NORTHEAST LIDAR PROJECT. PLANIMETRIC FEATURES, CONTOUR LINES, AND SPOT ELEVATIONS WERE STEREO COMPILED AT A SCALE OF 1"=40' BY COL EAST, INC., P.O. BOX 367 HARRIMAN & WEST AIRPORT, NORTH ADAMS, MA 01027. SUB CONSULTANTS TO THE OWNER/DEVELOPER, FROM BLACK AND WHITE PHOTOGRAPHY AND FIT TO GROUND CONTROL POINTS SURVEYED BY DEA MARCH, 2006.
9. WETLAND EDGE DELINEATED BY DIPRETE ENGINEERING AND SURVEYED BY DIPRETE ENGINEERING IN MAY 2007.

SOIL INFORMATION:

(REFERENCE: SOIL MAPPING OBTAINED FROM RIGIS, SOIL GEOGRAPHIC DATA DEVELOPED BY THE RHODE ISLAND SOIL SURVEY PROGRAM IN PARTNERSHIP WITH THE NATIONAL COOPERATIVE SOIL SURVEY)

SOIL NAME DESCRIPTION

Sb	SCARBORO MUCKY SANDY LOAM
UD	UDERTMENTS-URBAN LAND COMPLEX
UR	URBAN LAND
WGA	WINDSOR LOAMY SAND, 0 TO 3 PERCENT SLOPES

EXISTING LEGEND

NOT ALL ITEMS SHOWN WILL APPEAR ON PLANS

	PROPERTY LINE
	ASSESSORS LINE
	BUILDING
	BRUSHLINE
	TREELINE
	GUARDRAIL
	FENCE
	RETAINING WALL
	STONE WALL
	MINOR CONTOUR LINE
	MAJOR CONTOUR LINE
	SOILS LINES
	25' BUFFER
	50' BUFFER
	75' BUFFER
	100' BUFFER
	150' BUFFER
	200' BUFFER
	ZONE X
	STREAM
	WETLAND LINE, HATCH, FLAG
	GROUNDWATER OVERLAY
	GROUNDWATER RECHARGE AREA
	GROUNDWATER RESERVOIR
	NATURAL HERITAGE
	COMMUNITY WELLHEAD PROTECTION
	NON-COMMUNITY WELLHEAD PROTECTION

EXISTING ANALYSIS PLAN
1055 TIIOGUE AVENUE
 ASSESSOR'S PLAT 28 LOT 3
 1055 TIIOGUE AVE, COVENTRY, RHODE ISLAND
 PREPARED FOR:
AR BUILDING COMPANY, INC.
 510 SEVEN FIELD BLVD, SUITE 350, SEVEN FIELDS, PENNSYLVANIA 16046
 TEL 724-747-2507

DESIGN BY: B.D.C.
 K.R.R.
 B.T.
 DATE: DESCRIPTION: SUBMISSION:
 DRAWN BY: K. R. R.

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BRANDON D. CARR

 REGISTERED PROFESSIONAL ENGINEER
 CIVIL

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STUDY PLAN NOTES:

- THE SITE IS LOCATED ON THE TOWN OF COVENTRY ASSESSOR'S PLAT 28 LOT 3.
- THE SITE IS APPROXIMATELY 26.7 ACRES AND IS ZONED PD-PLANNED DEVELOPMENT.
- THE OWNER OF AP 28 LOT 3 IS: COVENTRY RT 3 LLC
C/O KEYPOINT PARTNER
80 SHUN PIKE RD SUITE 102
CROMWELL, CT 06416
- THIS SITE IS LOCATED IN FEMA FLOOD ZONE AE. REFERENCE FEMA FLOOD INSURANCE RATE MAP 44005C012H, MAP REVISED OCTOBER 2, 2015.
- THE SITE IS WITHIN A:
GROUNDWATER RECHARGE AREA (RIDEM)
GROUNDWATER RESERVOIR AREA (RIDEM)
- THE SITE IS LOCATED WITHIN THE FRESHWATER WETLAND BUFFER RIVER PROTECTION REGION 2 PER THE FRESHWATER WETLANDS BUFFER REGIONS MAPS (250-RICR-150-15-3.24).

DIMENSIONAL REGULATIONS:

CURRENT ZONING:	PD-PLANNED DEVELOPMENT REQUIRED	PROVIDED
MINIMUM LOT AREA:	1,104.517 SF	128.1'
MINIMUM FRONTAGE AND LOT WIDTH:	-	31.9'
MINIMUM FRONT AND CORNER SIDE YARD:	-	32.4'
MINIMUM SIDE YARD:	-	4.98.3'
MINIMUM REAR YARD:	-	-
MAXIMUM STRUCTURE HEIGHT:	-	-
MAXIMUM LOT COVERAGE:	-	-

PARKING REGULATIONS:

PARKING USE:	MULTI-FAMILY
PARKING REQUIREMENT:	2 SPACES PER DWELLING UNIT
ADA PARKING REQUIRED:	8 SPACES
NUMBER OF UNITS:	180 UNITS
REQUIRED PARKING CALCULATIONS:	180 X 2 = 360 SPACES
ADA PARKING PROVIDED:	8 SPACES
TOTAL PARKING SPACES PROVIDED:	311 SPACES

GENERAL NOTES:

- THE SITE IS PROPOSED TO BE BUILT IN (1) PHASE AND BUILDINGS ARE PROPOSED TO BE A MIX OF 1 AND 2 BEDROOMS.
- THE SITE IS TO BE SERVICED BY PUBLIC WATER AND PUBLIC SEWER.
- THE DRAINAGE SYSTEM WILL BE DESIGNED TO MEET THE RIDEM AND TOWN OF COVENTRY STANDARDS. THE STORMWATER MANAGEMENT SYSTEM WILL MEET THE RIDEM BEST MANAGEMENT PRACTICES.
- DETAILED SOIL EROSION AND SEDIMENT CONTROL MEASURES TO BE INCORPORATED AT THE PRELIMINARY DESIGN STAGE AND WILL CONFORM TO THE RIDEM BEST MANAGEMENT PRACTICES.

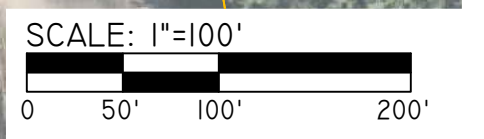
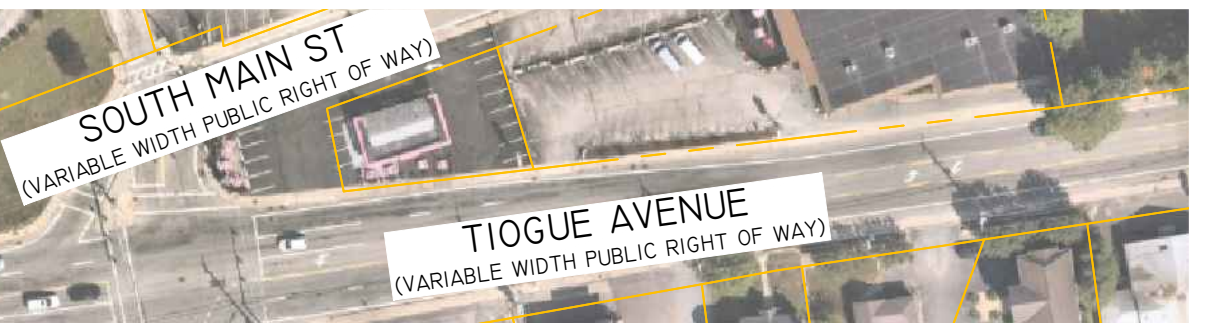
ANTICIPATED REQUIRED PERMITS:

- TOWN OF COVENTRY: MAJOR LAND DEVELOPMENT SUBDIVISION MASTER PLAN PERMITS
- MAJOR LAND DEVELOPMENT SUBDIVISION PRELIMINARY PLAN PERMITS
- MAJOR LAND DEVELOPMENT SUBDIVISION FINAL PLAN PERMITS

- STATE OF RHODE ISLAND: RIDEM WATER QUALITY PERMIT
- RIDEM UIC PERMIT
- RIDEM RPDES PERMIT
- RIDEM FRESHWATER WETLANDS PERMIT
- RIDOT PHYSICAL ACCESS PERMIT

LEGEND:
(NOT ALL ITEMS WILL APPEAR ON PLAN)

SITE PROPERTY LINE	
ASSESSOR LINE	
SETBACK LINE	
WETLAND EDGE	
WETLAND HATCH	
ROAD EOP & HATCH	
DRIVEWAY EOP & HATCH	
SIDEWALK & HATCH	
BUILDING	
LANDSCAPE SETBACK	



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5/1/2024

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NO.	DATE	DESCRIPTION	BY	BY
1	5/1/2024	PRELIMINARY SUBMISSION	K.M.R.	B.D.C.
2	5/1/2024	DESIGNATION SUBMISSION	K.M.R.	B.D.C.

DESIGN BY: B.D.C.
DRAWN BY: K.M.R.

SITE LAYOUT PLAN
1055 TIOGUE AVENUE
ASSESSOR'S PLAT 28 LOT 3
1055 TIOGUE AVE, COVENTRY, RHODE ISLAND
PREPARED FOR:
AR BUILDING COMPANY, INC.
310 SEVEN FIELD BLVD, SUITE 350, SEVEN FIELDS, PENNSYLVANIA 16046
TEL 724-747-2507

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