

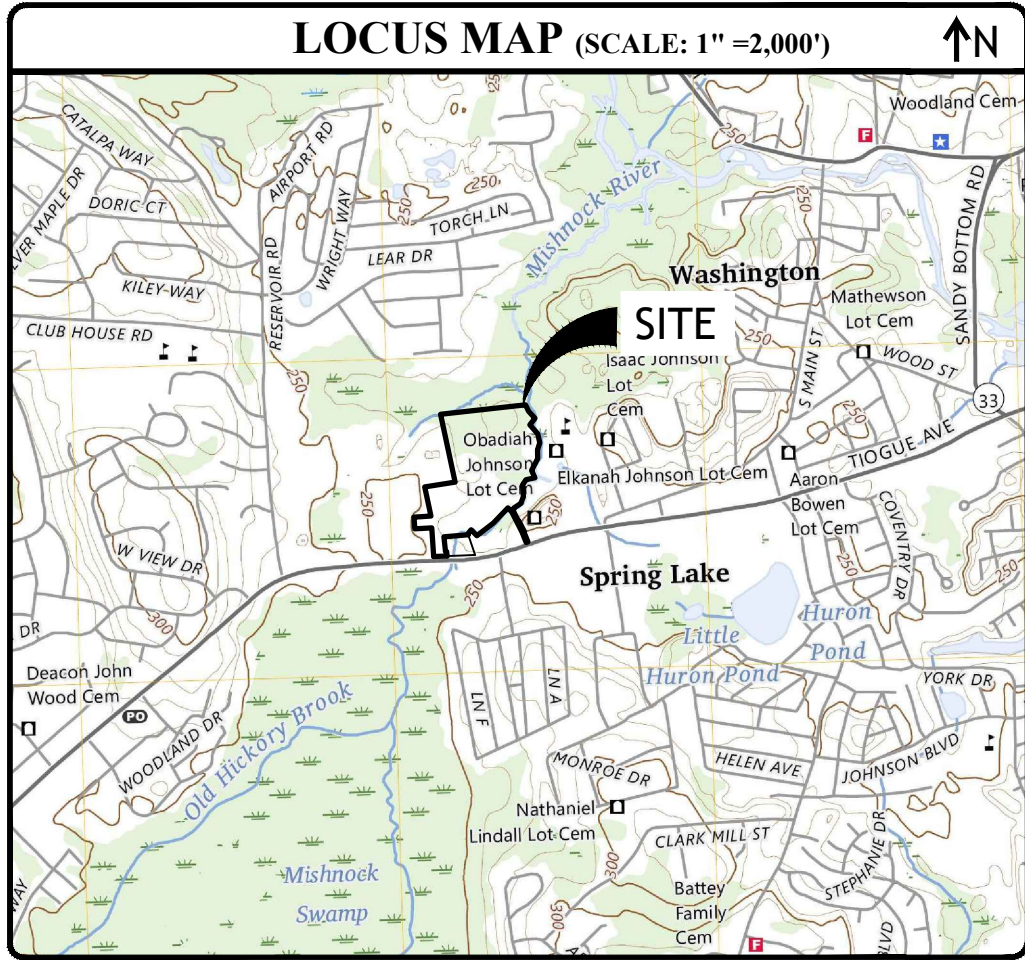
MASTER PLAN SUBMISSION for a PROPOSED
COMPREHENSIVE PERMIT

MISHNOCK WOODS
A 400-UNIT MULTI-FAMILY DEVELOPMENT

1055 TIOGUE AVENUE
COVENTRY, RHODE ISLAND
AP 28, LOT 3

ZONING DISTRICT: PLANNED DEVELOPMENT (PD) DISTRICT
FIRE DISTRICT: CENTRAL COVENTRY

OWNER	APPLICANT	LEGAL COUNCIL
COVENTRY ROUTE 3 LLC C/O REAL ESTATE OPERATIONS #1188 PO BOX 8500 CARLISLE, PA 07013	BENSON ESSEX, LLC 40 WESTMINSTER STREET, 9TH FL. PROVIDENCE, RI 02903 PHONE: 401-453-3600	MOSES RYAN LTD C/O TENESSA H. AZAR, ESQ. 40 WESTMINSTER STREET, 9TH FL. PROVIDENCE, RI 02903 PHONE: 401-453-3600
ARCHITECT	CIVIL ENGINEER	WETLAND BIOLOGIST
DBVW ARCHITECTS 111 CHESTNUT STREET PROVIDENCE, RI 02903 PHONE: 401-831-1240	JOE CASALI ENGINEERING, INC. 300 POST ROAD WARWICK, RI 02888 (401) 944-1300 phone (401) 944-1313 fax	AVIZINIS ENVIRONMENTAL SERVICES, INC. PO BOX 836 CHARLESTOWN, RI 02813 PHONE: 401-232-4774



ZONING DIMENSIONAL REGULATIONS:

CRITERIA	REQUIRED	EXISTING
ZONING DISTRICT	PD	PD
MINIMUM LOT AREA	NA	27.31 AC.
MIN. FRONTAGE AND LOT WIDTH	NA	140.6 FT
MIN. FRONT AND CORNER SIDE YARD	NA	NA
MINIMUM SIDE YARD	NA	NA
MINIMUM REAR YARD	NA	NA
MAXIMUM STRUCTURE HEIGHT	NA	NA
MAXIMUM LOT COVERAGE	NA	NA

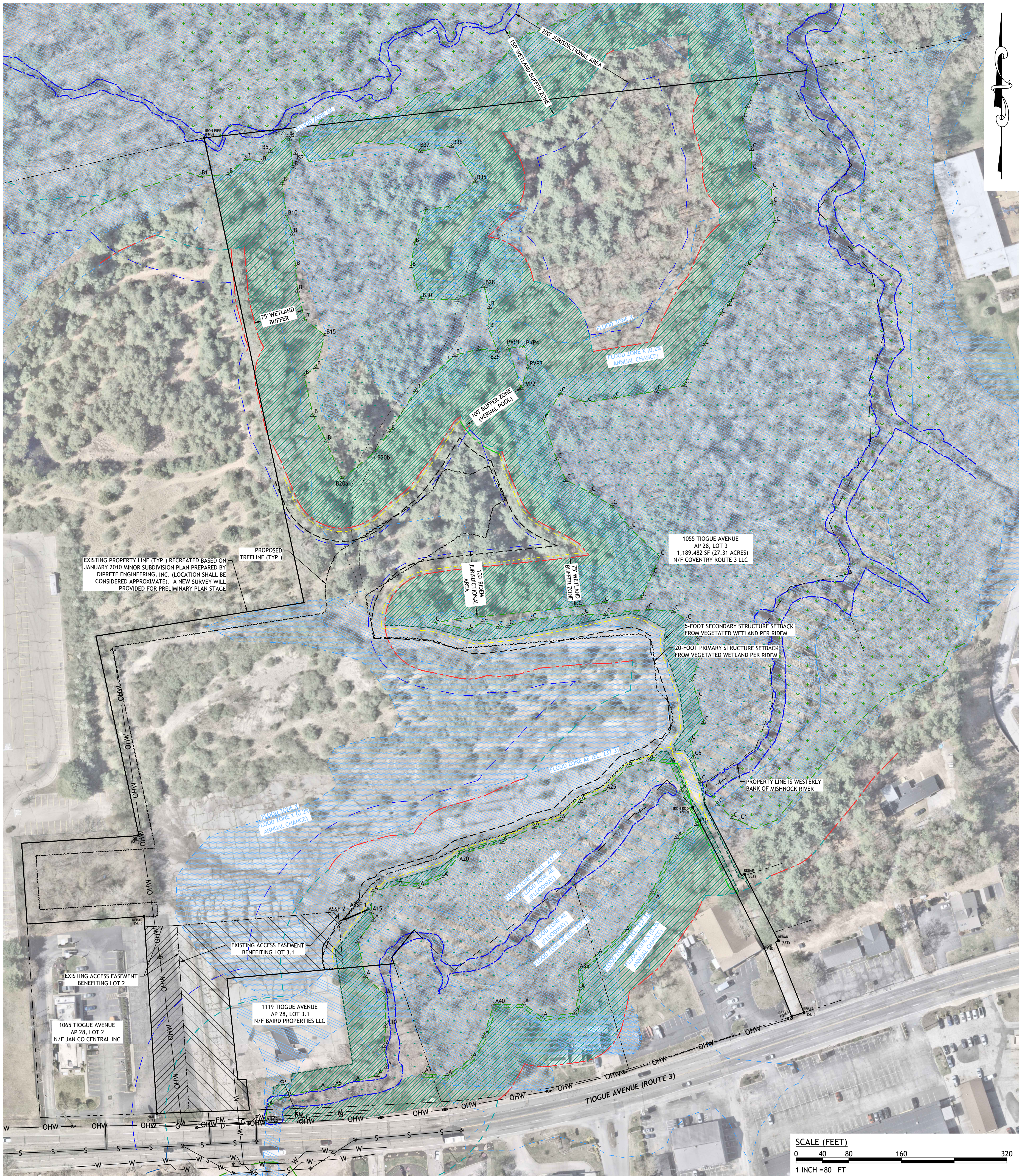
LEGEND:

---	EXISTING PROPERTY LINE
---	EXISTING SURVEY CLOSING LINE
---	ABUTTING PROPERTY LINE
---	WETLAND CONST. SETBACK (PRIMARY)
---	WETLAND CONST. SETBACK (SECONDARY)
---	WETLAND EDGE
---	VEGETATED WETLAND BUFFER
WF	WETLAND FLAG
---	WETLAND BUFFER ZONE
---	RIVER BUFFER ZONE
ASSF	ASSF (NO BUFFER REQ.)
---	RIDEM JURISDICTIONAL AREA
---	FLOOD ZONE LINE
---	EXISTING FENCE
---	PROPOSED CURB
D	EXISTING DRAIN LINE
---	EXISTING DRAINAGE MANHOLE
---	PROPOSED DRAINAGE MANHOLE
---	EXISTING CATCH BASIN
---	EXISTING UTILITY POLE
---	OHW
---	EXISTING OVERHEAD WIRE
---	EXISTING GAS LINE
---	EXISTING WATER LINE
---	PROPOSED WATER LINE
---	EXISTING SEWER LINE
---	EXISTING FORCEMAIN
---	PROPOSED SEWER LINE
---	EXISTING SEWER MANHOLE
---	PROPOSED SEWER MANHOLE

INDEX OF DRAWINGS

SHEET NO.	PLAN
1 of 2	EXISTING CONDITIONS PLAN
2 of 2	CONCEPTUAL SITE PLAN

- GENERAL NOTES:
- PROPERTY LINE RECREATED BASED ON JANUARY 2010 MINOR SUBDIVISION PLAN PREPARED BY DIPRETE ENGINEERING ASSOCIATES, INC. (AND SHALL BE CONSIDERED APPROXIMATE).
 - EXISTING CONDITIONS ARE BASED ON AERIAL IMAGERY OBTAINED FROM NEARMAP.COM, DATED APRIL 2025. THE TOWN OF COVENTRY GEOGRAPHIC INFORMATION SYSTEM (GIS) DATABASE, THE RIGS DATABASE, AND THE RI DEPARTMENT OF ENVIRONMENTAL MANAGEMENT (RIDEM) ENVIRONMENTAL RESOURCE MAPPING GIS DATABASE.
 - THE LOCATION AND DEPTH OF EXISTING UTILITIES ARE APPROXIMATE AND HAVE BEEN PLOTTED FROM THE LATEST AVAILABLE INFORMATION. THE UTILITY LOCATIONS ARE APPROXIMATE AND MAY NOT BE ALL INCLUSIVE. THE CONTRACTOR SHALL CHECK AND VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES, BOTH OVERHEAD AND UNDERGROUND, AND "DIG-SAFE" MUST BE NOTIFIED PRIOR TO COMMENCING ANY CONSTRUCTION OPERATIONS. RESTORATION AND REPAIR OF DAMAGE TO EXISTING UTILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR WITH NO ADDITIONAL COST TO THE OWNER. NO EXCAVATION SHALL COMMENCE UNTIL ALL INVOLVED UTILITY COMPANIES AND/OR TOWN WHOSE FACILITIES MIGHT BE AFFECTED BY ANY WORK TO BE PERFORMED BY THE CONTRACTOR ARE NOTIFIED AT LEAST 72 HOURS IN ADVANCE.
 - THE PARCEL LIES WITHIN SPLIT FLOOD ZONES, FLOOD ZONE AE, ZONE X (AREAS DETERMINED TO BE WITHIN THE 0.2% ANNUAL CHANCE FLOODPLAIN), AND ZONE X AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON THE FIRM MAP FOR THE TOWN OF COVENTRY, RHODE ISLAND, MAP NUMBER 44003C0112H, EFFECTIVE DATE OCTOBER 2, 2015.
 - THERE IS A 20-FOOT WIDE RIGHT-OF-WAY PER DEED BOOK 91, LOT 74. THERE IS AN ACCESS EASEMENT PER DEED BOOK 135, PAGE 564 BENEFITING AP 28, LOT 2. ANOTHER ACCESS EASEMENT BENEFITS AP 28, LOT 3.1.
 - THE SITE LIES WITHIN A GROUNDWATER RECHARGE AREA AND A GROUNDWATER RESERVOIR AREA.
 - BASED ON SOILS MAPPING FROM THE WEB SOIL SURVEY, BY THE UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE (WEBSOILSURVEY.NRCS.USDA.GOV), SOILS ON THE SITE CONSIST OF WINCKLEY LOAMY SAND, B TO 15 PERCENT SLOPES (HNC), SCARBORO MUCKY FINE SANDY LOAM, 0 TO 3 PERCENT SLOPES (SB), UDORHTENTS URBAN LAND COMPLEX (UD), URBAN LAND (Ur), AND WINDSOR LOAMY SAND, 0 TO 3 PERCENT SLOPES (WGA).
 - WETLANDS ON SITE WERE DELINEATED BY AVIZINIS ENVIRONMENTAL SERVICES INC. (AES) ON AUGUST 19, 2025. AES FOUND THREE SEPARATE SWAMP WETLANDS IDENTIFIED AS A-SERIES, B-SERIES, AND C-SERIES. A POTENTIAL VERNAL POOL WAS DELINEATED, AS WELL AS AN INTERMITTENT STREAM AND AREA SUBJECT TO STORM FLOWAGE. THE SITE LIES WITHIN RIVER PROTECTION REGION 2 (PER 250-RICR-150-15-3-24).
 - THE SUBJECT PROPERTY IS PARTIALLY LOCATED WITHIN A NATURAL HERITAGE AREA (ID: 113).
 - THE SUBJECT PROPERTY IS NOT LOCATED WITHIN THE TOWN HISTORIC DISTRICT.
 - PUBLIC WATER IS AVAILABLE TO THE PROJECT SITE (KWAC).
 - PUBLIC SEWER IS AVAILABLE TO THE PROJECT SITE (WEST WARWICK WASTEWATER).
 - PUBLIC GAS AND OVERHEAD ELECTRIC ARE AVAILABLE TO THE PROJECT SITE (RHODE ISLAND ENERGY).
 - PROJECT WILL REQUIRE APPROVAL FROM THE FOLLOWING AGENCIES: COVENTRY PLANNING COMMISSION, COVENTRY FIRE DEPARTMENT, KENT COUNTY WATER AUTHORITY, COVENTRY SEWER AUTHORITY, RHODE ISLAND DEPARTMENT OF ENVIRONMENTAL MANAGEMENT, RHODE ISLAND ENERGY AND RHODE ISLAND DEPARTMENT TRANSPORTATION.



A COMPREHENSIVE PERMIT FILING FOR
MISHNOCK WOODS

1055 TIOGUE AVENUE
COVENTRY, RHODE ISLAND
AP 28, LOT 3

REVISIONS:

NO.	DATE	DESCRIPTION

DESIGNED BY:	DRD
DRAWN BY:	SEK
CHECKED BY:	JAC
DATE:	JUNE 2026
PROJECT NO:	08-85F

PRELIMINARY, NOT FOR
CONSTRUCTION

EXISTING
CONDITIONS

SHEET
1 OF 2

