

DEVELOPMENT DATA:

EXISTING LOT AREA:
1,189,482 SF (27.31 ACRES)
WETLANDS WITHIN PROPERTY:
379,835 SF (8.71 ACRES)
AREA SUITABLE FOR DEVELOPMENT:
1,189,482 SF - 379,835 SF
= 809,647 SF (18.59 ACRES)

HIGH DENSITY RESIDENTIAL (HDR)
CONVENTIONAL YIELD CALCULATION:

1 DU/0.05 AC ≤ HDR ≤ 1 DU/0.5 ACRE
(OR UP TO 20 DWELLING UNITS/ACRE)
18.59 AC. (1 DU/0.05 AC) = 371 DU
18.59 AC. (1 DU/0.5 AC) = 37 DU
371 DU ≤ HDR < 37 DU

COMPREHENSIVE PERMIT DENSITY BONUS

PER STATE COMPREHENSIVE PERMIT LEGISLATION, WHEN BOTH
PUBLIC WATER AND SEWER ARE AVAILABLE TO THE PROJECT SITE,
THE FOLLOWING MINIMUM DENSITY BONUSES ARE REQUIRED:

25% LMI = 5 UNITS PER ACRE
50% LMI = 9 UNITS PER ACRE
100% LMI = 12 UNITS PER ACRE

AREA SUITABLE FOR DEVELOPMENT:
(18.59 ACRES)

MINIMUM DENSITY BONUS CALCULATIONS:
18.59 AC X 5 UNITS/AC = 92 UNITS (23 LMI)
18.59 AC X 9 UNITS/AC = 167 UNITS (84 LMI)
18.59 AC X 12 UNITS/AC = 223 UNITS (223 LMI)

TOTAL RESIDENTIAL DENSITY:
25% LMI = 5 UNITS PER ACRE
92 UNITS + 37 UNITS = 129 UNITS (32 LMI)
92 UNITS + 371 UNITS = 463 UNITS (116 LMI)

50% LMI = 9 UNITS PER ACRE
167 UNITS + 37 UNITS = 204 UNITS (102 LMI)
167 UNITS + 371 UNITS = 538 UNITS (269 LMI)

100% LMI = 12 UNITS PER ACRE
223 UNITS + 37 UNITS = 260 UNITS (260 LMI)
223 UNITS + 371 UNITS = 594 UNITS (594 LMI)

ZONING DIMENSIONAL REGULATIONS:

CRITERIA	REQUIRED	EXISTING	PROPOSED
ZONING DISTRICT	PD	PD	PD
MINIMUM LOT AREA	NA	27.31 AC.	27.31 AC.
MIN. FRONTAGE AND LOT WIDTH	NA	140.6 FT	140.6 FT
MIN. FRONT AND CORNER SIDE YARD	40 FT ¹	NA	383.5 FT ²
MINIMUM SIDE YARD	40 FT ¹	NA	30.7 FT ²
MINIMUM REAR YARD	40 FT ¹	NA	554.8 FT ²
MAXIMUM STRUCTURE HEIGHT	35 FT ¹	NA	55-65 FT ²
MAXIMUM LOT COVERAGE	NA	NA	20.6%

NOTES:

1. PER ARTICLE XIII.J.2 STANDARDS FOR MULTIFAMILY BUILDINGS
2. PER ARTICLE XIII.J.1.E. NO BUILDING SHALL EXCEED THREE STORIES OR 35 FEET ABOVE GRADE LEVEL
3. WAIVER REQUESTED

PARKING REQUIREMENTS:

PER STATE LAW (H-6081A/H-1037A; H-6083A/S-1050A):
RESIDENTIAL: 1 SPACE / DWELLING UNIT

400 TOTAL RESIDENTIAL UNITS PROPOSED
THEREFORE, 400 SPACES REQUIRED

REQUIRED: 400 SPACES
PROPOSED: 400 SPACES

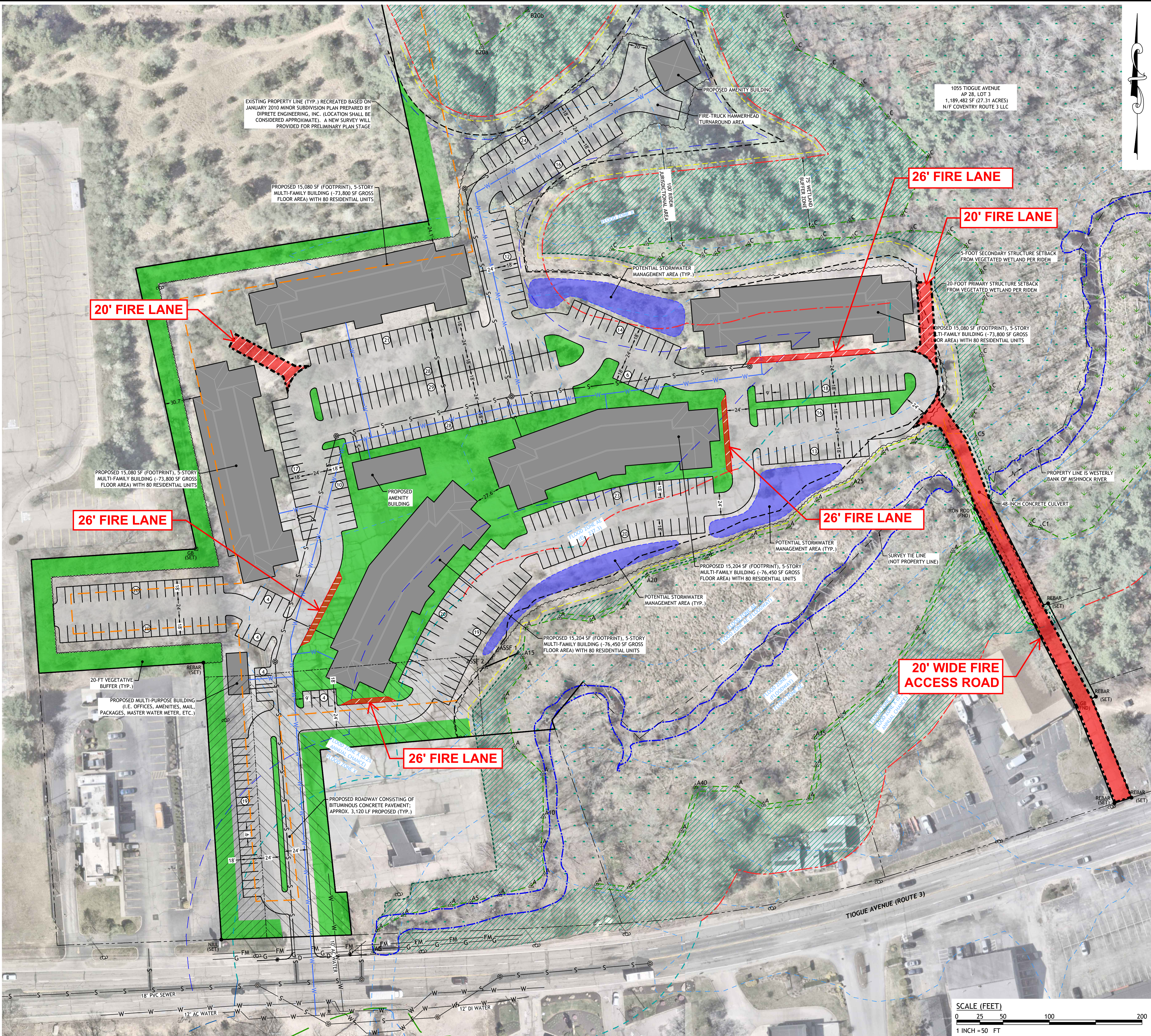
FIRE CHEIF/MARSHAL
DESIGN MEETING
JULY 20, 2026

Plan shows results of coordination
meeting between JCE and
Central Coventry Fire Department

Second site access to be provided by
improving existing access roadway.
Roadway to be 20' wide clear.

Discussed potential fire lanes
depicted on plans
(20' clear for single lane)
(26' clear for two-way travel)

Proposed hydrant locations to be
determined in future design phases.



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

CONCEPTUAL
SITE PLAN

SHEET
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