

Q:\08-85 Mares G. Afonso, LLC\08-85F-0515 Tiogue Area\CAD\0515 Tiogue Area\CA\0515 Tiogue Area [Master Plan].dwg Jun 09 2026 4:20pm

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 $\leq$ HDR $\leq$ 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 $\leq$ HDR $\leq$ 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:

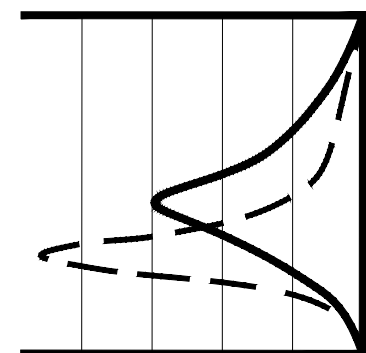
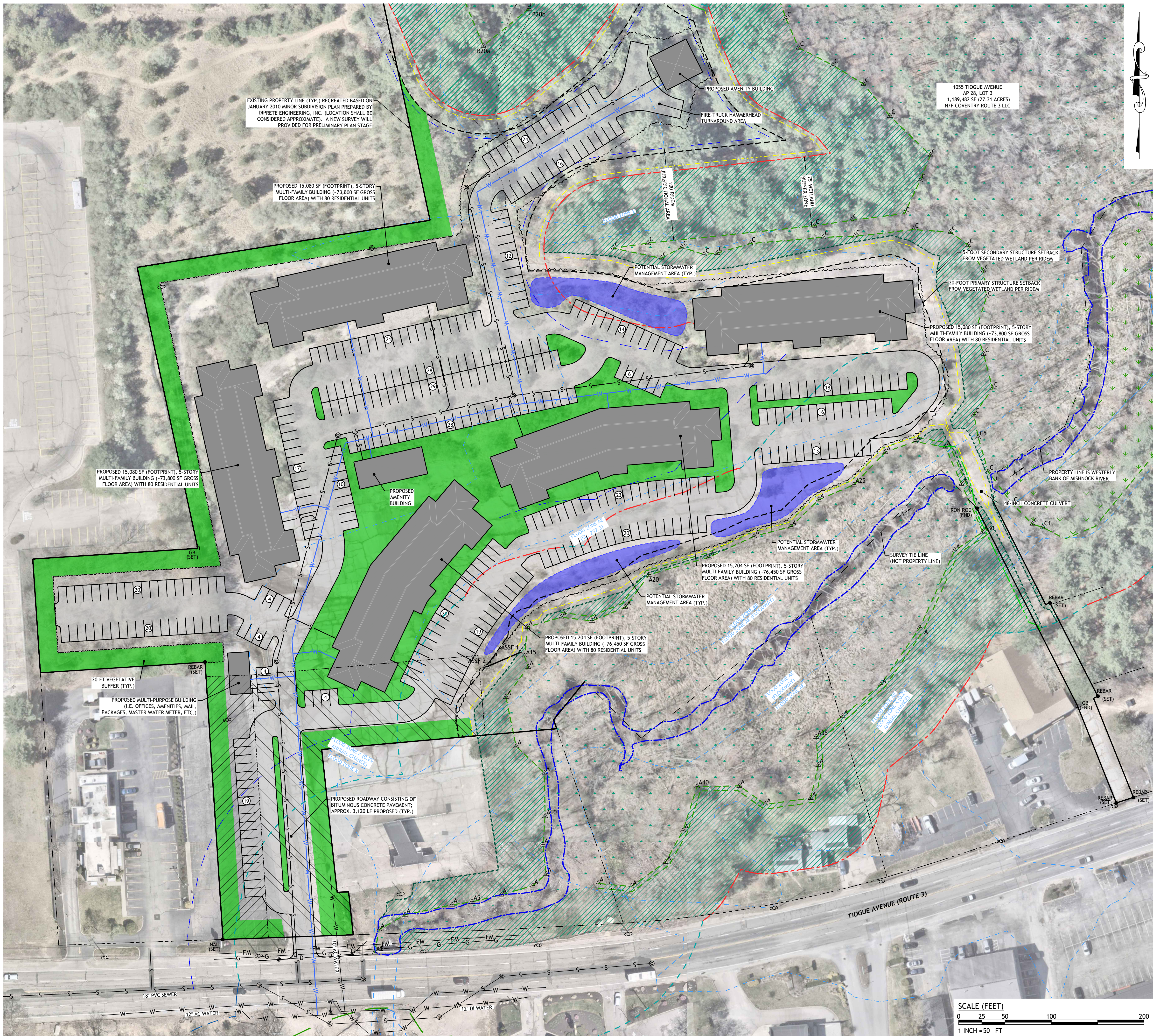
CRITERIA	REQUIRED	EXISTING	PROPOSED
ZONING DISTRICT	PD	PD	PD
MINIMUM LOT AREA	NA	27.31 AC.	27.31 AC.
MIN. FRONTAGE AND LOT WIDTH	NA	140.6 FT	140.6 FT
MIN. FRONT AND CORNER SIDE YARD	NA	NA	383.5 FT±
MINIMUM SIDE YARD	NA	NA	30.7 FT±
MINIMUM REAR YARD	NA	NA	554.8 FT±
MAXIMUM STRUCTURE HEIGHT	NA	NA	95-65 FT±
MAXIMUM LOT COVERAGE	NA	NA	20.6%

PARKING REQUIREMENTS:

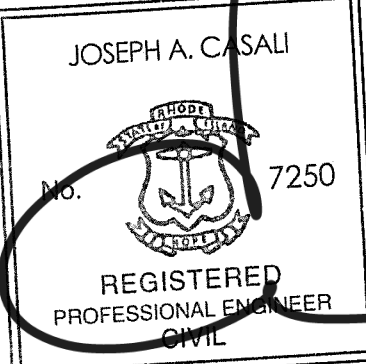
PER STATE LAW (H-6081A/H-1037A; H-6083A/S-1050A):
RESIDENTIAL: 1 SPACE / DWELLING UNIT

400 TOTAL RESIDENTIAL UNITS PROPOSED
THEREFORE, 400 SPACES REQUIRED

REQUIRED: 400 SPACES
PROPOSED: 400 SPACES



JOE CASALI ENGINEERING, INC.
CIVIL ENGINEERING, ARCHITECTURE, LANDSCAPE ARCHITECTURE
DRAINAGE, WETLANDS, AND OTHER SPECIALTY SERVICES
300 POST ROAD, WARWICK, RI 02888
(401) 844-1300 WWW.JOECASALI.COM



06/09/2026

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
2 OF 2**

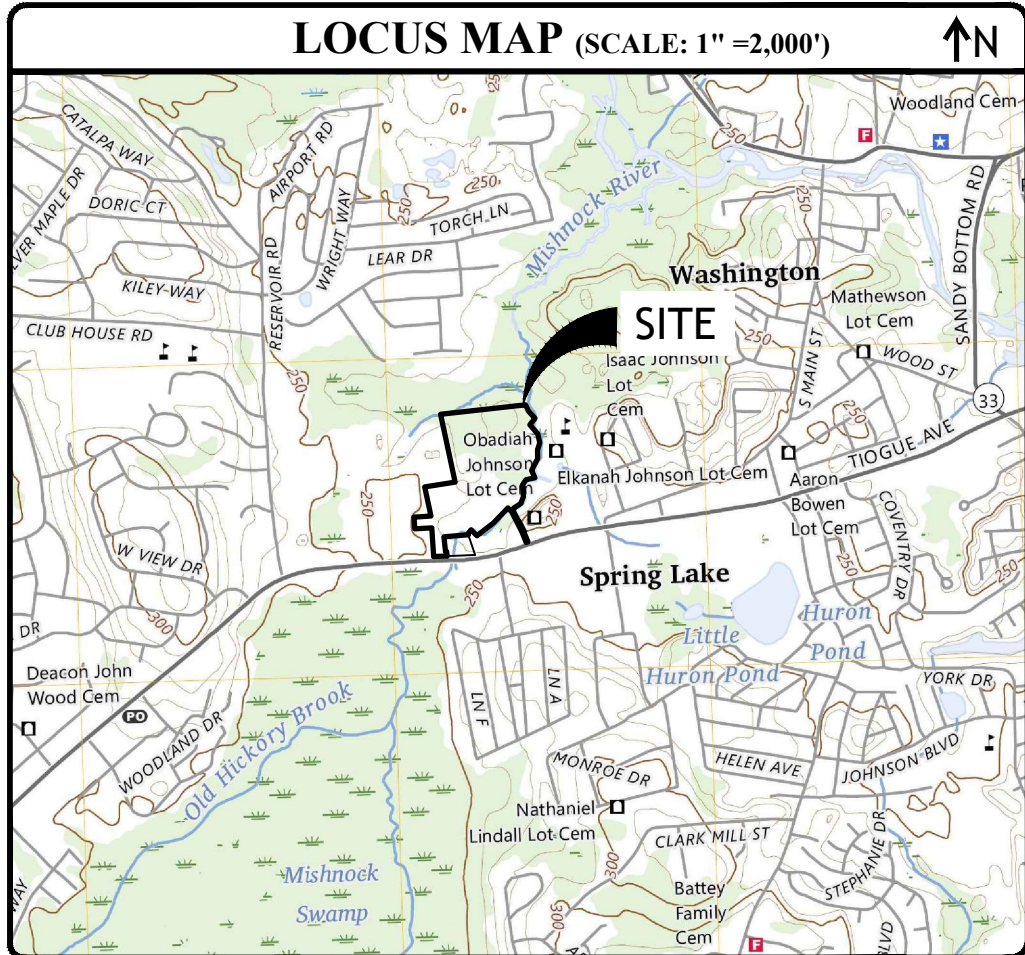
MASTER PLAN SUBMISSION for a PROPOSED
COMPREHENSIVE PERMIT

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 8600 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
GAS	EXISTING GAS LINE
W	EXISTING WATER LINE
W	PROPOSED WATER LINE
S	EXISTING SEWER LINE
FM	EXISTING FORCEMAIN
S	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



SCALE (FEET)
0 40 80 160 320
1 INCH = 80 FT

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MISHNOCK WOODS

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

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SHEET
1 OF 2

