

Master Plan Project Narrative

for

Mishnock Woods

a Multi-Family Residential Development,
consisting of 25% Low to Moderate Income Housing

Located at

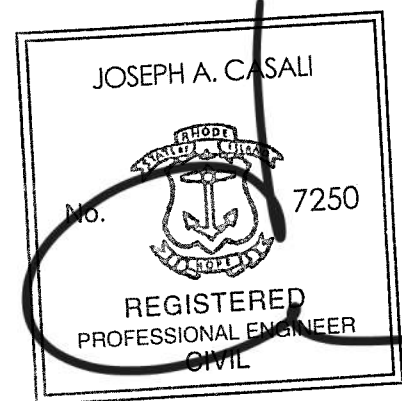
1055 Tiogue Avenue
Coventry, Rhode Island
AP 28, Lot 3

Prepared for:

Moses Ryan LTD
c/o Mr. Thomas Moses & Mr. Mark Ryan
40 Westminster Street
Providence, RI 02903

Submission Date:

June 2026



Submitted by:

06/09/2026

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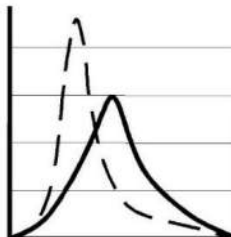


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1 INTRODUCTION

Joe Casali Engineering, Inc. (JCE) in conjunction with DBVW Architects have prepared the following Master Plan Project Narrative to discuss existing and proposed project conditions and to identify State and Local permitting requirements for a proposed multi-family residential development located at 1055 Tiogue Avenue, in Coventry, Rhode Island. The parcel is also identified as Assessor's Plat Map 28, Lot 3. The subject property is currently vacant and within the Planned Development (PD) Zoning District.

2 SITE LOCATION AND PHYSICAL DESCRIPTION

2.1 Existing Conditions

According to the January 2010 Minor Subdivision Plan prepared by DiPrete Engineering Associates, Inc., the total area of the subject property is approximately 27.31 acres. The project site is bound by "Westwood Estates," a mobile home community (AP 35, Lot 32) to the north, a mix of vacant (AP 28, Lots 3.1 and 6), residential (AP 28, Lot 4), commercial (AP 28, Lots 5 and 8), cemetery (AP 28, Lot 7), and Saints John and Paul Church and Father John V Doyle School (AP 28, Lot 11.1) to the east and south, Tiogue Avenue to the south, and commercial properties (AP 28, Lots 1.1 & 2) to the west. The subject property was formerly occupied by a one-story concrete building and associated parking, as shown on the Minor Subdivision Plan provided in Appendix A. The former shopping plaza was formerly occupied by Kmart, and various other stores/restaurant. The building appears to have been demolished sometime between 2008 and 2011. Remnants of the former parking lot remain. The northern portion of the site is forested with wetlands associated with the Mishnock River bordering the eastern property line.

Please refer to the locus map in Figure 1 below.



Figure 1 - Locus Map

NOT TO SCALE

2.2 Soil Classification

According to the *Web Soil Survey (WSS)* operated by the US Department of Agriculture Natural Resources Conservation Service (NRCS), produced by the National Cooperative Soil Survey, the soils within the project site consists of Swansea-Freetown muck, occasionally ponded, 0-1% slopes, occasionally flooded (SxA), Udorthents-Urban land complex (UD), Urban land (Ur), and Windsor loamy sand, 0-3% slopes (WgA). SxA soils consist of highly decomposed organic material over loose sandy and gravelly glaciofluvial deposits. These soils are very poorly drained, have a negligible runoff class, and belong to Hydrologic Soil Group B/D. WgA soils consist of loose sandy glaciofluvial deposits derived from granite and/or loose sandy glaciofluvial deposits derived from schist and/or loose sandy glaciofluvial deposits derived from gneiss. These soils are excessively drained, have a low runoff class, and belong to Hydrologic Soil Group A. UD and Ur soils consist of

human transported materials. UD soils have a very low runoff class and belong to Hydrologic Soil Group A. An excerpt from the NRCS soils map is shown in Figure 2 below.

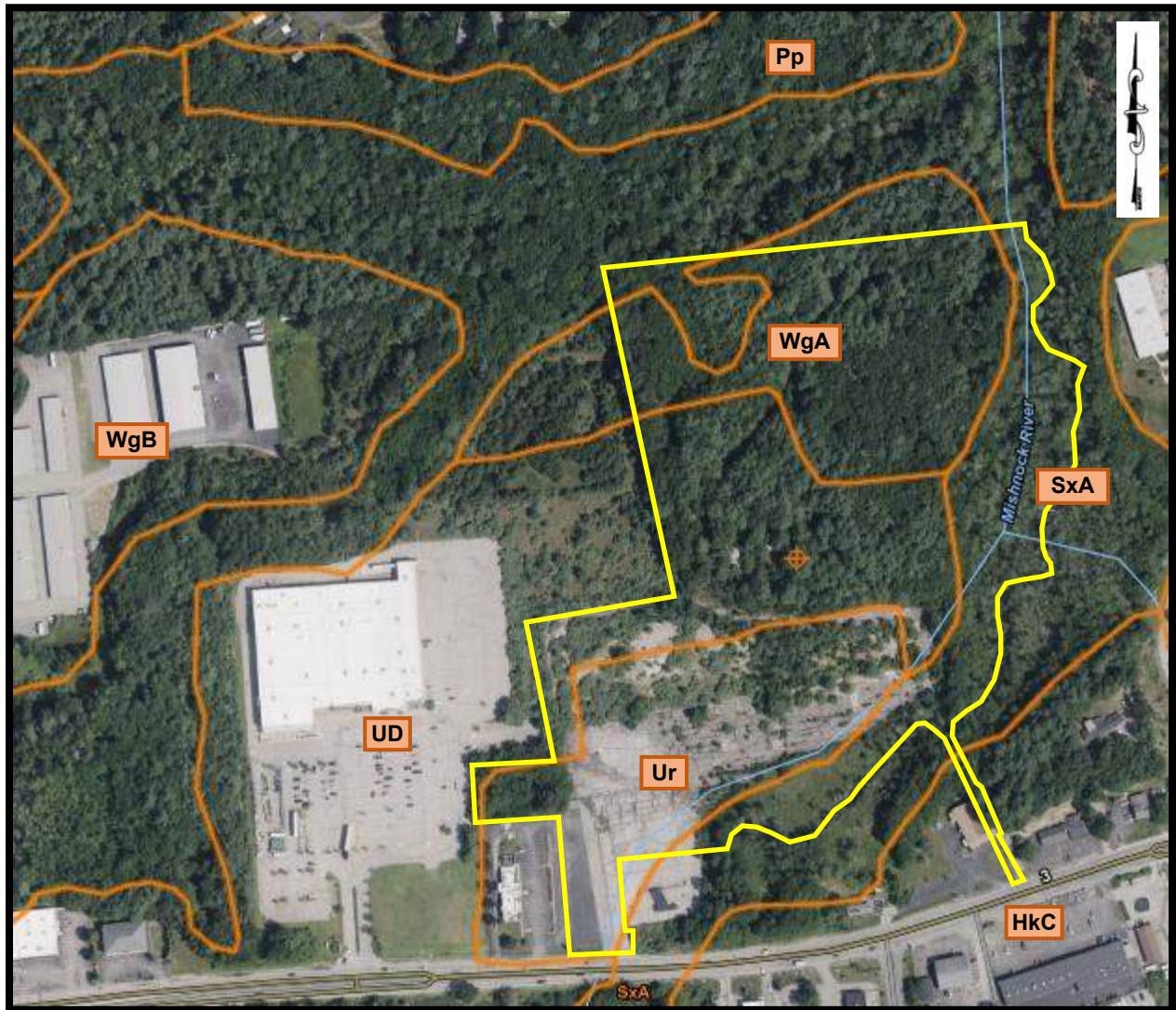


Figure 2 - Soils Map

NOT TO SCALE

Soil evaluations are required by the Rhode Island Department of Environmental Management (RIDEM) to determine actual depth to the seasonal high groundwater table, depth to ledge, and infiltration capacity of existing soils to design the required stormwater mitigation system. In addition to soil evaluations, a geotechnical exploration program will also be required to determine the bearing capacity of the existing on-site soils for use in foundation design and to determine the presence of unsuitable soils on site.

2.3 Watershed

The site is located within the South Branch Pawtuxet River Watershed (ID: 010900040603). Stormwater runoff from the project site ultimately drains to the Mishnock River (RI0006014R-02), a second order stream that defines the eastern edge of the subject property. The stream is listed as an impaired waterbody by the RIDEM for enterococcus. A total maximum daily load (TMDL) has not been established at this time. In general, any development of the subject parcel will require a stormwater management design in accordance with the Rhode Island Stormwater and Installation Standards Manual, dated March 2015. Best management practices (BMPs) suitable for this site include infiltration basins, sand filters, and bioretention filters.

2.4 Wetland Resources

According to the Wetlands Report completed by Avizinis Environmental Services, Inc. (AES) of Charlestown, AES established six wetland flag series and identified two additional wetland features in relation to the property (Appendix B). Flagging labeled A1 – A44, B1 – B37, and C1 – C52, along with additional GPS points offsite to the north, delineate the closest limits of a large deciduous-dominated swamp surrounding the Mishnock River and its tributary that covers much of the lot and extends well offsite. As a swamp greater than 10 acres in size, this wetland is afforded a 75-foot buffer zone. However, portions of this swamp bounded by flagging labelled A1 – A13, A25 – A29, B1 – B9, and C2 – C5 have a second wetland feature within 50 feet of its outer edge in the form of one of the watercourses. This entitles these areas of the swamp to an additional 25 feet of buffer zone, increasing the total required buffer zones in each of these regions to 100 feet.

Flagging labeled PVP1 – PVP4 delineates the closest limits of a potential vernal pool that lies in the northern portion of the site. The vernal pool is afforded a 100-foot buffer zone.

Flagging labeled IS1 – IS2 delineates the course of an intermittent stream in the northwestern portion of the property that flows into the tributary of the Mishnock River to the north. The intermittent stream is afforded a 100-foot buffer zone, while the rivers are afforded a 150-foot buffer zone. Flagging labeled ASSF1 – ASSF2 delineates the closest limits of an area subject to storm flowage (ASSF). The ASSF does not require any regulatory setbacks.

RIDEM freshwater wetland regulations establish a 200-foot jurisdictional area (JA) from all rivers and streams, and a 100-foot JA from all vegetated wetlands. In addition, a 20-foot construction setback shall be applied to the landward limit of the buffer. Certain

construction activities are limited within the setbacks related to primary structures. Only a 5-foot construction setback pertains to accessory structures.

Please refer to Appendix B for AES’s full Wetlands Report.

2.5 Natural Resources

According to the RIDEM Environmental Resource Map the western portion of the subject property is located within a Natural Heritage Area (ID: 113). According to the Natural Heritage Report provided by Amanda Freitas of RIDEM, “the sole Natural Heritage species documented within 2,500 feet of the subject property is a wetland plant recorded on the south side of Route 3, just over 2,000 feet from the property line. Please note, however, that absence of evidence is not evidence of absence of rare species, particularly on private property, where state survey is unlikely to have been conducted.”

2.6 Flood Zone Classification

The project site is identified on the FEMA Flood Insurance Rate Map (FIRM) for Kent County (Map Number 44003C0112H), effective October 2, 2015. According to this map, the site primarily falls within Zone AE (el. 237), areas with base flood elevations determined and Zone X, indicating areas outside the 1% annual-chance flood hazard area. However, the area immediately surrounding the river is within Floodway Areas in Zone AE. The floodway is the channel of the stream plus any adjacent floodplain areas that must be kept free of encroachment so that 1% annual chance flood can be carried without substantial increases in flood heights. The remainder of the site lies within Zone X – areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood. The FEMA Flood Insurance Rate Map is shown in Figure 3.

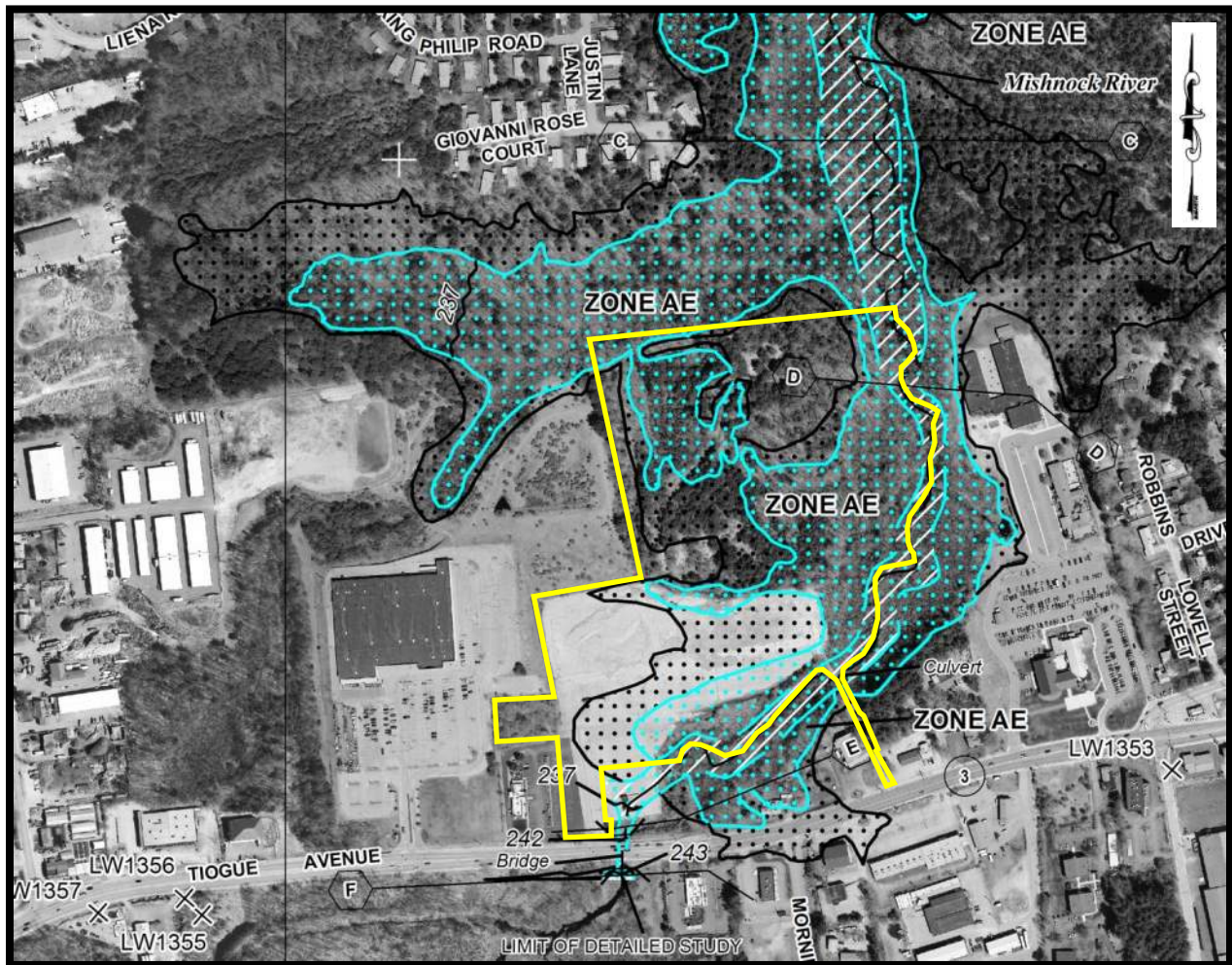


Figure 3 - FEMA Map

NOT TO SCALE

2.7 Zoning

According to the Town of Coventry's Geographic Information System (GIS), the subject parcel is located within the District Planned Development (PD). This district is a floating zone composed of a variety of land uses, including mixed-use, commercial, industrial, and multifamily projects. Projects proposed in the PD Zone are called Land Development Projects (LPD). This zoning district is unique in that there are no dimensional regulations specified for this zone.

2.8 Easements

According to the January 2010 Minor Subdivision Plan prepared by DiPrete Engineering Associates, Inc., there are access and utility easements between the subject property and the adjacent parcel, AP 28, Lot 3.1. There is an existing easement between the subject

property and the adjacent parcel, AP 28, Lot 2. There is an existing 20-foot-wide right-of-way per Deed Book 91, Page 74.

2.9 Existing Utilities

Water: According to plans provided by Kent County Water Authority, there is a 12-inch asbestos cement (AC), low service public water main and 12-inch ductile iron water main (reduced high service) within Tiogue Avenue. There was a private 10-inch AC stub within the entrance site that should have been cut and capped as part of a sewer main extension project. The new water service design will require review and approval from the Kent County Water Authority.

Sewer: According to the Sewer System Map for the Town of Coventry, a force main is located within Tiogue Avenue. According to the February 2025 “Coventry High School Sewer Extension” plans prepared by Fuss & O’Neill, there is an 18-inch PVC sewer main located within Tiogue Avenue. A sewer stub was installed within the entrance to the site. The new sewer connection design will require review and approval from the Coventry Sewer Authority.

Gas/Electric: Electric and telecommunications services are available to the site from overhead lines along the northern side of Tiogue Avenue. An 8-inch gas main is available within Tiogue Avenue. Electrical services and gas services will require coordination with Rhode Island Energy; telecommunications services will require coordination with Cox Communications and/or Verizon.

Stormwater: There does not appear to be a dedicated stormwater management system in place servicing the existing site. There is a 12-inch RCP public drainage main owned and maintained by the RI Department of Transportation located within Tiogue Avenue at the existing entrance to the site. Stormwater from the site sheet flows in an easterly direction to the Mishnock River. Any proposed development of the parcel will require stormwater infrastructure, as detailed in the *Rhode Island Stormwater Design and Installation Standards Manual*. Stormwater management techniques that may be ideal for the project site include infiltration practices, sand filters, bioretention and/or water quality swales.

3 PROPOSED DEVELOPMENT

The Applicant, Benson Essex, LLC, proposes the construction of Mishnock Woods, a multi-family development consisting of 400 residential units dispersed between five (5) 5-story structures on the subject property. Three (3) smaller one-story amenity buildings are also

proposed. Associated site improvements include new parking areas and landscaping with associated stormwater mitigation and utility services. JCE in conjunction with the project architect, DBVW Architects, have developed a conceptual site plan depicting the proposed development of the subject parcel.

Please refer to Appendix C for Conceptual Site Plans.

Public utilities, including water and sewer, are available from within Tiogue Avenue. Overall, the soils, topography, and availability of public utility services make this site favorable for the proposed multi-family residential development.

Please refer to Appendix D for the Architectural Project Description.

Please refer to Appendix E for the Conceptual Architectural Renderings.

3.1 Zoning and Density

The proposed affordable housing development consists of a multi-family residential use, which is permitted within the Planned Development (PD) Zoning District. The project is being filed as a Comprehensive Permit pursuant to R.I. Gen. Laws §45-53-4(d)(2).

Under the State's Comprehensive Permit provisions, qualifying projects are eligible for a density bonus above the maximum residential yield that could otherwise be achieved through a conventional subdivision. The applicable density bonus is based on the percentage of low- and moderate-income (LMI) units proposed. Since the Mishnock Woods project proposes 25% affordable housing units, the project is eligible for a density bonus of at least 5 dwelling units per acre.

In evaluating the potential underlying residential density for the site, the Coventry Comprehensive Community Plan (CCCP) was reviewed for future land use criteria. The CCCP identifies the subject property as High Density Residential (HDR). The CCCP establishes a density range for HDR land use from one dwelling unit per 0.05 acre up to, but not including, one dwelling unit per 0.5 acre.

As shown on the conceptual site plans, the approximate buildable area suitable for development on the property is 18.59 acres. Based on the HDR density range, the potential underlying density may be interpreted as follows:

18.59 acres ÷ 0.05 acres per dwelling unit = 371 dwelling units

18.59 acres ÷ 0.5 acres per dwelling unit = 37 dwelling units

As noted above, because the project is being submitted as a Comprehensive Permit project with 25% LMI units, the development is eligible for a density bonus of at least 5 dwelling units per acre. Based on the 18.59-acre buildable area, this results in a density bonus of 92 dwelling units:

$$18.59 \text{ acres} \times 5 \text{ dwelling units per acre} = 92 \text{ dwelling units}$$

Therefore, the potential total project density may be calculated as follows:

$$371 \text{ dwelling units} + 92 \text{ bonus units} = 463 \text{ dwelling units, including 116 LMI units}$$

$$37 \text{ dwelling units} + 92 \text{ bonus units} = 129 \text{ dwelling units, including 32 LMI units}$$

Although the calculated maximum density is approximately 463 dwelling units, the Mishnock Woods project proposes 400 total dwelling units, including 100 LMI units. Therefore, the proposed development remains below the calculated maximum density supported by the HDR land use designation and applicable Comprehensive Permit density bonus.

It should also be noted that a 2008 Major Land Development Project for the subject property previously received Final Plan approval for 104 residential units and 49,250 square feet of commercial space, consisting of retail, office, and restaurant uses. This prior approval provides historical evidence of the site's ability to support a high-density mixed-use development program.

Please refer to Appendix F for the Brookside Center Overall Plan.

3.2 Parking

Per State Comprehensive Permit Legislation only one (1) parking space per dwelling unit is required for one- and two-bedroom units. Mishnock Woods proposes a total of 400 dwelling units and will therefore require 400 off-street parking spaces. The project provides 400 parking spaces. To comply with the American Disabilities Act (ADA), a minimum of eight (8) of these parking spaces will need to be dedicated to handicap accessible parking. Only one (1) of these spaces is required to be accessible for vans.

4 PERMITTING

4.1 Planning Commission

The proposed affordable housing development will be filed under a comprehensive permit and therefore will be reviewed by the Coventry Planning Commission following the Major

Land Development process. The Local Board of Review will be the Planning Commission and will also review all requested adjustments.

The permitting schedule is as follows and consists of abutter notification and public meetings.

1. Preapplication meeting with Planning staff (May 27, 2026)
2. Master Plan Hearing
3. Preliminary Plan Hearing
4. Final Plan Hearing (reviewed and approved by the Administrative Officer)

4.2 Fire Department

The site is located within the Central Coventry Fire District. The project will require review and approval from the Town of Coventry Fire Department regarding the location of fire hydrants and fire truck routing through the development.

4.3 Kent County Water Authority

The proposed water service design will require review and approval from the Kent County Water Authority prior to Preliminary Plan approval.

The Kent County Water Authority review will consist of a hydraulic model evaluation to determine the impacts of the development on the KCWA water system as well as a review of design plans to determine conformance of the design with the KCWA Regulations (i.e. conflicts with existing utilities, conformity of proposed materials, sufficient number of valves and proper spacing, etc.)

4.4 Coventry Sewer Authority

The proposed sewer main extension and sewer services will require review and approval from the Coventry Sewer Authority, prior to Preliminary Plan approval.

4.5 RI Department of Environmental Management (RIDEM)

Freshwater wetlands permits are required for any projects that may alter the characteristics of any nearby wetland feature, either by physical alteration, stormwater runoff characteristic, or quality impact. Due to the project's proximity to freshwater wetlands and the alteration of stormwater flow to the onsite forested swamp, a wetland permit will be required for the proposed development. It should be noted that the proposed development is mostly confined to areas that were previously disturbed and consisted of impervious areas associated with the former use of the project site. As

currently designed, only a small area of existing trees will be cut down to accommodate some of the proposed improvements. The project will be reviewed by RIDEM as a redevelopment project.

In addition, due to the proposed area of disturbance exceeding one (1) acre, a Rhode Island Pollutant Discharge Elimination System (RIPDES) permit will also be required. This permit may be filed for and reviewed concurrently with the wetland permit.

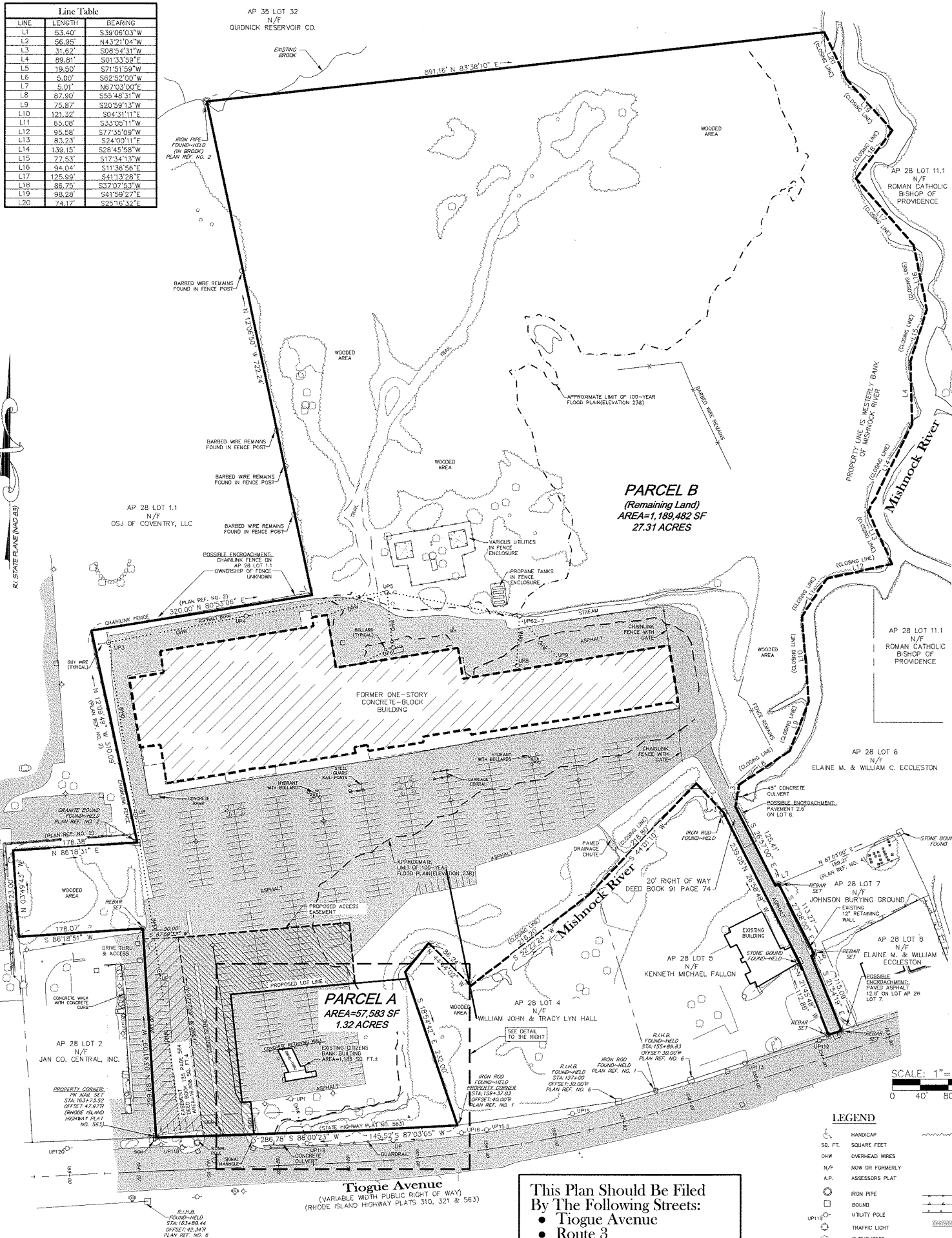
4.6 RI Department of Transportation (RIDOT)

The proposed project will require a Physical Alteration Permit (PAP) from the Rhode Island Department of Transportation (RIDOT) for the proposed change of use and driveway modification to Tiogue Avenue (Route 3), a state right-of-way.

Appendix A

Minor Subdivision Plan

LINE	LENGTH	BEARING
L1	53.40'	S39°06'03"W
L2	56.95'	N43°21'04"W
L3	31.62'	S08°54'31"W
L4	89.61'	S01°33'59"E
L5	19.50'	S71°51'59"W
L6	5.00'	S62°32'00"W
L7	5.01'	N67°03'00"E
L8	87.90'	S55°48'31"W
L9	75.87'	S20°59'13"W
L10	121.32'	S04°31'11"E
L11	65.08'	S33°06'11"W
L12	95.58'	S77°35'09"W
L13	83.23'	S24°00'11"E
L14	139.15'	S26°45'58"W
L15	27.53'	S17°34'13"W
L16	94.04'	S11°36'56"E
L17	125.99'	S41°13'28"E
L18	86.75'	S37°07'53"W
L19	98.28'	S41°59'27"E
L20	74.17'	S25°16'32"E

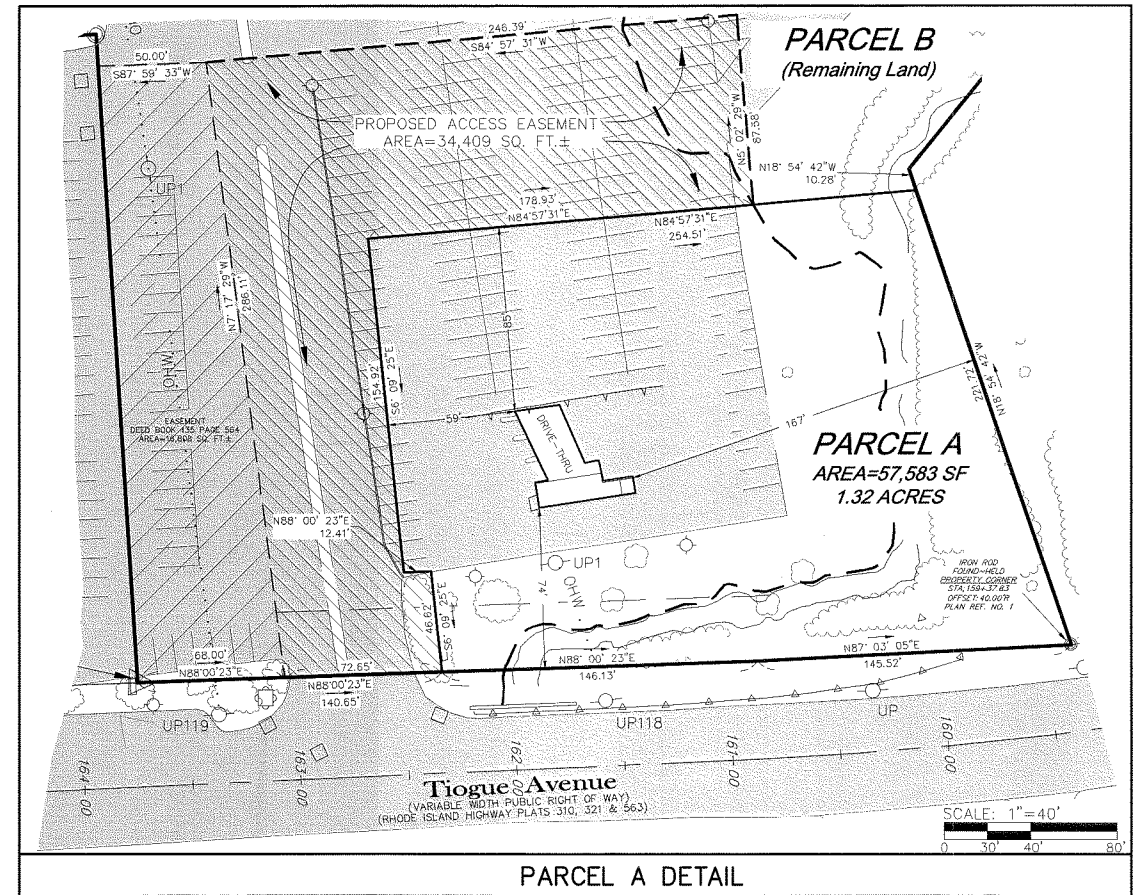
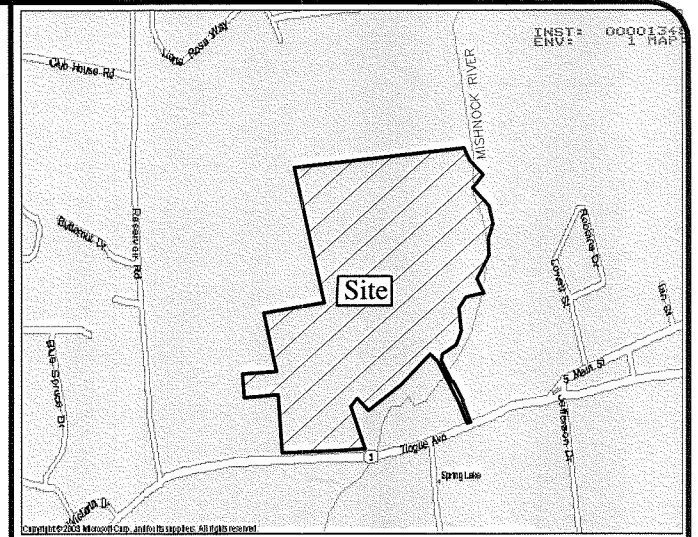


General Notes

- THE SITE IS FOUND ON TOWN OF COVENTRY ASSESSOR'S PLAT 28 LOT 3. CURRENT OWNER OF RECORD IS NOW OR FORMERLY COVENTRY ROUTE 3, LLC. REFERENCE DEED BOOK 859 PAGE 200 IN THE TOWN OF COVENTRY LAND EVIDENCE RECORDS.
- THERE IS A 100 YEAR FLOOD PLAIN LOCATED ON THE SITE ACCORDING TO F.E.M.A. FLOOD INSURANCE RATE MAP FOR THE TOWN OF COVENTRY, RHODE ISLAND COMMUNITY PANEL 440004 0009 D DATED MAY 21, 2001. THE SITE IS LOCATED WITHIN THE FOLLOWING ABOVE REFERENCED FLOOD INSURANCE RATE MAP:
ZONE X - AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN.
ZONE X (SHADED FLOOD AREA) - AREAS OF 500-YEAR FLOOD PLAIN, AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS LESS THAN ONE FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD.
ZONE AE - BASE FLOOD ELEVATIONS DETERMINED. (ELEVATION=238).
- THE CURRENT ZONING OF THE SITE IS PD.
- ALL EXISTING UTILITIES SHOWN ARE FROM VISIBLE INFORMATION, DRAWINGS BY OTHERS, OR INFORMATION PROVIDED TO DIPRETE ENGINEERING ASSOCIATES, INC. AND ARE SUBJECT TO CHANGE. NO ONE SHOULD RELY ON THE UTILITY INFORMATION LOCATIONS SHOWN FOR CONSTRUCTION AND DIG SAFE SHOULD BE NOTIFIED PRIOR TO ANY WORK.
- A CLOSING LINE IS AN ARBITRARY LINE USED FOR COMPUTATIONAL PURPOSES ONLY AND IS NOT TO BE MISINTERPRETED AS A PROPERTY LINE.
- PLANIMETRIC FEATURES, CONTOUR LINES, AND SPOT ELEVATIONS WERE STEREO COMPILED AT A SCALE OF 1"=40' BY COL EAST, INC. P.O. BOX 347 HARTISMAN & WEST AIRPORT, NORTH ADAMS, MA 01247. SUB CONSULTANTS TO THE OWNER/DEVELOPER, FROM BLACK AND WHITE PHOTOGRAPHY AND FIT TO GROUND CONTROL POINTS SURVEYED BY DEA MARCH, 2006.
- ACCESS AND UTILITY EASEMENTS ARE PROPOSED BETWEEN PARCELS A AND B.
- THE SITE IS LOCATED WITHIN THE CENTRAL COVENTRY FIRE DISTRICT.
- REFERENCE THE PLANNING COMMISSION DECISION LETTER DATED FEBRUARY 24, 2010 RECORDED MARCH 5, 2010, DEED BOOK 1860 PAGES 419 AND 420.

Plan References

- "ADMINISTRATIVE SUBDIVISION PLAN OF LAND 1049 TIOGUE AVENUE COVENTRY, R.I. A.P. 28 LOTS 4 AND 5 SURVEYED FOR KENNETH M. AND KATHLEEN A. FALLON 1041 TIOGUE AVENUE COVENTRY, R.I. 02816 BY BENJAMIN T. ADJO, P.L.S. 12 TANGLEWOOD COURT (UNIT 11) WEST WARWICK, R.I. 02893" SCALE: 1"=50' DATE: APRIL 12, 1999. PLAT BOOK 15 PAGE 13 IN THE TOWN OF COVENTRY LAND EVIDENCE RECORDS.
- "DIVISION OF LAND IN COVENTRY, RHODE ISLAND PREPARED FOR: NOOSENECK REALTY TRUST 530 BROADWAY PROVIDENCE, R.I. 02909 PREPARED BY: VANASSE HANGEN BRUSTLIN, INC." SCALE: 1"=100' DATE: SEPTEMBER 22, 1994, SHEETS 1 & 2 OF 2. PLAT BOOK 12 PAGE 30 IN THE TOWN OF COVENTRY LAND EVIDENCE RECORDS.
- "PLAN OF LAND SURVEYED FOR COVENTRY PLAZA LOCATION COVENTRY, R.I. BY ROBERT B. BOYER & ASSOC." SCALE: 1"=50'. DATE: AUGUST, 1977.
- "SURVEY OF ASSESSOR'S PLAT 28 LOT 8 TIOGUE AVENUE, COVENTRY, R.I. FOR ELAINE M. & WILLIAM C. ECCLESTON BY BENJAMIN T. ADJO, P.L.S. SCALE: 1"=30' DATE: JANUARY 19, 1999."
- PLAT NO. 563 IN THE RHODE ISLAND DEPARTMENT OF TRANSPORTATION (COVENTRY WEST GREENWICH NOOSENECK HILL ROAD FROM SPRING LAKE TO BIG RIVER SHEET 3, 4 & 5 OF 14).
- RHODE ISLAND HIGHWAY PLAT NO. 310, 321 AND 322 IN THE RHODE ISLAND DEPARTMENT OF TRANSPORTATION.
- "TRUST FOR PUBLIC LAND SCALE: 1"=50' APPROVED BY: COVENTRY, R.I. PROPERTY LINE & AS-BUILT SURVEY BY ROBERT B. BOYER" DATE: OCTOBER 19, 1989.



Preliminary/Final Submission

MINOR SUBDIVISION PLAN

#1055 Tiogues Avenue/Brookside Center
ASSESSOR'S PLAT 28 LOT 3
COVENTRY, RHODE ISLAND

PREPARED BY
DiPrete Engineering Associates, Inc.
ENGINEERING, SURVEYING AND PLANNING CONSULTANTS
TWO STAFFORD COURT
CRANSTON, R.I. 02920
(401) 943-1000 FAX: (401) 464-6006

PREPARED FOR
Coventry Route 3, LLC c/o Churchill & Banks
10 GREENE STREET
PROVIDENCE, RHODE ISLAND 02903
(401)-273-8010

JANUARY, 2010
DWN. BY: D.A.R.

SHEET 1 OF 1

DEA Job No: 0717-010 Copyright 2007 by DiPrete Engineering Associates, Inc.

This Plan Should Be Filed
By The Following Streets:
• Tiogues Avenue
• Route 3

Appendix B

Wetland Report



AVIZINIS
ENVIRONMENTAL
SERVICES INC

WETLAND REPORT

SITE LOCATION:
A.P. 28, Lot 3
1055 Tiogue Avenue
Coventry, Rhode Island

PREPARED FOR:
Daniel DeCesaris, P.E.
Joe Casali Engineering, Inc.
dan@joecasali.com

PREPARED (August 19, 2025) BY:



Edward J. Avizinis, CPSS, PWS | President



INTRODUCTION

Avizinis Environmental Services, Inc., (AES), has completed the requested field work at the identified property at 1055 Tiogue Avenue in Coventry, Rhode Island. AES staff visited the site on August 4 and 7, 2025 to delineate the regulated wetlands that occur within the property.

Wetlands in Rhode Island are regulated by two agencies, the Department of Environmental Management (DEM), or the Coastal Resources Management Council (CRMC). The State of Rhode Island has created predetermined maps that identify which properties are under which regulatory agency. These maps identify that the subject property is within DEM jurisdiction. Therefore, AES has delineated all onsite wetland features on the lot to meet the standards outlined in section 3.21 of the Rules and Regulations Governing the Administration and Enforcement of the Freshwater Wetlands Act (250-RICR-150-15-3).

EXISTING CONDITIONS

The property extends north from Tiogue Avenue along the Mishnock River in Coventry, Rhode Island. The lot lies within a region dominated by commercial structures. The property consists of a cleared and partially paved southern portion and a primarily forested northern portion. The Mishnock River forms the eastern border of the site. A tributary of the Mishnock River flows to the north of the lot. All limits of wetland impacting the property have been delineated by AES.

The property lies within close proximity to Natural Heritage Area #125 as mapped on the DEM Environmental Resource Maps. This designation signifies that a rare, endangered, or species of concern has been sighted within the vicinity of the area. DEM has the authority to increase wetland buffer zone sizes in natural heritage areas if deemed important to the protection of the subject species. The DEM maps also show a stormwater outfall on the southern border associated with the river.

A review of historical aerial photographs available from the DEM Environmental Resource Maps shows that, as of the earliest available photographs taken in 1939, this property was partially cleared as part of an agricultural complex. By the time of the imagery from 1981, the farm had been replaced by a large commercial structure and its associated

parking areas and access roads covering the southern portion of the lot. The structure had been removed by the time of the imagery from 2011.

WETLAND FEATURES

AES has established six wetland flag series and identified two additional wetland features in relation to this property. Flagging labeled **A1 – A44**, **B1 – B37**, and **C1 – C52**, along with additional GPS points offsite to the north, delineate the closest limits of a large swamp surrounding the Mishnock River and its tributary that covers much of the lot and extends well offsite.

Flagging labeled **PVP1 – PVP4** delineates the closest limits of a potential vernal pool (PVP) that lies in the northern portion of the site. A vernal pool is a shallow body of water that fills with rain or snowmelt in the spring or fall that serves as valuable breeding habitat for wildlife. To confirm the presence of a vernal pool, a vernal pool survey must be conducted during the peak season from late March to mid-May.

Flagging labeled **IS1 – IS2** delineates the course of an intermittent stream in the northwestern portion of the property that flows into the tributary of the Mishnock River to the north. The course of the Mishnock River was GPS located in a few spots in the southern portion of the lot while the rest of its course and the course of its tributary were GIS located.

Flagging labeled **ASSF1 – ASSF2** delineates the closest limits of an area subject to storm flowage (ASSF). ASSFs are areas that show evidence of surface flow but do not meet the definition of an intermittent stream. These features are regulated but not true wetland features.

REGULATORY SETBACKS

In accordance with wetland regulations (250-RICR-150-15-3), all freshwater wetlands will require a 100-foot Jurisdictional Area, and all rivers, streams, and intermittent streams require a 200-foot jurisdictional area. Any proposed alterations with this zone will require some degree of application and review by the DEM.

Furthermore, a separate buffer zone and construction setback will be required for the wetland. The buffer zone is a naturally vegetated or planted area left to naturalize that is immediately contiguous with the wetland. The setback is a separate zone that limits the placement of structures.

The size of the buffer zone is based on numerous factors including wetland vegetative type, subtype, position within the watershed, and habitat types among other factors. The project area lies within River Protection Region 2. The wetland feature delineated by the A, B, and C-series of flags is a deciduous-dominated swamp that is greater than 10 acres in size. This wetland will therefore receive a 75-foot buffer zone per section 3.23.H.3.e. However, portions of this swamp bounded by flagging labeled A1 – A13, A25 – A29, B1 – B9, and C2 – C5 have a second wetland feature within 50 feet of its outer edge in the form of one of the watercourses. Per section 3.23.F.2., this entitles these areas of the swamp to an additional 25 feet of buffer zone, increasing the total required buffer zones in each of these regions to 100 feet.

The PVP in the northern portion of the site is entitled to a 100-foot buffer zone per section 3.23.H.3.i. If a vernal pool survey conducted during peak season (late March to mid-May) determines this feature is not a vernal pool, it will instead be considered a swamp and will require a smaller buffer zone.

The Mishnock River and its tributaries are shown on USGS Topographic Maps as blue-lined features, which categorizes them as rivers. In accordance with 3.23.H.8., both rivers shall require the application of a 150-foot buffer zone. The intermittent stream delineated by the IS-series of flags gets a 100-foot buffer zone per section 3.23.H.10.

The ASSF onsite does not require any regulatory setbacks.

In addition, a 20-foot construction setback shall be applied to the landward limit of the buffer. Certain construction activities are limited within the setback related to primary structures. Only a 5-foot construction setback pertains to accessory structures (section 3.71.C.1.).

AES Delineation and Regulatory Requirements

Flag Series	Classification	Jurisdictional Area* (ft)	Buffer Zone (ft)	Existing Buffer (ft)	Construction Setback (ft)
A13 – A25 A29 – A44 B9 – B37 C1 – C2 C5 – C52	Swamp	100	75	variable extent of existing vegetation out to 75 ft	20
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ASSF1 – ASSF2	Area subject to storm flowage (ASSF)	N/A	N/A	N/A	N/A
GIS/GPS delineated watercourses	Rivers (Mishnock River and tributary)	200	150	variable extent of existing vegetation out to 150 ft	20

*Any area designated as flood plain (excluding X) shall be considered jurisdictional area.

CLOSING

Thank you for giving AES the opportunity to assist you with this project. Please review the attached wetland delineation map which represents the findings of our field work. AES staff have located the wetland flags and other pertinent site features with a Juniper GEODE submetric GPS/GNSS. Although this is not of survey quality it is useful for preliminary planning. This data has also been forwarded to you in conjunction with this report and is in the NAD 1983 RI State Plane format in case this information is useful to you. Please do not hesitate to contact AES should you have any questions on this report.

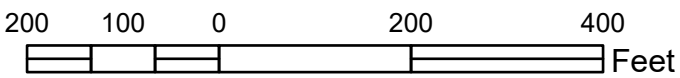
ATTACHMENTS

- 1) 2024 AERIAL MAP
- 2) USDA – NRCS SOIL SURVEY MAP
- 3) USGS TOPOGRAPHIC MAP
- 4) WETLAND DELINEATION MAP



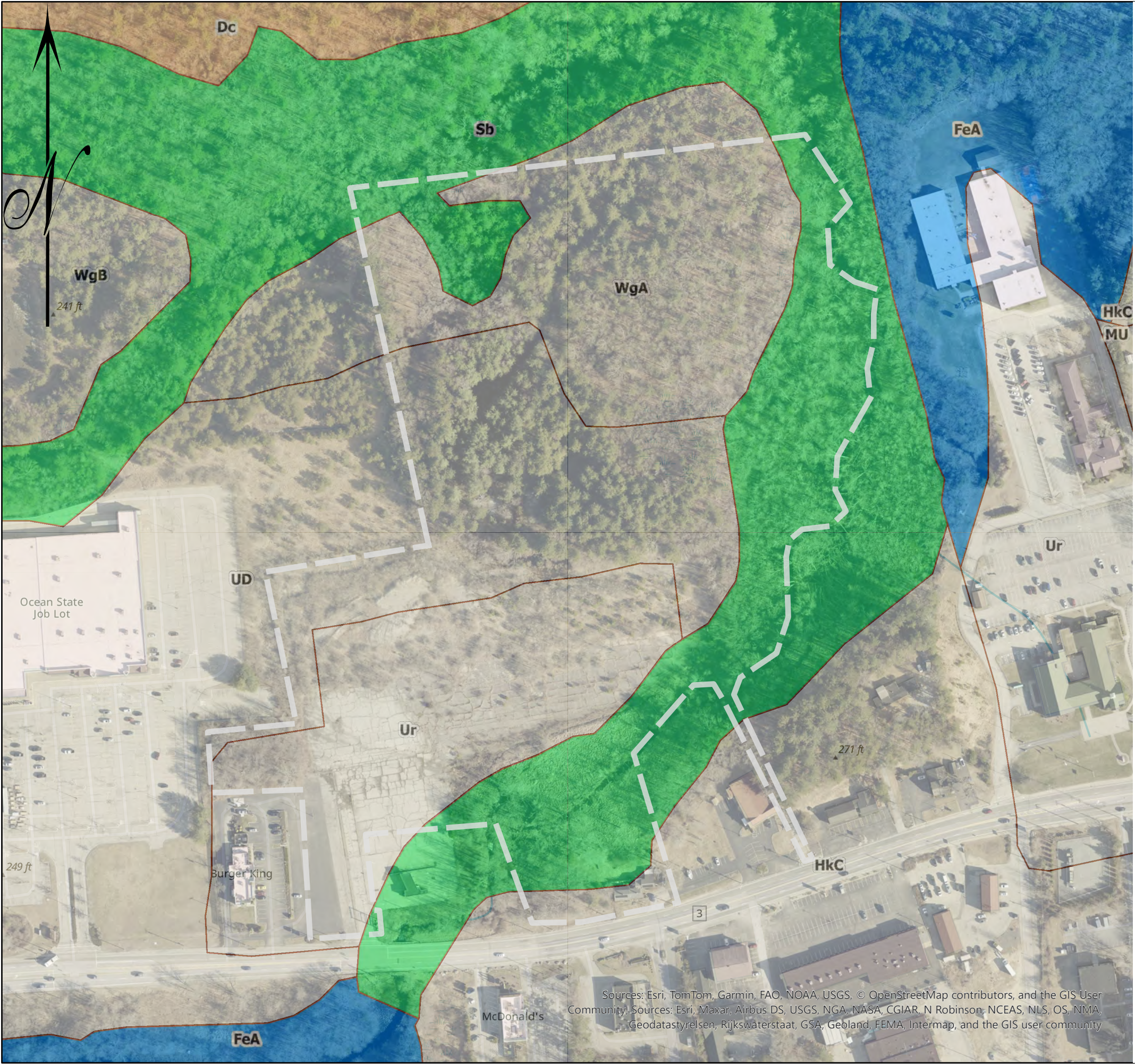
2024 AERIAL MAP
A.P. 28, Lot 3 | 1055 Tiogue Avenue
Coventry, Rhode Island

LEGEND



- General Notes:
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 2. Property lines as depicted on this map have been approximated from plat maps available from the town assessor's online database.
 3. Aerial photograph base map and other data layers acquired from the RI DEM and RIGIS database.

Map created by:  Patrick J. Loveland, GIS Specialist 07/18/2025



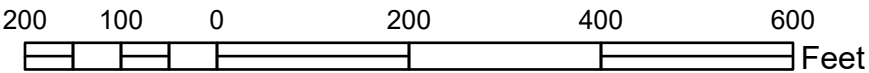
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community. Sources: Esri, Maxar, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community



USDA - NRCS SOIL SURVEY MAP
A.P. 28, Lot 3 | 1055 Tiogue Avenue
Coventry, Rhode Island

LEGEND

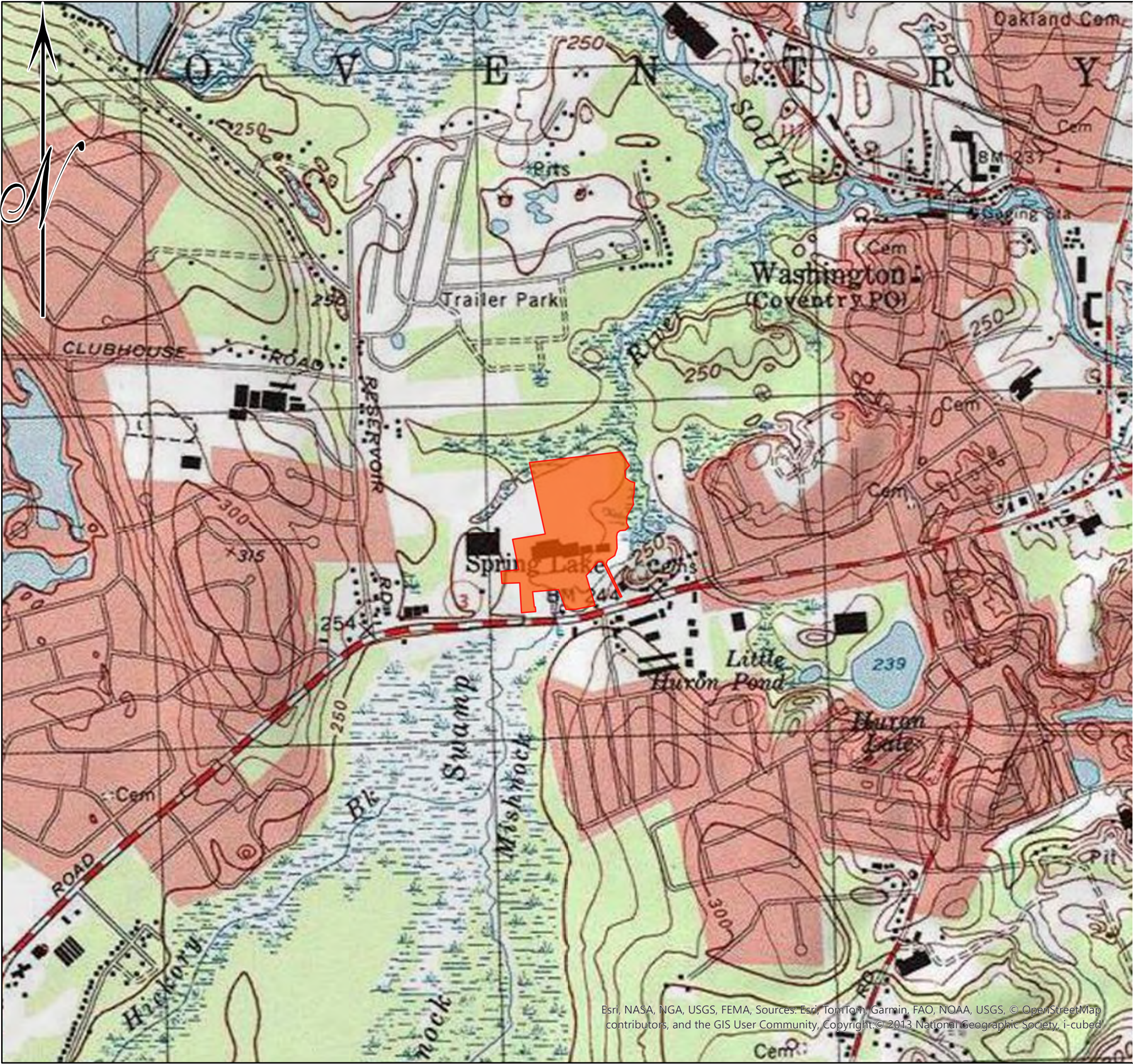
- Dc - Deerfield loamy fine sand, 0 to 3 percent slopes
- FeA - Freetown muck, 0 to 1 percent slopes
- HkC - Hinckley loamy sand, 8 to 15 percent slopes
- Sb - Scarboro mucky fine sandy loam, 0 to 3 percent slopes
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- Ur - Urban land
- WgA - Windsor loamy sand, 0 to 3 percent slopes
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Map created by:

Patrick J. Loveland, GIS Specialist



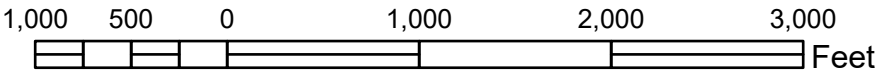
25-241



USGS TOPOGRAPHIC MAP
A.P. 28, Lot 3 | 1055 Tiogue Avenue
Coventry, Rhode Island

LEGEND

PROPERTY LINE



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 2. Property lines as depicted on this map have been approximated from plat maps available from the town assessor's online database.
 3. Aerial photograph base map and other data layers acquired from the RI DEM and RIGIS database.

Esri, NASA, NGA, USGS, FEMA, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Copyright: © 2013 National Geographic Society, i-cubed

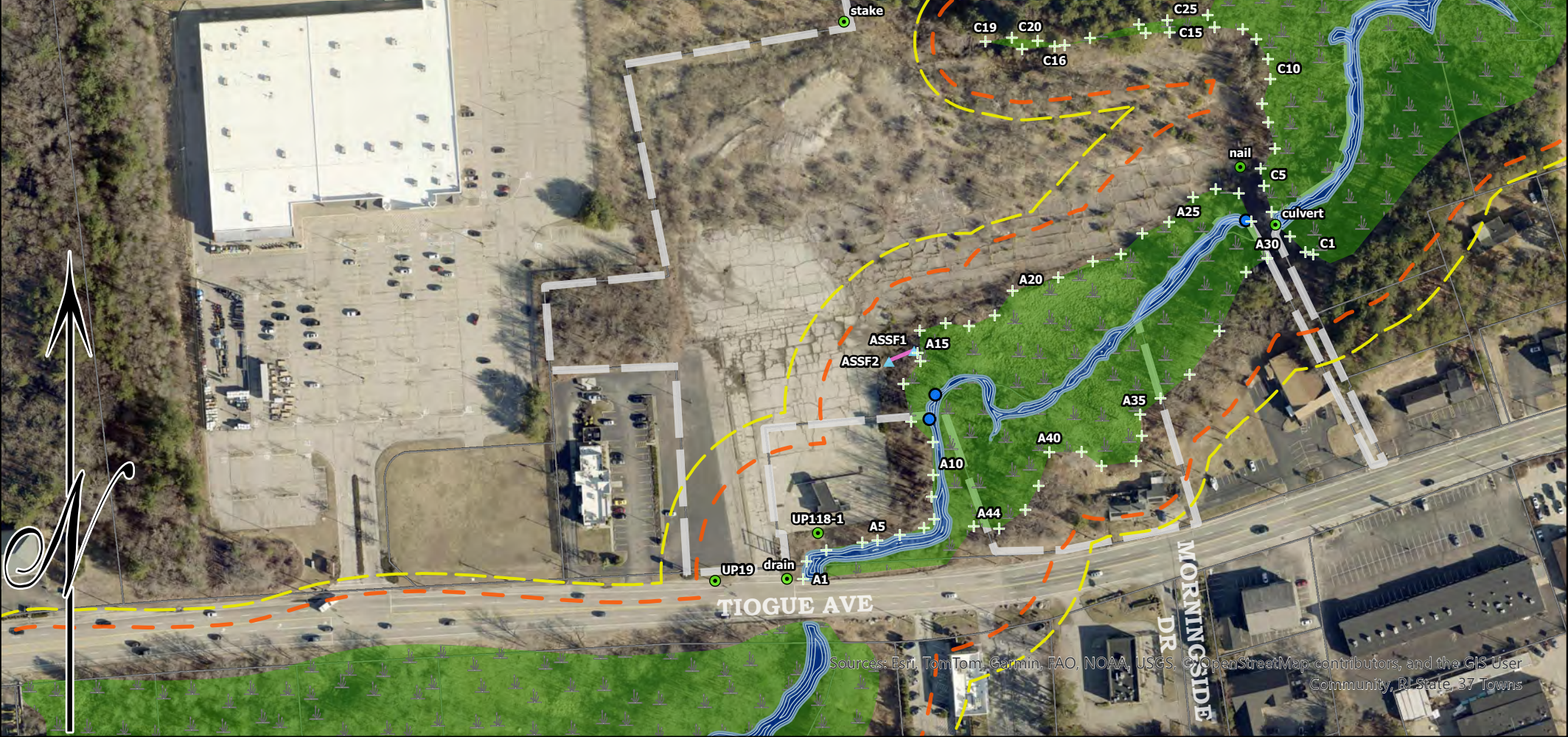
Map created by:

Patrick J. Loveland, GIS Specialist

07/18/2025

AES Delineation and Regulatory Requirements					
Flag Series	Classification	Jurisdictional Area* (ft)	Buffer Zone (ft)	Existing Buffer (ft)	Construction Setback (ft)
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ASSF1 – ASSF2	Area subject to storm flowage (ASSF)	N/A	N/A	N/A	N/A
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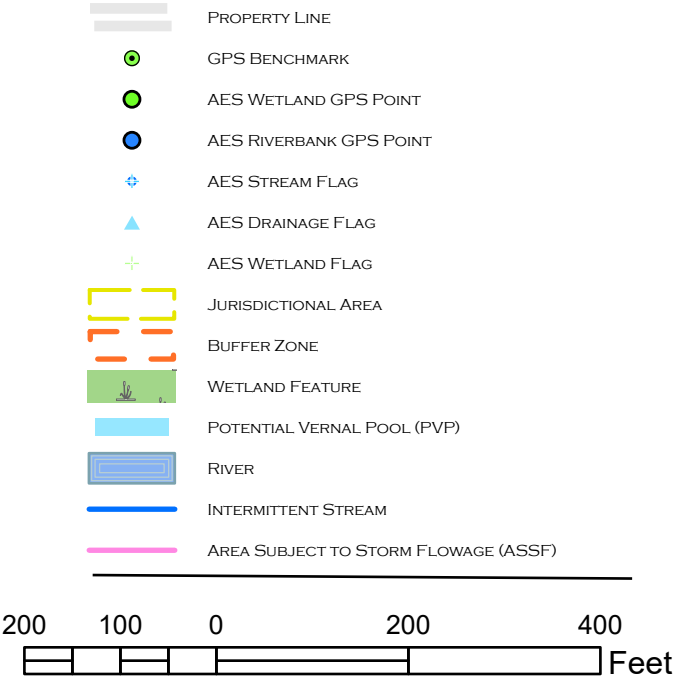
*Any area designated as flood plain (excluding X) shall be considered jurisdictional area.



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, RI State, 37 Towns

2025 WETLAND DELINEATION MAP
A.P. 28, Lot 3 | 1055 Tiogue Avenue
Coventry, Rhode Island

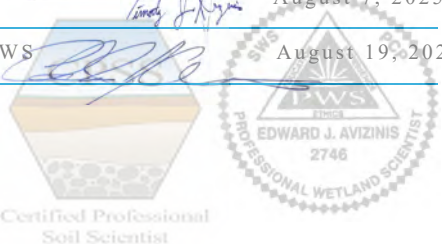
LEGEND



General Notes:

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2. Property lines as depicted on this map have been approximated from plat maps available from the town assessor's online database.
3. Aerial photograph base map and other data layers acquired from the RI DEM and RIGIS database.
4. Site features located with a Juniper Geode Submetric GNSS receiver with SWmaps data collection software. Non-delineated wetland edges have not been field verified and are depicted for graphic purposes only. The required 20-foot construction setbacks are not shown on this map.

Action	Staff	Signed	Dated
Map Prepared By:	Patrick J. Loveland		August 19, 2025
Delineation By:	Timothy J. Avizinis, VP		August 7, 2025
Reviewed By:	Edward J. Avizinis, CPSS, PWS		August 19, 2025



Appendix C

Conceptual Site Plans

Appendix D

Architectural Project Description



AVIZINIS
ENVIRONMENTAL
SERVICES INC

WETLAND REPORT

SITE LOCATION:
A.P. 28, Lot 3
1055 Tiogue Avenue
Coventry, Rhode Island

PREPARED FOR:
Daniel DeCesaris, P.E.
Joe Casali Engineering, Inc.
dan@joecasali.com

PREPARED (August 19, 2025) BY:



Edward J. Avizinis, CPSS, PWS | President



INTRODUCTION

Avizinis Environmental Services, Inc., (AES), has completed the requested field work at the identified property at 1055 Tiogue Avenue in Coventry, Rhode Island. AES staff visited the site on August 4 and 7, 2025 to delineate the regulated wetlands that occur within the property.

Wetlands in Rhode Island are regulated by two agencies, the Department of Environmental Management (DEM), or the Coastal Resources Management Council (CRMC). The State of Rhode Island has created predetermined maps that identify which properties are under which regulatory agency. These maps identify that the subject property is within DEM jurisdiction. Therefore, AES has delineated all onsite wetland features on the lot to meet the standards outlined in section 3.21 of the Rules and Regulations Governing the Administration and Enforcement of the Freshwater Wetlands Act (250-RICR-150-15-3).

EXISTING CONDITIONS

The property extends north from Tiogue Avenue along the Mishnock River in Coventry, Rhode Island. The lot lies within a region dominated by commercial structures. The property consists of a cleared and partially paved southern portion and a primarily forested northern portion. The Mishnock River forms the eastern border of the site. A tributary of the Mishnock River flows to the north of the lot. All limits of wetland impacting the property have been delineated by AES.

The property lies within close proximity to Natural Heritage Area #125 as mapped on the DEM Environmental Resource Maps. This designation signifies that a rare, endangered, or species of concern has been sighted within the vicinity of the area. DEM has the authority to increase wetland buffer zone sizes in natural heritage areas if deemed important to the protection of the subject species. The DEM maps also show a stormwater outfall on the southern border associated with the river.

A review of historical aerial photographs available from the DEM Environmental Resource Maps shows that, as of the earliest available photographs taken in 1939, this property was partially cleared as part of an agricultural complex. By the time of the imagery from 1981, the farm had been replaced by a large commercial structure and its associated

parking areas and access roads covering the southern portion of the lot. The structure had been removed by the time of the imagery from 2011.

WETLAND FEATURES

AES has established six wetland flag series and identified two additional wetland features in relation to this property. Flagging labeled **A1 – A44**, **B1 – B37**, and **C1 – C52**, along with additional GPS points offsite to the north, delineate the closest limits of a large swamp surrounding the Mishnock River and its tributary that covers much of the lot and extends well offsite.

Flagging labeled **PVP1 – PVP4** delineates the closest limits of a potential vernal pool (PVP) that lies in the northern portion of the site. A vernal pool is a shallow body of water that fills with rain or snowmelt in the spring or fall that serves as valuable breeding habitat for wildlife. To confirm the presence of a vernal pool, a vernal pool survey must be conducted during the peak season from late March to mid-May.

Flagging labeled **IS1 – IS2** delineates the course of an intermittent stream in the northwestern portion of the property that flows into the tributary of the Mishnock River to the north. The course of the Mishnock River was GPS located in a few spots in the southern portion of the lot while the rest of its course and the course of its tributary were GIS located.

Flagging labeled **ASSF1 – ASSF2** delineates the closest limits of an area subject to storm flowage (ASSF). ASSFs are areas that show evidence of surface flow but do not meet the definition of an intermittent stream. These features are regulated but not true wetland features.

REGULATORY SETBACKS

In accordance with wetland regulations (250-RICR-150-15-3), all freshwater wetlands will require a 100-foot Jurisdictional Area, and all rivers, streams, and intermittent streams require a 200-foot jurisdictional area. Any proposed alterations with this zone will require some degree of application and review by the DEM.

Furthermore, a separate buffer zone and construction setback will be required for the wetland. The buffer zone is a naturally vegetated or planted area left to naturalize that is immediately contiguous with the wetland. The setback is a separate zone that limits the placement of structures.

The size of the buffer zone is based on numerous factors including wetland vegetative type, subtype, position within the watershed, and habitat types among other factors. The project area lies within River Protection Region 2. The wetland feature delineated by the A, B, and C-series of flags is a deciduous-dominated swamp that is greater than 10 acres in size. This wetland will therefore receive a 75-foot buffer zone per section 3.23.H.3.e. However, portions of this swamp bounded by flagging labeled A1 – A13, A25 – A29, B1 – B9, and C2 – C5 have a second wetland feature within 50 feet of its outer edge in the form of one of the watercourses. Per section 3.23.F.2., this entitles these areas of the swamp to an additional 25 feet of buffer zone, increasing the total required buffer zones in each of these regions to 100 feet.

The PVP in the northern portion of the site is entitled to a 100-foot buffer zone per section 3.23.H.3.i. If a vernal pool survey conducted during peak season (late March to mid-May) determines this feature is not a vernal pool, it will instead be considered a swamp and will require a smaller buffer zone.

The Mishnock River and its tributaries are shown on USGS Topographic Maps as blue-lined features, which categorizes them as rivers. In accordance with 3.23.H.8., both rivers shall require the application of a 150-foot buffer zone. The intermittent stream delineated by the IS-series of flags gets a 100-foot buffer zone per section 3.23.H.10.

The ASSF onsite does not require any regulatory setbacks.

In addition, a 20-foot construction setback shall be applied to the landward limit of the buffer. Certain construction activities are limited within the setback related to primary structures. Only a 5-foot construction setback pertains to accessory structures (section 3.71.C.1.).

AES Delineation and Regulatory Requirements

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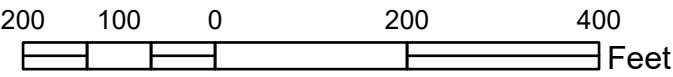
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- 2) USDA – NRCS SOIL SURVEY MAP
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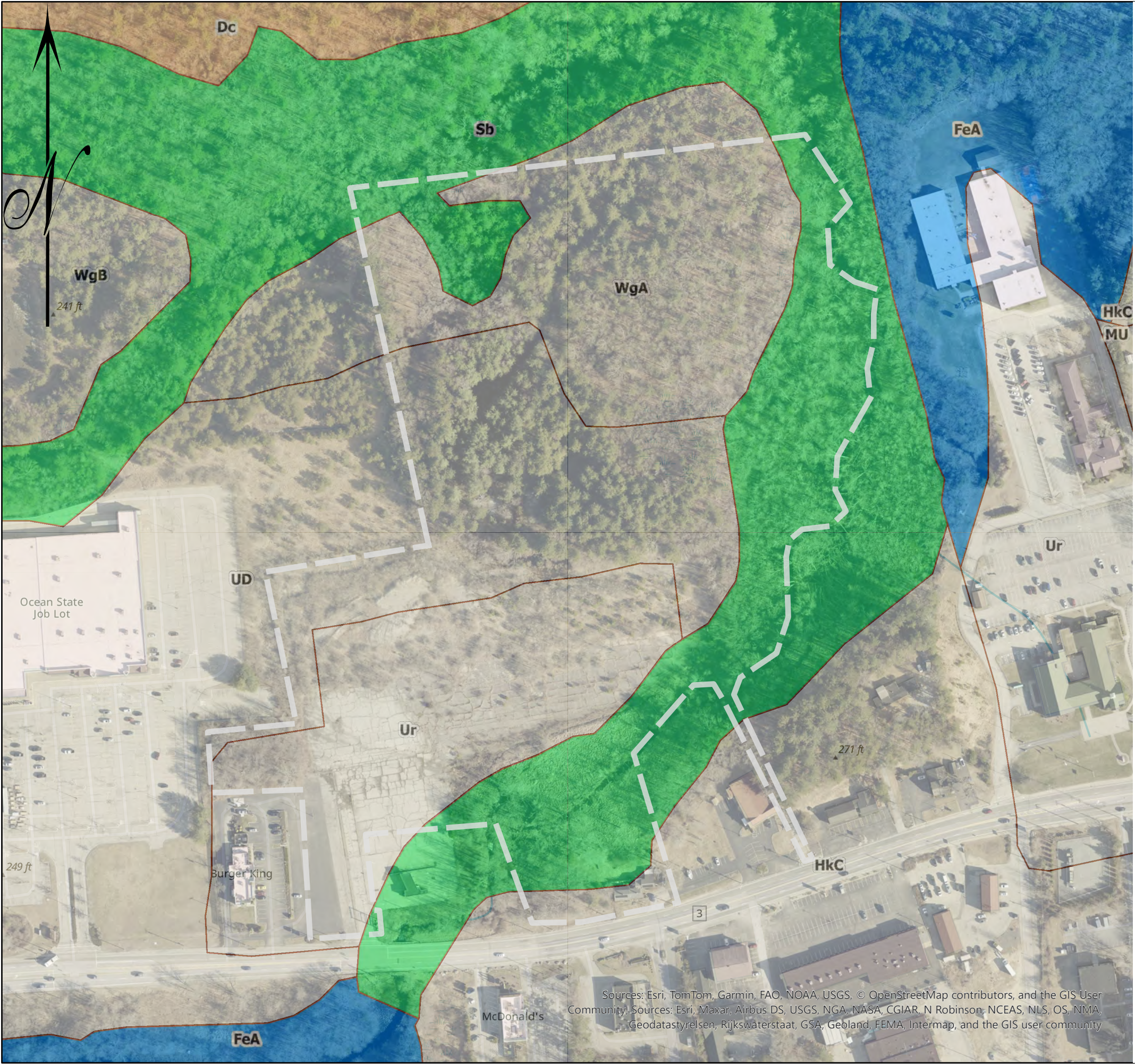
2024 AERIAL MAP
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Map created by: 
Patrick J. Loveland, GIS Specialist



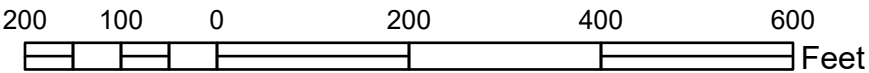
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community. Sources: Esri, Maxar, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community



USDA - NRCS SOIL SURVEY MAP
A.P. 28, Lot 3 | 1055 Tiogue Avenue
Coventry, Rhode Island

LEGEND

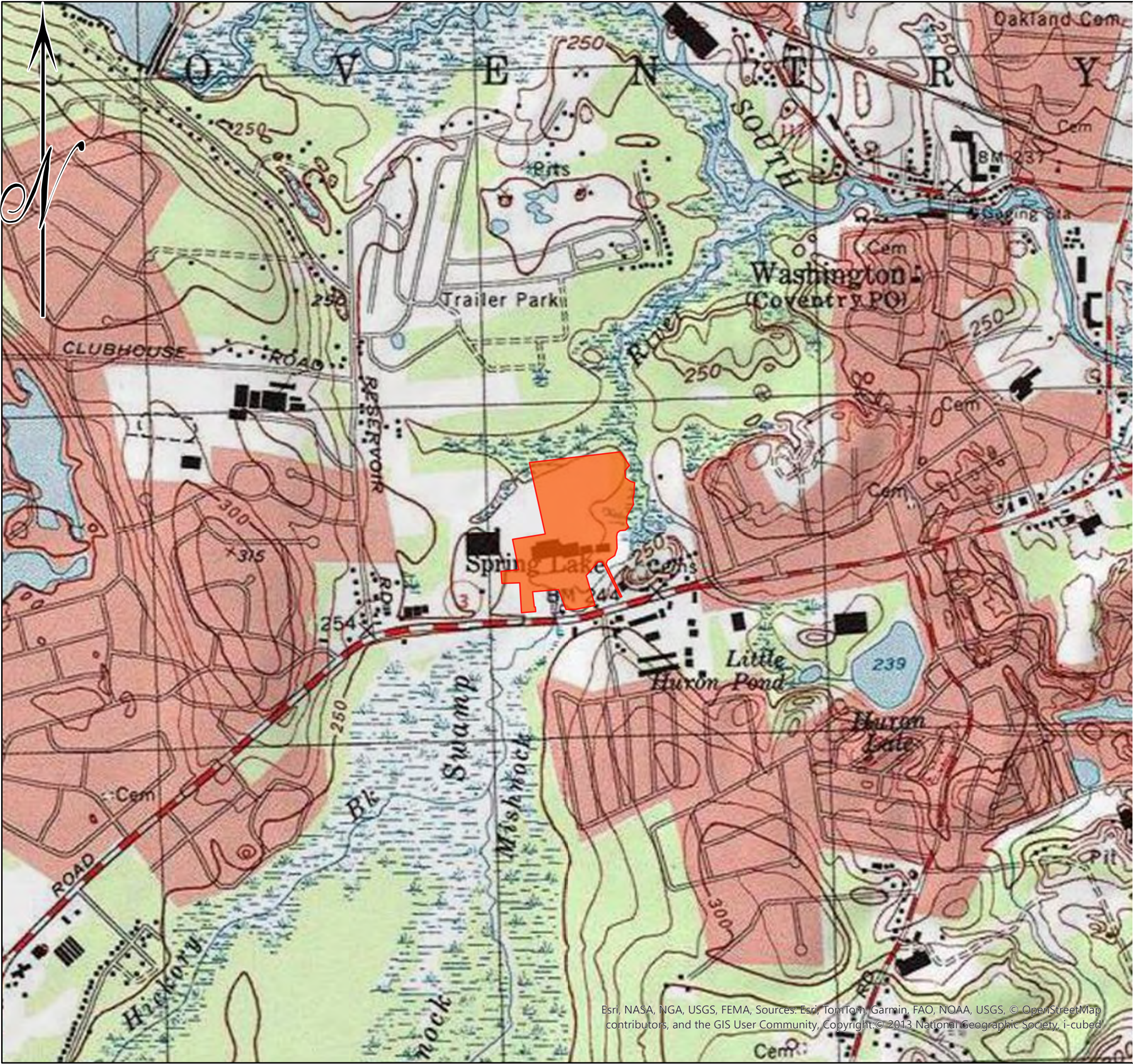
- Dc - Deerfield loamy fine sand, 0 to 3 percent slopes
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- HkC - Hinckley loamy sand, 8 to 15 percent slopes
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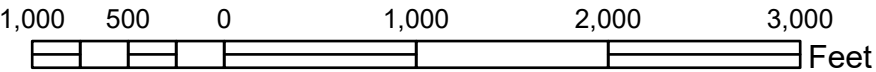
25-241

AVIZINIS
ENVIRONMENTAL
SERVICES INC

USGS TOPOGRAPHIC MAP
A.P. 28, Lot 3 | 1055 Tiogue Avenue
Coventry, Rhode Island

LEGEND

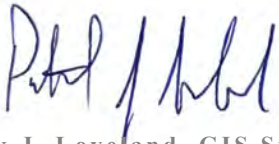
 PROPERTY LINE



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Esri, NASA, NGA, USGS, FEMA, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Copyright: © 2013 National Geographic Society, i-cubed

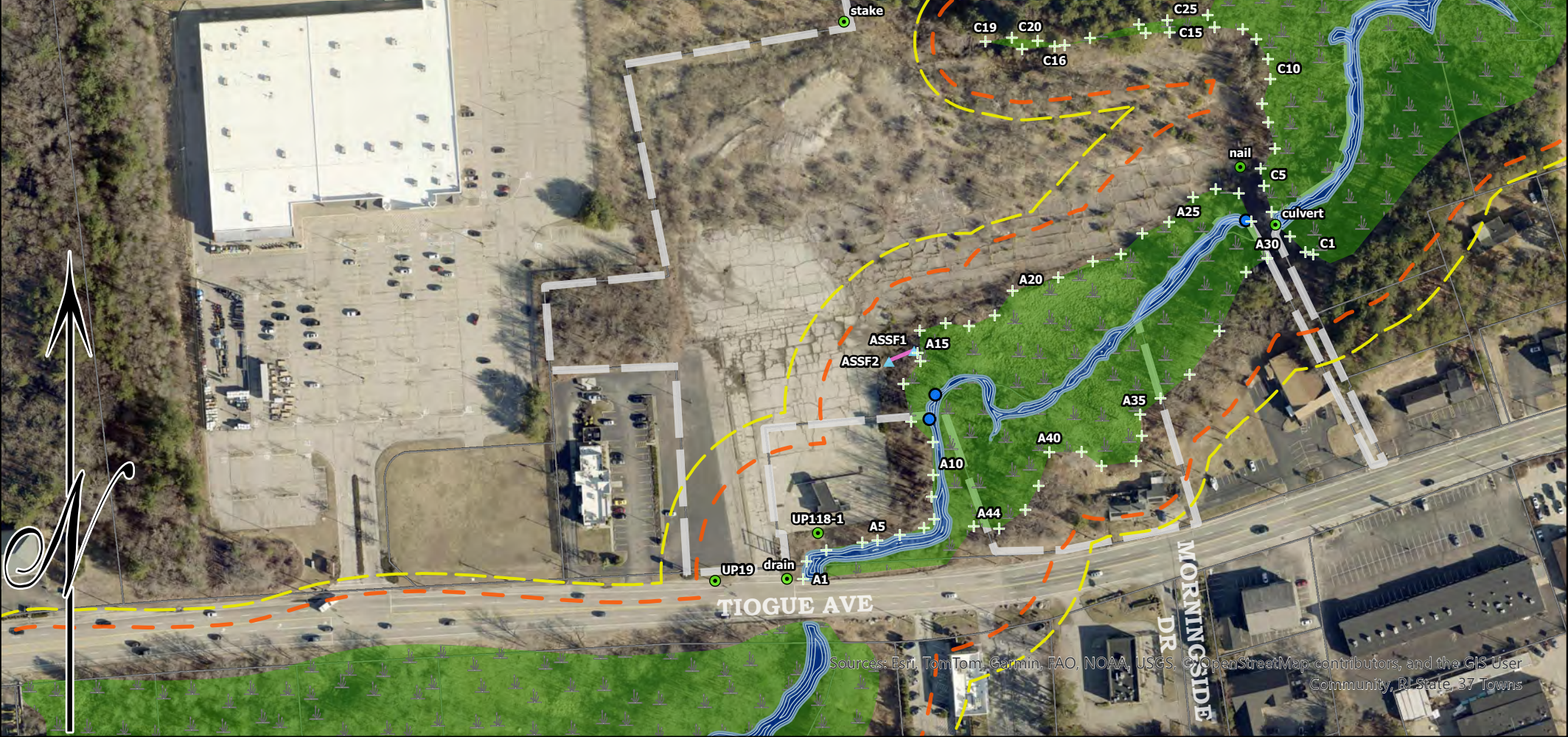
Map created by:


Patrick J. Loveland, GIS Specialist

07/18/2025

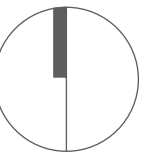
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Appendix E

Conceptual Architectural Renderings



Mishnock Woods

Coventry, RI

Illustrative Conceptual Site Plan
 Scale: 1" = 200'
 0 50 100 200
 04.30.26

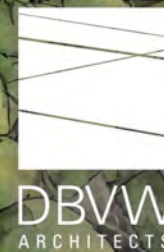


Mishnock Woods

Coventry, RI

Aerial Perspective Rendering

04.30.26



Mishnock Woods

Coventry, RI

Aerial Perspective Rendering

04.30.26





Mishnock Woods

Coventry, RI

Perspective Rendering - View at Entry Road

04.30.26



Mishnock Woods

Coventry, RI

Perspective Rendering - View at Community Building

04.30.26



Mishnock Woods
Coventry, RI

Perspective Rendering - View Looking South from Amenity Building Parking

04.30.26

Appendix F

Brookside Center Overall Plan

Permits Received

1. RIDEM WETLANDS (APP. NO. 06-0428, ISSUED 01/19/07, REVISED PERMIT ISSUED 09/10/07)
2. RIDOT PHYSICAL ALTERATION PERMIT (APP. NO. 070212-A, ISSUED 04/25/07)
3. COVENTRY SEWER SUBCOMMITTEE (ISSUED 03/19/07)
4. RIDEM ORDER OF APPROVAL (APP. NO. 1547, ISSUED 06/25/07)
5. KENT COUNTY WATER AUTHORITY (BOARD APPROVAL ISSUED 06/21/07)

Affordable Housing

A MINIMUM OF FOUR OF THE TOTAL RESIDENTIAL UNITS WILL BE AFFORDABLE PER RIGL 45-53 AND PRELIMINARY PLANNING COMMISSION DECISION JUNE 27, 2007 RECORDED IN BK1776 PG0917

Utility Table

SEWER & WATER	# UNITS	SEWER PIPE DIA. (INCH)	SEWER PIPE LENGTH (FT)	WATER SERVICE PIPE DIA. (INCH)	WATER SERVICE PIPE LENGTH (FT)
SEWER	4	8"	599	8"	2,384
WATER	5	8"	1,762	8"	3,059
WATER	2	12"	1,028	2"	407
WATER	6	15"	198	4"	666
WATER	19	18"	455	3/4"	2,016
WATER	5	24"	327		

Notice of Fair Share Development Fee:

THE PARCELS DEPICTED ON THIS PLAN ARE SUBJECT TO FAIR SHARE DEVELOPMENT FEES. THE FEES SHALL BE ASSESSED UPON THE ISSUANCE OF A BUILDING PERMIT AND COLLECTED IN FULL ON OR BEFORE THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

APPROVED BY:
TOWN OF COVENTRY

ADMINISTRATIVE OFFICER

PLANNING COMMISSION CHAIRMAN

PLANNING COMMISSION SECRETARY

DATE: 12/5/07

DATE: 12/10/07

DATE: 12/10/07

DATE: 12/10/07

General Construction Notes

1. THE CONTRACTOR IS TO NOTIFY DIG SAFE PRIOR TO THE START OF CONSTRUCTION.
2. THE CONTRACTOR IS TO SUBMIT A CONSTRUCTION TRAFFIC SAFETY PLAN TO THE DIRECTOR OF PUBLIC SAFETY PRIOR TO THE START OF CONSTRUCTION. APPROVAL OF SUCH PLAN IS REQUIRED.
3. NO STOCKPILING OF MATERIAL IS TO BE ALLOWED WITHIN A PUBLIC R.O.W. NO OPEN TRENCHES ARE TO BE LEFT OVERNIGHT.
4. CONTRACTOR TO OBTAIN ALL FEDERAL, STATE, AND MUNICIPAL APPROVALS PRIOR TO THE START OF CONSTRUCTION.
5. THE CONTRACTOR IS TO NOTIFY THE DIRECTOR OF PUBLIC WORKS, RHODE ISLAND DEPARTMENT OF TRANSPORTATION, THE TOWN ENGINEER, AND R.I. DEPT. OF ENVIRONMENTAL MANAGEMENT AT LEAST 48 HOURS PRIOR TO THE START OF CONSTRUCTION.
6. ALL WORK PERFORMED HEREIN SHALL BE GOVERNED BY THE RHODE ISLAND STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION AND TOWN OF COVENTRY STANDARD SPECIFICATIONS AND DETAILS.
7. THE CONTRACTORS ARE TO FAMILIARIZE THEMSELVES WITH THE RIDEM FRESHWATER WETLANDS APPLICATION NO. 070212-A AND THE RIDOT PAP NO. 06-0428.
8. UTILITIES PROPOSED TO BE REMOVED SHALL BE DISPOSED OF OR RECYCLED IN ACCORDANCE WITH ALL APPLICABLE LAWS.
9. ALL EXCESS SOIL, STUMPS, TREES, ROCKS, Boulders AND OTHER REFUSE, SHALL BE DISCARDED OFF SITE IN AN APPROVED MANNER AT AN APPROVED LOCATION.
10. ALL LOAM IN DISTURBED AREAS TO BE STOCKPILED FOR FUTURE USE.
11. ALL PROPOSED DRAINAGE PIPE TO BE ADS UNLESS OTHERWISE NOTED.
12. EXISTING PAVEMENT TO BE REMOVED FROM WETLANDS EDGE LOCATED ALONG THE EXISTING LIMIT OF PAVEMENT AND PROPOSED LIMIT OF WORK. THIS MATERIAL WILL BE PROPERLY DISPOSED OF IN AN UPLAND LOCATION IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS. TO ACCOMPLISH THIS NO CLEARING OF TREES IS PROPOSED AND A BACKHOE OR EXCAVATOR LOCATED AT THE EDGE OF PAVEMENT SHALL REMOVE THE MATERIAL. DISTURBED AREAS TO BE LOAMED AND COVERED WITH HAY MULCH TO NATURALLY REVEGETATE IN CONJUNCTION WITH OTHER PROPOSED PLANTINGS AS SHOWN.
13. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR UTILITY CONNECTIONS, INCLUDING UTILITY PERMITS FROM RIDOT.
14. UNDERGROUND UTILITIES ARE PROPOSED ONSITE.
15. ALL RETAINING WALLS AND STEEP SLOPES ARE SHOWN SCHEMATICALLY ONLY AND DIPRETE ENGINEERING ASSOCIATES, INC. IS NOT PROVIDING THE DESIGN OF THESE ITEMS. THE ACTUAL WALLS AND SLOPES ARE TO BE BUILT UNDER THE DIRECTION OF A GEOTECHNICAL ENGINEER AND CERTIFIED TO THE OWNER PRIOR TO THE COMPLETION OF THE PROJECT. SHOP DRAWINGS TO BE SUBMITTED PRIOR TO CONSTRUCTION.
16. ALL CUT AND FILL AREAS ARE TO BE DONE UNDER THE DIRECTION OF A GEOTECHNICAL ENGINEER WITH TESTING AND CERTIFICATION TO BE PROVIDED TO THE OWNER AT THE COMPLETION OF THE PROJECT. DIPRETE ENGINEERING ASSOCIATES, INC. HAS NOT PROVIDED THE FILL SPECIFICATION, GEOTECHNICAL ENGINEERING, STRUCTURAL ENGINEERING SERVICES, OR SUPERVISION AS PART OF THESE DRAWINGS.
17. ALL EXISTING UTILITIES SHOWN ARE SCHEMATIC IN NATURE AND DIPRETE ENGINEERING ASSOCIATES, INC. DOES NOT CERTIFY ITS ACCURACY. THE CONTRACTOR IS TO VERIFY THE UTILITY LOCATIONS PRIOR TO THE START OF CONSTRUCTION.
18. ANY CHANGE IN COMMERCIAL TENANTS FROM ONE PER BUILDING (BUILDINGS 1-4) REQUIRES RESUBMISSION TO THE WEST WARWICK REGIONAL WASTEWATER TREATMENT FACILITY FOR APPROVAL PRIOR TO PLUMBING CONSTRUCTION.
19. A GREASE AND SOLIDS INTERCEPTOR PERMIT APPLICATION AND A COMMERCIAL USER PRETREATMENT APPLICATION MUST BE SUBMITTED AND APPROVED BY THE WEST WARWICK REGIONAL WASTEWATER TREATMENT FACILITY PRIOR TO PLUMBING CONSTRUCTION.
20. A GREASE INTERCEPTOR SHALL BE REQUIRED FOR ANY RESTAURANT PROPOSED ONSITE AND THE STRUCTURE SHALL BE APPROVED BY THE WEST WARWICK REGIONAL WASTEWATER TREATMENT FACILITY PRIOR TO CONSTRUCTION.
21. EACH TENANT MUST SUBMIT A FLOOR PLAN PRIOR TO APPROVAL FROM THE WEST WARWICK REGIONAL WASTEWATER TREATMENT FACILITY.
22. OWNER OR CONTRACTOR SHALL VERIFY ALL NECESSARY HANDICAP ACCESS ENTRANCES FOR THE PROPOSED BUILDINGS AND THIS INFORMATION SHALL BE PROVIDED TO DEA PRIOR TO CONSTRUCTION DRAWING PHASE.
23. ALL ROUTES, PARKING SPACES, AND RAMPS MUST BE DESIGNED BY DEA PRIOR TO CONSTRUCTION.

Parking Calculations

REQUIRED PARKING (PER CITY OF COVENTRY ZONING REGULATIONS ARTICLE 12):

RESIDENTIAL PARKING:	2 SPACES/DWELLING UNIT X 104 UNITS = 208 SPACES
RETAIL STORES AND SHOPPING CENTERS:	1 SPACE/200 FT ² OF GROSS FLOOR AREA (GFA) X 17,600 FT ² = 88 SPACES
RESTAURANT:	1 SPACE/50 FT ² OF GFA X 4,050 FT ² = 81 SPACES
OFFICE:	3 SPACES + 1 SPACE/250 FT ² OF GFA X 27,600 FT ² = 114 SPACES
TOTAL REQUIRED:	491 SPACES

PROPOSED PARKING:

TOTAL NUMBER OF RESIDENTIAL SPACES	208 SPACES
TOTAL NUMBER OF RETAIL SPACES	88 SPACES
TOTAL NUMBER OF RESTAURANT SPACES	81 SPACES
TOTAL NUMBER OF OFFICE SPACES	114 SPACES
TOTAL NUMBER OF SPACES REQUIRED	491 SPACES
TOTAL NUMBER OF SPACES ONSITE	498 SPACES

SCALE: 1"=60'
0 30' 60' 120'

Final Submission

OVERALL PLAN

Brookside Center Renovation

ASSESSOR'S PLAT 28 LOT 3
COVENTRY, RHODE ISLAND

PREPARED BY
DiPrete Engineering Associates, Inc.

ENGINEERING, SURVEYING AND PLANNING CONSULTANTS
TWO STAFFORD COURT
CRANSTON, R.I. 02920
(401) 943-1000 FAX: (401) 464-6006

OWNER/APPLICANT
Coventry Route 3, LLC.

C/O CHURCHILL & BANKS
10 GREENE STREET
PROVIDENCE, RI 02903-3232
(401) 273-8010

SEPTEMBER, 2006
DWN. BY: G.M.G.

SHEET 5 OF 22