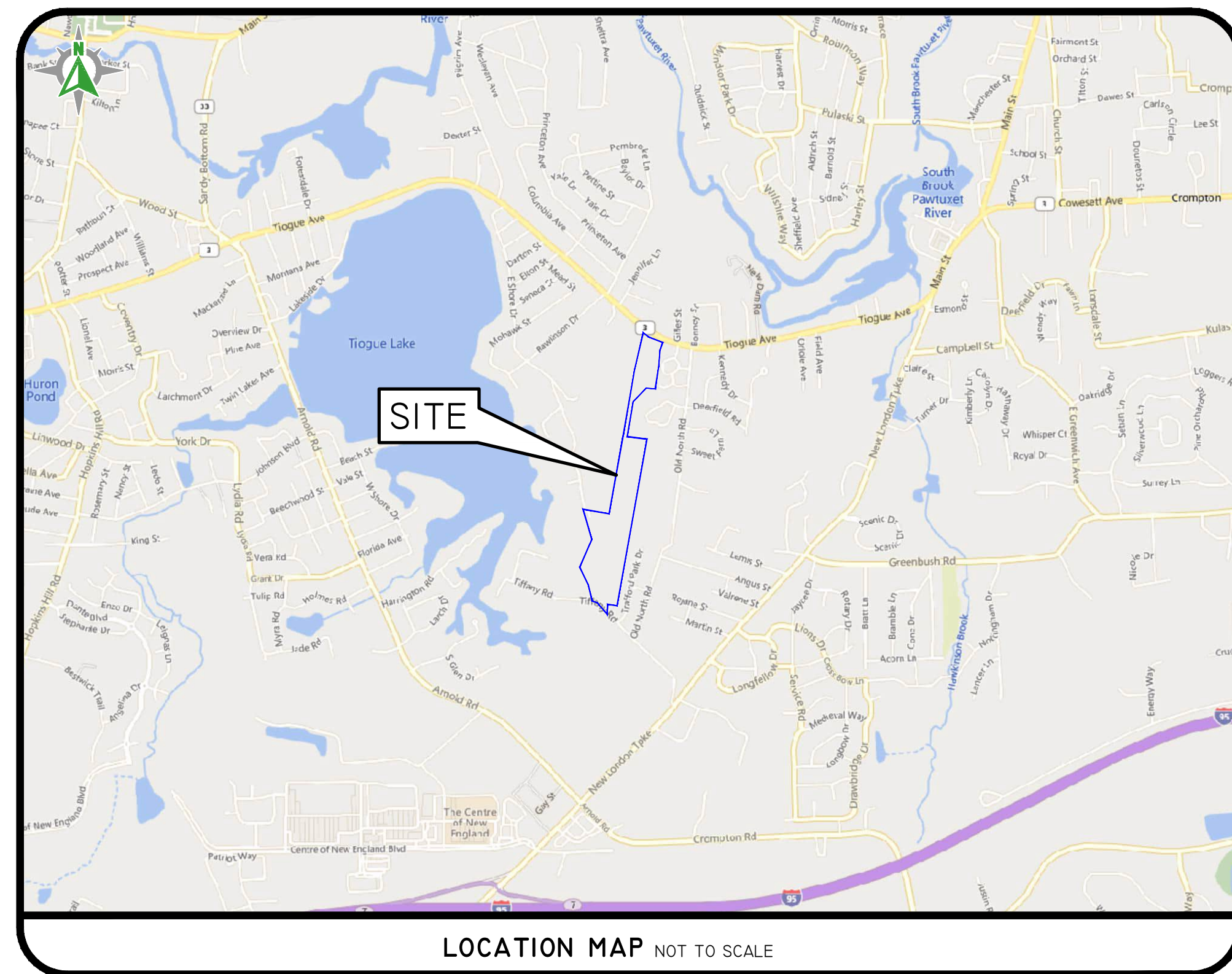


PRE-APPLICATION SUBMISSION

VILLAGE AT TIOGUE

LOCATED ON TIOGUE AVE
COVENTRY, RHODE ISLAND

ASSESSOR'S MAP 32 LOT 149, 150, 151, 153



LOCATION MAP NOT TO SCALE

SHEET INDEX

- I COVER SHEET
- 2 AERIAL AND HALF MILE RADIUS
- 3 OVERALL EXISTING CONDITIONS PLAN
- 4 EXISTING CONDITIONS PLAN 1
- 5 EXISTING CONDITIONS PLAN 2
- 6 EXISTING CONDITIONS PLAN 3
- 7 SITE LAYOUT AREA 1
- 8 SITE LAYOUT AREA 2
- 9 SITE LAYOUT AREA 3
- 10 CONCEPTUAL HOUSE PLANS
- II YIELD PLAN

OWNER/APPLICANT
232 REALTY ASSOCIATES
420 SCRABBLETOWN ROAD, SUITE G NORTH KINGSTOWN, RI
401-268-5357

LEGAL COUNSEL
JOELLE ROCHA
DUFFY & SWEENEY
321 SOUTH MAIN STREET, SUITE 400
PROVIDENCE, RI 02903

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		B.T.
		DESIGN BY: G.M.G.

COVER SHEET

VILLAGE AT TIOGUE
ASSESSOR'S MAP 32 LOT 149, 150, 151, 153
COVENTRY, RHODE ISLAND

PREPARED FOR
232 REALTY ASSOCIATES
420 SCRABBLETOWN RD, SUITE G, NORTH KINGSTOWN, RHODE ISLAND
TEL 401-268-5357

Z:\DEVELOPMENT\PROJECTS\0267-1-22-OAKS AT EAST SHORE\1\AUTOCAD DRAWINGS\0267-1-22-CVAR.DWG PLOTTER: 6/27/2024

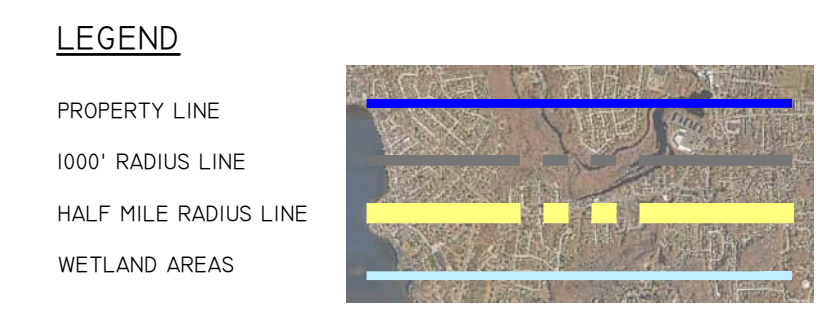
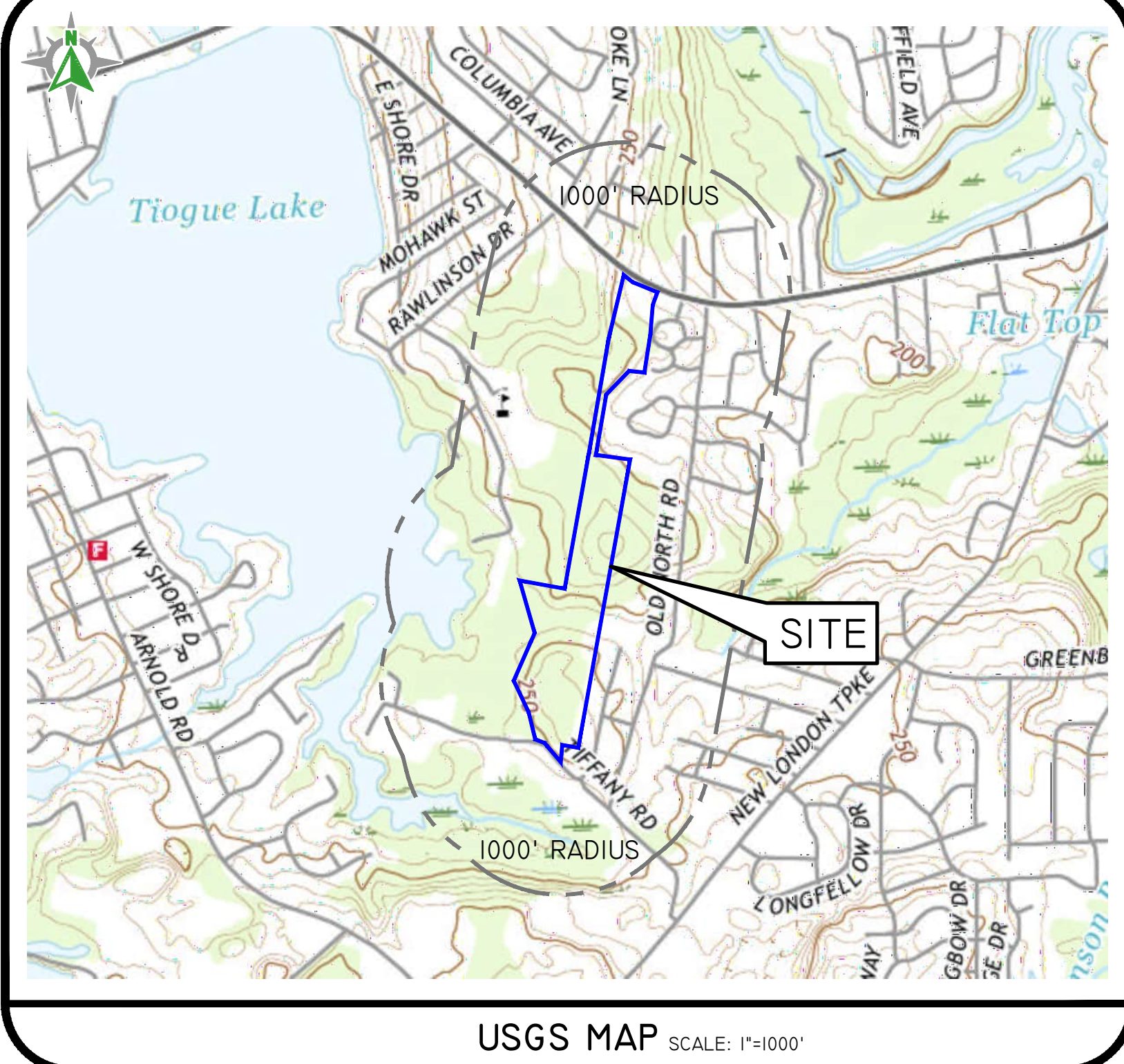
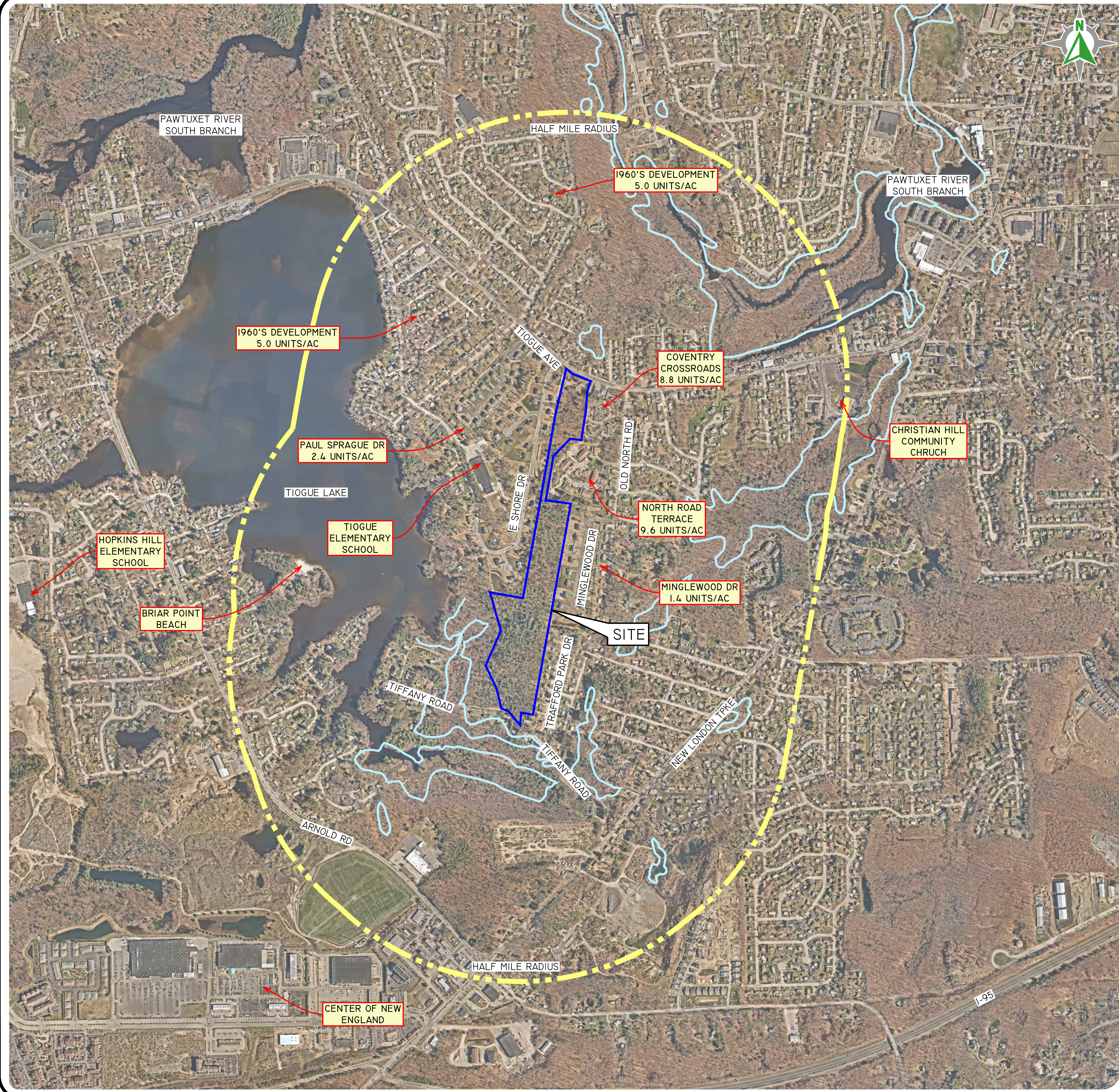


PHOTO OBTAINED FROM NEARMAP.
DATE OF PHOTOGRAPHY 04/09/2024.
SCALE: 1"=500'
0 250' 500' 1000'

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11/27/2018

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NO.	DATE	DESCRIPTION	K.M.R.	B.T.
1	06-27-2024	PRELIMINARY SUBMISSION		
DESIGN BY: K.M.R.			DESIGN BY: G.M.G.	

AERIAL AND HALF MILE RADIUS VILLAGE AT TIOGUE
ASSESSOR'S MAP 32 LOT 149, 150, 151, 153
COVENTRY, RHODE ISLAND

FOR PREPARED FOR: 232 REALTY ASSOCIATES
420 SCRABBLETOWN RD, SUITE 6, NORTH KINGSTOWN, RHODE ISLAND
TEL 401-268-5357

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Z:\DEVELOPMENT\PROJECTS\0267-132 OAKS AT EAST SHORE\1\AUTOCAD DRAWINGS\0267-132-RMAP-DWG-PLATE-6.027.2024

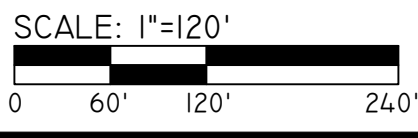


SITE
AP 32 LOTS 149,
150, 151, 153
27± ACRES

EXISTING LEGEND

	PROPERTY LINE
	ASSESSORS LINE
	MINOR CONTOUR LINE
	MAJOR CONTOUR LINE
	75' BUFFER
	WETLAND LINE & FLAG
	NATURAL HERITAGE

- GENERAL NOTES:**
- THE SITE IS LOCATED ON THE TOWN OF COVENTRY ASSESSOR'S MAP 32 LOT 149, 150, 151, 153.
 - THE SITE IS APPROXIMATELY 27± ACRES AND IS ZONED R20-RESIDENTIAL 20.
 - THE OWNER OF AP 32 LOTS 149, 150, 151, 153 IS:
232 REALTY ASSOCIATES
420 SCRABBLETOWN RD SUITE G
NORTH KINGSTOWN, RI 02852
 - THIS SITE IS LOCATED IN FEMA FLOOD ZONE X. REFERENCE FEMA FLOOD INSURANCE RATE MAP 440301016H, MAP REVISED OCTOBER 2, 2015. (FLOOD PLAIN DESCRIPTIONS SHOWN BELOW)
 - ZONE X (UNSHADED) - THIS SITE IS LOCATED IN FEMA FLOOD ZONE X. ZONE X ARE AREAS WHERE THERE IS MINIMAL FLOODING.
 - THE BOUNDARY SHOWN ON THIS PLAN IS COMPILED FROM DOCUMENTS OF RECORD AND NOT TO BE CONSTRUED 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 AUTHORITATIVE FIELD SURVEY MAY DISCLOSE.
 - 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. THIS DATA'S POSITIONAL ACCURACY AND RELIABILITY HAS NOT BEEN VERIFIED BY DIPRETE ENGINEERING AND IS SUBJECT TO CHANGES AN AUTHORITATIVE FIELD SURVEY MAY DISCLOSE.
 - THE SITE IS WITHIN A:
NATURAL HERITAGE AREA (RIDEM)
 - THE SITE IS LOCATED IN THE COVENTRY FIRE DISTRICT.



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REG. NO. 3341
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DATE	DESCRIPTION	BY
06-27-2024	PRELIMINARY SUBMISSION	K.M.R.
07-11-2024	REVISION	B.T.
07-11-2024	DESIGN	G.M.G.
DRAWN BY: K.M.R.		

OVERALL EXISTING CONDITIONS PLAN

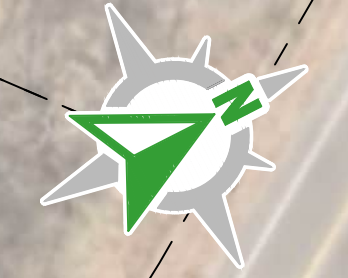
VILLAGE AT TIOGUE
ASSESSOR'S MAP 32 LOT 149, 150, 151, 153
COVENTRY, RHODE ISLAND

PREPARED FOR:
232 REALTY ASSOCIATES
420 SCRABBLETOWN RD, SUITE G, NORTH KINGSTOWN, RHODE ISLAND
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SHEET **3** OF 11

Z:\DEVELOPMENT\PROJECTS\0267-152 OAKS AT EAST SHORE\11\AUTOCAD DRAWINGS\0267-152-RMAP-DWG PLOTTER 6/27/2024



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NO.	DATE	DESCRIPTION	BY
1	06/27/2024	PRELIMINARY SUBMISSION	K.M.R.
2	06/27/2024	DESIGN	K.M.R.

DESIGN BY: K.M.R.

EXISTING CONDITIONS PLAN 1

VILLAGE AT TIogue
 ASSESSOR'S MAP 32 LOT 149, 150, 151, 153
 COVENTRY, RHODE ISLAND

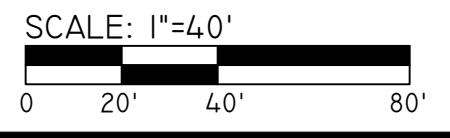
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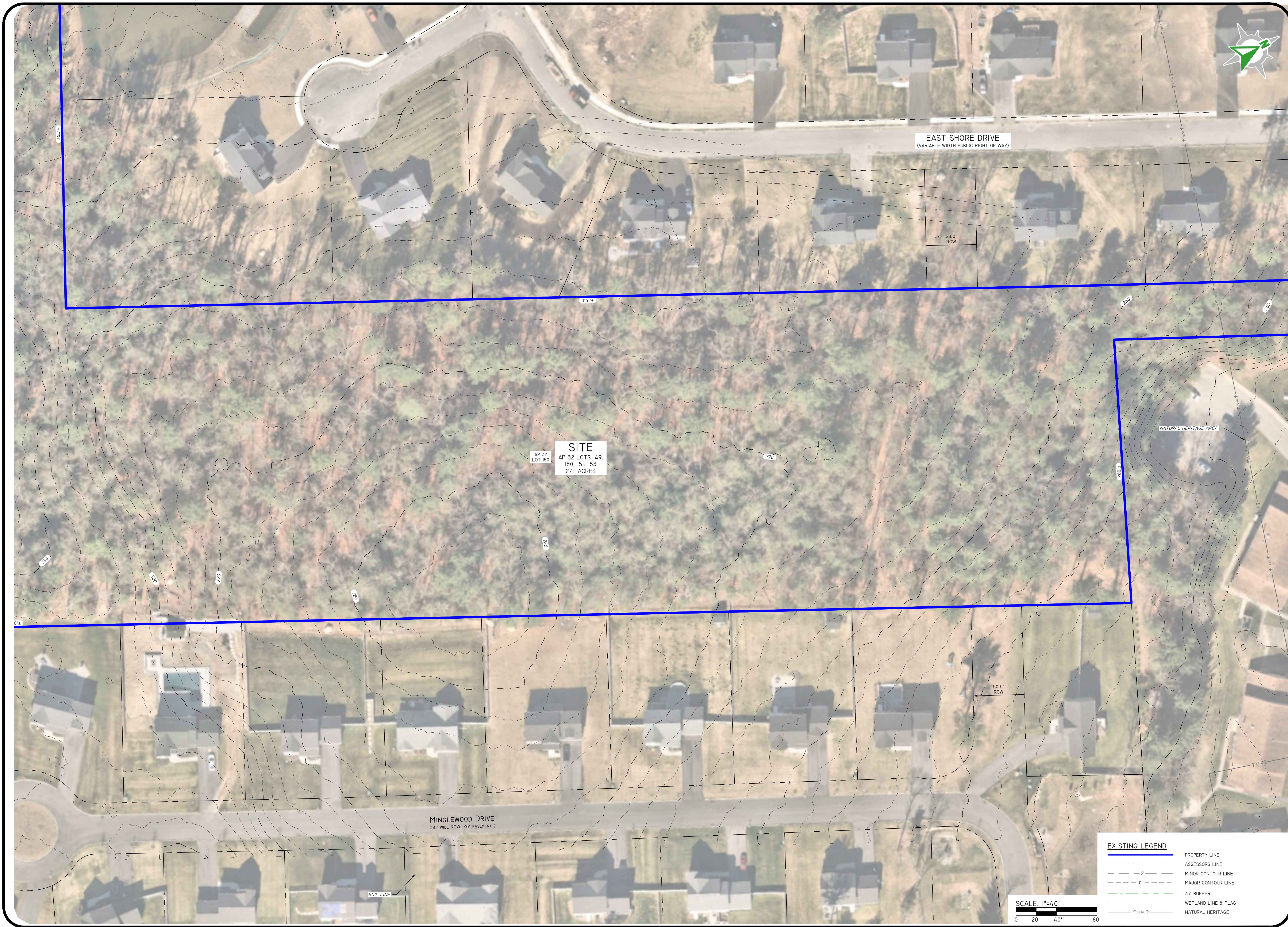
SHEET **4** OF 11

EXISTING LEGEND

	PROPERTY LINE
	ASSESSOR'S LINE
	MINOR CONTOUR LINE
	MAJOR CONTOUR LINE
	75' BUFFER
	WETLAND LINE & FLAG
	NATURAL HERITAGE

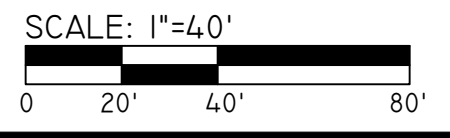


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EXISTING LEGEND

—	PROPERTY LINE
- - -	ASSESSORS LINE
- - - -	MINOR CONTOUR LINE
- - - - -	MAJOR CONTOUR LINE
---	75' BUFFER
- - - - -	WETLAND LINE & FLAG
↑ NHA ↑	NATURAL HERITAGE



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NO.	DATE	DESCRIPTION	BY
1	06-27-2024	PERMISSION SUBMISSION	K.M.R.
2			B.T.

DESIGN BY: G.M.G.
DRAWN BY: K.M.R.

EXISTING CONDITIONS PLAN 2

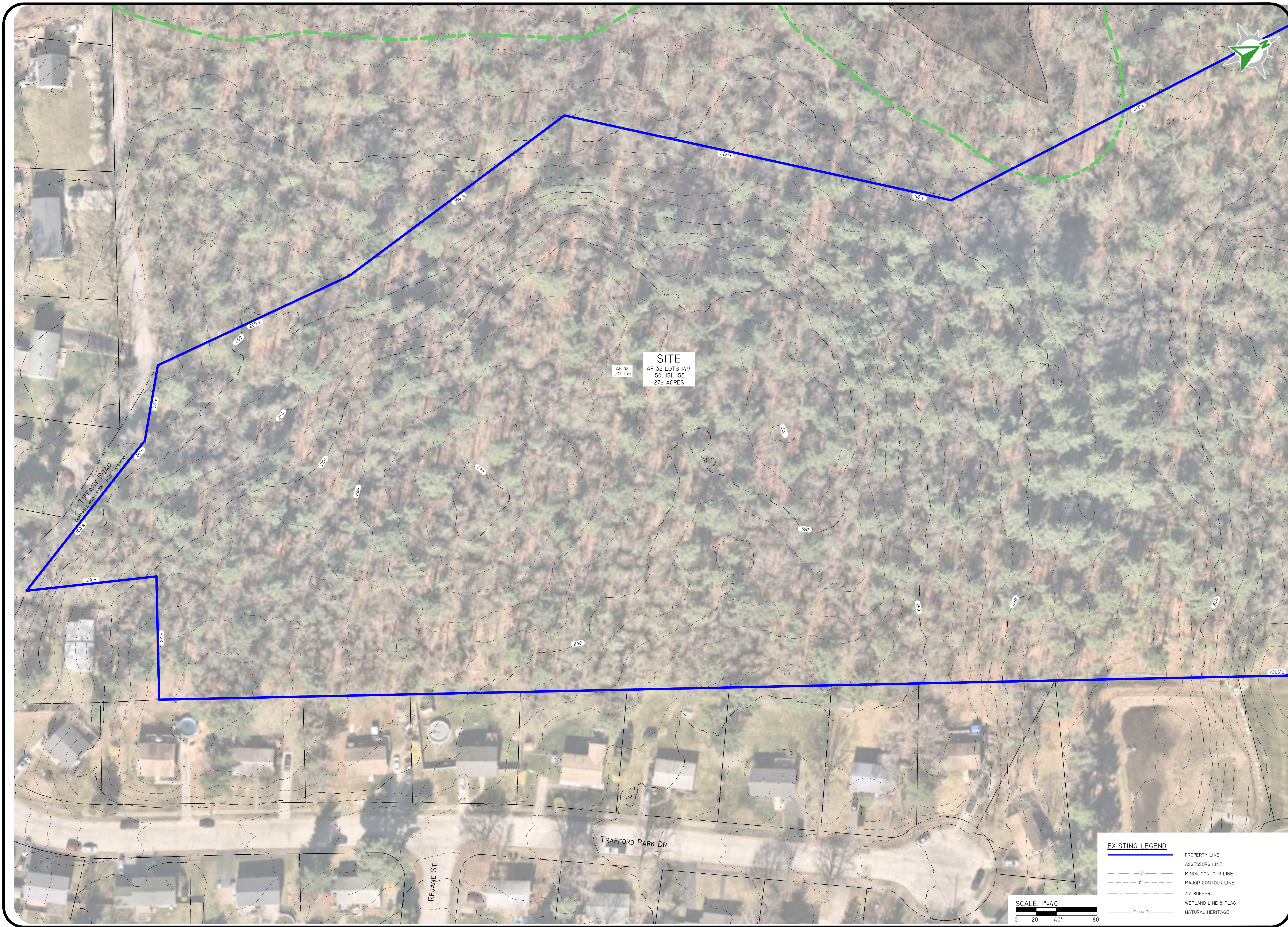
VILLAGE AT TIOGUE
 ASSESSOR'S MAP 32, LOT 149, 150, 151, 153
 COVENTRY, RHODE ISLAND

PREPARED FOR:
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SHEET **5** OF 11

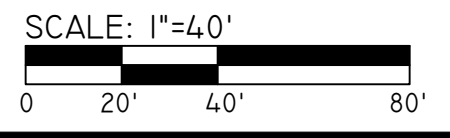
Z:\DEVELOPMENT\PROJECTS\0267-132 OAKS AT EAST SHORE\1\AUTOCAD DRAWINGS\0267-132-RMAP-DWG-PLATE-6.027.2024



SITE
 AP 32
 LOT 150
 AP 32 LOTS 149,
 150, 151, 153
 27± ACRES

EXISTING LEGEND

	PROPERTY LINE
	ASSESSOR'S LINE
	MINOR CONTOUR LINE
	MAJOR CONTOUR LINE
	75' BUFFER
	WETLAND LINE & FLAG
	NATURAL HERITAGE



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2				

DESIGN BY: G.M.G.
 DRAWN BY: K.M.F.

EXISTING CONDITIONS PLAN 3

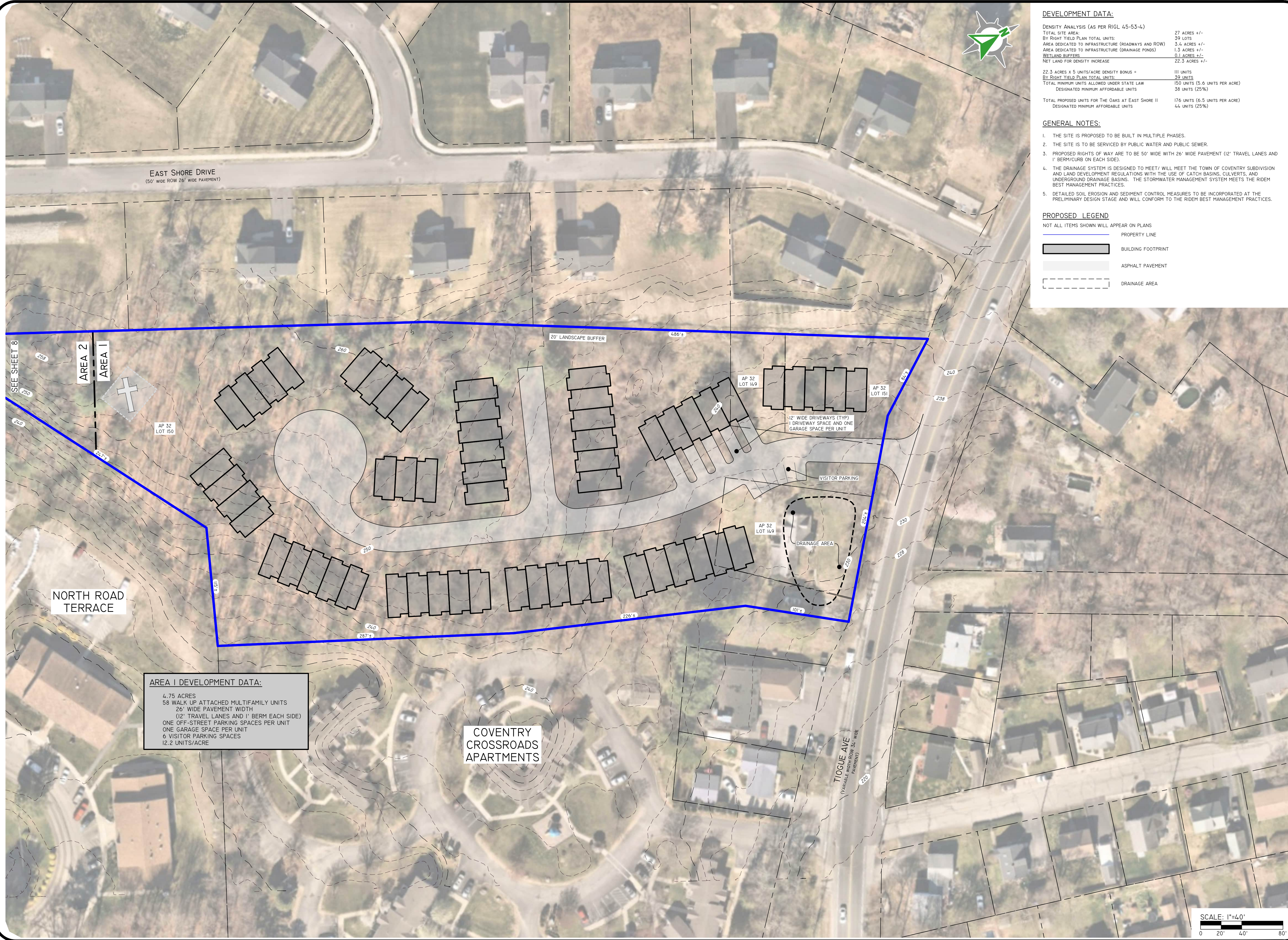
VILLAGE AT TIOGUE
 ASSESSOR'S MAP 32 LOT 149, 150, 151, 153
 COVENTRY, RHODE ISLAND

PREPARED FOR:
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SHEET **6** OF 11

Z:\DEVELOPMENT\PROJECTS\02671432_OAKS AT EAST SHORE\1\AUTOCAD DRAWINGS\02671432-RMAP-DWG-PLUETTE-6/27/2024



DEVELOPMENT DATA:

DENSITY ANALYSIS (AS PER RIGL 45-53-4)	
TOTAL SITE AREA:	27 ACRES +/-
BY RIGHT YIELD PLAN TOTAL UNITS:	39 UNITS
AREA DEDICATED TO INFRASTRUCTURE (ROADWAYS AND ROW)	3.4 ACRES +/-
AREA DEDICATED TO INFRASTRUCTURE (DRAINAGE PONDS)	1.3 ACRES +/-
WETLAND BUFFERS	0.1 ACRES +/-
NET LAND FOR DENSITY INCREASE	22.3 ACRES +/-
22.3 ACRES X 5 UNITS/ACRE DENSITY BONUS = 111 UNITS	
TOTAL MINIMUM UNITS ALLOWED UNDER STATE LAW 150 UNITS (5.6 UNITS PER ACRE)	
DESIGNATED MINIMUM AFFORDABLE UNITS 38 UNITS (25%)	
TOTAL PROPOSED UNITS FOR THE OAKS AT EAST SHORE II 176 UNITS (6.5 UNITS PER ACRE)	
DESIGNATED MINIMUM AFFORDABLE UNITS 44 UNITS (25%)	

GENERAL NOTES:

1. THE SITE IS PROPOSED TO BE BUILT IN MULTIPLE PHASES.
2. THE SITE IS TO BE SERVICED BY PUBLIC WATER AND PUBLIC SEWER.
3. PROPOSED RIGHTS OF WAY ARE TO BE 50' WIDE WITH 26' WIDE PAVEMENT (12' TRAVEL LANES AND 1' BERM/CURB ON EACH SIDE).
4. THE DRAINAGE SYSTEM IS DESIGNED TO MEET/ WILL MEET THE TOWN OF COVENTRY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS WITH THE USE OF CATCH BASINS, CULVERTS, AND UNDERGROUND DRAINAGE BASINS. THE STORMWATER MANAGEMENT SYSTEM MEETS THE RIDEM BEST MANAGEMENT PRACTICES.
5. DETAILED SOIL EROSION AND SEDIMENT CONTROL MEASURES TO BE INCORPORATED AT THE PRELIMINARY DESIGN STAGE AND WILL CONFORM TO THE RIDEM BEST MANAGEMENT PRACTICES.

PROPOSED LEGEND

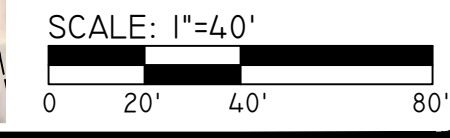
NOT ALL ITEMS SHOWN WILL APPEAR ON PLANS

- PROPERTY LINE
- BUILDING FOOTPRINT
- ASPHALT PAVEMENT
- DRAINAGE AREA

AREA I DEVELOPMENT DATA:

4.75 ACRES
 58 WALK UP ATTACHED MULTIFAMILY UNITS
 26' WIDE PAVEMENT WIDTH
 (12' TRAVEL LANES AND 1' BERM EACH SIDE)
 ONE OFF-STREET PARKING SPACES PER UNIT
 ONE GARAGE SPACE PER UNIT
 6 VISITOR PARKING SPACES
 12.2 UNITS/ACRE

COVENTRY CROSSROADS APARTMENTS



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1	06-27-2024	PRELIMINARY SUBMISSION	K.M.R.
2			B.T.

DESIGN BY: G.M.G.
 DRAWN BY: K.M.R.

SITE LAYOUT AREA I

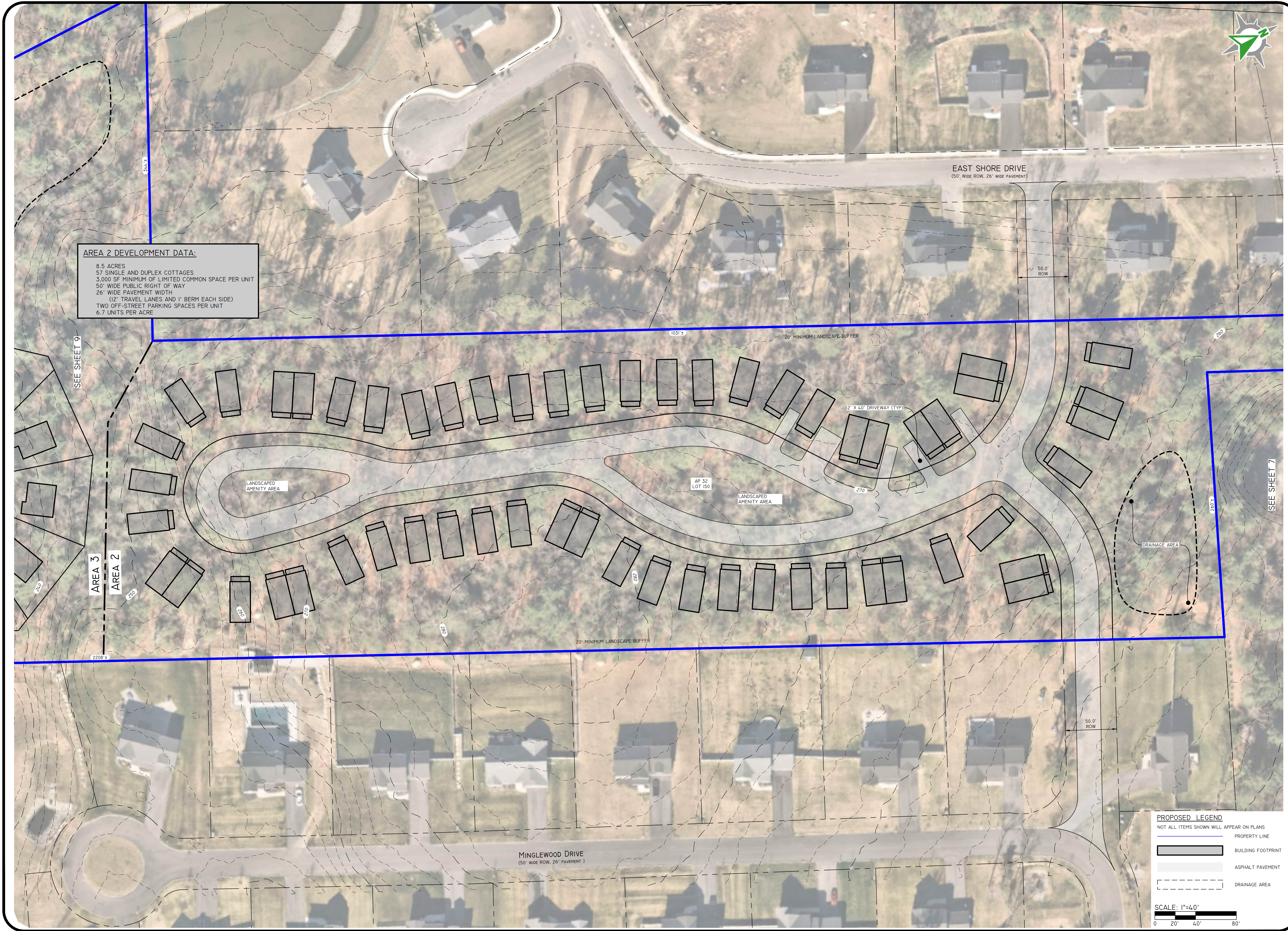
VILLAGE AT TIOGUE
 ASSESSOR'S MAP 32, LOT 149, 150, 151, 153
 COVENTRY, RHODE ISLAND

PREPARED FOR:
232 REALTY ASSOCIATES
 420 SCRABBLETOWN RD., SUITE G, NORTH KINGSTOWN, RHODE ISLAND
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SHEET **7** OF 11

Z:\DEVELOPMENT\PROJECTS\0267-152 OAKS AT EAST SHORE\1\AUTOCAD DRAWINGS\0267-152-RMAP-DWG-PLATE 6.027.2024



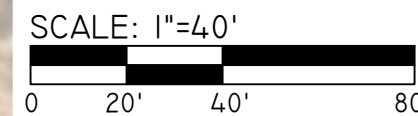
AREA 2 DEVELOPMENT DATA:
 8.5 ACRES
 57 SINGLE AND DUPLEX COTTAGES
 3,000 SF MINIMUM OF LIMITED COMMON SPACE PER UNIT
 50' WIDE PUBLIC RIGHT OF WAY
 26' WIDE PAVEMENT WIDTH
 (12' TRAVEL LANES AND 1' BERM EACH SIDE)
 TWO OFF-STREET PARKING SPACES PER UNIT
 6.7 UNITS PER ACRE

SEE SHEET 9

SEE SHEET 7

PROPOSED LEGEND
 NOT ALL ITEMS SHOWN WILL APPEAR ON PLANS

	PROPERTY LINE
	BUILDING FOOTPRINT
	ASPHALT PAVEMENT
	DRAINAGE AREA



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NO.	DATE	DESCRIPTION	BY
1	06-27-2024	PRELIMINARY SUBMISSION	K.M.R.
2			B.T.

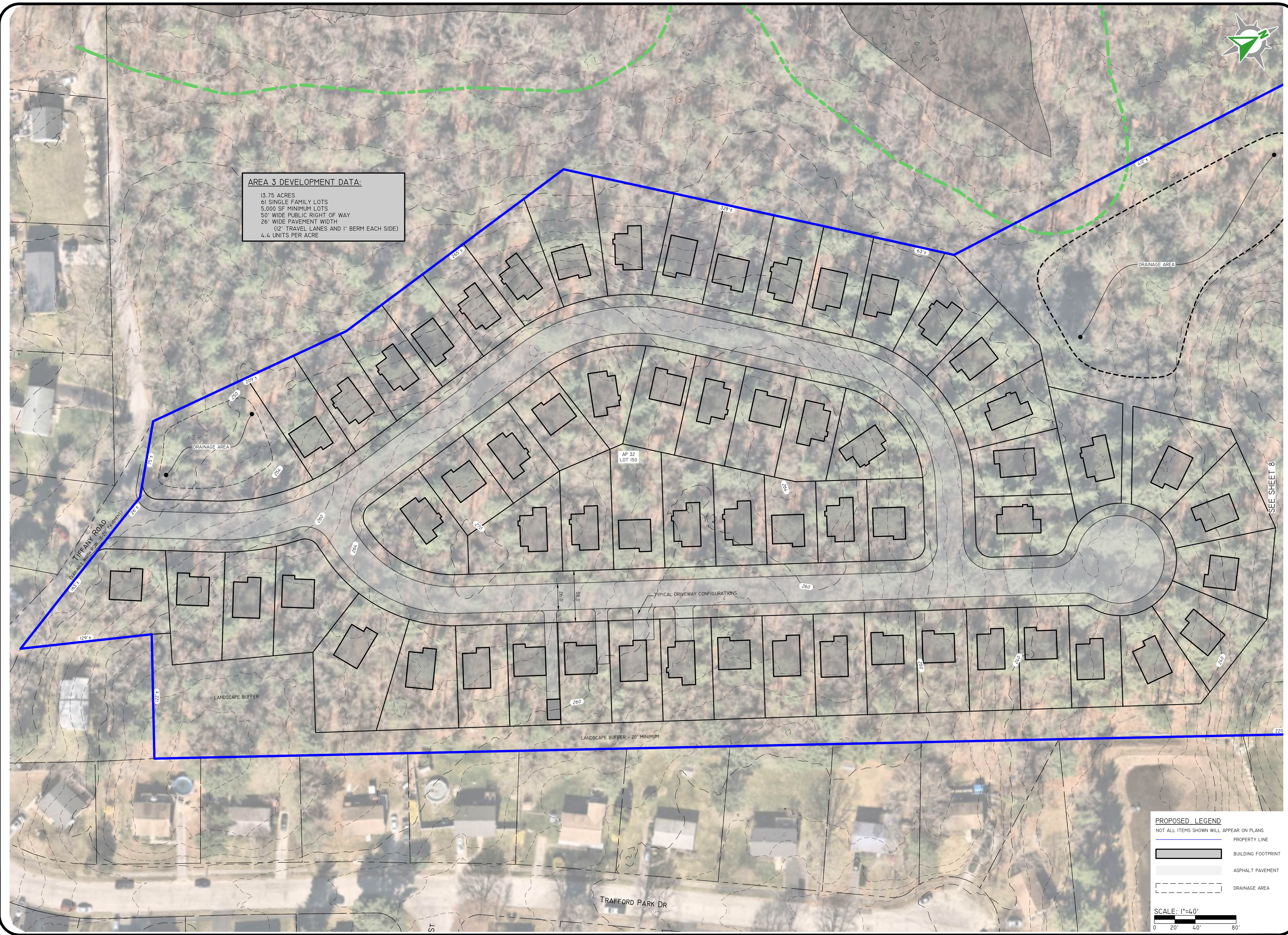
DESIGN BY: G.M.G.
 DRAWN BY: K.M.R.

SITE LAYOUT AREA 2
VILLAGE AT TIogue
 ASSESSOR'S MAP 32 LOT 49, 150, 151, 153
 COVENTRY, RHODE ISLAND

PREPARED FOR:
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 TEL 401-268-5357

DEVELOPER: 232 REALTY ASSOCIATES, INC.

Z:\DEVELOPMENT\PROJECTS\02671432_OAKS AT EAST SHORE\1\AUTOCAD DRAWINGS\02671432_PMAP DWG PLOTTER 6/27/2024



AREA 3 DEVELOPMENT DATA:
 13.75 ACRES
 61 SINGLE FAMILY LOTS
 5,000 SF MINIMUM LOTS
 50' WIDE PUBLIC RIGHT OF WAY
 26' WIDE PAVEMENT WIDTH
 (12' TRAVEL LANES AND 1' BERM EACH SIDE)
 4.4 UNITS PER ACRE

PROPOSED LEGEND
 NOT ALL ITEMS SHOWN WILL APPEAR ON PLANS

- PROPERTY LINE
- BUILDING FOOTPRINT
- ASPHALT PAVEMENT
- DRAINAGE AREA

SCALE: 1"=40'
 0 20' 40' 80'

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NO.	DATE	DESCRIPTION	BY
1	06/27/2024	PRELIMINARY SUBMISSION	K.M.R.
2			B.T.

DESIGN BY: K.M.R.
 DRAWN BY: G.M.G.

SITE LAYOUT AREA 3
VILLAGE AT TIOGUE
 ASSESSOR'S MAP 32 LOT 49, 150, 151, 153
 COVENTRY, RHODE ISLAND

PREPARED FOR:
232 REALTY ASSOCIATES
 420 SCRABBLETOWN RD, SUITE 6, NORTH KINGSTOWN, RHODE ISLAND
 TEL 401-268-5357

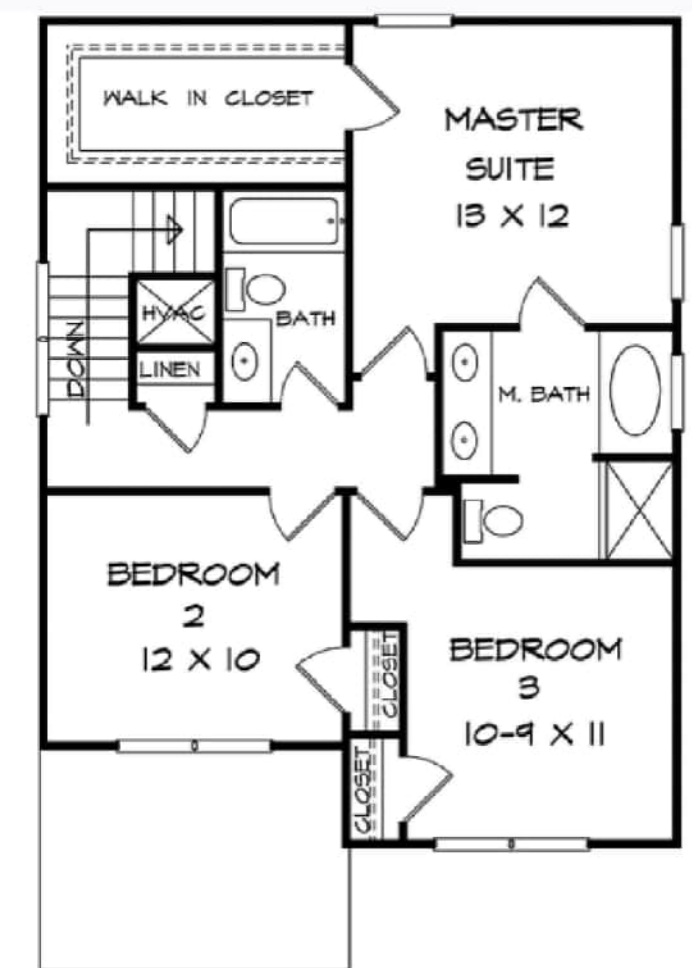
DE JOB NO. 02671432 COPYRIGHT 2024 BY DIPRETE ENGINEERING ASSOCIATES, INC.

SHEET **9** OF 11

Z:\DEVELOPMENT\PROJECTS\0267-1432 OAKS AT EAST SHORE\1\AUTOCAD DRAWINGS\0267-1432-RMAP DWG PLOTTER 6/27/2024



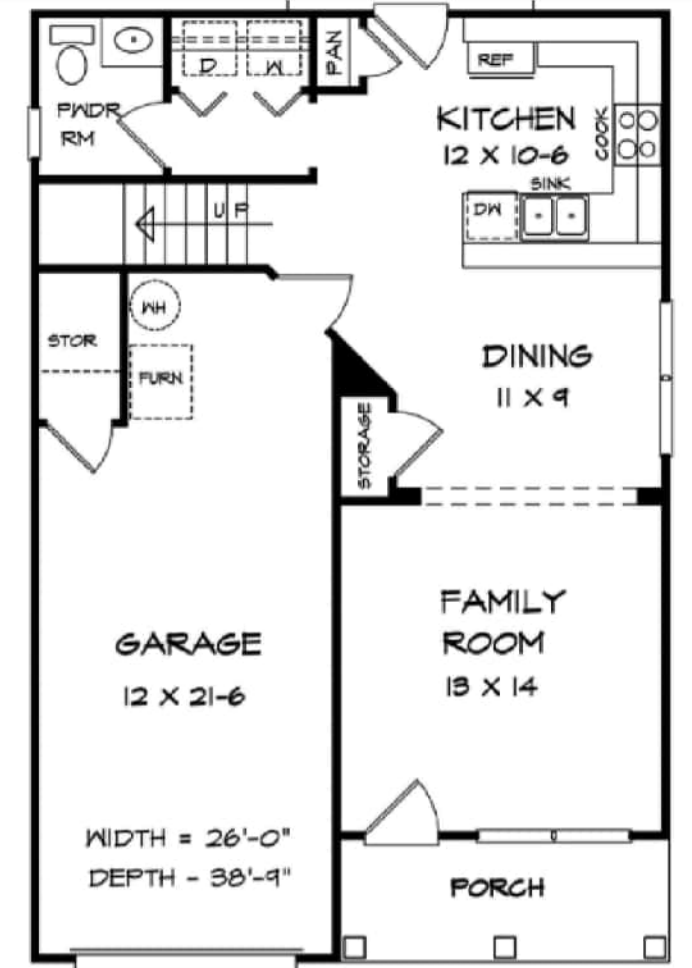
SECOND FLOOR



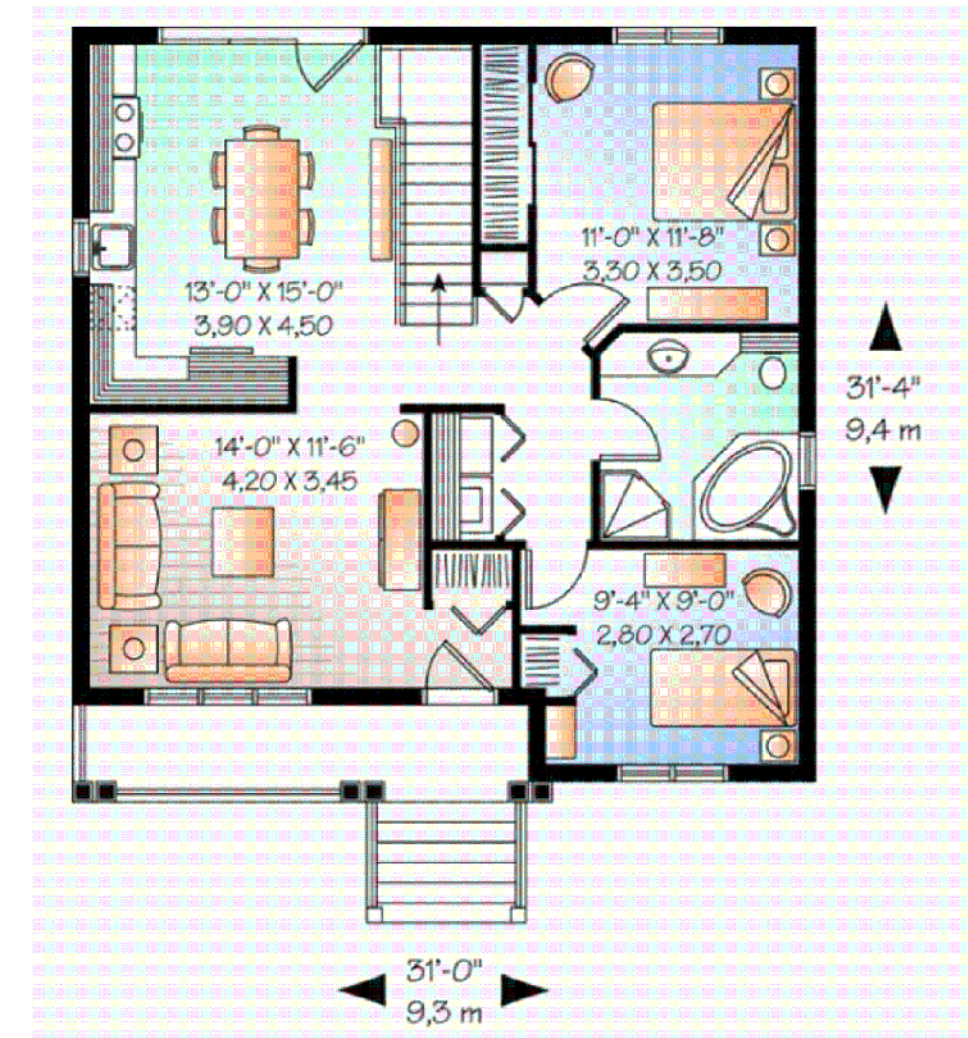
SECOND FLOOR



FIRST FLOOR



FIRST FLOOR



FIRST FLOOR



SINGLE FAMILY DETACHED UNITS - OPTION 1
ELEVATION VIEW
PLANS OBTAINED FROM WWW.HOUSEPLANS.NET

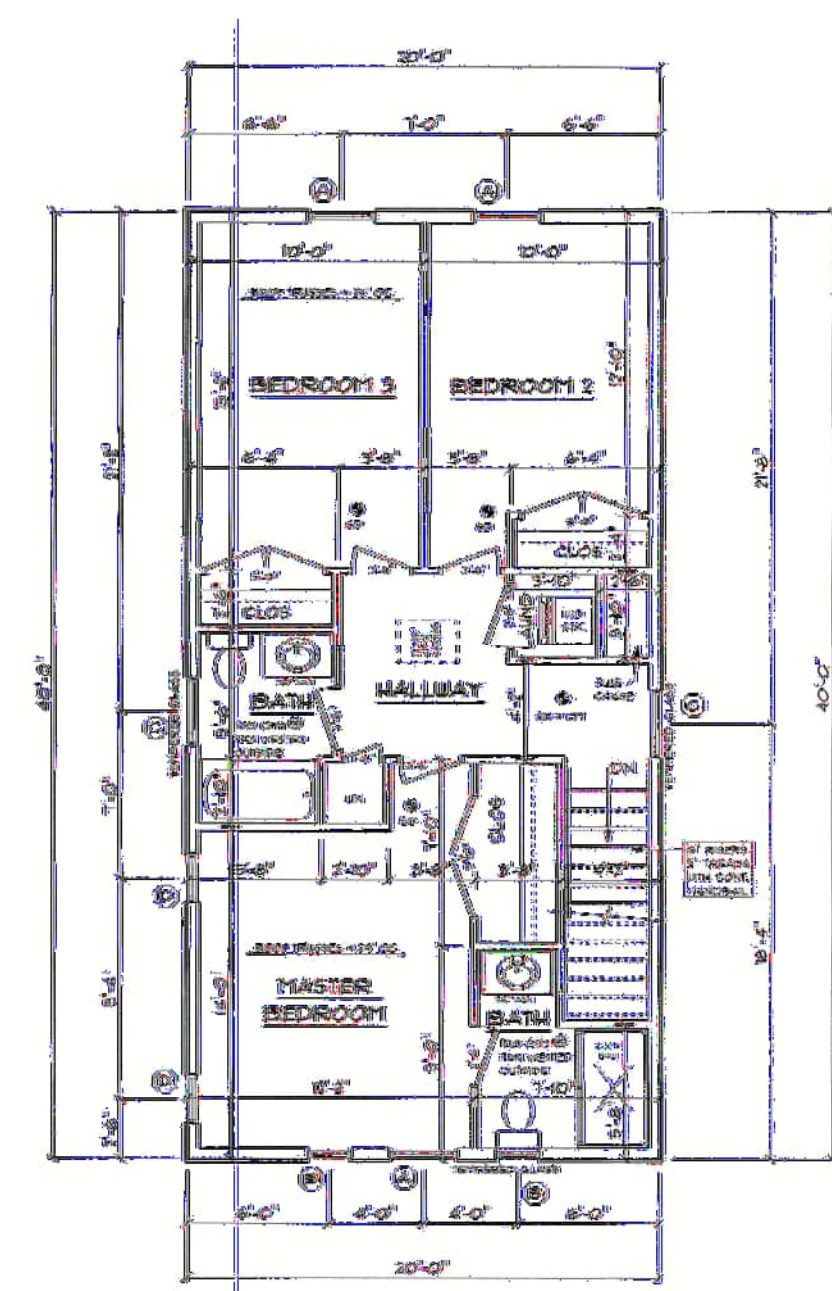


SINGLE FAMILY DETACHED UNITS - OPTION 2
ELEVATION VIEW
PLANS OBTAINED FROM WWW.HOUSEPLANS.NET

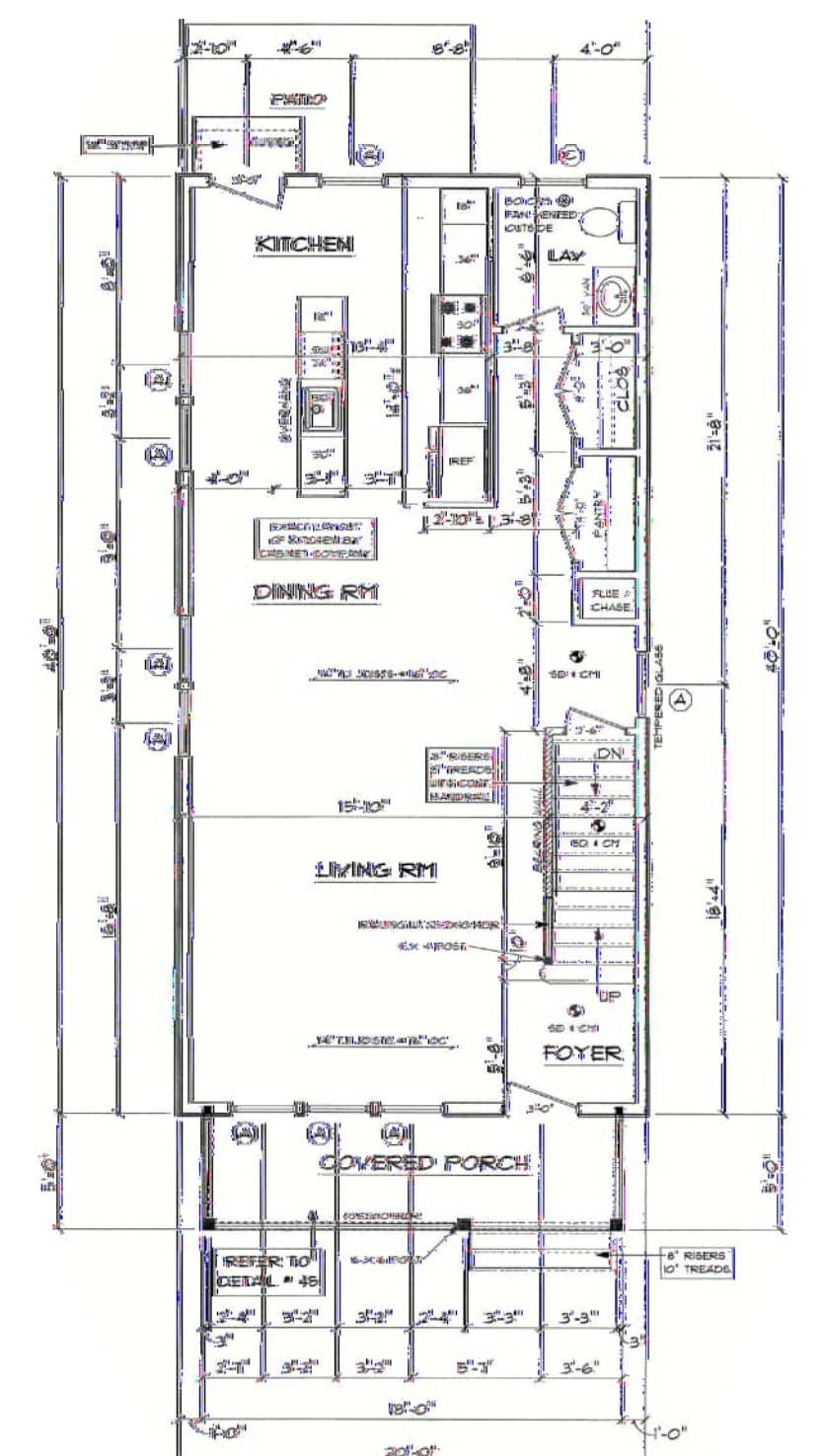


SINGLE FAMILY DETACHED UNITS - OPTION 3
ELEVATION VIEW
PLANS OBTAINED FROM WWW.HOUSEPLANS.NET

CONCEPTUAL HOUSE PLANS NOTE: THE FLOOR PLANS AND ELEVATIONS SHOWN ON THIS PLAN WERE NOT CREATED BY DIPRETE ENGINEERING. THEY HAVE BEEN PROVIDED BY THE APPLICANT AS EXAMPLES OF WHAT COULD BE DESIGNED AND BUILT AS PART OF THIS PROJECT. DETAILED ARCHITECTURAL PLANS WILL BE REQUIRED DURING FUTURE SUBMISSIONS



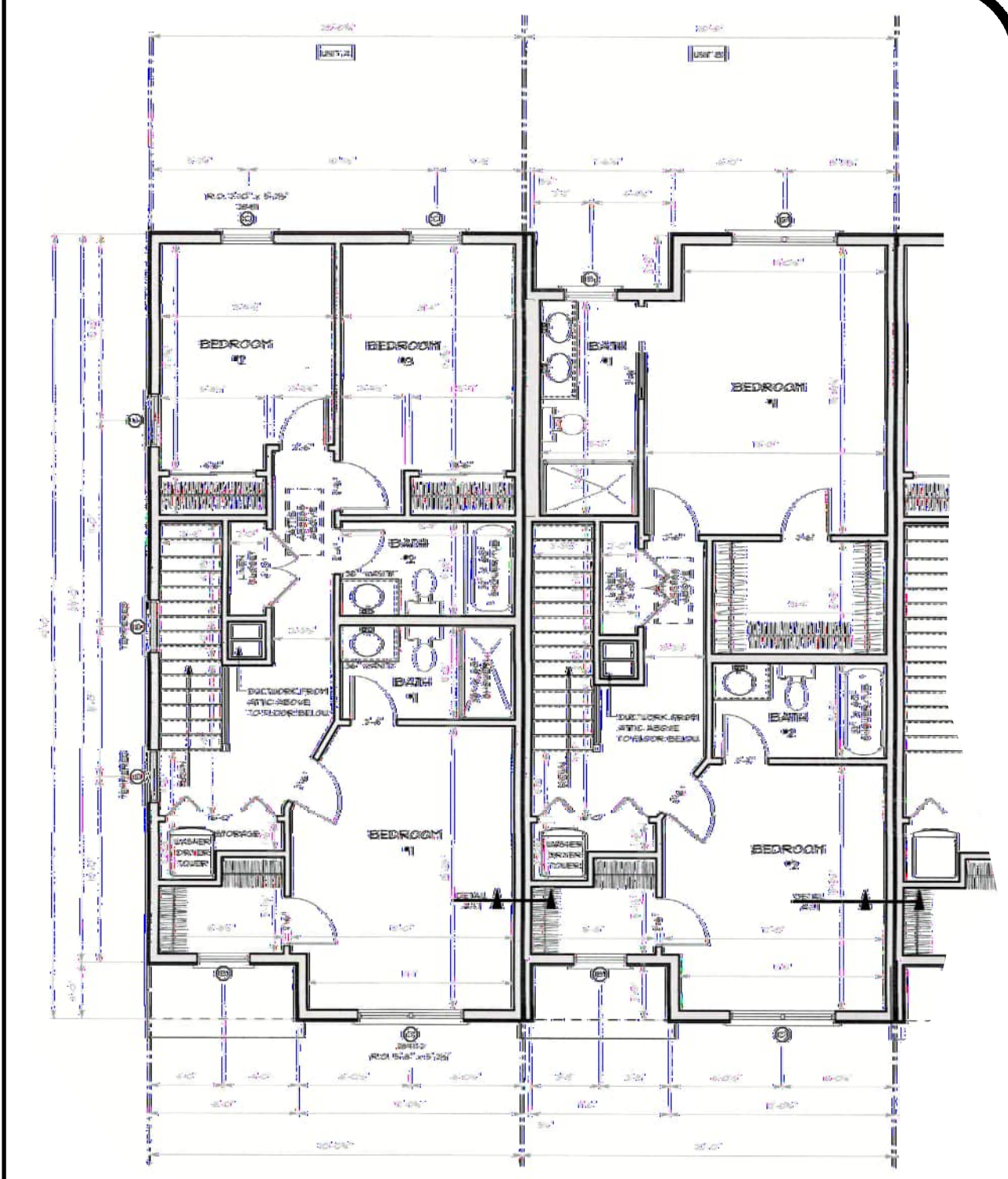
SECOND FLOOR



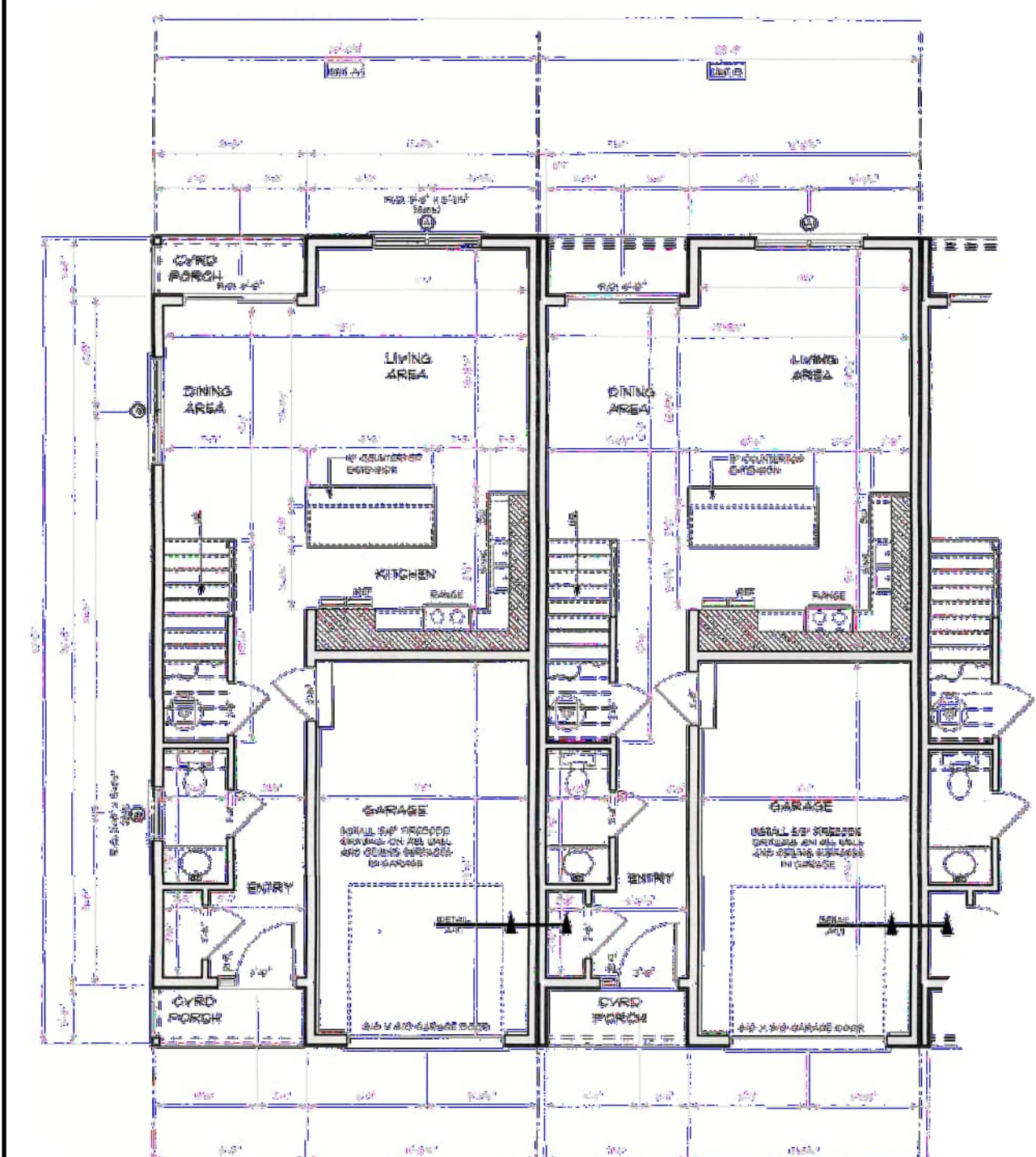
FIRST FLOOR



SINGLE FAMILY AND DUPLEX COTTAGE
ELEVATION VIEW
PLANS OBTAINED FROM DLR DIMENSIONS



SECOND FLOOR



FIRST FLOOR



ATTACHED MULTIFAMILY UNITS
ELEVATION VIEW
PLANS OBTAINED FROM CORNERSTONE DESIGN/BUILD SERVICES

DiPrete Engineering
Two Stafford Court Cranston, RI 02920
tel 401-943-1000 fax 401-464-6000 www.diprete-eng.com

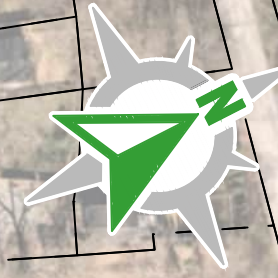
BRIAN C. GOUX
REGISTRED PROFESSIONAL ENGINEER CIVIL

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NO.	DATE	DESCRIPTION	BY
1	06-27-2024	PRELIMINARY SUBMISSION	K.M.R.
2			B.T.

DESIGN BY: C.M.G.

CONCEPTUAL HOUSE PLANS
VILLAGE AT TIQUOE
ASSESSOR'S MAP 32, LOT 49, 150, 151, 153
COVENTRY, RHODE ISLAND
PREPARED FOR:
232 REALTY ASSOCIATES
420 SCRABBLETOWN RD, SUITE 6, NORTH KINGSTOWN, RHODE ISLAND
TEL 401-268-5357



TIOGUE LAKE

HILLCREST DRIVE

EAST SHORE DRIVE
(50' WIDE ROW, 26' WIDE PAVEMENT)

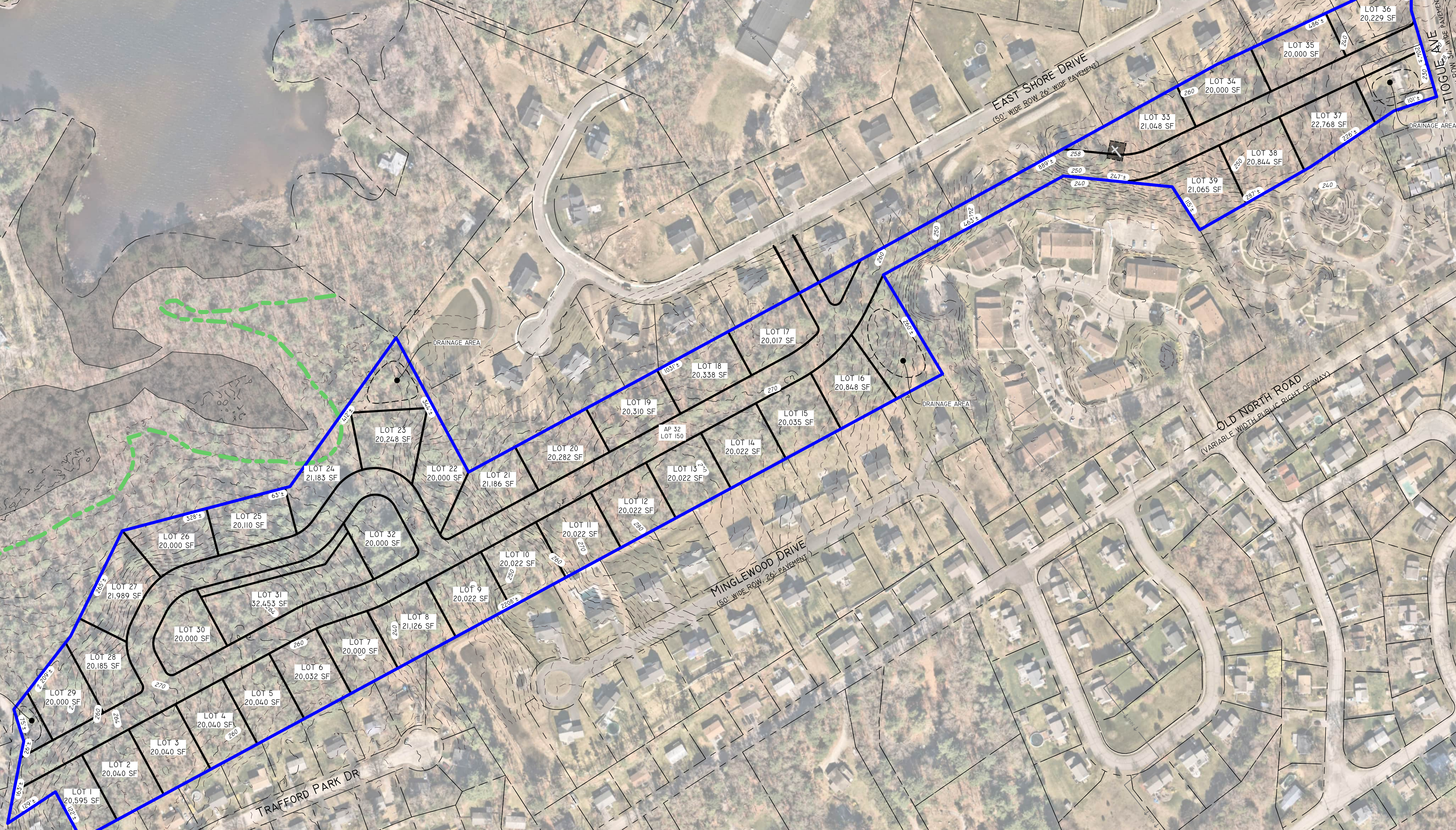
TIOGUE AVE
(VARIABLE WIDTH ROW, 34' WIDE PAVEMENT)

OLD NORTH ROAD
(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)

MINGLEWOOD DRIVE
(50' WIDE ROW, 26' PAVEMENT)

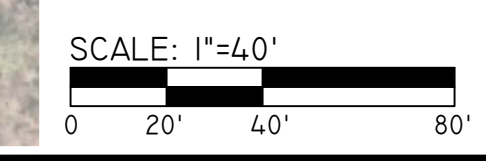
TRAFFORD PARK DR

TIFFANY ROAD
(VARIABLE WIDTH ROW, 18-20' PAVEMENT)



DEVELOPMENT DATA:

TOTAL SITE AREA:	27± ACRES
TOTAL NUMBER OF LOTS:	39
TOTAL BUILDABLE LOT AREA:	18.5 ACRES
TOTAL OPEN SPACE (DRAINAGE AREAS):	1.8 ACRES
AVERAGE LOT AREA:	20,700 SF
RIGHT OF WAY AREA:	6.7 ACRES
RIGHT OF WAY WIDTH:	60'



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

Boston • Providence • Newport

BRIAN C. GROUX

 REGISTERED PROFESSIONAL ENGINEER
 CIVIL

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DATE	DESCRIPTION	K.C.R.
06-27-2024	PERMISSION SUBMISSION	K.C.R.
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VILLAGE AT TIOGUE
 ASSESSOR'S MAP 32, LOT 49, 150, 151, 153
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