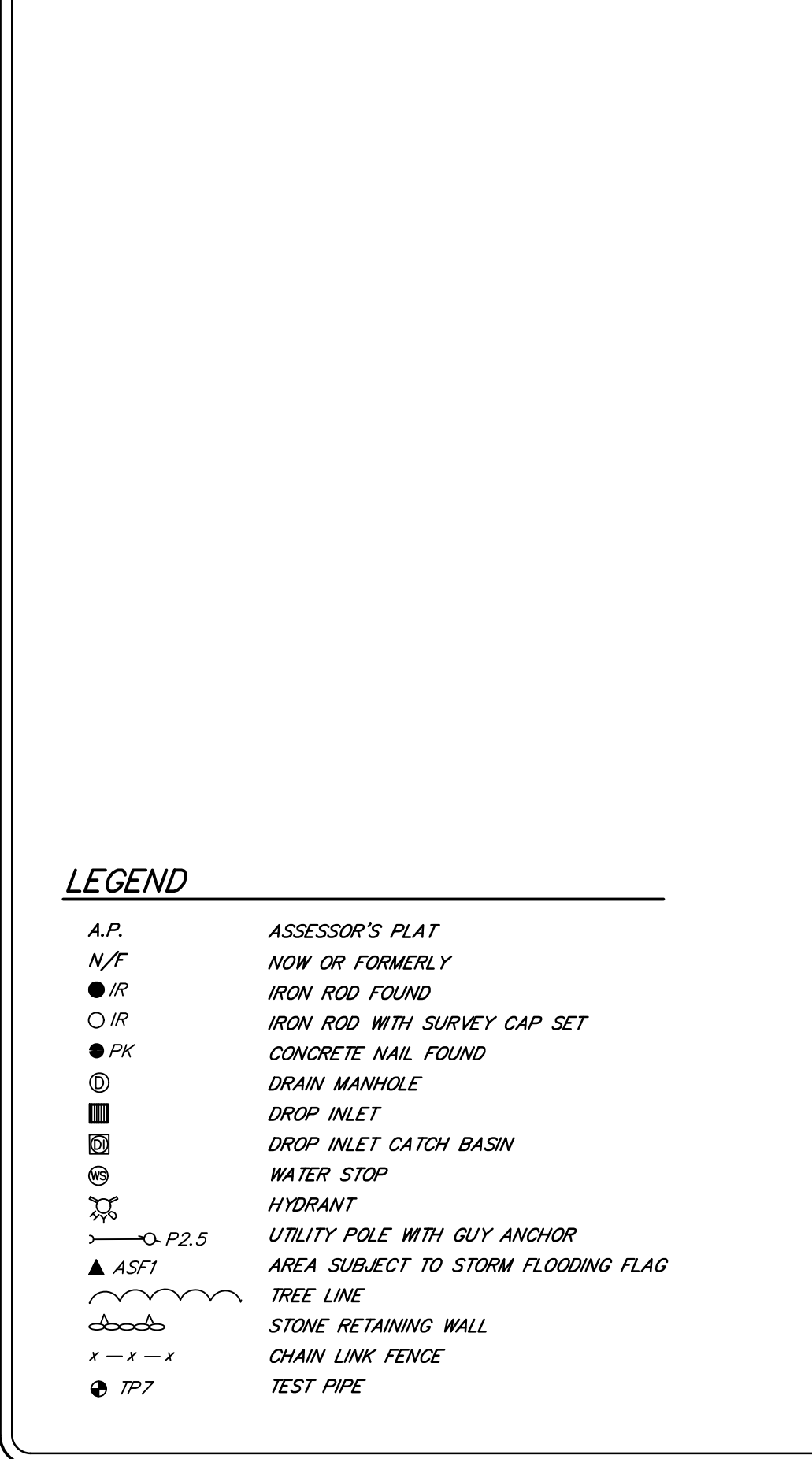
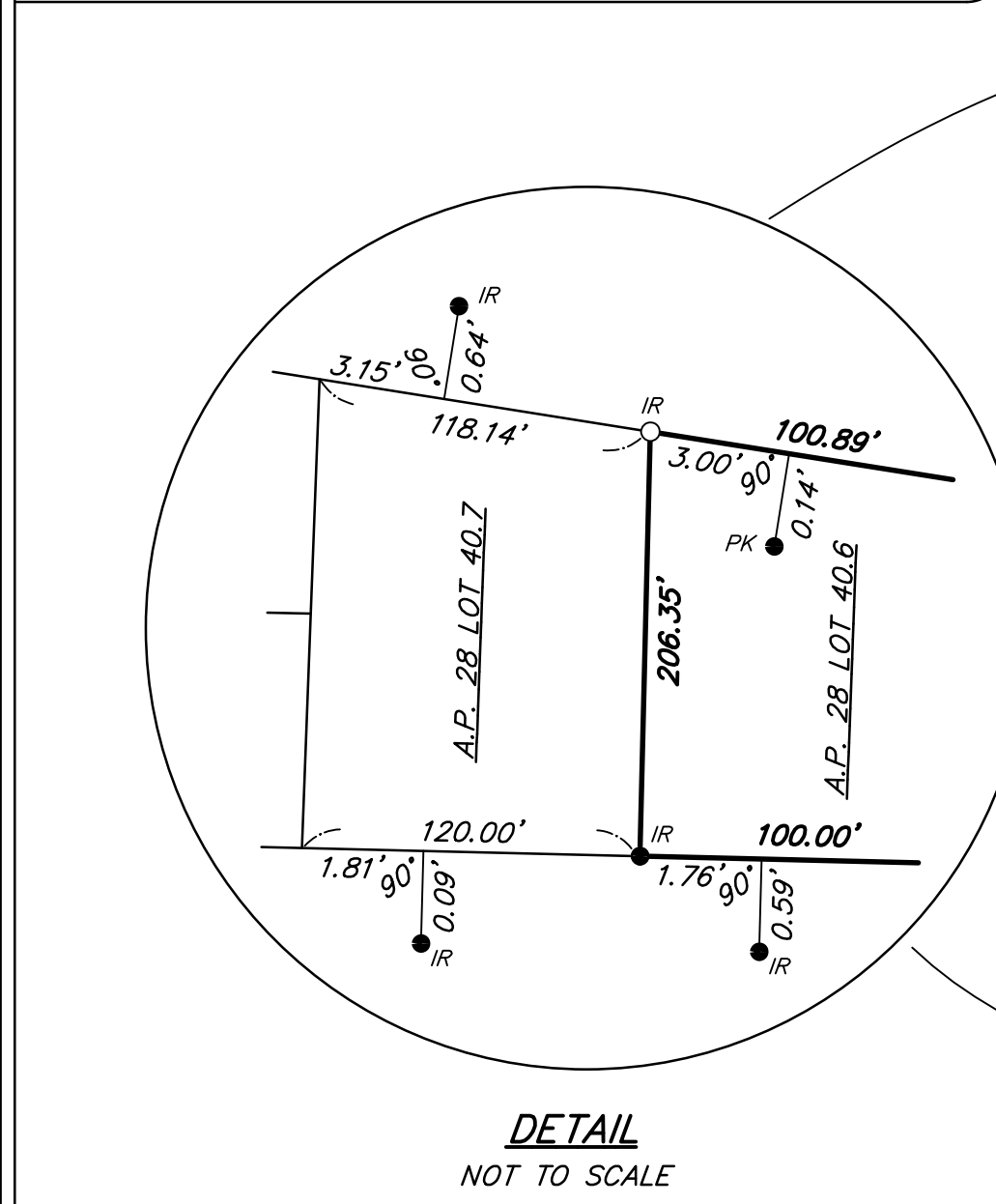
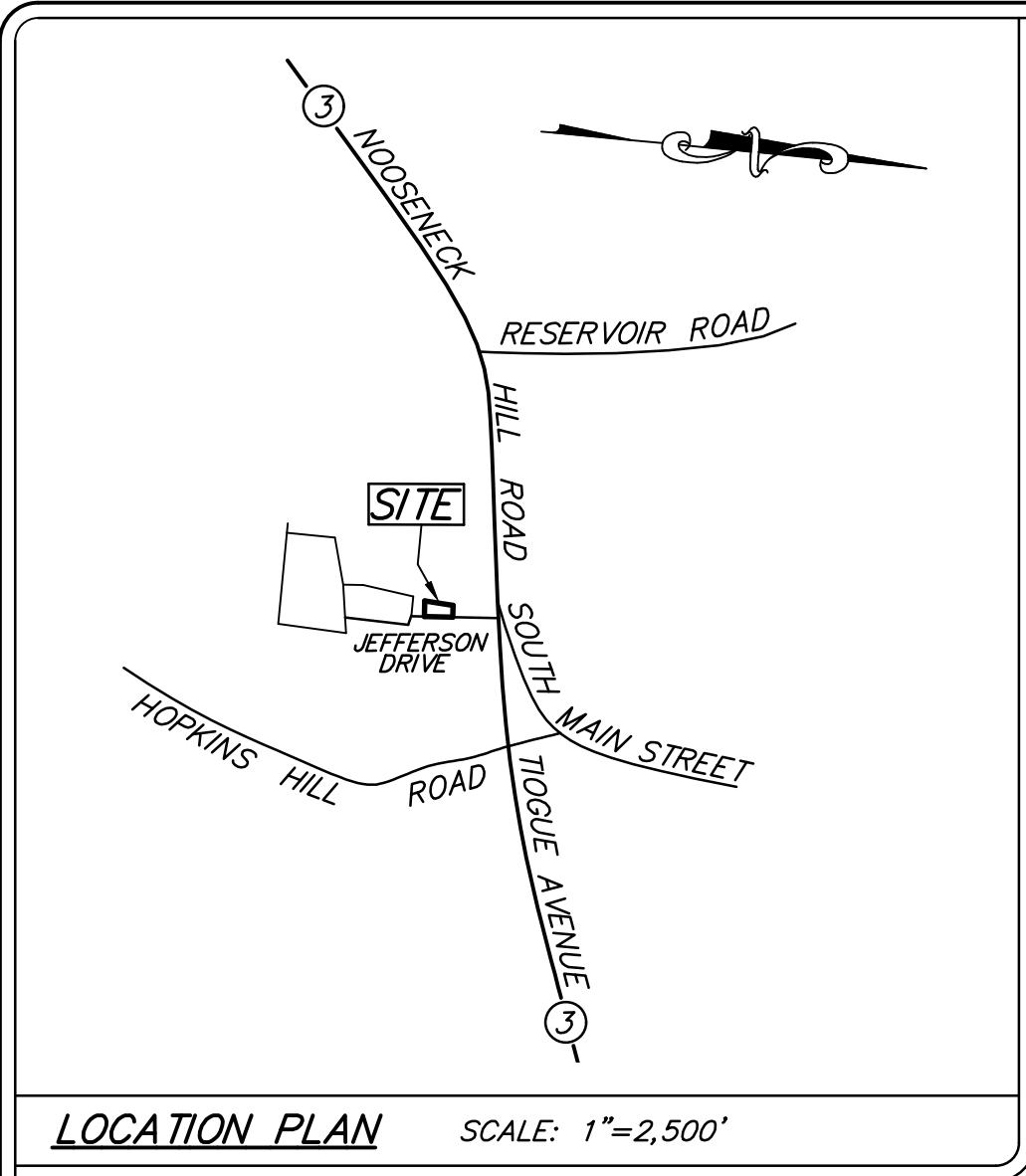


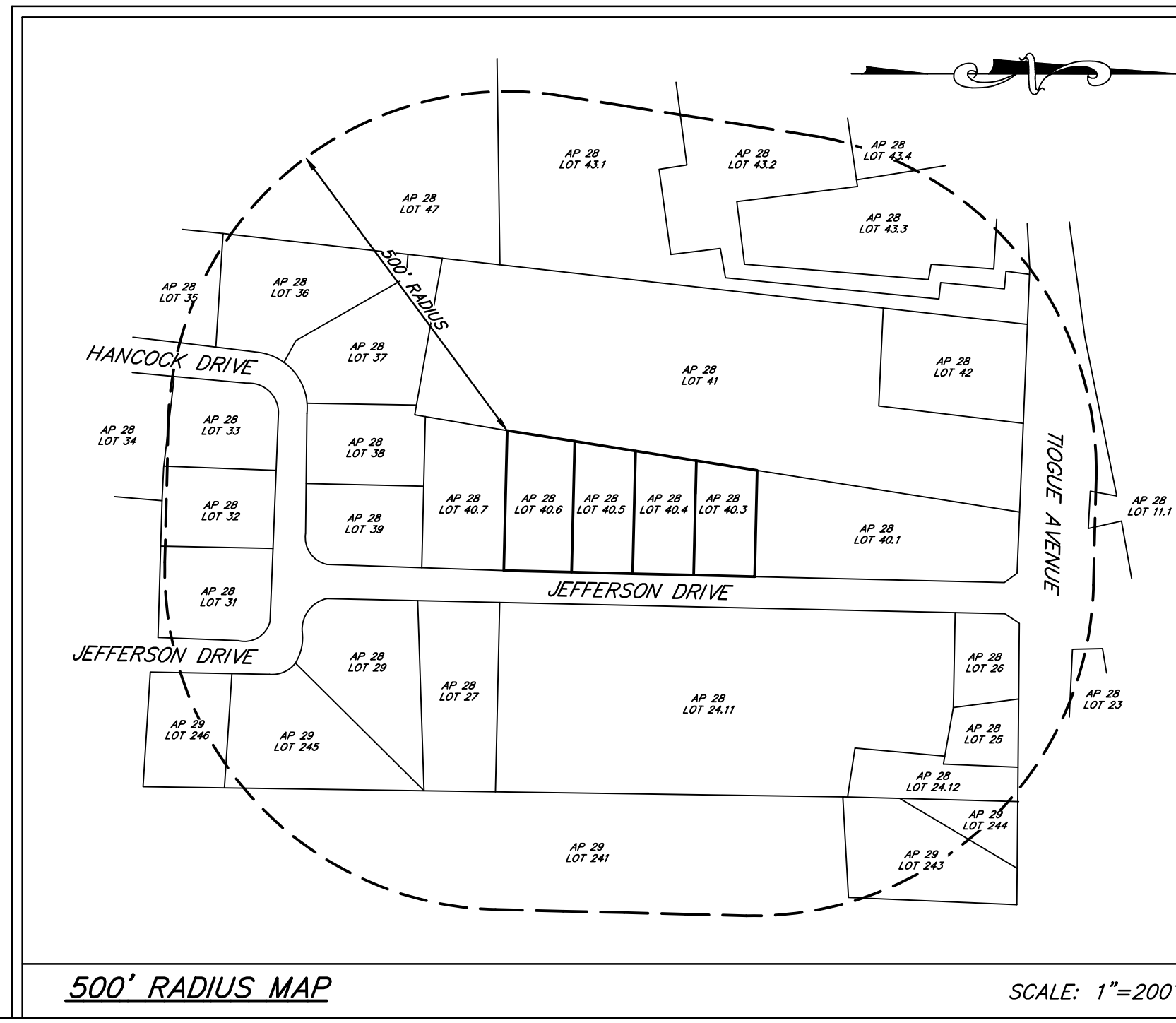
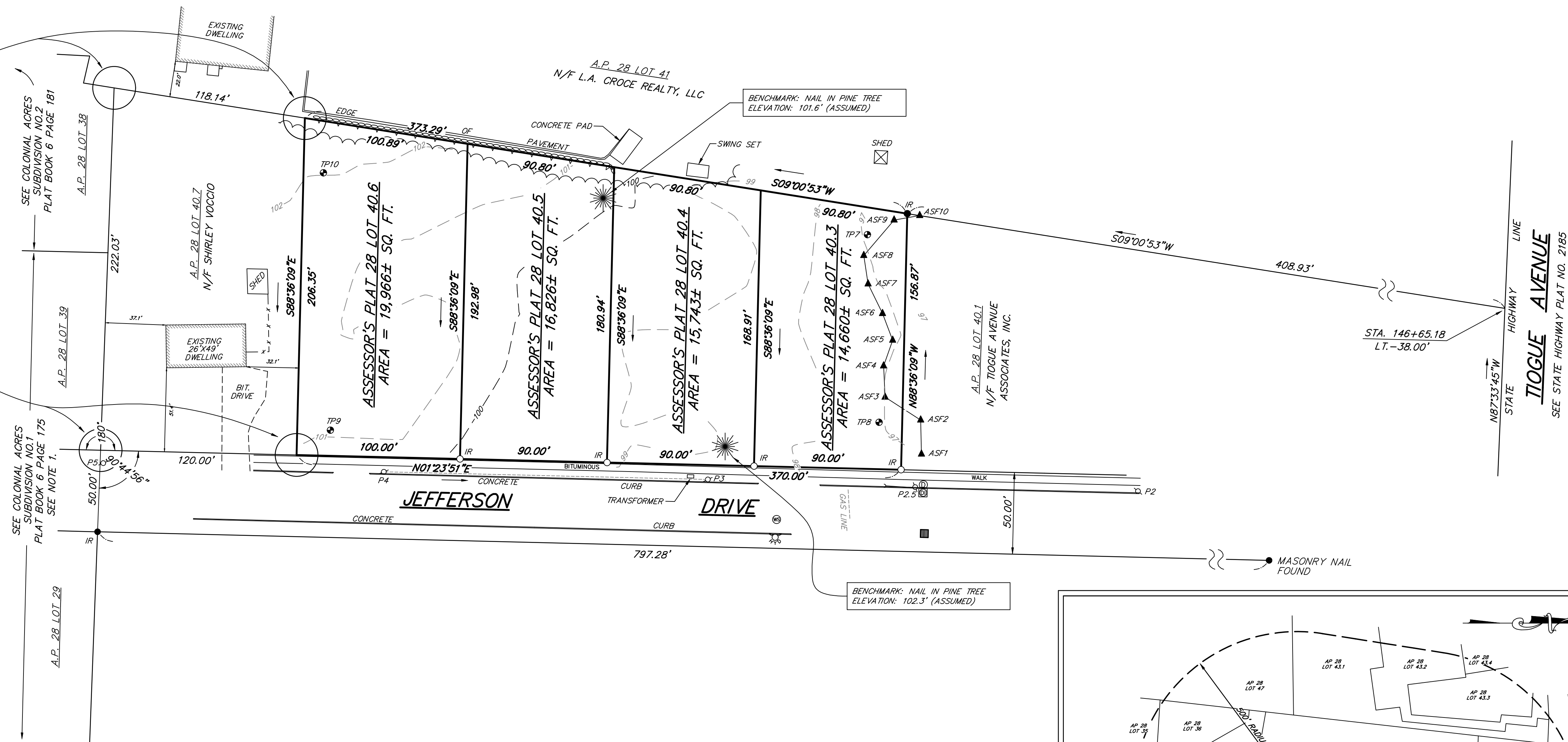
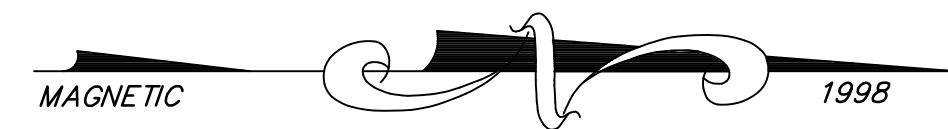


PLAN REFERENCES:

- "DIVISION OF LAND IN COVENTRY, RHODE ISLAND FOR FRANCIS PELTIER A.P. 25 LOTS 58, 117 BY GEORGE B. DUPONT, P.E. SCALE: 1"=50' DATE: APRIL, 1989" RECORDED IN PLAN BOOK 9 AT PAGE 65.
- "BOUNDARY SURVEY PLAN OF LAND OF CLAIRE H. PELTIER MARITAL TRUST, ASSESSOR'S PLAT 28 LOTS 40.3, 40.04, 40.5, & 40.6 JEFFERSON DRIVE COVENTRY, RHODE ISLAND PREPARED FOR: DIANE T. CYR SCALE: 1"=40' DATE: AUGUST 14, 1998 PROJECT NO.: SS1546 DRAWING NO.: SS2194" BY SCITUATE SURVEYS, INC.

NOTES

- THE PRIMARY SURVEY CONTROL MONUMENTS USED TO RE-ESTABLISH THE LOCATION OF JEFFERSON DRIVE AND THE SUBJECT LOTS WERE THE GRANITE BOUNDS RECOVERED IN "COLONIAL ACRES - SUBDIVISION NO. 1", RECORDED IN 1977.
- THE TOPOGRAPHY IN THE AREA OF THE PROPOSED CONSTRUCTION WAS CONDUCTED BY AN ON-SITE SURVEY BY SCITUATE SURVEYS, INC., IN NOVEMBER 2022 AND APRIL 2025 USING CONVENTIONAL (TOTAL STATION) SURVEY METHODS, AT A 1' CONTOUR INTERVAL.
- THE HORIZONTAL AND VERTICAL DATUMS FOR THE INFORMATION SHOWN ON THIS PLAN ARE ASSUMED.
- WETLAND DELINEATION WAS CONDUCTED BY NATURAL RESOURCE SERVICES, INC. ON SEPTEMBER 27, 2022. FLAGS WERE LOCATED IN THE FIELD BY SCITUATE SURVEYS, INC., IN NOVEMBER OF 2022.
- THE MAJORITY OF THE SUBJECT PROPERTY IS WOODED, WITH MOST TREES BEING OVER 50 YEARS OLD.
- THERE ARE NO HISTORIC AREAS, CEMETERIES, EASEMENTS, EXTRAORDINARY OR UNUSUAL NATURAL FEATURES ON THE EXISTING LOT.
- THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A NATIONAL HERITAGE AREA, HISTORIC DISTRICT, OR GROUNDWATER PROTECTION AREA.
- THE SUBJECT PROPERTY LIES WITHIN ZONE X AREA OF MINIMAL FLOOD HAZARD AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR COVENTRY, RI MAP NUMBER 44003C0112H, EFFECTIVE DATE OCTOBER 2, 2015.
- THE FOUR SUBJECT LOTS WILL BE MERGED UPON PROJECT APPROVAL.



AREA TABLE

A.P. 28 LOT 40.6	19,966± SQ. FT.
A.P. 28 LOT 40.5	16,826± SQ. FT.
A.P. 28 LOT 40.4	15,743± SQ. FT.
A.P. 28 LOT 40.3	14,660± SQ. FT.
TOTAL	67,195± SQ. FT.

ZONE DATA

ZONE: GENERAL BUSINESS (HOPKINS HILL FIRE DISTRICT)

MINIMUM LOT AREA:	15,000 SQ. FT.
MINIMUM LOT FRONTAGE:	125'
MINIMUM YARD DEPTHS:	
FRONT	10'
CORNER SIDE	10'
SIDE	10'
REAR	30'

PROPERTY OWNER

PEACHBUZZ, LLC
100 PULASKI STREET
WEST WARWICK, R.I. 02893

PROJECT APPLICANT

LACROIX HOLDINGS, LLC
100 PULASKI STREET
WEST WARWICK, R.I. 02893

CONTACT PERSON

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LEGAL COUNSEL

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1070 MAIN STREET
COVENTRY, R.I. 02816
THOMAS CRONIN
(401) 828-5800
TJ@NDRB.COM

FOR STREET INDEX, FILE UNDER:
JEFFERSON DRIVE

SCITUATE SURVEYS, INC.

410 TIOGUE AVENUE
COVENTRY, RHODE ISLAND 02816
401.821.8101

LAND SURVEYING / MAPPING / SITE PLANNING

SCALE IN FEET: 40 20 0 40 80 120

EXISTING CONDITIONS PLAN
"JEFFERSON PINES"

OF LAND OF
PEACHBUZZ, LLC

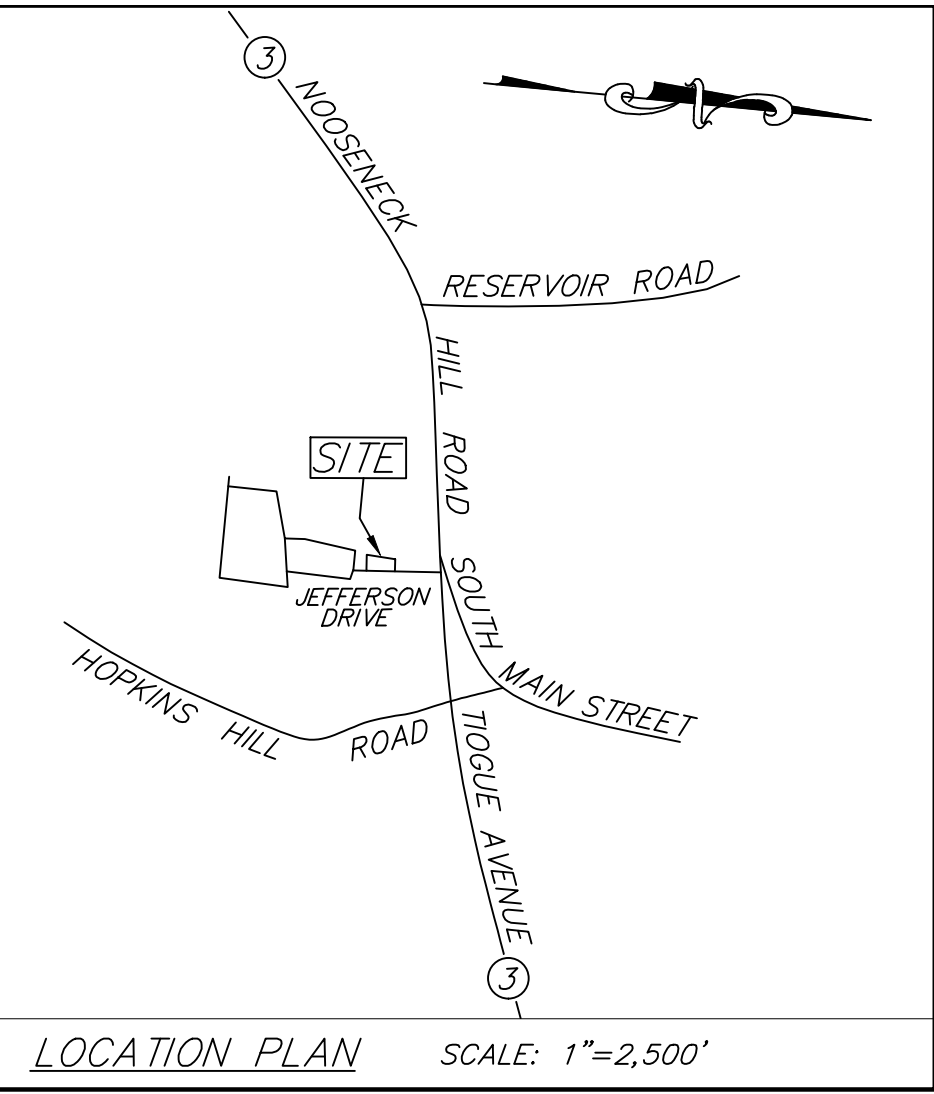
ASSESSOR'S PLAT 28 LOTS 40.3, 40.4, 40.5, & 40.6

49-87 JEFFERSON DRIVE
COVENTRY, RHODE ISLAND

PROJECT NO.: SS1546.01
DRAWING NO.: SS5127
DRAWN BY: J. D. RAIMONDI

SCALE: 1"=40' DATE: APRIL 2, 2024 REVISION: 5/22/2025

SHEET 1 OF 2



PROJECT NOTES

1. PROJECT SUBMITTED AS A MAJOR LAND DEVELOPMENT UNDER UNIFIED PLAN REVIEW FOR A COMPREHENSIVE PERMIT
2. EXISTING LOTS SHALL BE MERGED ADMINISTRATIVELY
3. PROJECT WILL PROVIDE 32 HOUSING UNITS, 8 1-BED UNITS AND 24 2-BED UNITS
4. 25% OF THE HOUSING UNITS WILL BE AFFORDABLE HOUSING UNITS (2 1-BED AND 6 2-BED UNITS) WITH COVENTRY HOUSING AS THE MONITORING AGENT
5. THE PROJECT WILL BE SERVED BY PUBLIC WATER AND GAS AVAILABLE WITHIN JEFFERSON DRIVE
6. THE PROPOSED BUILDING WILL HAVE FIRE SUPPRESSION MEASURES
7. THE EXISTING SEWER LINE AT THE INTERSECTION OF JEFFERSON DRIVE AND TIOGUE AVENUE WILL BE EXTEND UP JEFFERSON DRIVE ACROSS THE ENTIRE FRONTAGE OF THE MERGED LOTS
8. EXISTING CURBING ON JEFFERSON DRIVE WILL BE MODIFIED AS INDICATED
9. 69 PARKING SPACES ARE PROVIDED. EACH SPACE IS 9'W X 18'L AND 24-FOOT AISLES

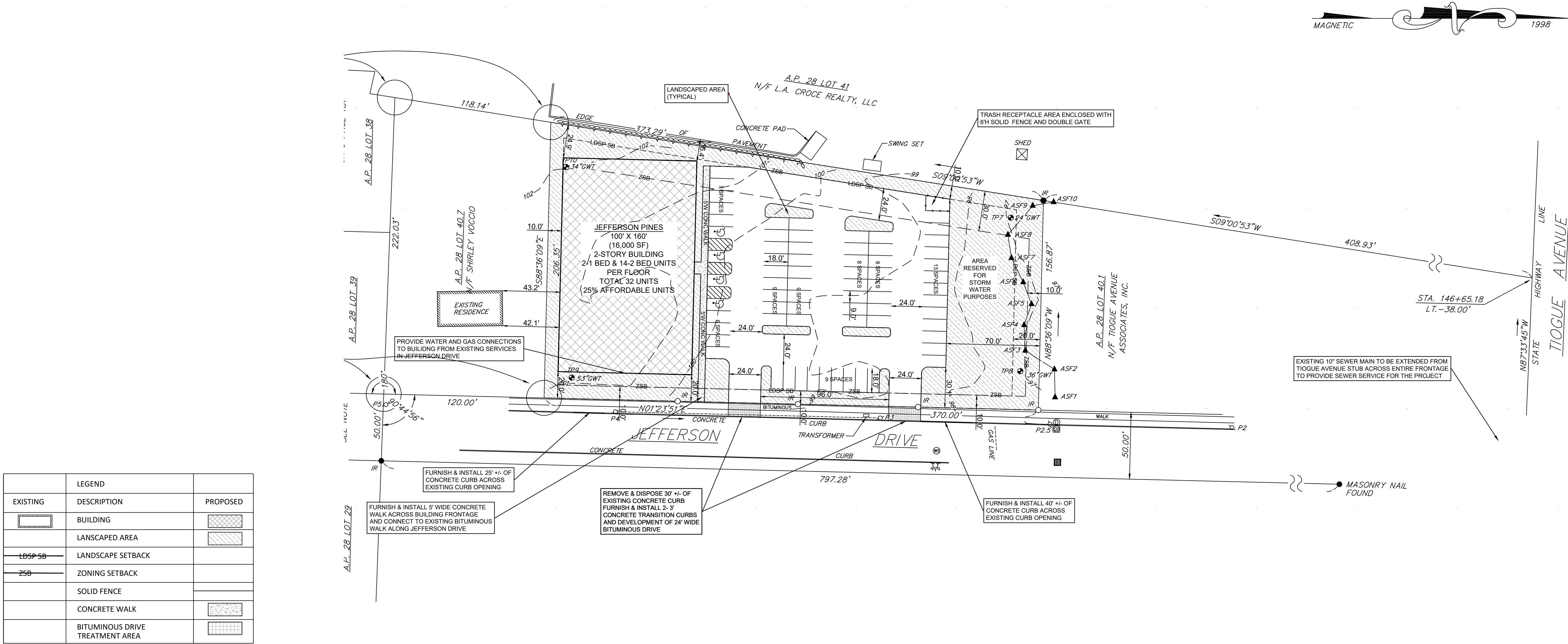
REQUIRED APPROVALS BY STATE AND OTHER AGENCIES

1. RIDEM AND / OR RIPDES APPROVAL / TO BE FURTHER REFINED AS PROJECT PROGRESSES
2. TOWN PAPA FOR DRIVES AND REVISIONS TO CURB LINE
3. RI ENERGY APPROVALS RELATED TO GAS AND ELECTRIC TO BE SUBMITTED AND COORDINATED
4. CABLE AND PHONE SERVICES AS COORDINATED WITH THE CABLE PROVIDER
5. TOWN SEWER AND WEST WARWICK SEWER COMMISSION FOR THE SEWER LINE EXTENSION AND CONNECTION
6. KENT COUNTY WATER AUTHORITY APPROVAL FOR SERVICE CONNECTION AND FIRE SUPPRESSION
7. RI HOUSING / COVENTRY HOUSING AUTHORITY AS HOUSING MONITORING AGENT FOR AFFORDABLE UNITS

TOWN APPROVALS

1. TOWN MAJOR LAND DEVELOPMENT PLAN APPROVAL
2. TOWN ADMINISTRATIVE SUBDIVISION APPROVAL FOR LOTS MERGER
3. TOWN SOIL EROSION CONTROL PLAN APPROVAL
4. FIRE MARSHAL APPROVAL

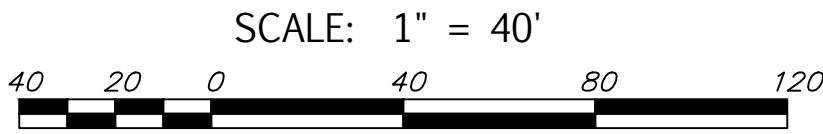
ZONING - GENERAL BUSINESS		REQUIRED	AP 28 LOT 40.3 EXISTING	AP 28 LOT 40.3 EXISTING	AP 28 LOT 40.3 EXISTING	AP 28 LOT 40.3 EXISTING	4 LOTS MERGED PROVIDED	RELIEF REQUIRED
MINIMUM LOT AREA	SF	15000	14660	15743	16826	19966	67195	
	ACRES	0.34	0.34	0.36	0.39	0.46	1.54	
MINIMUM LOT FRONTAGE	FEET	125	90	90	90	100	370	
MINIMUM YARD DEPTH								
FRONT YARD	FEET	10	NOT APPLICABLE LOTS ARE VACANT				20	
SIDE YARD	FEET	10					10	
REAR YARD	FEET	30					16.4	YES
MAXIMUM BUILDING HEIGHT	FEET	35					≤ 35	
MAXIMUM LOT COVERAGE	%	60					66.9%	YES
LOT COVERAGE	SF						44942	
MINIMUM DISTANCE TO RESIDENTIAL ZONE BUILDING	FEET	40					42.1	
LANDSCAPE BUFFER FROM MULTI-FAMILY								
TO ALL RESIDENTIAL USES	FEET	10					10	
TO COMMERCIAL AND OFFICE USES	FEET	20					70	
PARKING 2 SPACES / DU	SPACES	2 / DU						
NO. OF DWELLING UNITS		32					69	
MULTI-FAMILY USE		NOT ALLOWED	NOT ALLOWED	NOT ALLOWED	NOT ALLOWED	NOT ALLOWED	APPLICATION FOR COMPREHENSIVE PERMIT	YES



EXISTING	LEGEND	PROPOSED
	BUILDING	
	LANDSCAPED AREA	
	LANDSCAPE SETBACK	
	ZONING SETBACK	
	SOLID FENCE	
	CONCRETE WALK	
	BITUMINOUS DRIVE TREATMENT AREA	

LEGEND (SURVEY)	
A.P.	ASSESSOR'S PLAT
N/F	NOW OR FORMERLY
● IR	IRON ROD FOUND
○ IR	IRON ROD WITH SURVEY CAP SET
● PK	CONCRETE NAIL FOUND
⊙	DRAIN MAN HOLE
⊠	DROP INLET
⊡	DROP INLET CATCH BASIN
⊞	WATER STOP
⊟	HYDRANT
⊠ P2.5	UTILITY POLE WITH GUY ANCHOR
▲ ASF1	AREA SUBJECT TO STORM FLOODING FLAG
—	TREE LINE
—	STONE RETAINING WALL
● TP7	TEST PIPE

TOWN PRE-APPLICATION SUBMISSION
NOT FOR CONSTRUCTION OR OTHER PERMITTING



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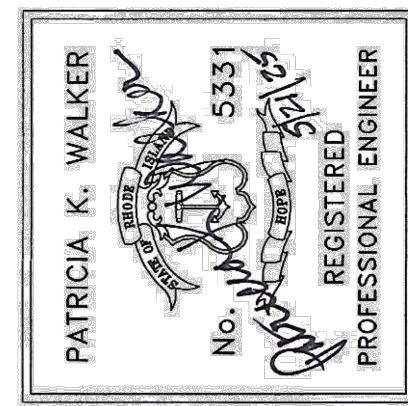
CONTACT PERSON:
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JAY@LACROIXPROP.COM

PROPOSED PROJECT PLAN
JEFFERSON PINES
ASSESSOR'S PLAT 28, LOTS 40.3 - 40.6
49 - 87 JEFFERSON DRIVE
COVENTRY, RHODE ISLAND

DATE: MAY 2025

SHEET: C - 1

SHEET 2 OF 2



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