

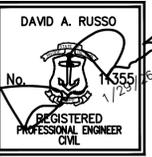
# Revity Office Building

Centre of New England Blvd  
Coventry, RI

Assessors Plat 5 Lot 14-1

## Master Plan Submission

1. COVER SHEET
2. HALF MILE RADIUS PLAN
3. EXISTING CONDITIONS PLAN
4. CONCEPTUAL SITE PLAN



Rev	Description	Date
1	Master Plan Submission	1/29/26

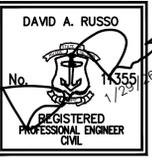
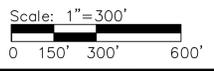
COVER SHEET  
REVITY OFFICE BUILDING  
CENTRE OF NEW ENGLAND BOULEVARD  
AP 5 LOT 14-1  
COVENTRY, RI

Developer: Revity Energy EPC, LLC  
249 Centreville Road  
Warwick, RI 02886

Owner: Starr Resolute, LLC  
275 Depot Ave  
Portsmouth, RI 02871

Date: January 2026  
Scale: As Noted  
Sheet 1 of 4

001



Rev	Description	Date
1	Master Plan Submission	1/29/26

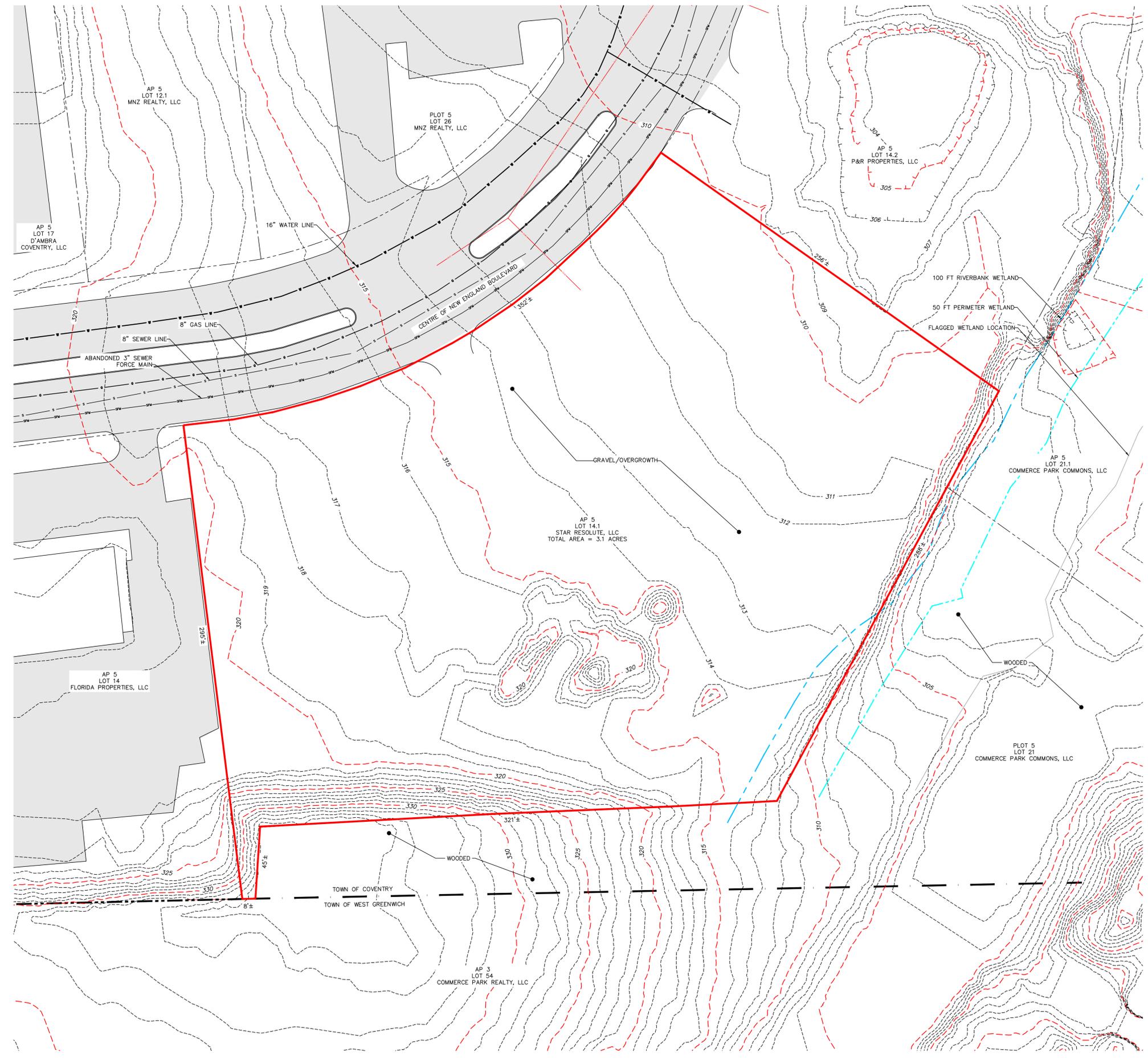
**HALF MILE RADIUS PLAN**  
**REMITY OFFICE BUILDING**  
 CENTRE OF NEW ENGLAND BOULEVARD  
 AP 5 LOT 14-1  
 COVENTRY, RI

Developer: Remity Energy EPC, LLC  
 249 Centre of New England Road  
 Warwick, RI 02886

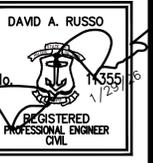
Owner: Starr Resolute, LLC  
 275 Depot Ave  
 Portsmouth, RI 02871

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 Scale: As Noted  
 Sheet 2 of 4

**002**



- GENERAL NOTES**
1. THE SITE IS LOCATED IN THE TOWN OF COVENTRY ASSESSORS PLAT 5 LOT 14-1 AND IS OWNED BY STARR RESOLUTE, LLC LOCATED AT 275 DEPOT AVENUE, PORTSMOUTH, RI 02871.
  2. THE SITE IS LOCATED WITHIN TOWN OF COVENTRY ZONING PLANNED BUSINESS PARK DISTRICT.
  3. THE BOUNDARY LINE AS SHOWN REPRESENTS A CLASS IV SURVEY. THE PROPERTY LINE AS SHOWN IS NOT TO BE CONSTRUED AS A CLASS 1 SURVEY. A CLASS 1 SURVEY OF THE PROPERTY LINE WILL BE REQUIRED PRIOR TO PRELIMINARY SUBMISSION TO THE TOWN.
  4. ALL EXISTING UTILITIES SHOWN ARE FROM VISIBLE INFORMATION, DRAWINGS BY OTHERS, OR INFORMATION PROVIDED TO REVITY ENERGY AND ARE SUBJECT TO CHANGE. NO ONE SHOULD RELY ON THE UTILITY LOCATIONS SHOWN FOR CONSTRUCTION AND DIG SAFE SHOULD BE NOTIFIED PRIOR TO ANY WORK.
  5. THERE ARE NO HISTORIC AREA, CEMETERIES, FOUNDATION LOCATED ON THE SUBJECT PROPERTY.
  6. TOPOGRAPHY SHOWN IS BASED ON LIDAR DATA COLLECTED WITH AIRBORNE LIDAR TECHNOLOGY FOR THE ENTIRE AREA OF RHODE ISLAND BETWEEN MARCH 26-30, 2022.
  7. THE DRAINAGE SYSTEM WILL BE DESIGNED TO MEET THE TOWN OF COVENTRY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
  8. THE SITE HAS BEEN CLEARED WITHIN RECENT YEARS AND IS CURRENTLY VACANT WITH VEGETATIVE GROWTH BEGINNING TO ESTABLISH SINCE CLEARING. AERIAL IMAGE SHOWN IS FROM SPRING 2025.
  9. SITE IS LOCATED WITHIN FEMA ZONE X (AREA OF MINIMAL FLOOD HAZARD) BASED ON FEMA FLOOD MAP 44003C0112H DATED 10/2/2015.



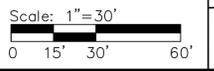
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**EXISTING CONDITIONS PLAN**  
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 AP 5 LOT 14-1  
 COVENTRY, RI

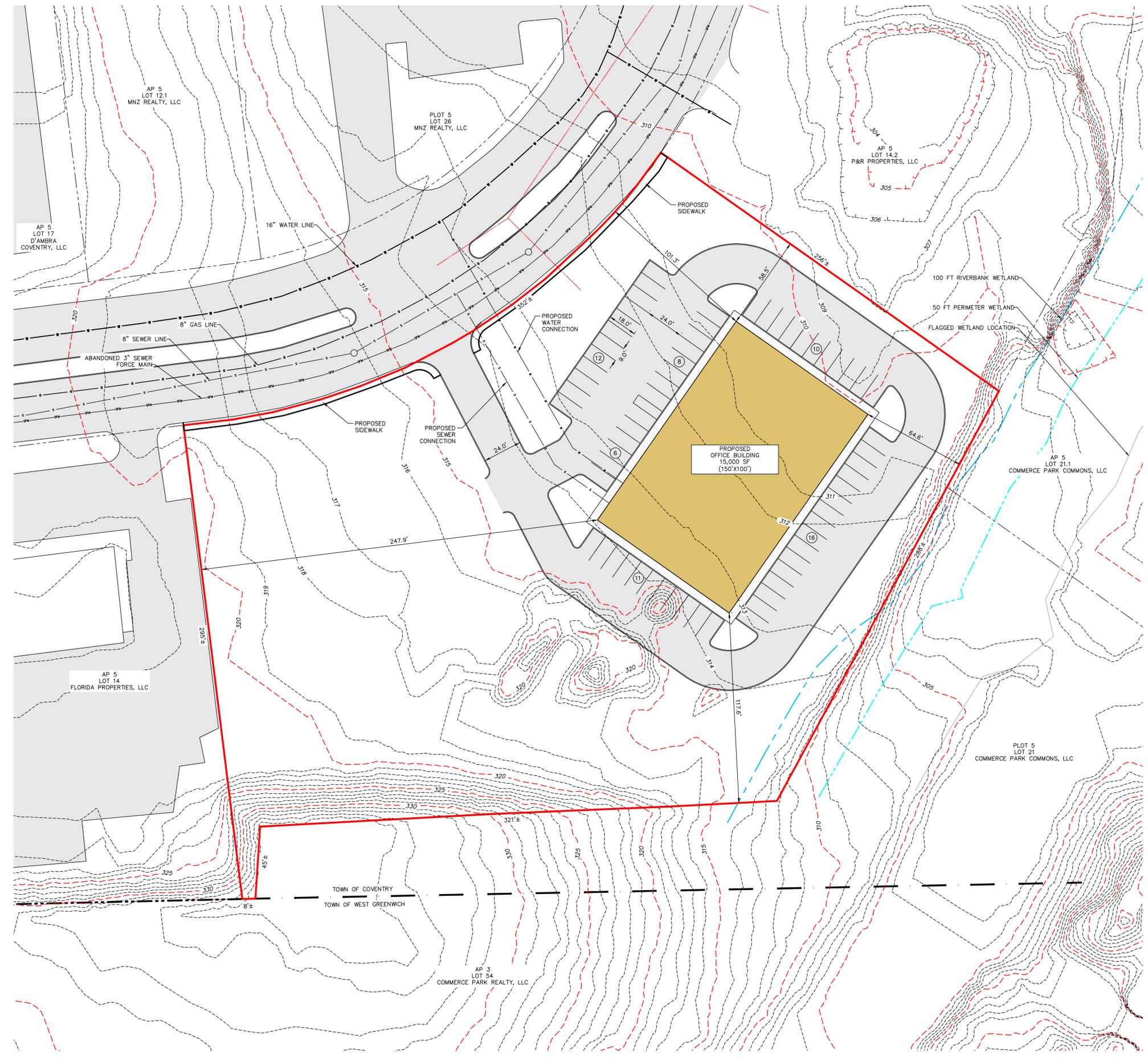
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Owner: Starr Resolute, LLC  
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 Portsmouth, RI 02871

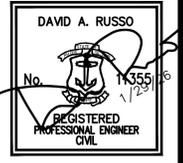
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 Sheet 3 of 4



003



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  8. THE SITE HAS BEEN CLEARED WITHIN RECENT YEARS AND IS CURRENTLY VACANT WITH VEGETATIVE GROWTH BEGINNING TO ESTABLISH SINCE CLEARING.
- ZONING & DIMENSIONAL REQUIREMENTS:**
- | ZONING DIMENSIONAL REQ.    | REQUIRED (BP)           | PROPOSED                                |
|----------------------------|-------------------------|---|
| MINIMUM LOT SIZE           | AS REQUIRED             | 3.1 ACRES                               |
| MINIMUM FRONTAGE           | AS REQUIRED             | 351 FT                                  |
| MINIMUM FRONT YARD SETBACK | AS REQUIRED             | 100'                                    |
| MINIMUM SIDE YARD SETBACK  | AS REQUIRED             | 50*                                     |
| MINIMUM REAR YARD SETBACK  | AS REQUIRED             | 60*                                     |
| MAXIMUM BUILDING HEIGHT    | AS REQUIRED             | 25*                                     |
| MAXIMUM ACCESSORY HEIGHT   | 30 FT                   | NA                                      |
| MAXIMUM LOT COVERAGE       | 80% (2.5 AC.)           | 36% (1.1 AC)*                           |
| MIN. PARKING REQUIREMENTS  | 63 SPACES               | 63 SPACES PROPOSED (BASED ON 15,000 SF) |
|                            | 3 PLUS 1 FOR EACH 250 S |   |
- \*DIMENSIONAL SETBACKS AND LOT COVERAGE SUBJECT TO CHANGE UPON FINAL ENGINEERING OF DEVELOPMENT SITE.



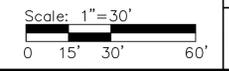
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**004**