

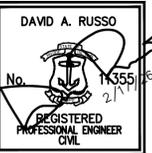
# Revity Office Building

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
2	Master Plan Resubmission	2/17/26
1	Master Plan Submission	1/29/26

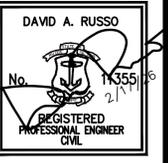
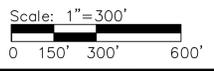
COVER SHEET  
REVITY OFFICE BUILDING  
CENTRE OF NEW ENGLAND BOULEVARD  
AP 5 LOT 14-1  
COVENTRY, RI

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

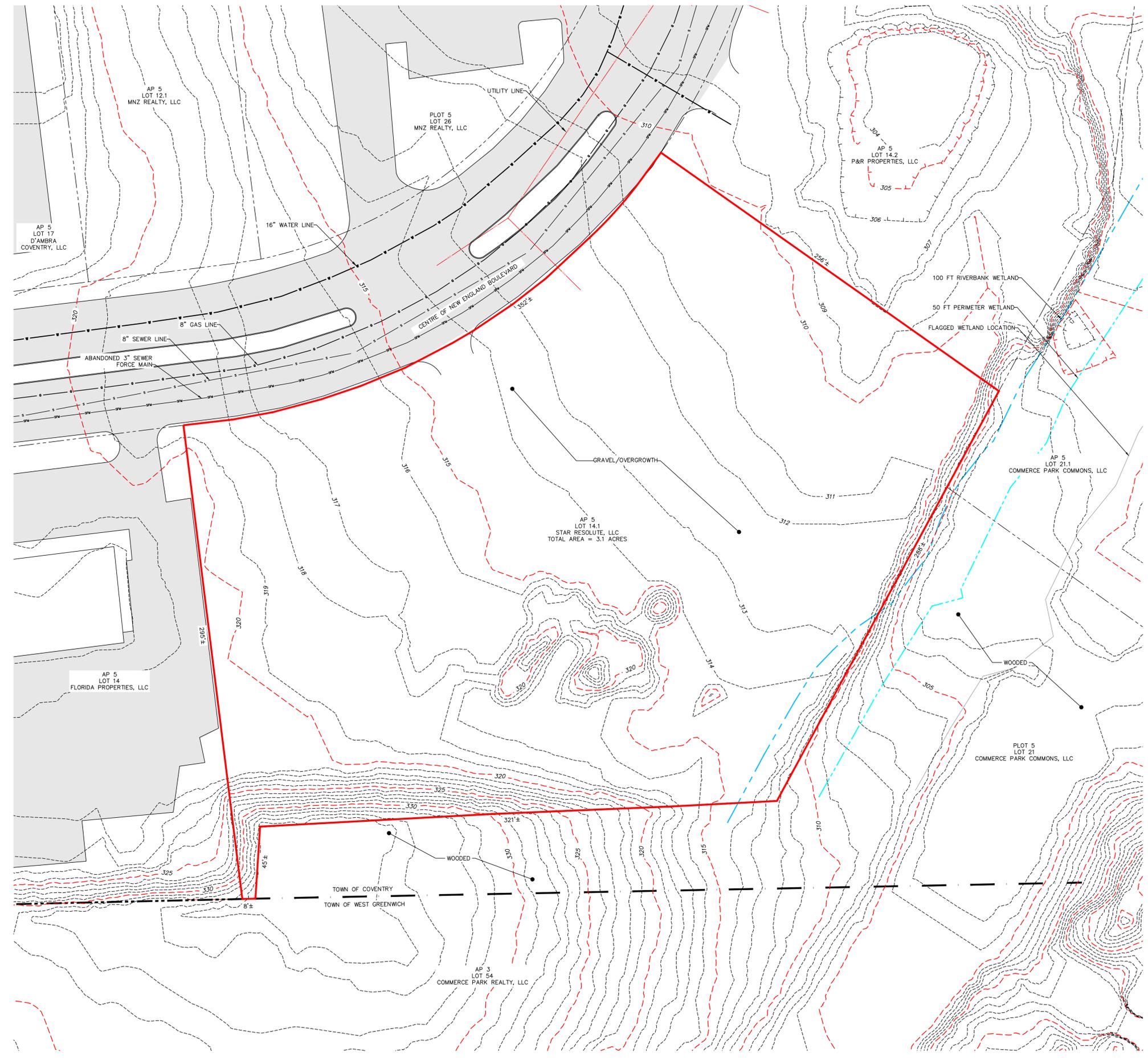
HALF MILE RADIUS PLAN  
 REVITY OFFICE BUILDING  
 CENTRE OF NEW ENGLAND BOULEVARD  
 AP 5 LOT 14-1  
 COVENTRY, RI

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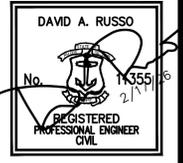
Date: January 2026  
 Scale: As Noted  
 Sheet 2 of 4

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.

- SITE PLAN LEGEND**
- - - - - EXISTING MINOR CONTOUR
  - - - - - EXISTING MAJOR CONTOUR
  - EXISTING PROPERTY LINE
  - ABUTTER PROPERTY LINE
  - - - - - EXISTING APPROXIMATE WETLAND
  - 50 FT PERIMETER WETLAND BUFFER
  - 100 FT RIVERBANK WETLAND BUFFER
  - EXISTING WATERLINE
  - EXISTING SEWER FORCE MAIN
  - EXISTING GRAVITY SEWER
  - EXISTING OVERHEAD UTILITY
  - EXISTING GAS LINE
  - TOWN LINE
  - PAVEMENT (EXISTING AND PROPOSED)



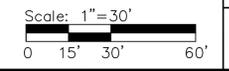
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**EXISTING CONDITIONS PLAN**  
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 AP 5 LOT 14-1  
 COVENTRY, RI

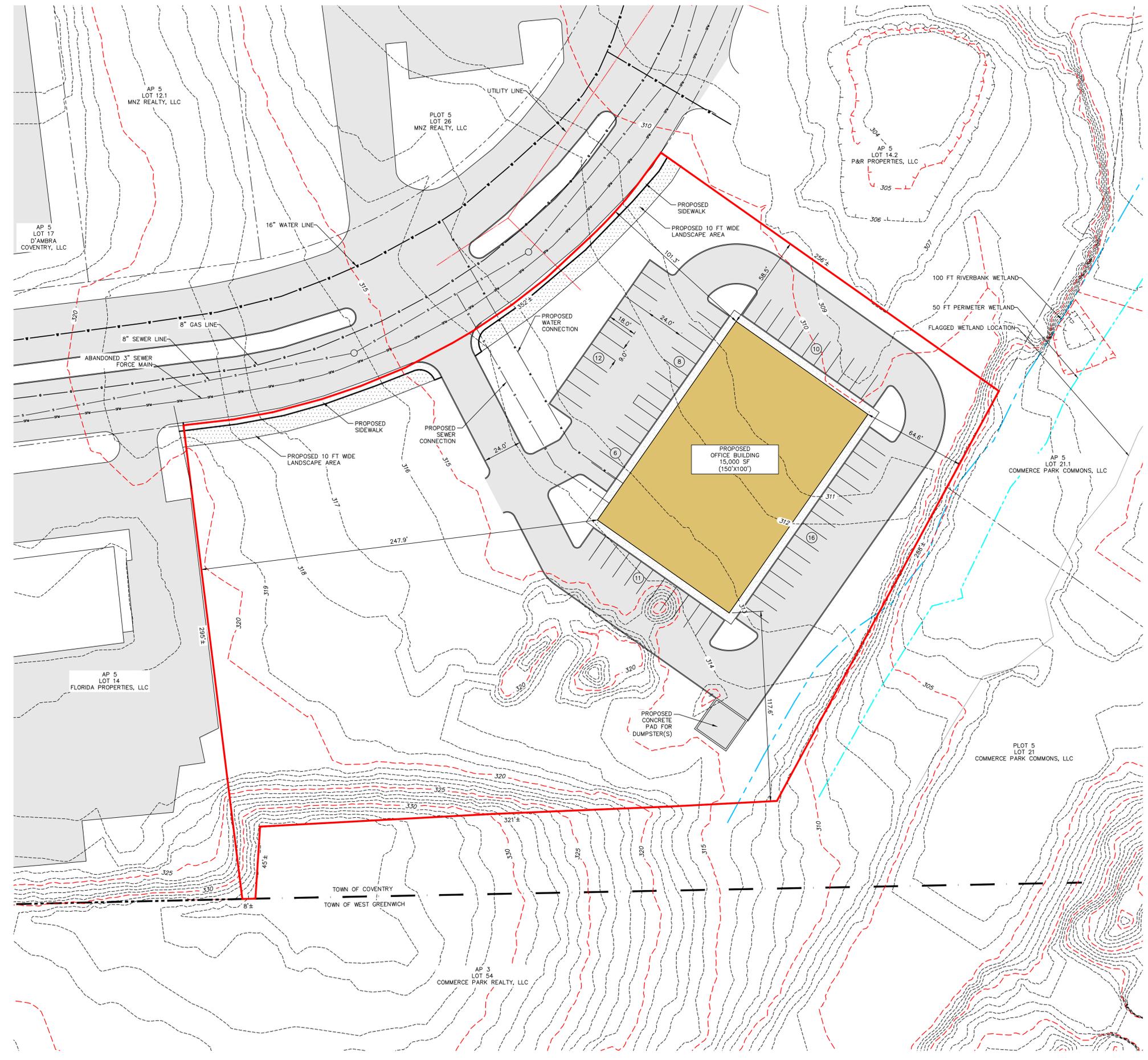
Developer: Revity Energy EPC, LLC  
 249 Coonville Road  
 Warwick, RI 02886

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

Date: January 2026  
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 Sheet 3 of 4



**003**



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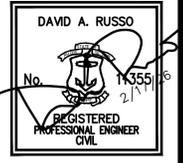
**ZONING & DIMENSIONAL REQUIREMENTS:**

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	60 FT	1 STORY BLDG (15'-18'±)
MAXIMUM ACCESSORY HEIGHT	30 FT	NA
MAXIMUM LOT COVERAGE	80% (2.5 AC.)	36% (1.1 AC.)*
MIN. PARKING REQUIREMENTS	3 PLUS 1 FOR EACH 250 S	63 SPACES PROPOSED (BASED ON 15,000 SF)

\*DIMENSIONAL SETBACKS AND LOT COVERAGE SUBJECT TO CHANGE UPON FINAL ENGINEERING OF DEVELOPMENT SITE.

**SITE PLAN LEGEND**

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	EXISTING MAJOR CONTOUR
	EXISTING PROPERTY LINE
	ABUTTER PROPERTY LINE
	EXISTING APPROXIMATE WETLAND
	50 FT PERIMETER WETLAND BUFFER
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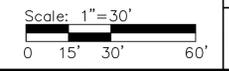
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**004**