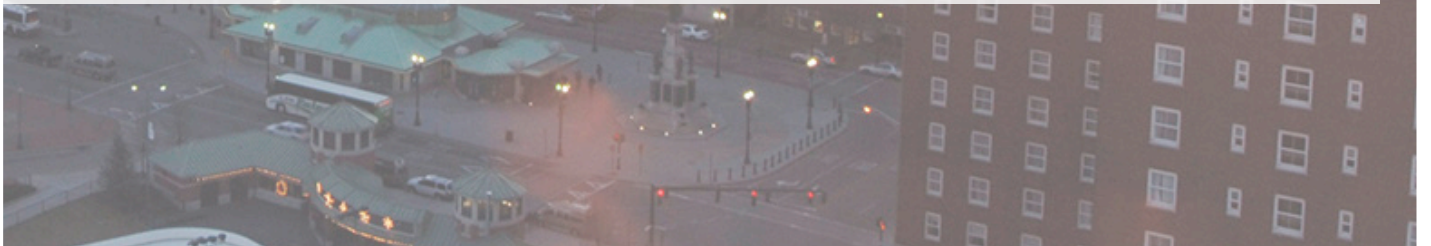
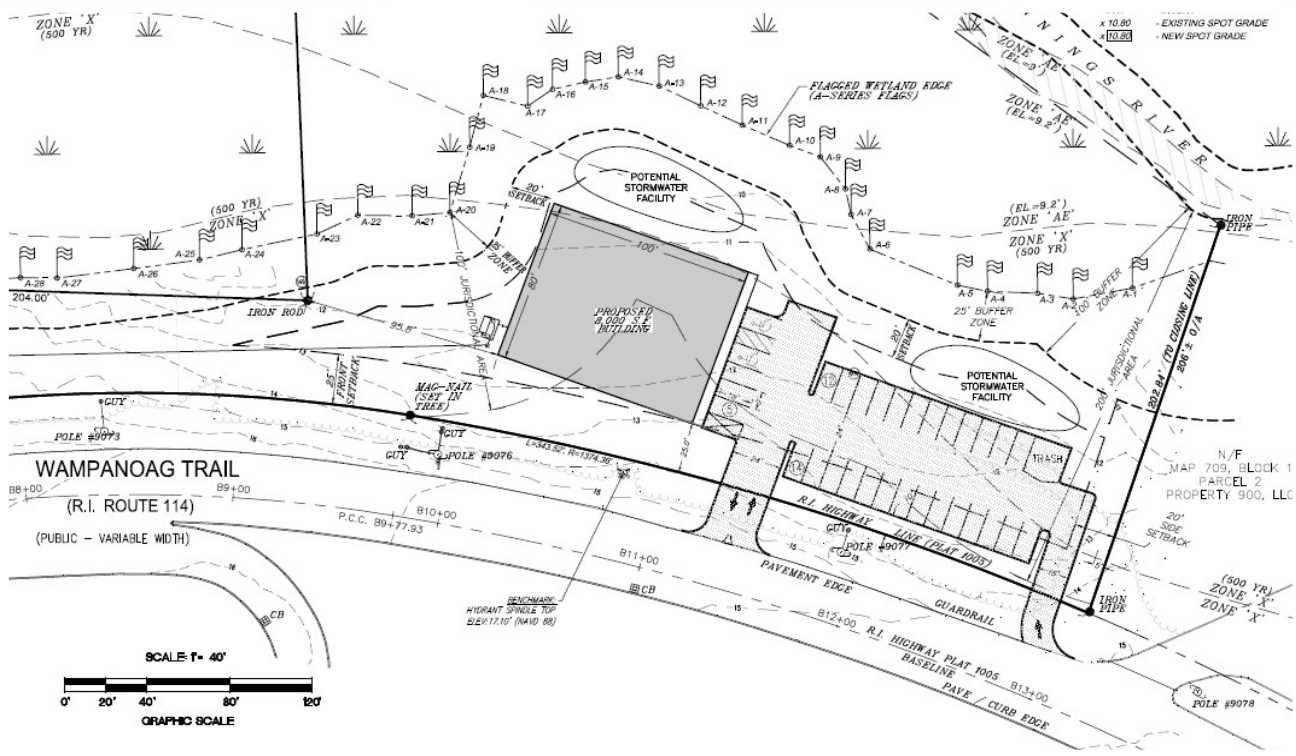


0 WAMPANOAG TRAIL EAST PROVIDENCE - RHODE ISLAND



0 WAMPANOAG TRAIL EAST PROVIDENCE - RHODE ISLAND

DEMOGRAPHICS

Radius	Population	Average HH Income
1 Mile	919	\$104,481
5 Miles	183,286	\$101,659
10 Miles	694,945	\$93,541

PLAT MAP



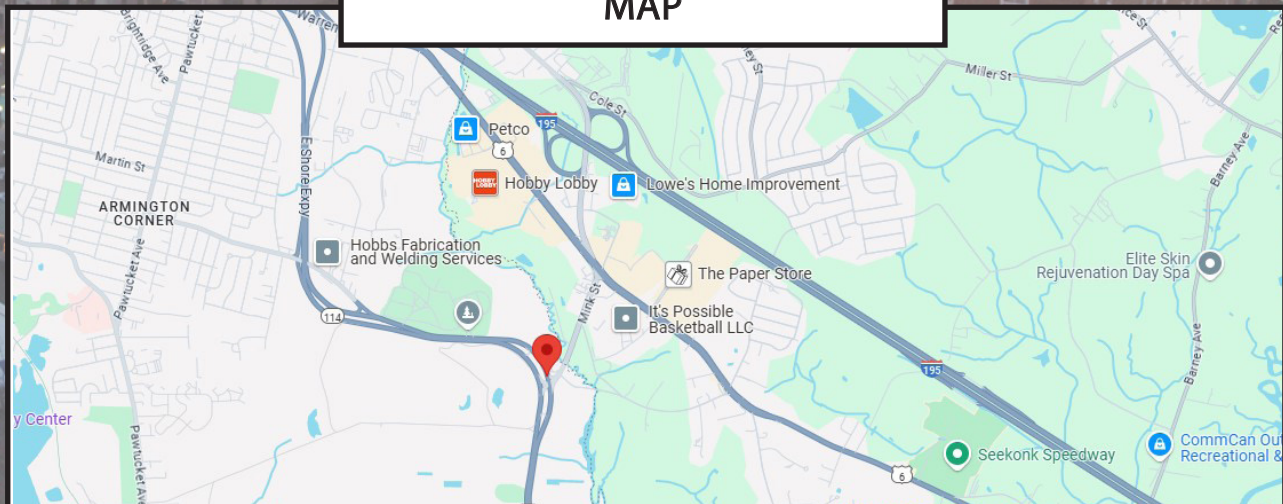
0 WAMPANOAG TRAIL EAST PROVIDENCE - RHODE ISLAND

ASKING PRICE: \$495,000
(Plat 709/01, Lot 1)

PROPERTY DETAILS

- 5.68± Acres of Land
- 1.5± Acres of Buildable
- Master Plan Approved for 8,000 SF Building & 30 Parking Spaces
- Zoned Industrial I-2
- Signalized Intersection
- 193 FT of Frontage on Wampanoag Trail
- High Traffic Area
- Quick to Retail Corridor of RT-6, I-195, I-95 & Downtown Providence
- Wetland Areas Flagged

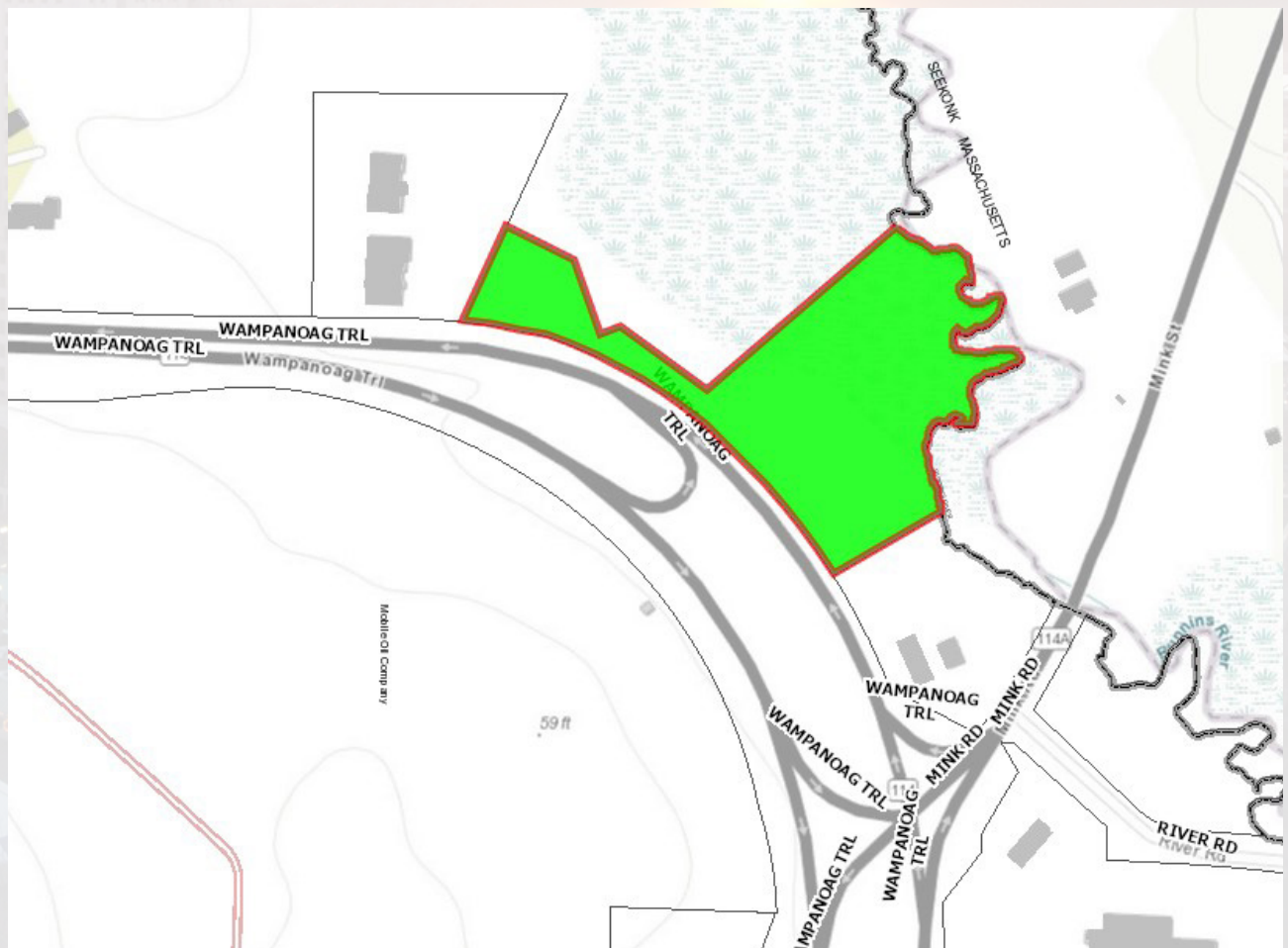
MAP



0 WAMPANOAG TRAIL EAST PROVIDENCE - RHODE ISLAND

ASKING PRICE: \$495,000
(Plat 709/01, Lot 1)

TOPOGRAPHY



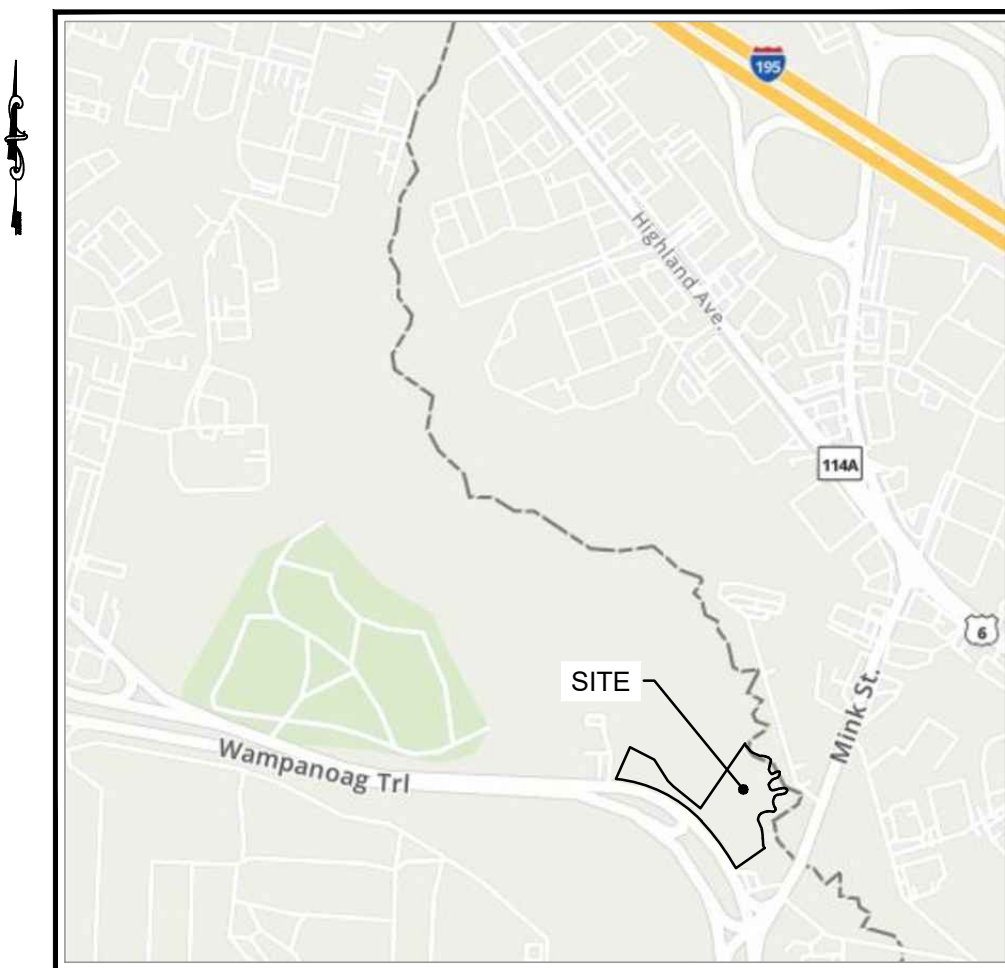
EXISTING ZONING INFORMATION:

EXISTING ZONE I-1	REQUIRED	PROVIDED
MINIMUM LOT AREA	30,000 S.F.	247,500 S.F.
MINIMUM LOT WIDTH	150 FT.	406 FT.
MINIMUM LOT DEPTH	150 FT.	> 150 FT.
MINIMUM FRONT YARD	25 FT.	N/A*
MINIMUM SIDE YARD	20 FT.	N/A*
MINIMUM REAR YARD	25 FT.	N/A*
MAXIMUM LOT COVERAGE	40 %	N/A*
MAXIMUM BUILDING HEIGHT	40 FT.(3 STORIES)	N/A*

*SUBJECT PROPERTY IDS UNDEVELOPED

PROPOSED ZONING INFORMATION:

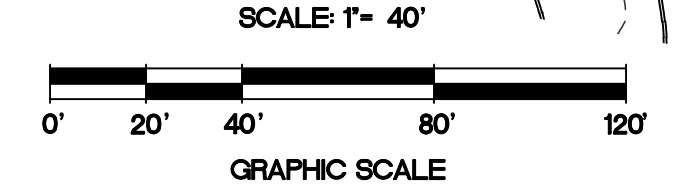
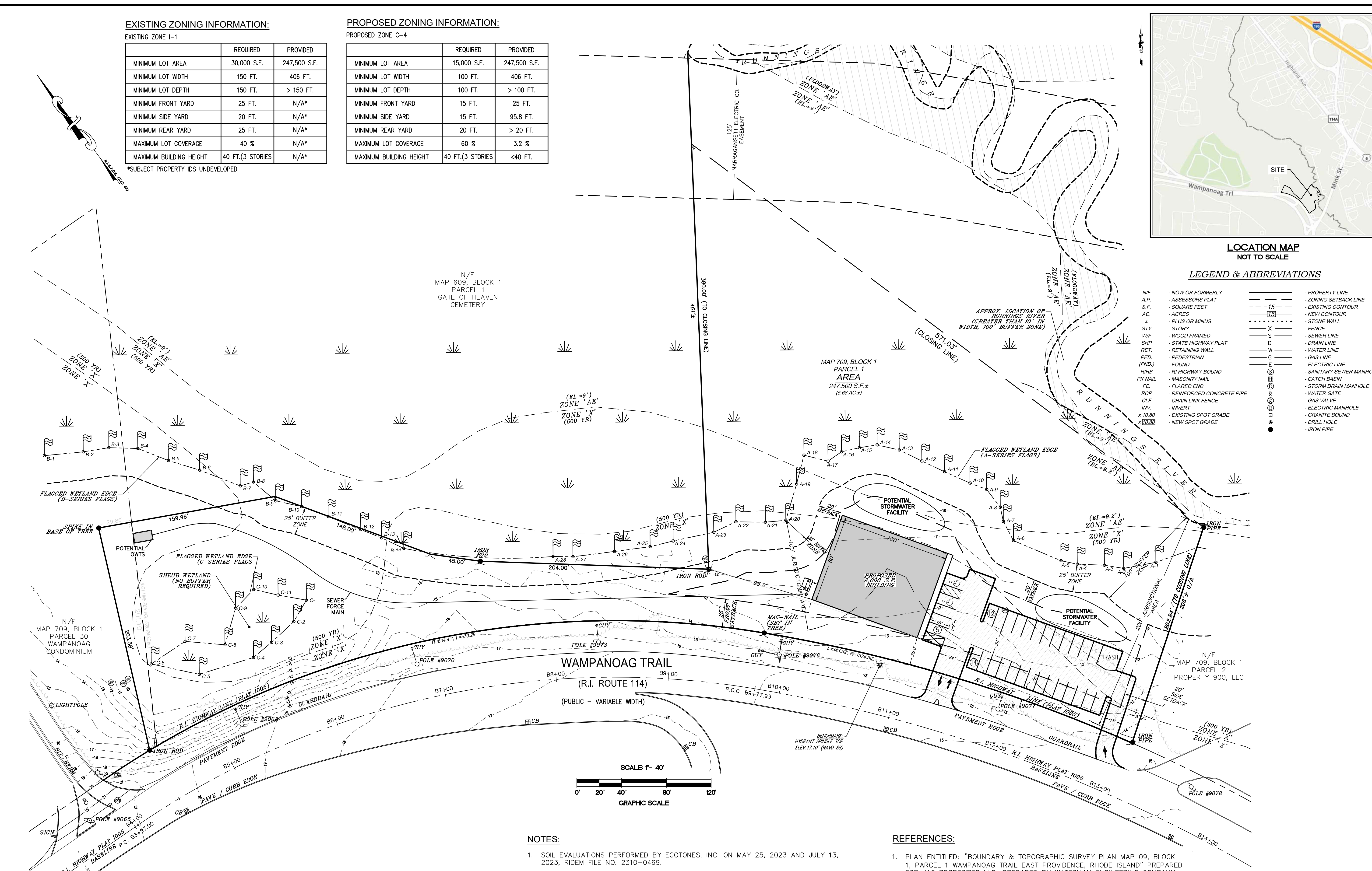
PROPOSED ZONE C-4	REQUIRED	PROVIDED
MINIMUM LOT AREA	15,000 S.F.	247,500 S.F.
MINIMUM LOT WIDTH	100 FT.	406 FT.
MINIMUM LOT DEPTH	100 FT.	> 100 FT.
MINIMUM FRONT YARD	15 FT.	25 FT.
MINIMUM SIDE YARD	15 FT.	95.8 FT.
MINIMUM REAR YARD	20 FT.	> 20 FT.
MAXIMUM LOT COVERAGE	60 %	3.2 %
MAXIMUM BUILDING HEIGHT	40 FT.(3 STORIES)	<40 FT.



LOCATION MAP
NOT TO SCALE

LEGEND & ABBREVIATIONS

N/F	- NOW OR FORMERLY	---	- PROPERTY LINE
A.P.	- ASSESSORS PLAT	- - -	- ZONING SETBACK LINE
S.F.	- SQUARE FEET	- - -	- EXISTING CONTOUR
AC.	- ACRES	- - -	- NEW CONTOUR
±	- PLUS OR MINUS	- - -	- STONE WALL
STY	- STORY	- - -	- FENCE
W/F	- WOOD FRAMED	- - -	- SEWER LINE
SHP	- STATE HIGHWAY PLAT	- - -	- DRAIN LINE
RET.	- RETAINING WALL	- - -	- WATER LINE
PED.	- PEDESTRIAN	- - -	- GAS LINE
(FND.)	- FOUND	- - -	- ELECTRIC LINE
RIHB	- RI HIGHWAY BOUND	- - -	- SANITARY SEWER MANHOLE
PK NAIL	- MASONRY NAIL	- - -	- CATCH BASIN
FE	- FLARED END	- - -	- STORM DRAIN MANHOLE
RCP	- REINFORCED CONCRETE PIPE	- - -	- WATER GATE
CLF	- CHAIN LINK FENCE	- - -	- GAS VALVE
INV.	- INVERT	- - -	- ELECTRIC MANHOLE
x 10.80	- EXISTING SPOT GRADE	- - -	- GRANITE BOUND
x 0.20	- NEW SPOT GRADE	- - -	- DRILL HOLE
		- - -	- IRON PIPE



NOTES:

- SOIL EVALUATIONS PERFORMED BY ECOTONES, INC. ON MAY 25, 2023 AND JULY 13, 2023, RIDEM FILE NO. 2310-0469.
- DATUM IS NAVD 88.
- LOCATION AND DEPTH OF EXISTING UTILITIES ARE APPROXIMATE AND HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION. THE CONTRACTOR SHALL CHECK AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES BOTH UNDERGROUND AND OVERHEAD. THE CONTRACTOR SHALL CONDUCT TEST PITS AS NECESSARY TO VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS. ANY DAMAGE TO EXISTING UTILITIES AS SHOWN OR NOT SHOWN ON THE PLANS SHALL BE THE CONTRACTOR'S RESPONSIBILITY. COSTS OF SUCH DAMAGE SHALL BE BORNE BY THE CONTRACTOR.
- NO EXCAVATION SHALL BE DONE UNTIL ALL INVOLVED UTILITY COMPANIES ARE NOTIFIED 72-HOURS IN ADVANCE. THE CONTRACTOR SHALL BE RESPONSIBLE TO NOTIFY DIG-SAFE (1-888-344-7233). EXCLUDING WEEKENDS AND HOLIDAYS, PRIOR TO THE START OF ANY EXCAVATION AND/OR BLASTING WORK. THE NAME OF THE COMPANY PERFORMING THE EXCAVATION AND/OR BLASTING WORK MUST BE SUPPLIED TO DIG-SAFE, IF IT IS DIFFERENT FROM THE CALLER.

REFERENCES:

- PLAN ENTITLED: "BOUNDARY & TOPOGRAPHIC SURVEY PLAN MAP 09, BLOCK 1, PARCEL 1 WAMPANOAG TRAIL EAST PROVIDENCE, RHODE ISLAND" PREPARED FOR JAG PROPERTIES LLC, PREPARED BY WATERMAN ENGINEERING COMPANY, REVISION 1 DATED 03/22/2023.
- FRESHWATER WETLANDS FLAGS DELINEATED BY NATURAL RESOURCE SERVICES, INC. P.O. BOX 311, HARRISVILLE, RI 02830

FLOOD NOTE:

THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "AE" (EL. 9); 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 PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD; AND A ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN AS PROVIDED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP (FIRM) FOR PROVIDENCE COUNTY, PANEL 337 OF 451, MAP NO. 44007C0337G, MAP REVISED MARCH 2, 2009.

PARKING TABLE

PER ZONING ORDINANCE SEC. 19-284

POTENTIAL USE	ORDINANCE / CALCULATION	REQUIRED	PROVIDED
RETAIL AND SERVICE BUSINESS ESTABLISHMENTS	1 SPACE PER 500 SF OF GFA; 8,000 SF / 500 SF	16 SPACES	31 SPACES

NO.	DATE	REVISION

REVIEW COPY

10/3/2023

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 Warwick, Rhode Island 02886
 www.MillstoneEng.com
 T: (401) 921-3303
 F: (401) 921-3344

PROPOSED COMMERCIAL DEVELOPMENT

MASTER PLAN

MAP 709, BLOCK 1,
 PARCEL 1
 0 WAMPANOAG TRAIL
 EAST PROVIDENCE, RI

PREPARED FOR:
JAG PROPERTIES, LLC

SCALE: AS NOTED
OCTOBER 2023

Drawn By: **JCH**
 Checked By: **JCH**
 Sheet

1
 of 1

FILE NO.: 23.528.811

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