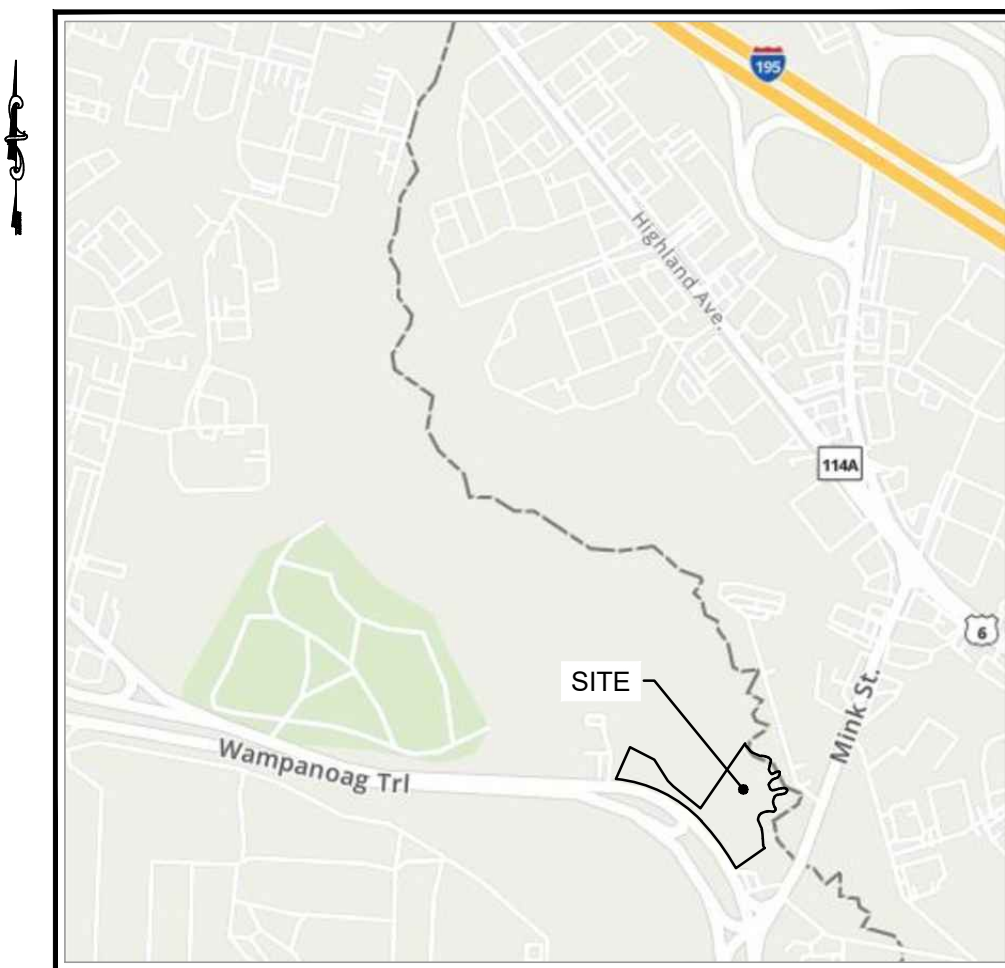


**EXISTING ZONING INFORMATION:**

EXISTING ZONE I-1

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*

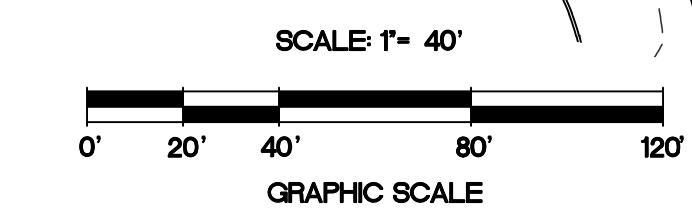
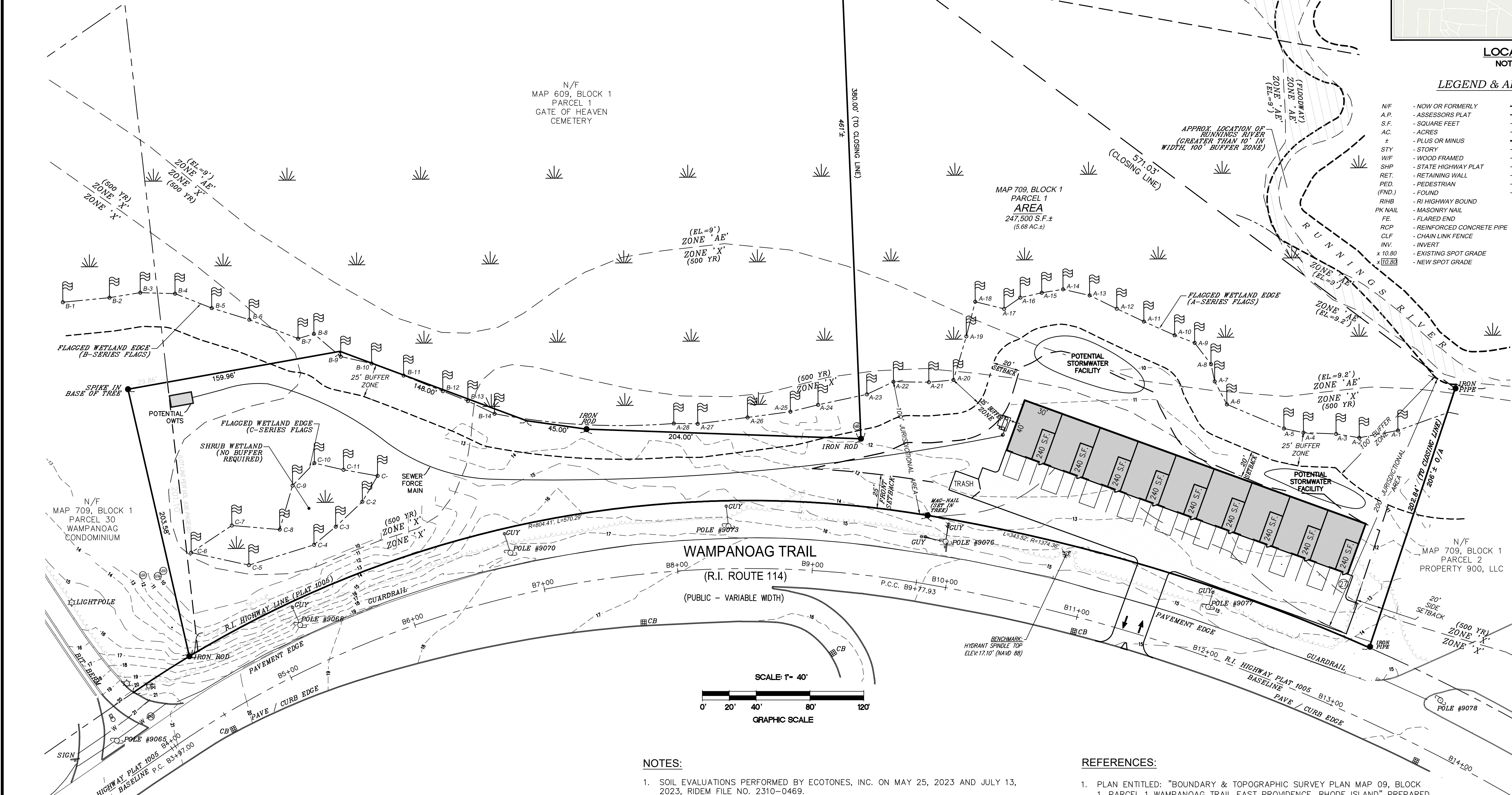
\*SUBJECT PROPERTY IS UNDEVELOPED



**LOCATION MAP**  
NOT TO SCALE

**LEGEND & ABBREVIATIONS**

N/F	- NOW OR FORMERLY	---	- PROPERTY LINE
A.P.	- ASSESSORS FLAT	---	- ZONING SETBACK LINE
S.F.	- SQUARE FEET	---	- EXISTING CONTOUR
AC.	- ACRES	---	- NEW CONTOUR
±	- PLUS OR MINUS	---	- STONE WALL
STY	- STORY	X	- FENCE
W/F	- WOOD FRAMED	S	- SEWER LINE
SHP	- STATE HIGHWAY PLAT	D	- DRAIN LINE
RET.	- RETAINING WALL	W	- WATER LINE
PED.	- PEDESTRIAN	G	- GAS LINE
(FND.)	- FOUND	E	- ELECTRIC LINE
RIHB	- RI HIGHWAY BOUND	⊙	- SANITARY SEWER MANHOLE
PK NAIL	- MASONRY NAIL	⊙	- CATCH BASIN
FE	- FLAGGED 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 PLAIN 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
(23) OFFICE USE	1 SPACE FOR EACH 500 SF OF GFA; 2,160 SF / 500 SF	5 SPACES	9 SPACES (1 SPACE/UNIT)
(39) WHOLESALE, DISTRIBUTION AND WAREHOUSING ESTABLISHMENTS	1 SPACE FOR EACH 2,000 SF OF GFA; 8,640 SF / 2,000 SF	5 SPACES	18 SPACES (2 SPACES/UNIT)
			<b>TOTAL SPACES: 27</b>

NO.	DATE	REVISION

**REVIEW COPY**  
FEB. 9, 2026

**Millstone LLC**  
ENGINEERING • SURVEYING • PERMITTING  
250 Centerville Road, Building E-12 | 790 Aquidneck Avenue, Building B  
Warwick, RI 02886  
www.MillstoneEng.com  
p. (401) 921-3344 t. (401) 921-3303

**PROPOSED COMMERCIAL DEVELOPMENT**  
**CONCEPT PLAN**  
MAP 709, BLOCK 1,  
PARCEL 1  
0 WAMPANOAG TRAIL  
EAST PROVIDENCE, RI  
PREPARED FOR:  
JAG PROPERTIES, LLC  
**SCALE: AS NOTED**  
**FEBRUARY 2026**

Drawn By: JCH  
Checked By: JCH  
Sheet  
**1**  
of 1  
FILE NO.: 23.528.811

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WARWICK, RI 02886