



September 10, 2025

Preliminary Plan Narrative & Supporting Material

1279 Wampanoag Trail, East Providence, RI

Assessors Plat 711, Block 3, Lot 15, Parcels A & B

Applicant:

The John Flatley Company

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Canton, MA 02021

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1.0 Executive Summary

DiPrete Engineering (DE) has prepared the following Project Narrative to accompany our submission for the above-referenced site. The subject site is located at 1279 Wampanoag Trail, accessed from the north via Wampanoag Trail. The site abuts Wampanoag Trail and is within the same lot as previously constructed Wampanoag Meadows.

The applicant, The John Flatley Company, is proposing a commercial development containing 4 new commercial buildings; 1 self-storage, 1 restaurant, and 2 retail buildings with associated driveways, parking, drainage, and utilities.

2.0 Location

The site is approximately 6.57 acres and is located on Assessors' Plat 711, Block 3, Lot 15, Parcels A and B. The site was originally the northeast portion of the previously approved Wampanoag Meadows/Christine Apartments property until recently subdivided. The site has frontage on Wampanoag Trail and Country Side Lane. It is bordered by residential lots to the north, west and south. The site is currently zoned Commercial C-1. The two subject lots were recently broken off from the larger parcel via a subdivision approved in 2025.



The site exists today as mostly disturbed site with gravel and construction material due to earthwork movement and staging from the Wampanoag Meadows Residential Project / Christine Apartments. Some trees and wooded areas exist along the northern and southernmost property lines of Parcel A and B.



2.1 Aerial ½ Mile Radius

See attached plan set.

3.0 Site Analysis

Topography and Drainage

The site slopes up from Wampanoag Trail west towards two existing ponds located on the north and south of the western abutting lot also known as Christine Apartments. Two large berms exist onsite, one running along the north property line of Parcel A and the other along the southern Property line of Parcel B.

The majority of the property flows west to two existing stormwater infiltration ponds located on the north and south of the western abutting lot also known as Christine Apartments. Most of the runoff from the site is infiltrated within the two existing ponds with small perimeter areas draining outward and offsite due to the existing berms along the north and south.



Existing Vegetation on Site

Existing Vegetation

The front third of the site is currently cleared and consists of former agricultural area. The area from the edge of the cleared area east is currently wooded.

Soils

The soils on the Site have been mapped by the USDA Soil Conservation Service. They are:

MmB – Merrimac sandy loam, 3 to 8 percent slopes.

These nearly level; somewhat excessively drained soil is on undulating terraces and outwash plains. Available water capacity is moderate, and runoff is medium. This soil is suitable for community development.

Pg – Pits, gravels.

This unit consists of areas that have been excavated for sand and gravel. The areas are mostly on broad outwash plains and terraces of stream valleys and generally range from 3 to 30 acres.

UD – Udorthents, urban land complex



Area of Soil Map Units from the State of Rhode Island Department of Environmental Management Website



Zoning

The subject parcel is zoned C-1 Commercial 1 Office Business. It is bordered by residential lots to the north, west, and south, including the Christine Apartments located directly to the west. The proposed use of the site includes a self-storage warehouse, retail, and restaurants, which are not permitted uses under the current C-1 zoning district. Therefore, a waiver is being requested from the City to allow for these proposed uses.

Existing Utilities

Public water and sewer are available in Country Side Lane and will be services by East Providence Wastewater & Sewer and the East providence Water Department.

Agricultural Lands

Prior to the construction of previously permitted Wampanoag Meadows, the site was used for farming prior to excavating for the gravel pit.

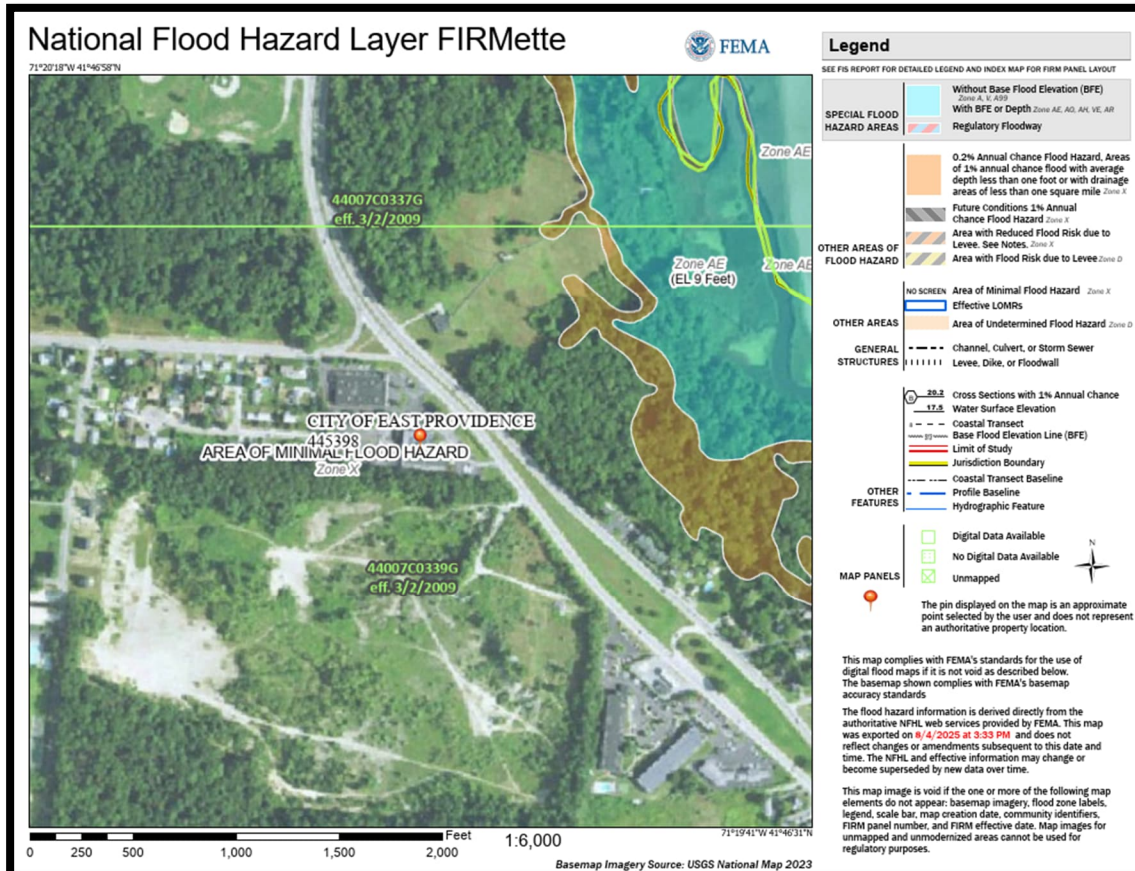
Wetlands

No wetlands are located onsite or immediately adjacent to the site.



FEMA

There are no FEMA flood hazard areas (Zone X) located adjacent to the site. Therefore, the project area will not be subject to flooding during a 1% annual chance (100-year) storm event. Refer to the image on the next page for a portion of the Flood Insurance Rate Map (FIRM) number 44007C0337G in the vicinity of the project.



Flood Insurance Rate Map (FIRM) downloaded from the FEMA Flood Map Service Center



3.1 Existing Conditions Plan

See attached plan set.



4.0 Proposed Development

The current proposal, as illustrated in the accompanying site plans, includes four commercial buildings with associated parking, drainage, and utility infrastructure located on Parcels A and B. Both parcels are accessed via County Side Lane off Wampanoag Trail.

Parcel A

Parcel A is located on the north side of Country Side Lane. It proposes a three-story, approximately 61,820-square-foot warehouse structure for self-storage, including a drive-in loading area and associated parking. Stormwater management features include a sediment forebay and sand filter for water quality treatment, with peak flow directed to the existing infiltration pond located northwest of the Christine Apartments. Refer to the Stormwater Management Report for further details.

Parcel B

Parcel B is located on the south side of Country Side Lane and includes three commercial buildings:

- A 1,973-square-foot restaurant with a drive-thru,
- A 3,500-square-foot shared retail building with a drive-thru,
- A 10,500-square-foot retail building.

Stormwater treatment for Parcel B also includes a sediment forebay and sand filter, with peak flow directed to the existing infiltration pond located southwest of the Christine Apartments. Additional information is available in the Stormwater Management Report.

All of the proposed uses on the Site are not permitted uses under East Providence's C-1 Zoning District. A special use permit will be requested and submitted for all proposed uses.

Parking

The proposed site plan includes a total of 71 parking spaces, designed in accordance with the East Providence Zoning Ordinance requirements. Each row of parking is terminated with a landscape island, contributing to both site aesthetics and environmental considerations. Per the ordinance, landscape islands are required to have a minimum width of 5 feet. However, the current design proposes islands that do not meet this minimum width. Therefore, a waiver is being sought for the island width requirement.

All other applicable parking layout standards, including stall dimensions, drive aisle widths, and total parking count, are fully compliant with the zoning code.



PARKING REGULATIONS

BUILDING 1

PARKING USE:	RESTAURANTS/EATING OR DRINKING ESTABLISHMENT
PARKING REQUIREMENT:	1 SPACE FOR EACH 6 SEATS PROVIDED FOR PATRON USE, PLUS 1 SPACE FOR EACH 2 EMPLOYEES
RESTAURANT SQUARE FOOTAGE:	1,973 SF
NUMBER OF EMPLOYEES:	6
NUMBER OF SEATS:	48
REQUIRED PARKING CALCULATION:	1 SPACE / 6 SEATS + 1 SPACE / 2 EMPLOYEES $(48 / 6) + (6 / 2) = 11$ SPACES
TOTAL PARKING REQUIRED:	11 SPACES

BUILDING 2

PARKING USE:	RETAIL AND SERVICE BUSINESS ESTABLISHMENT
PARKING REQUIREMENT:	ONE SPACE FOR EACH 500 SF OF GFA
BUILDING SQUARE FOOTAGE (GFA):	3,500 SF (1,000 SF RETAIL & 2,500 SF BANK)
REQUIRED PARKING CALC (BANK):	1 SPACE / 500 SF $2,500 \times 1/500 = 5$ SPACES
REQUIRED PARKING CALC (RETAIL):	1 SPACE / 500 SF $1,000 \times 1/500 = 2$ SPACES
TOTAL PARKING REQUIRED:	7 SPACES

BUILDING 3

PARKING USE:	RETAIL AND SERVICE BUSINESS ESTABLISHMENT
PARKING REQUIREMENT:	ONE SPACE FOR EACH 500 SF OF GFA
RETAIL SQUARE FOOTAGE (GFA):	10,500 SF
REQUIRED PARKING CALCULATIONS:	$10,500 \times 1/500 = 21$ SPACES
TOTAL PARKING REQUIRED:	21 SPACES

BUILDING 4

PARKING USE:	WAREHOUSING ESTABLISHMENT (SELF STORAGE)
PARKING REQUIREMENT:	ONE SPACE FOR EACH 2 EMPLOYEES, OR ONE SPACE FOR EACH 2,000 SF OF GFA, PLUS ADDITIONAL SPACES FOR CUSTOMER VEHICLES DETERMINED APPROPRIATE BY ZONING OFFICER
BUILDING 4 SQUARE FOOTAGE (GFA):	61,818 SF
NUMBER OF EMPLOYEES:	2
REQUIRED PARKING CALCULATIONS:	$61,818 \times 1/2,000 + 1$ SPACE / 2 EMPLOYEES (2 EMPLOYEES) $= 31.9 = 32$ SPACES
TOTAL PARKING REQUIRED:	32 SPACES

TOTAL

TOTAL PARKING SPACES REQUIRED:	71
ADA PARKING REQUIRED:	5 SPACES
TOTAL PARKING SPACES PROVIDED:	71 SPACES (INCLUDING 5 ADA SPACES)



4.1 Site Plan

See attached plan set.



5.0 Stormwater Analysis

The stormwater quality will be improved by utilizing Best Management Practices (BMPs) as established by the Rhode Island Stormwater Design and Installation Standards Manual (RISDISM). BMPs will consist of sediment forebays, sand filters, and peak mitigation through the existing infiltration ponds. The system has been designed to meet the RIDEM Stormwater Design and Installations Standards Manual.

The water quality BMPs (sediment forebay and sand filter) will overflow to the existing infiltration ponds. The proposed grades of the site will tie into the now existing Wampanoag Meadows residential development. The portions of the site which drain offsite are uncontrolled areas from the two existing berms located on the north and south. Minor disturbance on the interior berm embankment is proposed.

The proposed drainage analysis uses stormwater management systems to control and treat runoff from the proposed development. The following BMPs are used on site and have been designed to include the following elements:

- Sediment Forebays
 - Pretreatment of roadways and sidewalks
 - 2.75' forebay depth with proposed 3:1 grassed slopes.
 - Sandy-loam or other slower infiltrating soil to be placed under the sediment forebays to inhibit infiltration within sediment forebay in areas with high insitu infiltration rates.
- Sand Filters
 - Fully infiltrates the water quality stormwater event
 - 2.0' of sand media mix including 6" of top soil and 1.5' of sand filter sand for stormwater infiltration
 - 12"-18" thick choke stone layer.
 - Consisting of a well-graded mixture of sand, gravel, and 40 to 60 percent rock with a maximum stone size of 9 inches.
 - Water quality storm event is directed from the sediment forebay to the water quality infiltration basin, all other events are directed to the existing peak mitigation infiltration basins.
- Existing Infiltration Pond
 - Peak mitigation infiltration basins are designed to infiltrate all other storm events, including the 100-year storm event.
 - Infiltration basins have a minimum of 4.0' of separation to the groundwater table.

The primary goal of increasing water quality treatment is accomplished by providing water quality BMPs. Stormwater runoff mitigation is provided by fully infiltrating stormwater runoff within the proposed onsite sand filters and existing infiltration ponds located on the Wampanoag Meadows Residence site. By reducing post development stormwater flow rate to a level no greater than the pre development rate, the second goal of the proposed drainage system is achieved. Any potential impacts from the proposed development on the abutting properties has been mitigated.

6.0 Sewage Disposal

An 8" PVC sewer network is available on Parcel A running west towards Christine Apartments. The sewer service and networks for the proposed developments on parcel A and B are proposed to discharge onto an existing sewer manhole located on the southwest corner of Parcel A.



The proposed development is to be serviced by public sewer via a connection through the Christine Apartments site to Julie Ann Circle to the north.

7.0 Public Water

A 10" water main with available along Country Side Lane. The proposed development proposes to connect to two existing 8" stubs on Country Side Lane leading to both Parcel A and Parcel B. Public water service in the area is proposed to be connected to the public water system.

8.0 Impacts

Lighting

The development has been designed to light the proposed roadway and parking areas for safe travel levels as required. Every effort has been made to shield lighting from neighboring homes. Additional lighting is proposed along the eastern property line of Parcel A to provide additional lighting along Wampanoag Trail leading to the sites entrance onto Country Side Lane. A photometrics plan has been provided with this submission.

Landscaping

The existing vegetation is mainly scrub-shrub, invasive plants and successional plants. The development requires grading for access and stormwater management and balancing cut and fill of earthwork. The development the landscaping will also require topsoil and soil amendments in order to grow turf and maintain healthy trees and shrubs.

Water Quality

The impacts of the proposed development on water quality can be divided into two phases; construction and post construction/occupancy. During the construction phase, soil erosion will be controlled with silt fence, staked hay bales, temporary sediment traps, and other best management practices. A Soil Erosion Sediment Control (SESC) Plan has been developed for the project.

In the post construction/occupancy phase, water quality will be managed utilizing best management practices as outlined in the RISDISM.

Fire Services

The proposed development will be built to the highest standard of the new building codes with regards to building materials and construction methods. Hydrants will be proposed onsite as required by the Fire Chief. The site will be designed to allow fire truck access throughout the proposed development.