

FINISHED FLOOR ELEVATIONS

LOT #	PROPOSED FFE	LOT #	PROPOSED FFE
1	44.27	20	44.00
2	44.23	21	44.74
3	45.00	22	44.81
4	44.84	23*	44.16
5	43.72	24*	44.00
6	44.00	25*	45.00
7	45.00	26*	45.00
8	45.00	28	44.00
9	45.00	29	44.00
10	44.00	30	44.00
11	45.32	31	45.00
12	44.21	32	45.00
13	45.00	33	44.00
14	45.25	34	44.00
15	44.85	35	44.80
16	44.00	36	44.00
17	44.00	37	45.00
18	45.00	38	43.81
19	44.10	39	45.00

* LOTS 23-26 ARE TO BE RAISED RANCH FOUNDATIONS (-4' FROM FF) THE REST OF THE LOTS WILL BE FULL 8' FOUNDATIONS

LEGEND:

- SUBJECT PROPERTY LINE
- - - STATE HIGHWAY BASE LINE
- - - EXISTING STATE HIGHWAY LINE
- - - ABUTTING PROPERTY LINE
- - - EXISTING FENCE (CHAIN LINK)
- - - EXISTING FENCE (WOODEN)
- - - EXISTING EDGE OF VEGETATION
- RHBF RHODE ISLAND HIGHWAY BOUND FOUND
- IRF IRON ROD FOUND
- DHF DRILL HOLE FOUND
- GBF GRANITE BOUND FOUND
- IR IRON ROD TO BE SET
- △ PK SURVEY NAIL TO BE SET
- - - FFW FLAG / EDGE
- - - FFW BUFFER LINE

ZONING DATA:

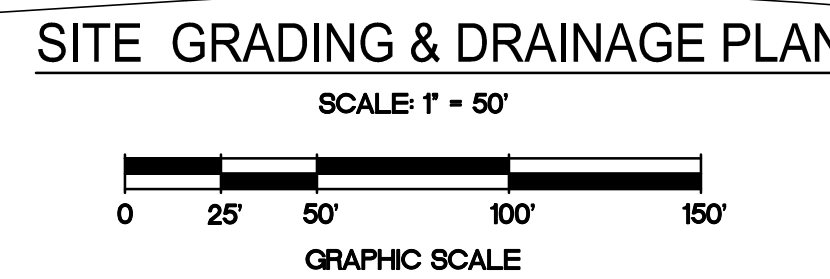
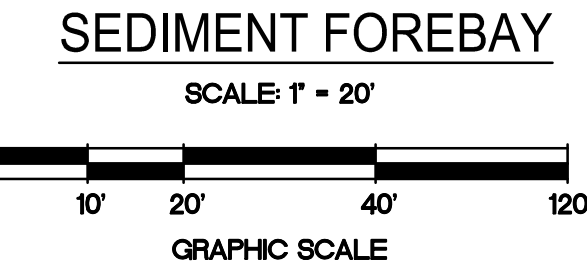
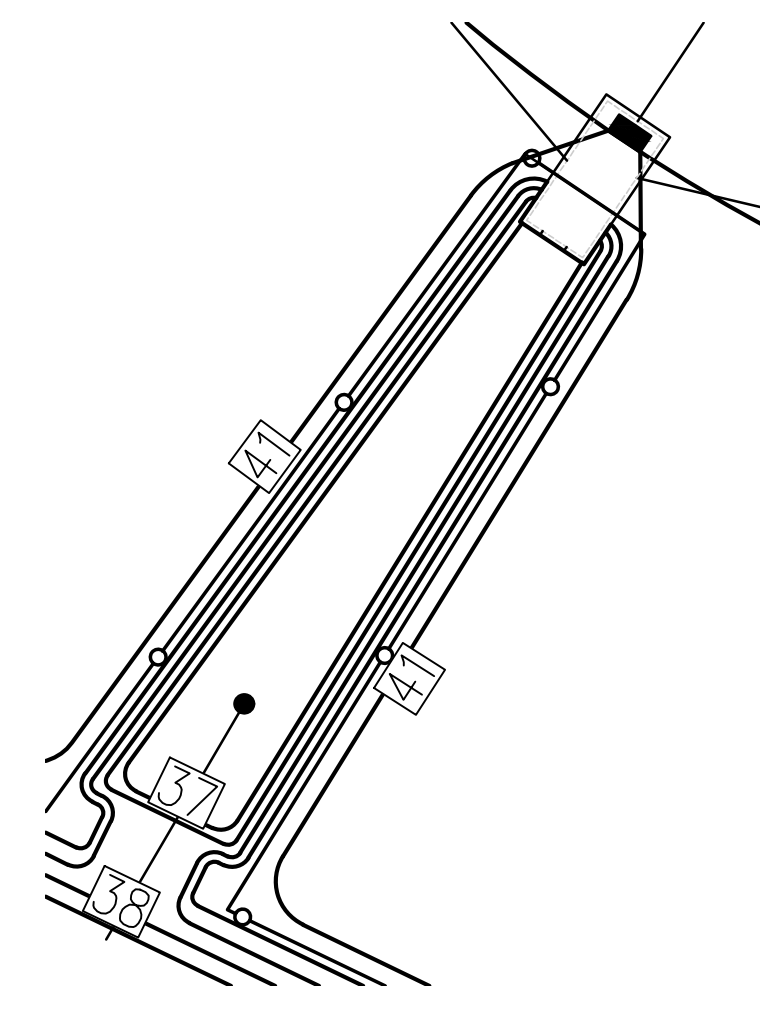
AP 347, LOT 476
CONDITION: VACANT ELEMENTARY SCHOOL (RAZED)

DIMENSIONAL REQUIREMENTS:

A-7	REQUIRED
MINIMUM LOT SIZE	7,000 S.F.
LOT WIDTH	70'
SETBACKS - PRINCIPAL BUILDING:	
FRONT YARD	25'
REAR YARD	20'
SIDE YARD	8'
MAX. STRUCTURE HEIGHT	35'

FLOOD NOTE:
THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE X: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN BASED UPON INFORMATION PROVIDED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR KENT COUNTY COMMUNITY PANEL NUMBER 44003C0133H, MAP REVISED SEPTEMBER 18, 2013.

DEVELOPMENT NOTE:
EACH LOT WILL BE DEVELOPED WITH A HOUSE, DRIVEWAY AND UTILITY CONNECTIONS WITH AN AVERAGE DRIVEWAY AREA OF 600 SQUARE FEET AND AN AVERAGE DWELLING AREA OF 1,196 SQUARE FEET.



NO.	DATE	REVISION
1.	9/5/2023	RIDEM REVIEW COMMENTS
2	10/24/23	RIDEM COMMENTS
3	11/10/23	RIDEM COMMENTS
4	12/17/23	SEWER EASEMENT
5	2/5/2024	PROPOSED SCREENING

REVIEW COPY

MILLSTONE ENGINEERING, P.C.
CIVIL ENGINEERING • LAND PLANNING
250 Centerville Road, Building E-12
Warwick, Rhode Island 02886
www.MillstoneEng.com
P: (401) 921-3344 F: (401) 921-3303

SITE GRADING & DRAINAGE PLAN

40 WICKES WAY

A.P. 347, LOT 476
50 CHILD LANE
WARWICK, RI

PREPARED FOR:
40 WICKES WAY, LLC

SCALE: 1"=50'
JULY 2023

Drawn By: JCH
Checked By: BJC
Sheet

5
of 10

FILE NO.: 21.345.691

COPYRIGHT 2023
MILLSTONE ENGINEERING, P.C.
THIS DRAWING IS COPYRIGHTED AND SUBJECT TO COPYRIGHT PROTECTION. IT IS THE PROPERTY OF MILLSTONE ENGINEERING, P.C. AND SHALL NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF MILLSTONE ENGINEERING, P.C.