



**LEGEND:**

- SUBJECT PROPERTY LINE
- - - STATE HIGHWAY BASE LINE
- - - EXISTING STATE HIGHWAY LINE
- - - ABUTTING PROPERTY LINE
- - - BUILDING SETBACK LINE
- - - EXISTING FENCE (CHAIN LINK)
- - - EXISTING FENCE (WOODEN)
- 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
- - - FWW FLAG / EDGE
- - - FWW BUFFER LINE

**ZONING DATA:**

AP 347, LOT 476
CONDITION: VACANT ELEMENTARY SCHOOL

**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'

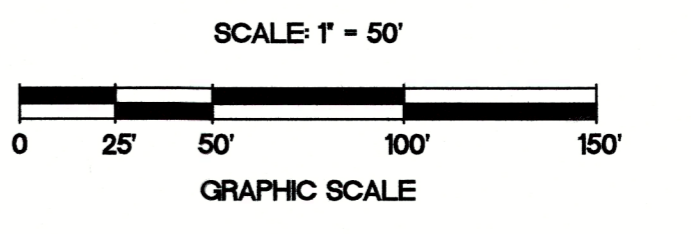
- REFERENCE:**
- CITY OF WARWICK ASSESSOR'S PLAT 347
  - GOOGLE AERIAL IMAGE DATED JUNE 29, 2018.
  - PLAN ENTITLED "PLAN OF LAND ASSESSOR'S PLAT 347, LOT 476 CHILD LANE / BUTTONWOODS AVENUE VERA STREET WARWICK, RHODE ISLAND PREPARED FOR LINK COMMERCIAL PROPERTIES PREPARED BY MILLSTONE ENGINEERING, P.C." DATED 7-14-2022
  - WETLANDS FLAGGED BY NATURAL RESOURCE SERVICES, INC. ON JUNE 14, 2022

**LANDSCAPE NOTE:**  
STREET TREES SHALL BE PLANTED IN FRONT YARDS AREAS ALONG THE PROPOSED RIGHT-OF-WAY AT A MAXIMUM SPACING OF 50 FT ON-CENTER, AS MEASURED ON THE PROPERTY LINE. A MINIMUM OF THREE (3) TREE SPECIES SHALL BE UTILIZED. TREES SHALL BE 8'-10" STANDARD MINIMUM SIZE AT INSTALLATION. SUGGESTED TREE VARIETIES INCLUDE:

- RED MAPLE (ACER RUBRUM)
- SUGAR MAPLE (ACER SACCHARUM)
- TUPELO (NYSSA SYLVATICA)

**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.

**PROJECT STATISTICS**  
PROPOSED BUILDABLE LOTS: 39  
ROADWAY LENGTHS: ROAD A: 1,135 FEET  
ROAD B: 830 FEET



NO.	DATE	REVISION
1.	11/30/22	R.O.W WIDTH & SETBACKS

**JEFFREY C. HANSON**  
No. 5238  
11/30/22  
REGISTERED PROFESSIONAL ENGINEER

**MILLSTONE ENGINEERING, P.C.**  
CIVIL ENGINEERING • LAND PLANNING  
750 Aquidneck Avenue, Building B  
Warwick, Rhode Island 02886  
www.MillstoneEng.com  
p. (401) 921-3344 f. (401) 921-3303

**MASTER PLAN**  
**40 WICKES WAY**  
A.P. 347, LOT 476  
50 CHILD LANE  
WARWICK, RI  
PREPARED FOR:  
**40 WICKES WAY, LLC**  
SCALE: 1"=50'  
NOVEMBER 2022

Drawn By: JCH  
Checked By: BJC  
Sheet  
**3**  
of 3  
FILE NO.: 21.345.691

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MILLSTONE ENGINEERING, P.C.  
250 CENTREVILLE ROAD  
WARWICK, RI 02886

**MASTER PLAN**  
SCALE: 1"=50'