

MASTER PLAN NARRATIVE

For Proposed

40 Wickes Way

Assessor's 347, Lot 476

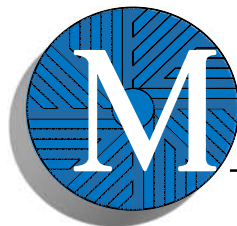
**50 Child Lane
Warwick, RI**



Prepared for:

**40 Wickes Way, LLC
144 Metro Center Blvd., Unit F
Warwick, RI 02886**

Prepared by:



**MILLSTONE
ENGINEERING, P.C.**

CIVIL ENGINEERING • LAND PLANNING

250 CENTERVILLE ROAD, BUILDING E12,
WARWICK, RHODE ISLAND 02886

790 AQUIDNECK AVENUE, BUILDING B
MIDDLETOWN, RI 02842

p. (401) 921-3344 f. (401) 921-3303

NOVEMBER 2022

REVISED: NOVEMBER 30, 2022



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Location:

The subject property is identified as Warwick Assessor's Plat 347, Lot 476, located at 50 Child Lane. The property is presently developed as the former John Wickes Elementary School and associated improvements. The property is currently owned by 40 Wickes Way, LLC.

The property is 10.67 acres in size and has street frontage along Child Lane, Buttonwoods Avenue and Vera Street.

Proposal:

The proposal is to raze the former elementary school and subdivide the property to develop 39-single family dwellings.

Zoning:

The property is zoned A-7 (Residential).

Utilities:

The project will be serviced by public water and public sewer facilities. Electric and telecommunication utilities will also service the development.

Population Estimate:

The city of Warwick had a population of 82,823 people with 35,469 households at the 2020 census. This equates to 2.34 persons per household (82,823 / 35,469). The total number of persons under 18 was 17.9%. With 39 households proposed, the number of persons would be 91 persons. The number of persons under 18 would be 16.

Soils:

The Natural Resources Conservation Service Web Soil Survey identifies the soils underlying the subject property as Urban Land and Sudbury Sandy Loam.

Stormwater Summary:

Stormwater facilities to service the proposed development will be provided on-site and meet the requirements of the Rhode Island Stormwater Design and Installation Manual. Freshwater wetlands are present at the southwest corner of the property and a Freshwater Wetlands Permit will be required from the Rhode Island Department of Environmental Management.



FEMA Flood Reference:

The subject property is partially within a Flood Zone X – areas determined to be outside the 0.2% annual chance flood plain as shown on Flood Insurance Rate Map, Kent County Community Panel No. 44003C0133H, Map Revised September 18, 2013.

Phasing:

The project is proposed to be built in one phase.



APPENDIX A – Reduced Master Plan (8-1/2” x 11”)

MASTER PLAN

40 WICKES WAY

ASSESSOR'S PLAT 347, LOT 476

50 CHILD LANE

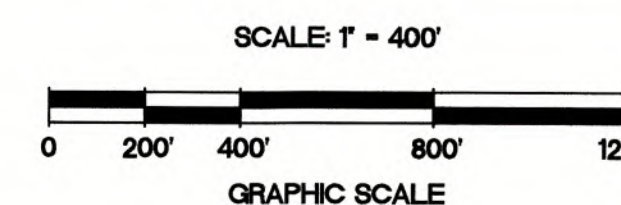
WARWICK, RHODE ISLAND



AERIAL PHOTOGRAPH

REFERENCES: 1. AERIAL PHOTOGRAPH PROVIDED BY GOOGLE PRO
IMAGE DATE: JUNE 2022

PREPARED FOR:
40 WICKES WAY, LLC
NOVEMBER 2022



VICINITY MAP
NOT TO SCALE

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SHEET	DESCRIPTIONS
1	COVER SHEET
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3	MASTER PLAN

PREPARED BY:

MILLSTONE ENGINEERING, P.C.
CIVIL ENGINEERING LAND PLANNING

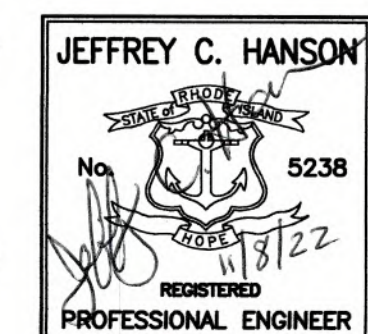
250 Centerville Road,
Building E-12
Warwick, Rhode Island 02886

790 Aquidneck Avenue,
Rear Entrance
Middletown, Rhode Island 02842

p. (401) 921-3344
f. (401) 921-3303
www.MillstoneEng.com

OWNER:
40 WICKES WAY, LLC
144 METRO CENTER BLVD., UNIT F
WARWICK, RI 02886

APPLICANT:
40 WICKES WAY, LLC
144 METRO CENTER BLVD., UNIT F
WARWICK, RI 02886



Drawn By: JCH

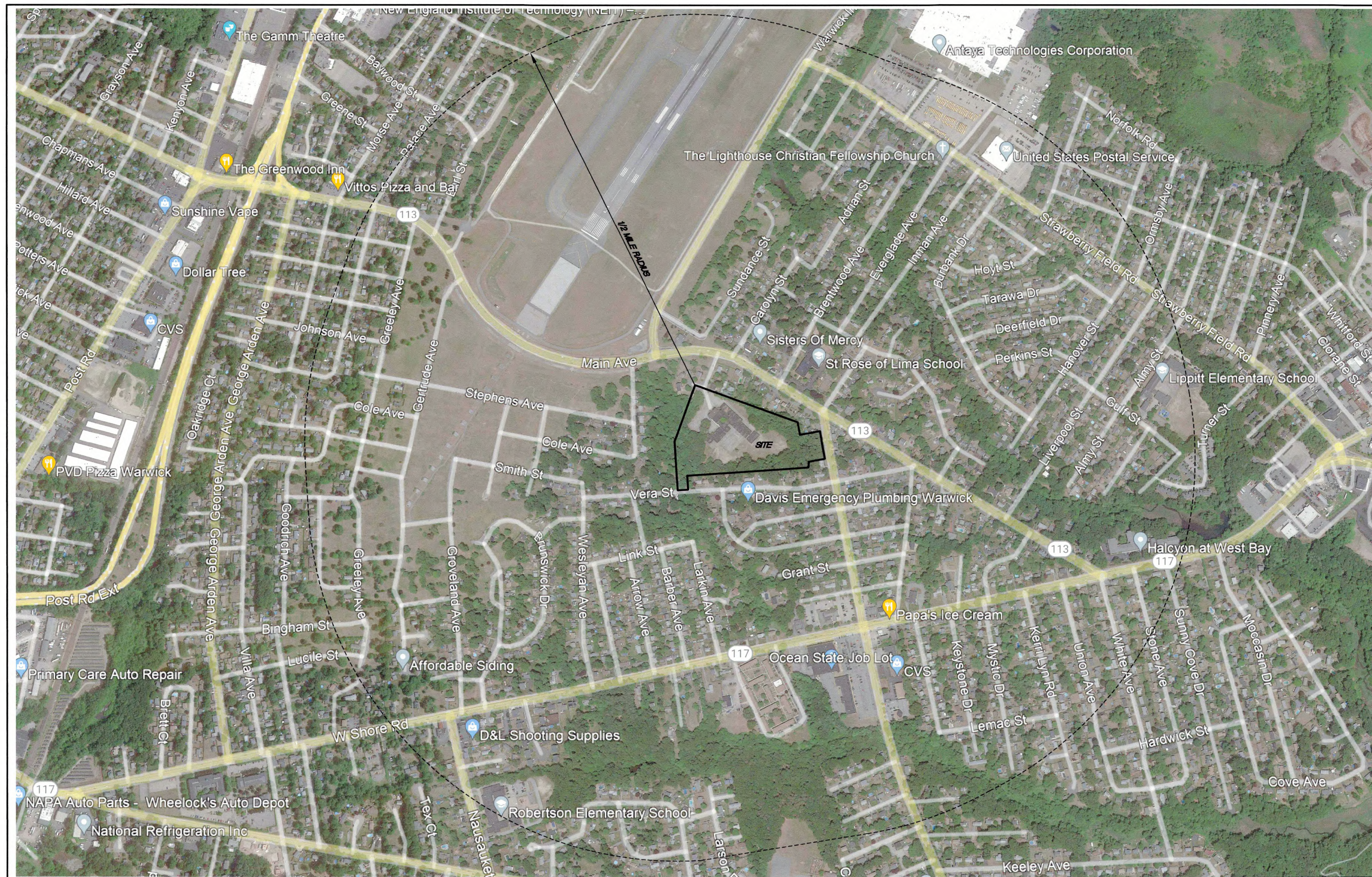
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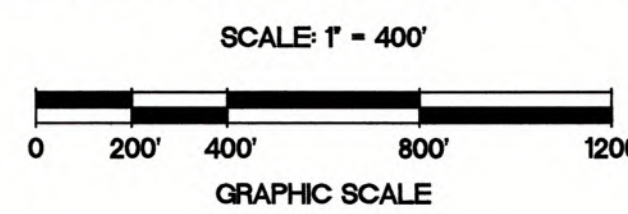
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FILE NO.: 21.345.691



REFERENCE:
GOOGLE IMAGE DATED JUNE, 2022

AERIAL PHOTOGRAPH / VICINITY MAP



SOIL SURVEY DATA:

SYMBOL	NAME
UD	UDORTHERTS - URBAN LAND COMPLEX
Ss	SUDBURY SANDY LOAM



REFERENCE: WEB SOIL SURVEY, NATIONAL COOPERATIVE SOIL SURVEY
SOIL SURVEY MAP
SCALE: 1" = 200'

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



NO.	DATE	REVISION

JEFFREY C. HANSON
No. 5238
PROFESSIONAL ENGINEER

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AERIAL PHOTOGRAPH / VICINITY MAP & SOIL SURVEY MAP

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
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FILE NO.: 21.345.691



- 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'

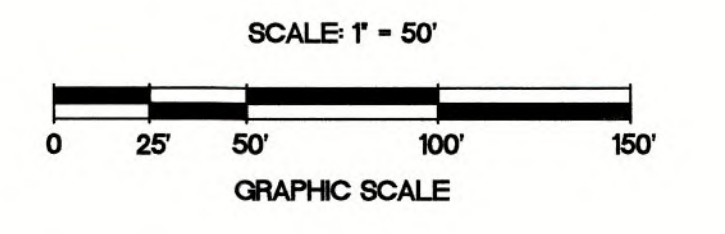
- REFERENCE:**
- CITY OF WARWICK ASSESSOR'S PLAT 347
 - GOOGLE AERIAL IMAGE DATED JUNE 29, 2018.
 - PLAN ENTITLED "PLAN OF LAND ASSESSOR'S PLAT 347, LOT 476 CHILD LANE / BUTTONWOODS AVENUE VERA STREET WARWICK, RHODE ISLAND PREPARED FOR LINK COMMERCIAL PROPERTIES PREPARED BY MILLSTONE ENGINEERING, P.C."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

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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
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FILE NO.: 21.345.691

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250 CENTREVILLE ROAD
WARWICK, RI 02886

MASTER PLAN
SCALE: 1"=50'



APPENDIX B – Historical Preservation & Heritage Commission Correspondence



STATE OF RHODE ISLAND

HISTORICAL PRESERVATION & HERITAGE COMMISSION

Old State House 150 Benefit Street Providence, RI 02903

Telephone 401-222-2678
TTY 401-222-3700

Fax 401-222-2968
www.preservation.ri.gov

October 13, 2022

Via email: thomas.j.kravitz@warwickri.com

Tom Kravitz
City Planning Director
City of Warwick
3027 West Shore Road
Warwick, Rhode Island 02886

Re: RIHPHC Project No. 16925
John Wickes Elementary School – Demolition and Development
50 Child Lane
Warwick, RI

Dear Mr. Kravitz:

The Rhode Island Historical Preservation and Heritage Commission (RIHPHC) staff has reviewed the information that you provided for a project at the above-referenced property. The City of Warwick proposes to demolish the existing building at 50 Child Lane in Warwick. Subsequently, the property will be subdivided for residential development.

The former John Wickes Elementary School was constructed in 1955 and expanded in 1995-2000. In 2017, the RIHPHC determined the building does not meet the National Register Criteria for Evaluation for listing in the National or State Registers of Historic Places (170106.04). Based on our review of available information, it is the conclusion of the RIHPHC that no historic properties will be affected by the project.

These comments are provided in accordance with the Rhode Island Historic Preservation Act and Rhode Island General Laws. If you have any questions, please contact RIHPHC Project Review Coordinator Elizabeth Totten at 401-222-2671 or elizabeth.totten@preservation.ri.gov.

Sincerely,

Jeffrey Emidy
Interim Executive Director
Interim State Historic Preservation Officer