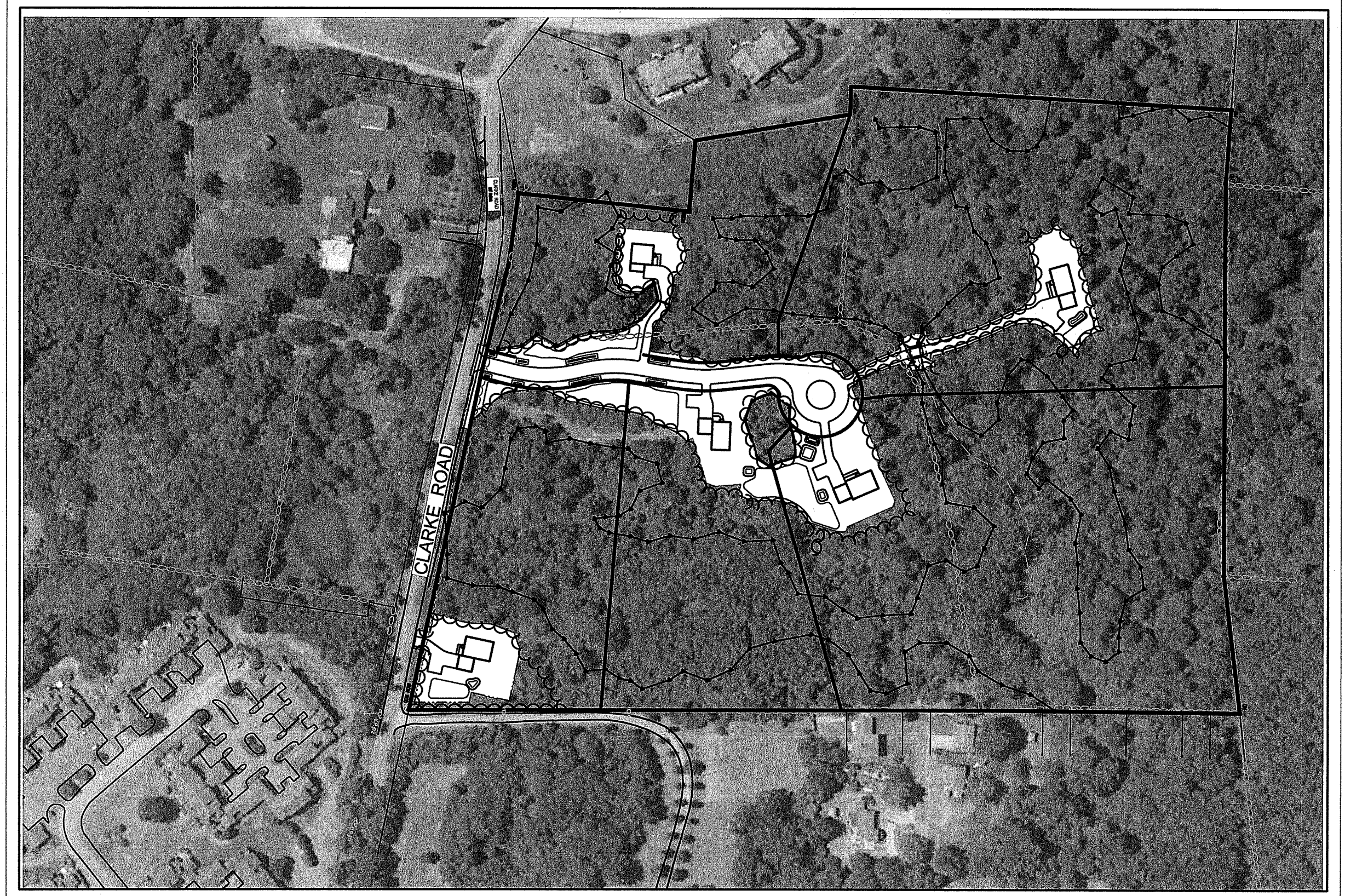
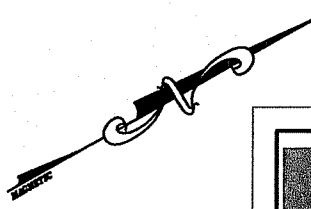


# CONSTRUCTION DRAWINGS

FOR:

## CLARKE ROAD SUBDIVISION

ASSESSOR'S PLAT V, LOT 27  
CLARKE ROAD  
NARRAGANSETT, RI



AERIAL IMAGE  
SCALE: 1"=150'

PREPARED FOR:  
**SKYCAP, LLC**  
PREPARED BY:

**Millstone LLC**  
ENGINEERING • SURVEYING • PERMITTING

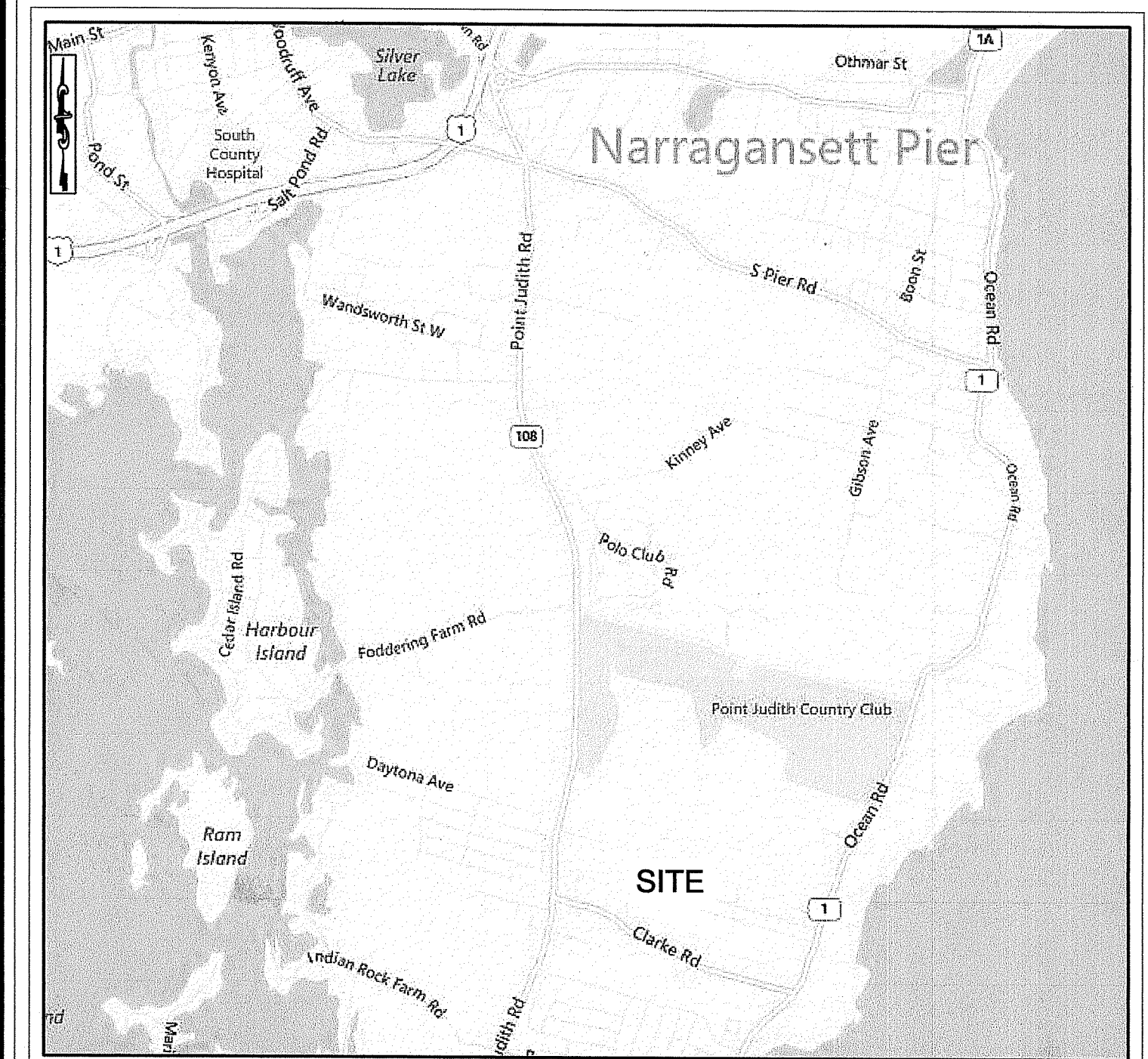
250 Centerville Road, Building E-12 | 790 Aquidneck Avenue, Building B  
Warwick, RI 02886 | Middletown, RI 02842

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

**MARCH 2017**  
REVISION 1: JULY 19, 2017  
REVISION 2: OCTOBER 26, 2017  
REVISION 3: JANUARY 5, 2018  
REVISION 4: NOVEMBER 11, 2020  
REVISION 5: FEBRUARY 3, 2021  
REVISION 6: MAY 18, 2023  
REVISION 7: FEBRUARY 26, 2024  
REVISION 8: JULY 19, 2024  
REVISION 9: AUGUST 30, 2024  
REVISION 10: SEPTEMBER 9, 2024  
REVISION 11: OCTOBER 1, 2024

REFERENCES:  
1. AERIAL PHOTOGRAPH TAKEN FROM GOOGLE EARTH.  
2. LOCUS MAP FROM WWW.BING.COM.

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LOCUS  
NOT TO SCALE

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2	EXISTING CONDITIONS PLAN	7/19/2024
3	MINOR SUBDIVISION PLAN - 1	7/19/2024
4	MINOR SUBDIVISION PLAN - 2	7/19/2024
5	CONSERVATION EASEMENT PLAN	7/19/2024
6	SITE LAYOUT PLAN - 1	10/1/2024
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8	GRADING, DRAINAGE & UTILITY PLAN - 1	10/1/2024
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11	SOIL EROSION & SEDIMENT CONTROL PLAN	10/1/2024
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16	DETAILS - 4	7/19/2024
17	WETLAND RESTORATION PLAN	10/1/2024

APPROVED WITH CONDITIONS AS SPECIFIED IN THE LETTER OF APPROVAL DATED: **OCT 08 2024** FILE # **24-0047**  
CLARKE ROAD SUBDIVISION A.P. V, LOT 27  
CLARKE ROAD NARRAGANSETT, RI

OFFICE OF ENVIRONMENTAL MANAGEMENT  
OFFICE OF WATER RESOURCES  
FRESHWATER WETLANDS PROGRAM

NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL  
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

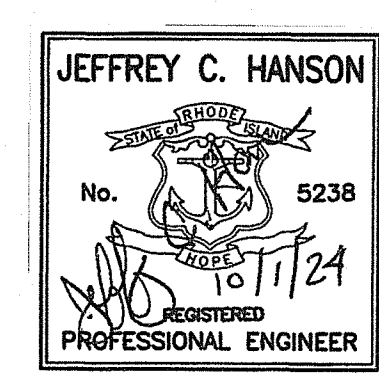
*Nancy A. Flewelling*

OWNER:  
CLARKE LLC  
P.O. BOX 2340  
STAMFORD, CT 06906  
(917) 648-0484

ENGINEER / SURVEYOR:  
MILLSTONE ENGINEERING, P.C.  
250 CENTERVILLE ROAD, BLDG. E-12  
WARWICK, RI 02866  
(401) 921-3344

APPLICANT:  
SKYCAP, LLC  
P.O. BOX 2340  
STAMFORD, CT 06906  
(917) 648-0484

ATTORNEY:  
KELLY, SOUZA & PARMENTER, PC  
128 DORRANCE STREET, SUITE 300  
PROVIDENCE, RI 02903  
(401) 490-7334

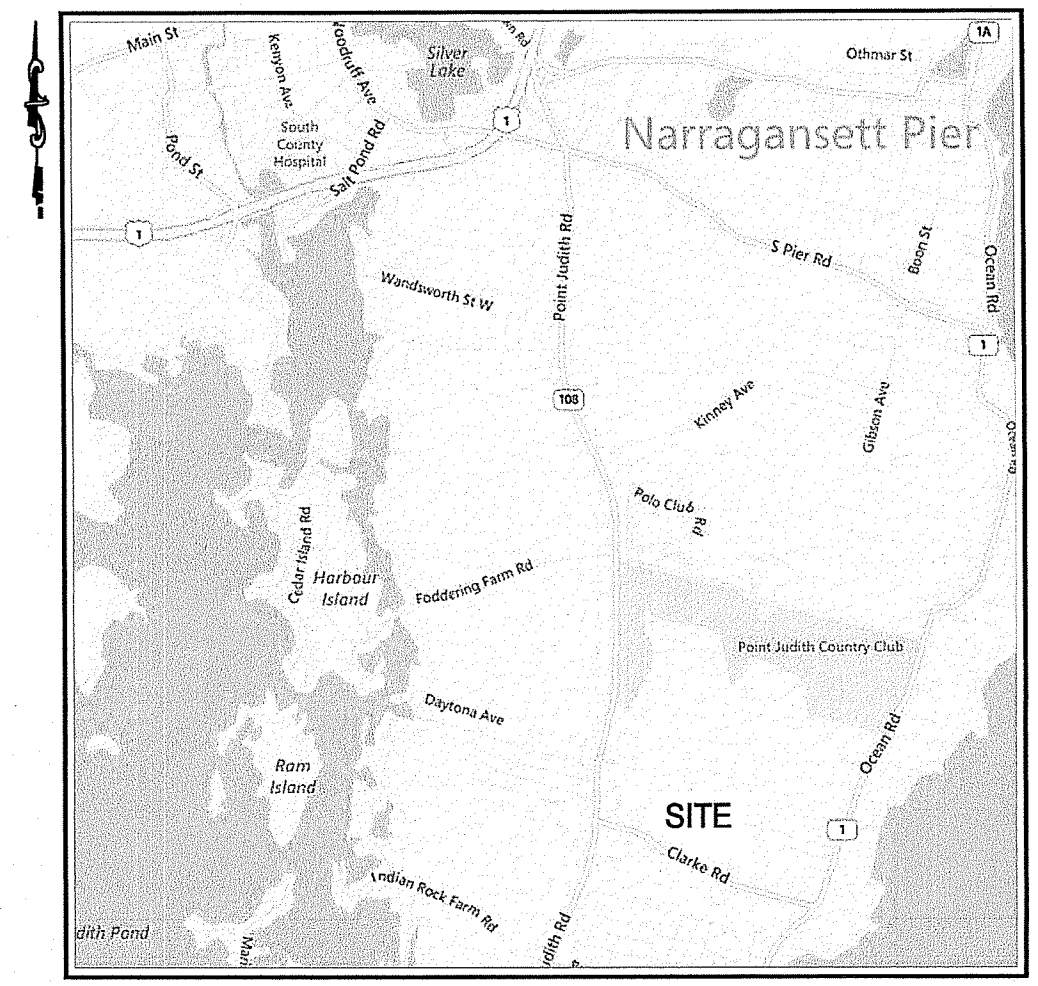


Environmental Management  
OCT - 2 2024  
Office of Water Resources

Drawn By: BJC  
Checked By: JCH

Sheet

Office of Water Resources  
OCT 2 2024  
of 17  
FILE NO.: 16.268.389



**LOCATION MAP**  
NOT TO SCALE

**LEGEND**

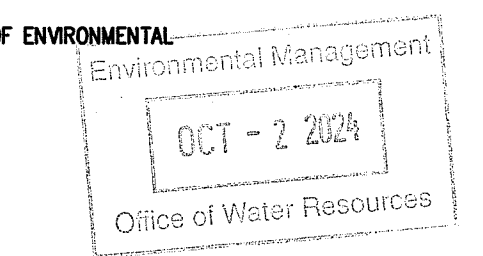
- PROPERTY LINE
- WATER EDGE PER REF. 1
- ▨ VERNAL POOL
- ▨ WETLAND BUFFER ZONE
- ▨ (ASSF) AREA SUBJECT TO STORM FLOODING
- - - EXISTING CONTOUR
- ⊕ EXISTING UTILITY POLES
- ⊕ EXISTING HYDRANT
- ⊕ EXISTING WATER VALVE
- ⊕ EXISTING SEWER MANHOLE
- ⊕ EXISTING SIGN
- ⊕ EXISTING STONEWALL
- ⊕ EXISTING TREELINE
- ⊕ WETLAND FLAG
- ⊕ STONE BOUND
- ⊕ DRILL HOLE
- ⊕ TEST HOLE (STORMWATER)
- ⊕ SOIL EVALUATION (SEPTIC)

**REFERENCE:**

1. TOPOGRAPHY AND PLANIMETRICS FROM PLAN BY CHAS. H. SELLS INC. ENTITLED: "NARRAGANSETT, RHODE ISLAND: CHECKPLOT - TITLE NO. F20, DATED APRIL 30, 2002 AS FLOWN ON MARCH 24, 2001.
2. EXISTING CONDITIONS PLAN CLARKE ROAD SUBDIVISION ASSESSOR'S PLAT V, LOT 27 CLARKE ROAD SITUATED IN NARRAGANSETT, RI PREPARED FOR SKYCAP, LLC PREPARED BY MILLSTONE ENGINEERING, PC DATED MARCH 2017.

**NOTES:**

1. ELEVATION AND CONTOURS SHOWN REFER TO NAVD 88 DATUM.
2. WETLANDS DELINEATED BY THE GIFFORD DESIGN GROUP, INC. AND FIELD LOCATED BY MILLSTONE ENGINEERING ON OCTOBER 15 - 27, 2014 AND MAY 8, 2015.
3. FRESHWATER WETLANDS VERIFIED BY THE RHODE ISLAND DEPARTMENT OF ENVIRONMENTAL MANAGEMENT (RIDEM), REFERENCE FILE NUMBER 14-0218.
4. EXISTING GROUND COVER IS WOODS.
5. THERE ARE NO EXISTING AGRICULTURAL USES ON THE SITE.
6. THE SITE IS NOT LOCATED WITHIN A NATURAL HERITAGE AREA (RIDEM).
7. THE SITE IS NOT LOCATED WITHIN THE NARROW RIVER SPECIAL AREA MANAGEMENT PLAN (CRMC).
8. THE SITE IS NOT LOCATED WITHIN THE SALT POND SPECIAL AREA MANAGEMENT PLAN (CRMC).



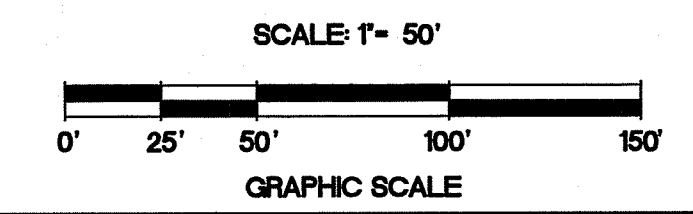
RI DEPARTMENT OF ENVIRONMENTAL MANAGEMENT  
OFFICE OF WATER RESOURCES  
FRESHWATER WETLANDS PROGRAM  
APPROVED WITH CONDITIONS AS  
SPECIFIED IN THE LETTER OF APPROVAL  
DATED **OCT 16 2024** FILE #: **24-0047**  
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL  
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

**EXISTING CONDITIONS PLAN**  
**CLARKE ROAD SUBDIVISION**  
**ASSESSOR'S PLAT V, LOT 27**  
**CLARKE ROAD**

SITUATED IN  
**NARRAGANSETT, RI**  
PREPARED FOR:  
**SKYCAP, LLC**  
PREPARED BY:



NO.	DATE	REVISION
1	7/19/17	RIDEM COMMENTS
2	10/26/17	TOWN SUBMISSION
3	11/11/20	PRELIMINARY SUBMISSION
4	2/03/21	TOWN COMMENTS
5	2/26/24	DEM RESUBMISSION
6	7/19/24	DEM COMMENTS



AP V LOT 27  
N/F CLARKE LLC  
894,546 S.F. - 20,536 AC.

**CERTIFICATION:**

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 435-RICR-00-00-1.9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON APRIL 28, 2018, AS FOLLOWS:

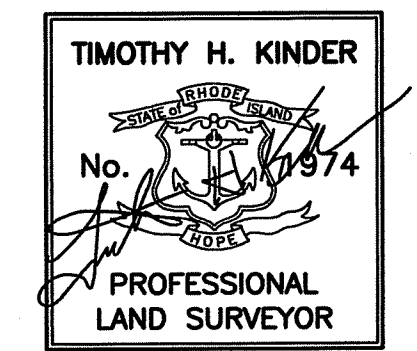
**TYPE OF BOUNDARY SURVEY**      **MEASUREMENT SPECIFICATION**

LIMITED CONTENT BOUNDARY SURVEY      I  
DATA ACCUMULATION SURVEY      III

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:

TO PROVIDE AN ACCURATE EXISTING CONDITIONS PLAN.

BY *Timothy H. Kinder*      7/19/2024  
TIMOTHY H. KINDER, PLS LICENSE NO. 1974 COA. NO. A-534      DATE



**FLOOD ZONE**  
THE SITE LIES IN "ZONE V" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON THE FLOOD INSURANCE RATE MAP (FIRM) FOR WASHINGTON COUNTY, RHODE ISLAND (ALL JURISDICTIONS) PANEL 213 OF 368, MAP NUMBER 44009C0213, MAP REVISED OCTOBER 16, 2013.

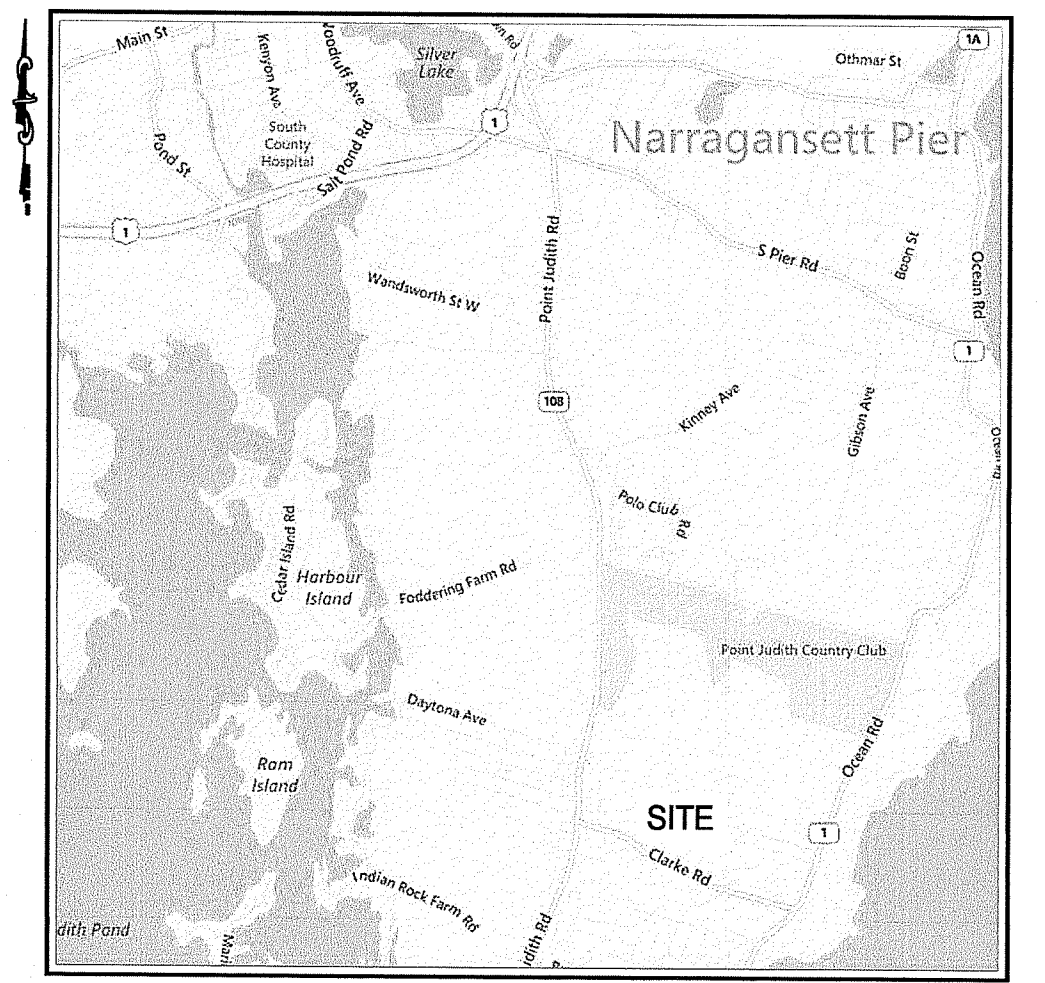
© COPYRIGHT 2024  
MILLSTONE LLC  
300 CENTERVILLE RD.  
BUILDING #12  
WARWICK, RI 02886

**CURVE TABLE**

CURVE	DELTA (Δ)	RADIUS (R)	ARC LENGTH (L)	TANGENT (T)
C1	28°24'36"	180.00'	89.25'	45.56'
C2	24°59'15"	220.00'	95.94'	48.75'
C3	4°00'59"	980.00'	68.70'	34.36'
C4	12°38'06"	180.00'	39.69'	19.93'
C5	54°31'5"	220.00'	21.97'	10.99'
C6	4°49'13"	220.00'	18.51'	9.26'
C7	29°55'35"	15.00'	7.83'	4.01'
C8	121°05'39"	60.00'	126.81'	106.25'
C9	127°02'31"	60.00'	133.04'	120.45'
C10	46°02'32"	60.00'	48.22'	25.50'
C11	94°47'34"	15.00'	24.82'	16.31'
C12	12°38'06"	220.00'	48.52'	24.36'
C13	4°00'59"	1,020.00'	71.50'	35.77'
C14	417°03"	180.00'	13.46'	6.73'
C15	20°42'14"	180.00'	65.04'	32.88'
C16	28°24'36"	220.00'	109.09'	55.69'

**SUBDIVISION NOTE**

PER THE NARRAGANSETT PLANNING BOARD, UPON ACCEPTANCE BY THE TOWN OF NARRAGANSETT, THERE SHALL BE NO FURTHER SUBDIVISION OF THE LOTS AS DEPICTED ON THIS PLAN.



**LOCATION MAP**  
NOT TO SCALE

**LEGEND**

- PROPERTY LINE
  - - - PROPOSED LOT LINE
  - - - PROPOSED STORMWATER EASEMENT (SEE SHEET 4)
  - - - PROPOSED CONSERVATION EASEMENT (SEE SHEET 5)
  - - - BUILDING SETBACK
  - SBGH
  - DH
  - IR
  - CB
- STONE BOUND FOUND  
DRILL HOLE FOUND  
IRON ROD TO BE SET  
CONCRETE BOUND TO BE SET (AS SPECIFIED BY THE TOWN)

**LOT AREA TABLE**

PARCEL	AREA (SF)
LOT 1	113,355
LOT 2	113,431
LOT 3	122,043
LOT 4	272,358
LOT 5	244,450
RIGHT-OF-WAY	28,909
TOTAL	894,546
EXISTING LOT	894,546

OWNER:  
CLARKE LLC  
P.O. BOX 2340  
STAMFORD, CT 06906

APPLICANT:  
SKYCAP, LLC  
BOX 2340  
STAMFORD, CT 06906

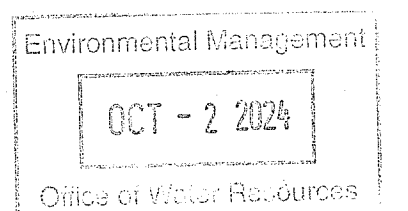
CURRENT ZONE: R-80

**NOTE:**

THERE SHALL BE NO FURTHER SUBDIVISION OF ASSESSOR'S PLAT v. Lot 27.

**STREET INDEX:**

THIS PLAN SHALL BE INDEXED BY THE FOLLOWING STREET:  
CLARKE ROAD



NO.	DATE	REVISION
1	7/19/17	RIDEM COMMENTS
2	10/26/17	TOWN SUBMISSION
3	1/05/18	LOT LINE CONFIGURATION
4	11/11/20	PRELIMINARY SUBMISSION
5	2/03/21	TOWN COMMENTS
6	2/26/24	DEM RESUBMISSION
7	7/19/24	DEM COMMENTS

RI DEPARTMENT OF ENVIRONMENTAL MANAGEMENT  
OFFICE OF WATER RESOURCES  
FRESHWATER WETLANDS PROGRAM  
APPROVED WITH CONDITIONS AS SPECIFIED IN THE LETTER OF APPROVAL  
DATED: OCT 08 2024 FILE # 24-0047  
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL  
APPROVED PLAN MUST BE AT CONSTRUCTION SITE

**MINOR SUBDIVISION PLAN - 1**

**CLARKE ROAD SUBDIVISION**  
**ASSESSOR'S PLAT V, LOT 27**  
**CLARKE ROAD**

SITUATED IN  
**NARRAGANSETT, RI**

PREPARED FOR:  
**SKYCAP, LLC**

PREPARED BY:

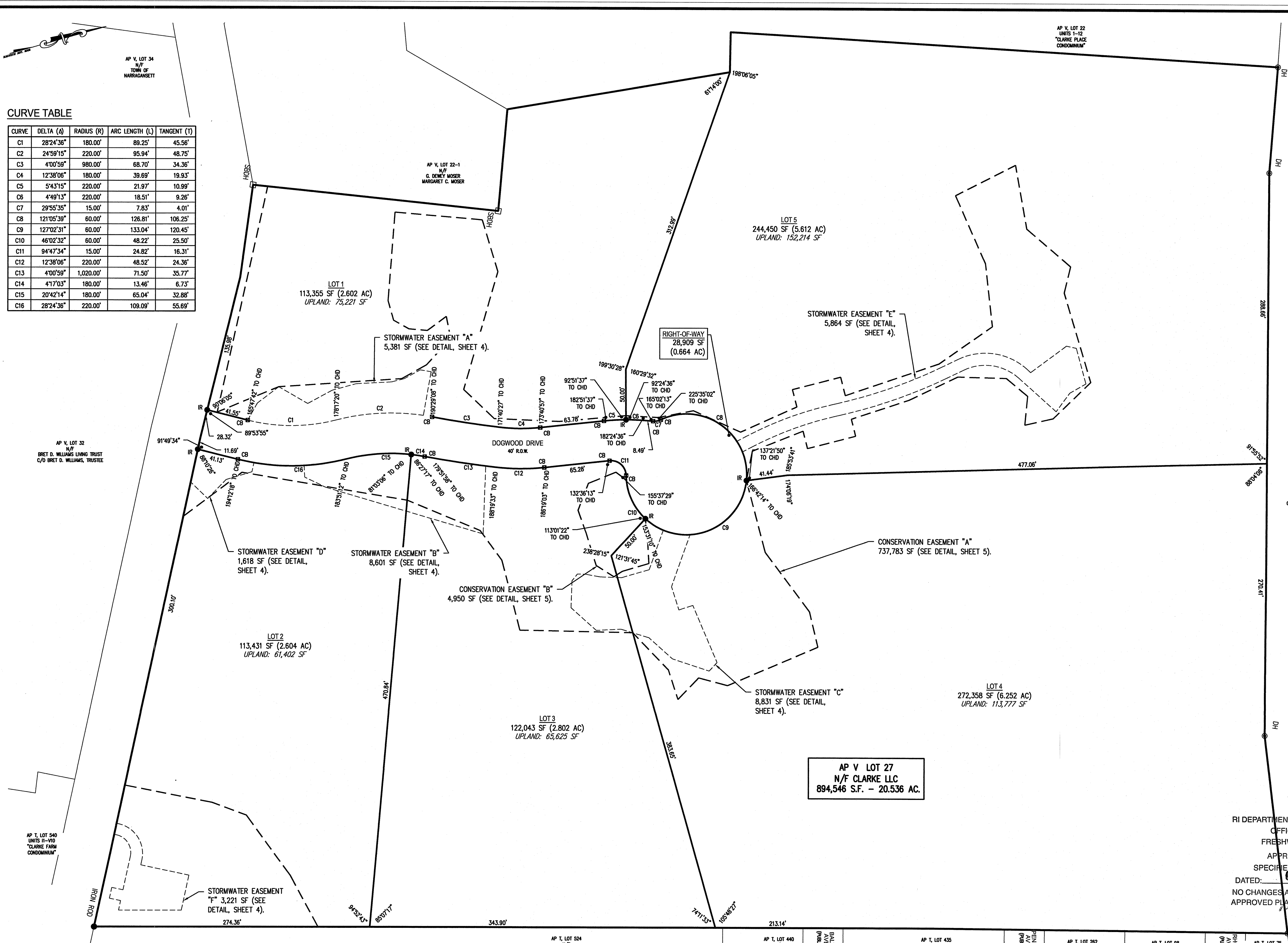


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MARCH 2017  
SHEET 3 OF 17

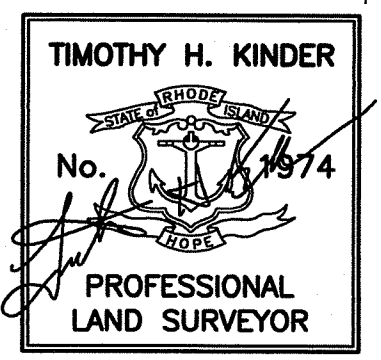
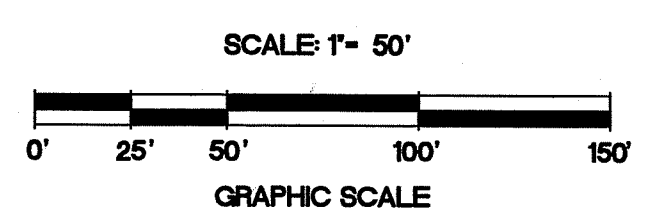
FILE NO.: 16.268.389



**AP V LOT 27**  
**N/F CLARKE LLC**  
**894,546 S.F. - 20.536 AC.**

**DIMENSIONAL REQUIREMENTS:**

ZONE: R-80: RESIDENTIAL DISTRICT	REQUIRED	PROPOSED				
		LOT 1	LOT 2	LOT 3	LOT 4	LOT 5
MINIMUM LOT SIZE (S.F.)	80,000	113,355	113,431	122,043	272,358	244,450
MINIMUM LOT WIDTH (FT.)	200	411	219	210	201	200
MINIMUM FRONT YARD (FT.)	50	≥50	≥50	≥50	≥50	≥50
MINIMUM REAR YARD (FT.)	60	≥60	≥60	≥60	≥60	≥60
MINIMUM SIDE YARD (FT.)	40	≥40	≥40	≥40	≥40	≥40
MAXIMUM LOT COVERAGE (%)	10	≤10	≤10	≤10	≤10	≤10
MAXIMUM BUILDING HEIGHT (FT.)	35	≤35	≤35	≤35	≤35	≤35



**CERTIFICATION:**

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 435-RICR-00-00-1.9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON APRIL 28, 2018, AS FOLLOWS:

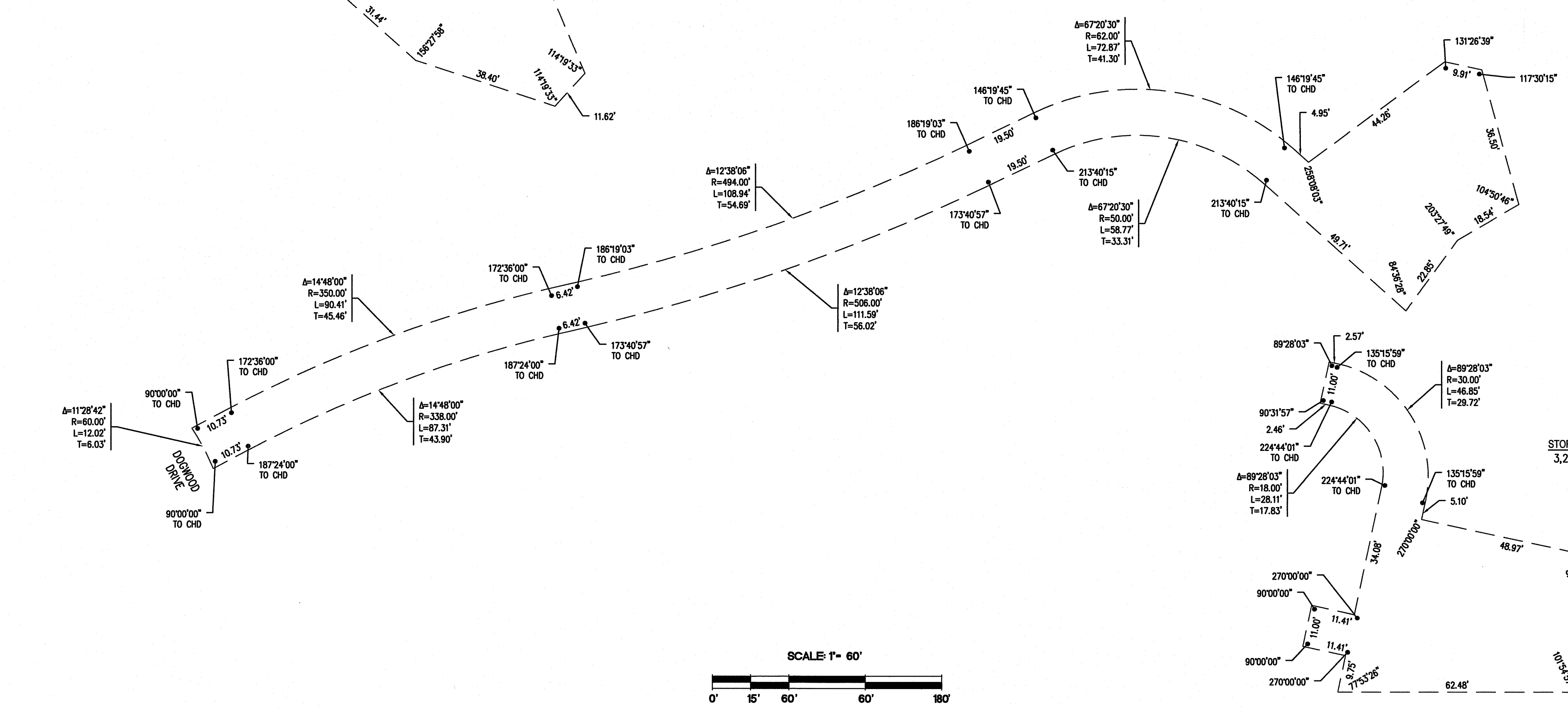
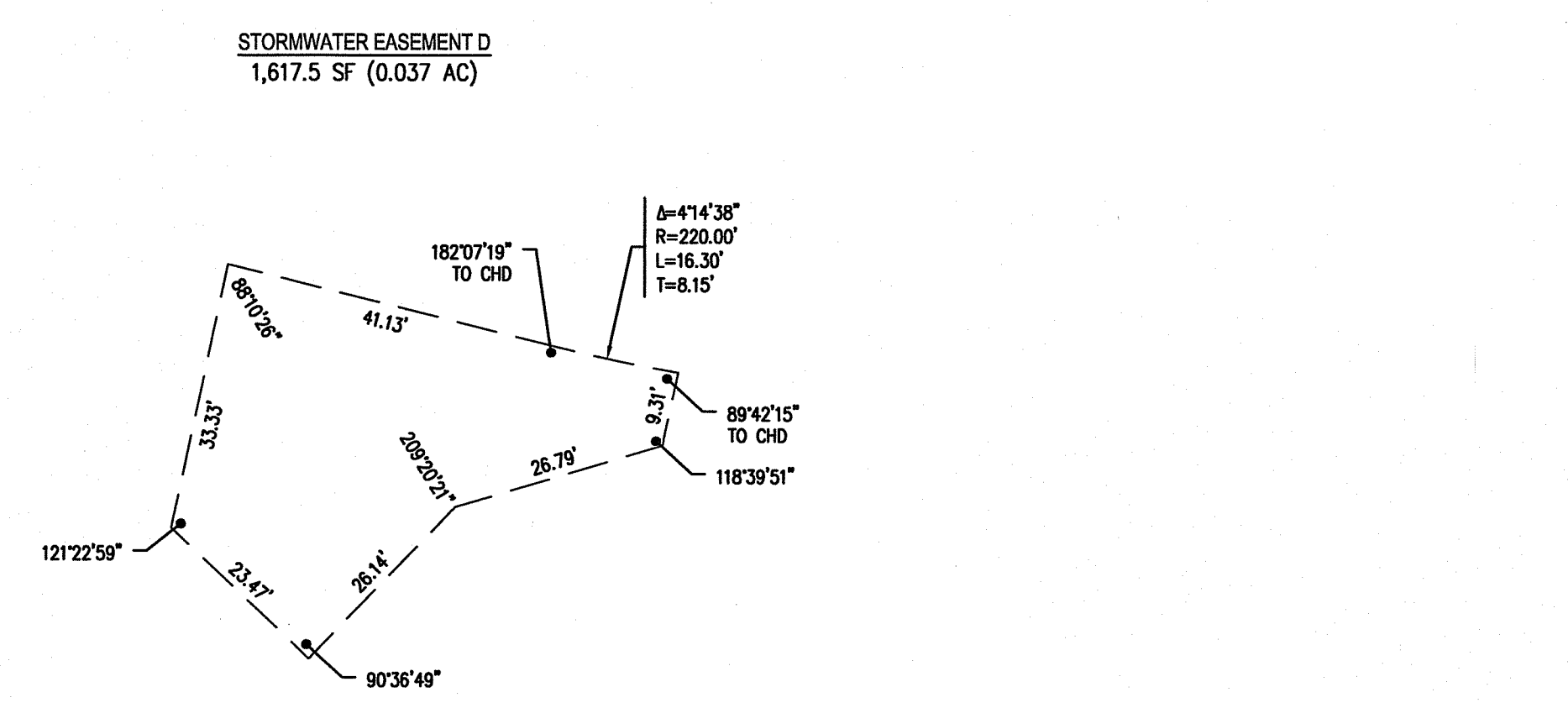
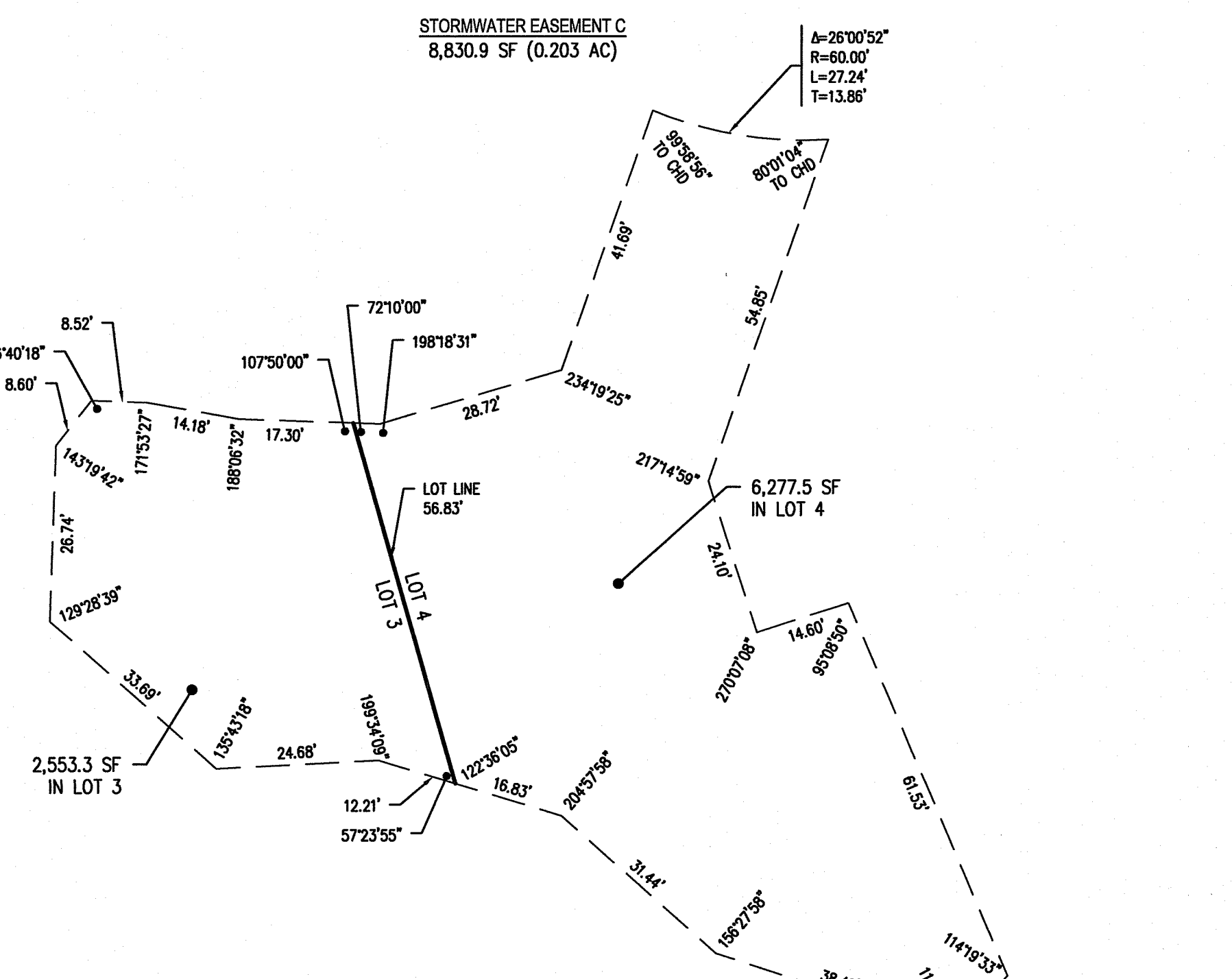
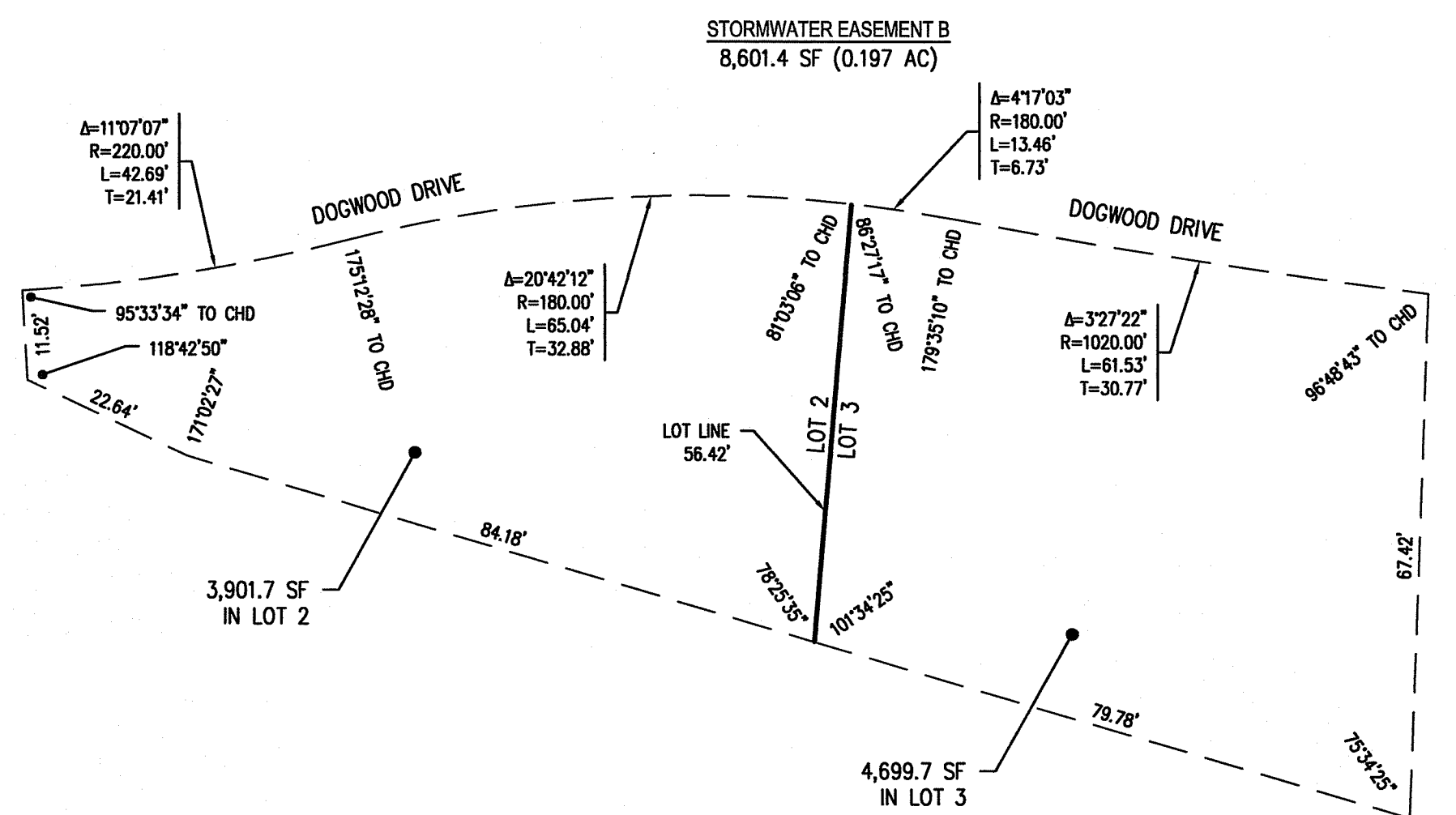
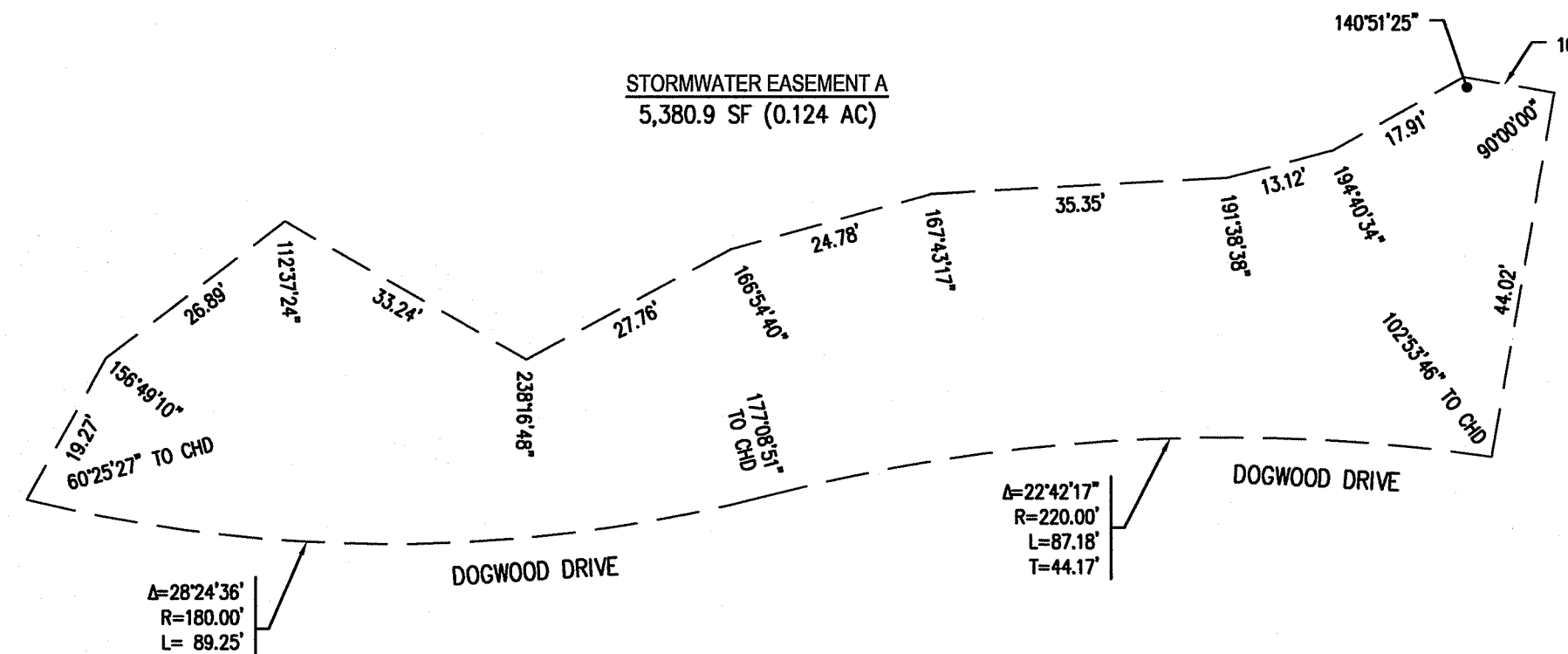
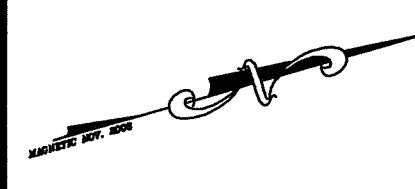
TYPE OF BOUNDARY SURVEY: MEASUREMENT SPECIFICATION

LIMITED CONTENT BOUNDARY SURVEY I  
DATA ACCUMULATION SURVEY III

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:

TO PROVIDE AN ACCURATE SUBDIVISION PLAN.

BY Timothy H. Kinder 7/19/2024  
TIMOTHY H. KINDER, PLS. LICENSE NO. 1974 COA. NO. A-786 DATE



**LEGEND**

— PROPERTY LINE  
 --- PROPOSED LOT LINE  
 - - - PROPOSED EASEMENT

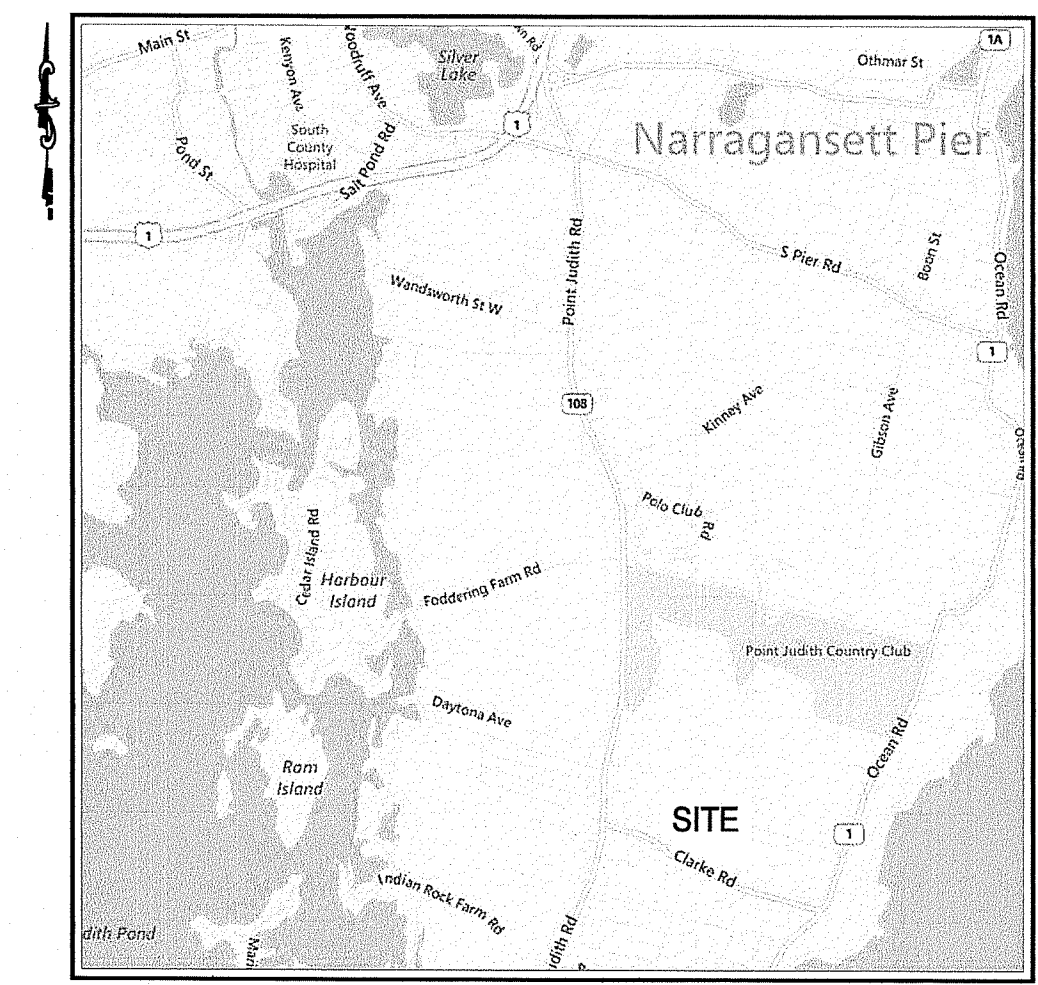
**STREET INDEX:**

THIS PLAN SHALL BE INDEXED BY THE FOLLOWING STREET:  
 CLARKE ROAD

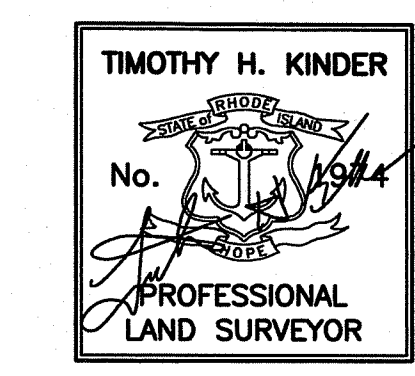
**OWNER:**  
 CLARKE LLC  
 P.O. BOX 2340  
 STAMFORD, CT 06906

**APPLICANT:**  
 SKYCAP, LLC  
 BOX 2340  
 STAMFORD, CT 06906

**CURRENT ZONE:** R-80



**LOCATION MAP**  
NOT TO SCALE



**CERTIFICATION:**

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 435-RICR-00-00-1.9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON APRIL 28, 2018, AS FOLLOWS:

**TYPE OF BOUNDARY SURVEY**      **MEASUREMENT SPECIFICATION**

LIMITED CONTENT BOUNDARY SURVEY      I  
 DATA ACCUMULATION SURVEY      III

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:

TO PROVIDE AN ACCURATE SUBDIVISION PLAN.

BY *Timothy H. Kinder*      DATE 7/19/2024  
 TIMOTHY H. KINDER, PLS LICENSE NO. 1974 COA. NO. A-534 Environmental Management  
 Office of Water Resources

NO.	DATE	REVISION
1	7/19/17	RIDEM COMMENTS
2	1/05/18	LOT LINE CONFIGURATION
3	11/11/20	PRELIMINARY SUBMISSION
4	2/26/24	DEM RESUBMISSION
5	7/19/24	DEM COMMENTS

RI DEPARTMENT OF ENVIRONMENTAL MANAGEMENT  
 OFFICE OF WATER RESOURCES  
 FRESHWATER WETLANDS PROGRAM  
 APPROVED WITH CONDITIONS AS SPECIFIED IN THE LETTER OF APPROVAL  
 DATED: OCT 08 2024 FILE #: 24-0047  
 NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL  
 APPROVED PLANS MUST BE AT CONSTRUCTION SITE  
*Nancy L. Freeman*

**MINOR SUBDIVISION PLAN - 2**  
**CLARKE ROAD SUBDIVISION**  
**ASSESSOR'S PLAT V, LOT 27**  
**CLARKE ROAD**

SITUATED IN  
**NARRAGANSETT, RI**

PREPARED FOR:  
**SKYCAP, LLC**

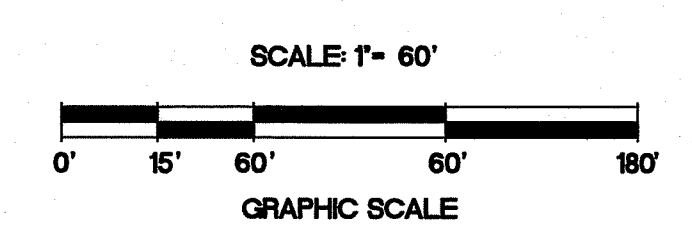
PREPARED BY:



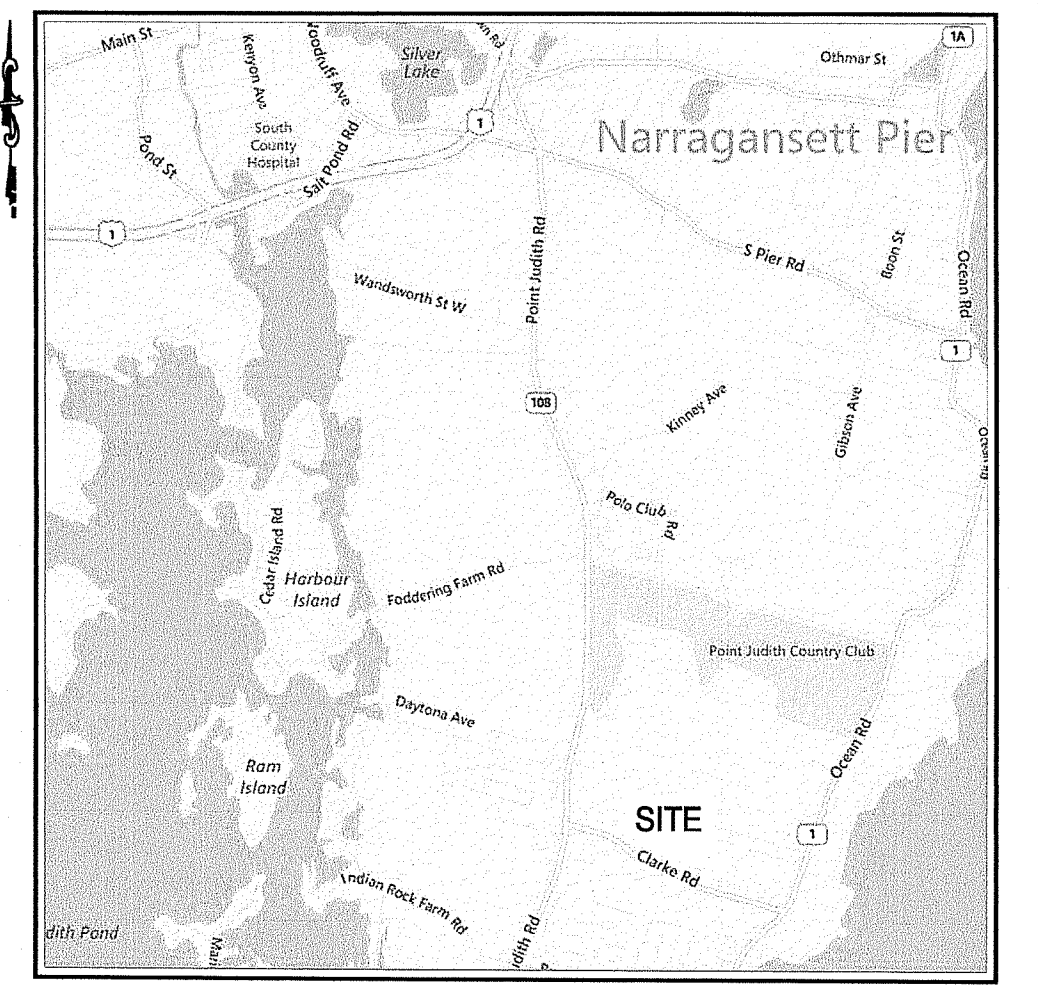
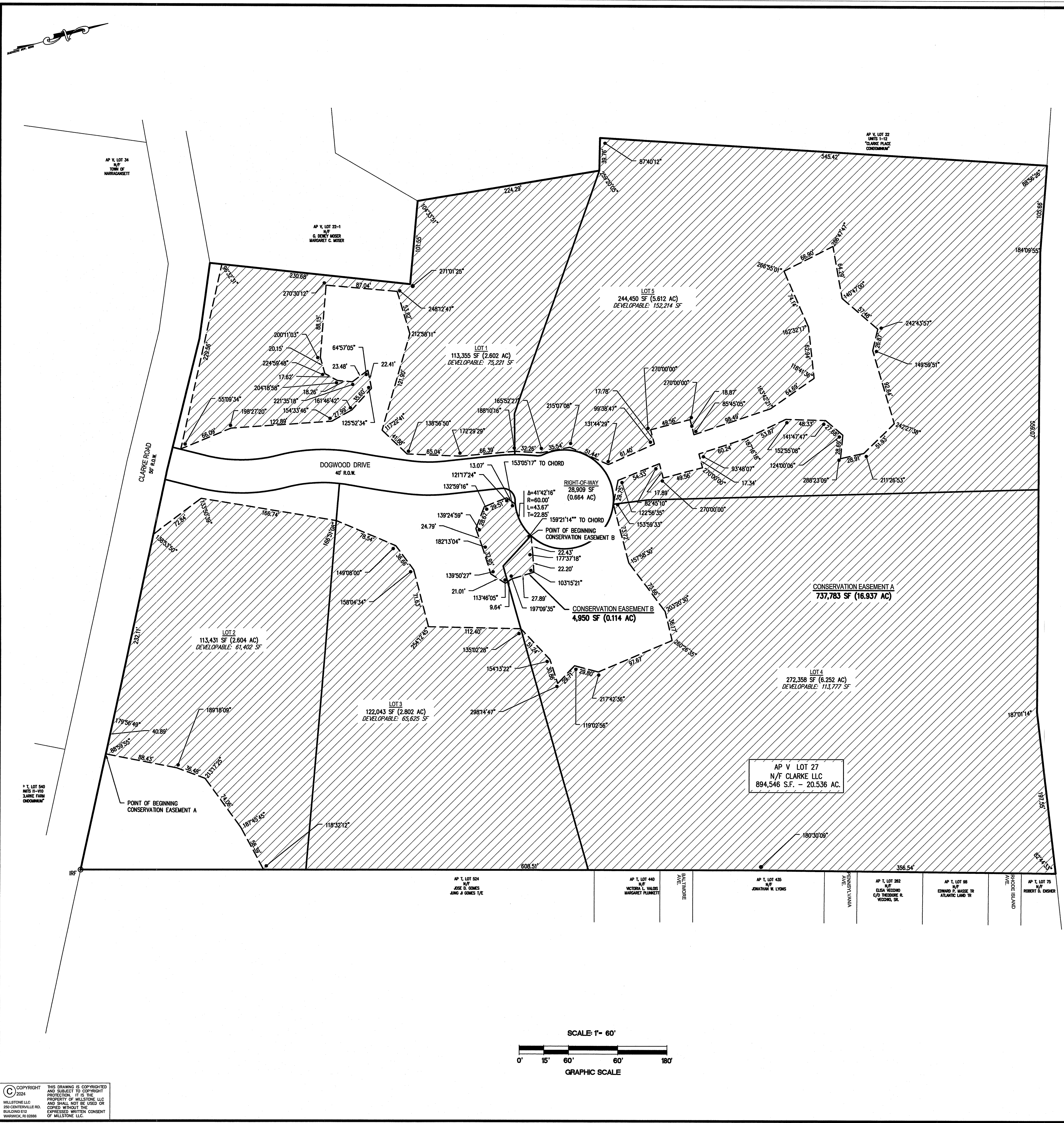
250 Centerville Road, Building E-12 | 790 Aquidneck Avenue, Building B  
 Warwick, RI 02886 | Middletown, RI 02842

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MARCH 2017  
 SHEET 4 OF 17



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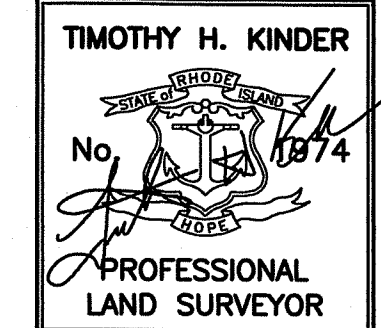
**LEGEND**

- PROPERTY LINE
- PROPOSED LOT LINE
- PROPOSED EASEMENT LINE
- PROPOSED EASEMENT

**OWNER:**  
CLARKE LLC  
P.O. BOX 2340  
STAMFORD, CT 06906

**APPLICANT:**  
SKYCAP, LLC  
BOX 2340  
STAMFORD, CT 06906

**CURRENT ZONE:** R-80



**CERTIFICATION:**

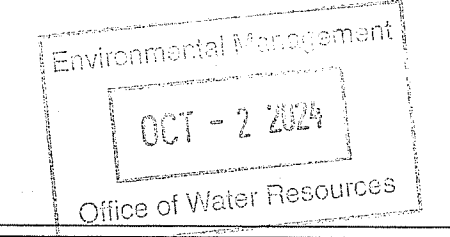
THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 435-RICR-00-00-1.9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON APRIL 28, 2018, AS FOLLOWS:

TYPE OF BOUNDARY SURVEY	MEASUREMENT SPECIFICATION
LIMITED CONTENT BOUNDARY SURVEY	I
DATA ACCUMULATION SURVEY	III

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:

TO PROVIDE AN ACCURATE EASEMENT PLAN.

BY Timothy H. Kinder 7/19/2024  
TIMOTHY H. KINDER, PLS LICENSE NO. 1974 COA. NO. A-534 DATE



NO.	DATE	REVISION
1	7/19/17	RIDEM COMMENTS
2	1/05/18	LOT LINE CONFIGURATION
3	11/11/20	PRELIMINARY SUBMISSION
4	7/19/24	DEM COMMENTS

**CONSERVATION EASEMENT PLAN**

**CLARKE ROAD SUBDIVISION  
ASSESSOR'S PLAT V, LOT 27  
CLARKE ROAD**

SITUATED IN  
**NARRAGANSETT, RI**

PREPARED FOR:  
**SKYCAP, LLC**

PREPARED BY:

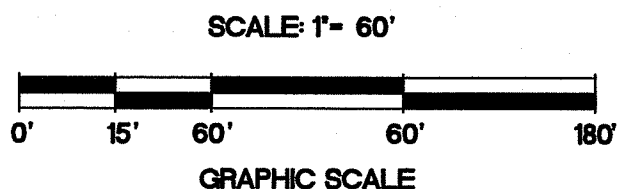


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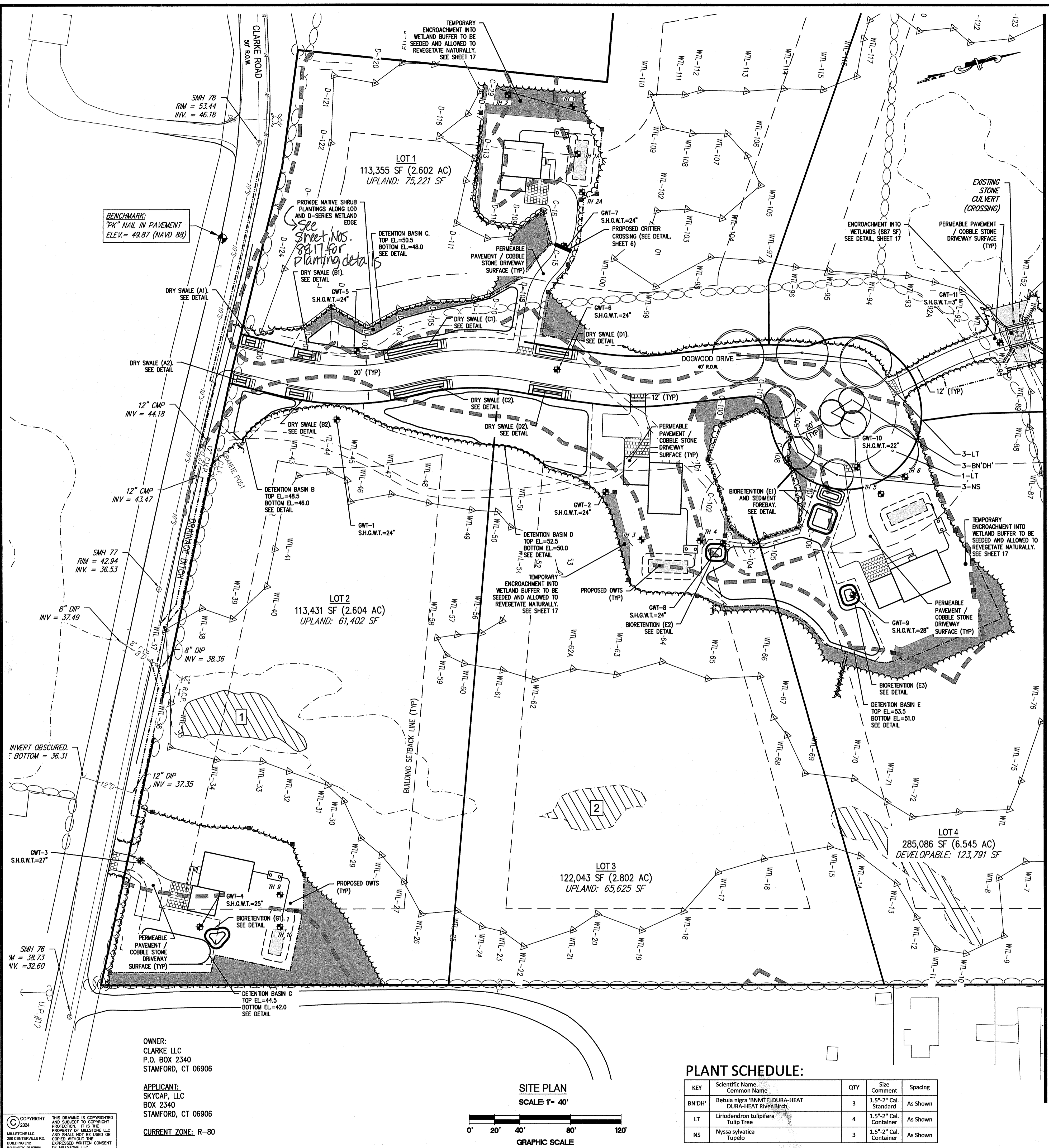
NOVEMBER 2020  
SHEET 5 OF 17

FILE NO.: 16.268.389



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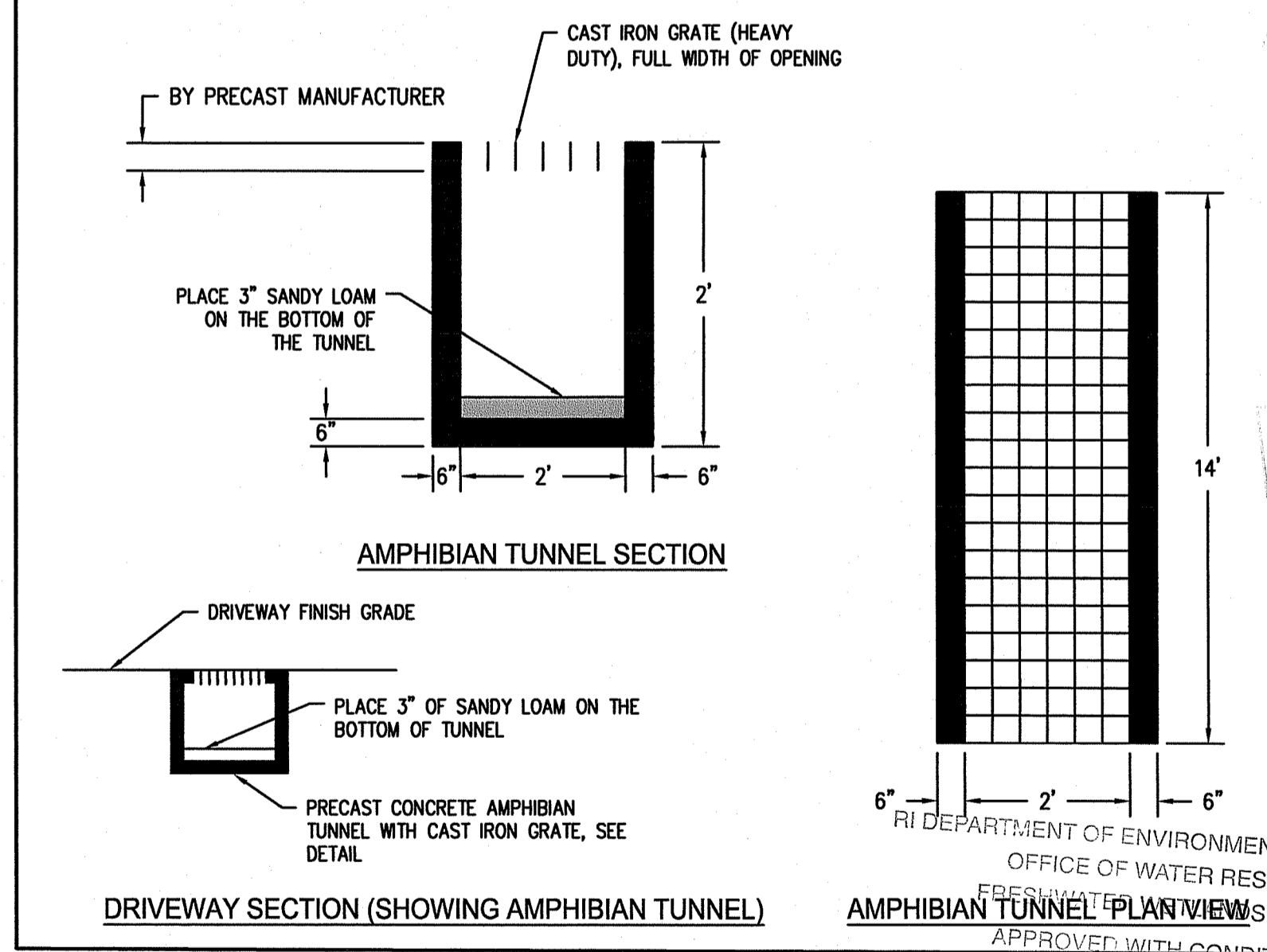
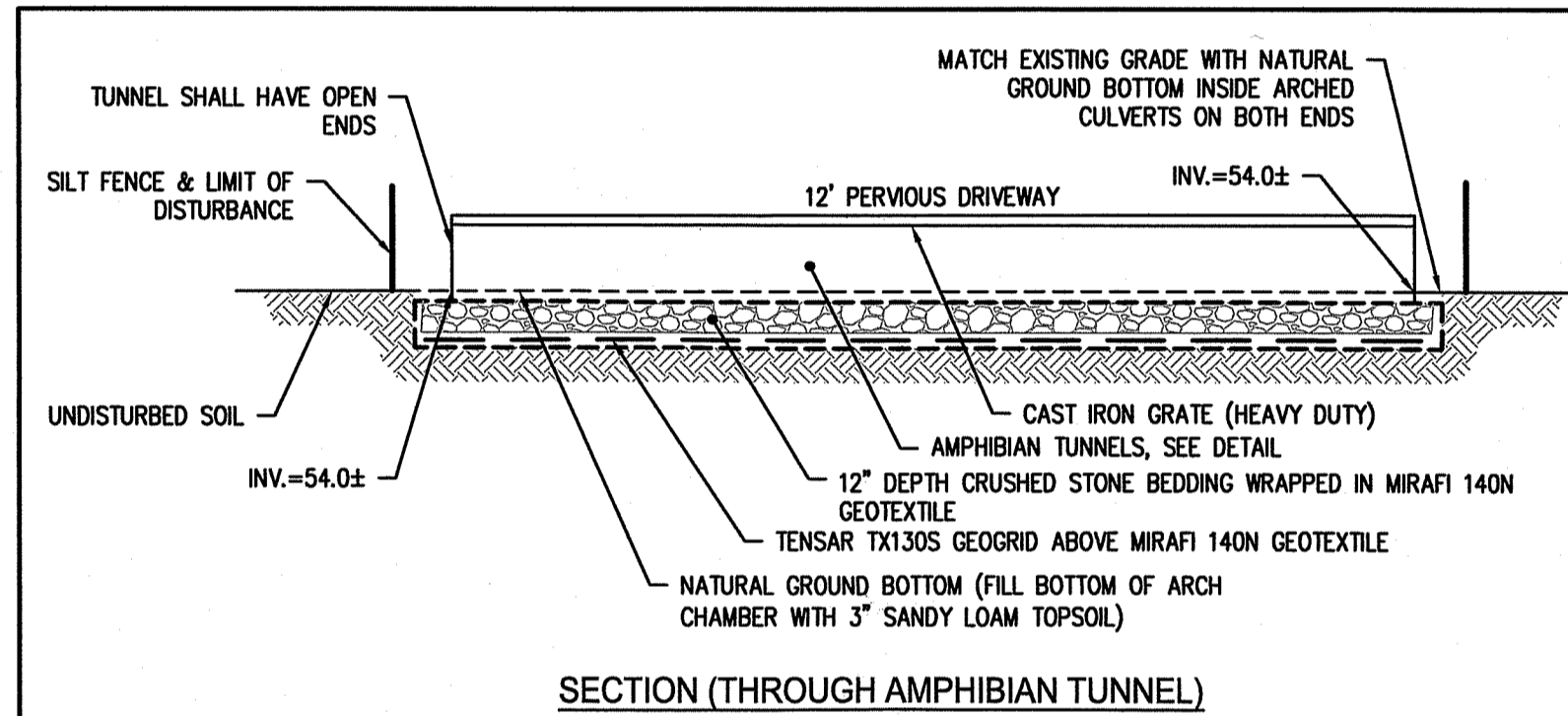
RI DEPARTMENT OF ENVIRONMENTAL MANAGEMENT  
OFFICE OF WATER RESOURCES  
FRESHWATER WETLANDS PROGRAM  
APPROVED WITH CONDITIONS AS  
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DATED: OCT 08 2024 FILE #: 24-0047  
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL  
APPROVED PLANS MUST BE AT CONSTRUCTION SITE  
*Andy L. Friedman*



- LEGEND**
- LOT LINE
  - PR. PROPERTY LINE
  - ABUTTING LOT LINE
  - PR. BUILDING SETBACK LINE
  - PR. EASEMENT LINE
  - WETLAND EDGE AND FLAG
  - 50' PERIMETER WETLAND
  - 100' RIVERBANK WETLAND
  - EXISTING STONE WALL
  - PROPOSED STREET TREE
  - SOIL EVALUATION
  - VERNAL POOL
  - WETLAND BUFFER
  - PR. ROADWAY STATIONING
  - PR. EDGE OF PAVEMENT
  - PR. STORMWATER FACILITY
  - PR. DRY SWALE
  - PR. RETAINING WALL
  - PR. LIMIT OF DISTURBANCE
  - PR. BUFFER MARKER
  - PR. BUILDING
  - POTENTIAL OWTS
  - AREA CLEARED UNDER PERMIT 17-0174 TO BE RESTORED PER SHEET 17

**Kevin M. Alverson**  
LANDSCAPE ARCHITECTURE  
360 Annaquatucket Road 401.338.0044  
Wickford, RI 02852 KevinMALversonLA.com

**LANDSCAPE PLANTING ONLY**



- NOTES:**
- WETLANDS DELINEATED BY THE GIFFORD DESIGN GROUP, INC. AND FIELD LOCATED BY MILLSTONE ENGINEERING ON OCTOBER 15 - 27, 2014 AND MAY 8, 2015.
  - FRESHWATER WETLANDS VERIFIED BY THE RHODE ISLAND DEPARTMENT OF ENVIRONMENTAL MANAGEMENT (RIDEM). REFERENCE FILE NUMBER 14-0218.
  - DENSITY CALCULATION:  
894,546 S.F. (LOT AREA)  
- 397,836 S.F. (AREA WETLANDS)  
BUILDABLE AREA = 496,710 S.F.  
AREA R.O.W. = 0.15 \* (BUILDABLE AREA)  
AREA R.O.W. = 0.15 \* (496,710 S.F.) = 74,506.5 S.F.  
TOTAL BUILDABLE AREA = 496,710 S.F. - 74,506.5 S.F. (AREA R.O.W.)  
BUILDABLE AREA = 422,203.5 S.F.  
DENSITY = (422,203.5 S.F.) / (80,000 S.F.)  
DENSITY = 5.27, SAY 5 LOTS
- REFERENCES:**
- TOPOGRAPHY AND PLANIMETRICS FROM PLAN BY GIFFORD DESIGN GROUP, INC. ENTITLED: "NARRAGANSETT, RHODE ISLAND; CHECKPLOT - TITLE NO. F20, DATED APRIL 30, 2002 AS FLOWN ON MARCH 24, 2001.
  - RIDEM FWV PERMIT 17-0174
  - RIDEM PRELIMINARY SUBDIVISION SUITABILITY NO. 2220 - 1161
- FLOOD ZONE**
- THE SITE LIES IN "ZONE X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON THE FLOOD INSURANCE RATE MAP (FIRM) FOR WASHINGTON COUNTY, RHODE ISLAND (ALL JURISDICTIONS) PANEL 213 OF 368, MAP NUMBER 44009C02134, MAP REVISED OCTOBER 16, 2013.

NO.	DATE	REVISION
1	7/19/17	RIDEM COMMENTS
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3	11/11/20	PRELIMINARY SUBMISSION
4	2/03/21	TOWN COMMENTS
5	5/18/23	OWTS SYSTEMS
6	2/26/24	DEM RESUBMISSION
7	7/19/24	DEM COMMENTS
8	8/30/24	DEM COMMENTS
9	9/9/24	DEM COMMENTS
10	10/1/24	DEM COMMENTS

**JEFFREY C. HANSON**  
No. 5238  
10/11/24  
REGISTERED PROFESSIONAL ENGINEER

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**SITE LAYOUT PLAN - 1**

**CLARKE ROAD SUBDIVISION**

**A.P.V., LOT 27 CLARKE ROAD NARRAGANSETT, RI**

PREPARED FOR:  
**SKYCAP, LLC**

**1" = 40'**  
**MARCH 2017**

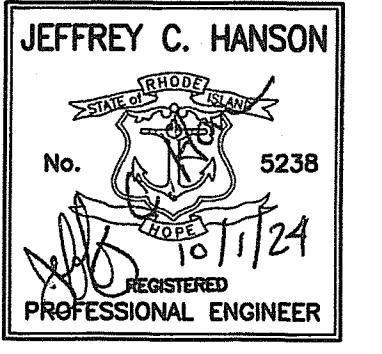
Drawn By: **BJC**  
Checked By: **JCH**  
Sheet

**6**  
of 17

FILE NO.: 16.268.389

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10	10/1/24	DEM COMMENTS



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**SITE LAYOUT PLAN - 2**  
**CLARKE ROAD SUBDIVISION**  
 A.P.V, LOT 27  
 CLARKE ROAD  
 NARRAGANSETT, RI

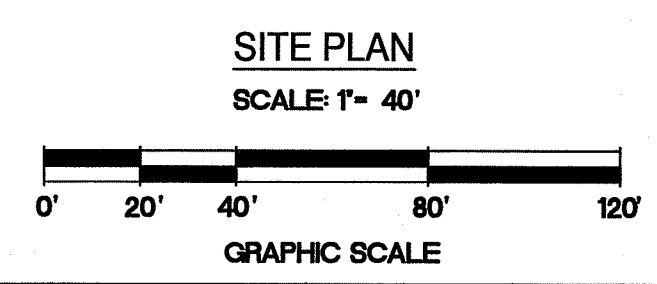
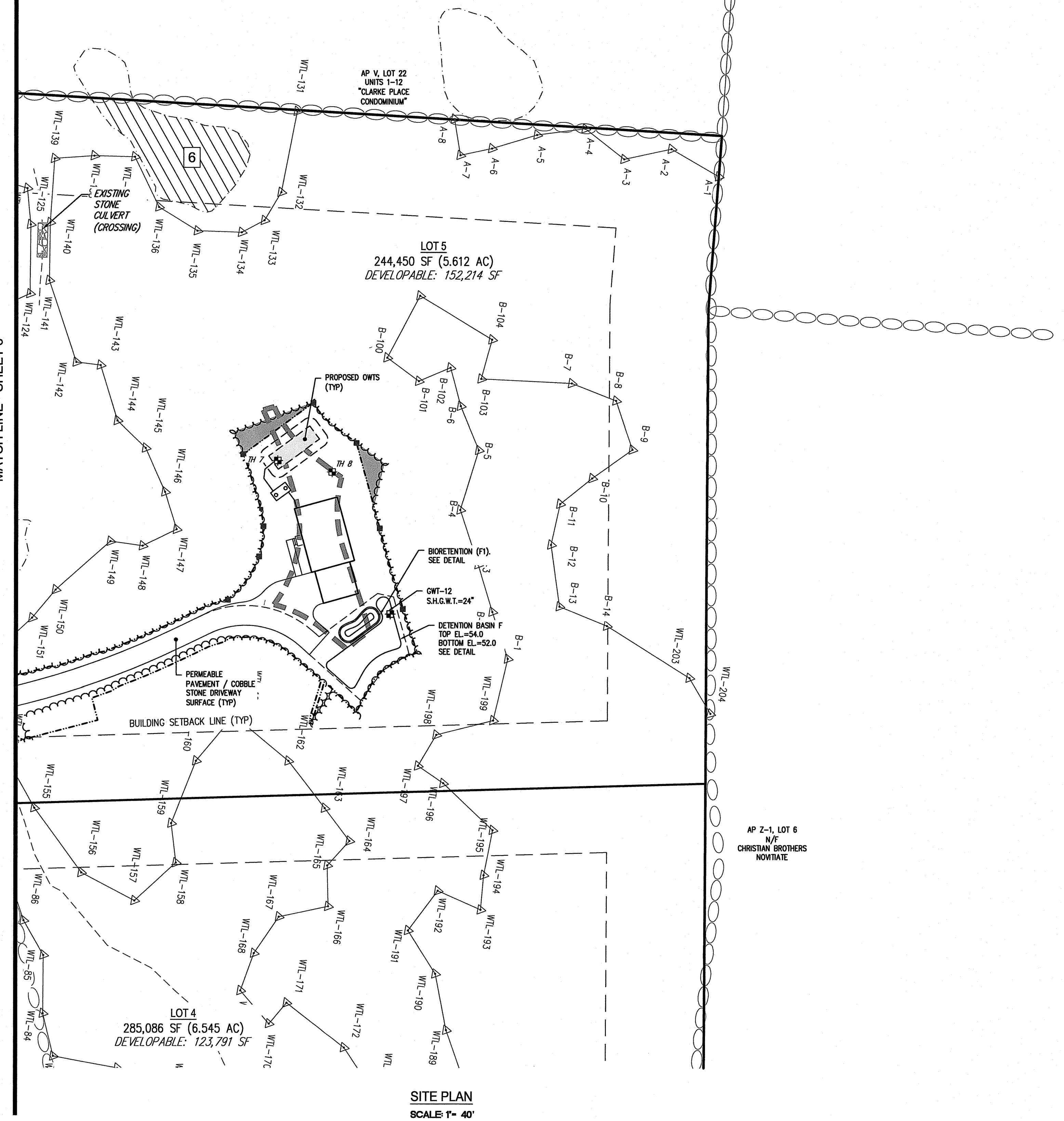
PREPARED FOR:  
**SKYCAP, LLC**  
 1" = 40'  
**MARCH 2017**

Drawn By: **BJC**  
 Checked By: **JCH**  
 Sheet  
**7**  
 of 17  
 FILE NO.: 16.268.389

**LEGEND**

- LOT LINE
- PR. PROPERTY LINE
- ABUTTING LOT LINE
- PR. BUILDING SETBACK LINE
- PR. EASEMENT LINE
- WETLAND EDGE AND FLAG
- 50' PERIMETER WETLAND
- 100' RIVERBANK WETLAND
- EXISTING STONE WALL
- SOIL EVALUATION
- VERNAL POOL
- WETLAND BUFFER
- AREA CLEARED UNDER PERMIT 17-0174 TO BE RESTORED PER SHEET 17
- PR. ROADWAY STATIONING
- PR. EDGE OF PAVEMENT
- PR. STORMWATER FACILITY
- PR. DRY SWALE
- PR. RETAINING WALL
- PR. LIMIT OF DISTURBANCE
- PR. BUFFER MARKER
- PR. BUILDING
- POTENTIAL OWTS

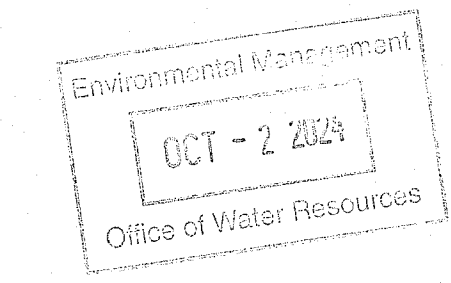
MATCH LINE - SHEET 6



**OWNER:**  
 CLARKE LLC  
 P.O. BOX 2340  
 STAMFORD, CT 06906

**APPLICANT:**  
 SKYCAP, LLC  
 BOX 2340  
 STAMFORD, CT 06906

**CURRENT ZONE:** R-80



**REFERENCE:**

- TOPOGRAPHY AND PLANIMETRICS FROM PLAN BY CHAS. H. SELLS INC. ENTITLED: "NARRAGANSETT, RHODE ISLAND: CHECKPLOT - TITLE NO. F20, DATED APRIL 30, 2002 AS FLOWN ON MARCH 24, 2001.
- RIDEM FWV PERMIT 17-0174
- RIDEM PRELIMINARY SUBDIVISION SUITABILITY NO. 2220 - 1161

**FLOOD ZONE**

THE SITE LIES IN "ZONE X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON THE FLOOD INSURANCE RATE MAP (FIRM) FOR WASHINGTON COUNTY, RHODE ISLAND (ALL JURISDICTIONS) PANEL 213 OF 368, MAP NUMBER 44009C0213J, MAP REVISED OCTOBER 16, 2013.

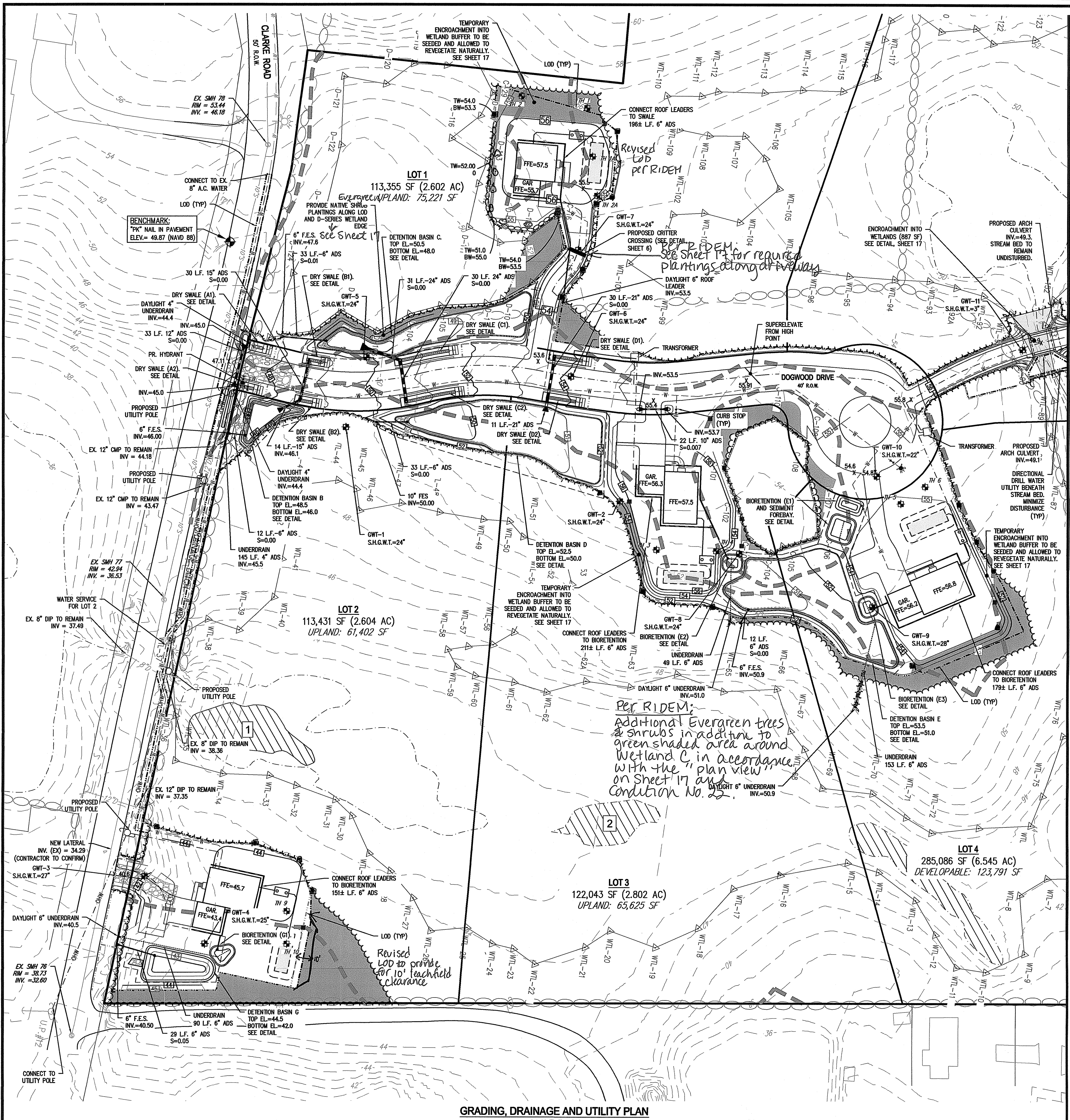
**NOTES:**

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 - 397,836 S.F. (AREA WETLANDS)  
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 DENSITY = 5.27, SAY 5 LOTS

RI DEPARTMENT OF ENVIRONMENTAL MANAGEMENT  
 OFFICE OF WATER RESOURCES  
 FRESHWATER WETLANDS PROGRAM  
 APPROVED WITH CONDITIONS AS SPECIFIED IN THE LETTER OF APPROVAL  
 DATED: **OCT 08 2024** FILE #: **24-0047**  
 NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL  
 APPROVED BY: *Wendy Freeman*

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**LEGEND**

—	LOT LINE	—	PR. EDGE OF PAVEMENT
—	PR. PROPERTY LINE	—	PR. CONTOUR
—	ABUTTING LOT LINE	—	PR. SPOT ELEVATION
—	PR. BUILDING SETBACK LINE	—	TOP WALL/BOTTOM WALL
—	PR. EASEMENT LINE	—	PR. DRAIN LINE
—	EX. WATER EDGE PER REF. 2	—	PR. STORMWATER FACILITY
WTL-70	WETLAND FLAG	—	PR. DRY SWALE
—	EDGE OF FRESHWATER WETLAND	—	PR. UTILITY POLE
—	EX. CONTOUR	—	PR. OVERHEAD WIRE
—	EX. DRAIN LINE	—	PR. CONDUIT ELECTRIC
—	EX. UTILITY POLE	—	PR. WATER LINE
—	EX. WATER LINE	—	PR. HYDRANT
—	EX. HYDRANT	—	PR. WATER VALVE
—	EX. WATER VALVE	—	PR. RETAINING WALL
—	EX. SEWER LINE	—	PR. LIMIT OF DISTURBANCE
—	EX. SEWER MANHOLE	—	PR. BUFFER MARKER PER RIDEM
—	EXISTING STONE WALL	—	PR. EROSION CONTROL
—	SOIL EVALUATION	—	PR. BUILDING
—	VERNAL POOL	—	PR. OWTS
—	WETLAND BUFFER	—	
—	AREA CLEARED UNDER PERMIT 17-0174 TO BE RESTORED PER SHEET 17		

See Sheet 17 for required plantings along driveway to Lot 5.

Per RIDEM:  
Additional Evergreen trees & shrubs in addition to green shaded area around Wetland C, in accordance with the "plan view" on Sheet 17 as a condition No. 22.

MATCH LINE - SHEET 9

**OWNER:**  
CLARKE LLC  
P.O. BOX 2340  
STAMFORD, CT 06906

**APPLICANT:**  
SKYCAP, LLC  
BOX 2340  
STAMFORD, CT 06906

**CURRENT ZONE:** R-80

- REFERENCE:**
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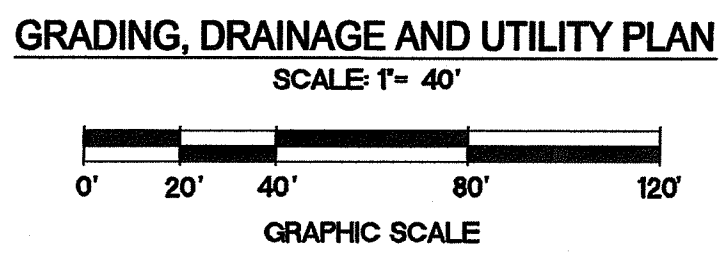
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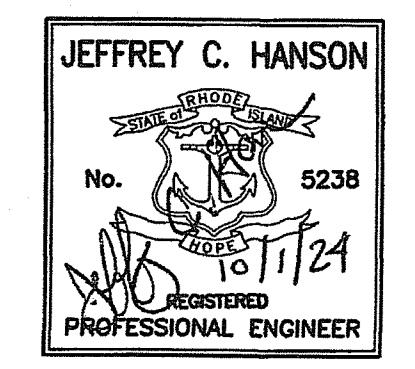
- NOTES:**
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  2. WETLANDS DELINEATED BY THE GIFFORD DESIGN GROUP, INC. AND FIELD-DATED: OCT 08 2024 FILE # 24-0047 MAY 8, 2015.
  3. FRESHWATER WETLANDS VERIFIED BY THE RHODE ISLAND DEPARTMENT OF ENVIRONMENTAL MANAGEMENT (RIDEM). REFERENCE FILE NUMBER 14-0218 (EXPIRED)
  4. A POTABLE WELL IS PROPOSED TO SERVICE LOT 2. THIS WELL SHALL BE TESTED TO DETERMINE IF IT WILL BE SAFE, POTABLE, AND A CONSISTENT SOURCE OF WATER FOR THAT RESIDENCE WITHOUT CONTAMINATION AND SHALL MEET THE REQUIREMENTS OF THE R.I. DEPARTMENT OF HEALTH PER THE MASTER PLAN DECISION.

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8	8/30/24	DEM COMMENTS
9	9/9/24	DEM COMMENTS
10	10/1/24	DEM COMMENTS



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**GRADING, DRAINAGE & UTILITY PLAN - 1**

**CLARKE ROAD SUBDIVISION**

**A.P.V., LOT 27 CLARKE ROAD NARRAGANSETT, RI**

PREPARED FOR:  
**SKYCAP, LLC**

1" = 40'  
**MARCH 2017**

Drawn By: **BJC**  
Checked By: **JCH**  
Sheet

**8**  
of 17

FILE NO.: 16.268.389

NO.	DATE	REVISION
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**GRADING, DRAINAGE & UTILITY PLAN - 2**

**CLARKE ROAD SUBDIVISION**

A.P.V, LOT 27  
 CLARKE ROAD  
 NARRAGANSETT, RI

PREPARED FOR:  
 SKYCAP, LLC

1" = 40'  
 MARCH 2017

Drawn By: BJC  
 Checked By: JCH

Sheet  
**9**  
 of 17

FILE NO.: 16.268.389

**LEGEND**

- |        |   |        |                          |
|--------|---|--------|--------------------------|
| —      | LOT LINE  | —      | PR. EDGE OF PAVEMENT     |
| —      | PR. PROPERTY LINE   | —      | PR. CONTOUR              |
| —      | ABUTTING LOT LINE   | x 55.5 | PR. SPOT ELEVATION       |
| —      | PR. BUILDING SETBACK LINE                                     | —      | TOP WALL/BOTTOM WALL     |
| —      | PR. EASEMENT LINE   | —      | PR. DRAIN LINE           |
| —      | EX. WATER EDGE PER REF. 2                                     | —      | PR. STORMWATER FACILITY  |
| WTL-70 | WETLAND FLAG  | —      | PR. DRY SWALE            |
| —      | EDGE OF FRESHWATER WETLAND                                    | —      | PR. UTILITY POLE         |
| —      | EX. CONTOUR   | —      | PR. OVERHEAD WIRE        |
| —      | EX. DRAIN LINE  | —      | PR. CONDUIT              |
| —      | EX. UTILITY POLE  | —      | PR. WATER LINE           |
| —      | EX. WATER LINE  | —      | PR. HYDRANT              |
| —      | EX. HYDRANT   | —      | PR. WATER VALVE          |
| —      | EX. WATER VALVE   | —      | PR. RETAINING WALL       |
| —      | EX. SEWER LINE  | —      | PR. LIMIT OF DISTURBANCE |
| —      | EX. SEWER MANHOLE   | —      | PR. BUFFER MARKER        |
| —      | EXISTING STONE WALL   | —      | PR. EROSION CONTROL      |
| —      | SOIL EVALUATION   | —      | PR. BUILDING             |
| —      | VERNAL POOL   | —      | PR. OWTS                 |
| —      | WETLAND BUFFER  | —      |                          |
| —      | AREA CLEARED UNDER PERMIT 17-0174 TO BE RESTORED PER SHEET 17 |        |                          |

**OWNER:**  
 CLARKE LLC  
 P.O. BOX 2340  
 STAMFORD, CT 06906

**APPLICANT:**  
 SKYCAP, LLC  
 BOX 2340  
 STAMFORD, CT 06906

**CURRENT ZONE:** R-80

**REFERENCE:**

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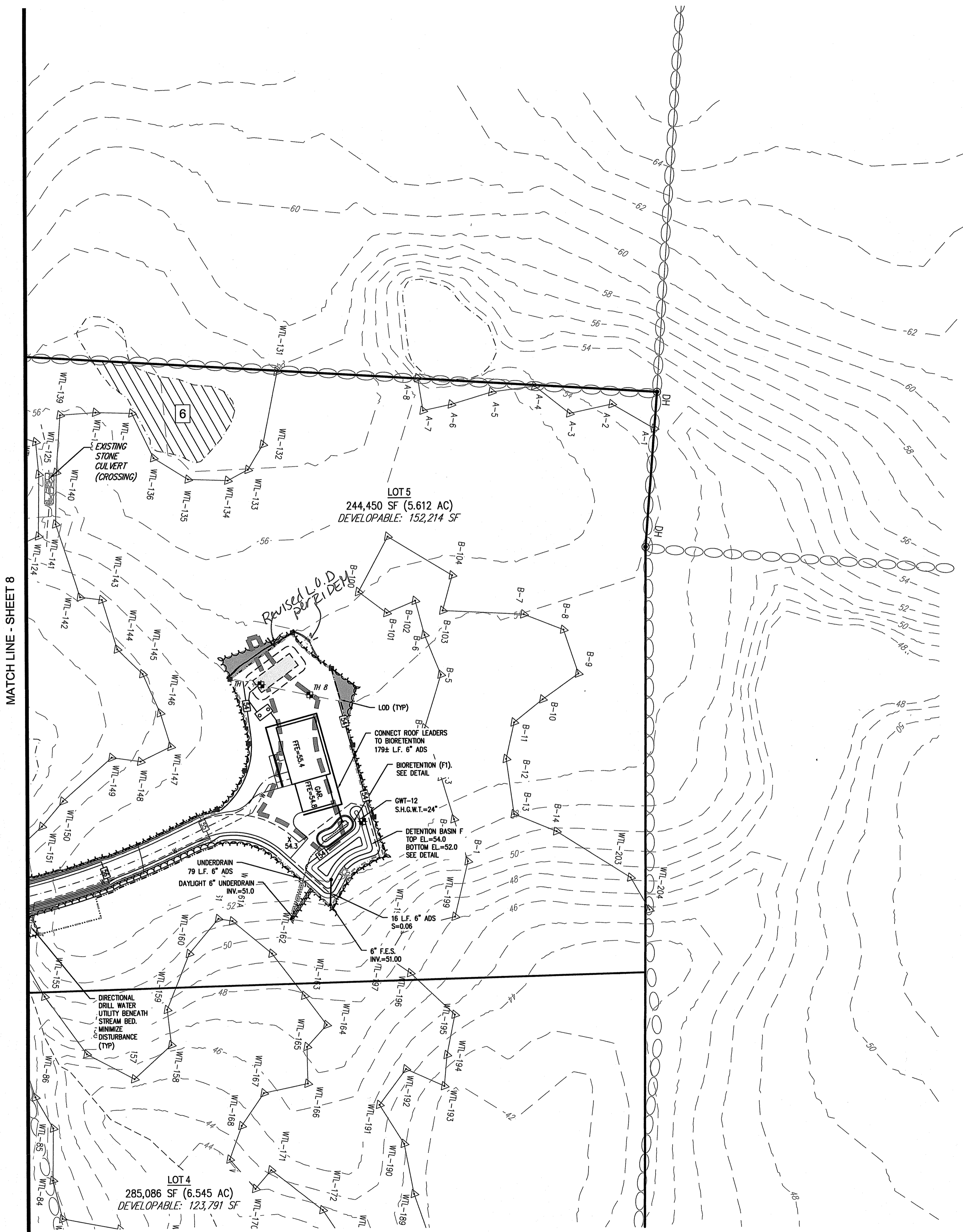
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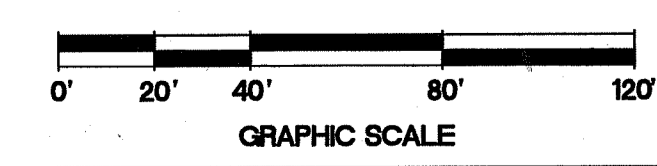
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*William L. Freeman*



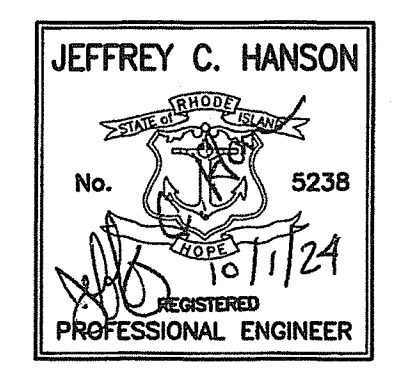
**GRADING, DRAINAGE AND UTILITY PLAN**  
 SCALE: 1" = 40'



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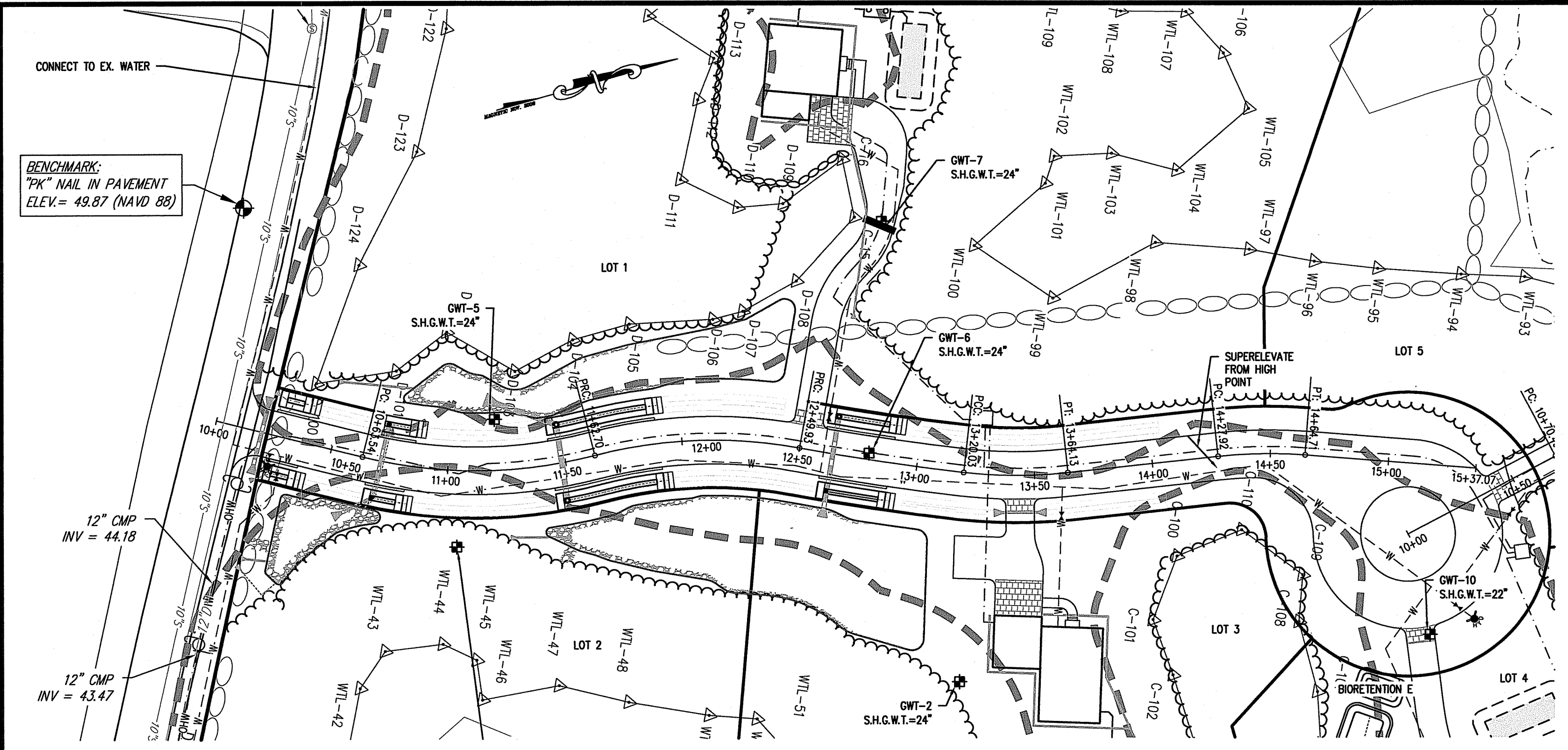
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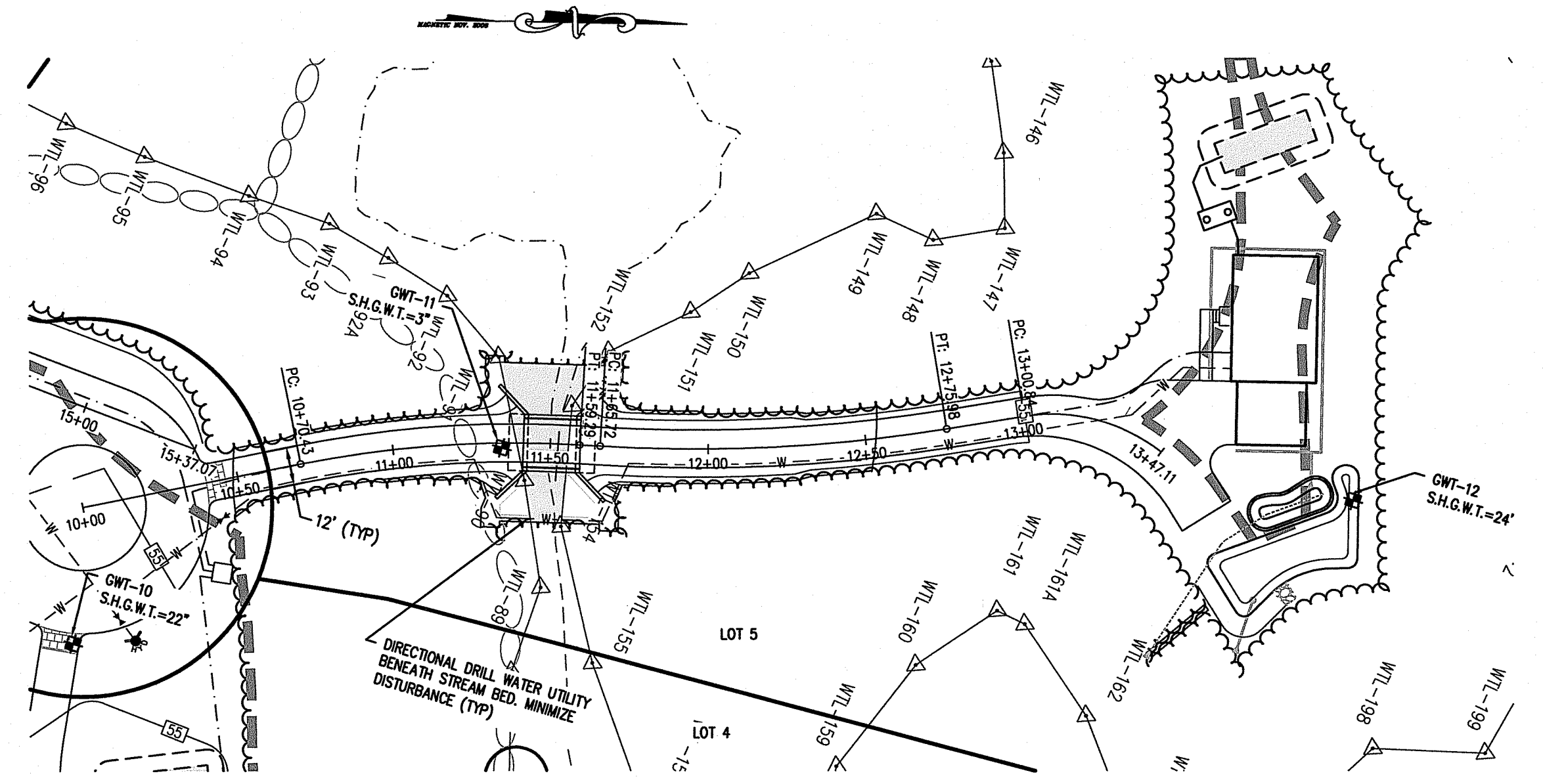


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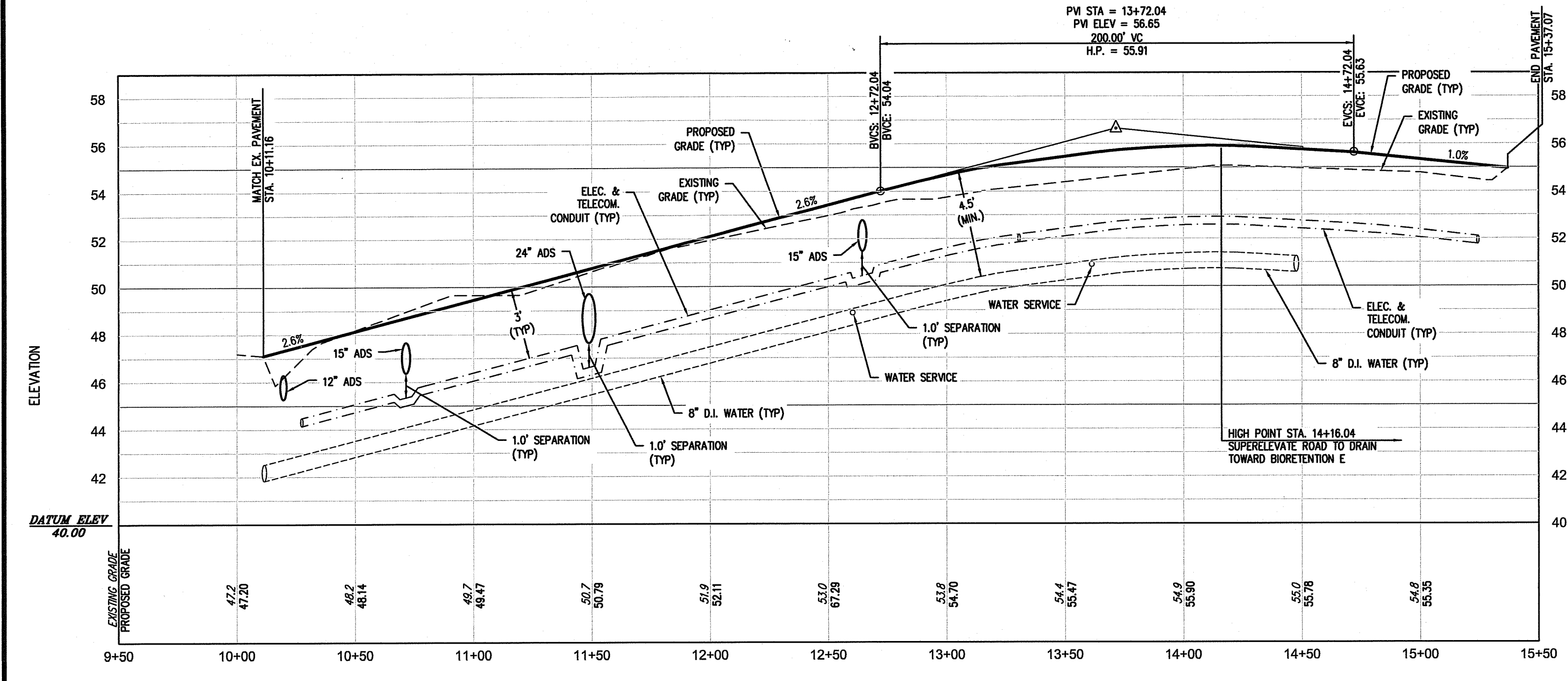
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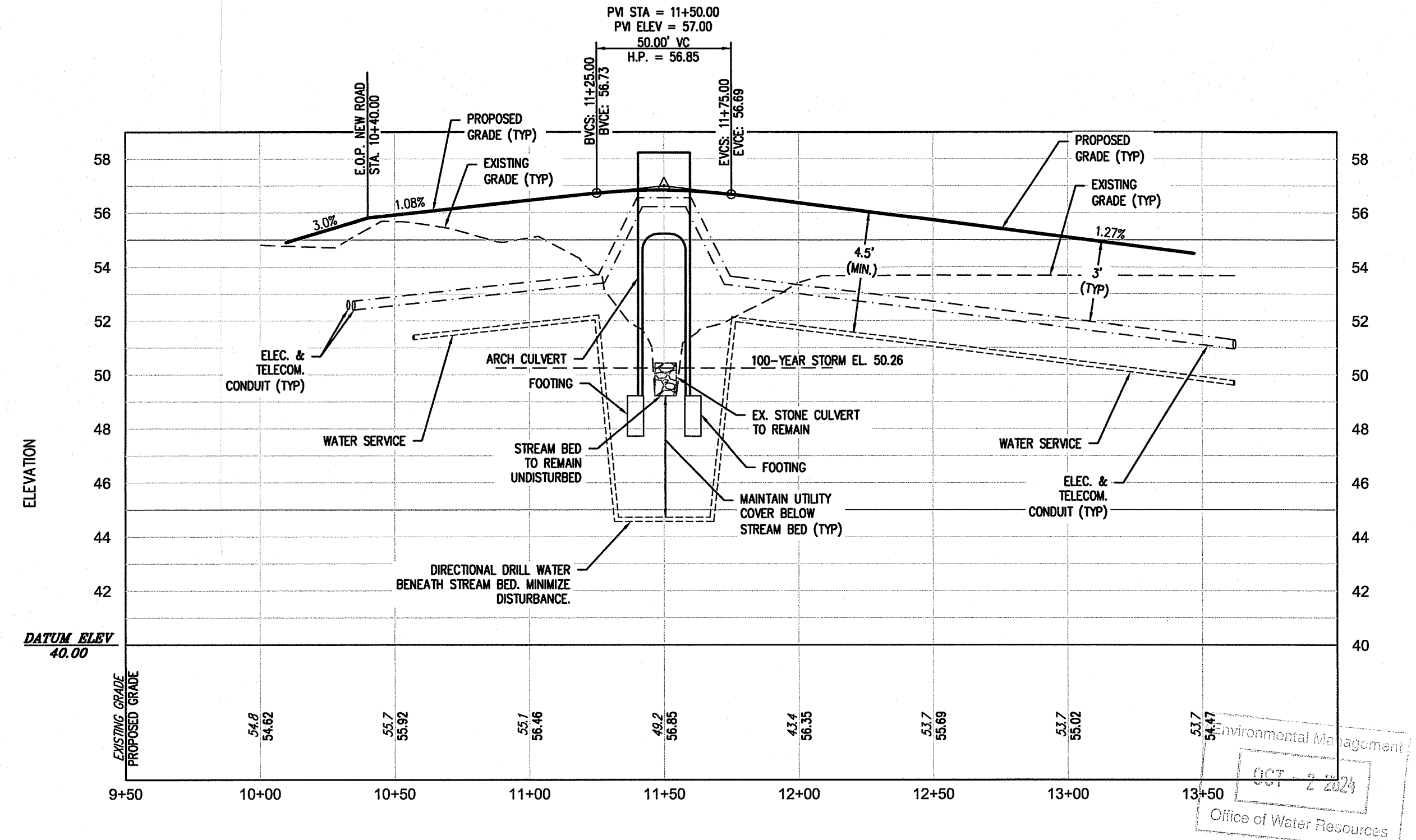
**PLAN - DOGWOOD DRIVE**  
 SCALE: 1" = 40'  
 GRAPHIC SCALE



**PLAN - DRIVEWAY**  
 SCALE: 1" = 40'  
 GRAPHIC SCALE



**PROFILE - DOGWOOD DRIVE**  
 STA. 10+00 TO STA. 15+37.07  
 SCALE: HORIZ. 1"=40'  
 VERT. 1"=4'



**PROFILE - DRIVEWAY**  
 STA. 10+00 TO STA. 13+47.11  
 SCALE: HORIZ. 1"=40'  
 VERT. 1"=4'

**LEGEND**

—	LOT LINE	— 8" —	EX. DRAIN LINE	—	PR. EDGE OF PAVEMENT
—	PR. PROPERTY LINE	— U.P. #12 —	EX. UTILITY POLE	—	PR. DRAIN LINE
—	ABUTTING LOT LINE	— W —	EX. WATER LINE	—	PR. STORMWATER FACILITY
—	PR. BUILDING SETBACK LINE	— H —	EX. HYDRANT	—	PR. DRY SWALE
—	PR. EASEMENT LINE	— 2" —	EX. WATER VALVE	—	PR. UTILITY POLE
—	EX. WATER EDGE PER REF. 2	— 10" S —	EX. SEWER LINE	—	PR. OVERHEAD WIRE
—	WETLAND FLAG AND EDGE	—	EX. SEWER MANHOLE	—	PR. CONDUIT
		—	EXISTING STONE WALL	—	PR. WATER LINE
		—	PR. ROADWAY STATIONING	—	PR. HYDRANT
		—		—	PR. OWTS

- REFERENCE:**
- TOPOGRAPHY AND PLANIMETRICS FROM PLAN BY CHAS. H. SELLS INC. ENTITLED: "NARRAGANSETT, RHODE ISLAND: CHECKPLOT - TITLE NO. F20, DATED APRIL 30, 2002 AS FLOWN ON MARCH 24, 2001.
  - RIDEM FWV PERMIT 17-0174
  - RIDEM PRELIMINARY SUBDIVISION SUITABILITY NO. 2220 - 1161

RI DEPARTMENT OF ENVIRONMENTAL MANAGEMENT  
 OFFICE OF WATER RESOURCES  
 FRESHWATER WETLANDS PROGRAM

APPROVED WITH CONDITIONS AS SPECIFIED IN THE LETTER OF APPROVAL  
 DATED: **OCT 8 2024** FILE #: **24-0047**  
 NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL  
 APPROVED BY: *[Signature]* STAFF ENGINEER

Office of Water Resources  
 OCT 2 2024

OWNER:  
 CLARKE LLC  
 P.O. BOX 2340  
 STAMFORD, CT 06906

APPLICANT:  
 SKYCAP, LLC  
 BOX 2340  
 STAMFORD, CT 06906

CURRENT ZONE: R-80

**PLAN & PROFILE**

**CLARKE ROAD SUBDIVISION**

A.P.V, LOT 27  
 CLARKE ROAD  
 NARRAGANSETT, RI

PREPARED FOR:  
 SKYCAP, LLC

SCALE: AS NOTED  
 MARCH 2017

Drawn By: BJC  
 Checked By: JCH

Sheet  
**10**  
 of 17

FILE NO.: 16.268.389

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**CONSTRUCTION SEQUENCE / NARRATIVE**

- OBTAIN APPLICABLE PERMITS.
- NOTIFY ALL APPROPRIATE STATE, REGIONAL AND TOWN DEPARTMENTS PRIOR TO THE START OF CONSTRUCTION.
- BEGIN CONSTRUCTION.
- CONSTRUCT RI STD 9.9.0 CONSTRUCTION ACCESS.
- INSTALL SILT FENCE / STAKED HAYBALE LINE / SILT SOCK.
- CORDON OFF AREAS WHERE INFILTRATION PRACTICES ARE PROPOSED (i.e. BIORETENTION AREAS) TO ENSURE NO VEHICLE TRAFFIC WILL COMPACT THOSE AREAS PRIOR TO BMP CONSTRUCTION PROCEDURES COMMENCE.
- R&D EXISTING PAVEMENT (IF REQUIRED).
- CLEAN, GRUB, AND STOCKPILE TOPSOIL (IF REQUIRED).
- CONSTRUCT RETAINING WALLS (IF REQUIRED).
- EXCAVATE / PLACE COMPACTED FILL IN ACCORDANCE WITH THE GRADING PLAN.
- INSTALL PROPOSED UTILITIES, WORK DOWNSTREAM TO UPSTREAM ON STORMWATER SYSTEMS. DO NOT ALLOW INFLOW UNTIL BMPs ARE FULLY STABILIZED. PLACE INLET AND OUTLET PROTECTION WHERE REQUIRED.
- FINE GRADE, SPREAD TOPSOIL, SEED AND STABILIZE EXPOSED EARTH WITHIN AND AROUND BMPs.
- SAWCUT, PATCH AND REPAIR ROADWAYS AT UTILITY TIE-IN LOCATIONS.
- INSTALL PERVIOUS PAVEMENT ROADWAY & BEGIN BUILDING CONSTRUCTION.
- FINE GRADE, SPREAD TOPSOIL, SEED AND STABILIZE EXPOSED EARTH IN REMAINING DISTURBED AREAS.
- CLEAN / FLUSH STORM DRAINAGE SYSTEM.
- ONCE SEEDS GERMINATE AND EARTH IS STABILIZED, REMOVE SILT FENCE / HAYBALE/SILT SOCK LINE AND INLET PROTECTION.
- END CONSTRUCTION.

**SEDIMENTATION CONTROL PROGRAM:**

- EXTREME CARE SHALL BE EXERCISED SO AS TO PREVENT ANY UNSUITABLE MATERIAL FROM ENTERING DOWNSTREAM WATERCOURSES AND STORMWATER SYSTEMS.
- DURING CONSTRUCTION, THE CONTRACTOR AND/OR DEVELOPER SHALL BE RESPONSIBLE FOR MAINTAINING DRAINAGE AND RUN-OFF FLOW DURING STORMS AND PERIODS OF RAINFALL.
- SEDIMENTATION CONTROL DEVICES SHALL BE INSPECTED CLOSELY AND MAINTAINED PROMPTLY AFTER EACH RAINFALL.
- CARE SHALL BE TAKEN SO AS NOT TO PLACE "REMOVED SEDIMENTS" WITHIN THE PATH OF EXISTING, NEWLY CREATED (BOTH TEMPORARY AND PERMANENT) OR PROPOSED WATERCOURSES OR THOSE AREAS SUBJECTED TO STORMWATER FLOWAGE.
- SEDIMENTATION TRAPS SHALL BE PROVIDED AT ALL DRAINAGE STRUCTURES DURING CONSTRUCTION.
- EROSION AND SEDIMENTATION CONTROLS SHALL BE INSTALLED AT THE SITE PRIOR TO THE START OF CONSTRUCTION AND BE PROPERLY MAINTAINED UNTIL ALL DISTURBED AREAS ARE STABILIZED INCLUDING:
  - THE INSTALLATION OF A CONTINUOUS LINE OF SILT SOCKS, STAKED HAYBALES, OR SILT FENCE IN ALL LOCATIONS SHOWN ON THE APPROVED SITE PLANS AND WHERE OTHERWISE NECESSARY TO PREVENT SEDIMENTS FROM ENTERING DOWNSTREAM WATERCOURSES AND STORMWATER DRAINAGE SYSTEMS.
  - ALL DISTURBED AREAS SHALL BE PERMANENTLY STABILIZED WITH APPROVED GROUND COVER PRIOR TO THE COMPLETION OF THE PROJECT. AREAS EXPOSED FOR EXTENDED PERIODS ARE TO BE COMPLETELY COVERED WITH SPREAD HAY MULCH.
  - CATCH BASINS SHALL BE PROTECTED WITH HAYBALE FILTERS THROUGHOUT THE CONSTRUCTION PERIOD AND UNTIL ALL DISTURBED AREAS ARE THOROUGHLY STABILIZED. SLUMPS ARE TO BE CLEANED IMMEDIATELY FOLLOWING INSTALLATION OF PERMANENT PAVEMENT.
  - OUTFALLS SHALL BE PROTECTED BY HAYBALE FILTERS UNTIL DISTURBED AREAS ARE PERMANENTLY STABILIZED WITH APPROVED GROUND COVER.
  - ALL CONTROL MEASURES SHALL BE MAINTAINED IN EFFECTIVE CONDITION THROUGHOUT THE CONSTRUCTION PERIOD.
- THE LIMITS OF ALL CLEARING, GRADING AND DISTURBANCE SHALL BE KEPT TO A MINIMUM WITHIN THE PROPOSED AREA OF CONSTRUCTION. ALL AREAS OUTSIDE OF THE LIMITS OF DISTURBANCE SHALL REMAIN TOTALLY UNDISTURBED.

**EROSION CONTROL AND SOIL STABILIZATION PROGRAM:**

- DENUDED SLOPES SHALL NOT BE LEFT EXPOSED FOR MORE THAN 14 DAYS.
- TEMPORARY TREATMENTS SHALL CONSIST OF HAY, STRAW, FIBER MULCH OR PROTECTIVE COVERS SUCH AS A MAT OF FIBER LINING (BURRAP, AJIE, FIBROGLASS NETTING, EXCELSDOR BLANKETS). THEY SHALL BE INCORPORATED INTO THE WORK AS WARRANTED OR AS ORDERED BY THE ENGINEER.
- HAY OR STRAW APPLICATIONS SHOULD BE IN THE AMOUNT OF 2000 LBS/ACRE.
- ALL HAYBALES OR TEMPORARY PROTECTION SHALL REMAIN IN PLACE UNTIL AN ACCEPTABLE STAND OF GRASS, RIP-RAP OR APPROVED GROUND COVER IS ESTABLISHED.
- THE TOPSOIL SHALL HAVE A SANDY LOAM TEXTURE RELATIVELY FREE OF SUBSOIL MATERIAL, STONES, ROOTS, LIMBS OF SOIL, TREE LIMBS, TRASH OR CONSTRUCTION DEBRIS AND SHALL CONFORM WITH RHODE ISLAND STANDARD SPECIFICATION M.18.02.
- THE SEED MIX SHALL BE INOCULATED WITHIN 24-HOURS BEFORE MIXING AND PLANTING, WITH APPROPRIATE INOCULUM FOR EACH VARIETY.
- THE DESIGN MIX UTILIZED IN ALL DISTURBED AREAS TO BE SEEDING SHALL BE COMPRISED OF THE FOLLOWING:
 

TYPE	% BY WEIGHT
CREeping RED FESCUE	70
ASTORIA BENTGRASS	5
BROODT TREFOLI	15
PERENNIAL RYEGRASS	10

 APPLICATION RATE 100 LBS/ACRE  
 LIMING AND FERTILIZING AS REQUIRED TO COMPLIMENT OR UPGRADE EXISTING CONDITIONS.
- THE CONTRACTOR MUST REPAIR AND/OR RESEED ANY AREAS THAT DO NOT DEVELOP WITHIN THE PERIOD OF ONE YEAR, AND SHALL DO SO AT NO ADDITIONAL EXPENSE.
- THE NORMAL ACCEPTABLE SEASONAL SEEDING DATES ARE APRIL 1ST THROUGH OCTOBER 15TH.
- STABILIZATION OF ONE FORM OR ANOTHER AS DESCRIBED ABOVE SHALL BE ACHIEVED WITHIN FIFTEEN (15) DAYS OF FINAL GRADING.
- STOCKPILES OF TOPSOIL AND EARTH MATERIALS SHALL NOT BE LOCATED NEAR WATERWAYS. THEY SHALL HAVE SIDE SLOPES NO GREATER THAN THIRTY PERCENT (30%), SHALL ALSO BE SEEDED AND/OR STABILIZED AND SHALL BE COMPLETELY ENCLOSED WITH STAKED HAY BALES AND/OR SILT FENCE (SEE DETAIL).
- ON BOTH STEEP AND LONG SLOPES, CONSIDERATION SHOULD BE GIVEN TO "CRIMPING" OR "TRACKING" TO TACK DOWN MULCH APPLICATIONS.
- TREES TO BE RETAINED SHALL BE FENCED OR ROPED OFF TO PROTECT THEM FROM CONSTRUCTION EQUIPMENT.
- ALL PROPOSED PLANTINGS AND PLACEMENT OF RIP-RAP MUST BE ACCOMPLISHED AS EARLY AS POSSIBLE UPON COMPLETION OF GRADING AND CONSTRUCTION, AND AT LEAST PRIOR TO ANY ON-SITE OCCUPANCY.
- ALL PROPOSED PLANTINGS MUST BE MAINTAINED BY THE RESPONSIBLE PARTY TO ENSURE SURVIVAL.
- SHOULD ANY OR ALL OF THE PROPOSED PLANTS FAIL TO SURVIVE AT LEAST ONE (1) FULL GROWING SEASON FROM THE TIME THEY HAVE BEEN PLANTED, THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR REPLACING AND MAINTAINING THE SAME PLANT SPECIES FOR ONE (1) ADDITIONAL GROWING SEASON.
- ALL DISTURBED AREAS MUST BE SEEDING, PLANTED OR RIP-RAPPED WITHIN THE CONSTRUCTION SEASON.
- TEMPORARY SEEDING MUST BE COMPLETED WITHIN ONE (1) MONTH AFTER DISTURBANCE.
- ALL DISTURBED AREAS MUST BE PERMANENTLY SEEDING, PLANTED OR RIP-RAPPED BEFORE OCTOBER 1ST, IF NOT THEY MUST BE TEMPORARILY SEEDING.

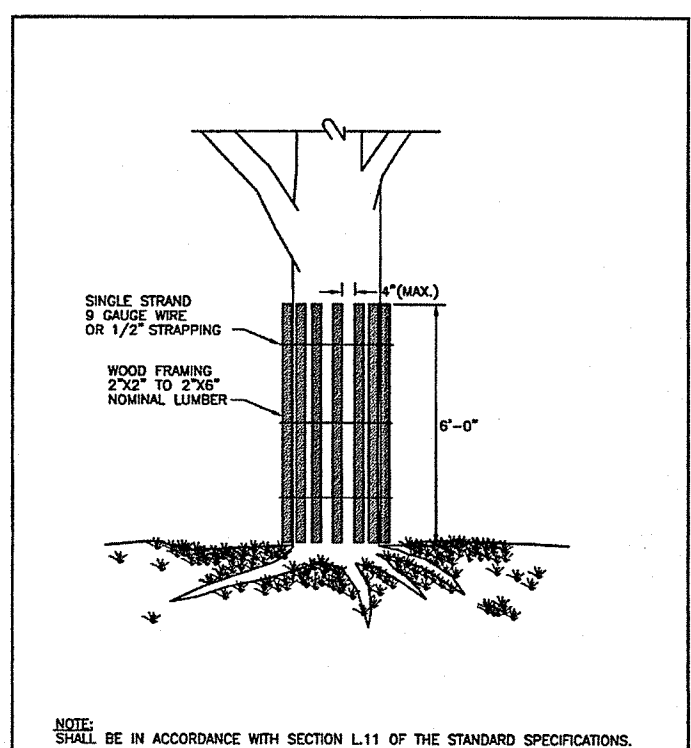
**OWNER:**  
CLARKE LLC  
P.O. BOX 2340  
STAMFORD, CT 06906

**APPLICANT:**  
SKYCAP, LLC  
BOX 2340  
STAMFORD, CT 06906

**CURRENT ZONE:** R-80

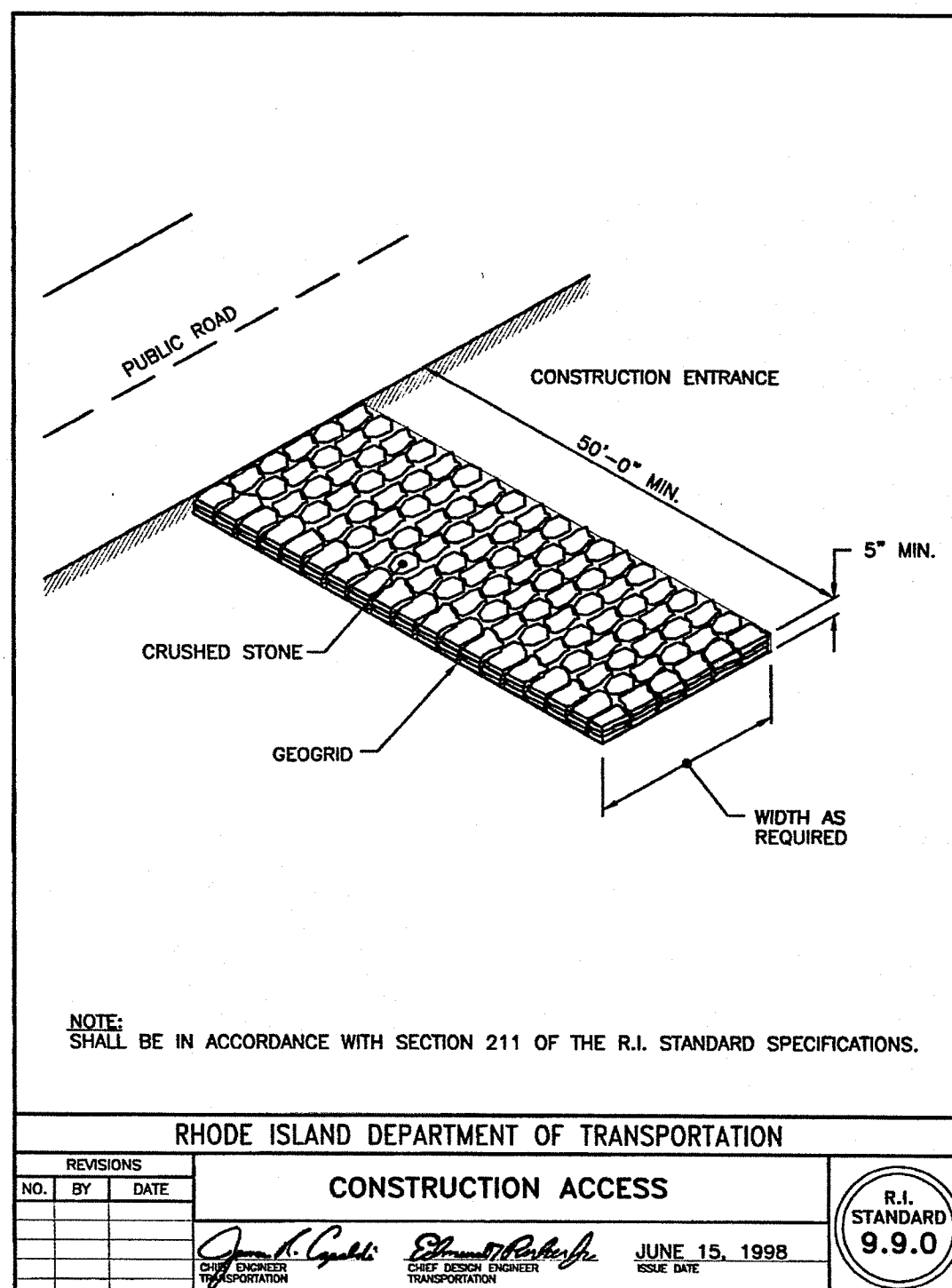
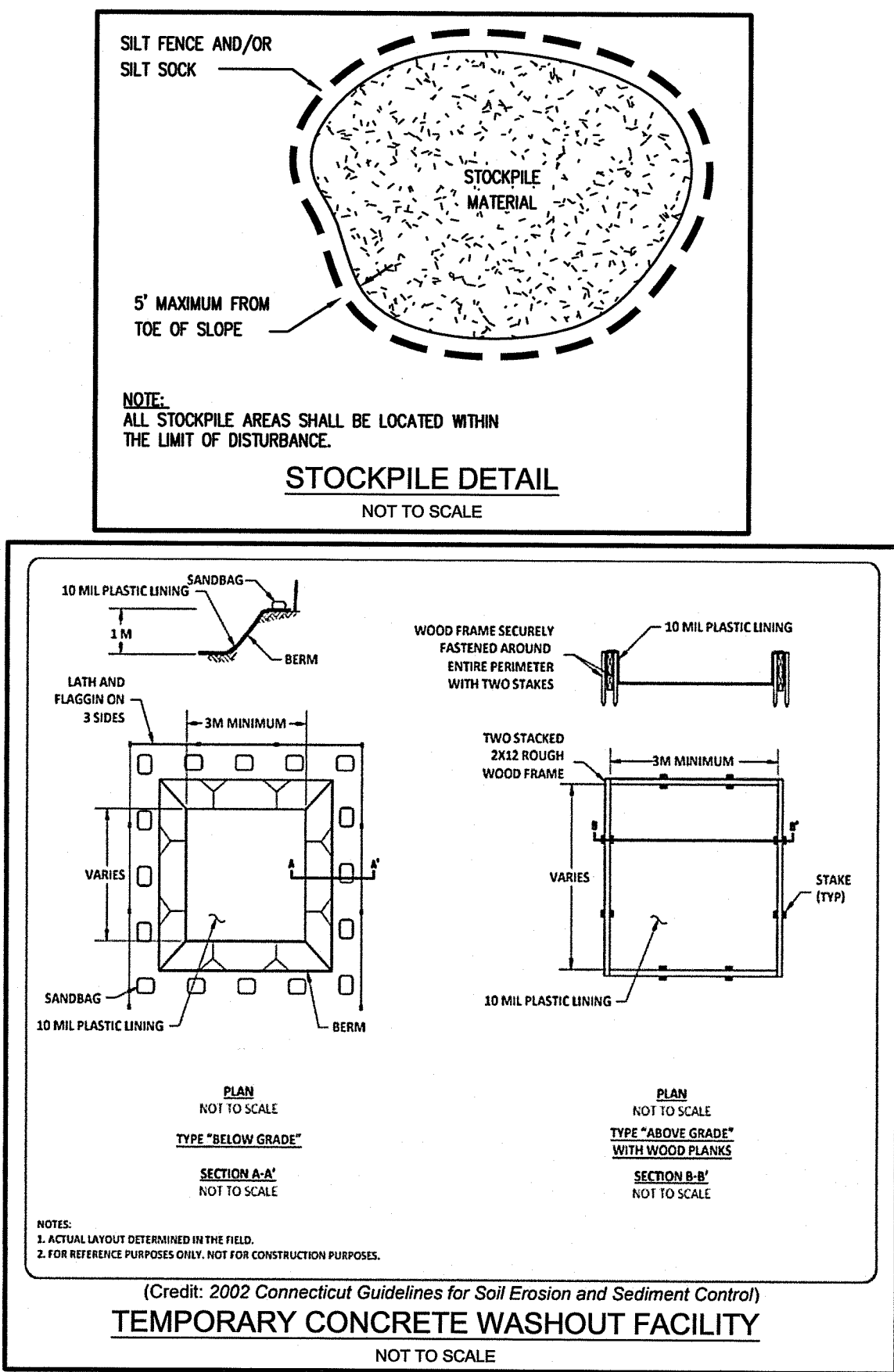
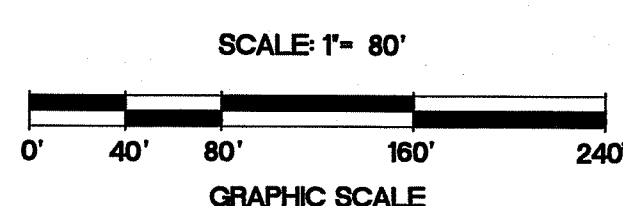
**LEGEND**

- |   |                             |
|---|-----------------------------|
| — LOT LINE  | — PR. EDGE OF PAVEMENT      |
| — PR. PROPERTY LINE   | — PR. CONTOUR               |
| — ABUTTING LOT LINE   | — X 55.5 PR. SPOT ELEVATION |
| — PR. BUILDING SETBACK LINE                                     | — TOP WALL/BOTTOM WALL      |
| — PR. EASEMENT LINE   | — PR. DRAIN LINE            |
| — EX. WATER EDGE PER REF. 2                                     | — PR. STORMWATER FACILITY   |
| — WTL-70 WETLAND FLAG   | — PR. DRY SWALE             |
| — EDGE OF FRESHWATER WETLAND                                    | — PR. UTILITY POLE          |
| — EX. CONTOUR   | — PR. OVERHEAD WIRE         |
| — EX. DRAIN LINE  | — PR. CONDUIT               |
| — EX. UTILITY POLE  | — PR. WATER LINE            |
| — EX. WATER LINE  | — PR. HYDRANT               |
| — EX. HYDRANT   | — PR. WATER VALVE           |
| — EX. WATER VALVE   | — PR. RETAINING WALL        |
| — EX. SEWER LINE  | — PR. LIMIT OF DISTURBANCE  |
| — EX. SEWER MANHOLE   | — PR. BUFFER MARKER         |
| — EXISTING STONE WALL   | — PR. EROSION CONTROL       |
| — SOIL EVALUATION   |                             |
| — VERNAL POOL   | — PR. BUILDING              |
| — WETLAND BUFFER  | — PR. OWTS                  |
| — AREA CLEARED UNDER PERMIT 17-0174 TO BE RESTORED PER SHEET 17 |                             |



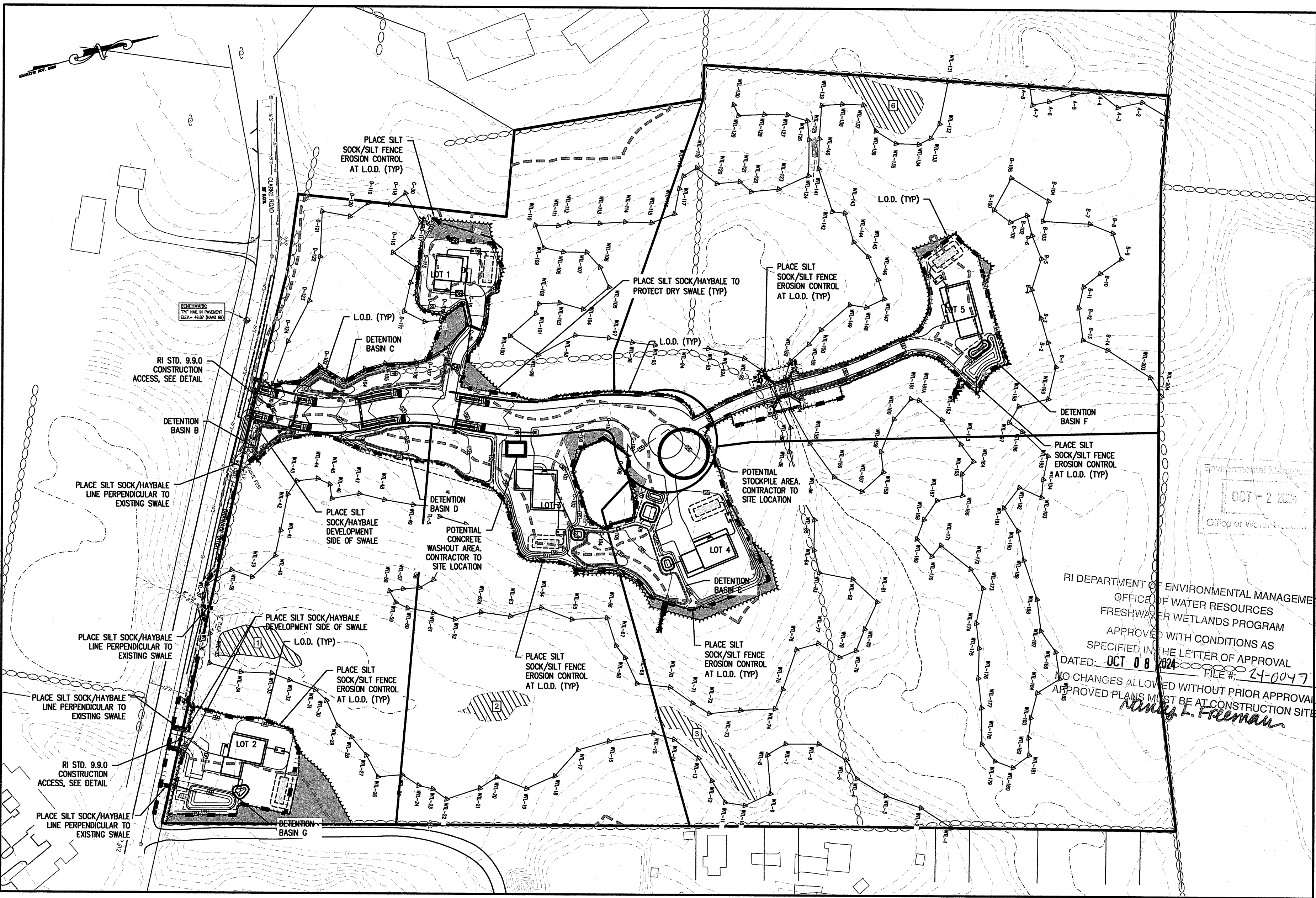
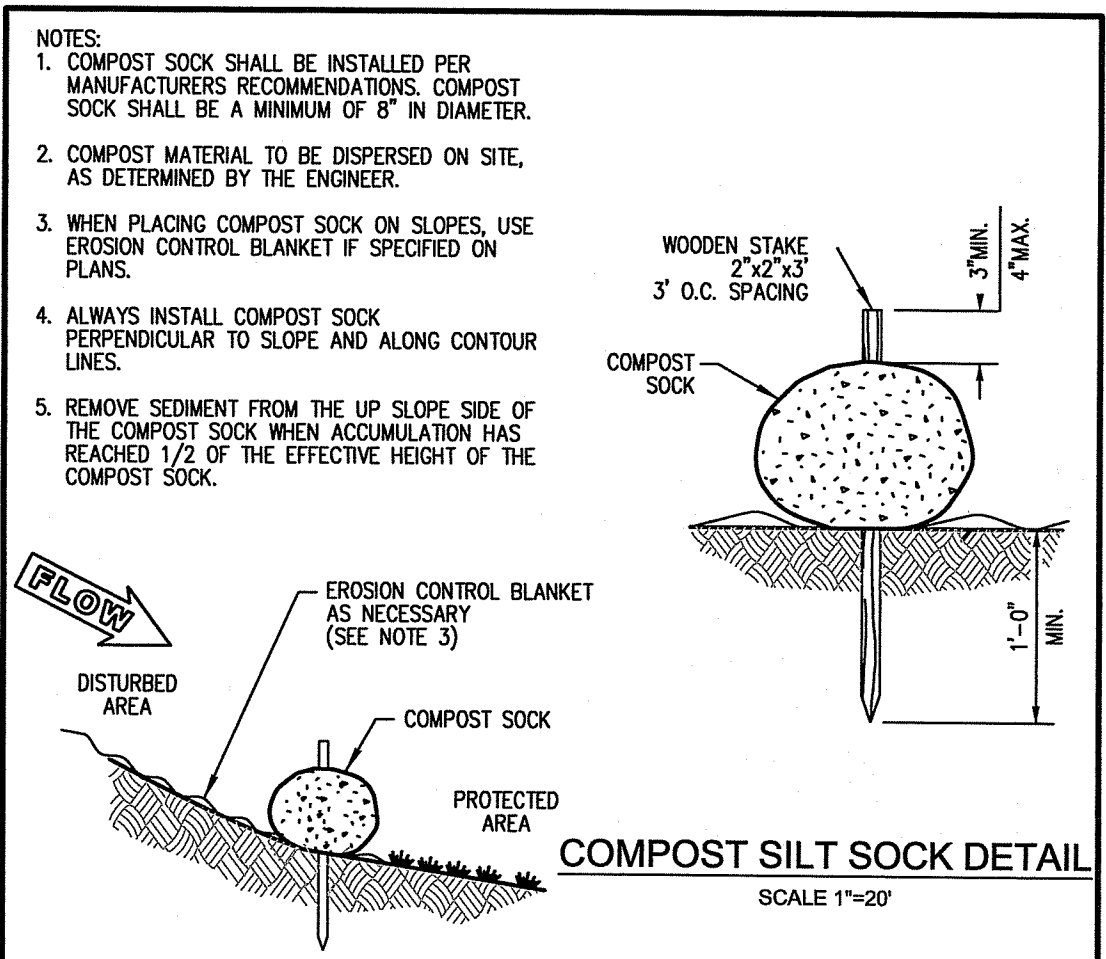
**RHODE ISLAND DEPARTMENT OF TRANSPORTATION**  
 TREE PROTECTION DEVICE  
 DATE: JUNE 15, 1998  
 R.I. STANDARD 9.9.0

**PLAN VIEW**



**REFERENCE:**

- TOPOGRAPHY AND PLANIMETRICS FROM PLAN BY CHAS. H. SELLS INC. ENTITLED: "NARRAGANSETT, RHODE ISLAND: CHECKPLOT - TITLE NO. F20, DATED APRIL 30, 2002 AS FLOWN ON MARCH 24, 2001.
- RIDEM FWW PERMIT 17-0174
- RIDEM PRELIMINARY SUBDIVISION SUITABILITY NO. 2220 - 1161



NO.	DATE	REVISION
1	7/19/17	RIDEM COMMENTS
2	11/11/20	PRELIMINARY SUBMISSION
3	5/18/23	OWTS SYSTEMS
4	2/26/24	DEM RESUBMISSION
5	7/19/24	DEM COMMENTS
6	8/30/24	DEM COMMENTS
7	9/9/24	DEM COMMENTS
8	10/1/24	DEM COMMENTS

**JEFFREY C. HANSON**  
 No. 5238  
 10/1/24  
 PROFESSIONAL ENGINEER

**Millstone LLC**  
 ENGINEERING • SURVEYING • PERMITTING  
 250 Centerville Road, Building E-12  
 Warwick, RI 02886  
 www.MillstoneEng.com  
 P. (401) 921-3344 T. (401) 921-3303

**SOIL EROSION & SEDIMENT CONTROL PLAN**

**CLARKE ROAD SUBDIVISION**

A.P.V. LOT 27  
 CLARKE ROAD  
 NARRAGANSETT, RI

PREPARED FOR:  
 SKYCAP, LLC

SCALE: AS NOTED  
 MARCH 2017

Drawn By: BJC  
 Checked By: JCH

Sheet  
**11**  
 of 17  
 FILE NO.: 16.268.389

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 250 CENTERVILLE RD.  
 WARWICK, RI 02886

GENERAL NOTES:

- 1. THE MOST CURRENT EDITION OF THE STATE OF RHODE ISLAND STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE AND THE RHODE ISLAND STANDARD DETAILS CONSTRUCTION ARE MADE A PART HEREOF AS FULLY AND COMPLETELY AS IF ATTACHED HERETO. THE CURRENT VERSION OF THE STANDARD SPECIFICATIONS MAY BE OBTAINED AT THE RHODE ISLAND DEPARTMENT OF TRANSPORTATION, DIVISION OF PUBLIC WORKS. IN ADDITION, THE TOWN OF NARRAGANSETT STANDARD SPECIFICATIONS ARE MADE A PART HEREOF AS FULLY AND COMPLETELY AS IF ATTACHED HERETO.
2. ALL REQUIRED SITE IMPROVEMENTS SHALL BE INSPECTED BY THE TOWN ENGINEER TO ENSURE SATISFACTORY COMPLETION. IN NO CASE SHALL THE INSTALLATION OF ANY IMPROVEMENTS BE STARTED UNTIL PRIOR NOTIFICATION IS GIVEN TO THE TOWN ENGINEER. AT LEAST A 48-HOUR NOTICE SHALL BE GIVEN TO THE TOWN ENGINEER PRIOR TO ANY SUCH START OF CONSTRUCTION. A FINAL INSPECTION OF ALL SITE IMPROVEMENTS, UTILITIES AND GRADING WILL BE MADE TO DETERMINE WHETHER THE WORK IS SATISFACTORY AND IN SUBSTANTIAL AGREEMENT WITH THE APPROVED FINAL CONSTRUCTION DRAWING AND THE TOWN SPECIFICATIONS.
3. LOCATION AND DEPTH OF EXISTING UTILITIES ARE APPROXIMATE AND HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION. THE CONTRACTOR SHALL CHECK AND VERIFY LOCATIONS OF ALL EXISTING UTILITIES BOTH UNDERGROUND AND OVERHEAD. 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) A MINIMUM OF 72 WORKING HOURS, 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.
4. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO OBTAIN ANY AND ALL PERMITS REQUIRED BY THE STATE OF RHODE ISLAND, FEDERAL GOVERNMENT, AND THE TOWN OF NARRAGANSETT PRIOR TO COMMENCING ANY WORK.
5. CONTRACTOR TO EXCAVATE TEST PITS TO CONFIRM LOCATION AND ELEVATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION. ANY DISCREPANCY SHALL BE REPORTED TO THE ENGINEER.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING ALL TEMPORARY SEDIMENTATION AND EROSION CONTROLS.
7. STOCKPILES OF EARTH MATERIALS SHALL NOT BE LOCATED NEAR WATERWAYS, WETLAND, OR ADJACENT TO DRAINAGE STRUCTURES.
8. ALL MATERIAL FOR FILL SHALL BE CLEAN AND FREE OF MATTER WHICH COULD POLLUTE ANY DOWN STREAM WATERCOURSE.
9. FILL MATERIAL SHALL BE COMPACTED IN ONE FOOT (MAXIMUM) LIFTS TO AT LEAST 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED IN ACCORDANCE WITH ASTM D-1557 (MODIFIED PROCTOR TEST).
10. THE SITE LIES IN "ZONE X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON THE FLOOD INSURANCE RATE MAP (FIRM) FOR WASHINGTON COUNTY, RHODE ISLAND (ALL JURISDICTIONS) PANEL 213 OF 368, MAP NUMBER 4409G02131, MAP REVISED OCTOBER 16, 2013.
11. VERTICAL DATUM: NAVD 9888.
12. WORK SHOWN ON THE PLANS FOR WHICH THERE ARE NO PARTICULAR DETAILS OR SPECIFICATIONS DOES NOT RELIEVE THE CONTRACTOR FROM FINISHING AND INSTALLING THE WORK. THE CONTRACTOR SHALL THOROUGHLY EXAMINE THE CONTRACT DOCUMENTS AND PLANS AND INSPECT THE SITE, AND THE BID PRICE SHALL INCLUDE ALL SERVICES AND MATERIALS AS NECESSARY TO COMPLETE THE PROJECT. ANY CHANGES TO THE PROJECT OR THE INSTALLATION OF AN ITEM FOR WHICH NO PARTICULAR DETAIL OR SPECIFICATION WAS PROVIDED MUST BE REVIEWED BY AND ACCEPTABLE TO THE ENGINEER.
13. CONTRACTOR SHALL RECORD AND PROVIDE AS-BUILT DRAWINGS IN ACCORDANCE WITH TOWN OF NARRAGANSETT UTILITY REQUIREMENTS FOR ALL NEW INFRASTRUCTURE.
14. REFERENCE IS MADE TO THE FOLLOWING PERMITS:
- RIDEM INSIGNIFICANT ALTERATION PERMIT 17-0174
- RIDEMS PERMIT R1010556
- RIDEM WETLAND EDGE VERIFICATION 14-0218
- RIDEM PRELIMINARY SUBDIVISION SUITABILITY 2220-1161
- TOWN OF NARRAGANSETT MASTER PLAN DECISION DATED MAY 8, 2018, RECORDED IN BOOK 911 ON PAGE 854 OF THE LAND EVIDENCE RECORDS
- TOWN OF NARRAGANSETT ZONING DECISION DATED JUNE 18, 2020, RECORDED IN BOOK 951 ON PAGE 172 OF THE LAND EVIDENCE RECORDS

BMP CONSTRUCTION SEQUENCES:

- GENERAL: GREAT CARE SHALL BE GIVEN TO THE AREAS WHERE STRUCTURES WHICH REQUIRE INFILTRATION AS A MECHANISM FOR STORMWATER TREATMENT AND/OR DISPOSAL ARE PROPOSED PRIOR TO THEIR CONSTRUCTION. NO INFILTRATION STRUCTURE SHALL BE CONSTRUCTED NOR ACCEPT RUNOFF UNTIL ALL UP-GRADIENT AREAS OF THE WATERSHED HAVE BEEN BUILT AND FULLY STABILIZED SO AS TO HAVE NO POTENTIAL FOR SEDIMENT OR SILT DEPOSITION. ALSO, ONCE THE ENTIRE SITE IS STABILIZED ALL SESS MEASURES SHALL BE REMOVED.
THE DESIGN SEED MIX FOR ALL PERMANENT STORMWATER BASINS SHALL BE COMPRISED OF THE FOLLOWING AND PLANTED IN A MINIMUM OF A 6" DEPTH OF SANDY LOAM FIRM FREE OF SUBSOIL MATERIAL, STONES, ROOTS, LUMPS OF SOIL, TREE LIMBS, TRASH OR CONSTRUCTION DEBRIS:
TYPE % BY WEIGHT
CREEPING RED FESCUE 70
KENTUCKY BLUEGRASS 15
TALL FESCUE 15
APPLICATION RATE 100 LBS/ACRE
LIMING AND FERTILIZING AS REQUIRED TO COMPLEMENT OR UPGRADE EXISTING CONDITIONS.
BIORETENTION SOIL MIXTURE SHALL CONSIST OF A USDA LOAMY SAND OR SANDY LOAM CLASSIFICATION AND MEET THE FOLLOWING GRADUATION:
SAND - 63 to 67%
SLT - 8 to 12%
CLAY - 0 to 2%
ORGANIC (LEAF COMPOST) - 23 to 25%
GRASSED FILTER STRIP (A,B,C,D):
1. EXCAVATE TO THE LINES AND GRADES OF THE DESIGN
2. LOAM AND SEED ACCORDINGLY WITH PERMANENT SEED MIXTURE
PEASTONE TRENCH (A,B,C,D):
1. EXCAVATE TRENCH TO THE LINES AND GRADES OF THE DESIGN
2. FILL TRENCH WITH 3/8" "PEASTONE" AGGREGATE
SEDIMENT FOREBAY (A,B,C,D,E):
1. EXCAVATE TO THE LINES AND GRADES OF THE DESIGN.
2. LOAM AND SEED ACCORDINGLY WITH PERMANENT SEED MIXTURE
DRY SWALE (A,B,C,D):
1. EXCAVATE TO THE LINES AND GRADES OF THE DESIGN.
2. INSTALL UNDERDRAIN SYSTEM PER DETAIL
3. ROTO-TILL THE BOTTOM 6" OF SUBSOIL
4. INSTALL 6" OF BIO-RETENTION SAND AND ROTO-TILL TO MIX INTO THE SUBSOIL INTERFACE
5. INSTALL REMAINDER OF BIO-RETENTION SOIL
6. INSTALL RIPRAP SPILLWAY
7. LOAM AND SEED ACCORDINGLY WITH PERMANENT SEED MIXTURE
BIORETENTION (E,F,G):
1. EXCAVATE TO THE LINES AND GRADES OF THE DESIGN
2. INSTALL FILTER FABRIC
3. INSTALL BIO-RETENTION SOIL
4. INSTALL RIPRAP SPILLWAY
5. INSTALL PLANTINGS PER PLAN
DETENTION BASIN (B,C,D,E,F,G):
1. EXCAVATE TO THE LINES AND GRADES OF THE DESIGN.
2. INSTALL RIPRAP SPILLWAY & LEVEL SPREADER
3. LOAM AND SEED ACCORDINGLY WITH PERMANENT SEED MIXTURE

CONSTRUCTION MAINTENANCE:

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSPECTION, MAINTENANCE AND REPAIR TO ALL DRAINAGE STRUCTURES AND RELATED APPURTENANCES ON THE SITE DURING CONSTRUCTION AND FOR A MAXIMUM OF ONE (1) YEAR FOLLOWING COMPLETION OF CONSTRUCTION, AT WHICH TIME THE DRAINAGE STRUCTURES AND APPURTENANCES ARE TO BE ACCEPTED BY THE ENGINEER AND THE OWNER, AS FOLLOWS.
1. ALL CATCH BASINS AND STORM DRAIN PIPES SHALL BE CLEANED OF SEDIMENT. STORMWATER BASINS SHALL BE CLEANED OF SEDIMENT TO THE DESIGN GRADES INDICATED ON THE CONSTRUCTION DRAWINGS.
2. INSPECTION OF THE BASINS AND ALL INLET AND OUTLET STRUCTURES SHALL BE PERFORMED ON A WEEKLY BASIS, PREFERABLY DURING A STORM EVENT TO INSPECT FOR PROPER FUNCTIONING OF THE FACILITY.
3. GRASSES MUST BE PLANTED AROUND AND WITHIN THE STORMWATER BASIN IMMEDIATELY FOLLOWING CONSTRUCTION TO STABILIZE THE SLOPES AND PREVENT EROSION.
4. SEDIMENTS SHALL BE REMOVED FROM DRAINAGE STRUCTURES AND THE STORMWATER BASINS IMMEDIATELY FOLLOWING SITE STABILIZATION AND DURING THE FIRST (INITIAL) YEAR OF OPERATION.
5. ALL COSTS INCURRED FOR MAINTENANCE, CLEANING, AND INSPECTION ARE THE RESPONSIBILITY OF THE CONTRACTOR DURING CONSTRUCTION AND THE PROPERTY OWNER UPON ACCEPTANCE.
6. ANY INADVERTENT OR DELIBERATE DISCHARGE OF WASTE OIL OR ANY OTHER POLLUTANT TO THE STORMWATER DISPOSAL SYSTEM REQUIRES IMMEDIATE NOTIFICATION OF THE RIDEM.
7. ALL TRASH AND LITTER AND OTHER DEBRIS SHALL BE REMOVED FROM ANY STORMWATER FACILITY DAILY, INCLUDING INLET AND OUTLET STRUCTURES.
8. REPAIRS OR REPLACEMENT OF INLET/OUTLET STRUCTURES, RIP-RAP CHANNELS, FENCES, OR OTHER ELEMENTS OF THE FACILITY DURING CONSTRUCTION SHALL BE DONE WITHIN 30 DAYS OF DEFICIENCY REPORTS.
9. PAVEMENT SWEEPING SHALL BE PERFORMED UPON COMPLETION OF THE PROJECT.
10. WATER SHALL BE USED TO MOISTEN EXPOSED SOIL SURFACES PERIODICALLY. AN ADEQUATE AMOUNT SHOULD BE USED TO CONTROL DUST.

POLLUTION PREVENTION PLAN:

- GENERAL: LONG-TERM MAINTENANCE OF THE POLLUTION PREVENTION PLAN SHALL BE THE RESPONSIBILITY OF THE APPLICANT.
APPLICANT: SKYCAP, LLC
P.O. BOX 2340
STAMFORD, CT 06906
(917) 648-0484
THE CONTRACTOR SHALL MANAGE THE POLLUTION PREVENTION PLAN DURING THE CONSTRUCTION PROCESS.
CONTRACTOR: TBD (DEFAULTS TO OWNER UNTIL HOMEOWNERS ASSOCIATION HAS BEEN CREATED)

SOLID WASTE CONTAINMENT:

- 1. WHERE PRACTICAL, TRASH RACKS SHALL BE INSTALLED AND MAINTAINED ON INLET STRUCTURES WITHIN THE DRAINAGE SYSTEM.
2. STREET SWEEPING SHALL BE PERFORMED ON AN ANNUAL BASIS.

SNOW DISPOSAL AND DEICING:

- 1. SAND AND DEICING MATERIALS SHALL BE STORED UNDER COVER ON OR OFF SITE TO PREVENT EXPOSURE TO STORMWATER.
2. SNOW REMOVAL SHALL BE PERFORMED IN ACCORDANCE WITH RIDEM'S SNOW DISPOSAL POLICY.
3. NO STOCKPILING OF SNOW SHALL BE PERMITTED ON THE DRIVEWAYS.

DRIVEWAY AND PARKING LOT SEALANTS:

- 1. NO SEALANTS SHALL BE ALLOWED ON THE DRIVEWAYS AS THEY ARE INTENDED TO PROVIDE INFILTRATION.

HAZARDOUS MATERIALS CONTAINMENT:

- 1. NO HAZARDOUS MATERIALS SHALL BE STORED OUTSIDE TO AVOID EXPOSURE TO STORMWATER.

LANDSCAPE MANAGEMENT:

- 1. GRASS CLIPPINGS FROM LAWN CARE PROCEDURES PERFORMED IN AND AROUND THE STORMWATER FACILITY MUST BE COLLECTED.
2. GENERAL LAWN HEIGHTS (EXCLUDING STORMWATER BASINS) ON SITE SHALL BE KEPT AT A 2-3" HEIGHT.
3. FERTILIZER AND WATERING DEMANDS SHOULD BE HAVE PROFESSIONAL OVERSIGHT AND BOTH USES MINIMIZED TO THE MAXIMUM EXTENT PRACTICAL.

LONG-TERM MAINTENANCE SCHEDULE (O&M):

- GENERAL FOR ALL BMP'S:
1. A LEGALLY BINDING AND ENFORCEABLE MAINTENANCE AGREEMENT SHALL BE EXECUTED BETWEEN THE FACILITY OWNER AND THE HOMEOWNERS ASSOCIATION.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSPECTION, MAINTENANCE AND REPAIR TO ALL DRAINAGE STRUCTURES AND RELATED APPURTENANCES ON THE SITE DURING CONSTRUCTION AND FOR A MAXIMUM OF ONE (1) YEAR FOLLOWING COMPLETION OF CONSTRUCTION, AT WHICH TIME THE DRAINAGE STRUCTURES AND APPURTENANCES ARE TO BE ACCEPTED BY THE ENGINEER AND THE OWNER.
3. FOLLOWING ACCEPTANCE, THE LONG-TERM MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE PROPERTY APPLICANT AND/OR RESPONSIBLE PARTY. IN CERTAIN CASES, THE APPROPRIATE DEM PROGRAM MAY REQUIRE DOCUMENTATION OF MAINTENANCE.
4. ALL COSTS INCURRED FOR MAINTENANCE, CLEANING, AND INSPECTION ARE THE RESPONSIBILITY OF THE PROPERTY APPLICANT AND/OR RESPONSIBLE PARTY. IN CERTAIN CASES, THE APPROPRIATE DEM PROGRAM MAY REQUIRE DOCUMENTATION OF MAINTENANCE.
5. INSPECTION OF THE BMPS AND ALL INLET AND OUTLET STRUCTURES SHALL BE PERFORMED AFTER STORMS EQUAL TO OR GREATER THAN THE 1-YEAR, 24-HOUR TYPE II STORM (2.8" EVENT) AND AT LEAST ONCE ANNUALLY, PREFERABLY DURING A STORM EVENT TO INSPECT FOR PROPER FUNCTIONING OF THE FACILITY. DURING THE FIRST 6 MONTHS OF OPERATION OF THE STORMWATER FACILITY, BMPS SHALL BE INSPECTED DURING THE FIRST TWO PRECIPITATION EVENTS OF AT LEAST 1.0" OF RAINFALL.
6. ANY INADVERTENT OR DELIBERATE DISCHARGE OF WASTE OIL OR ANY OTHER POLLUTANT TO THE STORMWATER DISPOSAL SYSTEM REQUIRES IMMEDIATE NOTIFICATION OF THE DEM OIL POLLUTION CONTROL PROGRAM AT 222-2284, PER OIL POLLUTION CONTROL REGULATIONS. DURING NON-WORKING HOURS, NOTIFICATION OF SPILLS CAN BE MADE TO THE DEM DIVISION OF ENFORCEMENT AT 222-3070, THE 24-HOUR EMERGENCY RESPONSE PHONE NUMBER.
7. ALL TRASH, LITTER AND OTHER DEBRIS SHALL BE REMOVED FROM ANY STORMWATER FACILITY INCLUDING INLET AND OUTLET STRUCTURES. THIS MUST BE ACCOMPLISHED AT LEAST TWICE PER YEAR, PREFERABLY IN THE SPRING AND FALL.
8. REPAIRS OR REPLACEMENT OF INLET/OUTLET STRUCTURES, RIP-RAP CHANNELS, FENCES, OR OTHER ELEMENTS OF THE FACILITY SHALL BE COMPLETED WITHIN 30 DAYS OF DEFICIENCY REPORTS. IF AN EMERGENCY IS IMMINENT, THE REPAIR/REPLACEMENT MUST BE COMPLETED IMMEDIATELY.

PEASTONE TRENCH AND SEDIMENT FOREBAY O&M:

- 1. THE SLOPES SHALL BE INSPECTED FOR EROSION AND GULLYING.
2. STONE SHALL BE REINFORCED IF EROSION IS PRESENT AT OUTFALLS OR IF IT HAS BEEN COMPROMISED.
3. INSPECT ALL STRUCTURAL COMPONENTS SUCH AS TRASH RACKS, ACCESS GATES, VALVES, PIPES, WEIRS, WALLS, ORIFICE STRUCTURES AND SPILLWAY STRUCTURES FOR DEFECTS. IF ANY ARE FOUND, THEY MUST BE REPAIRED IMMEDIATELY.
4. INSPECT FOR SEDIMENT ACCUMULATION AND IT SHALL BE REMOVED IF IT REACHES 6" OR 25% OF THE STORAGE VOLUME.
5. MOW GRASS TO MAINTAIN A 4-6" STRONG STAND OF TURF. IF GRASS REACHES 10" IN HEIGHT, MOWING SHALL BE DONE IMMEDIATELY. ALL CLIPPINGS SHALL BE COLLECTED AND DISPOSED OF PROPERLY.
6. NO WOODY GROWTH SHALL EVER BE ALLOWED TO REMAIN IN AND AROUND THE FOREBAYS.
7. AREAS OF EROSION OR DISTURBANCE SHALL BE RE-ESTABLISHED IMMEDIATELY.
8. INLETS AND OUTLETS SHALL BE CLEARED OF DEBRIS AS NEEDED.

BIORETENTION, DRY SWALE, AND DETENTION BASIN O&M:

- 1. THE FACILITIES SHALL BE INSPECTED ANNUALLY TO ENSURE FILTRATION RATES ARE BEING MET. IF STANDING WATER IS OBSERVED FOR MORE THAN 48 HOURS AFTER A RAIN EVENT, THE TOP 6 INCHES OF MATERIAL SHALL BE ROTOULLED, AND ANY COMPACTED SOILS SHALL BE REMOVED. IF THIS DOES NOT SOLVE THE PROBLEM, THE TOP 6 INCHES OF THE BMP SHALL BE REMOVED AND REPLACED.
2. SURFACES SHALL BE INSPECTED FOR DEBRIS AND TRASH AND CLEANOUTS SHALL BE PERFORMED BY HAND.
3. ALL SLOPES SHALL BE INSPECTED FOR EROSION AND GULLYING.
4. MOW GRASS TO MAINTAIN A 4-6" STRONG STAND OF TURF. IF GRASSES REACH 10" IN HEIGHT, MOWING SHALL BE DONE IMMEDIATELY. ALL CLIPPINGS SHALL BE COLLECTED AND DISPOSED OF IMMEDIATELY.
5. NO WOODY GROWTH SHALL EVER BE ALLOWED TO REMAIN IN AND AROUND THE FACILITY.
6. PRUNING OR REPLACEMENT OF WOODY VEGETATION SHALL OCCUR WHEN DEAD OR DYING VEGETATION IS OBSERVED. SEPARATION OF HERBACEOUS VEGETATION ROOTSTOCK SHALL OCCUR WHEN OVER-CROWDING IS OBSERVED, OR APPROXIMATELY ONCE EVERY THREE YEARS. IF AT LEAST 50 PERCENT VEGETATION COVERAGE IS NOT ESTABLISHED AFTER TWO YEARS, REINFORCEMENT PLANTING SHALL BE PERFORMED. THE MULCH LAYER SHALL BE REPLISHED (TO THE ORIGINAL DESIGN DEPTH) EVERY OTHER YEAR, AS DIRECTED BY INSPECTION REPORTS. THE PREVIOUS MULCH LAYER MUST BE REMOVED, AND PROPERLY DISPOSED OF, OR ROTO-TILLED INTO THE SOIL SURFACE.
7. AREAS OF EROSION OR DISTURBANCE SHALL BE RE-ESTABLISHED IMMEDIATELY. MINOR SOIL EROSION GULLIES SHALL BE REPAIRED WHEN THEY OCCUR.
8. INLETS AND OUTLETS SHALL BE CLEARED OF DEBRIS AS NEEDED.

SPILLWAYS:

- 1. SIDE SLOPES SHALL BE INSPECTED FOR EROSION AND GULLYING.
2. ALL WEIRS MUST BE INSPECTED FOR SETTLEMENT AND CORRECTED IMMEDIATELY IF FOUND.
3. MOW GRASS TO MAINTAIN A 4-6" STRONG STAND OF TURF. IF GRASSES REACH 10" IN HEIGHT, MOWING SHALL BE DONE IMMEDIATELY. ALL CLIPPINGS SHALL BE COLLECTED AND DISPOSED OF IMMEDIATELY.
4. NO WOODY GROWTH SHALL BE ALLOWED TO REMAIN IN AND AROUND THE FACILITY.
5. AREAS OF EROSION OR DISTURBANCE SHALL BE RE-ESTABLISHED IMMEDIATELY.
6. INLETS AND OUTLETS SHALL BE CLEARED OF DEBRIS AS NEEDED.

PERMEABLE PAVEMENT (DRIVEWAYS):

- 1. ADJACENT LANDSCAPE AREAS MUST BE KEPT WELL-MAINTAINED AND STABILIZED. MINOR SOIL EROSION GULLIES SHALL BE REPAIRED IMMEDIATELY WHEN THEY OCCUR.
2. SIGNS IDENTIFYING PERMEABLE PAVEMENT SHALL BE POSTED.
3. PAVERS THAT ARE PLANTED WITH GRASS MUST BE MOWED. BARE AREAS MUST BE RESEED AS NEEDED.
4. ALL UPGRADIENT CONTRIBUTING PEROUS DRAINAGE AREAS MUST BE MOWED AND BARE AREAS SEED AS NEEDED.
5. REGULAR MONITORING IS REQUIRED TO ENSURE THE PAVING SURFACE DRAINS PROPERLY AFTER STORMS.
6. THE SURFACE SHALL BE INSPECTED ANNUALLY FOR DETERIORATION OR SPALLING.
7. ATTACH ROLLERS TO THE BOTTOMS OF SNOWPLOW TO PREVENT THEM FROM CATCHING ON THE EDGES OF PAVERS.
8. SNOW SHALL NOT BE STOCKPILED ON PERMEABLE PAVEMENT. THE STOCKPILES SHALL BE IN ACCORDANCE WITH THE DESIGN PLANS AND MAINTENANCE SPECIFICATIONS TO PREVENT UNINTENTIONAL STOCKPILING ON PERMEABLE PAVEMENT.
9. IN THE ABSENCE OF EVIDENCE OF CONTAMINATION, REMOVED DEBRIS SHALL BE TAKEN TO A LANDFILL OR OTHER PERMITTED FACILITY.

PUBLIC SAFETY FEATURES:

- 1. ALL OF THE PROPOSED BMPS ARE LESS THAN 2.5' DEEP, THEREFORE NO FENCING IS REQUIRED.
2. ALL STAND PIPES SHALL BE FITTED WITH A CAP/WIRE RACK TO PREVENT ENTRY.

WATER NOTES:

- 1. THE TOWN OF NARRAGANSETT REQUIREMENTS FOR SERVICE AND MAIN INSTALLATION ARE MADE A PART HEREOF AS FULLY AND COMPLETELY AS IF ATTACHED HERETO.
2. ALL DISTRIBUTION SYSTEM PIPING AND FITTINGS SHALL BE PER THE TOWN OF NARRAGANSETT REQUIREMENTS.
3. COATINGS USED FOR BOTH PIPES AND FITTINGS SHALL BE APPROVED FOR WATER SERVICE BY THE AMERICAN WATER WORKS ASSOCIATION AND THE ENVIRONMENTAL PROTECTION AGENCY. COATINGS SHALL MEET THE REQUIREMENTS OF ANS/AWWA C104/A21.4.
4. ANY INSTALLATION, JOINTS, CONSTRUCTION METHODS AND MATERIALS SHALL BE ACCORDING TO MANUFACTURER'S RECOMMENDATIONS, TOWN OF NARRAGANSETT RECOMMENDATIONS, AWWA STANDARDS AND GOVERNMENTAL REQUIREMENTS.
5. CONSTRUCTION SHALL INCLUDE ALL PIPE, JOINTS, BENDS, TEES, FITTINGS, THRUST BLOCKS, GATE VALVES, GATE BOXES AND ALL MISCELLANEOUS ITEMS REQUIRED TO CONSTRUCT THE PROPOSED SYSTEM.
6. CONCRETE THRUST, ANCHOR OR BEARING BLOCKS SHALL BE INSTALLED IN LOCATIONS INDICATED AND AT ALL BENDS, FITTINGS, PLUGS, ETC. WHEN A THRUST BLOCK CANNOT BE PLACED AGAINST UNDISTURBED EARTH, A REACTION BLOCK SUBSTITUTE SHALL BE DESIGNED AND SUBMITTED TO THE ENGINEER FOR APPROVAL.
7. LEAKAGE TESTS AND THE CHLORINATION OF THE WATER DISTRIBUTION SYSTEM SHALL BE PERFORMED BY THE CONTRACTOR IN CONFORMANCE TO AMERICAN WATER WORKS ASSOCIATION (AWWA) RECOMMENDATIONS, TOWN OF NARRAGANSETT REQUIREMENTS AND GOVERNMENTAL AGENCIES HAVING JURISDICTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FEES ASSOCIATED WITH SUCH TESTING.
8. ALL GATE VALVES, FITTINGS, PIPE, JOINTS, ETC., SHALL BE DESIGNED FOR A CONSTANT WORKING PRESSURE OF NO LESS THAN 150 PSI.
9. WATER PIPE SHALL TYPICALLY BE LOCATED AT LEAST TEN (10) FEET HORIZONTALLY FROM SEWER / SEPTIC PIPE AND AT A DEPTH OF COVER EQUAL TO 4'-6".
10. ALL SYSTEM COMPONENTS AND CONSTRUCTION METHODS, SUCH AS GATE VALVES, PIPE, THRUST BLOCKS, FITTINGS, AIR RELEASE ASSEMBLIES, CASTINGS, ETC., SHALL BE SUBMITTED TO THE TOWN OF NARRAGANSETT AND THE ENGINEER FOR APPROVAL PRIOR TO PURCHASE AND INSTALLATION. THIS SUBMISSION SHALL INCLUDE MANUFACTURER'S LITERATURE, SHOP DRAWINGS, PROPOSED CONSTRUCTION METHODS, ETC.
11. BEDDING FOR WATER UTILITY SHALL BE TYPE V AWWA BEDDING.
12. THE CONTRACTOR SHALL NOTIFY THE TOWN OF NARRAGANSETT TWO (2) WORKING DAYS PRIOR TO THE COMMENCEMENT OF ANY WORK ASSOCIATED WITH THE WATER DISTRIBUTION SYSTEM.
13. A WATER METER SHALL BE INSTALLED IN EACH INDIVIDUAL USER UPON CONNECTION TO THE TOWN OF NARRAGANSETT'S DISTRIBUTION SYSTEM.
14. WASTE CHLORINATION WATER USED TO DISINFECT THE POTABLE WATER SYSTEM SHALL BE DE-CHLORINATED PRIOR TO BEING DISCHARGED OVER LAND, AWAY FROM ANY STATE REGULATED FRESHWATER WETLANDS. POTENTIAL EROSION FROM SAID DISCHARGE SHALL BE CONTROLLED WITH A STRAWBALE CHECK.
15. WATER LINE SHALL BE SEALED AT THE END OF EVERY WORK DAY WITH A SUITABLE CAP OR PLUG CONFIGURATION TO PREVENT DIRT AND/OR GROUNDWATER FROM ENTERING THE MAIN.
16. SERVICE CONNECTIONS SHALL BE PER THE TOWN OF NARRAGANSETT'S REQUIREMENTS FOR SERVICE AND MAIN INSTALLATION.
17. CONTRACTOR SHALL PROVIDE OWNER WITH AS-BUILT PLANS AND ELECTRONIC DATA OF WATER SYSTEM WHEN REQUIRED BY LOCAL ORDINANCE.

REFERENCE:

- 1. TOPOGRAPHY AND PLANIMETRICS FROM PLAN BY CHAS. H. SELLS INC. ENTITLED: "NARRAGANSETT, RHODE ISLAND: CHECKPLOT - TITLE NO. F20, DATED APRIL 30, 2002 AS FLOWN ON MARCH 24, 2001.
2. RIDEM FWW PERMIT 17-0174
3. RIDEM PRELIMINARY SUBDIVISION SUITABILITY NO. 2220 - 1161

OWNER:

CLARKE LLC
P.O. BOX 2340
STAMFORD, CT 06906

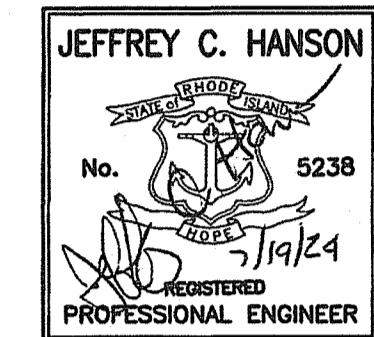
APPLICANT:

SKYCAP, LLC
BOX 2340
STAMFORD, CT 06906

CURRENT ZONE: R-80

RI DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS AS SPECIFIED IN THE LETTER OF APPROVAL
DATED: OCT 08 2024 FILE #: 24-0047
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED BY: [Signature]

Table with 3 columns: NO., DATE, REVISION. Contains revision history for RIDEM COMMENTS, PRELIMINARY SUBMISSION, TOWN COMMENTS, OWTS SYSTEMS, DEM RESUBMISSION.



Millstone LLC
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NOTES & DETAILS

CLARKE ROAD
SUBDIVISION

A.P.V, LOT 27
CLARKE ROAD
NARRAGANSETT, RI

PREPARED FOR:
SKYCAP, LLC

SCALE: AS NOTED
MARCH 2017

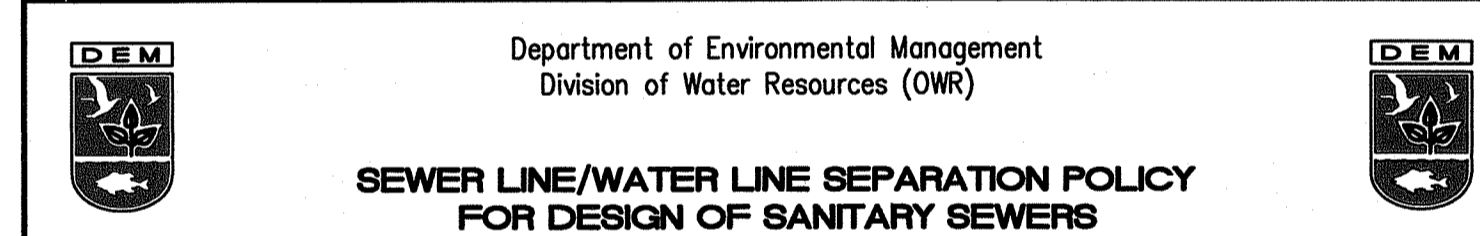
Drawn By: BJC

Checked By: JCH

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of 17

FILE NO.: 16.268.389



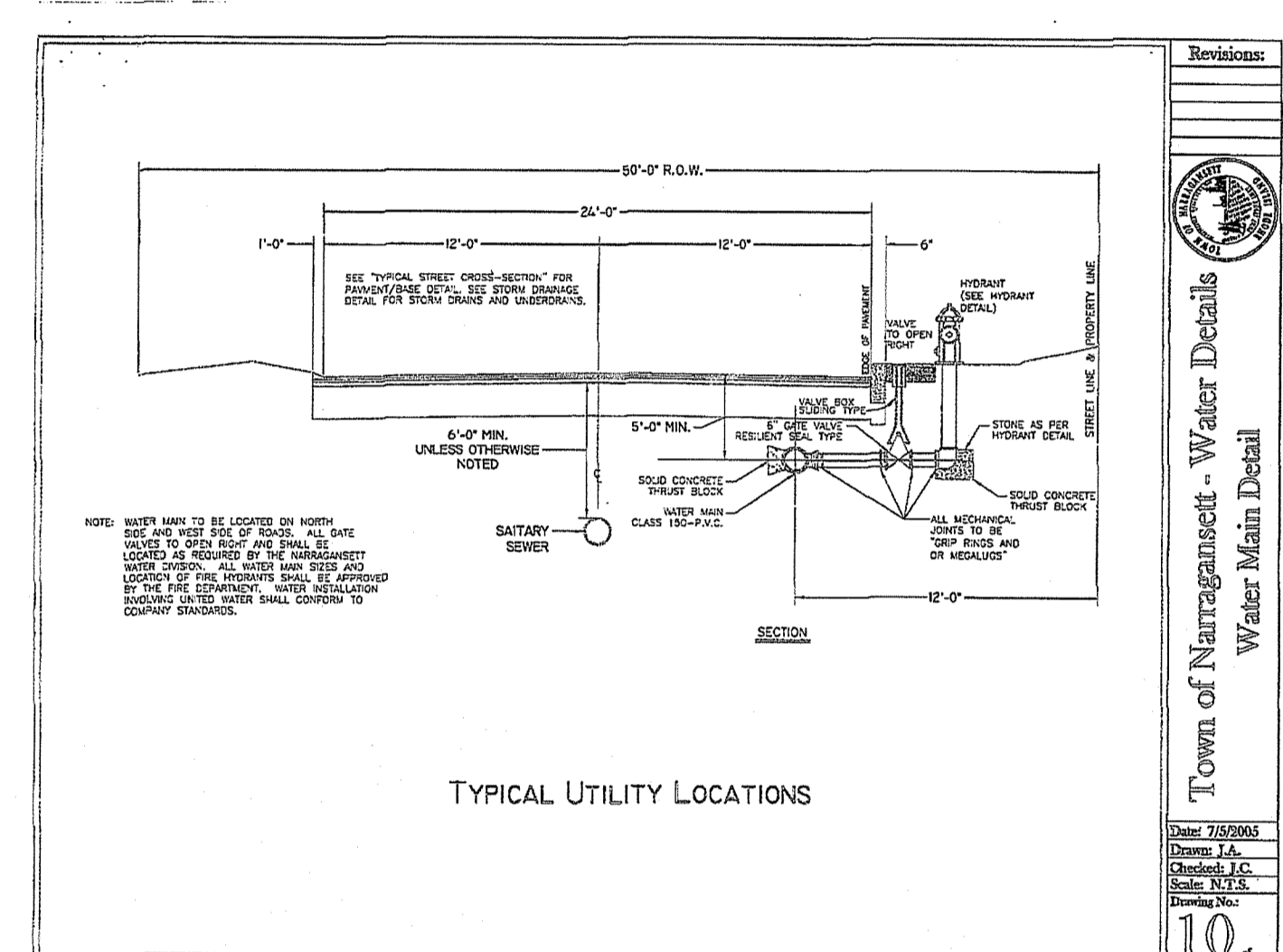
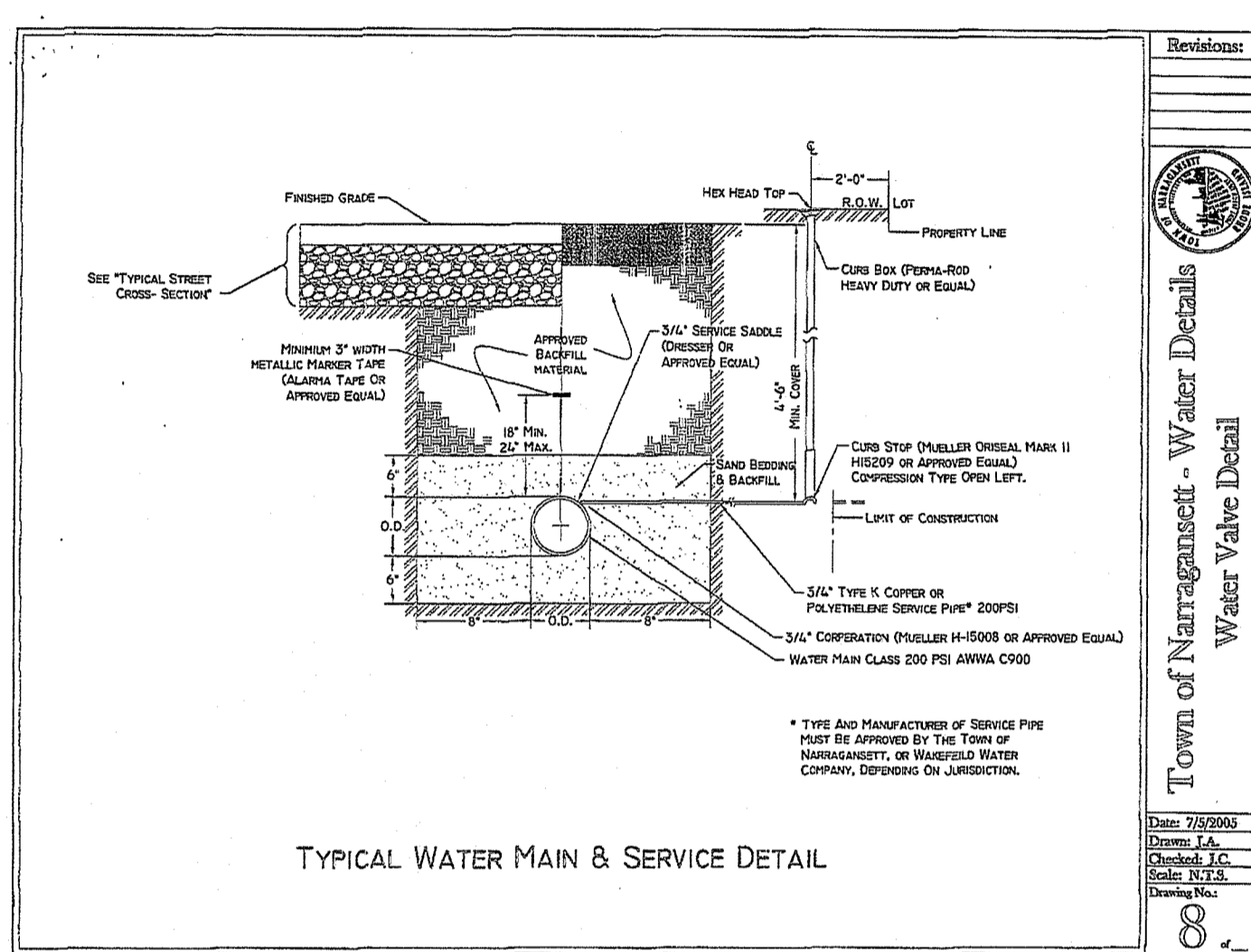
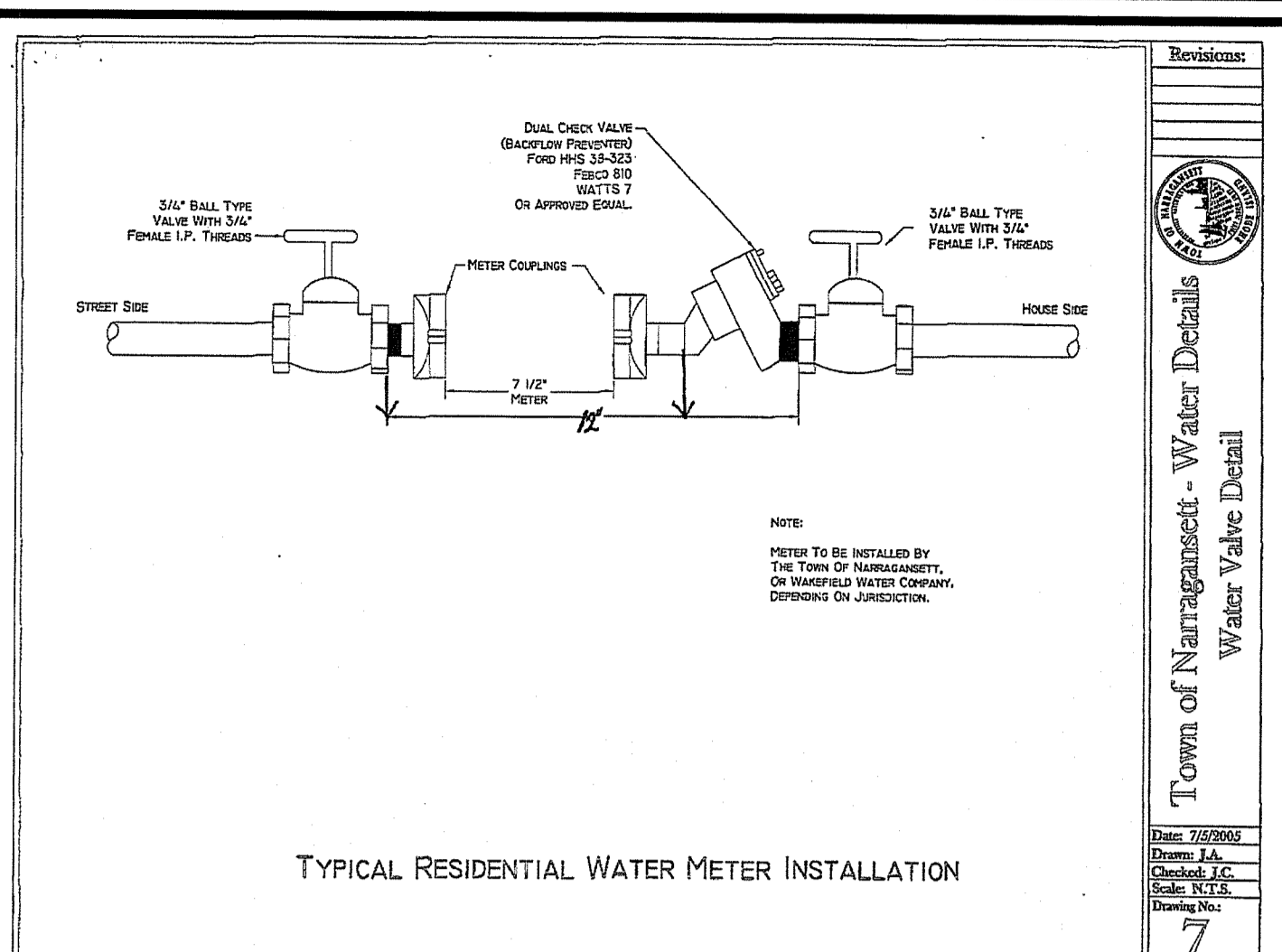
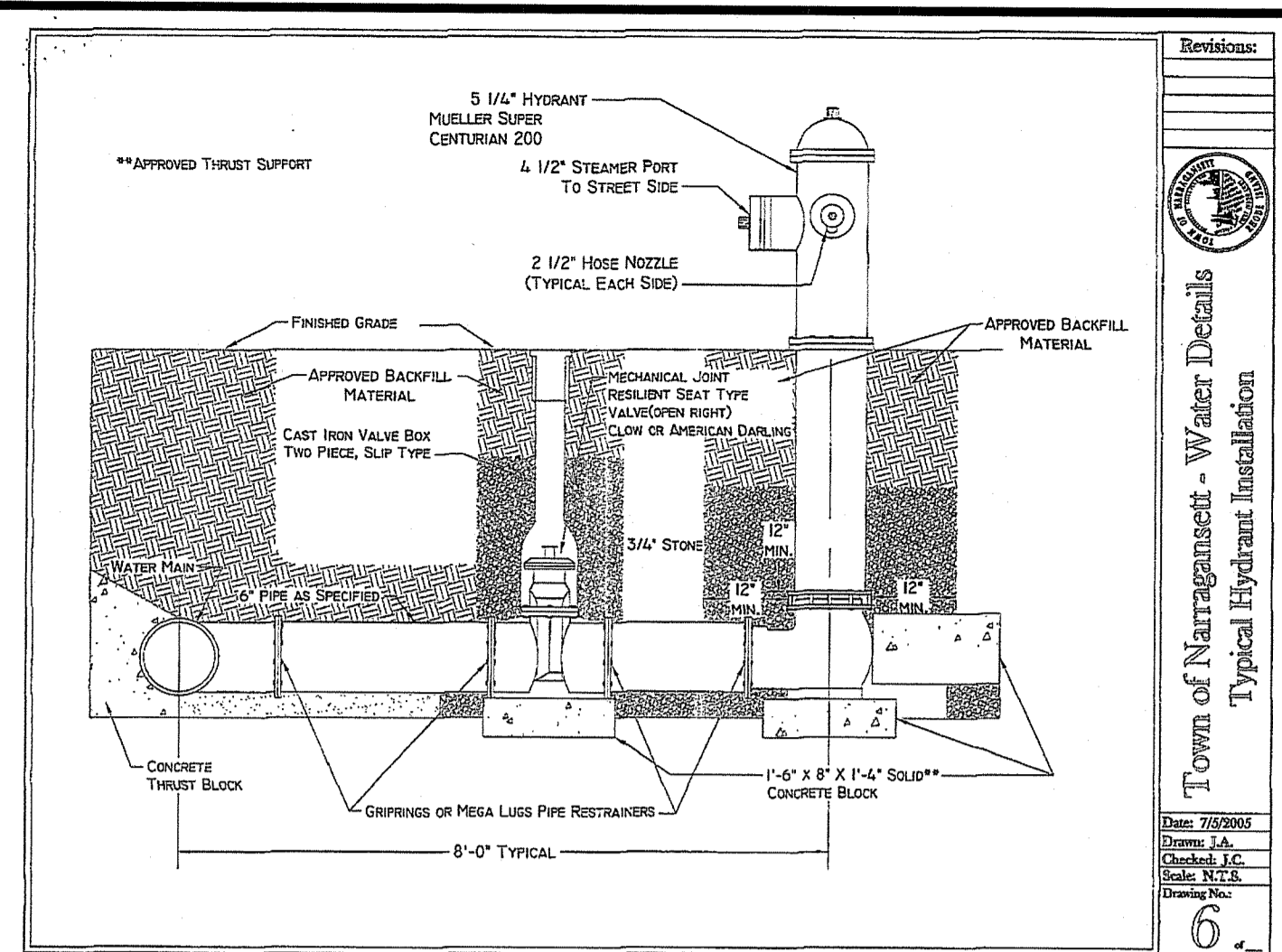
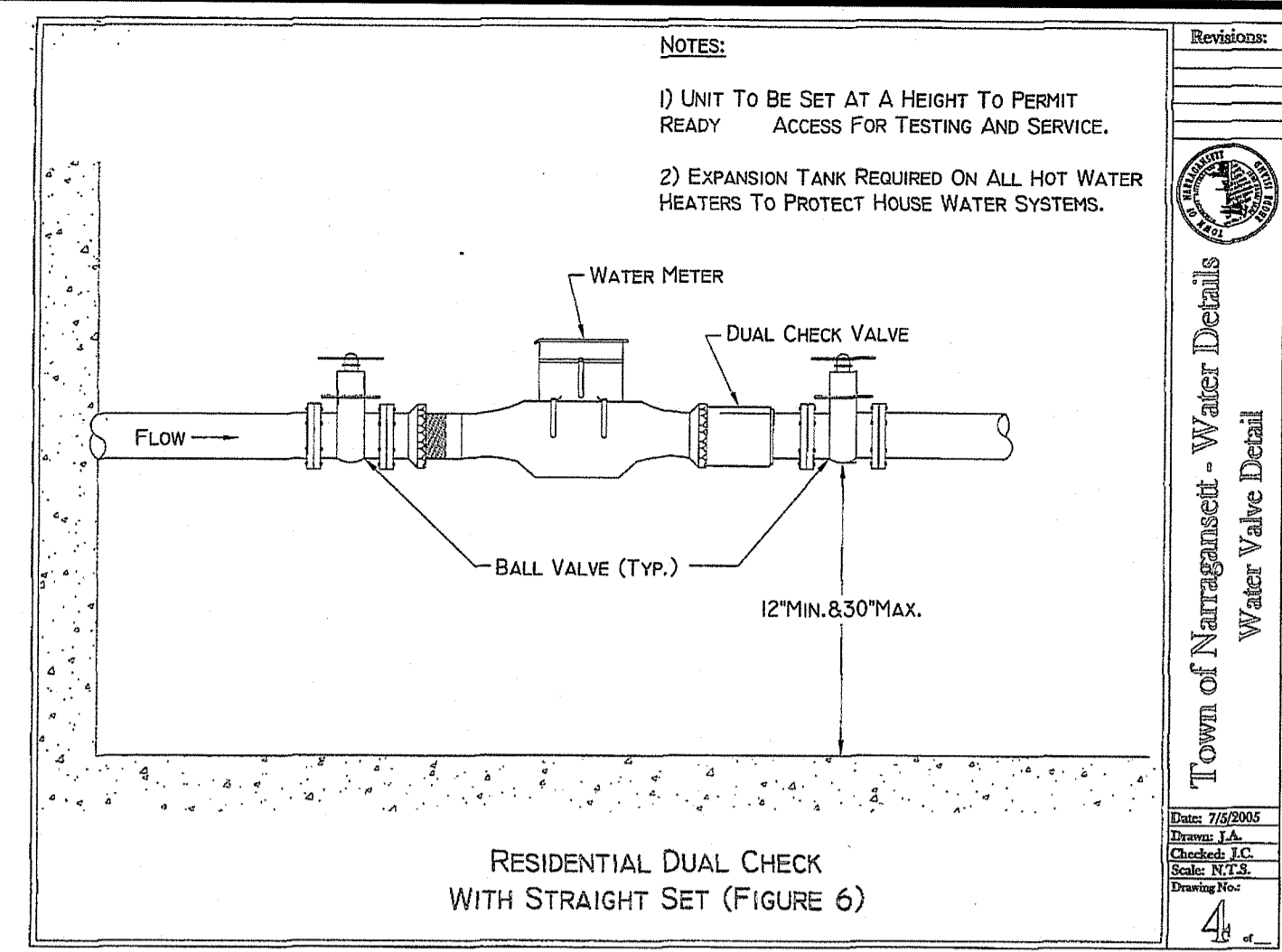
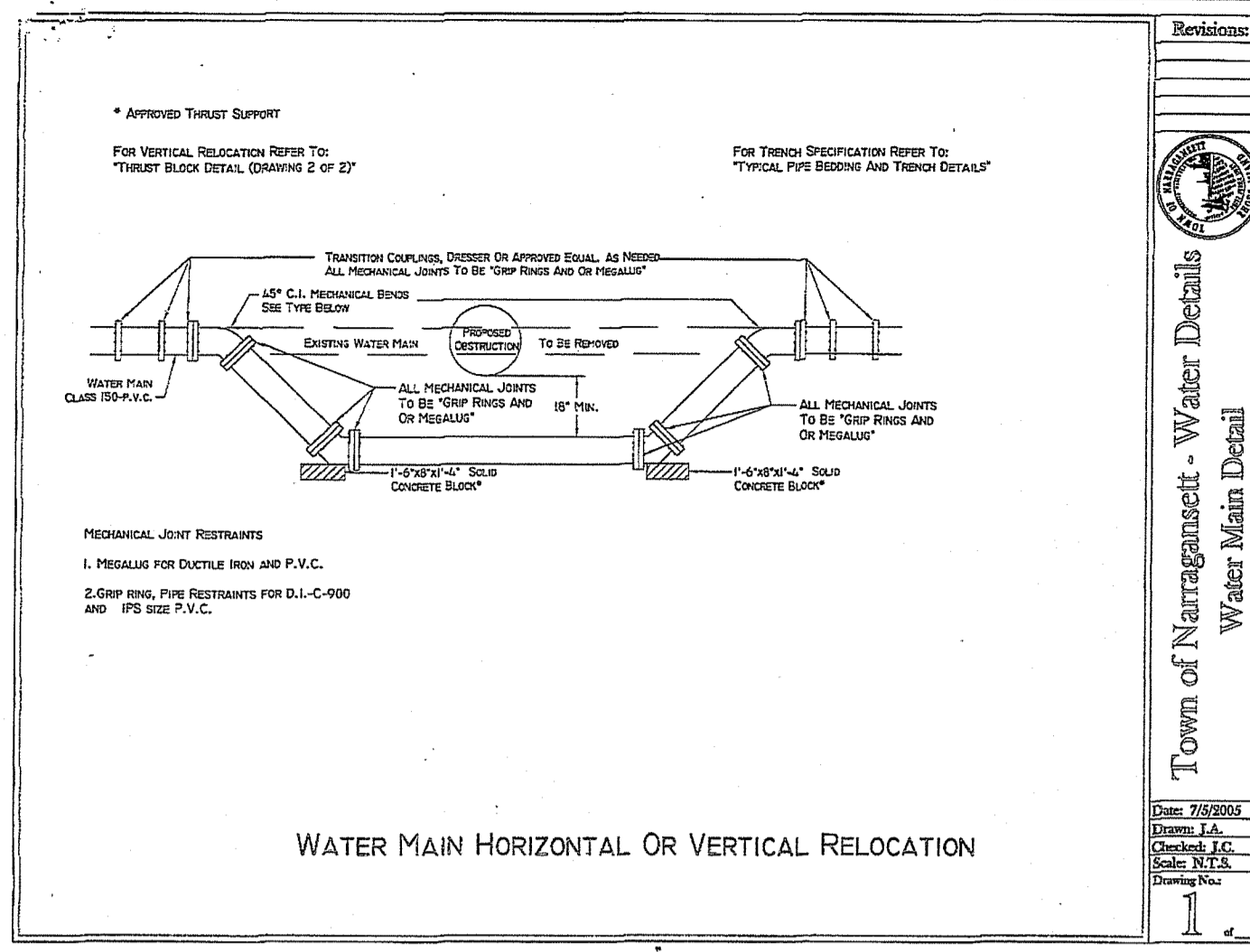
SEWER LINE/WATER LINE SEPARATION POLICY FOR DESIGN OF SANITARY SEWERS

- A. Lateral placement of sewers and water lines
Sewers shall be laid at least 10 feet horizontally from any existing or proposed water line. The distance shall be measured edge-to-edge. There is no minimum vertical separation required provided the 10 foot horizontal separation is maintained. Structures, other than pipelines or conduits, through which sanitary wastewater flows such as, but not limited to, manholes, valve vaults, meter pits and pump station wet wells shall also be constructed at least 10 feet horizontally from any existing or proposed water line, measured edge-to-edge.
In cases where it is not possible to maintain a 10 foot horizontal separation, the OWR may allow deviation on a case-by-case basis, if supported by data from the design engineer. Such deviation may allow installation of the sewer pipelines and/or structures closer to a water line, provided that:
1. The sewer pipeline and/or structures and water line are laid in separate trenches, or
2. The sewer pipeline and/or structures and water line may be installed in the same trench with the water line placed on a bench of undisturbed earth, and
3. In either case, the crown of the sewer pipeline shall be at least 18 inches below the invert of the water line.
In situations where it is impossible to obtain proper horizontal and vertical separation as stipulated above, the following protection shall be provided:
1. Encasement of the sewer pipeline in concrete (min. 6 inch thickness) or a carrier pipe for at least 10 feet either side of the area not complying with the minimum horizontal and vertical separation, or
2. The design and construction of the sewer pipeline must meet the requirements applicable to water lines (any AWWA-approved material for potable water conveyance), and pressure tested in accordance with AWWA specifications, or
3. In instances of conflict with sanitary wastewater structures mentioned above, relocate the water line to achieve either a 10 foot horizontal or 18 inch vertical separation.
B. Sewers crossing water lines
Sewers crossing over water lines should be avoided, but if conditions warrant this situation, then adequate structural support shall be provided for the sewer to maintain line and grade. Sewers crossing under water lines shall be laid to provide a minimum vertical separation of 18 inches between the invert of the water line and the crown of the sewer. Relocation of an existing water line may be necessary to achieve this vertical separation. Relocated water lines shall be constructed of an AWWA-approved material for potable water conveyance and designed for the required water service pressure for a distance of 10 feet on each side of the crossing, measured perpendicular to the sewer. The crossing shall be arranged so that the sewer joints will be equidistant and as far as possible from the water line joints.
Where conditions prevent a 10-foot vertical separation from being maintained, the following methods shall be specified:
1. Encasement of the sewer pipeline in concrete (min. 6 inch thickness) or a carrier pipe for a distance of 10 feet on each side of the crossing, measured perpendicular to the water line and pressure tested in accordance with AWWA specifications, or
2. Either the water line or the sewer may be encased in concrete (min. 6 inch thickness) or a carrier pipe for a distance of 10 feet on each side of the crossing, measured perpendicular to the water line. The carrier pipe shall be designed and constructed of materials which are satisfactory to the OWR, or
3. Any other methods, if supported by data from the design engineer, which ensure adequate watertightness and are satisfactory to the OWR.
Water lines shall be defined as any conduits or pipelines that convey potable water.

10/96 (rev. 5/01)

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**13. TYPICAL REACTION BLOCKING DETAIL**

PIPE SIZE (IN.)	TOTAL PRESS. (PSI)	AREA OF BLOCK IN SQUARE FEET	AREA OF BLOCK IN SQUARE FEET (PLUGS/BENDS)	AREA OF BLOCK IN SQUARE FEET (BENDS)	
4"	28	5.80	1.5	2.1	1.0
6"	48	10.00	2.7	3.6	1.0
8"	79	17.00	4.5	5.5	2.0
10"	114	25.00	6.4	8.0	2.5
12"	150	35.00	9.0	12.7	3.5

TABLE OF REACTION DIMENSIONS

TYPICAL PLACEMENT OF REACTION BLOCK

ALL MECHANICAL JOINT RESTRAINTS WILL BE "CRIP" RINGS AND OR HEGALUS' VARIABLE FACE AREA NOT LESS THAN SHOWN IN TABLE

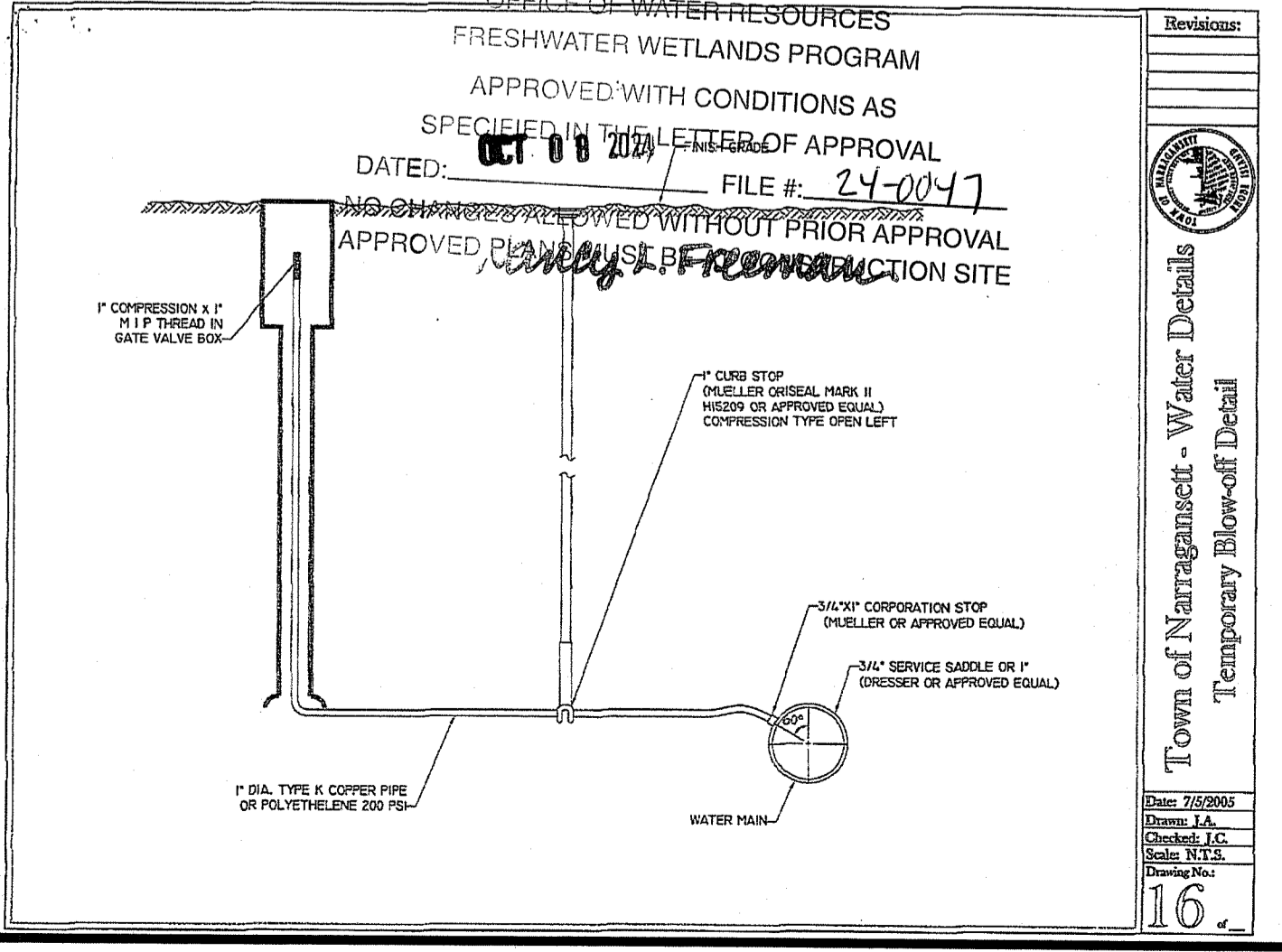
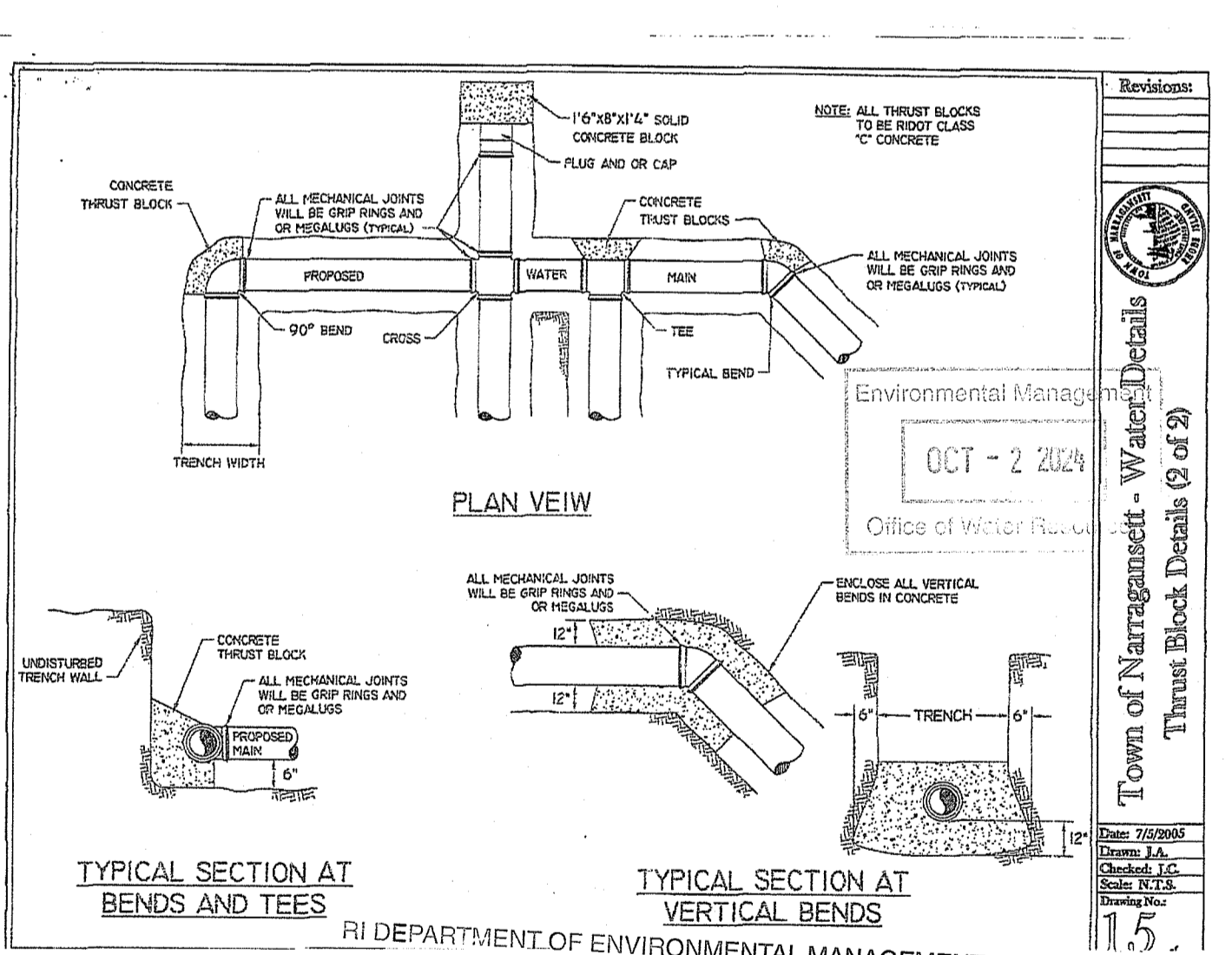
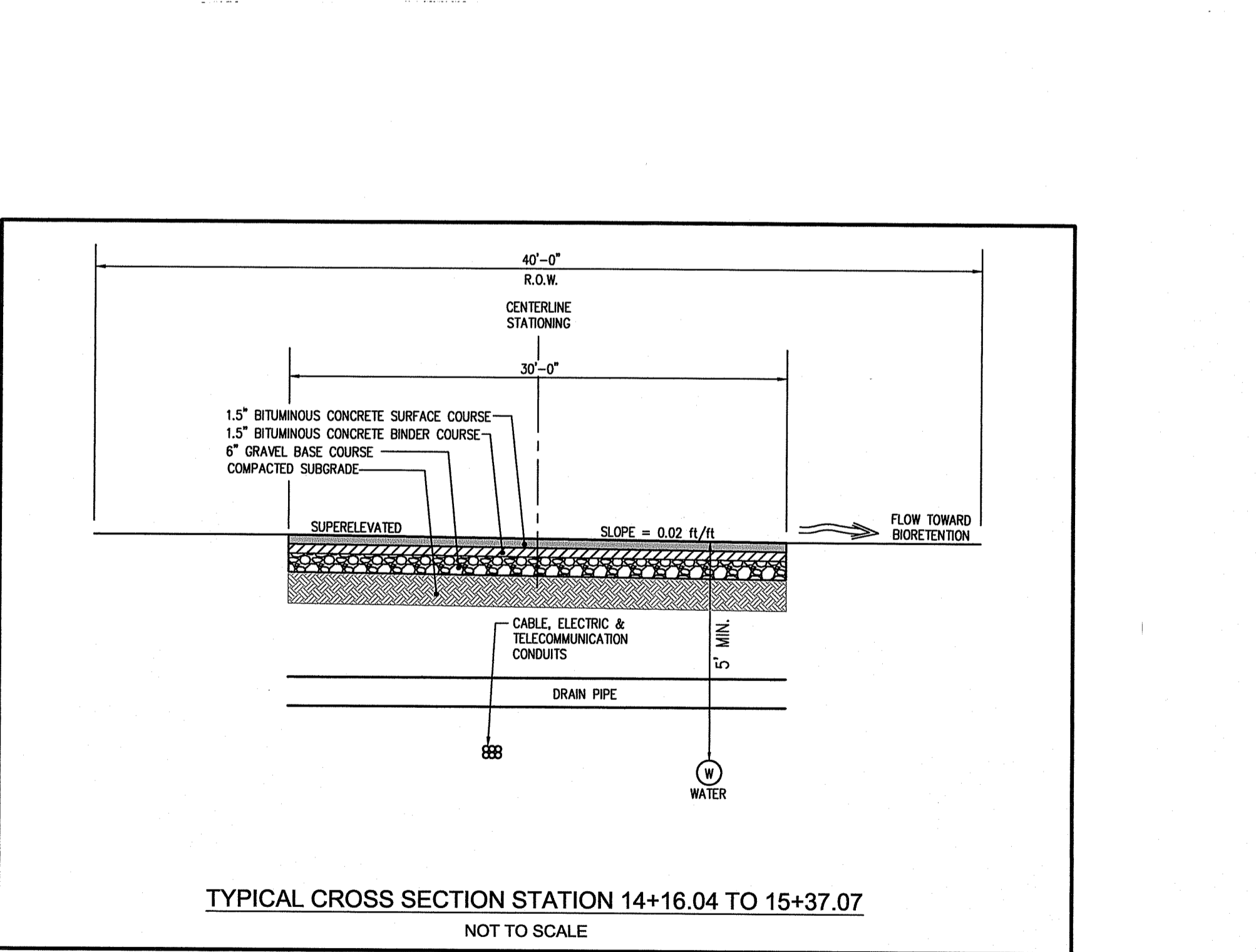
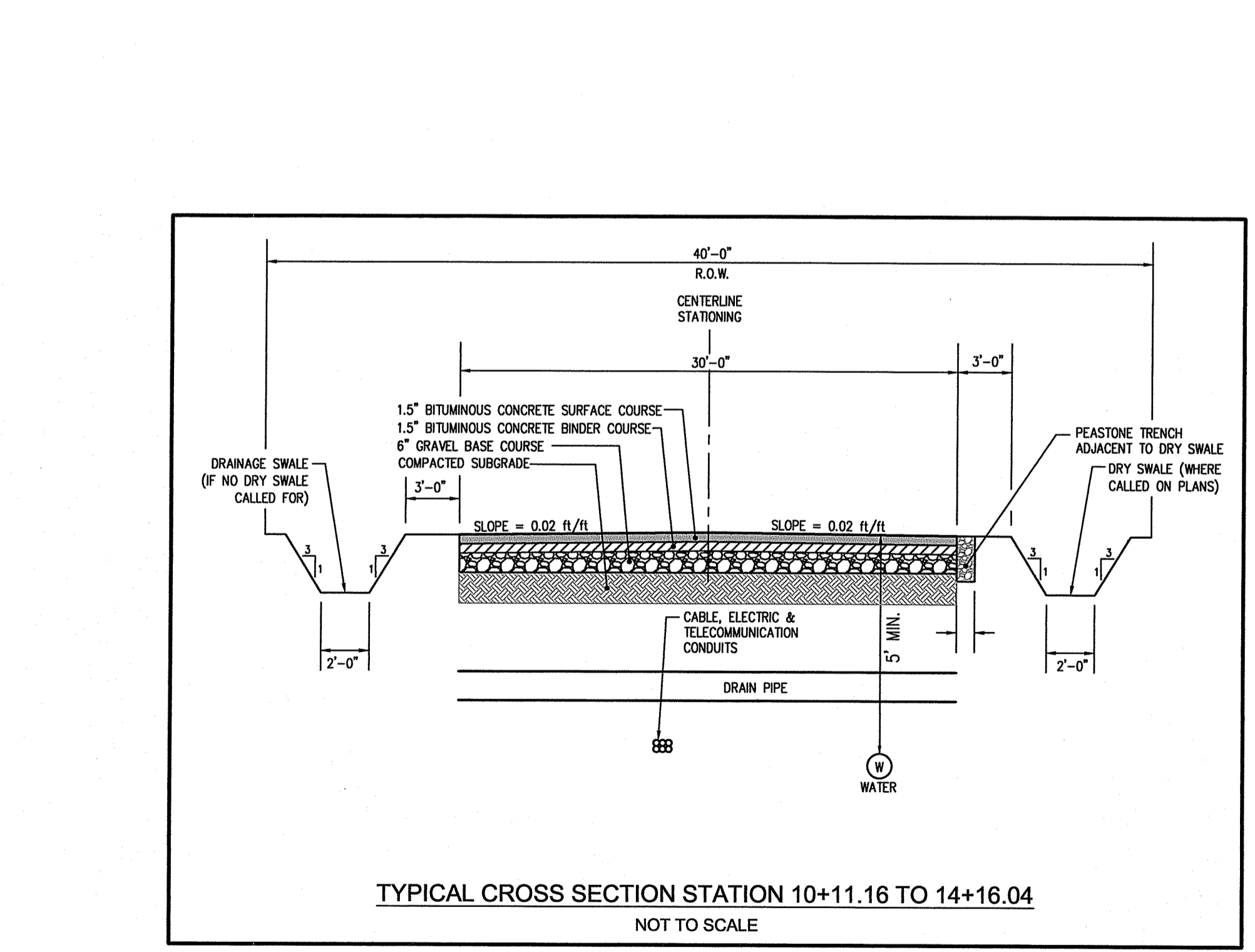
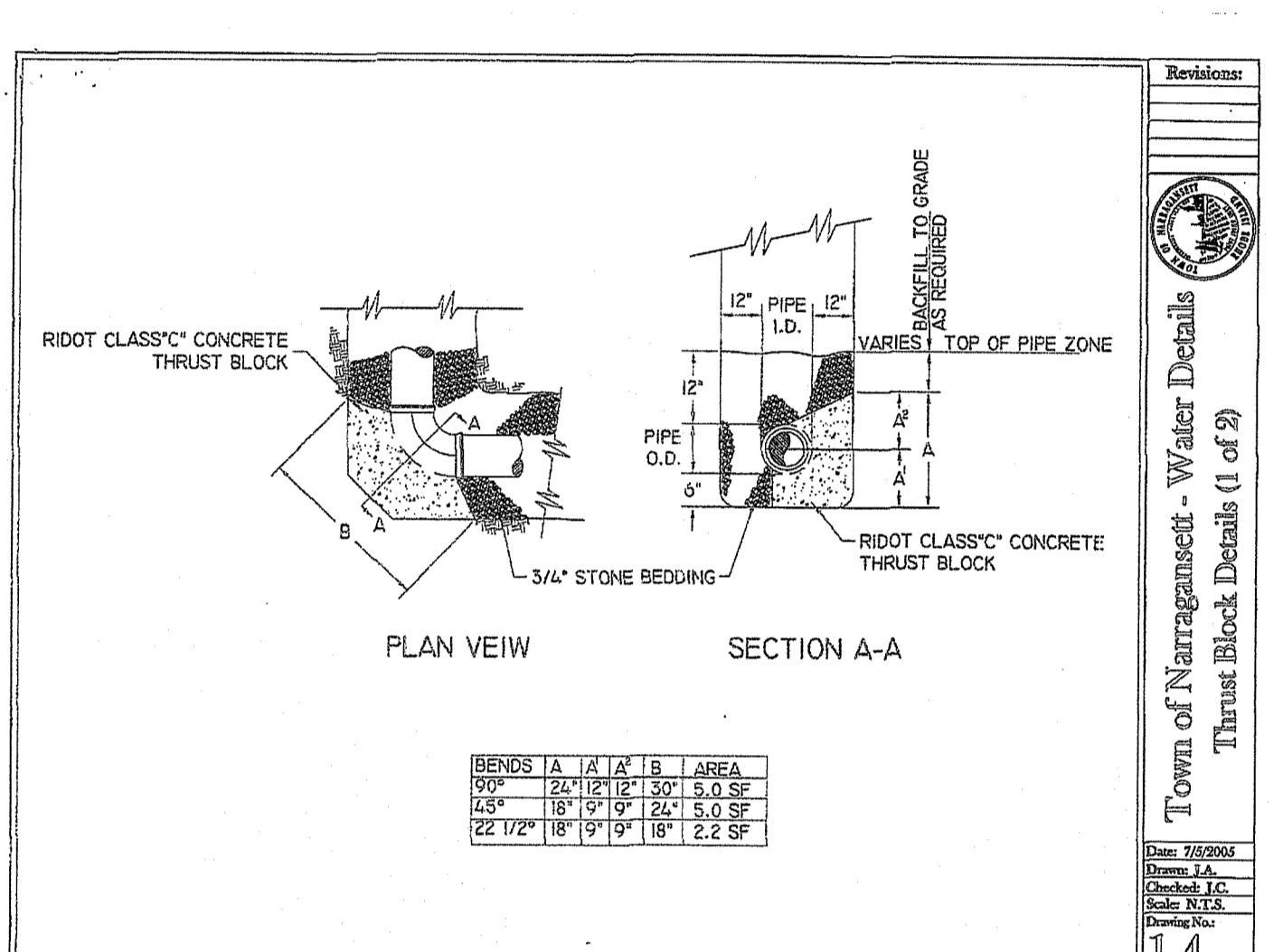
NOT LESS THAN THIS DIMENSION

ALL MECHANICAL JOINT RESTRAINTS WILL BE "CRIP" RINGS AND OR HEGALUS' VARIABLE FACE AREA NOT LESS THAN SHOWN IN TABLE

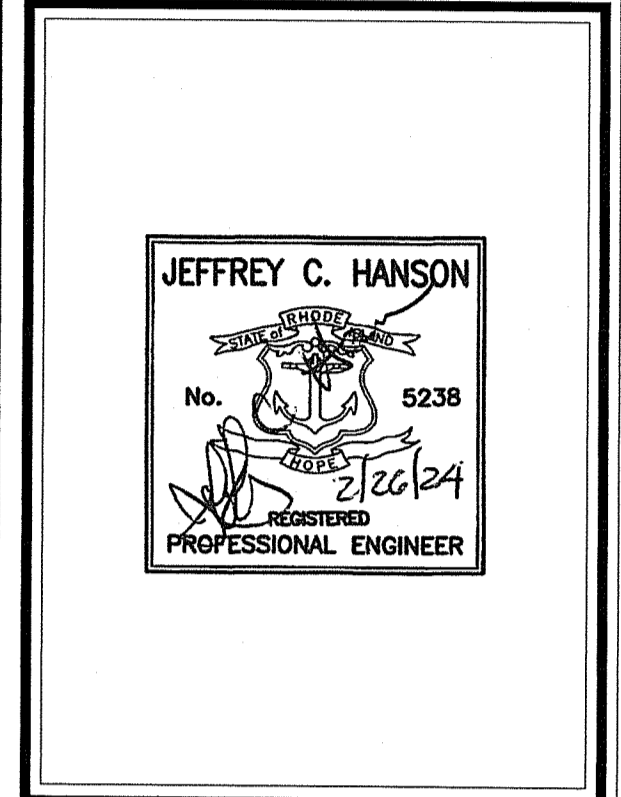
OUTSIDE FACE AREA NOT LESS THAN SHOWN IN TABLE

BLOCKING FOR TEES AND PLUGS

RIGID CLASS "C" CONCRETE



NO.	DATE	REVISION
1	7/19/17	RIDEM COMMENTS
2	11/11/20	PRELIMINARY SUBMISSION
3	5/18/23	OWTS SYSTEMS
4	2/26/24	RIDEM RESUBMISSION



**ILLSTONE ENGINEERING, P.C.**

CIVIL ENGINEERING • LAND PLANNING

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Warwick, Rhode Island 02882

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**DETAILS - 2**

**CLARKE ROAD SUBDIVISION**

A.P.V., LOT 27  
CLARKE ROAD  
NARRAGANSETT, RI

PREPARED FOR:  
SKYCAP, LLC

SCALE: AS NOTED  
MARCH 2017

Drawn By: BJC  
Checked By: JCH

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**14**  
of 17

FILE NO.: 16.268.389

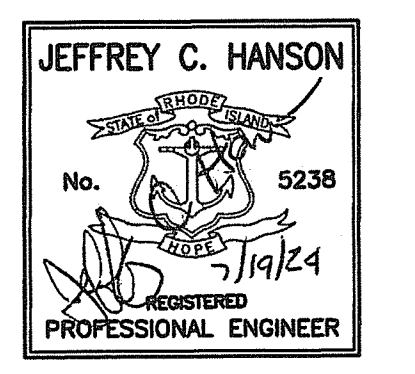
OWNER:  
CLARKE LLC  
P.O. BOX 2340  
STAMFORD, CT 06906

APPLICANT:  
SKYCAP, LLC  
BOX 2340  
STAMFORD, CT 06906

CURRENT ZONE: R-80

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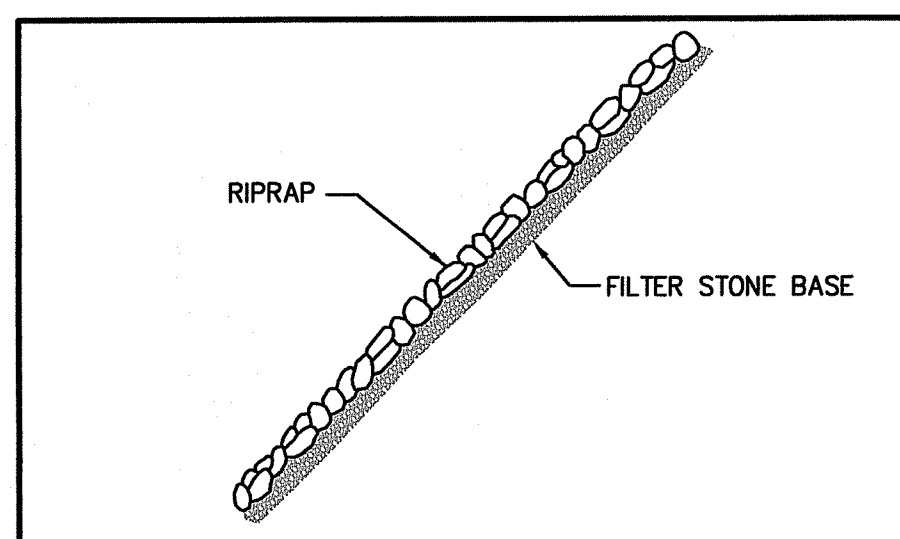
NO.	DATE	REVISION
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2	11/11/20	PRELIMINARY SUBMISSION
3	5/18/23	OWTS SYSTEMS
4	2/26/24	RIDEM RESUBMISSION
5	7/19/24	DEM COMMENTS



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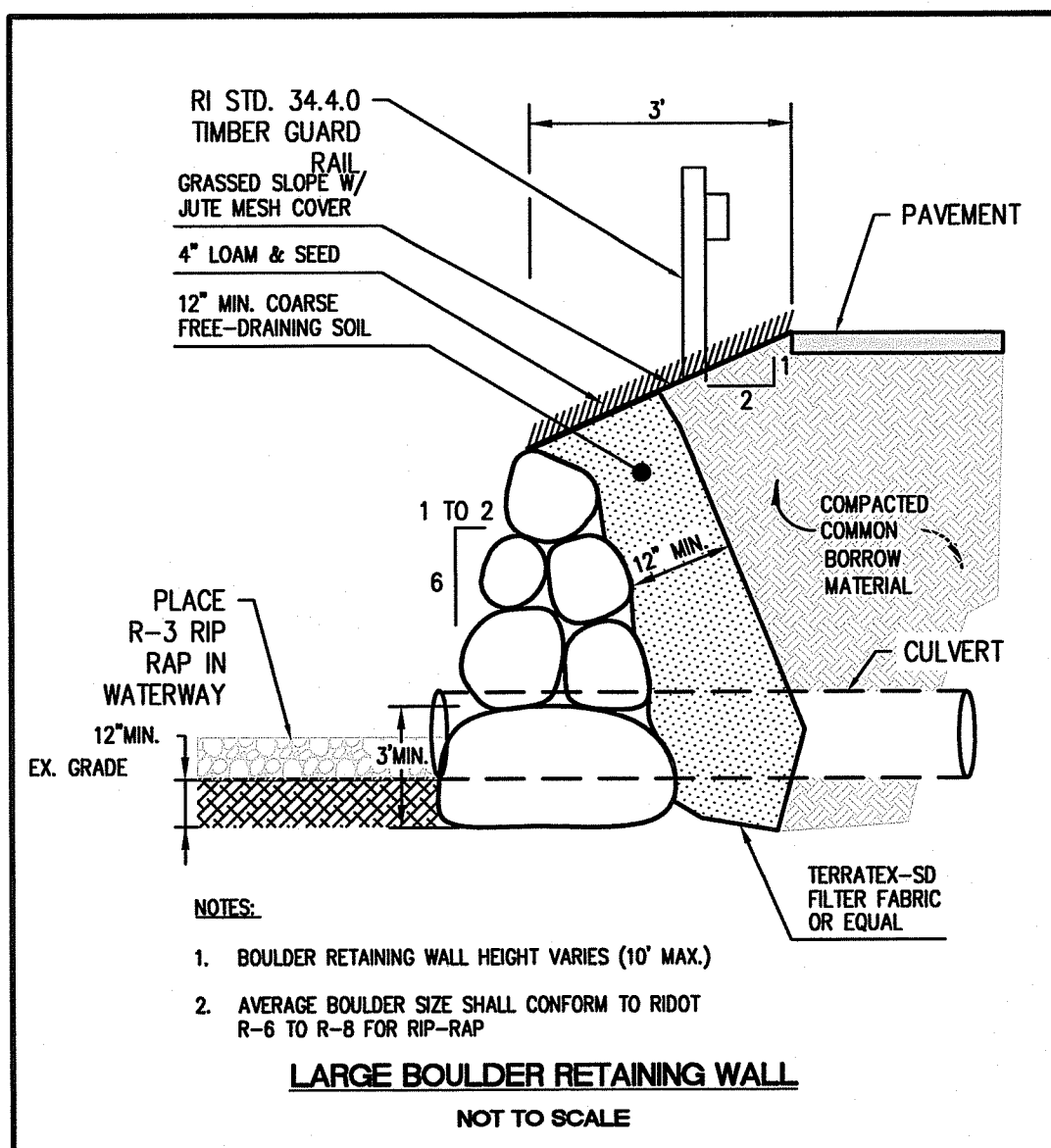


- SLOPE CROSS-SECTION**
- NOTES:
- R-3 RIPRAP SHALL BE USED
  - SEE FILTER STONE CHART FOR APPROPRIATE FILTER STONE TYPE AND DEPTH
  - DIMENSIONS MAY BE MODIFIED BY ENGINEER TO MEET FIELD CONDITIONS.
  - UNLESS OTHERWISE SPECIFIED, DUMPED RIP-RAP SHALL BE USED.

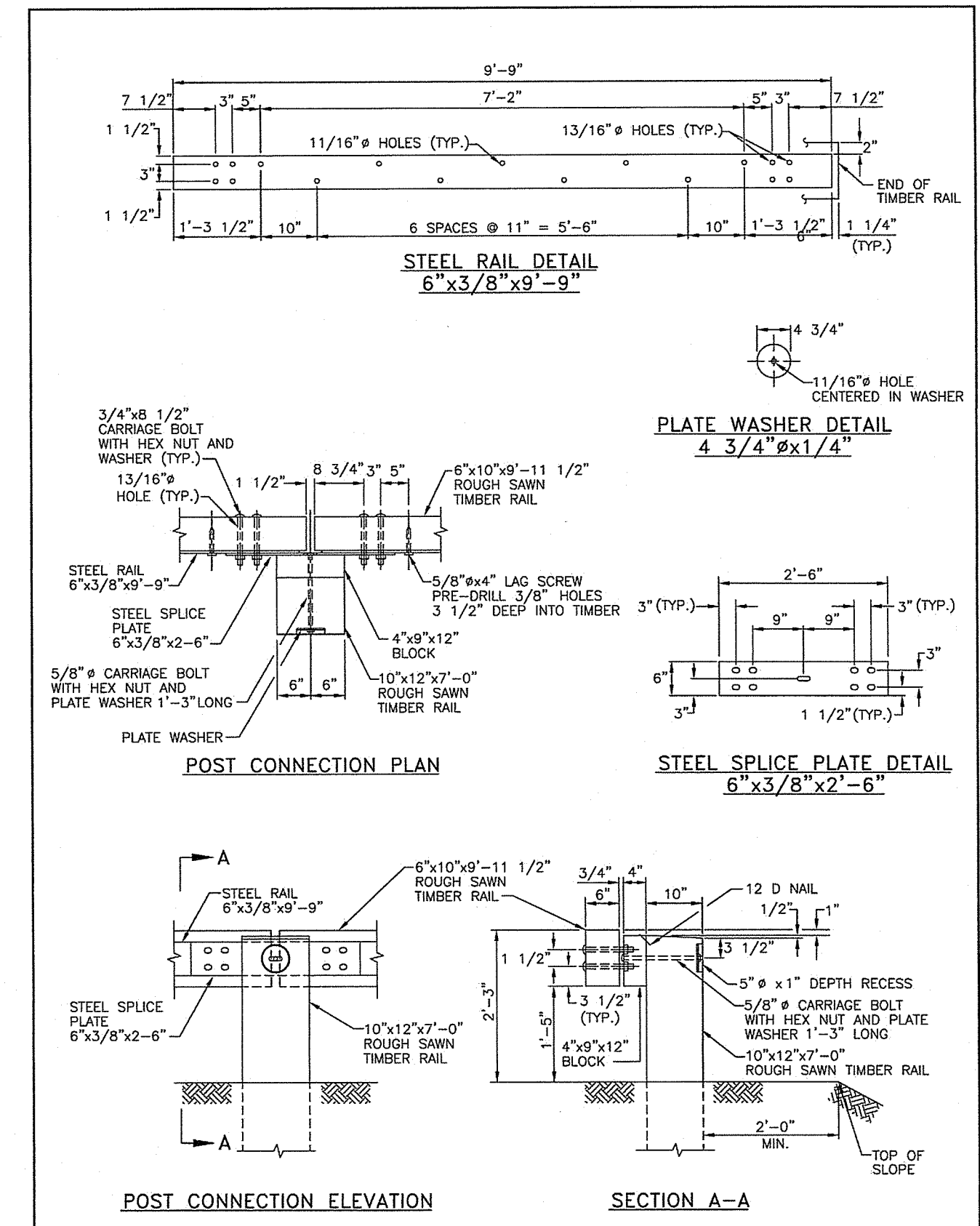
**ROCKFILL RIP-RAP**  
NOT TO SCALE

RIPRAP	FILTER STONE	DEPTH
R-1	FS-1	6"
R-2	FS-2	6"
R-3	FS-2	6"
R-4	FS-3	7.5"
R-5	FS-3	7.5"
R-6	FS-2 and R-2	6" / 6"
R-7	FS-3 and R-4	7.5" / 21"
R-8	FS-3 and R-4	7.5" / 21"

**FILTER STONE CHART**



- NOTES:
- BOULDER RETAINING WALL HEIGHT VARIES (10' MAX.)
  - AVERAGE BOULDER SIZE SHALL CONFORM TO RDOT R-6 TO R-8 FOR RIP-RAP



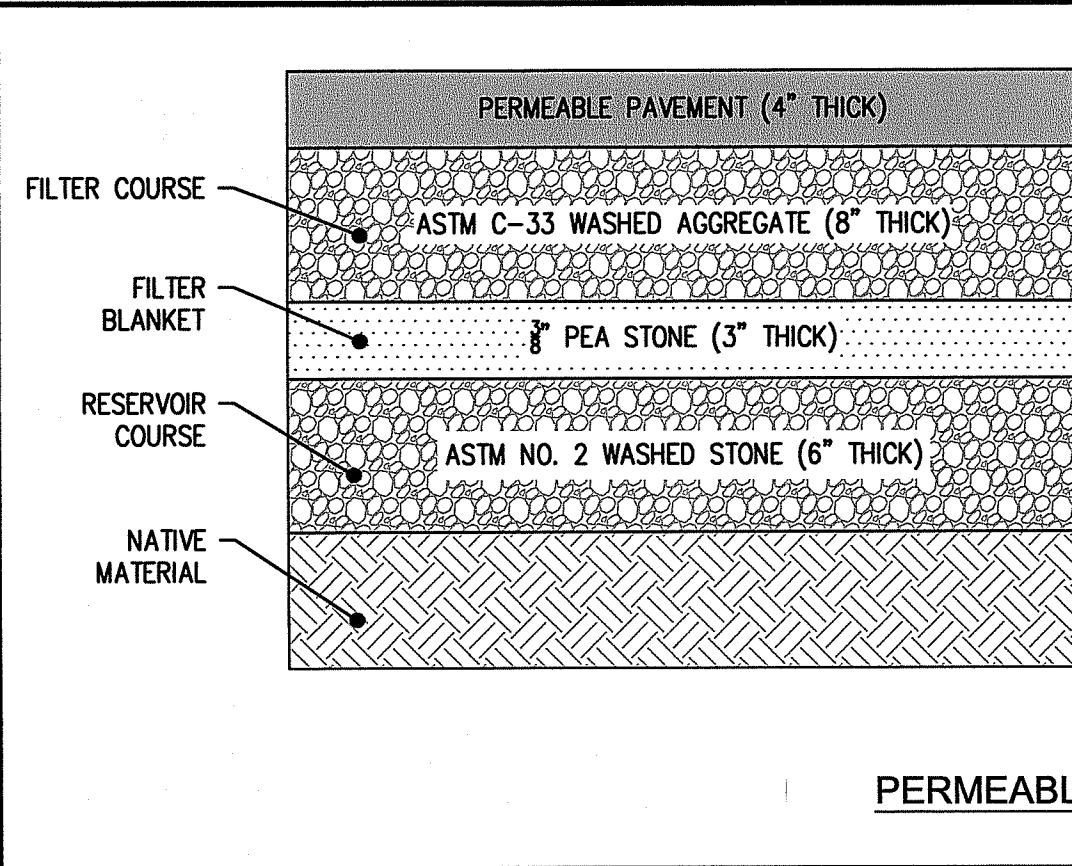
NOTES:

- SHALL BE IN ACCORDANCE WITH SECTION 902 OF THE R.I. STANDARD SPECIFICATIONS.
- ALL STRUCTURAL STEEL AND FASTENER HARDWARE SHALL BE WEATHERING STEEL AS SPECIFIED.

RHODE ISLAND DEPARTMENT OF TRANSPORTATION  
 STEEL BACKED TIMBER GUARDRAIL

REVISIONS:  
 1 IMP. 3/17/2009

DATE: JUNE 15, 1998  
 R.I. STANDARD 34.4.0



NOTES:

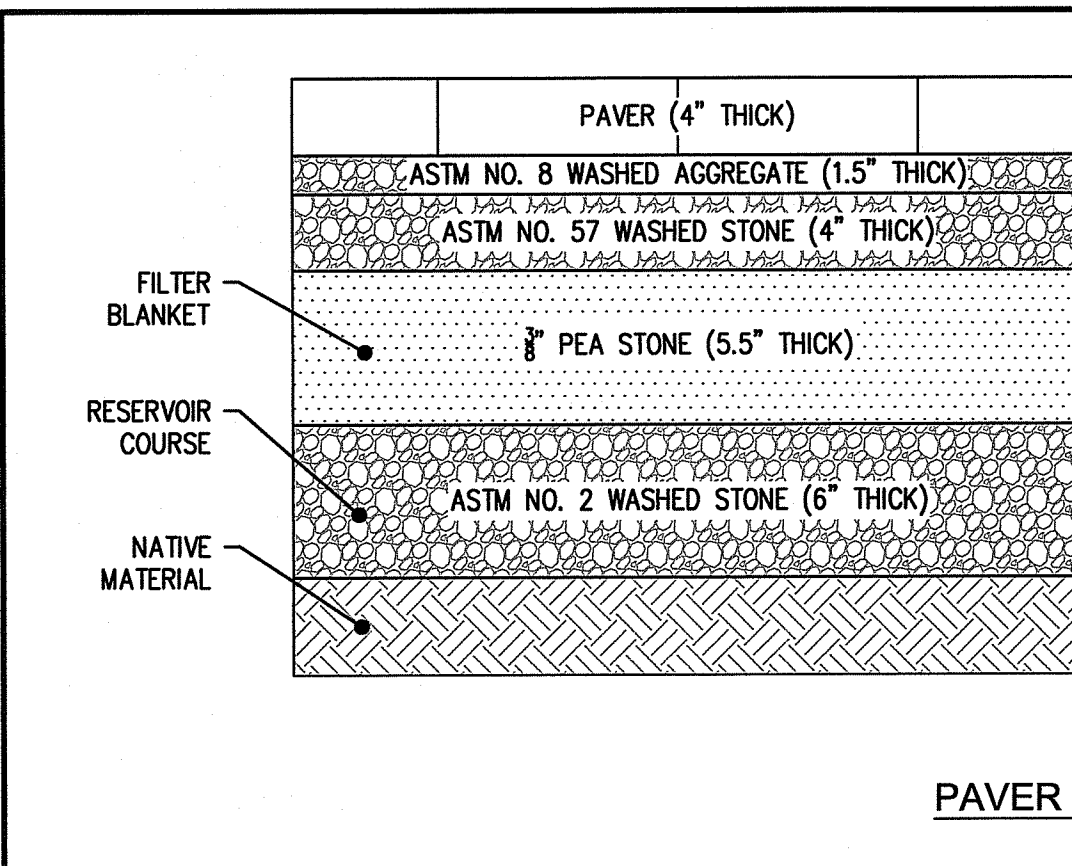
- DRIVEWAY SURFACES SHALL CONSIST OF EITHER PERMEABLE PAVEMENT, PAVERS, OR A COMBINATION OF PERMEABLE PAVEMENT AND PAVERS.
- REFER TO APPENDIX F OF THE RHODE ISLAND STORMWATER DESIGN AND INSTALLATION STANDARDS MANUAL, AMENDED MARCH 2015; GUIDANCE ON BMP CONSTRUCTION SPECIFICATIONS FOR SPECIFICATIONS OF MATERIALS TO BE USED IN CONSTRUCTING THE BMP'S.
- UPSTREAM AREAS ARE TO BE COMPLETELY STABILIZED BEFORE ANY FLOW IS DIRECTED TO THE DRIVEWAYS.

**GROUNDWATER SEPARATION TABLE**

DRIVEWAY LOT	PROPOSED GRADE	EXISTING GRADE	DEPTH TO SHWGT	SHWGT	BOTTOM OF PAVEMENT	SEPARATION
1	53.6	52.8	24"	50.8	53.3	2.5'
2	42.1	42.0	27"	39.8	41.8	2.0'
3	55.4	54.4	24"	52.4	55.1	2.7'
4	54.8	54.0	22"	52.2	54.5	2.3'
5	55.8	54.0	22"	52.2	55.5	3.3'

APPROVED WITH CONDITIONS AS SPECIFIED IN THE LETTER OF APPROVAL DATED: OCT 08 2024 FILE # 24-0047

NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL APPROVED BY: [Signature]



NOTES:

- DRIVEWAY SURFACES SHALL CONSIST OF EITHER PERMEABLE PAVEMENT, PAVERS, OR A COMBINATION OF PERMEABLE PAVEMENT AND PAVERS.
- REFER TO APPENDIX F OF THE RHODE ISLAND STORMWATER DESIGN AND INSTALLATION STANDARDS MANUAL, AMENDED MARCH 2015; GUIDANCE ON BMP CONSTRUCTION SPECIFICATIONS FOR SPECIFICATIONS OF MATERIALS TO BE USED IN CONSTRUCTING THE BMP'S.
- UPSTREAM AREAS ARE TO BE COMPLETELY STABILIZED BEFORE ANY FLOW IS DIRECTED TO THE DRIVEWAYS.
- PAVERS SHALL BE SOLID BLOCKS WITH OPEN-CELL JOINTS > 15% OF SURFACE. THE BLOCKS MUST CONTAIN PERMEABLE VOID AREAS (BETWEEN THE IMPERMEABLE BLOCKS) EXCEEDING 15% OF THE SURFACE AREA OF THE PAVING SYSTEM. PERMEABLE VOID AREAS ARE TO BE FILLED WITH ASTM NO. 8 WASHED AGGREGATE AND COMPACTED WITH A MINIMUM 5,000 LBF PLATE COMPACTOR. PAVERS ARE SET ON PREPARED BASE COURSE MATERIALS CONSISTING OF A MINIMUM OF 1.5 INCHES OF NO. 8 WASHED AGGREGATE, OVER A MINIMUM OF 4 INCHES OF NO. 57 WASHED STONE. NO. 2 WASHED STONE IS USED AS A RESERVOIR COURSE.

**GROUNDWATER SEPARATION TABLE**

DRIVEWAY LOT	PROPOSED GRADE	EXISTING GRADE	DEPTH TO SHWGT	SHWGT	BOTTOM OF PAVERS	SEPARATION
1	53.6	52.8	24"	50.8	53.3	2.5'
2	42.1	42.0	27"	39.8	41.8	2.0'
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4	54.8	54.0	22"	52.2	54.5	2.3'
5	55.8	54.0	22"	52.2	55.5	3.3'

OWNER:  
 CLARKE LLC  
 P.O. BOX 2340  
 STAMFORD, CT 06906

APPLICANT:  
 SKYCAP, LLC  
 BOX 2340  
 STAMFORD, CT 06906

CURRENT ZONE: R-80

COPYRIGHT 2024  
 MILLSTONE LLC  
 250 CENTERVILLE RD.  
 WARWICK, RI 02886

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DETAILS - 3

CLARKE ROAD  
 SUBDIVISION

A.P.V, LOT 27  
 CLARKE ROAD  
 NARRAGANSETT, RI

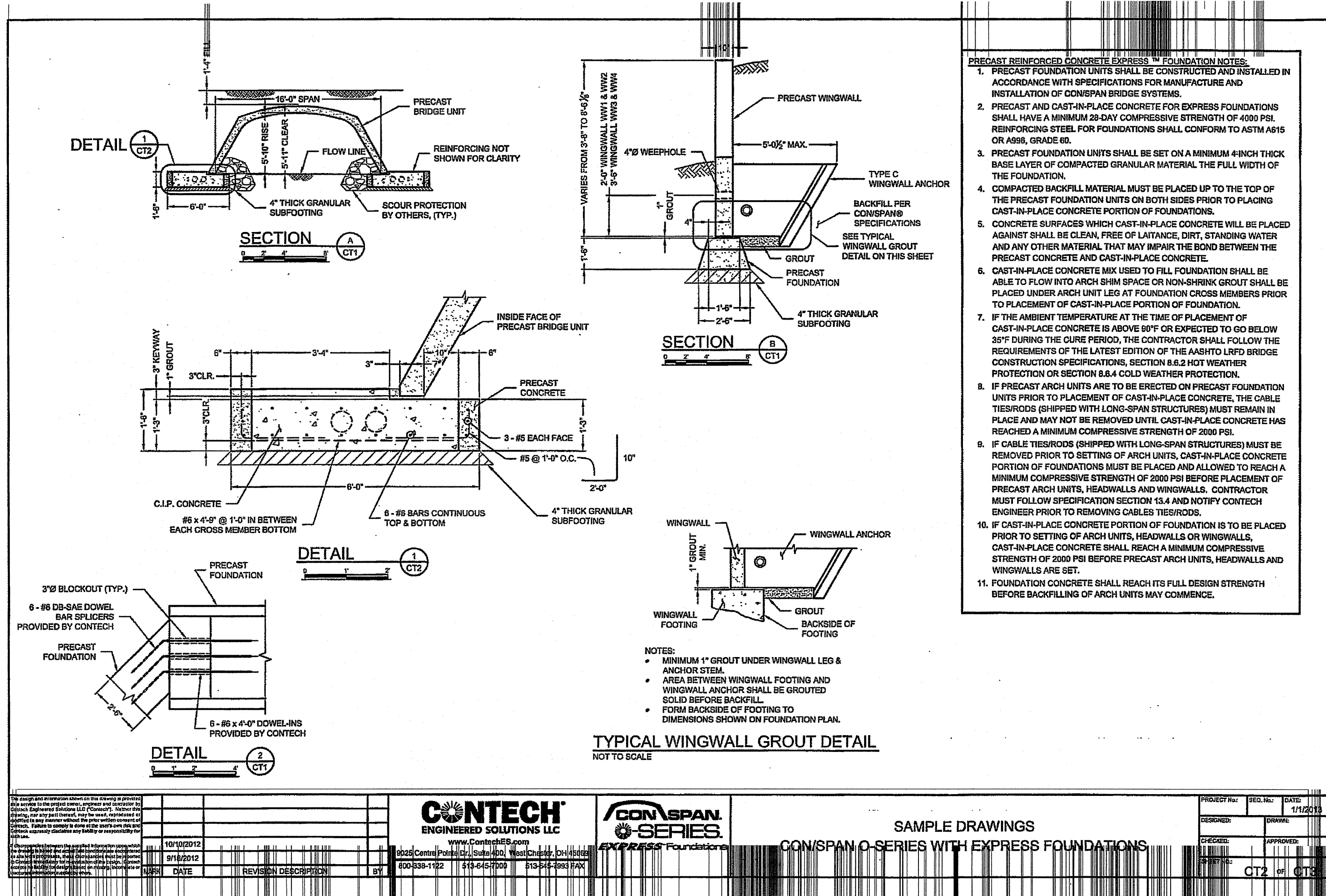
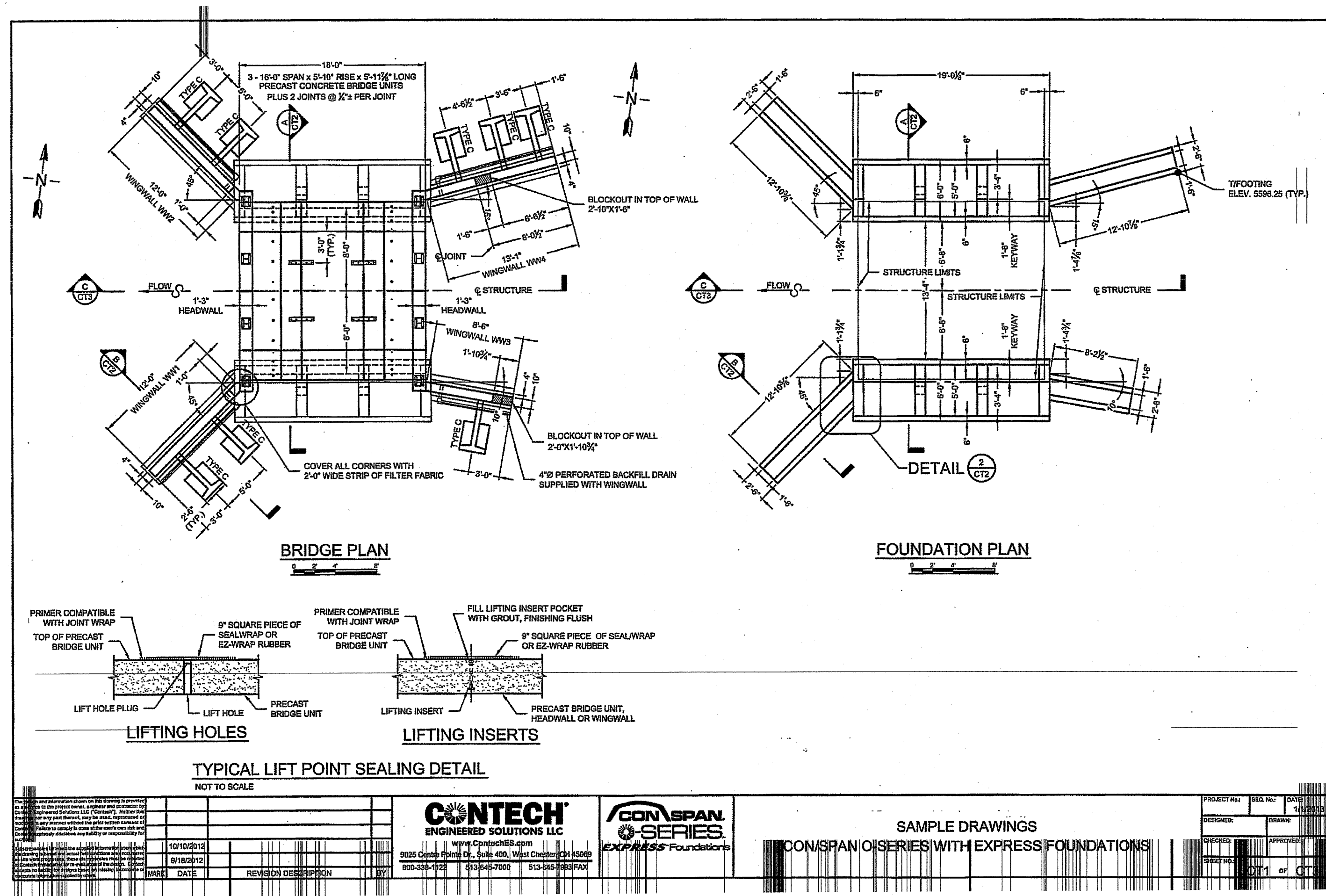
PREPARED FOR:  
 SKYCAP, LLC

SCALE: AS NOTED  
 MARCH 2017

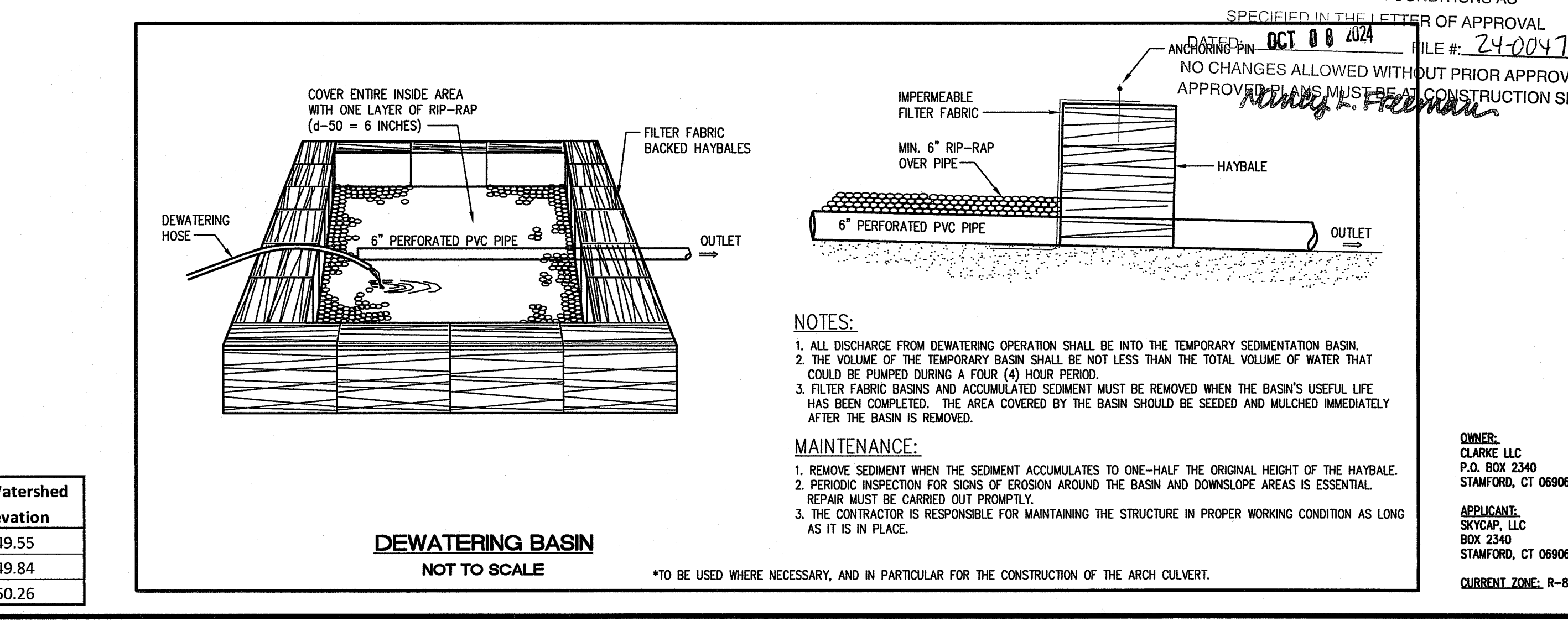
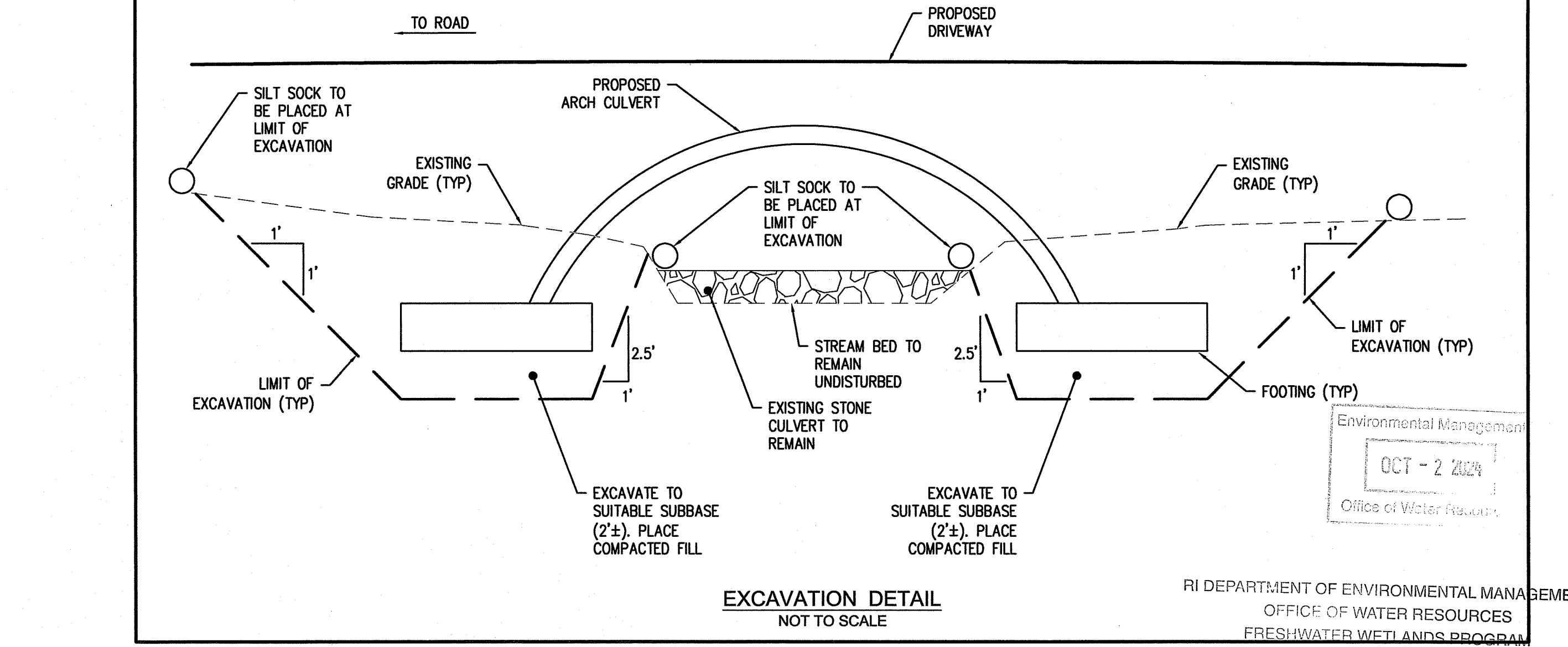
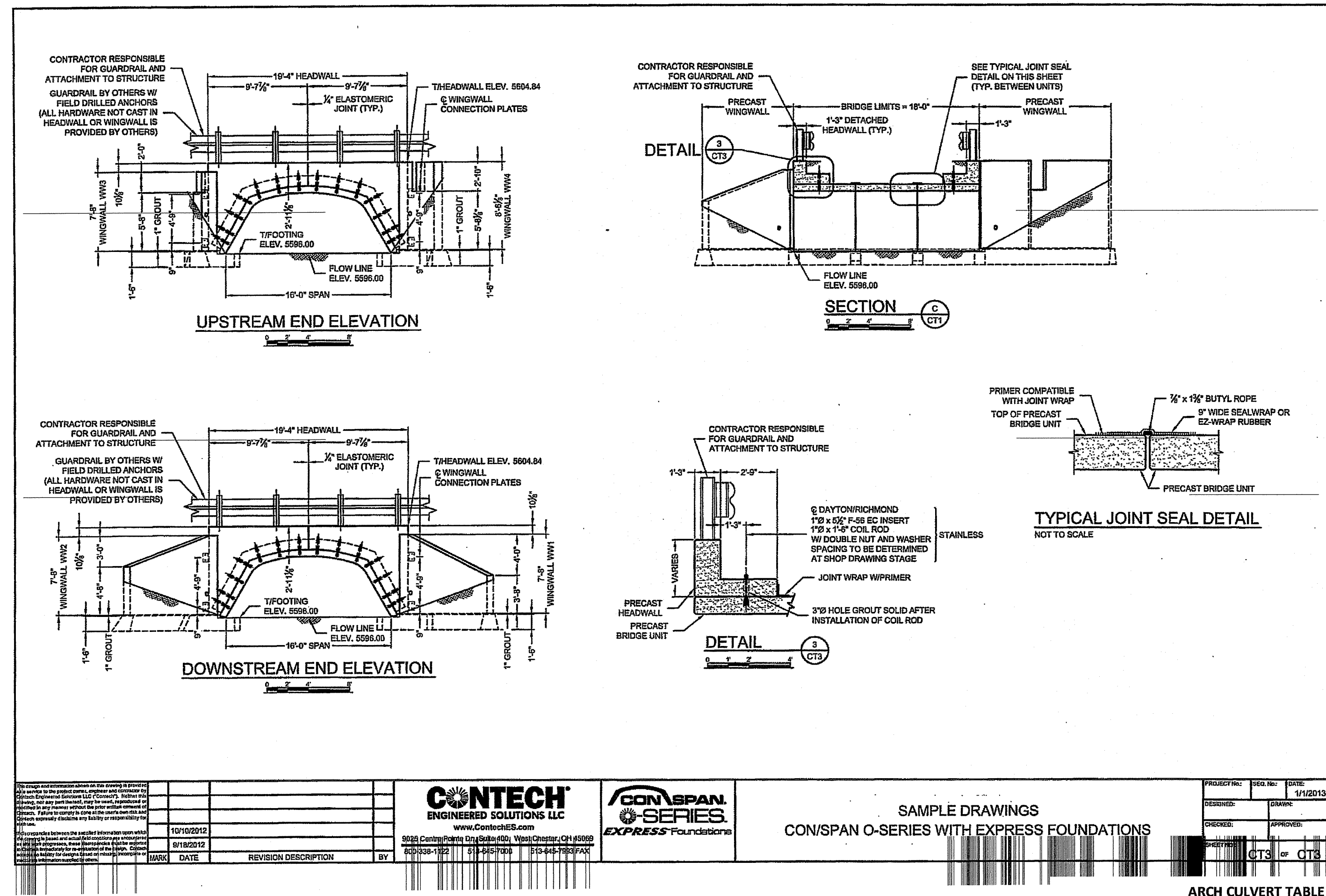
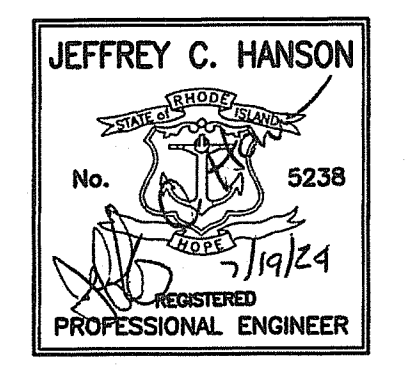
Drawn By: BJC  
 Checked By: JCH  
 Sheet

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 of 17

FILE NO.: 16.268.389



NO.	DATE	REVISION
1	11/11/20	PRELIMINARY SUBMISSION
2	2/26/24	RIDEM RESUBMISSION
3	7/19/24	DEM COMMENTS



**NOTE:**  
 BRIDGE COMPONENTS ARE TO HAVE FINAL ENGINEERING BY CONTECH® ENGINEERED SOLUTIONS LLC. CONCEPT BRIDGE IS SHOWN HERE IN DETAILS.

**ARCH CULVERT TABLE**

Storm	Peak Flow (CFS)	Ex. Watershed Elevation	Pr. Watershed Elevation
1-year	5.36	49.66	49.55
10-year	16.95	50.08	49.84
100-year	40.05	50.54	50.26

**CONTECH ENGINEERED SOLUTIONS LLC**  
 CON/SPAN O-SERIES WITH EXPRESS FOUNDATIONS

**Millstone LLC**  
 ENGINEERING • SURVEYING • PERMITTING

250 Centerville Road, Building E-12 | 790 Aquinneck Avenue, Building B  
 Warwick, RI 02886 | Middletown, RI 02842

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

**DETAILS - 4**

**CLARKE ROAD SUBDIVISION**

A.P.V, LOT 27  
 CLARKE ROAD  
 NARRAGANSETT, RI

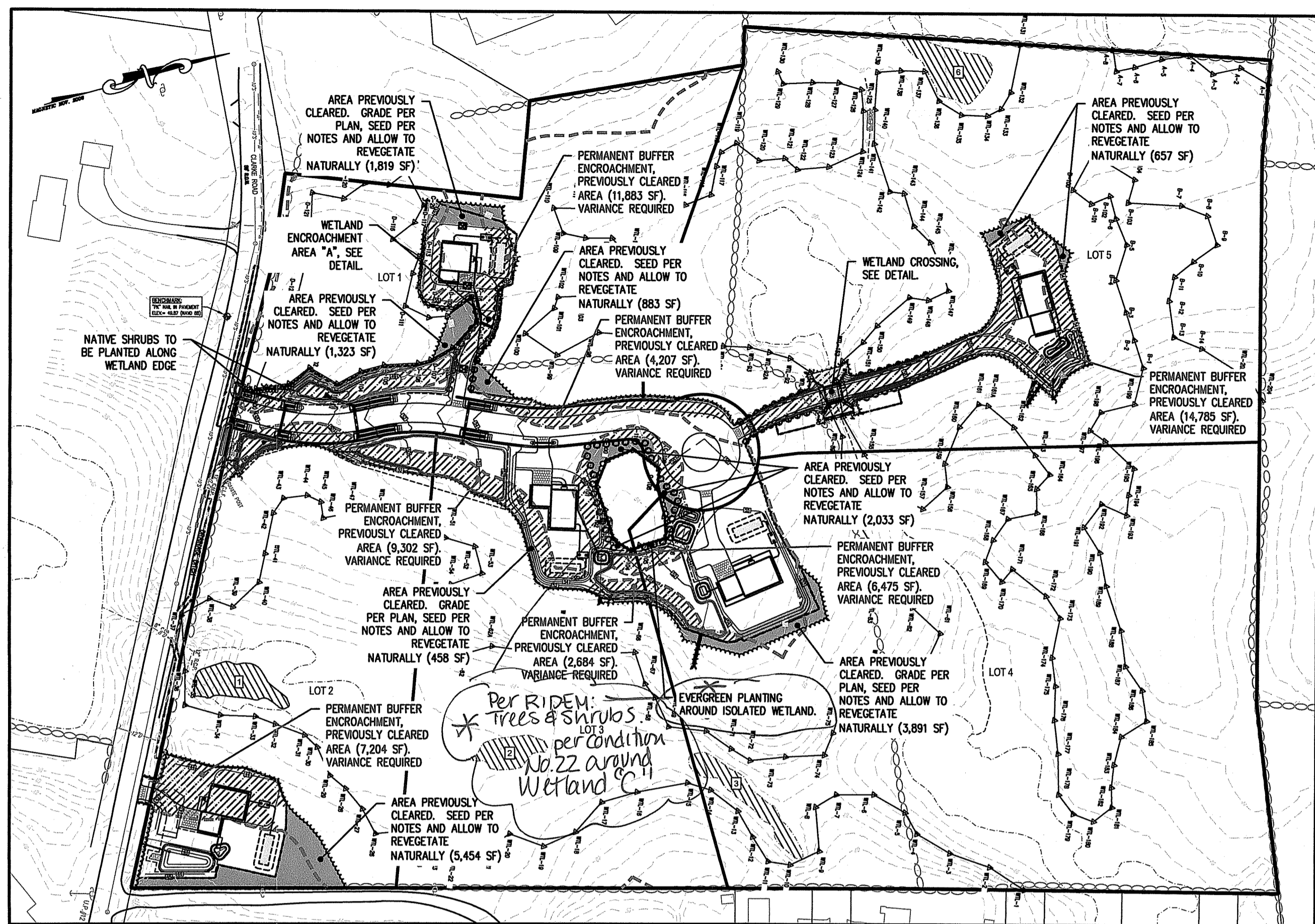
PREPARED FOR:  
 SKYCAP, LLC

SCALE: AS NOTED  
 MARCH 2017

Drawn By: BJC  
 Checked By: JCH  
 Sheet

**16**  
 of 17

FILE NO.: 16.268.389

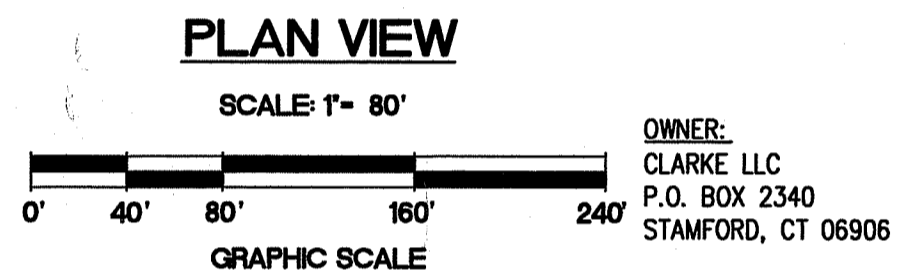


**REFERENCE:**

- TOPOGRAPHY AND PLANIMETRICS FROM PLAN BY CHAS. H. SELLS INC. ENTITLED: "NARRAGANSETT, RHODE ISLAND: CHECKPLOT - TITLE NO. F20, DATED APRIL 30, 2002 AS FLOWN ON MARCH 24, 2001.
- RIDEM FWV PERMIT 17-0174
- RIDEM PRELIMINARY SUBDIVISION SUITABILITY NO. 2220 - 1161

**VARIANCE REQUEST** - in accordance with the Rules, not necessarily as depicted.

56,540 SF (1.3 AC) PERMANENT DISTURBANCE OF BUFFER THAT WAS PREVIOUSLY CLEARED UNDER PERMIT 17-0174.



**OWNER:**  
CLARKE LLC  
P.O. BOX 2340  
STAMFORD, CT 06906

**APPLICANT:**  
SKYCAP, LLC  
BOX 2340  
STAMFORD, CT 06906

**CURRENT ZONE:** R-80

- LEGEND**
- LOT LINE
  - PR. PROPERTY LINE
  - ABUTTING LOT LINE
  - PR. BUILDING SETBACK LINE
  - PR. EASEMENT LINE
  - EX. WATER EDGE PER REF. 2
  - WTL-70 WETLAND FLAG
  - EDGE OF FRESHWATER WETLAND
  - 50' PERIMETER WETLAND
  - 100' RIVERBANK WETLAND
  - EX. CONTOUR
  - EX. DRAIN LINE
  - EX. UTILITY POLE
  - EX. WATER LINE
  - EX. HYDRANT
  - EX. WATER VALVE
  - EX. SEWER LINE
  - EX. SEWER MANHOLE
  - EXISTING STONE WALL
  - PR. OWTS
  - AREA OF WETLAND VARIANCE CLEARED UNDER DEM PERMIT 17-0174

- PR. ROADWAY STATIONING
- PR. EDGE OF PAVEMENT
- PR. CONTOUR
- PR. DRAIN LINE
- PR. STORMWATER FACILITY
- PR. DRY SWALE
- PR. UTILITY POLE
- PR. OVERHEAD WIRE
- PR. CONDUIT
- PR. WATER LINE
- PR. HYDRANT
- PR. WATER VALVE
- PR. RETAINING WALL
- PR. LIMIT OF DISTURBANCE
- PR. EROSION CONTROL
- PR. WETLAND CROSSING
- PR. BUILDING
- AREA CLEARED UNDER PERMIT 17-0174 TO BE RESTORED
- VERNAL POOL
- WETLAND BUFFER

**PLANTING NOTES:**

THE FOLLOWING PLANTS SHALL BE INSTALLED WITHIN THE APPLICABLE PORTIONS OF THE 50-FOOT PERIMETER WETLAND AND 100-FOOT RIVERBANK WETLAND:

**EVERGREEN TREE SCREEN**  
BALLED AND BURLAPPED OR TRANSPLANTED EVERGREEN TREE SPECIES MUST BE PLANTED IN A CONTINUOUS LINE, 10 FEET ON CENTER, 4-5 FEET TALL AFTER PLANTING, ALONG THE OUTER (LANDWARD) EDGE OF THE VEGETATED BUFFER AREA WHERE SHOWN ON THE PLAN. THE TREE SPECIES MUST INCLUDE AT LEAST 2 OF THE FOLLOWING SELECTIONS:

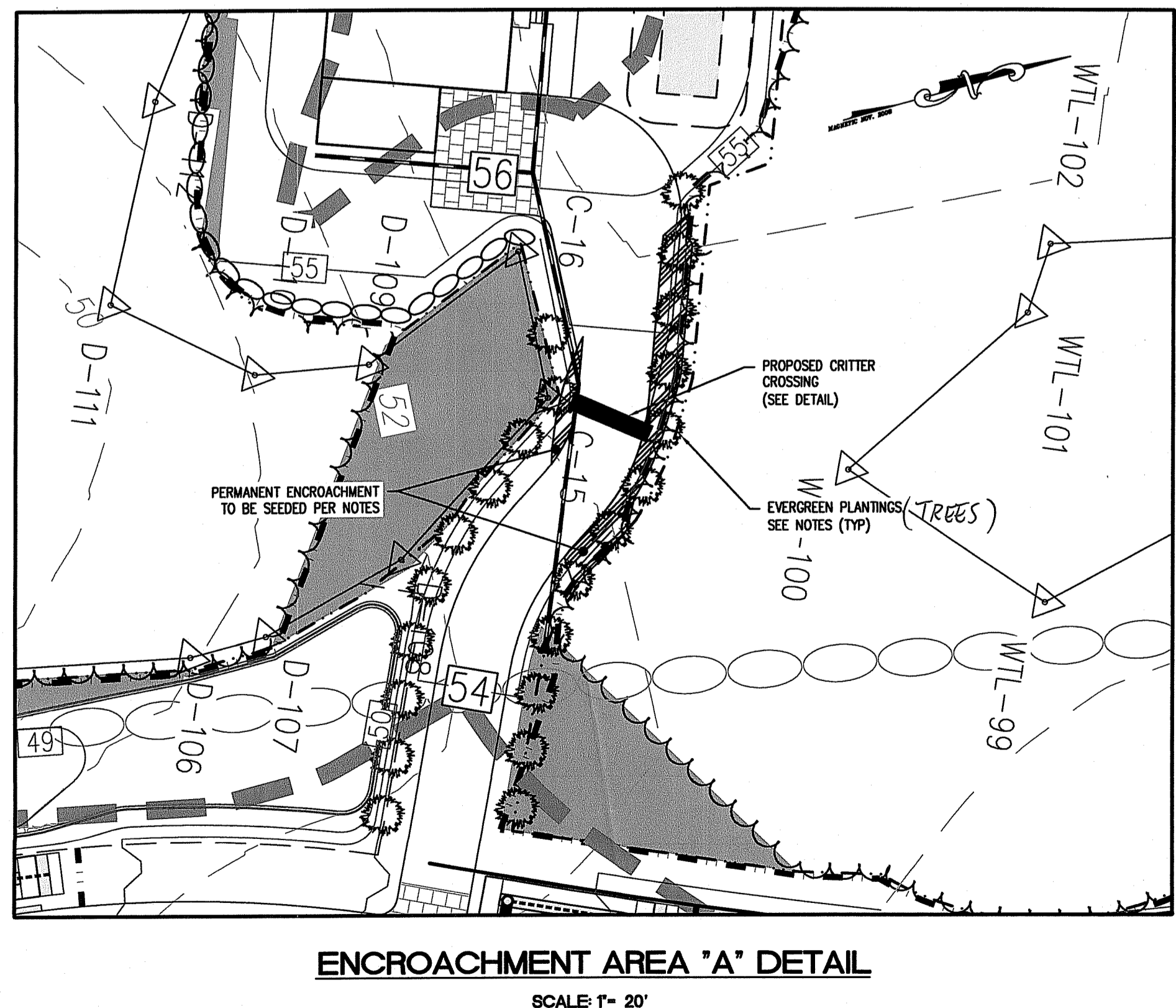
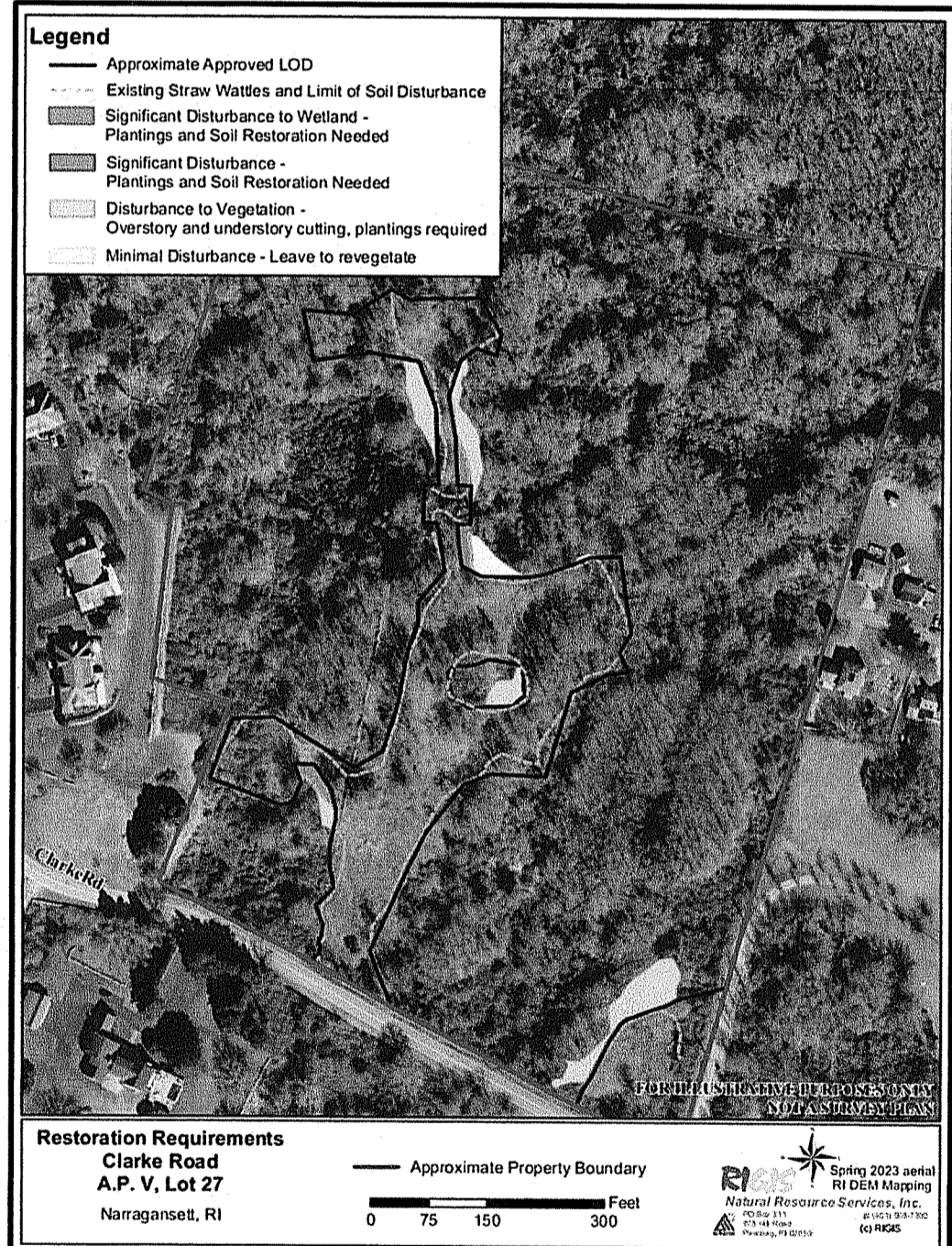
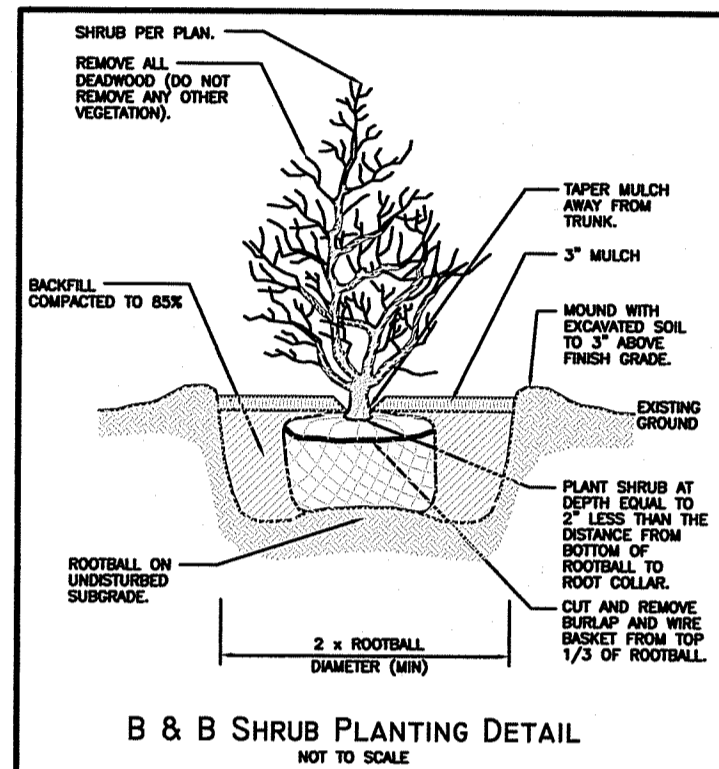
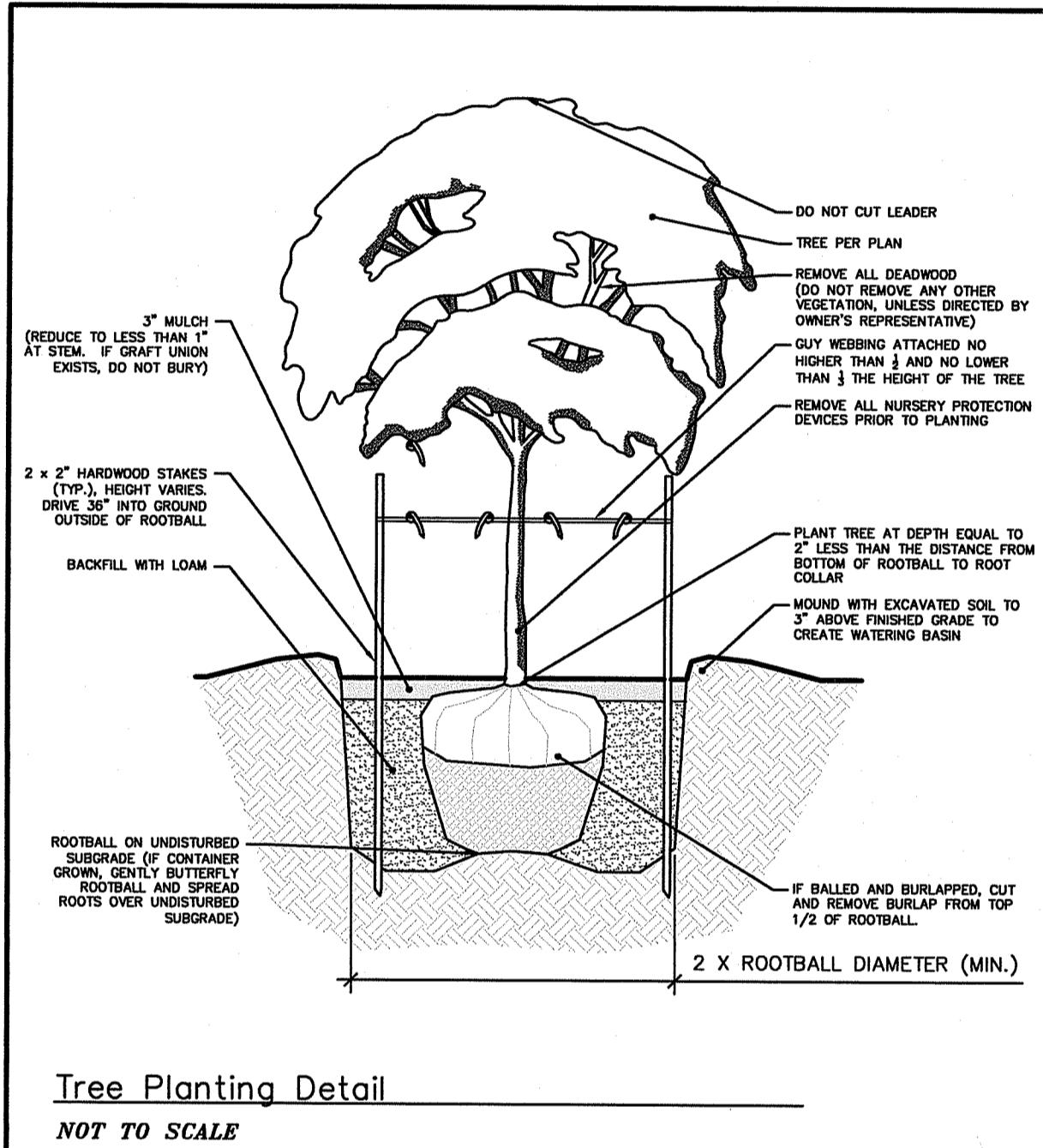
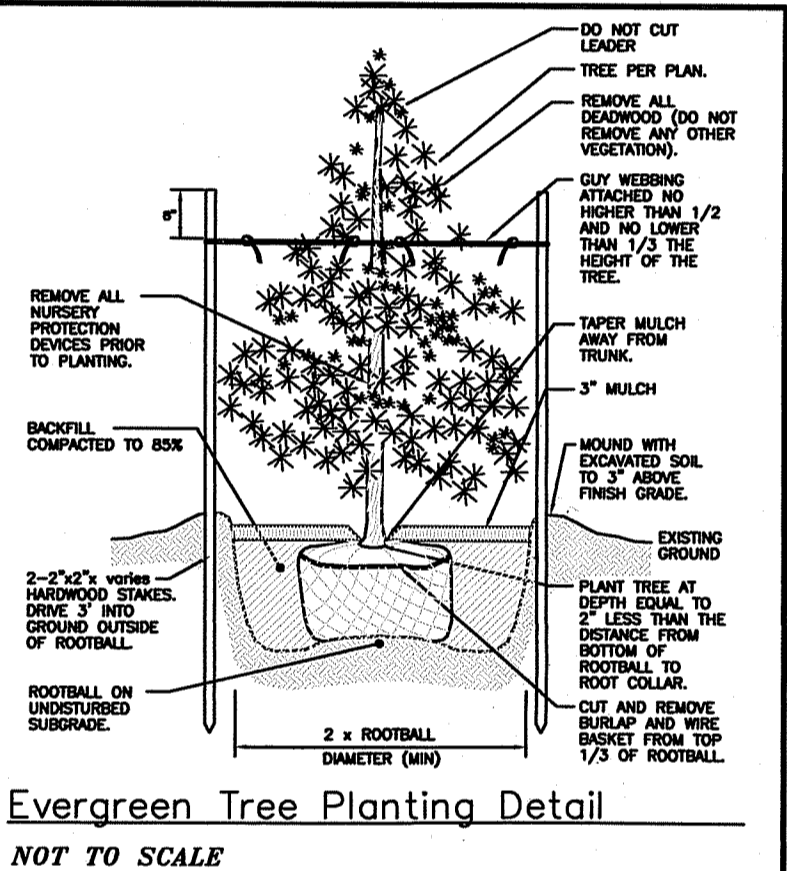
NORTHERN WHITE CEDAR, THUJA OCCIDENTALIS  
WHITE PINE, PINUS STROBUS  
PITCH PINE, PINUS RIGIDA; AND/OR  
RED CEDAR, JUNIPERUS VIRGINIANA

**EVERGREEN SHRUB SCREEN**  
BALLED AND BURLAPPED OR TRANSPLANTED SHRUB SPECIES MUST BE PLANTED IN A CONTINUOUS LINE 5 FEET ON CENTER AT LEAST 3 FEET TALL AFTER PLANTING ON THE TOP OF SLOPE AND OTHER AREA EAST OF GARAGE WHERE SHOWN ON THE PLAN. SHRUB SPECIES MUST BE EITHER BAYBERRY OR INKBERRY OR A COMBINATION OF BOTH.

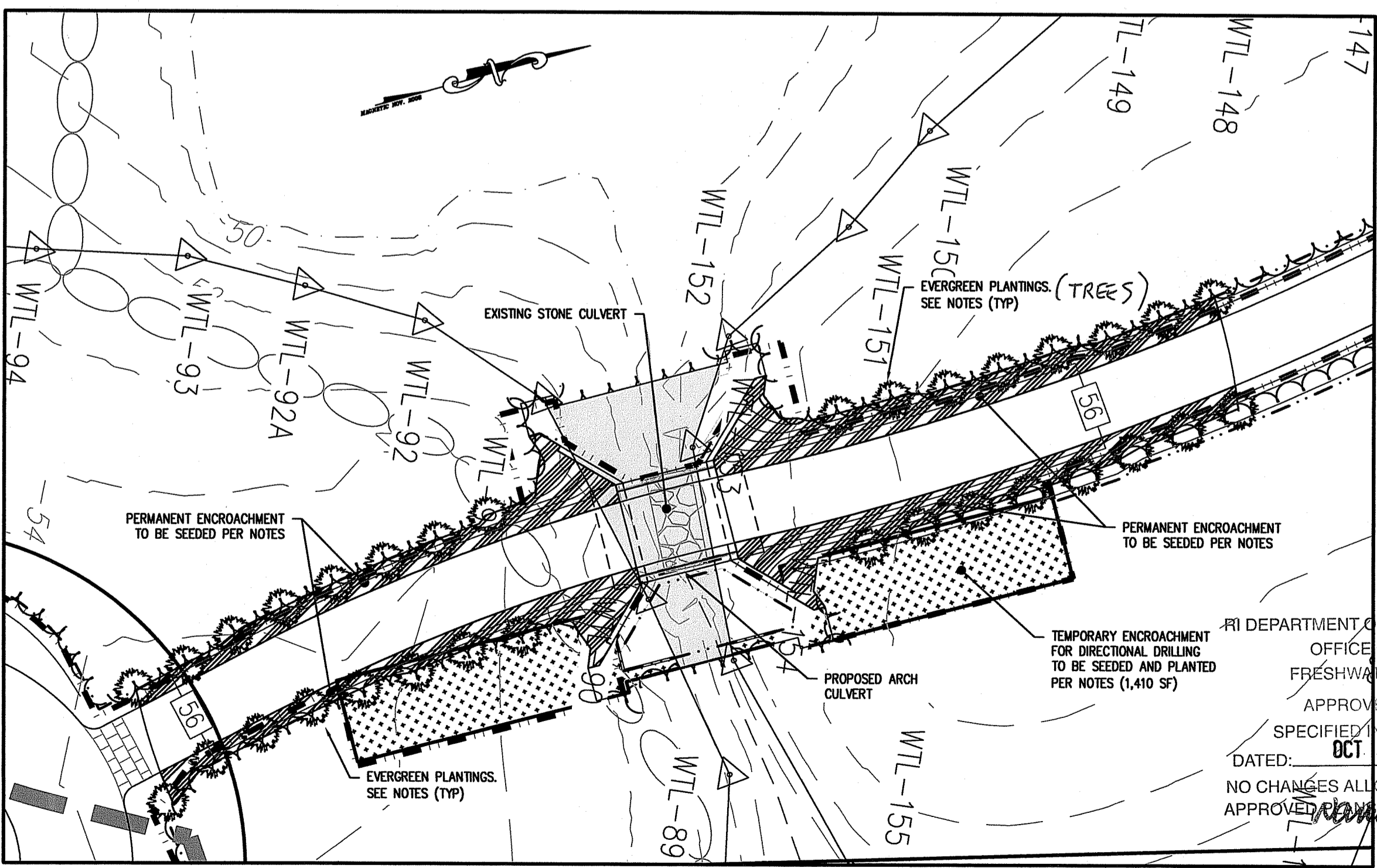
BAYBERRY, MYRTICA PENNSYLVANICA AND/OR  
INKBERRY, ILEX GLABRA

**ADDITIONAL RESTORATION NOTES:**

- ANY MATERIAL UTILIZED FOR THIS PROJECT MUST BE FREE OF MATTER THAT COULD POLLUTE ANY FRESHWATER WETLAND.
- DISTURBED AREAS WITHIN WETLAND BUFFERS SHALL BE COVERED WITH 6" OF PLANTABLE SOIL, SEED, AND PLANTED IN ACCORDANCE WITH THE "RESTORATION REQUIREMENTS" DOCUMENT FOUND ON THIS SHEET. ANY CLEARED/GRIBBED AREAS NOT EXPLICITLY DEPICTED IN THIS DOCUMENT SHALL ALSO BE CONSIDERED SIGNIFICANT AND SHALL BE MITIGATED IN ACCORDANCE WITH THE RESTORATION NOTES.
- AFTER SEEDING, A MAT OF SPREAD HAY MULCH SHALL BE PLACED TO PROVIDE SOIL STABILIZATION.
- PLANTING DETAILS CAN BE FOUND ON THIS SHEET.
- ANY PLANT THAT DOES NOT SURVIVE AT LEAST 1 FULL YEAR SHALL BE REPLACED.
- ANY SEEDED AREAS THAT DO NOT GERMINATE WITHIN 1 MONTH SHALL BE RESEED.
- NO FERTILIZERS SHALL BE APPLIED WITHIN THE WETLAND RESTORATION AREAS.
- CONTRACTOR TO COORDINATE WITH ENGINEER TO VERIFY AREAS OF SIGNIFICANT RESTORATION AND TO CONFIRM RESTORATION PROCEDURES PRIOR TO CONSTRUCTION.



**ENCROACHMENT AREA 'A' DETAIL**  
SCALE: 1" = 20"  
GRAPHIC SCALE



**WETLAND CROSSING DETAIL**  
SCALE: 1" = 20"  
GRAPHIC SCALE

RI DEPARTMENT OF ENVIRONMENTAL MANAGEMENT  
OFFICE OF WATER RESOURCES  
FRESHWATER WETLANDS PROGRAM  
APPROVED WITH CONDITIONS AS SPECIFIED IN THE LETTER OF APPROVAL  
DATED: OCT 08 2024 FILE #: 21-0047  
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL  
APPROVED: [Signature]

NO.	DATE	REVISION
1	10/26/17	TOWN SUBMISSION
2	11/11/20	PRELIMINARY SUBMISSION
3	2/03/21	TOWN COMMENTS
4	5/18/23	OWTS SYSTEMS
5	2/26/24	DEM RESUBMISSION
6	7/19/24	DEM COMMENTS
7	8/30/24	DEM COMMENTS
8	9/9/24	DEM COMMENTS
9	10/11/24	DEM COMMENTS

JEFFREY C. HANSON  
No. 5238  
10/11/24  
REGISTERED PROFESSIONAL ENGINEER

Environmental Management  
OCT - 2 2024  
Office of Water Resources

**Millstone LLC**  
ENGINEERING & SURVEYING • PERMITTING  
250 Centerville Road, Building E-12 | 790 Aquidneck Avenue, Building B  
Warwick, RI 02886 | Middletown, RI 02842  
www.MillstoneEng.com  
p. (401) 921-3344 f. (401) 921-3303

WETLAND RESTORATION PLAN

CLARKE ROAD SUBDIVISION

A.P.V, LOT 27  
CLARKE ROAD  
NARRAGANSETT, RI

PREPARED FOR:  
SKYCAP, LLC

SCALE: AS NOTED  
MARCH 2017

Drawn By: JUC  
Checked By: JCH  
Sheet

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of 17

FILE NO.: 16.268.389