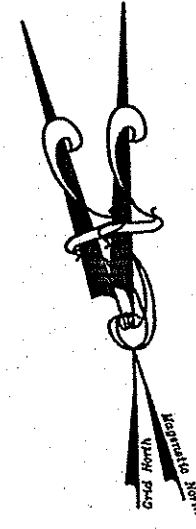


LOCUS MAP
NOT TO SCALE



PERMIT SET
OF A
A Planned Development
FOR
WOLF ROCK FARMS

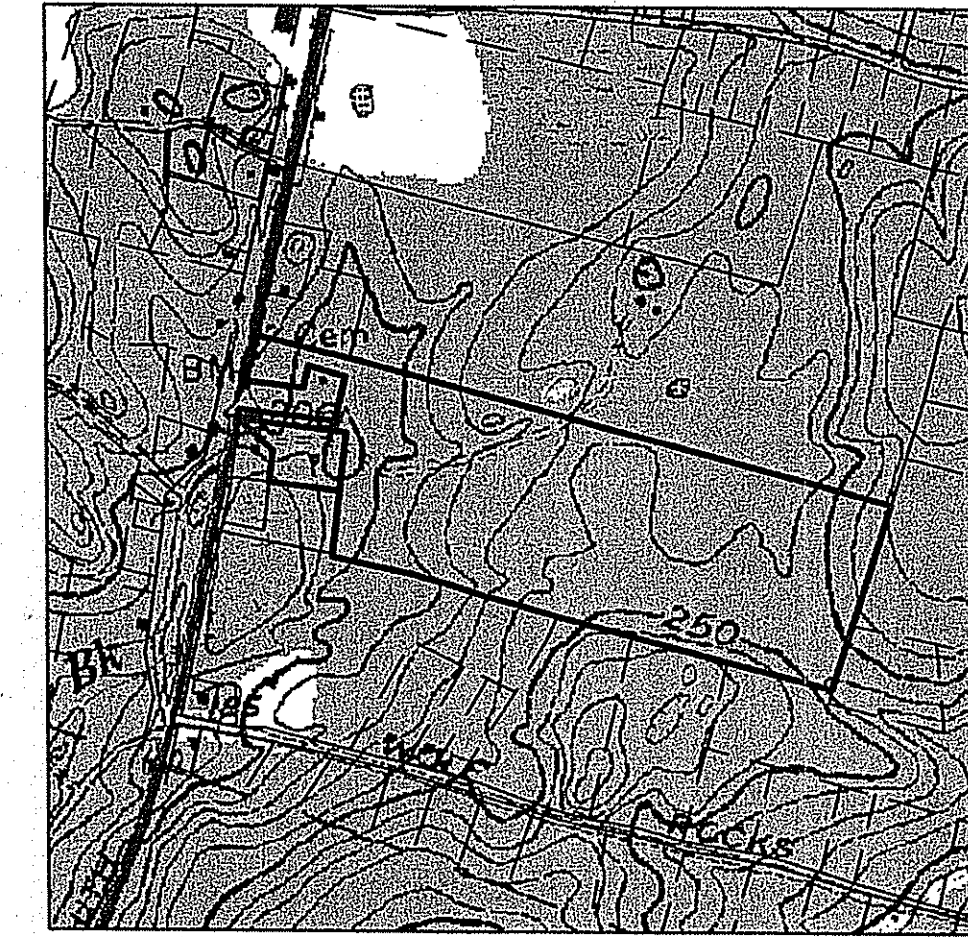
LOCATED AT
740-A SOUTH COUNTY TRAIL
EXETER, RI

A.P. 76, BLOCK 4, LOT 7
LOT AREA = 67.57 ACRES

OWNER / APPLICANT
A. JOSEPH MEGA
740-A SOUTH COUNTY TRAIL
EXETER, RI 02822

- A.P. 76, BLOCK 4, LOT 7 & A.P. 79, BLOCK 2, LOT 14 A. JOSEPH MEGA (OWNER/APPLICANT) 740-A SOUTH COUNTY TRAIL EXETER, RI 02822
- A.P. 76, BLOCK 4, LOT 1 WILLIAM MEGA 740-B SOUTH COUNTY TRAIL EXETER, RI 02822
- A.P. 79, BLOCK 2, LOT 12 THOLE ENTERPRISES, LLC 750 SOUTH COUNTY TRAIL EXETER, RI 02822
- A.P. 76, BLOCK 4, LOT 4 LEAH M. MEGA 740 SOUTH COUNTY TRAIL EXETER, RI 02822

PARCEL ZONING: PD
MINIMUM LOT SIZE - 0 ACRES
MINIMUM STREET FRONTAGE - 0'
MINIMUM FRONT SETBACK - 0'
MINIMUM SIDE SETBACK - 0'
MINIMUM REAR SETBACK - 0'

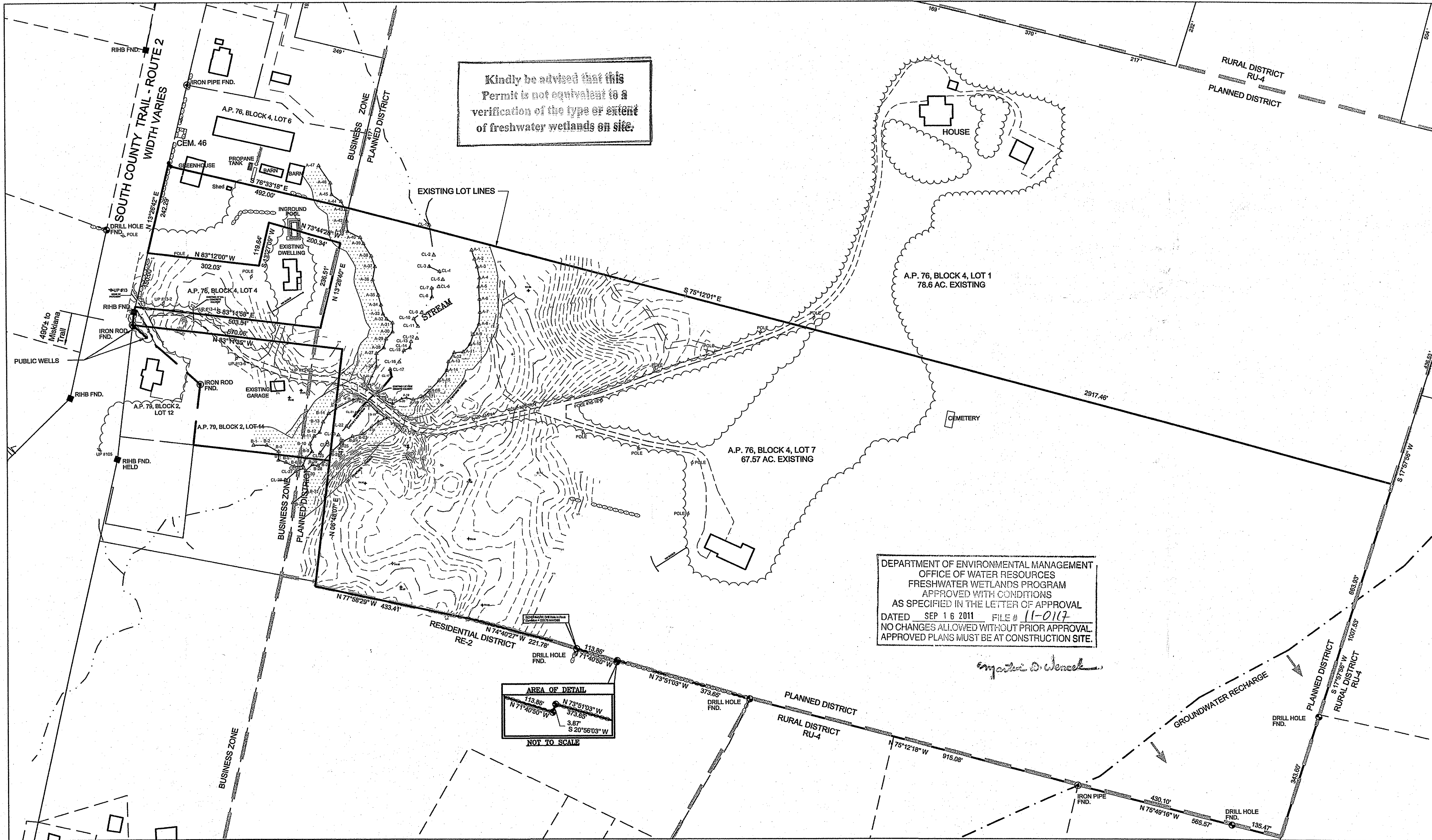


QUAD MAP
SCALE: 1" = 1000'

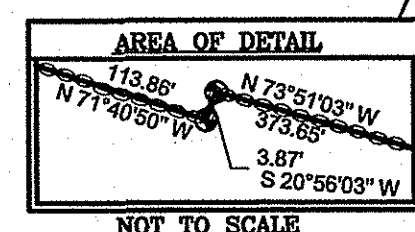
NOTES:

1. A TOTAL OF 7 BUILDABLE LOTS PROPOSED 1 BUILDABLE LOT EXISTING. THE SITE IS CURRENTLY OCCUPIED BY AN EXISTING RESIDENCE AND THE ASSOCIATED SANITARY AND POWER FACILITIES.
2. BASEMAP AND PHYSICAL DATA TAKEN FROM ONSITE FIELD SURVEY, DATED: JANUARY, 2009; WITH A HORIZONTAL ACCURACY OF +/- 1' AND A VERTICAL ACCURACY OF +/- 1'. (NAVD88)
3. WETLAND EDGE FLAGGED BY ECOSYSTEM SOLUTIONS, INC. ON DECEMBER 13, 2008.
4. WETLAND FLAGS WERE LOCATED WITH A HORIZONTAL ACCURACY OF +/- 1'.
5. THIS SITE IS PREDOMINATELY WOODED WITH THE EXCEPTION OF A SMALL GRASS FIELD ON A.P. 76, BLOCK 4, LOT 7.
6. THERE ARE NO AREAS OF AGRICULTURAL USE.
7. THE UTILITIES FOR THE 6 NEW PARCELS ARE PROPOSED TO RUN UNDERGROUND FROM THE EXISTING POLES ALONG THE EASEMENT.
8. THE 6 NEW PARCELS WILL BE SERVED BY PRIVATE WELLS AND EACH LOT WILL HAVE AN ONSITE WASTEWATER TREATMENT SYSTEM.
9. THE PROJECT IS PARTIALLY LOCATED WITHIN THE FOLLOWING AREA:
-GROUNDWATER PROTECTION OVERLAY DISTRICT
10. THE PROJECT IS NOT LOCATED WITHIN THE FOLLOWING AREA:
-NATURAL HERITAGE DISTRICT
11. THERE WAS ONE NO CEMETERY FOUND ON THIS PROPERTY; HOWEVER, IT IS NOT NEAR ANY PROPOSED DEVELOPMENT.
12. THIS PROJECT IS NOT INTENDED TO BE PHASED.

Kindly be advised that this Permit is not equivalent to a verification of the type or extent of freshwater wetlands on site.



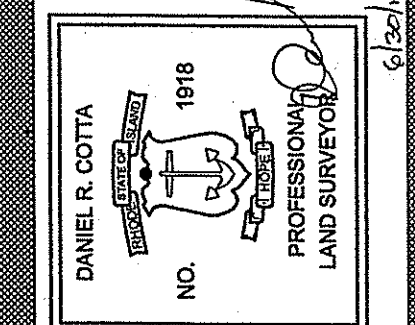
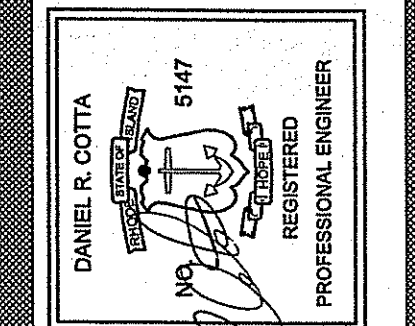
DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED SEP 16 2011 FILE # 11-0117
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE.



- SHEET INDEX:
- SHEET 1 : EXISTING CONDITIONS PLAN
 - SHEET 2 : OVERALL PLAN
 - SHEET 3 : SITE PLAN
 - SHEET 4 : PLAN AND PROFILE
 - SHEET 5 : PLAN AND PROFILE
 - SHEET 6 : EROSION CONTROL PLAN
 - SHEET 7 : DRAINAGE STANDARD DETAILS
 - SHEET 8 : DETAILS

EXISTING CONDITIONS PLAN FOR WOLF ROCK FARMS A Planned Development LOCATED AT 740-A SOUTH COUNTY TRAIL EXETER, RI.

Drawn By: ERM	Checked By: DFC	
Scale: 1" = 150'	Date: 6/03/2011	
REVISIONS		
NO.	REVISION	DATE



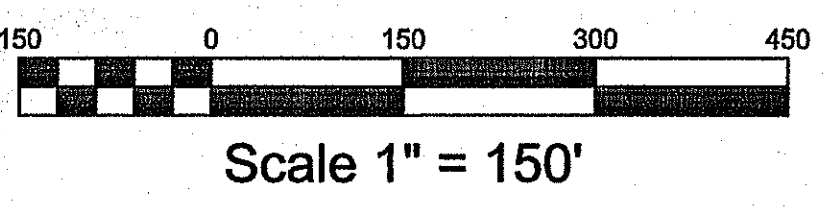
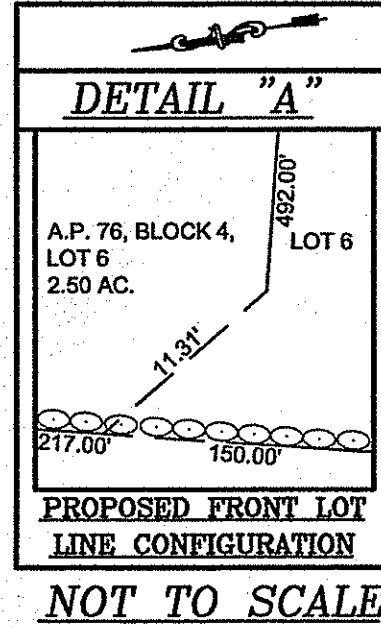
AMERICAN ENGINEERING, INC.
Daniel R. Cotta Professional Engineer / Professional Land Surveyor
400 South County Trail - Suite A 201
Exeter, Rhode Island 02822
Phone (401) 294-4080 / Fax (401) 294-3625

Sheet **1**
of 8 sheets
Job Number 108143

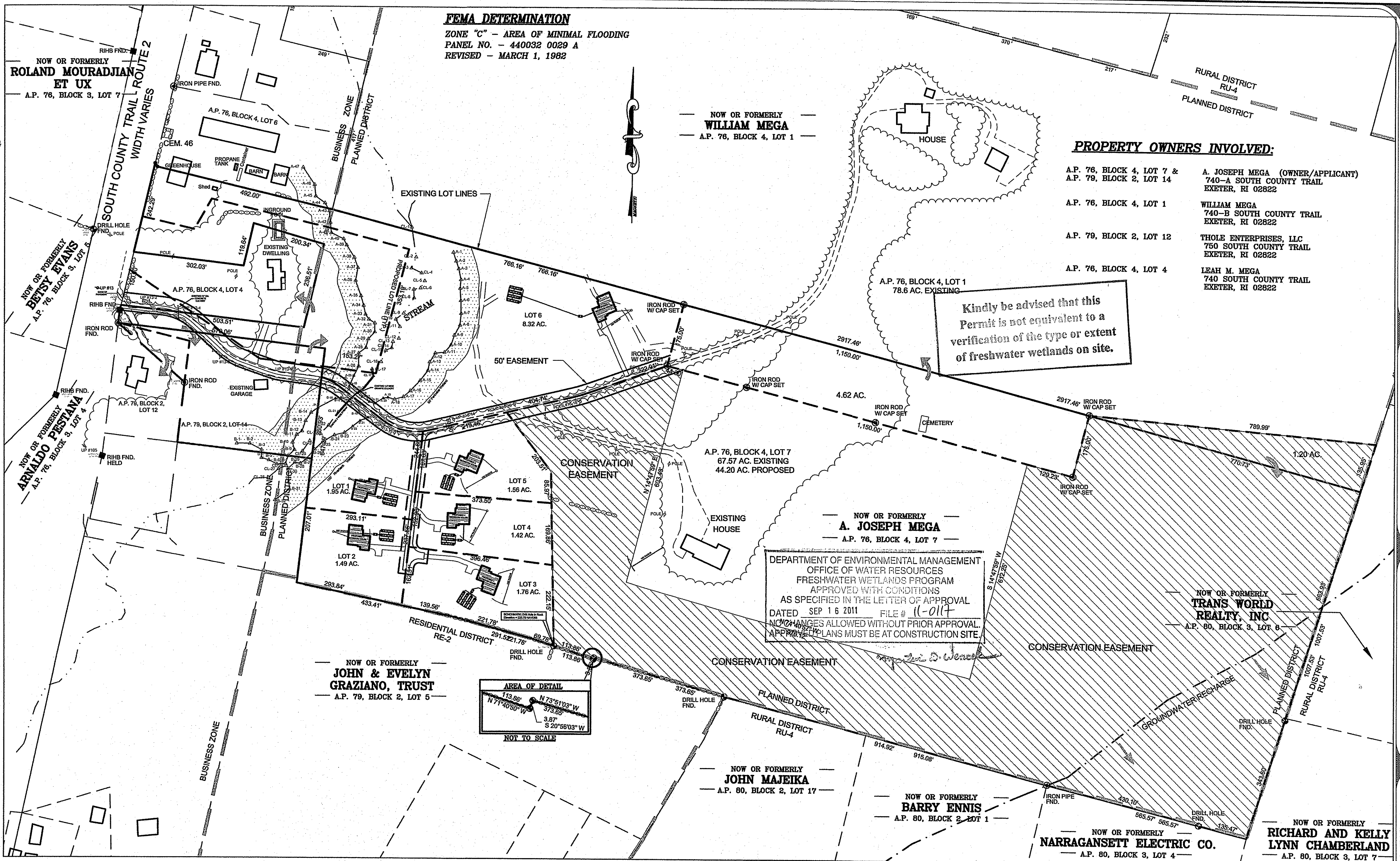
PLAN PURPOSE:

- ONE PURPOSE OF THIS PLAN IS TO RECONFIGURE THE FRONT LOT LINES ALONG SOUTH COUNTY TRAIL FOR SEVERAL REASONS.
 - TO PROVIDE 150' OF FRONTAGE FOR 3 PARCELS.
 - TO GET THE ASSOCIATED POOL FOR A.P. 76, BLOCK 4, LOT 4 ON THE PROPERTY.
 - TO CREATE A.P. 79, BLOCK 2, LOT 14 WITH 150' OF FRONTAGE.
 - TO GET THE ASSOCIATED REAR PARKING LOT FOR A.P. 79, BLOCK 2, LOT 12 (THE HOMESTEAD) ON THE PROPERTY AND TO PROVIDE ADDITIONAL LAND FOR ADDITIONAL PARKING TO ALLEVIATE THE PARKING PROBLEM ALONG SOUTH COUNTY TRAIL.
- ANOTHER PURPOSE FOR THIS PLAN IS TO PROVIDE A 50' EASEMENT ALONG A MAJORITY OF THE EXISTING DRIVEWAY TO A.P. 76, BLOCK 4, LOT 7 FOR 6 ADDITIONAL HOUSE LOTS.

LOT NUMBERS	EXISTING AREA	AREA RECEIVED FROM (+)	AREA GIVEN TO (-)	PROPOSED AREA
A.P. 76, BLOCK 4 LOT 7	67.57 AC.	A.P. 76, BLOCK 4 LOT 1 (1.20 AC.) LOTS 5 & 6 (32 S.F.)	A.P. 76, BLOCK 4 LOT 1 (4.82 AC.) LOT 4 (3.16 AC.) A.P. 79, BLOCK 2 LOT 14 (0.28 AC.) NEW LOTS 1-6 (16.50 AC.)	44.20 AC.
A.P. 76, BLOCK 4 LOT 1	78.6 AC.	A.P. 76, BLOCK 4 LOT 7 (4.82 AC.)	A.P. 76, BLOCK 4 LOT 7 (1.20 AC.)	82.02 AC.
A.P. 76, BLOCK 4 LOT 4	2.20 AC.	A.P. 76, BLOCK 4 LOT 7 (3.16 AC.) A.P. 79, BLOCK 2 LOT 14 (0.28 AC.)	A.P. 79, BLOCK 2 LOT 14 (0.28 AC.)	6.39 AC.
A.P. 79, BLOCK 2 LOT 12	1.09 AC.	A.P. 79, BLOCK 2 LOT 14 (0.28 AC.)		1.34 AC.
A.P. 79, BLOCK 2 LOT 14	2.91 AC.	A.P. 76, BLOCK 4 LOT 7 (0.28 AC.) A.P. 76, BLOCK 4 LOT 4 (0.28 AC.)	A.P. 79, BLOCK 2 LOT 12 (0.28 AC.) A.P. 79, BLOCK 2 LOT 7 (0.28 AC.)	2.91 AC.
NEW LOT 1		FROM A.P. 76, BLOCK 4 LOT 7 (1.95 AC.)		1.95 AC.
NEW LOT 2		FROM A.P. 76, BLOCK 4 LOT 7 (1.49 AC.)		1.49 AC.
NEW LOT 3		FROM A.P. 76, BLOCK 4 LOT 7 (1.76 AC.)		1.76 AC.
NEW LOT 4		FROM A.P. 76, BLOCK 4 LOT 7 (1.42 AC.)		1.42 AC.
NEW LOT 5		FROM A.P. 76, BLOCK 4 LOT 7 (1.66 AC.)		1.66 AC.
NEW LOT 6		FROM A.P. 76, BLOCK 4 LOT 7 (7.32 AC.)		8.32 AC.



FEMA DETERMINATION
 ZONE "C" - AREA OF MINIMAL FLOODING
 PANEL NO. - 440032 0029 A
 REVISED - MARCH 1, 1982

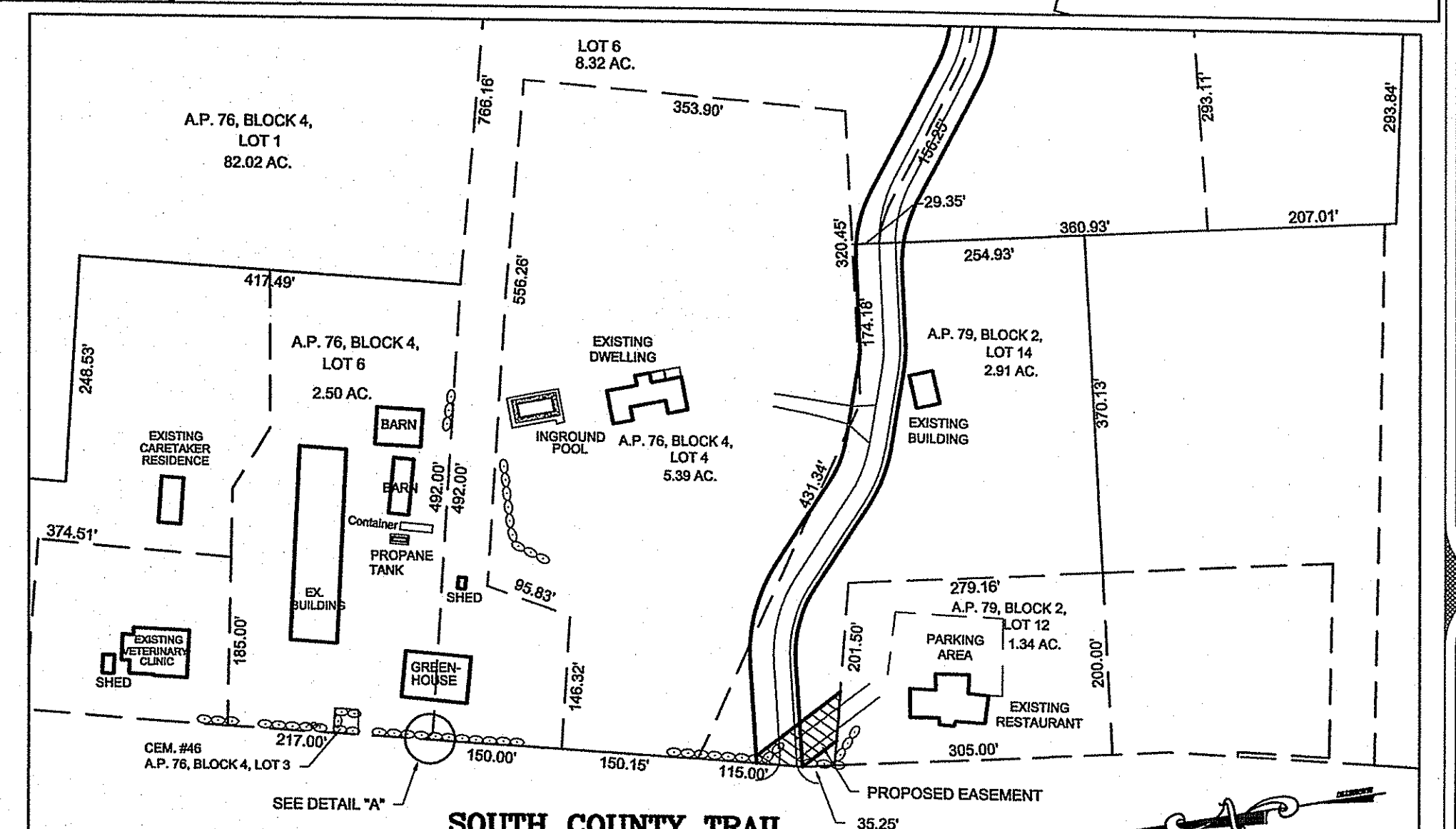
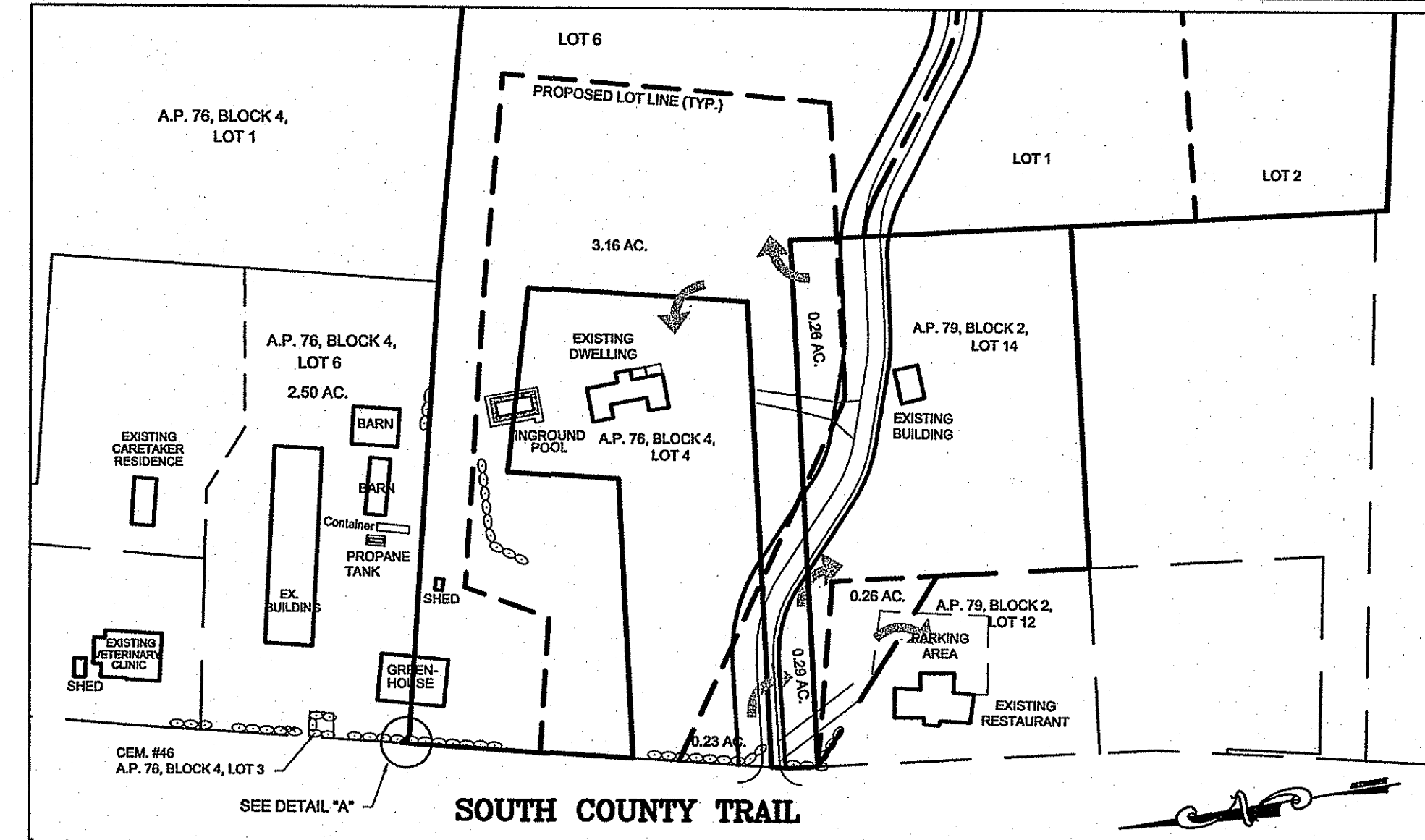
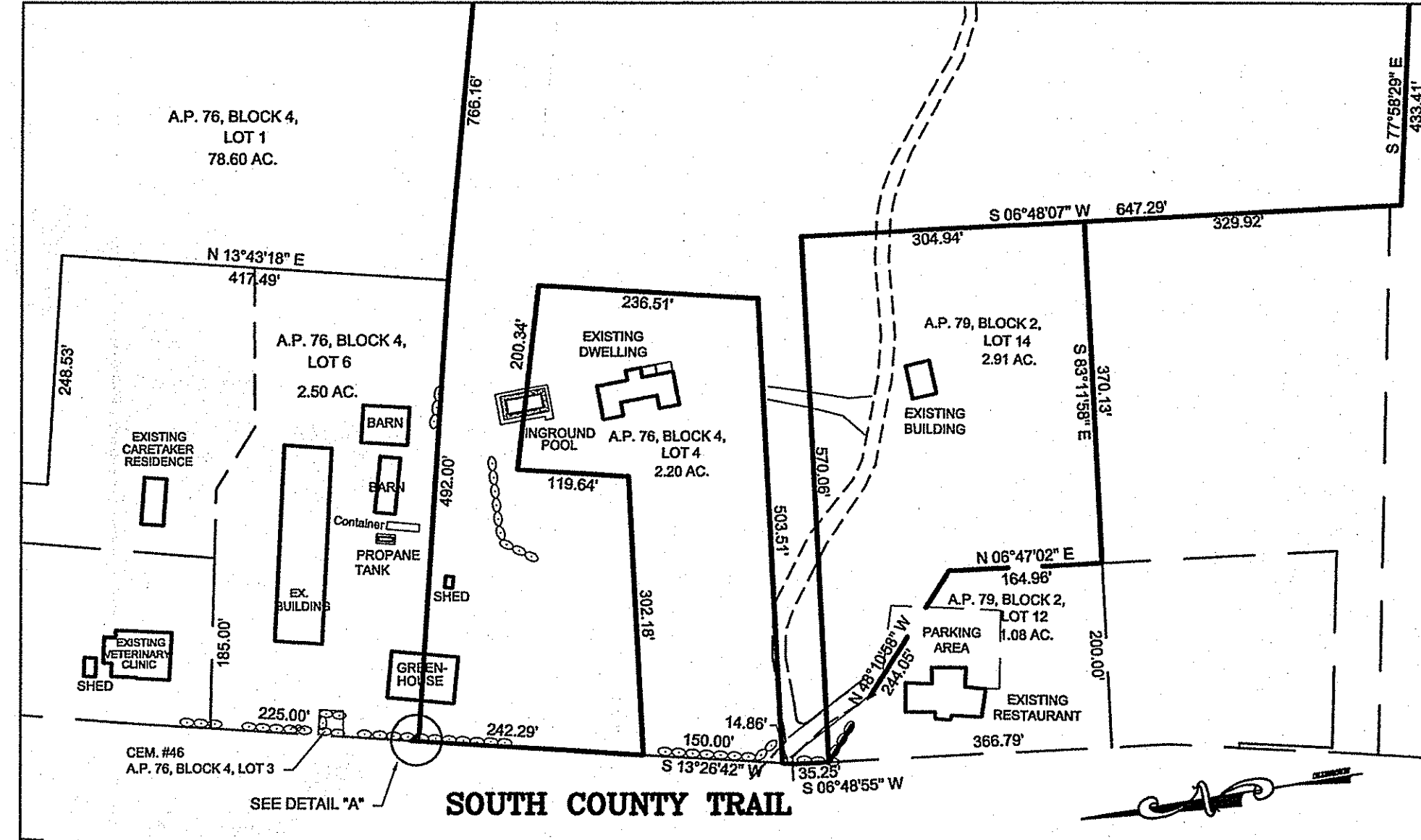


Kindly be advised that this Permit is not equivalent to a verification of the type or extent of freshwater wetlands on site.

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
 OFFICE OF WATER RESOURCES
 FRESHWATER WETLANDS PROGRAM
 APPROVED WITH CONDITIONS
 AS SPECIFIED IN THE LETTER OF APPROVAL
 DATED SEP 16 2011 FILE # 11-0114
 NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
 APPROVAL PLANS MUST BE AT CONSTRUCTION SITE

PROPERTY OWNERS INVOLVED:

- A.P. 76, BLOCK 4, LOT 7 & A.P. 79, BLOCK 2, LOT 14: A. JOSEPH MEGA (OWNER/APPLICANT) 740-A SOUTH COUNTY TRAIL EXETER, RI 02822
- A.P. 76, BLOCK 4, LOT 1: WILLIAM MEGA 740-B SOUTH COUNTY TRAIL EXETER, RI 02822
- A.P. 79, BLOCK 2, LOT 12: THOLE ENTERPRISES, LLC 760 SOUTH COUNTY TRAIL EXETER, RI 02822
- A.P. 76, BLOCK 4, LOT 4: LEAH M. MEGA 740 SOUTH COUNTY TRAIL EXETER, RI 02822



OVERALL PLAN FOR WOLF ROCK FARMS A Planned Development LOCATED AT POLE #13 - 740 A SOUTH COUNTY TRAIL EXETER, R.I.

Checked By: Drc
 Date: 5/03/2011

NO.	REVISION	BY	DATE

DANIEL R. COTTA 9147 REGISTERED PROFESSIONAL ENGINEER

DANIEL R. COTTA 1018 REGISTERED LAND SURVEYOR

AMERICAN ENGINEERING, INC.
 Daniel R. Cotta - Professional Engineer / Professional Land Surveyor
 400 South County Trail - Suite A 201
 Exeter, Rhode Island 02822
 Phone (401) 294-4090 / Fax (401) 294-3625

- NOTES:
1. THIS SITE DOES NOT FALL WITHIN A CRITICAL RESOURCE AREA AS DEFINED IN SD 38.00.
 2. THERE ARE NO EXISTING ONSITE WASTEWATER TREATMENT SYSTEMS WITHIN 100' OF THE LIMIT OF DISTURBANCE, EXCEPT AS SHOWN ON PLAN.
 3. THERE ARE NO EXISTING DRAINS WITHIN 100' OF THE LIMIT OF DISTURBANCE EXCEPT AS SHOWN ON PLAN.
 4. THERE ARE NO EXISTING OR PROPOSED PRIVATE WELLS WITHIN 200', EXCEPT AS SHOWN ON PLAN.
 5. THERE ARE NO EXISTING OR PROPOSED PUBLIC WELLS WITHIN 400' OF THE LIMIT OF DISTURBANCE, EXCEPT AS SHOWN ON PLAN.
 6. THERE ARE NO WETLANDS IN THE AREA OF PROPOSED OWTS, EXCEPT AS SHOWN ON PLAN.
 7. WETLAND EDGE FLAGGED BY ECOSYSTEM SOLUTIONS, INC. ON DECEMBER 13, 2008.
 8. WETLAND FLAGS WERE LOCATED WITH A HORIZONTAL ACCURACY OF +/- 1'.
 9. BASEMAP AND PHYSICAL DATA TAKEN FROM AN ONSITE FIELD SURVEY, DATED: JANUARY, 2009; WITH A HORIZONTAL ACCURACY OF +/- 1' AND A VERTICAL ACCURACY OF +/- 1'. (NAVD88)
 10. THE PERIMETER SURVEY WAS PERFORMED TO CONFORM TO THE ACCURACY OF A CLASS 1 STANDARD.
 11. ALL BENCHMARKS ARE TO BE SET WITHIN 150' OF EACH SYSTEM AT TIME OF CONSTRUCTION.
 12. THE LOCATION OF ALL PROPOSED UNDERGROUND UTILITIES TO BE SHALL BE DETERMINED BY THE RESPECTIVE UTILITY COMPANY. UNDERGROUND ELECTRIC, CABLE, AND TELEPHONE SERVICES ARE PROPOSED FOR THIS SUBDIVISION.

FEMA DETERMINATION
 ZONE "C" - AREA OF MINIMAL FLOODING
 PANEL NO. - 440032 0029 A
 REVISED - MARCH 1, 1982

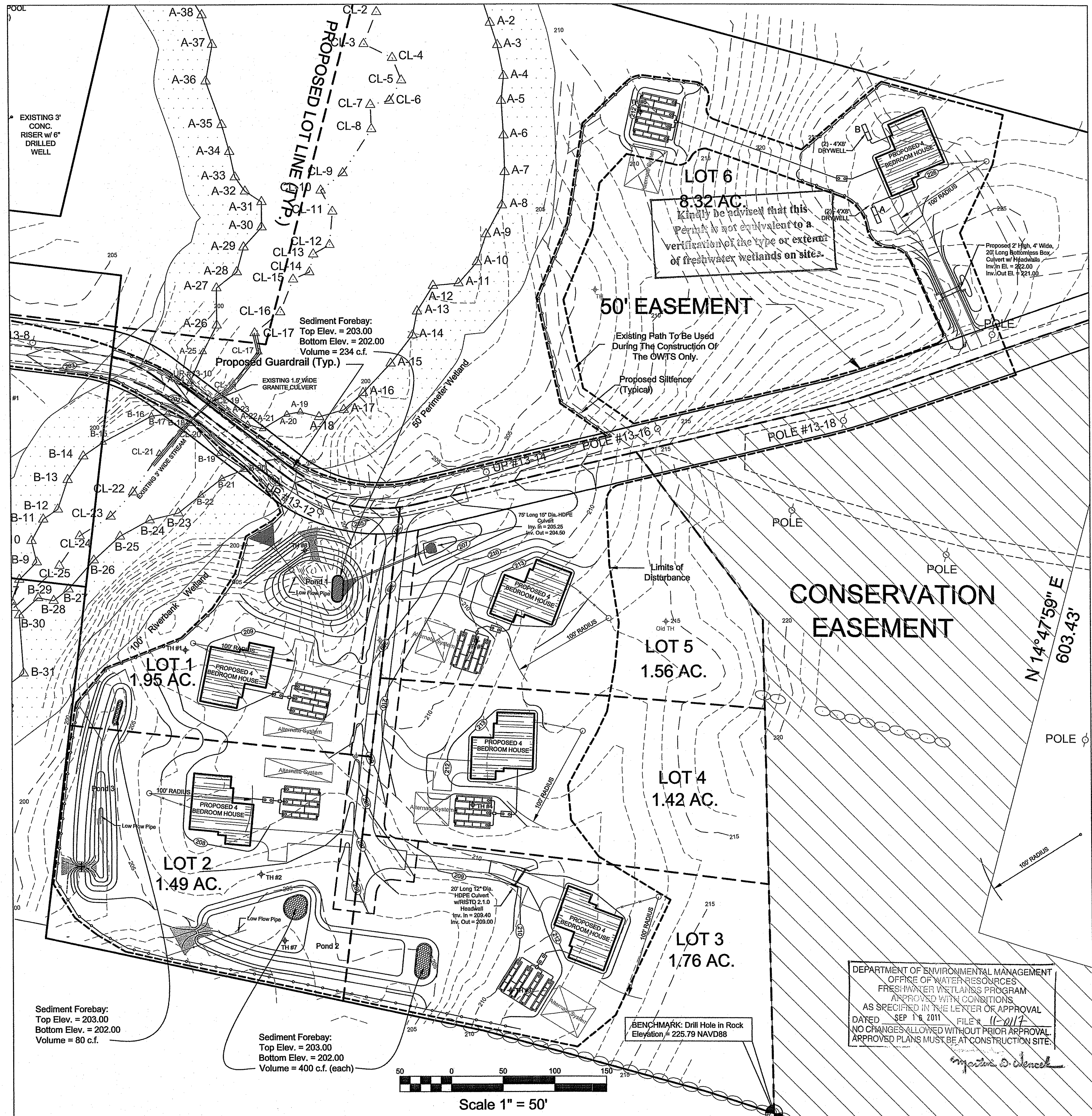
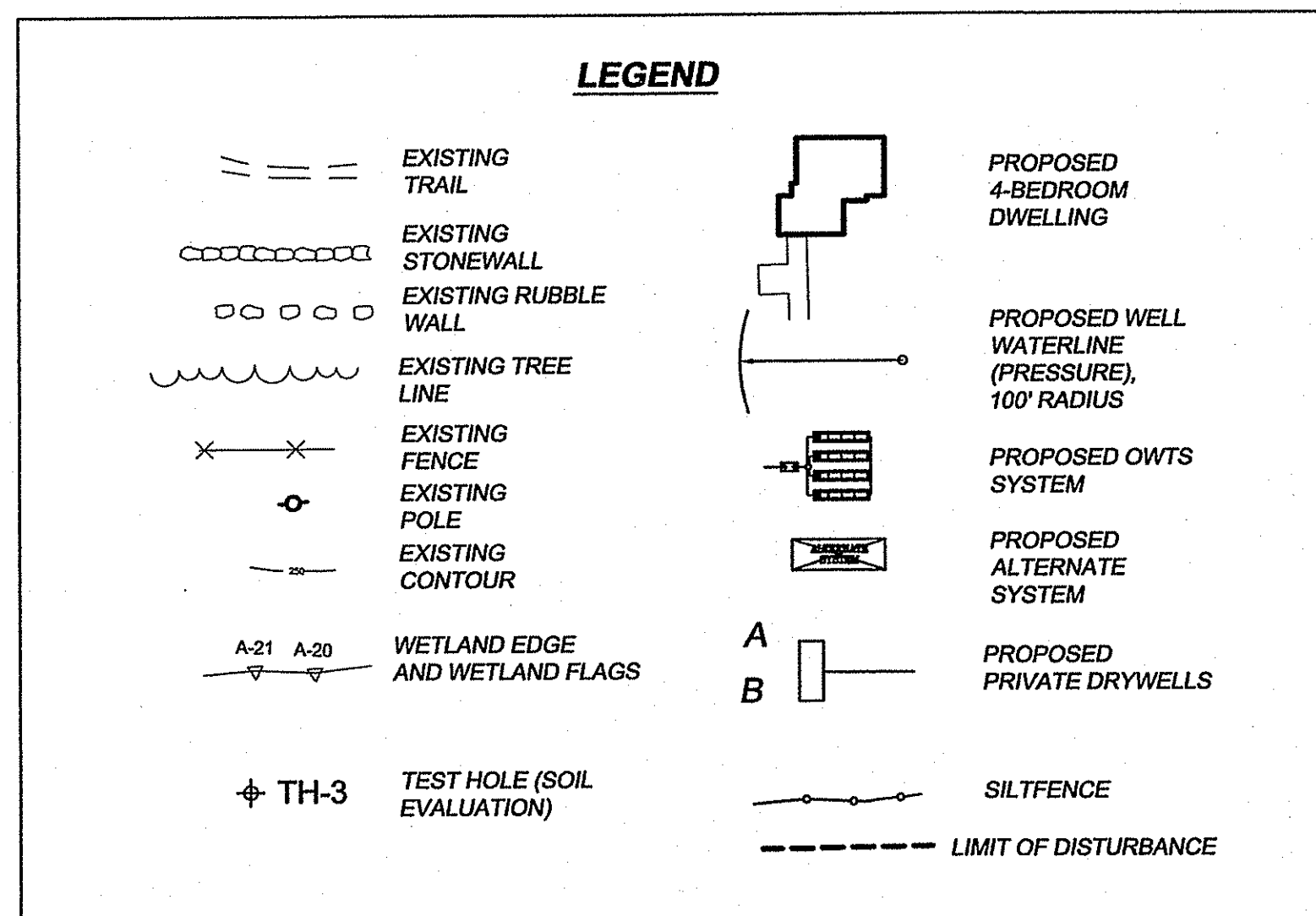
SYSTEM
 ALL LOTS UTILIZE A
 SHALLOW CONCRETE CHAMBER
 TYPE OWTS SYSTEM

OWTS ELEVATIONS (Shallow Concrete Chambers)

LOT #	TH #	SOIL CATEGORY	LOADING RATE	SHWT	EXISTING GRADE	PIPE INVERT	BOTTOM OF STONE	WATER TABLE
LOT 1	1	1m	.61	10'	208.50	206.50	204.50	198.50
LOT 2	2	1m	.61	10'	208.50	206.50	204.50	198.50
LOT 3	3	5	.52	10'	210.50	208.50	206.50	200.50
LOT 4	4	6	.61	10'	211.50	208.50	206.50	201.50
LOT 5	5	4	.61	10'	210.00	208.50	206.50	200.00
LOT 6	6	7	.52	5'	211.00	211.00	209.00	206.00

BASIN TESTHOLES ELEVATIONS

LOT 2	7	5	.52	8"	203.75	-	-	195.75
LOT 1	8	5	.52	38"	203.00	-	-	199.83



DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
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WOLF ROCK FARMS
 A Planned Development
 LOCATED AT
 POLE #13 - 740 A SOUTH COUNTY TRAIL
 EXETER, R.I.

SITE PLAN FOR

Checked By: DTC
 Date: 5/03/2011

Scale: 1" = 50'

REVISIONS

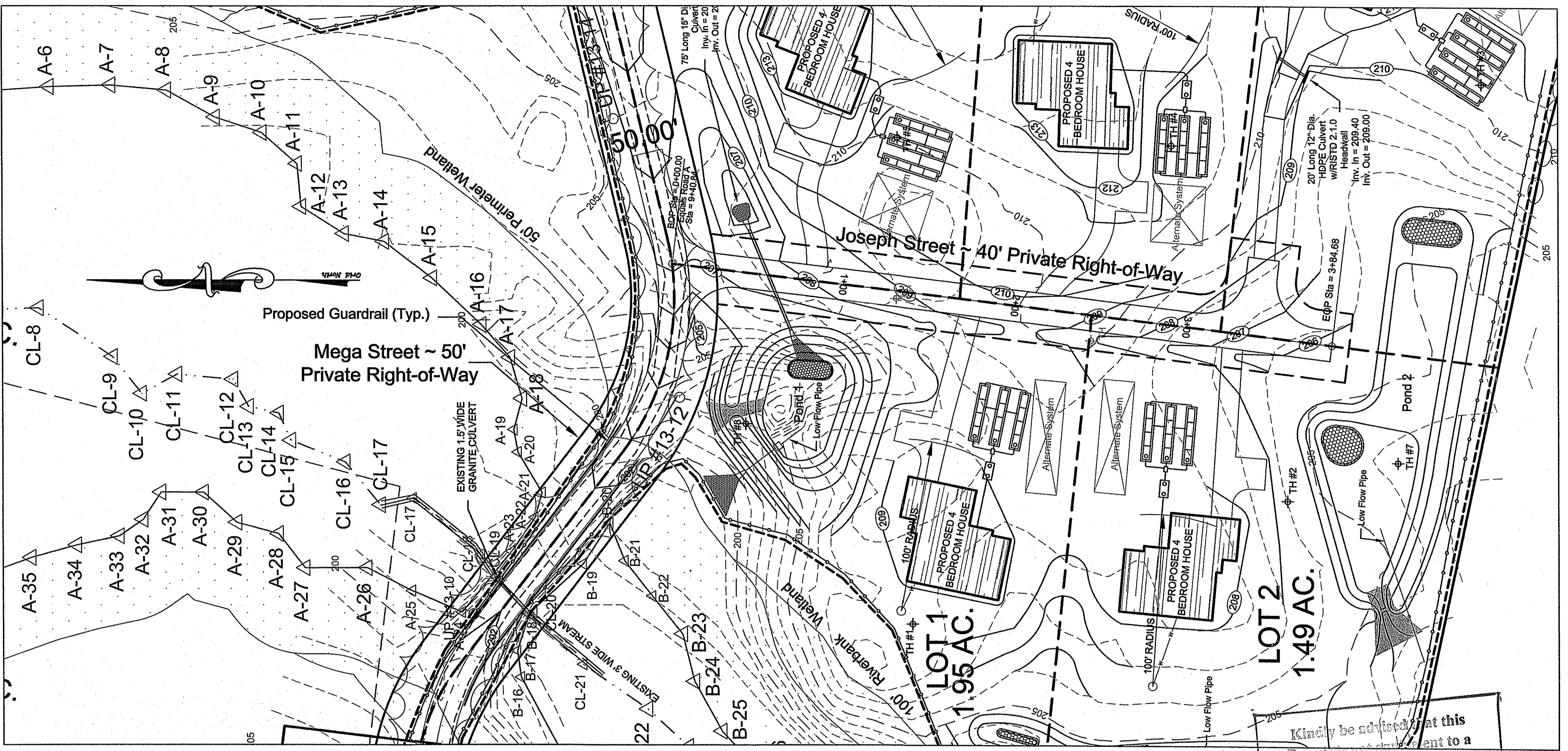
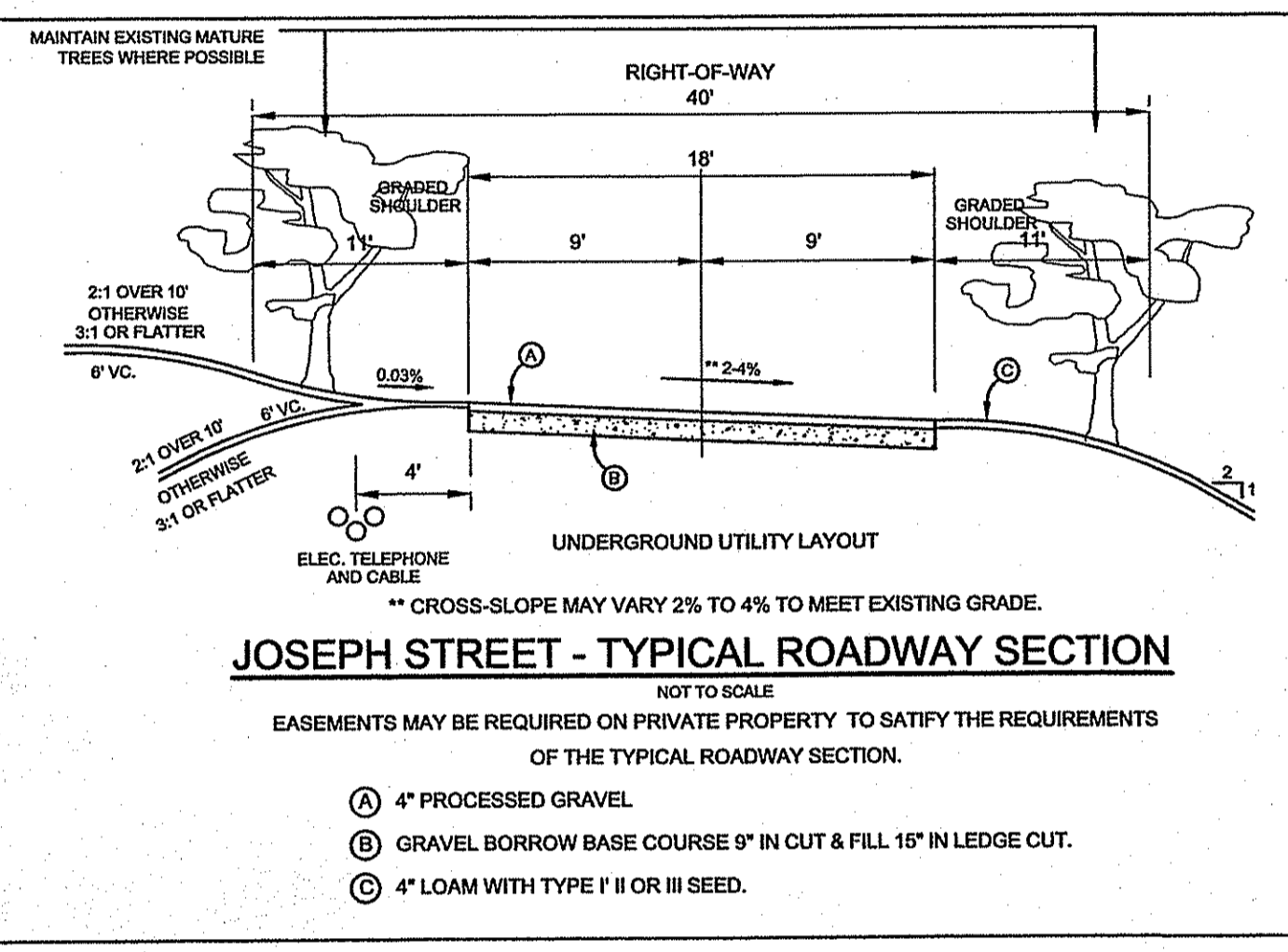
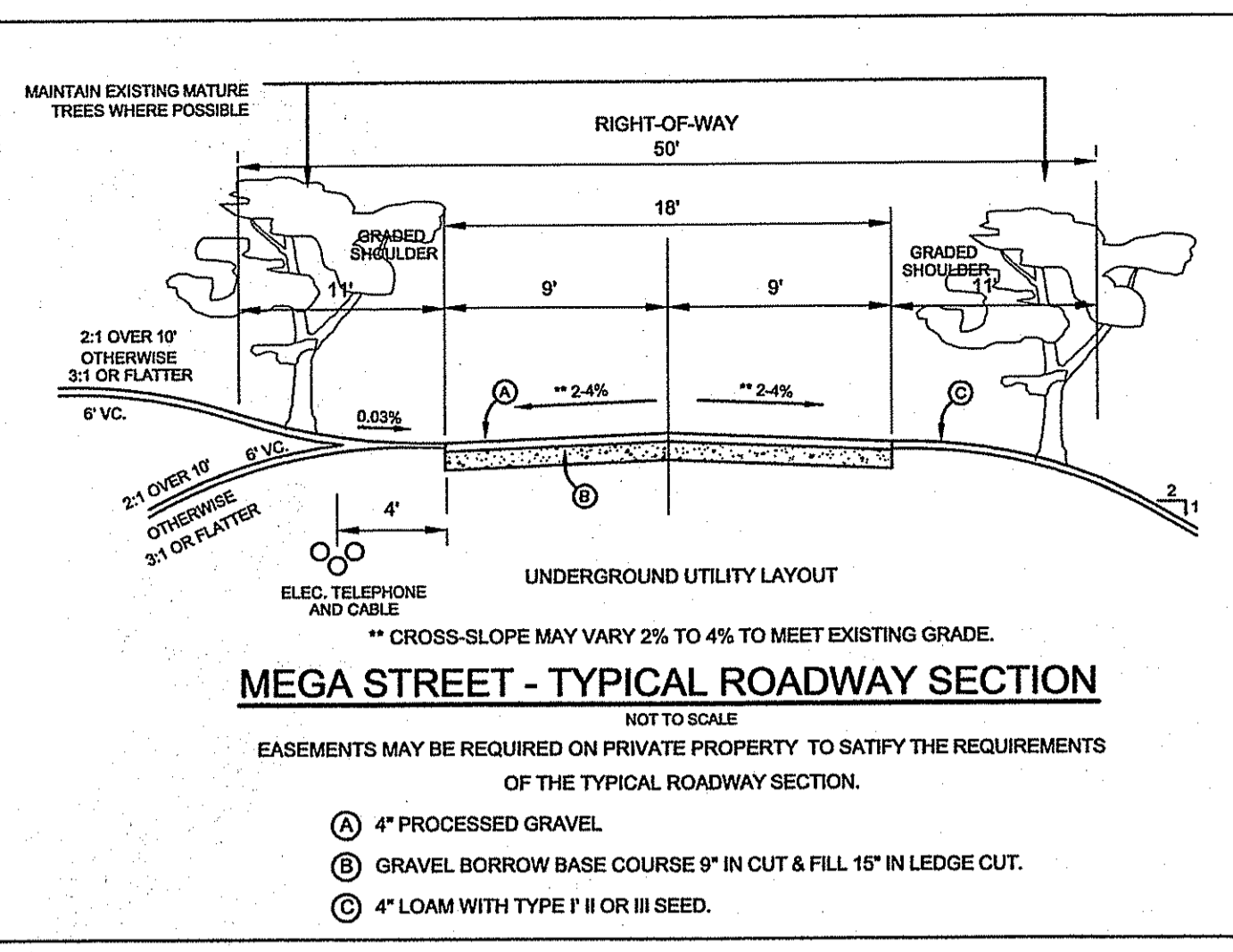
NO.	REVISION	BY	DATE

DANIEL R. COTTA
 5147
 PROFESSIONAL ENGINEER

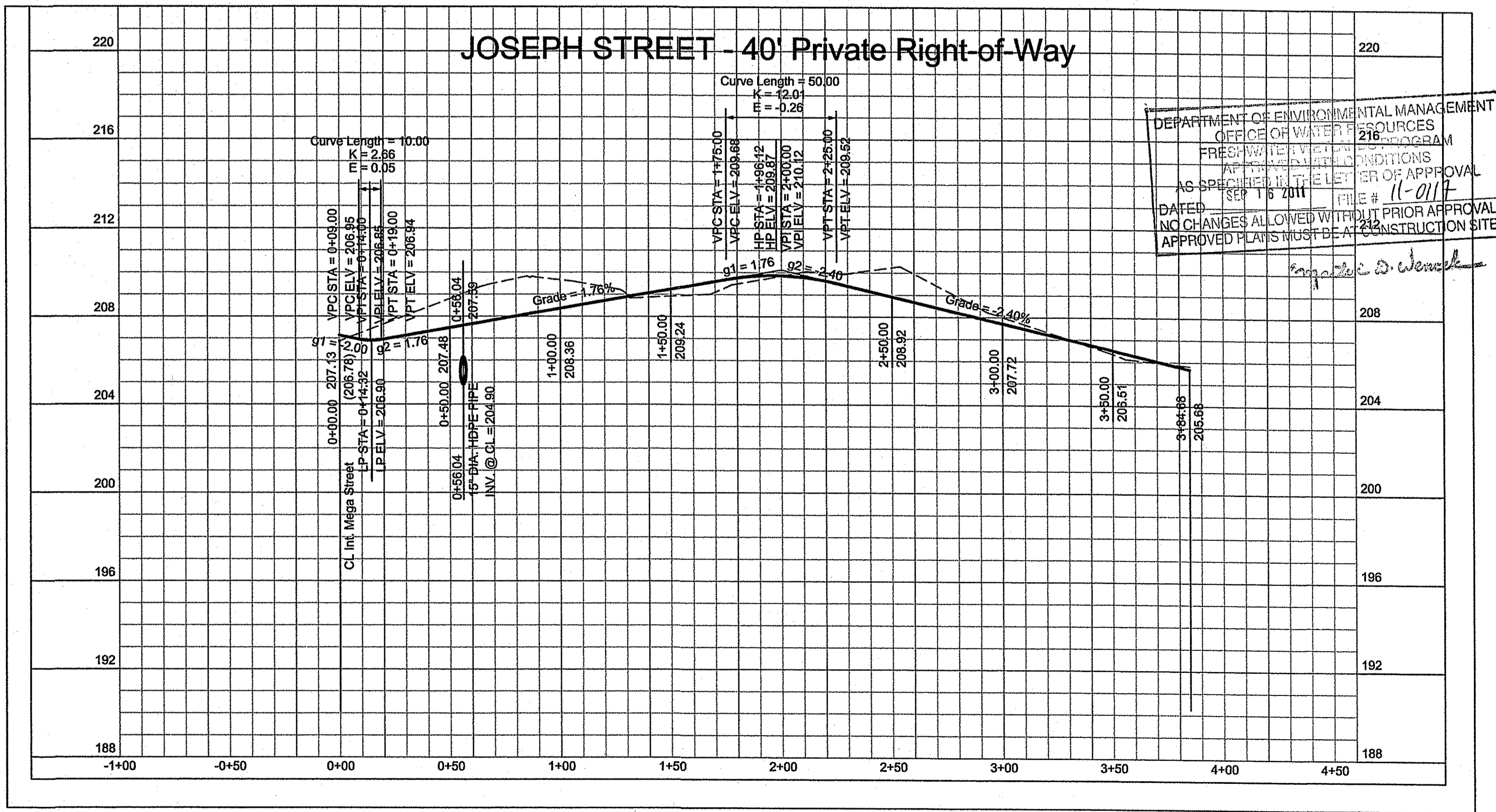
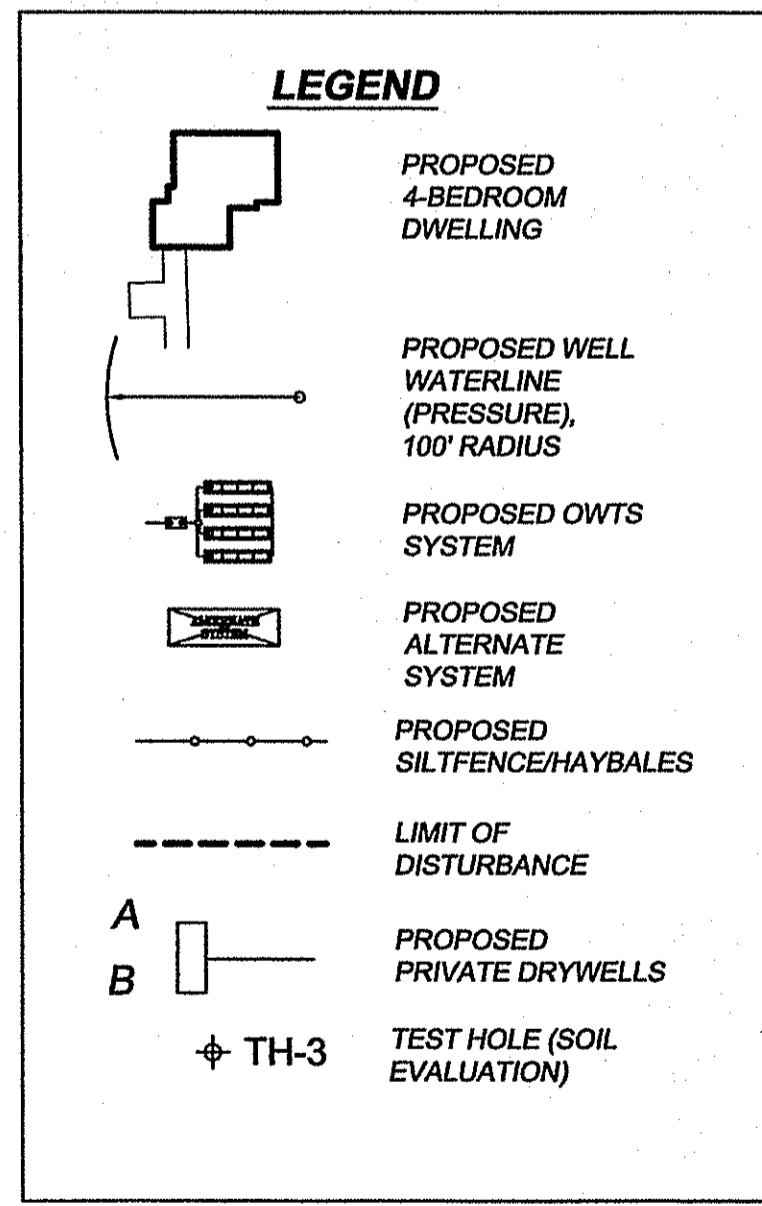
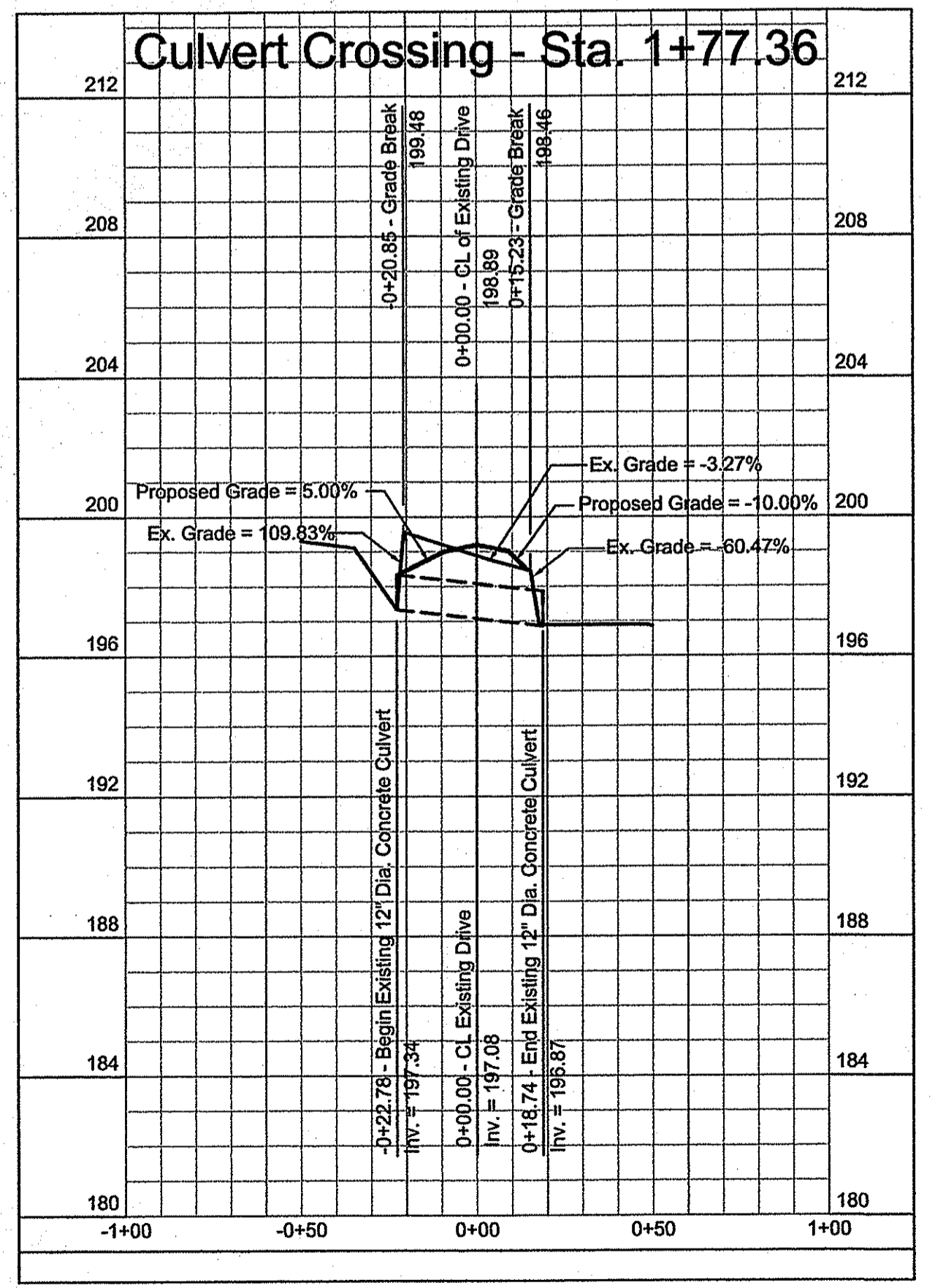
DANIEL R. COTTA
 1918
 PROFESSIONAL LAND SURVEYOR

AMERICAN ENGINEERING, INC.
 DANIEL R. COTTA Professional Engineer / Professional Land Surveyor
 400 South County Trail - Suite A 201
 Exeter, Rhode Island 02822
 Phone (401) 294-4090 / Fax (401) 294-3025

Sheet **3**
 of 8 sheets
 Job Number 108143



Kindly be advised that this Permit is not a substitute for a verification of the type or extent of freshwater wetlands on site.



DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
 OFFICE OF WATER RESOURCES
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PLAN AND PROFILE FOR
WOLF ROCK FARMS
 A Planned Development
 LOCATED AT
 POLE #13 - 740 A SOUTH COUNTY TRAIL
 EXETER, R.I.
 BEING A.P. 76, BLOCK 4, LOT 7

Drawn By: **ERM** Checked By: **Drc**
 Scale: **AS SHOWN** Date: **5/03/2011**

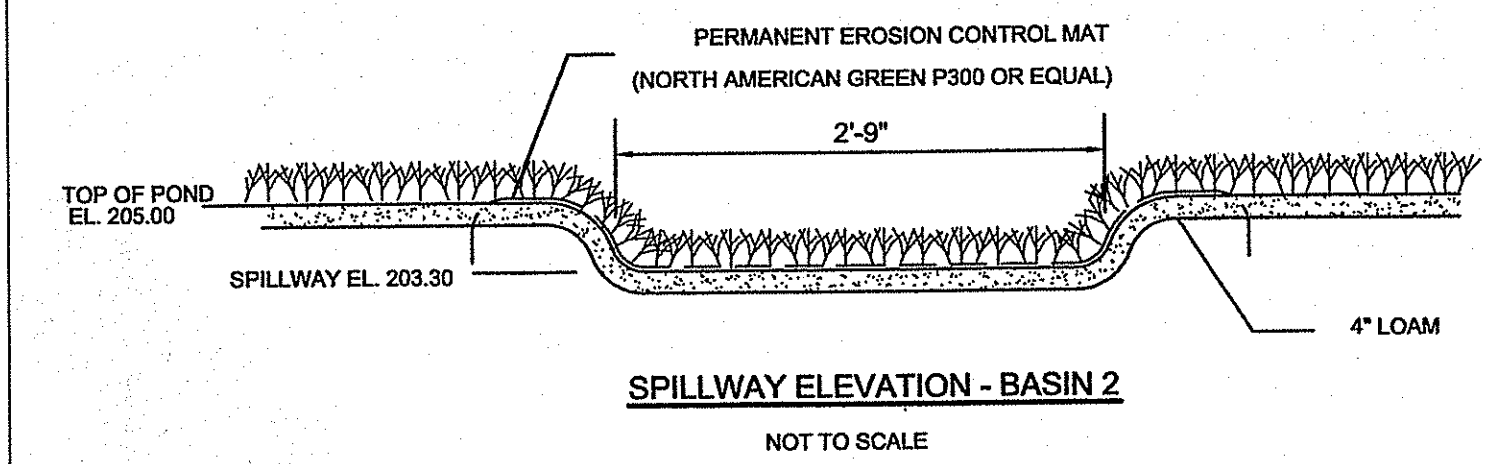
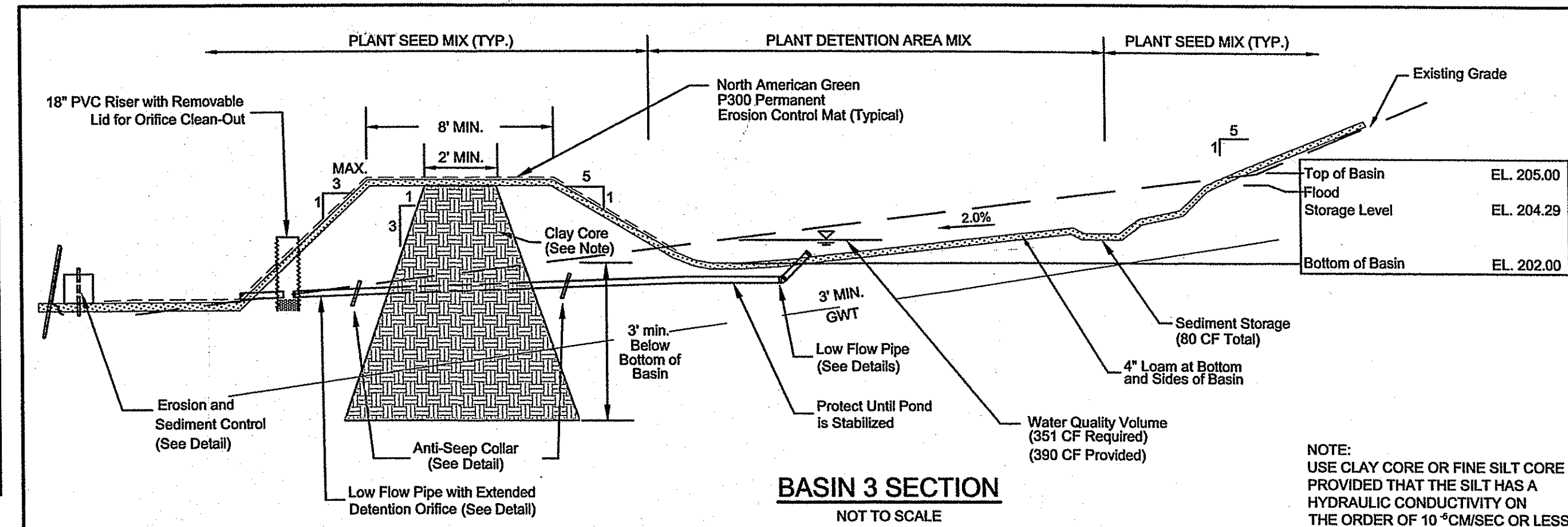
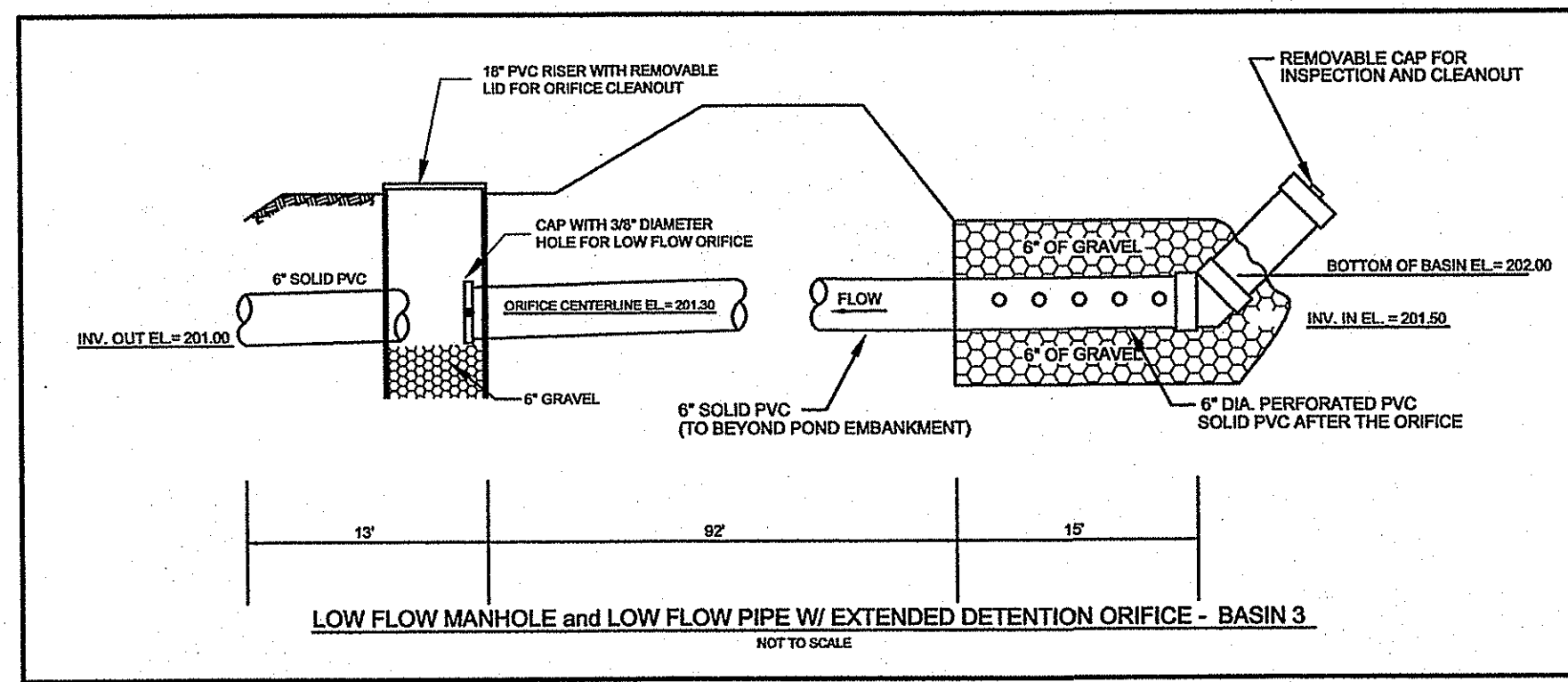
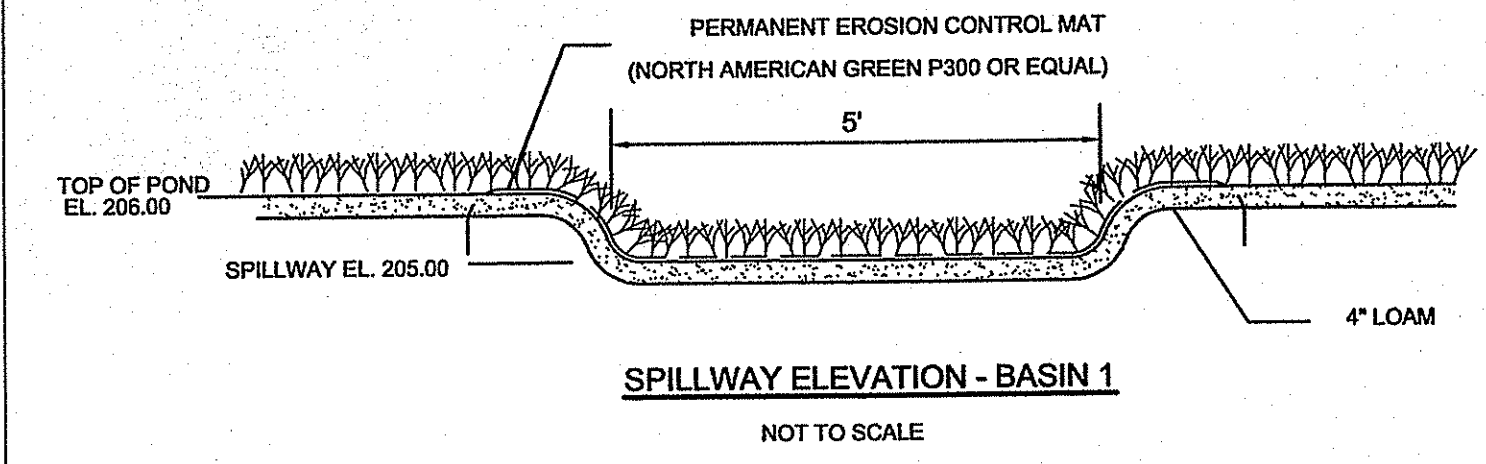
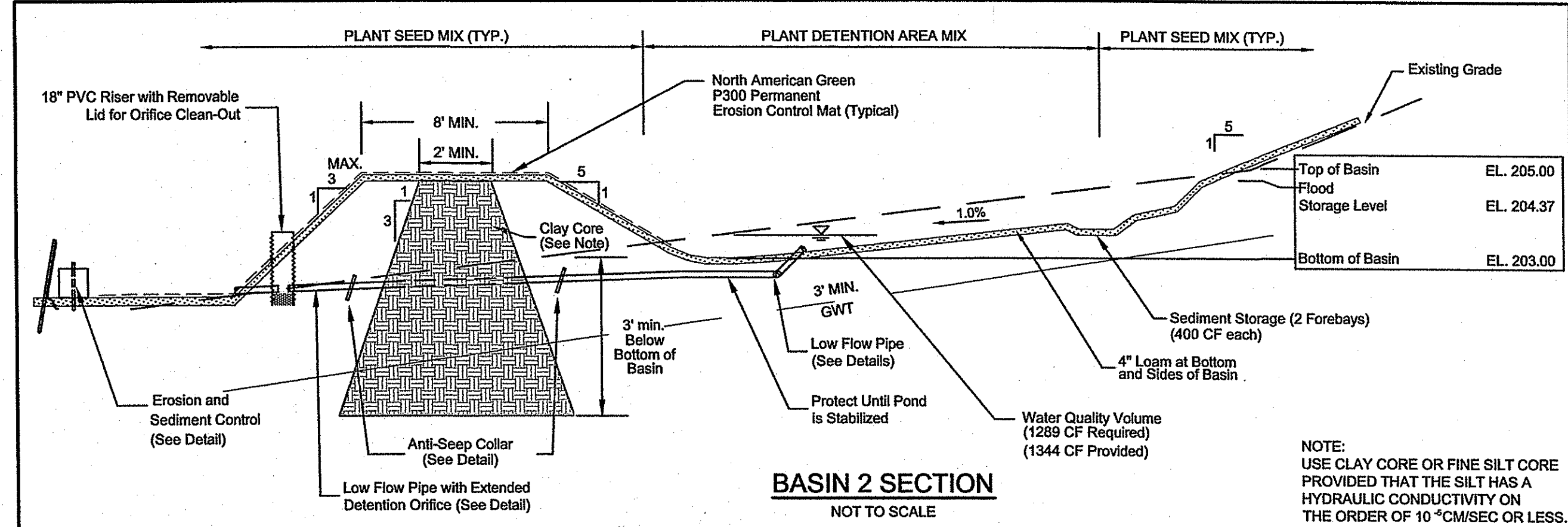
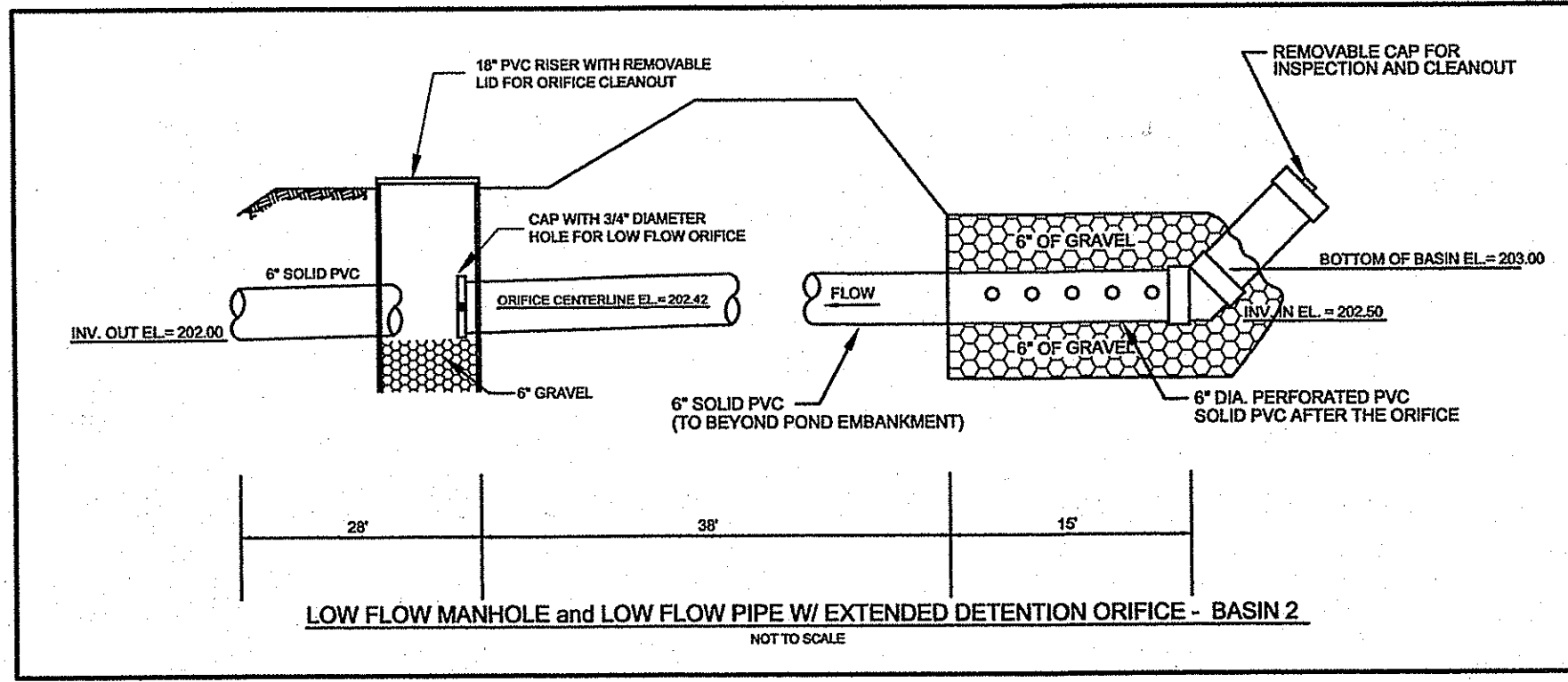
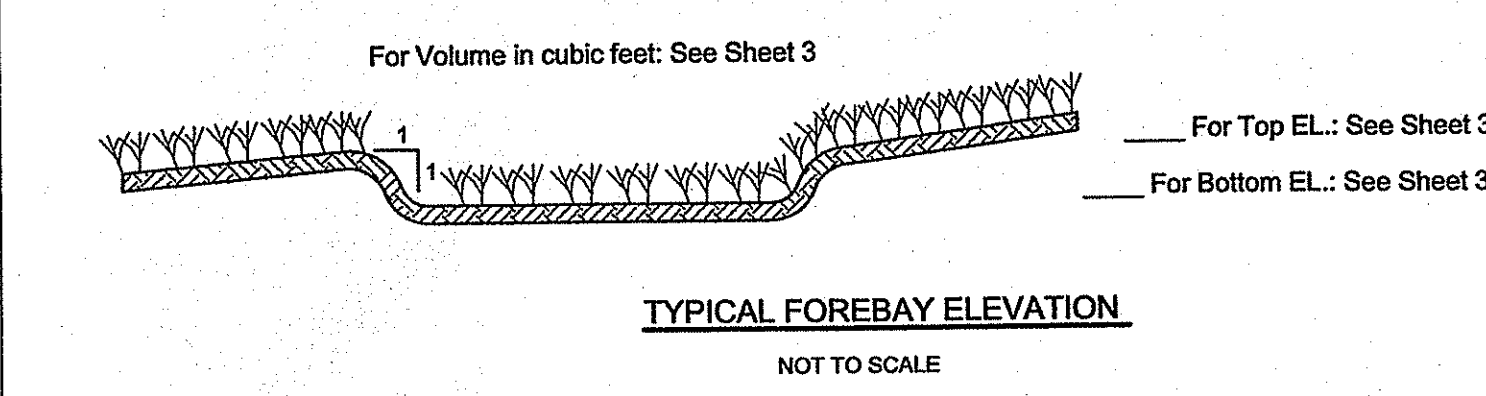
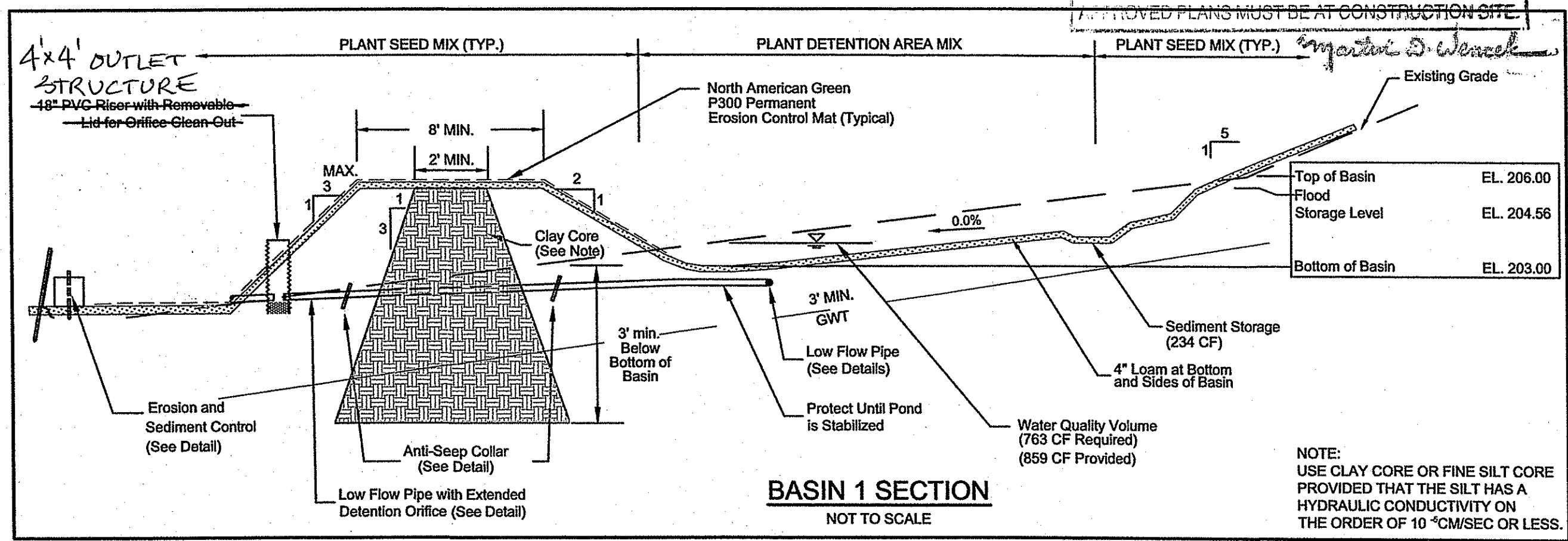
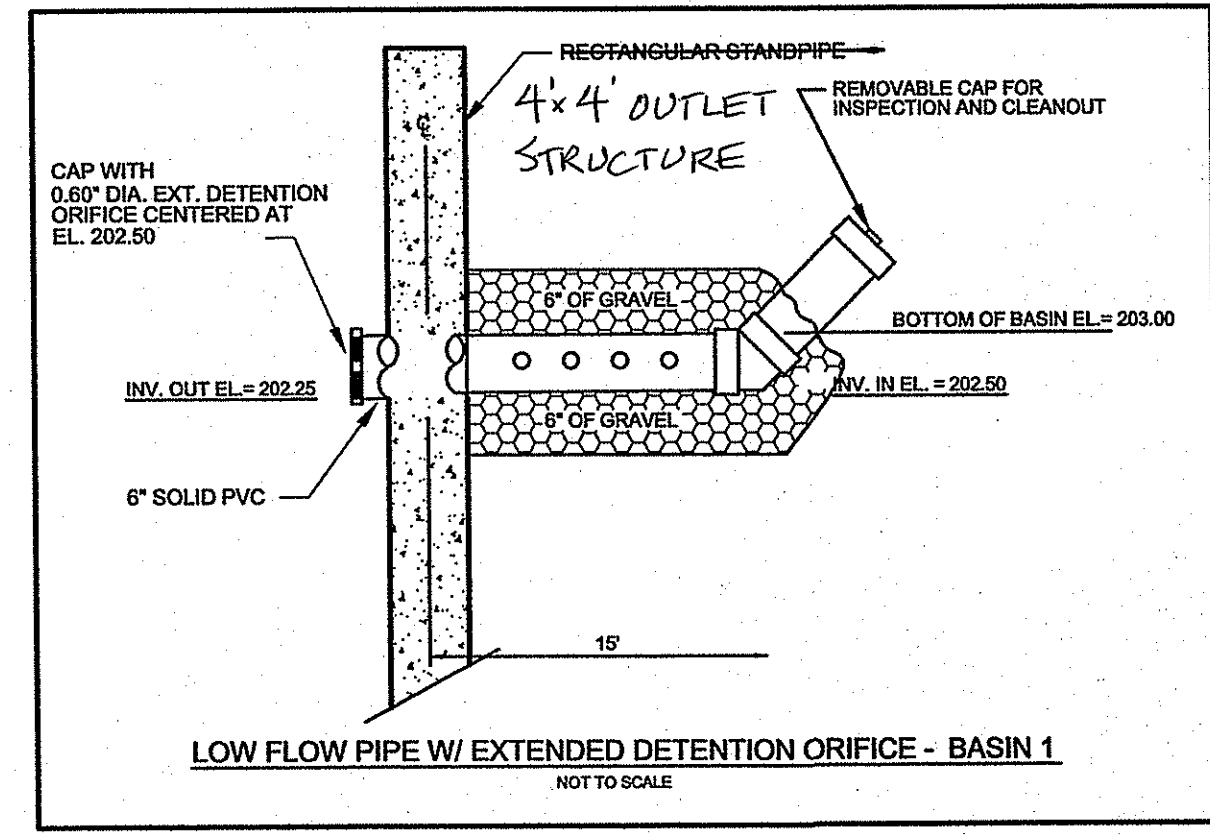
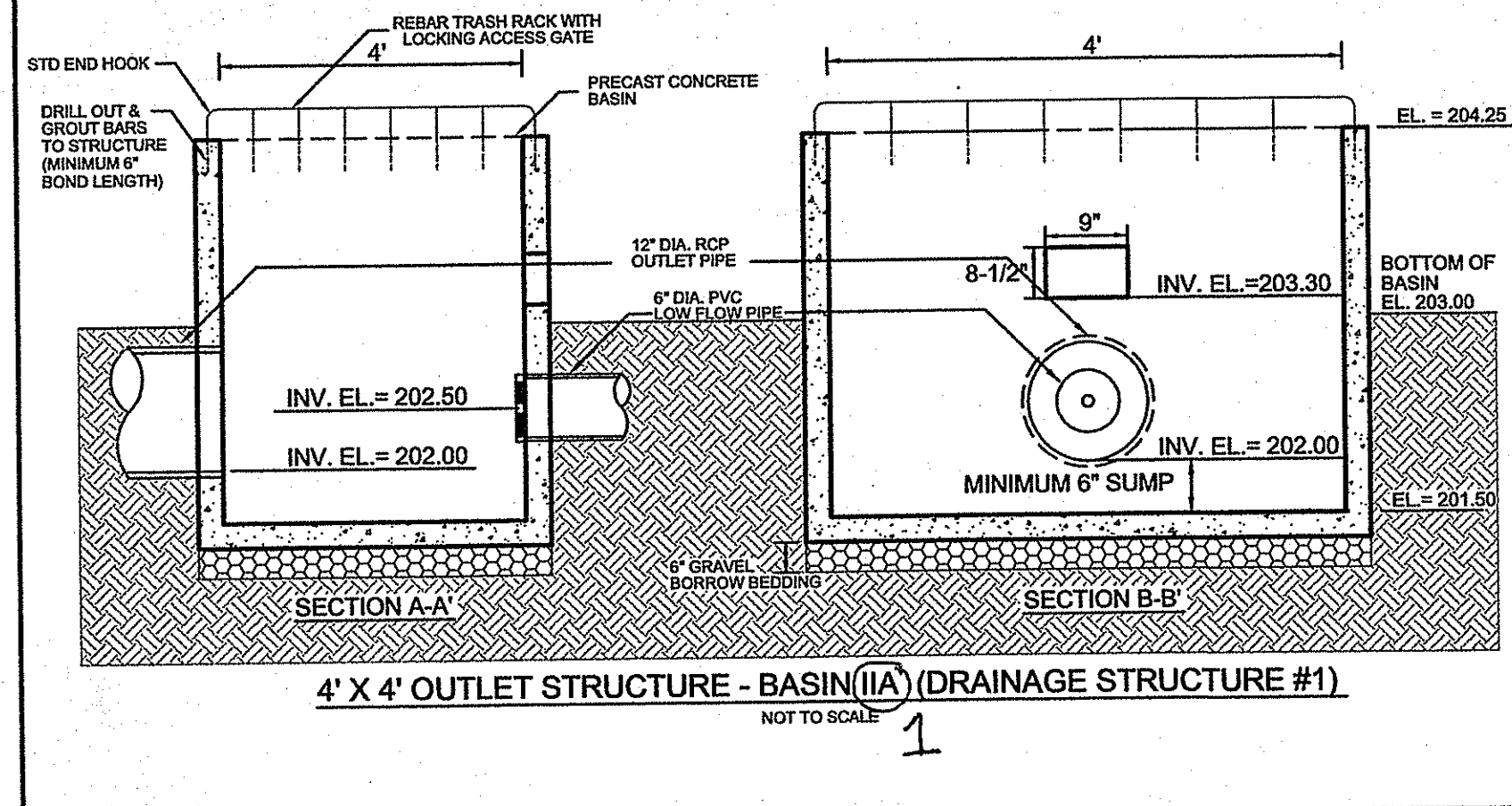
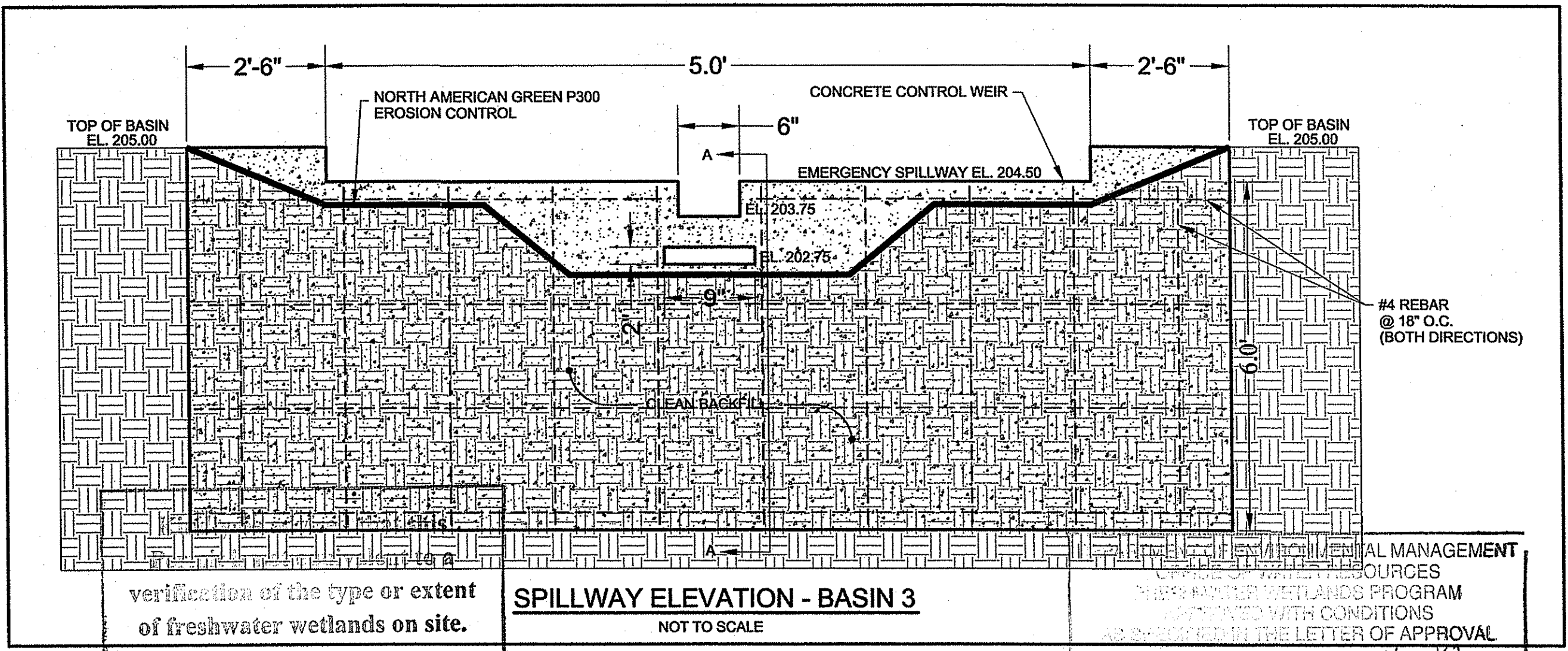
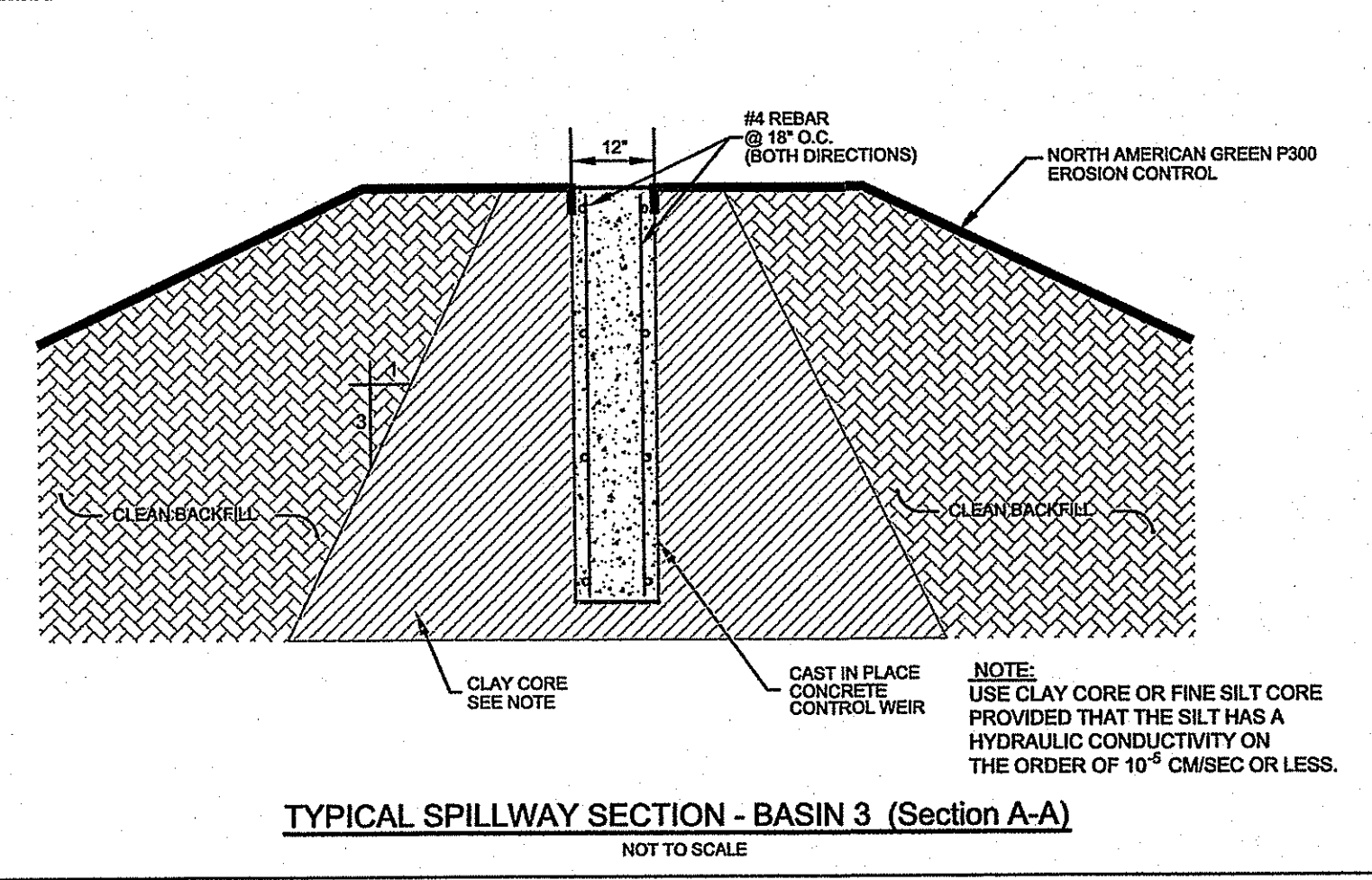
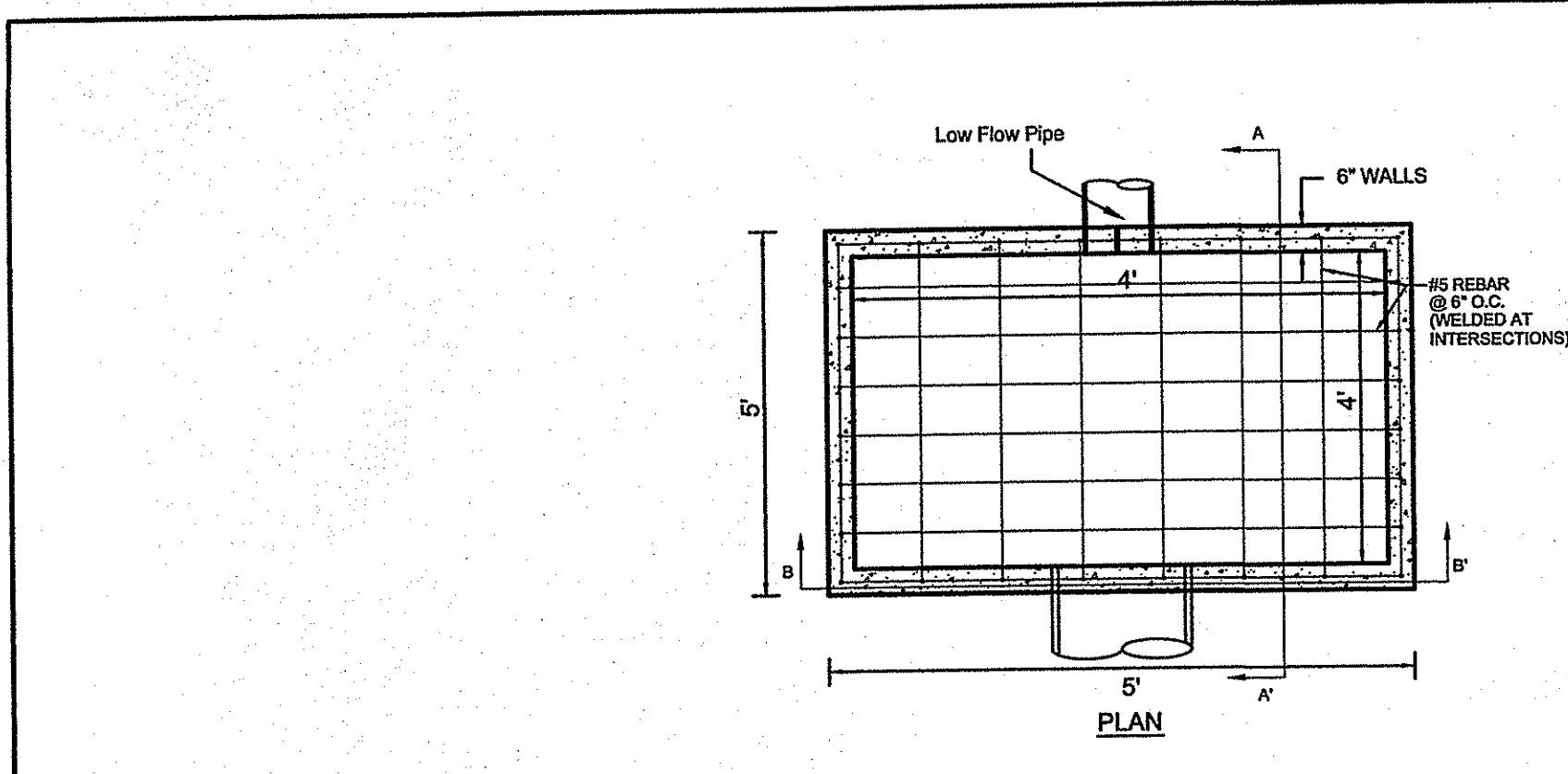
NO.	REVISION	BY	DATE

DANIEL R. COTTA
 REGISTERED PROFESSIONAL ENGINEER
 No. 025614
 State of Rhode Island

AMERICAN ENGINEERING, INC.
 Professional Engineer / Professional Land Surveyor
 DANIEL R. COTTA
 400 South County Trail - Suite A 201
 Exeter, Rhode Island 02822
 Phone (401) 294-4090 / Fax (401) 294-3625

Sheet
5
 of 8 sheets
 Job Number
 108143

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DRAINAGE STANDARD DETAILS FOR
WOLF ROCK FARMS
A Planned Development
LOCATED AT
POLE #13 - 740 A SOUTH COUNTY TRAIL
EXETER, R.I.

Checked By: **DfC**
Date: 5/03/2011

Drawn By: **ERM**
Scale: **AS SHOWN**

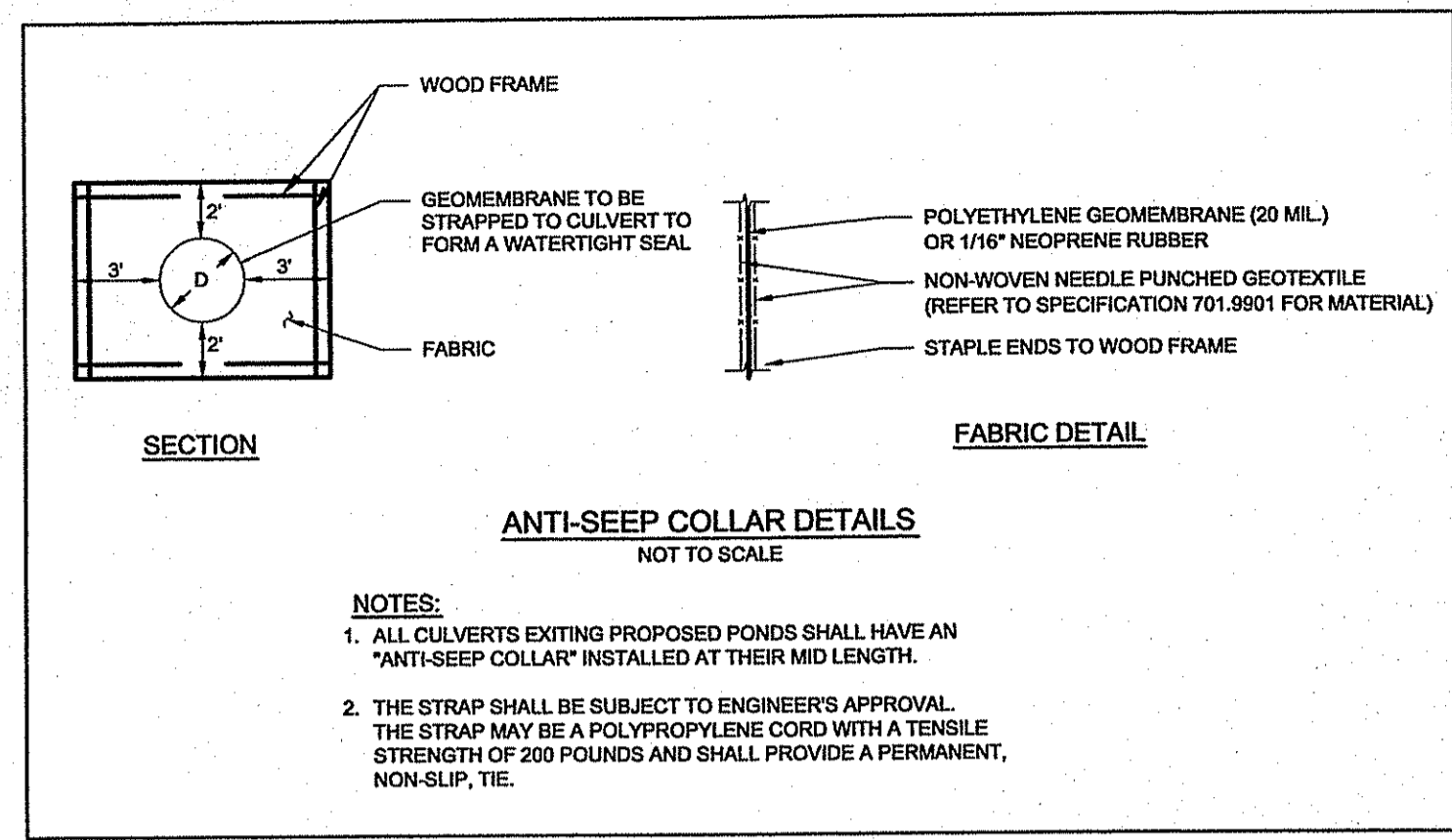
NO.	REVISION	BY	DATE

DANIEL R. COTTA
REGISTERED PROFESSIONAL ENGINEER
No. 025111

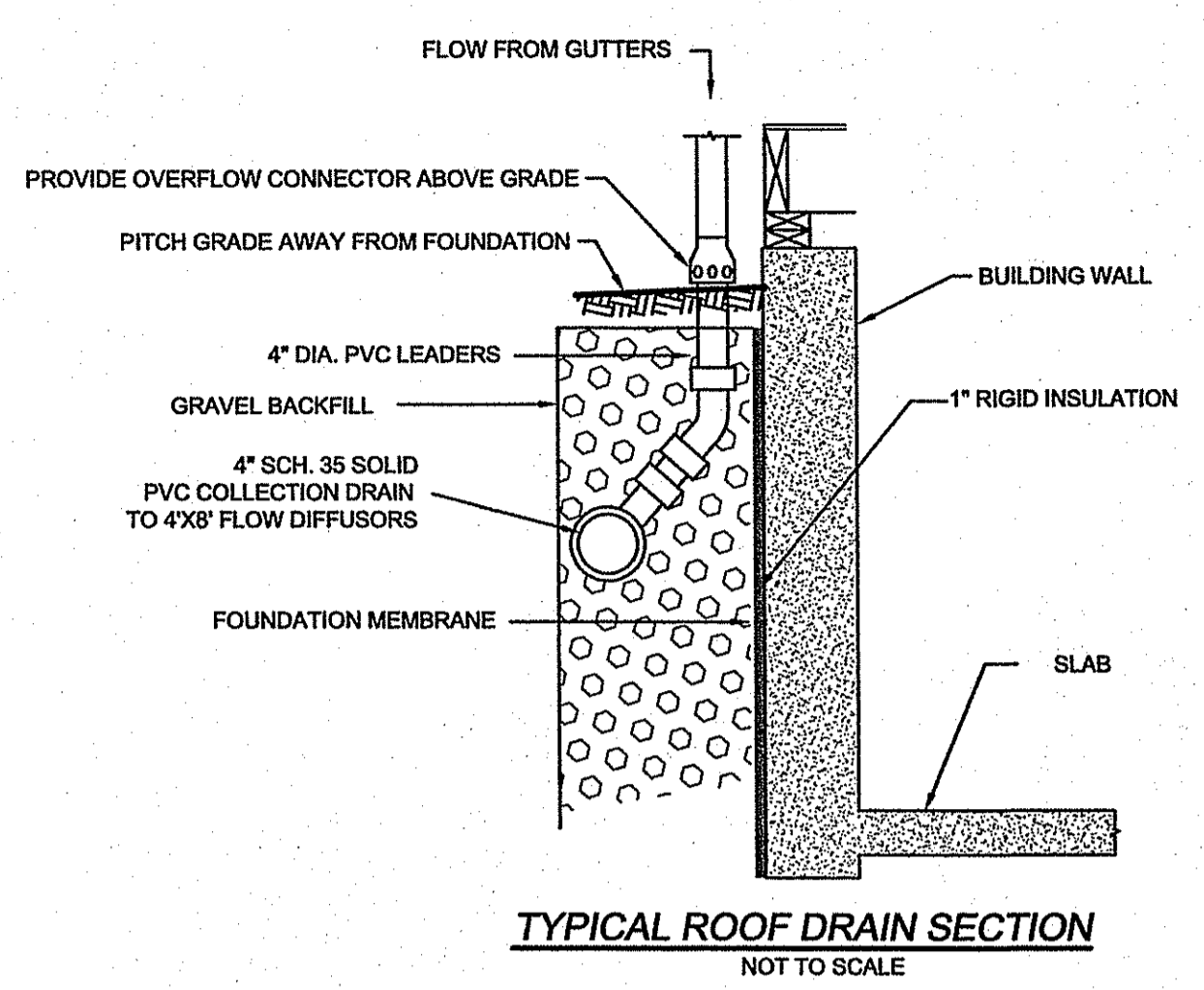
AMERICAN ENGINEERING, INC.
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Sheet **7**
of 8 sheets
Job Number 108143

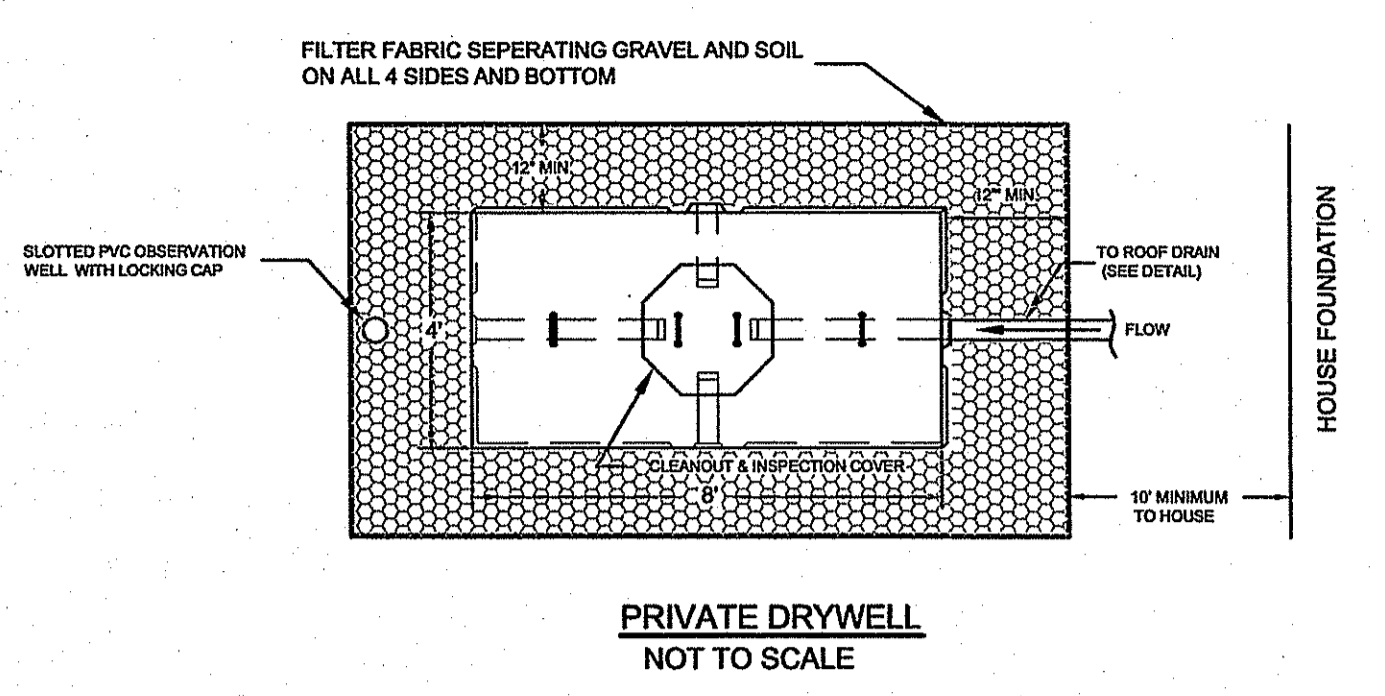
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NOTES:
 1. ALL CULVERTS EXITING PROPOSED PONDS SHALL HAVE AN "ANTI-SEEP COLLAR" INSTALLED AT THEIR MID LENGTH.
 2. THE STRAP SHALL BE SUBJECT TO ENGINEER'S APPROVAL. THE STRAP MAY BE A POLYPROPYLENE CORD WITH A TENSILE STRENGTH OF 200 POUNDS AND SHALL PROVIDE A PERMANENT, NON-SLIP, TIE.



TYPICAL ROOF DRAIN SECTION
NOT TO SCALE

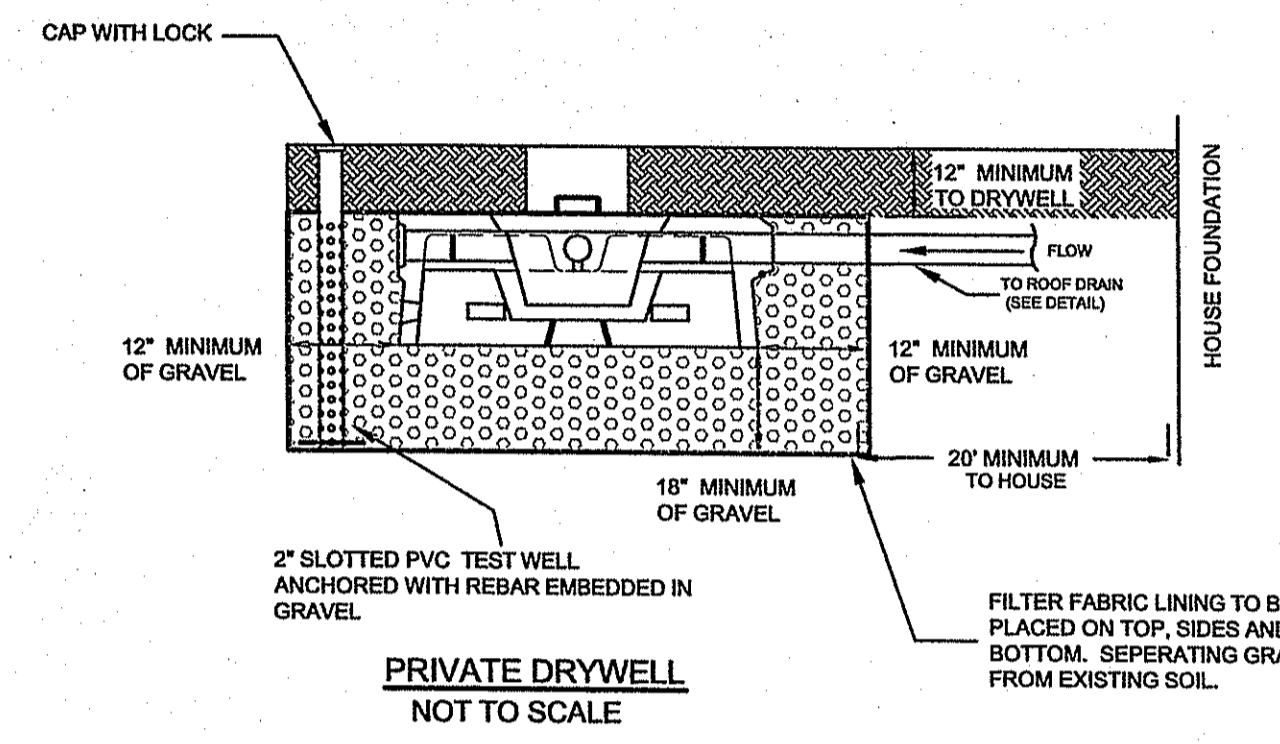


PRIVATE DRYWELL
NOT TO SCALE

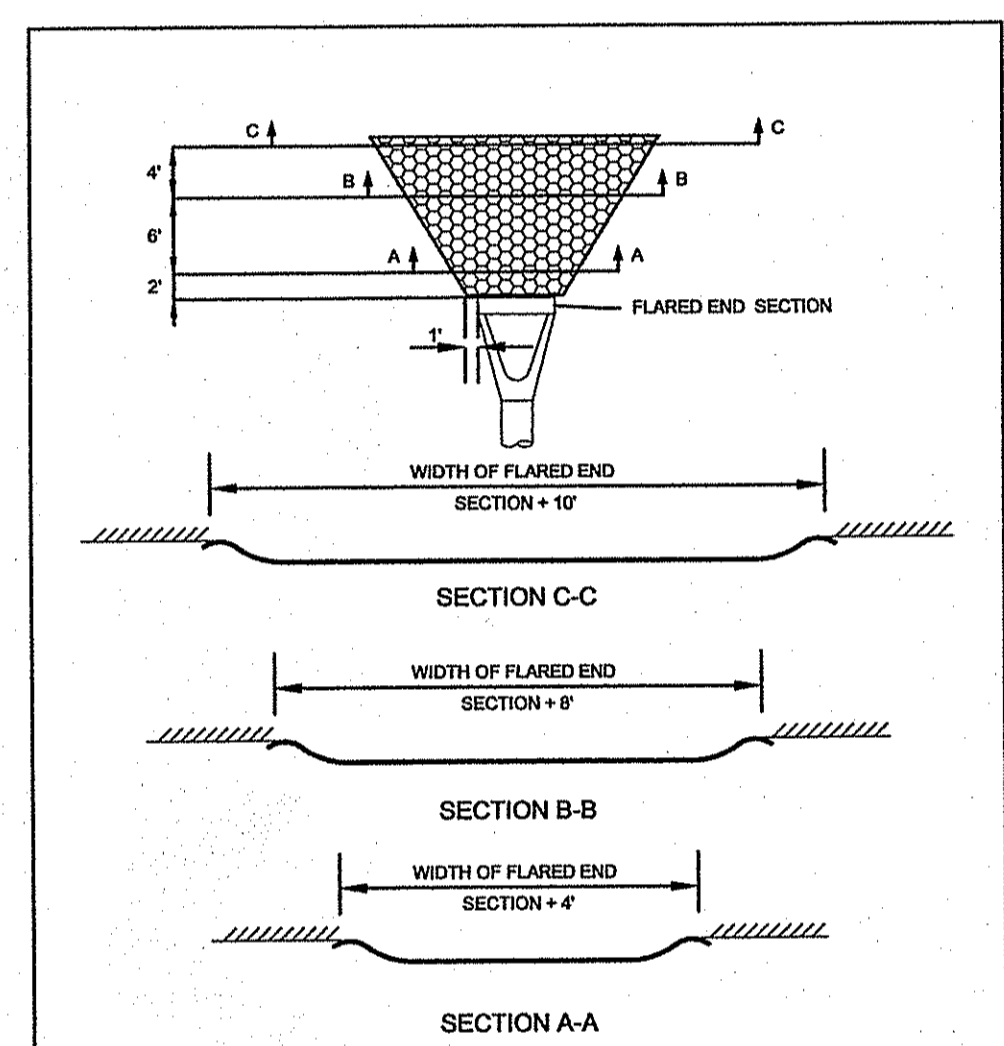
PRIVATE DRYWELL TABLES

LOT #	DRYWELL #	PROPOSED GRADING EL.	TOP OF DRYWELL EL.	BOTTOM OF STONE EL.	HIGH GROUNDWATER EL.	SEPARATION DISTANCE FT.
6	A	227.50	228.50	223.50	217.50	6
6	B	227.50	228.50	223.50	217.50	6

NOTE:
 1. ALL PROPOSED DRYWELLS SHALL BE CONNECTED TO ROOF DRAINS.
 2. ALL PROPOSED DRYWELLS SHALL BE A MINIMUM OF 50' FROM ALL PROPOSED DWTS.
 3. ALL PROPOSED DRYWELLS SHALL BE A MINIMUM OF 75' FROM ALL PROPOSED WELLS.
 4. ALL PROPOSED DRYWELLS SHALL BE A MINIMUM OF 20' FROM ALL PROPOSED HOUSE FOUNDATIONS.
 5. ALL PROPOSED DRYWELLS SHALL HAVE WATER LEVELS CHECKED PERIODICALLY AFTER ANY SIGNIFICANT RAIN EVENTS, INDICATING THE INFILTRATION RATE SYSTEM PERFORMANCE. STANDING WATER IN THE OBSERVATION WELL AFTER 3 DAYS WILL INDICATE FAILURE OF THE SYSTEM, REQUIRING REPAIR OR REPLACEMENT.

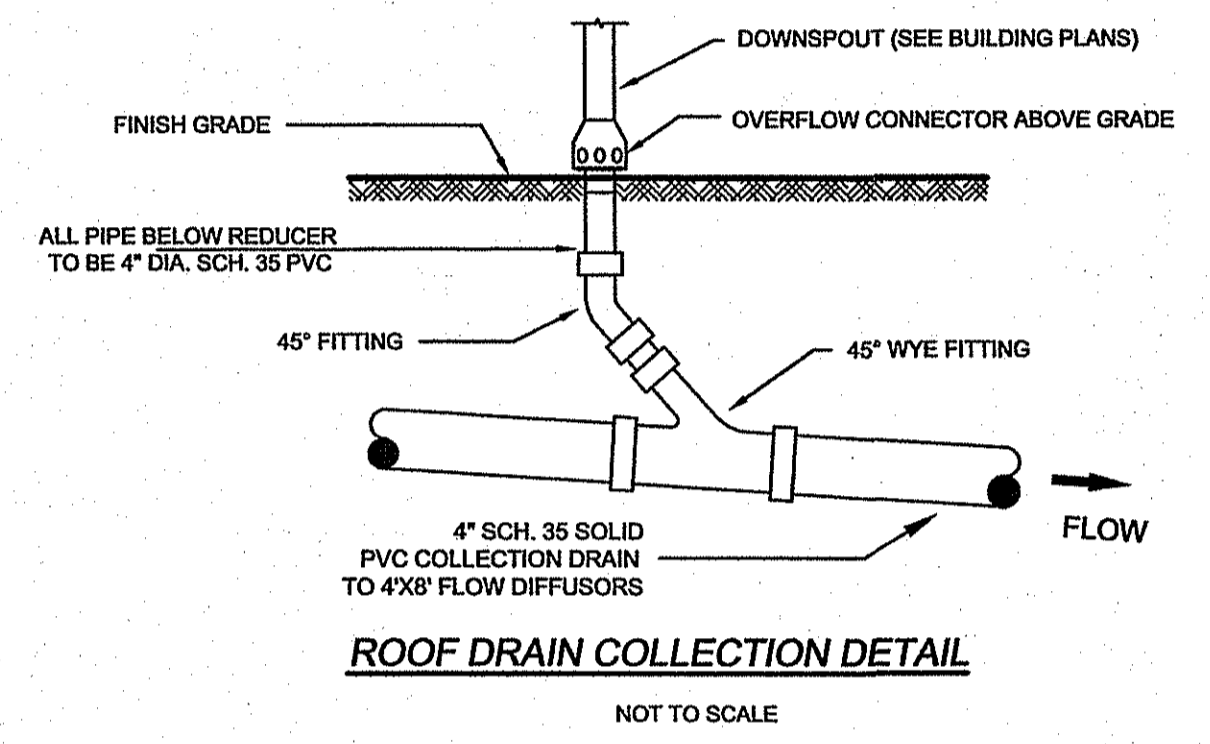


PRIVATE DRYWELL
NOT TO SCALE



Notes:
 1. Dimensions may be modified by the engineer to meet field conditions.
 2. Unless otherwise specified, North American Green P-300 shall be utilized.

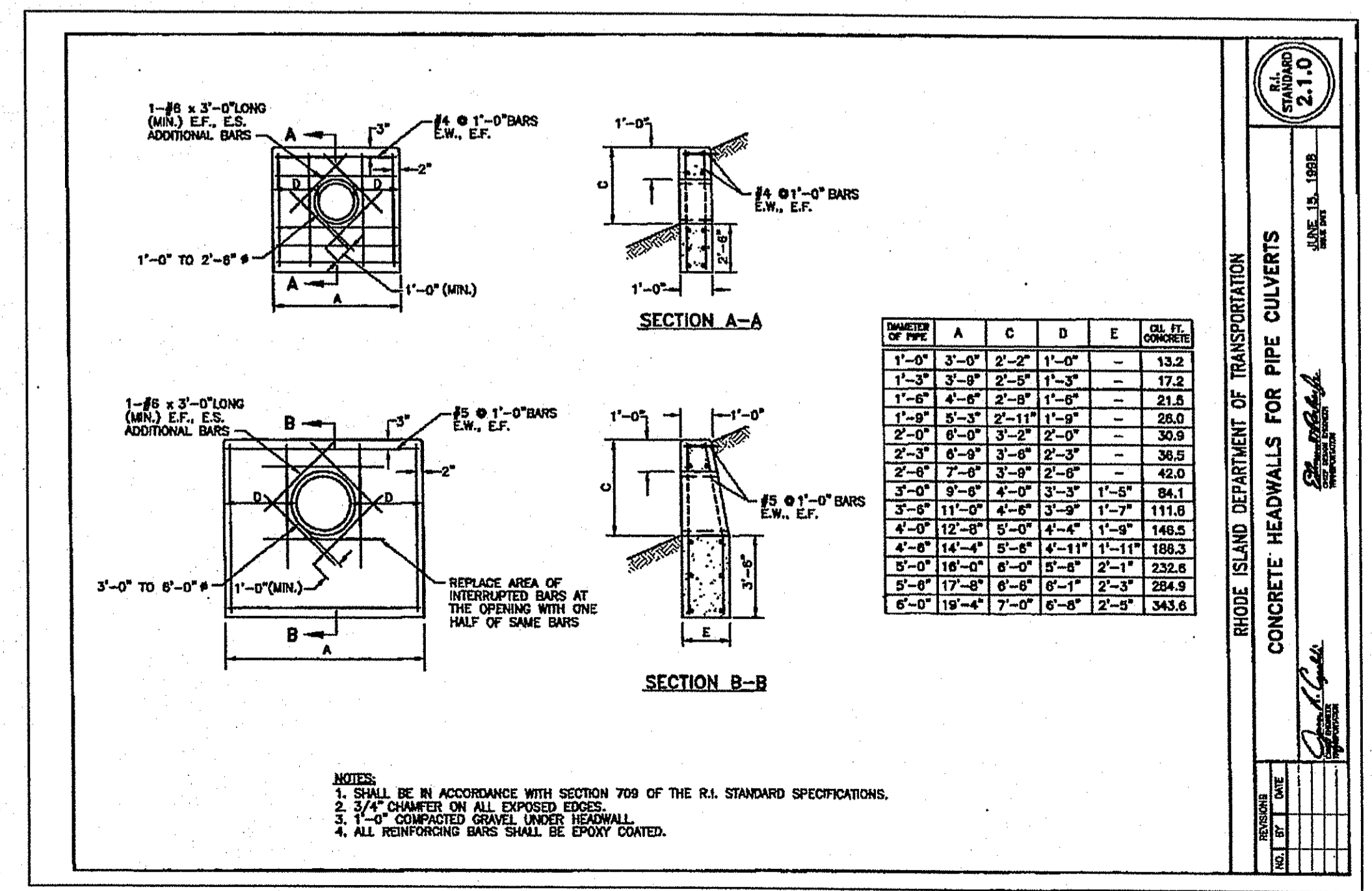
North American Green Erosion Control at Flared End Sections



ROOF DRAIN COLLECTION DETAIL
NOT TO SCALE

Kindly be advised that this Permit is not equivalent to a verification of the type or extent of freshwater wetlands on site.

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
 OFFICE OF WATER RESOURCES
 FRESHWATER WETLANDS PROGRAM
 APPROVED WITH CONDITIONS
 AS SPECIFIED IN THE LETTER OF APPROVAL
 DATED SEP 16 2011 FILE # 11-0117
 NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL.
 APPROVED PLANS MUST BE AT CONSTRUCTION SITE.



NOTES:
 1. SHALL BE IN ACCORDANCE WITH SECTION 709 OF THE R.I. STANDARD SPECIFICATIONS.
 2. 3/4\"/>

DIAMETER OF PIPE	A	C	D	E	CU YD CONCRETE
1'-0"	3'-0"	2'-2"	1'-0"	-	13.2
1'-3"	3'-0"	2'-0"	1'-3"	-	17.2
1'-6"	4'-0"	2'-0"	1'-6"	-	21.6
1'-9"	5'-0"	2'-11"	1'-9"	-	26.9
2'-0"	6'-0"	3'-2"	2'-0"	-	30.9
2'-3"	6'-0"	3'-0"	2'-3"	-	36.5
2'-6"	7'-0"	3'-0"	2'-6"	-	42.0
3'-0"	8'-0"	4'-0"	3'-0"	1'-5"	84.1
3'-6"	11'-0"	4'-8"	3'-6"	1'-7"	111.9
4'-0"	12'-0"	5'-0"	4'-4"	1'-9"	146.5
4'-6"	14'-4"	5'-8"	4'-11"	1'-11"	188.3
5'-0"	16'-0"	6'-0"	5'-8"	2'-1"	232.6
6'-0"	17'-8"	6'-8"	6'-1"	2'-3"	294.9
6'-6"	19'-4"	7'-0"	6'-8"	2'-5"	345.6

DETAILS FOR
WOLF ROCK FARMS
 A Planned Development
 LOCATED AT
 POLE #13 - 740 A SOUTH COUNTY TRAIL
 EXETER, R.I.

Checked By: **D/C**
 Date: 5/03/2011
 Drawn By: **ERM**
 Scale: **AS SHOWN**

NO.	REVISION	BY	DATE

DANIEL R. COTTA
 PROFESSIONAL ENGINEER
 No. 612013

AMERICAN ENGINEERING, INC.
 DANIEL R. COTTA Professional Engineer / Professional Land Surveyor
 400 South County Trail - Suite A 201
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 Phone (401) 294-4080 / Fax (401) 294-3625

Sheet
8
 of 8 sheets
 Job Number
 108143