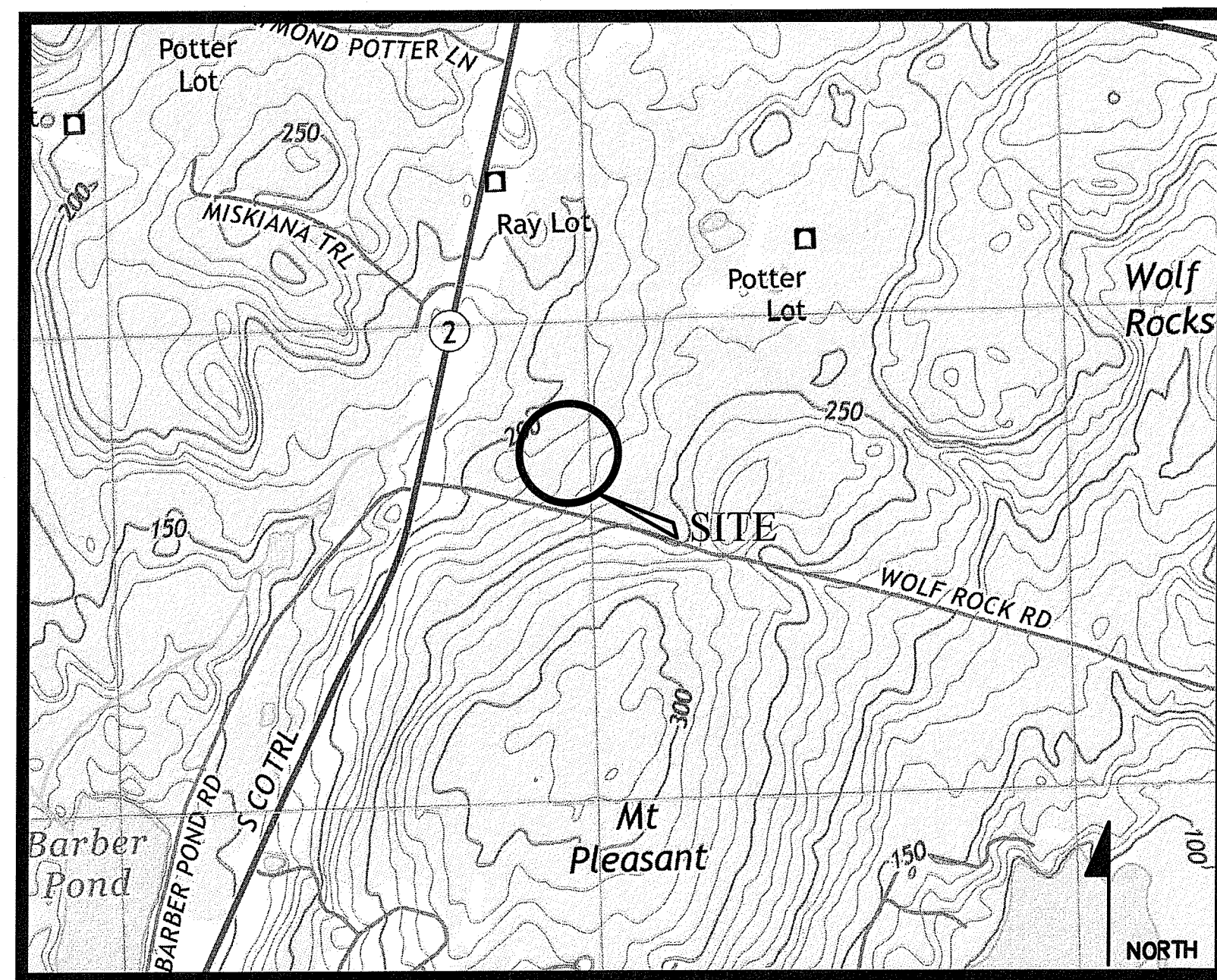


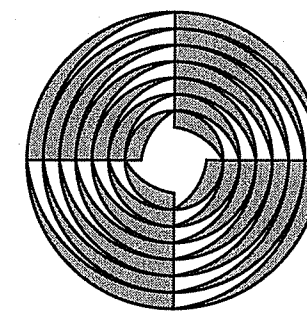
RIDEM SUBMISSION
 SUBDIVISION PLANS
 FOR
WOLF ROCK ESTATES

A.P. 79, MAP 2, LOT 5
 309 WOLF ROCK ROAD
 EXETER, RI 02822

PREPARED FOR (OWNER / APPLICANT):
 2299 POST RD LLC
 39 NOOSENECK HILL ROAD
 WEST GREENWICH, RI 02817



LOCUS MAP
 SCALE: 1"=100'



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 LAND PLANNERS \ ENVIRONMENTAL SCIENTISTS
 85 CORLISS STREET
 P.O. BOX 6145
 PROVIDENCE, RI 02940
 (PH) 401-273-6000 (FX) 401-273-1000

DATED:
 JUNE, 2024
 REVISED:
 JULY, 2024

RI DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
 OFFICE OF WATER RESOURCES
 FRESHWATER WETLANDS PROGRAM
 APPROVED WITH CONDITIONS AS
 SPECIFIED IN THE LETTER OF APPROVAL
 DATED AUG 22 2024 FILE # 24-013
 NO CHANGES PERMITTED WITHOUT PRIOR APPROVAL
 APPROVED PLANS MUST BE AT CONSTRUCTION SITE

Andy Claggett

SHEET INDEX		
SHEET	PLAN TITLE	LATEST REVISION
-	COVER SHEET	-
ECS	EXISTING CONDITIONS PLAN	-
C-1	GENERAL NOTES & LEGEND	-
C-2	DEVELOPMENT OVERALL PLAN	-
C-3	ROAD PROFILE PLAN	07/22/2024
C-4	SUBDIVISION SUITABILITY PLAN	07/22/2024
C-5	SOIL EROSION & SEDIMENT CONTROL PLAN	-
C-6	CONSTRUCTION DETAILS	07/22/2024
C-7	CONSTRUCTION DETAILS	-
C-8	CONSTRUCTION DETAILS	-

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

NOTE PER DEM:

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

RI Environmental Management
 JUL 22 2024
 Office of Water Resources

[Signature]
 07-23-24

ISSUED FOR PERMIT

1 OF 10 SHEETS

JOB NO. 7421-00

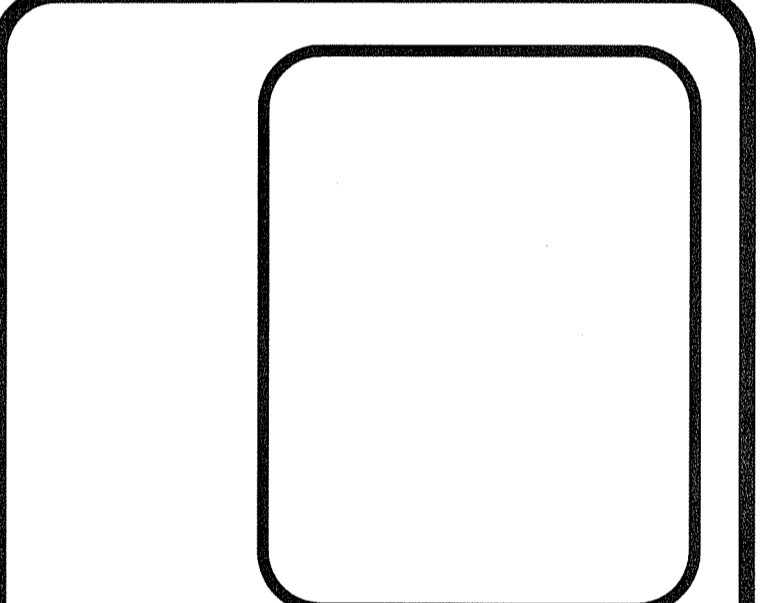
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RI DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
 OFFICE OF WATER RESOURCES
 FRESHWATER WETLANDS
 WITH COMPLETION DATE
 AUG 22 2024
 APPROVED PLANS MUST BE AT CONSTRUCTION SITE

EXISTING CONDITIONS PLAN
 FOR
 WOLF ROCK ESTATES
 A.P. 79, MAP 2, LOT 5
 SITUATED ON
 309 WOLF ROCK ROAD
 EXETER, RHODE ISLAND
 PREPARED FOR
 2299 POST RD LLC

NO.	REVISION	BY	DATE



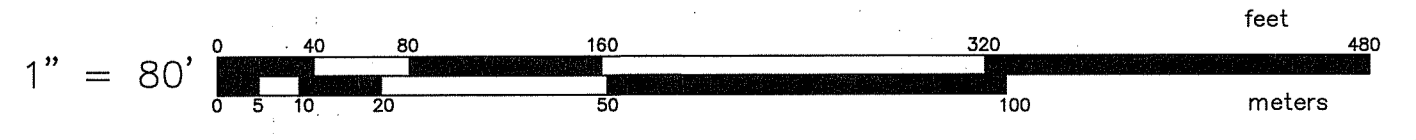
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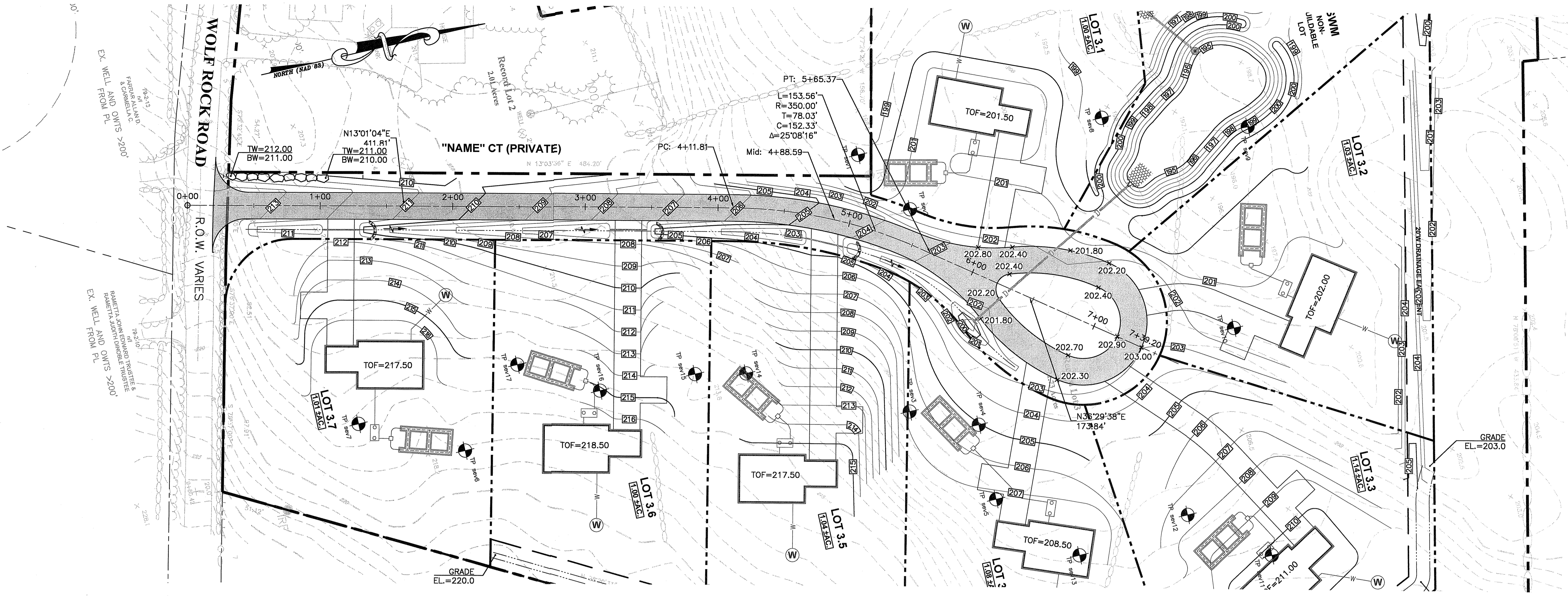
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DWG. NO. 7421-00-BASE	CHECK BY S.S.H.
SCALE: AS SHOWN	APPROVED S.S.H.
	DATE: JUNE, 2024

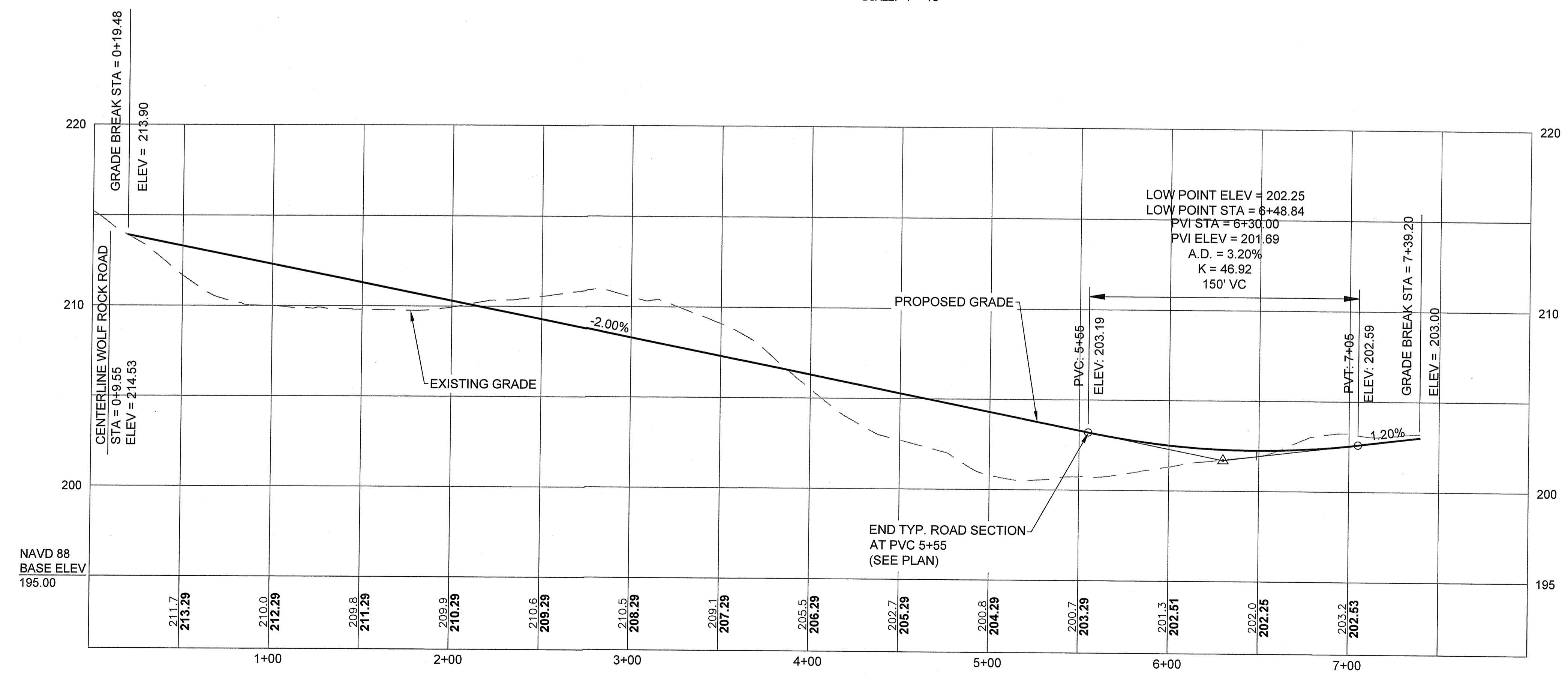
SHEET
ECS
 2 OF 10 SHEETS



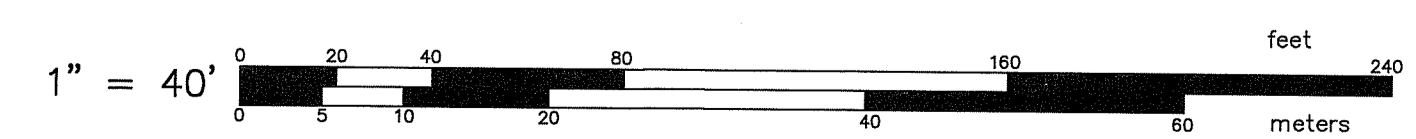
L:\7421-00 Wolf Rock Road (KREG) - Exeter, RI\dwg\01-Current\7421-00-g&d_Rev.2024-07-22.dwg 07/23/2024 jmorrow 08:54



ROAD PLAN VIEW
SCALE: 1"=40'



ROAD PROFILE
H=SCALE: 1"=40'
V=SCALE: 1"=10'



RI DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS AS
SPECIFIED IN THE LETTER OF APPROVAL
DATED: AUG 22 2024 FILE # 24-013
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

Andy J. Corliss

ROAD PROFILE PLAN
FOR
WOLF ROCK ESTATES
A.P. 79, MAP 2, LOT 5
SITUATED ON
309 WOLF ROCK ROAD
EXETER, RHODE ISLAND
PREPARED FOR
2299 POST RD LLC

NO.	REVISION	BY	DATE
1	RIDEM COMMENTS	JRM	07/22/2024

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DWG. NO. 7421-00-G&D_REV.2024-07-22	CHECK BY S.S.H.
SCALE: AS SHOWN	APPROVED S.S.H.
	DATE: JUNE, 2024

SHEET
C-3
5 OF 10 SHEETS

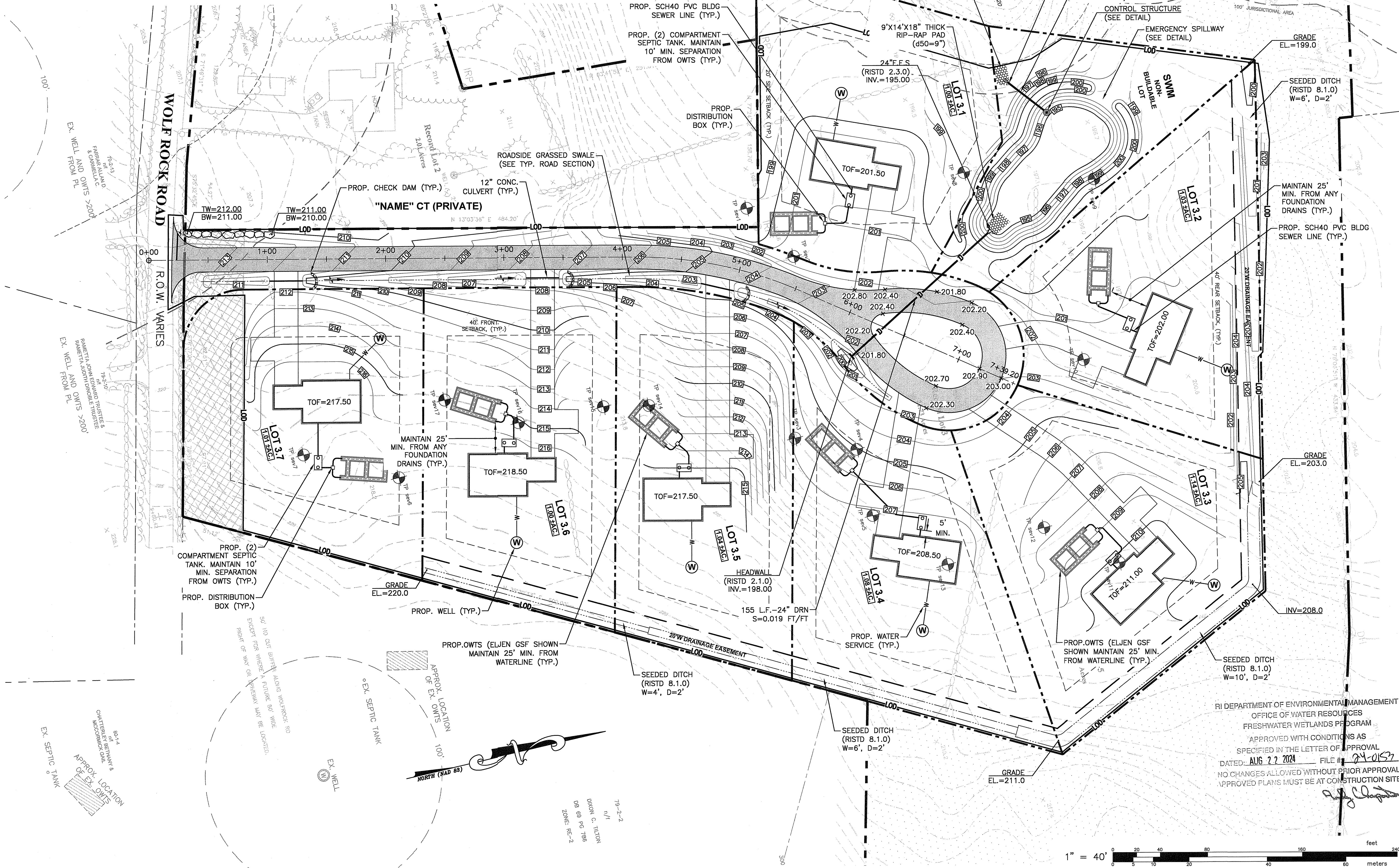
OWTS ELEVATIONS TABLE						
SYSTEMS	TEST HOLE#	ORIGINAL GRADE	ESHWT	BOTTOM OF SYSTEM	INVERT OF SYSTEM	F.G.
LOT 3.1	SEV-2	199.00±	191.00±	196.96	198.00	199.00
LOT 3.2	SEV-10	201.00±	193.50±	198.96	200.00	201.00
LOT 3.3	SEV-12	208.00±	201.00±	205.96	207.00	208.00
LOT 3.4	SEV-13	207.00±	202.00±	205.00	206.04	207.00
LOT 3.5	SEV-14	214.00±	207.00±	211.96	213.00	214.00
LOT 3.6	SEV-16	215.00±	210.50±	213.50	214.54	215.50
LOT 3.7	SEV-7	217.50±	211.50±	215.46	216.50	217.50

SHEET NOTES

- SEE SHEET C-1 FOR GENERAL NOTES & LEGEND.
- SEE SHEET C-3 FOR ROAD LAYOUT AND PROFILE.
- SITE TO BE SERVED BY PRIVATE WELLS AND ONSITE WASTEWATER TREATMENT SYSTEMS (OWTS).

TYPICAL OWTS SIZING

NUMBER OF BEDROOMS = 4
 DESIGN FLOW = 4 X 115 GPD = 460 GPD
 DESIGN LOADING RATE = 0.61 GPD/SF
 MINIMUM REQUIRED LEACHING AREA = 754 SF
 TOTAL PROVIDED LEACHING AREA = VARIES (>754 SF)



**GRADING & SUBDIVISION
 SUITABILITY PLAN**
 WOLF ROCK ESTATES
 A.P. 79, MAP 2, LOT 5
 SITUATED ON
 309 WOLF ROCK ROAD
 EXETER, RHODE ISLAND
 PREPARED FOR
 2299 POST RD LLC

NO.	REVISION	BY	DATE
1	RIDEM COMMENTS	JRM	07/22/2024

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JOB NO. 7421-00
 DWG. NO. 7421-00-G&D_REV.2024-07-22
 SCALE: AS SHOWN
 DRAWN BY K.Y.Y.
 CHECK BY S.S.H.
 APPROVED S.S.H.
 DATE: JUNE, 2024

SHEET
C-4
 6 OF 10 SHEETS

L:\7421-00 309 Wolf Rock Road (KREC) - Exeter, RI\dwg\01-Current\421-00-g&d_Rev.2024-07-22.dwg 07/23/2024 jmorrow 08:53

RI DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
 OFFICE OF WATER RESOURCES
 FRESHWATER WETLANDS PROGRAM
 APPROVED WITH CONDITIONS AS SPECIFIED IN THE LETTER OF APPROVAL
 DATED: AUG 27 2024 FILE # 24-057
 NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
 APPROVED PLANS MUST BE AT CONSTRUCTION SITE

EROSION CONTROL & SOIL STABILIZATION PROGRAM:

1. DENUDED SLOPES SHALL NOT BE LEFT EXPOSED FOR EXCESSIVE PERIODS OF TIME.
2. ALL DISTURBED SLOPES EITHER NEWLY CREATED OR EXPOSED PRIOR TO OCTOBER 15, SHALL BE SEEDED OR PROTECTED BY THAT DATE FOR ANY WORK COMPLETED DURING EACH CONSTRUCTION YEAR.
3. TEMPORARY TREATMENTS SHALL CONSIST OF A HAY, STRAW OR FIBER MULCH OR PROTECTIVE COVERS SUCH AS A MAT OR FIBER LINING (BURAP, JUTE, FIBERGLASS NETTING, EXCELSIOR BLANKETS). THEY SHALL BE INCORPORATED INTO THE WORK AS WARRANTED OR AS ORDERED BY THE ENGINEER.
4. HAY OR STRAW APPLICATIONS SHOULD BE IN THE AMOUNT OF 2000 LBS/ACRE.
5. ALL HAYBALES OR TEMPORARY PROTECTION SHALL REMAIN IN PLACE UNTIL AN ACCEPTABLE STAND OF GRASS OR APPROVED GROUND COVER IS ESTABLISHED.
6. THE TOPSOIL SHALL HAVE A SANDY LOAM TEXTURE RELATIVELY FREE OF SUBSOIL MATERIAL, STONES, ROOTS, LUMPS OF SOIL, TREE LIMBS, TRASH OR CONSTRUCTION DEBRIS.
7. THE SEED MIX SHALL BE INOCULATED WITHIN TWENTY FOUR (24) HOURS, BEFORE MIXING AND PLANTING, WITH APPROPRIATE INOCULUM FOR EACH VARIETY.
8. THE DESIGN MIX FOR TEMPORARY EROSION CONTROL AND SOIL STABILIZATION SHALL BE COMPRISED OF THE FOLLOWING:

TYPE	% BY WEIGHT
CREeping RED FESCUE	70
ASTORIA BENTGRASS	5
BIRDFOOT TREFOIL	15
PERENNIAL RYEGRASS	10

APPLICATION RATE 100 LBS/ACRE

LIMING AND FERTILIZING AS REQUIRED TO COMPLIMENT OR UPGRADE EXISTING CONDITIONS.

9. THE CONTRACTOR MUST REPAIR AND/OR RESEED ANY AREAS THAT DO NOT DEVELOP WITHIN THE PERIOD OF ONE (1) YEAR, AND HE SHALL DO SO AT NO ADDITIONAL EXPENSE.
10. THE NORMAL ACCEPTABLE SEASONAL SEEDING DATES ARE APRIL 1ST THROUGH OCTOBER 15TH.
11. STABILIZATION OF ONE FORM OR ANOTHER AS DESCRIBED ABOVE SHALL BE ACHIEVED WITHIN FIFTEEN (15) DAYS OF FINAL GRADING.
12. STOCKPILES OF TOPSOIL SHALL NOT BE LOCATED NEAR WATERWAYS OR FLOOD PLAINS. THEY SHALL HAVE SIDE SLOPES NO GREATER THAN THIRTY PERCENT (30%) AND STOCKPILES SHALL ALSO BE SEEDED AND/OR STABILIZED AND COMPLETELY ENCLOSED WITH A CONTINUOUS LINE OF STAKED HAYBALES AND/OR SILT FENCE. (SEE DETAIL)
13. ON BOTH STEEP AND LONG SLOPES, CONSIDERATION SHOULD BE GIVEN TO "CRIMPING" OR "TRACKING" TO TACK DOWN MULCH APPLICATIONS.

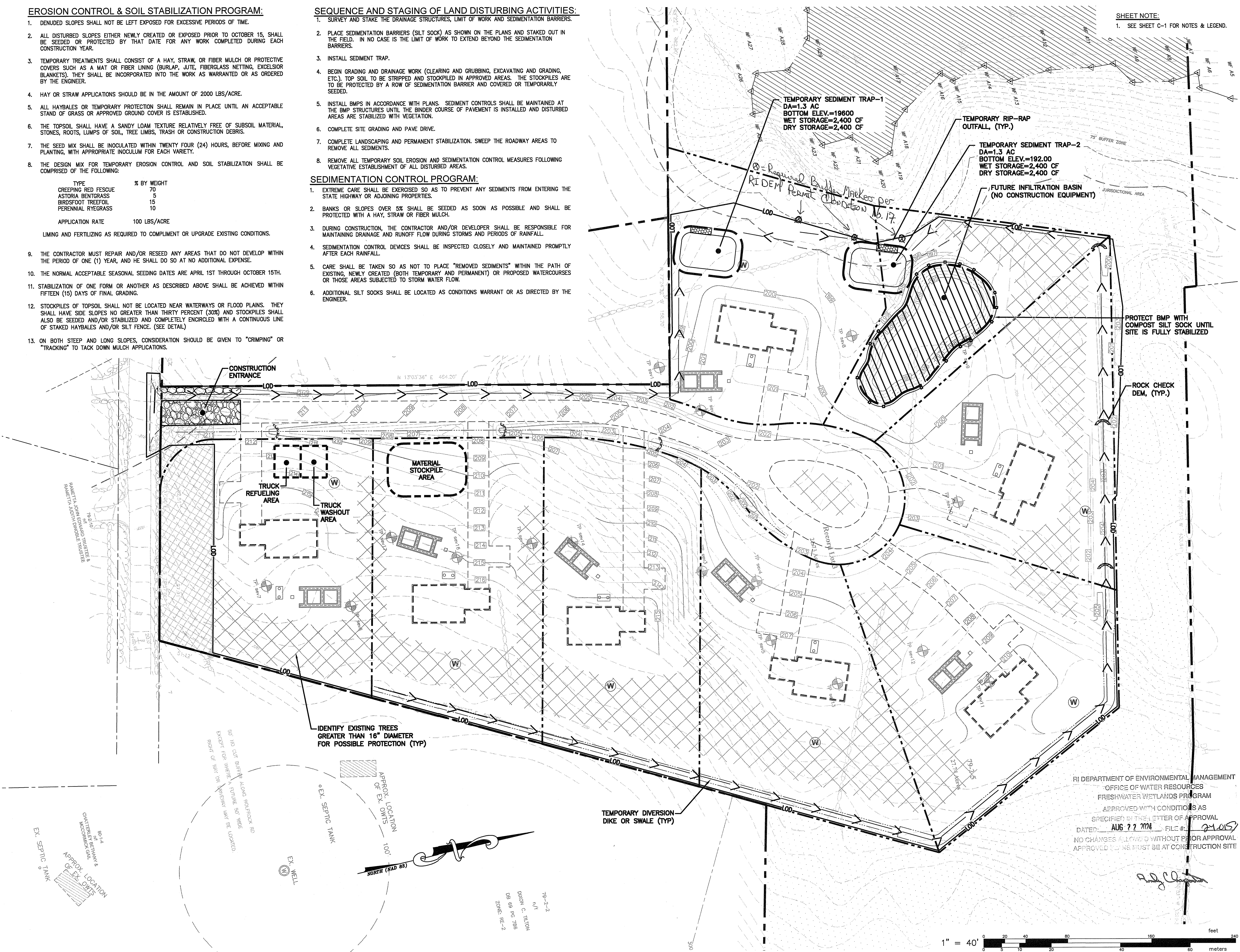
SEQUENCE AND STAGING OF LAND DISTURBING ACTIVITIES:

1. SURVEY AND STAKE THE DRAINAGE STRUCTURES, LIMIT OF WORK AND SEDIMENTATION BARRIERS.
2. PLACE SEDIMENTATION BARRIERS (SILT SOCK) AS SHOWN ON THE PLANS AND STAKED OUT IN THE FIELD. IN NO CASE IS THE LIMIT OF WORK TO EXTEND BEYOND THE SEDIMENTATION BARRIERS.
3. INSTALL SEDIMENT TRAP.
4. BEGIN GRADING AND DRAINAGE WORK (CLEARING AND GRUBBING, EXCAVATING AND GRADING, ETC.). TOP SOIL TO BE STRIPPED AND STOCKPILED IN APPROVED AREAS. THE STOCKPILES ARE TO BE PROTECTED BY A ROW OF SEDIMENTATION BARRIER AND COVERED OR TEMPORARILY SEEDED.
5. INSTALL BMPs IN ACCORDANCE WITH PLANS. SEDIMENT CONTROLS SHALL BE MAINTAINED AT THE BMP STRUCTURES UNTIL THE BINDER COURSE OF PAVEMENT IS INSTALLED AND DISTURBED AREAS ARE STABILIZED WITH VEGETATION.
6. COMPLETE SITE GRADING AND PAVE DRIVE.
7. COMPLETE LANDSCAPING AND PERMANENT STABILIZATION. SWEEP THE ROADWAY AREAS TO REMOVE ALL SEDIMENTS.
8. REMOVE ALL TEMPORARY SOIL EROSION AND SEDIMENTATION CONTROL MEASURES FOLLOWING VEGETATIVE ESTABLISHMENT OF ALL DISTURBED AREAS.

SEDIMENTATION CONTROL PROGRAM:

1. EXTREME CARE SHALL BE EXERCISED SO AS TO PREVENT ANY SEDIMENTS FROM ENTERING THE STATE HIGHWAY OR ADJOINING PROPERTIES.
2. BANKS OR SLOPES OVER 5% SHALL BE SEEDED AS SOON AS POSSIBLE AND SHALL BE PROTECTED WITH A HAY, STRAW OR FIBER MULCH.
3. DURING CONSTRUCTION, THE CONTRACTOR AND/OR DEVELOPER SHALL BE RESPONSIBLE FOR MAINTAINING DRAINAGE AND RUNOFF FLOW DURING STORMS AND PERIODS OF RAINFALL.
4. SEDIMENTATION CONTROL DEVICES SHALL BE INSPECTED CLOSELY AND MAINTAINED PROMPTLY AFTER EACH RAINFALL.
5. 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 STORM WATER FLOW.
6. ADDITIONAL SILT SOCKS SHALL BE LOCATED AS CONDITIONS WARRANT OR AS DIRECTED BY THE ENGINEER.

SHEET NOTE:
1. SEE SHEET C-1 FOR NOTES & LEGEND.



SOIL EROSION & SEDIMENT CONTROL PLAN
FOR
WOLF ROCK ESTATES
A.P. 79, MAP 2, LOT 5
SITUATED ON
309 WOLF ROCK ROAD
EXETER, RHODE ISLAND
PREPARED FOR
2299 POST RD LLC

NO.	REVISION	BY	DATE

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CIVIL & STRUCTURAL ENGINEERS/SURVEYORS
LAND PLANNERS/ENVIRONMENTAL SCIENTISTS

85 CORLISS STREET
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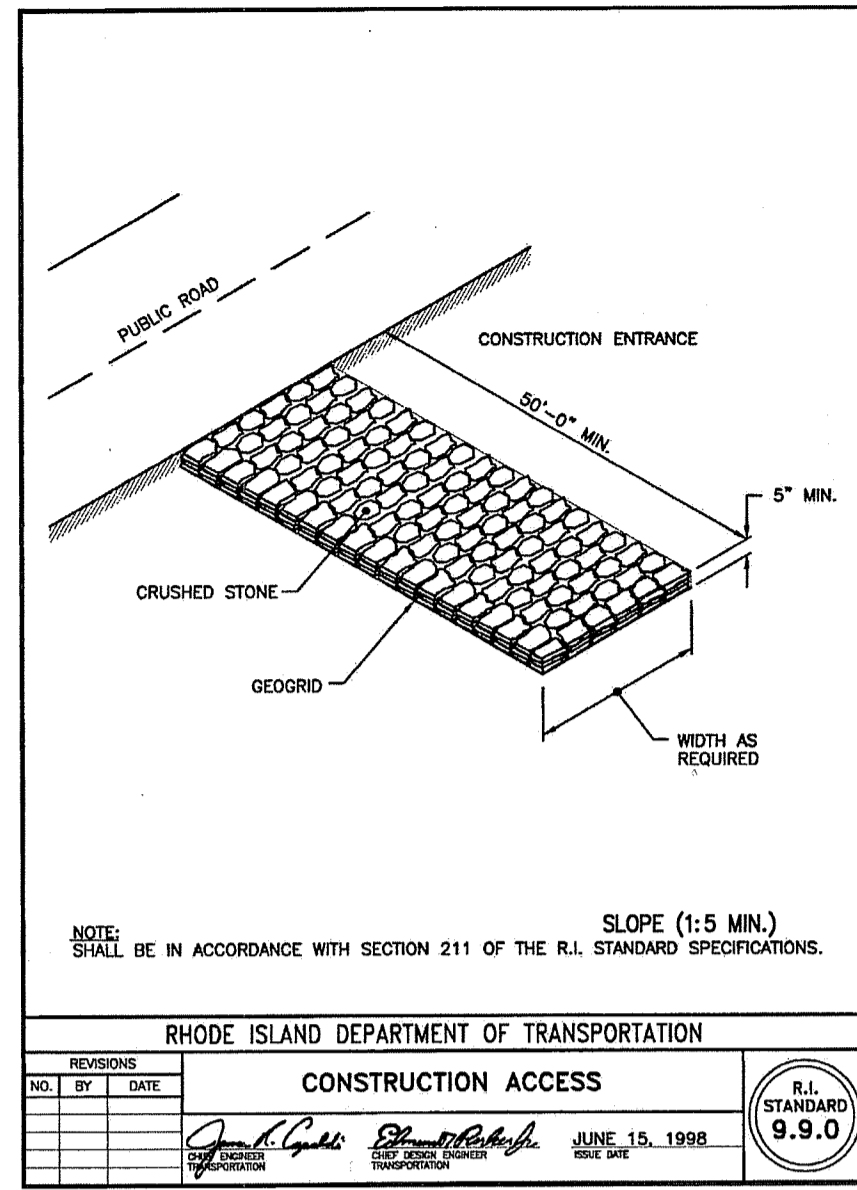
RI DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS AS SPECIFIED IN THE LETTER OF APPROVAL
DATED: **AUG 22 2024** FILE #: **2405**
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
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DWG. NO. 7421-00-SESC	CHECK BY S.S.H.
SCALE: AS SHOWN	APPROVED S.S.H.
	DATE: JUNE, 2024

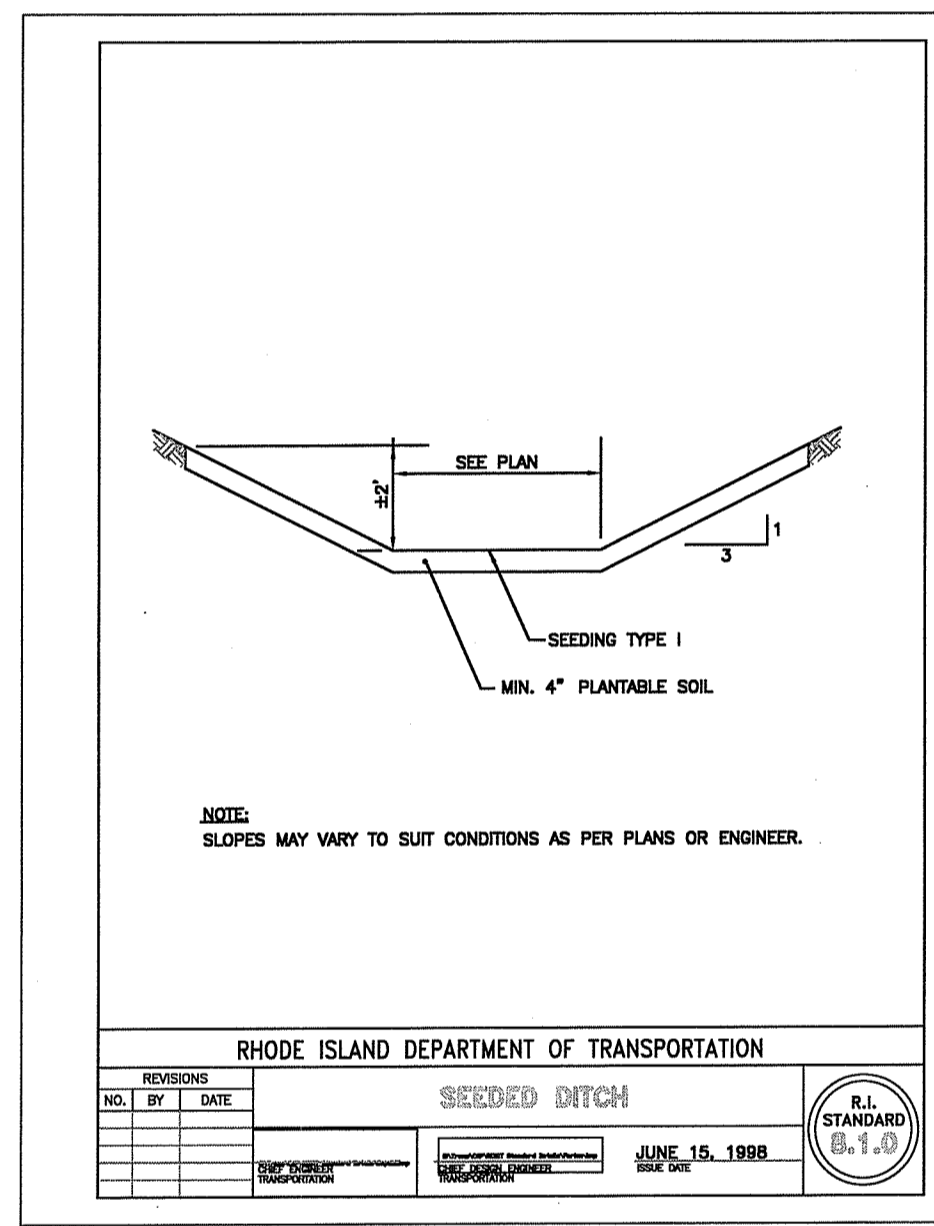
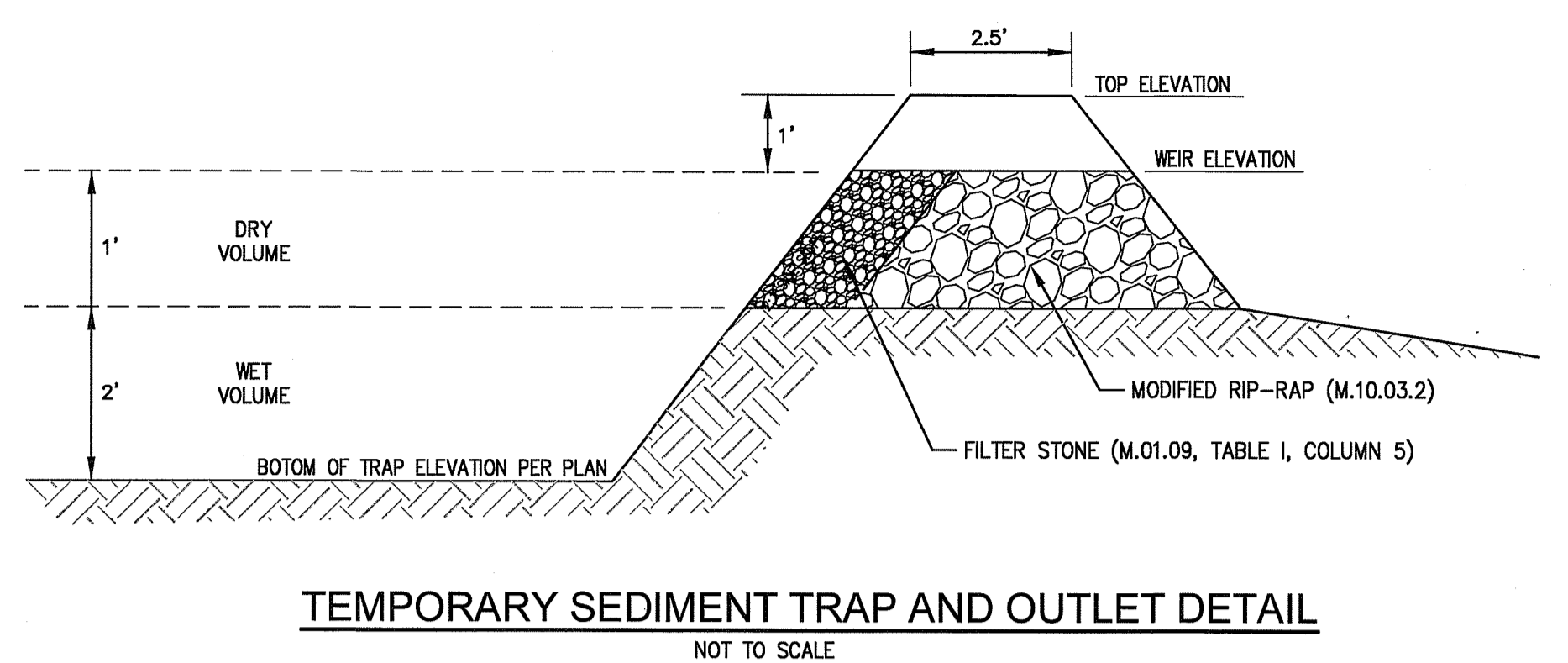
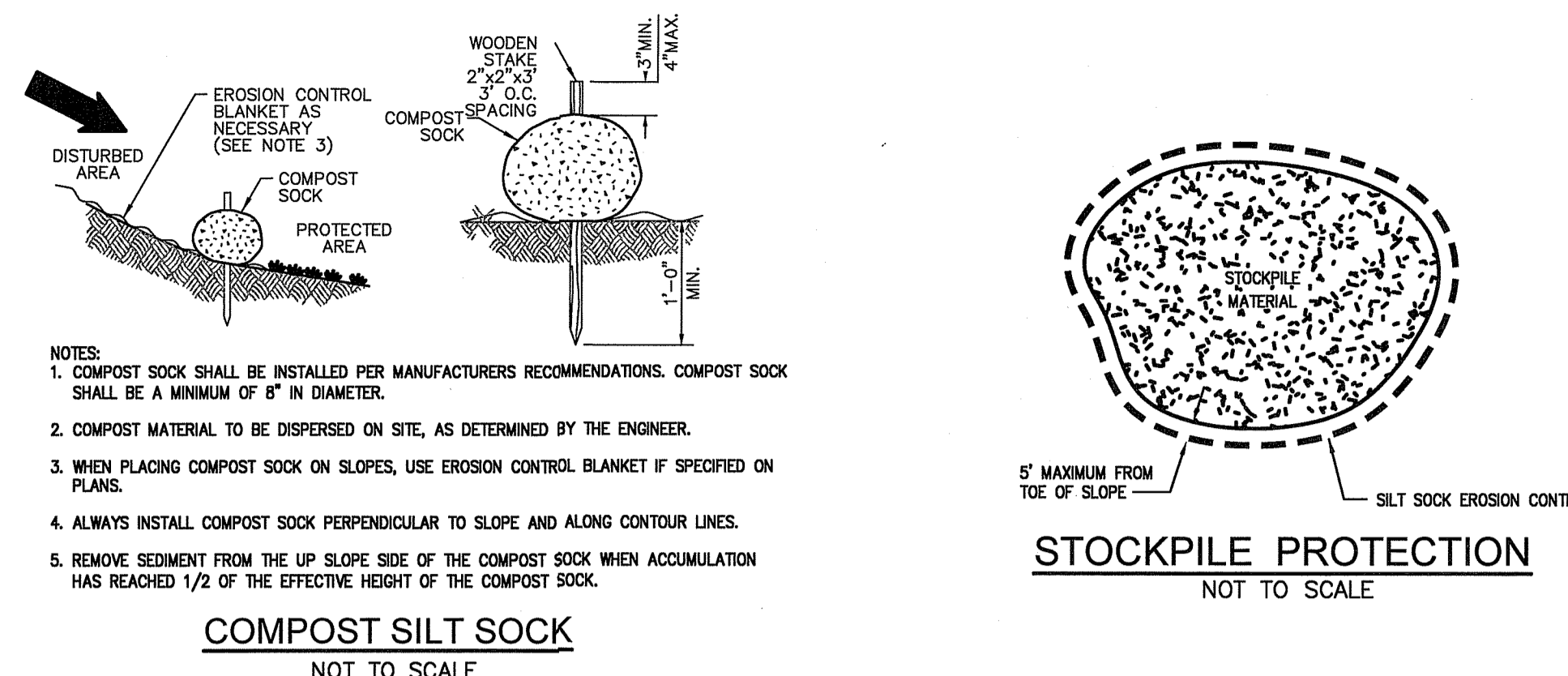
SHEET
C-5
7 OF 10 SHEETS

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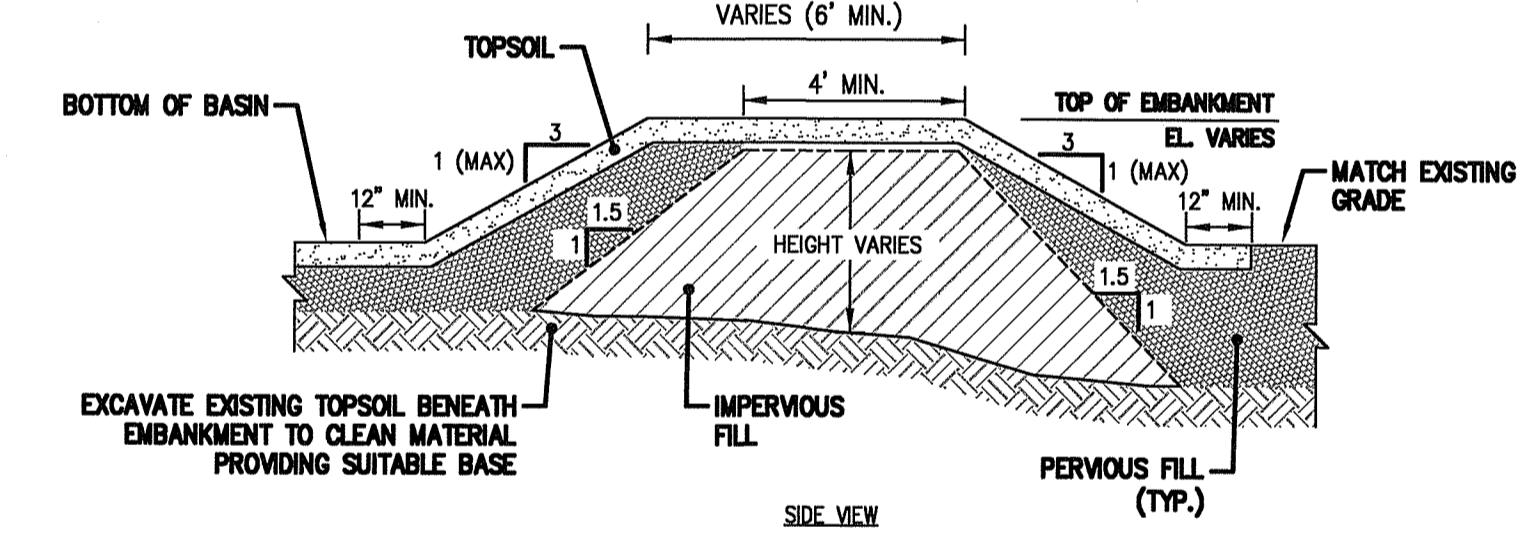
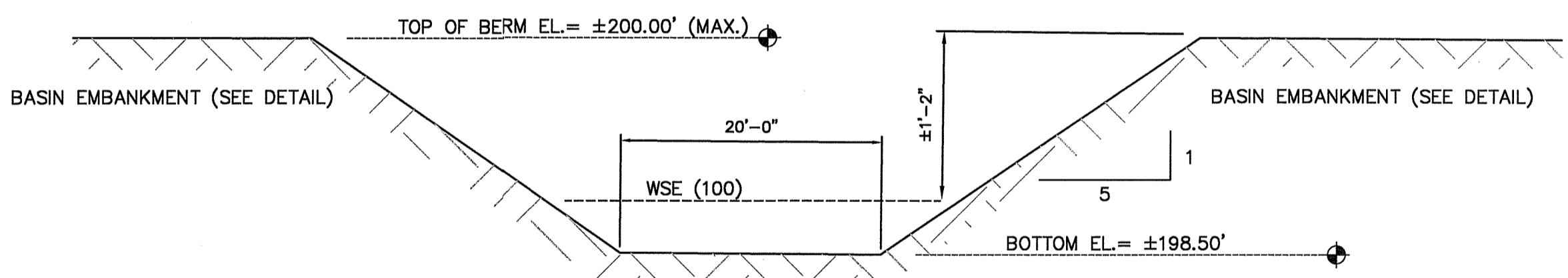
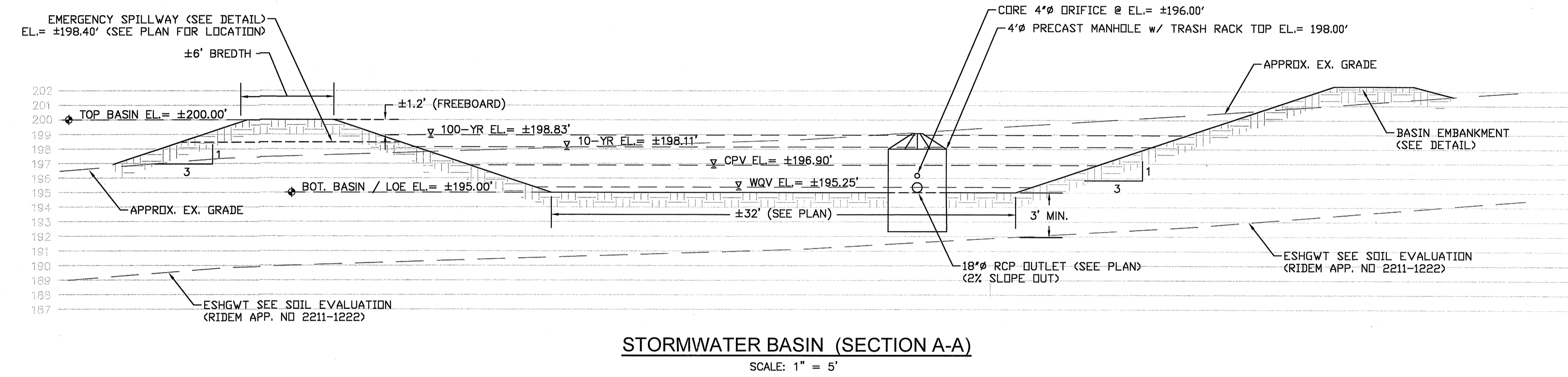
76-2-2
n/a
DIXON C. TILTON
68 68 PG 786
ZONE REC-2



RHODE ISLAND DEPARTMENT OF TRANSPORTATION			
CONSTRUCTION ACCESS			
NO.	BY	DATE	
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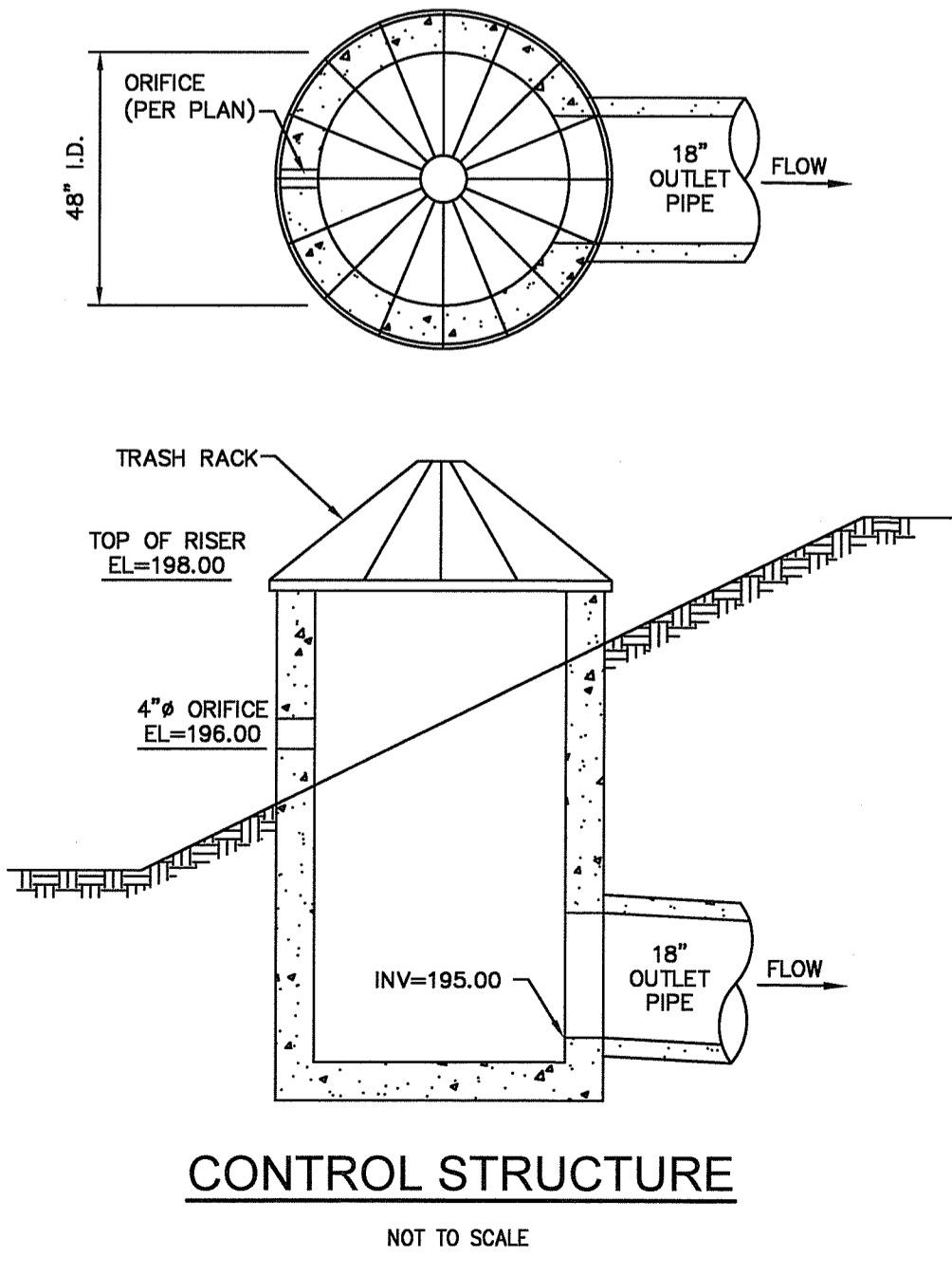
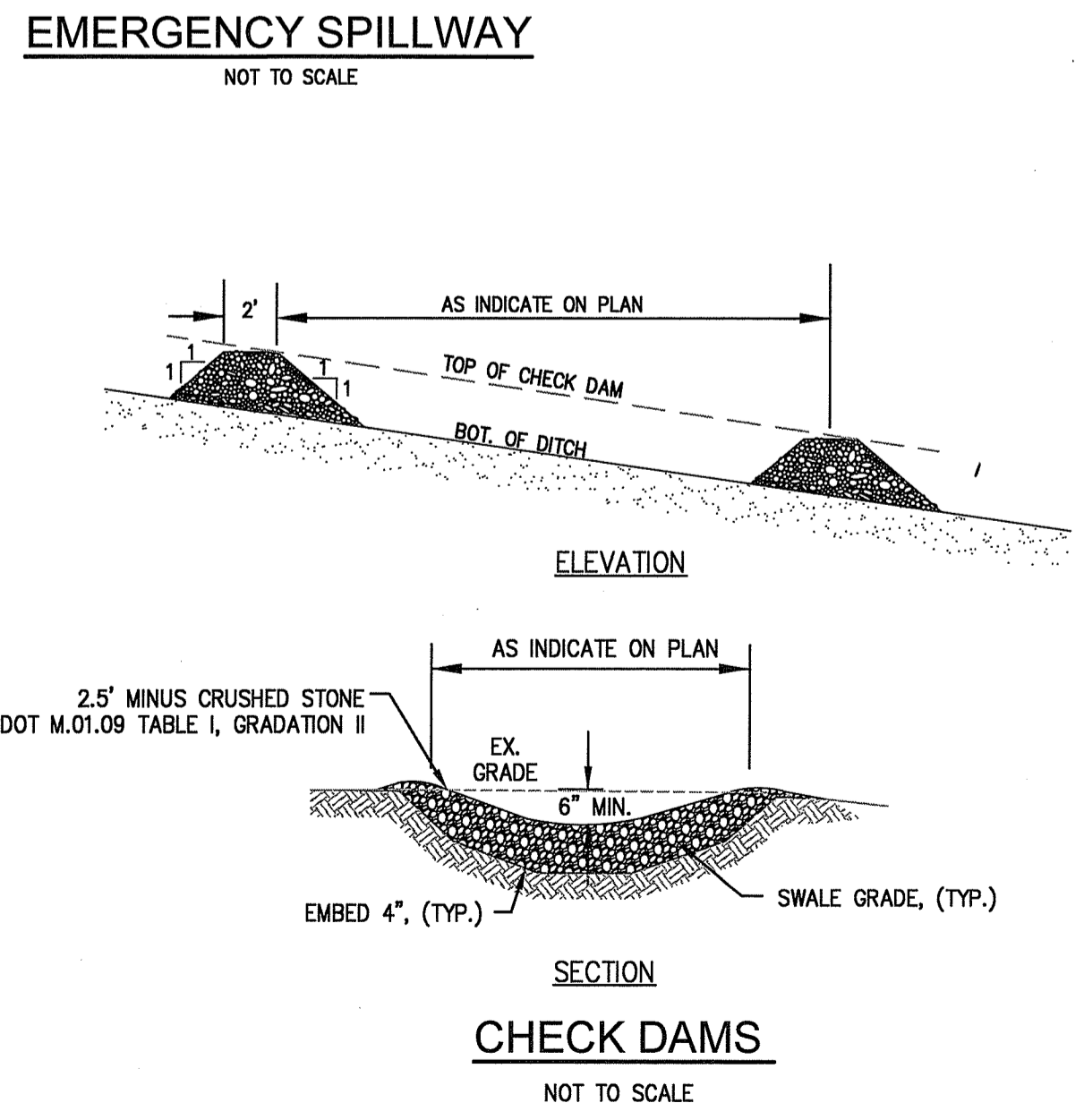


RHODE ISLAND DEPARTMENT OF TRANSPORTATION			
SEEDING DITCH			
NO.	BY	DATE	
1	J.M.	JUN 15, 1998	



RHODE ISLAND DEPARTMENT OF TRANSPORTATION											
CONCRETE REINFORCEMENT FOR PIPE CULVERTS											
NO.	BY	DATE									
1	J.M.	JUN 15, 1998									

RHODE ISLAND DEPARTMENT OF TRANSPORTATION											
PRESENT CONCRETE PLANS FOR SECTIONS											
NO.	BY	DATE									
1	J.M.	JUN 15, 1998									



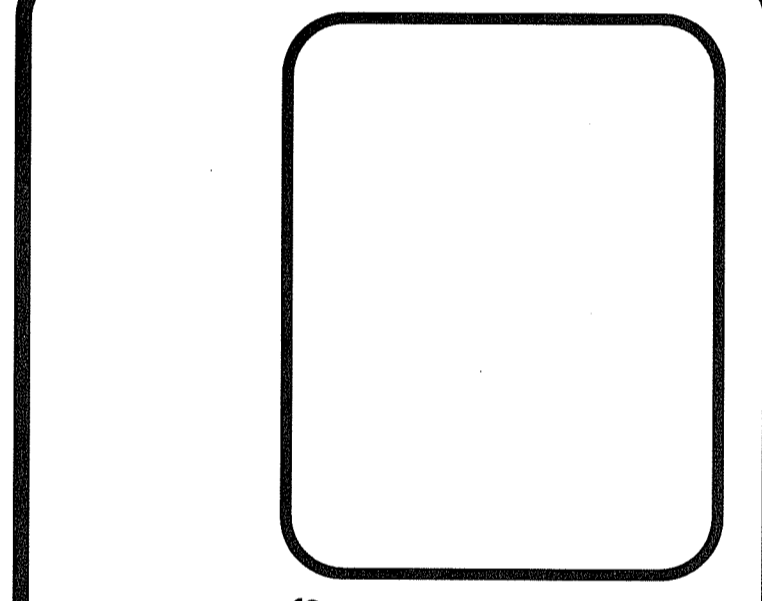
- NOTES:
- IMPERVIOUS MATERIAL FOR USE IN BASIN EMBANKMENT AREAS AND WHERE SHOWN ON THE PLANS SHALL BE COMPOSED OF CLAYS, SILTY CLAYS, OR CLAYEY SILTS. THE SOIL SHALL BE FREE OF RUBBISH, ICE, VEGETATIVE MATTER, LOAM, OR OTHER DEBRIS AND HAVE THE FOLLOWING GRADATION AS DEFINED BY A STANDARD SIEVE TEST (ASTM D422).
- | MIN PERCENT PASSING (BY WEIGHT) | SIEVE SIZE |
|---------------------------------|------------|
| 100 | 3.5" |
| 80-100 | 3/4" |
| 40-80 | NO. 4 |
| 30-85 | NO. 40 |
| 25-75 | NO. 200 |
- PERVIOUS BACKFILL MATERIAL FOR USE IN FILL AREAS ASSOCIATED WITH BASIN SHALL BE COMPOSED OF SATISFACTORY ON-SITE MATERIAL OR BORROW SOIL MATERIALS WHEN SUFFICIENT SATISFACTORY SOIL MATERIALS ARE NOT AVAILABLE FROM EXCAVATIONS. SATISFACTORY ON-SITE MATERIAL SHALL HAVE SOIL CLASSIFICATION GROUPS OF GW, GP, GM, SW, SP, AND SM ACCORDING TO ASTM D 2487, OR A COMBINATION OF THESE GROUPS AND SHALL BE FREE OF ROCK OR GRAVEL LARGER THAN 3 INCHES (75MM) IN ANY DIMENSION, DEBRIS, WASTE, FROZEN MATERIALS, VEGETATION, AND OTHER DELETERIOUS MATTER.
 - PIPE INSTALLED THROUGH EMBANKMENT SHALL INCLUDE WATER-TIGHT JOINTS.
 - EMBANKMENT MUST BE CONSTRUCTED ±6" HIGHER THAN THE DESIGN 'TOP OF BASIN' ELEVATION TO ALLOW FOR SETTLEMENT.

BASIN EMBANKMENTS
N.T.S.

RI DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS AS SPECIFIED IN THE LETTER OF APPROVAL
DATED: AUG 22 2024 FILE # 24-019
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
REVISED PLANS MUST BE AT CONSTRUCTION SITE

CONSTRUCTION DETAILS - 1
FOR
WOLF ROCK ESTATES
A.P. 79, MAP 2, LOT 5
SITUATED ON
309 WOLF ROCK ROAD
EXETER, RHODE ISLAND
PREPARED FOR
2299 POST RD LLC

NO.	REVISION	BY	DATE
1	RIDEM COMMENTS	JRM	07/22/2024



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PROVIDENCE, R.I. 02940
TEL. 401-273-6000

JOB NO. 7421-00	DRAWN BY J.R.M.
DWG. NO. 7421-00-DET_REV.2024-07-22	CHECK BY S.S.H.
SCALE: AS SHOWN	APPROVED S.S.H.
	DATE: JUNE, 2024

SHEET
C-6
8 OF 10 SHEETS

