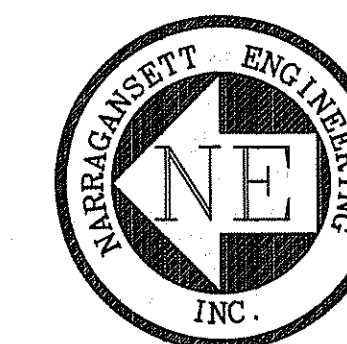


**NARRAGANSETT ENGINEERING, INC.**

MAIN OFFICE  
3102 EAST MAIN ROAD,  
PORTSMOUTH, RI 02871  
TEL : (401) 683-6630

PROJECT OFFICES  
SWANSEA, MA  
TEL : (508) 730-1881  
www.nei-cds.com



DWELLING DESIGNATION (NEI)	PROPOSED NUMBER OF BEDROOMS	ASSESSED NUMBER OF BEDROOMS (TIVERTON TAX ASSESSOR)
A1	1	1
A2	1	1
B1	2	3
B2	2	3
C1	2	2
C2	1	1

TOTAL PROPOSED = 9 BEDROOMS (2 OCCUPANTS PER)  
= 18 PERSONS MAXIMUM

SHEET TITLE

**WETLANDS  
PRELIMINARY DETERMINATION  
SITE VIEW**

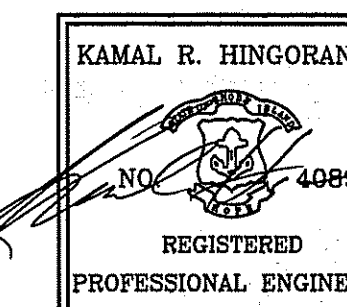
DEPARTMENT OF ENVIRONMENTAL MANAGEMENT  
OFFICE OF WATER RESOURCES  
FRESHWATER WETLANDS PROGRAM  
APPROVED WITH CONDITIONS  
AS SPECIFIED IN THE LETTER OF APPROVAL  
DATED **DEC 31 2008** FILE # **08-0527**  
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL  
APPROVED PLANS MUST BE AT CONSTRUCTION

PROJECT OWNERS / APPLICANTS  
LORRAINE J. AND GARY D. GRAMOLINI  
(28% INTEREST),  
WILLIAM E. AND SUSAN A. GRENIER\*  
(18% INTEREST),  
MATTHEW J. CONWAY AND MELANIE L. ROSS\*  
(18% INTEREST),  
JOHN PICARD  
(18% INTEREST), AND  
JAMES W. PICARD  
(18% INTEREST)  
549 STAFFORD ROAD  
TIVERTON, R.I. 02878

LOCATION

549 STAFFORD ROAD  
TIVERTON, RI 02878

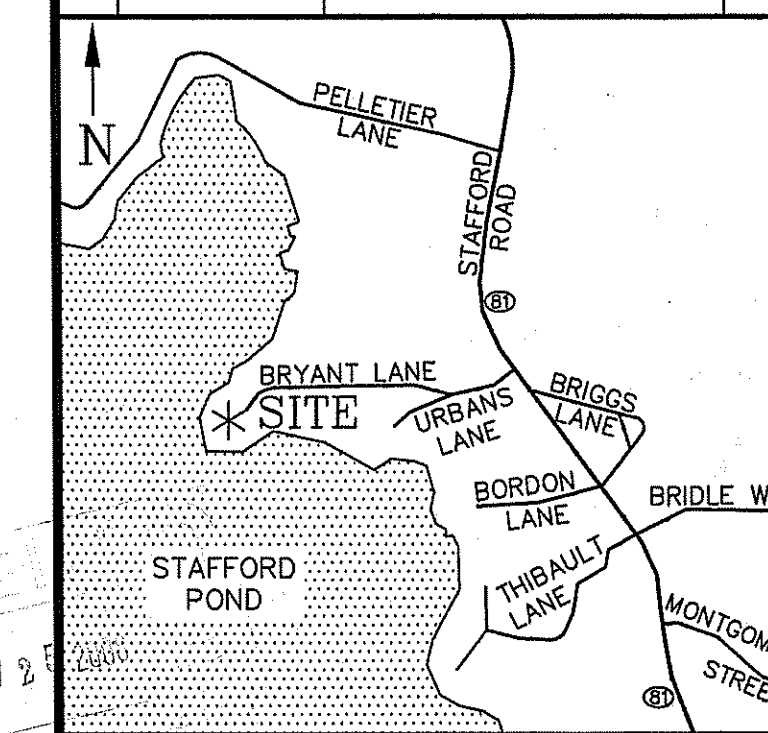
MAP:3-12 BLOCK:113 LOT: 32



PROJECT #	DATE	DRAWN	CHECK
060178	11-18-08	NKH	KH

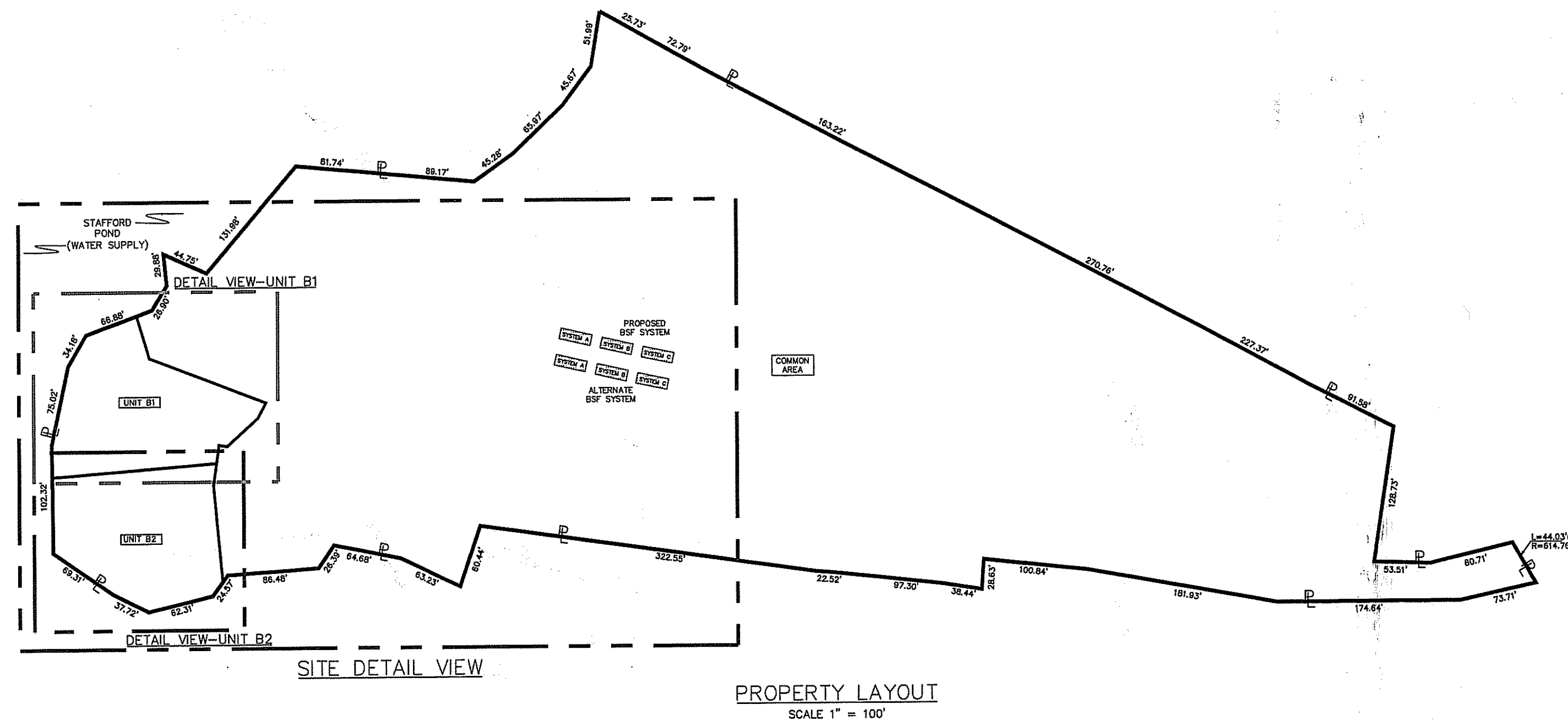
REVISIONS

NO.	DATE	DESCRIPTION	BY
1.	11-18-08	PER TELEPHONE DEFICIENCY	NKH



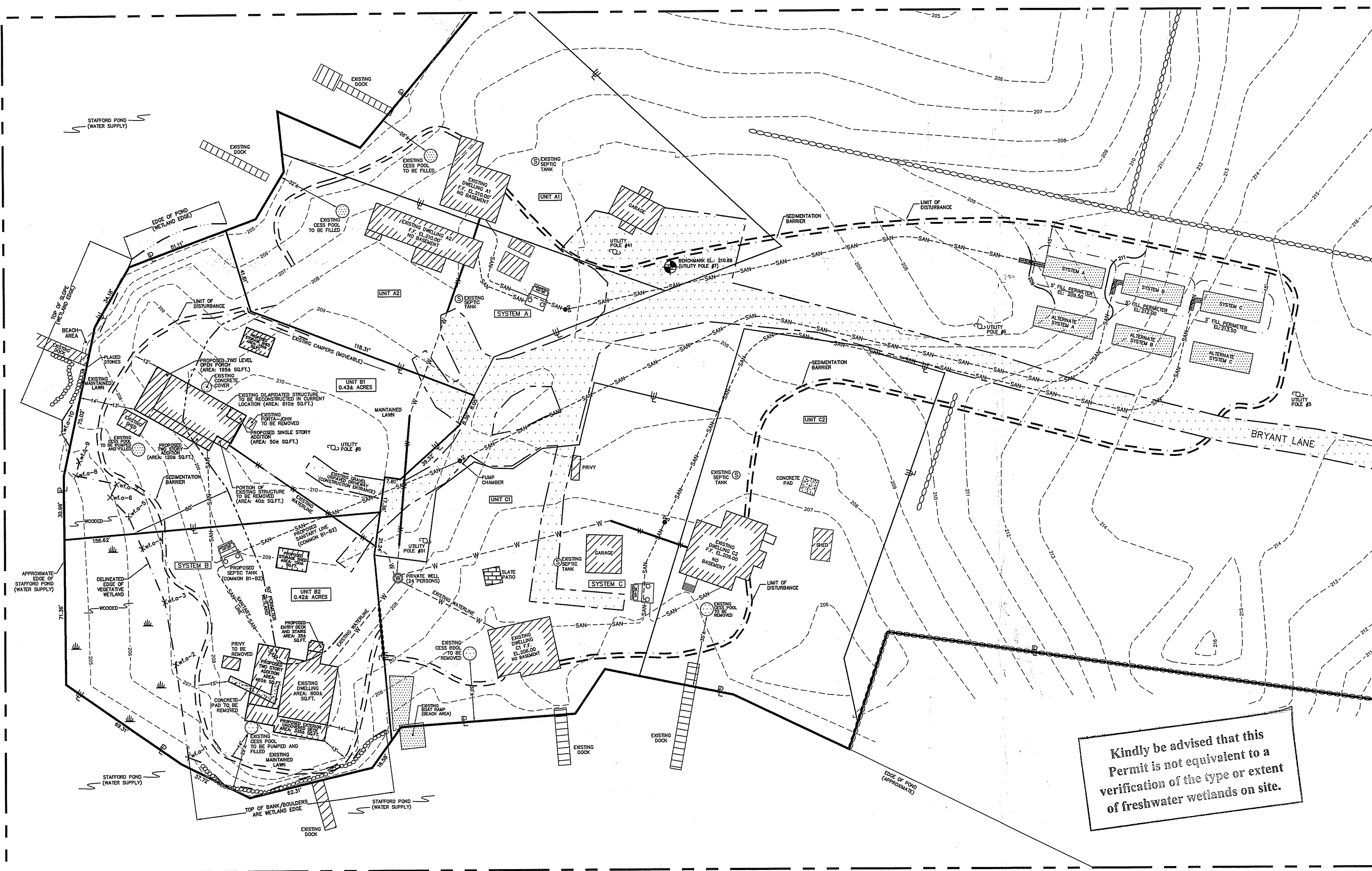
LOCUS MAP

SHEET	SCALE
1 OF 3	1" = 30'



SITE DETAIL VIEW

PROPERTY LAYOUT  
SCALE 1" = 100'



SITE DETAIL VIEW

NOTES:  
- RIDEM OWTS APPLICATION NUMBER: #0733-0318 (APPROVED 04-29-2008).  
- RIDEM WETLAND APPLICATION NO: #08-0327.  
- ENTIRE SITE AND PROPOSED CONSTRUCTION IS WITHIN 200' OF STAFFORD POND.  
- WETLAND DELINEATION PERFORMED BY NATURAL RESOURCE SERVICES, INC. OF HARRISVILLE, RI 02830 ON 08/14/2008.  
- REFER TO PLANS BY ARCHITECT FOR PROPOSED STRUCTURE SPECIFICATIONS.  
- ENVIRONMENTAL REVIEW STATEMENT AND APPLICATION TO CONSTRUCT WITHIN 200' OF STAFFORD POND WILL BE FILED WITH TOWN OF TIVERTON IF RIDEM WETLANDS APPROVAL IS GRANTED.

ZONING INFORMATION:

ZONE: R-60 (RESIDENTIAL DISTRICT)  
MINIMUM LOT AREA: 60,000 SQ. FT.  
MINIMUM LOT WIDTH: 175 FEET (SINGLE FAMILY DWELLING)

MINIMUM SETBACKS:  
FRONT YARD: 40 FEET  
SIDE YARD: 30 FEET  
REAR YARD: 60 FEET  
MAXIMUM HEIGHT: 35 FEET  
MAXIMUM LOT COVERAGE AREA: 15% (SINGLE FAMILY DWELLING)

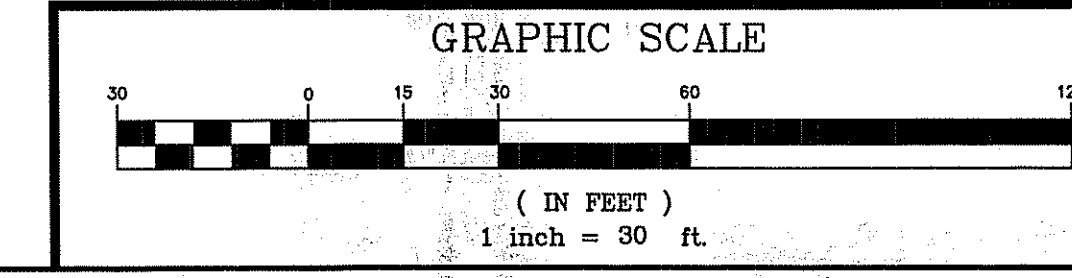
FLOOD ZONE:  
- SUBJECT PROPERTY IS LOCATED IN ZONE "C"  
AS PER FEMA COMMUNITY PANEL NO. 440012 004 C,  
REVISED SEPTEMBER 30, 1995.

PURPOSE:  
TO CONSTRUCT AN UPGRADED OWTS AS SHOWN AS WELL AS  
CONSTRUCT ADDITIONS AND MODIFICATIONS TO STRUCTURES ON  
PROPOSED UNITS B1 & UNIT B2 AS SHOWN ON SHEETS 2 AND 3.

LEGEND:

- P — PROPERTY LINE
- U — PROPOSED CONDOMINIUM UNIT DEMARCATION LINE
- — — EDGE OF PAVEMENT
- 210 — EXISTING CONTOUR
- 200 — PROPOSED CONTOUR
- W — WATER LINE
- SAN — SANITARY LINE
- — — SEDIMENTATION BARRIER
- — — LIMIT OF DISTURBANCE
- — — EDGE OF VEGETATED WETLAND/WETLAND FLAG
- — — TOP OF SLOPE (WETLAND EDGE)
- — — EDGE OF POND (WETLAND EDGE)
- — — 50' PERIMETER WETLAND
- — — BOULDERS/ROCKS
- — — STONE WALL
- ⊙ WELL
- ⊙ UTILITY POLE
- ⊙ CHECK VALVE
- ⊙ BENCHMARK

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

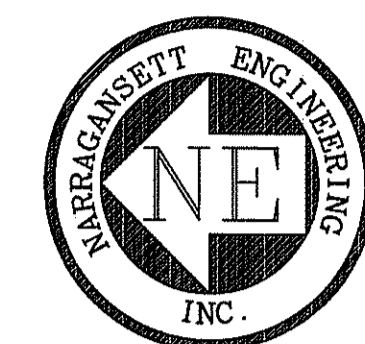


N:\PROJECTS\060178-G2\_GRENIER\MASTER\060178\_14\_REV1\_COMPILATION\_GRENIER-CONWAY-OWTS\_SHEETS\_DPL\_11-18-08.dwg, SYSTEM A - SHEET 1, 1/20/2008 12:17:21 PM, 1/30

**NARRAGANSETT ENGINEERING, INC.**

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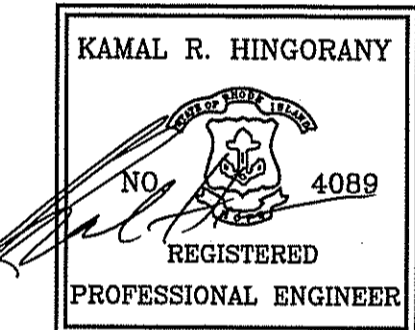


SHEET TITLE  
**WETLAND PRELIMINARY DETERMINATION PLAN**  
DETAIL UNIT B1

UNIT DESIGNEE  
GRENIER, WILLIAM E. AND  
GRENIER, SUSAN A.  
549 STAFFORD ROAD  
TIVERTON, RI 02878

LOCATION  
549 STAFFORD ROAD  
TIVERTON, RI 02878

MAP 3-12 BLOCK 113 CARD 32 UNIT B1



PROJECT #	DATE	DRAWN	CHECK
060178-G2	11-18-08	NKH	KH

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1.	11-18-08	PER TELEPHONE DEFICIENCY	NKH

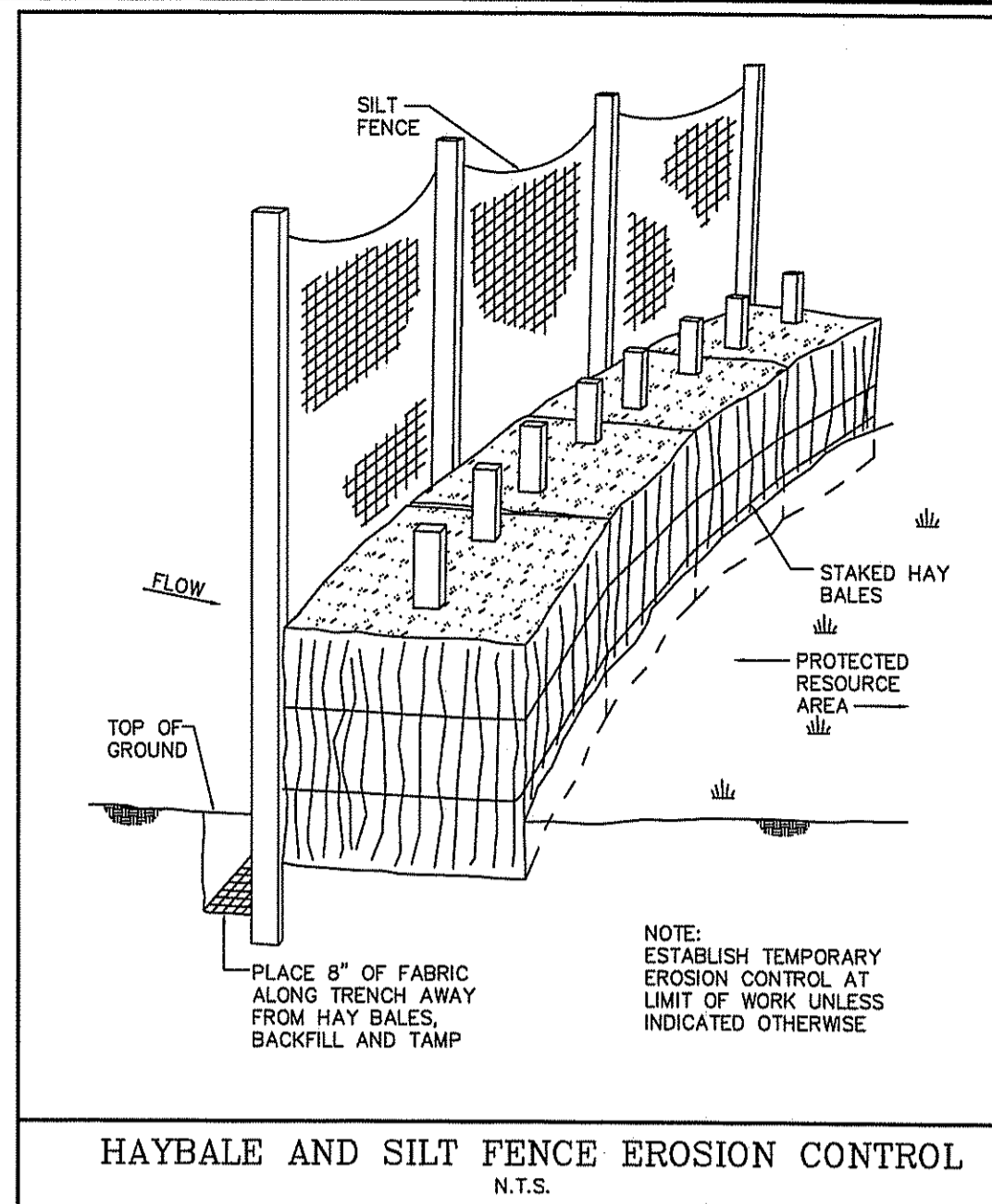
DEPARTMENT OF ENVIRONMENTAL MANAGEMENT  
OFFICE OF WATER RESOURCES  
FRESHWATER WETLANDS PROGRAM  
APPROVED WITH CONDITIONS  
AS SPECIFIED IN THE LETTER OF APPROVAL  
DATED DEC 31 2008 FILE # 08-0527  
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL  
APPROVED PLANS MUST BE AT CONSTRUCTION SITE.

*Kamal R. Hingorany*

NOV 25 2008

SHEET  
2 OF 3

SCALE  
1"=20'



**HAYBALE AND SILT FENCE EROSION CONTROL**  
N.T.S.

AREA TABLE (UNIT B1)

STRUCTURE	AREAS
EXISTING DILAPIDATED STRUCTURE TO BE RECONSTRUCTED IN CURRENT LOCATION	810± SQ.FT.
PROPOSED TWO LEVEL OPEN PORCH	195± SQ.FT.
PROPOSED TWO STORY ADDITION	120± SQ.FT.
PROPOSED SINGLE STORY ADDITION	50± SQ.FT.
PROPOSED DWELLING ADDITION AREA	365± SQ.FT.
PORTION OF EXISTING STRUCTURE TO BE REMOVED	-40± SQ.FT.
TOTAL STRUCTURE AREA (INCLUDING ADDITION AND SHED)	1,285± SQ.FT.

**PURPOSE:**  
TO CONSTRUCT AN EXTERIOR UNCOVERED DECK, A TWO STORY ADDITION AND ALSO TO RECONSTRUCT THE EXISTING DILAPIDATED STRUCTURE AS SHOWN.

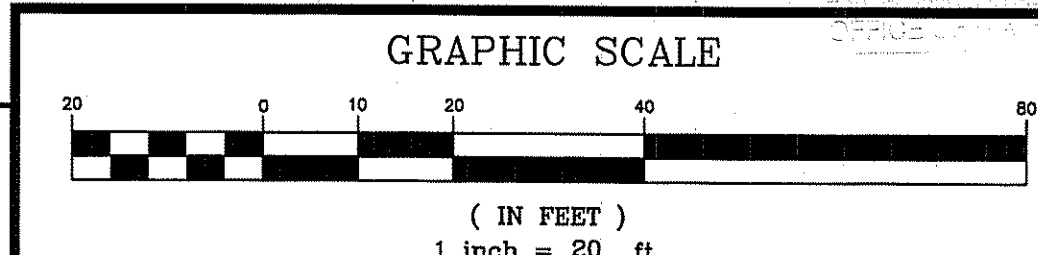
**NOTES:**  
-TOTAL PROPOSED UNIT AREA (UNIT B1): 0.43± ACRES.  
-RIDEM OWTS APPLICATION NUMBER: 0733-0318 (APPROVED 04-29-2008).  
-ENTIRE SITE AND PROPOSED CONSTRUCTION IS WITHIN 200' OF STAFFORD POND.  
-WETLAND DELINEATION PERFORMED BY NATURAL RESOURCE SERVICES, INC. OF HARRISVILLE, RI 02830 ON 08/14/2008.  
-REFER TO PLANS BY ARCHITECT FOR PROPOSED STRUCTURE SPECIFICATIONS.  
-ENVIRONMENTAL REVIEW STATEMENT AND APPLICATION TO CONSTRUCT WITHIN 200' OF STAFFORD POND WILL BE FILED WITH TOWN OF TIVERTON IF RIDEM WETLANDS APPROVAL IS GRANTED.  
-RIDEM WETLAND APPLICATION NO: #08-0327.

**ZONING INFORMATION:**  
**ZONE: R-60 (RESIDENTIAL DISTRICT)**  
MINIMUM CARD AREA : 60,000 SQ. FT.  
MINIMUM CARD WIDTH : 175 FEET (SINGLE FAMILY DWELLING)

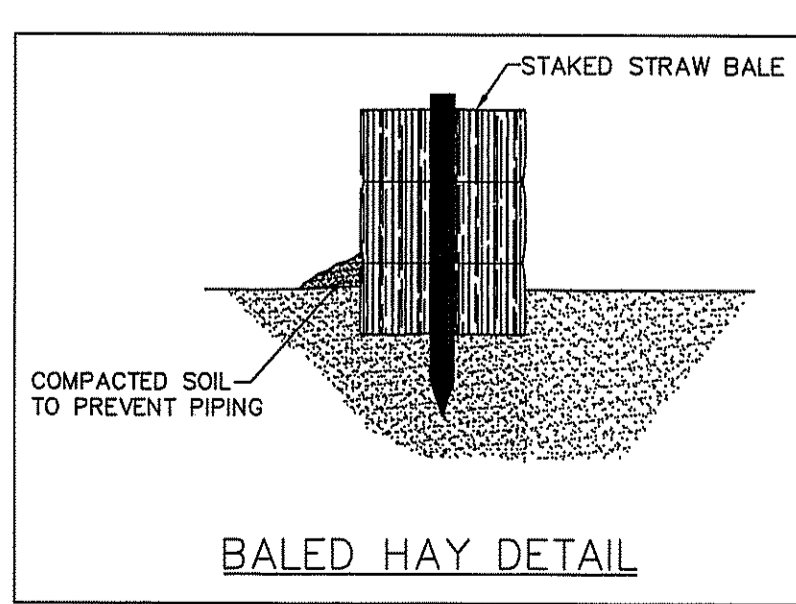
**MINIMUM SETBACKS:**  
FRONT YARD : 40 FEET  
SIDE YARD : 30 FEET  
REAR YARD : 60 FEET  
MAXIMUM HEIGHT : 35 FEET  
MAXIMUM LOT COVERAGE AREA : 15% (SINGLE FAMILY DWELLING)

**FLOOD ZONE:**  
SUBJECT PROPERTY IS LOCATED IN ZONE "C" AS PER FEMA COMMUNITY PANEL NO. 440012 004 C, REVISED SEPTEMBER 30, 1995

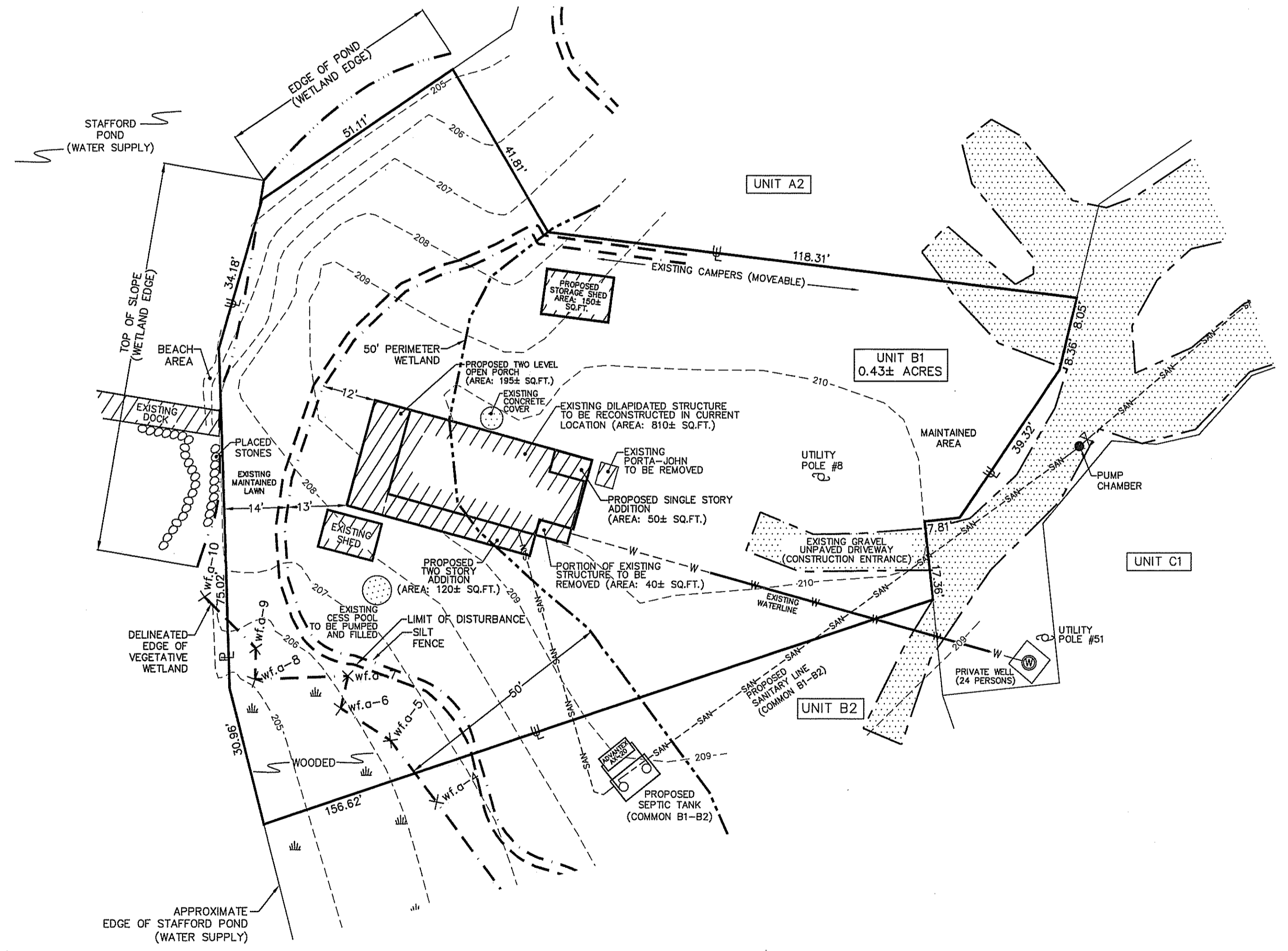
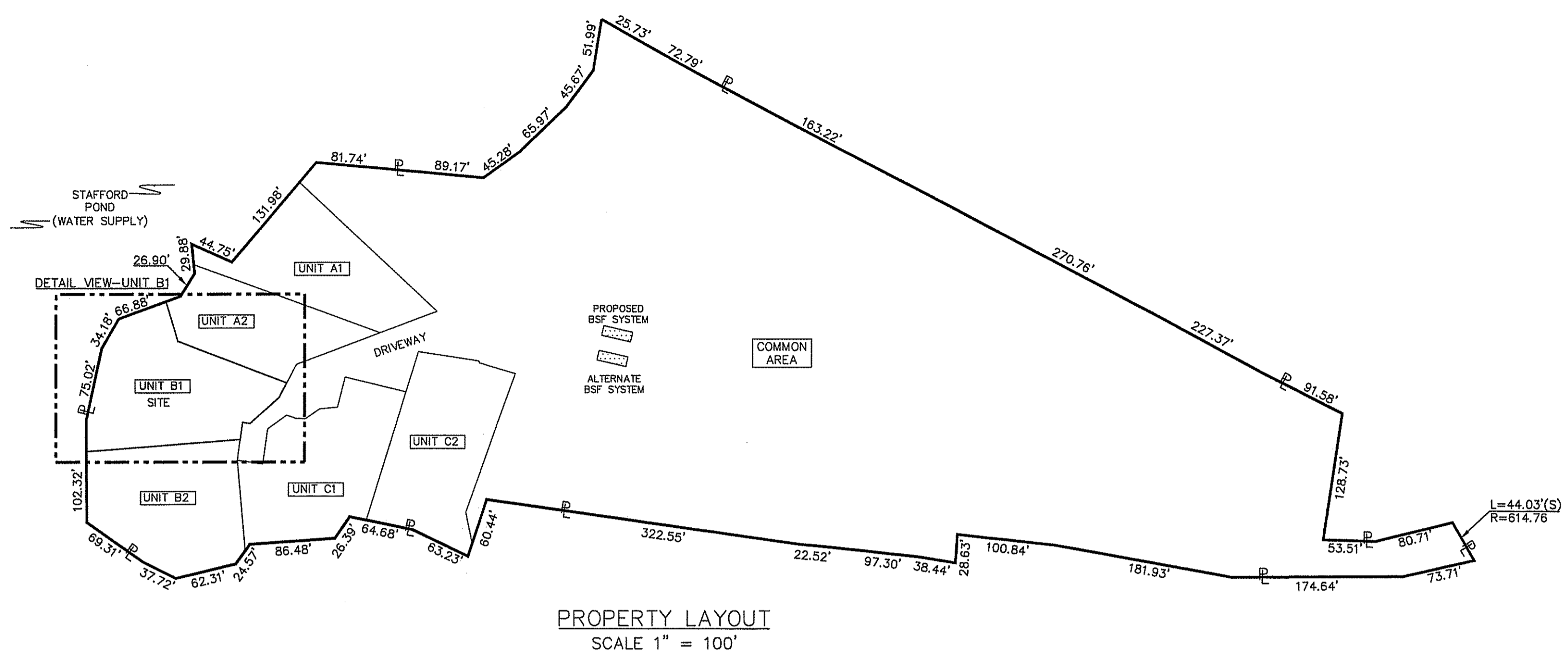
- LEGEND:**
- P — PROPERTY LINE
  - U — PROPOSED CONDOMINIUM UNIT DEMARCATION LINE
  - - - - 210 - - - - EXISTING CONTOUR
  - — — — — EDGE OF PAVEMENT
  - W — — — — WATER LINE
  - - - - SAN - - - - SANITARY LINE
  - — — — — SEDIMENTATION BARRIER
  - - - - - LIMIT OF DISTURBANCE
  - - - - - X W.F.O.-H - - - - EDGE OF VEGETATED WETLAND/WETLAND FLAG
  - - - - - TOP OF SLOPE (WETLAND EDGE)
  - - - - - EDGE OF POND (WETLAND EDGE)
  - - - - - 50' PERIMETER WETLAND
  - ○ ○ ○ ○ BOULDERS/ROCKS
  - ⊙ WELL
  - ⊙ UTILITY POLE



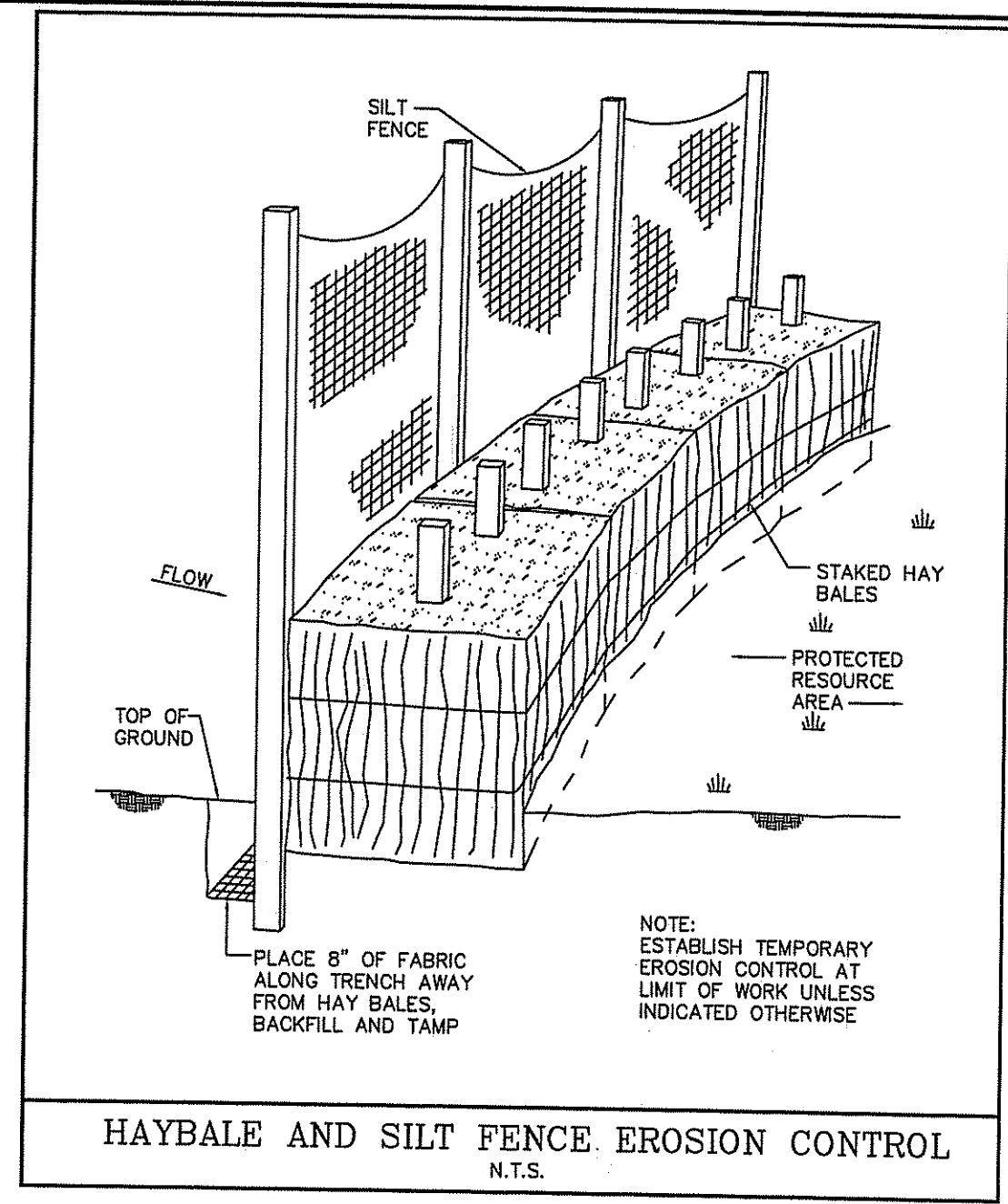
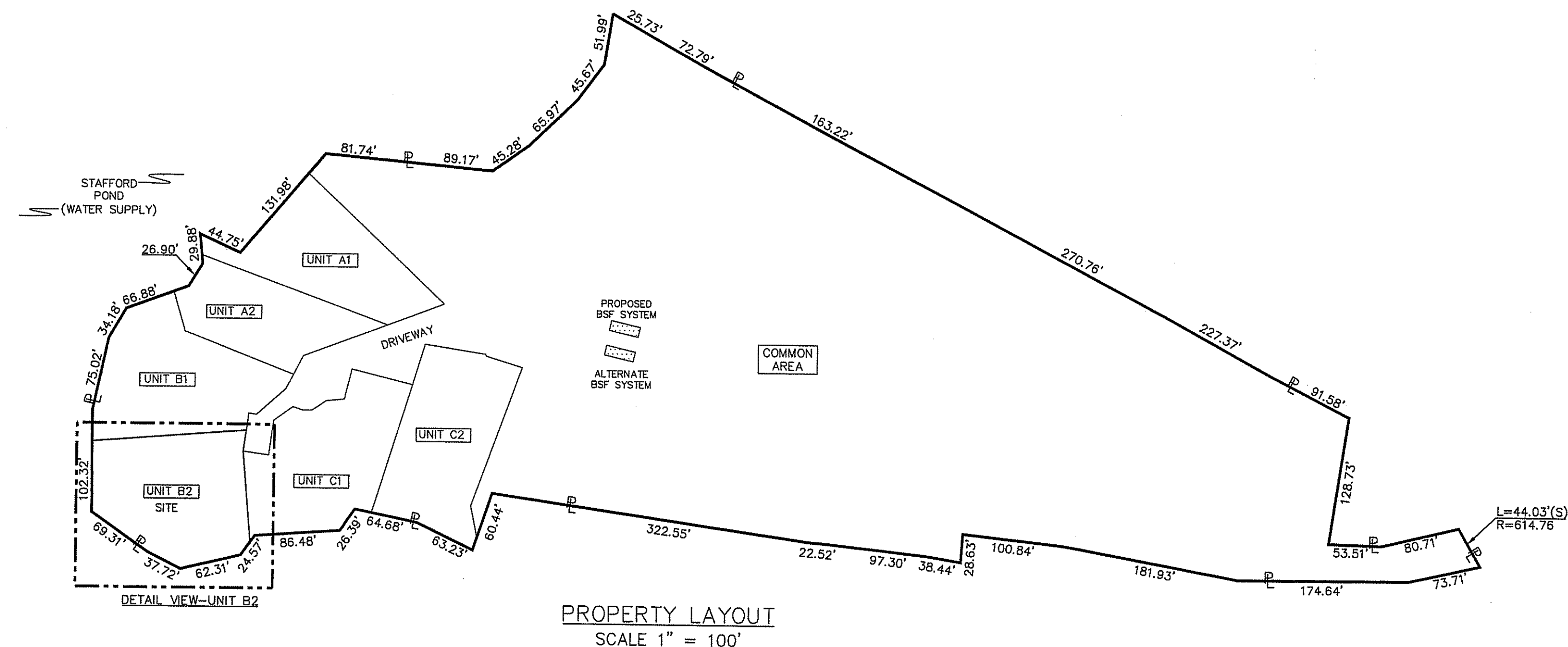
Kindly be advised that this Permit is not equivalent to a verification of the type or extent of freshwater wetlands on site.



LOCATION OF SUBSURFACE UTILITIES REPRODUCED FROM FIELD SURVEY AND BEST AVAILABLE INFORMATION. CONTRACTOR TO CALL DIG SAFE AND/OR APPLICABLE UTILITY COMPANIES PRIOR TO ANY CONSTRUCTION.  
DIG SAFE TEL.#: 1-800-344-7233 (1-800-DIG-SAFE).



**DETAIL VIEW-UNIT B1**  
SCALE 1" = 20'



AREA TABLE (UNIT B2)

STRUCTURE	AREAS
AREA OF EXISTING STRUCTURE	800± SQ.FT.
PROPOSED EXTERIOR UNCOVERED DECK	335± SQ.FT.
PROPOSED ENTRY DECK AND STAIR	35± SQ.FT.
PROPOSED TWO STORY ADDITION	460± SQ.FT.
TOTAL DWELLING AREA (PROPOSED)	1,630± SQ.FT.
PROPOSED STORAGE SHED	150± SQ.FT.

**PURPOSE:**  
TO CONSTRUCT A TWO STORY ADDITION, EXTERIOR UNCOVERED DECK, ENTRY DECK WITH STAIRS AND STORAGE SHED AS INDICATED ON THE PLAN.

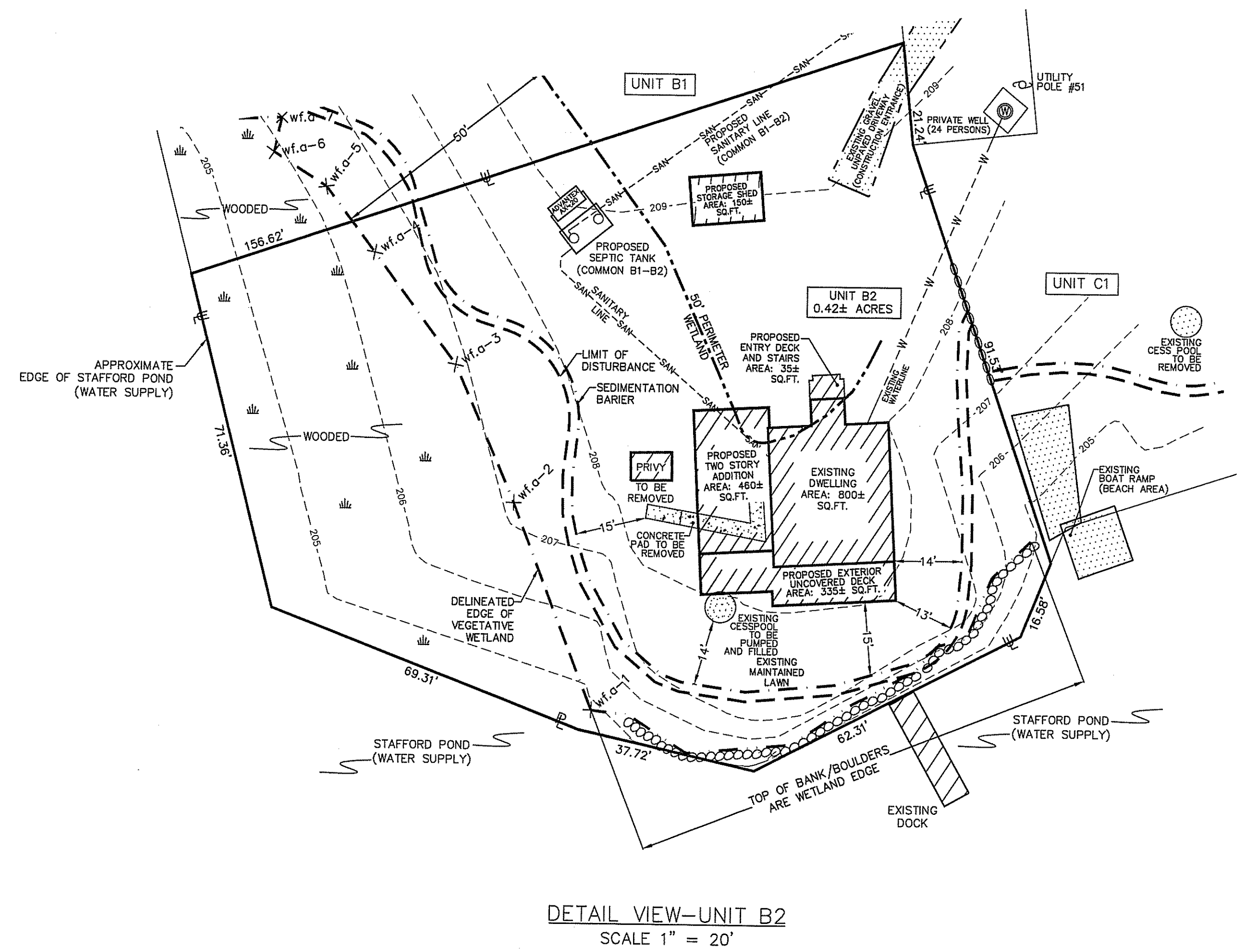
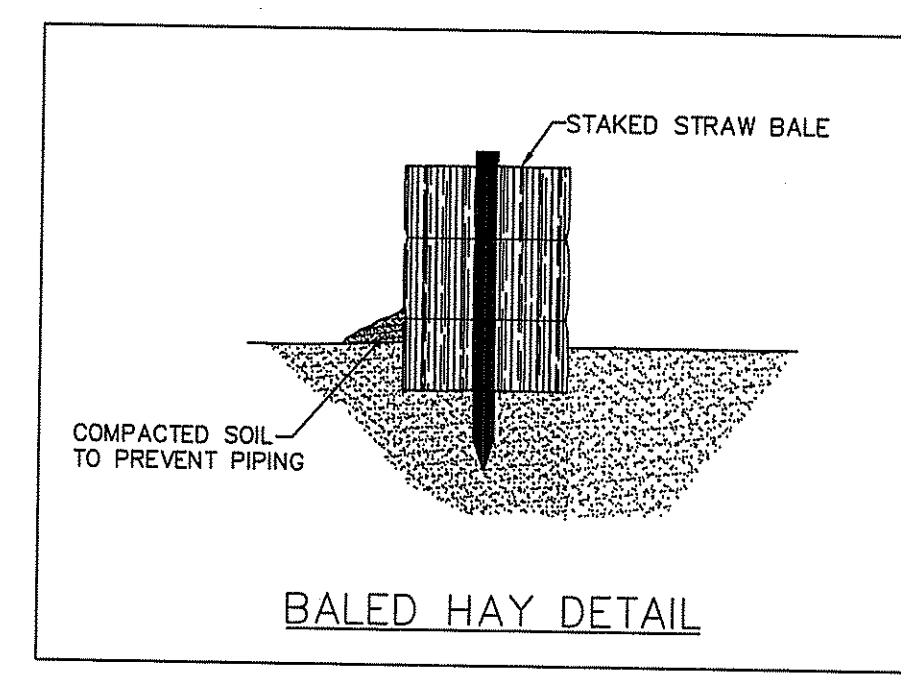
**NOTES:**  
 -TOTAL PROPOSED UNIT AREA (UNIT B2): 0.42± ACRES.  
 -RIDEM OWTS APPLICATION NUMBER: 0733-0318 (APPROVED 04-29-2008).  
 -ENTIRE SITE AND PROPOSED CONSTRUCTION IS WITHIN 200' OF STAFFORD POND.  
 -WETLAND DELINEATION PERFORMED BY NATURAL RESOURCE SERVICES, INC. OF HARRISVILLE, RI 02830 ON 08/14/2008.  
 -REFER TO PLANS BY ARCHITECT FOR PROPOSED STRUCTURE SPECIFICATIONS.  
 -ENVIRONMENTAL REVIEW STATEMENT AND APPLICATION TO CONSTRUCT WITHIN 200' OF STAFFORD POND WILL BE FILED WITH TOWN OF TIVERTON IF RIDEM WETLANDS APPROVAL IS GRANTED.  
 -5,395± SQ.FT. OF PERIMETER WETLAND TO BE ALTERED (AREA WITHIN LIMIT OF DISTURBANCE).  
 - RIDEM WETLAND APPLICATION NO: #08-0327.

**ZONING INFORMATION:**  
**ZONE: R-60 (RESIDENTIAL DISTRICT)**  
 MINIMUM CARD AREA : 60,000 SQ. FT.  
 MINIMUM CARD WIDTH : 175 FEET (SINGLE FAMILY DWELLING)  
**MINIMUM SETBACKS:**  
 FRONT YARD : 40 FEET  
 SIDE YARD : 30 FEET  
 REAR YARD : 60 FEET  
 MAXIMUM HEIGHT : 35 FEET  
 MAXIMUM LOT COVERAGE AREA : 15% (SINGLE FAMILY DWELLING)

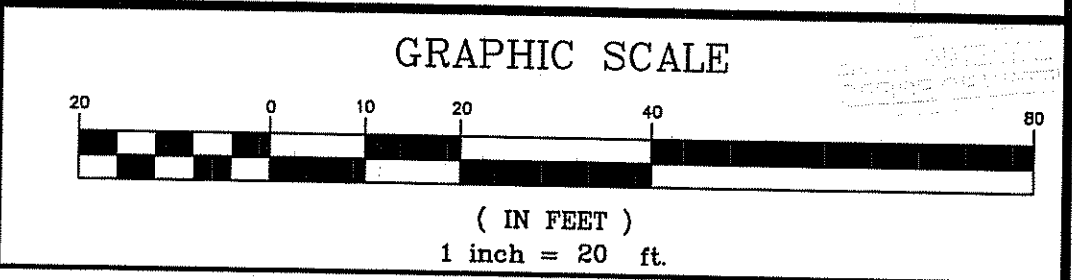
**FLOOD ZONE:**  
 SUBJECT PROPERTY IS LOCATED IN ZONE "C" AS PER FEMA COMMUNITY PANEL NO. 440012 004 C, REVISED SEPTEMBER 30, 1995.

- LEGEND:**
- P — PROPERTY LINE
  - U — PROPOSED CONDOMINIUM UNIT DEMARCATION LINE
  - - - - - 208 - - - - - EXISTING CONTOUR
  - - - - - W - - - - - WATER LINE
  - - - - - SAN - - - - - SANITARY LINE
  - - - - - EDGE OF PAVEMENT
  - - - - - SEDIMENTATION BARRIER
  - - - - - LIMIT OF DISTURBANCE
  - - - - - \*wf.a-#\* - - - - - EDGE OF VEGETATED WETLAND / WETLAND FLAG
  - - - - - 50' PERIMETER WETLAND
  - - - - - TOP OF BANK/BOULDERS
  - o o o o o BOULDERS/ROCKS
  - ⊙ WELL
  - ⊙ UTILITY POLE

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



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 TEL : (508) 730-1881  
 www.nei-cds.com

SHEET TITLE  
**WETLAND PRELIMINARY DETERMINATION PLAN**  
 DETAIL UNIT B2

UNIT DESIGNER  
 MELANIE ROSS AND  
 MATTHEW CONWAY  
 549 STAFFORD ROAD  
 TIVERTON, RI 02878

LOCATION  
 549 STAFFORD ROAD  
 TIVERTON, RI 02878

MAP 3-12 BLOCK 113 CARD 32 UNIT B2

PROJECT #	DATE	DRAWN	CHECK
060178-G3	11-18-08	NKH	KH

REVISIONS

NO.	DATE	DESCRIPTION	BY
1.	11-18-08	PER TELEPHONE DEFICIENCY	NKH

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT  
 OFFICE OF WATER RESOURCES  
 FRESHWATER WETLANDS PROGRAM  
 APPROVED WITH CONDITIONS  
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 DATED **DEC 8 2008** FILE # **OK-0327**  
 NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL  
 APPROVED PLANS MUST BE AT CONSTRUCTION SITE

*Margaret D. Wenzel*

SHEET	SCALE
3 OF 3	1"=20'