



State of Rhode Island and Providence Plantations
Coastal Resources Management Council
Oliver H. Stedman Government Center
4808 Tower Hill Road, Suite 3
Wakefield, RI 02879-1900

(401) 783-3370
Fax (401) 783-2069

PUBLIC NOTICE

File Number: 2017-03-034

Date: February 20, 2018

This office has under consideration the application of:

Edward P. & Ellen C. Reynolds
88 Washington Street
Newport, RI 02840

for a State of Rhode Island Assent to construct and maintain: a residential boating facility to consist of a 4 foot wide fixed pier and fixed "T" head to extend a total of 102.6' beyond MLW. The facility will be constructed over submerged aquatic vegetation (eelgrass) and will utilize the Burdick and Short method to provide a sufficient height over the marine bottom to mitigate shading impacts associated with the pier. The project requires a 52.6' variance to extend beyond 50 feet of MLW however, this variance is supported by the need to extend the dock to a minimum depth of - 5' MLW as required by RICRMP Section 1.3.1(R)4(e) to minimize impacts on eelgrass.

Project Location:	88 Washington Street
City/Town:	Newport
Plat/Lot:	12 / 46
Waterway:	Newport Harbor

Plans of the proposed work may be seen at the CRMC office in Wakefield.

In accordance with the Administrative Procedures Act (Chapter 42-35 of the Rhode Island General Laws) you may request a hearing on this matter.

You are advised that if you have good reason to enter protests against the proposed work it is your privilege to do so. It is expected that objectors will review the application and plans thoroughly, visit site of proposed work if necessary, to familiarize themselves with the conditions and cite what law or laws, if any, would in their opinion be violated by the work proposed.

If you desire to protest, you must attend the scheduled hearing and give sworn testimony. A notice of the time and place of such hearing will be furnished you as soon as possible after receipt of your request for hearing. If you desire to request a hearing, to receive consideration, it should be in writing (**with your correct mailing address, e-mail address and valid contact number**) and be received at this office on or before March 22, 2018.



PROJECT
LOCATION
88 WASHINGTON ST.

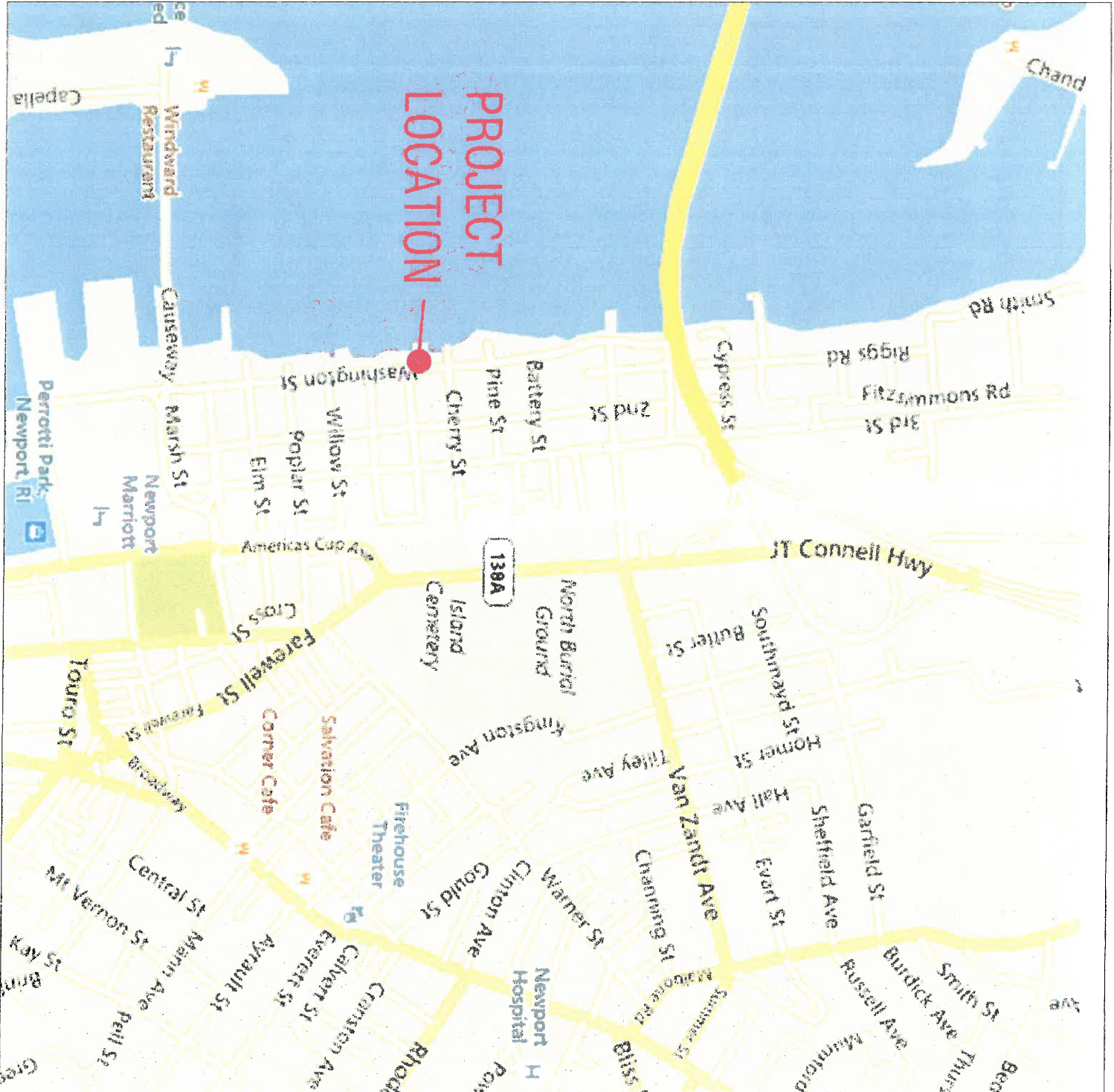
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LOCUS MAP

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OWNER/SITE ADDRESS:
EDWARD REYNOLDS
88 WASHINGTON ST.
NEWPORT, RI 02840

PROPERTY TYPE	NUMBER OF PROPERTIES	PERCENTAGE OF TOTAL
APARTMENT	1,234	12.3%
CONDO	567	5.6%
HOUSE	3,456	34.5%
LOT	789	7.8%
MANUFACTURED HOME	234	2.3%
MOBILE HOME	123	1.2%
OTHER	987	9.8%
ROW HOUSE	456	4.5%
TOWN HOUSE	678	6.7%
VACATION HOME	321	3.2%
WATERFRONT	109	1.0%
WATERFRONT CONDO	87	0.8%
WATERFRONT HOUSE	65	0.6%
WATERFRONT LOT	43	0.4%
WATERFRONT MANUFACTURED HOME	21	0.2%
WATERFRONT MOBILE HOME	10	0.1%
WATERFRONT OTHER	5	0.05%
WATERFRONT ROW HOUSE	3	0.03%
WATERFRONT TOWN HOUSE	2	0.02%
WATERFRONT VACATION HOME	1	0.01%
WATERFRONT WATERFRONT	1	0.01%

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SAV NOTES:
REPORT ENTITLED "SUBMERGED AQUATIC
VEGETATION (SAV) ASSESSMENT LETTER OF
FINDINGS, 68 WASHINGTON ST. AP 12 LOT
46, NEWPORT, RI. PROJECT: 17021

DOCK IS DESIGNED TO ACCOUNT FOR PRESENCE OF SAVS. DOCK IS DESIGNED IN ACCORDANCE WITH THE BURDECK & SHORT FORMULA FOR DOCK HEIGHT

IN ORDER TO PREVENT UNNECESSARY SHADING OF SAVS, VESSEL SHALL NOT NORMALLY BE TIED UP AT DOCK. VESSEL SHALL BE MOORED ON THE APPLICANTS MOORING WHEN NOT IN USE.

DAY NINETEEN

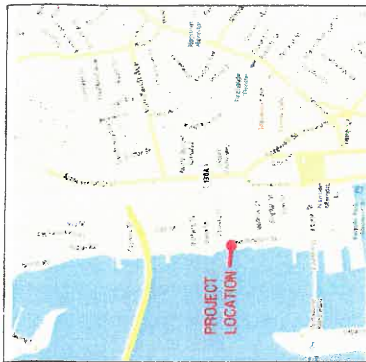
REFERENCE PLAN:
PLAN ENTITLED "SURVEY PLAN OF LAND SHOWING RIPARIAN LINES
FOR LAND NOW OR FORMERLY BELONGING TO THE ANNE P.
REYNOLDS TRUST"
LAND KNOWN AS
ASSESSOR'S PLAT 12, LOT 46 SITUATED ON WASHINGTON STREET
IN THE CITY OF NEWPORT, RHODE ISLAND
DATED: FEBRUARY 7, 2012
BY: EASTERBROOKS & ASSOCIATES

DATUM:
REFERENCE DATUM IS MEAN
LOW WATER

NOTES:
-MOORING AREA IS APPROXIMATELY 75' BEYOND END OF EXISTING DOCK TO NORTH AND PARALLEL TO SHORELINE.
-ALL MOORINGS FOUND WITHIN 50' OF END OF PROPOSED DOCK HAVE BEEN SHOWN ON PLAN.

[illegible][illegible]

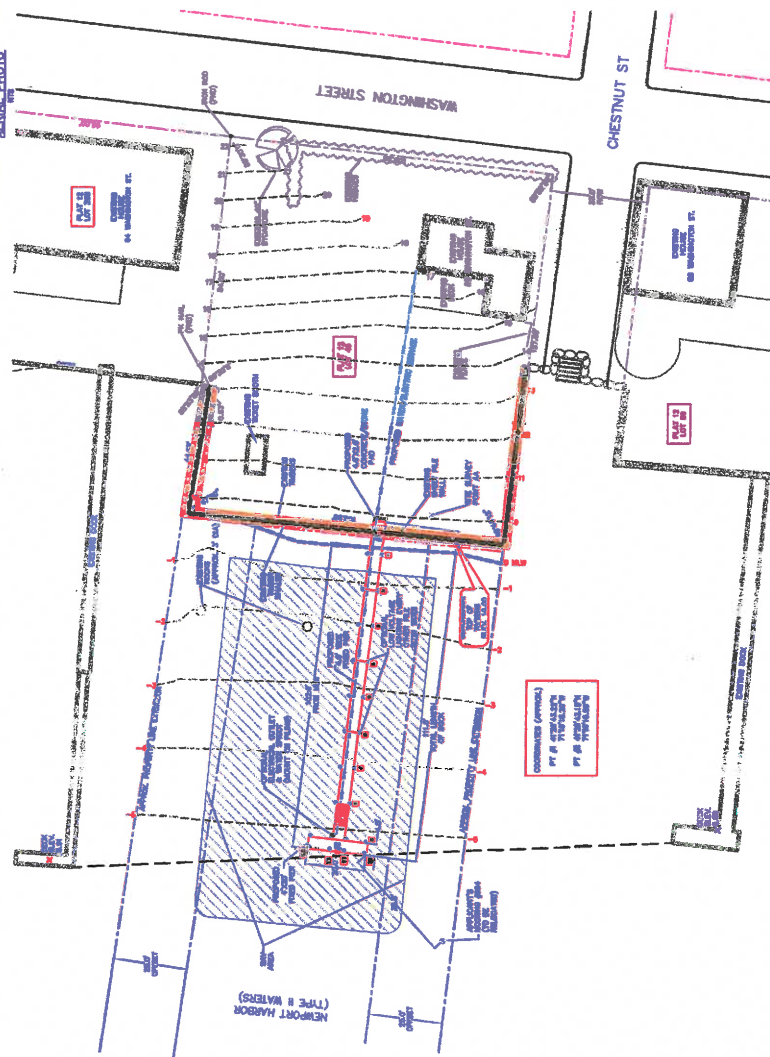
AERIAL PHOTO



LOCUS MAP



PLAY PLAN



CHESTNUT LEAF BEETLE



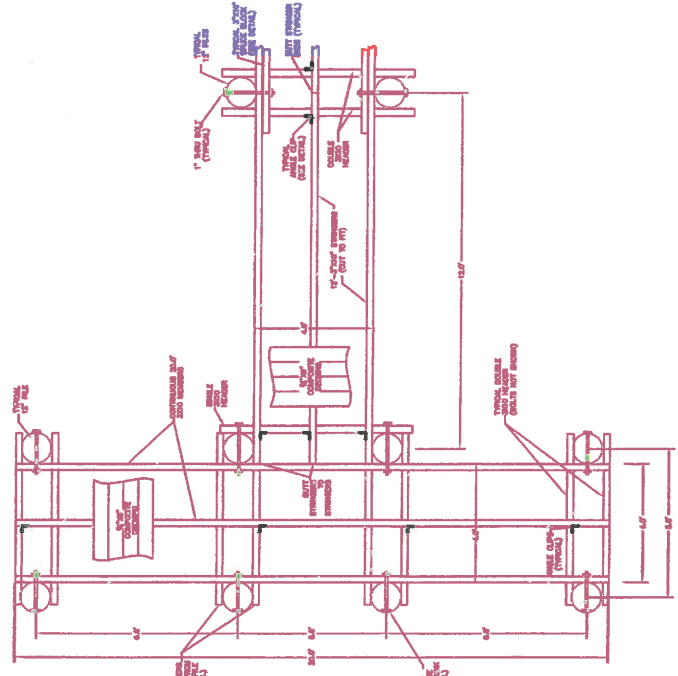
DATUM:
REFERENCE DATUM IS MEAN
LOW WATER



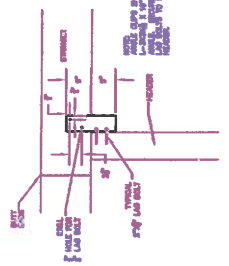
OWNER/SITE ADDRESS:
EDWARD REYNOLDS
88 WASHINGTON ST.
NEWPORT, RI 02840

THIS DRAWING IS A PART OF THE PROJECT
AND IS NOT TO BE USED FOR ANY OTHER
PROJECT WITHOUT THE WRITTEN CONSENT
OF THE ENGINEER. ANY REUSE OR
MODIFICATION OF THIS DRAWING WITHOUT
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IS STRICTLY PROHIBITED.

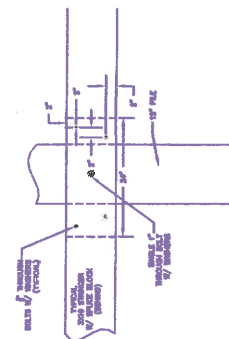
DOCK FRAMING PLAN
NOT TO SCALE



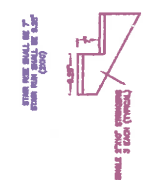
STRINGER HEADER CONNECTION DETAIL
NOT TO SCALE



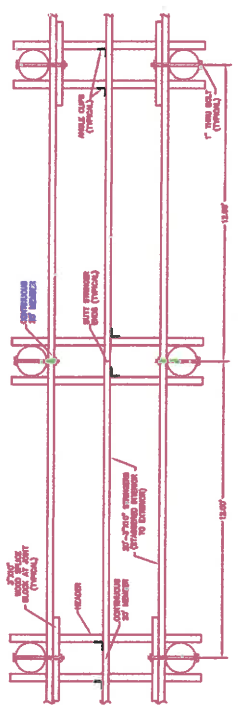
SPLICE BLOCK DETAIL
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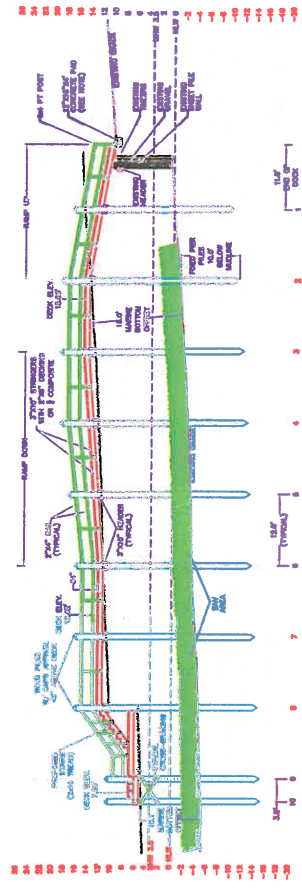
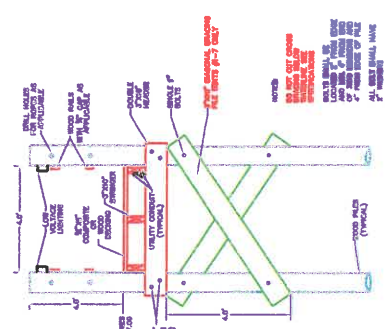
STAIR DETAIL
NOT TO SCALE



TYPICAL STRINGER LAYOUT
NOT TO SCALE



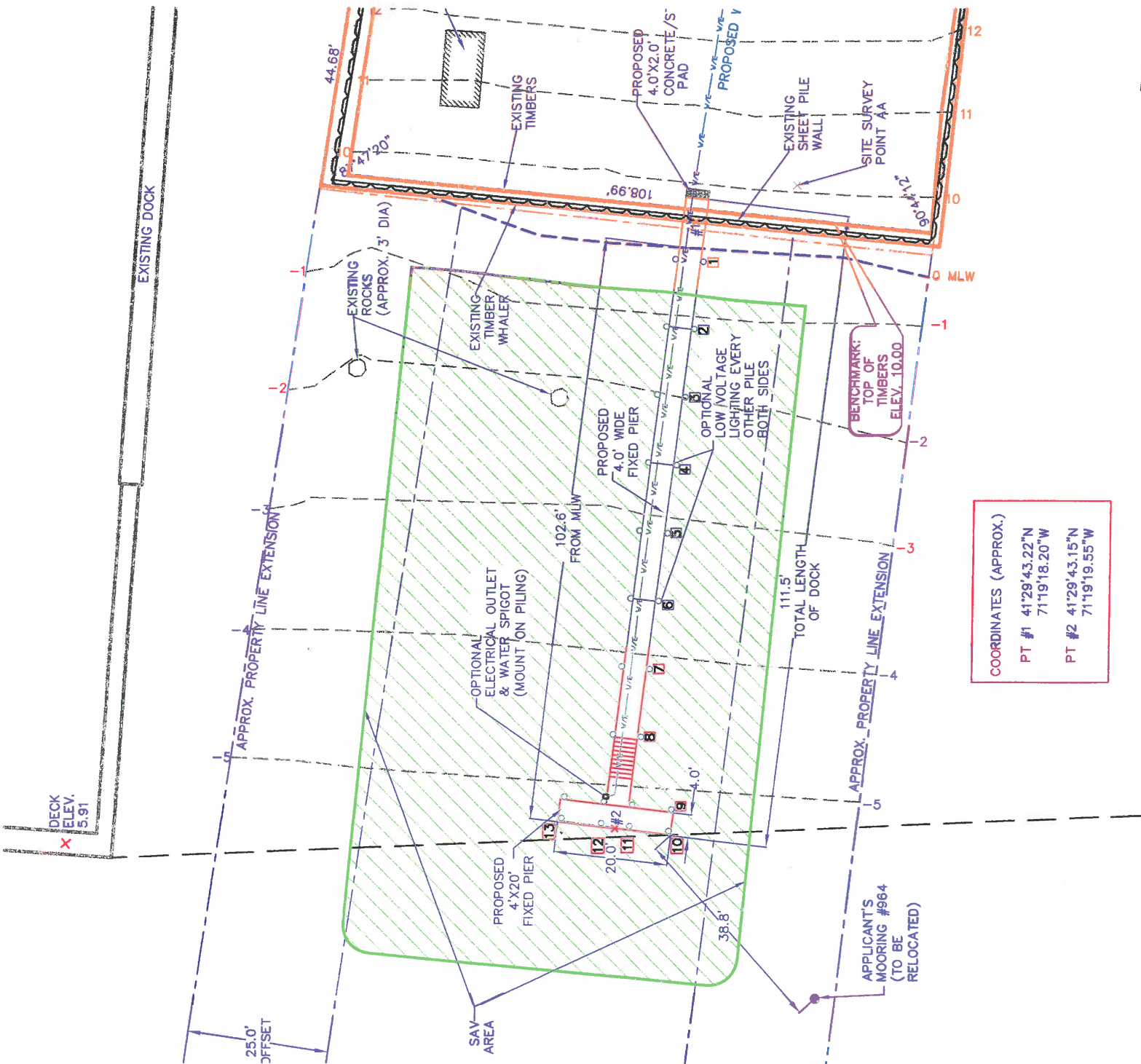
TYPICAL CROSS SECTION
NOT TO SCALE



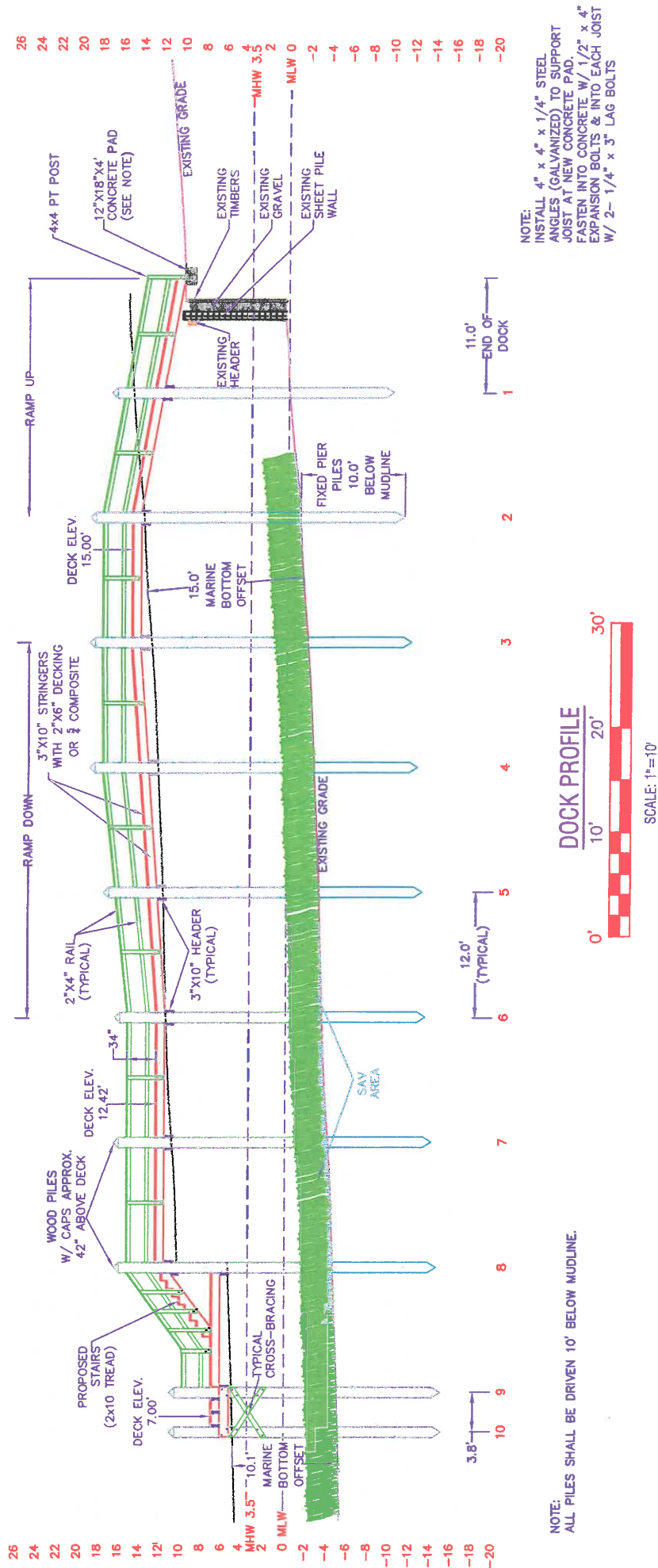
DOCK PROFILE
SCALE 1"=10'

END PROFILE
SCALE 1"=10'

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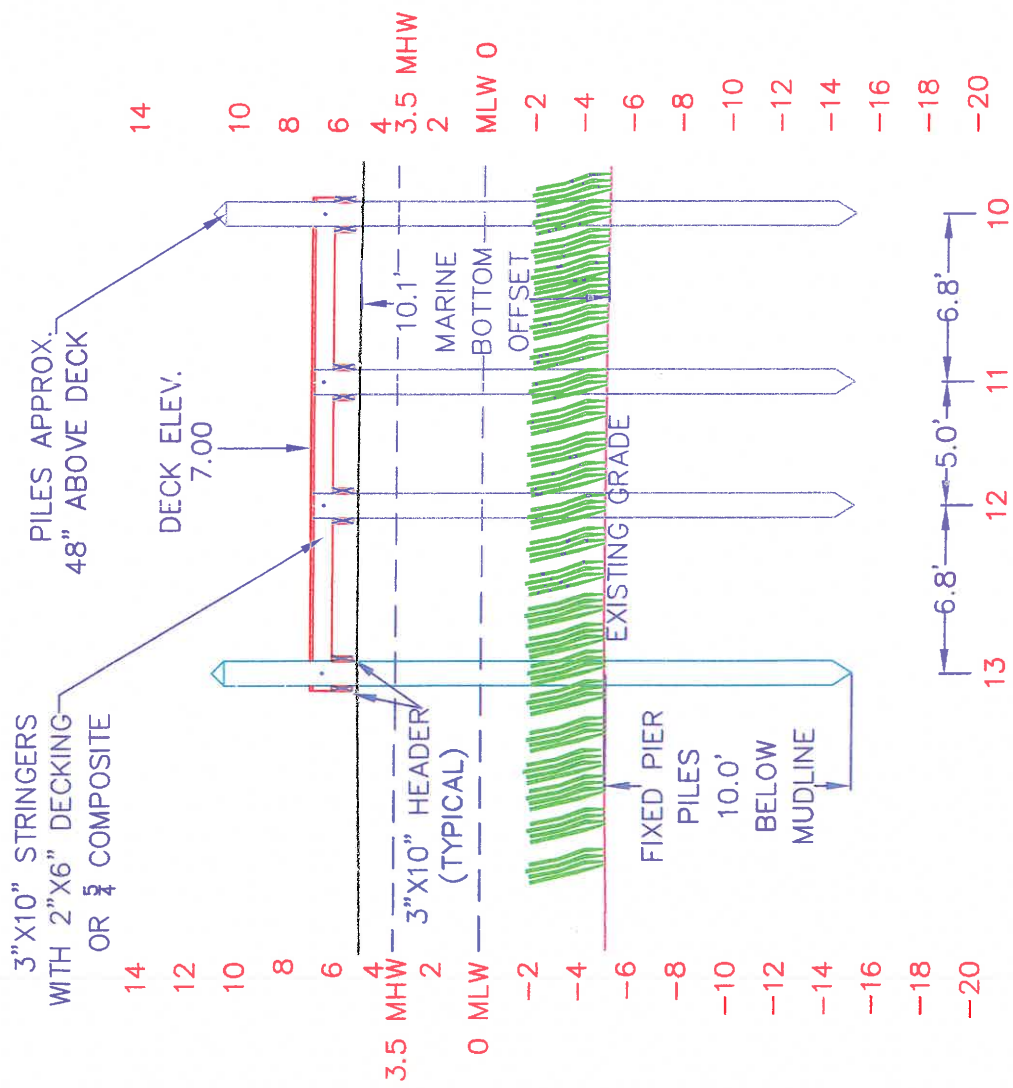
COORDINATES (APPROX.)
 PT #1 41°29'43.22"N
 71°19'18.20"W
 PT #2 41°29'43.15"N
 71°19'19.55"W



NOTE: ALL PILES SHALL BE DRIVEN 10' BELOW MUDLINE.

NOTE:

INSTALL 4" x 4" x 1/4" STEEL ANGLES (GALVANIZED) TO SUPPORT JOIST AT NEW CONCRETE PAD. FASTEN INTO CONCRETE W/ 1/2" x 4" EXPANSION BOLTS & INTO EACH JOIST W/ 2- 1/4" x 3" LAG BOLTS



NOTE;
ONLY END PILES
ABOVE DECK

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END PROFILE



SCALE: 1"=10'