

State of Rhode Island
Coastal Resources Management Council
Oliver H. Stedman Government Center
4808 Tower Hill Road, Suite 3
Wakefield, RI 02879
(401)783-3370

State of Rhode Island
Department of Environmental Management
Office of Technical and Customer Asst.
235 Promenade Street
Providence, RI 02908-5767
(401)222-6822

MODIFIED 20-Day JOINT PUBLIC NOTICE

CRMC File No.: 2018-02-061

Date: July 13, 2018

RIDEM Water Quality Certification Number: 18-035

These offices have under consideration the application of:

Scott's Wharf LLC
c/o Mr. Samuel J. Bradner
4 Commercial Wharf, Newport, RI

for State of Rhode Island Assent (in accordance with the Coastal Resources Management Program), and State of Rhode Island Water Quality Certification (in accordance with Chapter 42-35 pursuant to Chapters 46-12 and 42-17.1 of the RIGL, as amended) to:

Redevelop the site as a mixed-use facility housing a boutique hotel, a restaurant, and retail and office space. The facility will include covered and open parking spaces (166 spaces total) and will provide dedicated public access in the form of a pedestrian path along the water. Also, fill an existing boat ramp and associated tidal waters to accommodate the construction of a stormwater treatment facility (bioretention area) designed to treat a portion of the stormwater runoff associated the redevelopment proposal. An open-air elevated deck accessible from America's Cup Avenue will also be available to the public. Public access improvements are proposed to compensate for the filling of tidal waters and for commercial redevelopment of the site.

(This modified notice now includes the redevelopment proposal for the site in addition to the previously noticed application to fill the existing boat ramp and associated tidal waters.)

Project Location: west of America's Cup Avenue / Newport Harbor Waterfront

Street & Number: 4 Commercial Wharf

City/Town: Newport

Plat Number: 27 Lot Number: 77, 78

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.

This also serves as notice that the Rhode Island Department of Environmental Management, Office of Water Resources, Water Quality Certification Program has under consideration and review the same proposed activity as described above for compliance with the State's Water Quality Regulations (AUTHORITY: in accordance with Clean Water Act, as amended (33 U.S.C. 1251 et.seq.; Chapter 42-35 pursuant to Chapters 46-12 and 42-17.1 of the Rhode Island General Laws of 1956, as amended).

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 and be received at this office on or before **August 2, 2018**.

It is expected that objectors will review the application and associates plans thoroughly. Comments that pertain to this Joint Notice must be submitted in writing and must be addressed to Rhode Island Coastal Resources Management Council and Rhode Island Department of Environmental Management at the above referenced addresses.

Prepared for Scotts Wharf LLC

HAMMETT'S WHARF BOAT RAMP CONVERSION 4 COMMERCIAL WHARF | NEWPORT, RHODE ISLAND AP 27 LOTS 77, 78, 248, & 281

FEBRUARY 2018
REVISED MARCH 2018
REVISED JUNE 29, 2018

Drawing Index

COVER SHEET

- CU.1 GENERAL NOTES AND LEGEND
- CU.2 EXISTING CONDITIONS PLAN
- CU.3 PUBLIC ACCESS PLAN
- CU.0 SITE PREPARATION AND DEMOLITION PLAN
- C2.0 SITE IMPROVEMENTS PLAN
- C3.0 BIO-RETENTION CROSS-SECTION PLAN
- C4.0 GRADING PLAN
- C5.0 DRAINAGE AND UTILITY PLAN
- C6.1 CIVIL DETAILS 1
- C6.2 CIVIL DETAILS 2
- C6.3 CIVIL DETAILS 3
- C6.4 CIVIL DETAILS 4
- C6.5 CIVIL DETAILS 5
- C6.6 CIVIL DETAILS 6
- C6.7 CIVIL DETAILS 7
- C6.8 CIVIL DETAILS 8



LOCUS PLAN
SCALE: 1" = 1500'



AERIAL PLAN
SCALE: 1" = 300'



Prepared by:
PARE CORPORATION
Foxboro, Massachusetts



PERMIT SUBMISSION

RECEIVED
JUL 11 2018
COASTAL RESOURCES
MANAGEMENT COUNCIL

COASTAL RESOURCES
MANAGEMENT COUNCIL

NOTES:

1. ELEVATION DATA BELOW ELEVATION 0 ON THE EXISTING BOAT RAMP IS BASED ON FIELD MEASUREMENTS BY PASE CORPORATION IN JANUARY 2016.

[illegible]

RHODE ISLAND S.P.C.S. (NADBS)

AMERICA'S CUP AVENUE

4 COMMERCIAL WHARF
NEWPORT, RHODE ISLAND

NEWPORT, RHODE ISLAND

PEREGRINE
GROUP LLC
WWW.PEREGRINEGRP.COM

PAR
ENGINEERS - SCIENTISTS - PLANNERS
10 LINCOLN ROAD, SUITE 210
FOXBORO, MA 02035
508-543-1755

LANCE A. HILL
No. 8286
REGISTERED
PROFESSIONAL ENGINEER
CIVIL

**EXISTING
CONDITIONS
PLAN**

CO.2

1987, 2001, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 2680, 2681, 2682, 2683, 2684, 26

Graphic Scale $1''=20'$



UNION STUDIO
400 W. College & Union, Suite 100
140 Union Street Providence, RI 02903
t 401.778.4334 f 401.778.4863
www.unionstudio.com

© 2010 LARSEN STUDIO
ARCHITECTURE & COMMUNITY DESIGN
DOUGLAS NORTH BLDG.

CLIENT:
SCOTT'S WHARF, LLC
20 NEWMAN AVENUE
SUITE 1005
RUMFORD, RI 02916
TEL: 401.270.0800
CONTACT: SAM BRADNER

HAMMETTS WHARF HOTEL

COMMERCIAL WHARF
NEWPORT, RI 02840

NOT FOR CONSTRUCTION

100% DESIGN
DEVELOPMENT

100

1630

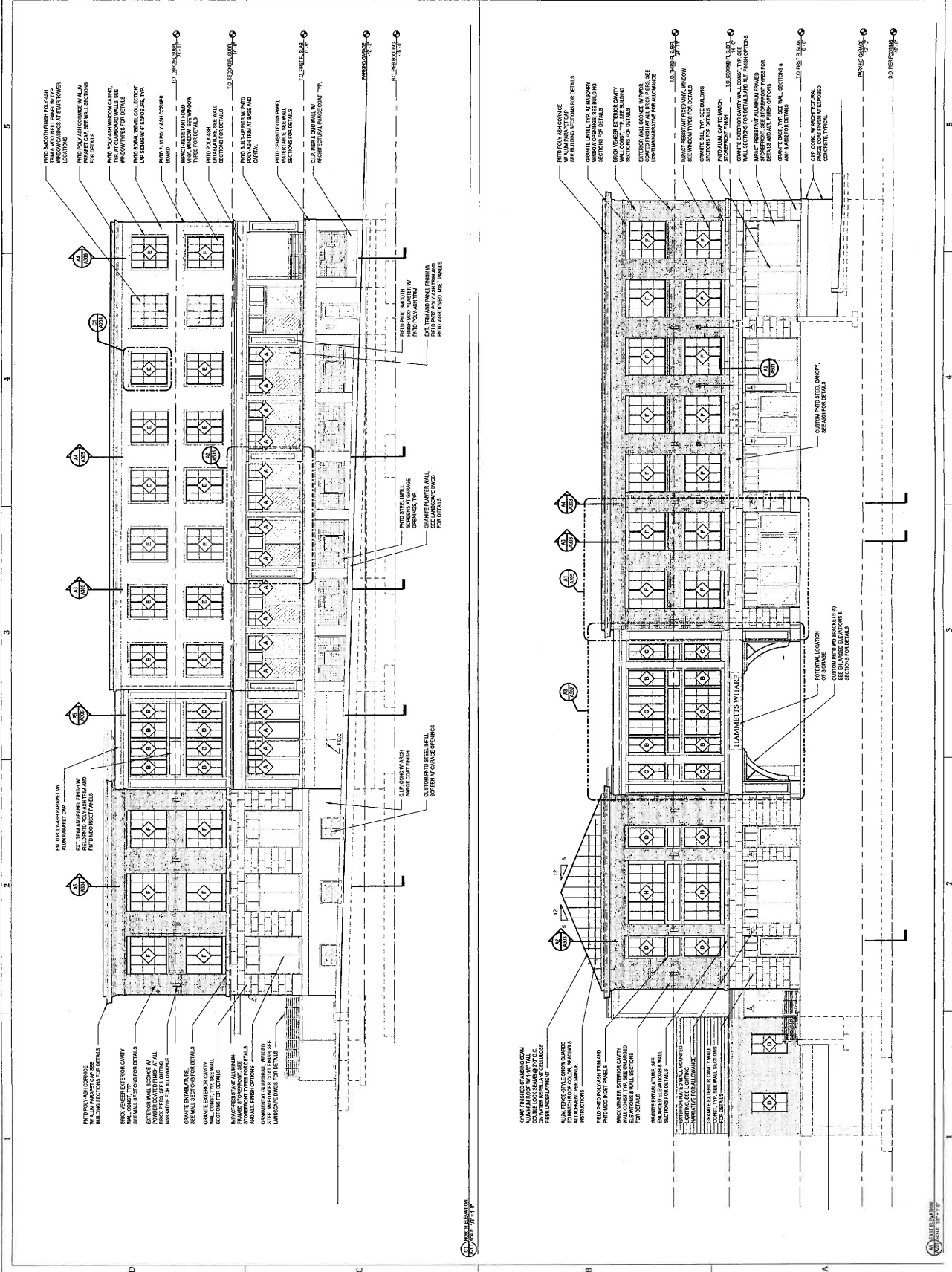
DATE: JUNE 13, 2011

CALL: 1-800-1-1-2011

CONSTRUCTIVE & COMMUNITY DESIGN
THE DOCUMENTS HAVE BEEN PREPARED BY
INTERCOM INCORPORATED, I.T.C.

EXTERIOR ELEVATIONS

A201



A1 EAST ELEVATION
 SCALE 1/8" = 1'-0"

PERMIT SUBMISSION

RECEIVED
JUL 11 2018

COASTAL RESOURCES
MANAGEMENT COUNCIL

PEREGRINE GROUP LLC
WWW.PEREGRINEGROUP.COM

COMMITTEE

COMMITTEE

PARC
PARE CORPORATION
ENGINEERS - SCIENTISTS - PLANNERS
300 STATE STREET, SUITE 210
FOXBORO, MA 02035
508-543-1755

LANCE A. HILL
No. 0256
REGISTERED PROFESSIONAL ENGINEER

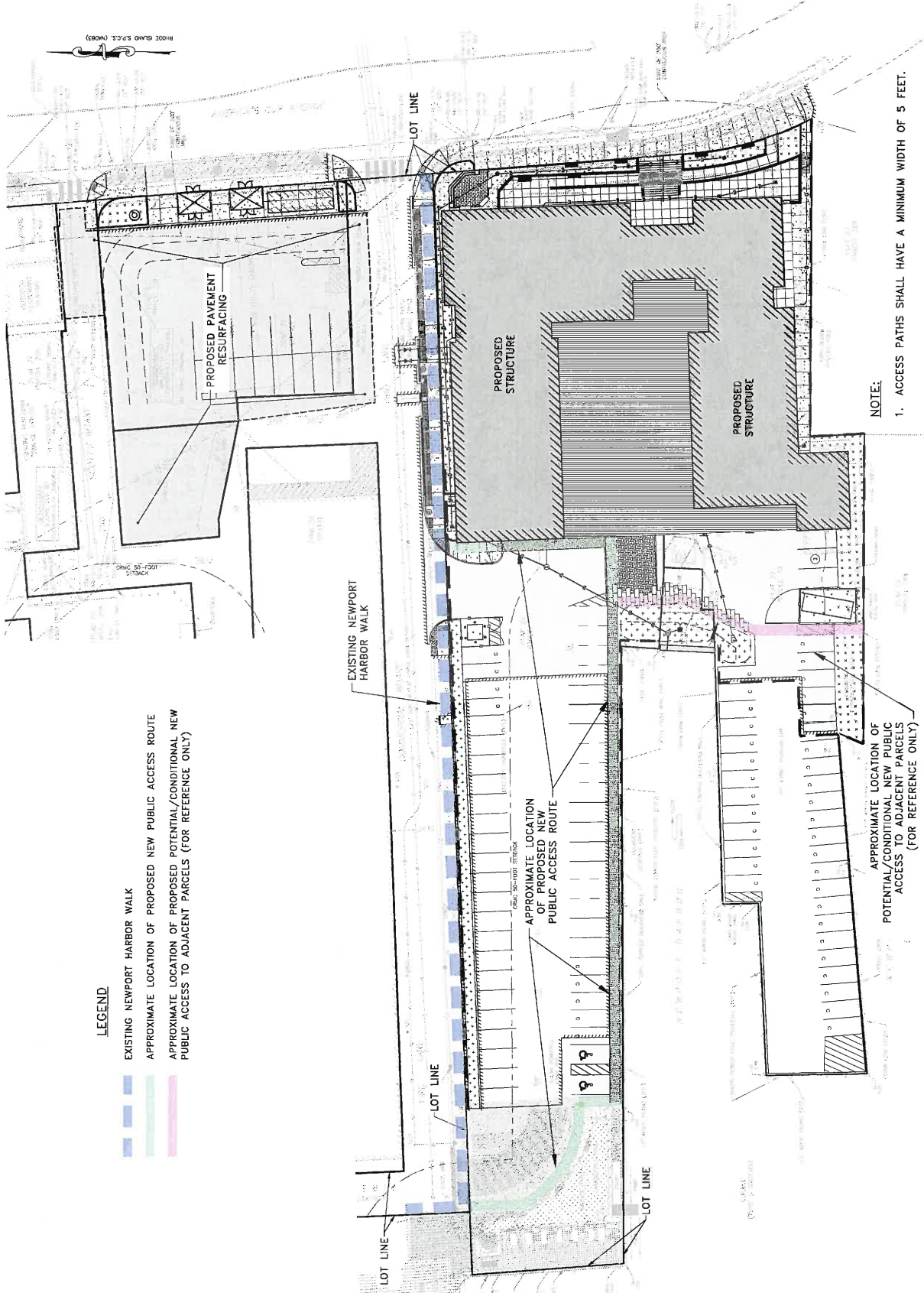
HAMMETTS WHARF - BOAT RAMP CONVERSION
NEWPORT, RHODE ISLAND

PROJECT NO.	140505
SCALE	1" = 30'
DRAWN BY	AW
CHECKED BY	GD
DATE	JAN 15, 2018
PROJECT	BOAT RAMP CONVERSION
REVISIONS	
DATE	
BY	

PUBLIC ACCESS PLAN

C0.3

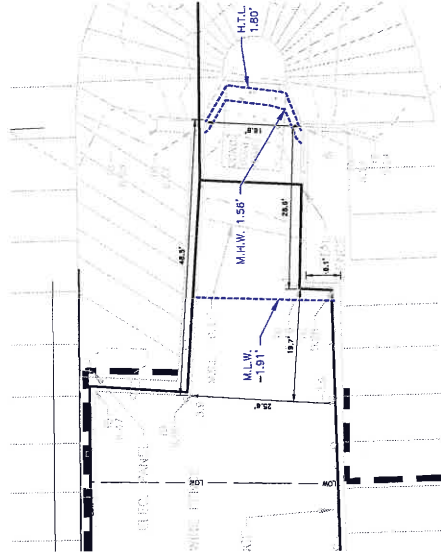
SHEET 3 OF 16



LEGEND

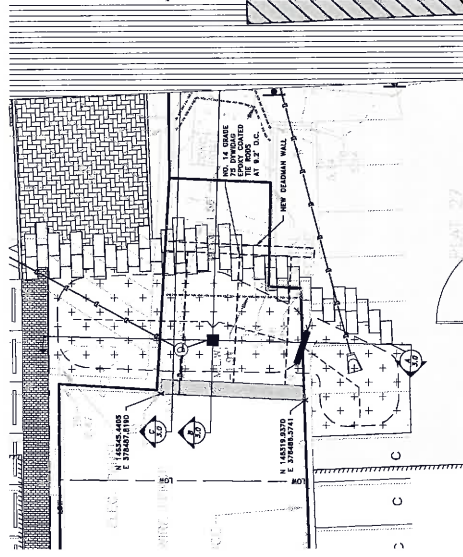
- EXISTING NEWPORT HARBOR WALK
- APPROXIMATE LOCATION OF PROPOSED NEW PUBLIC ACCESS ROUTE
- APPROXIMATE LOCATION OF PROPOSED POTENTIAL/CONDITIONAL NEW PUBLIC ACCESS TO ADJACENT PARCELS (FOR REFERENCE ONLY)

PERMIT SUBMISSION



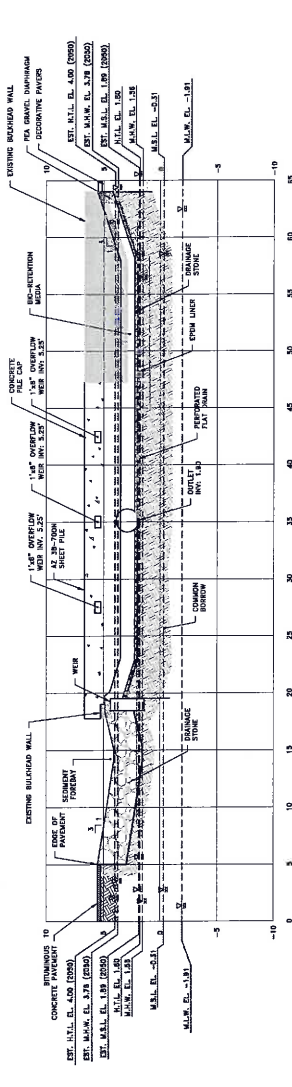
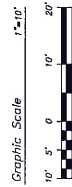
EXISTING BOAT RAMP SKETCH

SCALE: 1"=10'



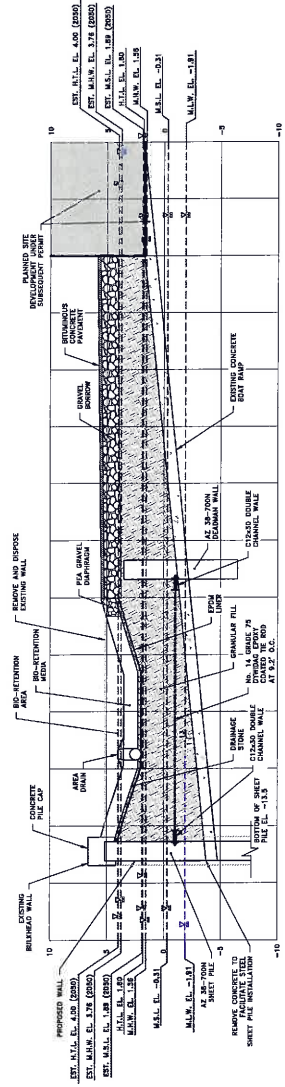
SITE SKETCH

SCALE: 1"=10'



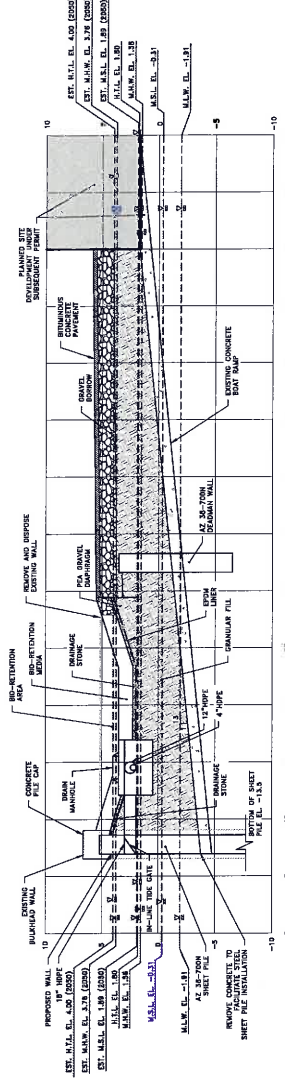
SECTION A

SCALE: 1"=10'



SECTION B

SCALE: 1"=10'



SECTION C

SCALE: 1"=10'

PERMITS

PEREGRINE GROUP LLC
WWW.PEREGRINEGROUP.COM

PARE
PARE CORPORATION
ENGINEERS - SCIENTISTS - PLANNERS
1000 STATE STREET, SUITE 210
FOXBORO, MA 01935
508-583-1755

LANCE A. HILL
No. 10000
REGISTERED PROFESSIONAL ENGINEER
MASSACHUSETTS
EXPIRATION DATE: 12/31/2017

HAMMETTS WHARF - BOAT RAMP CONVERSION
4 COMMERCIAL WHARF
NEWPORT, RHODE ISLAND

PROJECT NO: 032005
SCALE: 1"=20'
DRAWN: JMS
CHECKED: JMS
DATE: JAN 20, 2016
PROJECT: BIORETENTION
SHEET TITLE: BIO-RETENTION CROSS-SECTION PLAN
C3.0
SHEET 6 OF 16