



State of Rhode Island
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: 2024-02-002 Date: May 31, 2024

This office has under consideration the application of:

96 Washington Street LLC
c/o Andrew & Kelly Salem
29 Greenough Place
Newport, RI 02840

for a State of Rhode Island Assent to construct and maintain: a 4'x 143.4' residential dock consisting of a fixed pier and an 80 SF fixed terminal T (4' x 20') with a 1,200lb boat lift, portions of which are within a submerged aquatic vegetation (SAV) zone. The proposed dock will extend 75' beyond mean low water (MLW) terminating in an area to achieve approximately 5' depth at MLW in a SAV zone. The fixed terminal T falls within the 25' setback of the southern property line extension (PLE). 16.6' from the PLE. A letter of no objection from the southern abutter has been provided. A 25' length variance is requested for dock terminating at 75' beyond MLW, where 50' is the standard (Reference: RedBook 650-RICR-20-00-01 Section 1.3.1(D)(11)(l)(2)).

Project Location:	96 Washington Street
City/Town:	Newport
Plat/Lot:	Plat 12, lot 247
Waterway:	Narragansett Bay

Plans of the proposed work can be requested at Cstaff1@crmc.ri.gov.

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 June 30, 2024.

Please email your comments/hearing requests to: cstaff1@crmc.ri.gov; or mail via USPS to: Coastal Resources Management Council; O. S. Government Center, 4808 Tower Hill Road, Rm 116; Wakefield, RI 02879.

/lat

TIMBER NOTES:

1. ALL JOISTS, THREADS, AND POSTS SHALL BE PRESSURE TREATED SOUTHERN YELLOW PINE NO. 2 DENSE OR BETTER, HAVING THE FOLLOWING MINIMUM PROPERTIES: Fb=1500 PSI (SINGLE USE), Fb=1750 PSI (REPETITIVE) Fv=95 PSI, E=1,700,000 PSI
2. SEE NAILING SCHEDULE, APPENDIX C, RI STATE BUILDING CODE. FOR NAILING NOT SPECIFICALLY CALLED OUT ON THE DRAWINGS USE GALVANIZED COMMON NAILS
3. SPIKE TOGETHER ALL FRAMING MEMBERS WHICH ARE BUILT UP USING MULTIPLE 2x LUMBER.
4. ALL JOISTS, THREADS, POSTS, AND RAILS SHALL BE PRESERVED WITH CHROMATED COPPER ARSENATE (CCA) MEETING THE AMERICAN WOOD PRESERVERS ASSOCIATION (AWPA) 1994 STANDARDS. THE PRESSURE TREATED MEMBERS SHALL CONTAIN 2.5 PCF MINIMUM OF CCA.

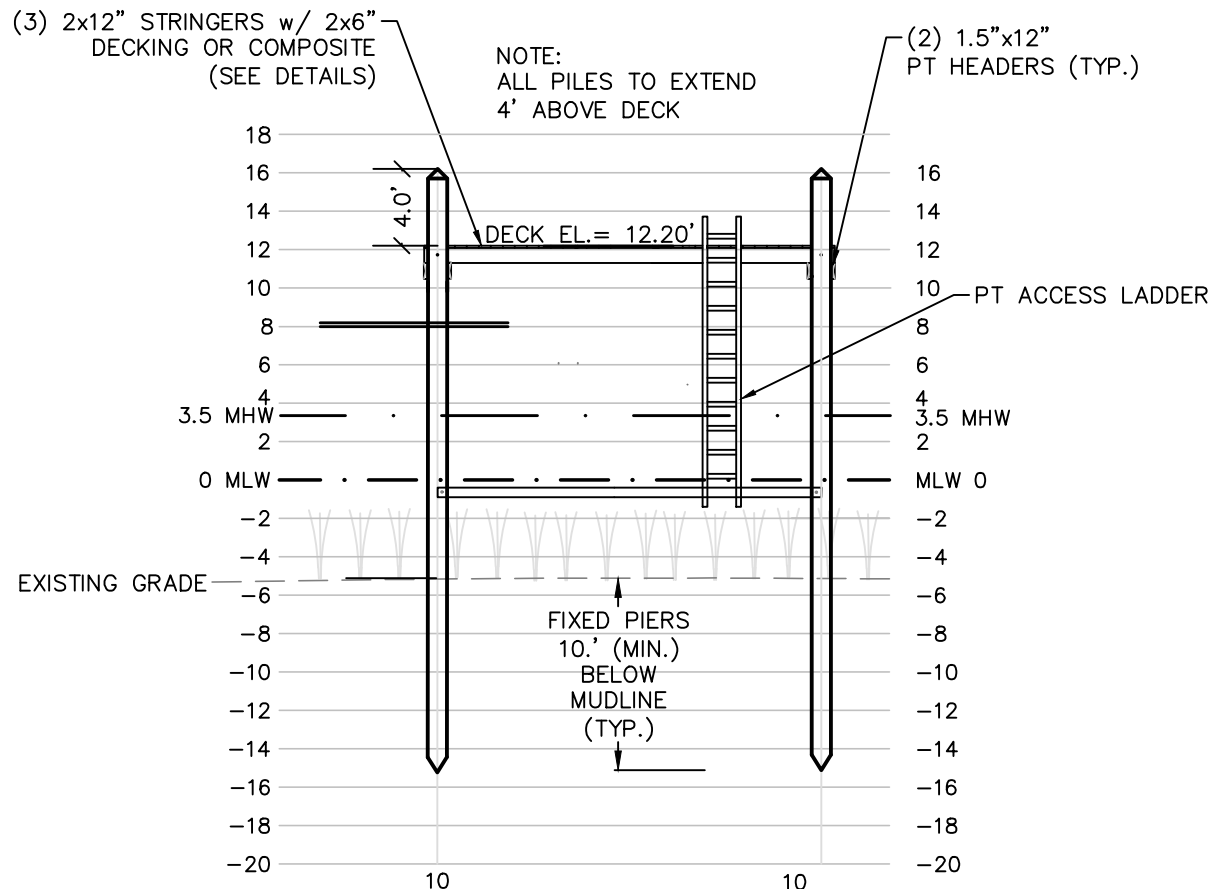
TIMBER PILING NOTES:

1. ROUND TIMBER PILING SHALL BE NEW LONGLEAF, SHORT LEAF LOBLOLLY OR SLASH SPECIES OF SOUTHERN PINE OR NEW COASTAL SPECIES OF PACIFIC COAST DOUGLAS FIR, SUPPLIED TO THE SITE IN ACCORDANCE WITH THE REQUIREMENTS OF ASTM D 25, LATEST REVISION.
2. SIZES SHALL BE FURNISHED IN ACCORDANCE WITH ASTM D 25, LATEST REVISION. TABLE 1(A) AND (B), SIZE 3 FT. FROM HEAD.
3. ALL PILES SHALL BE OF SOUND TIMBER SUITABLE FOR DRIVING. CUT ABOVE THE GROUND SWELL, FREE FROM DECAY, UNSOUND KNOTS, IN GROUPS OR CLUSTERS, WINDSHAKES AND SHORT OR REVERSED BENDS. THE MAXIMUM DIAMETER OF ANY SOUND KNOT SHALL BE ONE-THIRD THE DIAMETER OF THE PILE SECTION WHERE THE KNOT OCCURS, BUT NOT MORE THAN FOUR INCHES IN THE LOWER HALF OF PILE LENGTH NO MORE THAN FIVE INCHES OTHERWISE. ALL KNOTS SHALL BE TRIMMED FLUSH WITH THE BODY OF THE PILE AND ENDS SHALL BE SQUARED WITH THE AXIS. ALL PILES SHALL BE THOROUGHLY PEELED.

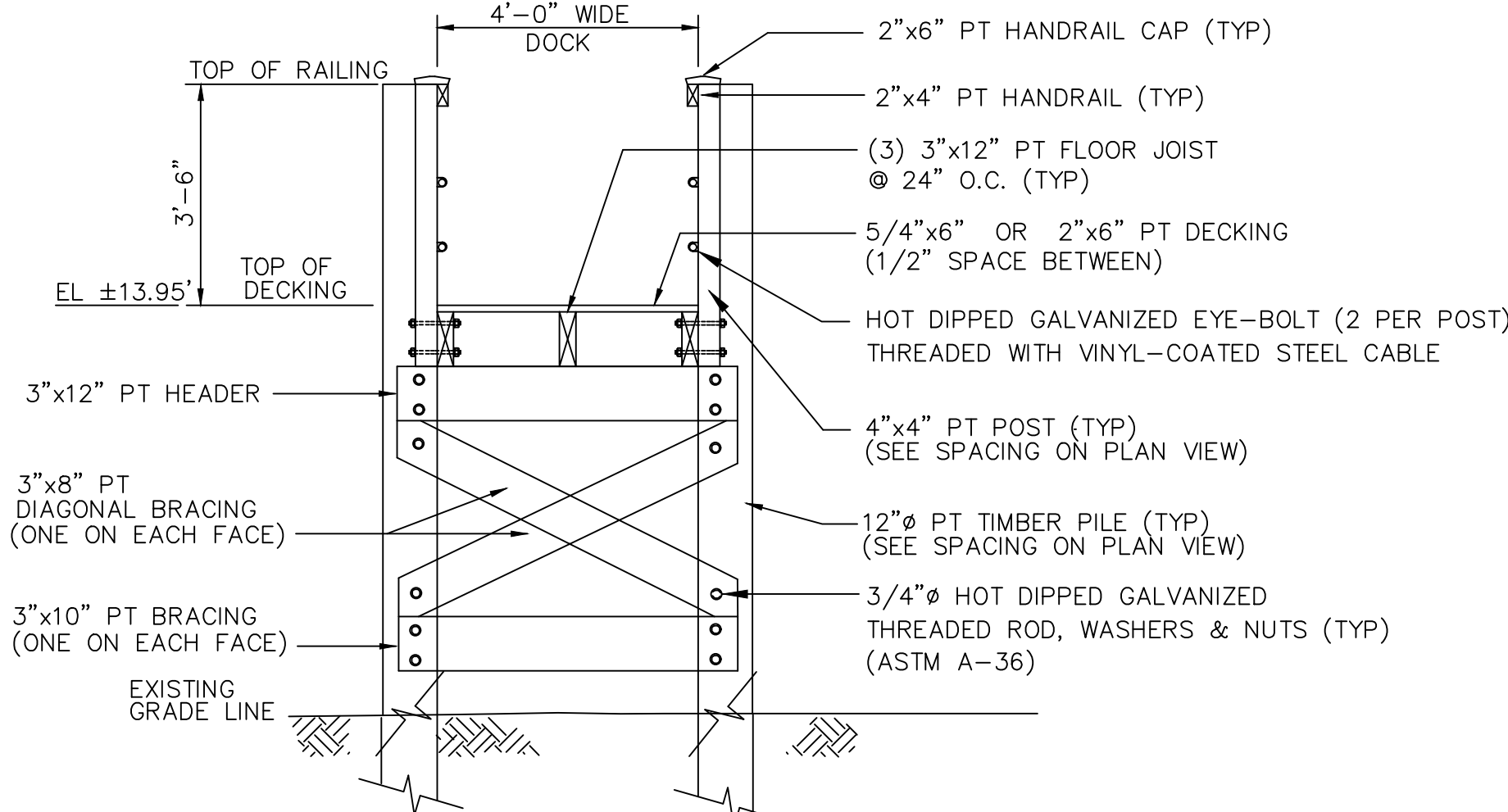
4. TIMBER PILING SHALL BE PRESSURE-TREATED IN ACCORDANCE WITH WITH AWPA C1,C3 AND C18 WHERE C18 GOVERNS (2.5 CCA PCF)
5. TIMBER PILING SHALL HAVE A MINIMUM OF 1200 PSI ALLOWABLE COMPRESSIVE DESIGN STRENGTH IN ACCORDANCE WITH THE PROCEDURES OF ASTM D 2899, LATEST REVISION, AND BE CAPABLE OF WITHSTANDING DRIVING STRESSES OF 3000 PSI.
6. CUTOFFS AT HEAD WILL BE TREATED IN THE FIELD IN ACCORDANCE WITH AWPA M-4.
7. CUT OFF HEAD OF PILES TO ELEVATIONS INDICATED. PILE HEAD CUT OFFS SHALL BE DISPOSED OFF THE SITE BY THE CONTRACTOR.
8. IF SITE-SPECIFIC CONDITIONS WARRANT, STEEL BOOTS OR ARROW PILE TIPS PER ASTM A 569 STEEL SHALL BE REQUIRED, USING 3/16, 1/4, OR 7/16 INCH THICK COMMERCIAL GRADE STEEL
9. THE TOPS OF INDIVIDUAL PILES AT CUTOFF ELEVATION SHALL BE WITHIN 3 INCHES OF PLAN LOCATIONS.
10. IF ANY OBSTRUCTIONS TO PILE DRIVING ARE ENCOUNTERED, THE CONTRACTOR SHALL PULL THE PARTIALLY DRIVEN PILE OR PILES AND REMOVE THE OBSTRUCTION BY MECHANICAL EQUIPMENT. PRE- EXCAVATION BY SPUDDING, JETTING, AUGURING OR ROTARY DRILLING IS PERMITTED WHEN PILES ARE DRIVEN THROUGH DENSE SOIL MATERIAL OR WHEN OBSTRUCTIONS ARE ENCOUNTERED.

CONCRETE NOTES:

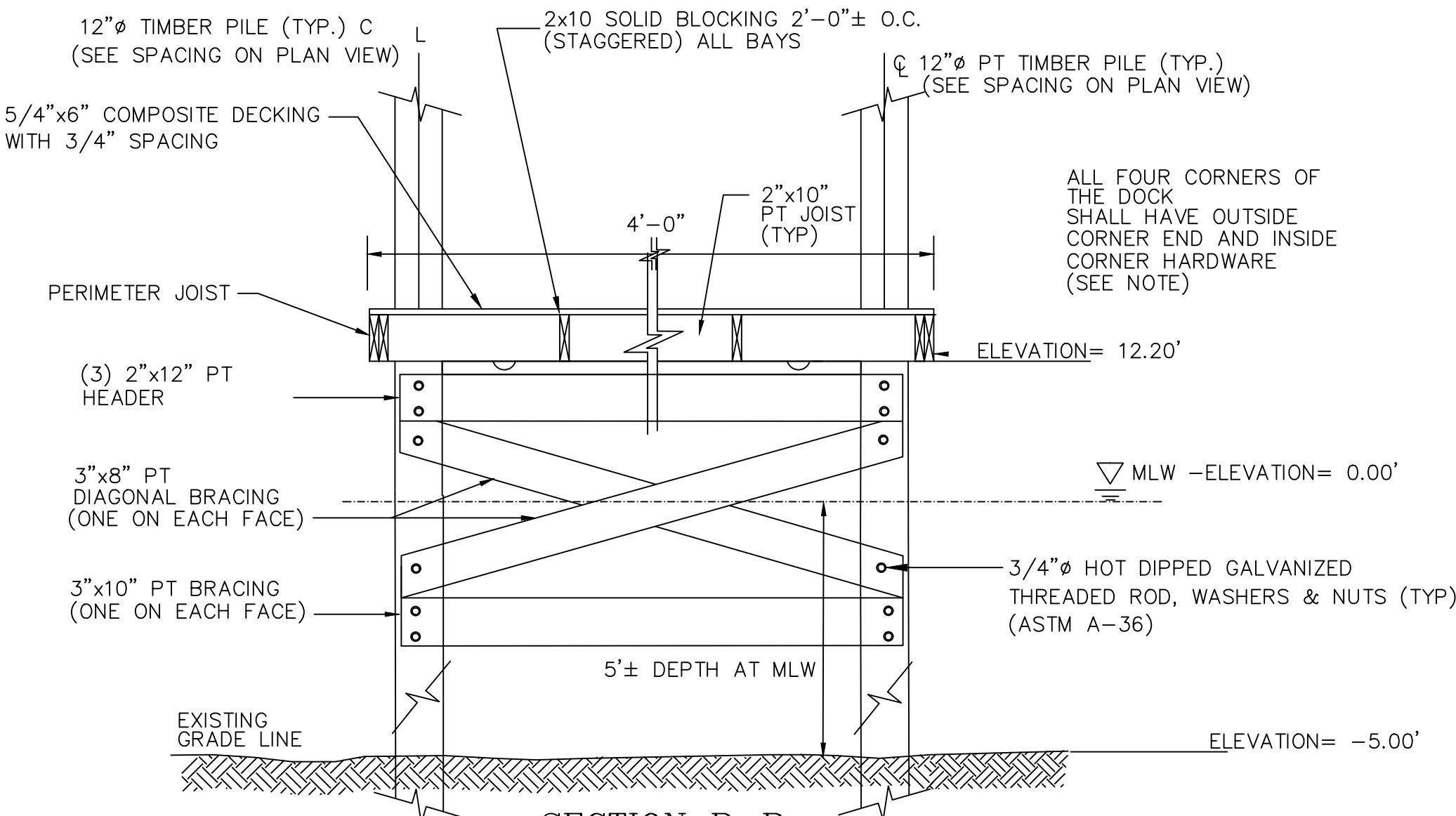
1. CONCRETE SHALL HAVE A 3000 P.S.I. MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS.



LADDER DETAIL
VERT.: 1" = 10"



SECTION A-A
SCALE: 1/2"=1'-0"



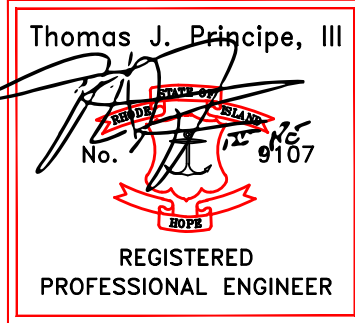
SECTION B-B
SCALE: 1/4"=1'-0"

SITE PHOTOS

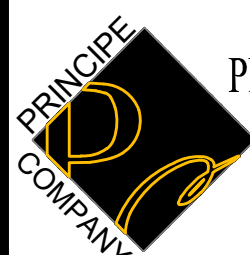


CRMC DOCK NOTES:

- 1.) The Executive Director or the Deputy Director may only grant a variance for the extension of a recreational or limited recreational boating facility out to 75 feet beyond MLW or up to a 50% increase beyond the fifty (50) foot standard (Section 300.4.E.3.I) provided engineering, biological, and other appropriate concerns are met.
- 2.) All residential and limited recreational dock designs shall be in accordance with Table 3 - Minimum Design Criteria, but in no case shall any structural member be designed to withstand less than 50 year storm frequency, including breaking wave conditions in accordance with ASCE 7 (current edition) and FEMA Manual 55. All design elements including the bathymetry shall be stamped by a Rhode Island registered Rhode Island Professional Engineer.
- 3.) Fixed structures which are for pedestrian access only shall be capable of supporting forty (40) pounds per square foot live load as well as their own dead weight; floating structures shall be capable of supporting a uniform twenty (20) pounds per square foot live load, or a concentrated load of four hundred (400) pounds. A written certification by the designer that the structure is designed to support the above design loads shall be included with the application.
- 4.) No creosote shall be applied to any portion of the structure.
- 5.) A residential or limited recreational boating facility shall be a maximum of four (4) feet wide, whether accessed by a fixed pier or float. The terminal float size shall not exceed one hundred fifty (150) square feet to be reviewed as a Category A application. A variance may be granted up to 200 square feet in excessive fetch areas, however this shall be reviewed as a Category B application at the full Council. In the absence of a terminal float, a residential boating facility may include a fixed terminal T or L section, no greater than four (4) by twenty (20) feet in size.
- 6.) All new or replacement floats shall utilize floatation that was specifically fabricated for marine use and warranted by its manufacturer for such use. Foam billets or foam bead shall not be utilized unless they are completely encapsulated within impact resistant plastic.
- 7.) Where possible, residential boating facilities shall avoid crossing coastal wetlands. In accordance with Section 300.17, those structures that propose to extend beyond the limit of emergent vegetative wetlands are considered residential boating facilities. Facilities shall be located along the shoreline so as to span the minimal amount of wetland possible. Facilities spanning wetlands shall be elevated a minimum of four (4) feet above the marsh substrate to the bottom of the stringers, or constructed at a 1:1 height to width ratio. Construction in a coastal wetland shall be accomplished by working out from completed sections. When pilings are placed within coastal wetlands, only the immediate area of piling penetration may be disturbed. Pilings should be spaced so as to minimize the amount of wetland disturbance. No construction equipment shall traverse the wetland while the facility is being built.
- 8.) Owners are required to maintain their facilities in good working condition. Facilities may not be abandoned. The owner shall remove from tidal waters and coastal features any structure or portions of structures which are destroyed in any natural or man-induced manner.
- 9.) Float ramps and other marine appurtenances or equipment shall not be stored on a coastal feature or any area designated as a CRMC buffer zone.
- 10.) The use of cribs for structural support shall be avoided. The use of cribs as support in tidal waters may be permitted given certain environmental design considerations. However, in these instances the size and square footage shall be minimized and the structure cannot pose a hazard to navigation. When cribs are permitted for structural support, they must be removed when the useful life of the structure has ceased (e.g. the structure is no longer used as a means of accessing tidal waters).
- 11.) Residential and limited recreational boating facilities shall not intrude into the area within twenty five (25) feet of an extension of abutting property lines unless (1) it is to be common structure for two or more adjoining owners, concurrently applying or (2) a letter or letters of no objection from the affected owner or owners are forwarded to the CRMC with the application. In the event that the applicant must seek a variance to this standard, the variance request must include a plan prepared by a RI registered Land Surveyor which depicts the relationship of the proposed facility to the effected property line(s) and their extensions.
- 12.) Residential and limited recreational boating facilities shall not extend beyond that point which is (1) 25% of the distance to the opposite shore (measured from mean low water), or (2) fifty (50) feet seaward of mean low water, whichever is the lesser.
- 13.) All residential and limited recreational docks, piers, and floats shall meet the setback policies and standards contained in municipal harbor management plans and/or harbor ordinances approved by the Council. However, in all cases, residential docks, piers, and floats shall be setback at least fifty (50) feet from approved mooring fields and three-times the U.S. Army Corps or Engineers authorized project depth from federal navigation projects (e.g., navigation channels and anchorage areas).
- 14.) The surface of the dock, pier and float shall be designed in a manner which provides safe traction and allows for the appropriate drainage of water.
- 15.) As part of a residential or limited recreational boating facility, the terminal float may be designed such that it facilitates the access of small vessels such as kayaks, dinghies, personal water craft, etc., onto the float, provided that all other programmatic requirements are met. Mechanical apparatus to accomplish this shall not exceed twenty four (24) inches in height from the top of the float.
- 16.) All residential and limited recreational docks shall have the centerline of the structure between its most seaward and most landward portion designated on the plans with State Plane Coordinates (NAD83). A WAAS enabled GPS system with an accuracy of +/- 3 meters shall be considered acceptable. The Executive Director shall have the discretion to require greater accuracy.
- 17.) Lateral Access shall be provided under, around or over as appropriate for the site conditions at all new residential docks.
- 18.) All residential and limited recreational docks shall be certified by the Design Engineer that it was constructed according to the approved plans within typical marine construction standards. The Executive Director shall have the discretion to require AS-BUILT survey plans of residential and limited recreational docks that includes property lines.



No.	Revision/Issue	Date
1	COMMENT RESPONSE	4/5/24
2	COMMENT RESPONSE	5/17/24



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NEW DOCK PLANS for AP 12 LOT 247 96 WASHINGTON STREET in NEWPORT, RHODE ISLAND	
Project CRMC-2023-8	Sheet 2 OF 2
Date 12/13/2023	
Scale AS NOTED	