



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: 2024-06-087 Date: February 26, 2025

This office has under consideration the application of:

William J Ruh Trust  
301 Seven Isles Drive  
Fort Lauderdale, FL 33301

for a State of Rhode Island Assent to construct and maintain: a new 1,727 SF single-family home, driveway, stormwater, to connect to city utilities, converting the existing 786 SF historic John Tripp House into a guest house. The proposed new dwelling requires a Variance to 650-RICR-20-00-1.11(C)(3)(b), requiring a 50 foot Buffer Zone. The project additionally requires a Variance to Section 1.1.9 which requires a 75 foot construction Setback (25 feet beyond the Buffer Zone). The Setback proposed will 10 feet at its smallest, and the Buffer will be 15' at its smallest.

Project Location:	88 Washington Street
City/Town:	Newport
Plat/Lot:	12 / 46
Waterway:	Type 2, Low Intensity Use; Narragansett Bay

Plans of the proposed work can be requested at [Cstaff1@crmc.ri.gov](mailto: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 March 28, 2025.

Please email your comments/hearing requests to: [cstaff1@crmc.ri.gov](mailto: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





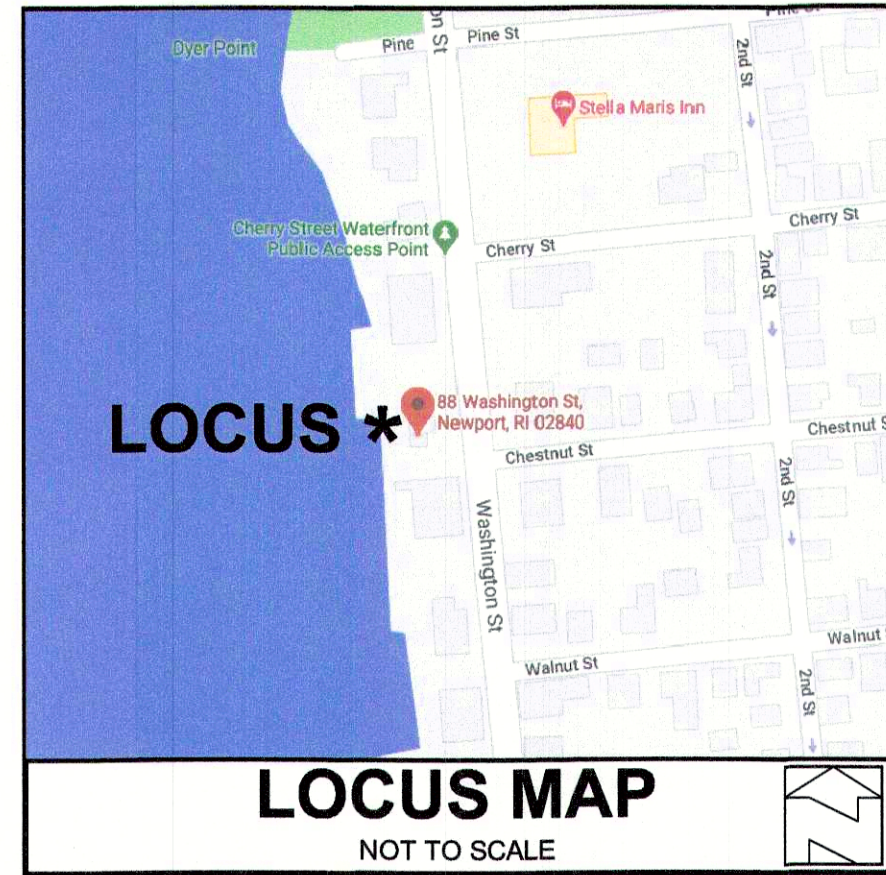
**Figure 1**  
**Structural Shoreline**  
**Protection**  
**Washington St**

Newport, RI

- Approximate Site Location
- Structural Shoreline Protection  
= +/- 2,736 linear feet

0 200 400 800 Feet





ZONING CRITERIA	
ZONING DISTRICT	R-10
MINIMUM LOT AREA	10,000 SQ. FT.
MINIMUM LOT FRONTAGE	80'
MINIMUM FRONT YARD SETBACK	15'
MINIMUM SIDE YARD SETBACK	10'
MINIMUM REAR YARD SETBACK	20'
MAXIMUM BUILDING COVERAGE	20%
MAXIMUM BUILDING HEIGHT	30'

GENERAL NOTES:

1. THIS SITE LIES IN BOTH A ZONE VE17 AND A 0.2% ZONE X AREAS OF OUTSIDE 500 YEAR FLOOD PLAIN AS SHOWN ON THE FIRM MAP FOR THE CITY OF NEWPORT, RI 445403 COMMUNITY PANEL NO. 44005C01773, MAP EFFECTIVE DATE SEPTEMBER 4, 2013.

2. HORIZONTAL DATUM IS BASED ON RHODE ISLAND STATE PLANE COORDINATES NAD 83 DATUM AND CONTOURS BASED ON NAVD 88 DATUM.

REFERENCES

1. A 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, PREPARED BY EASTERBROOKS & ASSOC. DATE: FEBRUARY 7, 2012, SCALE 1" = 20'." WHICH IS LOCATED IN THE NEWPORT LAND EVIDENCE RECORDS.

2. A PLAN ENTITLED "EXISTING CONDITIONS & BOUNDARY SURVEY PLAN FOR EDWARD P. REYNOLDS, A.P. 12 LOT 46, 88 WASHINGTON STREET, NEWPORT, R.I., SCALE 1"=10', DATE: JANUARY, 2021, PREPARED BY NATIONAL LAND SURVEYORS." WHICH IS LOCATED IN THE NEWPORT LAND EVIDENCE RECORDS IN PLAT BOOK 3021 PAGE 118.

LEGEND

—	BOUNDARY
- - -	ABUTTER
- - -	MAJOR CONTOUR
- - -	MINOR CONTOUR
- - -	FLOOD ZONE LIMITS
- - -	MHW/MLW
- - -	FEMA ZONE
- - -	BUILDING ENVELOPE
- - -	GAS LINE
- - -	DRAINAGE LINE
- - -	SEWER LINE
- - -	WATER LINE
- - -	ELECTRIC LINE
- - -	IRON PIN
- - -	BOUND
- - -	DRILL HOLE
- - -	UTILITY POLE
- - -	WATER VALVE
- - -	GAS VALVE
- - -	DRAINAGE MANHOLE
- - -	SEWER MANHOLE

A.P. 12 LOT 59  
N/F EDWARD W. KANE  
& MARTHA J. WALLACE  
D.B. 1717 PG. 219

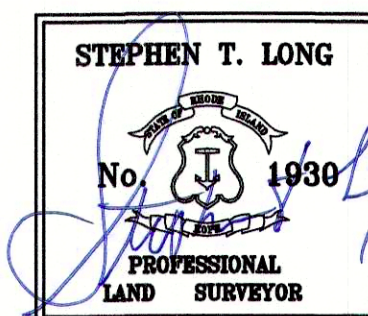
"THIS COMPILATION PLAN HAS BEEN PREPARED FROM A CLASS 1 SURVEY SOURCE OF INFORMATION (REF. #1 & 2) AND IS BEING SIGNED AS A CLASS IV SURVEY. DATA WHOSE POSITIONAL ACCURACY AND RELIABILITY HAS NOT BEEN VERIFIED. THE PROPERTY LINES DEPICTED HEREON DO NOT REPRESENT A BOUNDARY OPINION, AND OTHER INFORMATION DEPICTED IS SUBJECT TO SUCH CHANGES AS AN AUTHORITATIVE FIELD SURVEY MAY DISCLOSE."

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 435-RICR-00-00-1.9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015, AS FOLLOWS:

TYPE OF SURVEY: LIMITED CONTENT BOUNDARY SURVEY (CLASS IV)

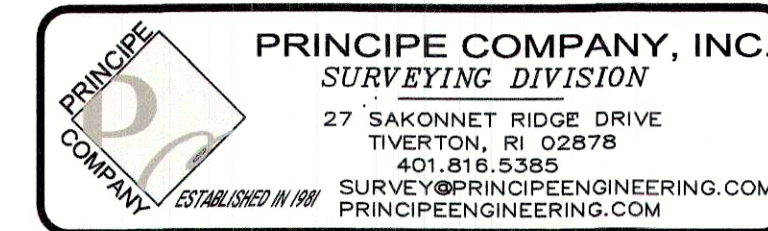
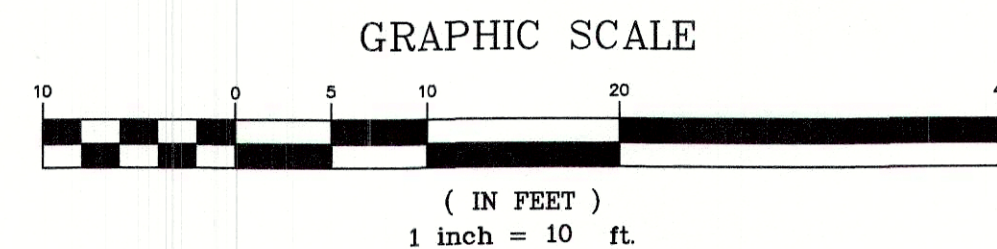
PURPOSE OF SURVEY: EXISTING CONDITIONS & BOUNDARY SURVEY PLAN

BY: *Stephen T. Long* 5-24-24  
STEPHEN T. LONG P.L.S. 1930



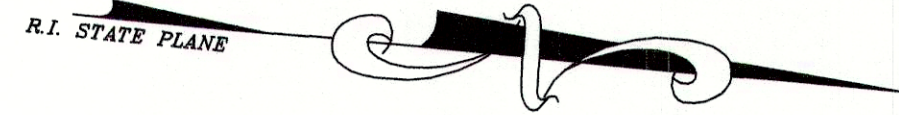
CHESTNUT STREET

WASHINGTON STREET  
(PUBLIC 40' WIDE)



WILLIAM J. RUH TRUST ASSESSORS PLAT 12 LOT 46 88 WASHINGTON STREET NEWPORT, RHODE ISLAND		
EXISTING CONDITIONS & BOUNDARY SURVEY PLAN		
DRAWN BY: W.C.R.	CHECKED BY: S.T.L.	FIELD BY: R.W./J.S.
MAY 2024	JOB # SVY-23-22	SHEET 1 OF 1

NEWPORT HARBOR  
CRMC TYPE II WATERS  
(LOW INTENSITY USE)



Received  
2/13/2025  
Coastal Resources  
Management Council

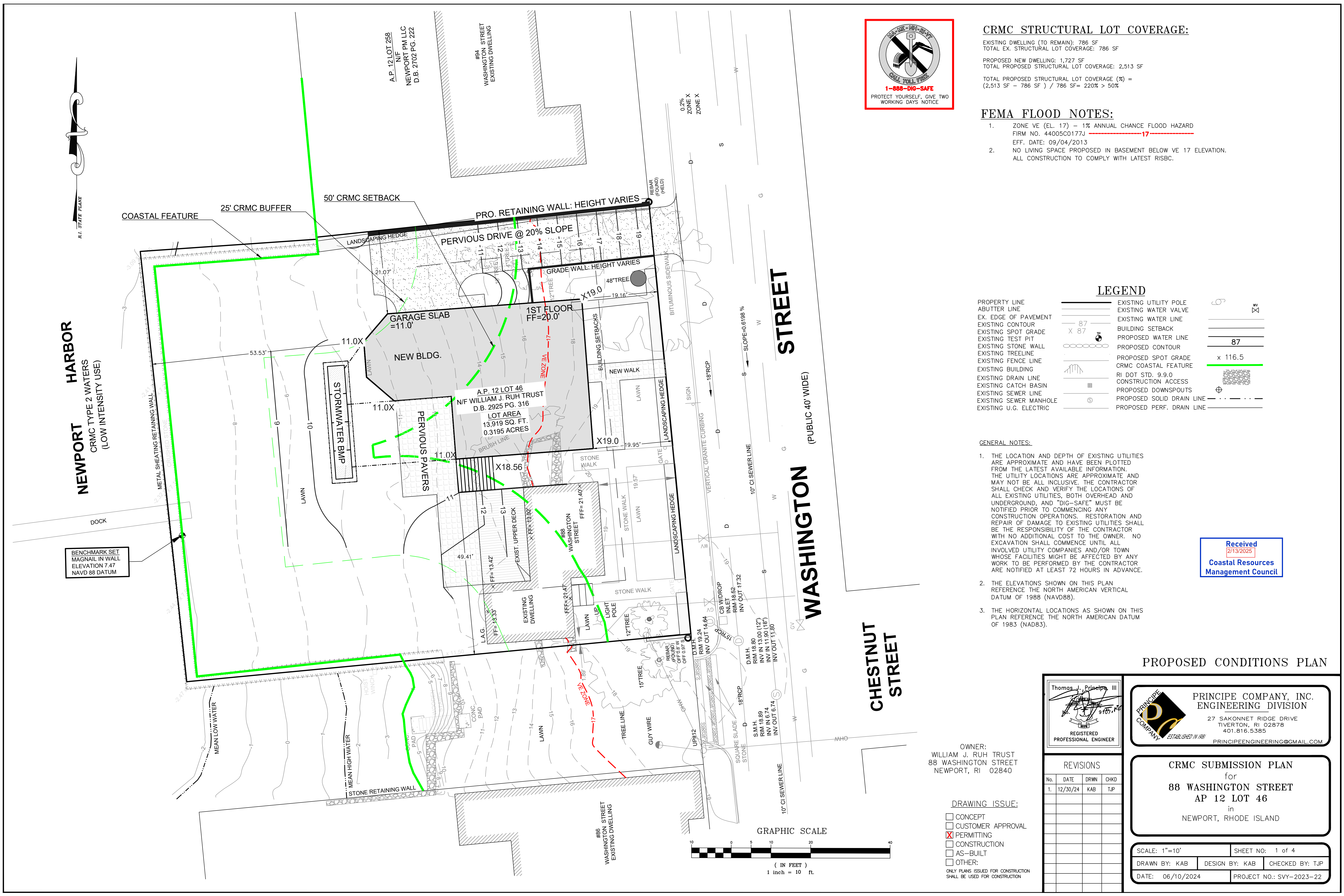
A.P. 12 LOT 258  
N/F  
NEWPORT PM LLC  
D.B. 2702 PG. 222

#94  
WASHINGTON STREET  
EXISTING DWELLING

ZONE VE17  
0.2%  
ZONE X



C:\Users\admin\Principe Engineering\Dropbox\Survey\2023\SVY-2023-22\_88 Washington St Newport, RI\Principe\Drawing and Data Collector Files\SVY-2023-22 CRMC SUBMISSION-rev25.dwg, 2/13/2025 8:44:00 AM, DWG To PDF.pc3



**CRMC STRUCTURAL LOT COVERAGE:**  
EXISTING DWELLING (TO REMAIN): 786 SF  
TOTAL EX. STRUCTURAL LOT COVERAGE: 786 SF  
PROPOSED NEW DWELLING: 1,727 SF  
TOTAL PROPOSED STRUCTURAL LOT COVERAGE: 2,513 SF  
TOTAL PROPOSED STRUCTURAL LOT COVERAGE (%) =  
(2,513 SF - 786 SF) / 786 SF = 220% > 50%

**FEMA FLOOD NOTES:**  
1. ZONE VE (EL. 17) - 1% ANNUAL CHANCE FLOOD HAZARD  
FIRM NO. 44005C0177J  
EFF. DATE: 09/04/2013  
2. NO LIVING SPACE PROPOSED IN BASEMENT BELOW VE 17 ELEVATION.  
ALL CONSTRUCTION TO COMPLY WITH LATEST RISBC.

**LEGEND**

PROPERTY LINE	EXISTING UTILITY POLE	EXISTING WATER VALVE
ABUTTER LINE	EXISTING WATER LINE	EXISTING WATER LINE
EX. EDGE OF PAVEMENT	BUILDING SETBACK	PROPOSED WATER LINE
EXISTING CONTOUR	PROPOSED CONTOUR	PROPOSED CONTOUR
EXISTING SPOT GRADE	PROPOSED SPOT GRADE	CRMC COASTAL FEATURE
EXISTING TEST PIT	CRMC COASTAL FEATURE	RI DOT STD. 9.9.0
EXISTING STONE WALL	CONSTRUCTION ACCESS	PROPOSED DOWNSPOUTS
EXISTING TREELINE	PROPOSED DOWNSPOUTS	PROPOSED SOLID DRAIN LINE
EXISTING FENCE LINE	PROPOSED SOLID DRAIN LINE	PROPOSED PERF. DRAIN LINE
EXISTING BUILDING	PROPOSED PERF. DRAIN LINE	
EXISTING DRAIN LINE		
EXISTING CATCH BASIN		
EXISTING SEWER LINE		
EXISTING SEWER MANHOLE		
EXISTING U.G. ELECTRIC		

**GENERAL NOTES:**  
1. THE LOCATION AND DEPTH OF EXISTING UTILITIES ARE APPROXIMATE AND HAVE BEEN PLOTTED FROM THE LATEST AVAILABLE INFORMATION. THE UTILITY LOCATIONS ARE APPROXIMATE AND MAY NOT BE ALL INCLUSIVE. THE CONTRACTOR SHALL CHECK AND VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES, BOTH OVERHEAD AND UNDERGROUND, AND "DIG-SAFE" MUST BE NOTIFIED PRIOR TO COMMENCING ANY CONSTRUCTION OPERATIONS. RESTORATION AND REPAIR OF DAMAGE TO EXISTING UTILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR WITH NO ADDITIONAL COST TO THE OWNER. NO EXCAVATION SHALL COMMENCE UNTIL ALL INVOLVED UTILITY COMPANIES AND/OR TOWN WHOSE FACILITIES MIGHT BE AFFECTED BY ANY WORK TO BE PERFORMED BY THE CONTRACTOR ARE NOTIFIED AT LEAST 72 HOURS IN ADVANCE.  
2. THE ELEVATIONS SHOWN ON THIS PLAN REFERENCE THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).  
3. THE HORIZONTAL LOCATIONS AS SHOWN ON THIS PLAN REFERENCE THE NORTH AMERICAN DATUM OF 1983 (NAD83).



**PROPOSED CONDITIONS PLAN**

**PRINCEPE COMPANY, INC.**  
ENGINEERING DIVISION  
27 SAKONNET RIDGE DRIVE  
TIVERTON, RI 02878  
401.816.5385  
PRINCEPEENGINEERING@GMAIL.COM

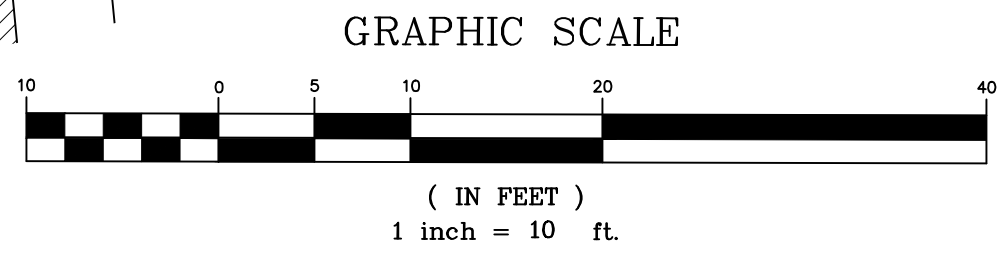
**CRMC SUBMISSION PLAN**  
for  
**88 WASHINGTON STREET**  
AP 12 LOT 46  
in  
NEWPORT, RHODE ISLAND

SCALE: 1"=10'  
DRAWN BY: KAB  
DESIGN BY: KAB  
CHECKED BY: TJP  
DATE: 06/10/2024  
PROJECT NO.: SVY-2023-22

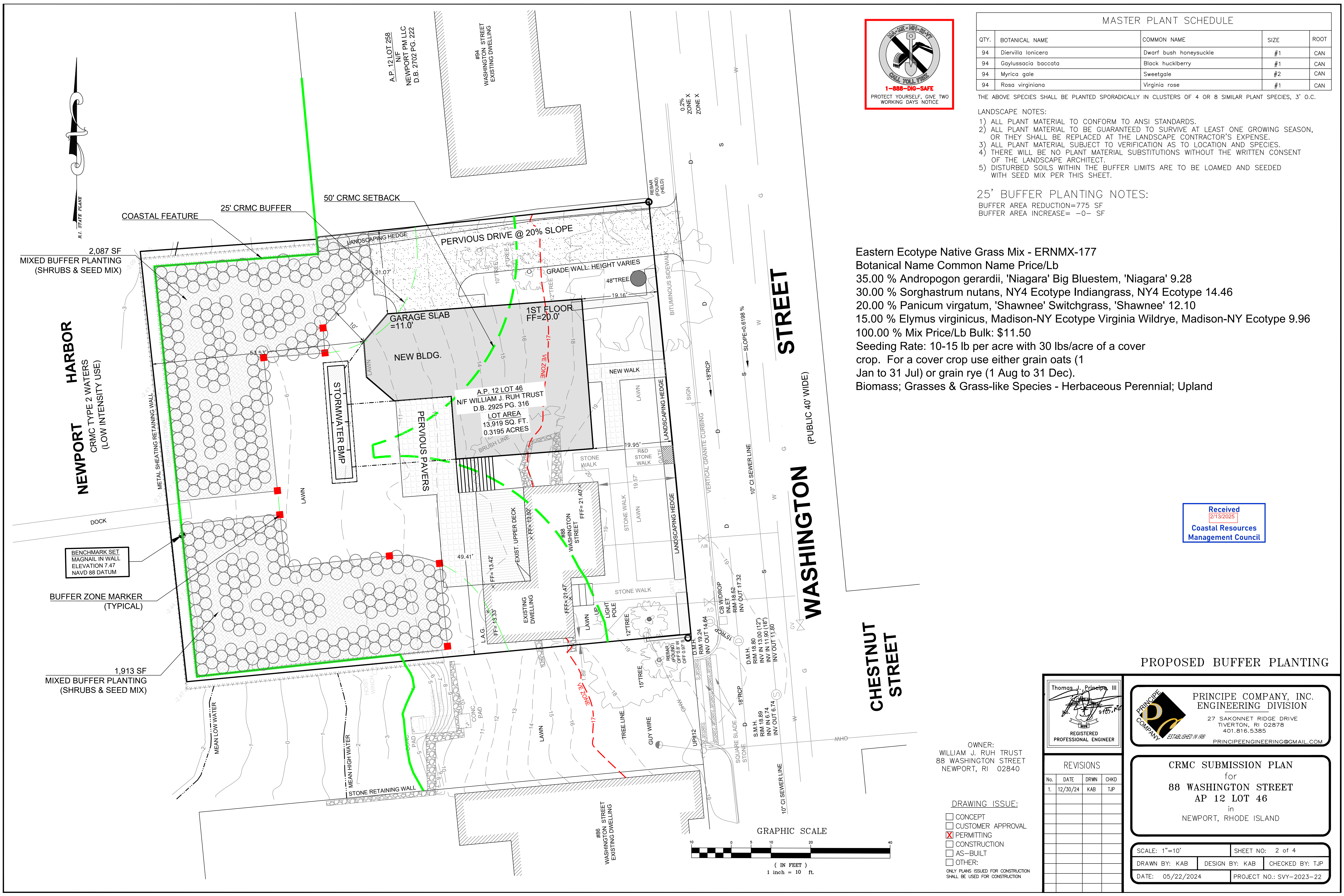
SHEET NO: 1 of 4

OWNER:  
WILLIAM J. RUH TRUST  
88 WASHINGTON STREET  
NEWPORT, RI 02840

**DRAWING ISSUE:**  
☐ CONCEPT  
☐ CUSTOMER APPROVAL  
☒ PERMITTING  
☐ CONSTRUCTION  
☐ AS-BUILT  
☐ OTHER:  
ONLY PLANS ISSUED FOR CONSTRUCTION  
SHALL BE USED FOR CONSTRUCTION

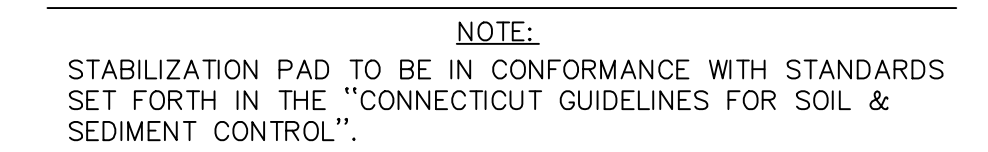
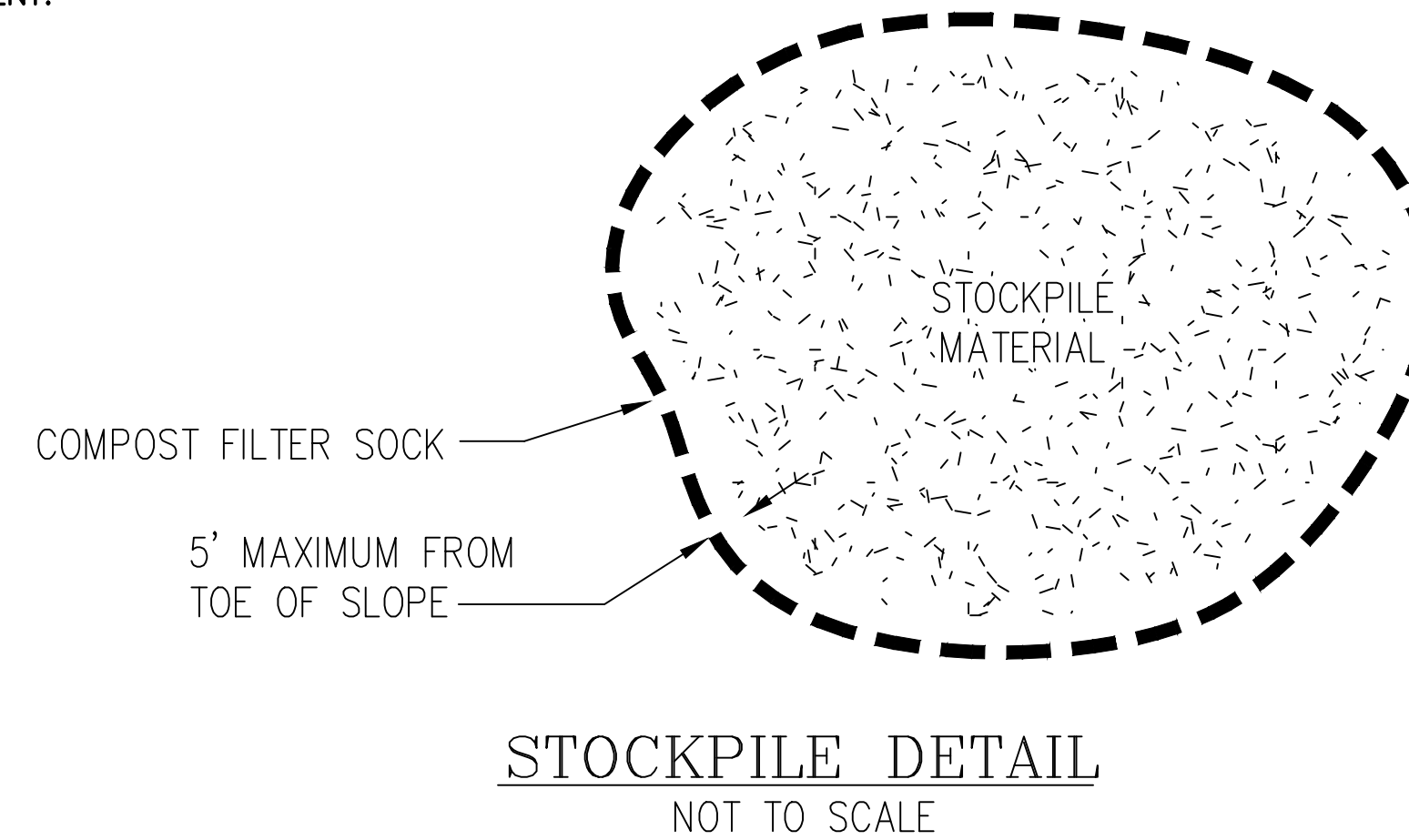
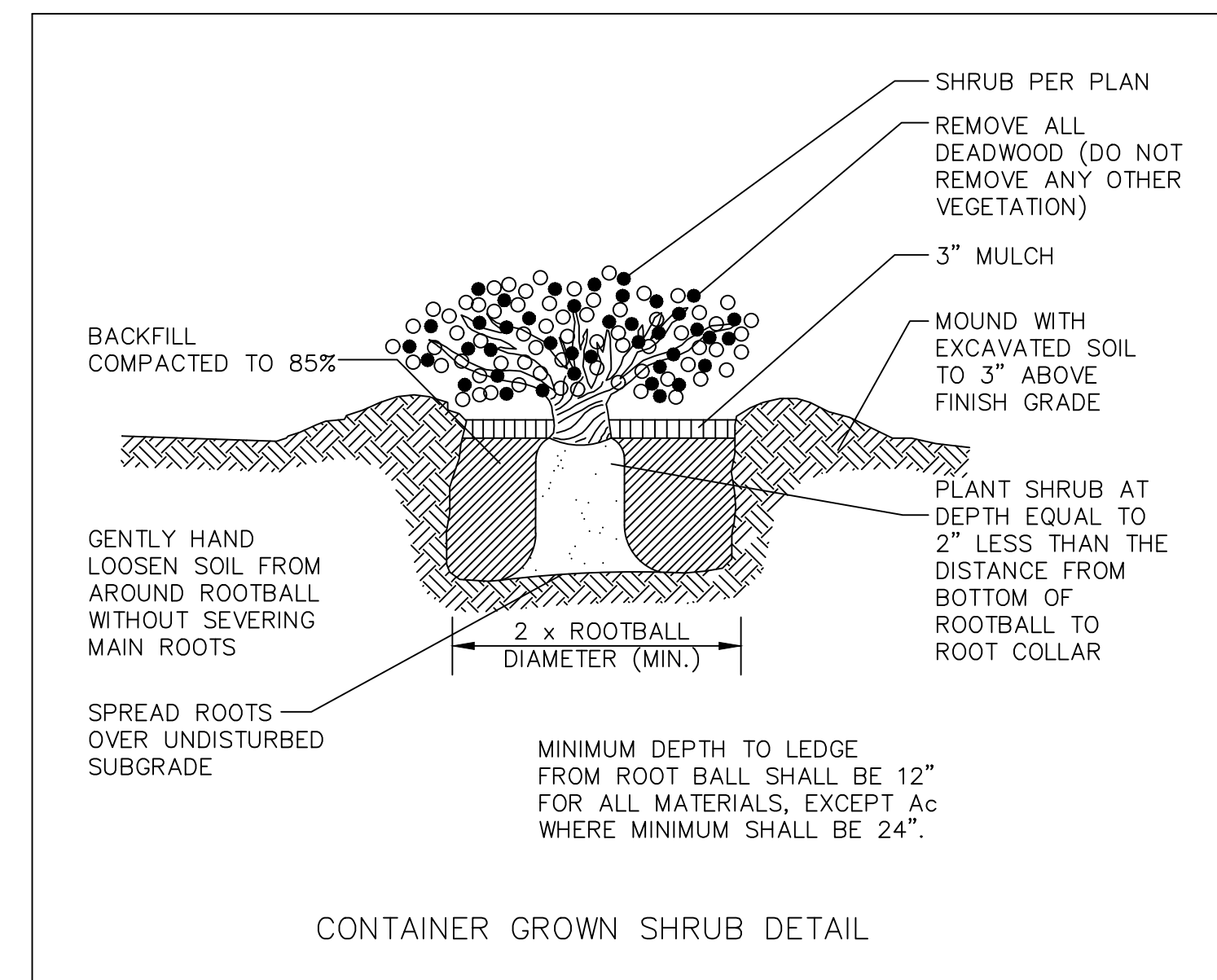








16. SITE SOIL EROSION AND SOIL STABILIZATION AND SEDIMENT CONTROLS MUST CONFORM TO ALL REQUIREMENTS OF THE APPLICABLE LOCAL COMMUNITY ORDINANCES AND STATE REGULATIONS.



2"-3" OF  $\frac{3}{4}$ " CRUSHED STONE



10" OF 1.5-2" DIA. STONE BASE COURSE (PLACED AND COMPACTED IN TWO 6" LAYERS)

COMPACTED GRAVEL SUBBASE (TOTAL DEPTH TO BE DETERMINED BY ENGINEER BASED ON SOILS)

Received  
2/13/2025  
Coastal Resources  
Management Council

## DETAILS-1

ONLY PLANS ISSUED FOR CONSTRUCTION  
SHALL BE USED FOR CONSTRUCTION

<p><b>Thomas J. Principe, III</b></p>  <p align="center"><b>REGISTERED PROFESSIONAL ENGINEER</b></p>	<div style="text-align: center;">  <h2 style="margin: 0;">PRINCIPE COMPANY, INC.</h2> <h3 style="margin: 0;">ENGINEERING DIVISION</h3> <p style="margin: 5px 0;">27 SAKONNET RIDGE DRIVE TIVERTON, RI 02878 401.816.5385</p> <p style="margin: 0;"><a href="mailto:PRINCIPLEENGINEERING@GMAIL.COM">PRINCIPLEENGINEERING@GMAIL.COM</a></p> </div> <hr/> <div style="text-align: center; padding: 20px;"> <h1 style="margin: 0;">CRMC SUBMISSION PLAN</h1> <p style="font-size: 1.5em; margin: 10px 0;">for</p> <h2 style="margin: 0;">88 WASHINGTON STREET</h2> <h3 style="margin: 0;">AP 12 LOT 46</h3> <p style="font-size: 1.2em; margin: 10px 0;">in</p> <h2 style="margin: 0;">NEWPORT, RHODE ISLAND</h2> </div> <hr/> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 60%;">SCALE: AS NOTED</th> <th style="width: 40%;">SHEET NO: 3 of 4</th> </tr> </thead> <tbody> <tr> <td style="padding: 5px;">DRAWN BY: KAB</td> <td style="padding: 5px;">DESIGN BY: KAB      CHECKED BY: TJP</td> </tr> <tr> <td style="padding: 5px;">DATE: 06/10/2024</td> <td style="padding: 5px;">PROJECT NO.: SVY-2023-22</td> </tr> </tbody> </table>	SCALE: AS NOTED	SHEET NO: 3 of 4	DRAWN BY: KAB	DESIGN BY: KAB      CHECKED BY: TJP	DATE: 06/10/2024	PROJECT NO.: SVY-2023-22
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DRAWN BY: KAB	DESIGN BY: KAB      CHECKED BY: TJP						
DATE: 06/10/2024	PROJECT NO.: SVY-2023-22						



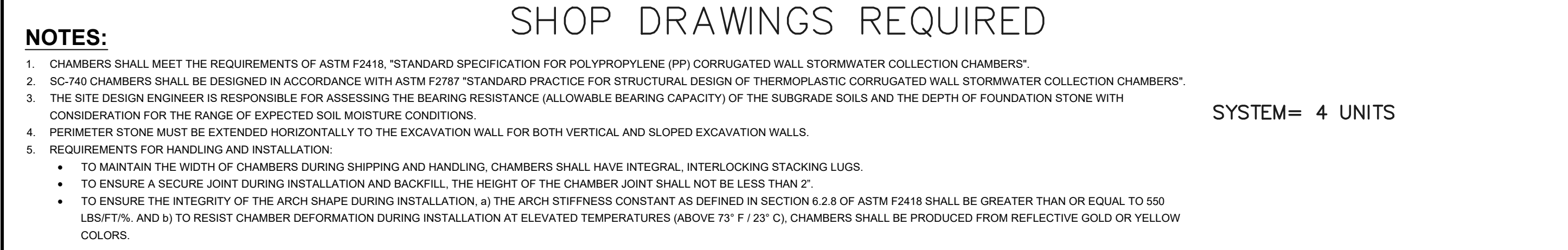
ACCEPTABLE FILL MATERIALS: STORMTECH SC-740 CHAMBER SYSTEMS				
MATERIAL LOCATION		DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	<b>FINAL FILL:</b> FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER.	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	<b>INITIAL FILL:</b> FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 18" (450 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE.  MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145 <sup>1</sup> A-1, A-2.4, A-3  OR  AASHTO M43 <sup>1</sup>  3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 12" (300 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 6" (150 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL, AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS. ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 lbs (53 kN), DYNAMIC FORCE NOT TO EXCEED 20,000 lbs (89 kN).
B	<b>EMBEDMENT STONE:</b> FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43 <sup>1</sup>  3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A	<b>FOUNDATION STONE:</b> FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43 <sup>1</sup>  3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE. <sup>2,3</sup>

1. THE LISTED AASHTO DESIGNATIONS ARE FOR GUIDATION ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".

2. STORMCATCH COMPACTION REQUIREMENTS ARE MET FOR ALL LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 150 mm (6") LIFTS USING TWO FULL COVERINGS WITH A VIBRATORY COMPACTOR.

3. WHEREAS INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.

4. ONCE LAYER C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER D' UP TO THE FINISHED GRADE. MOST FLAVOUR SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER C' OR D' AT THE SITE DESIGN ENGINEER'S DISCRETION.



**Diagram Labels:**

- BUILDING
- ROOF LEADER (6") (SEE STRUCTURE PLANS FOR BUILDING ANCHORAGE)
- 6" X 4" PVC WYE (SYSTEM OVERFLOW)
- 6"
- FINISH GRADE
- \*6" HDPE
- \*6" HDPE MITER 90° ELBOW
- BACKFILL MATERIAL SHALL BE CRUSHED STONE OR GRAVEL MATERIAL MEETING CLASS 1 OR 2 AS SPECIFIED IN ASTM D2321
- BACKFILL MATERIAL SHALL BE PLACED UNIFORMLY IN 12" LIFTS AND COMPACTED
- TO STORMTECH SYSTEM
- \* HDPE OR APPROVED EQUAL

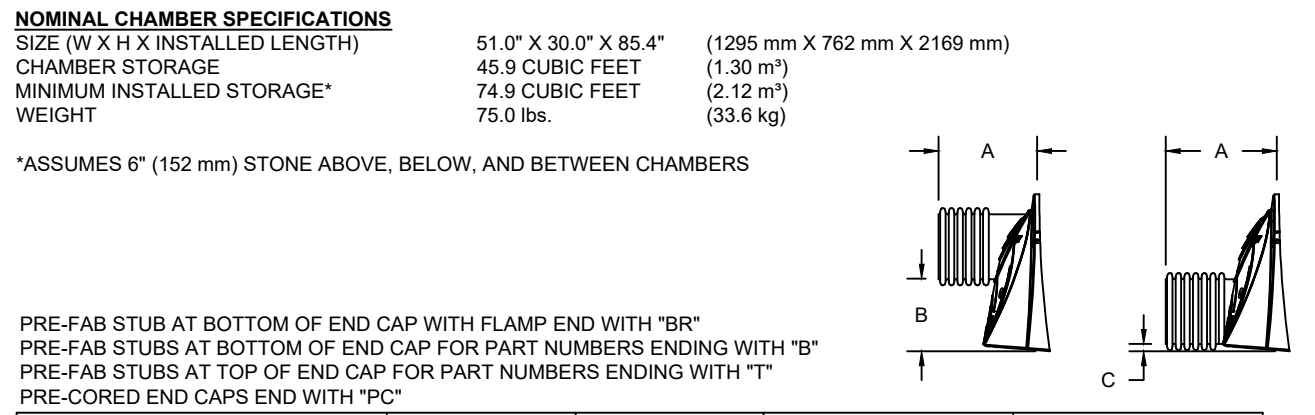
**ROOF LEADER COLLECTOR DETAIL**

NOT TO SCALE

**BMP SIZING PER SFH LOT GUIDANCE:**

Infiltration Trench / Dry Well Surface Area (square feet) in Silty Soils (Loams and Silt Loams)							
Drainage Area (sq. ft.)	6 in. deep	12 in. deep	18 in. deep	24 in. deep	30 in. deep	36 in. deep	48 in. deep
100	38	21	15	11	9	8	6
200	76	43	30	23	18	15	12
300	114	64	44	34	28	23	18
400	152	85	59	45	37	31	23
500	190	107	74	57	46	39	29
600	229	128	89	68	55	46	35
700	267	149	104	79	64	54	41
800	305	171	119	91	74	62	47
900	343	192	133	102	83	70	53
1000	381	213	148	113	92	77	59

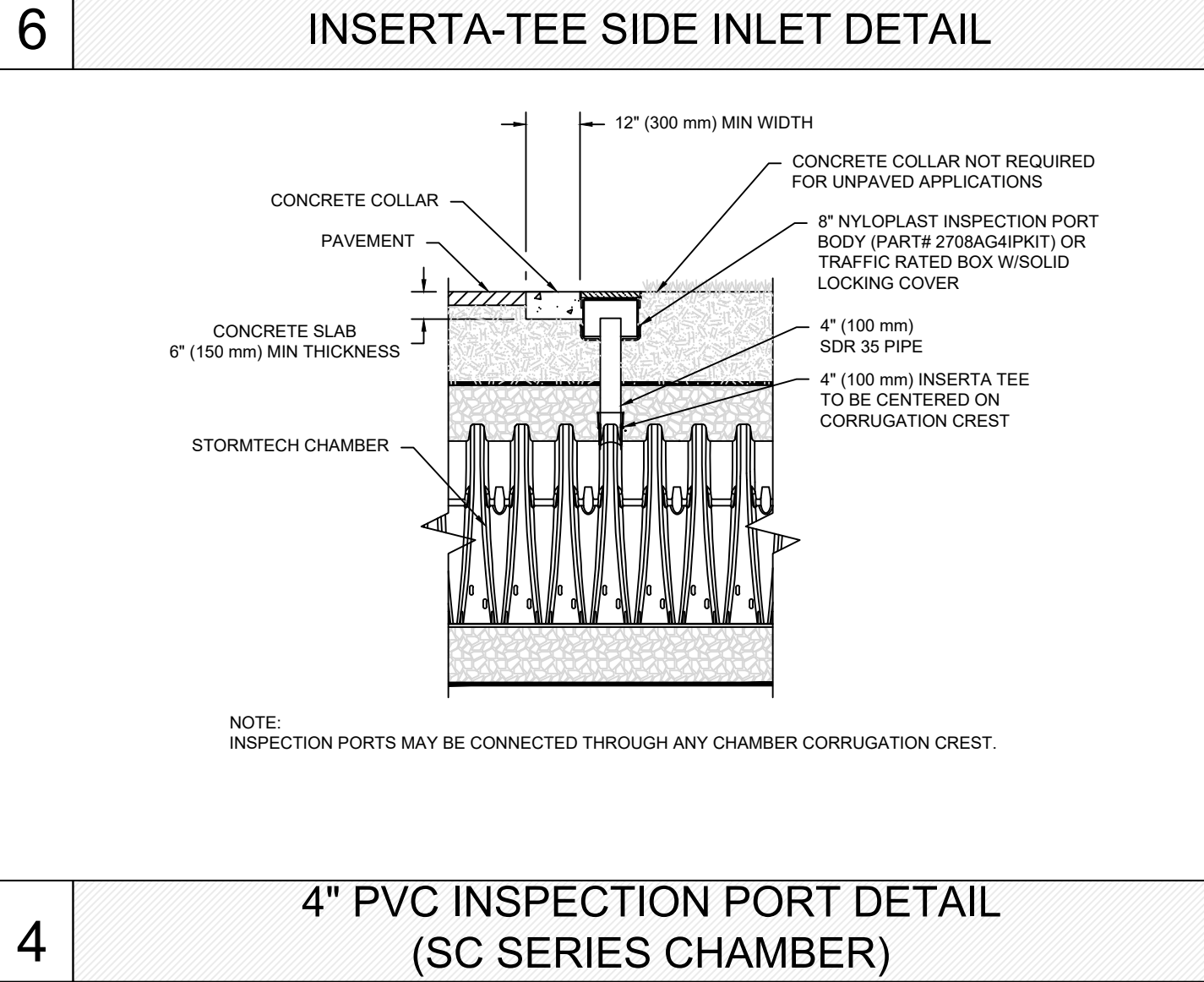
NEW ROOF AREA=1,727 SF/1,000 SF =1.727x68 (42 in. deep)= 117.4 SF REQ. < 190 SF PROVIDED



ALL STUBS, EXCEPT FOR THE SC740EPE24B/SC740EPE24BR ARE PLACED AT BOTTOM OF END CAP SUCH THAT THE OUTSIDE DIAMETER OF THE STUB IS FLUSH WITH THE BOTTOM OF THE END CAP. FOR ADDITIONAL INFORMATION CONTACT STORMTECH AT 1-888-892-2694.

\* FOR THE SC740EPE24B/SC740EPE24BR THE 24" (600 mm) STUB LIES BELOW THE BOTTOM OF THE END CAP APPROXIMATELY 1.75" (44 mm). BACKFILL MATERIAL SHOULD BE REMOVED FROM BELOW THE N-12 STUB SO THAT THE FITTING SITS LEVEL.

NOTE: ALL DIMENSIONS ARE NOMINAL



PRINCIPE COMPANY, INC.  
ENGINEERING DIVISION

---

27 SAKONNET RIDGE DRIVE  
TIVERTON, RI 02878  
401.816.5385

*(IN 1981)*

PRINCIPEENGINEERING@GMAIL.COM

SCALE: AS NOTED		SHEET NO: 4 of 4	
DRAWN BY: KAB	DESIGN BY: KAB	CHECKED BY: TJF	
DATE: 06/10/2024		PROJECT NO.: SVY-2023-22	

☐ CONCEPT  
☐ CUSTOMER APPROVAL  
☒ PERMITTING  
☐ CONSTRUCTION  
☐ AS-BUILT  
☐ OTHER:

ONLY PLANS ISSUED FOR CONSTRUCTION SHALL BE USED FOR CONSTRUCTION

[illegible]