



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

APPLICATION FOR STATE ASSENT

To perform work regulated by the provisions of Chapter 279 of the Public Laws of 1971 Amended.

Project Location <u>BOWENS WHARF, NEWPORT</u>		File No. (CRMC USE ONLY)
No.	Street	City/Town
		<u>2024-05-037</u>
Owner's Name <u>BOWENS WHARF CO</u>		Plat: 24
		Lot(s): 342
Mailing Address <u>13 BOWENS WHARF PO BOX 60 NEWPORT RI 02840</u>		Owner's Contact:
Address		City/Town, State
Zip Code		Number: 401 849-2243
		Email Address: <u>info@bowenswharf.com</u>
Contractor RI Reg. # <u>TBD</u> Address		Email address:
		Tel. No. <u>TBD</u>
Designer <u>Ken Anderson PE</u> Address <u>Jamestown, RI</u>		Tel. No. <u>401-684-1044</u>
Name of Waterway <u>Newport Harbor</u>		Estimated Project Cost (EPC): <u>\$25,000.</u>
		Application Fee: <u>\$250.</u>
Provide Below a Description of Work As Proposed (required).		
To perform "minor repairs and alterations" to commercial boating facility, consisting of relocation of existing ramp and float, and minor (96 sf) addition to existing timber landing pier, to support relocated ramp and float. The pier, ramp and float provide public access to charter boats and misc. vessels. The current configuration of the ramp and float result in the float (and ramp) "topping out" on the timber pier frame during higher high tides, causing major structural damage to the ramp and support pier. The proposal relocates the float and ramp (minimally), and provides support at the new pier connection.		

Have you or any previous owner filed an application for and/or received an assent for any activity on this property?

(If so please provide the file and/or assent numbers): 24 Files located in CRMC database.

Is this site within a designated historic district? ☒ YES ☐ NO

Is this application being submitted in response to a coastal violation? ☐ YES ☒ NO

If YES, you must indicate NOV or C&D Number: _____

Name/mailling addresses of adjacent property owners whose property adjoins the project site. Accurate mailing addresses will insure proper notification. _____ Applicant must initial to certify accuracy of adjacent property owners and accuracy of mailing addresses.

(P24 L239) Seamans Church Institute, Market Square, Newport RI 02840

(P24 L246,31) Hurricane Hut LLC, Bowens Wharf, Newport RI 02840

STORMTOOLS (<http://www.beachsamp.org/resources/stormtools/>) is a planning tool to help applicants evaluate the impacts of sea level rise and storm surge on their projects. The Council encourages applicants to use STORMTOOLS to help them understand the risk that may be present at their site and make appropriate adjustments to the project design.

NOTE: The applicant acknowledges by evidence of their signature that they have reviewed the Rhode Island Coastal Resources Management Program, and have, where possible, adhered to the policies and standards of the program. Where variances or special exceptions are requested by the applicant, the applicant will be prepared to meet and present testimony on the criteria and burdens of proof for each of these relief provisions. The applicant also acknowledges by evidence of their signature that to the best of their knowledge the information contained in the application is true and valid. If the information provided to the CRMC for this review is inaccurate or did not reveal all necessary information or data, then the permit granted under this application may be found to be null and void. Applicant requires that as a condition to the granting of this assent, members of the CRMC or its staff shall have access to the applicant's property to make on-site inspections to insure compliance with the assent. This application is made under oath and subject to the penalties of perjury.

Bartlett S. Dunbar, President

Owner Name (PRINT)

Owner's Signature (SIGN)

PLEASE REVIEW REVERSE SIDE OF APPLICATION FORM

MAY 03 2024

COASTAL RESOURCES
MANAGEMENT COUNCIL

LETTER OF TRANSMITTAL

KEN ANDERSON, PE
725 N. MAIN ROAD
JAMESTOWN, RI 02835

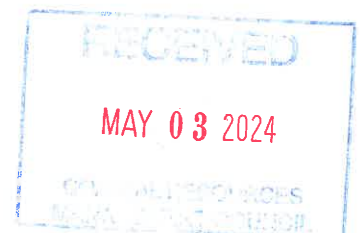
Kanderson046@gmail.com
(401) 742-2232

PLEASE FIND ENCLOSED FOUR (4) COPIES OF APPLICATION FOR STATE ASSENT:

TO PERFORM "MINOR REPAIRS AND ALTERATIONS" TO A COMMERCIAL BOATING FACILITY, CONSISTING OF RELOCATION OF EXISTING RAMP AND FLOAT, AND MINOR (96 SF) ADDITION TO EXISTING LANDING PIER, TO SUPPORT RELOCATED RAMP AND FLOAT. THE PIER, RAMP, AND FLOAT PROVIDE PUBLIC ACCESS TO CHARTER AND OTHER MISCELLANEOUS VESSELS. THE CURRENT CONFIGURATION OF THE RAMP AND FLOAT RESULTS IN THE FLOAT (AND RAMP) "TOPPING OUT" ON THE TIMBER PIER FRAME DURING HIGHER TIDE AND STORM SURGE EVENTS, MAKING ACCESS TO FLOATS VERY DANGEROUS AND UNSAFE, AND CAUSING STRUCTURAL DAMAGE TO THE RAMP, FLOAT AND SUPPORT PIER. (THE FLOAT RESTRAINT "HOOPS" BECOME PINNED UNDER THE PIER FRAME AND CAUSE THE FLOAT AND RAMP TO TWIST AND ROTATE UPWARD, IMPARTING DANGEROUS STRAIN ON THE CONNECTION HARDWARE AND TIMBER COMPONENTS, AND RENDERING THE RAMP DANGEROUS AND INACCESSABLE.) THE PROPOSAL RELOCATES THE FLOAT AND RAMP (MINIMALLY) AND PROVIDES THE NECESSARY SUPPORT AT THE NEW PIER CONNECTION. THE FACILITY WAS CONSTRUCTED DURING THE 1970s PER BOWENS WHARF CO..

THE PROPOSAL IS NECESSARY TO COMBAT THE EFFECTS OF CHANGING CLIMATE, RESULTING IN MORE FREQUENT AND ABOVE "NORMAL" TIDE FLUXUATIONS, ESPECIALLY DURING CONCURRENT STORM SURGE EVENTS. THE PROPOSAL PROVIDES RESILIENCY TO THE EXISTING FACILITY TO RESIST ENVIRONMENTAL FORCES, AND ADDITIONAL STRUCTURAL INTEGRITY AND SAFETY TO SUPPORT CURRENT PEDESTRIAN USES.

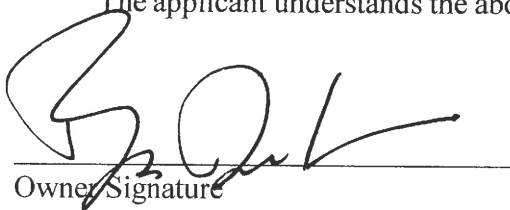
SUBMITTED FOR:
BOWEN'S WHARF CO
13 BOWEN'S WHARF, PO BOX 60
NEWPORT RI 02840



STATEMENT OF DISCLOSURE AND APPLICANT AGREEMENT AS TO FEES

The fees which must be submitted to the Coastal Resources Management Council are based upon representations made to the Coastal Resources Management Council by the applicant. If after submission of this fee the Coastal Resources Management Council determines that an error has been made either in the applicant's submission or in determining the fee to be paid, the applicant understands that additional fees may be assessed by the Coastal Resources Management Council. These fees must be paid prior to the issuance of any assent by the Coastal Resources Management Council.

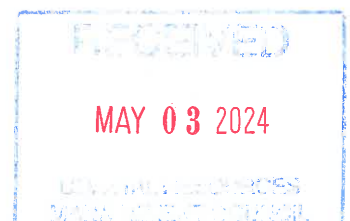
The applicant understands the above conditions and agrees to comply with them.


Owner Signature


Date

Bartlett S. Dunbar, Bowen's Wharf Co, PO Box 60, Newport RI

Print Name and Mailing Address



TAX ASSESSOR
CITY OF NEWPORT
43 BROADWAY
NEWPORT, RI

August 11, 2022

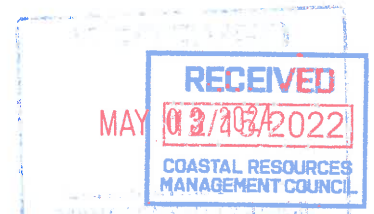
State of Rhode Island and Providence Plantations
Coastal Resources Management Council
Oliver E. Stedman Government Center
Tower Hill Road
Wakefield, Rhode Island 02879

To Whom It May Concern:

The documents on file in the Land Evidence Records of the City of Newport, Rhode Island, Book **235** Page **471** indicate that **BOWEN'S WHARF CO INC.** is the owner of the real estate designated as Plat **24** Lot **342**, located at **53 AMERICAS CUP AVENUE** & also Plat **24** Lot **342-BLDG** located at **22 Bowen's Wharf** which is the **Building on leased land** located in the City of Newport, RI.

Respectfully,

Renee Howellel





LOCUS

Application by:
Bowen's Wharf Company
13 Bowen's Wharf, PO Box 60
Newport RI 02840

To perform "minor repairs and alterations" to boating facility consisting of relocation of existing ramp and float (to eliminate high tide damage), and minor (96 sf) addition to existing timber landing pier, to support relocated ramp and float.

KENNETH W. ANDERSON



BOWEN'S WHARF Pier/Ramp Repairs

Bowens Wharf Co Inc
13 Bowens Wharf
Newport, RI 02840

by KWA scale NTS date 4/10/24 sheet 1 of 7

RECEIVED

MAY 03 2024



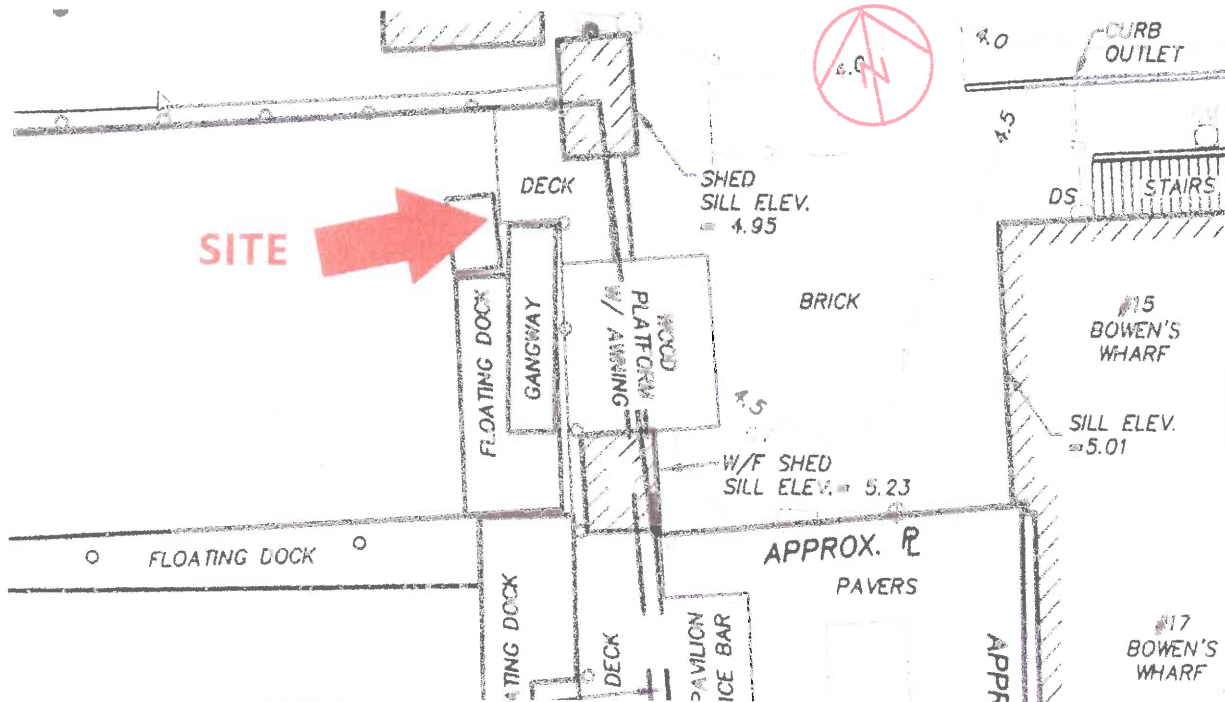
 Kenneth Anderson
REGISTERED
PROFESSIONAL ENGINEER

7

E-Sign

23091 HE BOWE... PDF

Q 00 0 ... 7 Sig



LOCUS



Looking Northeast



Looking North

KENNETH W. ANDERSON



REGISTERED
PROFESSIONAL ENGINEER

BOWEN'S WHARF Pier/Ramp Repairs

Bowens Wharf Co Inc
13 Bowens Wharf
Newport, RI 02840

RECEIVED

by KWA scale NOTED date 4/10/24 sheet 3 of 8

MAY 03 2024



brick surface
(typ u.n.o)

T.O.D ELEV
+5.7' MLW

BOWEN'S WHARF
(seasonal, assessorly, or temporary
structures not shown for clarity)

T.O.W ELEV
+6.5' MLW

CRMC File
91-3-37

timber sheet
pile cap

MLW/MHW along
bulkhead face (typ)

10"-12"Ø timber piles (typ)

8'-10" 7'-1" 6'-5"

T.O.D ELEV +6.3' MLW
(+2.8' MHW)

timber decking
over stacked
stone bulkhead

CRMC File
91-3-6

brick surface
(typ u.n.o)

NEWPORT HARBOR
(CRMC Type 5)

extg 4' x 18'
alum ramp

extg
8' x 20'
conc float
w/two pile
restraint
"hoops"

8'-10" (typ)
N-S pile row

PLAT 24
LOT 342

Approx Prop Line
per "Existing Conditions Site Plan"
by So County Survey Co, 1/25/24

EXISTING PLAN VIEW

0 5
Feet

KENNETH W. ANDERSON

No.

5063

REGISTERED
PROFESSIONAL ENGINEER
Kenneth Anderson

BOWEN'S WHARF Pier/Ramp Repairs

Bowens Wharf Co Inc
13 Bowens Wharf
Newport, RI 02840

MAY 03 2024

by KWA

scale NOTED

date 4/10/24

sheet 4 of 7



brick surface
(typ u.n.o)

+ T.O.D ELEV
+5.7' MLW

BOWEN'S WHARF

(seasonal, assessor, or temporary
structures not shown for clarity)

Cut four (4)
existing piles at
elev +4.8' MLW
(to = top of
deck at elev
+6.8' MLW
See detail sht)

timber sheetpile cap

96 sf new deck addition

10'-8" (proposed)

11'-8" (extg deck)

3"x12" joist (typ)

(3) 10"x12" pile caps

3"x12"(typ)

1.8'
(typ)

10"x12" joist

Proposed
T.O.D ELEV+6.8' MLW
(+3.3' MHW)
(extg elev + 0.5')
(2x8 decking, railing,
not shown for clarity)
Transition deck elev to
brick surface elev

Two (2)
new 12"φ
timber piles
top elev +4.8' MLW

NEWPORT
HARBOR

Relocated
8' x 20'
conc float
and 4' x 18'
alum ramp
w/ two (2)
new 12" φ
timber piles
(see note)

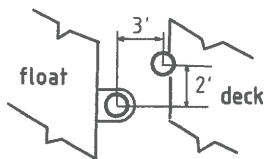
CRMC File
91-3-6

brick surface
(typ u.n.o)

Plat 24
Lot 342

NOTE: Two (2) new float
restraint piles to be driven
3' west and 2' south of
existing restraint piles

Approx Prop Line
per "Existing Conditions Site Plan"
by So County Survey Co, 1/25/24



PROPOSED PLAN VIEW

0 5
Feet

KENNETH W. ANDERSON



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PROFESSIONAL ENGINEER

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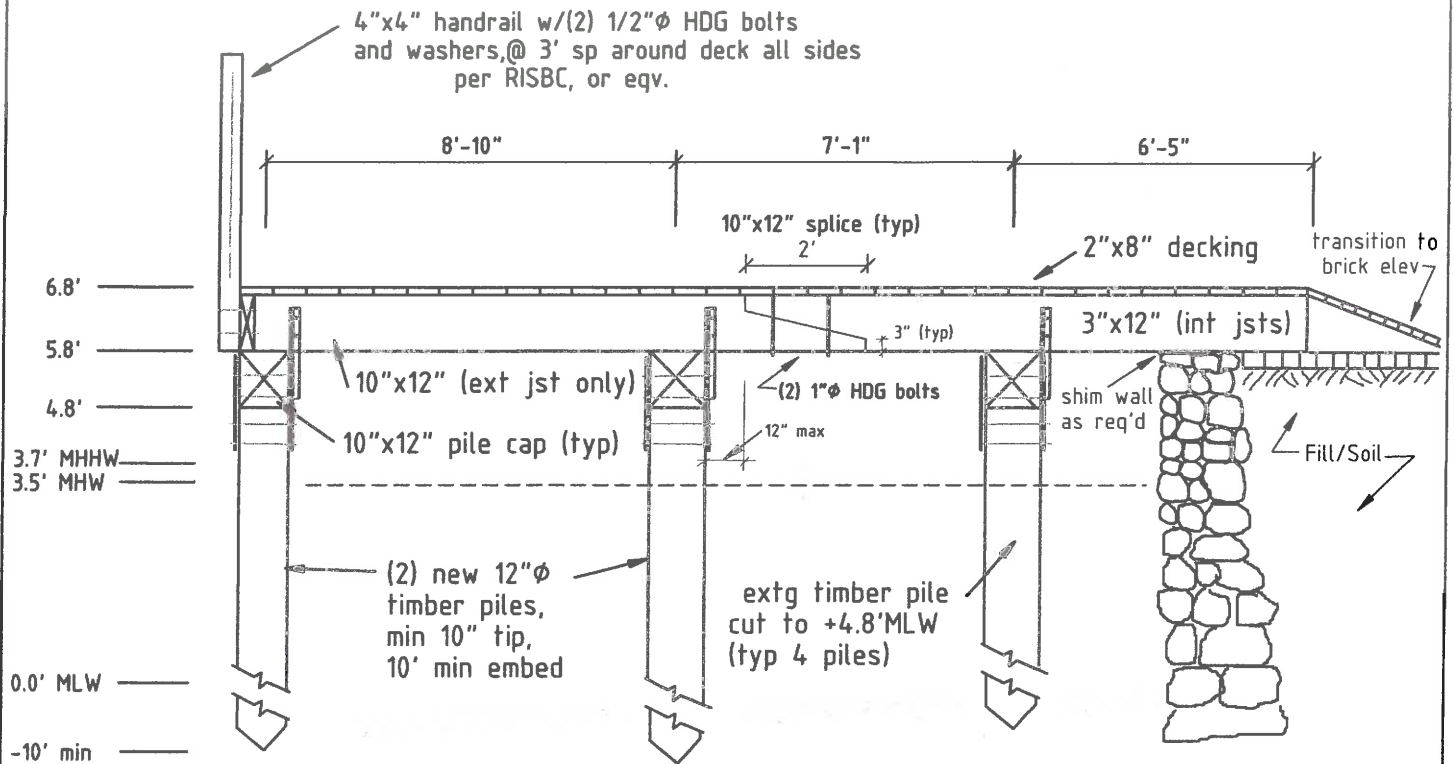
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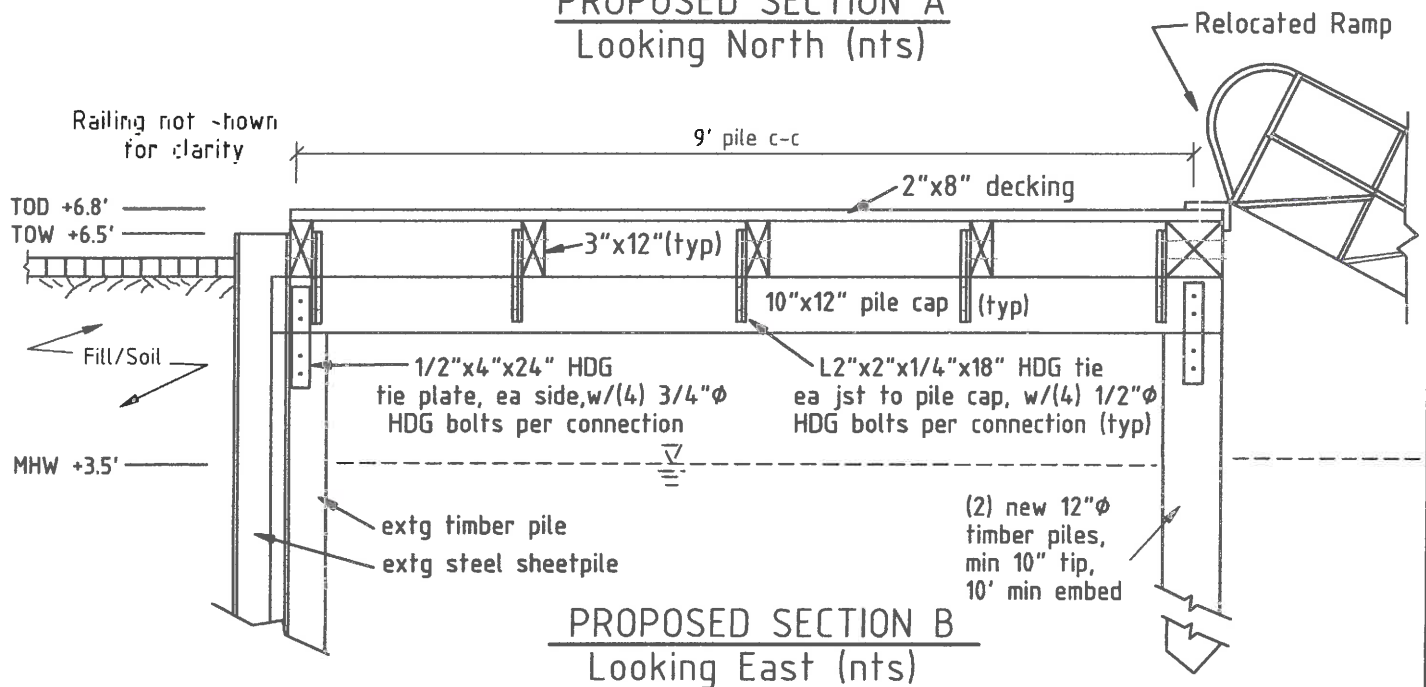
date 4/10/24

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MAY 03 2024



PROPOSED SECTION A
Looking North (nts)



KENNETH W. ANDERSON



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Bowens Wharf Co Inc
13 Bowens Wharf
Newport, RI 02840

MAY 03 2024

by KWA

scale

NTS

date 4/10/24

sheet 6 of 7

MATERIAL/HARDWARE NOTES:

1. UNLESS NOTED OTHERWISE, ALL TIMBER MATERIAL SHALL BE SOLID SAWN LUMBER (S4S) SOUTHERN YELLOW PINE GRADE NO. 1 OR BETTER IN ACCORDANCE WITH THE TIMBER PRODUCTS INSPECTION BUREAU GRADING RULES. PILES SHALL BE SYP CLASS "B" W/STEEL DRIVING TIPS.
2. ALL TIMBER MATERIAL USED SHALL BE TREATED WITH CCA PRESERVATIVE SUFFICIENT FOR MARINE CONSTRUCTION (MIN. RETENTION 2.5 PCF FOR PILES. MIN. 0.6 PCF FOR ALL OTHERS).
3. BRUSH APPLY TWO (2) COATS OF WOOD PRESERVATIVE TO SURFACE OF PRESERVATIVE TREATED MATERIALS WHICH HAVE BEEN FIELD CUT, DRESSED, OR DRILLED.
4. ALL HARDWARE INCLUDING NAILS, SCREWS, BOLTS, NUTS, AND WASHERS SHALL BE HOT-DIPPED GALVANIZED (HDG) STEEL, OR STAINLESS STEEL (TYPE 316).
5. ALL BOLTS SHALL BE ASTM A307 OR BETTER.
6. ALL CONNECTION BOLTS SHALL BE ACCOMPANIED BY APPROPRIATELY SIZED NUTS AND WASHERS.
7. NAILS SHALL BE STAINLESS STEEL W/ ANNULAR RINGED BARBED THREADS.
8. ALL CONNECTION HARDWARE SHALL BE HOT DIPPED GALVANIZED (HDG) 3/4"Ø BOLTS WITH MIN 2" X 1/4" WASHERS AND HEX BOLTS, UNLESS NOTED OTHERWISE.
9. STRINGER "LAP SPLICES" (2' OVERLAP) SHALL REQUIRE MIN (4) 3/4"Ø HDG BOLTS PER SPLICE, MIN 3" EDGE DIST
10. OVERDRILL ALL BOLT HOLES BY 1/16".
11. ATTACH 2 X 8 DECKING WITH MIN (3) SS NO. 10 SCREWS PER STRINGER.

GENERAL CONSTRUCTION NOTES:

1. ALL WORK SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS AS SHOWN IN THESE PLANS.
2. ALL WORK SHALL COMPLY WITH FEDERAL, STATE, AND LOCAL LAWS AND STATUTES AND THE REQUIREMENTS AND CONDITIONS OF ANY REGULATORY PERMITS ISSUED FOR THE WORK.
3. ALL WORK SHALL STRICTLY ADHERE TO ALL STIPULATIONS CONTAINED IN RICRMC PERMIT.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR BRINGING ALL ELEMENTS OF THE PROJECT INTO CONFORMANCE WITH THESE PLANS AND SPECIFICATIONS. ANY DEVIATION FROM THESE APPROVED PLANS SHALL BE SUBMITTED IN WRITING TO THE ENGINEER FOR APPROVAL AND PERMIT MODIFICATION.
5. ALL OSHA SAFETY REGULATIONS ALL TO STRICTLY ADHERED TO. METHODS OF CONSTRUCTION AND ERECTION OF STRUCTURAL MATERIAL ARE THE RESPONSIBILITY OF THE CONTRACTOR.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TRANSPORTING ALL EQUIPMENT, PERSONNEL, AND MATERIALS ASSOCIATED WITH THE PROJECT TO/FROM THE SITE AS NEEDED DURING THE DURATION OF THE PROJECT.
7. THE CONTRACTOR SHALL MAINTAIN STRICT IN-WATER TURBIDITY CONTROLS CAUSED BY REMOVAL OF EXISTING STRUCTURES AND INSTALLATION OF THE NEW STRUCTURES.
8. ALL TIMBER PILE EMBEMENT DEPTHS SHOWN ON THE PLANS SHALL BE THE MINIMUM. IF REFUSAL IS ENCOUNTERED PRIOR TO MINIMUM, THE ENGINEER SHALL BE CONTACTED FOR APPROPRIATE RESOLUTION.

KENNETH W. ANDERSON

Kenneth W. Anderson

No.

5063



REGISTERED
PROFESSIONAL ENGINEER

BOWEN'S WHARF Pier/Ramp Repairs

Bowens Wharf Co Inc
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MAY 03 2024

by KWA

scale

NTS

date 4/10/24

sheet 7 of 7