Natural Resource Services, Inc.

Written Narrative to Support a CRMC Buffer Zone and Setback Variance Request

88 Washington Street
A.P. 12, Lot 46
Newport, Rhode Island

Prepared for:

William J. Ruh Trust
William J. Ruh, Trustee

Prepared by:

Scott P. Rabideau, PWS
Principal Biologist

February 3, 2025

P.O. Box 311 Harrisville, RI 02830 401-568-7390

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HPHC Letter

INTRODUCTION

Natural Resource Services, Inc (NRS) has been retained by William Ruh, trustee of the William J. Ruh Trust, hereafter referred to as the applicant, to prepare the written narrative required for the request for a buffer zone and setback variance being sought to construct a single-family home on the subject property. Mr. Ruh purchased the property on 09-18-2020, and since that time has retained an architect, engineer and surveyor to assist with the preparation of a plan creating a new home for his family on this historic Newport waterfront property. These design professionals include Hull Cove Design as the architect and Principe Company, Inc. as the engineer and surveyor.

NRS was initially retained by Hull Cove in June, 2021 to delineate the coastal feature on the property and to assist with the preparation and submission of a Preliminary Determination (PD) request to the Coastal Resources Management Council (CRMC). The CRMC staff issued a findings letter on October 1, 2021 in response to the PD submission (CRMC No. D2021-08-088). Since the issuance of that document, the applicant has moved forward with permitting required at the city level which included the Newport Historic District Commission and the Zoning Board of Review. Abutting property owners submitted appeals to these local decisions which resulted in the multiple year delay in finalizing a CRMC application.

An application for assent was submitted in June, 2024 for the construction of a new dwelling on the property. This application included a request for both buffer zone and setback variances. The CRMC staff issued a comment letter on December 18, 2024 requesting additional information in order to complete the review of the application. While the submitted application included the required written response to the six (6) variance criteria listed in Section 1.1.7 of the Coastal Resources Management Program (CRMP), or the Redbook, in light of objections that have been raised by abutters regarding the project, the applicant has asked NRS to provide specific details and documentation in a subsequent narrative addressing the sections of the Redbook that are applicable to the variance request.

SITE DESCRIPTION

88 Washington Street is a 0.32-acre parcel (or 13,919 square feet) situated on the west side of this public roadway. This section of the city is known as The Point. The lot is developed and maintains a 786 square foot (SF) dwelling. The property has direct shoreline frontage on Newport Harbor. This section of Newport Harbor is classified in the Redbook as a Type 2 Water.

The coastal feature is a sheet pile bulkhead surrounding the entire waterfront. Lawn is maintained up to the limit of the sheet pile. Based on a review of historic aerial photographs, this structural shoreline protection has been in place since at least 1972.

Sheet pile bulkhead

Lawn extending to coastal feature

It is important to point out that structural shoreline protection exists on all adjacent properties extending from the Goat Island connector road northerly to Route 138 and the Newport Pell Bridge. This represents over 2,700 linear feet of hardened shoreline. Figure 1 (see Appendix) is a GIS graphic prepared by NRS depicting the extent of the structural shoreline protection along this portion of Newport Harbor.

Type 2 Waters are described in the Redbook as areas with high scenic value that support low intensity recreational and residential uses. The Council's goal is "to maintain and, where possible, restore the high scenic value, water quality, and natural habitat values of these areas, while providing for low intensity uses that will not detract from these values. Section 1.2.1 (C)(2)(e) states that "Applicants for Council Assents for alterations or activities in Type 2 waters shall describe the measures taken to mitigate impacts on the scenic quality of the area (see Section 1.3.5 of this Part)." A subsequent section of this narrative will address the Redbook's general policies for the protection of scenic values for projects within Type 2 waters found in Section 1.3.5.

While the water class is Type 2, it is the applicant's position that, based on the information provided in Figure 1, the Shoreline Feature is properly classified as a Manmade Shoreline (Section 1.2.2 (F)) and not a Coastal Headland/Bluff with bulkhead wall as noted in the 2021 PD findings. The applicant is seeking a review by the full council for the verification of this shoreline classification as part of the application.

The Redbook notes that "Manmade shorelines usually have a major impact on the appearance of the shore, interfere with public access to and along the coast, prevent migration of coastal habitats and may alter erosion accretion processes on neighboring beaches." The Council's goals for Manmade Shorelines are 1) To encourage the maintenance of structures that effectively mitigate erosion and/or sustain landforms adjacent to the water, and 2) Prevent the accumulation of debris along the shore where such structures are ineffective or no longer in active use. The applicant has properly maintained the bulkhead wall since taking ownership of the property.

The existing dwelling on the parcel is a historic structure known as the 1725 John Tripp House. The John Tripp House is an 18th century colonial cabin that was relocated from Providence to this Newport lot in 1965. An addition to the original structure was constructed in 1972 resulting in the current 786 SF of structural lot coverage (SLC), as defined in the CRMP.

The presence of the Tripp house on the property results in the project requiring review under Section 1.2.3 of the Redbook, the section designated for Areas of Historic and Archaeological Significance. For projects where designated historic structures are present, the policy of the Council is to solicit the recommendations of the RI Historical Preservation and Heritage Commission (HPHC) regarding possible adverse impacts on these properties. It should be noted that the HPHC issued a letter to the CRMC Chair, Raymond Coia, on January 14, 2025 stating that the Commission does not object to the CRMC issuing a permit for the proposed design.

It should be noted that the HPHC objected to an earlier site layout with the new dwelling located closer to Washington Street than the Tripp House. That initial layout was proposed in an attempt to minimize the required CRMP setback variance. The current plan has the addition sited at the same distance from the road as the Tripp House.

PROJECT DESCRIPTION

The applicant is seeking permission to construct a new single-family home on the subject property and convert the 786 SF building into a guest house as allowed by local zoning. The new structure would represent 1,727 SF of additional SLC. This dwelling is located in the northern half of the property to avoid any disturbance to the historic Tripp House. The architectural drawings for the new dwelling have been reviewed and approved by the Newport Historic District Commission and received a letter of no objection from the RI HPHC.

Principe has developed a stormwater management plan consistent with the RI Stormwater Management Guidance for Individual Single-Family Residential Lot Development. The stormwater design includes infiltration through subsurface structures for the roof surface of the new dwelling and a driveway that meets the pervious design standard.

Principe has also prepared a detailed buffer zone restoration plan. The plan has been prepared by their staff landscape architect and incorporates dense plantings of native shrubs and grasses within areas along the coast that are currently maintained as lawn.

CRMP REGULATORY REQUIREMENTS

Section 1.1.11 (C)(3) of the Redbook outlines the buffer zone requirements for alterations to existing structures on residential lots. An undeveloped 13,919 SF lot adjacent to Type 2 waters requires a 50 buffer zone. This buffer zone requirement was confirmed by the CRMC staff in the October, 2021 PD. As previously noted, the subject property is developed and has maintained lawn up to the coastal feature limit. Subsection (3)(b) states that "Where alterations to an existing structure or structures result in the expansion of structural lot coverage such that the square footage of the foundation increases by fifty percent (50%) or more, the Coastal Buffer

Zone requirement shall be established with a width equal to the percentage increase in the structural lot coverage as of August 8, 1995, multiplied by the value contained in Section 1.1.11(C)(6)(a) of this Part (Table 4)."

The SLC of the Tripp House as of the effective date is 786 SF. The applicant is seeking permission to convert the Tripp House to an accessory dwelling unit and construct a permanent single-family home with a SLC of 1,727 SF. This represents a 220 percent SLC increase. In accordance with the Section 1.1.11 standards, a 50-foot buffer zone is required for this percentage SLC increase.

Section 1.1.9 establishes the minimum setback distance from the inland boundary of a coastal feature at which an approved construction activity may take place. The CRMC PD (D2021-08-088) states that the setback requirement for this lot is 75 feet as measured from the inland edge of the coastal feature or 25 feet from the 50 foot buffer zone requirement.

VARIANCE REQUEST

The applicant is seeking a variance from both the Buffer Zone and Setback standards in order to construct a single-family dwelling on the subject lot. The applicant is seeking permission to reduce the buffer zone requirement from 50 feet to 15 feet, a 35-foot reduction resulting in a 70 percent variance request. However, that minimum buffer zone distance is at a single point adjacent to the northern property line. For the majority of the lot, the applicant has proposed a restoration of the buffer zone to a distance of 25 feet from the coastal feature. This would result in a 50 percent reduction for the remainder of the property.

The applicant is seeking to reduce the 75-foot setback, the closest point of which is at this same specific location, to 25 feet, a 50-foot reduction. This results in a setback variance of 67 percent.

RESPONSE TO SECTION 1.3.1 (A) - Category B Requirements

The applicant is seeking a variance to the coastal buffer zone standard of greater than 50 percent. Section 1.1.11 (C)(2) of the Redbook states that when "the requested variance is in excess of fifty percent (50%) of the required width, the application shall be reviewed by the full Council. In such an instance, the application is considered Category B and is subject to Section 1.3.1(A). This section of the Redbook lists the requirements for information needed in order for the CRMC to facilitate a Category B application review. The following is the applicant's response to each review requirement of this section listed a letters a-k.

(a) *Demonstrate the need for the proposed activity or alteration*;

The applicant is seeking permission to construct a 1,727 SF dwelling on a waterfront lot in Newport. The property retains an existing 786 SF single family home on the property. However, the current structure, the 1725 John Tripp House, is classified as a historic feature. This historic home cannot be demolished or reconstructed so as to meet minimally acceptable building standards. The applicant had initially offered to relocate the Tripp House from the

subject property, however, this idea was rejected by the city's Historic District Commission. The applicant also proposed constructing an addition onto the Tripp House, a plan which was also rejected as having a detrimental effect on the historic value of the structure. As such, the applicant has chosen to instead convert the Tripp House to an accessory dwelling unit and construct a new dwelling for his immediate family. The 1,727 SF footprint proposed is relatively modest in relation to the adjacent waterfront homes as well as a majority of residences in the immediate Point neighborhood. Figure 2 (see Appendix) is a GIS graphic which depicts the adjacent parcels and lists the square footage of the structures retained on each property.

(b) *Demonstrate that all applicable local zoning ordinances, building codes, flood hazard standards, and all safety codes, fire codes, and environmental requirements have or will be met; local approvals are required for activities as specifically prescribed for nontidal portions of a project in Sections 1.3.1(B), (C), (F), (H), (I), (K), (M), (O), and (Q) of this Part; for projects on state land, the state building official, for the purposes of this section, is the building official;*

The applicant has received approval from the City of Newport's Historic District Commission and Zoning Board of Review. A CRMC building official letter endorsed by the city's building and zoning officials has been submitted with the application to satisfy the information required by this section.

(c) *Describe the boundaries of the coastal waters and land area that is anticipated to be affected*;

A site description has been provided in the previous section of this report.

(d) *Demonstrate that the alteration or activity will not result in significant impacts on erosion and/or deposition processes along the shore and in tidal waters;*

The applicant has submitted site plans prepared and stamped by a RI registered Professional Engineer. These plans incorporate erosion and sedimentation controls to be installed and monitored throughout the construction activities taking place on the site. This erosion control plan is consistent with the requirements of the RI Erosion and Sedimentation Control Handbook.

(e) Demonstrate that the alteration or activity will not result in significant impacts on the abundance and diversity of plant and animal life;

The applicant's property is located within the Point neighborhood of Newport. Residential development in this neighborhood dates back to the 18th century. The majority of the properties in the immediate vicinity contain single family homes on lots averaging 13,000 SF in size. The entirety of the shoreline is armored, the majority of which predates the CRMP. All of the waterfront homes maintain lawn or managed landscapes up to the hardened shoreline feature.

The applicant is seeking permission to construct the new dwelling within a landscaped area on the property. No native or naturalized areas of vegetation that could serve as wildlife

habitat would be impacted by the project. The applicant is instead proposing to restore a 25-foot coastal buffer zone along a majority of his waterfront. Once established, this will be the only area of buffer habitat in the immediate vicinity available for wildlife utilization.

(f) Demonstrate that the alteration will not unreasonably interfere with, impair, or significantly impact existing public access to, or use of, tidal waters and/or the shore;

The applicant's proposed construction is on the upland area of the lot. No short or long-term impacts will occur which would interfere with public access to or along the shoreline.

(g) Demonstrate that the alteration will not result in significant impacts to water circulation, flushing, turbidity, and sedimentation;

The applicant's proposed construction is within the upland area of the property and will not have any impacts to the water's of Newport Harbor.

(h) Demonstrate that there will be no significant deterioration in the quality of the water in the immediate vicinity as defined by DEM;

The applicant's proposed construction is within the upland area of the property. The applicant's engineer has developed a stormwater management plan to account for water quality from any new impervious surfaces. Further, the applicant has proposed a restoration of the buffer zone within 25 feet of the coastal feature. Once established this band of deep-rooted woody vegetation will serve to improve runoff from the property occurring during larger storm events.

(i) Demonstrate that the alteration or activity will not result in significant impacts to areas of historic and archaeological significance;

The applicant's property contains a historic structure, the 1725 John Tripp House. The architectural drawings for the proposed dwelling have been reviewed and approved by the Newport Historic District Commission. The RI HPHC has also reviewed the design plans and has provided the CRMC with a letter of no objection to the proposal.

(j) Demonstrate that the alteration or activity will not result in significant conflicts with water dependent uses and activities such as recreational boating, fishing, swimming, navigation, and commerce;

There are no water dependent uses which would be affected by the construction of a single-family residence on the subject property.

(k) Demonstrate that measures have been taken to minimize any adverse scenic impact (see Section 1.3.5 of this Part).

NRS has included a complete response to Section 1.3.5 in a subsequent section of this narrative. It is the applicant's position that the proposal as designed is consistent with the requirements of this section of the Redbook.

RESPONSE TO SECTION 1.3.5 - Policies for the Protection and Enhancement of the Scenic Value of the Coastal Region

One of the general policies listed in this section of the Redbook is specific to properties which contain historic features (Subsection A.4). The policy states "On sites in or adjacent to historic features and districts, new structures should be designed to provide continuity with the existing scenic and historic character. Within historic districts, applicants shall consult with the Historic Preservation Commission to identify means for minimizing disruption and, where possible, enhancing the historic value of the area."

The applicant has sent the site plan and architectural design to the RI HPHC and received a letter of no objection for the project. In its letter of January 14, 2025, the HPHC Executive Director states that "While the height of the new building remains unchanged, it is not inconsistent with other historic homes on the street, and the Colonial Revival design is appropriate for the area." As can be seen in Figure 2 of this report, there are historic homes of similar size along the waterfront to both the north and south of the applicant's property. The HPHC is satisfied that the visual effect of the new dwelling is in continuity with the existing scenic and historic character indicating compliance with this Redbook policy.

The applicant is also proposing to restore native woody vegetation along the entire waterfront. Once established, this will represent the only naturalized buffer zone along this manmade shoreline and will therefore improve the aesthetic quality of the lot when viewed from the water.

RESPONSE TO SECTION 1.1.7 - Variances

This section of the Redbook requires that any applicant seeking a variance from any program standard make the request in writing and respond to the 6 variance criteria found in the section. The variances to the buffer zone and setback standards that are being sought by the applicant have been described in detail in a previous section of this report. The following represents the applicant's written response to each of the variance criteria.

1. *The proposed alteration conforms with applicable goals and policies of the Coastal Resources Management Program.*

The applicant's property is residentially developed and is located within a neighborhood with average lot sizes between 10,000-14,000 SF. The parcel has frontage along Newport Harbor and contains a permitted residential boating facility. This section of Newport Harbor is classified as a Type 2 water. The existing dwelling is a historic structure known as the John Tripp House. The presence of the Tripp House on the lot requires the applicant to also demonstrate consistency with the policies found in Section 1.2.3. The project as proposed is consistent with the applicable goals and policies listed in the applicable sections of the CRMP.

As previously described, the Council's policy for Type 2 waters is to maintain and where possible restore the high scenic value, water quality, and wildlife habitat values of these areas. The proposal as presented by the applicant accomplishes these goals. The current site condition includes mowed lawn to the limit of a sheet pile bulkhead. The applicant's landscape architect has developed a buffer zone restoration plan which will restore native shrubs and herbaceous vegetation within 25 feet of the bulkhead along the majority of the waterfront. This will provide a distinct visual contrast to the neighboring properties that continue to retain manicured landscapes along their waterfront. This buffer zone restoration will also serve to improve the quality of runoff during storm events as well as provide habitat for vertebrate and invertebrate wildlife species.

Due to the presence of the John Tripp House on the parcel, Section 1.2.3 required the applicant to solicit the opinion of the RI HPHC relative to the potential adverse impacts the proposed structure would have on the historic qualities of the property. The applicant has provided a letter from the HPHC Executive Director which states that the Commission does not object to the CRMC issuing a permit for the project.

Similarly, the general policies of Section 1.3.5 include a policy that new structures proposed on lots with historic features should be designed to provide continuity with the existing scenic and historic character. The HPHC letter provides a clear statement that the height of the proposed dwelling is similar to the other historic homes in the neighborhood and the Colonial Revival design is appropriate for the area.

2. The proposed alteration will not result in significant adverse environmental impacts or use conflicts, including but not limited to, taking into account cumulative impacts.

The applicant proposes to construct a 1,727 SF dwelling on the subject property. In order to construct a home of this size, it is necessary to seek a buffer zone and setback variance. However, it is important to point out that the applicant is not seeking a variance to alter a functional buffer zone that retains naturalized vegetation. The request for a variance at this site is to seek a reduction to the required restoration of a 50-foot buffer zone mandated by rule due to the fact that the proposed SLC exceeds the 50 percent increase threshold found in Section 1.1.11. The current site condition is managed lawn to the coastal feature limit. All of the work associated with the construction of the dwelling will occur within this managed landscape.

The applicant's proposal will restore 50 percent of the required buffer zone along the majority of the waterfront with the 70 percent reduction occurring in a single location. A chart included in the landscape plan demonstrates from an "area" perspective that the applicant's buffer zone restoration will provide the square footage of total buffer zone area consistent with a 50 percent variance request. The Redbook does not specifically acknowledge the concept of a "variable width buffer," however, the concept has been used previously for CRMC applications to demonstrate an effort to minimize the variance request.

Section 1.1.11 (B)(1) lists the functions and values that naturalized buffer zones provide along the state's coastline. The 6 values provided are protection of water quality, protection of coastal habitat, protection of scenic and aesthetic quality, erosion control, flood control, and

protection of historic and archaeological resources. Once the applicant's buffer zone restoration effort has been implemented, each of these buffer zone values will be improved when compared to the current condition. Therefore, the project as proposed will not result in any negative environmental impacts but instead will improve the conditions at the site such that a positive effect will result.

3. Due to conditions at the site in question, the applicable standard(s) cannot be met.

The subject property consists of 13,919 SF of land area. The lot maintains 110 feet of road frontage on Washington Street. The John Tripp House is situated in the southern half of the parcel and effectively takes up the first 40 feet of the available road frontage. Had the city allowed the applicant to relocate the Tripp House, it would be possible to have the length of the proposed house, currently 55 feet, run parallel to Washington Street. Due to this historic feature's presence, the applicant is effectively limited to 60 feet of road frontage to utilize for the new dwelling. The architect has developed a 1,727 SF foundation footprint using 35 feet of width parallel to Washington Street and 35 feet of depth for the main body of the dwelling. The proposed structure is elongated on the north side to 55 feet in order to accommodate a garage adjacent to the driveway.

Figure 3 (see Appendix) is a GIS graphic that depicts the coastal feature as represented on the submitted plan. The graphic shows the required 50-foot buffer zone and 25-foot setback. It is apparent that any proposal for construction of a new home on this lot requires a variance from the buffer zone and setback standards.

Figure 4 (see Appendix) has been updated to depict the proposed structure and identify the location of the 70 percent variance reduction. This visual clearly demonstrates that the 90 degree turn at the northern limit of the bulkhead effectively pushes the coastal feature within 84 feet of Washington Street. Were this not the case, the applicant would be able to provide a full 25-foot buffer zone restoration across the site. This would have kept the buffer variance request at 50 percent and possibly eliminate the need for a Category B application.

It is clear from these representations that the limited size of the property, location of a historic feature on the parcel and the configuration of the coastal feature are conditions at the site that result in the applicant not being able to meet the applicable buffer zone or setback standards.

4. The modification requested by the applicant is the minimum variance to the applicable standard(s) necessary to allow a reasonable alteration or use of the site.

The applicant is seeking permission to construct a 1,727 SF 3-bedroom dwelling on the lot. The historic John Tripp House will be maintained as a guest house with an additional bedroom. The applicant has proposed alternatives to the proposed design which included relocating the Tripp House to another property and incorporating the addition onto the Tripp House. Each of these alternatives would have provided for a home which would serve the needs of the family, but each was rejected by the city's Historic District Commission as adversely impacting the historic feature. The applicant is seeking to construct a residence in this historic

neighborhood to accommodate the spacial needs of he and his wife, their children and their grandchildren.

In working with the Historic District Commission, the project architect was able to downsize the main dwelling and create a Colonial Revival design which fit on the lot without impacting the Tripp House and provided the minimum living space needed for the family. The design includes a minimum sized garage along the northern property boundary. The garage is an essential element for the property owners as their intent is to utilize the home year-round. The plan presented represents the minimum size needed for the applicant to allow the applicant to have reasonable expected use of this residential property. The use is consistent with the surrounding properties including those with direct frontage on Newport Harbor. The requested variance to the buffer zone and setback standard is the minimum necessary to allow for the applicant to retain reasonable use of the specific residential property.

5. *The requested variance to the applicable standard(s) is not due to any prior action of the applicant or the applicant's predecessors in title. With respect to subdivisions, the Council will consider the factors as set forth in § 1.1.7(B) of this Part below in determining the prior action of the applicant.*

The property is a pre-existing lot of record in this historic Newport neighborhood. The John Tripp House was relocated to the parcel in 1965, and no changes to the size or dimensions of the lot have occurred since that time. As such, no actions by the applicant or the applicant's predecessor in title have occurred to subdivide or affect the configuration of the parcel which would have resulted in the necessity for seeking the requested buffer zone and setback variances.

6. *Due to the conditions of the site in question, the standard(s) will cause the applicant an undue hardship. In order to receive relief from an undue hardship an applicant must demonstrate inter alia the nature of the hardship and that the hardship is shown to be unique or particular to the site. Mere economic diminution, economic advantage, or inconvenience does not constitute a showing of undue hardship that will support the granting of a variance.*

The lot is bounded on three (3) sides by Newport Harbor. As can be seen on Figure 3, approximately 44 feet of the northern property boundary is adjacent to the sheet pile bulkhead. Approximately 127 feet of the southern and eastern property limits fall along the same bulkhead. The application of the required 50-foot buffer zone and 75-foot setback encompass the majority of the lot and as such would necessitate a buffer zone and setback variance request for any proposed new dwelling or, if it were allowed, addition to the Tripp House. The Tripp House is a 786 SF historic cottage that must be retained in its current condition. It is therefore unreasonable to utilize the cottage as a permanent family home. The applicant would experience an undue hardship were he not able to pursue the ability to construct a dwelling within the lot that is of a reasonable size to accommodate his family, allowed by the city's Historic District Commission and Zoning Board of Review, and is consistent in height and size with the adjacent historic homes (as noted in the RI HPHC letter).

Conclusion

The applicant has submitted a request for a buffer zone and setback variance in order to construct a single family dwelling on this developed residential lot in Newport. The parcel is unique in that it retains a sheet pile bulkhead which results in Newport Harbor water frontage on 3 sides. It also contains a 786 SF historic feature, the 1725 John Tripp House. This colonial cottage was moved to the property from Providence in 1965. The applicant has worked through the city's Historic District Commission to design a separate building on the lot, to serve as his family's primary residence, which would not degrade the historic significance of the Tripp House. The Tripp House would be retained as a guest house. The site plan and architectural details of the proposed dwelling have also been reviewed by the RI Historical Preservation and Heritage Commission.

The proposed 1,727 SF residence results in a structural lot coverage increase exceeding 100 percent of the 786 SF Tripp House. As such, the applicant is required to retain a 50 foot buffer zone and 75 foot setback (or 25 feet from the 50 foot buffer zone) for construction of the new dwelling. Figure 3, found in the attached Appendix, provides a visual depiction of the extent of the required buffer zone and setback. The dimensions of the lot and the water frontage on 3 sides are the primary factors creating the need for the variances being requested. Since the buffer zone actually extends through the existing Tripp House, it is clear that a buffer and setback variance would be required for any proposed dwelling of the size being sought. The request is for a 70 percent variance to the buffer zone standard and a 67 percent variance to the setback standard.

This narrative has been prepared in support of the buffer zone and variance request. Each of the applicable sections of the CRMP have been addressed in writing as well as the required written response to the 6 variance criteria found in Section 1.1.7. The information presented demonstrates that the request for each variance is consistent with the goals and policies of the CRMP when applied to this specific property.

Appendix

Appendix

STATE OF RHODE ISLAND

HISTORICAL PRESERVATION & HERITAGE COMMISSION

Old State House 150 Benefit Street Providence, RI 02903

Telephone 401-222-2678
TTY 401-222-3700

Fax 401-222-2968
www.preservation.ri.gov

January 14, 2025

Via email: lturner@crmc.ri.gov & jabbruzzese@crmc.ri.gov, CRMC

Raymond Coia, Chair
Coastal Resources Management Council
Oliver H. Stedman Government Center
4808 Tower Hill Road
Wakefield, Rhode Island 02879

Re: CRMC File Number: 2024-02-112 & 2024-06-087
Applicant: William J. Ruh Trust
88 Washington Street
Newport, RI

Dear Mr. Coia:

The Rhode Island Historical Preservation and Heritage Commission (RIHPHC) staff has reviewed the new information that the applicant provided for the above-referenced Preliminary Determination Request and Application for State Assent. The William J. Ruh Trust proposes to construct a new building at 88 Washington Street in Newport, RI.

As you are aware, the property is a contributing resource in the Newport National Historic Landmark District, which is listed in the National Register of Historic Places and a designated National Historic Landmark. The property is improved by the ca. 1725 John Tripp House which was moved to the site in 1965.

In our prior letter dated July 11, 2024, we noted the setback of the new building had been changed so that the new building and the Tripp House are now roughly the same distance from Washington Street. We found this setback to be acceptable and acknowledged that the new setback and alignment helped to make the new construction more compatible with the Tripp House.

In the same letter, we noted that the scale of the new building was not compatible with the Tripp House and inquired about lowering the height of the new building and reducing the size of the window and door openings. The owner has proposed to reduce the size of the window openings on the façade elevation, while maintaining the door size and the height of the building. While the height of the new building remains unchanged, it is not inconsistent with other historic homes on the street, and the Colonial Revival design is appropriate for the area.

Based on the design alterations that have been instituted and taking into account the approval of the previous design by the Newport District Commission, we no longer object to CRMC issuing the permit.

250117.03est/jde

These comments are provided in accordance with *650-RICR-20-00-1.2.3 Areas of Historic and Archaeological Significance* of the Coastal Resources Management Council. If you have any questions, please contact Elizabeth Totten (elizabeth.totten@preservation.ri.gov), Project Review Coordinator, of this office.

Sincerely,

Elizabeth Totten
FOR

Jeffrey Emidy
Executive Director
State Historic Preservation Officer

Copy via email:

Applicant's architect, Madeline Melchert, Hull Cove Designs,
madeline@hullcovedesign.com

Abutters' representative, Shantia Anderheggen, Preservation Strategies,
shantia@preservation-strategies.com

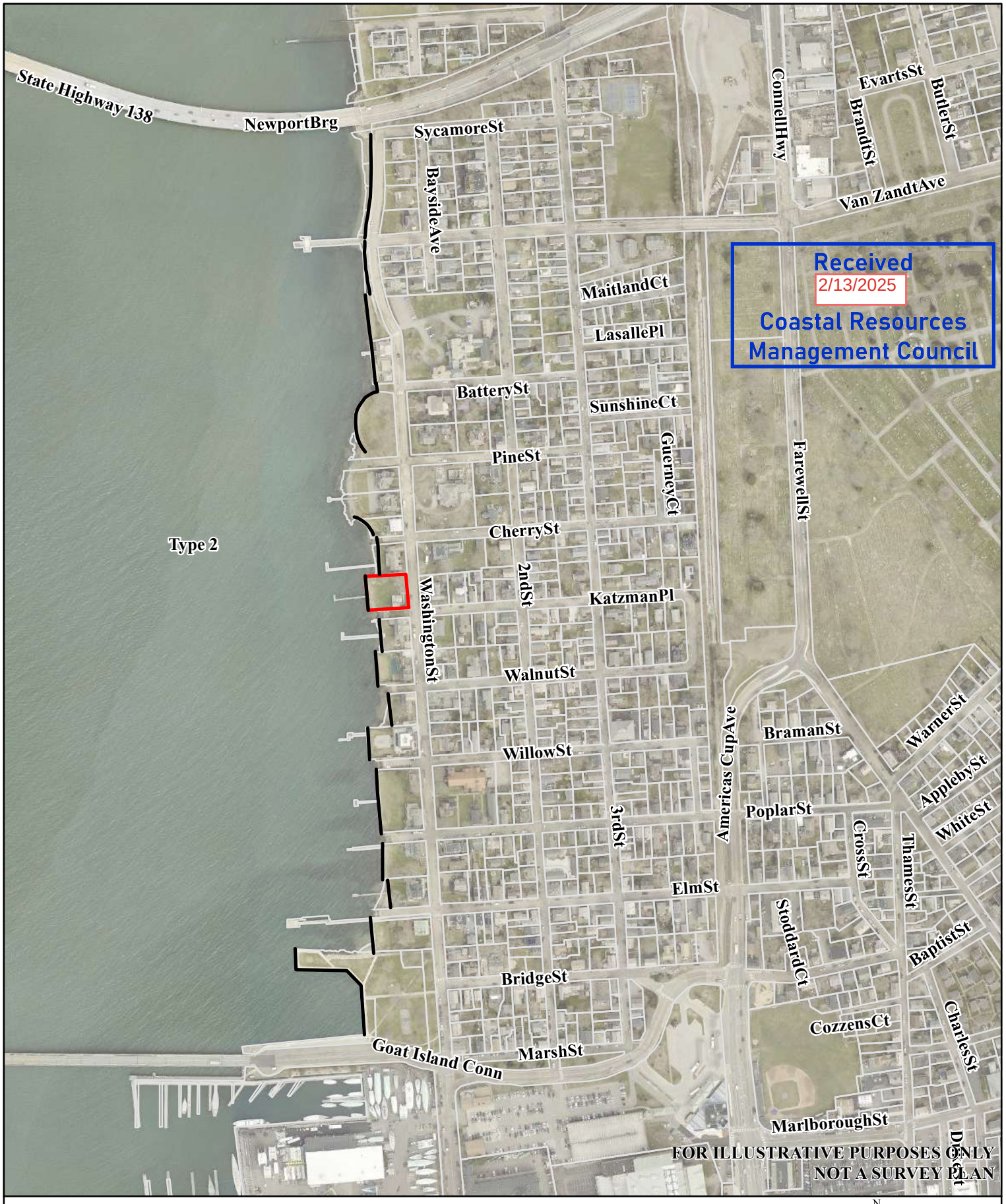


Figure 1
Structural Shoreline Protection
Washington St
Newport, RI

Approximate Site Location

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

0 200 400 800 Feet

N W E S

Spring 2024 aerial
RI DEM Mapping

Natural Resource Services, Inc.
PO Box 311
Harrisville, RI 02830
p: (401) 568-7390

Address	Plat/Lot	Approximate Dwelling Size (Tax Assessor Database)
102 Washington St	12/28	+/- 1,614 sq ft
100 Washington St	12/248	+/- 2,648 sq ft
96 Washington St	12/247	+/- 1,734 sq ft
94 Washington St	12/258	+/- 2,914 sq ft
88 Washington St	**12/46**	**Proposed = 2,513 sq ft**
86 Washington St	12/59	+/- 2,840 sq ft
80 Washington St	12/73	+/- 2,201 sq ft
73 Washington St	12/72-4	+/- 1,427 sq ft
75 Washington St	12/71	+/- 1,404 sq ft
79 Washington St	12/60	+/- 1,665 sq ft
19 Chestnut St	12/47	+/- 1,560 sq ft
87 Washington St	12/45	+/- 3,830 sq ft
91 Washington St	12/27	+/- 4,736 sq ft

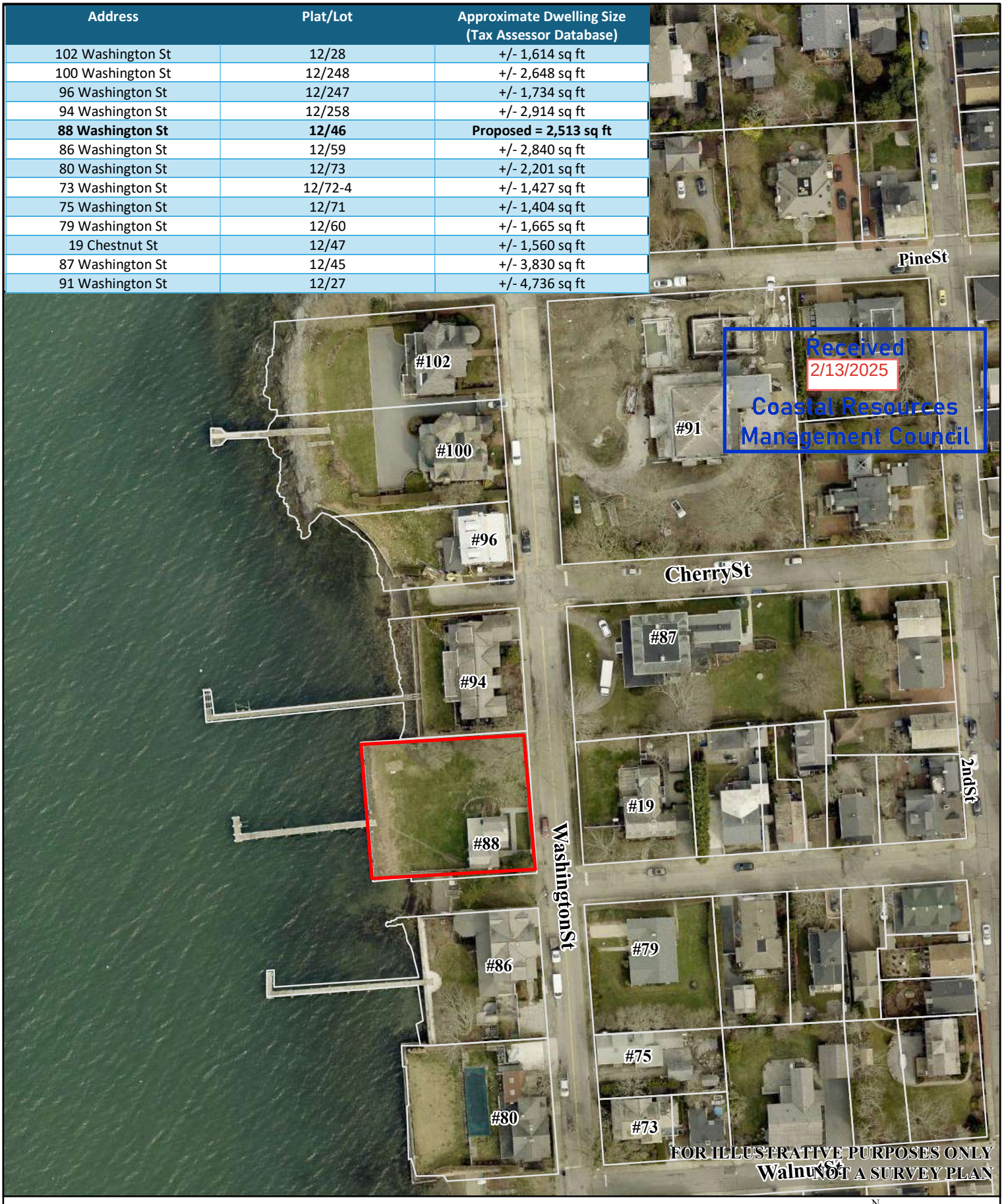


Figure 2
Approximate Dwelling Sizes along Washington St

Newport, RI

Approximate Site Location

0 50 100 200 Feet

N W E S

RIGIS Spring 2024 aerial
RI DEM Mapping

Natural Resource Services, Inc.
PO Box 311
Harrisville, RI 02830
p: (401) 568-7390

Figure 3
Required Buffer Zone
& Setback
88 Washington St

Newport, RI

Approximate Site Location
Coastal Feature
50' Buffer Zone
25' Setback

Feet
0 25 50 100

N
W E
S

Spring 2024 aerial
RI DEM Mapping

RIGIS
Natural Resource Services, Inc.
PO Box 311
Harrisville, RI 02830
p: (401) 568-7390

Figure 4
Proposed Dwelling & Buffer Zone
88 Washington St
Newport, RI

Approximate Site Location
Coastal Feature
Proposed Buffer Zone

Feet
0 25 50 100

N W E S

Spring 2024 aerial
RI DEM Mapping

RIGIS
Natural Resource Services, Inc.
PO Box 311
Harrisville, RI 02830
p: (401) 568-7390

THE CITY OF NEWPORT, RHODE ISLAND – AMERICA'S FIRST RESORT
Department of Planning & Economic Development

January 15, 2025

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

Sent Via Email:
helen@kirbyperkins.com

RE: Certificate of Appropriateness Application No.: 2025-JAN-015
Property: 88 Washington Street Plat: 12 – Lot: 046
Description of Proposed Work: Minor modification to a previously approved plan: windows and door in East elevation have been reduced in size. Muntin pattern changed from 12/12 to 9/6. Proposed half window at Northeast corner of East elevation enlarged to match other windows in East elevation. Building moved to the west by 2'-6".

Dear Applicant:

The above-referenced application was approved administratively by the Preservation Planner on January 15, 2025. This approval is based upon the application's consistency with the Standards for treatment of historic properties, specifically Standards 17.80.060.A.1-A.7. This approval is valid for one (1) year from the date of approval, and may be extended for one (1) additional year if a written request is submitted and approved before the expiration of the original approval. Please retain this document for your records. Before beginning work, please obtain any required building permits from the Building Inspection's office.

Right to Appeal: Decisions of the Preservation Planner may be appealed within 10 days of the recording date of this letter. All appeals of Certificates of Appropriateness shall be filed with the Zoning Department.

Thank you,

Jillian Chin
Preservation Planner
City Hall, 43 Broadway
Newport, RI 02480
Tel: 401-845-5415
Email: jchin@cityofnewport.com

Received
2/13/2025
Coastal Resources Management Council

Cc. Helen Johnson, Authorized Representative

TO: **Coastal Resources Management Council**
4808 Tower Hill Road Suite 3
Wakefield, RI 02879
Phone: (401) 783-3370

FROM: Building Official DATE: 1/3/2025

SUBJ: Application of: William Ruh and Lisa Ruh

Location: Newport RI

Address: 88 Washington St Plat No. 12 Lot No. 46

To Construct: New Single Family Dwelling

Received
2/13/2025
Coastal Resources Management Council

I hereby certify that I have reviewed _____ foundation plan(s).
✓ plan(s) for entire structure
✓ site plans
Titled: Ruh Residence

Date of Plan (last revision): 2/15/24, 3/13/24, 12/31/24 The 3 Revisions are substantially the Same

N/A and find that the issuance of a local building permit is not required as in accordance with Section _____ of the Rhode Island State Building Code.

✓ and find that the issuance of a local building permit is required. I hereby certify that this permit shall be issued once the applicant demonstrates that the proposed construction/activity fully conforms to the applicable requirements of the RISBC. Please note Structural Plans will need to conform ASCE 24-14 at plan review before permit approved

___ and find that a Septic System Suitability Determination (SSD) must be obtained from the RI Dept. of Environmental Management.

___ and find that a Septic System Suitability Determination (SSD) need not be obtained from the RI Dept. of Environmental Management.

✓ and find that said plans conform with all elements of the zoning ordinance, and that if said plans require zoning board approval, that the applicant has secured such approval and that the requisite appeal period has passed with no appeal filed or appeal is final. The Zoning Board approval shall expire on _____.

1/3/2025
Building Official's Signature Date

✓ and find that said plans conform with all elements of the zoning ordinance, and that if said plans require zoning board approval, that the applicant has secured such approval and that the requisite appeal period has passed with no appeal filed or appeal is final.

1/7/2025
Zoning Officer's Signature Date

rev. 5/11/2001

88 Washington Street Design Narrative

Prepared by: Madeline Melchert (Hull Cove Design)

February 11th, 2025

88 Washington Street, also referred to as the John Tripp House, was originally constructed in Providence circa 1725. In 1965 it was deconstructed, and pieces were moved from Providence to Newport where it was reconstructed in its current location on Washington Street. An addition was constructed in 1972. Given the diminutive size of the house, it is suitable for use as a part-time ADU or occasional guest house, but not for full-time modern family living. When considering design options, the property owners and their design team had to take into consideration several challenges including: siting within the flood zone, the sloping terrain down to the waterfront, local HDC and Zoning requirements, the preservation of a specimen London Plane tree, and being within the State's CRMC jurisdiction. As such, the property owners and their team began the process by coordinating a site meeting with the Preservation Planner on September 28, 2020.

Design #1: October 20th 2020 HDC Meeting

Usable SF: 8,312 SF over two floors
Lot Coverage: 4,156 SF = 30%
Concept: Move the Tripp House to another historic site so a new, single-family home could take its place. Utilize a large retaining wall to bring the house out of the flood zone.

The application was continued to the next Historic District Commission meeting due to an extensive number of applications on the agenda.

Private discussions with the Objectors were conducted over the course of days following the meeting - the neighbor across the street expressed concern that the new house extending to the allowable setback lines to the North might block his view to the harbor.

A site visit with the Preservation Planner, members of the HDC and Zoning Officer was held November 5th, 2020. As a result of the meeting - keeping the Tripp House on the lot was seen as an important aspect of the project.

Design #2: December 15th 2020 HDC Meeting

Usable SF: 7,562 SF over two floors
Lot Coverage: 786 + 3,781 = 4,567 SF = 32%
Concept: Tripp House to be used as a guest house with modifications on the water side. New single-family home built adjacent.

The application was continued to the next Historic District Commission meeting due to neighbor objection and HDC comments.

Comments received:

1. The style and massing are not compatible with the neighborhood.
2. The size, scale, and massing of the Tripp House should not be altered by the proposed new construction.
3. The garage doors facing the street are not an appropriate design feature for the surrounding historic district.

Design #3: February 16th 2021 HDC Meeting

Usable SF: 4,802 SF over two floors
Lot Coverage: 427 + 3,031 = 3,458 SF = 25%
Concept: Tripp House to be used as a guest house, while restoring it to its original historic footprint by removing the 1972 addition and moving it South so that the North side of the lot maintains a view corridor for the neighbor to the East as well as access to a lower-level garage.

First Floor Program: Entry, Powder Room, Office, Pantry, Deck, Dining Room, Living Room, Kitchen, Sunroom.
Second Floor Program: (4) Bedrooms, (4) Bathrooms, Office, Laundry

The application was continued to the next Historic District Commission meeting due to the HDC members requesting the design be further developed along with comments.

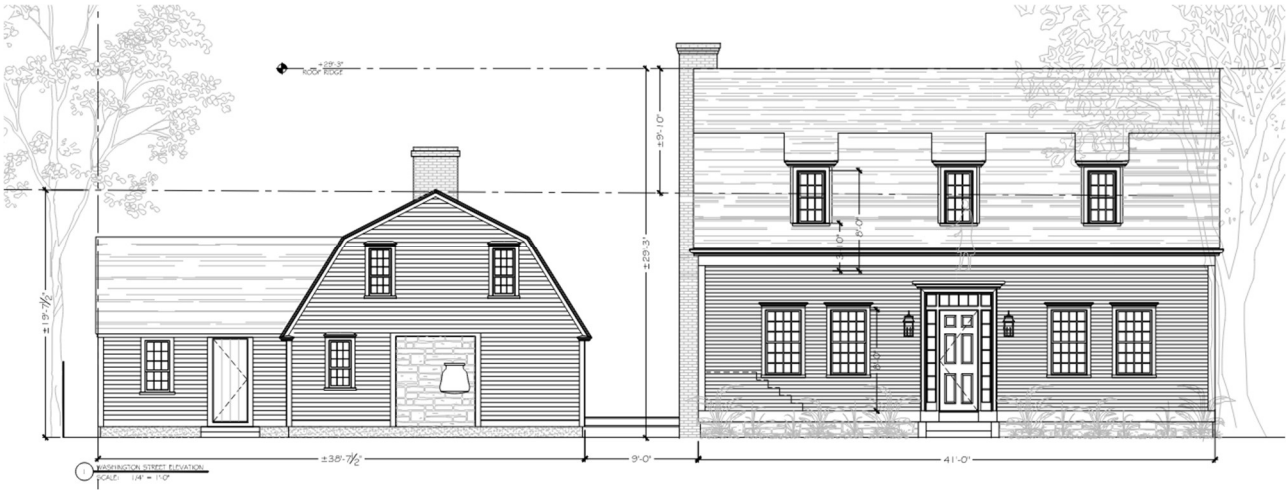
Comments received:

1. The Objectors to the south expressed a desire for the Tripp House to remain at its current location.
2. The 1972 addition removal had mixed reviews (majority of HDC members thought it should remain).
3. Certain HDC members provided feedback in the prior HDC meeting that they liked the concept of a connector, and at this meeting, other HDC members expressed concerned about the connector impacting the contributing nature of the Tripp House.
4. Vistas from the street to the harbor should be maintained.
5. Despite the proposed house being well within the size, scale and massing of surrounding buildings in the historic district and Washington Street, the Objectors continue to criticize proposed home as still being too large.

Design #4: May 18th 2021 HDC Meeting

Usable SF: 4,380 SF over two floors
Lot Coverage: 1,060 + 2,806 = 3,866 SF = 28%
Concept: The Tripp House remains in its current location, restored. Massing is reduced and a clear vista remains not only on the North side of the property but between the existing and new structures.

First Floor Program: Entry, Powder Room, Office, Pantry, Deck, Dining Room, Living Room, Kitchen, Sunroom.
Second Floor Program: ~~(4)~~(3) Bedrooms, ~~(4)~~(3) Bathrooms, Office, Laundry



The application was given conceptual approval for size, scale and massing. Historic District Commission members commented that the windows on the water facing elevation were a bit too modern.

The Objectors filed an appeal. On **March 28th, 2022** the Newport Zoning Board remanded the matter to the HDC with instructions to discuss, deliberate, make findings and decisions, and articulate and explain the bases and reasons supporting its decision under the Standards and in consideration of the Ordinance and Policies and Procedures. The HDC restated its decision, including its discussions, deliberations, findings and articulated the reasons supporting its decision under the standards. The appeal put the new construction permit approvals on hold. The property owners received approval from the building permitting office to restore the Tripp House to a one-bedroom guest house with its existing 6'-8" ceiling heights on **October 18th, 2021.**

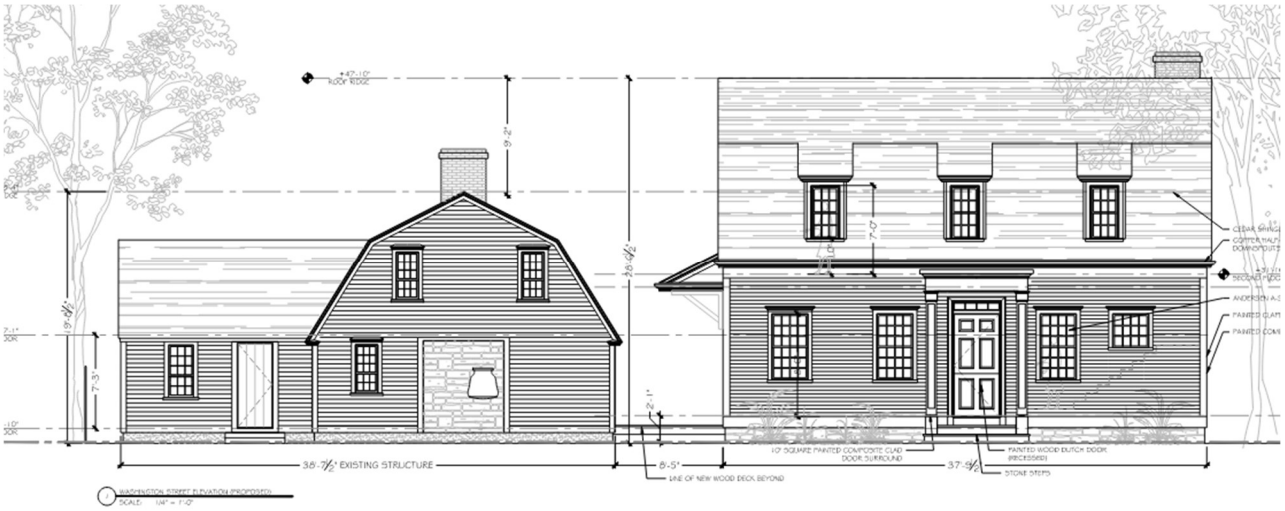
Zoning Board of Review – Request for variance October 24th 2022

The project was denied at zoning for requesting 28% lot coverage.

Design #5: January 9th 2024 HDC Meeting

Usable SF: 3,412 SF over two floors
Lot Coverage: 1,060 + 2,165 = 3,225 SF = 23%
Concept: Massing is reduced and the water facing elevation is designed to be more aesthetically compatible with the neighborhood.

First Floor Program: Entry, Powder Room, ~~Office~~, Pantry, Deck, Dining Room, Living Room, Kitchen, Sunroom.
Second Floor Program: (3) Bedrooms, ~~(3)~~ (2) Bathrooms, Office, Laundry



Application was continued to the next Historic District Commission meeting due to comments from the HDC.

Comments received:

1. Removal of the porch roof overhang would be more acceptable.
2. The water facing elevation appears too modern.

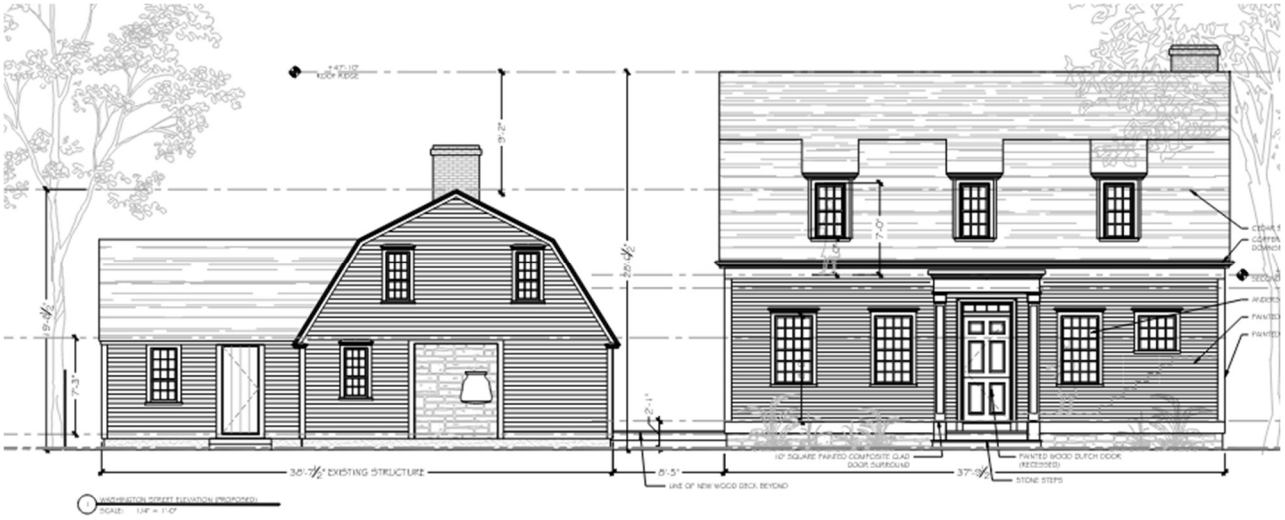
Design Review February 1st 2024

Comments received were suggestions on modifications to fenestration.

Design #6: February 27th 2024 HDC Meeting

Usable SF: 3,412 SF over two floors
Lot Coverage: 1,060 + 1,727 = 2,787 SF = **20%**
Concept: Remove decks to reduce lot coverage to 20% to comply with the Newport zoning code and avoid the need for a zoning variance. As such, the buildings are completely separate.

First Floor Program: Entry, Powder Room, ~~Office~~, Pantry, ~~Deck~~, Dining Room, Living Room, Kitchen, Sunroom.
Second Floor Program: (3) Bedrooms, ~~(3)~~ (2) Bathrooms, Office, Laundry



The application received full HDC approval.

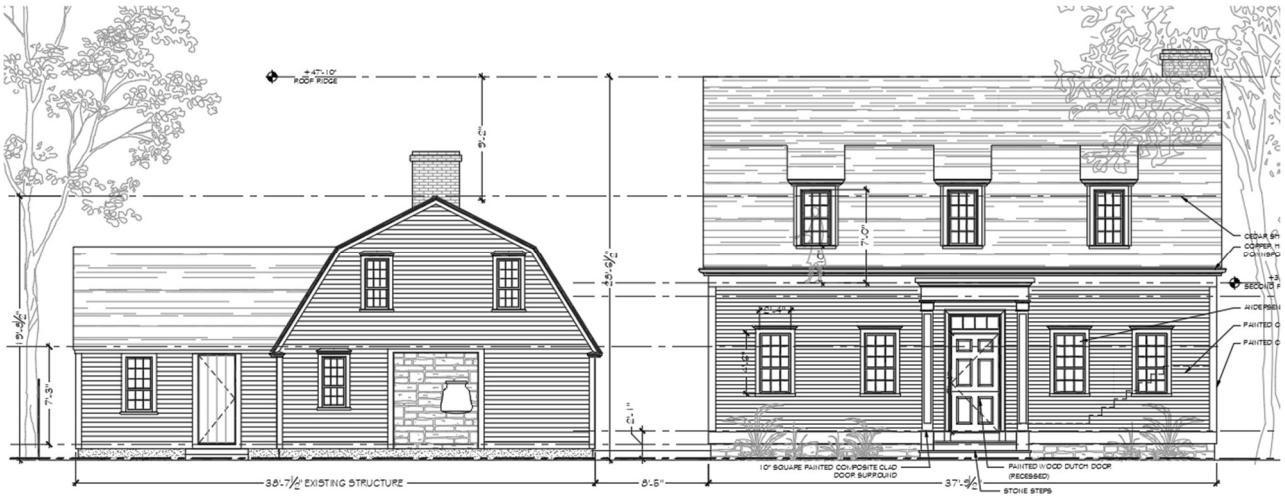
The Objectors filed an appeal, which was denied **September 16th, 2024.** The appeal put the CRMC approvals for new construction on hold.

Letter from RIHPHC July 11th, 2024

RIHPHC requests:

1. The new construction to be sited farther West, to be set back farther from the street than the existing proposed structure.
2. Modifications to the street facing fenestration.

Design #7: Final Submission to CRMC December 31st 2024



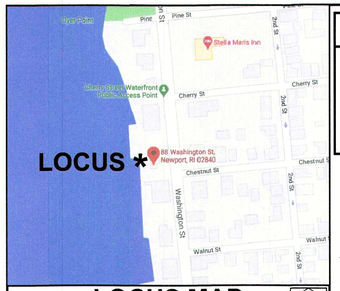
It is important to note that while the Ruh's and their design team have been working and re-working the proposed design for the new construction over the course of the past 4 years they have also invested in a stunning restoration of the Tripp House. The proposed new home has now been reduced in size and scale by significantly reducing the square footage of rooms on the first floor, removing one bedroom and two bathrooms from the second floor and removing the outdoor decks. The scale of the home has now been reduced to a size where the requested relief is the minimum variance to the applicable standard(s) necessary to allow a reasonable alteration or use of the site. We are confident that the design we are submitting to CRMC finds an appropriate compromise between the owner's design preferences for the new house, meeting local and state requirements, and taking into consideration the advice and opinions given by various designers and experts, as well as neighbors in the Point. The Ruh's have made every reasonable effort to appease all, while creating a modest home that fits within this wonderful community.

Noteworthy information related to the homes sited on the neighboring properties owned by the Objectors:

Ed Kanes House:
Lot size 13,480 SF
Net SF (4 stories) 6,947 SF
Coverage 3,805 or 28%

Peter Denton's House:
Lot size 8,112 SF
Net SF (2.5 stories) 4,543 SF
Coverage 3,008 or 37%

Perry Harris' House:
Lot size 10,034 SF
Net SF (2 stories) 2,200 SF
Coverage 2,034 or 20%



LOCUS *

LOCUS MAP

NOT TO SCALE

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'

NO.	DATE	DESCRIPTION	BY

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. 44005C0177J, 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

NOT TO SCALE

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

NEWPORT HARBOR

CRMC TYPE II WATERS
(LOW INTENSITY USE)

DOCK

MEAN LOW WATER

MEAN HIGH WATER

EDGE OF WATER

STONE RETAINING WALL

METAL SHEATING RETAINING WALL

CRUSHED STONE

N06°09'20"W 108.99'

R.I. STATE PLANE

BENCHMARK SET
MAGNAIL IN WALL
ELEVATION 7.47
NAVD 88 DATUM

BUILDING SETBACKS

LAWN

A.P. 12 LOT 46
N/F WILLIAM J. RUH TRUST
D.B. 2925 PG. 316

LOT AREA
13,919 SQ. FT.
0.3195 ACRES

S84°34'52"W 127.50'

N86°03'20"E 44.68'

N05°32'48"W 0.53'

N83°57'12"E 84.00'

PLANTING AREA

BRUSH LINE

LANDSCAPING HEDGE

HOIST WINCH

CONC. PAD

WOODEN STAIRS

L.A.G.

FF= 13.33'

FF= 13.42'

UPPER DECK

EXISTING DWELLING

FF= 13.92'

FFF= 21.47'

#88 WASHINGTON STREET

FFF= 21.40'

H.A.G.

19.57'

1.89'

UP LIGHT POLE

TREE LINE

GUY WIRE

12"TREE

15"TREE

10"TREE

4"TREE

48"BEECH TREE

STONE WALK

GATE

LANDSCAPING HEDGE

109.28'

S05°32'48"E

REBAR (FOUND) (HELD)

REBAR (FOUND) OFF 0.8' W OFF 0.97' S

REBAR (FOUND) (HOLDING FOR LINE)

102.34'
S05°32'48"E

33.00'
S05°32'48"E

UP#12

D.M.H.
RIM 19.24
INV OUT 14.64

SIGN

BITUMINOUS SIDEWALK

VERTICAL GRANITE CURBING

SQUARE SLADE STONE

CB W/DROP INLET
RIM 18.52
INV OUT 17.32

15"RCP

18"RCP

S.M.H.
RIM 18.89
INV IN 6.74
INV OUT 6.74

D.M.H.
RIM 18.80
INV IN 13.00 (12")
INV IN 11.90 (15")
INV OUT 11.60

10" CI SEWER LINE

SLOPE=0.6198 %

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

127.57'

N84°34'52"E

(PUBLIC 33' WIDE)

ZONE VE17
0.2%
ZONE X

#86
WASHINGTON STREET
EXISTING DWELLING

ZONE X

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

#94
WASHINGTON STREET
EXISTING DWELLING

Received
2/13/2025
Coastal Resources Management Council

WASHINGTON STREET

(PUBLIC 40' WIDE)

CHESTNUT STREET

"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 P.L.S. 1930 5-24-24

STEPHEN T. LONG
No. 1930
PROFESSIONAL LAND SURVEYOR

GRAPHIC SCALE

10 0 5 10 20 40

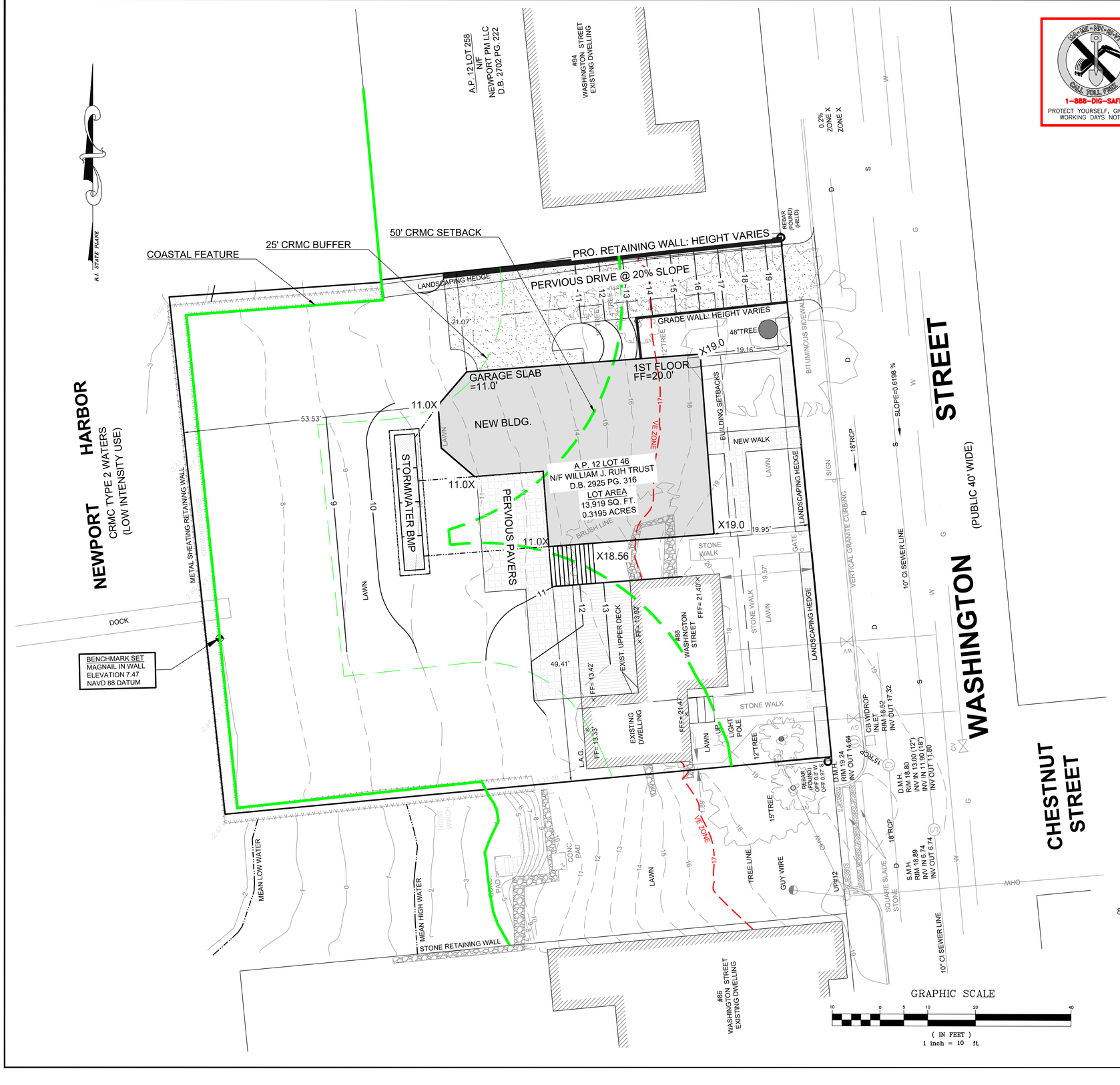
(IN FEET)
1 inch = 10 ft.

PRINCIPE COMPANY, INC.
SURVEYING DIVISION
27 SAKONNET RIDGE DRIVE
TIVERTON, RI 02878
401.816.5385
SURVEY@PRINCIPEENGINEERING.COM
PRINCIPEENGINEERING.COM
ESTABLISHED IN 1981

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



GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

1-888-DIG-SAFE
PROTECT YOURSELF, GIVE TWO WORKING DAYS NOTICE

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 ——————— 17 ———————
   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	
ABUTTER LINE		EXISTING WATER VALVE	WV
EX. EDGE OF PAVEMENT		EXISTING WATER LINE	
EXISTING CONTOUR	87	BUILDING SETBACK	
EXISTING SPOT GRADE	X 87	PROPOSED WATER LINE	
EXISTING TEST PIT	TP	PROPOSED CONTOUR	87
EXISTING STONE WALL		PROPOSED SPOT GRADE	x 116.5
EXISTING TREELINE		CRMC COASTAL FEATURE	
EXISTING FENCE LINE		RI DOT STD. 9.9.0 CONSTRUCTION ACCESS	
EXISTING BUILDING		PROPOSED DOWNSPOUTS	
EXISTING DRAIN LINE		PROPOSED SOLID DRAIN LINE	
EXISTING CATCH BASIN		PROPOSED PERF. DRAIN LINE	
EXISTING SEWER LINE			
EXISTING SEWER MANHOLE	S		
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).

Received
2/13/2025
Coastal Resources Management Council

PROPOSED CONDITIONS PLAN

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

Thomas J. Principe III
No. 9107
REGISTERED PROFESSIONAL ENGINEER

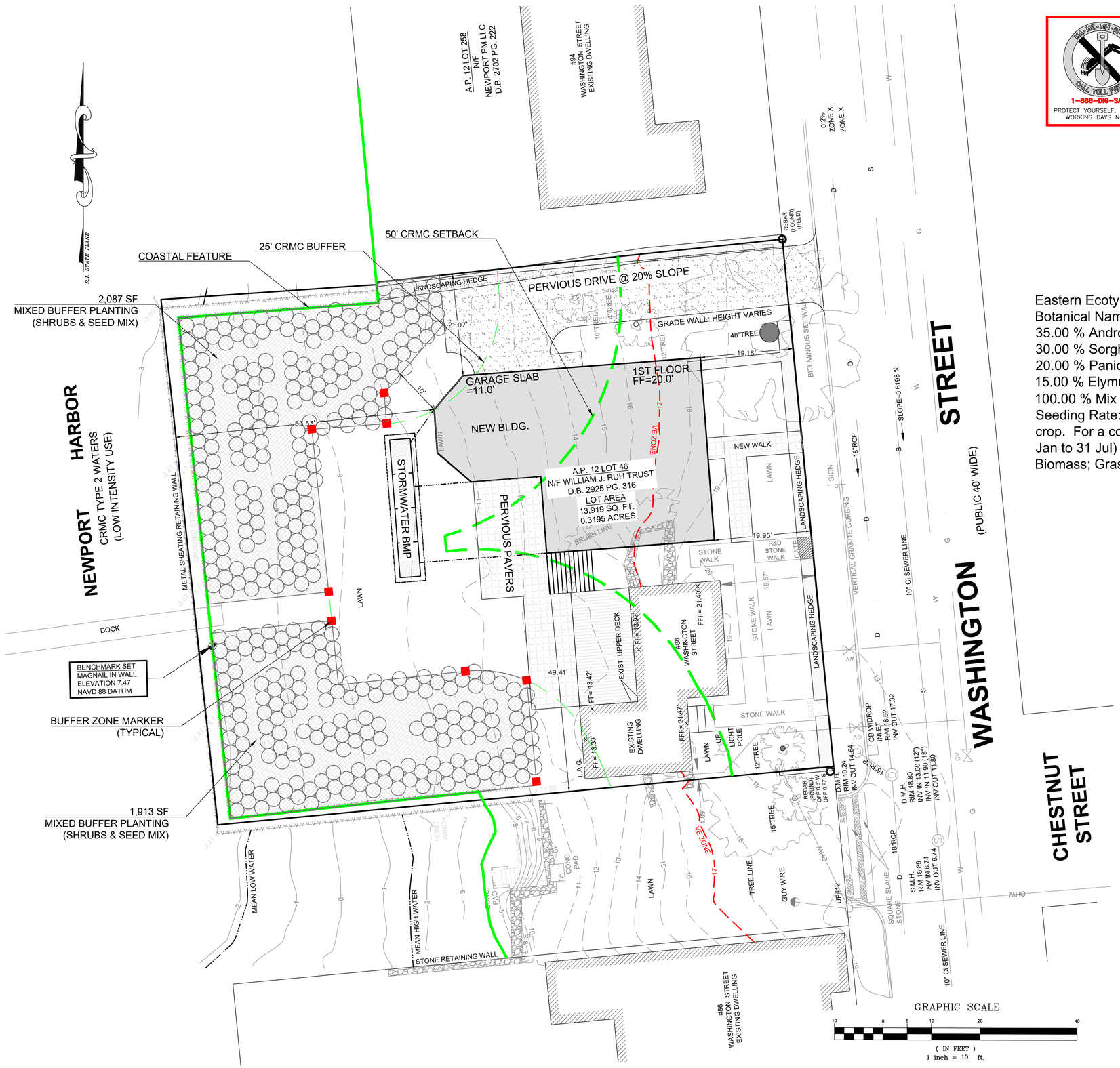
REVISIONS

No.	DATE	DRWN	CHKD
1.	12/30/24	KAB	TJP

PRINCIPE COMPANY, INC.
ENGINEERING DIVISION
27 SAKONNET RIDGE DRIVE
TIVERTON, RI 02878
401.816.5385
PRINCIPEENGINEERING@GMAIL.COM

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

SCALE: 1"=10'		SHEET NO: 1 of 4
DRAWN BY: KAB	DESIGN BY: KAB	CHECKED BY: TJP
DATE: 06/10/2024		PROJECT NO.: SVY–2023–22



1-888-DIG-SAFE
PROTECT YOURSELF, GIVE TWO WORKING DAYS NOTICE

MASTER PLANT SCHEDULE

QTY.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT
94	Diervilla lonicera	Dwarf bush honeysuckle	#1	CAN
94	Gaylussacia baccata	Black hucklberry	#1	CAN
94	Myrica gale	Sweetgale	#2	CAN
94	Rosa virginiana	Virginia rose	#1	CAN

THE ABOVE SPECIES SHALL BE PLANTED SPORADICALLY IN CLUSTERS OF 4 OR 8 SIMILAR PLANT SPECIES, 3' O.C.

LANDSCAPE NOTES:
1) ALL PLANT MATERIAL TO CONFORM TO ANSI STANDARDS.
2) ALL PLANT MATERIAL TO BE GUARANTEED TO SURVIVE AT LEAST ONE GROWING SEASON, OR THEY SHALL BE REPLACED AT THE LANDSCAPE CONTRACTOR'S EXPENSE.
3) ALL PLANT MATERIAL SUBJECT TO VERIFICATION AS TO LOCATION AND SPECIES.
4) THERE WILL BE NO PLANT MATERIAL SUBSTITUTIONS WITHOUT THE WRITTEN CONSENT OF THE LANDSCAPE ARCHITECT.
5) DISTURBED SOILS WITHIN THE BUFFER LIMITS ARE TO BE LOAMED AND SEEDED WITH SEED MIX PER THIS SHEET.

25' BUFFER PLANTING NOTES:

BUFFER AREA REDUCTION=775 SF
BUFFER AREA INCREASE= -0- SF

Eastern Ecotype Native Grass Mix - ERNMX-177
Botanical Name Common Name Price/Lb
35.00 % Andropogon gerardii, 'Niagara' Big Bluestem, 'Niagara' 9.28
30.00 % Sorghastrum nutans, NY4 Ecotype Indiangrass, NY4 Ecotype 14.46
20.00 % Panicum virgatum, 'Shawnee' Switchgrass, 'Shawnee' 12.10
15.00 % Elymus virginicus, Madison-NY Ecotype Virginia Wildrye, Madison-NY Ecotype 9.96
100.00 % Mix Price/Lb Bulk: $11.50
Seeding Rate: 10-15 lb per acre with 30 lbs/acre of a cover crop. For a cover crop use either grain oats (1 Jan to 31 Jul) or grain rye (1 Aug to 31 Dec).
Biomass; Grasses & Grass-like Species - Herbaceous Perennial; Upland

Received
2/13/2025
Coastal Resources Management Council

PROPOSED BUFFER PLANTING

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

DRAWING ISSUE:
- [ ] CONCEPT
- [ ] CUSTOMER APPROVAL
- [X] PERMITTING
- [ ] CONSTRUCTION
- [ ] AS-BUILT
- [ ] OTHER:

ONLY PLANS ISSUED FOR CONSTRUCTION SHALL BE USED FOR CONSTRUCTION

Thomas J. Principe, III
9107, RI
REGISTERED PROFESSIONAL ENGINEER

REVISIONS

No.	DATE	DRWN	CHKD
1.	12/30/24	KAB	TJP

PRINCIPE COMPANY, INC.
ENGINEERING DIVISION
27 SAKONNET RIDGE DRIVE
TIVERTON, RI 02878
401.816.5385
PRINCIPEENGINEERING@GMAIL.COM

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

SCALE: 1"=10'	SHEET NO: 2 of 4	
DRAWN BY: KAB	DESIGN BY: KAB	CHECKED BY: TJP
DATE: 05/22/2024	PROJECT NO.: SVY-2023-22	

EROSION CONTROL, SOIL STABILIZATION AND SEDIMENT CONTROL PLAN

1. PRIOR TO THE COMMENCEMENT OF ANY CLEARING, GRUBBING, DEMOLITION OR EARTHWORK ACTIVITY, TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES AS INDICATED ON THE PLANS ARE TO BE INSTALLED BY THE CONTRACTOR.

2. CONSTRUCTION ACCESS STABILIZATION ENTRANCE PADS ARE TO BE INSTALLED PRIOR TO THE COMMENCEMENT OF SITE GRUBBING OR EARTHWORK ACTIVITY.

3. THE PROJECT CONSTRUCTION SEQUENCE, TO THE EXTENT PRACTICAL, SHOULD REQUIRE THE INSTALLATION OF DOWN GRADE AND OFF SITE STORM DRAINAGE SYSTEM IMPROVEMENTS BEFORE THE START OF SITE GRUBBING AND EARTHWORK ACTIVITY.

4. TEMPORARY SITE SLOPE TREATMENTS FOR SOIL STABILIZATION SHALL CONSIST OF STRAW, FIBER MULCH, RIP RAP OR PROTECTIVE COVERS SUCH AS MAT OR FIBER LINING (BURLAP, JUTE, FIBERGLASS NETTING, AND EXCELSIOR OR EQUAL PRODUCTS). THESE AND OTHER ACCEPTABLE MEASURES SHALL BE INCORPORATED INTO THE SITE WORK AS WARRANTED OR AS ORDERED BY THE ENGINEER.

5. CONSTRUCTION SITES ARE DYNAMIC, THE CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION AND OR MOVEMENT AND MAINTENANCE OF EROSION CONTROLS, SOIL STABILIZATION AND SEDIMENT CONTROL MEASURES AS NEEDED TO MAXIMIZE THE INTENT OF THE PLAN FOR ALL SITE CONDITIONS THROUGHOUT THE CONSTRUCTION PERIOD.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PERIODIC INSPECTION, MAINTENANCE, REPAIR, AND REPLACEMENT OF EROSION CONTROLS, SOIL STABILIZATION AND SEDIMENT CONTROL DEVICES UNTIL AN ACCEPTABLE PERMANENT VEGETATIVE GROWTH IS ESTABLISHED. THE CONTRACTOR SHALL MAINTAIN A DETAIL LOG OF ALL EROSION CONTROL INSPECTIONS, COMPLAINTS RELATED TO EROSION OR SEDIMENT, AND CORRECTIVE REMEDIAL MEASURES TAKEN THROUGHOUT THE COURSE OF THE PROJECT CONSTRUCTION.

7. SOIL EROSION AND SEDIMENT CONTROL IS NOT LIMITED TO DAMAGES CAUSED BY WATER BUT ALSO INCLUDES EROSION AND SEDIMENT RESULTING FROM WINDS. MEASURES, SUCH AS TEMPORARY GROUND COVERS, WATER AND CALCIUM APPLICATIONS ARE TO BE UNDERTAKEN AS NEEDED TO MINIMIZE WIND RELATED SOIL AND DUST CONTROL.

8. STOCK PILES OF EARTH MATERIALS SHALL NOT BE LOCATED NEAR WATERWAYS OR WETLANDS. STOCK PILES SHALL HAVE SIDE SLOPES NO GREATER THAN THIRTY PERCENT (30%). STOCK PILES SHALL BE SURROUNDED ON THE DOWN GRADIENT OF THE EXISTING GROUND SURFACE BY STRAW BALES OR COMPOST FILTER SOCK. THE STOCK PILES SHALL ALSO BE SEEDED OR STABILIZED IN SOME MANOR TO PREVENT SOIL EROSION.

9. THE SMALLEST POSSIBLE SITE AREAS SHALL BE DISTURBED OR EXPOSED AT ONE TIME AND DENUDED SLOPES OR WORK AREAS SHALL NOT BE LEFT EXPOSED FOR EXCESSIVE PERIODS OF TIME, SUCH AS INACTIVE PERIODS OR SITE WORK SHUT DOWNS.

10. TO THE EXTENT POSSIBLE, ALL DISTURBED AREAS MUST BE SEEDED OR STABILIZED WITHIN THE CONSTRUCTION SEASON. STABILIZATION OF ONE FORM OR ANOTHER SHALL BE ACHIEVED WITHIN FIFTEEN (15) DAYS OF FINAL GRADING.

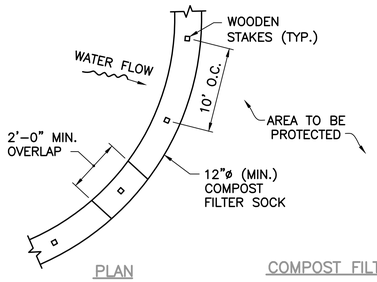
12. EXPOSED STEEP OR LONG SLOPES SHOULD BE TREATED WITH "CRIMPING" OR "TRACKING" TO REDUCE EROSION AND SEDIMENT AND TO TACK DOWN SEEDING OR MULCH APPLICATIONS.

13. IF CONCRETE IS TO BE USED ON SITE, THE CONTRACTOR MUST ESTABLISH AND MAINTAIN SPECIFIC WASHOUT AREAS FOR THE CONCRETE TRUCKS WITH APPROPRIATE PROTECTION CONTROLS.

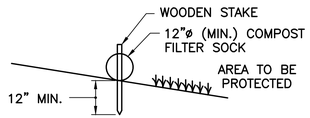
14. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND MAINTAINING COLLECTION AND STORAGE LOCATIONS ON-SITE FOR ALL CONSTRUCTION DEBRIS AND TRASH SO THAT THIS MATERIAL DOES NOT BECOME A NEIGHBORHOOD NUISANCE.

15. EXISTING TREES AND VEGETATION WILL BE RETAINED WHENEVER FEASIBLE.

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



PLAN

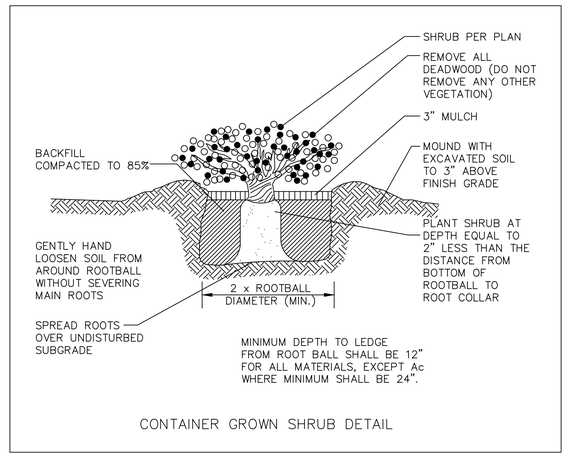


SECTION

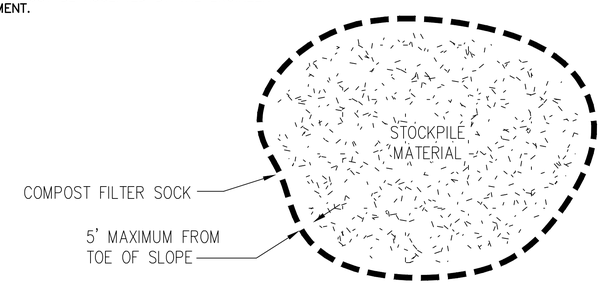
COMPOST FILTER SOCK

PERIMETER EROSION CONTROLS
NOT TO SCALE

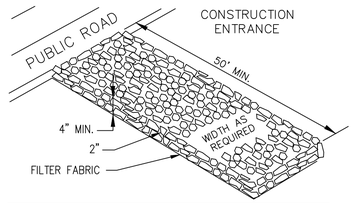
NOTES:
1. ALL MATERIAL TO MEET REQUIREMENTS OF SECTION 206 OF RI STANDARD SPECIFICATIONS.
2. COMPOST MATERIAL MUST BE ACCEPTED BY THE ENGINEER PRIOR TO PLACEMENT.



CONTAINER GROWN SHRUB DETAIL



STOCKPILE DETAIL
NOT TO SCALE



MATERIALS SIZE			
SQUARE MESH SIEVES	2" CRUSHED STONE OR GRAVEL	ASTM C-33 NO. 2	ASTM C-33 NO. 3
	% FINER	% FINER	% FINER
2-1/2 INCHES	100	90-100	100
2 INCHES	95-100	35-70	90-100
1-1/2 INCHES	30-55	0-15	35-70
1-1/4 INCHES	0-25	–	–
1 INCH	0-5	–	0-15
3/4 INCH	–	0-5	–
1/2 INCH	–	–	0-5
3/8 INCH	–	–	–

NOTE:
STABILIZATION PAD TO BE IN CONFORMANCE WITH STANDARDS SET FORTH IN THE "CONNECTICUT GUIDELINES FOR SOIL & SEDIMENT CONTROL".

STONE STABILIZATION PAD @ CONSTRUCTION ENTRANCES
NOT TO SCALE

PERVIOUS DRIVEWAY (TYPICAL) CROSS SECTION

DETAILS-1

Thomas J. Principe, III
9101
REGISTERED PROFESSIONAL ENGINEER

PRINCIPE COMPANY, INC.
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27 SAKONNET RIDGE DRIVE
TIVERTON, RI 02878
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DRAWING ISSUE:
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No.	DATE	DRWN	CHKD
1.	12/30/24	KAB	TJP

CRMC SUBMISSION PLAN
for
88 WASHINGTON STREET
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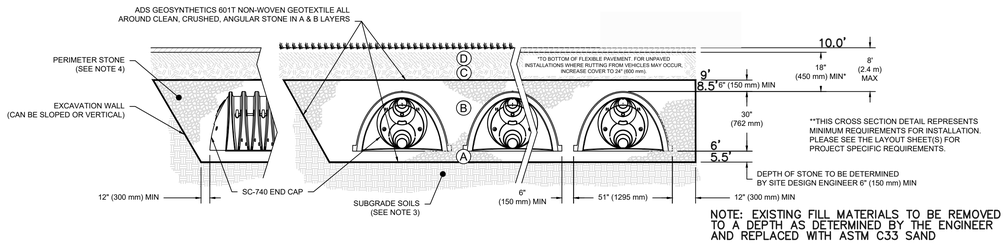
NEWPORT, RHODE ISLAND

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

ACCEPTABLE FILL MATERIALS: STORMTECH SC-740 CHAMBER SYSTEMS

MATERIAL LOCATION		DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	**FINAL FILL:** 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	**INITIAL FILL:** 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[1] A-1, A-2-4, A-3 OR AASHTO M43[1] 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	**EMBEDMENT STONE:** FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A	**FOUNDATION STONE:** FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE.[2,3]

PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS 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. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 6" (150 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
3. WHERE 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 PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.



**THIS CROSS SECTION DETAIL REPRESENTS MINIMUM REQUIREMENTS FOR INSTALLATION. PLEASE SEE THE LAYOUT SHEET(S) FOR PROJECT SPECIFIC REQUIREMENTS.

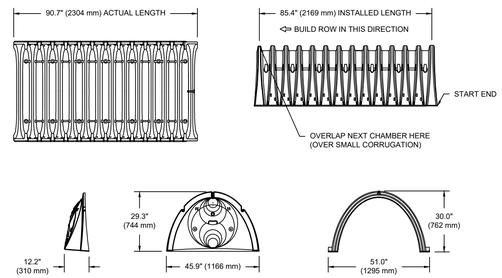
NOTE: EXISTING FILL MATERIALS TO BE REMOVED TO A DEPTH AS DETERMINED BY THE ENGINEER AND REPLACED WITH ASTM C33 SAND

SHOP DRAWINGS REQUIRED

NOTES:
1. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
2. SC-740 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
3. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
4. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
5. REQUIREMENTS FOR HANDLING AND INSTALLATION:
   - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
   - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 2".
   - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT AS DEFINED IN SECTION 6.2.8 OF ASTM F2418 SHALL BE GREATER THAN OR EQUAL TO 550 LBS/FT/% AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.

SYSTEM= 4 UNITS

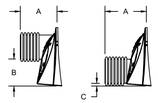
1 SC-740 CROSS SECTION DETAIL



NOMINAL CHAMBER SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)	51.0" X 30.0" X 85.4"	(1295 mm X 762 mm X 2169 mm)
CHAMBER STORAGE	45.9 CUBIC FEET	(1.30 m³)
MINIMUM INSTALLED STORAGE*	74.9 CUBIC FEET	(2.12 m³)
WEIGHT	75.0 lbs.	(33.6 kg)

*ASSUMES 6" (152 mm) STONE ABOVE, BELOW, AND BETWEEN CHAMBERS



PRE-FAB STUB AT BOTTOM OF END CAP WITH FLAMP END WITH "BR"
PRE-FAB STUBS AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "B"
PRE-FAB STUBS AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "T"
PRE-CORED END CAPS END WITH "PC"

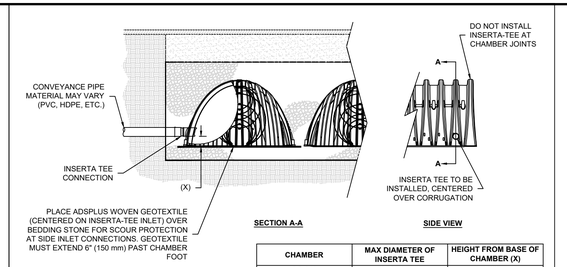
PART #	STUB	A	B	C
SC740EPE06T / SC740EPE06TPC	6" (150 mm)	10.9" (277 mm)	18.5" (470 mm)	---
SC740EPE06B / SC740EPE06BPC			---	0.5" (13 mm)
SC740EPE08T /SC740EPE08TPC	8" (200 mm)	12.2" (310 mm)	16.5" (419 mm)	---
SC740EPE08B / SC740EPE08BPC			---	0.6" (15 mm)
SC740EPE10T / SC740EPE10TPC	10" (250 mm)	13.4" (340 mm)	14.5" (368 mm)	---
SC740EPE10B / SC740EPE10BPC			---	0.7" (18 mm)
SC740EPE12T / SC740EPE12TPC	12" (300 mm)	14.7" (373 mm)	12.5" (318 mm)	---
SC740EPE12B / SC740EPE12BPC			---	1.2" (30 mm)
SC740EPE15T / SC740EPE15TPC	15" (375 mm)	18.4" (467 mm)	9.0" (229 mm)	---
SC740EPE15B / SC740EPE15BPC			---	1.3" (33 mm)
SC740EPE18T / SC740EPE18TPC	18" (450 mm)	19.7" (500 mm)	5.0" (127 mm)	---
SC740EPE18B / SC740EPE18BPC			---	1.6" (41 mm)
SC740EPE24B*	24" (600 mm)	18.5" (470 mm)	---	0.1" (3 mm)
SC740EPE24BR*	24" (600 mm)	18.5" (470 mm)	---	0.1" (3 mm)

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

2 SC-740 TECHNICAL SPECIFICATIONS

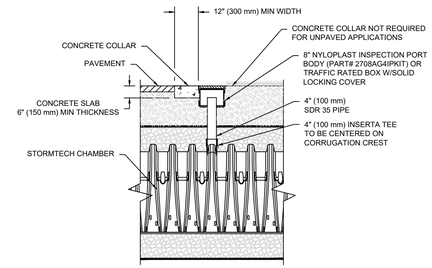


SECTION A-A **SIDE VIEW**

CHAMBER	MAX DIAMETER OF INSERTA TEE	HEIGHT FROM BASE OF CHAMBER (X)
SC-310	6" (150 mm)	4" (100 mm)
SC-740	10" (250 mm)	4" (100 mm)
DC-780	10" (250 mm)	4" (100 mm)
MC-3500	12" (300 mm)	6" (150 mm)
MC-4500	12" (300 mm)	8" (200 mm)
MC-7200	12" (300 mm)	8" (200 mm)
INSERTA TEE FITTINGS AVAILABLE FOR SDR 26, SDR 35, SCH 40 IPS GASKETED & SOLVENT WELD, N-12, HP STORM, C-900 OR DUCTILE IRON		

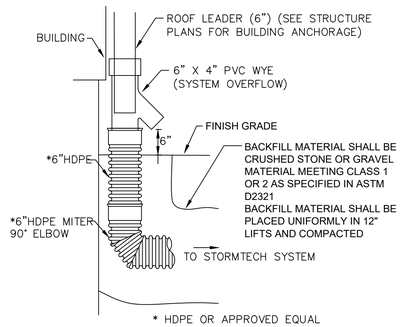
NOTES:
- PART NUMBERS WILL VARY BASED ON INLET PIPE MATERIALS. CONTACT STORMTECH FOR MORE INFORMATION.
- CONTACT ADS ENGINEERING SERVICES IF INSERTA TEE INLET MUST BE RAISED AS NOT ALL INVERTS ARE POSSIBLE.

6 INSERTA-TEE SIDE INLET DETAIL



NOTE:
INSPECTION PORTS MAY BE CONNECTED THROUGH ANY CHAMBER CORRUGATION CREST.

4 4" PVC INSPECTION PORT DETAIL (SC SERIES CHAMBER)



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

Received
2/13/2025
Coastal Resources Management Council

DETAILS-2

Thomas J. Principe, III
RHODE ISLAND
9107
REGISTERED PROFESSIONAL ENGINEER

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27 SAKONNET RIDGE DRIVE
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REVISIONS

No.	DATE	DRWN	CHKD
1.	12/30/24	KAB	TJP

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

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

RUH RESIDENCE

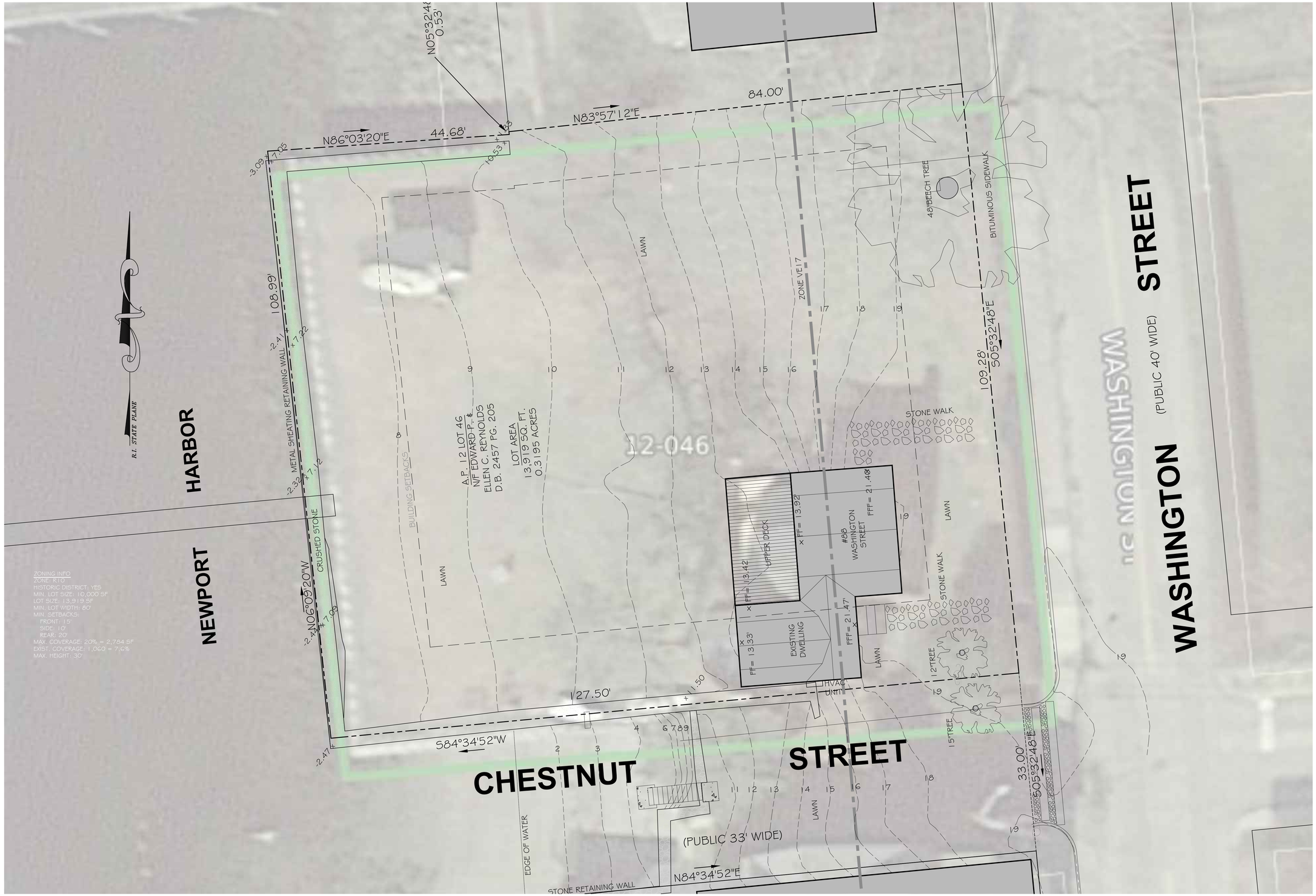
NEW CONSTRUCTION

88 WASHINGTON STREET NEWPORT RI

PERMIT SET

12.31.24

HULL COVE
ARCHITECTURAL DESIGN
NEWPORT • RI
WWW.HULLCOVEDESIGN.COM
401 · 367 · 0007



ZONING INFO
ZONE: RTO
HISTORIC DISTRICT: YES
MIN. LOT SIZE: 10,000 SF
LOT SIZE: 13,919 SF
MIN. LOT WIDTH: 80'
MIN. SETBACKS:
FRONT: 15'
SIDE: 10'
REAR: 20'
MAX. COVERAGE: 20% = 2,784 SF
EXIST. COVERAGE: 1,060 = 7.6%
MAX. HEIGHT: 30'

1 SITE PLAN
SCALE: 1/8" = 1'-0"

HULL COVE DESIGN
NEWPORT · RI
WWW.HULLCOVEDESIGN.COM
401·367·0007

TITLE: 88 WASHINGTON STREET
NEWPORT RI 02840
DWG CONTENTS: EXISTING SITE PLAN

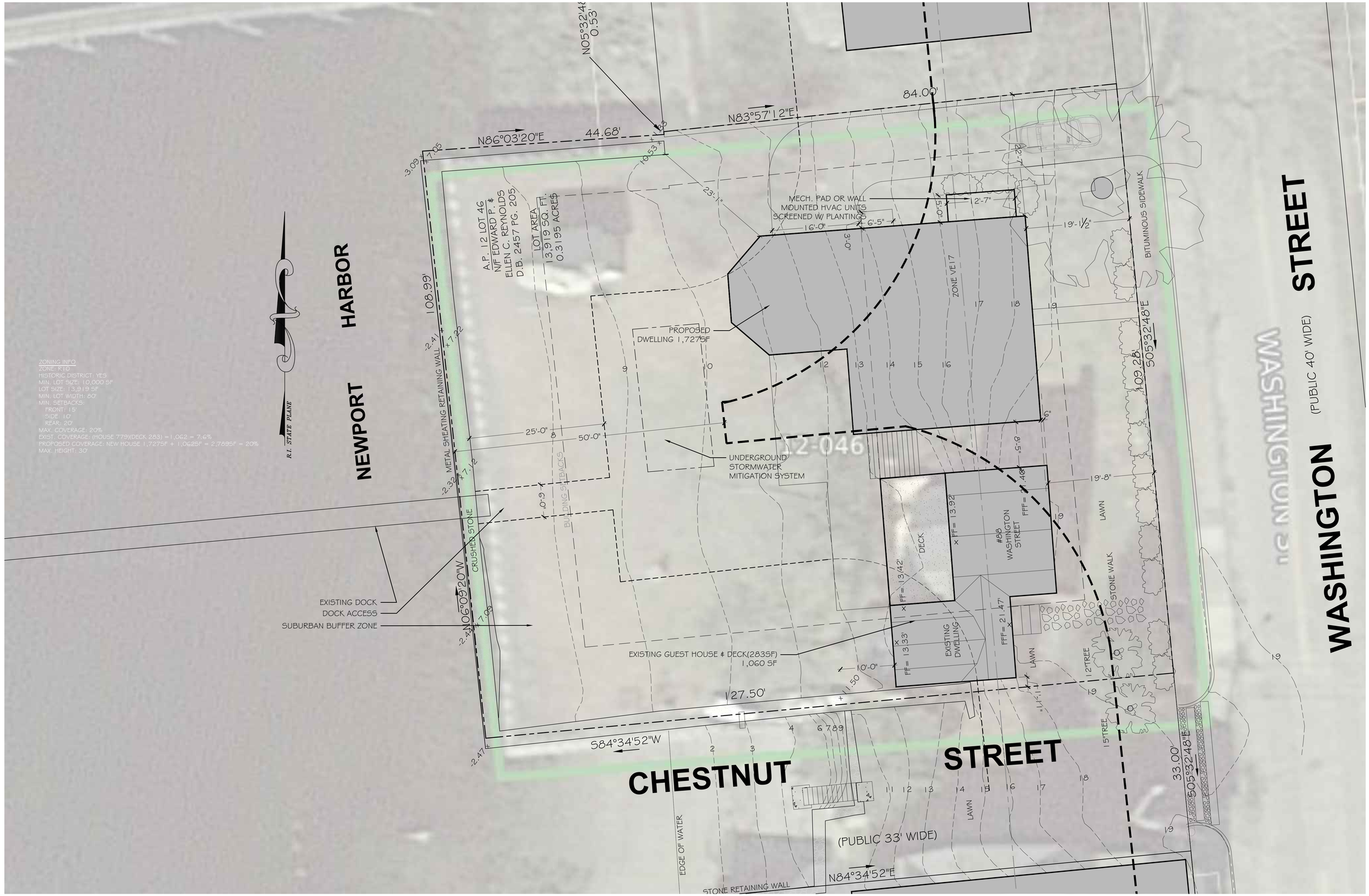
PHASE:	DATE:
PERMIT	12/31/24
DWN BY:	CHKD BY:
MM / AC	-

REVISIONS:
1 -
2 -
3 -
4 -
5 -
6 -
7 -
8 -
9 -
10 -

STAMP

Received
2/13/2025
Coastal Resources Management Council

SHEET NO.
A000



1 PROPOSED SITE PLAN
SCALE: 1/8" = 1'-0"

HULL COVE DESIGN
NEWPORT · RI
WWW.HULLCOVEDESIGN.COM
401·367·0007

88 WASHINGTON STREET
NEWPORT RI 02840

TITLE: SITE PLAN
DWG CONTENTS:

PHASE: PERMIT
DATE: 12/31/24
DWN BY: MM / AC
CHKD BY: -

REVISIONS:
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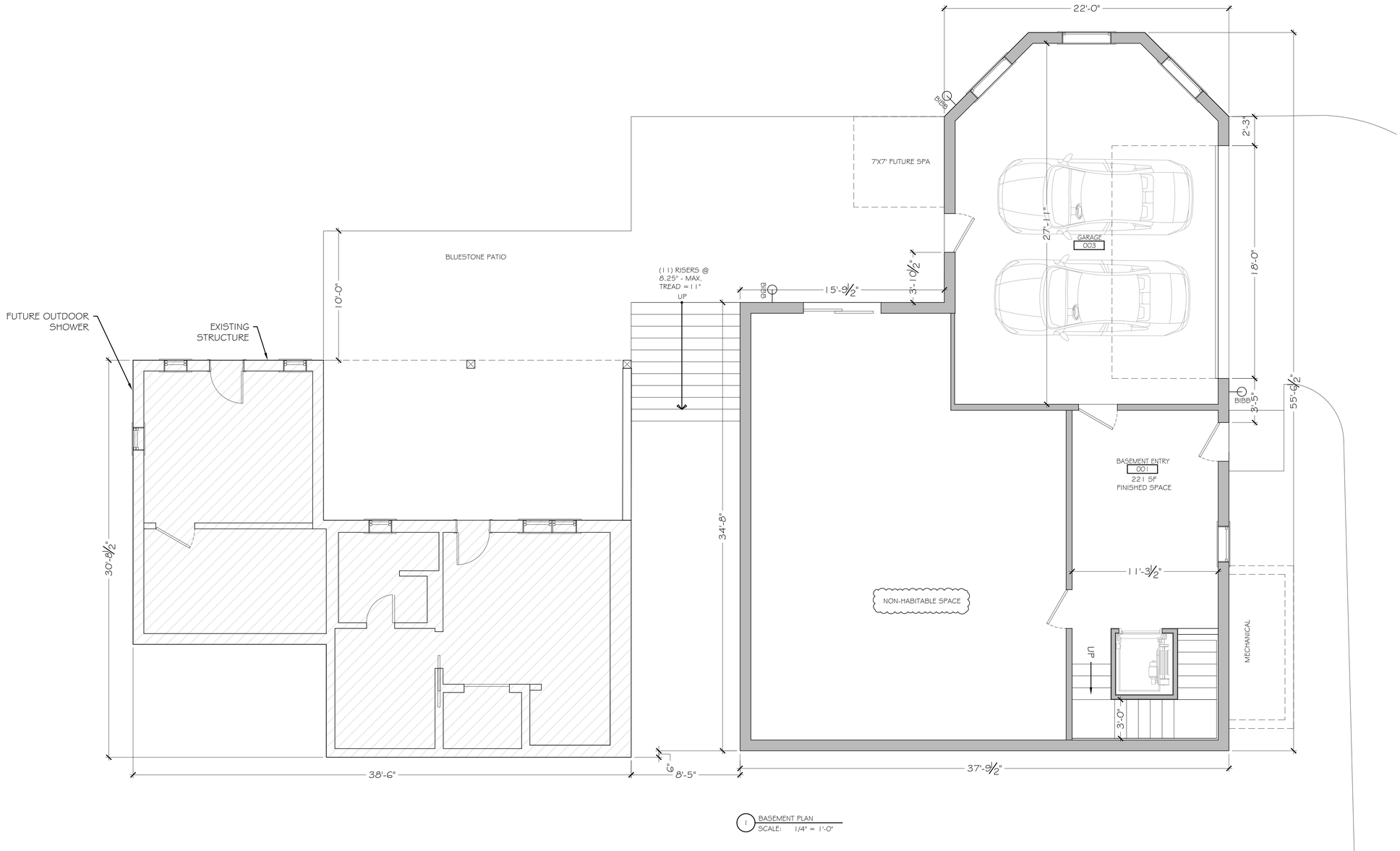
SHEET NO.
A001



1 BASEMENT PLAN
SCALE: 1/4" = 1'-0"

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PROPOSED FLOOR PLANS

TITLE:

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PHASE:	DATE:
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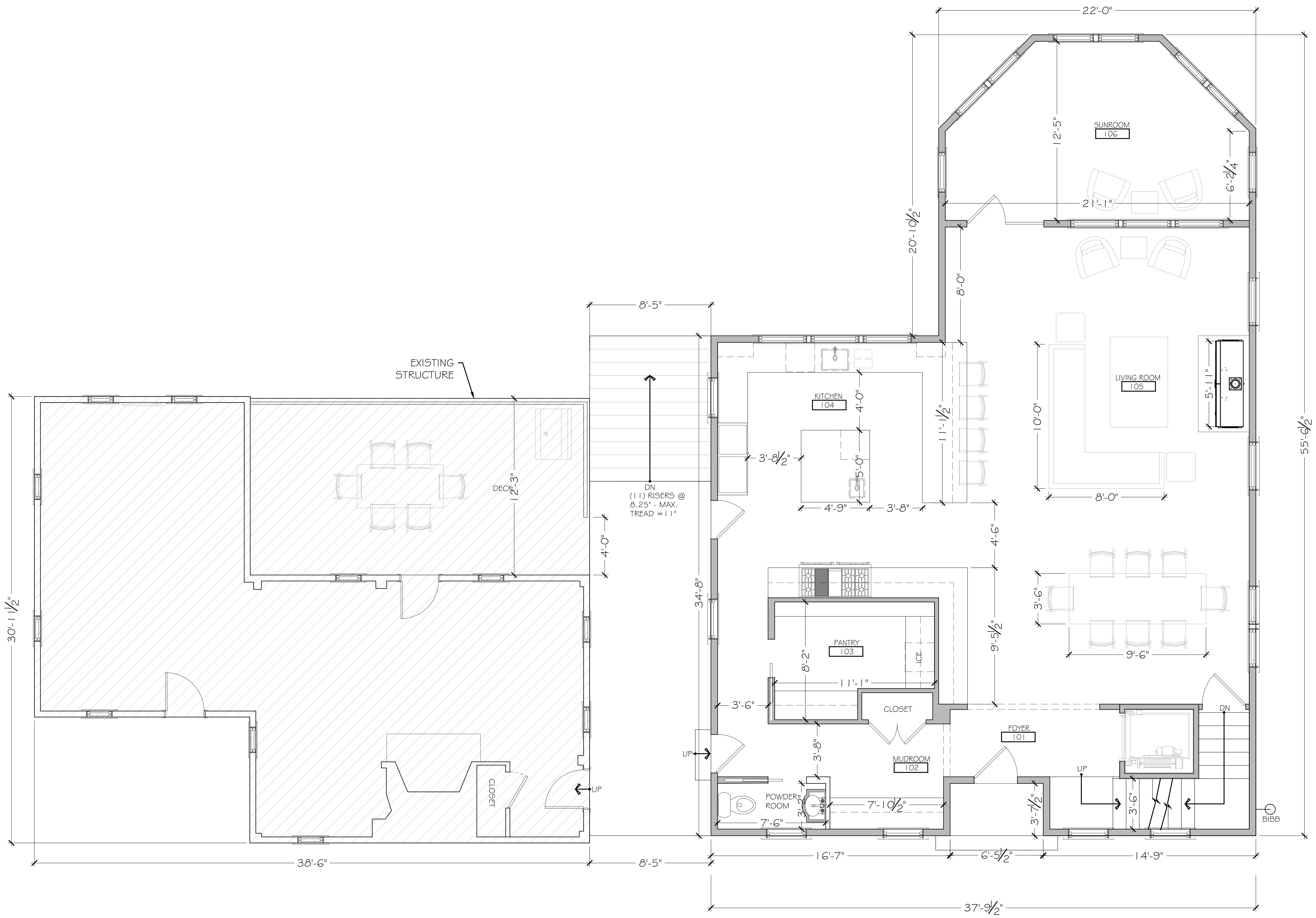
A101



FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

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NEWPORT · RI
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401·367·0007

TITLE:
88 WASHINGTON STREET
NEWPORT RI 02840

DWG CONTENTS:
PROPOSED FLOOR PLANS

PHASE:	DATE:
PERMIT	12/31/24
DWN BY:	CHKD BY:
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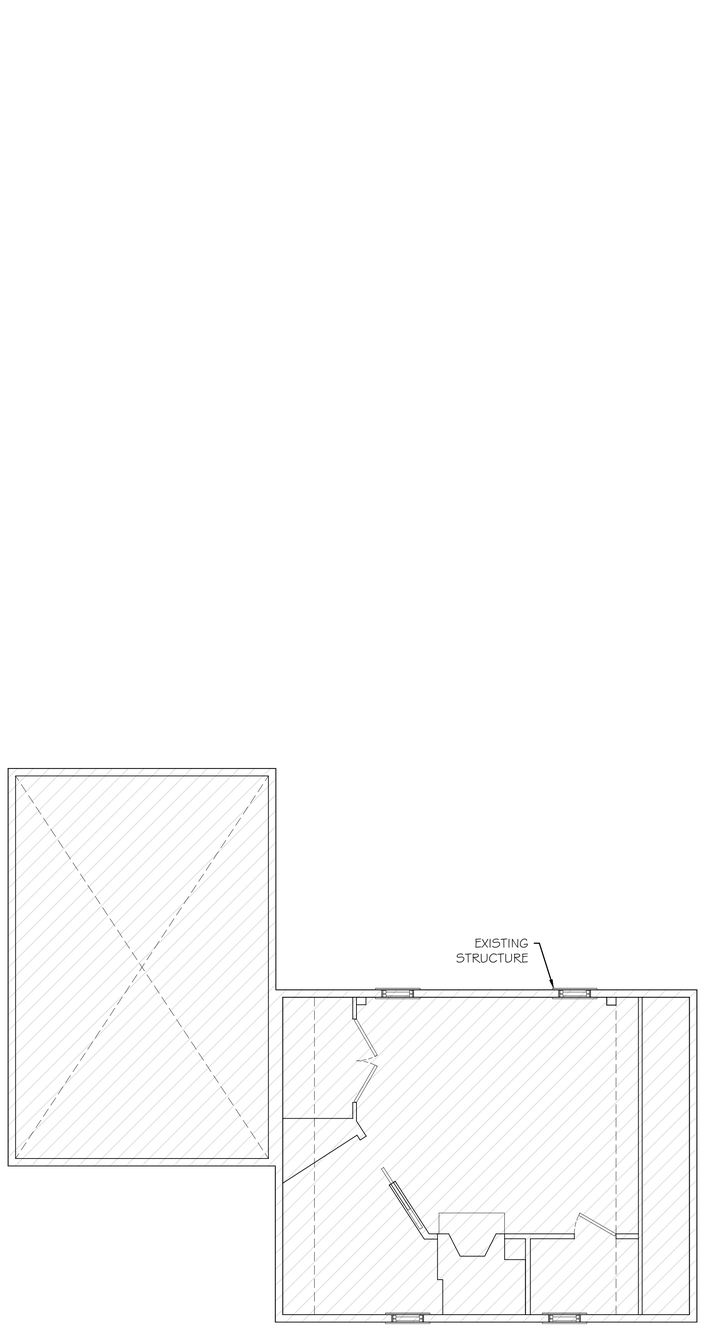
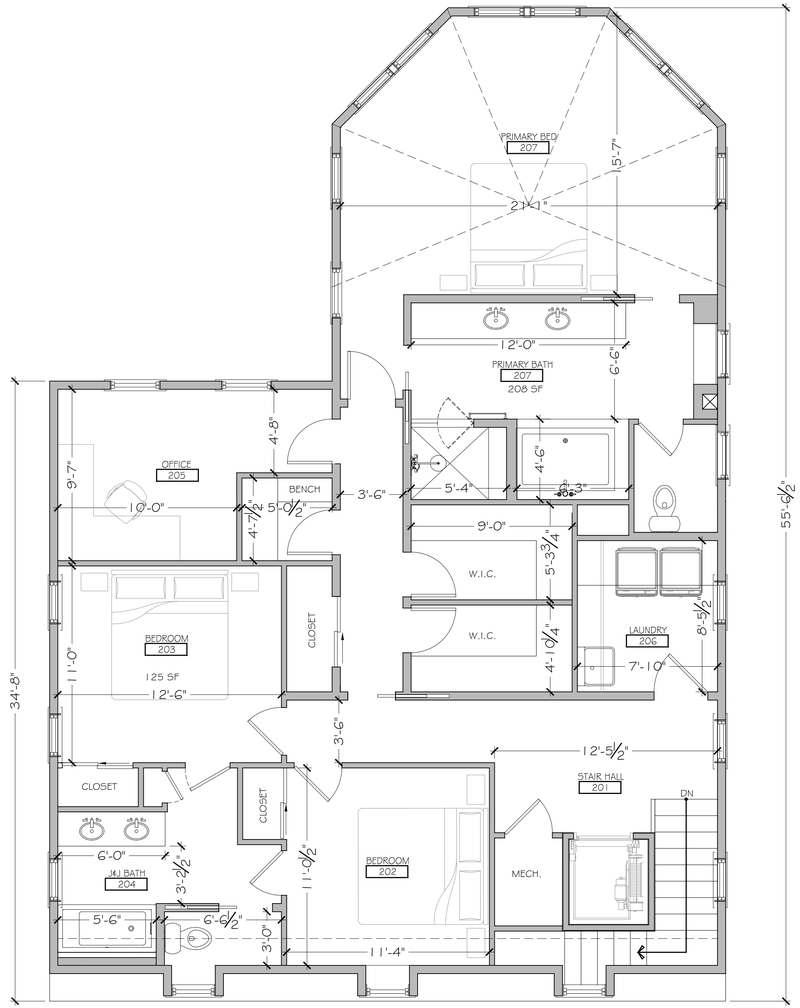
SHEET NO.
A102





1 SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

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PROPOSED FLOOR PLANS

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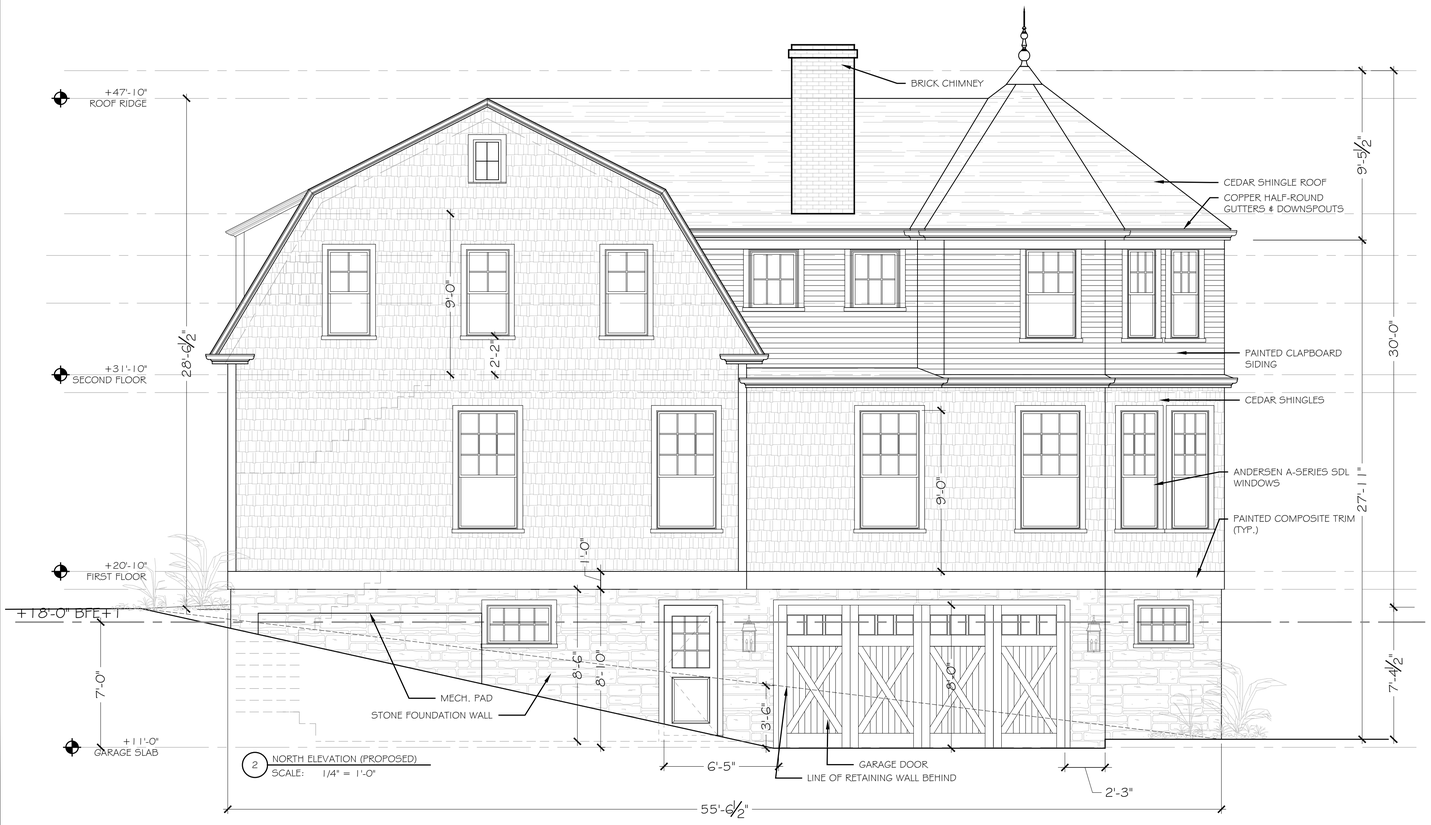
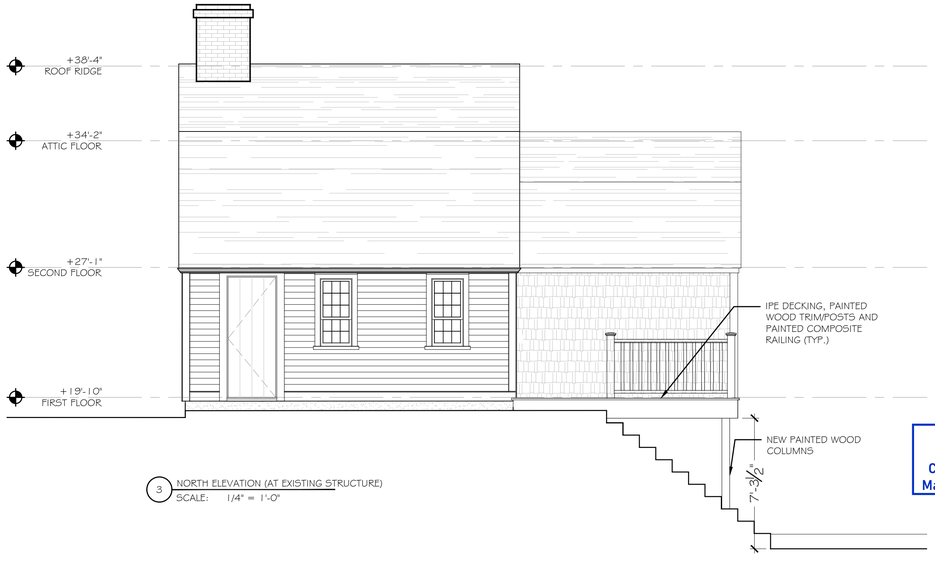
A103

1 WASHINGTON STREET ELEVATION (PROPOSED)
SCALE: 1/4" = 1'-0"



2 NORTH ELEVATION (PROPOSED)
SCALE: 1/4" = 1'-0"



3 NORTH ELEVATION (AT EXISTING STRUCTURE)
SCALE: 1/4" = 1'-0"

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PROPOSED ELEVATIONS

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SHEET NO.

A104

1 WEST ELEVATION (PROPOSED)
SCALE: 1/4" = 1'-0"

2 SOUTH ELEVATION (PROPOSED)
SCALE: 1/4" = 1'-0"

3 SOUTH ELEVATION (PROPOSED)
SCALE: 1/4" = 1'-0"

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TITLE: PROPOSED ELEVATIONS

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A105