



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	88 Washington Street	Newport	File No. (CRMC USE ONLY)
	No. Street	City/Town	
Owner's Name	William J. Ruh Trust		Plat: 12 Lot(s): 46
Mailing Address	88 Washington Street	Newport, RI 02840	Owner's Contact: Number: [REDACTED] Email Address: [REDACTED]
	Address	City/Town, State Zip Code	
Contractor RI Reg. #	60-4733	Address 210 Old Airport Road, Middletown, RI 02842	Email address: jerry@kirbyperkins.com Tel. No. (401) 848-0150
Designer	Hull Cove Design	Address 210 Old Airport Road, Middletown, RI 02842	Tel. No. (401) 367-0007
Name of Waterway	Newport Harbor		Estimated Project Cost (EPC): \$1.5 million Application Fee: \$7,750
Provide Below a Description of Work As Proposed (required). Construction of a single family residence			

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): A*2022-06-148

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/mailing 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.

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.

William J. Ruh

Owner Name (PRINT)

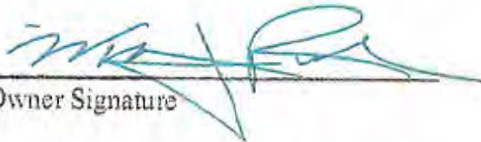
Owner's Signature (SIGN)

PLEASE REVIEW REVERSE SIDE OF APPLICATION FORM

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

June 12, 2024
Date

William J. Ruh 88 Washington Street, Newport, RI 02840

Print Name and Mailing Address

RICRMC COASTAL HAZARD APPLICATION WORKSHEET

STEP 4. SHORELINE CHANGE

☒ A. Using the CRMC Shoreline Change maps, indicate the transect number closest to your site, and erosion rate listed for that transect.

Transect Number: 3096
Erosion Rate: 0.06 ft/year

B. CHECK below the Projected Erosion Rate that corresponds to the design life you identified above.

Year	2050	2060	2070	2080	2090	2100
Projected Future Erosion Multiplier	1.34	1.45	1.57	1.70	1.84	2.00
	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Source: Projected Shoreline Change Rate multipliers. (Oakley et al., 2016)

C. COMPLETE EROSION SETBACK CALCULATION:

Historic shoreline change rate, STEP 4A	Design Life, STEP 1C	Projected Future Erosion Multiplier, STEP 4B	Erosion Setback (ft) 4A x 1C x 4B
0.06	X 30	X 1.34	= 2.41

NOTE: Setbacks are required per the CRMC Red Book, Section 1.1.9. A minimum setback of 50-feet is required, but a greater setback may be necessary and/or desirable based on this analysis.

STEP 5. OTHER SITE CONSIDERATIONS: CERl & SLAMM

☒ A. Use the **Coastal Environmental Risk Index (CERl)** map (See Tab 5A on the viewer) to enter your address and CHECK the level of projected damage to your location, as indicated on the map that corresponds to the design life identified in STEP 1.

CERl Level: Moderate ☒ High ☐ Severe ☐ Extreme ☐ Inundated by 2100 ☐ Not applicable ☐

☐ B. **Sea Level Affecting Marshes Model (SLAMM)** (See Tab 5B on the Viewer) - This step is for Large Projects and Subdivisions only, six (6) or more units, as defined by the CRMC Red Book Section 1.1.6.I(1)(f). This step may be skipped for other projects. Use the Sea Level Affecting Marshes Model (SLAMM) Maps to assess potential impacts to large projects and subdivisions from salt marsh migration resulting from projected sea level rise. CRMC SLAMM maps can be accessed [here](#). The CRMC recommends using the 3-foot SLR projection within SLAMM to assess future potential project impacts on migrating marshes. Does the SLAMM map that corresponds to the design life you identified in STEP 1 expose your project site to future salt marsh migration? CHECK YES or NO

YES ☐ NO ☒

☒ C. Consider and discuss with your design consultant other forces or factors that might impact the development, such as coastal habitats, shoreline features, public access, wastewater, storm water, depth to watertable/groundwater dynamics, saltwater intrusion, or other issues not listed above. In addition, pressure from rising sea levels will result in rising subsurface groundwater levels ultimately effecting wells and septic systems.

STEP 6: DESIGN EVALUATION

☒ A. Using Chapter 7 of the RI Shoreline Change SAMP as a guide, investigate mitigation options for the exposure identified above and include that in the final application.

This fully completed Coastal Hazard Application Guidance worksheet must accompany the application. If you are a design or engineering professional, please print and sign here that you have discussed the findings of this worksheet with the Owner.

DESIGN/ENGINEER SIGNATURE: [Signature] DATE: 5-30-24
OWNER'S SIGNATURE: [Signature] DATE: 6-12-24

RICRMC COASTAL HAZARD ANALYSIS WORKSHEET

APPLICANT NAME: William J Ruh Trust

PROJECT SITE ADDRESS: 88 Washington Street Newport (AP 12 Lot 46)

STEP 1. PROJECT DESIGN LIFE

- ☐ A. For properties in a FEMA-designated **A**, or **X** Zone, provide the first floor elevation (FFE) of the proposed structure referenced to NAVD88, **OR** For properties in a FEMA-designated **V** or **Coastal A** Zone, please provide the elevation of the lowest horizontal structural member (LHSM) referenced to NAVD88.
- FFE OR ft
- LHSM elevation 19.83 ft
- ☐ B. How long do you want your project to last? Identify the expected design life for the project (CRMC recommends a **minimum of 30 years**)
- Design Life: 30 yrs
- ☐ C. Add the number of years you identified in 1B to the current year. (For example, if you are completing this form in the year 2020, and you want your project to last 30 years, your design life year will be 2050.)
- Design Life Year: 2054

- ☐ D. **CHECK** beneath the sea level rise (SLR) projection that matches or comes closest to project design life year.

Year	2030	2040	2050	2060	2070	2080	2090	2100
SLR	0.71	1.11	1.60	2.29	3.17	4.19	5.35	6.47
	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Source: Sea Level Rise (SLR) Projections (Feb. 2022). NOAA High Curve, Newport, RI Tide Gauge. All values are expressed in feet relative to NAVD88. https://sealevel.nasa.gov/task-force-scenario-tool?psmsl_id=351

NOTE: The present National Tidal Datum Epoch (NTDE) is 1983 through 2001. The NOAA 2017 data use a baseline starting at 2000, and the NOAA 2022 data use a baseline starting at 2020. Between 1991 and 2020 there was an annual average of 4.03 mm/year of sea level rise at the Newport (8452660) tide station based on the trends data from the Permanent Service for Mean Sea Level (<https://www.psmsl.org/products/trends/>). Because the PSMSL trends are based on a minimum 30 years of data we will assume a similar trend applies to the shorter 20 year period of 2000 to 2020. Thus, there was approximately 8.06 cm (3.39 inches) of sea level rise during the period 2000 to 2020. Accordingly, the MHHW elevation of 3.85 feet at the Newport station (Epoch 1983-2001) would be adjusted an additional 3.39 inches to 4.13 feet MHHW. For reference, NAVD88 at Newport is 2.04 feet.

STEP 2. SITE ASSESSMENT

- ☐ A. Open RICRMC Coastal Hazard Mapping Tool. Following the tutorial along the left side of the screen, enter the project site address and turn on the sea level layer closest to the number you circled in 1D.
- ☐ B. ENTER the STORMTOOLS SLR map layer closest to the SLR value you checked in Step 1D above. If the value falls between the available STORMTOOLS SLR map layers, round up to the closest of these sea level rise (SLR) numbers: 1ft, 2ft, 3ft, 5ft, 7ft, 10ft, or 12ft
- 2 ft
- ☐ C. Does the STORMTOOLS SLR map layer you circled above expose your project site to future tidal inundation? **CHECK YES or NO**
- ☐ YES
☒ NO
- ☐ D. List any **roads or access routes** that are potentially inundated from SLR. To do this, ZOOM OUT from your project location, change BASEMAP on the viewer to "street view" – see Step 2A.

Washington Street / Chestnut Street

****Please be advised that CRMC staff may also review the implications of sea level rise in combination with nuisance storm flooding and discuss these potential project concerns with the applicant. Nuisance flooding impacts may be viewed in STORMTOOLS [here](#).**

STEP 3. STORMTOOLS DESIGN ELEVATION (SDE)

- ☐ A. Follow the tutorial included along the left panels of the viewer to enter the address of your project site. Select the tab across the top that corresponds to the sea level rise projection you identified in STEP 1
- ☐ B. Click on the map at project site to identify **STORMTOOLS Design Elevation (SDE)**
- from the pop up box. Enter the SDE value: 15.2 ft

CRMC VARIANCE CRITERIA
88 WASHINGTON STREET; NEWPORT, RI

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

The CRMP classifies the waterfront at 88 Washington Street as a Type 2, low-intensity use, Water. The Council's goal for this water type is to "maintain and, where possible, restore the high scenic value, water quality, and natural habitat values of the areas, while providing for low intensity uses that will not detract from these values." To that end, it is important to view the applicant's variance request in relation to the surrounding land-use. The shoreline from the applicant's property north to Battery Park is hardened with each home having some type of structural shoreline protection. The same hardened shoreline condition extends south of the subject property to the Goat Island causeway. This in effect qualifies the waterfront along the entire Type 2 Water classification as a Manmade Shoreline as defined in Section 1.2.2 (F). The Council's policies for Manmade Shorelines differ significantly in the fact that the Program acknowledges that these areas "usually have a major impact on the appearance of the shore" when viewed from the water. The CRMP's policy for these shorelines includes "the maintenance of structures that effectively mitigate erosion and/or sustain landforms adjacent to the water."

When viewed in the light of the juxtaposed land-use, it is apparent that the applicant's proposal (1) does not impact the scenic value of the shoreline when viewed from the water, (2) does not impact the natural habitat values of the shoreline, and (3) is consistent with the level of residential development on the adjacent properties. For this specific property, the requested buffer zone variance does conform with the overall goals and policies of the CRMP.

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 project does not impact or alter any existing naturalized buffer zone and, since it is located within a section of Manmade Shoreline, there is limited naturalized habitat within the intertidal zone. Therefore, the applicant's request for a buffer zone variance does not result in any significant adverse impacts to the shoreline's habitat values. The fact that the applicant is

proposing to restore a significant portion of the yard adjacent to the sheet pile bulkhead to vegetated buffer zone creates one of the only naturalized habitats along the length of this Type 2 shoreline. The project also provides stormwater management for all impervious surfaces in conjunction with the proposed vegetated buffer which will improve water quality in the receiving coastal water.

The applicant has received all of the required approvals for the proposed addition to the existing dwelling from the City of Newport. The surrounding land-use is strictly residential. There are no use conflicts resulting from the applicant's proposal.

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

The subject site consists of 13,919 sq. ft of land. The site is bounded by Newport Harbor on the west and partial on the north and south. The lot has 109 feet of frontage on Washington Street and is approximately 127 feet deep. 69% of the lot is located within the coastal buffer.

There are several existing conditions on the site which impact the applicant's ability to meet the standards. The first is the presence of the John Tripp House. The Tripp House is listed on the RI State Register of Historic Buildings. The Tripp House is functionally obsolete. The Tripp House's registration prohibits the applicant from relocating or removing the Tripp House to another location. The ceiling heights in the Tripp House are less than seven (7) feet. The size and configuration of the Tripp House does not support the requirements of modern living.

There is also a specimen London Plane tree located along the easterly lot line. The location of the proposed dwelling was sited to preserve the London Plane tree. It is impossible to locate the proposed dwelling further inland without detrimentally impacting the tree.

The project was reviewed by the Newport Historic District Commission. The Commission approved the siting of the proposed dwelling to preserve the character and vistas of the adjacent Tripp House and preserve the London Plane tree. The Rhode Island Historic Preservation Commission requested the applicant to set back the proposed dwelling an additional two (2) feet from Washington Street to preserve the character and vistas of the historic Tripp House. As a result of the comments from the Rhode Island Historic Preservation Commission the proposed dwelling now has a requested setback of 19'1.5" feet from Washington Street. The proposed dwelling complies with all the requirements of the Newport Zoning Code for the R-10

District. The footprint of the existing Tripp House and proposed dwelling satisfy the 20% lot coverage requirements of the zoning code.

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 modifications to the coastal buffer and setback are the minimum variances to allow a reasonable use of the site. As previously mentioned, the existing Tripp House is not capable of supporting modern living. The proposed dwelling will permit the applicants to reside in a code compliant single family dwelling. The Tripp House will be converted to a guest house, which is permitted by the Newport Zoning Ordinance. The proposed dwelling was downsized to a modest three (3) bedroom, two and one half (2.5) bath home. The total interior habitable area is 3,412 sq. ft.

5. The requested variance to the applicable standard(s) is not due to any prior action of the applicant or the applicant's predecessor in title.

The requested variance is not due to any prior action by the applicant or the applicants' predecessor in title. The requests for variances are solely related to the location of the site adjacent to Newport Harbor and the seawalls along the south, west and north sides of the lot. The applicants' predecessor relocated the Tripp House to the site; however, it was the Department of the Interior's designation of the Tripp House as a historic building which limited the applicants' use of the site for the development of a new home.

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 and applicant must demonstrate inter alia the nature of the hardship and that the hardship is shown to be unique or particular to the site.

According to applicants' wetland's biologist, Scott Rabideau, and real estate expert, James A. Houle, the application of the coastal buffer and building setbacks to this site creates an undue hardship. The subject lot is bounded on three (3) sides by Newport Harbor. Approximately forty- four (44) feet of that northerly boundary line is bounded by Newport Harbor. One hundred twenty-seven (127) feet of the southerly boundary is also bounded by Newport Harbor. No other lot between Washington Street and Newport Harbor has similar coastal buffer restrictions on the north and south sides of the lot. Applying the fifty (50) feet coastal buffer from the northern and southern intersections of the land and Newport Harbor

limits development to a building envelope approximately thirty-four (34) feet wide and immediately adjacent to Washington Street. The proposed dwelling is sited to require a variance of 54% from the coastal buffer.

88 WASHINGTON STREET, NEWPORT, RI
SITE PHOTOS



PHOTO 1: VIEW TO COASTAL FEATURE/NEWPORT HARBOR



PHOTO 2: VIEW TOWARDS ROAD TO SITE OF NEW HOUSE.



PHOTO 3: VIEW TOWARDS ROAD TO EXISTING HISTORIC HOUSE.

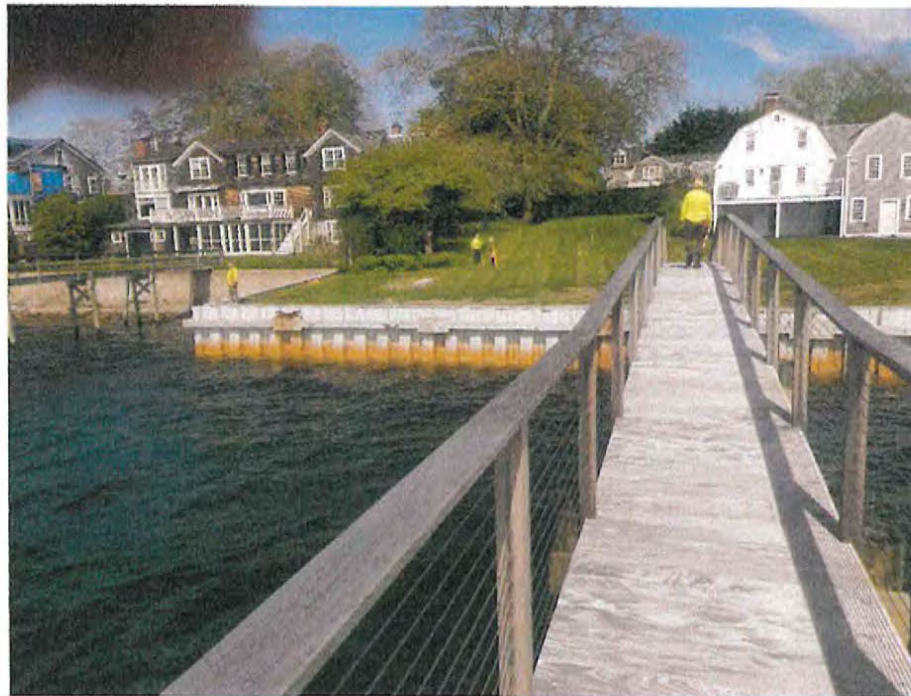


PHOTO 4: VIEW TOWARDS ROAD FROM DOCK; HISTORIC HOME AT RIGHT.

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

CRMC
Coastal Resources Management Council

FROM: Building Official

DATE:

3/13/24

SUBJ: Application of: Bill & Lisa Ruh

Location: 88 Washington Street Newport RI 02840

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

To Construct: New Single Family Dwelling

I hereby certify that I have reviewed _____ foundation plan(s).

_____ plan(s) for entire structure

_____ site plans

Titled: _____

Date of Plan (last revision):

2/15/24

3/13/24

(Site)

(Architectural)

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.

N/A

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

N/A

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 _____

18

NOTE: Breakaway walls with windows do not conform to RISBC 2.78

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.

Zoning Officer's Signature

Date

Y. [Signature]

5/17/2024

Newport

(Summary Data - may not be Complete Representation of Property)

Parcel: 12-046 Location: 88 WASHINGTON ST Owner: WILLIAM J RUH TRUST
Account: 2365 User Acct: R02489 LUC: 01 - Single Fam Zoning: R10

Parcel Values

Total: \$5,049,400 Land: \$3,613,100 Land Area: 13,919 SF Building: \$1,436,300 Assessed: \$5,049,400

Sales Information

Book and Page	Instrument Type	Date	Price	Grantor
2925-316	Warranty	09/18/2020	\$3,580,000	REYNOLDS EDWARD P
2457-205		09/10/2014	\$0	REYNOLDS EDWARD PERRY TRUSTEE

Building Type: Custom Historic Year Built: 1720 Grade: A- Condition: VG
Heat Fuel: Gas Heat Type: Forced Air-D % Air Conditioned: 100.00 Fireplaces: 3
Exterior Wall: Clapboard Bsmnt Garage: 0 Roof Cover: Wood Shingle # of Units: 1
of Rooms: 5 # of Bedrooms: 2 Full Bath: 2 1/2 Baths: 1

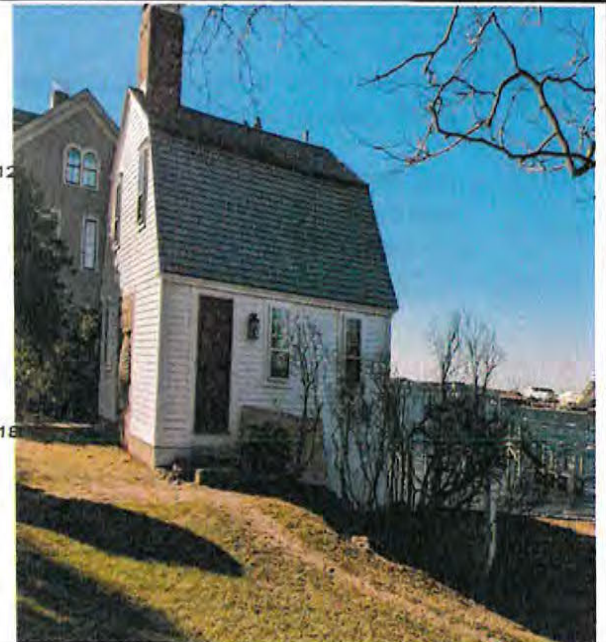
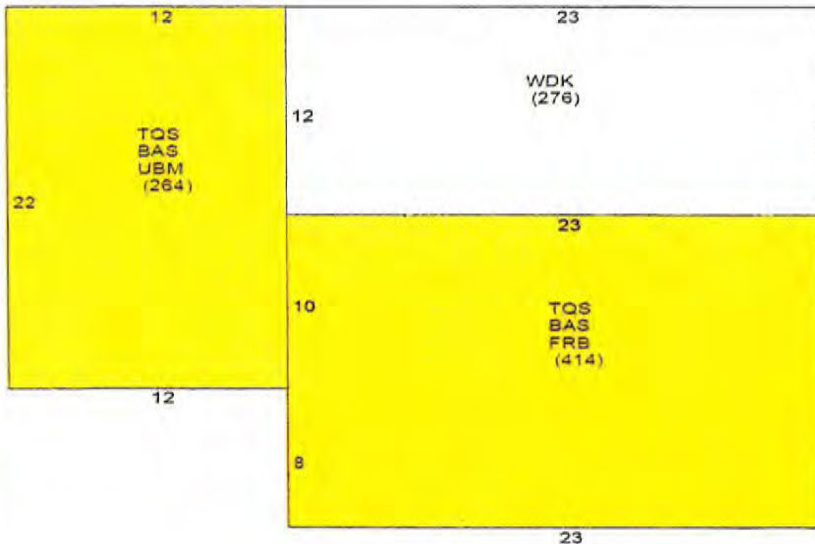
Yard Item(s)

Description	Quantity	Size	Year	Condition	Quality	Value
SHED FRAME	1	98	1900	AV	Average	\$700.00

Building Areas

Area	Net Area	Finished Area
Basement, Unfinished	264 SF	0 SF
Deck, Wood	276 SF	0 SF
Fin. Raised Bsmnt	414 SF	414 SF
First Floor	678 SF	678 SF
Three Quarter Story	542.4 SF	542.4 SF

Disclaimer: This information is for tax
assessing purposes
and is not warranted





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'

LEGEND

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

GENERAL NOTES:

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

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

REFERENCES

1. A PLAN ENTITLED "SURVEY PLAN OF LAND SHOWING RIPARIAN LINES FOR LAND NOW OR FORMERLY BELONGING TO THE ANNE P. REYNOLDS TRUST, LAND KNOWN AS ASSESSOR'S PLAT 12, LOT 46, SITUATED ON WASHINGTON STREET IN THE CITY OF NEWPORT, RHODE ISLAND, PREPARED BY EASTERBROOKS & ASSOC. DATE: FEBRUARY 7, 2012, SCALE 1" = 20'." WHICH IS LOCATED IN THE NEWPORT LAND EVIDENCE RECORDS.

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

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

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

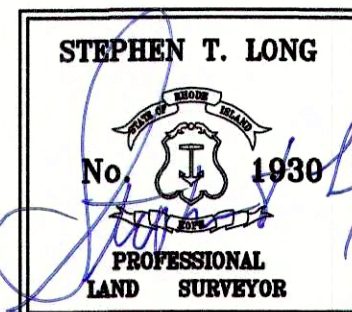
"THIS COMPILATION PLAN HAS BEEN PREPARED FROM A CLASS 1 SURVEY SOURCE OF INFORMATION (REF. #1 & 2) AND IS BEING SIGNED AS A CLASS IV SURVEY. DATA WHOSE POSITIONAL ACCURACY AND RELIABILITY HAS NOT BEEN VERIFIED. THE PROPERTY LINES DEPICTED HEREON DO NOT REPRESENT A BOUNDARY OPINION, AND OTHER INFORMATION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

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

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

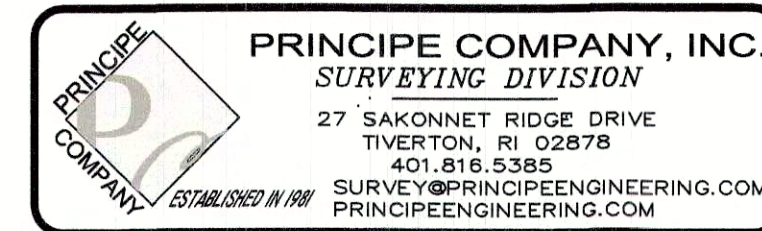
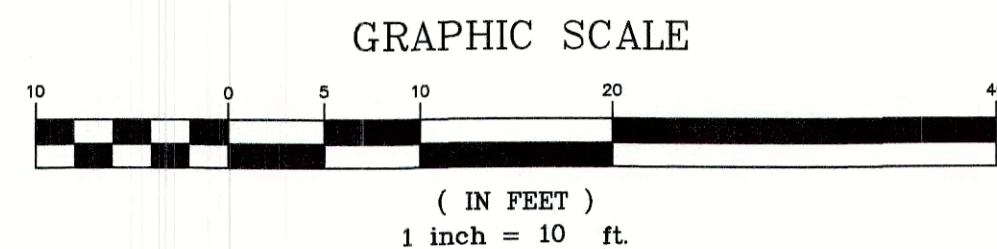
PURPOSE OF SURVEY: EXISTING CONDITIONS & BOUNDARY SURVEY PLAN

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



CHESTNUT STREET

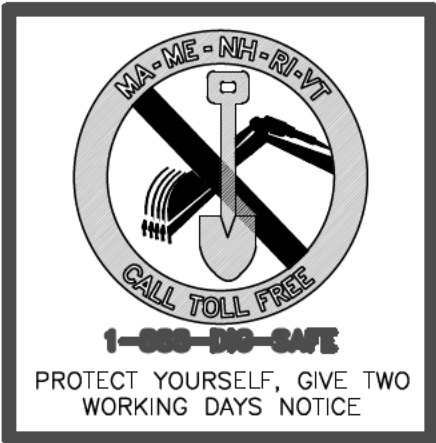
WASHINGTON STREET
(PUBLIC 40' WIDE)



WILLIAM J. RUH TRUST
ASSESSORS PLAT 12 LOT 46
88 WASHINGTON STREET
NEWPORT, RHODE ISLAND

EXISTING CONDITIONS &
BOUNDARY SURVEY PLAN

DRAWN BY: W.C.R.	CHECKED BY: S.T.L.	FIELD BY: R.W./J.S.
MAY 2024	JOB # SVY-23-22	SHEET 1 OF 1



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 NOTE

ZONE VE (EL. 17) - 1% ANNUAL CHANCE FLOOD HAZARD
FIRM NO. 44005C0177J
EFF. DATE: 09/04/2013

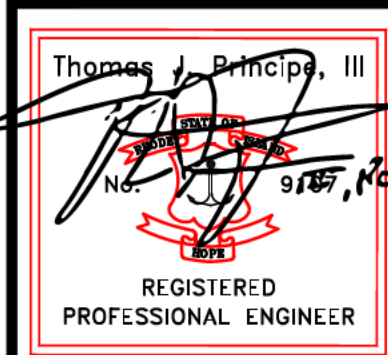
LEGEND

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

GENERAL NOTES:

- 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.
- THE ELEVATIONS SHOWN ON THIS PLAN REFERENCE THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
- THE HORIZONTAL LOCATIONS AS SHOWN ON THIS PLAN REFERENCE THE NORTH AMERICAN DATUM OF 1983 (NAD83).

PROPOSED CONDITIONS PLAN



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

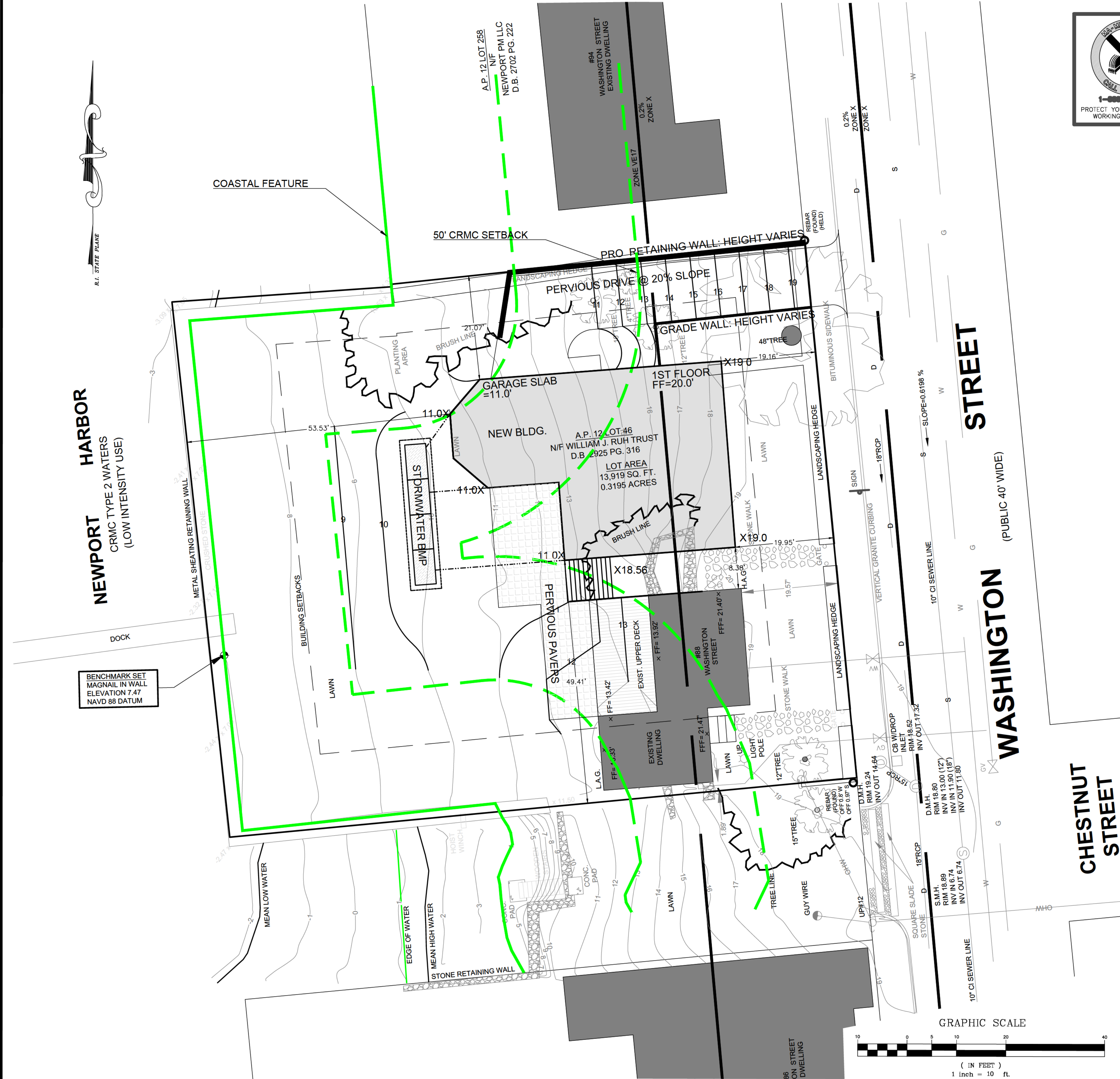
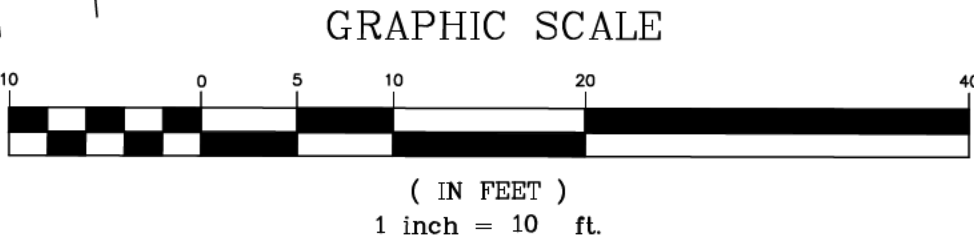
CRMC SUBMISSION PLAN
for
88 WASHINGTON STREET
AP 12 LOT 46
in
NEWPORT, RHODE ISLAND

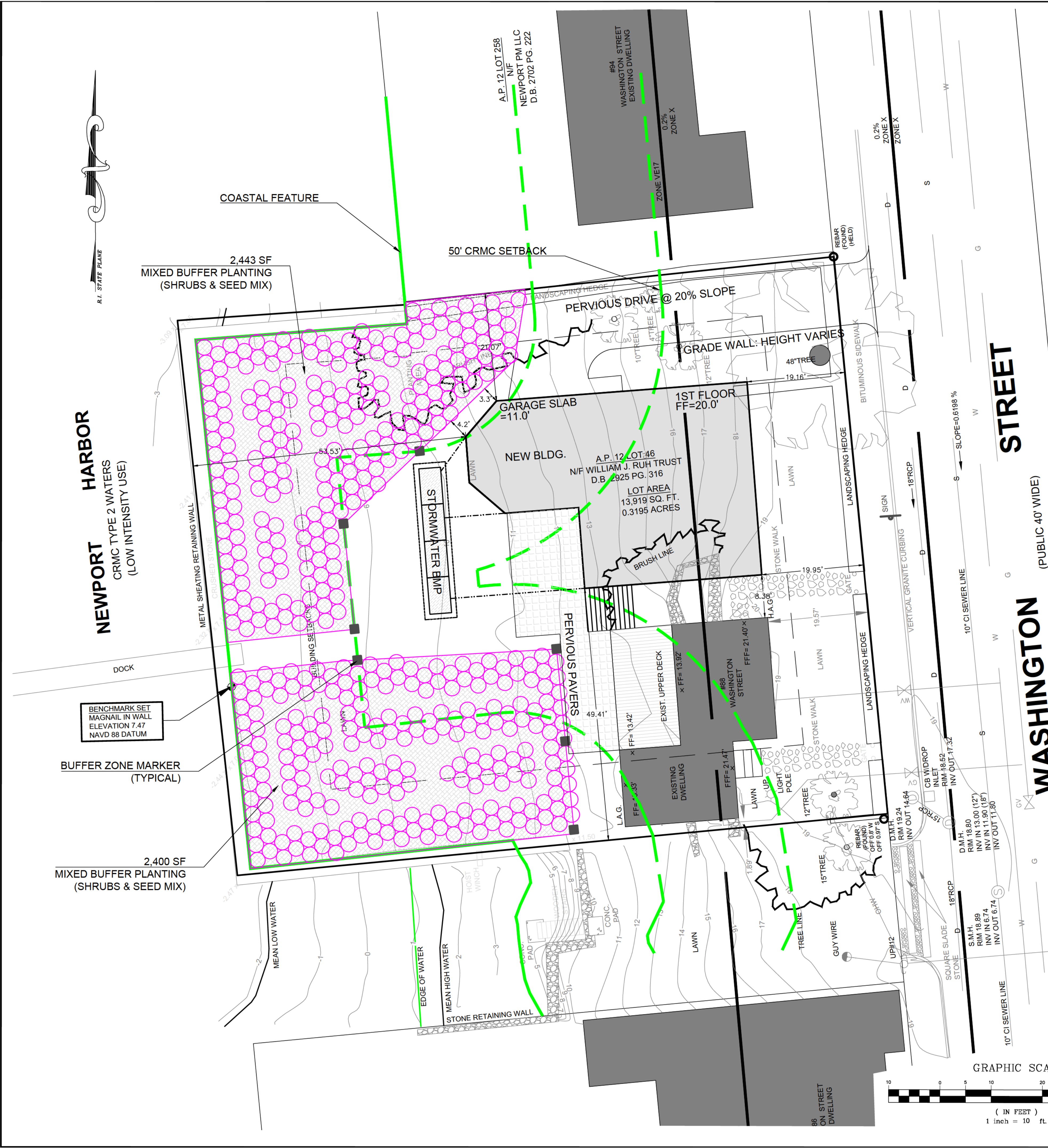
SCALE: 1"=10'
SHEET NO: 1 of 4
DRAWN BY: KAB DESIGN BY: KAB CHECKED BY: TJP
DATE: 06/10/2024 PROJECT NO.: SVY-2023-22

OWNER:
FAIRPOINT REALTY LLC
34 BROAD COMMON ROAD
BRISTOL, RI 02809

DRAWING ISSUE:

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





MASTER PLANT SCHEDULE				
QTY.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT
111	Clethra alnifolia	Summersweet	#3	CAN
111	Photinia melanocarpa	Black chokeberry	#3	CAN
111	Physocarpus opulifolius	Ninebark	#3	CAN
111	Vaccinium angustifolium	Lowbush blueberry	#1	CAN

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

LANDSCAPE NOTES:

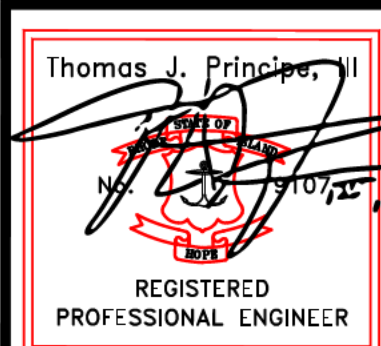
- 1) ALL PLANT MATERIAL TO CONFORM TO ANSI STANDARDS.
- 2) ALL PLANT MATERIAL TO BE GUARANTEED TO SURVIVE AT LEAST ONE GROWING SEASON, OR THEY SHALL BE REPLACED AT THE LANDSCAPE CONTRACTOR'S EXPENSE.
- 3) ALL PLANT MATERIAL SUBJECT TO VERIFICATION AS TO LOCATION AND SPECIES.
- 4) THERE WILL BE NO PLANT 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=290 SF
BUFFER AREA INCREASE= 592 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

PROPOSED BUFFER PLANTING



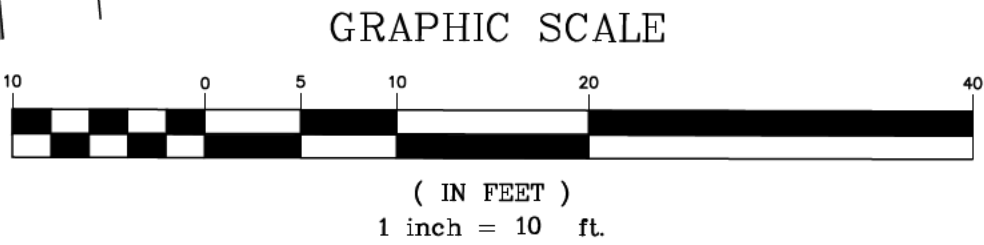
REVISIONS			
No.	DATE	DRWN	CHKD

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

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

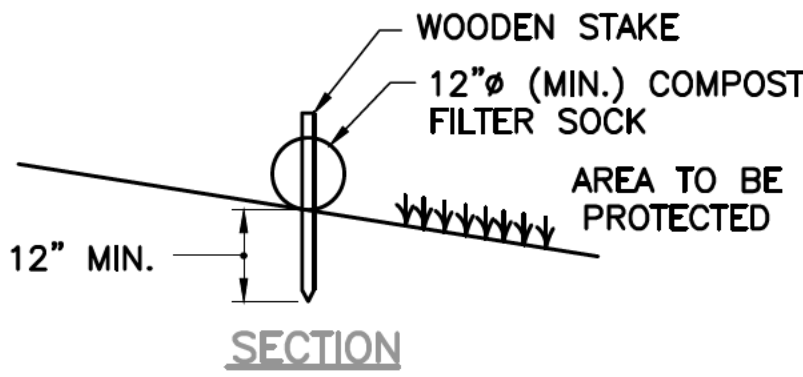
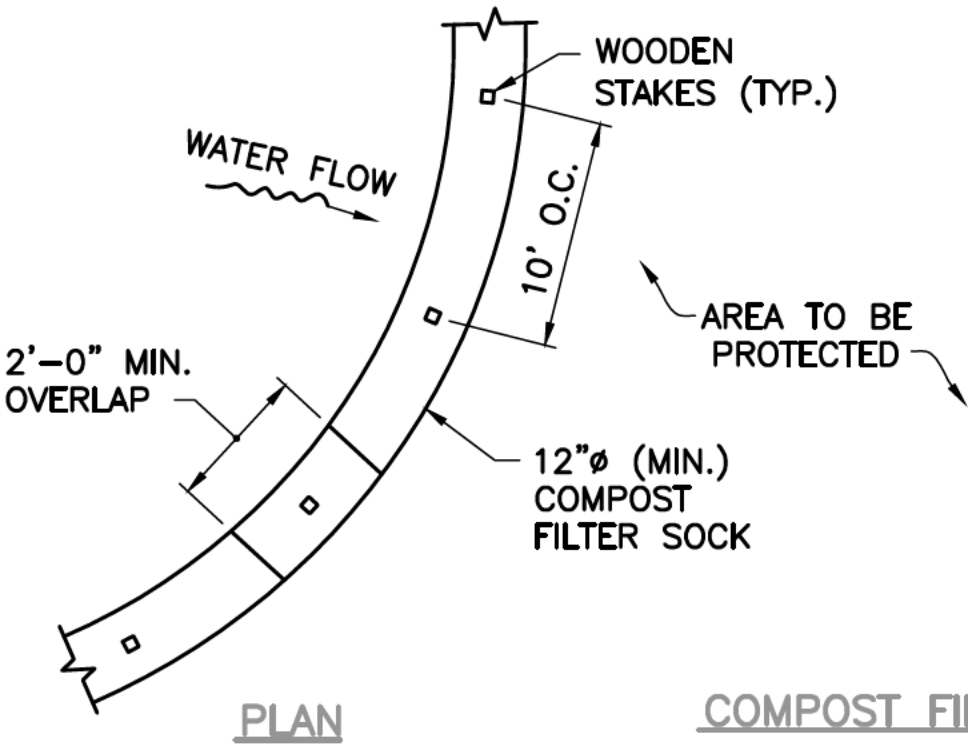
DRAWING ISSUE:

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



EROSION CONTROL, SOIL STABILIZATION AND SEDIMENT CONTROL PLAN

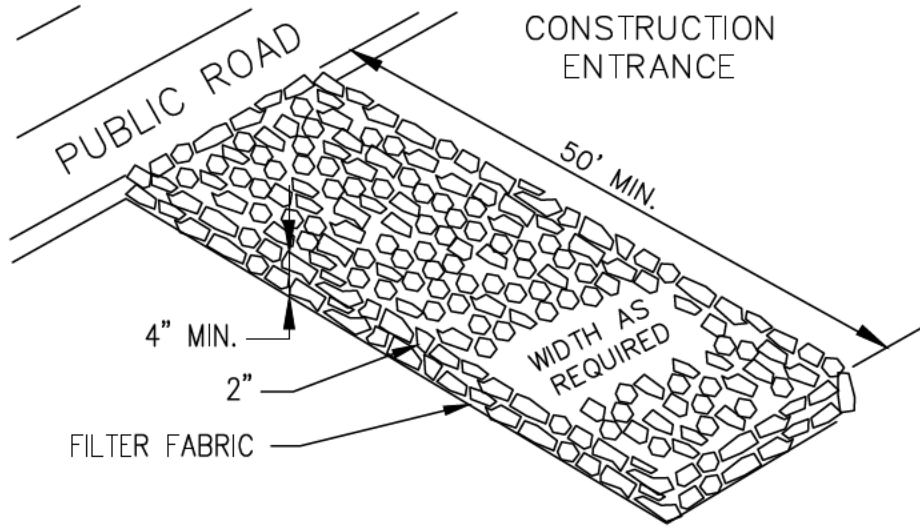
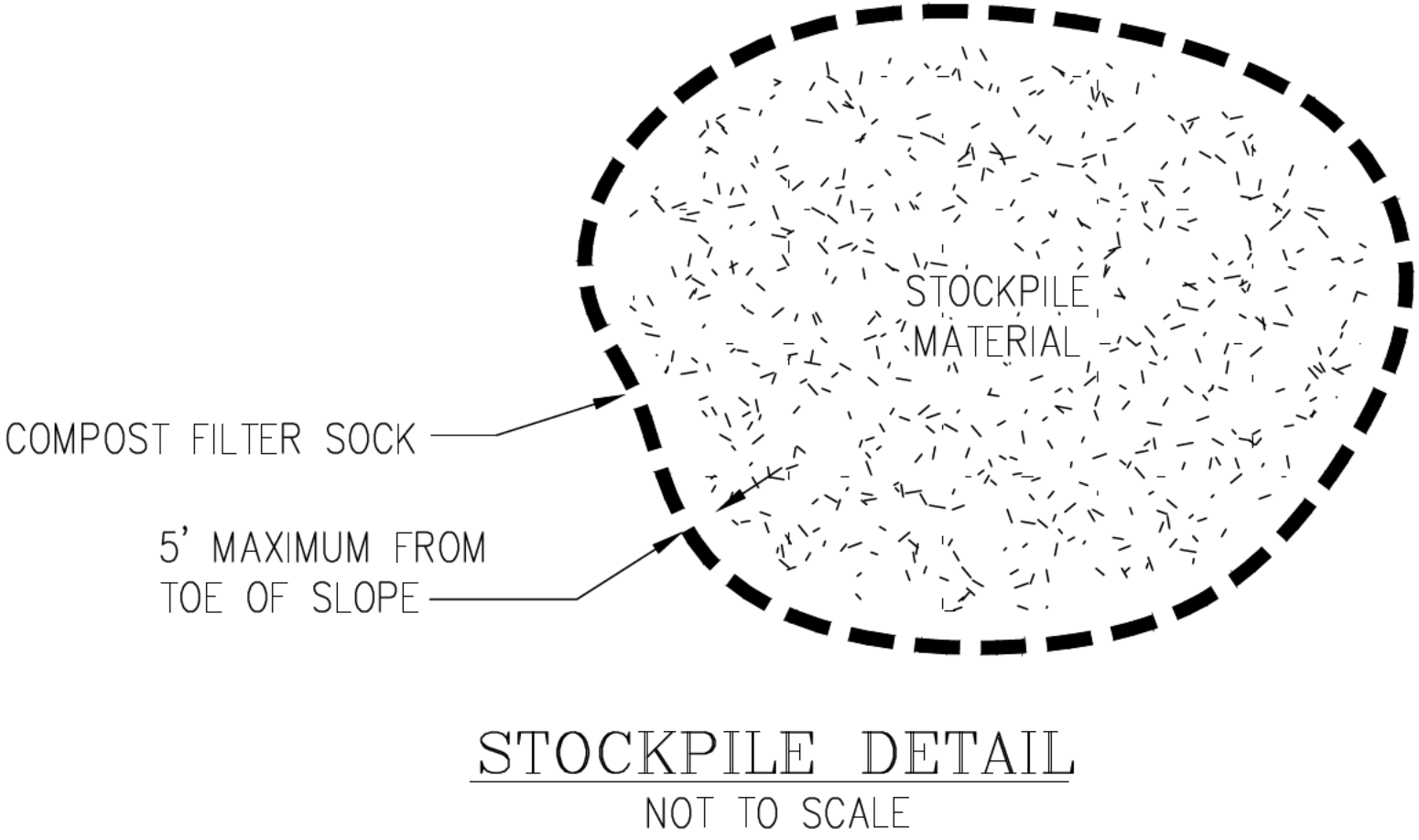
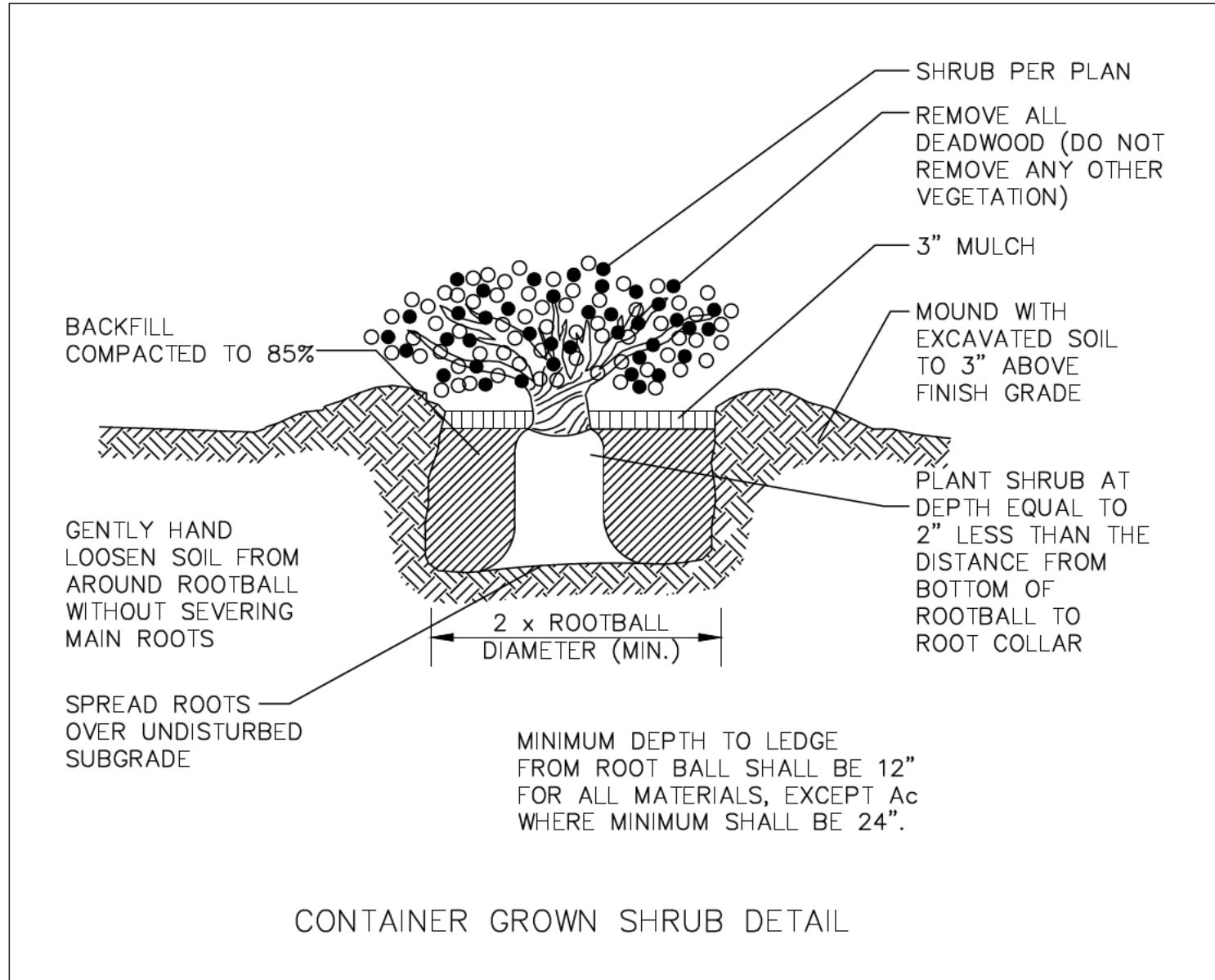
1. PRIOR TO THE COMMENCEMENT OF ANY CLEARING, GRUBBING, DEMOLITION OR EARTHWORK ACTIVITY, TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES AS INDICATED ON THE PLANS ARE TO BE INSTALLED BY THE CONTRACTOR.
2. CONSTRUCTION ACCESS STABILIZATION ENTRANCE PADS ARE TO BE INSTALLED PRIOR TO THE COMMENCEMENT OF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



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.

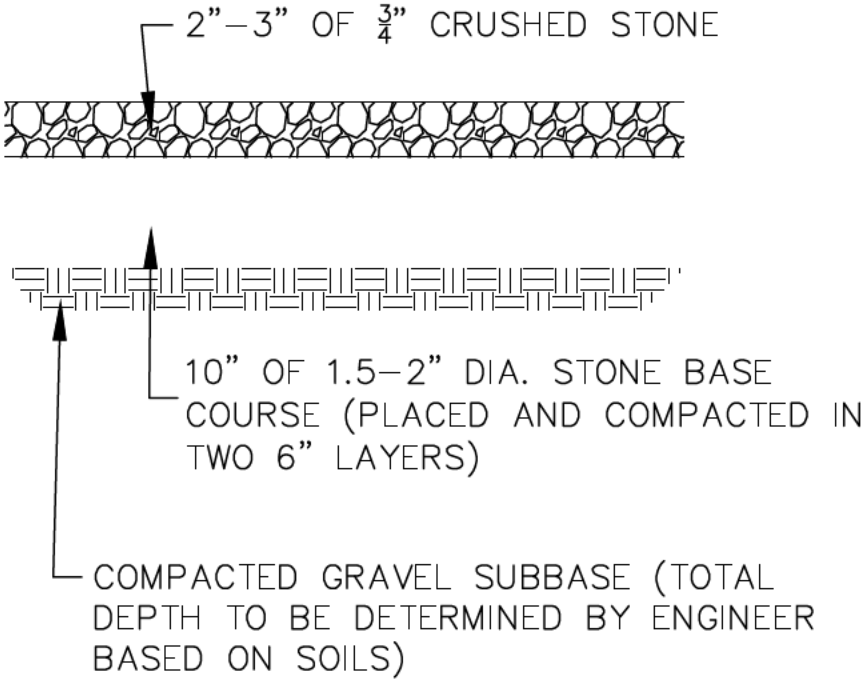
PERIMETER EROSION CONTROLS
NOT TO SCALE



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
No. 12345
REGISTERED
PROFESSIONAL ENGINEER

PRINCIPLE
ENGINEERING
DIVISION
ESTABLISHED IN 1981

PRINCIPLE
ENGINEERING
DIVISION
ESTABLISHED IN 1981

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

REVISIONS
No. DATE DRWN CHKD

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

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

SCALE: AS NOTED

SHEET NO: 3 of 4

DRAWN BY: KAB

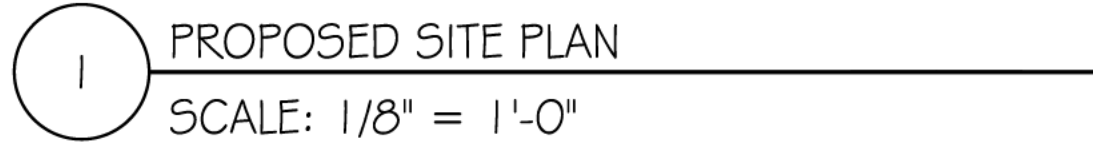
DESIGN BY: KAB

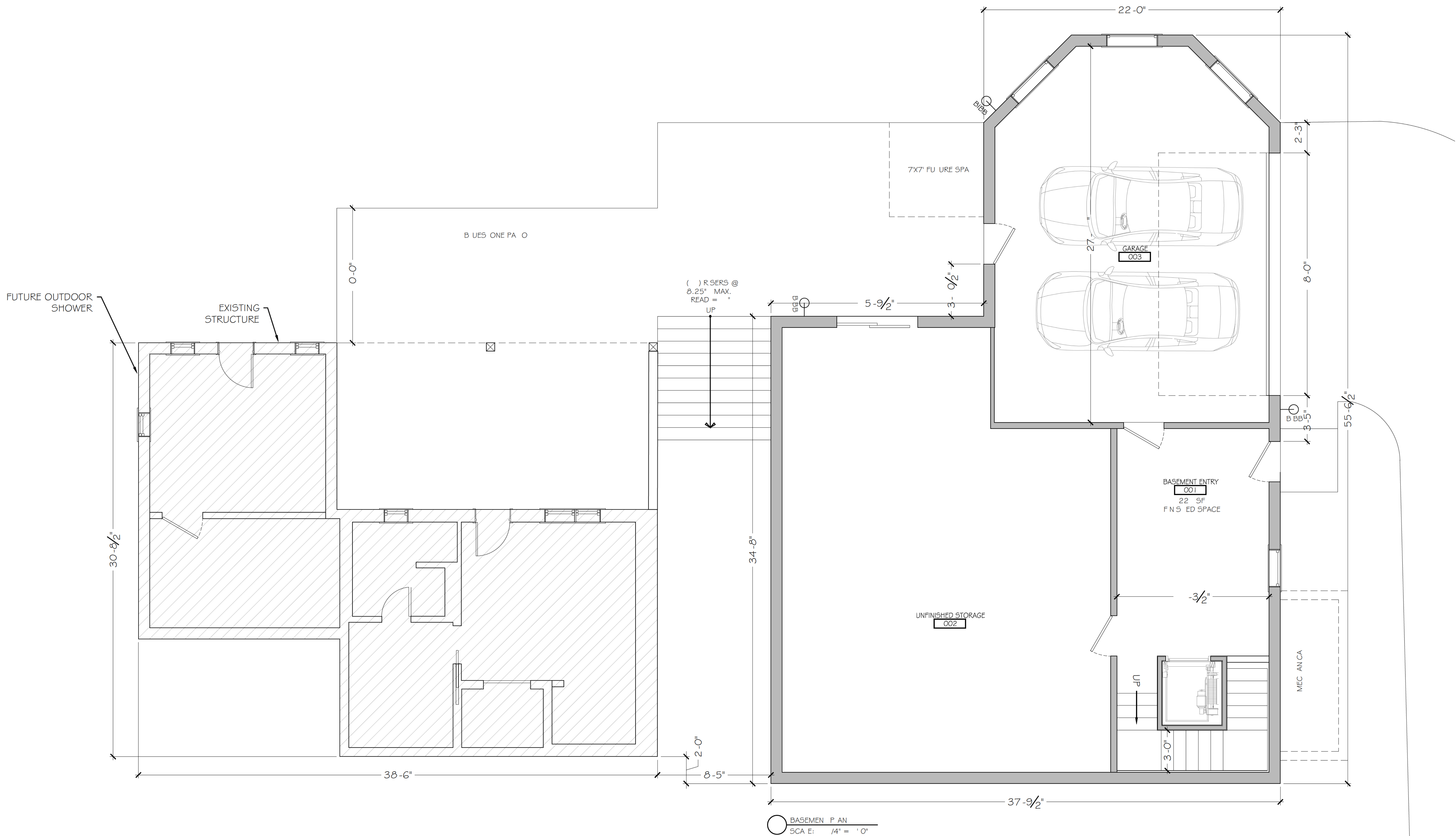
CHECKED BY: TJP

DATE: 06/10/2024

PROJECT NO.: SVY-2023-22

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CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF NEWPORT, RHODE ISLAND. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF NEWPORT, RHODE ISLAND. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF NEWPORT, RHODE ISLAND.

HULLCOVE
DESIGN

NEWPORT, RI
WWW.HULLCOVEDESIGN.COM
401.367.0007

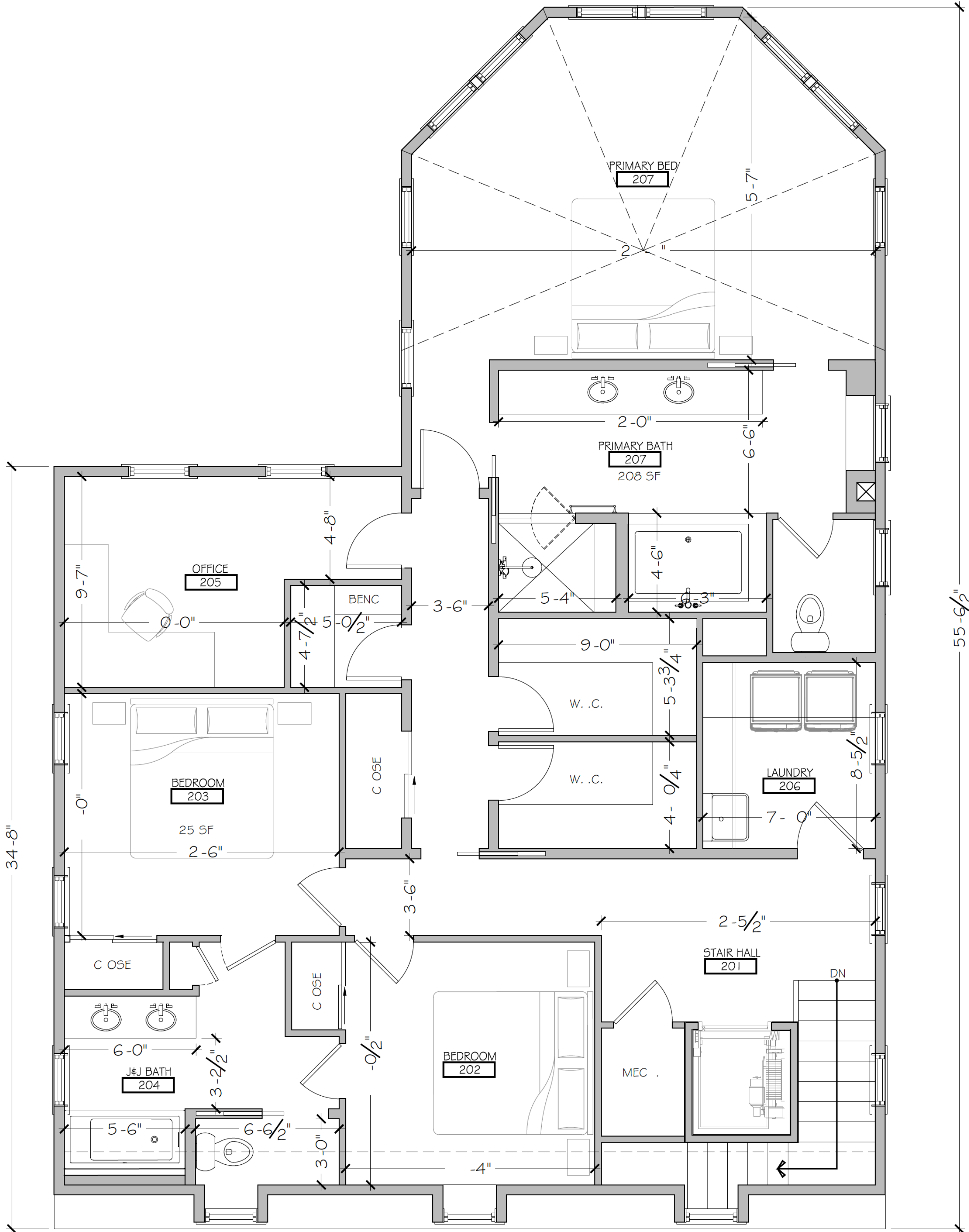
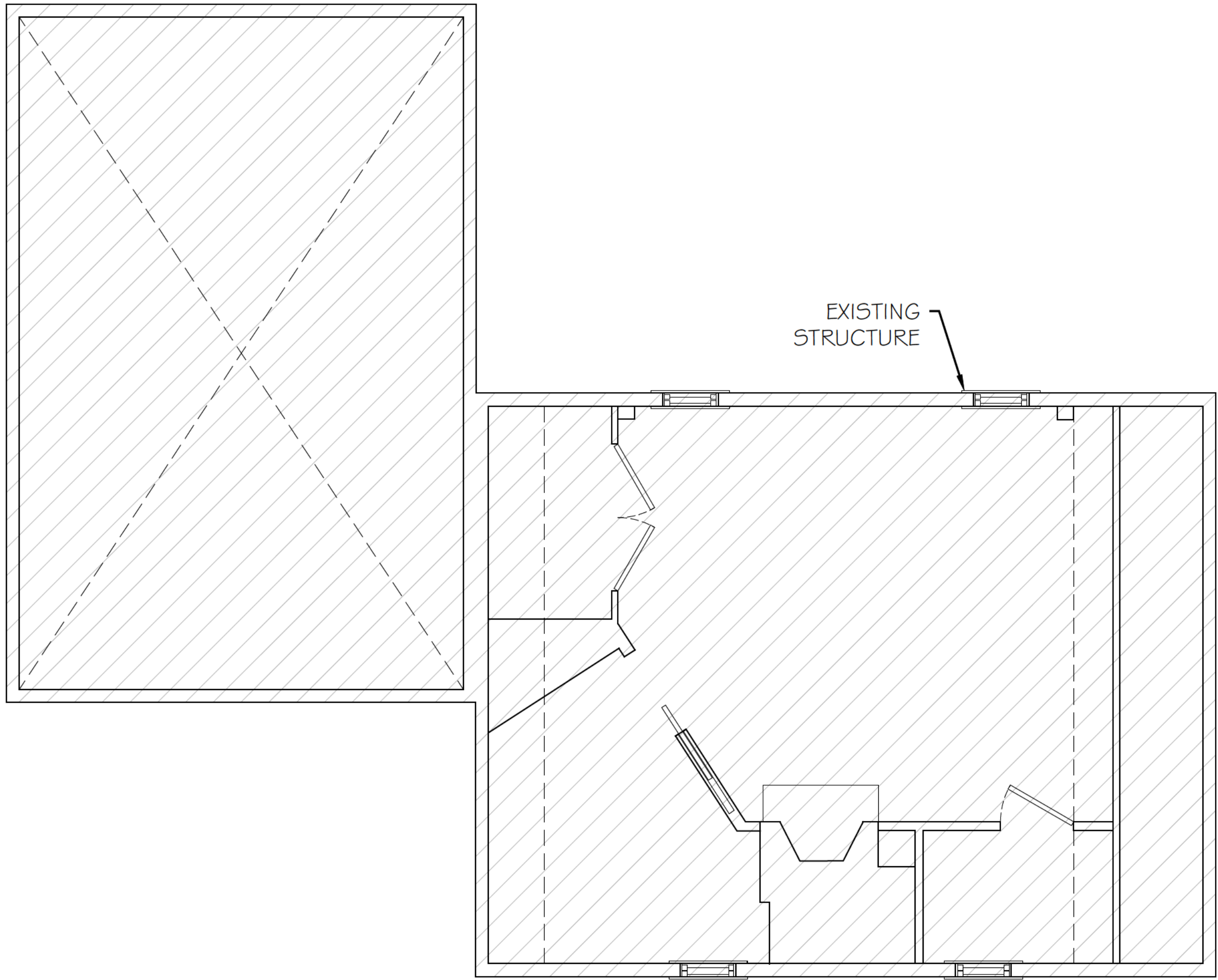
88 WASHINGTON STREET

NEWPORT RI 02840

PROPOSED FLOOR PLANS

DATE	DATE
PERMIT	6.6.24
DRAWN BY:	CHECKED BY:
MM / AC	MM
REVISIONS:	
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SHEET NO. A101



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

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ACCEPTED THE RESPONSIBILITY FOR THE DESIGN AND
CONSTRUCTION OF THE PROJECT. THE DESIGNER
AND ARCHITECT SHALL BE RESPONSIBLE FOR THE
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DESIGN

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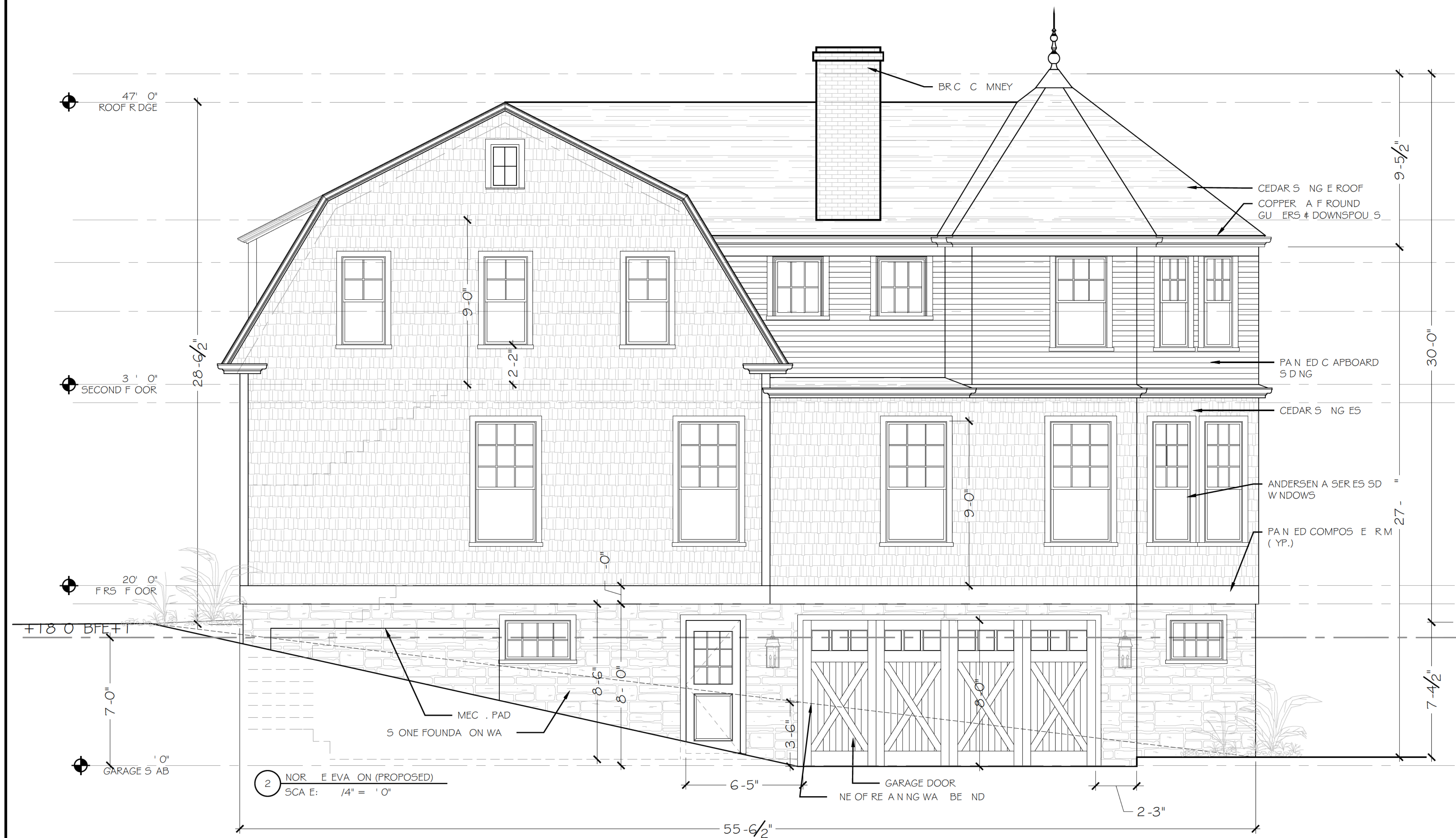
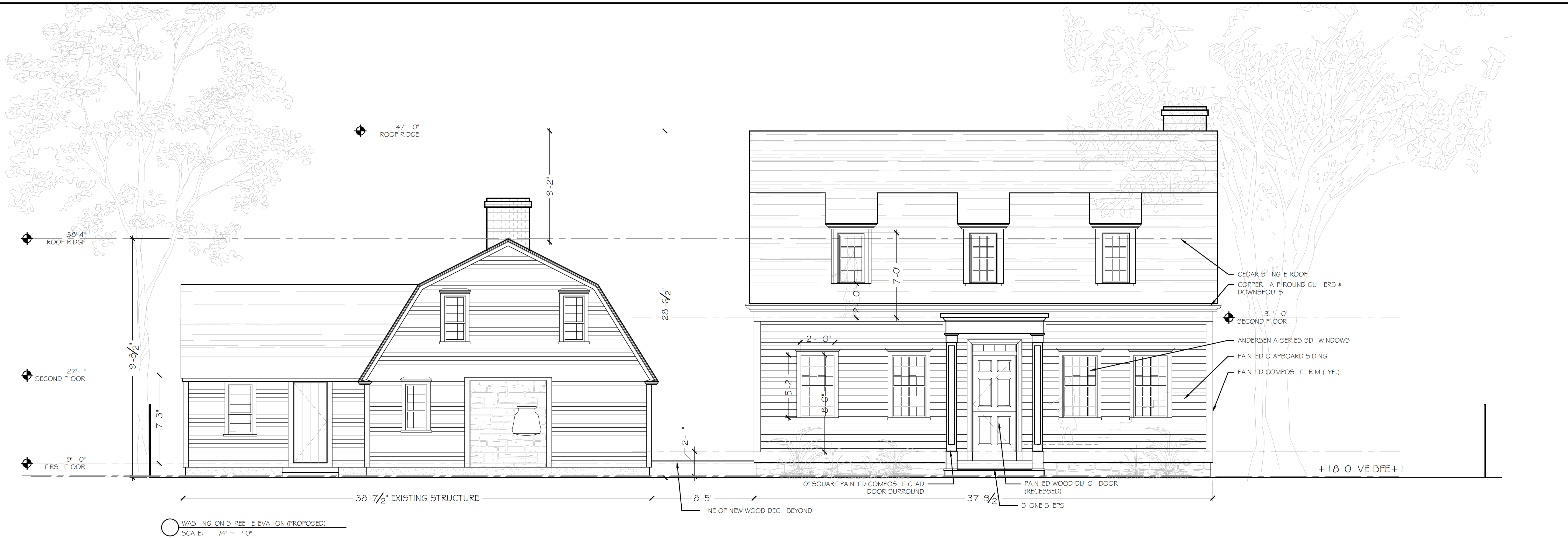
88 WASHINGTON STREET

NEWPORT RI 02840

PROPOSED FLOOR PLANS

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SHEET NO.
A103



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88 WASHINGTON STREET
 NEWPORT RI 02840
 PROPOSED ELEVATIONS

DATE:	10/1/2014
PERMIT:	6.6.24
OWN BY:	MM / AC
CHKD BY:	
REVISIONS:	
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