



State of Rhode Island
Coastal Resources Management Council
Oliver H. Stedman Government Center
4808 Tower Hill Road, Suite 3
Wakefield, RI 02879-1900

(401) 783-3370
Fax (401) 783-2069

PUBLIC NOTICE

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

This office has under consideration the application of:

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

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

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

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

In accordance with the Administrative Procedures Act (Chapter 42-35 of the Rhode Island General Laws) you may request a hearing on this matter.

You are advised that if you have good reason to enter protests against the proposed work it is your privilege to do so. It is expected that objectors will review the application and plans thoroughly, visit site of proposed work if necessary, to familiarize themselves with the conditions and cite what law or laws, if any, would in their opinion be violated by the work proposed.

If you desire to protest, you must attend the scheduled hearing and give sworn testimony. A notice of the time and place of such hearing will be furnished you as soon as possible after receipt of your request for hearing. If you desire to request a hearing, to receive consideration, it should be in writing (**with your correct mailing address, e-mail address and valid contact number**) and be received at this office on or before March 28, 2025.

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

/lat

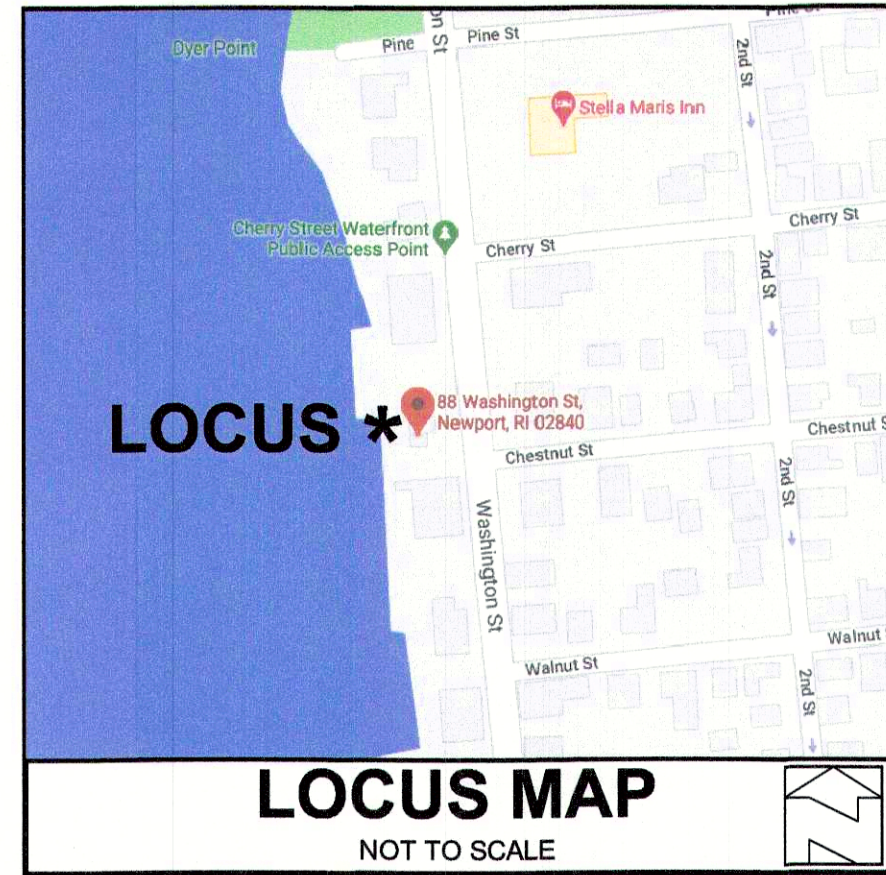


Figure 1
Structural Shoreline
Protection
Washington St

Newport, RI

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

0 200 400 800 Feet



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

GENERAL NOTES:

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

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

REFERENCES

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

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

LEGEND

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

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

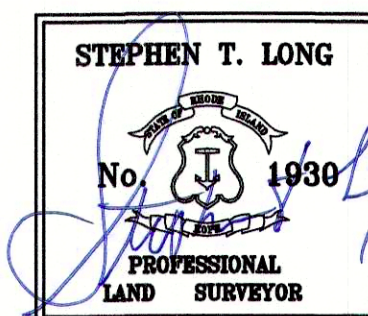
"THIS COMPILATION PLAN HAS BEEN PREPARED FROM A CLASS 1 SURVEY SOURCE OF INFORMATION (REF. #1 & 2) AND IS BEING SIGNED AS A CLASS IV SURVEY. DATA WHOSE POSITIONAL ACCURACY AND RELIABILITY HAS NOT BEEN VERIFIED. THE PROPERTY LINES DEPICTED HEREON DO NOT REPRESENT A BOUNDARY OPINION, AND OTHER INFORMATION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

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

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

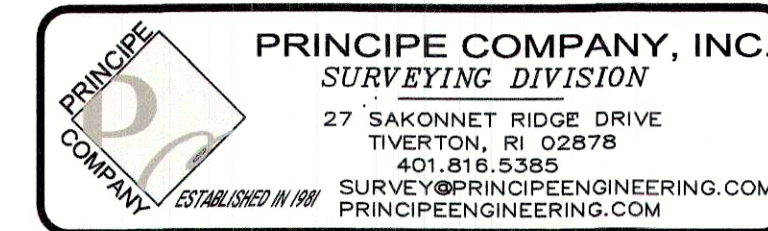
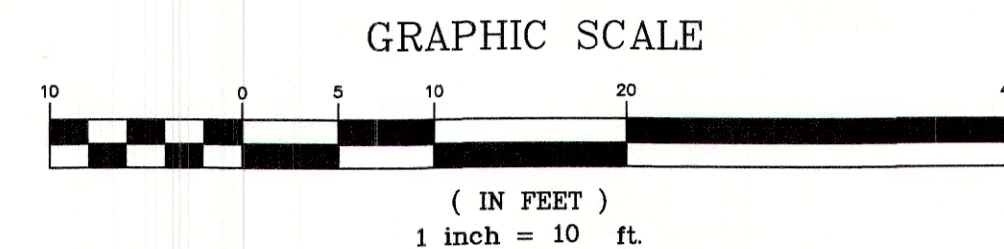
PURPOSE OF SURVEY: EXISTING CONDITIONS & BOUNDARY SURVEY PLAN

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



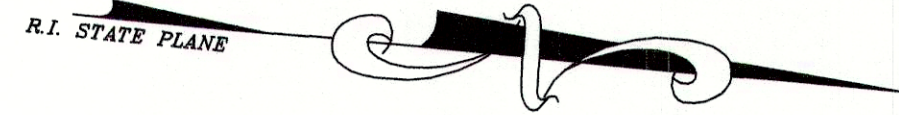
CHESTNUT STREET

WASHINGTON STREET
(PUBLIC 40' WIDE)



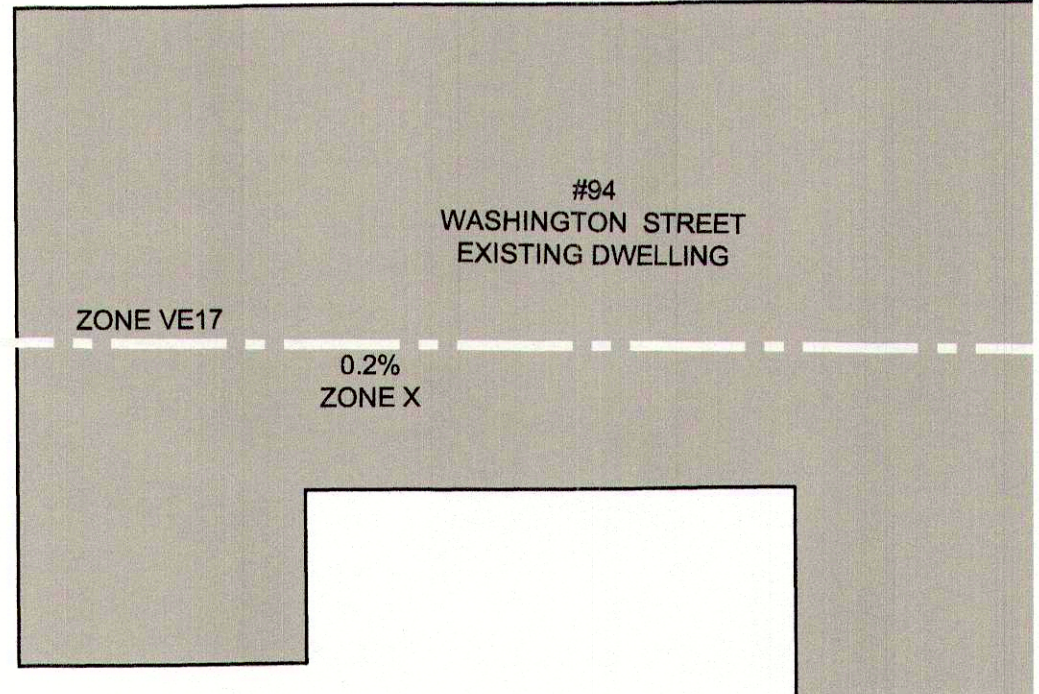
WILLIAM J. RUH TRUST ASSESSORS PLAT 12 LOT 46 88 WASHINGTON STREET NEWPORT, RHODE ISLAND		
EXISTING CONDITIONS & BOUNDARY SURVEY PLAN		
DRAWN BY: W.C.R.	CHECKED BY: S.T.L.	FIELD BY: R.W./J.S.
MAY 2024	JOB # SVY-23-22	SHEET 1 OF 1

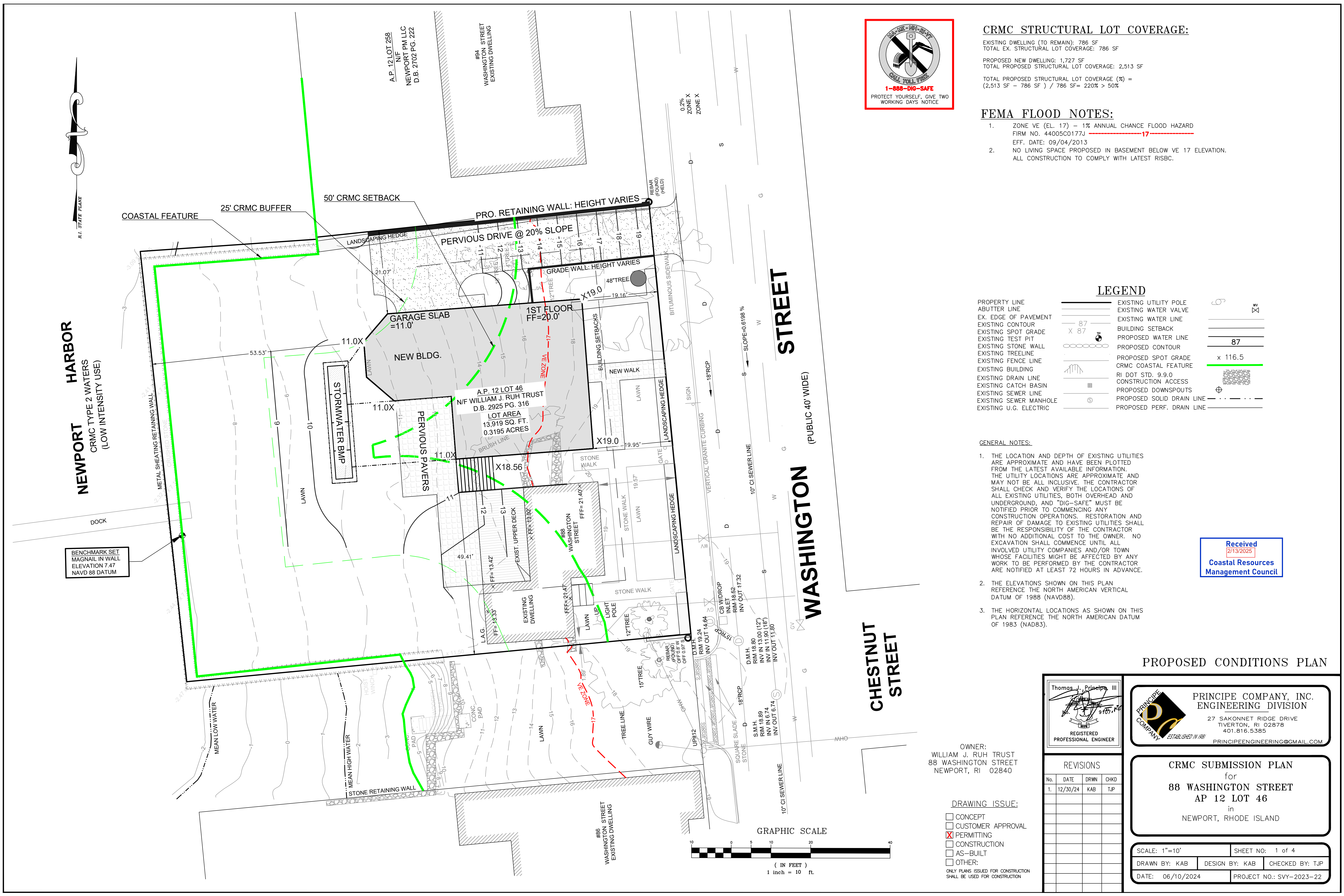
NEWPORT HARBOR
CRMC TYPE II WATERS
(LOW INTENSITY USE)



Received
2/13/2025
Coastal Resources
Management Council

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





CRMC STRUCTURAL LOT COVERAGE:
EXISTING DWELLING (TO REMAIN): 786 SF
TOTAL EX. STRUCTURAL LOT COVERAGE: 786 SF

PROPOSED NEW DWELLING: 1,727 SF
TOTAL PROPOSED STRUCTURAL LOT COVERAGE: 2,513 SF

TOTAL PROPOSED STRUCTURAL LOT COVERAGE (%) =
(2,513 SF - 786 SF) / 786 SF= 220% > 50%

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

LEGEND

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



PROPOSED CONDITIONS PLAN

Thomas J. Principe, III
REGISTERED PROFESSIONAL ENGINEER

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

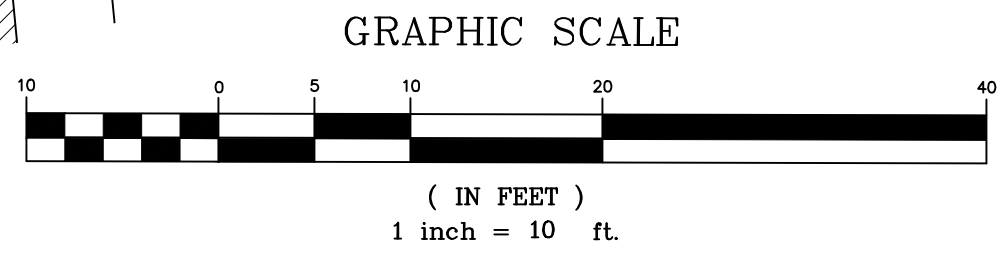
CRMC SUBMISSION PLAN
for
88 WASHINGTON STREET
AP 12 LOT 46
in
NEWPORT, RHODE ISLAND

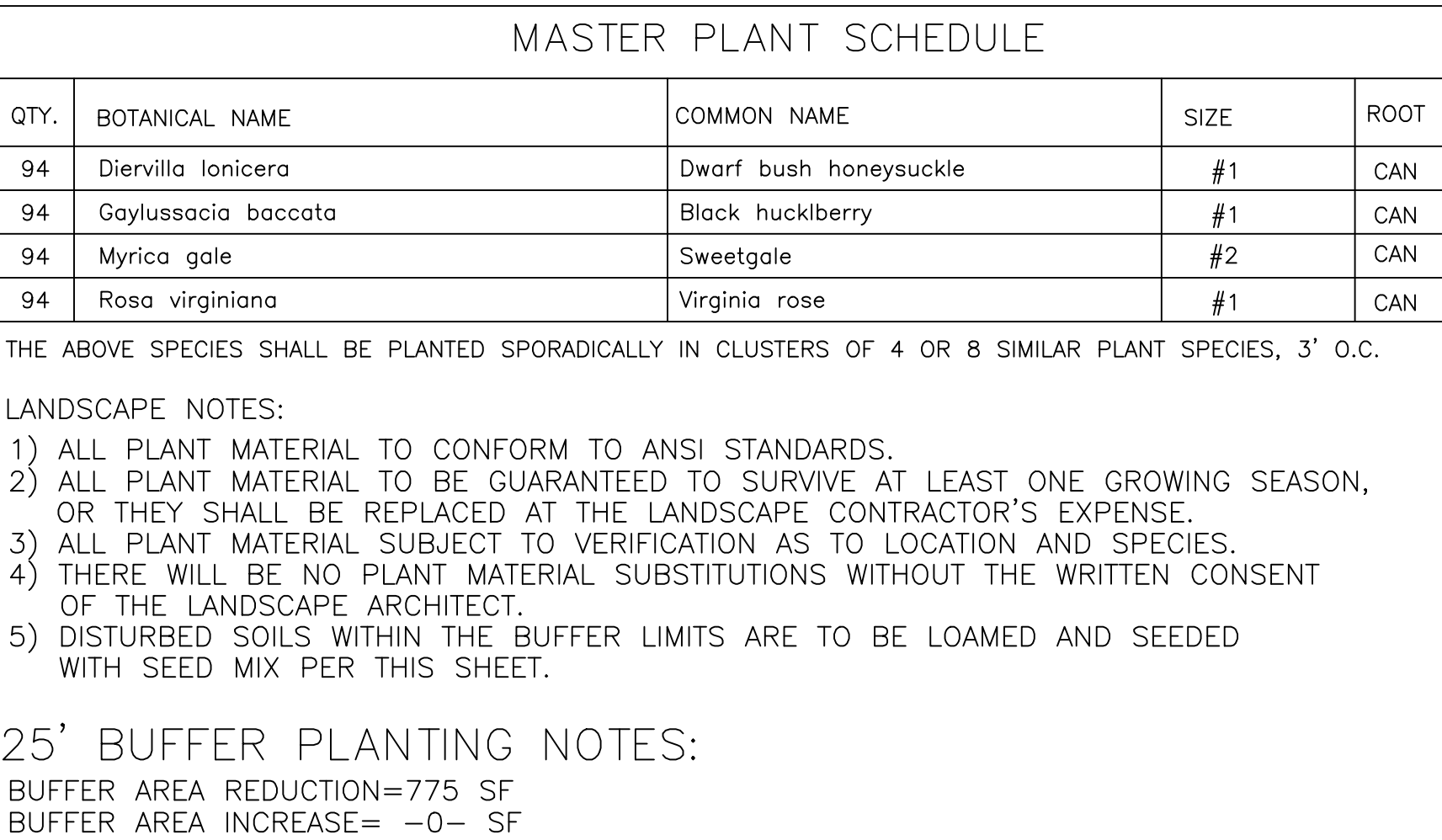
SCALE: 1"=10'
DRAWN BY: KAB
DATE: 06/10/2024

SHEET NO: 1 of 4
DESIGN BY: KAB
CHECKED BY: TJP
PROJECT NO.: SVY-2023-22

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





Received
2/13/2025
Coastal Resources
Management Council

Thomas J. Principe, III

~~REGISTERED PROFESSIONAL ENGINEER~~

No. 9107, N.E.

1974

REGISTERED
PROFESSIONAL ENGINEER

[illegible]

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	
DATE: 05/22/2024		CHECKED BY: TJP	
		PROJECT NO.: SVY-2023-22	

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

DRAWING ISSUE:

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☐ CONSTRUCTION
☐ AS-BUILT
☐ OTHER:

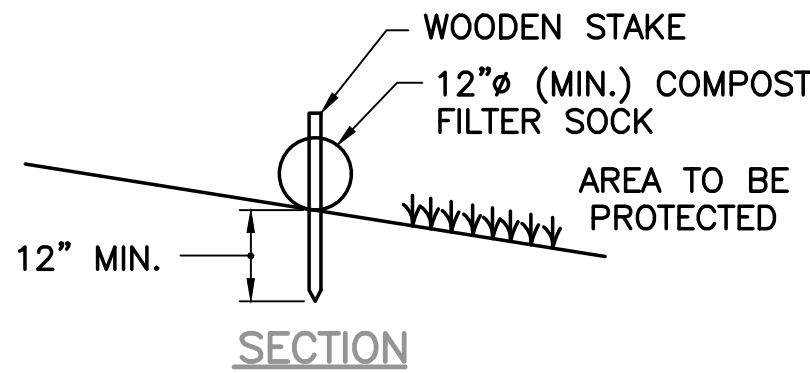
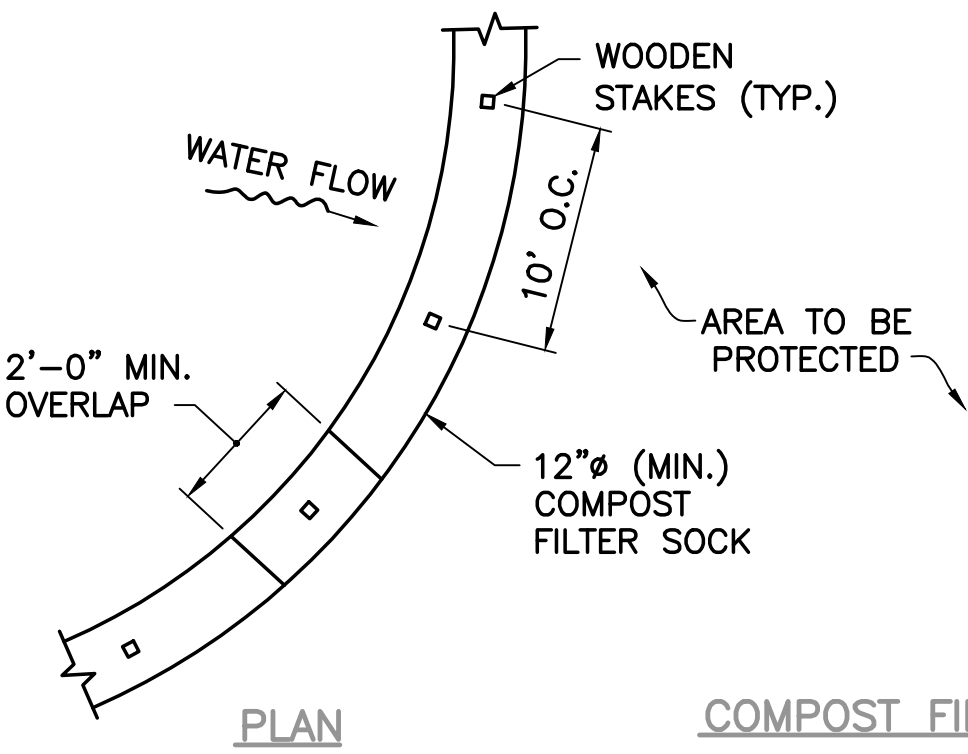
ONLY PLANS ISSUED FOR CONSTRUCTION
SHALL BE USED FOR CONSTRUCTION

GRAPHIC SCALE

(IN FEET)
1 inch = 10 ft.

EROSION CONTROL, SOIL STABILIZATION AND SEDIMENT CONTROL PLAN

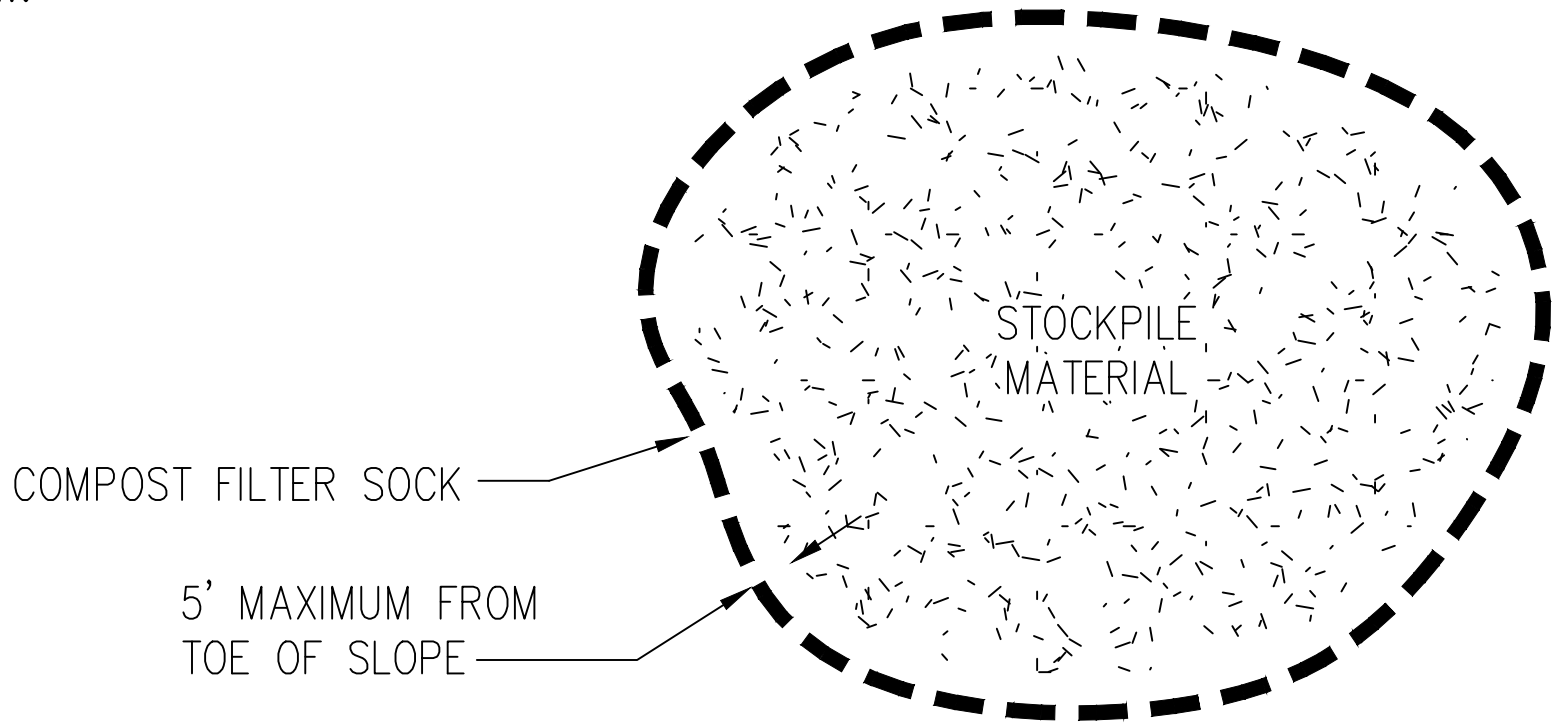
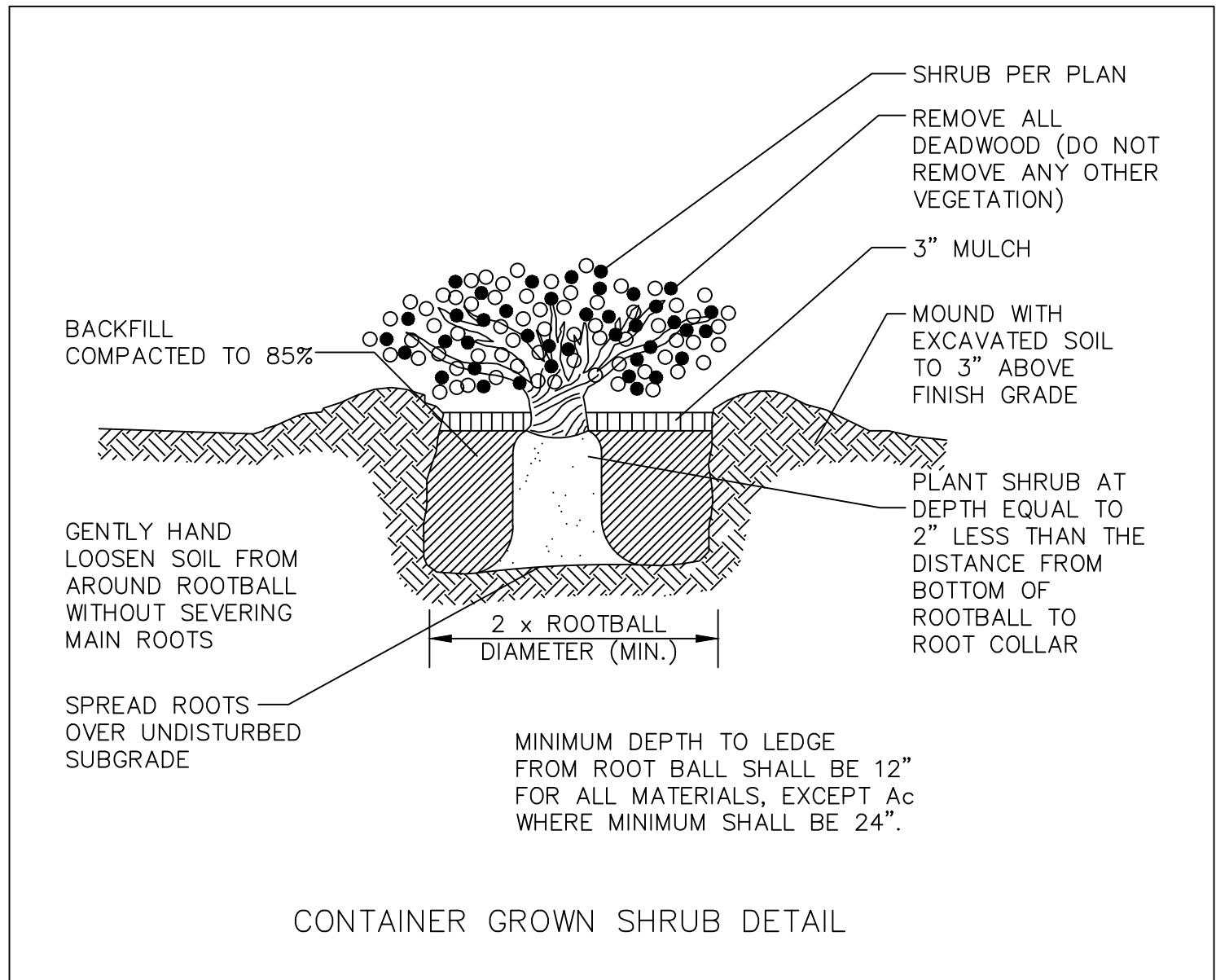
1. PRIOR TO THE COMMENCEMENT OF ANY CLEARING, GRUBBING, DEMOLITION OR EARTHWORK ACTIVITY, TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES AS INDICATED ON THE PLANS ARE TO BE INSTALLED BY THE CONTRACTOR.
2. CONSTRUCTION ACCESS STABILIZATION ENTRANCE PADS ARE TO BE INSTALLED PRIOR TO THE COMMENCEMENT OF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



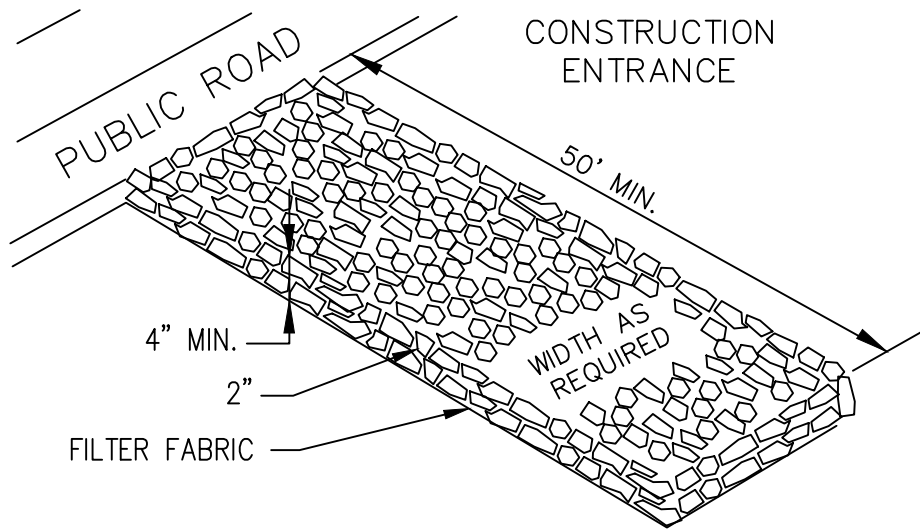
NOTES:

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



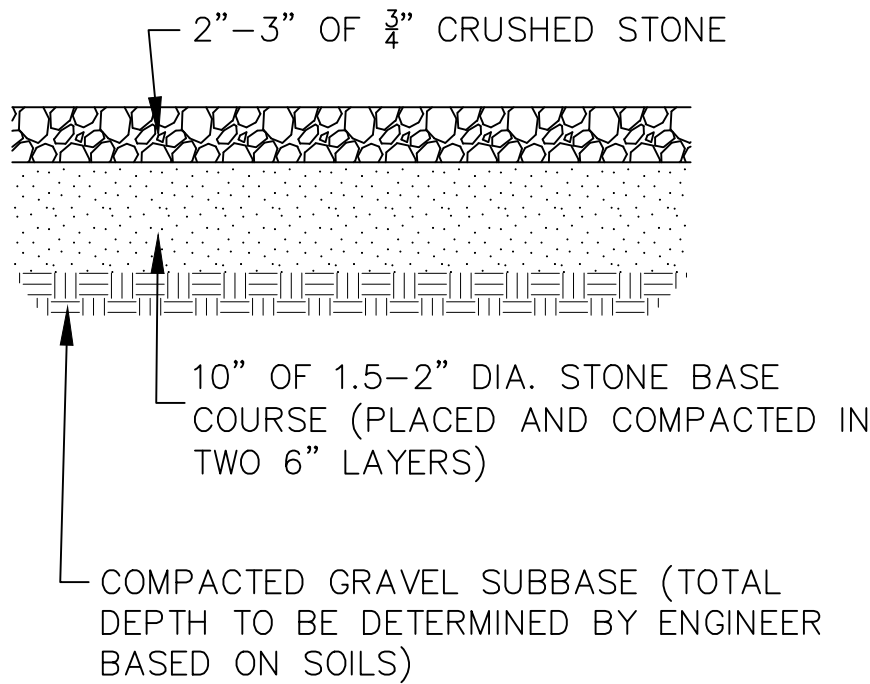
STOCKPILE DETAIL
NOT TO SCALE



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



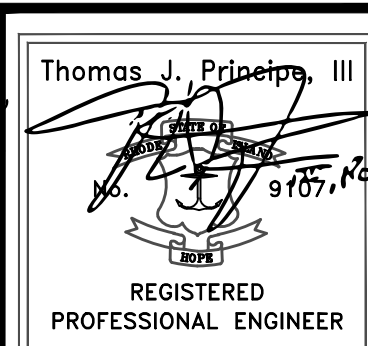
DETAILS-1

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

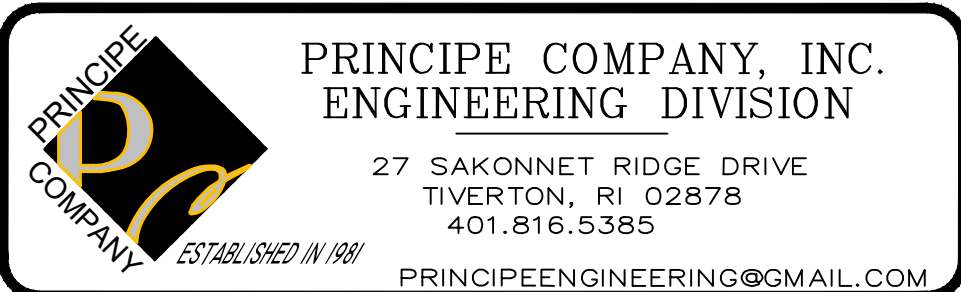
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☒ PERMITTING
☐ CONSTRUCTION
☐ AS-BUILT
☐ OTHER:

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SHALL BE USED FOR CONSTRUCTION



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

