



**SURVEY NOTES:**

1. ZONING INFORMATION SHOW FROM RECORD INFORMATION, MAPS AND / OR GIS. ZONING DATA MAY VARY BASED ON USE, LOT SIZE, ORIENTATION AND OTHER FACTORS AND IS SHOWN FOR REFERENCE INFORMATION ONLY.
2. ZONING DATA MUST BE CONFIRMED WITH ZONING OFFICIAL AND / OR LEGAL COUNSEL FOR USE IN DESIGN OR PERMITTING.
3. COORDINATE SYSTEM IS NAD83 / NAVD 83.
4. TOPOGRAPHY IS BY OF ON GROUND SHOTS AND UAV DATA.
5. ALL PROPOSED ITEMS MUST BE LAID OUT BY REGISTERED SURVEYOR AS NOTED.
6. PLAN IS NOT AS-BUILT UTILITY PLAN.
7. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT OF PROBATE SEARCH, AND IS SUBJECT TO THE RESTRICTIONS, COVENANTS AND/OR EASEMENTS THAT MAY BE CONTAINED THEREIN.
8. LOCATION OF SUBSURFACE MAINS, SURFACE FEATURES, AND LATERALS ARE OMITTED. CONTRACTOR TO CALL, DIG SAFE AND/OR APPLICABLE UTILITY COMPANIES PRIOR TO ANY CONSTRUCTION. DIG SAFE TEL: 1-800-344-7233 (1-800-DIG-SAFE).
9. WATER - SURFACE FEATURES AND UNDERGROUND PER PLAN REF.
10. SEPTIC - OMITTED FROM PLAN.
11. GAS - SURFACE FEATURES AND UNDERGROUND PER PLAN REF.
12. ELECTRIC - SURFACE FEATURES AND UNDERGROUND PER PLAN REF.
13. STORM DRAIN - SURFACE FEATURES AND UNDERGROUND PER PLAN REF.
14. ALL ELEVATIONS SHOWN WITH " - PER LAW DATA.

EXISTING			
NO	ITEM	AREA	UNITS
1	LOT 155	74,346	sq.ft.
2	TOTAL BUILDING AREA	8,000	sq.ft.
3			
4	% BUILDING COVERAGE	10.76%	
5			
6	LOT 267	10,125	sq.ft.
7	TOTAL BUILDING AREA	7,035	sq.ft.
8			
9	% BUILDING COVERAGE	69.48%	
10			
11	LOT 268	31,834	sq.ft.
12	TOTAL BUILDING AREA	5,655	sq.ft.
13			
14	% BUILDING COVERAGE	17.76%	
15			
16	LOT 272	9,296	sq.ft.
17	TOTAL BUILDING AREA	0	sq.ft.
18			
19	% BUILDING COVERAGE	0.00%	
20			
21	LOT 248	6,242	sq.ft.
22	TOTAL BUILDING AREA	6,180	sq.ft.
23			
24	% BUILDING COVERAGE	99.01%	
25			
26	LOT 293	5,950	sq.ft.
27	TOTAL BUILDING AREA	1,000	sq.ft.
28			
29	% BUILDING COVERAGE	16.81%	
MAX COVERAGE = 40% (PER CITY NEWPORT)			

#### PLAN REFERENCE:

1. LAND CONVEYED TO TALLMAN & MACK FISH AND TRAP CO. BY MICHAEL HATTUB AND JOHN HATTUB.
2. "PLAT SHOWING RIGHTS OF WAY OF TALLMAN AND MACK FISH AND TRAP CO. OVER LAND OF EASTERN ICE CO. INC. AS PER AGREEMENT DATED: SCALE 1"=30.0' C. ROBERT LYNCH, PE" RECORDED AT LE VOLUME 181, PAGE 406.
3. WEST EXTENSION STREET, REFERENCE LE VOL. 7, PAGE 511 & PLAN BY WM. H. LAWTON, CIVIL ENGINEER, MARCH 1, 1906 NEWPORT, RI 1"=50'.
4. PLAN OF EASTERN ICE COMPANY PROPERTY, SCALE 1"=20' NEWPORT, RI, ASSESSORS PLAT 32 LOTS 124 & 125 BY: RALPH T. DUFFY JANUARY 9, 1960.
5. REFERENCE FOR RIPARIAN LINE: PLAN ENTITLED "NEWPORT HARBOR, RHODE ISLAND U.S. HARBOR LINES" BY U.S. WAR DEPARTMENT WASHINGTON, D.C. APRIL 18, 1940 SCALE 1"=400'



#### DEEDS AND LAND EVIDENCE REFERENCE

CLIENT		ABRUZESE		NEWPORT RHODE ISLAND		SHEET		1 OF 1	
PROJECT #		880240				DATE		6/7/2019	
NO.	PLAT	LOT	BOOK	PAGE	OWNER OF RECORD	PLAN	DEED	DATE FILED	
1	32	155	692	155	HARBOR REALTY LLC	C/O THOMAS ABRUZESE	X	8/9/1995	
			676	149			X		
			444	1			X		
			376	424			X		
			216	14			X		
			215	473			X		
			208	461			X		
			111	562	MARY A. BUCKLEY INT.		X	1/31/1934	
					NEWPORT COASTAL PARTNERSHIP		X	1989	
					WEST EXTENSION - WAITES WHF SEWER EASEMENT TO CITY		X	7-26-1977	
2	32	266	692	155	HARBOR REALTY LLC	C/O THOMAS ABRUZESE	X	8/9/1995	
			676	149			X		
			444	1			X		
			406	484			X		
			225	203-4			X		
			129	512			X	5/9/1932	
			5-1-6		SULLIVAN PROPERTY		X		
3	32	267	2597	293	20 WEST EXTENSION LLC		X		
			1932	54			X		
			344	84			X		
			196	27			X		
			125	70			X		
			117	523			X		
			114	530			X		
			131	134			X		
			95	420	NELSON, JOHN		X	5.5.1911	
			9-3-15		PLAN EASTERN ICE CO.		X		
5	32	293	2037	269	ABRUZESE THOMAS B		X	8/25/2009	
			310	437			X	12/10/1962	
					CODDINGTON WHF/WAITES WHF EASEMENT		X	7-21-1977	
					CODDINGTON WHF/WAITES WHF EASEMENT		X	7-28-1977	
6	32	272	877	1	WAITES WHARF REALTY ASSO LLC C/O THOMAS ABRUZESE		X	7/14/1999	
					CODDINGTON LANDING NO. 86 & NO. 110		X	1964	

#### Elevations on Mean Lower Low Water

Station: 8452660, Newport, RI

Status: Accepted (Apr 17 2003)

Units: Feet

Control Station:

Datum

Value

Description

Mean Higher-High Water

Mean High Water

Mean Tide Level

Mean Sea Level

Mean Diurnal Tide Level

Mean Low Water

Mean Lower-Low Water

North American Vertical Datum of 1988

Station Datum

Great Diurnal Range

Mean Range of Tide

Mean Diurnal High Water Inequality

Mean Diurnal Low Water Inequality

Greenwich High Water Interval (in hours)

Greenwich Low Water Interval (in hours)

Highest Observed Tide

Highest Observed Tide Date & Time

Lowest Observed Tide

Lowest Observed Tide Date & Time

HAT

HAT Date & Time

LAT

LAT Date & Time

Lowest Astronomical Tide

Lowest Astronomical Tide

LAT Date and Time

Tidal Datum Analysis Periods

01/01/1983 - 12/31/2001

T.M.: 75

Epoch: 1983-2001

Datum: MLLW

Units: Feet

Control Station:

Datum

Value

Description

Mean Higher-High Water

Mean High Water

Mean Tide Level

Mean Sea Level

Mean Diurnal Tide Level

Mean Low Water

Mean Lower-Low Water

North American Vertical Datum of 1988

Station Datum

Great Diurnal Range

Mean Range of Tide

Mean Diurnal High Water Inequality

Mean Diurnal Low Water Inequality

Greenwich High Water Interval (in hours)

Greenwich Low Water Interval (in hours)

Highest Observed Tide

Highest Observed Tide Date & Time

Lowest Observed Tide

Lowest Observed Tide Date & Time

HAT

HAT Date & Time

LAT

LAT Date & Time

Lowest Astronomical Tide

Lowest Astronomical Tide

LAT Date and Time

Tidal Datum Analysis Periods

01/01/1983 - 12/31/2001

#### UTILITY REFERENCE:

1. WATER: WATER MAIN MAP PER CITY OF NEWPORT WATER DIVISION, ISSUED 2-20-2019
2. GAS: PER NATIONAL GRID GAS FACILITIES MAP, HEREON THE UAV FLIGHT TOOK PLACE ON MAY 10, 2018; RMS ERROR OF GROUND CONTROL POINTS (COMPUTED): 0.023; IMAGES WERE TAKEN AT 150ft ABOVE GROUND LEVEL, PIXEL SIZE IS 0.08' EXPECTED VERTICAL TOLERANCE (RMS ERROR, Z: 0.041 ft.)
3. ELECTRIC: PER NATIONAL GRID ELECTRIC DISTRIBUTIONS FACILITIES MAP, WAITES WHARF, ISSUED 2-22-2019.

\*ALL SUB SURFACE UTILITIES NEED FIELD VERIFICATION PRIOR TO CONSTRUCTION

#### Datums for 8452660, Newport, RI

All figures in feet relative to MLLW

MLW: 0.14

MLLW: 0

DLQ: 0.14

DLQ: 0.14

DLQ: 0.14

DLQ: 0.14

DLQ: 0.14

DLQ: 0.14

DLQ: 0.14

DLQ: 0.14

DLQ: 0.14

DLQ: 0.14

DLQ: 0.14

DLQ: 0.14

DLQ: 0.14

DLQ: 0.14

DLQ: 0.14

DLQ: 0.14

DLQ: 0.14

DLQ: 0.14

DLQ: 0.14

DLQ: 0.14

DLQ: 0.14

#### UNMANNED AERIAL VEHICLE (UAV) NOTES:

1. THIS PLAN IS BASED ON A PRIVATE UAV FLIGHT PROVIDED BY NARRAGANSETT ENGINEERING INC. AND OTHER REFERENCE MATERIAL AS LISTED HEREON. THE UAV FLIGHT TOOK PLACE ON MAY 10, 2018; RMS ERROR OF GROUND CONTROL POINTS (COMPUTED): 0.023; IMAGES WERE TAKEN AT 150ft ABOVE GROUND LEVEL, PIXEL SIZE IS 0.08' EXPECTED VERTICAL TOLERANCE (RMS ERROR, Z: 0.041 ft.)

2. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE RESTRICTIONS, COVENANTS AND/OR EASEMENTS THAT MAY BE CONTAINED THEREIN.

3. ELEVATIONS WERE COMPUTED FROM A PRIVATE UAV FLIGHT USING PHOTOGRAMMETRY SOFTWARE AND TESTED AGAINST FOUR GROUND CONTROL POINTS WITH AN AVERAGE VERTICAL ACCURACY OF 0.08 ft. THERE MAY BE ANOMALIES IN THE DATA AND SHOULD BE FIELD VERIFIED PRIOR TO CONSTRUCTION.

4. ORTHOGRAPHY PHOTO DEVELOPED BY DATA AND PICTURES COLLECTED BY THE UAV TO ACCURATELY INTERPOLATE AND DEPICT THE SITE.

5. ALL SPOT GRADES SHOWN FROM GENERATED POINT CLOUD. CONTOURS CREATED BASED OFF 90% REDUCTION IN POINTS FOR DISPLAY PURPOSES.

6. UAV FLOWN BY FAA CERTIFIED PILOT AND WAS PROPERLY INSURED DURING FLIGHT.

#### LEGEND

BRUSH LINE (APPROXIMATE)

DIMENSION - EXISTING

DIMENSION - PLAN / DEED

DIMENSION - PROPOSED

DIMENSION - SURVEY

EDGE OF PAVEMENT - EXISTING

EDGE OF PAVEMENT - PROPOSED

ELECTRIC - OVERHEAD (OHE)

ELECTRIC - TELEPHONE - CABLE (ETC)

ELECTRIC - UNDERGROUND (UGE)

FENCE - METAL

FENCE - WOOD

FLOW ARROWS

GAS (G)

GRADE CONTOUR - EXISTING

GRADE CONTOUR - PROPOSED

HIGH VISIBILITY FENCE (HVF)

LIMIT OF DISTURBANCE (LOD)

PROPERTY LINE - ABUTTING

PROPERTY LINE - EXISTING

PROPERTY LINE - PROPOSED

SEDIMENT CONTROL (SED)

SETBACKS

STONE WALL

STORM DRAIN (SD)

SUBDIVISION LINE - EXISTING

WATER

WETLAND LIMIT

CATCH BASIN

DRILL HOLE

ELECTRIC BOX (ETC)

FIRE HYDRANT

GATE VALVE

GRANITE BOUND, EXISTING

LOW WATER LINE

LIMIT OF DISTURBANCE MARKER

MANHOLE (MH-TYPE)

REBAR / STEEL PIPE FOUND

SPIKE

SPOT GRADE - EXISTING

SPOT GRADE - PROPOSED

STRUCTURE, EXISTING

STRUCTURE, PROPOSED

SURVEY MONUMENT TO BE SET

SURVEY MARKER TO BE SET

SE # SOIL EVALUATION

TREE

UTILITY POLE

WATER SHUT OFF

WETLAND FLAG LOCATION

**NEI**  
**Narragansett**  
**Engineering Inc.**  
Civil - Survey Structural Environmental Design  
3102 East Main Road, Portsmouth RI 02871  
Tel. 401.683.6630

**SHEET TITLE**  
LIMITED CONTENT BOUNDARY SURVEY PLAN  
WAITES WHARF PROPERTIES

**OWNER(S) OF RECORD**  
HARBOR REALTY LLC, WAITES WHARF REALTY  
ASSOCIATION LLC, TOMORL LLC, 20 WEST  
EXTENSION LLC, THOMAS B ABRUZESE

**SITE LOCATION**  
WAITES WHARF  
NEWPORT, RI 02840

**A.P.:** PLAT 32 LOTS 155, 248, 267, 268, 272

**SECTION 9.2.20**  
LIMITED CONTENT BOUNDARY SURVEY

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 12 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF PROFESSIONAL LAND SURVEYORS ON FEB. 2016 AS FOLLOWS

CLASS I & CLASS III (T-2) (7.20)

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS: TO ESTABLISH THE EXISTING PROPERTY LINE, LOCATE STRUCTURES AND ASSOCIATED FEATURES FOR THE PREPARATION OF AN EXISTING SITE PLAN AND PROPOSED CONDITIONS FOR PLANNING AND DESIGN

SUBSURFACE UTILITIES EXCLUDED FROM PLAN

NEAL K. HINGORANY  
No. 0645  
PROFESSIONAL  
LAND SURVEYOR  
06.20.19

NEAL K. HINGORANY 2515  
COA: A38 02.01.19



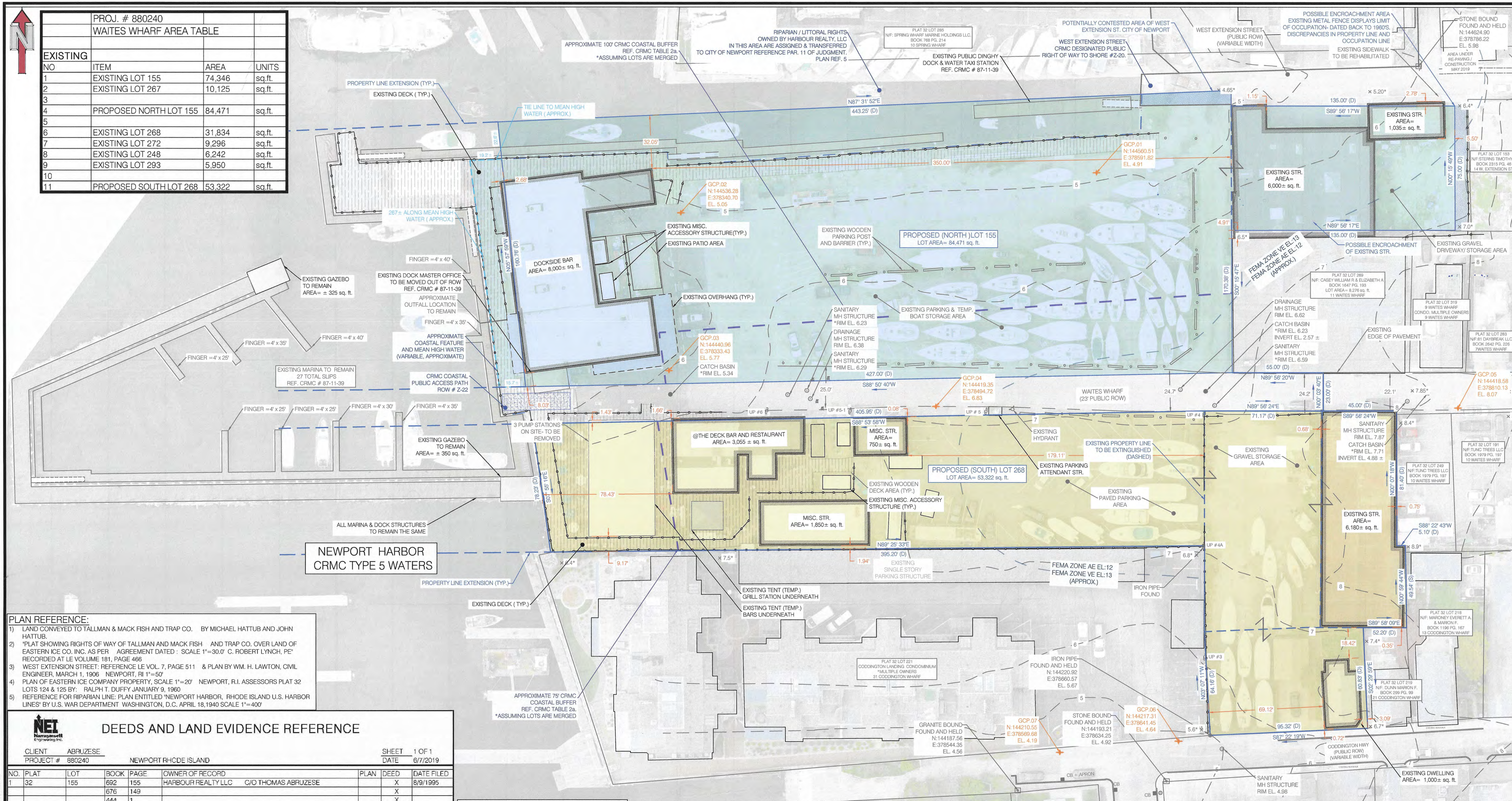
PROJECT # DATE DRAWN CHECK

880240 2/01/19 LD NKH

No DATE REVISIONS/DESCRIPTION BY



	PROJ. # 880240		
	WAITES WHARF AREA TABLE		
EXISTING			
NO	ITEM	AREA	UNITS
1	EXISTING LOT 155	74,346	sq.ft.
2	EXISTING LOT 267	10,125	sq.ft.
3			
4	PROPOSED NORTH LOT 155	84,471	sq.ft.
5			
6	EXISTING LOT 268	31,834	sq.ft.
7	EXISTING LOT 272	9,296	sq.ft.
8	EXISTING LOT 248	6,242	sq.ft.
9	EXISTING LOT 293	5,950	sq.ft.
10			
11	PROPOSED SOUTH LOT 268	53,322	sq.ft.



# DEEDS AND LAND EVIDENCE REFERENCE

CLIENT	ABRUZESE	SHEET	1 OF 1
PROJECT #	880240	DATE	6/7/2019
NEWPORT RH-IDE ISLAND			

NO.	PLAT	LOT	BOOK	PAGE	OWNER OF RECORD	PLAN	DEED	DATE FILED
1	32	155	692	155	HARBOUR REALTY LLC		X	8/9/1995
			676	149			X	
			444	1			X	
			376	424			X	
			216	14			X	
			215	473			X	
			208	461			X	
			111	562	MARY A. BUCKLEY INT..		X	1/31/ '934
					NEWPORT COASTAL PARTNERS-III	X		1989
					WEST EXTENSION - WAITES WHF SEWER EASEMENT TO CITY	X		7-28-1977
2	32	268	692	155	HARBOUR REALTY LLC		X	8/9/1995
			676	149	C/O THOMAS ABRUZESE		X	
			444	4			X	
			406	464			X	
			225	203-4			X	
			128	512			X	5/9/1932
				9-1-6	SULLIVAN PROPERTY	X		
3	32	267	2597	293	20 WEST EXTENSION LLC		X	
			1932	54			X	
			344	84			X	
			196	27			X	
			126	70			X	
			117	523			X	
			114	530			X	
4	32	248	1721	114	TOMORL LLC		X	2/17/2006
			251	174			X	
			185	263-265			X	
			168	427			X	
			148	90			X	
			131	134			X	
			95	420	NELSON, JOHN		X	5.5.1911
				9-3-15	PLAN EASTERN ICE CO.	X		
5	32	293	2037	269	ABRUZESE THOMAS B		X	8/25/2009
			310	437			X	12/10/1962
					CODDINGTON WHF WAITS WHF EASEMENT	X		7-21-1977
					CODDINGTON WHF WAITS WHF EASEMENT	X		7-28-1977
6	32	272	877	1	WAITES WHARF REALTY ASSO LLC		X	7/14/ '999
					CODDINGTON LANDING No. 86 & No. 110	X		1984

**UTILITY REFERENCE:**

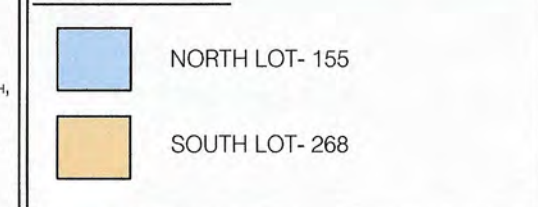
- 1) WATER: WATER MAIN MAP PER CITY OF NEWPORT WATER DIVISION, ISSUED 2-20-2019
- 2) GAS: PER NATIONAL GRID GAS FACILITIES MAP, WAITES WHARF, ISSUED 2-21-2019.
- 3) ELECTRIC: PER NATIONAL GRID ELECTRIC DISTRIBUTIONS FACILITIES MAP, WAITES WHARF, ISSUED 2-22-2019.

\*ALL SUB SURFACE UTILITIES NEED FIELD VERIFICATION PRIOR TO CONSTRUCTION

UNMANNED AERIAL VEHICLE (UAV)  
NOTES:

1. THIS PLAN IS BASED ON A PRIVATE UAV FLIGHT PROVIDED BY NARRAGANSETT ENGINEERING INC. AND OTHER REFERENCE MATERIAL AS LISTED BELOW. THE UAV FLIGHT TOOK PLACE ON MAY 10 2018; RMS ERROR OF GROUND CONTROL POINTS (COMPUTED): 0.023; IMAGES WERE TAKEN AT 150ft; ABOVE GROUND LEVEL. PIXEL SIZE IS 0.08" EXPECTED VERTICAL TOLERANCE (RMS ERROR: Z 0.041 ft).
2. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE QUESTIONS, COMMENTS AND REASSESSMENTS THAT MAY BE CONTAINED THEREIN.
3. ELEVATIONS WERE COMPUTED FROM A PRIVATE UAV FLIGHT USING PHOTOGRAMMETRY SOFTWARE. THE DATA AGAINST THE GROUND CONTROL POINTS WITH AN AVERAGE VERTICAL ACCURACY OF 0.08 ft. THERE MAY BE ANOMALIES IN THE DATA AND SHOULD BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
4. ORTHOPHOTOGRAPHY PHOTO DEVELOPED BY DATA AND PICTURES COLLECTED BY THE UAV TO ACCURATELY INTERPOLATE AND DEPICT THE SITE.
5. POINT CLOUDS WERE GENERATED FROM THE POINT CLOUD. CONTOURS CREATED BASED OFF 90% REDUCTION IN POINTS FOR DISPLAY PURPOSES.
6. UAV FLOWN BY FAA CERTIFIED PILOT AND WAS PROPERLY INSURED DURING FLIGHT.

HATCH KEY:



SURVEY NOTES

1. ZONING INFORMATION SHOW FROM RECORD INFORMATION, MAPS AND /OR GIS. ZONING DATA MAY VARY BASED ON USE, LOT SIZE, ORIENTATION AND OTHER FACTORS AND IS SHOWN FOR REFERENCE INFORMATION ONLY.
2. ZONING DATA MUST BE CORRELATED WITH ZONING OFFICIAL AND /OR LEGAL COUNSEL.
3. FOR USE IN DESIGN OR PERMITTING.
4. COORDINATE SYSTEM IS NAD83 / NAVD 83.
5. TOPOGRAPHY IS MIX OF GROUND SHOTS AND UAW DATA
6. ALL PROPOSED ITEMS MUST BE SET OUT BY REGISTERED SURVEYOR AS NOTED.
7. PLAN IS NOT AS-BUILT UTILITY PLAN.
8. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT OF PROBATE.
9. RECORDS ARE SUBJECT TO THE RESTRICTIONS, COVENANTS AND/OR EASEMENTS THAT MAY BE ASSIGNED THEREON.
10. LOCATION OF SUBSURFACE MAINS, SURFACE FEATURES, AND LATERALS ARE OMITTED.
11. CONTRACTOR TO CALL GAS SAFE AND/OR APPLICABLE UTILITY COMPANIES PRIOR TO ANY CONSTRUCTION. DIAL GAS FREE # 1-800-344-7233 (1-800-DIG-SAFE).
12. WATER - SURFACE FEATURES - UNDERGROUND PER PLAN REF.
13. SEPTIC - OMITTED FROM PLAN
14. GAS - SURFACE FEATURES AND UNDERGROUND PER PLAN REF.
15. ELECTRIC - SURFACE FEATURES AND UNDERGROUND PER PLAN REF.
16. STORM DRAIN - SURFACE FEATURES AND UNDERGROUND PER PLAN REF.
17. ALL ELEVATIONS SHOWN WITH " \* " PER UAW DATA

**17.56.040. - Setback requirements.**

The minimum setback requirements are:

- A. Front line, zero (0) feet;
- B. Side line, five (5) feet;
- C. Rear line, five (5) feet.

(Ord. 2000-4 (part); 2000; Ord. 65-94 (part); 1994; prior code § 1260.06,114)

LEGEND	
	BRUSH LINE (APPROXIMATE)
	DIMENSION - EXISTING
	DIMENSION - PLAN / DEED
	DIMENSION - PROPOSED
	DIMENSION - SURVEY
	EDGE OF PAVEMENT - EXISTING
	EDGE OF PAVEMENT - PROPOSED
	ELECTRIC - OVER-HEAD (OHE)
	ELECTRIC - TELEPHONE - CABLE (ETC)
	ELECTRIC - UNDERGROUND (UGE)
	FENCE - METAL
	FENCE - WOOD
	FLOW ARROWS
	GAS (G)
	GRADE CONTOUR - EXISTING
	GRADE CONTOUR - PROPOSED
	HIGH VISIBILITY PAVEMENT (HVF)
	LIMIT OF DISTURBANCE (LOD)
	PROPERTY LINE - ABUTTING
	PROPERTY LINE - EXISTING
	PROPERTY LINE - PROPOSED
	SANITARY SEWER (S)
	SEDIMENT CONTROL (SED)
	SETBACKS
	STONE WALL
	STORM DRAIN (SD)
	SUBDIVISION LINE - EXISTING
	WATER
	CATCH BASIN
	DRILL HOLE
	ELECTRIC BOX (ETC)
	FIRE HYDRANT
	GATE VALVE
	GRANITE BOUND, EXISTING
	LOW WATER LINE
	LIMIT OF DISTURBANCE MARKER
	MANHOLE (MH-TYPE)
	REBAR / STEEL PIPE FOUND
	SPIKE
	X 5:10 SPOT GRADE - EXISTING
	X 6:6 SPOT GRADE - PROPOSED
	STRUCTURE, EXISTING
	STRUCTURE, PROPOSED
	SURVEY MONUMENT TO BE SET
	SURVEY MARKER TO BE SET
	SE # SOIL EVALUATION
	TREE
	UTILITY POLE
	WATER SHUT OFF
	WETLAND FLAG LOCATION



**NEI**

**Naragansett  
Engineering Inc.**

**Civil • Survey Structural Environmental Design**

**3102 East Main Road, Portsmouth RI 02871**

**Tel. 401.683.6630**

SHEET TITLE  
ADMINISTRATIVE MERGER PLAN  
SHOWING PROPOSED MERGED LOTS  
WAITES WHARF

**OWNER(S) OF RECORD**  
HARBOUR REALTY LLC, WAITES WHARF REALTY  
ASSOCIATION LLC, TOMORL LLC, 20 WEST  
EXTENSION LLC, THOMAS B ABRUZESE

SITE LOCATION  
WAITES WHARF  
NEWPORT, RI 02840

A.P: PLAT 32 LOTS 155, 248, 267, 268, 272

SECTION 9.2.20  
LIMITED CONTENT BOUNDARY SURVEY

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 12 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF PROFESSIONAL LAND SURVEYORS ON FEB. 2016 AS FOLLOWS

<sup>8</sup> CLASS I & CLASS III (T-2) (7.20)

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS: TO ESTABLISH THE EXISTING PROPERTY LINE, LOCATE STRUCTURES AND ASSOCIATED FEATURES FOR THE PREPARATION OF A EXISTING SITE PLAN TO FACILITATE A ADMINISTRATIVE MERGER OF LOTS

-SUB-SURFACE UTILITIES EXCLUDED FROM PLAN

NEAL K. HINGORANY

No. 2515

PROFESSIONAL  
LAND SURVEYOR

NEAL K. HINGORANY 2515  
COA: A38 02.01.19

PROJECT #	DATE	DRAWN	CHECK
880240	2/01/19	LD	NKH
No	DATE	REVISIONS/DESCRIPTION	BY

Sheet Index

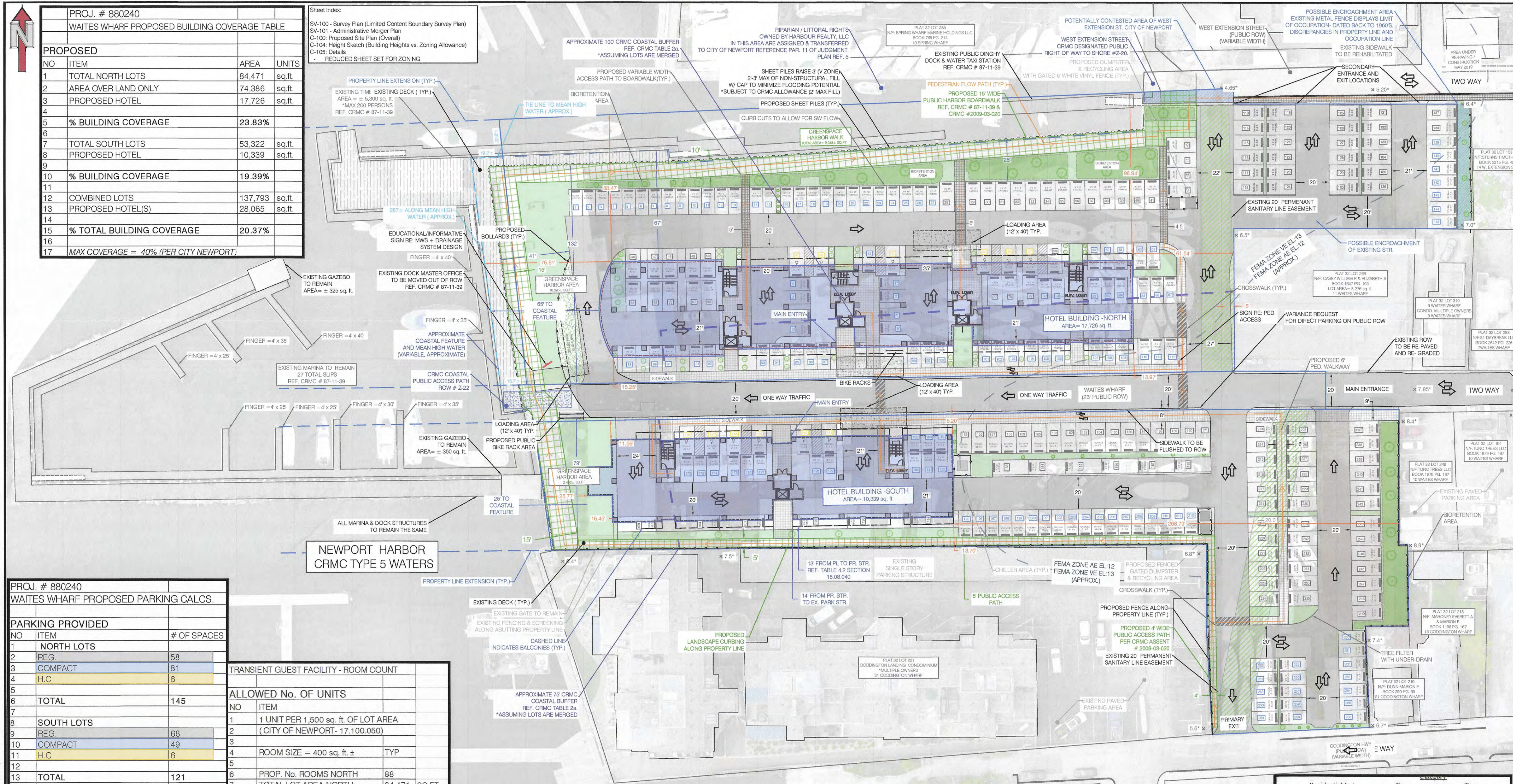
- SV-100 - Survey Plan (Limited Content Boundary Survey Plan)
- SV-101 - Administrative Merger Plan
- C-100: Proposed Site Plan (Overall)
- C-104: Height Sketch (Building Heights vs. Zoning Allowance)
- C-105: Details
- REDUCED SHEET SET FOR ZONING

DRAWINGS MUST BE PRINTED IN COLOR TO BE VALID. THIS NOTE SHOULD BE BLUE. IF THIS NOTE IS NOT BLUE, PLEASE REPRINT IN COLOR OR CONTACT NEI.



SV-101	SCALE 1"=30'
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PROJ. # 880240			
WAITES WHARF PROPOSED BUILDING COVERAGE TABLE			
NO	ITEM	AREA	UNITS
1	TOTAL NORTH LOTS	84,471	sq.ft.
2	AREA OVER LAND ONLY	74,386	sq.ft.
3	PROPOSED HOTEL	17,726	sq.ft.
4			
5	% BUILDING COVERAGE	23.83%	
6			
7	TOTAL SOUTH LOTS	53,322	sq.ft.
8	PROPOSED HOTEL	10,339	sq.ft.
9			
10	% BUILDING COVERAGE	19.39%	
11			
12	COMBINED LOTS	137,793	sq.ft.
13	PROPOSED HOTEL(S)	28,065	sq.ft.
14			
15	% TOTAL BUILDING COVERAGE	20.37%	
16			
17	MAX COVERAGE = 40% (PER CITY NEWPORT)		

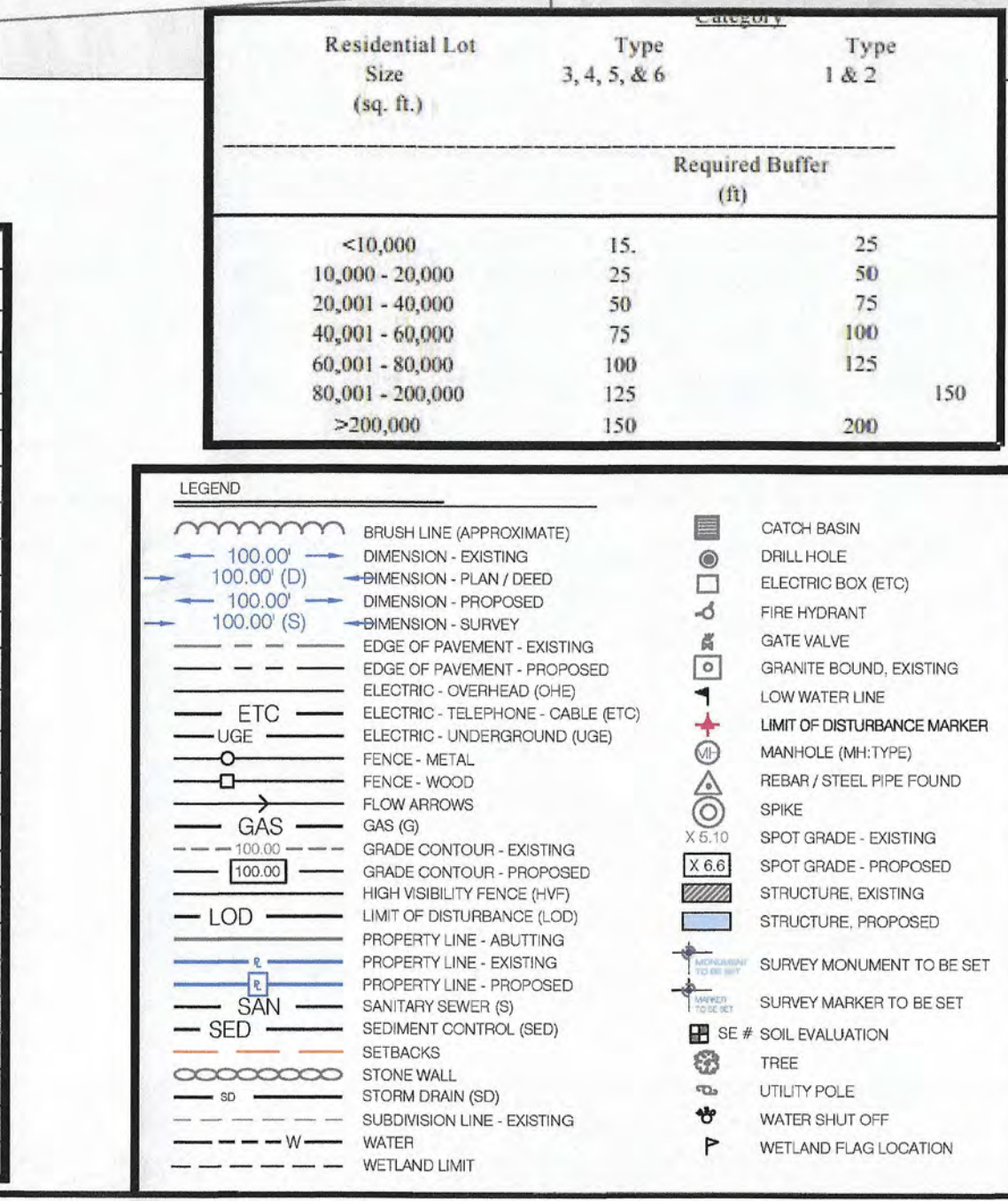
PROJ. # 880240			
WAITES WHARF PROPOSED PARKING CALCS.			
NO	ITEM	# OF SPACES	
1	NORTH LOTS		
2	REG.	58	
3	COMPACT	81	
4	H.C.	6	
5			
6	TOTAL	145	
7			
8	SOUTH LOTS		
9	REG.	66	
10	COMPACT	49	
11	H.C.	6	
12			
13	TOTAL	121	
14			
15	COMBINED TOTAL REG.	124	
16	COMBINED TOTAL COMP.	130	
17	COMBINED TOTAL H.C.	12	
18			
19	PROVIDED TOTAL SPOTS	266	
20			
21	REQUIRED TOTAL SPOTS	264	
22			
23	% REGULAR	46.62%	
24	% COMPACT	48.87%	
25	% COMPACT = 50% MAX		
26	% H.C.	4.51%	
27			
28	PER CITY OF NEWPORT ORDINANCE 17.104.40 A.		

TRANSIENT GUEST FACILITY - ROOM COUNT			
NO	ITEM		
1	1 UNIT PER 1,500 sq. ft. OF LOT AREA (CITY OF NEWPORT - 17.100.050)		
2			
3			
4	ROOM SIZE = 400 sq. ft. ±	TYP	
5			
6	PROP. No. ROOMS NORTH	98	
7	TOTAL LOT AREA-NORTH	84,471	SQ.FT
8	NORTH		
9	MAX. No. ROOMS ALLOWED:	56.3	
10	= 84,741/1500		
11	VARIANCE NORTH (88-56.3)	31.7	
12	PROP. No. ROOMS SOUTH:	62	
13	TOTAL LOT AREA-SOUTH	53,322	SQ.FT
14	SOUTH		
15	MAX. No. ROOMS ALLOWED:	35.5	
16	= 53,322/1500		
17	VARIANCE SOUTH (62-35.5)	26.5	
18	TOTAL ALLOWABLE No. ROOMS	92	
19	TOTAL ROOMS PROVIDED	150	
20			
21	VARIANCE REQUEST FOR 58 ROOMS		

LOADING SPACE CALCULATIONS			
NO	ITEM		
1	50,001 - 100,000 sq. ft. = 3 SPACES		
2	ADDITIONAL 100,000 = 1 SPACE		
3			
4	TOTAL GROSS AREA (BOTH HOTELS)		
5	101,921		
6			
7	= 4 TOTAL LOADING SPACES		
8			
9	PER CODE 17.104.030		

PROJ. # 880240			
WAITES WHARF REQUIRED PARKING TABLE - ALL LOTS			
NO	ITEM	CODE	REQUIREMENT
1	HOTEL - NORTH	17.104.020 F.	1 SPACE PER BEDROOM + 1 SPACE PER 3 EMPLOYEES
2	RESTAURANT	17.104.020 H.	1 SPACE PER 150 Sq. Ft. + 1 SPACE PER 3 EMPLOYEES
3	BAR LEVEL 1 (N)	17.104.020 H.	1 SPACE PER 150 Sq. Ft. + 1 SPACE PER 3 EMPLOYEES
4	BAR LEVEL 2 (N)	17.104.020 H.	1 SPACE PER 150 Sq. Ft. + 1 SPACE PER 3 EMPLOYEES
5	BANQUET HALL	17.104.020 H.	1 SPACE PER 150 Sq. Ft. + 1 SPACE PER 3 EMPLOYEES
6	WEDDING HALL	17.104.020 H.	1 SPACE PER 150 Sq. Ft. + 1 SPACE PER 3 EMPLOYEES
7	DECK LEVEL 1	17.104.020 H.	1 SPACE PER 150 Sq. Ft. + 1 SPACE PER 3 EMPLOYEES
8	DECK LEVEL 2	17.104.020 H.	1 SPACE PER 150 Sq. Ft. + 1 SPACE PER 3 EMPLOYEES
1	HOTEL - SOUTH	17.104.020 F.	1 SPACE PER BEDROOM + 1 SPACE PER 3 EMPLOYEES
2	MARINA	17.104.020 R.	1 SPACE PER SLIP + 1 SPACES PER 1.2 EMPLOYEES
WAITES WHARF REQUIRED PARKING TABLE - TOTAL LOTS			
		TOTAL =	262.54
			263

PROJ. # 880240			
PLAT 32 LOTS 155, 248, 267, 268, 272, 293			
WAITES WHARF IMPERVIOUS COVERAGE TABLE			
NO	ITEM	AREA	UNITS
1	TOTAL NORTH LOTS	84,471.0	sq.ft.
2	IMP. COVERAGE	84,471.0	sq.ft.
3	MISC. GREENSPACE	0.0	sq.ft.
4			
5	% IMP. COVERAGE	100.0%	
6	% GREEN SPACE	0.0%	
7			
8	TOTAL SOUTH LOTS	53,322.0	sq.ft.
9	IMP. COVERAGE	53,322.0	sq.ft.
10	MISC. GREENSPACE	0	sq.ft.
11			
12	% IMP. COVERAGE	100.0%	
13	% GREEN SPACE	0.0%	
14			
15	TOTAL COMBINED LOT AREA	137,793.0	sq.ft.
16	TOTAL IMP. COVERAGE	137,793.0	sq.ft.
17	TOTAL GREEN SPACE	0.0	sq.ft.
18			
19	% IMP. COVERAGE	100.0%	
20	% GREEN SPACE	0.0%	



NETI Engineering Inc.  
Civil - Survey Structural Environmental Design  
3102 East Main Road, Portsmouth RI 02871  
Tel. 401.683.6630

SHEET TITLE  
PROPOSED SITE PLAN  
WAITES WHARF

OWNER(S) OF RECORD  
HARBOR WHARF REALTY LLC, WAITES WHARF REALTY ASSOCIATION LLC, TOMORL LLC, 20 WEST EXTENSION LLC, THOMAS B ABRUZESE

SITE LOCATION  
WAITES WHARF  
NEWPORT, RI 02840

A.P.: PLAT 32 LOTS 155, 248, 267, 268, 272, 293

PRELIMINARY SITE PLAN  
PURPOSE OF CERTIFICATION IS FOR ZONING BOARD OF REVIEW APPLICATION ONLY. THESE DRAWINGS ARE NOT VALID FOR ESTIMATING, CONSTRUCTION, OR ANY OTHER PURPOSE THAN ZONING BOARD OF REVIEW. ADDITIONAL PLANS WILL BE REQUIRED FROM OTHER DISCIPLINES (RLA, PE, AIA, GEOTECHNICAL, ETC.) FOR A PERMIT AND CONSTRUCTION SET.

KAMAL R. HINGORANY  
REGISTERED PROFESSIONAL ENGINEER  
06.20.19

PE- FOR CIVIL COMPONENTS ONLY

NEAL K. HINGORANY  
REGISTERED PROFESSIONAL LAND SURVEYOR  
06.20.19

PLS- FOR SITE AND LAYOUT COMPONENTS ONLY

PROJECT #	DATE	DRAWN	CHECK
880240	2/01/19	LD	NKH

No	DATE	REVISIONS/DESCRIPTION	BY

PURPOSE:  
FOR USE IN PLANNING ONLY.  
GOAL OF PROJECT IS TO MERGE LOTS 155 & 267 AND LOTS 248, 268, 272, 293 IN ORDER TO CONSTRUCT HOTEL ON THE LOTS.

REF. N.E.I. DOCUMENT "CRMC FILE SUMMARY FOR FULL CRMC SITE HISTORY"

REF. ARCH PLANS BY NEWPORT ARCHITECTURE, LLC.

REF. PRELIMINARY STORM WATER MEMORANDUM BY: CHERENZIA AND ASSOCIATES, LTD.

SCHEMATIC PLANTINGS ONLY. FINAL PER RLA DESIGN LIGHTING PLAN TO BE DETERMINED

SUBSURFACE UTILITIES EXCLUDED FROM PLAN  
DRAWINGS MUST BE PRINTED IN COLOR TO BE VALID. THIS NOTE SHOULD BE BLUE. IF THIS NOTE IS NOT BLUE, PLEASE REPRINT IN COLOR OR CONTACT ME!

C-100

SCALE  
1"=30'

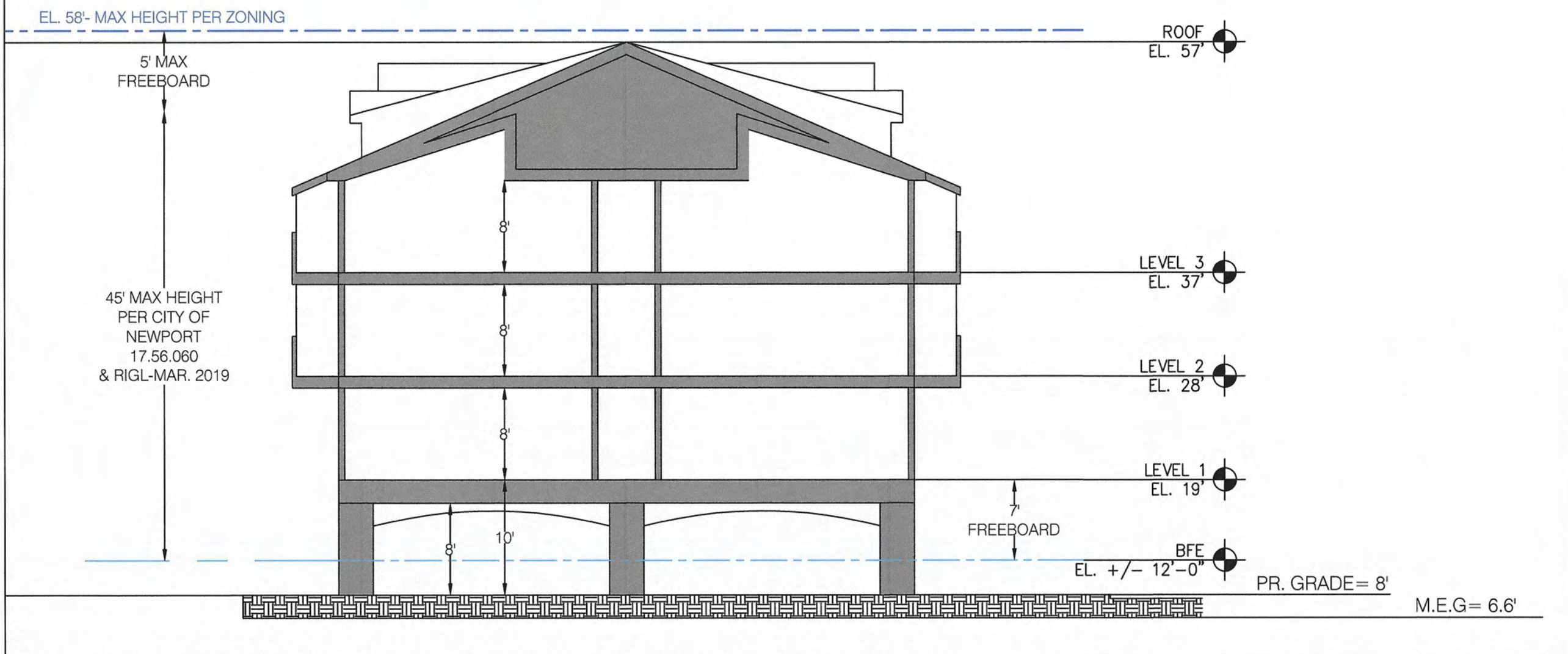
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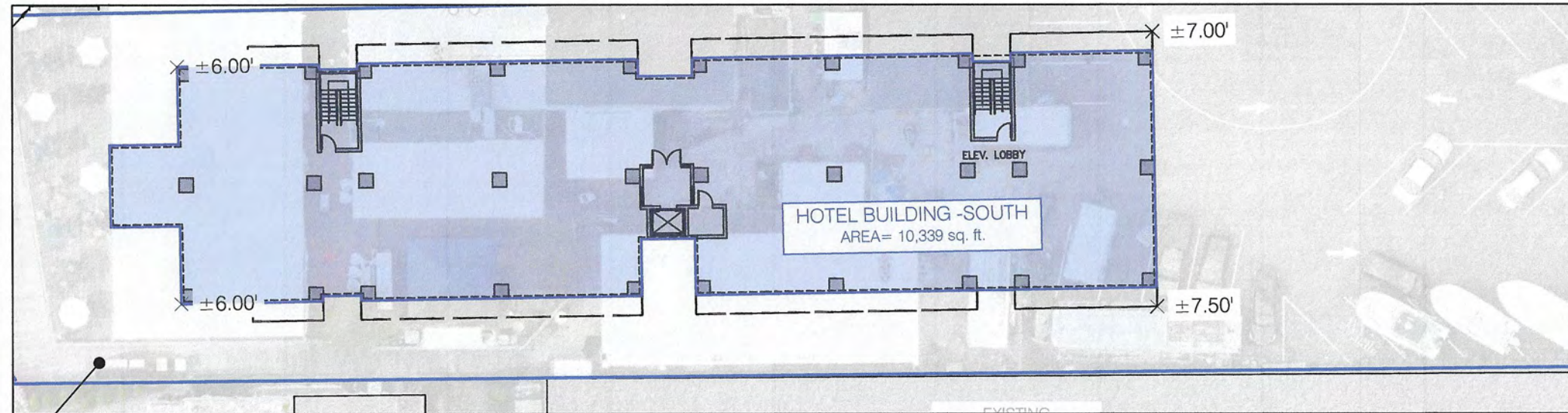


HEIGHT SKETCH. SCALE: 1"=10'



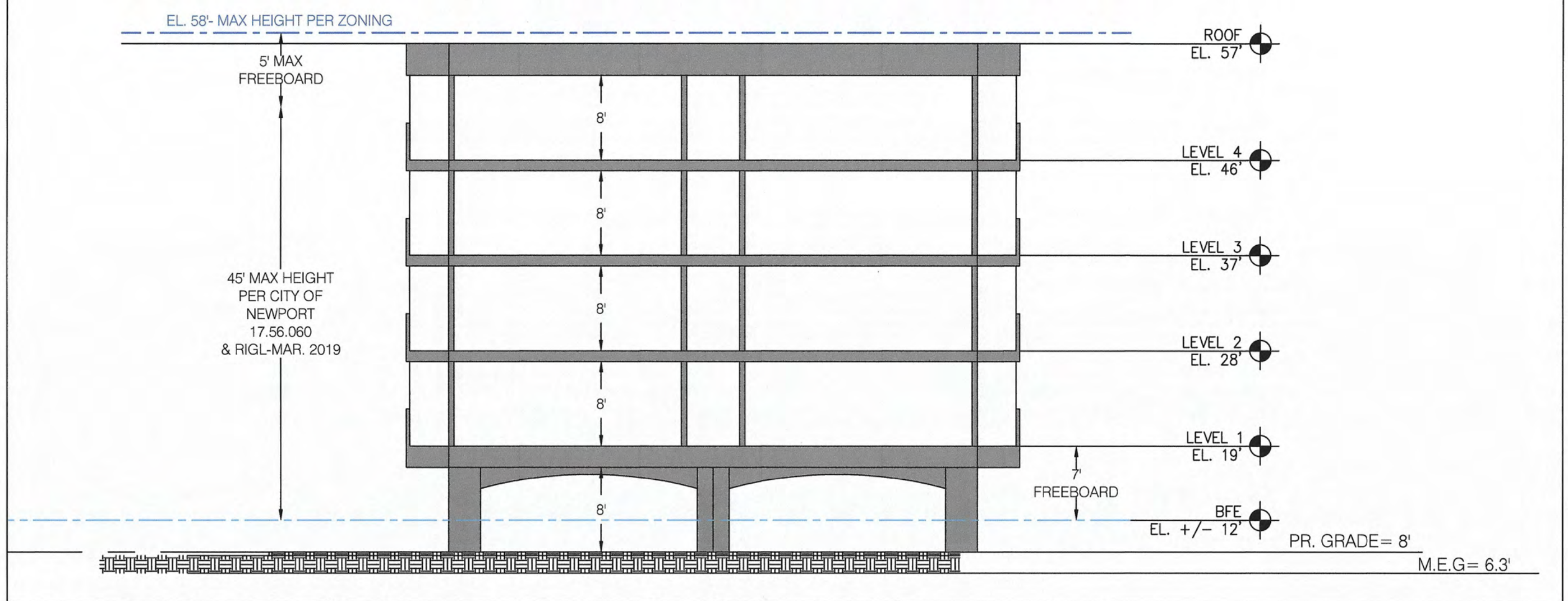
SHOWN FOR ELEVATION ONLY. REFERENCE FULL PLAN SET BY NEWPORT ARCHITECTURE FOR DETAILS

MEAN EXISTING GRADE SKETCH. SCALE: 1"=30'



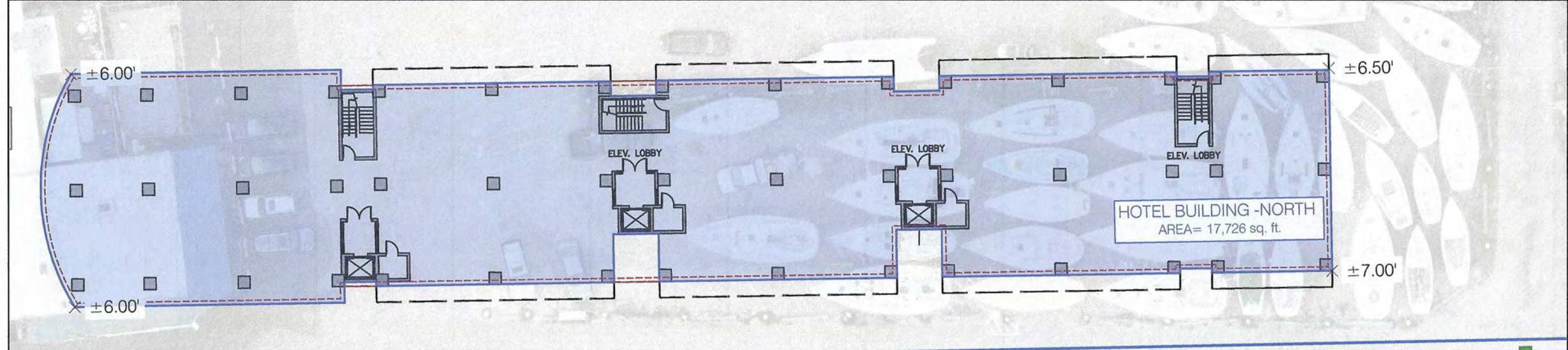
MEAN EXISTING GRADE=6.625

HEIGHT SKETCH. SCALE: 1"=10'



SHOWN FOR ELEVATION ONLY. REFERENCE FULL PLAN SET BY NEWPORT ARCHITECTURE FOR DETAILS

MEAN EXISTING GRADE SKETCH. SCALE: 1"=30'



MEAN EXISTING GRADE=6.375

NATIONAL FLOOD HAZARD LAYER PER FEMA



STATE BUILDING HEIGHT REQUIREMENTS  
PER STATE OF RHODE ISLAND IN GENERAL ASSEMBLY  
JANUARY SESSION, A.D 2018, S. 2413, LC004858

(12) Building Height. For a vacant parcel of land, building height shall be measured from the average, existing-grade elevation where the foundation of the structure is proposed. For an existing structure, building height shall be measured from average grade taken from the outermost four (4) corners of the existing foundation. In all cases, building height shall be measured to the top of the highest point of the existing or proposed roof or structure. This distance shall exclude spires, chimneys, flag poles, and the like. For any property or structure located in a special flood hazard area, as shown on the official FEMA Flood Insurance Rate Maps (FIRMs), building height shall be measured from base flood elevation and where freeboard, as defined in this section, is being utilized or proposed, such freeboard area, not to exceed five feet (5'), shall be excluded from the building height calculation, provided, however that the Rhode Island coastal resources management council design elevation maps may be used by an owner or applicant to establish a base flood elevation for a property that is higher than the official FEMA FIRMs.

PER CITY OF NEWPORT ZONING ORDINANCE.  
WATERFRONT BUSINESS DISTRICT.

17.56.060. - Building height requirements.

Building height shall not exceed forty-five (45) feet in height above mean sea level, except as otherwise provided in Section 17.04.050.

(Ord. 2000-4 (part), 2000; Ord. 65-94 (part), 1994; prior code § 1260.06.116)

Sheet Index:  
SV-100 - Survey Plan (Limited Content Boundary Survey Plan)  
SV-101 - Administrative Merger Plan  
C-100 - Proposed Site Plan (Overall)  
C-104 - Height Sketch (Building Heights vs. Zoning Allowance)  
C-105 - Details  
- REDUCED SHEET SET FOR ZONING

#### LEGEND

- |  |                              |  |                             |
|--|------------------------------|--|-----------------------------|
|  | BRUSH LINE (APPROXIMATE)     |  | CATCH BASIN                 |
|  | DIMENSION - EXISTING         |  | DRILL HOLE                  |
|  | DIMENSION - PLAN / DEED      |  | ELECTRIC BOX (ETC)          |
|  | DIMENSION - PROPOSED         |  | FIRE HYDRANT                |
|  | DIMENSION - SURVEY           |  | GATE VALVE                  |
|  | EDGE OF PAVEMENT - EXISTING  |  | GRANITE BOUND, EXISTING     |
|  | EDGE OF PAVEMENT - PROPOSED  |  | LOW WATER LINE              |
|  | ELECTRIC - OVERHEAD (OHE)    |  | LIMIT OF DISTURBANCE MARKER |
|  | ELECTRIC - UNDERGROUND (UGE) |  | MAN-HOLE (MH-TYPE)          |
|  | FENCE - METAL                |  | REBAR / STEEL PIPE FOUND    |
|  | FENCE - WOOD                 |  | SPIKE                       |
|  | FLOW ARROWS                  |  | SPOT GRADE - EXISTING       |
|  | GAS (G)                      |  | SPOT GRADE - PROPOSED       |
|  | GRADE CONTOUR - EXISTING     |  | STRUCTURE, EXISTING         |
|  | GRADE CONTOUR - PROPOSED     |  | STRUCTURE, PROPOSED         |
|  | HIGH VISIBILITY FENCE (HVF)  |  | SURVEY MONUMENT TO BE SET   |
|  | LIMIT OF DISTURBANCE (LOD)   |  | SURVEY MARKER TO BE SET     |
|  | PROPERTY LINE - ABUTTING     |  | SOIL EVALUATION             |
|  | PROPERTY LINE - PROPOSED     |  | TREE                        |
|  | SANITARY SEWER (S)           |  | UTILITY POLE                |
|  | SEDIMENT CONTROL (SED)       |  | WATER SHUT OFF              |
|  | SETBACKS                     |  | WETLAND FLAG LOCATION       |
|  | STONE WALL                   |  |                             |
|  | STORM DRAIN (SD)             |  |                             |
|  | SUBDIVISION LINE - EXISTING  |  |                             |
|  | WATER                        |  |                             |
|  | WETLAND LIMIT                |  |                             |

**NEI**  
Narragansett  
Engineering Inc.  
Civil - Survey Structural Environmental Design  
3102 East Main Road, Portsmouth RI 02871  
Tel. 401.683.6630

SHEET TITLE  
BUILDING HEIGHTS  
WAITES WHARF

OWNER(S) OF RECORD  
HARBOR REALTY LLC  
&  
WAITES WHARF REALTY

SITE LOCATION  
WAITES WHARF  
NEWPORT, RI 02840

A.P.: PLAT 32 LOTS 155, 248, 267, 268, 272

PRELIMINARY SITE PLAN  
PURPOSE OF CERTIFICATION IS FOR  
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ADDITIONAL PLANS WILL BE REQUIRED FROM  
OTHER DISCIPLINES (RLA, PE,  
AIA, GEOTECHNICAL, ETC.) FOR A PERMIT AND  
CONSTRUCTION SET.

NEAL K. HINGORANY  
No. 2515  
PROFESSIONAL  
LAND SURVEYOR  
06.20.17

FOR HEIGHT INFORMATION

XXXXXX



PROJECT #	DATE	DRAWN	CHECK
880240	10/02/18	LD	NKH
No	DATE	REVISIONS/DESCRIPTION	BY

PURPOSE:  
CONCEPT PLAN ONLY. FOR USE IN PLANNING ONLY.  
GOAL OF PROJECT IS TO MERGE LOTS 155 & 267 AND  
LOTS 248, 268, 272, 293 IN ORDER TO CONSTRUCT  
HOTEL ON THE LOTS

CRMC ASSENT # B87-11-39

REF. ARCH PLANS BY: NEWPORT ARCHITECTURE, LLC.

REF. PRELIMINARY STORM WATER MEMORANDUM BY:  
CHERENZIA AND ASSOCIATES, LTD.

LANDSCAPING BY OTHERS  
LIGHTING PLAN TO BE DETERMINED

SITE CONTAINS LETTER OF COMPLIANCE PER RIDEM  
SOIL MANAGEMENT & POST CONSTRUCTION CAPPING  
DESIGN PLAN REQUIRED.

DRAWINGS MUST BE PRINTED IN COLOR TO BE VALID. THIS NOTE SHOULD BE  
BLUE IF THIS NOTE IS NOT BLUE, PLEASE REPRINT IN COLOR OR CONTACT NEI.



C-104 SCALE



GENERAL NOTES:

1. THE STATE OF RHODE ISLAND STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION, 2004 EDITION, AND THE RHODE ISLAND STANDARD DETAILS ARE MADE A PART HEREOF AS FULLY AND COMPLETELY AS IF ATTACHED HERETO. ALL WORK SHALL CONFORM TO RHODE ISLAND STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION 2004 EDITION OR LATEST REVISION. THE 2004 EDITION OF THE STANDARD SPECIFICATION MAY BE OBTAINED AT THE RHODE ISLAND DEPARTMENT OF TRANSPORTATION.
2. IT SHALL BE THE CONTRACTORS SOLE RESPONSIBILITY TO APPLY FOR AND OBTAIN ANY AND ALL NECESSARY PERMITS, PAY ALL FEES AND POST ALL BONDS ASSOCIATED WITH THE SAME, AND COORDINATE WITH ARCHITECT OR ENGINEER AS NECESSARY
3. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE SAFETY OF THE JOB SITE. THE CONTRACTOR SHALL PROVIDE TEMPORARY FENCING AND/OR BARRIERS AROUND ANY EXPOSED EXCAVATED AREAS IN ACCORDANCE WITH OSHA STANDARDS.
4. IN THE CASE THAT ANY DEVATION / ALTERATION / OR IMPROVEMENT FROM THE APPROVED PLANS IS NECESSARY THE CONTRACTOR SHALL IMMEDIATELY CONTACT THE ENGINEER AND OWNER PRIOR TO OCCURRENCE OF DEVATION
5. ALL WORK SHALL BE LIMITED TO THE AREAS WITHIN THE LIMIT OF DISTURBANCE DISPLAYED ON THESE PLANS OR PROPERTY LINE IF LIMIT OF DISTURBANCE IS UNCLEAR. ANY AREA DISTURBED OUTSIDE OF THE LIMIT OF DISTURBANCE SHALL BE REPAIRED AND RESTORED TO ITS ORIGINAL CONDITION AT NO COST TO THE OWNER OR ENGINEER, AND PREFORMED TO THE ENGINEERS SATISFACTION
6. ALL SITE WORK SHALL MEET OR EXCEED THE SITE WORK SPECIFICATION SHOWN ON THESE PLANS AND/OR ACCOMPANYING SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING IF ANY CONFLICTS WITH EXISTING CONDITIONS OR PROPOSED CONDITIONS EXIST. IF ANY CONFLICTS ARE DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE OWNER AND ENGINEER PRIOR TO INSTALLATION OF ANY PORTION OF THE SITE WORK THAT WOULD BE AFFECTED
7. EXCAVATED ROCK SHALL BE REMOVED FROM THE SITE AND LEGALLY DISPOSED OF UNLESS OTHER ARRANGEMENTS ARE MADE WITH THE OWNER. SUITABLE ROCK MAY BE UTILIZED IN FILL AREAS WITH WRITTEN PERMISSION OF THE OWNERS REPRESENTATIVES
8. DEBRIS, ORGANICS AND OTHER UNSUITABLE MATERIALS REMOVED DURING THE COURSE OF SITE EXCAVATION SHALL BE UNCOVERED FROM THE SITE AND DISPOSED OF LEGALLY
9. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR MAINTAINING THE INTEGRITY OF ALL EXISTING UTILITIES THAT SERVICE THE SITE AND NEIGHBORING AREAS. IF ANY DAMAGE OCCURS TO EXISTING UTILITIES IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO PAY ALL COSTS ASSOCIATED WITH REPAIR OF UTILITIES AS DIRECTED BY THE ENGINEER, UTILITY OWNER, OR GOVERNING AGENCY
10. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR QUANTITY TAKE-OFF IN COMPUTING ANY ESTIMATES
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING ALL TEMPORARY SEDIMENTATION AND EROSION CONTROLS.
12. THE LOCATION OF EXISTING UTILITIES AS SHOWN ARE APPROXIMATE AND SHALL BE VERIFIED BY THE CONTRACTOR. "DIG SAFE" SHALL BE CONTACTED BY THE CONTRACTOR AS PART OF THIS VERIFICATION
13. NO EXCAVATION SHALL PROCEED UNTIL UTILITY COMPANIES ARE NOTIFIED IN ADVANCE
14. ALL TREE PROTECTION BY OTHERS UNLESS OTHERWISE NOTED
15. CONTRACTOR TO LOAM AND SEED ALL DISTURBED AREAS WITH APPROPRIATE SEED MIXTURES
16. OF ACCUMULATED SEDIMENT PRIOR TO THE FINAL SITE ACCEPTANCE

UTILITIES NOTES:

1. THE UTILITIES SHOW ON THIS PLAN ARE SHOWN FROM SURFACE FEATURES AND DIGSAFE MARKINGS
2. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE START OF CONSTRUCTION
3. IF THE CONTRACTOR FINDS UTILITIES UNMARKED ON THESE PLANS OR IN LOCATIONS OTHER THAN THOSE ON THESE PLANS THE CONTRACTOR SHALL CONTACT THE ENGINEER, OWNER OR OWNERS REPRESENTATIVE AS SOON AS POSSIBLE WITH THE SIZE LOCATION AND MATERIAL OF THE UTILITY
4. NO WORK SHALL PROCEED IF UTILITIES FOUND ON SITE DO NOT MATCH THOSE SHOWN ON THESE PLANS UNTIL THE ENGINEER HAS GIVEN THEIR WRITTEN PERMISSION

ZONE WATERFRONT BUSINESS

- (Ord. 2000-4 (part), 2000: Ord. 65-94 (part), 1994: prior code § 1260.06.112)
- 17.56.030. - Dimension requirements.
  - A. The minimum lot area shall be five thousand (5,000) square feet.
  - B. The minimum lot width shall be fifty (50) feet.
  - 17.56.040. - Setback requirements:

- The minimum setback requirements are:
- A. Front line, zero (0) feet;
  - B. Side line, five (5) feet;
  - C. Rear line, five (5) feet.

17.56.60 - BUILDING HEIGHT REQUIREMENTS.

BUILDING HEIGHT SHALL NOT EXCEED FORTY-FIVE (45) FEET IN HEIGHT ABOVE MEAN SEA LEVEL, EXCEPT AS OTHERWISE PROVIDED IN SECTION 17.04.050

(ORD 2000-4 (PART), 2000: ORD. 65-94 (PART), 1994: PRIOR CODE § 1260.06.116)

ZONE WATERFRONT BUSINESS

Chapter 17.56 - WATERFRONT BUSINESS DISTRICT

- 17.56.010. - Legislative intent.
- The waterfront business district consists of the area adjoining the harbor. The intent of this district is to provide for retail and commercial service facilities to meet the needs of both tourists and residents. A mix of land uses is encouraged in this area, with access to the water utilized by those activities which are dependent on such a location for their existence.

(Ord. 2000-4 (part), 2000: Ord. 65-94 (part), 1994: prior code § 1260.06.111)

- 17.56.020. - Use regulations.
- A.

The following uses are permitted by right:

1. Single-family dwellings;
2. Two-family dwellings;
3. Guest houses;
4. Home occupations;
5. Churches and places of worship;
6. Schools of limited instruction;
7. Parks, playgrounds and playing fields;
8. Standard restaurants;
9. Professional and business offices;
10. Stores where goods are sold or service, is rendered primarily at retail;
11. Radio and television broadcasting studios, excluding transmitting and receiving towers;
12. Research laboratories;
13. Fish and seafood receiving, handling, storage and shipping;
14. Boat building and repair;
15. Marinas;
16. Painting and woodworking shops;
17. Community residences;
18. Family day care homes;
19. Municipal and public service corporation buildings and facilities; community water supply reservoirs; community well houses; water towers, water and sewage treatment facilities, water and sewage pumping stations;
20. Accessory uses with respect to the foregoing.
- B. The following uses require a special use permit from the zoning board of review.

1. Multifamily dwellings;
2. Schools, colleges and universities, including fraternity or sorority houses or dormitories for locally or students;
3. Libraries;
4. Museums;
5. Cemeteries;
6. Religious, philanthropic, scientific, literary, historical, fraternal, and charitable institutions;
7. Agricultural and horticultural societies;
8. Transient guest facilities;
9. Fast-food restaurants;
10. Convention or conference centers;
11. Shopping centers;
12. Banks and other financial institutions;
13. The manufacture, processing, assembly, or storage of goods;
14. Commercial storage and sale of fuel and bottled gas;
15. Commercial parking lots;
16. Taverns;
17. Clubs for outdoor recreation;
18. Commercial indoor recreation facilities;
19. Commercial outdoor recreation facilities;
20. Historic guest houses;
21. Federal and state buildings, excluding correctional institutions and hospitals for the mentally ill.

(Ord. 2000-4 (part), 2000: Ord. 65-94 (part), 1994: prior code § 1260.06.112)

17.104.40. - PARKING SPACE DESIGN STANDARDS.

EACH PARKING SPACE SHALL CONSTITUTE AN AREA WITH A MINIMUM WIDTH OF NINE FEET AND A MINIMUM LENGTH OF EIGHTEEN (18) FEET. EXCEPT, HOWEVER, IN PARKING AREAS OF FIFTY (50) OR MORE SPACES, UP TO FIFTY (50) PERCENT OF THE TOTAL OFF-STREET PARKING SPACES REQUIRED MAY BE DESIGNED AND DESIGNATED FOR COMPACT CARS. PARKING SPACES FOR COMPACT CARS SHALL HAVE A DIMENSION OF EIGHT FEET BY SIXTEEN (16) FEET, BE GROUPED IN SPECIFIC LOCATIONS, AND BE SIGNED TO INDICATE PARKING FOR COMPACT CARS ONLY. EACH LOADING SPACE SHALL CONSTITUTE AN AREA WITH A MINIMUM WIDTH OF TWELVE (12) FEET, A MINIMUM LENGTH OF FORTY (40) FEET, AND A MINIMUM VERTICAL CLEARANCE OF FOURTEEN (14) FEET.

B. EXCEPT ON LOTS USED EXCLUSIVELY FOR SINGLE- OR TWO-FAMILY DWELLING, EACH OFF-STREET PARKING SPACE SHALL OPEN DIRECTLY UPON AN AISLE OR DRIVEWAY SO THAT NO MANEUVERING DIRECTLY INCIDENTAL TO ENTERING OR LEAVING A PARKING SPACE SHALL BE ON ANY PUBLIC VEHICULAR OR PEDESTRIAN RIGHT-OF-WAY.

IN THOSE INSTANCES WHERE A DRIVE-THROUGH WINDOW IS PART OF A BUSINESS OR A CONTROLLED INGRESS/EGRESS TO A PARKING LOT IS PROPOSED, SUFFICIENT AREA TO ALLOW FOR THE ON-SITE STACKING OF CARS IS TO BE PROVIDED. SUCH STACKING AREA SHALL CONSIST OF A MINIMUM LENGTH OF SIXTY (60) FEET MEASURED FROM THE RIGHT-OF-WAY. IN ADDITION, THE STACKING AREA SHALL NOT: (1) HINDER ON-SITE TRAFFIC CIRCULATION; (2) OBSTRUCT ANY AREA REQUIRED FOR THE ON-SITE MANEUVERING OF VEHICLES, OR (3) IMPINGE UPON DESIGNATED PARKING SPACES FOR PERSONS WITH DISABILITIES OR THE DIRECT ACCESS FROM SUCH PARKING SPACES TO THE RESTAURANT ENTRANCE.

C. MINIMUM AISLE WIDTH FOR NINETY (90) DEGREE PARKING OR TWO-WAY TRAFFIC FLOW IS TWENTY (20) FEET. MINIMUM AISLE WIDTHS FOR ALL OTHER PARKING AREAS SHALL BE IN ACCORDANCE WITH THE FOLLOWING TABLE:

6-44 12	13
45-59	17
60-69	17
70-79	18
80-89	19
90	20
PARKING ANGLE (IN DEGREES)	
AISLE WIDTH (IN FEET)	

D. ON PROPERTIES USED EXCLUSIVELY FOR SINGLE- OR TWO-FAMILY DWELLINGS, ACCESS DRIVEWAYS FROM A STREET SHALL NOT BE LESS THAN NINE FEET IN WIDTH AND NOT GREATER THAN EIGHTEEN (18) FEET IN WIDTH. ACCESS DRIVEWAYS FROM A STREET FOR ALL OTHER PROPERTIES AND USES SHALL BE NOT LESS THAN TWELVE (12) FEET IN WIDTH FOR ONE-WAY TRAFFIC AND NO LESS THAN TWENTY-FOUR (24) FEET OR GREATER THAN THIRTY (30) FEET IN WIDTH FOR TWO-WAY TRAFFIC. POINTS OF ENTRANCE AND EXIT FOR DRIVEWAYS ONTO THE STREET SHALL BE LOCATED SO AS TO MINIMIZE HAZARDS TO PEDESTRIANS AND VEHICULAR TRAFFIC.

E. ON SINGLE-, TWO-FAMILY OR MULTIFAMILY PROPERTIES WITH A LAND AREA OF FIVE THOUSAND (5,000) SQUARE FEET OR GREATER, THE COMBINATION OF LOT COVERAGE AND IMPERVIOUS MATTER SHALL NOT EXCEED EIGHTY (80) PERCENT OF THE LOT AREA. SPACE NOT USED FOR STRUCTURES OR PARKING AREAS MUST BE USED AS VEGETATED, PERVIOUS AREA.

F. PARKING AREAS CONTAINING MORE THAN FORTY (40) PARKING SPACES SHALL BE DIVIDED BY PERMANENT BARRIERS, LANDSCAPED AREAS, RAIN GARDENS, OR RAISED WALKS. NO PARKING BAY DIVIDER EQUAL TO TEN PARKING SPACES SHALL EXIST WITHOUT A DIVIDER EQUAL TO OR GREATER THAN THE AREA OF ONE PARKING SPACE.

G. ANY LIGHTING USED TO ILLUMINATE ANY REQUIRED OFF-STREET PARKING OR LOADING AREA SHALL BE SO DESIGNED AND INSTALLED TO REFLECT LIGHT AWAY FROM ADJACENT PROPERTY AND STREET. SHIELDING IS REQUIRED TO MINIMIZE LIGHTING IMPACTS TO SURROUNDING PROPERTIES. THE MAXIMUM HEIGHT OF SUCH LIGHTING SHALL BE FOURTEEN (14) FEET IN RESIDENTIAL DISTRICTS AND TWENTY-FIVE (25) FEET IN ALL OTHER DISTRICTS.

H. PARKING LOTS SHOULD INCLUDE PROVISIONS FOR VEGETATIVE SCREENING AND BUFFERS, INCLUDING PERIMETER PLANTING STRIPS ALONG RIGHTS OF WAY. LANDSCAPE AREAS SHOULD PROVIDE FOR LANDSCAPING AT THE END OF PARKING BAYS, AND ALLOW PLANTING ISLANDS WITHIN ROWS. ALL LANDSCAPED AREAS REQUIRE A COMPREHENSIVE MAINTENANCE AND IRRIGATION PLAN FOR EXISTING AND PROPOSED TREES, SHRUBS, AND VEGETATION.

(ORD. 2000-40 § 2, 2000: ORD. 2000-24 § 1, 2000: ORD. 2000-4 (PART), 2000: ORD. 65-94 (PART), 1994: PRIOR CODE § 1264.04.03) (ORD. NO. 2010-25, § 2, 6-23-2010; ORD. NO. 2014-019, § 3, 8-27-2014)

17.104.50. - PARKING SPACES AND PARKING LOT CONSTRUCTION STANDARDS.

A. PRIOR TO THE CONSTRUCTION OF ANY PARKING AREA TOTALING TEN AUTOMOBILES OR MORE, THE APPLICANT SHALL FILE FOR DEVELOPMENT PLAN REVIEW PURSUANT TO CHAPTER 17.88.

B. ALL OFF-STREET PARKING AND LOADING AREAS SHALL BE SUITABLE IMPROVED, GRADED, STABILIZED AND MAINTAINED SO AS TO CAUSE NO NUISANCE OR DANGER FROM DUST OR FROM STORMWATER RUNOFF. PARKING LOTS SHOULD BE DESIGNED TO PROPERTY CONTROL STORMWATER ON SITE USING NATURAL TECHNIQUES AND PERVIOUS SURFACES WHERE POSSIBLE. NO SUCH AREA SHALL HAVE A SLOPE OF LESS THAN ONE-HALF PERCENT OR GREATER THAN THREE PERCENT. NO LOADING SPACE OR ACCESS THERETO SHALL BE LOCATED LESS THAN THIRTY (30) FEET FROM ANY RESIDENTIAL DISTRICT BOUNDARY LINE.

C. ALL PARKING AREAS FOR MORE THAN TEN AUTOMOBILES SHALL BE PROVIDED WITH AN ALL-WEATHER SURFACE. SUCH ALL-WEATHER SURFACES MAY CONSIST OF ASPHALT OR CONCRETE. ALTERNATIVE MATERIALS SUCH AS CRUSHED STONE, SHELLS, POROUS PAVERS, OR OTHER POROUS MATERIALS MAY BE ALLOWED IN ALL RESIDENTIAL (R), WATERFRONT BUSINESS (WB) AND TRADITIONAL MARITIME (TM) ZONES IF IT CAN BE DEMONSTRATED THAT SUCH MATERIALS WILL BE PROPERLY MAINTAINED. PROPER MAINTENANCE INCLUDES ENSURING THAT SUCH MATERIALS ARE KEPT ONSITE AND REGULAR SCHEDULED MAINTENANCE IS PROVIDED TO RETAIN PARKING LOT FUNCTIONALITY. FULL AND PERMANENT PARKING SPACE DELINEATION IS REQUIRED, EXCEPT AS SPECIFIED FOR RESIDENTIAL ZONES. SUCH DELINEATION MAY INCLUDE STRIPS, WHEEL STOPS, LANDSCAPING, TIMBER, CURBING, OR OTHER SIMILAR PERMANENT MATERIALS WHICH CAN CLEARLY DEFINE AND DELINEATE SUCH SPACE. FULL PARKING SPACE DELINEATION MEANS CLEAR MARKINGS FOR ALL THREE SIDES OF THE SPACE. PARTIAL DELINEATION OF SPACES FOR PROPERTIES WITHIN RESIDENTIAL ZONES MAY BE ALLOWED IF PERVIOUS PARKING SURFACES ARE PROPOSED. PARTIAL DELINEATION MEANS CLEAR MARKINGS AND IDENTIFICATION FOR AT LEAST THE HEAD OF THE PARKING SPACE.

(ORD. 2000-4 (PART), 2000: ORD. 65-94 (PART), 1994: PRIOR CODE § 1264.04.04)

(ORD. NO. 2010-25, § 2, 6-23-2010)

CHAPTER 17.104 - PARKING AND LOADING STANDARDS

17.104.10. - PURPOSE OF PROVISIONS.

- PROMOTE THE MOST DESIRABLE USE OF LAND AND ARRANGEMENT OF DEVELOPMENT IN THE CITY TO CONSERVE THE VALUE OF LAND AND BUILDINGS AND THEREBY PROTECT THE CITY'S TAX REVENUES;
- IMPROVE THE PHYSICAL ENVIRONMENT THROUGH THE PROVISION OF AMENITIES SUCH AS OPEN SPACE, STREET TREES, AND LIVE VEGETATION;
- PRESERVE THE CHARACTER AND SCALE OF EXISTING DEVELOPMENT AND CONTROL NEW DEVELOPMENT IN CONFORMITY WITH THE EXISTING CHARACTER OF THE AREA;
- PROVIDE A TRANSITION BETWEEN AND A REDUCTION IN THE ENVIRONMENTAL, AESTHETIC, AND OTHER IMPACTS OF ONE TYPE OF LAND USE UPON ANOTHER;
- PROMOTE SAFE AND EFFICIENT PEDESTRIAN AND TRAFFIC CIRCULATION PATTERNS;
- LESSEN THE TRANSMISSION OF NOISE, DUST, POLLUTION AND GLARE FROM ONE LOT TO ANOTHER;
- IMPROVE AIR QUALITY THROUGH PRODUCTION OF OXYGEN AND REDUCTION OF DANGEROUS CARBON MONOXIDE;
- THROUGH SHADING, PROVIDE COOLING OF AIR AND LAND TO OFFSET RADIATIONAL HEATING;
- MINIMIZE THE NEGATIVE IMPACTS OF STORMWATER RUNOFF TO ENHANCE AND PROTECT SURFACE AND GROUNDWATER QUALITY, AND PROMOTE EFFECTIVE FLOOD MANAGEMENT;
- CONTROL DAMAGING IMPACTS OF SHEET RUNOFF AND RESULTANT SURFACE WATER CONTAMINATION;
- THROUGH VEGETATION ROOT SYSTEMS, STABILIZE GROUND WATER TABLES AND PLAY AN IMPORTANT AND EFFECTIVE PART IN SOIL CONSERVATION, EROSION CONTROL, FLOOD CONTROL, AND ABSORPTION OF POLLUTANTS.

(ORD. 2000-4 (PART), 2000: ORD. 65-94 (PART), 1994: PRIOR CODE § 1264.01 (PART))



**NET**  
**Narragansett**  
**Engineering Inc.**

Civil - Survey Structural Environmental Design  
3102 East Main Road, Portsmouth RI 02871  
Tel. 401.683.6630

SHEET TITLE  
DETAIL & SITE NOTES  
WAITES WHARF

OWNER(S) OF RECORD  
HARBOUR REALTY LLC; WAITES WHARF REALTY  
ASSOCIATION LLC, TOMORL LLC, 20 WEST  
EXTENSION LLC, THOMAS B ABRUZESE

SITE LOCATION  
WAITES WHARF  
NEWPORT, RI 02840

A.P: PLAT 32 LOTS 155, 248, 267,268, 272

Sheet Index:

- SV-100 - Survey Plan (Limited Content Boundary Survey Plan)
- SV-101 - Administrative Merger Plan
- C-100: Proposed Site Plan (Overall)
- C-104: Height Sketch (Building Heights vs. Zoning Allowance)
- C-105: Details
- REDUCED SHEET SET FOR ZONING



PROJECT #	DATE	DRAWN	CHECK
880240	2/01/19	LD	NKH
No	DATE	REVISIONS/DESCRIPTION	BY

PURPOSE:

CONCEPT PLAN ONLY. FOR USE IN PLANNING ONLY.  
NO SOIL MANAGEMENT & POST CONSTRUCTION CAPPING.  
DESIGN PLAN REQUIRED.  
DRAWINGS MUST BE PRINTED IN COLOR TO BE VALID.  
THIS NOTE SHOULD BE BLUE. IF THIS NOTE IS NOT  
BLUE, PLEASE REPRINT IN COLOR OR CONTACT NEI.

CRMC ASSENT # B87-11-39

REF: ARCH PLANS BY NEWPORT ARCHITECTURE, LLC.

REF: PRELIMINARY STORM WATER MEMORANDUM BY:  
CHERENZIA AND ASSOCIATES, LTD.

LANDSCAPING BY OTHERS  
LIGHTING PLAN TO BE DETERMINED

SITE CONTAINS LETTER OF COMPLIANCE PER RIDEM  
SOIL MANAGEMENT & POST CONSTRUCTION CAPPING.  
DESIGN PLAN REQUIRED.  
DRAWINGS MUST BE PRINTED IN COLOR TO BE VALID.  
THIS NOTE SHOULD BE BLUE. IF THIS NOTE IS NOT  
BLUE, PLEASE REPRINT IN COLOR OR CONTACT NEI.



C-105

SCALE

N:\PROJECTS\880240\_ABRUZZI\1-G-1 2018\LD-N 880240 - SITE PLAN\_LD\_REV\_3.DWG C-105-NEI-Standard.ctb 6/20/2019 Admin