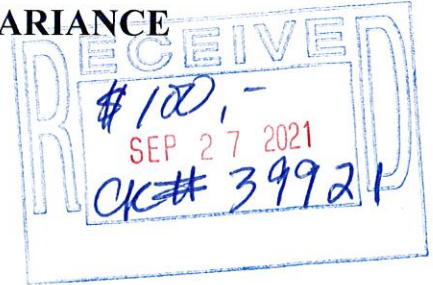


APPLICATION FOR DIMENSIONAL VARIANCE

CITY OF NEWPORT, RI ZONING BOARD OF REVIEW



DATE: September 27, 2021

Board Members:

The undersigned hereby petitions the Zoning Board of Review for a variance in the application of the provisions or regulations of the Zoning Ordinance affecting the following described premises in the manner and on the grounds hereinafter set forth.

Location of Premises

Street & No.: 527 Ocean Avenue

Tax Assessor's Plat: 44, Lot: 118

Petitioner Information

Applicant:	527 Harbor Point, LLC	Addresses:	c/o J. Russell Jackson, Esq. Miller Scott Holbrook & Jackson 122 Touro Street Newport, RI 02840
Owner:	Same		Same
Leasee:	N/A		N/A

Property Characteristics

Dimensions of Lot:	Frontage:	303.14 ft. +/-
	Depth:	276.68 ft. +/-
	Area:	80,024 sf. +/-

Zoning District in which premises is located:	R-40A
How long have you owned above premises?	9.5 Years (3/28/2012)
Are there buildings on the premises at present?	No
Total square footage of the footprint of existing buildings:	0.00 sf. (0%)
Total square footage of the footprint of proposed buildings:	12,049 sf. (15%)
Present use of premise:	Vacant Lot
Proposed use of premises:	Single Family Residential

Give extent of proposed alterations: The Applicant proposes to construct a single family residence and accessory structures.

Zoning Characteristics Matrix

	Existing	Required/Allowed	Proposed
Lot Size (sq. ft)	80,024 sf.	40,000 sf.	80,024 sf.
Lot Coverage	0 %	10 %	15 %
Dwelling Units	0	1	1
Parking (# of spaces)	0	1	3+
Front Setback (ft.)	N/A	50 ft.	104.6 ft. +/-
Side Setbacks (ft.)	N/A	40 ft.	North = 75.1 ft. +/- South = 64.1 ft. +/-
Rear Setback (ft.)	N/A	20 ft.	29 ft. +/-
Height (ft.)	N/A	35 ft.	< 35 ft.

Project Summary:

The Applicant seeks relief under:

Section 17.108.010 (Variances)

Section 17.36.050 (R-40A Lot Coverage Requirements)

The Applicant seeks permission to construct a new single family residence, attached garage and accessory structures, which will be appropriate in size, scale, massing and design for this Ocean Drive estate area.

The existing parcel is a conforming lot of record containing 80,024 square feet of land. The property is in the R-40A Zone with west facing frontage on Ocean Avenue. The parcel is unique, in that it is the last remaining undeveloped lot in the block of properties immediately north of Brenton Point State Park in between Ocean Avenue, Winans Avenue and Atlantic Avenue. The Applicant has owned this property since 2012. As the Applicant began initial work on developing a plan for the property, information was gathered from the zoning office, including the "Easy Zoning Guidelines" pamphlet which is distributed to the public, a copy of which is attached. The Guidelines indicate that the permissible lot coverage for the R-40A Zone is 15%. Relying upon that information, the Applicant engaged an architect and moved forward designing a single family residence with

accessory structures and amenities, with the intent to meet the 15% lot coverage requirement set forth in the Guidelines. After completing the plans and prior to filing an application with the Newport Historic District Commission, the Applicant learned that the Newport Zoning Ordinance actually has a 10% lot coverage limit in the R-40A Zone. Given the time and investment made in developing the current plan, the Applicant decided to proceed with the submission of this Application for a Dimensional Variance.

The plans for the proposed residence have been reviewed and approved by the Historic District Commission, confirming the appropriateness of the size, massing, scale and design of the residence and accessory structures.

The Applicant is requesting a dimensional variance to allow for 15% lot coverage. The parcel is the last significant lot to be built in the immediate area. It is surrounded by five other parcels along its south, east and north boundaries. The Applicant took great care to develop a plan for a single family residence which was located on the parcel in such a way that the view corridors to the west for the abutters were preserved. The Applicant also had the residence designed with gabled roofs to limit the overall vertical massing of the second floor. These steps called for a more sprawling layout. It should also be noted that the actual residence and attached garage account for 7,834 square feet which results in 9.8% lot coverage. It is actually the covered porch and accessory structures (pool and amenities) which account for the remaining 5% of lot coverage. The plans were shared with all abutters. As a result of the Applicant's efforts to reduce massing and preserve view corridors, each and every one of the immediate abutters that would be most impacted by the development of this parcel have provided written letters of support for the plan and the variance request. Other than lot coverage, the plan meets all other dimensional zoning requirements. It is a single family residence, which is a use allowed by right. There are no setback encroachments and no building height relief is required. The plan proposed by the Applicant is harmonious with the surrounding neighborhood and will not create dimensional non-conformities to such a degree that it is injurious to, or inconsistent with this Ocean Drive estate area. It will be consistent with the overall purpose and intent of the R-40A Zone. The development plan for this property will also result in the preservation of the parcel at 80,024 sf and preclude the subdivision of the land into two smaller lots of 40,000 sf each. The plan as proposed will be less dense and have a reduced impact on neighbors and city infrastructure, as opposed to what otherwise could be developed on two subdivided parcels.

What special conditions and circumstances exist which are peculiar to the land, structure or building involved, which are not applicable to other lands, structures or buildings in the same district?

The subject property is a uniquely situated undeveloped parcel with frontage to the west along Ocean Avenue. There are five fully developed abutting parcels along the southern, eastern and northern boundaries of the subject, all of which currently have unobstructed western views across the subject parcel, looking out over the east passage of Narragansett Bay. In developing a plan for the construction of a single family residence, the Applicant balanced the need for the reasonable use of its property against the desire to mitigate injurious impacts to immediate abutters. To achieve that objective the Applicant carefully selected the placement of structures on the property and limited the massing of the development. As a result, the footprint of the residence and accessory structures exceed the lot coverage limit for the R-40A Zone.

Explain how the literal interpretation of the provisions of this zoning code deprive the applicant of rights commonly enjoyed by other property owners in the same district under the provisions of this zoning code?

The Applicant proposes to construct a single family residence with standard amenities for a property in the estate area along Ocean Drive, including a garage, pool and pool house. The Applicant seeks a dimensional variance for lot coverage. The property is part of the neighborhood zoned R-40A along Ocean Avenue, bounded to the north by Castle Hill Avenue. This neighborhood is fully developed with a number of properties being rehabilitated and redeveloped. There are other properties in this R-40A area which exceed lot coverage. The literal interpretation of the zoning code, resulting in the denial of the relief requested, would unreasonably deny this Applicant the ability to construct a single family residence with a covered front porch for outdoor living space, garage, pool and amenities consistent with this estate area, in a manner which preserves the view corridors of abutters to the greatest extent possible. The proposed development will be harmonious with the surrounding area and consistent with the rights enjoyed by other property owners in this area of the R-40A Zone.

Explain why this is the minimum variance that will make possible the reasonable use of the land, building or structure:

The Applicant is before the Board for permission to construct a single family residence with accessory structures. The only relief requested is for lot coverage. The project meets all other dimensional requirements and was developed to mitigate impacts to neighbors. The additional requested lot coverage is driven primarily by accessory structures and amenities of outdoor living, such as the coverage porch, pool and pool house. All these structures are within setbacks and will not be intrusive to the privacy of abutters. The Applicant has taken great care to develop a plan which meets its needs and is appropriate in scope, scale, massing and size for this uniquely situated property. The overall proposal has been designed to meet the reasonable living needs of the Applicant with the minimal dimensional variance. The hardship is driven by the large number of abutters along the perimeter of this property, giving rise to the need to mitigate injurious impacts to surrounding properties. The Applicant appears to have achieved that objective by virtue of the support given this Petition by all five abutting property owners. Granting the request for dimensional relief is the minimum variance which will allow the reasonable use of the property, while mitigating negative impacts to neighbors. Accordingly, the proposed use of the property and the relief sought by the Applicant will not be injurious to, or create a burden for abutting property owners, will be harmonious with the neighborhood, and will be appropriate for this estate area of the R-40A Zoning District.

The Zoning Boards Role

Special use permits shall be granted only where the zoning board of review finds that the proposed use or the proposed extension or alteration of an existing use is in accord with the public convenience and welfare, after taking into account, where appropriate:

1. The nature of the proposed site, including its size and shape and the proposed size, shape and arrangement of the structure;
2. The resulting traffic patterns and adequacy of proposed off-street parking and loading;
3. The nature of the surrounding area and the extent to which the proposed use or feature will be in harmony with the surrounding area;
4. The proximity of dwellings, churches, schools, public buildings and other places of public gathering;
5. The fire hazard resulting from the nature of the proposed buildings and uses and the proximity of existing buildings and uses;
6. All standards contained in this zoning code;
7. The comprehensive plan for the city.

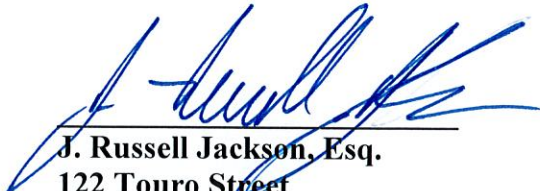
The burden of proof in a special-use permit application is on the applicant. This means that if the applicant fails to present adequate competent evidence to prove the applicable standard for issuing a special-use permit has been met, the board must deny the application.

In granting a variance, the zoning board of review shall require that evidence of the following standards be entered into the record of the proceedings:

- a) That the reasons set forth in the application justify the granting of the variance and that the variance, if granted, is the minimum variance that will make possible the reasonable use of the land, building or structure;
- b) That the variance will not be injurious to the neighborhood or otherwise detrimental to the public welfare, and will not impair the intent or purpose of the zoning code or the comprehensive plan upon which this zoning code is based;
- c) That the hardship from which the applicant seeks relief is due to the unique characteristics of the subject land or structure and not due to the general characteristics of the surrounding area; and is not due to a physical or economic disability of the applicant; and
- d) That the hardship is not the result of any prior action of the applicant and does not result primarily from the desire of the applicant to realize greater financial gain;
- e) That the hardship that will be suffered by the owner of the subject property if the dimensional variance is not granted shall amount to more than a mere inconvenience. The fact that a use may be more profitable or that a structure may be more valuable after the relief is granted shall not be grounds for relief.

**By signing below, I hereby attest that the information provided is accurate and truthful.
I also attest that I have read the section entitled "The Zoning Board's Role".**

**Applicants & Owner,
By Their Attorneys,
Miller Scott Holbrook & Jackson**



J. Russell Jackson, Esq.

**122 Touro Street
Newport, RI 02840
Tel: 401-847-7500
Fax: 401-848-5854
jrjackson@millerscott.com**



MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

City of Newport, RI makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Print map scale is approximate.
Critical layout or measurement
activities should not be done using
this resource.

July 18, 2021

City of Newport, RI
Zoning Board of Review

Dear Board Members,

This is to confirm our support for the Application for Regulatory Variance being filed by the owners of the land located at 527 Ocean Avenue, Newport RI 02840, showing on Plat 44, Lot 118.

As direct abutters to this parcel, we met with the petitioners to review their proposed plans for their land. As such, please let this letter serve in support of their request, confirming we have no objection to their petition to increase the authorized lot coverage from 10% to 15% on said property.

Sincerely,

Mark and Tammy Brown
515 Ocean Avenue
Newport, RI 02840

July 16, 2021

City of Newport, RI
Zoning Board of Review

Dear Boardmembers,

This is to confirm our support for the Application for Regulatory Variance being filed by the owners of the land located at 527 Ocean Avenue, Newport RI 02840, showing on Plat 44, Lot 118.

As direct abutters to this parcel, we met with the petitioner to review their proposed plans for their land. As such, please let this letter serve in support of their request, confirming we have no objection to their petition to increase the authorized lot coverage from 10% to 15% on said property.

Sincerely,

A handwritten signature in dark ink, appearing to read "Tamara and Richard Farrick". The signature is stylized and cursive.

Tamara and Richard Farrick

July 19th, 2021

City of Newport, RI
Zoning Board of Review

Dear Board members,

This is to confirm our support for the Application for Regulatory Variance being filed by the owners of the land located at 527 Ocean Avenue, Newport RI 02840, showing on Plat 44, Lot 118.

As direct abutters to this parcel, we met with the petitioners to review their proposed plans for their land. As such, please let this letter serve in support of their request, confirming we have no objection to their petition to increase the authorized lot coverage from 10% to 15% on said property.

The plans are fantastic, and we are delighted and hopeful that this project as is goes forward.

Sincerely,



Karl and Sonya Feitelberg
15 Atlantic Ave
Newport, RI 02840

July 17, 2021

City of Newport, RI
Zoning Board of Review

Dear Boardmembers,

This is to confirm our support for the Application for Regulatory Variance being filed by the owners of the land located at 527 Ocean Avenue, Newport RI 02840, showing on Plat 44, Lot 118.

As direct abutters to this parcel, we met with the petitioners to review their proposed plans for their land. As such, please let this letter serve in support of their request, confirming we have no objection to their petition to increase the authorized lot coverage from 10% to 15% on said property.

Sincerely,

Virginia Sambale
Paul W. Flumey
9 Atlantic Ave
Newport, R.I.

July 27, 2021

City of Newport, RI
Zoning Board of Review

Dear Boardmembers,

This is to confirm our support for the Application for Regulatory Variance being filed by the owners of the land located at 527 Ocean Avenue, Newport RI 02840, showing on Plat 44, Lot 118.

As direct abutters to this parcel, we met with the petitioners to review their proposed plans for their land. As such, please let this letter serve in support of their request, confirming we have no objection to their petition to increase the authorized lot coverage from 10% to 15% on said property.

Sincerely,

R. Kinsley
535 Ocean Ave
203 913 5231

SHAPERO RESIDENCE

OCEAN AVENUE
NEWPORT, RHODE ISLAND

SHAPERO RESIDENCE
OCEAN AVENUE
NEWPORT, RI

Job no: 2014

Revision:

Phase: ZONING APPLICATION

Description:

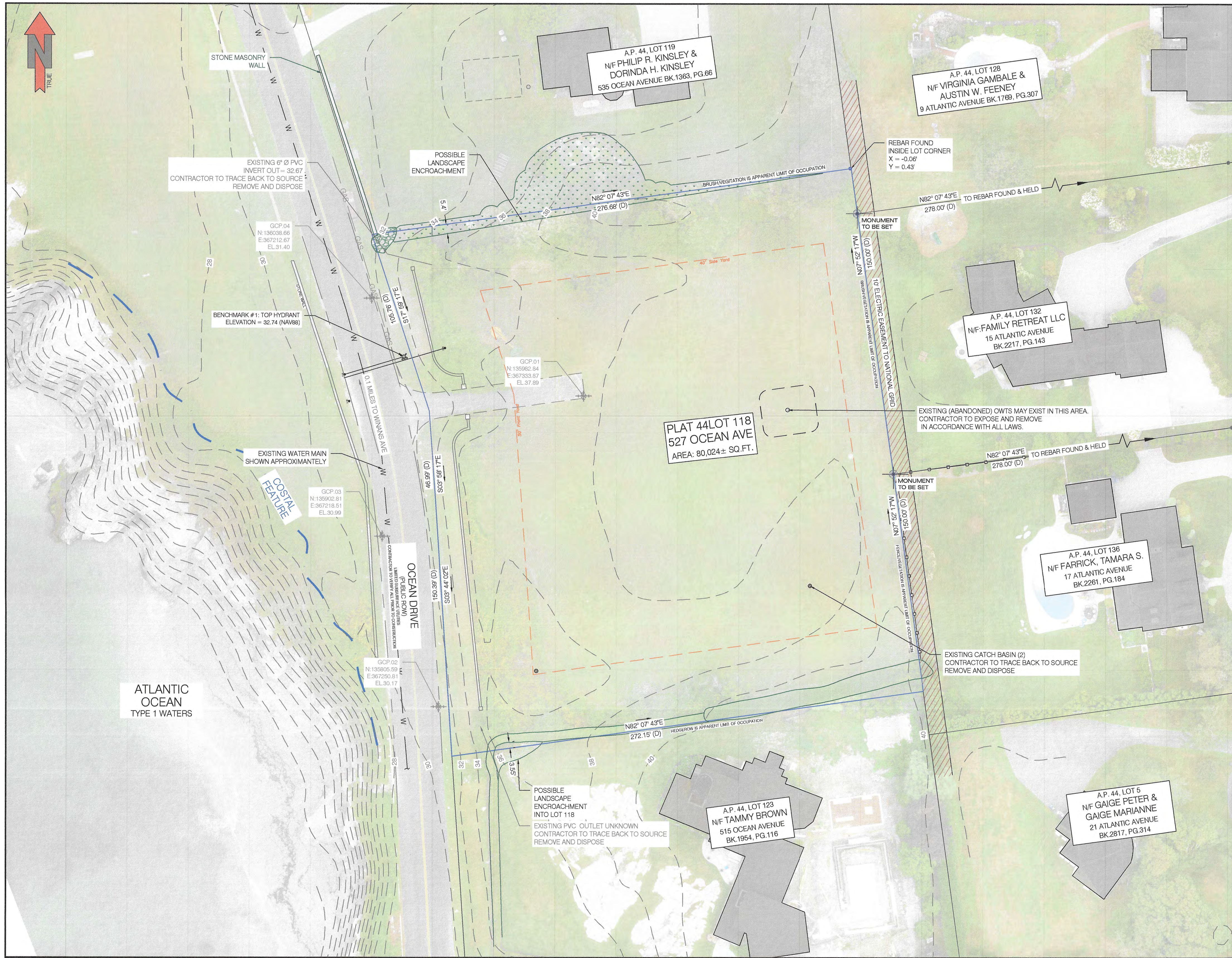
COVER

Date Issued: 09/27/2021

Scale: AS NOTED

© 2021 - PAUL WEBER
ARCHITECT, LLC

CS



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 88.
4. TOPOGRAPHY IS MIX OF ON GROUND SHOTS, RECORD DATA AND UAV DATA.
5. ORTHOPHOTO PER NEI UAV. SEE UAV NOTE.
6. ALL PROPOSED ITEMS MUST BE LAID 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 SEARCH, AND IS SUBJECT TO THE RESTRICTIONS, COVENANTS AND/OR EASEMENTS THAT MAY BE CONTAINED THEREIN.
9. 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).
10. A. WATER - SURFACE FEATURES SHOWN & SUBSURFACE SHOWN APPROXIMATELY.
B. CWTs - PROPOSED SHOWN PER RIDEM # 1021-0735
C. GAS - NATIONAL GRID RECORDS REQUEST SENT 9-1-21
D. ELECTRIC - EASEMENT SHOWN PER REF PLAN
E. STORM DRAIN - PROPOSED FEATURES SHOWN
ALL UTILITIES DEPICTED AT ASCE QUALITY LEVEL D.
9. ALL ELEVATIONS WITH * PER UAV DATA

BENCHMARK NOTE:

NEI WILL ALWAYS PROVIDE A MINIMUM OF TWO SITE BENCHMARKS. CONTRACTOR TO VERIFY ALL BENCHMARKS EXIST PRIOR TO CONSTRUCTION. ELEVATIONS OF ALL BENCHMARKS TO BE SHOT IN FIELD (WITH SUITABLE EQUIPMENT) AND DIFFERENTIAL TO BE VERIFIED. IF VERTICAL DIFFERENTIAL EXCEEDS 0.05' IT SHALL BE IMMEDIATELY REPORTED TO NEI. DIFFERENTIAL IN EXCESS OF 0.05' INDICATES THAT BENCHMARKS MAY HAVE BEEN DISTURBED AND ARE NOT SUITABLE FOR USE.

*LIMITED SURVEY. REFER TO GCPs FOR BMS (PER UAV FLIGHT PLAN)

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 SEPTEMBER 4th, 2019. RMS ERROR OF GROUND CONTROL POINTS (COMPUTED): 0.16'. IMAGES WERE TAKEN AT 150ft ABOVE GROUND. LEVEL. PIXEL SIZE IS 0.09' EXPECTED VERTICAL TOLERANCE (RMS ERROR): 2.02'
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 0.8 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. UAV FLOWN BY FAA CERTIFIED PILOT AND WAS PROPERLY INSURED DURING FLIGHT.

CHAPTER 17.36 - R-40A RESIDENTIAL DISTRICT

17.36.30. - DIMENSION REQUIREMENTS.
A. THE MINIMUM LOT AREA SHALL BE FORTY THOUSAND (40,000) SQUARE FEET.
B. THE MINIMUM LOT WIDTH SHALL BE TWO HUNDRED (200) FEET.
(ORD. 2000-4 (PART), 2000. ORD. 65-94 (PART), 1994. PRIOR CODE § 1260.06.063)

17.36.40. - SETBACK REQUIREMENTS.
THE MINIMUM SETBACK REQUIREMENTS ARE:
A. FRONT LINE, FIFTY (50) FEET; B. SIDE LINE, FORTY (40) FEET; C. REAR LINE, TWENTY (20) FEET.
(ORD. 2000-4 (PART), 2000. ORD. 65-94 (PART), 1994. PRIOR CODE § 1260.06.064)

17.36.50. - LOT COVERAGE REQUIREMENTS.
THE PORTION OF A LOT TO BE COVERED BY BUILDINGS SHALL NOT EXCEED TEN PERCENT.
(ORD. 2000-4 (PART), 2000. ORD. 65-94 (PART), 1994. PRIOR CODE § 1260.06.064)

17.36.60. - BUILDING HEIGHT REQUIREMENTS.
BUILDING HEIGHT SHALL NOT EXCEED THIRTY-FIVE (35) FEET, EXCEPT AS OTHERWISE PROVIDED IN SECTION 17.04.050.
(ORD. 2000-4 (PART), 2000. ORD. 65-94 (PART), 1994. PRIOR CODE § 1260.06.066)

- LEGEND**
- BRUSH LINE (APPROXIMATE)
 - 100.00' - DIMENSION - EXISTING
 - 100.00' (P) - DIMENSION - PLAN / DEED
 - 100.00' - DIMENSION - PROPOSED
 - 100.00' (S) - 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
 - HVF - HIGH VISIBILITY FENCE (HVF)
 - LOD - LIMIT OF DISTURBANCE (LOD)
 - LOD / SED - LOD / SED
 - PROPERTY LINE - ABUTTING
 - PROPERTY LINE - EXISTING
 - PROPERTY LINE - PROPOSED
 - SAN - SANITARY SEWER (S)
 - SED - 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



SHEET TITLE
LIMITED CONTENT BOUNDARY & EXISTING CONDITIONS PLAN
527 OCEAN AVE

PAUL F. WEBER AIA
PAUL WEBER ARCHITECTURE
449 THAMES STREET, SUITE 202
NEWPORT, RI 02840
T. 401-849-3390 (OFFICE)
E. PAUL@PAULWEBERARCHITECTURE.COM

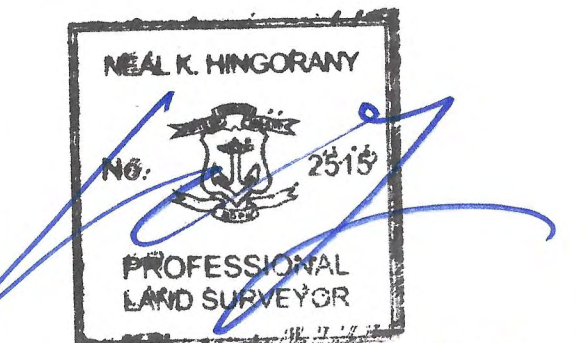
Property Record
527 Ocean Avenue, Newport, RI 02840
Plat: 44, Lot: 118
Zone: R40A, Area: 1.84 acres (per assessor)
N/F: 527 Harbor Point LLC (per assessor) **
Vacant land (per assessor)

REF. NEI # 19.0169

CERTIFICATION THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 435-RICR00-00-1.9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON DECEMBER 16th, 2019, AS FOLLOWS:

LIMITED CONTENT BOUNDARY SURVEY - CLASS I
DATA ACCUMULATION SURVEY - CLASS III
TOPOGRAPHIC SURVEY T-2 ACCURACY (\$1.9.9(D)) **

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS: TO CONDUCT SURVEY AND LOCATED PERTINENT SITE FEATURES FOR USE IN SITE PLANNING & VARIANCE APPLICATION



NEAL K. HINGORANY REG. 2515
COA: A38
REV. 1

nei-cds.com

PROJECT #	DATE	DRAWN	CHECK
21.0135	09.10.21	LD	NKH
No	DATE	REVISIONS/DESCRIPTION	BY
1	09-13-21	UPDATE PR. STRUCTURES PER ARCH	LD

REFERENCE ARCHITECTURAL PLAN PER PAUL WEBER ARCHITECTURE. DATE RECEIVED 08-04-21

REFERENCE RIDEM CWTs # 1021-0735
REFER TO PLAN PREPARED BY CARRIGAN ENGINEERING, INC. - CWTs DESIGN DATED 11-4-10

- CRMC PERMIT MODIFICATION WILL BE 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.



SV-100 SCALE 1"=30'

LIMITED CONTENT BOUNDARY & EXISTING CONDITIONS PLAN

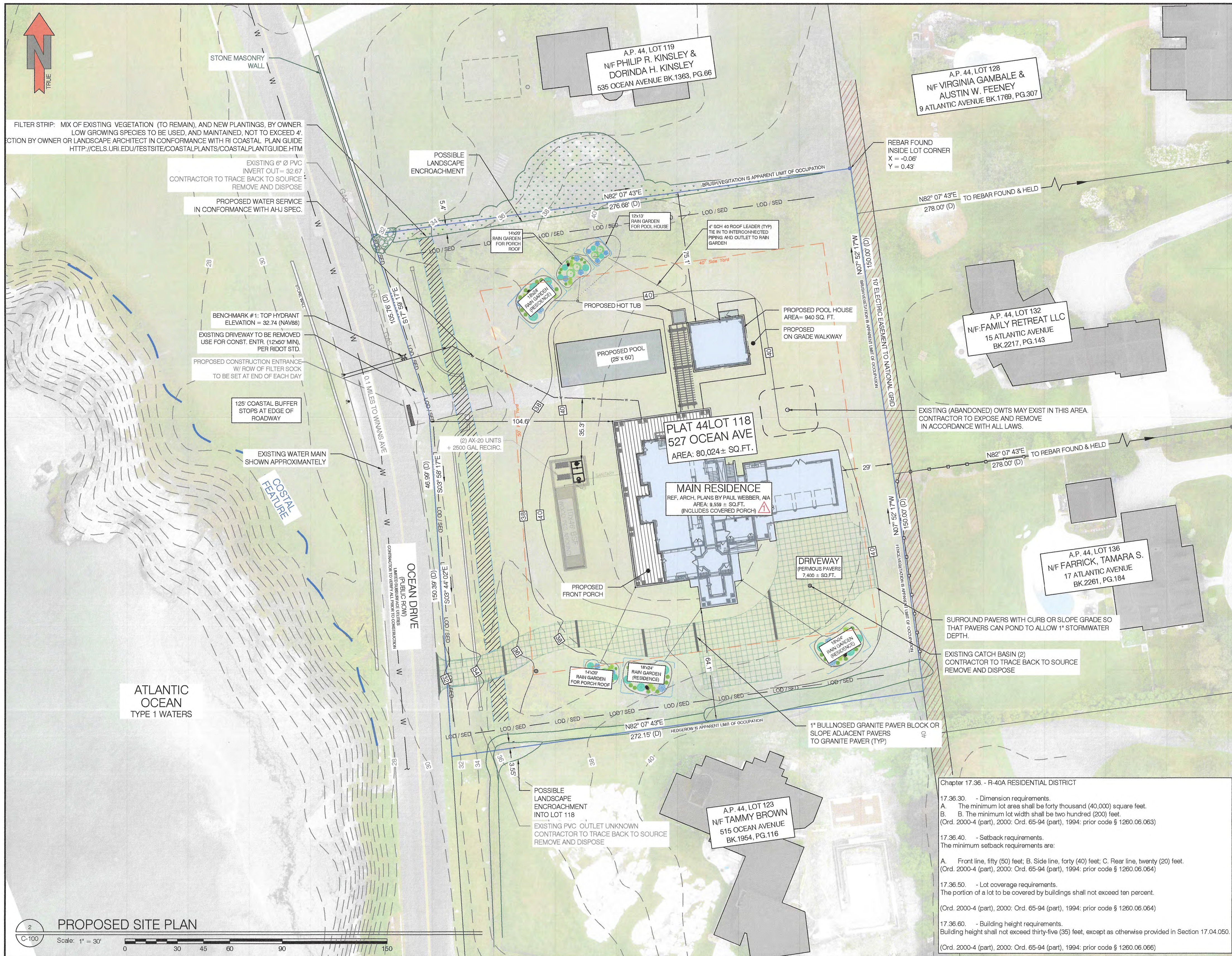
Scale: 1" = 30'

DEED RESEARCH & PLAN REFERENCE

Engineering Inc.

	CLIENT	PAUL WEBER ARCHITECTURE					SHEET	1 OF 1	
	PROJECT #	21.0125	CITY OF	NEWPORT			DATE	9/8/2021	
NO.	PLAT	LOT	BOOK	PAGE	OWNER OF RECORD	PLAN	DEED	OTHER	DATE FILED
1	44	118	2246	200	527 HARBOR POINT LLC	X			3/19/2012
2	44	119	1363	66	PHILIP KINSLEY AND DORINDA H	X			7/22/2003
3	44	128	1769	307	VIRGINIA GAMBALE AND AUSTIN FEENEY	X			7/18/2006
4	44	132	2217	143	FAMILY RETREAT LLC	X			12/12/2011
5	44	136	2261	184	FAMILY RETREAT LLC	X			5/24/2012
6	44	123	1954	116	TAMMY BROWN	X			7/25/2008
7			P9/F7	21	CHARTIER REAL ESTATE, INC. PREPARED BY ST. JOHN PLS	X			7/27/1966
8					* PROPOSED POWER CABLE EASEMENT THU PROPERTY OF CHARTIER REAL ESTATE INC.*	X			12/2/1966
					PREPARED BY NEWPORT ELECTRIC CORPORATION				





SURVEY NOTES:

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3. COORDINATE SYSTEM IS RI8300 / NAVD 88.
4. TOPOGRAPHY IS MIX OF ON GROUND SHOTS, RECORD DATA AND UAV DATA.
5. ORTHOPHOTO PER NEI UAV. SEE UAV NOTE.
6. ALL PROPOSED ITEMS MUST BE LAID OUT BY REGISTERED SURVEYOR AS NOTED.
7. PLANS ARE NOT AS-BUILT UTILITY PLAN.
8. 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.
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- A. WATER - SURFACE FEATURES SHOWN & SUBSURFACE SHOWN APPROXIMATELY
- B. OWTS - PROPOSED SHOWN PER RIDEM # 1021-0735
- C. GAS - NATIONAL GRID RECORDS REQUEST SENT 9-1-21
- D. ELECTRIC - EASEMENT SHOWN PER REF. PLAN
- E. STORM DRAIN - PROPOSED FEATURES SHOWN
- ALL UTILITIES DEPICTED AT ASCE QUALITY LEVEL D.
9. ALL ELEVATIONS WITH * PER UAV DATA

BENCHMARK NOTE:

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*LIMITED SURVEY, REFER TO GCPS FOR BMS (PER UAV FLIGHT PLAN)

GRADING ELEVATION NOTE:

PROPOSED ELEVATIONS ARE FOR GRADING AND MAX HEIGHT REFERENCE ONLY. REFER TO ARCHITECTURAL PLANS BY OTHERS. NEI SPECIFIES MINIMUM DESIGN ELEVATIONS REGARDING DRAINAGE AND GRADING, HOWEVER HOUSE DESIGN - ELEVATIONS ARE BY OTHERS. UNLESS EXPLICITLY NOTED NEI IS NOT RESPONSIBLE FOR STRUCTURE FLOOR HEIGHTS, ELEVATIONS, OR CONFORMANCE WITH VERTICAL ZONING ORDINANCE.

GENERAL SITE NOTES:

NEI RECOMMENDS THAT

- SOIL EVALUATIONS BE PERFORMED IF NOT AVAILABLE
- STORM WATER MITIGATION FOR WATER QUALITY (1) BE INSTALLED IN THE FORM OF DRYWELLS, RAIN GARDEN OR SIMILAR, ALONG WITH GUTTERS, LEADERS, AND DOWNSPOUTS TO SYSTEM
- REFER TO RI SINGLE FAMILY STORMWATER MANUAL

GRADING SHALL BE UNDERTAKEN AS DIRECTED ON PLAN. SLOPES SHALL NOT EXCEED 3:1 UNLESS NOTED OTHERWISE.

ALL WALLS, OR REVENTMENTS TO HAVE APPROPRIATE BACKFILL AND DRAINAGE BEHIND.

CARE SHALL BE TAKEN TO DIRECT DRAINAGE AWAY FROM STRUCTURE AND ABUTTERS

ALL PROPOSED UTILITIES TO CONFORM TO LOCAL CODE INSTALLATION REQUIREMENTS (E.G. AUTHORITY HAVING JURISDICTION (H&J))

ALL FILL SHALL BE COMPACTED IN 8" LIFTS TO BE 95% MODIFIED PROCTOR COMPACTION

ALL FILL MUST BE FREE OF ORGANICS, DEBRIS, STONES GREATER THAN 6"

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 CONTRACTOR'S 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 DEVIATION / ALTERATION / OR IMPROVEMENT FROM THE APPROVED PLANS IS NECESSARY THE CONTRACTOR SHALL IMMEDIATELY CONTACT THE ENGINEER AND OWNER PRIOR TO OCCURRENCE OF DEVIATION
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 PERFORMED TO THE ENGINEER'S 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 OWNER'S REPRESENTATIVES
8. DEBRIS, ORGANICS AND OTHER UNSUITABLE MATERIALS UNCOVERED DURING THE COURSE OF SITE EXCAVATION SHALL BE REMOVED 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 CONTRACTOR'S 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

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 - TELEPHONE - CABLE (ETC)		MANHOLE (MH-TYPE)
	ELECTRIC - UNDERGROUND (UG)		REBAR / STEEL PIPE FOUND
	FENCE - METAL		SPIKE
	FENCE - WOOD		SPOT GRADE - EXISTING
	FLOW ARROWS		SPOT GRADE - PROPOSED
	GAS (G)		STRUCTURE, EXISTING
	GRADE CONTOUR - EXISTING		STRUCTURE, PROPOSED
	GRADE CONTOUR - PROPOSED		SURVEY MONUMENT TO BE SET
	HIGH VISIBILITY FENCE (HVF)		SURVEY MARKER TO BE SET
	LIMIT OF DISTURBANCE (LOD)		SE # SOIL EVALUATION
	LOD / SED		TREE
	PROPERTY LINE - ABUTTING		UTILITY POLE
	PROPERTY LINE - EXISTING		WATER SHUT OFF
	PROPERTY LINE - PROPOSED		WETLAND FLAG LOCATION
	SANITARY SEWER (S)		
	SEDIMENT CONTROL (SED)		
	SETBACKS		
	STONE WALL		
	STORM DRAIN (SD)		
	SUBDIVISION LINE - EXISTING		
	WETLAND LIMIT		

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

SHEET TITLE
PROPOSED SITE PLAN
527 OCEAN AVE

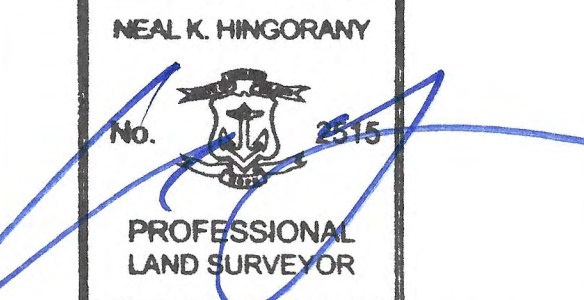
PAUL F. WEBER AIA
PAUL WEBER ARCHITECTURE
449 THAMES STREET, SUITE 202
NEWPORT, RI 02840
T. 401-849-3390 (OFFICE)
E. PAUL@PAULWEBERARCHITECTURE.COM

Property Record
527 Ocean Avenue, Newport, RI 02840
Plat: 44, Lot: 118
Zone: R40A, Area: 1.84 acres (per assessors)
N/F: 527 Harbor Point LLC (per assessor) **
Vacant land (per assessor)

CERTIFICATION THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 455-RICR00-001.9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON DECEMBER 16th, 2019, AS FOLLOWS:

LIMITED CONTENT BOUNDARY SURVEY - CLASS I
DATA ACCUMULATION SURVEY - CLASS III
TOPOGRAPHIC SURVEY T-2 ACCURACY (\$19.9/D) **

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS: TO CONDUCT SURVEY AND LOCATED PERTINENT SITE FEATURES FOR USE IN SITE PLANNING & VARIANCE APPLICATION



NEAL HINGORANY REG. 2515
COA: A38

nei-cds.com

PROJECT #	DATE	DRAWN	CHECK
21.0135	07.13.21	LD	NKH
No	DATE	REVISIONS/DESCRIPTION	BY
1	09-13-21	UPDATE PR. STRUCTURES PER ARCH	LD

REFERENCE ARCHITECTURAL PLAN PER PAUL WEBER ARCHITECTURE, DATE RECEIVED 08-04-21
REFERENCE RIDEM OWTS # 1021-0735
REFER TO PLAN PREPARED BY CARRIGAN ENGINEERING, INC. "OWTS DESIGN" DATED 11-4-10
-CMRc PERMIT MODIFICATION WILL BE 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-100 SCALE 1"=30'

Proj. No 21.0129
OCEAN AVE

Proposed Lot Coverage Table

No.	Description	Area	Units
1	Total Lot Area	80,024	±sq. ft.
2	Proposed Residence	7,834	±sq. ft.
3	Proposed Covered Porch	1,725	±sq. ft.
4	Proposed Pool House	940	±sq. ft.
5	Proposed Pool	1,500	±sq. ft.
6	Total Area	11,999	sq. ft.
7	Percent Cover	15%	
8	Max Municipal Lot Coverage Zone R-40A = 10%		
9	Variance Request - 5% Lot Coverage		
10	Per Zoning Section 17.36.50: Lot Coverage Requirements		

Stormwater Calc (Water Quality)
<http://www.dem.ri.gov/programs/benviron/water/permits/ripdes/stwater/pdfs/swsinfam.pdf>

Use 8" Rain Gardens, Silty Soils 160 sq.ft. per 1000

No.	Desc.	Area	BMP	sqft of BMP req.	Provided
2	Main Residence	7,834	Bioret.	1253.44	1296 ok 3 x 18' x 24'
3	Covered Porch	1,725	Bioret.	276	560 ok 2 x 14' x 20'
4	Pool House	940	Bioret.	150.4	156 ok 1 x 12' x 13'
5	Pool	1,500	n/a		

EROSION AND SEDIMENT CONTROL NOTES:

- ALL EROSION CONTROL SHALL BE IN ACCORDANCE WITH RHODE ISLAND SOIL EROSION AND SEDIMENT CONTROL HANDBOOK, LATEST REVISION
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION AND MAINTENANCE OF ALL SEDIMENT AND EROSION CONTROL MEASURES SHOWN ON THESE PLANS
- EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED AND MAINTAINED ONCE WEEKLY OR AFTER EVERY RAINFALL EVENT GREATER THAN 0.25 INCHES.
- SEDIMENT BUILD UP GREATER THAN ONE-HALF THE BARRIER HEIGHT SHALL BE REMOVED AND DISPOSED OF PROPERLY AS REQUIRED. ANY SEDIMENT BUILD UP OUTSIDE OF THE SEDIMENT BARRIER SHALL BE REMOVED IMMEDIATELY
- CONTRACTOR SHALL MAINTAIN A RESERVE OF EROSION CONTROL MATERIALS FOR EMERGENCY USE AND ROUTINE MAINTENANCE
- THE CONTROLS SHOWN ON THESE PLANS ARE INTENDED AS MINIMUM MEASURES. ADDITIONAL MEASURES MAY BE REQUIRED AND SHALL BE IMPLEMENTED BY THE CONTRACTOR IF WARRANTED OR REQUESTED BY THE OWNER, OWNERS REPRESENTATIVE, ENGINEER, OR ANY APPLICABLE REGULATING AGENCY.
- PRIOR TO THE START OF ANY LAND CLEARING / GRUBBING OR OTHER CONSTRUCTION ACTIVITY THE PERIMETER CONTROLS SHALL BE PLACED, PROPERLY CONSTRUCTED AND CLEARLY VISIBLE. THESE CONTROLS SHALL REPRESENT THE LIMITS OF WORK AND WORKERS SHALL BE NOTIFIED THAT NO CONSTRUCTION ACTIVITY IS ALLOWED BEYOND THESE CONTROLS
- IF OR AS POSSIBLE CONSTRUCTION SHALL BE PHASED TO LIMIT TO THE MAXIMUM EXTENT PRACTICABLE THE AMOUNT OF EXPOSED SOILS. ALL DISTURBED AREAS SHALL BE TEMPORARILY OR PERMANENTLY STABILIZED WITHIN 14 DAYS OF COMPLETION OF GRADING ACTIVITIES
- THE CONTRACTOR SHALL SCHEDULE WORK IN A WAY TO ALLOW POSITIVE DRAINAGE OF SUBGRADE THROUGHOUT CONSTRUCTION
- CONSTRUCTION ENTRANCES PER RIDOT STANDARD DETAIL 9.9.0 SHALL BE EMPLOYED AT ALL POINTS OF INGRESS AND EGRESS FROM THE SITE
- TEMPORARY DIVERSIONS, SEDIMENT BASINS, AND TEMPORARY SWALES MAY BE USED AND SHALL BE SIZED ACCORDING TO THE RHODE ISLAND SOIL EROSION AND SEDIMENT CONTROL HANDBOOK
- CATCH BASINS AND STORM DRAINS SHALL BE PROTECTED PER RIDOT STANDARD DETAIL 9.8.0 IN GRASSED AREAS OR SEDIMENT BAGS IN PAVED AREAS
- TEMPORARY SEDIMENT STOCK PILES SHALL BE KEPT MOIST AND COVERED AT ALL TIMES. CALCIUM CHLORIDE SHALL ONLY BE USED IF AN APPROVAL FROM THE TOWN/CITY OR OTHER APPLICABLE AGENCY HAS BEEN GRANTED
- DEWATERING FROM EXCAVATIONS WILL BE CONVEYED BY HOSE TO AN UPLAND AREAS AND DISCHARGED INTO A DEWATERING BASIN PER RIDOT STANDARD 9.7.0, HAYBALE CORRALS, OR SEDIMENTATION BAGS. THE CONTRACTOR SHALL ENSURE THAT NO CONTAMINATE IS PRESENT IN ANY WATERS PRIOR TO DISCHARGE FROM SITE AND IS RESPONSIBLE FOR ALL ENGINEERING, EQUIPMENT, MATERIAL AND LABOR REQUIRED FOR THE SITE WATER REMOVAL DURING CONSTRUCTION
- CONSTRUCTION WASTE MATERIALS SHALL BE KEPT ON-SITE AND DISPOSED OF IN AN APPROVED AND APPROPRIATE MANNER IN ACCORDANCE WITH ALL APPLICABLE REGULATORY AGENCIES.
- RIPRAP SHALL BE USED WHERE NECESSARY TO CONTROL EXIT VELOCITIES
- NON MOBILE (I.E. TRACKED MACHINERY) SHALL BE MAINTAINED WITHIN THE LIMIT OF DISTURBANCE DEFINED BY SEDIMENT BARRIER
- NEWLY VEGETATED AREAS SHALL BE REGULARLY INSPECTED AND MAINTAINED TO ENSURE ESTABLISHMENT OF APPROPRIATE VEGETATION
- THE CONTRACTOR SHALL NOT REMOVE ANY EROSION AND SEDIMENTATION CONTROL MEASURES UNTIL FINAL ACCEPTANCE OF THE SITE HAS OCCURRED
- ALL DRAINAGE STRUCTURES SHALL BE CLEARED OF ACCUMULATED SEDIMENT PRIOR TO THE FINAL SITE ACCEPTANCE

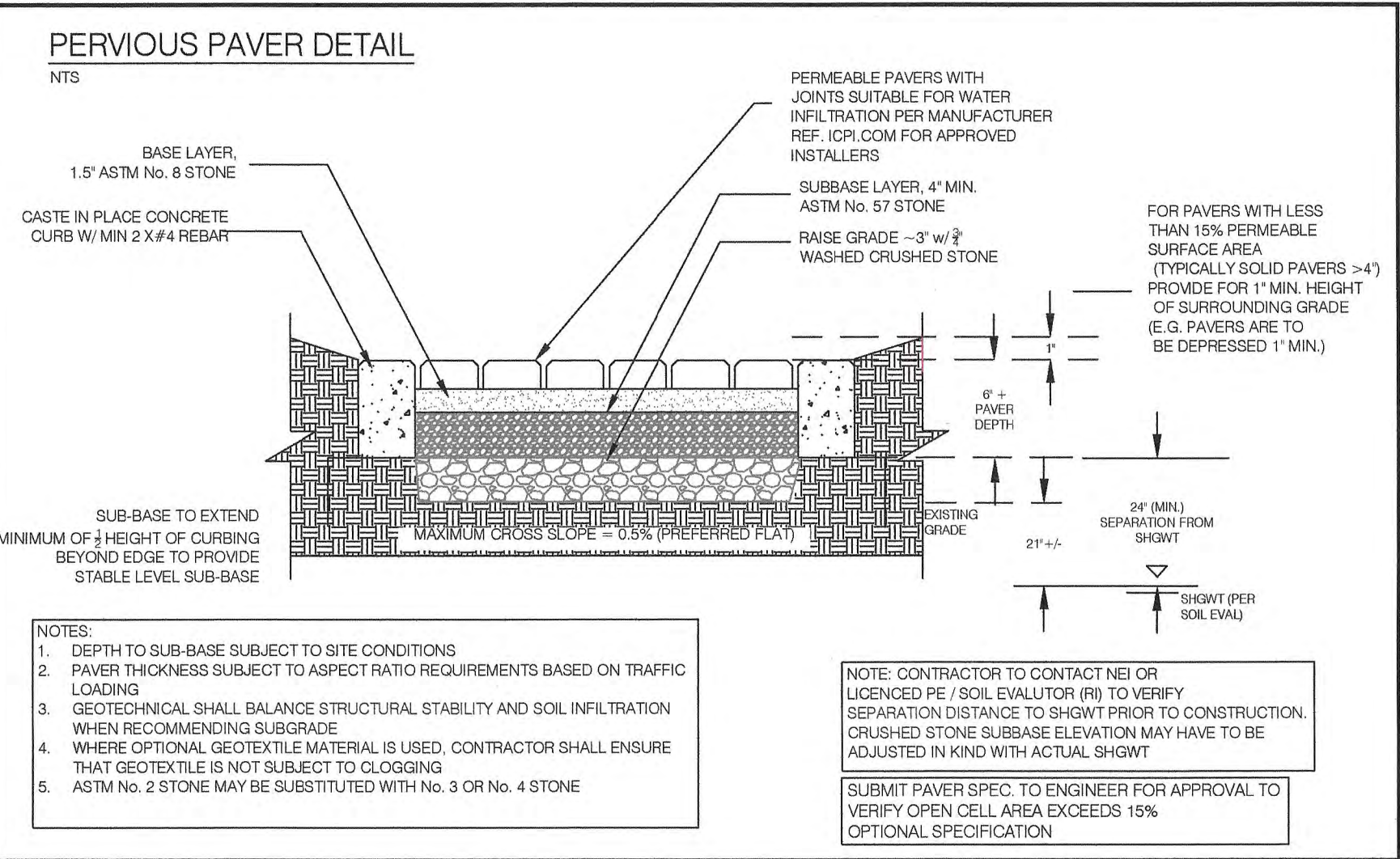
NOTE:
THE USE OF HAY IS NOT ALLOWED, ALL REFERENCES TO HAY, SHALL BE TAKEN TO MEAN STRAW.

RAIN GARDEN MAINTENANCE REQUIREMENTS

Maintenance	<p>may need to be tuned and amended to maintain proper drainage.</p> <ul style="list-style-type: none">Rain gardens shall be inspected following at least the first two precipitation events of at least 1.0 inch to ensure that the system is functioning properly. Thereafter, the rain garden shall be monitored and maintained to assure proper functioning, plant growth and survival. Plants shall be replaced on an as-needed basis during the growing season.Silt/sediment shall be removed from the rain garden when the accumulation exceeds one inch, or when water ponds on the surface of the rain garden for more than 48 hours. The top few inches of material shall be removed and shall be replaced with fresh soil mixture and mulch.Pruning or replacement of woody vegetation shall occur when dead or dying vegetation is observed.Soil erosion gullies shall be repaired when they occur.Fertilizer or pesticides shall not be applied to plants within rain gardens.Perennial plants and ground covers shall be replaced as necessary to maintain an adequate vegetated ground cover. Annual plants may also be used to maintain ground cover.
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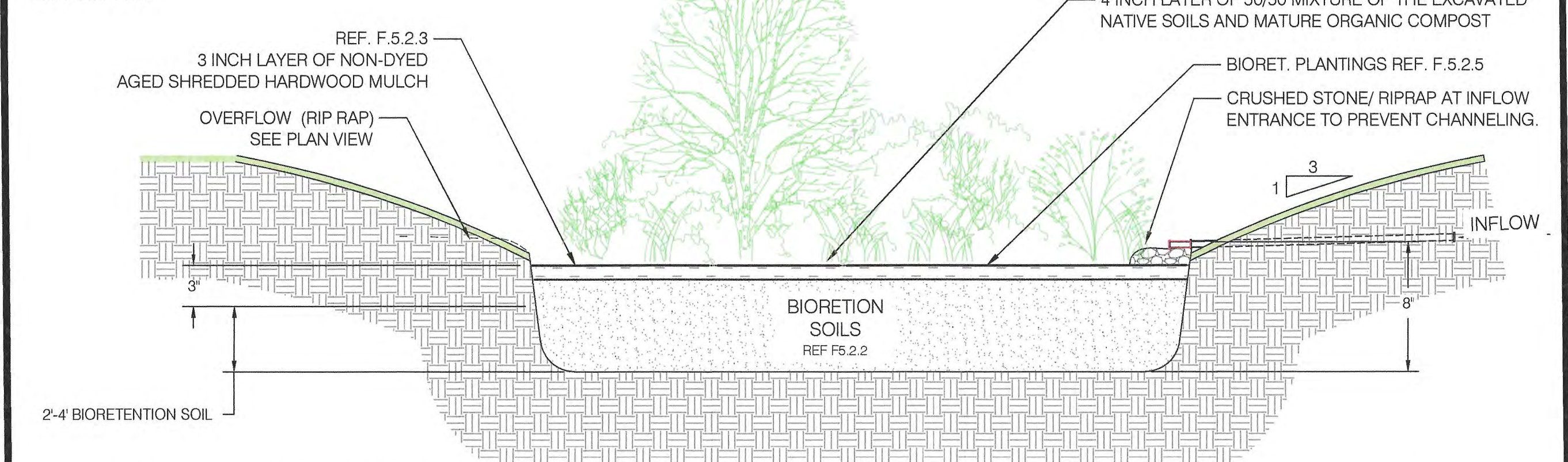
GRADING AND UTILITIES NOTES:

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT THE PROPOSED WORK SHOWN ON THESE PLANS DO NOT CONFLICT WITH ANY EXISTING CONDITIONS OR OTHER PROPOSED WORK. IF CONFLICTS ARISE, THE CONTRACTOR SHALL NOTIFY THE OWNER AND ENGINEER PRIOR TO INSTALLATION OF ANY PORTION OF THE SITE WORK WHICH WOULD BE AFFECTED. NO FIELD ADJUSTMENTS IN THE LOCATION OF SITE ELEMENTS SHALL BE MADE WITHOUT THE ENGINEERS APPROVAL
- WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH WORK, THE LOCATION, ELEVATION, SIZE AND MATERIAL SHALL BE ACCURATELY DETERMINED BY THE CONTRACTOR IMMEDIATELY AND THE INFORMATION FURNISHED TO THE ENGINEER FOR RESOLUTION. THE CONTRACTOR SHALL NOT CONTINUE WORK ON AFFECTED UTILITIES UNTIL THE CONFLICT IS RESOLVED
- ALL WORK PERFORMED AND ALL MATERIALS FURNISHED SHALL CONFORM WITH THE LINE AND GRADES ON THE PLANS AND SITE WORK SPECIFICATIONS
- AT ALL LOCATIONS WHERE EXISTING CURBING OR PAVEMENT ADJUT NEW CONSTRUCTION, THE EDGE OF THE EXISTING CURB OR PAVEMENT SHALL BE SAW CUT TO A CLEAN, SMOOTH EDGE. BLEND NEW PAVEMENT AND CURBS SMOOTHLY INTO EXISTING BY MATCHING LINES, GRADES AND JOINTS
- ALL UTILITY COVERS, GRATES, AND THE LIKE SHALL BE BE FLUSH WITH THE SURROUNDING SURFACE OR PAVEMENT FINISH. RIM ELEVATIONS ARE APPROXIMATE AND FINAL ELEVATIONS ARE TO BE SET FLUSH AND CONSISTENT WITH GRADING
- THE CONTRACTOR SHALL MAKE ALL ARRANGEMENTS FOR THE ALTERATION OF PRIVATE UTILITIES BY THE UTILITY COMPANY, AS REQUIRED.
- THE CONTRACTOR SHALL PROTECT ALL UNDERGROUND UTILITY FACILITIES FROM EXCESSIVE VEHICULAR LOADING. ANY DAMAGE RESULTING TO THESE FACILITIES SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AT THE CONTRACTORS EXPENSE
- ALL WATER WORKS SHALL HAVE 5 FEET OF COVER
- GAS, ELECTRIC, AND COMMUNICATIONS ROUTING ARE SUBJECT TO REVIEW AND APPROVAL BY UTILITY COMPANY
- DURING CONSTRUCTION CONTRACTOR SHALL PROTECT EXISTING UTILITIES BY PROVIDING TEMPORARY SUPPORTS OR SHEETING AS REQUIRED AT NOT ADDITIONAL COST TO THE OWNER
- EXCAVATION REQUIRED WITHIN THE PROXIMITY OF EXISTING UTILITY LINES SHALL BE DONE BY HAND. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINE OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATION AT NO COST TO THE OWNER
- PITCH EVENLY BETWEEN ALL SPOT GRADES.
- THE CONTRACTOR IS RESPONSIBLE FOR REMOVAL AND DISPOSAL OF ANY, ROCKS, DEBRIS, ORGANICS, OR THE LIKE UNCOVERED IN THE COURSE OF WORK



RAIN GARDEN - BIORETENTION DETAIL

REFER RISDISM SECTION 5.5
REFER CONSTRUCTION SPEC. FOR BIORETENTION SYSTEMS F.5.2



TYPICAL RAIN GARDEN SECTION

NEI RECOMMENDS CONSULTING WITH A LOCAL LANDSCAPE ARCHITECT FOR EACH SPECIFIC SITE; PLANT SELECTIONS SHOULD BE BASED OFF REQUISITE CRITERIA IN RI COASTAL PLANT GUIDE. [HTTP://WEB.URI.EDU/OELS/CEOC/COASTALPLANTS/COASTALPLANTGUIDE.HTM](http://web.uri.edu/oels/ceoc/coastalplants/coastalplantguide.htm)

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LOAM AND SEED:

- GENERAL:
- ALL DISTURBED AREAS TO BE LOAMED AND SEEDED PER "RHODE ISLAND SOIL EROSION AND SEDIMENT CONTROL HANDBOOK" AS AMENDED OR REVISED
 - FOR NON-NATIVE PLANTING SEEDING DATES ARE APRIL 1 THROUGH JUNE 15 AND AUGUST 15 THROUGH SEPTEMBER 30, DATE MAY BE EXTENDED 15 DAYS IN NEWPORT COUNTY
 - FOR NATIVE PLANTING SEEDING DATES ARE BETWEEN AUGUST AND SEPTEMBER

- SEED BED PREPARATION:
- LOOSEN SOIL TO A DEPTH OF FIVE INCHES BY RAKING, DISCING, DRAGGING OR TRAVERSING WITH TRACKED MACHINERY, OVER COMPACTION SHALL BE AVOIDED CLEAT MARKS SHALL BE PERPENDICULAR TO ANTICIPATED DIRECTION OF SURFACE WATER FLOW
 - APPLY TOPSOIL, IF NECESSARY
 - APPLY SLOW RELEASE FERTILIZER NOT TO EXCEED 1500 LBS PER ACRE OR 36 LBS PER 1,000 SF USING THE FOLLOWING PERCENTAGES BY WEIGHT
 - 10% AVAILABLE NITROGEN (N)
 - 20% AVAILABLE PHOSPHORIC ACID (P)
 - 20% AVAILABLE POTASSIUM (K)
 - REMOVE FROM SURFACE ALL STONES LARGER THAN 2" IN DIAMETER, ALL DEBRIS, TREE ROOTS OR OTHER UNSUITABLE MATERIAL
 - INSPECT AREA TO BE SEEDED IMMEDIATELY PRIOR TO SEEDING FOR ANY COMPACTED AREAS, IF COMPACTED AREAS EXIST SCARIFY PRIOR TO COMMENCING SEEDING

- SEEDING:
- APPLY SELECTED SEED AT RATES PROVIDED UNIFORMLY MY HAND, CYCLONE SEEDER, DRILL, CULTIPACKER TYPE SEEDER OR HYDROSEEDER
 - NORMAL SEEDING DEPTH IS .25 TO .5 INCH. HYDROSEEDINGS MAY BE LEFT ON THE SOIL SURFACE
 - WHERE FEASIBLE, EXCEPT WHERE EITHER CULTIPACKER TYPE SEEDER OR HYDROSEEDER IS USED, FIRM THE SEEDBED FOLLOWING SEEDING OPERATION WITH ROLLER, OR LIGHT DRAG.
 - SEEDING RATES SHALL BE INCREASED BY 10% WHEN USING HYDROSEEDING
 - USE OF STRAW MULCH HELD WITH ADHESIVE MATERIALS OR 500 LBS PER ACRE OF WOOD FIBER MULCH IS RECOMMENDED FOR PROTECTION FROM SOIL EROSION.
 - IF SEEDING CAN NOT BE COMPLETED WITHIN SEEDING DATES USE MULCHING TO PROTECT SITE AND DELAY SEEDING UNTIL THE NEXT RECOMMENDED SEEDING PERIOD.

- RECOMMENDED SEEDING:
- SEED MIXTURE NO. 1
- KENTUCKY BLUE GRASS 22.5 LBS/AC 0.5 LBS/1000 SF
 - CREeping RED FESCUE 105 LBS/AC 2.5 LBS/1000 SF
 - PERENNIAL RYEGRASS 22.5 LBS/AC 0.5 LBS/1000 SF

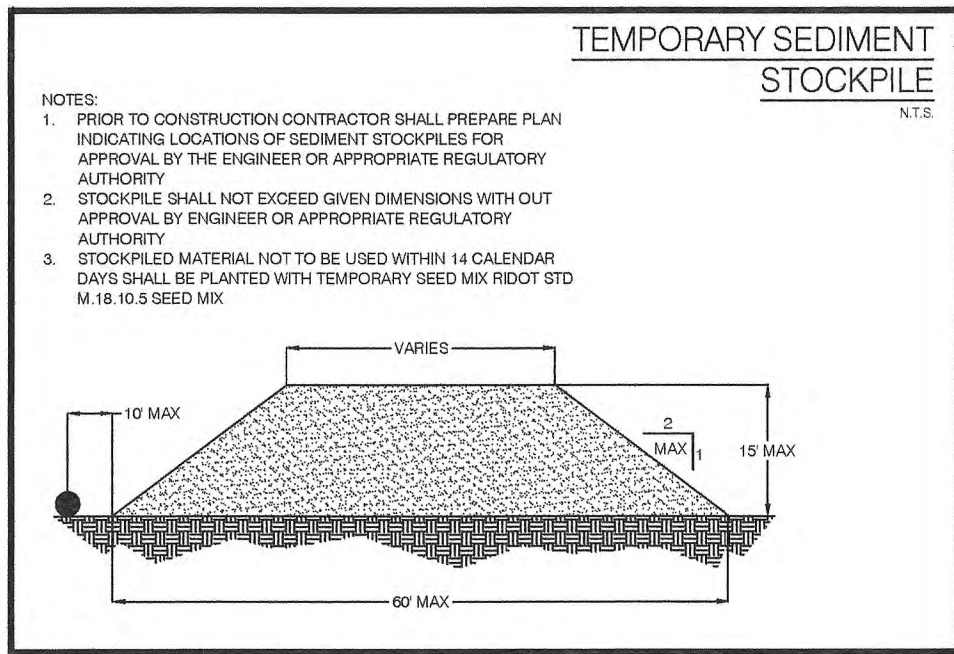
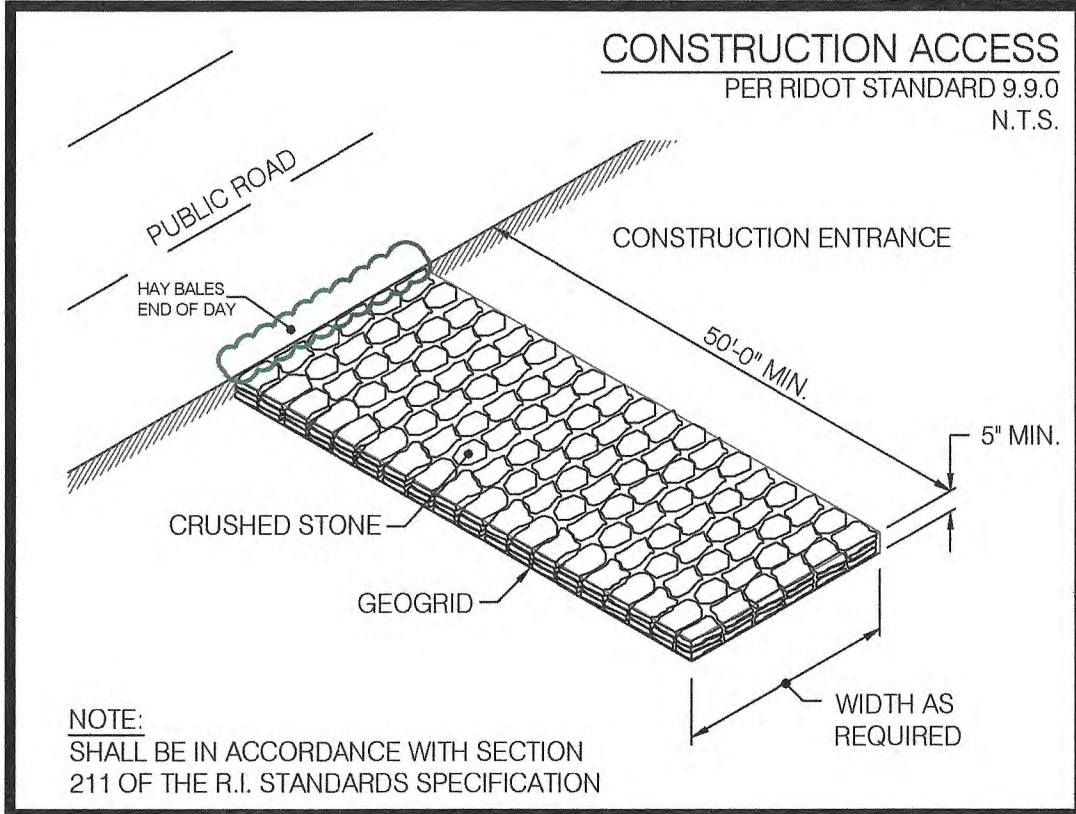
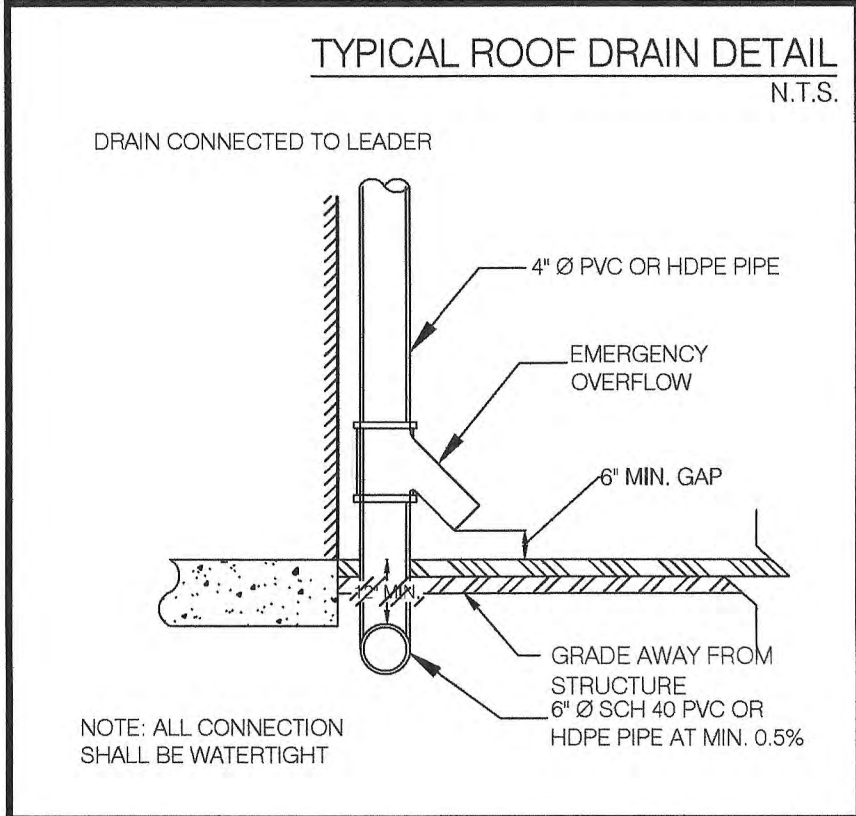
NOTES: WHERE CONFUSION OR UNCERTAINTY EXISTS IN LOAMING AND SEEDING CONSULT THE "RHODE ISLAND SOIL EROSION AND SEDIMENT CONTROL HANDBOOK" AS AMENDED OR REVISED, ENGINEER, LANDSCAPE ARCHITECT

PAVER SPEC. PER RISDISM

- Solid blocks with open-cell joints < 15% of surface:** This type of paver surface includes interlocking impermeable solid blocks or open grid cells that must contain permeable void areas (between the impermeable blocks) less than 15% of the surface area of the paving system. Permeable void areas are to be filled with ASTM No. 8 washed aggregate and compacted with a minimum 5,000 lb plate compactor. In order to meet the water quality treatment requirements of Standard 3, these types of systems must be designed to provide one inch of surface storage above the permeable pavement system. Pavers are set on prepared base course materials consisting of a minimum of 1.5 inches of No. 8 washed aggregate, over a minimum of 4 inches of No. 57 washed stone. No. 2 washed stone is used as a reservoir course as necessary to manage variable storm sizes or provide other functions.

PAVER MAINTENANCE REQUIREMENTS

- Maintenance**
- The surface of permeable paving or pavers shall be monitored after storms to ensure it drains properly. The surface shall be inspected annually for deterioration and repaired as needed.
 - Maintenance shall be performed according to the manufacturer's specifications for paver systems.
 - Paver grids planted with grass shall be mowed on a regular basis and reseeded as necessary.
 - Use of sand and salt on permeable paving and pavers shall be minimized.
 - Porous asphalt or concrete driveways shall not be repaired or rescaled with impermeable products.
 - Crushed stone shall be replaced or re-grading performed as necessary in crushed stone driveways to maintain a minimum 3" depth of stone and a level surface.

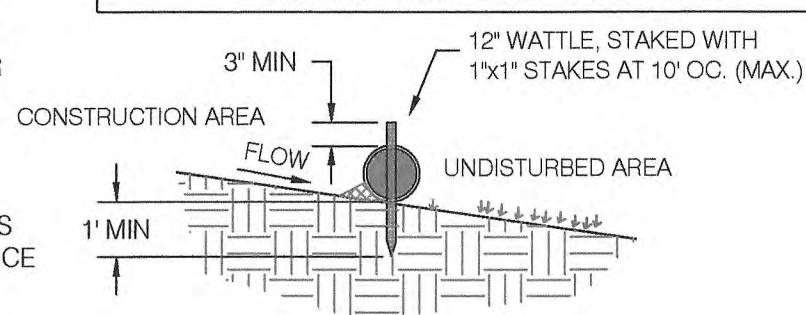


- A. INSTALLATION. COMPOST FILTER SOCKS SHALL BE CONSTRUCTED AT THE LOCATIONS, AND IN ACCORDANCE WITH THE DETAILS INDICATED ON THE PLANS, OR AS DIRECTED BY THE ENGINEER. THE FOLLOWING STIPULATIONS ALSO APPLY:
- COMPOST FILTER SOCKS MAY BE EITHER FABRICATED ON SITE OR DELIVERED TO THE SITE.
 - COMPOST MEDIA SHALL CONFORM TO AASHTO MP 9-06 AND RIDOT SECTION 206
 - TRENCHING IS NOT REQUIRED. COMPOST FILTER SOCKS SHALL BE PLACED OVER THE TOP OF GROUND, WOODEN STAKES SHALL BE DRIVEN THROUGH THE CENTER OF THE FILTER SOCKS TO ANCHOR THEM TO THE GROUND. TO ENSURE OPTIMUM PERFORMANCE, HEAVY VEGETATION SHALL BE CUT DOWN OR REMOVED, AND EXTREMELY UNEVEN SURFACES SHALL BE GRADED TO ENSURE THAT THE COMPOST FILTER SOCK UNIFORMLY CONTACTS THE GROUND SURFACE
 - FILTER SOCKS SHALL BE PLACED IN A CONTINUOUS LINE, WHERE ENDS INTERSECT THEY SHALL BE SLEEVED TO CREATE AN INTERLOCK WITH A TWO (2) FOOT OVERLAP. AFTER ONE SECTION IS FILLED AND THE ENDS TIED OFF, THE NEXT SECTION SHALL BE PULLED OVER THE TIED OFF END OF THE PREVIOUS SECTION, TO CREATE A 2 FOOT OVERLAP. THE OVERLAP SHALL BE STAKED. THE INTERSECTING OVERLAPS SHALL BE CONSTRUCTED TO ENSURE THAT STORMWATER DOES NOT BREAK THROUGH AT THESE INTERSECTION POINTS.
 - REMOVAL. THIS WORK, IF REQUIRED, SHALL INCLUDE THE REMOVAL OF THE COMPOST FILTER SOCK AND STAKES. UNLESS BIODEGRADABLE, THE MESH FILTER SOCK MATERIAL SHALL BE CUT OPEN AND THE SOCK REMOVED. IN GENERAL, THE COMPOST FILTER MATERIAL MAY BE LEFT IN PLACE, HOWEVER THE MATERIAL WILL BE RAKED OUT, LEVELED TO SURROUNDING GRADES, THEN SEEDED. PRIOR TO SUCH REMOVAL, HOWEVER, ALL SILT, MUD AND DEBRIS ENTRAPPED OUTSIDE OF THE COMPOST FILTER SOCK SHALL BE REMOVED AND THE AREA CLEANED UP IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF SECTION 212 OF RIDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.

COMPOST FILTER SOCK DETAIL

REF. SECTION 206.03.4 OF RIDOT STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION) N.T.S.

PER CITY OF NEWPORT PLANNING BOARD USE STRAW WATTLES IN PLACE OF COMPOST FILTER SOCK

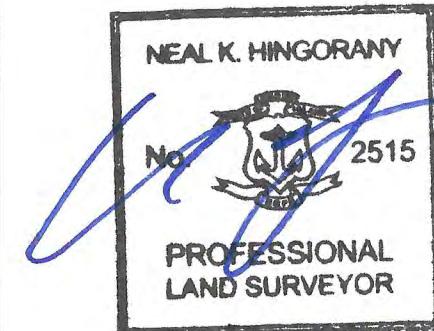


NEI
Narragansett Engineering Inc.
Civil • Survey Structural Environmental Design
3102 East Main Road, Portsmouth RI 02871
Tel. 401.683.6630 www.nei-cds.com

SHEET TITLE
DETAILS SHEET
527 OCEAN AVE

PAUL F. WEBER AIA
PAUL WEBER ARCHITECTURE
449 THAMES STREET, SUITE 202
NEWPORT, RI 02840
T: 401-849-3390 (OFFICE)
E: PAUL@PAULWEBERARCHITECTURE.COM

Property Record
527 Ocean Avenue, Newport, RI 02840
Plat: 44, Lot: 118
Zone: R40A, Area: 1.84 acres (per assessors)
N/F: 527 Harbor Point LLC (per assessor) **
Vacant land (per assessor)
REF: NEI # 19.0153



07.13.21
REV. 1

nei-cds.com

PROJECT #	DATE	DRAWN	CHECK
21.0135	09.10.21	LD	NKH
No	DATE	REVISIONS/DESCRIPTION	BY
1	09-13-21	UPDATE PR. STRUCTURES PER ARCH	LD

REFERENCE ARCHITECTURAL PLAN PER PAUL WEBER ARCHITECTURE. DATE RECEIVED 08-04-21

REFERENCE RIDOT COWTS # 1021-0735 REFER TO PLAN PREPARED BY CARRIGAN ENGINEERING, INC. COWTS DESIGN DATED 11-4-10

- CRMIC PERMIT MODIFICATION WILL BE 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.

LOCUS MAP

C-101

SCALE



149 Thames Street
Suite 202
Newport, RI 02840
Tel: 401.849.3390
Fax: 401.849.3397

www.paulweberarchitecture.com

SHAPERO RESIDENCE
OCEAN AVENUE
NEWPORT, RI

Job no: 2014

Revision:

Phase: ZONING APPLICATION

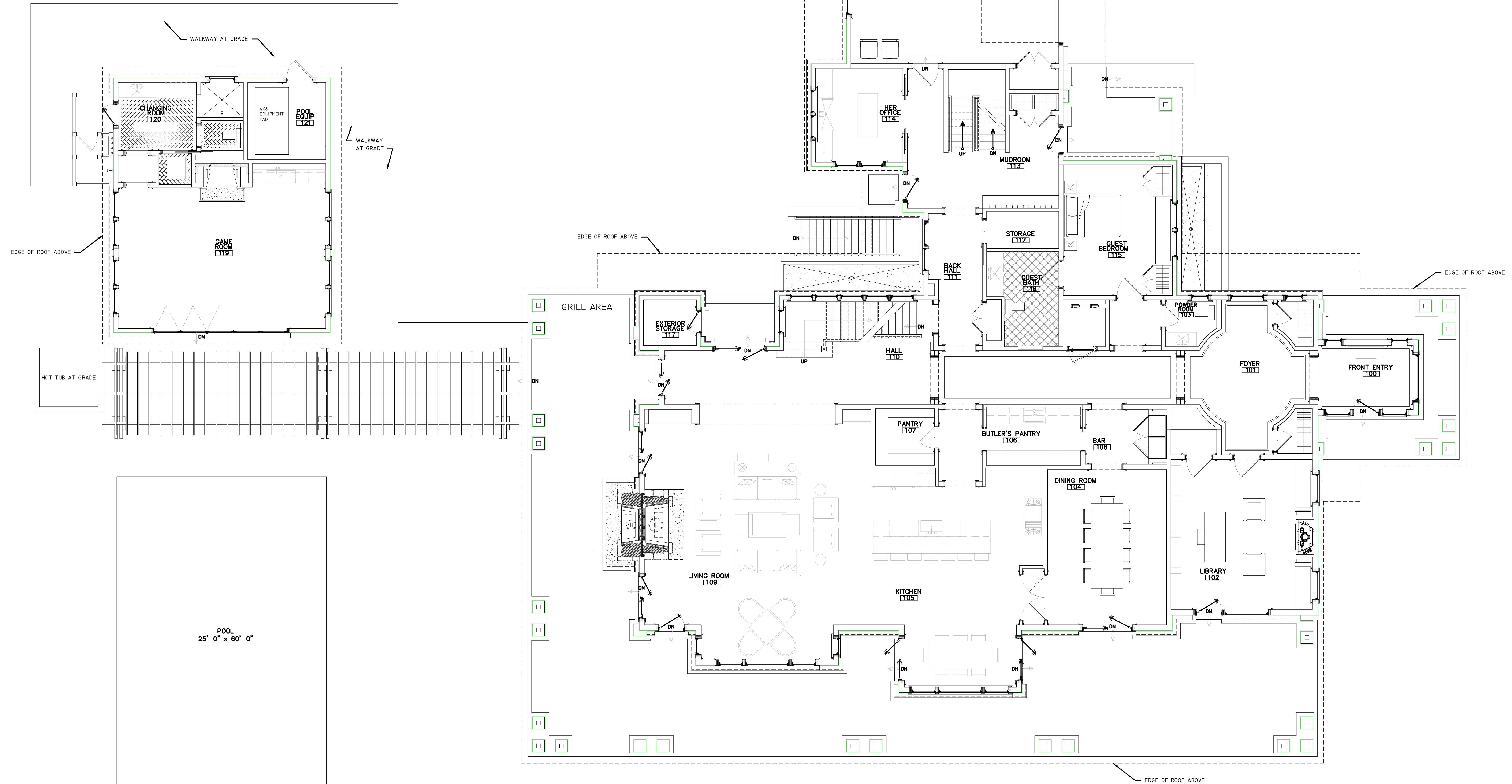
description:
FIRST FLOOR PLAN

ate Issued: 09.272021

Scale: AS NOTED

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ARCHITECT, LLC

A101



1 FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"



SHAPERO RESIDENCE
OCEAN AVENUE
NEWPORT, RI

Scale: AS NOTED

A200



SHAPERO RESIDENCE
OCEAN AVENUE
NEWPORT, RI

[illegible]

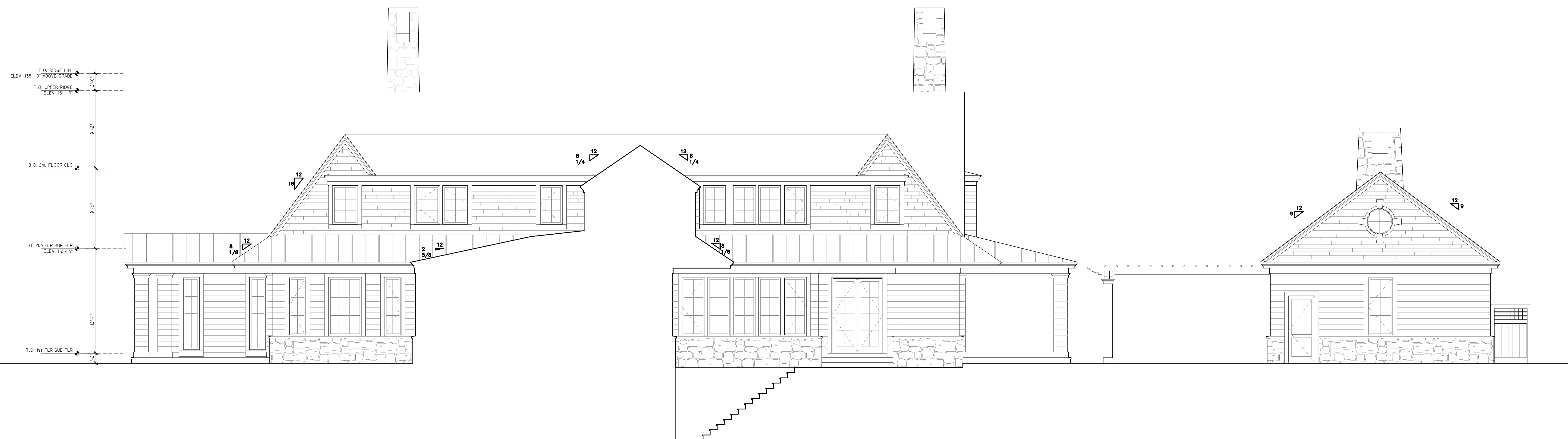
Phase: ZONING APPLICATION
Description:
EXTERIOR ELEVATIONS

Date Issued: 09.27.2021

Scale: AS NOTED

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A201



2 EAST ELEVATION
SCALE: 3/16" = 1'-0"



1 EAST ELEVATION
SCALE: 3/16" = 1'-0"



SHAPERO RESIDENCE
OCEAN AVENUE
NEWPORT, RI

[illegible]

Phase: ZONING APPLICATION
Description:
EXTERIOR ELEVATIONS

Date Issued: 09.27.2021

Scale: AS NOTED

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A202

