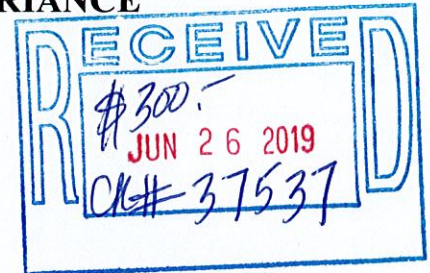




**COMBINED APPLICATION FOR A SPECIAL USE PERMIT &  
A REGULATORY (DIMENSIONAL) VARIANCE**

**CITY OF NEWPORT, RI  
ZONING BOARD OF REVIEW**



DATE: June 26, 2019

Board Members:

*ZBR AUG-1*

The undersigned hereby petitions the Zoning Board of Review for a special use permit and a regulatory 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: 25 Waites Wharf	Tax Assessor's Plat: 32, Lot: 155
Street & No: 20 West Extension Street	Tax Assessor's Plat: 32, Lot: 267
Street & No: 1 Waites Wharf	Tax Assessor's Plat: 32, Lot: 268
Street & No: 0 Waites Wharf	Tax Assessor's Plat: 32, Lot: 272
Street & No: 16 Waites Wharf	Tax Assessor's Plat: 32, Lot: 248
Street & No: 23 Coddington Wharf	Tax Assessor's Plat: 32, Lot: 293

**Petitioner's Information**

<b>Applicant:</b>	Harbour Realty, LLC	<b>Address:</b>	c/o J. Russell Jackson Miller Scott Holbrook & Jackson 122 Touro Street Newport, RI 02840
<b>Owners:</b>	Harbour Realty, LLC Tomorl, LLC 20 West Extension, LLC Waites Wharf Realty Association, LLC Thomas B. Abruzese		c/o J. Russell Jackson Miller Scott Holbrook & Jackson 122 Touro Street Newport, RI 02840
<b>Leasee:</b>	N/A		N/A

### Property Characteristics

**As part of this proposed development, the Applicant/Owners propose to merge the two (2) contiguous lots which are north of the Waites Wharf right of way into a single lot, and to merge the four (4) contiguous lots which are south of the Waites Wharf right of way into single lot. For the purposes of this Application the proposed merged lots will be referred to as “Waites Wharf North Lot” and “Waites Wharf South Lot.”**

## Proposed Waites Wharf North Lot

<b>Dimensions of Lot:</b>	<b>Frontage:</b>	427 ft. +/- Waites Wharf (Lot 155)
		135 ft. +/- West Extension St. (Lot 267)
	<b>Depth:</b>	170 ft. +/-
	<b>Area:</b>	84,471 sq. ft. +/-

**Zoning District in which premises is located:** Waterfront Business

**How long have you owned above premises?** 24 Years – 25 Waites Wharf (Lot 155)  
3 Years – 20 West Extension St. (Lot 267)

**Are there buildings on the premises at present?** Yes

**Total square footage of the footprint of existing buildings:** 15,035 sq. ft. +/-

**Total square footage of the footprint of proposed buildings:** 17,726 sq. ft. +/-

**Present use of premise:** Marina, nightclub, parking, warehouse.

**Proposed use of premises:** Marina, hotel, restaurant, banquet facility, parking.

## Proposed Waites Wharf South Lot

<b>Dimensions of Lot:</b>	<b>Frontage:</b>	522.12 ft. +/- Waites Wharf (Lots 268, 272, 248)
		95.32 ft. +/- Coddington Wharf (Lot 293)
	<b>Depth:</b>	131.73 ft. +/-
	<b>Area:</b>	53,322 sq. ft. +/-

**Zoning District in which premises is located:** Waterfront Business

**How long have you owned above premises?** 24 Years – 1 Waites Wharf (Lot 268)  
16 Years – 0 Waites Wharf (Lot 272)  
13 Years – 16 Waites Wharf (Lot 248)  
18 Years – 23 Coddington Wharf (Lot 293)

**Are there buildings on the premises at present?** Yes



**Total square footage of the footprint of existing buildings:** 12,835 sq. ft. +/-

**Total square footage of the footprint of proposed buildings:** 10,339 sq. ft. +/-

**Present use of premise:** Marina, restaurant & deck, parking, warehouse, residential dwelling.

**Proposed use of premises:** Marina, hotel, restaurant, banquet facility, parking.

**Give extent of proposed alterations:** The Applicant proposes to demolish the existing structures on both the merged Waites Wharf North Lot (Existing Lots 155 & 267) and the merged Waites Wharf South Lot (Existing Lots 268, 272, 248 & 293) and construct an upscale 150 room hotel. The hotel rooms, uses, amenities and parking will be distributed between the North and South Lots. The newly constructed hotel building on the Waites Wharf North Lot will have 88 guest rooms and will also house the restaurant, banquet and wedding facilities. The new hotel building on the South Lot will have 62 guest rooms.

## **Zoning Characteristics Matrix**

### **Attached Hereto as Exhibit A**

#### **Project Summary:**

The Applicant seeks relief pursuant to the hereinafter named provisions of the Zoning Code, for permission to demolish all existing structures on the subject parcels and merge the two lots north of the Waites Wharf right of way (Lots 155 & 267) into a single "North Lot" and merge the four lots south of the Waites Wharf right of way (Lots 268, 272, 248 & 293) into a single "South Lot." The North and South Lots will each be a conforming lot in the Waterfront Business Zone. Upon the merger of the lots, the Applicant proposes to continue the existing marina use and develop an upscale 150 room hotel complex with restaurant, wedding and banquet facilities. A hotel building with a footprint of 17,726 square feet will be constructed on the North Lot, which will house 88 guest rooms as well as the restaurant, wedding and banquet spaces. A hotel building with a footprint of 10,339 square feet will be constructed on the South Lot, which will house 62 guest rooms. The buildings will be constructed to meet all modern building code and flood zone requirements. Parking is provided on both the North and South Lots. Combined, there will be 266 parking spaces which will be sufficient to satisfy the requirements of the Zoning Code based on the various proposed uses of the two lot complex. The development will meet all setback, lot coverage and building height dimensional requirements for the Waterfront Business Zone. There will be a substantial increase in green space and a state of the art water quality and storm water management system installed as part of the project.



The development will enhance public access to the water by providing an improved pedestrian walkway around the entire perimeter of the hotel and marina complex. At the end of West Extension Street, the Applicant proposes to increase green space to make the public dinghy dock and public right of way more user friendly. From that point there will be a ten foot wide walking path running along the northern portion of the North Lot, until it reaches the western terminus of the parcel. Along the western end of both the North and South Lots, public access will be increased by providing a land based fifteen foot wide public walking and harbor observation area. A public access walking path will also be provided along the southern boundary of the premises and will provide a pedestrian connection to Coddington Wharf. The existing marina office will be removed from the western end of the Waites Wharf right of way. The proposed development will preserve and enhance existing direct public access to the water and will provide an improved and vital link for the ongoing development of the Newport Harbor walk.

As part of this development plan, the Applicant will be seeking relief pursuant to the following provisions of the Zoning Code:

Section 17.108.020 (Special Use Permits)

Section 17.56.020 (B)(8) (WB Zone Use Regulations – Transient Guest Facilities)

The proposed use as a hotel or “Transient Guest Facility” is allowed in the Waterfront Business Zone with a Special Use Permit. These sections of the Zoning Code are the applicable provisions relating to the Applicant’s request for a Special Use Permit for the development.

Section 17.108.010 (Variances)

This section of the code allows the Applicant to seek a variance from the literal application and enforcement of various provisions of the Zoning Code.

Section 17.100.050 (C) (Development Standards – Transient Guest Facilities – Room Density)

The Applicant seeks a regulatory variance from the requirements of the Development Standards as they relate to room density. In zones where Transient Guest Facilities are allowed by Special Use Permit, the standard density is one guest room per 1,500 square feet of lot area. This formula would yield a count of 91 guest rooms on the combined subject North and South Lots. The Applicant seeks a variance from the Development Standards to allow for 150 guest rooms.

Section 17.104.020 (F) (Parking & Loading Standards – Parking on Noncontiguous lots)

This section of the Zoning Code calls for the parking requirements for a Transient Guest Facility to be satisfied on site. To the extent necessary, the Applicant seeks relief from this provision of the Zoning Code to allow for the adjacent but noncontiguous North and South Lots, which are under common ownership and part of a comprehensive development plan, to be considered together for the purposes of satisfying the parking requirements for each of the uses of the hotel and marina complex.



Section 17.104.040 (B) (Parking & Loading Standards – Parking Space Design Standards – Exiting and Entering onto a Right of Way)

This section of the Zoning Code relating to Parking Space Design Standards requires that off street parking spaces open directly upon an aisle or driveway and not a pedestrian or vehicular right of way. The Applicant seeks relief to allow a portion of the proposed parking spaces on both the North and South Lots to open upon the Waites Wharf right of way.

**What provisions of the Comprehensive Land Use Plan are applicable to this project?**

The Applicant avers that the project is consistent with many provisions of the Comprehensive Land Use Plan, including, but not limited to the following:

**Land Use Goals and Policies:**

- Goal LU-1:** To provide a balanced City consisting of residential, commercial, and employment uses consistent with the character, environmental resources and vision of the community.
- Policy LU-1.3:** The City shall work with state regional agencies and private property owners to maintain viable maritime uses and public access within the city's harbor area, while also supporting uses necessary to accommodate tourism.
- Policy LU-1.4:** The City shall maintain design standards to protect historic structures, maintain the heritage of the community, and maintain views and access to the harbor and waterfront areas.
- Policy LU-1.6:** The City shall encourage upgrading, beautification, revitalization, and environmentally appropriate reuse of existing commercial areas.

**Economic Development:**

- Goal ED-1:** To develop a robust and diverse economy, providing suitable employment opportunities for residents, and a stable tax base.
- Policy ED-1.1:** The City shall support key economic drivers while also seeking to attract and grow its technology sector and businesses that represent new and innovative concepts and technologies.
- Policy ED-1.5:** The City shall build upon thriving sectors to develop a more substantial year-round tourism economy.



- Goal ED-2:** To protect and enhance the City's maritime related business.
- Policy ED-2.1:** The City shall consider the impacts of plans, programs, investments, regulations and other factors influencing or potentially influencing the viability of its maritime businesses and will take appropriate actions to avoid or mitigate negative impacts.
- Goal ED-3:** To provide efficient and effective government services to encourage economic development.
- Policy ED-3.1:** The City shall work with the State and advocate for City revenue options which provide a better return between the tax contributions provided by tourism in Newport with the tax revenues returned by the State to the City to pay for the services required to support the large tourism base.
- Policy ED-3.5:** The City shall make strategic capital investments that facilitate core economic development objectives.

**Transportation and Circulation:**

- Goal T-5:** To provide sufficient and suitably located parking, designed to eliminate, mitigate or reduce impacts.
- Policy T-5.1:** The City shall strive to develop, implement and actively manage a plan and program intended to provide sufficient parking to support local businesses and tourist activity sites.

**Open Space & Recreation:**

- Goal OSR-3:** To protect and enhance public access to shoreline and waterfront areas.
- Policy OSR-3.1:** The City shall enhance and protect public access to the shoreline and waterfront areas through recreational sites, public rights-of-way, and access easements.

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

The Applicant/Owners own title to six contiguous or adjacent parcels of land, encompassing over half of the western portion of Waites Wharf. This is a unique circumstance in the Waterfront Business Zone, both in terms of the number of adjacent or contiguous lots under common ownership and in terms of the overall size of the area. These parcels are divided down the middle by the Waites Wharf public right of way. Without the right of way, all lots would be contiguous and available to merge into a single parcel in support of the proposed development. The Applicant is seeking a



regulatory variance to utilize all six lots by merging both lots north of the right of way into a single lot and merging all lots south of the right of way into a single lot and thereafter having both lots considered as a single development for zoning purposes. The flood zone status of this property also presents unique challenges to site development, storm water management and construction. The regulatory variances from the Development Standards requested by the Applicant as they relate to parking space design standards and room density would allow for the reasonable use of the land in light of these unique circumstances and challenges.

**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 subject property encompasses the western half of Waites Wharf. The property is in the heart of the Waterfront Business Zone and is surrounded by a rich mix of uses including traditional maritime, educational/institutional, retail, standard restaurant, fast food restaurants, parking lots, bar/taverns, offices, transient guest facilities, timeshares, residences and multi-unit condominium developments. The proposed hotel structures in this development will comply with setback, lot coverage and building height requirements. The ongoing marina operation is a use by right and the proposed hotel is a permitted use. The requested regulatory variances will allow both for a parking plan which provides 266 spaces, exceeding the number required by the proposed uses and for a room count which makes the project economically viable. The Applicant's hardship is due to the unique characteristics of the subject land as described herein and the literal interpretation of the zoning code, resulting in the denial of the relief requested would deny the Applicant the opportunity to develop the property as a transient guest facility, (which is allowed by Special Use Permit), in a manner consistent with a number of properties throughout the Waterfront Business Zone. The planned use of this property by the Applicant is appropriate and consistent with the purpose and intent of the Waterfront Business Zone and is consistent with the rights enjoyed by other property owners throughout this business district.

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

The relief requested are the minimum variances and the least relief necessary that will make possible the reasonable use of the land, building or structure as a viable marina and hotel complex. These uses are consistent with the purpose and intent of the Waterfront Business Zone. The proposed development will be in harmony with the surrounding area and will allow for the use of the property consistent with other properties in the densely developed Waterfront Business Zone. The variances will not be injurious to the surrounding area or otherwise detrimental to the public welfare, nor will they impair the intent or purpose of the Zoning Code or the Comprehensive Land Use Plan because the requested regulatory variances are in furtherance of a reasonable use of the property. If the variances are denied the Applicant will suffer a hardship amounting to more than a mere inconvenience because it would be denied the ability to have a reasonable use as a viable transient guest facility in a manner consistent with the character of the Waterfront Business Zone.



## **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.

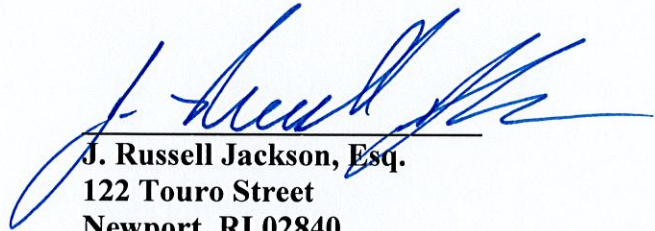
In granting a variance, the zoning board of review shall require that evidence of the following standards be entered into the record of the proceedings:

- 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".**

**Applicant & Owners  
By Their Attorneys  
Miller Scott Holbrook & Jackson**

A handwritten signature in blue ink, appearing to read "J. Russell Jackson", is written over a horizontal line.

**J. Russell Jackson, Esq.  
122 Touro Street  
Newport, RI 02840  
Tel: 401-847-7500  
[jackson@millerscott.com](mailto:jackson@millerscott.com)**



## Waites Wharf Hotel

### EXHIBIT A – Zoning Characteristics Matrix

	Existing	Required/Allowed	Proposed
Lot Size (sq. ft)	Lot 155 = 74,346 Lot 267 = 10,125 Lot 268 = 31,834 Lot 272 = 9,296 Lot 248 = 6,242 Lot 293 = 5,590	5,000	Merged North Lot = 84,471 Merged South Lot = 53,322
Lot Coverage	Lot 155 = 10.76% Lot 267 = 69.48% Lot 268 = 17.76% Lot 272 = 0.00% Lot 248 = 99.01% Lot 293 = 16.81%	40 %	Merged North Lot = 23.83% Merged South Lot = 20.37%
Dwelling Units	Lot 293 = 1 All other Lots = 0	27 (1 Dwelling/5,000 sq. ft.)	Merged North Lot = 0 Merged South Lot = 0
Parking (# of spaces)	100 +/-	264	266
Front Setback (ft.)	Lot 155 = 8.03' Lot 267 = 0' Lot 268 = 0' Lot 272 = N/A Lot 248 = 0' Lot 293 = .72'	0'	Merged North Lot = 13.97' Merged South Lot = 8.2'
Side Setbacks (ft.) West Side	Lot 155 = 0' Lot 267 = 0' Lot 268 = 78.43' Lot 272 = 0' Lot 248 = .68' Lot 293 = 69.12'	5'	Merged North Lot = 65' Merged South Lot = 25.77'
Side Setbacks (ft.) East Side	Lot 155 = 350' Lot 267 = 5.5' Lot 268 = 179.11' Lot 272 = 0' Lot 248 = .75' Lot 293 = 3.09'	5'	Merged North Lot = 61.54' Merged South Lot = 268.79'
Rear Setback (ft.)	Lot 155 = 33.05' Lot 267 = 0' Lot 268 = 1.94' Lot 272 = 0' Lot 248 = .35' Lot 293 = 18.42'	5'	Merged North Lot = 88.47' Merged South Lot = 13.70'
Height (ft.)	Lot 155 = 18' +/- Lot 267 = 22' +/- Lot 268 = 16' +/- Lot 272 = N/A Lot 248 = 19' +/- Lot 293 = 30' +/-	45' + 5' freeboard Measured from base flood elevation pursuant to Sec. 17.56.060 & RIGL 45-24-31 in effect at time of filing.	Merged North Lot = 49' Merged South Lot = 49'



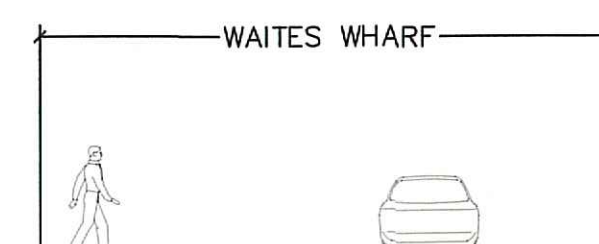


1S WAITES WHARF LOOKING SOUTH  
SCALE: 3/32"-1'-0"

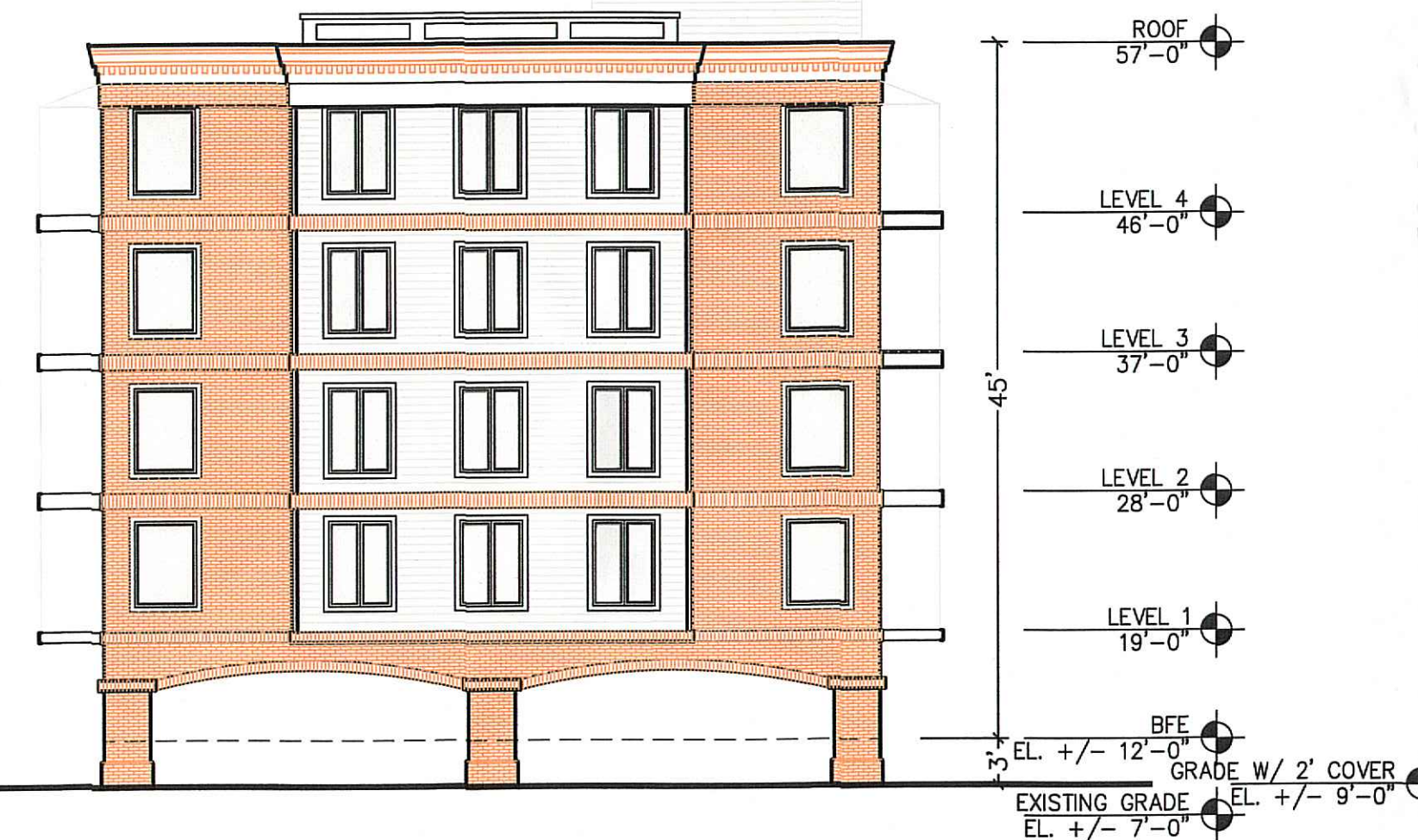
(NORTH ELEVATION OF THREE-STORY "S" BUILDING)



2S EAST ELEVATION OF THREE-STORY "S" BUILDING  
SCALE: 3/32"=1'-0"



2 WAITES WHARF LOOKING WEST  
SCALE: 3/32"=1'-0"



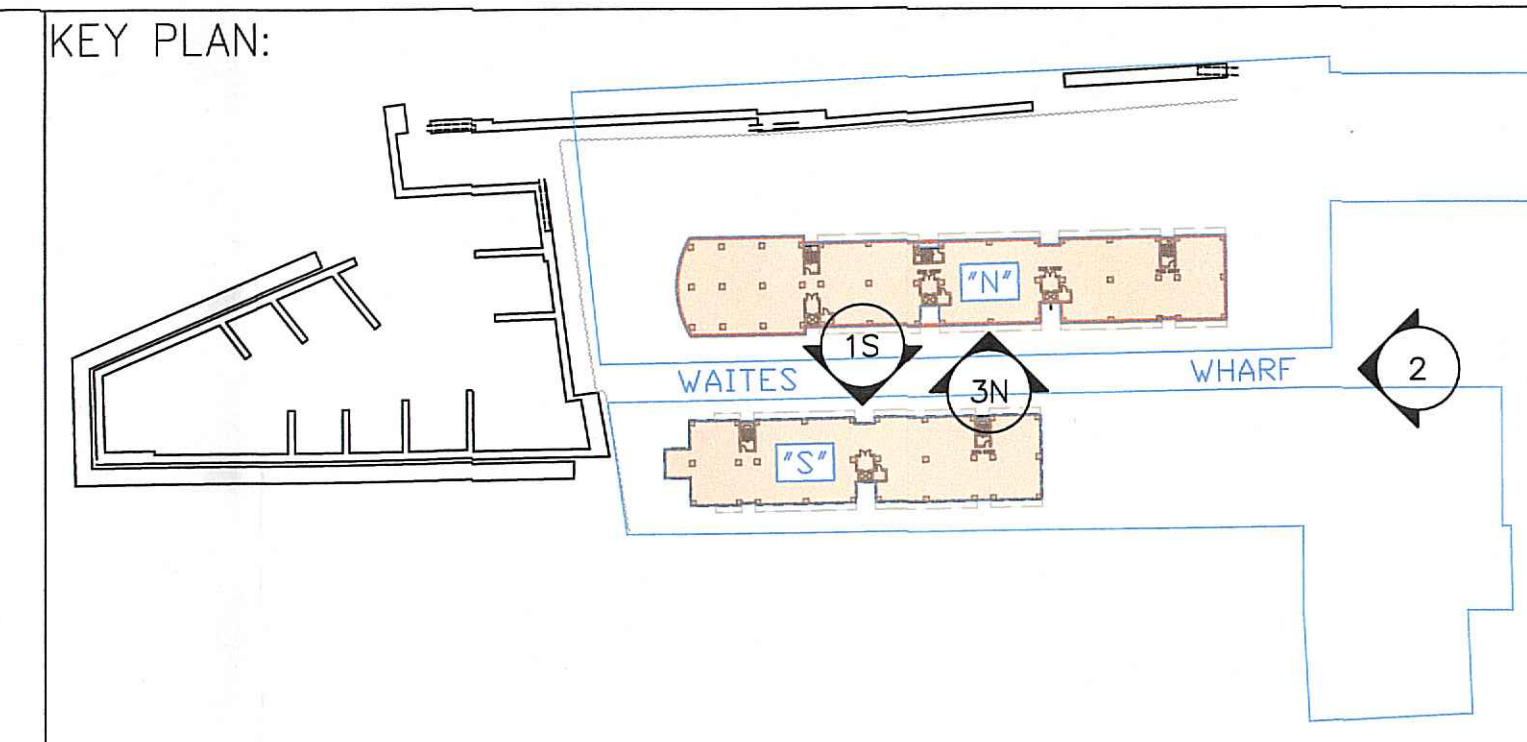
2N EAST ELEVATION OF FOUR-STORY "N" BUILDING  
SCALE:  $3/32" = 1'-0"$

PROPOSED MATERIALS: BRICK VENEER HARDIPLANK LAP SIDING, TRIM & FASCIA METAL CLAD DOORS & WINDOWS STAINLESS STEEL RAILING
--



3N WAITES WHARF LOOKING NORTH  
SCALE: 3/32"=1'-0"

(SOUTH ELEVATION OF FOUR-STORY "N" BUILDING)

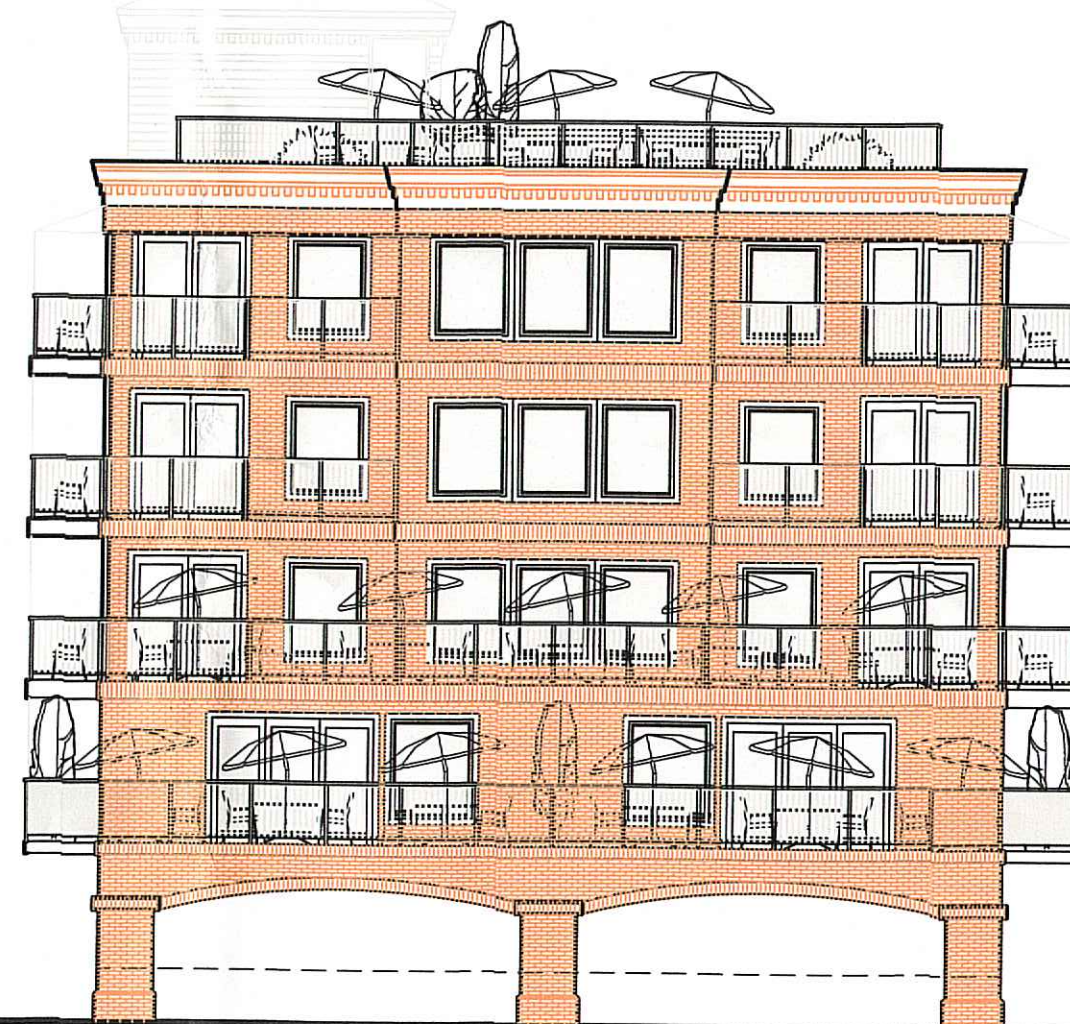




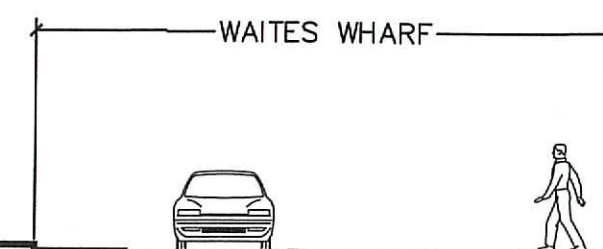
ARCHITECTURAL DRAWINGS, SPECIFICATIONS, ELECTRONIC DATA, AND OTHER DOCUMENTS IN RESPECT TO THIS PROJECT ARE THE INSTRUMENTS OF SERVICE FOR NEWPORT ARCHITECTURE, LLC (NPA) AND THEIR CONSULTANTS. THE ARCHITECT RETAINS ALL RIGHTS TO THE DRAWINGS OWNERSHIP AND USAGE.  
Sunday, June 23, 2019 12:38:41 PM C:\Users\mimac\OneDrive\Waite's Wharf-concept-plans-4-15-2019 - Standard\Waite's Wharf-concept-plans-4-24-2019.dwg



1S SOUTH ELEVATION OF THREE-STORY "S" BUILDING  
SCALE: 3/32"=1'-0"



2N WEST ELEVATION OF FOUR-STORY "N" BUILDING  
SCALE: 3/32"=1'-0"



2 WAITE'S WHARF LOOKING EAST  
SCALE: 3/32"=1'-0"

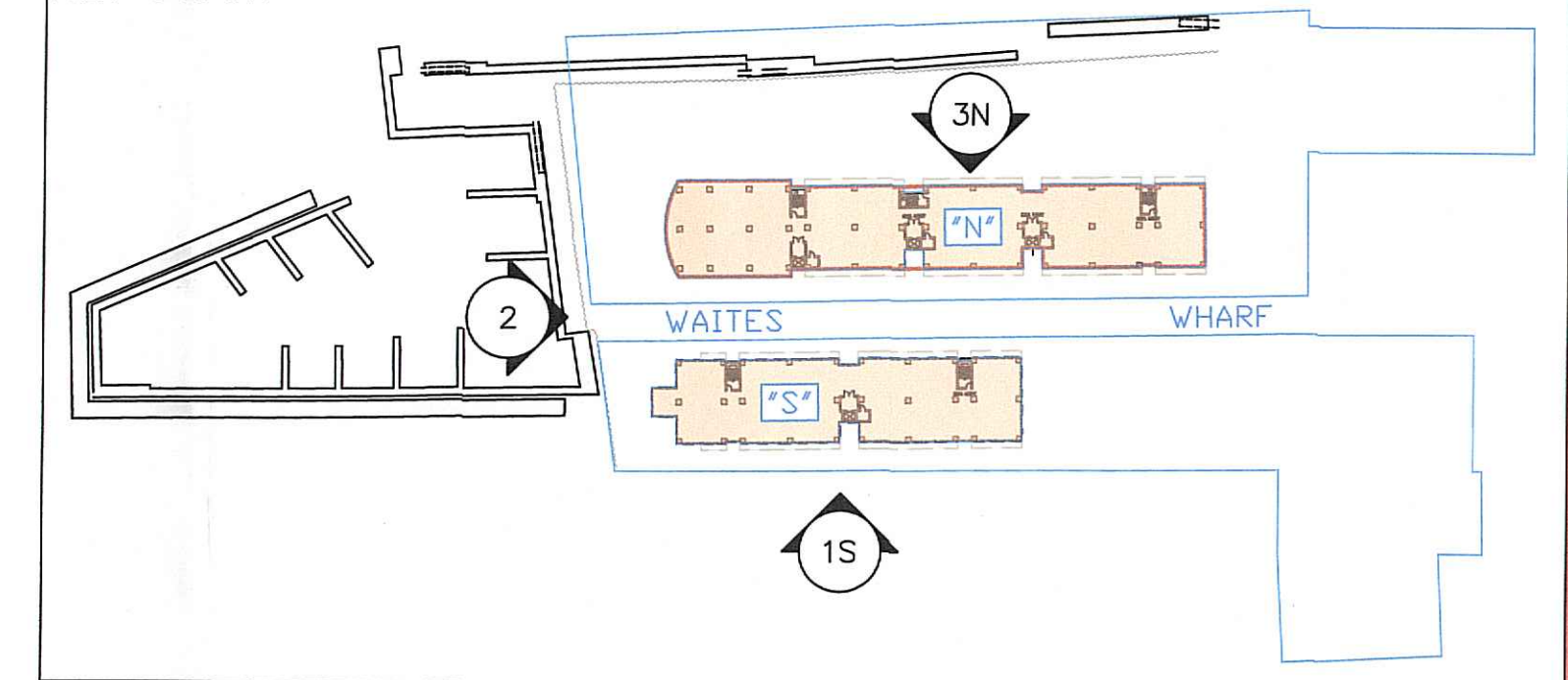


2S WEST ELEVATION OF THREE-STORY "S" BUILDING  
SCALE: 3/32"=1'-0"



3N NORTH ELEVATION OF FOUR-STORY "N" BUILDING  
SCALE: 3/32"=1'-0"

KEY PLAN:



PROPOSED MATERIALS:  
BRICK VENEER  
HARDIPLANK LAP SIDING, TRIM & FASCIA  
METAL CLAD DOORS & WINDOWS  
STAINLESS STEEL RAILING

0 10'

25 WAITE'S WHARF  
NEWPORT, RHODE ISLAND 02840

CONCEPTUAL

PHASE:	FEASIBILITY STUDY
STATUS:	100%
ISSUE DATE:	6/24/2019
PROJECT NO.:	1501
DESCRIPTION:	

A-9

NewPort Architecture, LLC  
P. O. BOX 1142, 38 LEDGE ROAD  
NEWPORT, RI 02840  
401.846.0776  
nparch.com





- 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 / NAD 83.
  4. TOPOGRAPHY IS MIX 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 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 "A" PER UAV DATA

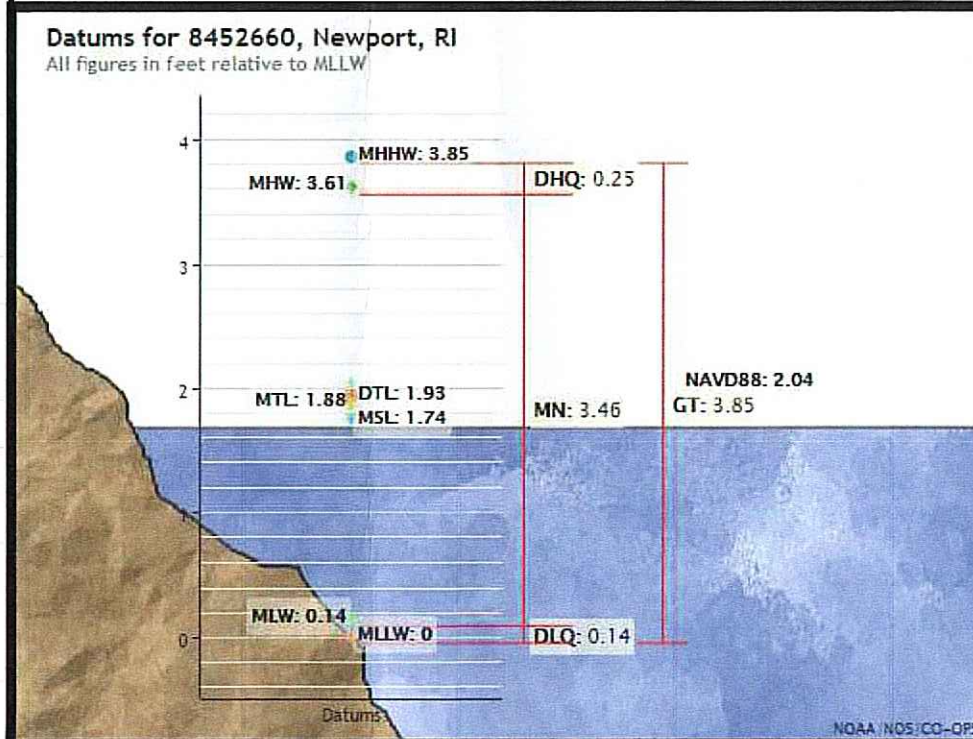
EXISTING	NO	ITEM	AREA	UNITS
1	LOT 155		74,346	sq.ft.
2	TOTAL BUILDING AREA		8,000	sq.ft.
3				
4	% BUILDING COVERAGE		10.76%	
5				
6	LOT 267		10,125	sq.ft.
7	TOTAL BUILDING AREA		7,035	sq.ft.
8				
9	% BUILDING COVERAGE		69.48%	
10				
11	LOT 268		31,834	sq.ft.
12	TOTAL BUILDING AREA		5,655	sq.ft.
13				
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%	
30				

- 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 486
  - 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, R.I. 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	SHEET		1 OF 1					
PROJECT #	880240	NEWPORT RHODE ISLAND		DATE	07/2019				
NO.	PLAT	LOT	BOOK	PAGE	OWNER OF RECORD	PLAN	DEED	DATE FILED	CONTROL
1	32	155	692	155	HARBOR 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	1/31/1934	
					NEWPORT COASTAL PARTNERSHIP		X	1989	
					WEST EXTENSION - WAITES WHF SEWER EASEMENT TO CITY		X	7-28-1977	
2	32	266	692	155	HARBOR REALTY LLC		X	8/9/1995	
			676	149			X		
			444	4			X		
			406	464			X		
			225	203-4			X		
			128	512			X	5/9/1932	
					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		
4	32	248	1721	14	TOMORL LLC		X	2/17/2006	
			251	174			X		
			185	263-265			X		
			168	427			X		
			148	180			X		
			131	134			X		
			95	420	NELSON, JOHN		X	5.5.1911	
					PLAN EASTERN ICE CO.		X	04/27/1994 01:18	
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		Datum: MLLW	
Status: Accepted (Apr 17 2003)			Units: Feet		T.M.: 75	
Control Station:					Epoch: 1993-2001	
Datum	Value	Description	Datum: MLLW			
MHHW	3.95	Mean Higher-High Water				
MHW	3.61	Mean High Water				
MTL	1.88	Mean Tide Level				
MSL	1.74	Mean Sea Level				
DTL	1.93	Mean Diurnal Tide Level				
MLW	0.14	Mean Low Water				
MLLW	0.00	Mean Lower-Low Water				
NAVDS8	2.04	North American Vertical Datum of 1988				
STND	-1.89	Station Datum				
GT	3.85	Great Diurnal Range				
MN	3.46	Mean Range of Tide				
DH0	0.25	Mean Diurnal High Water Inequality				
DL0	0.14	Mean Diurnal Low Water Inequality				
HWI	0.27	Greenwich High Water Interval (in hours)				
LWI	5.92	Greenwich Low Water Interval (in hours)				
Max Tide	13.31	Highest Observed Tide				
Max Tide Date & Time	09/21/1938 00:00	Highest Observed Tide Date & Time				
Min Tide	-3.09	Lowest Observed Tide				
Min Tide Date & Time	02/03/1976 00:00	Lowest Observed Tide Date & Time				
HAT	5.16	Highest Astronomical Tide				
HAT Date & Time	04/27/1994 01:18	HAT Date and Time				
LAT	-0.88	Lowest Astronomical Tide				
LAT Date & Time	01/21/1992 06:42	LAT Date and Time				
Tidal Datum Analysis Periods						
01/01/1993 - 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, 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 HEREIN. THE UAV FLIGHT TOOK PLACE ON MAY 10th, 2019. REMAINS OF BLUE CONTROL POINTS (COMPUTED) 0.002' IMAGES WERE TAKEN AT 150m 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 .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)	CATCH BASIN
100.00' DIMENSION - EXISTING	DRILL HOLE
100.00' (D) DIMENSION - PLAN / DEED	ELECTRIC BOX (ETC)
100.00' DIMENSION - PROPOSED	FIRE HYDRANT
100.00' (S) 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)	MANHOLE (M-H TYPE)
FENCE - METAL	REBAR / STEEL PIPE FOUND
FENCE - WOOD	SPIKE
FLOW ARROWS	SPOT GRADE - EXISTING
GAS (G)	SPOT GRADE - PROPOSED
100.00' DIMENSION - EXISTING	STRUCTURE, EXISTING
100.00' DIMENSION - PROPOSED	STRUCTURE, PROPOSED
HIGH VISIBILITY FENCE (HVF)	PROPERTY LINE - ABUTTING
LIMIT OF DISTURBANCE (LOD)	PROPERTY LINE - EXISTING
PROPERTY LINE - ABUTTING	PROPERTY LINE - PROPOSED
PROPERTY LINE - EXISTING	SANITARY SEWER (S)
PROPERTY LINE - PROPOSED	SEDIMENT CONTROL (SED)
SANITARY SEWER (S)	SETBACKS
SEDIMENT CONTROL (SED)	STONE WALL
SETBACKS	STORM DRAIN (SD)
STONE WALL	SUBDIVISION LINE - EXISTING
STORM DRAIN (SD)	WATER
SUBDIVISION LINE - EXISTING	WETLAND LIMIT
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**  
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 A EXISTING SITE PLAN AND PROPOSED CONDITIONS FOR PLANNING AND DESIGN  
-SUBSURFACE UTILITIES EXCLUDED FROM PLAN

NEAL K. HINGORANY  
Professional Land Surveyor  
06.20.19  
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  
ONLY SURFACE UTILITIES SHOWN

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**

**SV-100**  
SCALE 1"=30'

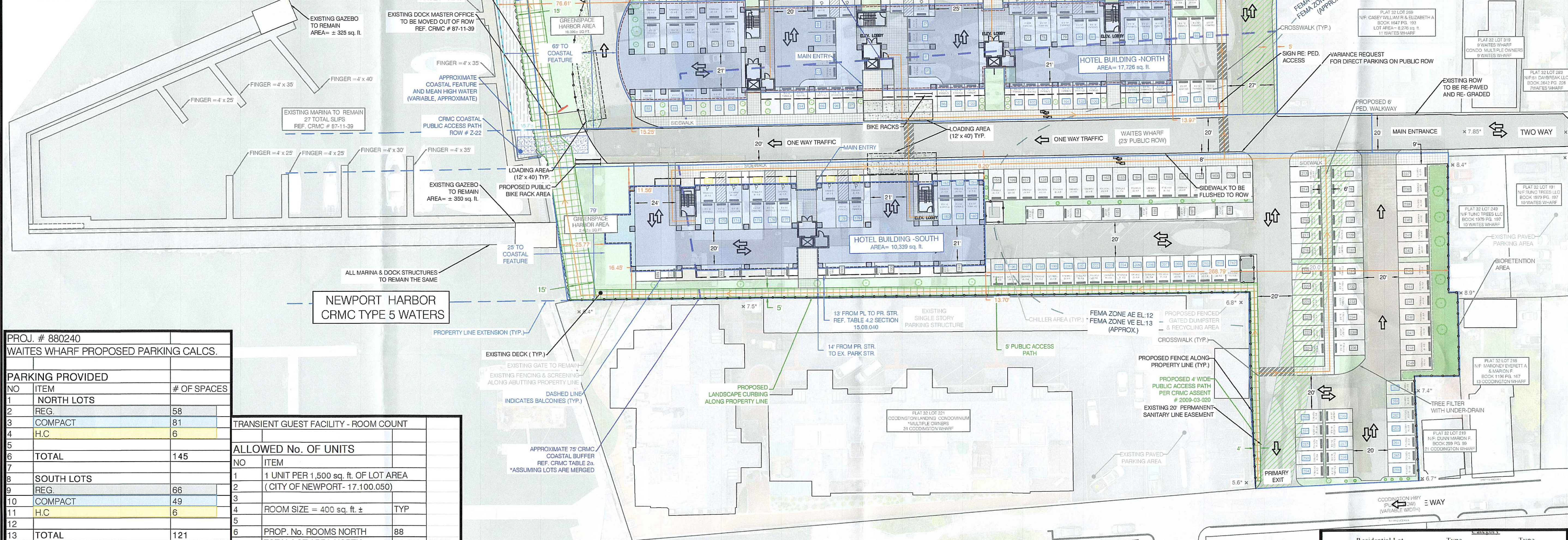






PROJ. # 880240			
WAITES WHARF PROPOSED BUILDING COVERAGE TABLE			
NO	ITEM	AREA	UNITS
1	TOTAL NORTH LOTS	84,471	sq.ft.
2	AREA OVER LAND ONLY	74,386	sq.ft.
3	PROPOSED HOTEL	17,726	sq.ft.
4			
5	% BUILDING COVERAGE	23.83%	
6			
7	TOTAL SOUTH LOTS	53,322	sq.ft.
8	PROPOSED HOTEL	10,339	sq.ft.
9			
10	% BUILDING 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)		

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



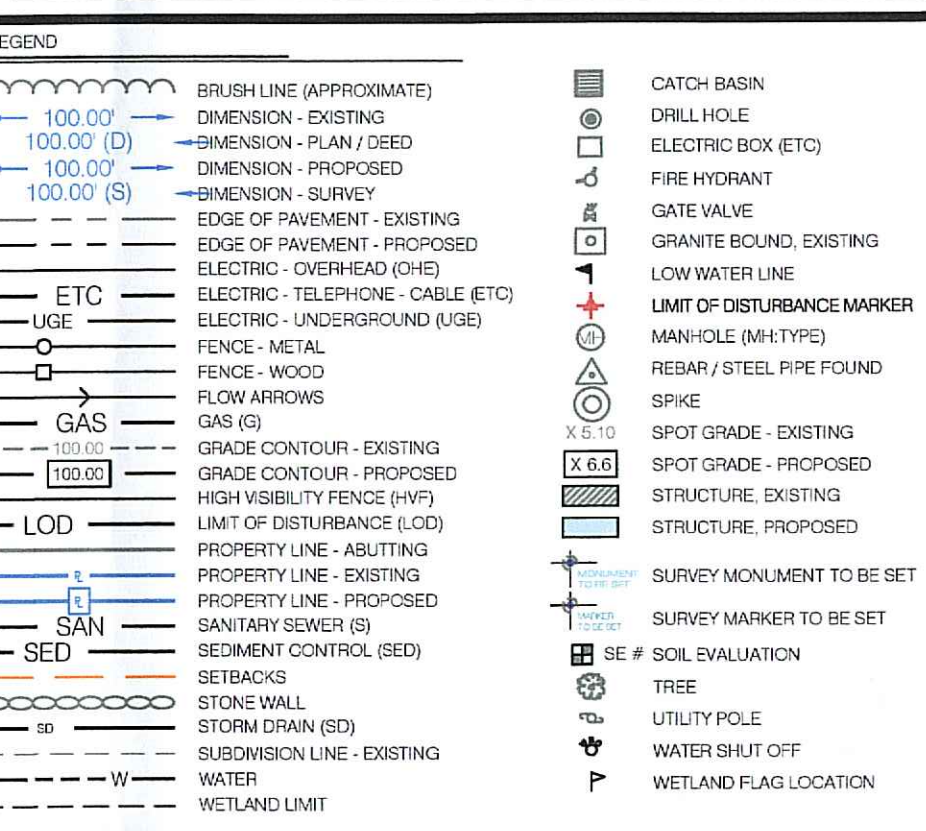
PROJ. # 880240			
WAITES WHARF PROPOSED PARKING CALCS.			
NO	ITEM	# OF SPACES	
1	NORTH LOTS		
2	REG.	58	
3	COMPACT	81	
4	H.C.	6	
5			
6	TOTAL	145	
7			
8	SOUTH LOTS		
9	REG.	66	
10	COMPACT	49	
11	H.C.	6	
12			
13	TOTAL	121	
14			
15	COMBINED TOTAL REG.	124	
16	COMBINED TOTAL COMP.	130	
17	COMBINED TOTAL 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%	
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	88	SQ.FT
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	rounded
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	= 4 TOTAL LOADING SPACES		
7			
8	PER CODE 17.104.030		

PROJ. # 880240			PLAT 32 LOTS 155, 248, 267, 268, 272, 293			
WAITES WHARF IMPERVIOUS COVERAGE TABLE						
EXISTING			PROPOSED			
NO	ITEM	AREA	UNITS	NO	ITEM	UNITS
1	TOTAL NORTH LOTS	84,471.0	sq.ft.	1	TOTAL NORTH LOTS	84,471.0
2	IMP. COVERAGE	84,471.0	sq.ft.	2	IMP. COVERAGE	71,211.0
3	MISC. GREENSPACE	0.0	sq.ft.	3	GREENSPACE	13,260.0
4				4		
5	% IMP. COVERAGE	100.0%		5	% IMP. COVERAGE	84.3%
6	% GREEN SPACE	0.0%		6	% GREEN SPACE	15.7%
7				7		
8	TOTAL SOUTH LOTS	53,322.0	sq.ft.	8	TOTAL SOUTH LOTS	53,322.0
9	IMP. COVERAGE	53,322.0	sq.ft.	9	IMP. COVERAGE	43,391.0
10	MISC. GREENSPACE	0	sq.ft.	10	GREENSPACE	9,931.0
11				11		
12	% IMP. COVERAGE	100.0%		12	% IMP. COVERAGE	81.4%
13	% GREEN SPACE	0.0%		13	% GREEN SPACE	18.6%
14				14		
15	TOTAL COMBINED LOT AREA	137,793.0	sq.ft.	15	TOTAL COMBINED LOT AREA	137,793.0
16	TOTAL IMP. COVERAGE	137,793.0	sq.ft.	16	TOTAL IMP. COVERAGE	114,602.0
17	TOTAL GREEN SPACE	0.0	sq.ft.	17	TOTAL GREEN SPACE	23,191.0
18				18		
19	% IMP. COVERAGE	100.0%		19	% IMP. COVERAGE	83.2%
20	% GREEN SPACE	0.0%		20	% GREEN SPACE	16.8%

Residential Lot Size (sq. ft.)	Type 3, 4, 5, & 6	Type 1 & 2
<10,000	15	25
10,000 - 20,000	25	30
20,001 - 40,000	30	75
40,001 - 60,000	75	100
60,001 - 80,000	100	125
80,001 - 200,000	125	150
>200,000	150	200



**NEI**  
**Narragansett**  
**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 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 (PLA, PE, AIA, GEOTECHNICAL, ETC.) FOR A PERMIT AND CONSTRUCTION SET.

KAMAL R. HINGORANY  
REGISTERED PROFESSIONAL ENGINEER  
No. 4089  
06.20.19

PE- FOR CIVIL COMPONENTS ONLY

NEAL K. HINGORANY  
REGISTERED PROFESSIONAL LAND SURVEYOR  
No. 2615  
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"

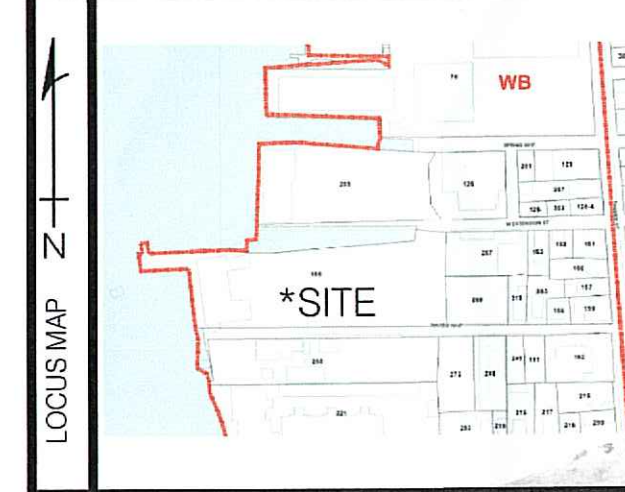
REF: ARCH PLANS BY NEWPORT ARCHITECTURE, LLC.

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

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

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

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 NEI.



C-100  
SCALE 1"=30'



EL. 58'- MAX HEIGHT PER ZONING

5' MAX FREEBOARD

45' MAX HEIGHT PER CITY OF NEWPORT 17.56.060 & RIGL-MAR. 2019

ROOF EL. 57'

LEVEL 3 EL. 37'

LEVEL 2 EL. 28'

LEVEL 1 EL. 19'

FREEBOARD

BFE EL. +/- 12'-0"

PR. GRADE = 8'

M.E.G = 6.6'

Diagram illustrating the layout of the Hotel Building - South. The building footprint is shown with dimensions: 6.00' on the left, 6.00' on the bottom left, 7.00' on the bottom right, and 7.00' on the right. The building area is labeled as 10,339 sq. ft. The plan also shows an Elev. Lobby and various interior spaces.

Architectural elevation drawing of a building facade. The drawing shows a multi-story structure with a flat roof and a base featuring arched openings. Key dimensions and levels are indicated:

- Roof:** EL. 57'
- Level 4:** EL. 46'
- Level 3:** EL. 37'
- Level 2:** EL. 28'
- Level 1:** EL. 19'
- BFE (Base Flood Elevation):** EL. +/- 12'
- PR. GRADE (Proposed Ground Level):** 8'
- 5' MAX FREEBOARD:** Indicated at the roof level.
- 45' MAX HEIGHT PER CITY OF NEWPORT 17-56.060 & RIGL-MAR. 2019:** Indicated on the left side of the building.
- 8' MAX HEIGHT PER CITY OF NEWPORT 17-56.060 & RIGL-MAR. 2019:** Indicated for the height of each story and the base section.
- M.E.G. = 6.3':** Indicated at the bottom right.

Architectural floor plan of the Hotel Building-North. The plan shows a long, rectangular building with a curved left end. It features three elevators labeled "ELEV. LOBBY" and a central staircase. The building is surrounded by a parking lot with several cars. The plan includes dimensions: ±6.00' on the left, ±6.50' on the right, and ±7.00' at the bottom. A callout box indicates "HOTEL BUILDING-NORTH" and "AREA= 17,726 sq. ft."

(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.

(Ord. 2000-4 (part), 2000; Ord. 65-94 (part), 1994; prior code § 1.260.06.11.6)

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 (UGE)		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
	PROPERTY LINE - ABUTTING		TREE
	PROPERTY LINE - EXISTING		UTILITY POLE
	PROPERTY LINE - PROPOSED		WATER SHUT OFF
	SANITARY SEWER (S)		WETLAND FLAG LOCATION
	SEDIMENT CONTROL (SED)		
	SETBACKS		
	STONE WALL		
	STORM DRAIN (SD)		
	SUBDIVISION LINE - EXISTING		
	WATER		
	WETLAND LIMIT		

C-104

SCALE



N:\PROJECTS\880240\_ABRUZZI\G1-2018\LDN 880240\_SITE PLAN\_LD\_REV 3.DWG C-105 NEL-Standard.dwg 6/20/2019 Admin

- 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 FENCINGS 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 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 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 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 faculty 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.**

A. 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:

0—41.2	
45—59	13
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 MATERIAL 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 PLANS 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 PAVES, 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 PROPERTY MAINTAINED. PROPER MAINTENANCE INCLUDES ENSURING THAT SUCH MATERIALS ARE KEPT ON-SITE 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 STRIPING, 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:**

A. 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.

B. IMPROVE THE PHYSICAL ENVIRONMENT THROUGH THE PROVISION OF AMENITIES SUCH AS OPEN SPACE, STREET TREES, AND LIVE VEGETATION.

C. PRESERVE THE CHARACTER AND SCALE OF EXISTING DEVELOPMENT AND CONTROL NEW DEVELOPMENT IN CONFORMITY WITH THE EXISTING CHARACTER OF THE AREA.

D. PROVIDE A TRANSITION BETWEEN AND A REDUCTION IN THE ENVIRONMENTAL, AESTHETIC, AND OTHER IMPACTS OF ONE TYPE OF LAND USE UPON ANOTHER.

E. PROMOTE SAFE AND EFFICIENT PEDESTRIAN AND TRAFFIC CIRCULATION PATTERNS.

F. LESSEN THE TRANSMISSION OF NOISE, DUST, POLLUTION AND GLARE FROM ONE LOT TO ANOTHER.

G. IMPROVE AIR QUALITY THROUGH PRODUCTION OF OXYGEN AND REDUCTION OF DANGEROUS CARBON MONOXIDE.

H. THROUGH SHADING, PROVIDE COOLING OF AIR AND LAND TO OFFSET RADIATIONAL HEATING.

I. MINIMIZE THE NEGATIVE IMPACTS OF STORMWATER RUNOFF TO ENHANCE AND PROTECT SURFACE AND GROUNDWATER QUALITY AND PROMOTE EFFECTIVE FLOOD MANAGEMENT.

J. CONTROL DAMAGING IMPACTS OF SHEET RUNOFF AND RESULTANT SURFACE WATER CONTAMINATION.

K. 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  
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

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 Allowances)
- 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. 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

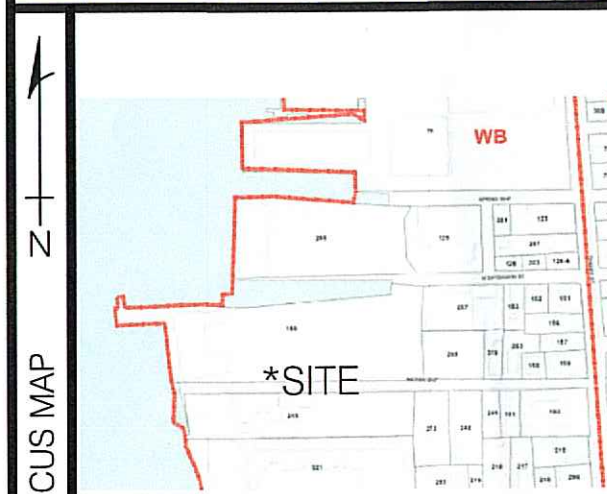
SOIL MANAGEMENT & POST CONSTRUCTION CAPPING

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 NEL



C-105 SCALE