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

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

PUBLIC NOTICE

File Number: 2021-08-061 Date: September 8, 2021

This office has under consideration the application of:

Luke Higgins & Cori Oliver
511 Massachusetts Avenue #1
Boston, MA 02118

for a State of Rhode Island Assent to construct and maintain:

Residential Boating Facility consisting of a fixed pier to a ramp and float extending to 75 feet beyond Mean Low Water (MLW), requesting a Variance to 650-RICR-20-00-1.3.1(D)(11)(l) 50 feet beyond MLW Standard. Facility has received letters of no objection for intrusion within the 25 foot Property Line extension in accordance with 1.3.1(D)(11)(k) from each affected property owner.

Project Location:	7 Seaconnet Avenue
City/Town:	Portsmouth
Plat/Lot:	15 / 8
Waterway:	Blue Bell Cove

Plans of the proposed work may be seen at the CRMC office in Wakefield.

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

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

If you desire to protest, you must attend the scheduled hearing and give sworn testimony. A notice of the time and place of such hearing will be furnished you as soon as possible after receipt of your request for hearing. If you desire to request a hearing, to receive consideration, it should be in writing (**with your correct mailing address**, **e-mail address and valid contact number**) and be received at this office on or before October 8, 2021.

GENERAL SPECIFICATIONS:

IN THE EVENT THAT ANY PILE PENETRATION CANNOT BE ATTAINED THE CONTRACTOR SHALL CONTACT THE DESIGN ENGINEER. FOR ANY LOCATION WHERE PILE DEPTH CAN NOT BE ACHIEVED THE CONTRACTOR SHALL RECORD THOSE LOCATIONS AND SUBMIT RECORDS TO THE DESIGN ENGINEER.

ALL WOOD PILINGS SHALL BE 12" DIAMETER SOUTHERN PINE WITH A MINIMUM TIP DIAMETER OF 6". MINIMUM PILE DIAMETER AT MUDLINE SHALL BE 10". PRESSURE TREATMENT SHALL BE 2.5 LB/CF CCA. PILES SHALL BE DRIVEN TO DEPTHS AS INDICATED ON THE PLAN. PILES MAY BE DRIVEN USING A VIBRATORY HAMMER AS LONG AS THE MINIMUM PILE PENETRATION CAN BE ATTAINED.

ALL OTHER STRUCTURAL MEMBERS SHALL BE SOUTHERN PINE OR EQUIVALENT. MINIMUM TREATMENT FOR CROSS BRACING SHALL BE 2.5 LB/CF OF CCA. DIAGONAL BRACING SHALL NOT BE CUT BELOW THE MHW LINE. ALL CUTTING OF SUCH MEMBERS SHALL BE DONE ON THE END ABOVE MHW. FOR ALL OTHER MEMBERS (STRINGERS, HEADERS, WOOD DECKING AND ANY POST OR RAILS) TREATMENT SHALL BE 0.6 LB/CF CCA.

ALL METAL CONNECTION MATERIALS SHALL BE HOT DIPPED GALVANIZED. BOLTS SHALL BE A MINIMUM OF 316SS STEEL. ALL BOLTED CONNECTIONS FOR HEADERS AND BRACING MEMBERS SHALL BE LOCATED A MINIMUM OF 4" FROM THE END OF THE MEMBER, AND 2" FROM THE EDGE OF THE MEMBER. MEMBERS THAT ARE SPLIT OR CRACKED IN THE AREA OF THE BOLT LOCATION SHALL NOT BE USED. FOR ALL 1" BOLTS PROVIDE 2" WASHERS BOTH SIDES.

DECKING FOR FIXED DOCK SHALL BE 5/4"x6" COMPOSITE OR WOOD MEMBERS. ALTERNATIVELY 2X6 MEMBERS CAN BE USED. FASTENERS FOR DECKING SHALL BE 3/8" GALVANIZED STEEL SCREWS TWO AT EACH ATTACHMENT LOCATIONS.

FLOATING DOCK SHALL BE OF WOOD CONSTRUCTION AND HAVE APPROXIMATELY 18" FREEBOARD AND 4" DRAFT. DECKING SHALL BE 5/4"x6" COMPOSITE. FLOATING DOCKS SHALL HAVE HEAVY DUTY INSIDE AND OUTSIDE CORNER HARDWARE AT EACH CORNER LOCATION (FOLLAMBEE 1ID-C AND 1ID-M OR EQUAL). ANGLE CLIPS (FOLLAMBEE R1ID-A OR EQUAL) SHALL BE PROVIDED FOR INTERIOR STRUCTURAL MEMBERS AS INDICATED. CLIPS SHALL BE FASTENED USING 3"x3/8" GALVANIZED LAG BOLTS INTO EACH CONNECTING MEMBER.

FLOAT DRUMS SHALL BE FOAM FILLED POLYETHYLENE WITH UV INHIBITORS AND SHALL HAVE STRUCTURAL MOUNTING FLANGES. DESIGN IS BASED ON FLOAT DRUMS AS MANUFACTURED BY "CUSTOM FLOATS." ANY PROPOSED SUBSTITUTES SHALL BE APPROVED BY THE DESIGN ENGINEER.

SECURE FLOAT DRUMS AT ALL EDGES IN CONTACT WITH STRUCTURAL MEMBERS. FOLLOW MANUFACTURES SPECIFICATIONS. 3/8" LAG BOLTS WITH 1½" WASHERS AND 1" PENETRATION INTO STRUCTURAL MEMBER SHALL BE A REQUIRED MINIMUM. WHERE TWO DRUMS MEET ON THE SAME STRUCTURAL MEMBER, USE ONE FASTENER FOR EACH DRUM.

PILE HOLDERS FOR FLOATING DOCK PILES SHALL BE HEAVY DUTY GALVANIZED. CHAIN TYPE FOR USE WITH 12" PILINGS (FOLLAMBEE PH-C OR EQUAL). PLACEMENT OF ALL PILES SHALL BE SO AS TO ALLOW FLOAT TO BE 18ID OFF FROM PILINGS SUCH THAT NO CONTACT WITH PILINGS OCCURS.

AS AN ALTERNATIVE, PILE HOLDERS FOR FLOATING DOCK MAY BE HEAVY DUTY GALVANIZED, SINGLE ROLLER TYPE FOR USE WITH 12" PILINGS (FOLLAMBEE PH-H14R OR EQUAL). PLACEMENT OF ALL PILES SHALL BE SO AS TO ALLOW MOVEMENT OF THE FLOAT TO AVOID EXCESSIVE RUBBING OF HOOPS.

SECURE PILE HOLDERS TO FLOATING DOCK WITH 4-3/8" THROUGH BOLTS (IN HORIZONTAL DIRECTION) AND 4-3/8" LAG BOLTS (VERTICAL DIRECTION). USE 3"x10" SPLICE BLOCK BEHIND OUTSIDE MEMBER TO PROVIDE ADEQUATE WIDTH FOR FASTENING. USE METAL BACKER PLATES FOR 3/8" THROUGH BOLTS.

CLEATS SHALL BE PROVIDED FOR FLOATING DOCK, TWO ON EACH SIDE 1' FROM EACH END. CLEAT SIZE SHALL BE 10" (FOLLAMBEE C-10-M OR EQUAL) AND SHALL BE FASTENED TO WOOD MEMBERS USING CLEAT ANGLES.

A VINYL BUMPER STRIP SHALL BE PROVIDED ALONG THE OUTBOARD SIDE OF THE FLOATING DOCK. BUMPER STRIP SHALL BE AS MANUFACTURED BY "FOLLAMBEE" MODEL VRR-3 OR EQUAL.

RAMP SHALL BE ALUMINUM AND CONSTRUCTION SHALL BE BY MANUFACTURER REGULARLY ENGAGED IN THE TRADE. RAMP SHALL BE CONNECTED TO FIXED PORTION OF DOCK AS RECOMMENDED BY MANUFACTURER. ROLLER ASSEMBLY AT FLOATING DOCK SHALL BE 2" DIAMETER BY 6" WIDE SMALL ROLLER TYPE. INSTALL PLASTIC OR METAL SHEET TO DECK, FOR ROLLERS.

UTILITY SPECIFICATIONS:

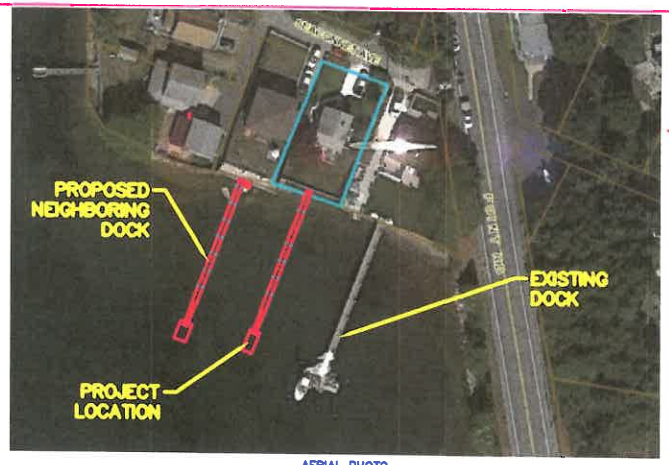
ALL UTILITY WORK SHALL BE PERFORMED BY LICENSED CONTRACTORS IN THEIR RESPECTIVE TRADES. ALL WORK SHALL MEET REQUIREMENTS OF THE CURRENT STATE BUILDING CODES.

ELECTRICAL WIRE SHALL BE SIZED BY THE ELECTRICAL CONTRACTOR. WIRE SHALL BE ENCASED IN PVC CONDUIT SUITABLE FOR MARINE APPLICATION. INSTALL EXTERIOR-TYPE, MARINE GRADE, DOUBLE RECEPTACLE AT END OF PIER AS INDICATED.

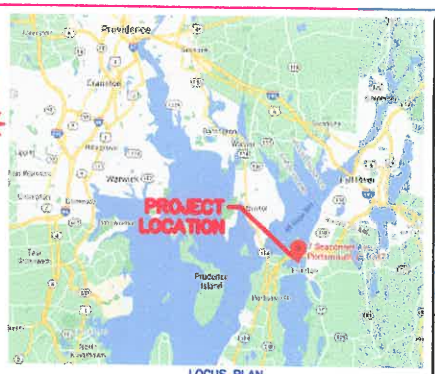
WATER LINE SHALL BE 3/4" POLYETHYLENE TUBING AS MANUFACTURED BY "AQUAPEX" OR EQUAL. INSTALL SUITABLE BACKFLOW PREVENTER AT EITHER EXISTING DWELLING OR PIER HEAD AS REQUIRED BY CODE. PROVIDE DRAIN AT PIER HEAD TO ALLOW REMOVAL OF WATER FROM THE LINE DURING THE WINTER MONTHS. INSTALL SPIGOT AT END OF PIER AS INDICATED.

ELECTRIC/WATER UTILITY LINES SHALL BE CONNECTED AT EXISTING DWELLING. LINES SHALL BE BURIED A MINIMUM DEPTH OF 12" ACROSS EXISTING LAWN AREA. UTILITIES SHALL BE SECURED TO UNDERSIDE OF PIER AS INDICATED, WITH GALVANIZED METAL FASTENERS EVERY 8' ON CENTER.

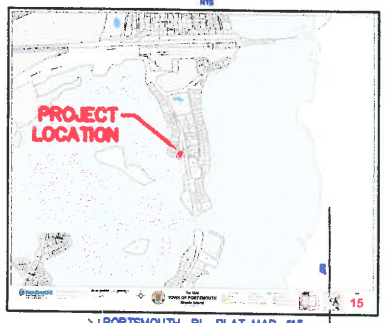
LOW VOLTAGE LIGHTING SHALL BE PROVIDED ALONG THE DOCK AS INDICATED. LIGHTING TYPE TO BE PROPOSED BY CONTRACTOR. INCLUDE LOW VOLTAGE WIRING IN ELECTRICAL CONDUIT OR SEPERATE CONDUIT AS REQUIRED BY CODE.



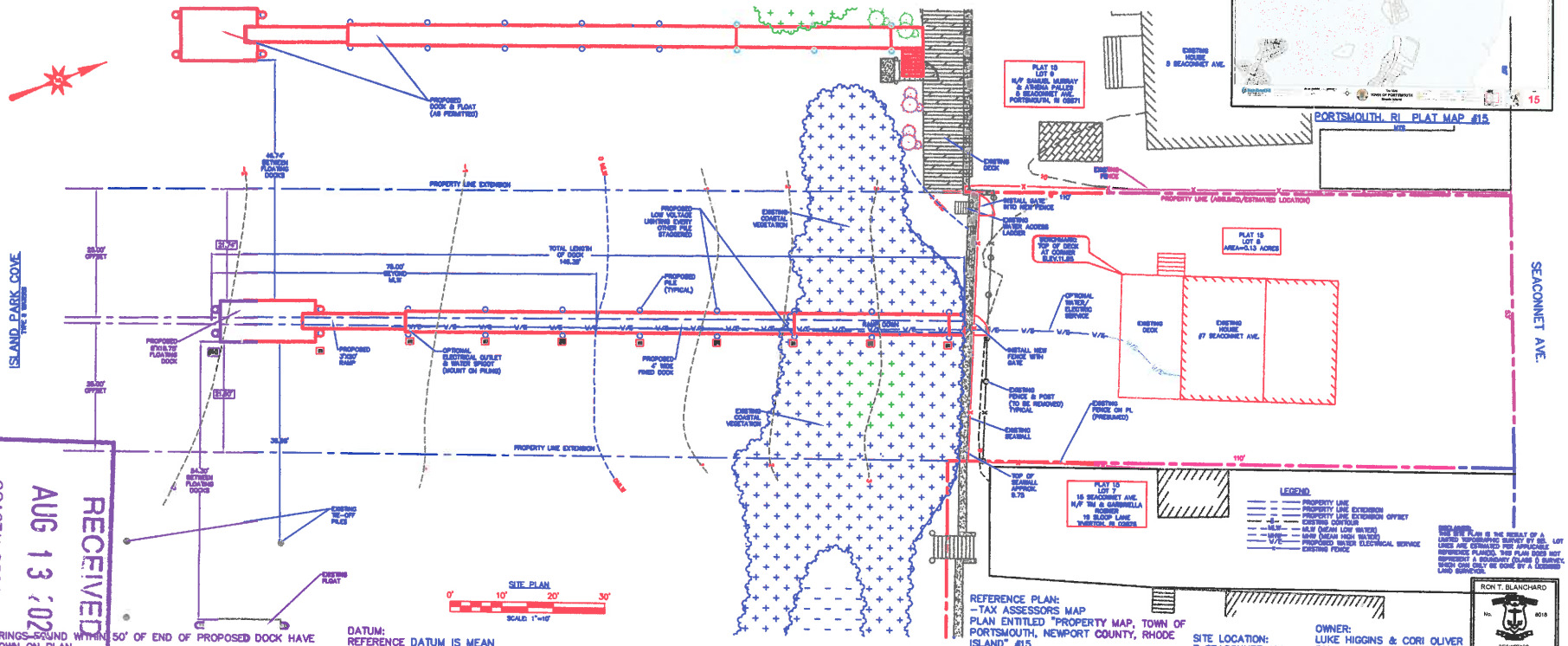
AERIAL PHOTO
SCALE: 1" = 80'±



LOCUS PLAN
NTS



PORTSMOUTH, RI PLAT MAP #15
NTS



LEGEND

- PROPERTY LINE
- PROPERTY LINE EXTENSION
- PROPERTY LINE EXTENSION OFFSET
- EXISTING CONTOUR
- MLW (MEAN LOW WATER)
- MHW (MEAN HIGH WATER)
- PROPOSED 100/30A ELECTRICAL SERVICE
- EXISTING FENCE

SURVEY NOTE: THIS PLAN IS THE RESULT OF A LIMITED TOPOGRAPHIC SURVEY BY SEI. LOT LINES ARE ESTIMATED FOR APPROXIMATE REFERENCE PURPOSES. THIS PLAN DOES NOT REPRESENT A CERTIFICATE (CLASS I) SURVEY, WHICH CAN ONLY BE DONE BY A LICENSED LAND SURVEYOR.

RON T. BLANCHARD No. 6018 REGISTERED PROFESSIONAL ENGINEER

NOTES:
ALL SOUNDINGS FOUND WITHIN 50' OF END OF PROPOSED DOCK HAVE BEEN SHOWN ON PLAN

DATUM:
REFERENCE DATUM IS MEAN LOW WATER

REFERENCE PLAN:
-TAX ASSESSORS MAP
PLAN ENTITLED "PROPERTY MAP, TOWN OF PORTSMOUTH, NEWPORT COUNTY, RHODE ISLAND" #15
PREPARED BY: JAMES W. SEWALL CO.

SITE LOCATION:
7 SEACONNET AVE.
PORTSMOUTH, RI 02871

OWNER:
LUKE HIGGINS & CORI OLIVER
511 MASSACHUSETTS AVE. #1
BOSTON, MA 02118

RECEIVED
AUG 13 '02
COASTAL RESOURCE MANAGEMENT COUNCIL

DSGN.	RB		
DR.	VS		
CHK.	RB		
DATE:	6/1/21		

REV.	DESCRIPTION	DATE	APP'D
01	REVISED PER CLIENT COMMENTS	7/27/21	
02	REVISED PER CLIENT COMMENTS	8/26/21	

REVISIONS

SITE ENGINEERING INC. SEI
CIVIL · COASTAL · STRUCTURAL
75 WOOD STREET
BRISTOL, RI 02809
PHONE: (401) 253-6231

SITE PLAN AND SPECIFICATIONS
RESIDENTIAL BOATING FACILITY
PLAT 15, LOT 8
7 SEACONNET AVE. PORTSMOUTH, RHODE ISLAND,

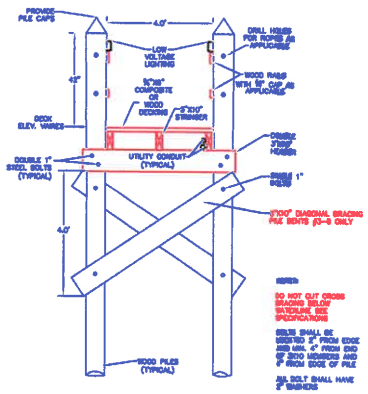
SCALE: AS NOTED
(SHEET 1 OF 2)
DK-1

NOTES:

PROVIDE SPLICE BLOCKS FOR STRINGERS AT ALL OUTSIDE LOCATIONS.

AT BUTT SPLICE LOCATIONS EXTERIOR STRINGERS SHALL BE FASTENED TO SPLICE WITH TWO ½" CARRIAGE BOLTS (NOT SHOWN) EACH SIDE. (SEE DETAIL)

INTERIOR STRINGERS SHALL BE FASTENED TO HEADERS WITH STEEL ANGLE CLIPS (SEE DETAIL)



NOTES:

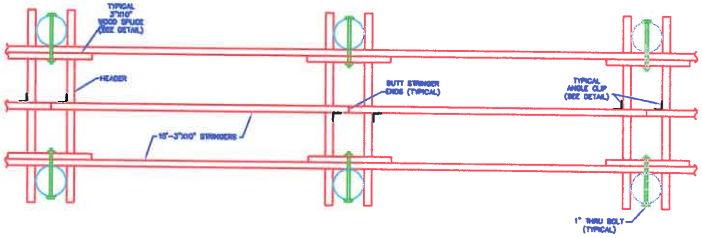
DO NOT CUT CROSS BRACING BELOW WATERLINE. SEE SPECIFICATIONS

BOLTS SHALL BE INSERTED 2" FROM EDGE AND MIN. 4" FROM END OF 3X10 MEMBERS AND 4" FROM EDGE OF PILE

ALL BOLT SHALL HAVE 2" WASHERS

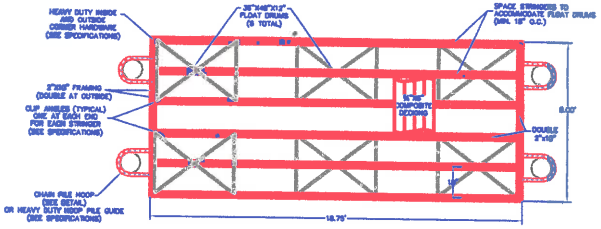
TYPICAL CROSS SECTION

NOT TO SCALE



TYPICAL STRINGER LAYOUT

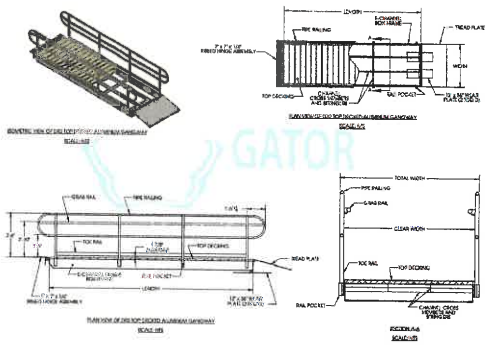
NOT TO SCALE



FLOAT LAYOUT

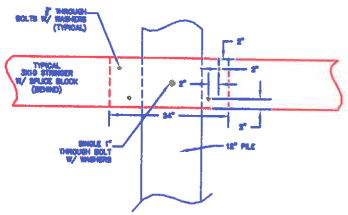
0' 3' 6' 9'

SCALE: 1"=3'



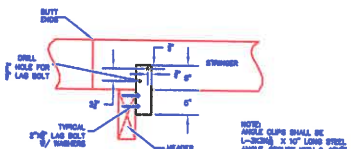
PROPOSED ALUMINUM RAMP

NOT TO SCALE



SPLICE BLOCK DETAIL

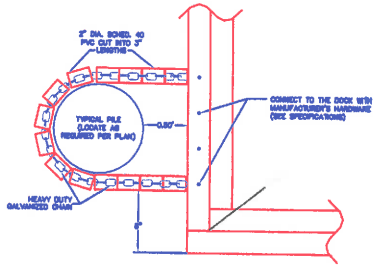
NOT TO SCALE



NOTE:
ANGLE CLIPS SHALL BE L-3X3X¼ X 10" LONG STEEL ANGLE. SECURE WITH 3-½" LAG BOLTS TO STRINGER AND HEADER.

STRINGER/HEADER CONNECTION DETAIL

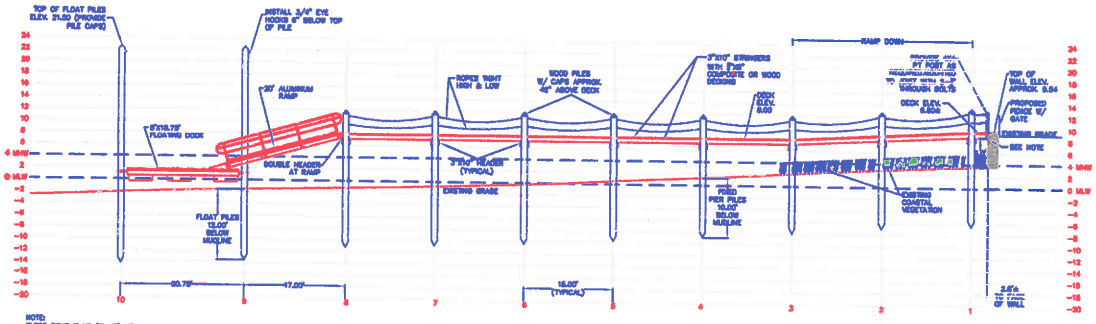
NOT TO SCALE



CHAIN HOOP DETAIL

0' 1' 2'

SCALE: 1.5"=1'



NOTE:
FLOOD ZONE IS VE (EL 17) MSL.
HEIGHT OF FLOAT PILES=(17+2'(MLW TO MSL)+1.5'(FREEBOARD)+1'=21.50

NOTE:
ALL FIXED PIER PILES SHALL BE DRIVEN 10' BELOW MUDLINE.

ALL FLOAT PILES SHALL BE DRIVEN 12' BELOW MUDLINE.

NOTE:
INSTALL 4" x 4" x 1/4" STEEL ANGLES (GALVANIZED) TO FASTEN JOIST AT EXISTING SEAWALL. FASTEN INTO CONCRETE W/ 2-1/2" x 4" EXPANSION BOLTS @ BTO EACH JOIST W/ 2- 1/4" x 2" LAG BOLTS

DOCK PROFILE

0' 10' 20' 30'

SCALE: 1"=10'

SITE LOCATION:
7 SEACONNET AVE.
PORTSMOUTH, RI 02871

OWNER:
LUKE HIGGINS & CORI OLIVER
511 MASSACHUSETTS AVE. #1
BOSTON, MA 02118

RON T. BLANCHARD
No. 6019
REGISTERED PROFESSIONAL ENGINEER

REVISIONS			
001	ENGINEERING AND SUBMIT COMMENTS	6/29/21	
REVISION	DESCRIPTION	DATE	BY

DSGN. RB
DR. VS
CHK. RB
DATE: 6/9/21

SITE ENGINEERING INC. SEI
CIVIL · COASTAL · STRUCTURAL
76 WOOD STREET
BRISTOL, RI 02809
PHONE: (401) 253-6331

DOCK PROFILE & DETAILS
RESIDENTIAL BOATING FACILITY
PLAT 15, LOT 8
7 SEACONNET AVE.
PORTSMOUTH, RHODE ISLAND.

SCALE: AS NOTED
(SHEET 2 OF 2)
DK-2

RECEIVED
AUG 13 2021
COASTAL RESOURCES MANAGEMENT COUNCIL