



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: 2022-05-079 Date: August 15, 2022

This office has under consideration the application of:

Ocean Club Properties
189 watch Hill Road
Westerly, RI. 02891

for a State of Rhode Island Assent to construct and maintain: a residential boating facility consisting of a 80' fixed pier to a ramp and an 8'x18.75' float, to extend 49' beyond low water. No variances required.

Project Location:	25 Pasadena Avenue
City/Town:	Westerly
Plat/Lot:	162 / 15
Waterway:	Pawcatuck River, Colonel willie cove

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

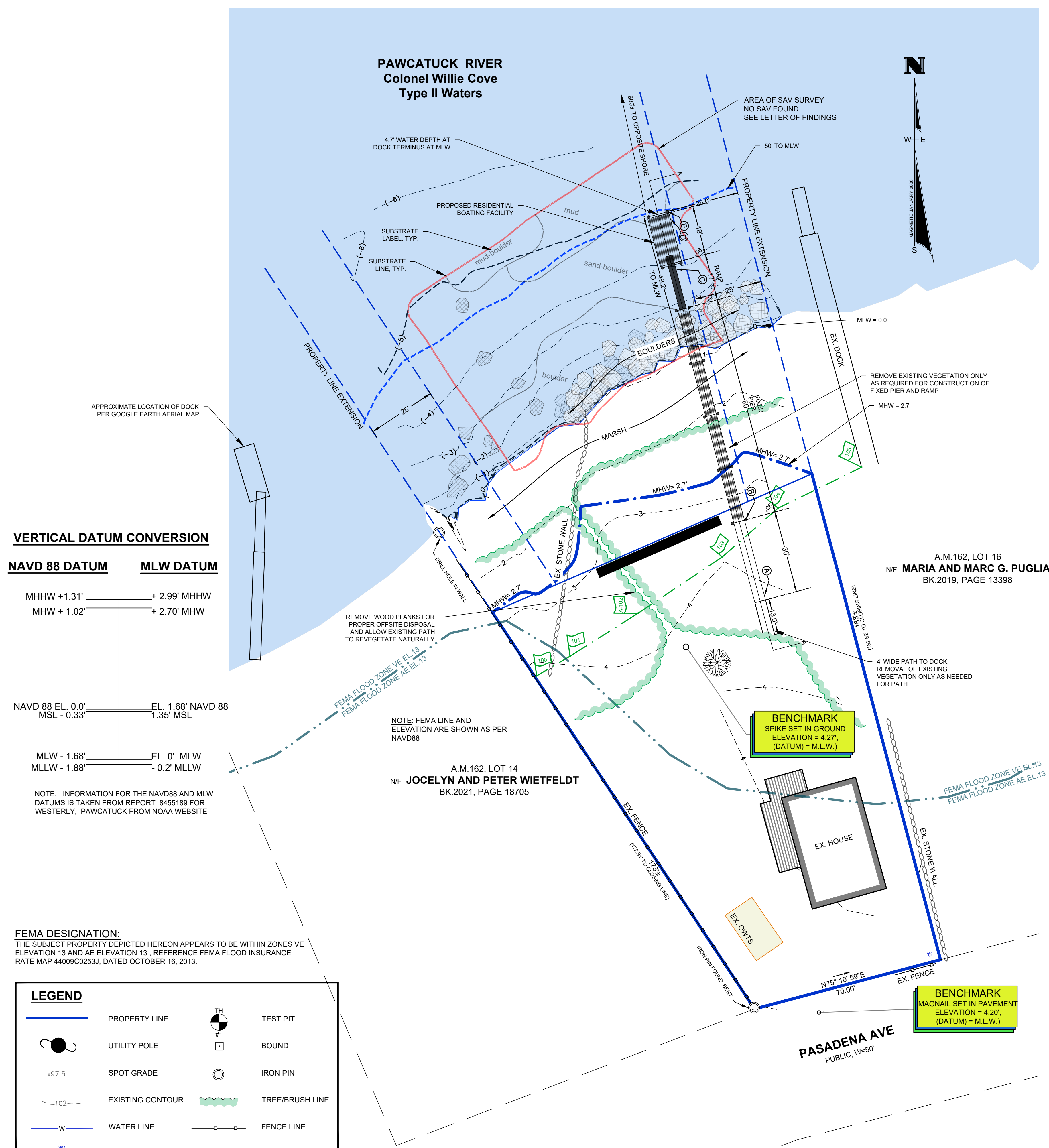
In accordance with the Administrative Procedures Act (Chapter 42-35 of the Rhode Island General Laws) you may request a hearing on this matter.

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

If you desire to protest, you must attend the scheduled hearing and give sworn testimony. A notice of the time and place of such hearing will be furnished you as soon as possible after receipt of your request for hearing. If you desire to request a hearing, to receive consideration, it should be in writing (**with your correct mailing address, e-mail address and valid contact number**) and be received at this office on or before September 15, 2022.

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

/lat



CONSTRUCTION NOTES:
 UNLESS OTHERWISE NOTED, NO OPERATION OF HEAVY EQUIPMENT SHALL OCCUR ON THE COASTAL FEATURE, IN COASTAL WATERS, OR IN ANY AREAS DESIGNATED AS COASTAL BUFFER ZONE IN ACCORDANCE WITH CRMC SECTION 150.
 THERE SHALL BE NO STOCKPILING OR DISPOSAL OF SOILS, CONSTRUCTION MATERIALS, DEBRIS, ETC. ON THE COASTAL FEATURE, WITHIN 200' OF THE INLAND EDGE OF THE COASTAL FEATURE, IN COASTAL WATERS OR IN ANY AREAS DESIGNATED AS CRMC SETBACKS OR COASTAL BUFFER ZONE.
 ALL EXCESS EXCAVATED MATERIALS, EXCESS SOILS, EXCESS CONSTRUCTION MATERIALS, AND DEBRIS SHALL BE REMOVED FROM THE SITE. NO MATERIALS SHALL BE DEPOSITED ON THE COASTAL FEATURE, WITHIN 200 FEET OF THE INLAND EDGE OF THE COASTAL FEATURE, IN COASTAL WATERS, OR IN ANY AREAS DESIGNATED AS A CRMC SETBACK OR COASTAL BUFFER ZONE.
 ALL CONSTRUCTION SHALL MEET ALL APPLICABLE FEDERAL, STATE, AND LOCAL CODES.

DESIGN STANDARDS:

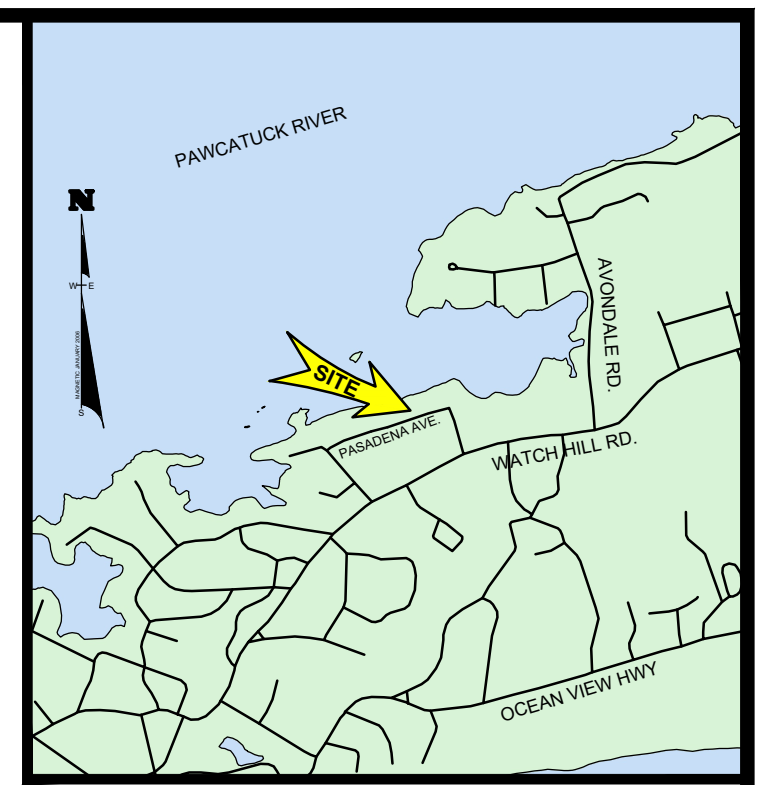
- RESIDENTIAL DOCK DESIGN IN ACCORDANCE WITH TABLE 3 - MINIMUM DESIGN CRITERIA RICRMP SECTION 300.4. FIXED STRUCTURES INCLUDING STAIRWAYS ARE CAPABLE OF SUPPORTING 40 PSF LIVE LOAD + 10 PSF DEAD LOAD.
- FLOATING STRUCTURE CAPABLE OF SUPPORTING A UNIFORM LIVE LOAD OF 20 PSF OR A CONCENTRATED LOAD OF 400 LBS.

VESSEL INFORMATION :

- THE OWNER DOES NOT CURRENTLY HAVE A BOAT. NO MARINE TOILETS ANTICIPATED ON THE VESSEL. NO COMMERCIAL FISHING VESSELS SHALL UNLOAD ON DOCK.

WINTER SEASON STORAGE :

- DURING WINTER SEASON STORAGE, THE FLOAT SECTION MAY BE REMOVED FROM THE WATER OR RAISED ABOVE THE WATER SURFACE WITH A PULLEY SYSTEM AND LEFT IN-PLACE. THE FLOAT AND BOAT WILL BE STORED IN A UPLAND LOCATION ON THE SUBJECT LOT AND OUTSIDE CRMC BUFFER OR SETBACK AREAS.



SAV:
 ECOTONES, INC. COMPLETED A SUBMERGED AQUATIC VEGETATION SURVEY FOR THE SUBJECT PROPERTY ON JULY 28 AND AUGUST 9, 2021. ECOTONES ESTABLISHED TRANSECT LINES COVERING APPROXIMATELY 90-100 FEET OF THE PROPERTY'S WATER FRONTAGE. SURVEY PLOTS WERE ESTABLISHED AT 10 FOOT INTERVALS PERPENDICULAR TO THE SHORELINE ALONG EACH TRANSECT, EXTENDING APPROXIMATELY 70 LINEAR FEET FROM THE SHORELINE. NO SAV WAS OBSERVED WITHIN THE STUDY AREA. SEE ECOTONES REPORT DATED SEPTEMBER 5, 2021.

COASTAL FEATURE:
 ECOTONES, INC. COMPLETED THE DELINEATION OF THE COASTAL WETLANDS. FLAGS WERE FIELD LOCATED BY FRISELLA-BALCH & ASSOCIATES.

PROPOSED DOCK COMPONENTS:

- A PROPOSED 4' WIDE x 80' LONG FIXED-PIER SECTION. SEE SEPARATE DETAILS.
- B PROPOSED 12" DIA. TIMBER PILE (MINIMUM).
- C PROPOSED 30" WIDE X 20' LONG PREFABRICATED RAMP SECTION. SEE SEPARATE DETAILS.
- D PROPOSED 8' WIDE X 18' FLOAT. SEE SEPARATE DETAILS.
- E PROPOSED TIE OFF PILES, 12" DIA. TIMBER PILE (MINIMUM), SET 19' ON CENTER.

GENERAL:
 THE CONTRACTOR IS REQUIRED TO MAINTAIN THE CONSTRUCTION AREA IN A SAFE MANNER AND ALL CONSTRUCTION ACTIVITY ON THE SITE IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.
 FRISELLA-BALCH & ASSOCIATES PERFORMED SOUNDINGS AND TOPOGRAPHIC SURVEY IN SEPTEMBER 2021.

UTILITIES:
 THE LOCATION OF EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE ONLY AND HAVE BEEN SHOWN USING THE AVAILABLE DATA.
 THE CONTRACTOR SHALL CONTACT DIG-SAFE AND/OR OTHER APPROPRIATE UTILITY COMPANIES TO ASCERTAIN THE EXACT LOCATION OF THE RESPECTIVE UTILITY PRIOR TO CONSTRUCTION.
 UTILITIES INCLUDE BUT ARE NOT LIMITED TO GAS, ELECTRIC, WATER, TELEPHONE CABLE TV, ONSITE WASTEWATER TREATMENT SYSTEM, ETC.

VERTICAL DATUM CONVERSION

NAVD 88 DATUM	MLW DATUM
MHHW + 1.31'	+ 2.99' MHHW
MHW + 1.02'	+ 2.70' MHW
NAVD 88 EL. 0.0'	EL. 1.68' NAVD 88
MSL - 0.33'	1.35' MSL
MLW - 1.68'	EL. 0' MLW
MLLW - 1.88'	- 0.2' MLLW

NOTE: INFORMATION FOR THE NAVD88 AND MLW DATUMS IS TAKEN FROM REPORT 8455189 FOR WESTERLY, PAWCATUCK FROM NOAA WEBSITE

FEMA DESIGNATION:
 THE SUBJECT PROPERTY DEPICTED HEREON APPEARS TO BE WITHIN ZONES VE ELEVATION 13 AND AE ELEVATION 13. REFERENCE FEMA FLOOD INSURANCE RATE MAP 44009C0253J, DATED OCTOBER 16, 2013.

LEGEND

—	PROPERTY LINE	TH	TEST PIT
—	UTILITY POLE	#1	BOUND
×97.5	SPOT GRADE	○	IRON PIN
-102-	EXISTING CONTOUR	—	TREE/BUSH LINE
—	WATER LINE	—	FENCE LINE
W	WATER VALVE	—	SILT FENCE

DESIGN BY C.J. DOYLE, P.E.
 SEE CONTACT INFORMATION IN TITLE BLOCK

WATER DEPTH BELOW FLOATING DOCK

	LANDWARD	SEAWARD
HIGH TIDE	6.8'± LANDWARD	7.4'± SEAWARD
LOW TIDE	4.0'± LANDWARD	4.7'± SEAWARD

STREET INDEX:

This plan, if recorded in the land evidence records of the local municipality shall be indexed under the following streets:

- Pasadena Avenue

CERTIFICATION:

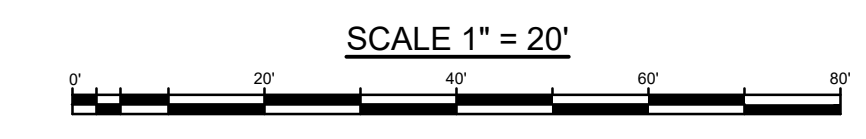
This survey has been conducted on September 8 and 9, 2021 and the plan has been prepared pursuant to 435-RICR-00-00-1.9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS on November 25, 2015, as follows:

Type of Boundary Survey: Limited Content Boundary Survey
Registration Specification: I
Other Type of Survey: Data Accumulation Survey (By Onsite Instrument Support)
Registration Specification: III
Topographic Standard: T-2
Vertical Control Standard: V-1

The purpose of this survey was to show the location of existing and proposed improvements for regulatory and municipal applications.

BY: _____ DATE: _____

JEFFREY K. BALCH, RI PROFESSIONAL LAND SURVEYOR #1839
 CERTIFICATE OF AUTHORIZATION #A535.



FRISELLA - BALCH & ASSOCIATES LAND SURVEYORS 33 NORTH RD. SUITE C-201 PEACE DALE, RI PHONE (401) 783-5949 www.frisella.com	CJ DOYLE, P.E. CIVIL ENGINEERING MAILING ADDRESS: P.O. BOX 1161, HOPE VALLEY RI 02832 OFFICE: 1122 MAIN STREET, WYOMING, RI PHONE (401) 491-9530 ckendine@cox.net
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NO.	DATE	DESCRIPTION	BY

PROPOSED RESIDENTIAL BOATING FACILITY

LOCATED ON:
PLAT 162 LOT 15

OCEAN CLUB PROPERTIES LLC

ADDRESS:
25 PASADENA AVE
 IN THE TOWN OF **WESTERLY**

DATE: **MAY 9, 2022**
 SCALE: **1" = 20'**

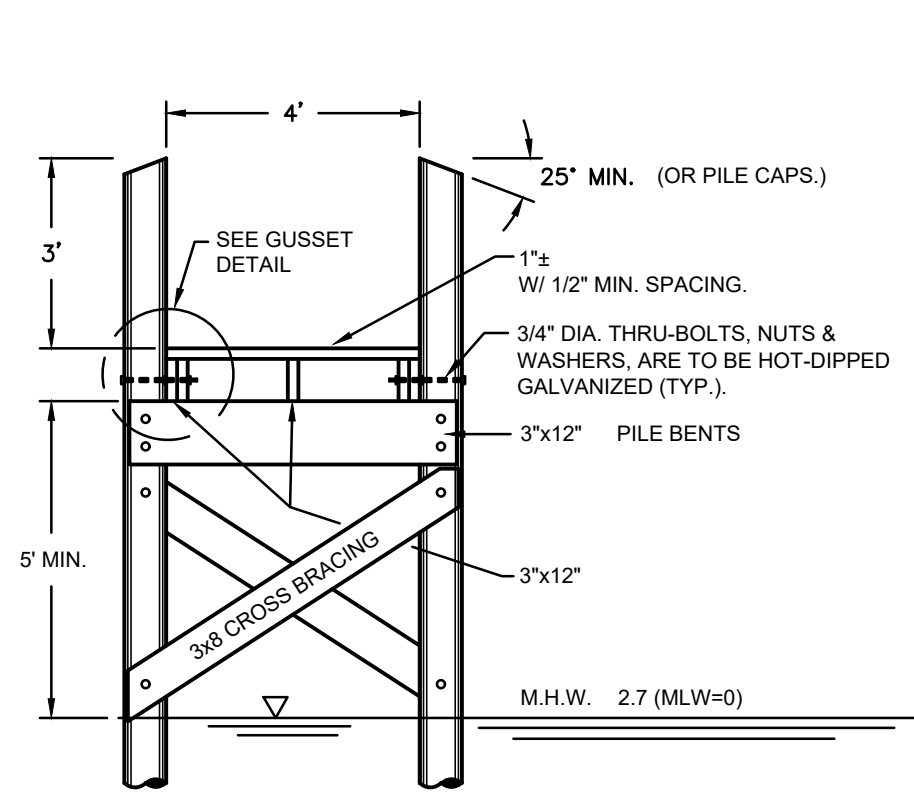
DESIGNED BY: **CJD**
 DRAWN BY: **IVB** CHECKED BY: **CJD OR JKB**

DRAWING NO. **1 OF 2**

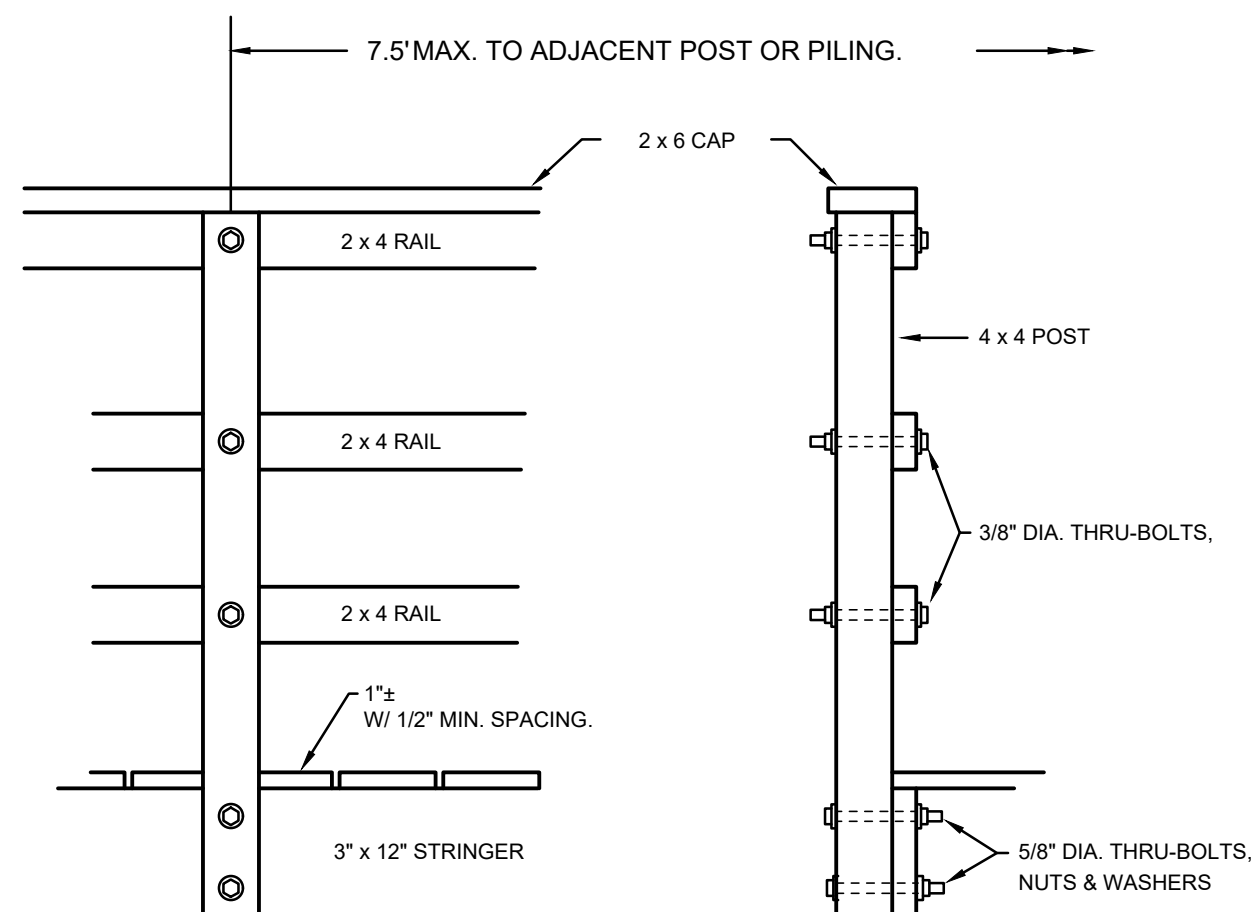
JEFFREY K. BALCH No. 1839 PROFESSIONAL LAND SURVEYOR	CAROLYN J. DOYLE No. 5078 REGISTERED PROFESSIONAL ENGINEER
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FOR SURVEYS ONLY FOR ENGINEERING

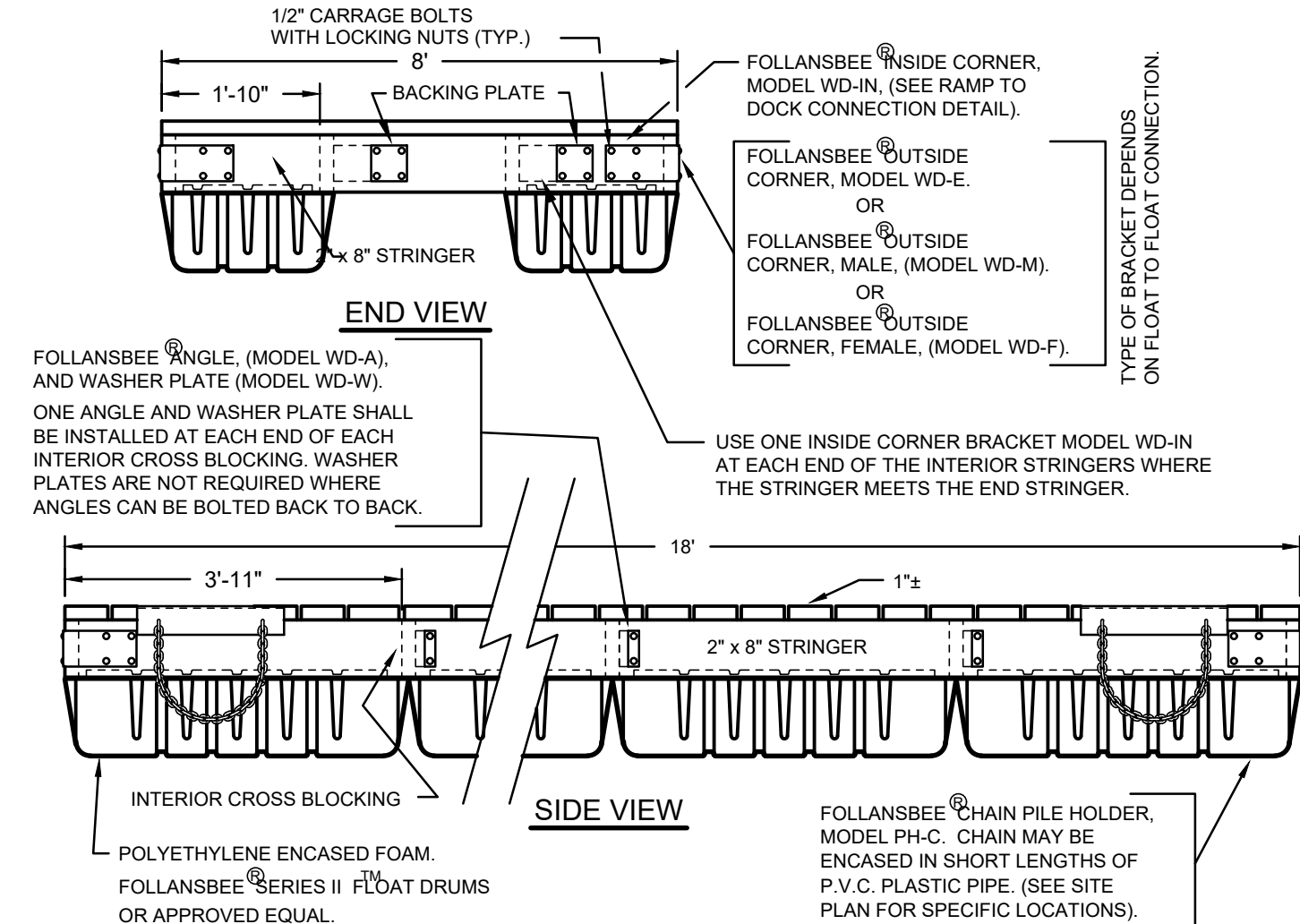




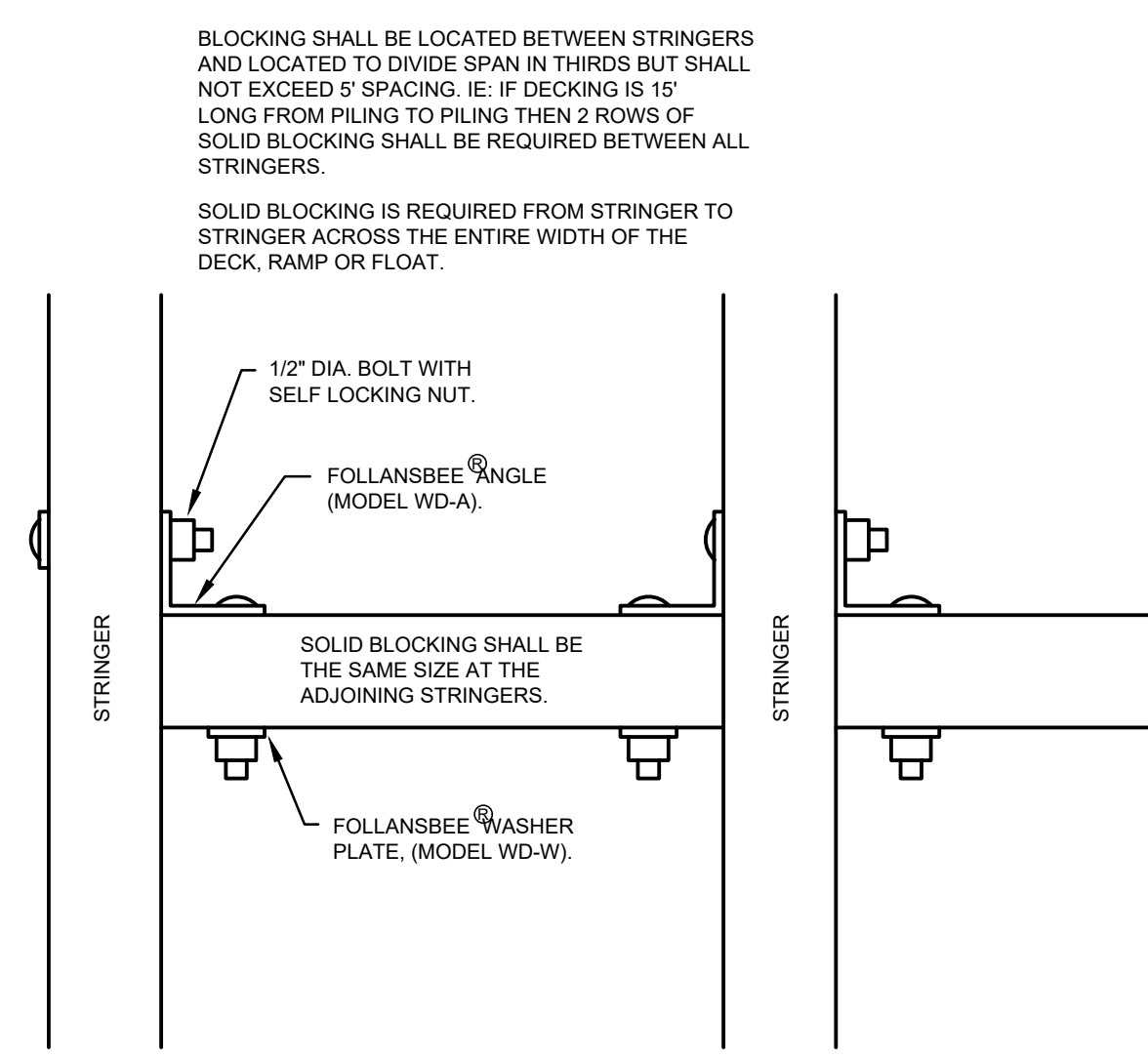
DOCK CROSS-SECTION
SCALE: NONE



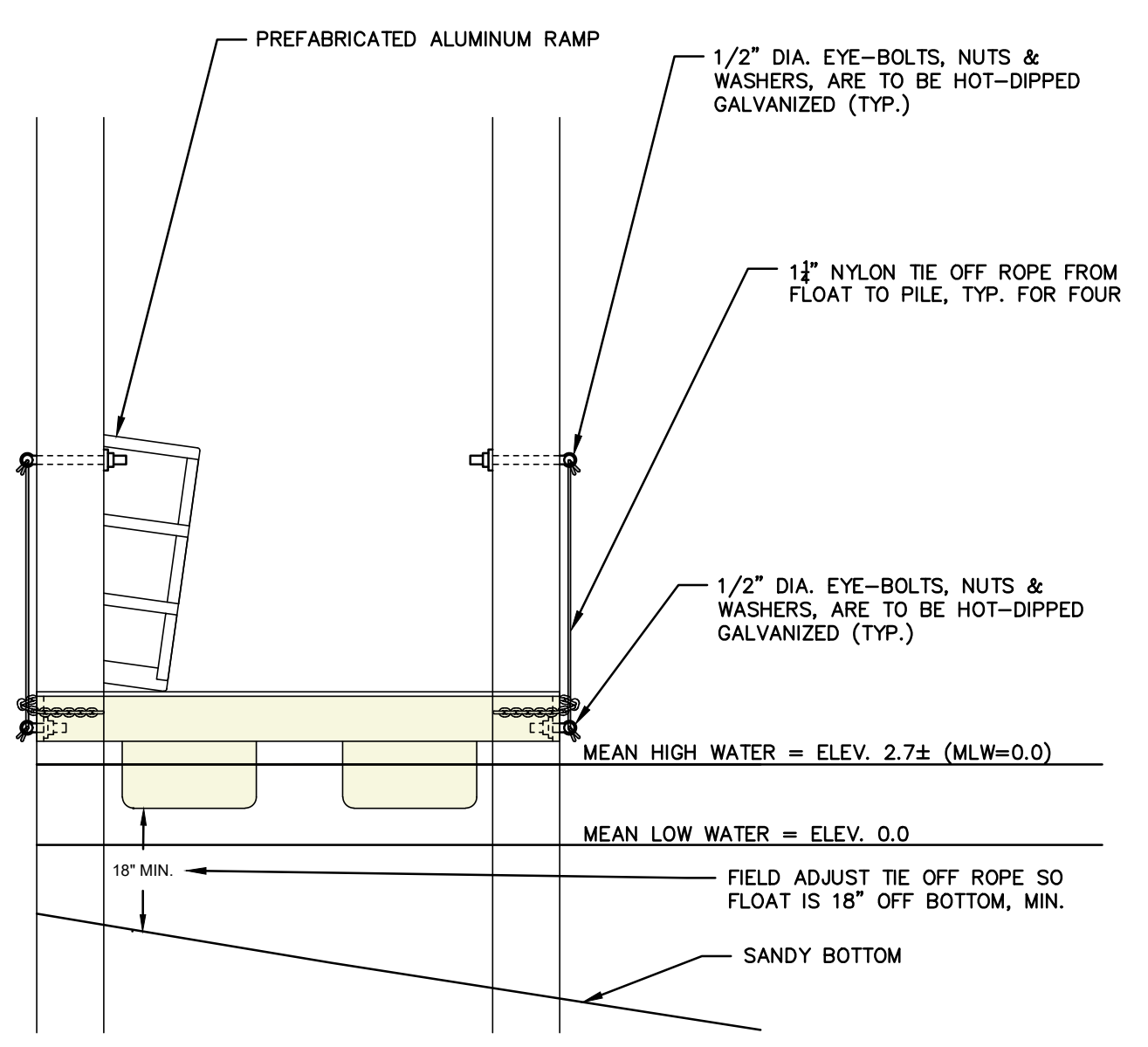
SIDE VIEW **END VIEW**



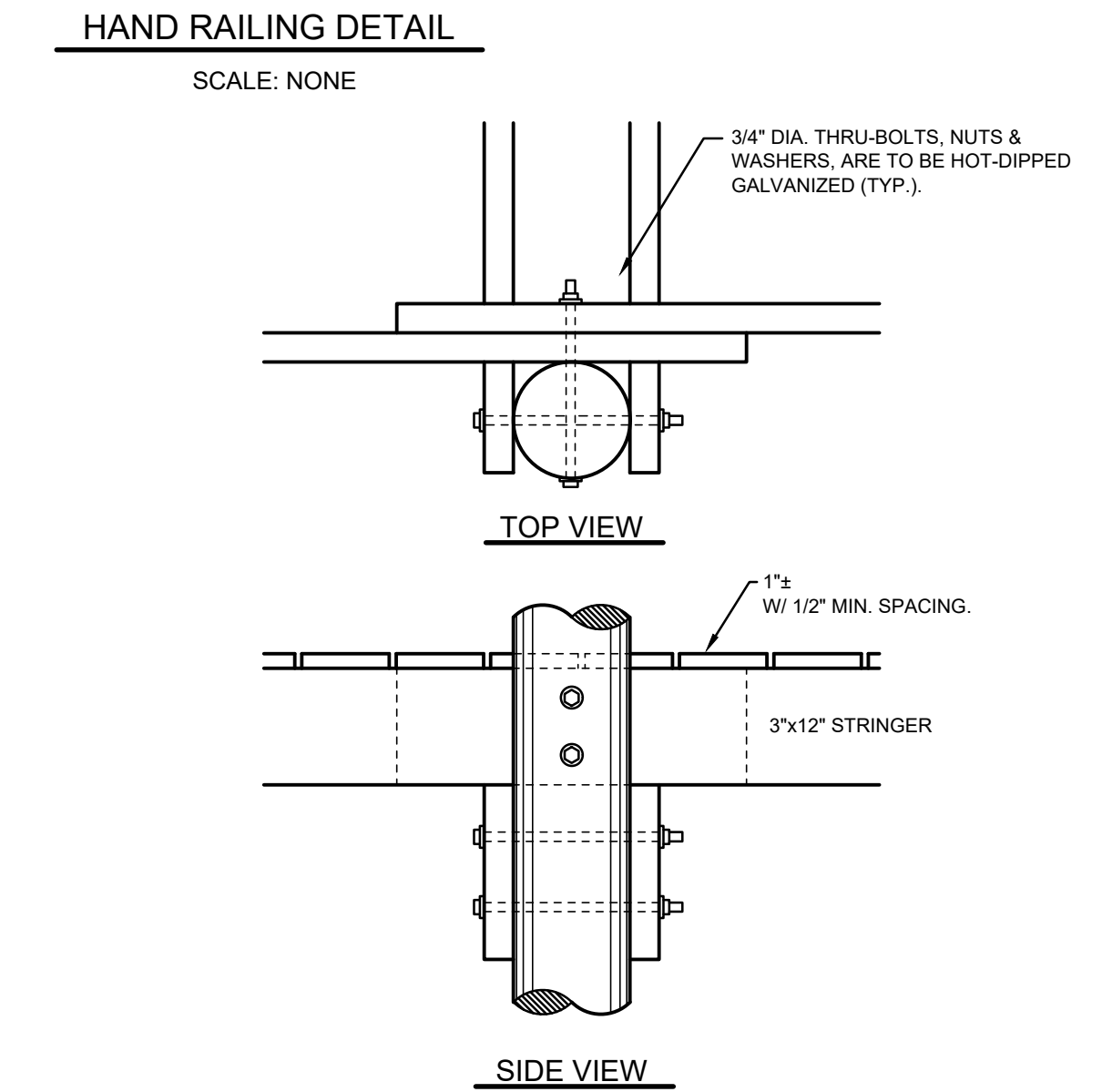
END VIEW **SIDE VIEW**



SOLID BLOCKING DETAIL
SCALE: NONE



FLOAT TIE OFF DETAIL
SCALE: NONE



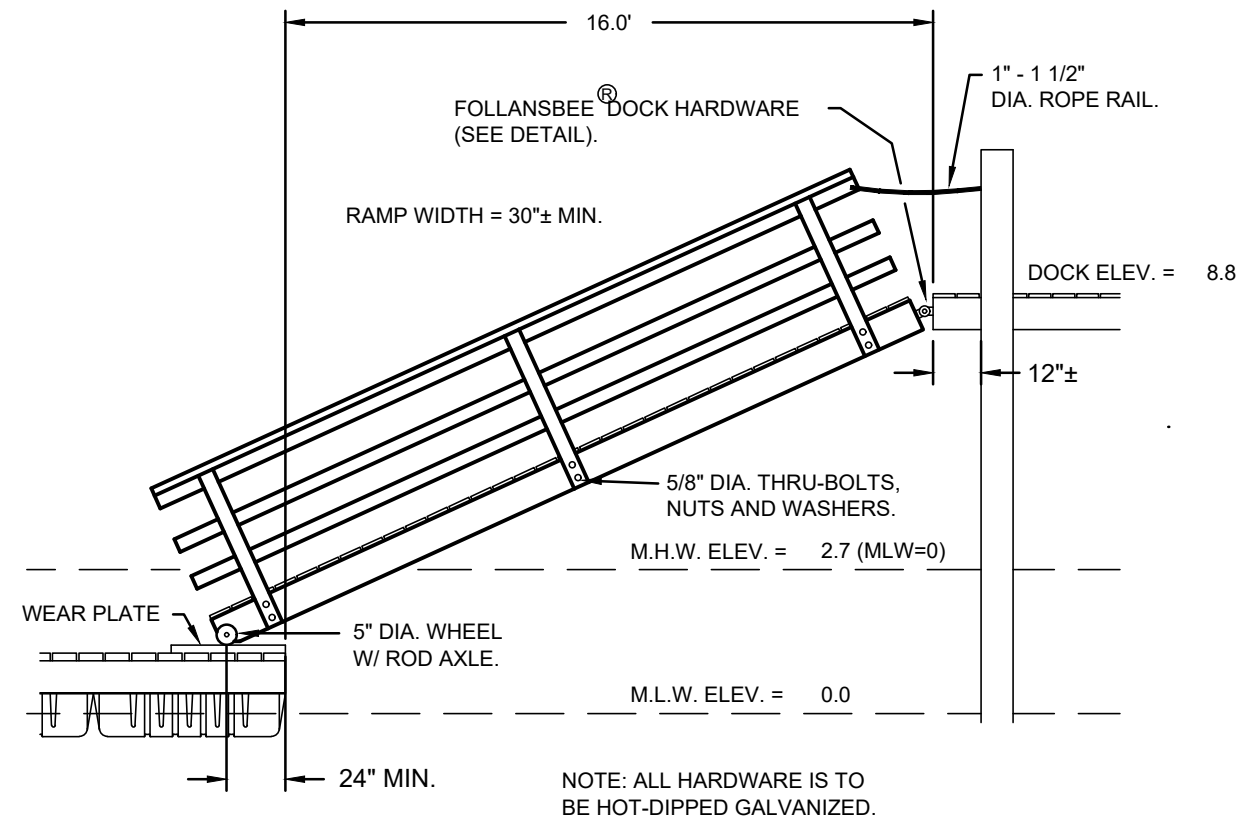
HAND RAILING DETAIL
SCALE: NONE

GUSSET CONNECTION DETAIL
SCALE: NONE

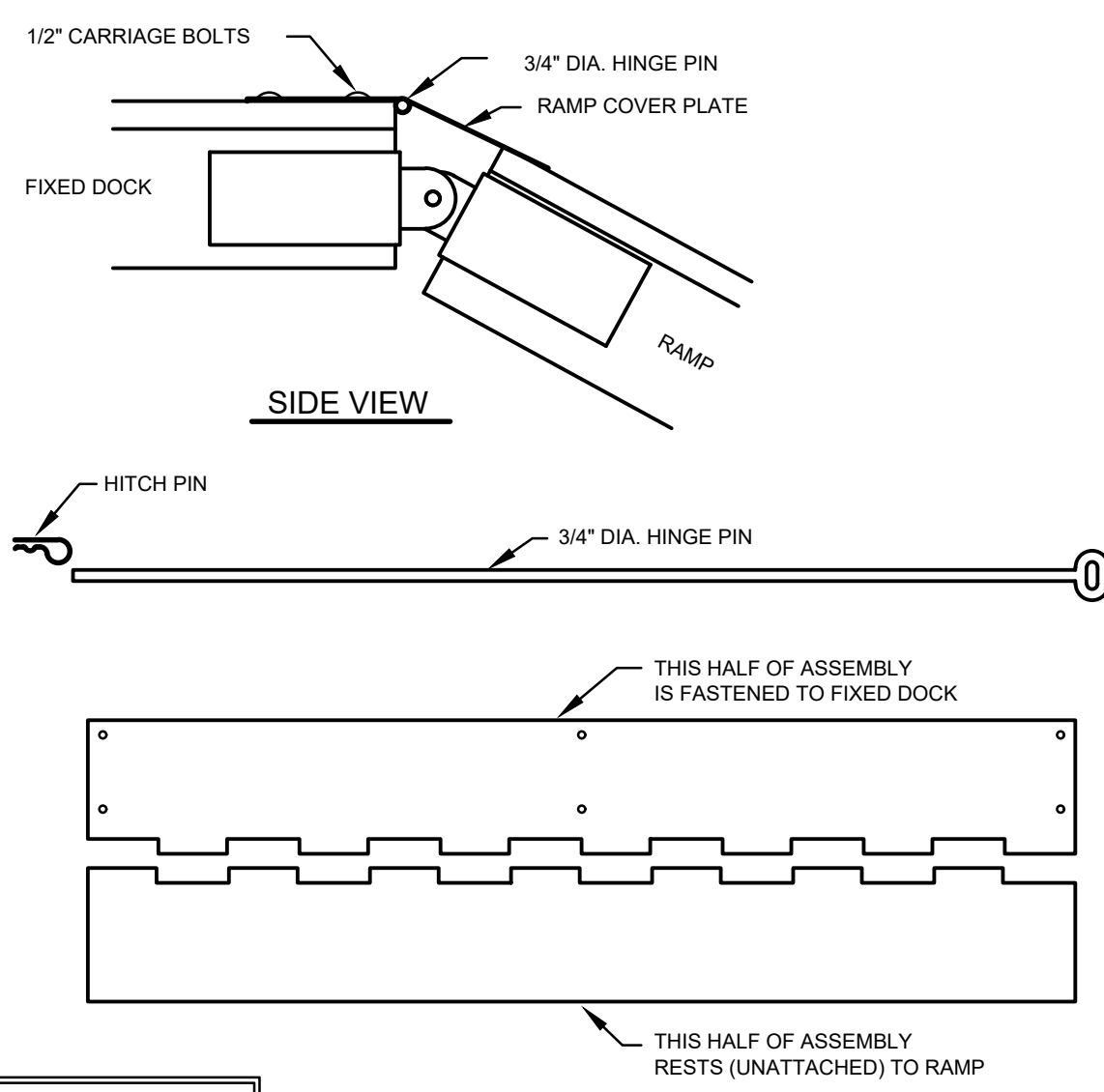
NOTE: ALL HARDWARE IS TO BE HOT-DIPPED GALVANIZED OR STAINLESS STEEL.

OTHER HARDWARE MAY BE SUBSTITUTED IN PLACE OF THE FOLLANSBEE HARDWARE IF MATERIAL AND DESIGN ARE SIMILAR.

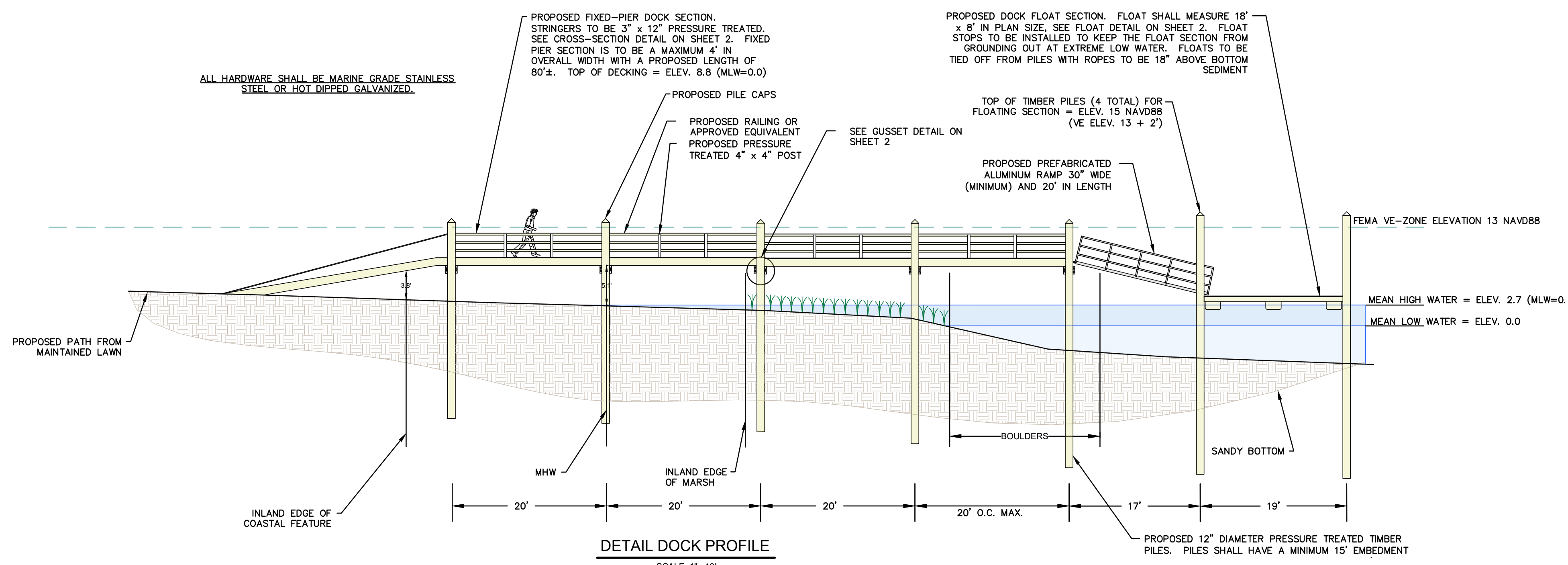
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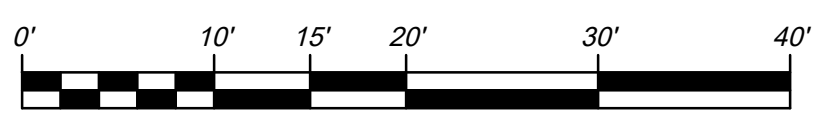
SIDE VIEW **RAMP DETAIL**
SCALE: NONE



RAMP COVER PLATE ASSEMBLY
SCALE: NONE



DETAIL DOCK PROFILE
SCALE: 1\"/>



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