



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: 2022-09-065 Date: November 15, 2022

This office has under consideration the application of:

**Grant and Garth Fondo & Joya Fondo Drayton**  
**330 Marshall Street**  
**Holliston, MA 01746**

for a State of Rhode Island Assent to construct and maintain: A residential Boating Facility consisting of- a 20' fixed pier to a ramp and 8x18' float, extending 34.1' beyond Mean Low Water (MLW). Facility Terminus to be 16.9 feet from the edge of a mooring field, requiring a Variance to "Red Book" Section 1.3.1(D)(11)(m) – 50' Mooring Field Setback Standard.

Project Location:	47 Sunset Drive
City/Town:	Charlestown
Plat/Lot:	1 / 133
Waterway:	Quonochontaug Pond

Plans of the proposed work can be requested at [Cstaff1@crmc.ri.gov](mailto:Cstaff1@crmc.ri.gov).

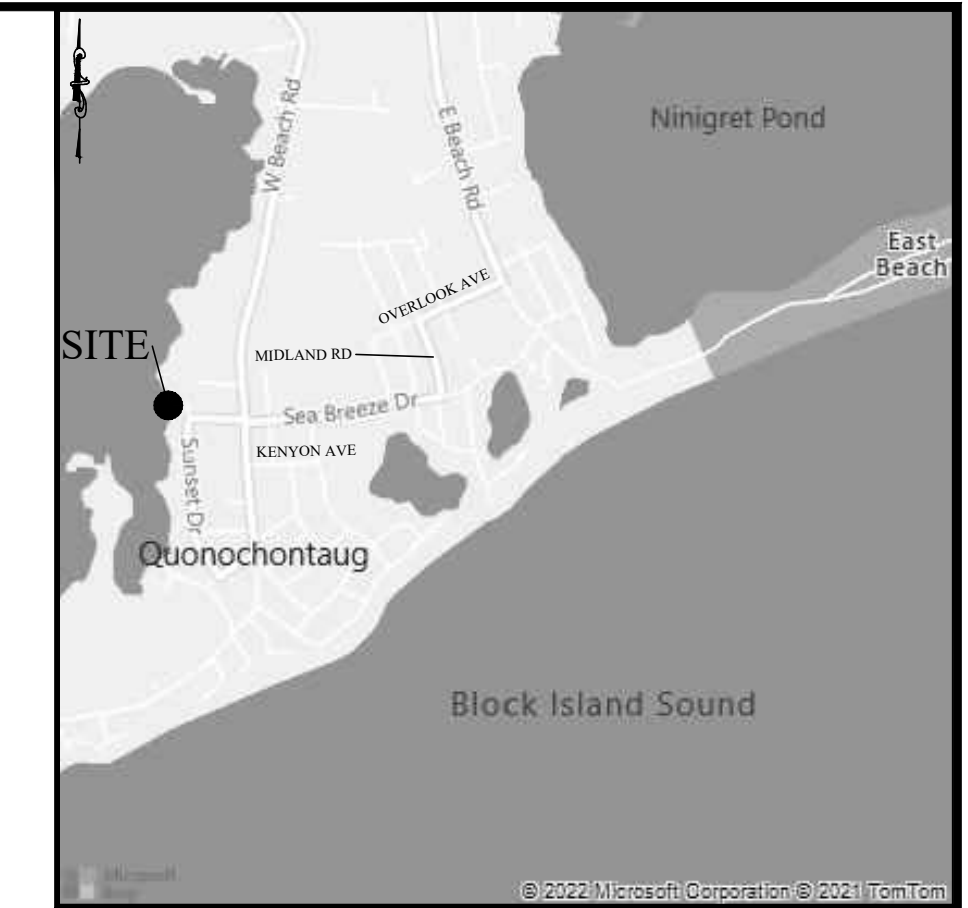
In accordance with the Administrative Procedures Act (Chapter 42-35 of the Rhode Island General Laws) you may request a hearing on this matter.

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.

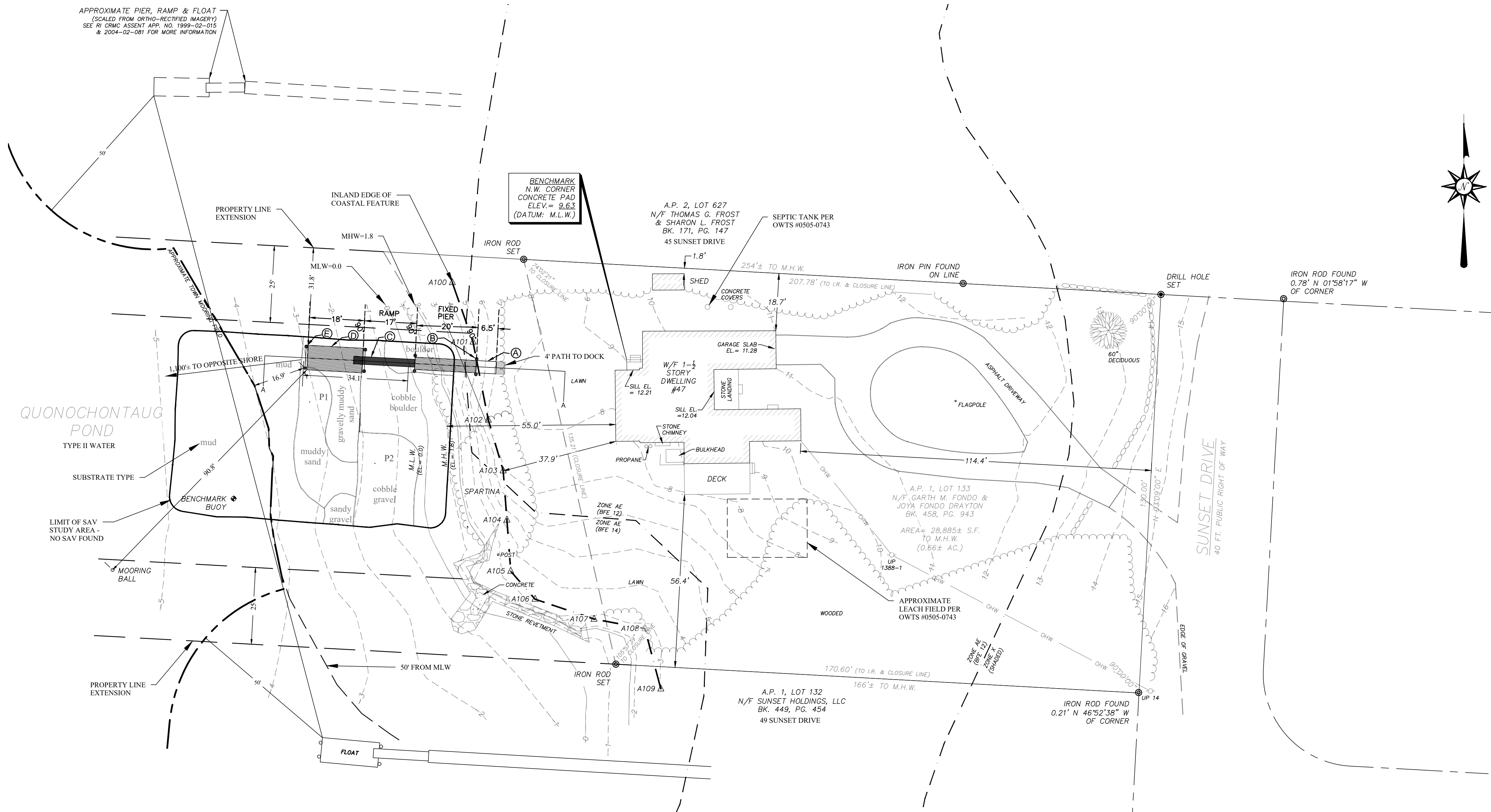
If you desire to protest, you must attend the scheduled hearing and give sworn testimony. A notice of the time and place of such hearing will be furnished you as soon as possible after receipt of your request for hearing. If you desire to request a hearing, to receive consideration, it should be in writing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

Please email your comments/hearing requests to: [cstaff1@crmc.ri.gov](mailto: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



LOCATION MAP N.T.S.



- PLAN NOTES:**
1. NORTH ARROW REFERENCES GRID NORTH (NAD 83 RI SPC ZONE 3800).
  2. VERTICAL DATUM IS MEAN LOW WATER.
  3. HORIZONTAL & VERTICAL DATUMS ESTABLISHED BY GNSS OBSERVATIONS ON AUGUST 3, 2022 AND OPUS SOLUTIONS FOR POST PROCESSING (ITRF2014 EPOCH: 2022.5883) AND CONVERTED TO MLW. SEE VERTICAL DATUM TRANSFORMATION TABLE.
  4. EXISTING CONDITIONS SHOWN AS OF AUGUST 18, 2022 AND ARE THE RESULT OF A FIELD SURVEY BY SOUTH COUNTY SURVEY COMPANY, LLC.
  5. COASTAL FEATURE FLAGS BY ECOTONES, INC. IN AUGUST, 2022.
  6. SUBJECT PARCEL LIES WITHIN THE TOWN OF CHARLESTOWN R-2A ZONING DISTRICT.
  7. SUBJECT PARCEL LIES WITHIN A NATURAL HERITAGE AREA.
  8. SUBJECT PARCEL LIES WITHIN THE SALT PONDS CRITICAL RESOURCE AREA.
  9. BY GRAPHIC PLOTTING ONLY SUBJECT PARCEL LIES PARTIALLY WITHIN FEMA FLOOD AE (BFE 12); SPECIAL FLOOD HAZARD AREA, PARTIALLY WITHIN FLOOD ZONE AE (BFE 14); SPECIAL FLOOD HAZARD AREA AND PARTIALLY WITHIN FLOOD ZONE X (SHADED); AREA OF MINIMAL FLOOD HAZARD, SEE PANEL 44009C0279J EFFECTIVE 10/16/2013.
  10. THE RELEVANT PORTION OF QUONOCHONTAUG POND LIES WITHIN A COASTAL BARRIER RESOURCE SYSTEM (CBRS) BEARING AN EFFECTIVE DATE OF 10/1/1983.

- PLAN NOTES:**
1. SEE "QUONOCHONTAUG HIGHLANDS PROPERTY OF CHARLESTOWN ESTATES, INC. SCALE 1"=50 FT. JULY 1940" BY ROSSI & LEWIS, ENGINEERS. RECORDED IN PLAT BOOK 3, PAGE 20 OF THE CHARLESTOWN LAND EVIDENCE RECORDS.

**WATER DEPTH BELOW FLOATING DOCK**

	LANDWARD	SEAWARD
HIGH TIDE	3.3'±	4.8'±
LOW TIDE	1.5'±	3.0'±

**GENERAL:**

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, MUNICIPAL SEWER, ETC.

**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 400 LBS.

**VESSEL INFORMATION:**

- THE OWNER HAS A BOAT APPROXIMATELY 22' LONG WITH AN 18" DRAFT. 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 (IF PRESENT) 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 8, 2022. THE STUDY AREA EXTENDED 60' WIDE AND 90' OFFSHORE. NO SAV WAS OBSERVED WITHIN THE STUDY AREA. SEE ECOTONES REPORT DATED AUGUST 21, 2022.

**PROPOSED DOCK COMPONENTS:**

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

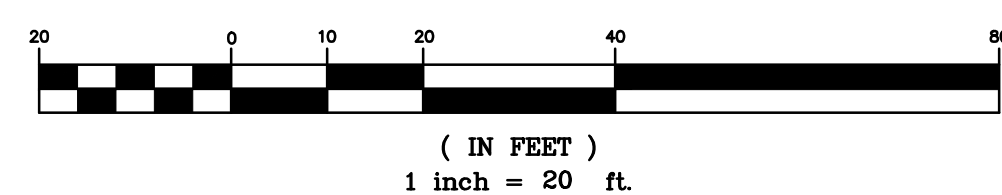
**UTILITIES:**

- THE LOCATION OF EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE ONLY AND HAVE BEEN SHOWN USING THE BEST 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, OWTS, ETC.

**LEGEND**

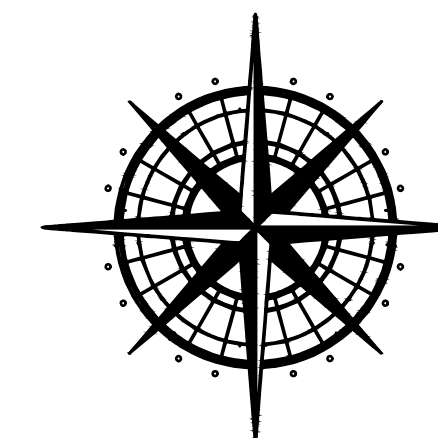
- PROPERTY LINE
- ABUTTER'S PROPERTY LINE
- 7' TOPOGRAPHIC CONTOUR LINE
- FEMA FLOOD ZONE DELINEATION
- DELINEATED COASTAL FEATURE
- STONE WALL
- OVERHEAD WIRE
- EDGE OF VEGETATION
- UTILITY POLE
- IRON PIN/ROD
- DRILL HOLE

**GRAPHIC SCALE**



**PLAN REFERENCE:**

REFERENCE EXISTING CONDITIONS PLAN OF LAND BY SOUTH COUNTY SURVEY COMPANY DATED AUGUST 25, 2022, REVISED SEPTEMBER 6 2022 AND ALL ASSOCIATED NOTES AND REFERENCES.



**SOUTH COUNTY SURVEY Co**  
 382B MAIN ST. WAKEFIELD, RI 02879  
 (401) 783-2300  
 www.SouthCountySurvey.com

© CAROLYN J. DOYLE 2022

**CJ DOYLE, P.E.**

CIVIL ENGINEERING  
 MAILING ADDRESS:  
 P.O. BOX 1161, HOPE VALLEY, RI 02832  
 OFFICE LOCATION:  
 1122 MAIN STREET, WYOMING, RI  
 PHONE (401) 491-9530  
 cjengine@cox.net

NO.	DATE	DESCRIPTION	BY

DRAWING TITLED:  
**PLAN OF A PROPOSED RESIDENTIAL BOATING FACILITY**

LOCATED ON:  
**LOT 133 PLAT 1**

OWNED BY:  
**GRANT P. & GARTH M. FONDO & JOYA FONDO DRAYTON**

ADDRESS:  
**47 SUNSET DRIVE**  
 IN THE TOWN OF CHARLESTOWN, RI

DESIGNED BY:  
**CAROLYN J. DOYLE, P.E.**

SCALE: 1" = 20'

DRAWN BY: CJD CHECKED BY: CJD

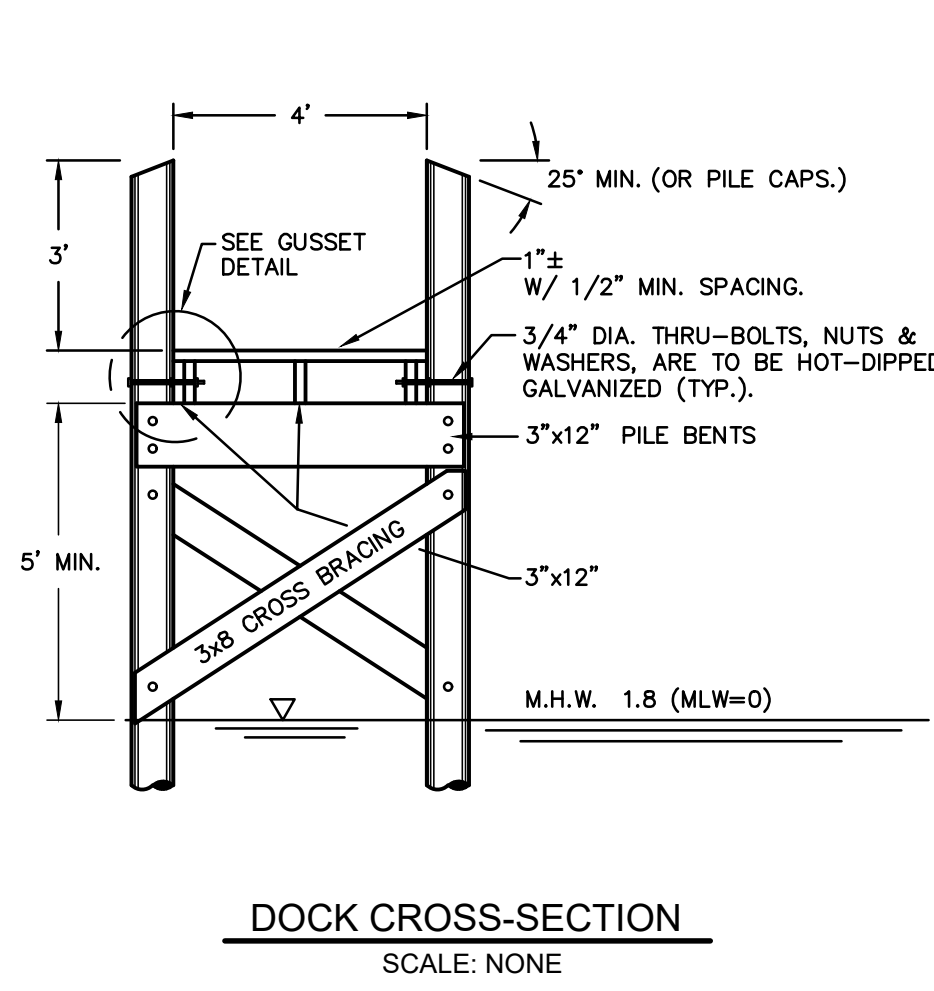
DRAWING NO.: SHEET 1 OF 2

CAROLYN J. DOYLE  
 No. 5078  
 REGISTERED PROFESSIONAL ENGINEER

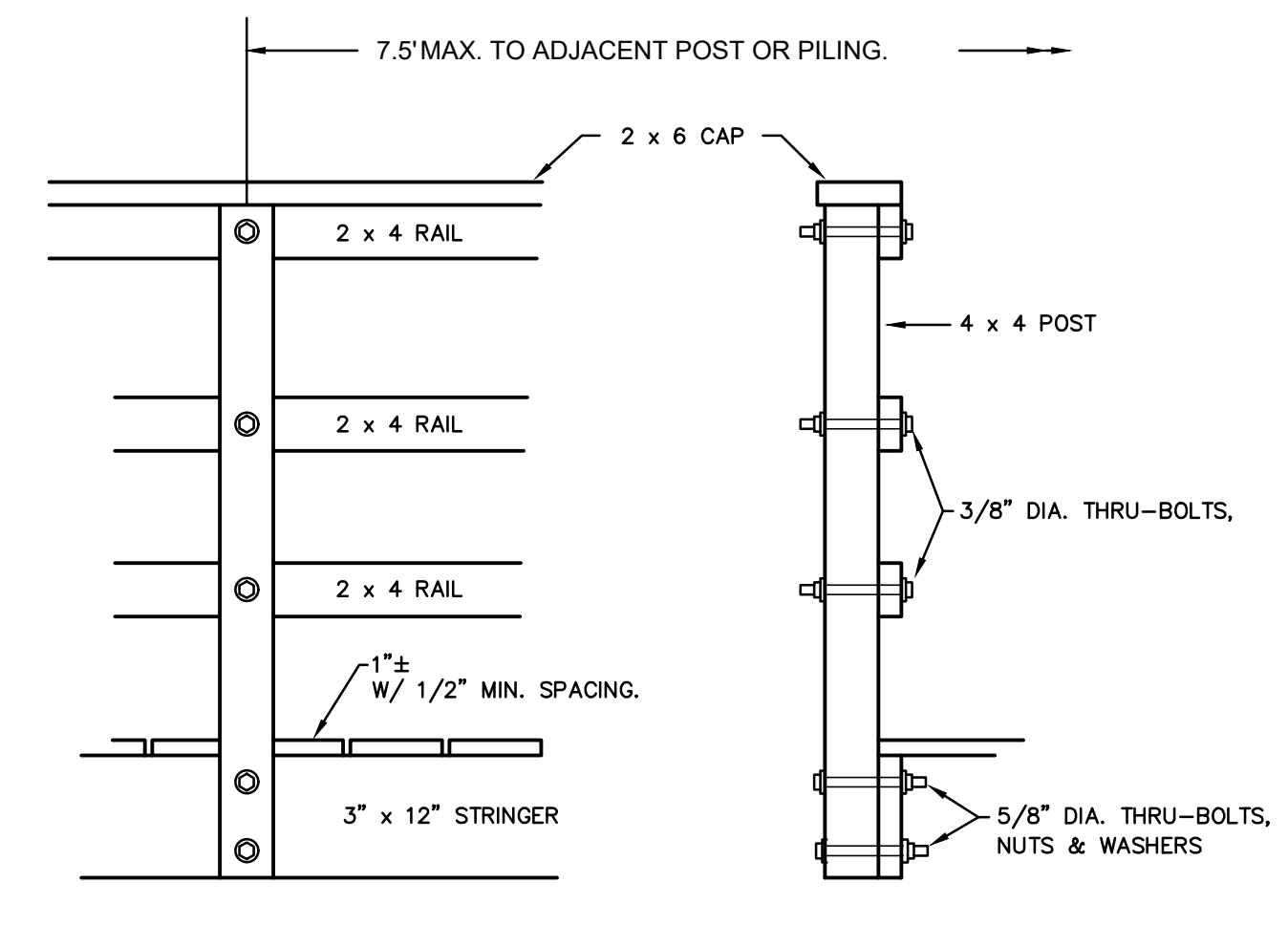


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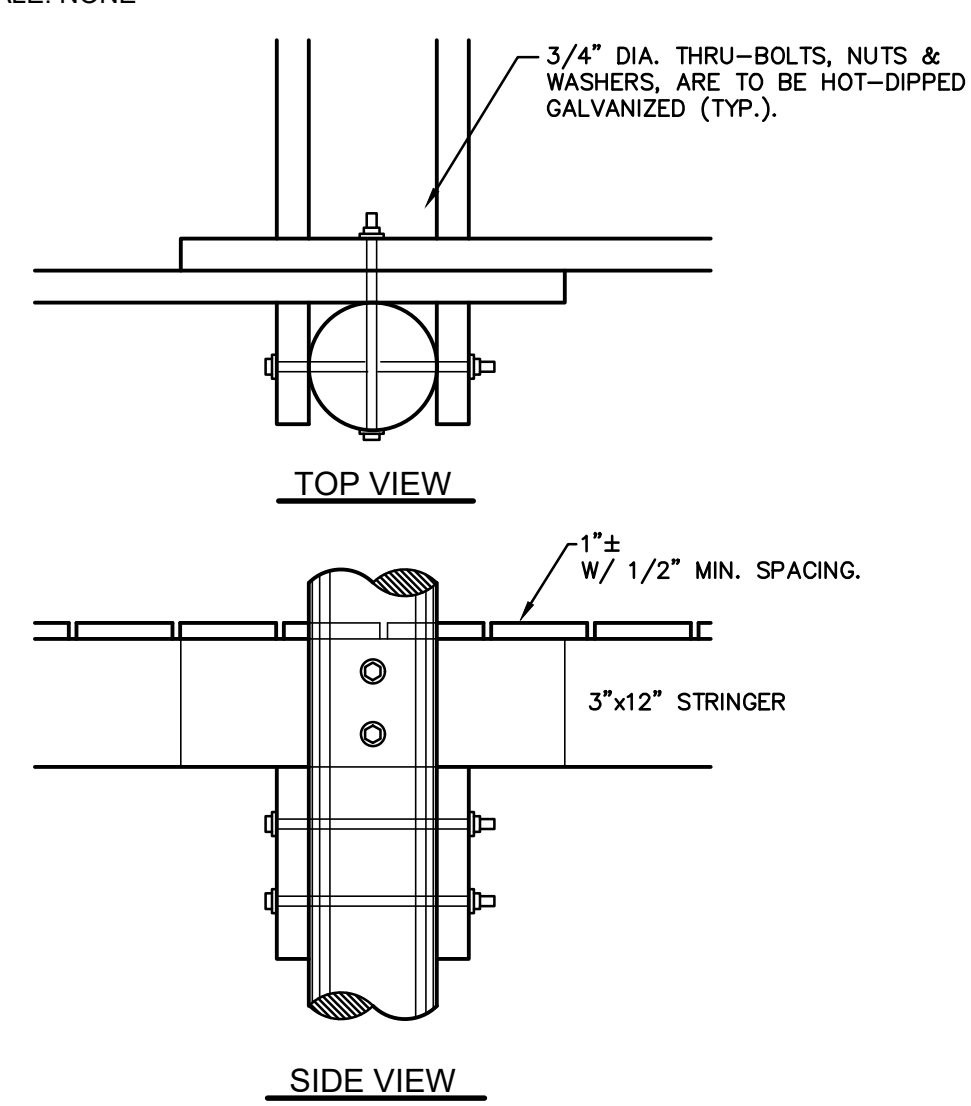
**DOCK CROSS-SECTION**  
SCALE: NONE



**SIDE VIEW**  
**END VIEW**

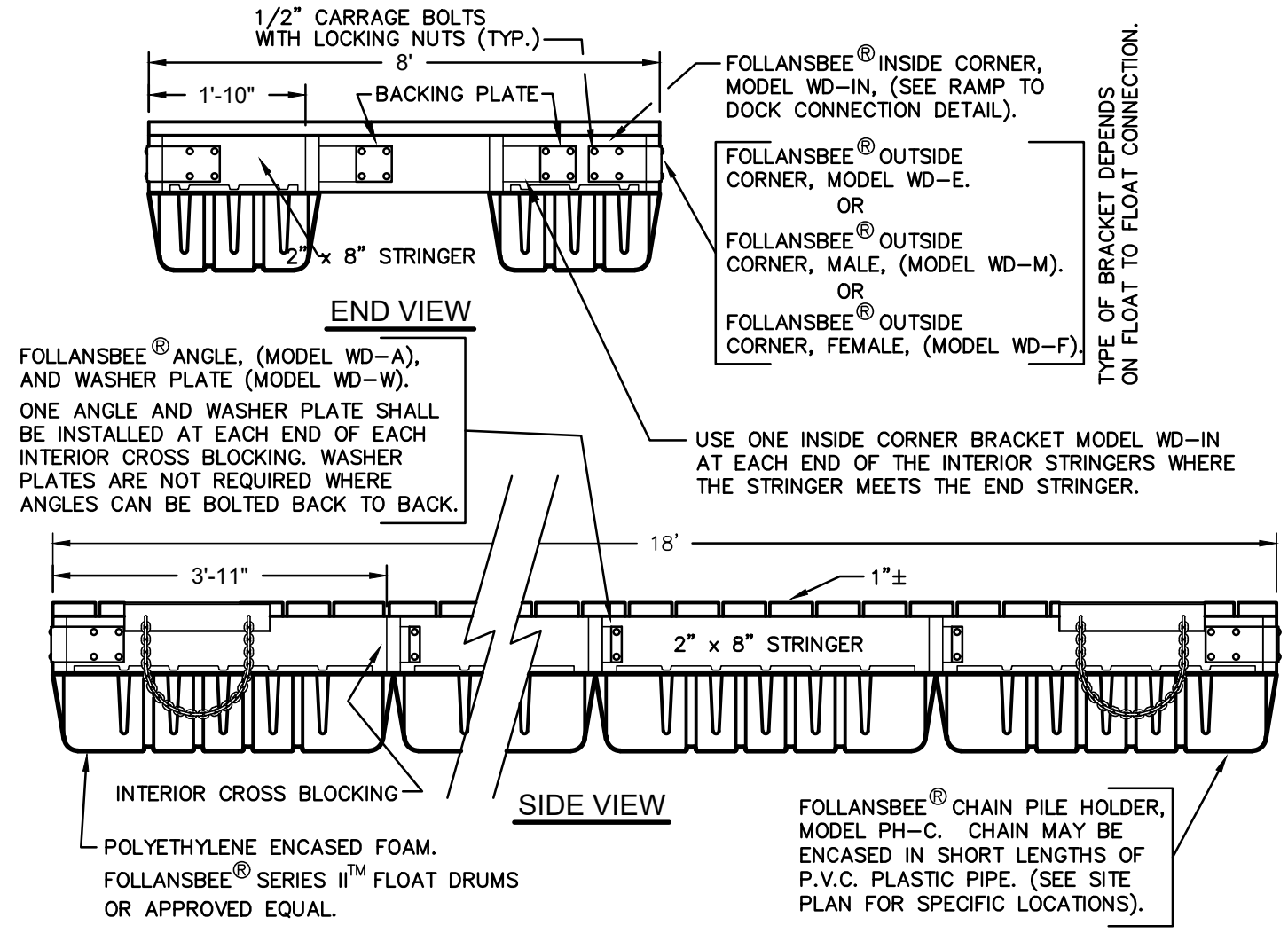
ALL HARDWARE IS TO BE HOT-DIPPED GALVANIZED.  
HAND RAIL IS REQUIRED ON ONE SIDE OF DOCK ONLY. 2 x 4 RAILS TO BE FASTENED TO PILES WITH 3/8" DIA. LAG BOLTS AND WASHERS. IT IS RECOMMENDED THAT THE HAND RAIL BE INSTALLED ON BOTH SIDES.

**HAND RAILING DETAIL**  
SCALE: NONE



**GUSSET CONNECTION DETAIL**  
SCALE: NONE

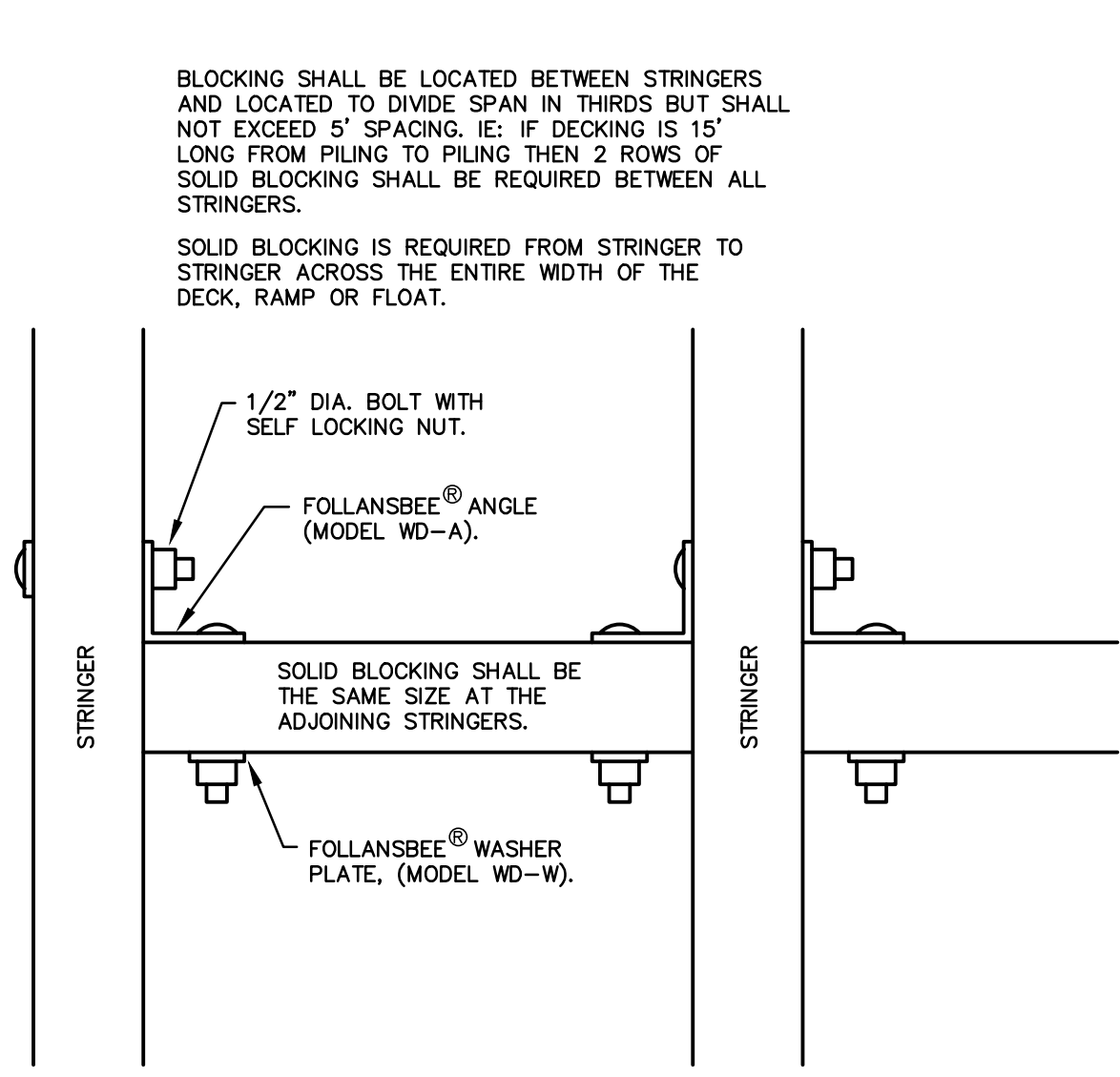
PROPOSED FIXED-PIER DOCK SECTION. STRINGERS TO BE 3" x 12" PRESSURE TREATED. SEE CROSS-SECTION DETAIL ON SHEET 2. FIXED PIER SECTION IS TO BE A MAXIMUM 4' IN OVERALL WIDTH WITH A PROPOSED LENGTH OF 20'±. TOP OF DECKING = ELEV. 7.9 (MLW=0.0)



**FLOAT DETAIL**  
SCALE: NONE

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

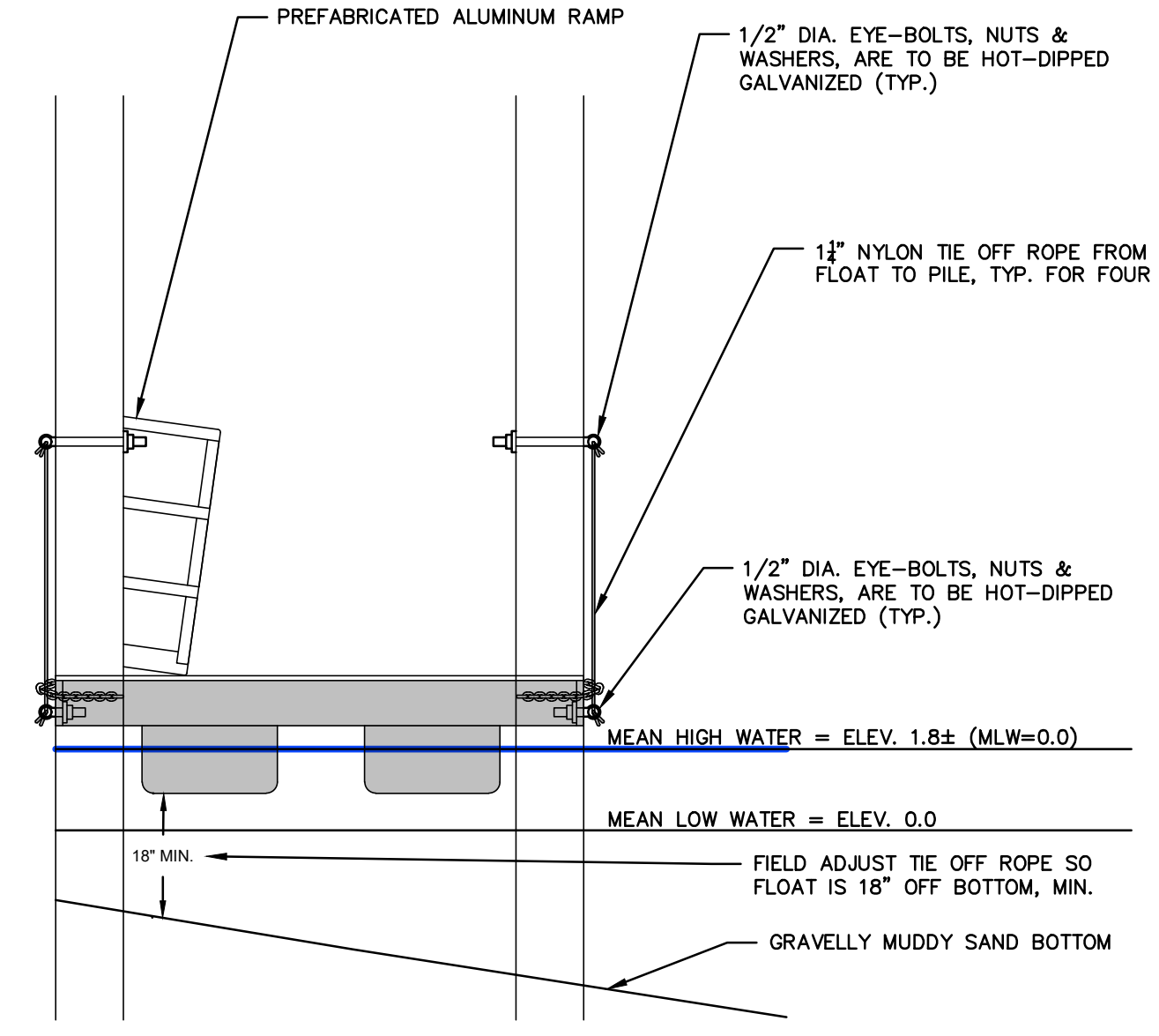
OTHER HARDWARE MAY BE SUBSTITUTED IN PLACE OF THE FOLLANSBEE® HARDWARE IF MATERIAL AND DESIGN ARE SIMILAR.  
ALL STRINGERS SHALL BE ONE CONTINUOUS LENGTH FOR THE FULL LENGTH SHOWN ON THE PLANS.



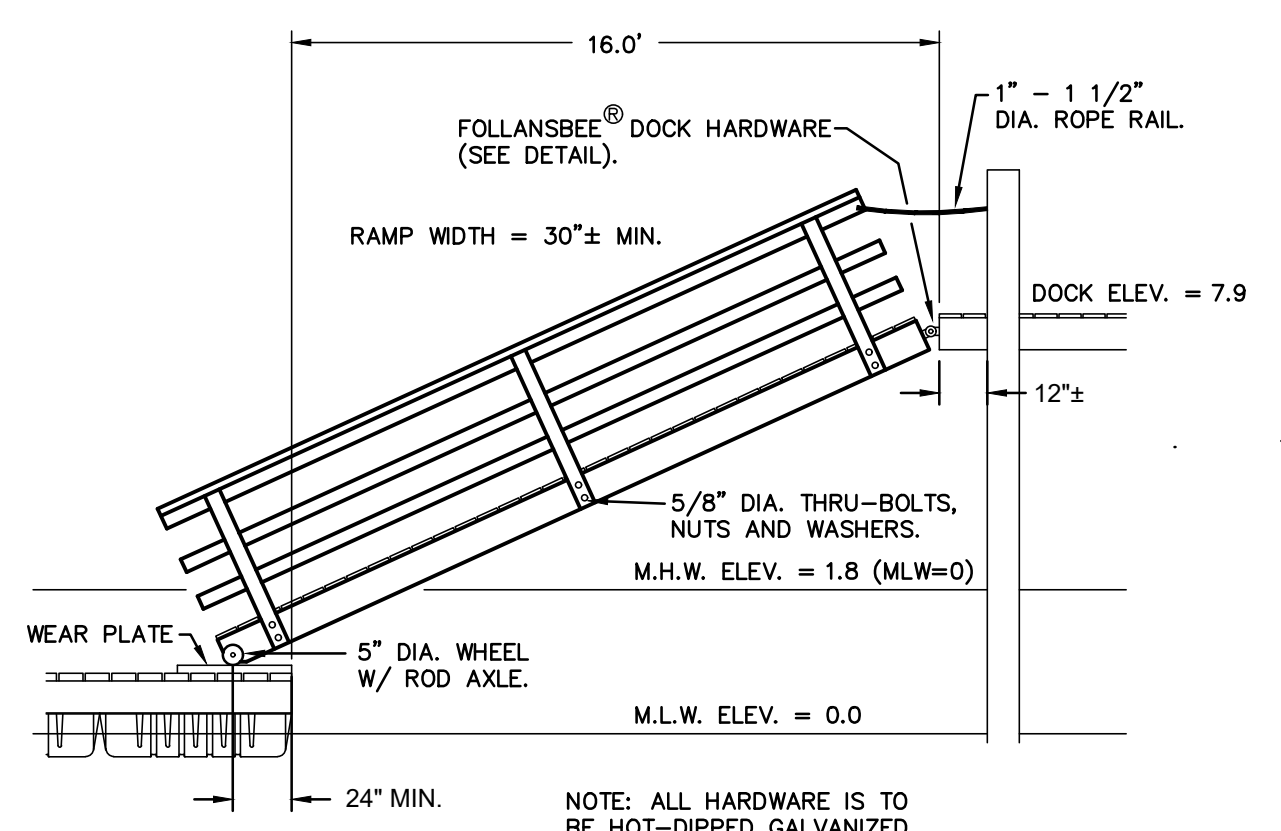
**SOLID BLOCKING DETAIL**  
SCALE: NONE

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

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



**FLOAT TIE OFF DETAIL**  
SCALE: NONE

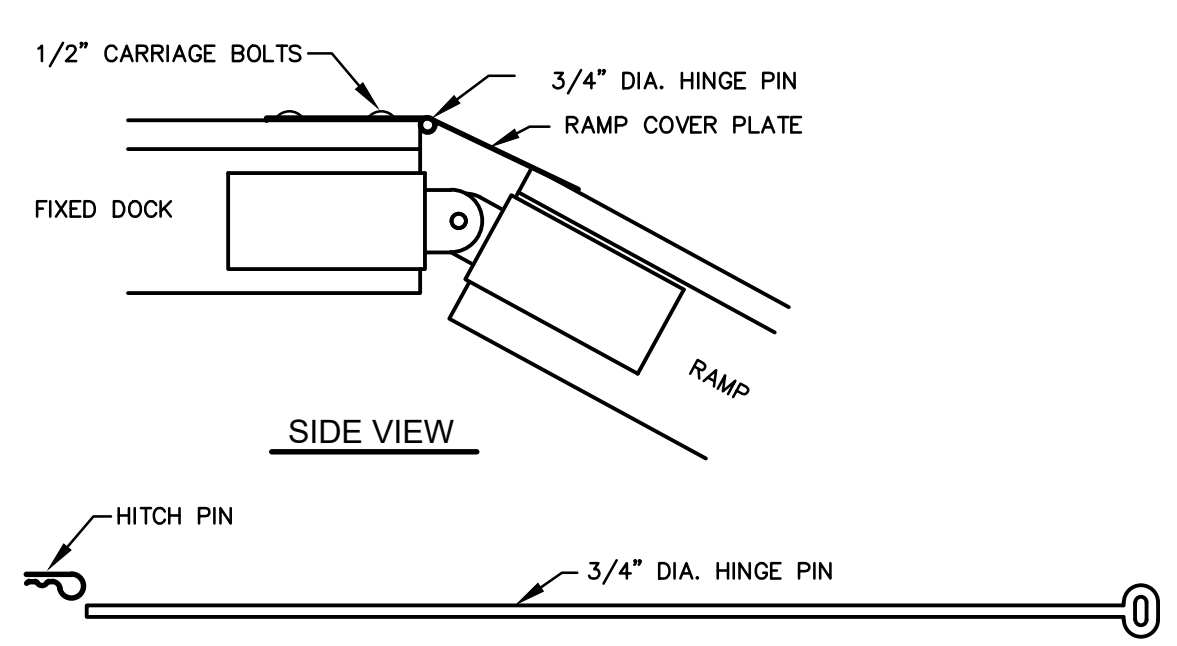


**SIDE VIEW**

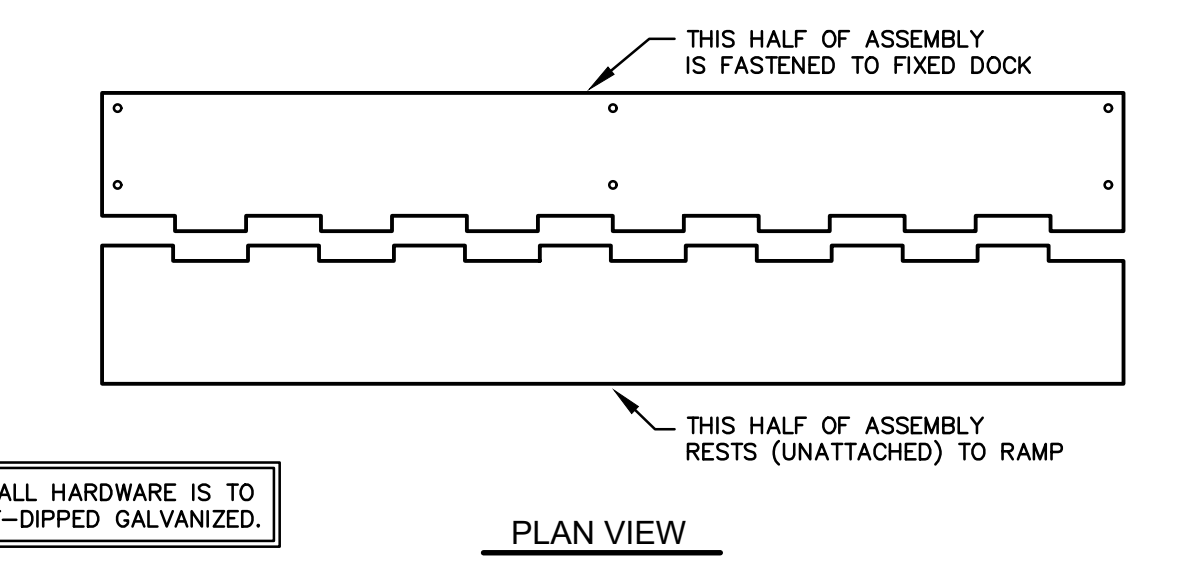
**RAMP DETAIL**  
SCALE: NONE

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

NOTE: AT THE OWNER'S OPTION ROPE RAILINGS MAY BE SUBSTITUTED FOR THE RAILINGS SHOWN. OWNER ACCEPTS ANY FALL RISK ASSOCIATED WITH ROPE RAILINGS IN LIEU OF RAILINGS SHOWN.



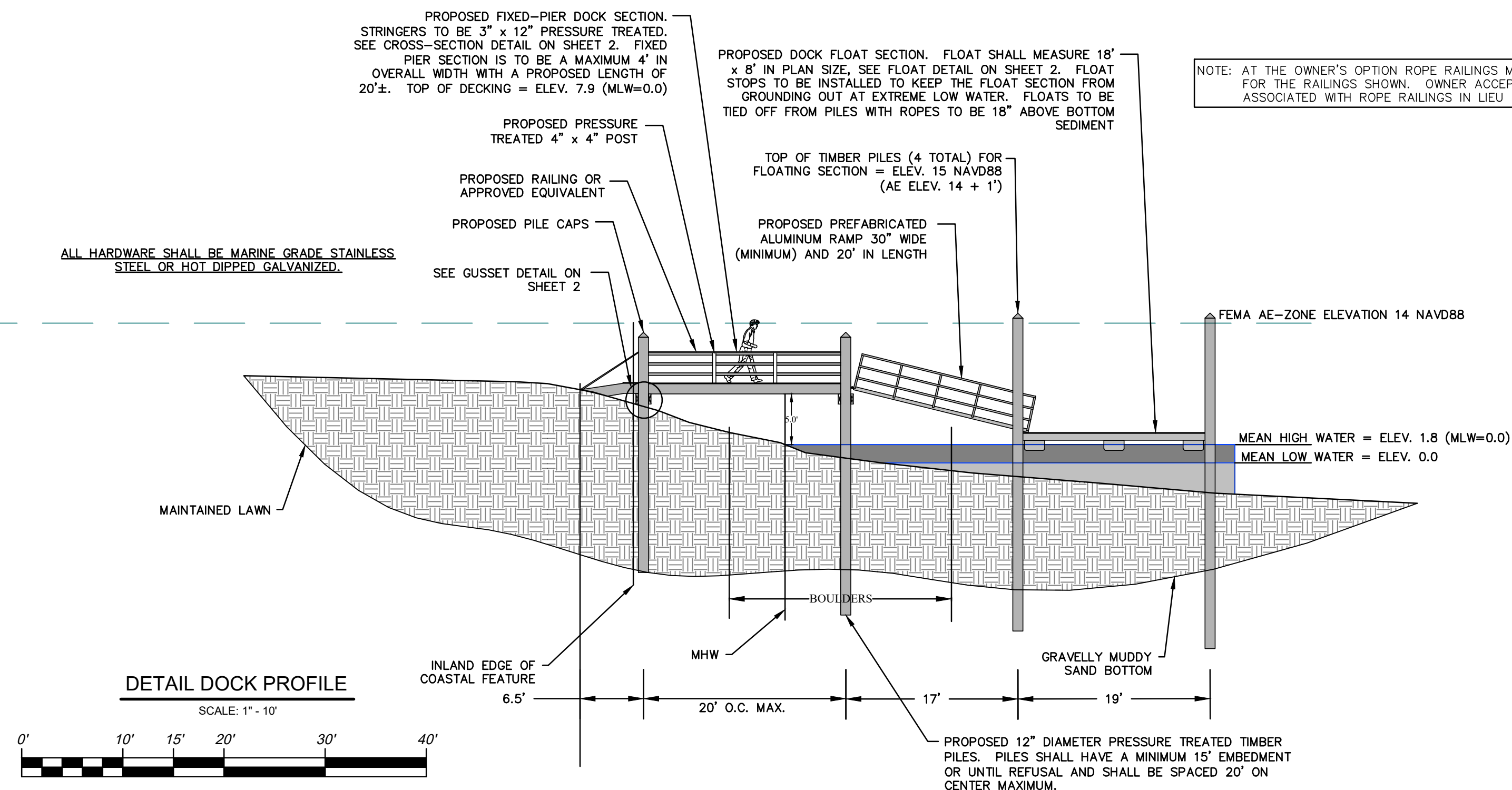
**SIDE VIEW**



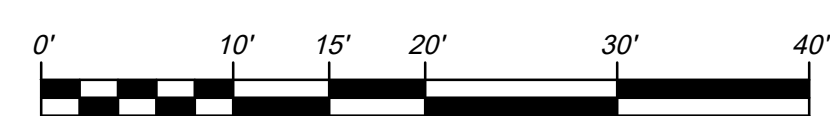
**RAMP COVER PLATE ASSEMBLY**  
SCALE: NONE

FOLLANSBEE® RAMP COVER PLATE SET, (MODEL WD-RCP4).

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



**DETAIL DOCK PROFILE**  
SCALE: 1" = 10'



**CJ DOYLE, P.E.**  
CIVIL ENGINEERING  
MAILING ADDRESS:  
P.O. BOX 1161, HOPE VALLEY, RI 02832  
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1122 MAIN STREET, WYOMING, RI  
PHONE (401) 491-9530  
cjoyle@cox.net

NO.	DATE	DESCRIPTION	BY

DRAWING TITLED:  
**DETAILS FOR A PROPOSED RESIDENTIAL BOATING FACILITY**

LOCATED ON:  
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OWNED BY:  
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DESIGNED BY:  
**CAROLYN J. DOYLE, P.E.**

SCALE: AS SHOWN

DRAWN BY: CJD CHECKED BY: CJD

DRAWING NO.: SHEET 2 OF 2

CAROLYN J. DOYLE 2022

**CAROLYN J. DOYLE**  
No. 5078  
REGISTERED PROFESSIONAL ENGINEER



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