



State of Rhode Island and Providence Plantations
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

APPLICATION FOR STATE ASSENT

To perform work regulated by the provisions of Chapter 279 of the Public Laws of 1971 Amended.

Project Location <u>20 Water Street, South Kingstown</u> <div style="display: flex; justify-content: space-between; font-size: small;"> No. Street City/Town </div>	File No. (CRMC USE ONLY) <div style="font-size: large; color: magenta; text-align: center;">2022-06-136</div>
Owner's Name <u>Point Break Realty LLC</u>	Plat: 93-1 Lot(s): 67
Mailing Address <u>895 Matunuck Beach Rd, South Kingstown, RI 02879</u> <div style="display: flex; justify-content: space-between; font-size: x-small;"> Address City/Town, State Zip Code </div>	Owner's Contact: Number: 401.316.5295 Email Address: <u>dperry@matunuckgroup.com</u>
Contractor RI Reg. # <u>32416</u> Address <u>237 Liberty Lane, W. Kingston</u>	Email address: <u>hbjr1@yahoo.com</u> Tel. No. <u>401.439.0618</u>
Designer <u>Russ Morgan</u> Address <u>49 Pond Street, Wakefield, 02879</u>	Tel. No. <u>401.474.9550</u>
Name of Waterway <u>Potters Pond</u>	Estimated Project Cost (EPC): Application Fee: <u>1500</u>
Provide Below a Description of Work As Proposed (required). Construct a new residential dock consisting of a pile supported fixed pier, ramp/gangway, and a terminal float. See attached r	

Have you or any previous owner filed an application for and/or received an assent for any activity on this property?
 (If so please provide the file and/or assent numbers): 1996-06-090

Is this site within a designated historic district? YES NO
Is this application being submitted in response to a coastal violation? YES NO

If YES, you must indicate NOV or C&D Number: _____

Name/mailling addresses of adjacent property owners whose property adjoins the project site. Accurate mailing addresses will insure proper notification. _____ Applicant **must** initial to certify accuracy of adjacent property owners and accuracy of mailing addresses.

** See Attached Sheet

STORMTOOLS (<http://www.beachsamp.org/resources/stormtools/>) is a planning tool to help applicants evaluate the impacts of sea level rise and storm surge on their projects. The Council encourages applicants to use STORMTOOLS to help them understand the risk that may be present at their site and make appropriate adjustments to the project design.

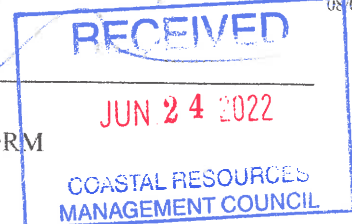
NOTE: The applicant acknowledges by evidence of their signature that they have reviewed the Rhode Island Coastal Resources Management Program, and have, where possible, adhered to the policies and standards of the program. Where variances or special exceptions are requested by the applicant, the applicant will be prepared to meet and present testimony on the criteria and burdens of proof for each of these relief provisions. The applicant also acknowledges by evidence of their signature that to the best of their knowledge the information contained in the application is true and valid. If the information provided to the CRMC for this review is inaccurate or did not reveal all necessary information or data, then the permit granted under this application may be found to be null and void. Applicant requires that as a condition to the granting of this assent, members of the CRMC or its staff shall have access to the applicant's property to make on-site inspections to insure compliance with the assent. This application is made under oath and subject to the penalties of perjury.

Point Break Realty - Kevin Finnegans

Owner Name (PRINT)

Owner's Signature (SIGN)

PLEASE REVIEW REVERSE SIDE OF APPLICATION FORM



Russell J. Morgan, P.E.
49 Pond Street
Wakefield, RI
02879
401.474.9550

June 22, 2022

RI Coastal Resources Management Council
4808 Tower Hill Road; Suite 3
Wakefield, Rhode Island 02879

Re: CRMC Residential Dock Assent Request
20 Water Street
Assessor's Plat 93-1, Lot 67
South Kingstown, Rhode Island

Dear Council:

On behalf of Point Break Realty, we have prepared the attached application for construction of new residential dock at the above-mentioned property in South Kingstown, Rhode Island. The property is located on Potters Pond in Type 2 waters.

Attached are the following materials:

- Application Fee (\$1500 for a new residential boating facility).
- Four copies of completed CRMC Assent Request Form.
- Proof of property ownership for the lot that comprises the site in the form of a letter from the South Kingstown Tax Assessors Office.
- Four copies of project narrative.
- Four copies of location map, stamped plans, cross-sections, and descriptions of proposed construction activity.
- One Copy of Project Specifications
- Copies of Assent Files
- Set of recent photographs of the site.
- SAV Survey Report
- Site Boundary Survey

Please call if there is any other information necessary for the processing of the application.

Very truly yours,



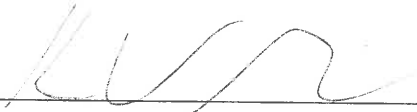
Russell J. Morgan, P.E.



STATEMENT OF DISCLOSURE AND APPLICANT AGREEMENT AS TO FEES

The fees which must be submitted to the Coastal Resources Management Council are based upon representations made to the Coastal Resources Management Council by the applicant. If after submission of this fee the Coastal Resources Management Council determines that an error has been made either in the applicant's submission or in determining the fee to be paid, the applicant understands that additional fees may be assessed by the Coastal Resources Management Council. These fees must be paid prior to the issuance of any assent by the Coastal Resources Management Council.

The applicant understands the above conditions and agrees to comply with them.

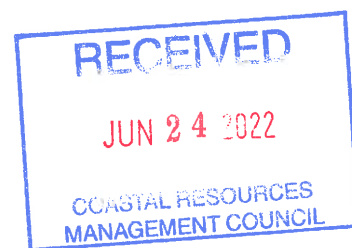


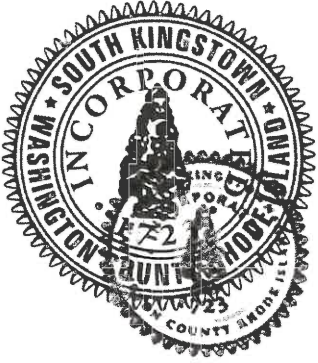
Owner Signature

6/21/22
Date

Kevin Finnegan, Point Break Realty, 895 Matunuck Beach Rd, Wakefield ri

Print Name and Mailing Address





Town of South Kingstown, Rhode Island

DEPARTMENT OF ASSESSMENT

180 High Street
Wakefield, RI 02879
Tel. 401-789-9331 Ext. 1220

March 7, 2022

To Whom It May Concern:

This letter will confirm ownership of real estate located in the Town of South Kingstown under the name(s) of **Point Break Realty LLC** as of **February 8th 2022**. This property is located at **20 Water Street** and is listed on my records as Map **93-1 Lot 67** .

The Tax Assessor's Office cannot verify residency.

Sincerely,

David Dolce

Tax Assessor Interim

jmc

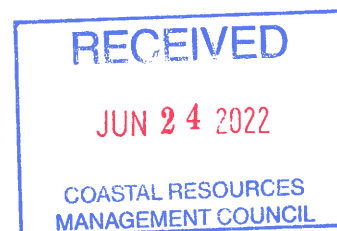


ABBUTER PROPERTY OWNER INFORMATION

PLAT & LOT	PROPERTY ADDRESS	OWNER	ADDRESS
93-1 63	23 PROSPECT RD	MCCANN IRREVOCABLE REALTY TRUST	580 WASHINGTON ST. UNIT 1008 BOSTON MA 02111
93-1 65	11 PROSPECT RD	BAYBERRY CAPITAL LLC,	12 BAYBERRY CT, LINCOLN, RI 02865
93-4 37	12 WATER ST	GOEWY FAMILY IRREVOCABLE TRUST 2014,	21 APPLETON ST, CRANSTON, RI 02910
Water Street (Private Street)	NA	Unknown (Concurrent with this application an Attorney is completing a title search)	

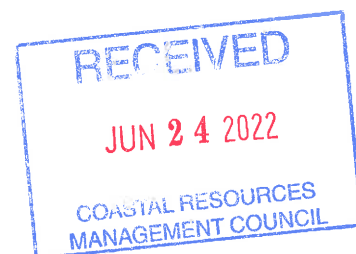
PROPERTIES WITH PROPERTY LINE EXTENSIONS IMPACTED BY PROPOSED DOCK LOCATION (BUT NOT NECESSARILY ABUTTERS)

PLAT & LOT	PROPERTY ADDRESS	OWNER	ADDRESS
93-1 63	23 PROSPECT RD	MCCANN IRREVOCABLE REALTY TRUST	580 WASHINGTON ST. UNIT 1008 BOSTON MA 02111
93-1 62	37 PROSPECT RD	Maura and Anne Travers	37 Prospect Rd, Wakefield RI 02879
Water Street (Private Street)	NA	Unknown (Concurrent with this application an Attorney is completing a title search)	
93-4 36	990 Matunuck Beach Road	C&J Properties	1065 Shermantown Rd, Saunderstown, RI 02874-1913



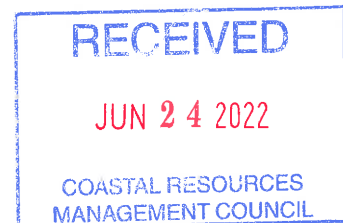
PROJECT SPECIFICATIONS

Project: Proposed Residential Dock
Location: 20 Water Street, South Kingstown, RI
Prepared for: Point Break Realty
Date: April 17, 2022



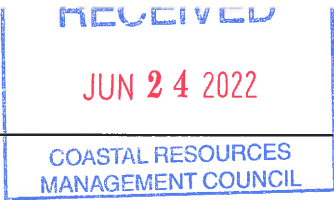
GENERAL NOTES:

1. ALL WORK TO BE PERFORMED IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL CODES.
2. ALL WORK SHALL BE COMPLETED IN CONFORMANCE WITH THE CRMC AND ACOE PERMIT REQUIREMENTS AND STIPULATIONS.
3. VERTICAL DATUM IS MEAN LOW WATER (MLW) = EL. 0.0 FEET. MLW DATUM IS REFERENCED TO NAVD 88 DATUM (-0.4' MLW DATUM IS ALSO 0.0' NAVD 88 DATUM)
4. FIXED DOCK IS DESIGNED FOR 40 PSF LIVE LOAD
5. SITE AND EXISTING STRUCTURE ELEVATIONS DETERMINED USING A DIFFERENTIAL GPS SYSTEM (LIECA ZENOS 20) SURVEY GRADE GPS WITH ACCURACY LESS THAN 0.1 FEET (SITE SURVEY ACCURACY FOR SUBJECT PROJECT APPROXIMATELY 0.06 FEET.
6. PROPERTY LINES ARE APPROXIMATE ONLY AND ARE TAKEN FROM THE MUNICIPAL GIS SITE.
7. STORAGE, FUELING AND LUBRICATION OF EQUIPMENT AND MOTOR VEHICLES SHALL BE CONDUCTED IN A MANNER THAT AFFORDS THE MAXIMUM PROTECTION AGAINST SPILL AND EVAPORATION. FUEL, LUBRICANTS AND OIL SHALL BE MANAGED AND STORED IN ACCORDANCE WITH FEDERAL, STATE, REGIONAL AND LOCAL LAWS AND REGULATIONS. THERE SHALL BE NO STORAGE OF FUEL ON THE PROJECT SITE. FUEL MUST BE BROUGHT TO THE PROJECT SITE AS NEEDED. EQUIPMENT OPERATION, ACTIVITIES, OR PROCESSES PERFORMED BY THE CONTRACTOR SHALL BE IN ACCORDANCE WITH FEDERAL AND STATE AIR EMISSION AND PERFORMANCE LAWS AND STANDARDS.
8. THE OWNER AND ENGINEER MAKE NO WARRANTY REGARDING THE ACCURACY OF THE INFORMATION PRESENTED IN THESE DRAWINGS REGARDING EXISTING CONDITIONS.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ENVIRONMENTAL PROTECTION AND KEEPING THE SURROUNDING WATERS CLEAN AND FREE OF ALL WASTE MATERIAL.
10. ALL DIMENSIONS AND CONDITIONS MUST BE VERIFIED IN THE FIELD. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER BEFORE PROCEEDING WITH THE AFFECTED PART OF THE WORK.
11. THIS DESIGN INCLUDES GUARD RAILS ALONG EACH SIDE OF FIXED PIER.
12. CONSTRUCTION MATERIALS AND DEMOLITION DEBRIS WILL NOT BE STORED ON SITE



CONSTRUCTION NOTES:

1. THE WORK UNDER THIS CONTRACT SHALL INCLUDE, BUT IS NOT LIMITED TO, THE FOLLOWING:
 - 1.1. SUPPLY AND INSTALLATION OF TIMBER PILES,
 - 1.2. SUPPLY AND INSTALLATION OF ALL FRAMING TIMBER;
 - 1.3. SUPPLY AND INSTALLATION OF A SEASONAL ALUMINUM GANGWAY;
 - 1.4. SUPPLY AND INSTALLATION OF A SEASONAL TIMBER FLOATING DOCK;
2. LOCATION OR PRESENCE OF UTILITIES SHOWN ON THESE DRAWINGS ARE APPROXIMATE. CONTRACTOR MUST NOTIFY DIGSAFE 72 HOURS PRIOR TO COMMENCING WORK. VERIFY LOCATIONS, DEPTHS AND OVERHEAD CLEARANCE OF ALL EXISTING UTILITIES AND NOTIFY THE APPROPRIATE UTILITY COMPANY AND AUTHORITY TO ALLOW MARKING OF THEIR LINES.
3. CONTRACTOR SHALL EXERCISE EXTREME CAUTION TO AVOID DAMAGE TO ANY EXISTING UTILITIES TO REMAIN IN PLACE DURING CONSTRUCTION AND/OR AFTER CONSTRUCTION IS COMPLETE.



DEMOLITION NOTES:

1. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN TEMPORARY CONSTRUCTION FENCES AND BARRIERS AROUND THE CONTRACTOR AREA SHOWN.
2. ALL FILLING AND EXCAVATIONS SHALL BE PERFORMED IN A SAFE MANNER, IN ACCORDANCE WITH ALL APPLICABLE FEDERAL AND STATE REGULATIONS.
3. ALL EXCAVATIONS SHALL BE KEPT TO A MINIMUM.
4. DEBRIS AND OIL ABSORBENT BOOMS SHALL BE PLACED SEAWARD OF THE LIMIT OF WORK. DEBRIS SHALL BE REMOVED DAILY.
5. THE CONTRACTOR SHALL PROTECT EXISTING UTILITIES AND FACILITIES WHICH ARE TO REMAIN IN PLACE, TO BE REUSED, OR TO REMAIN THE PROPERTY OF THE OWNER.
6. ALL EXCESS MATERIAL SHALL BE REMOVED FROM THE PROJECT SITE. REMOVED MATERIAL SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL LAWS.
7. ALL WORK SHALL BE PERFORMED IN A SAFE MANNER, IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL REGULATIONS AND SO AS TO PROTECT THE PUBLIC.

TIMBER PILES:

1. TIMBER PILES SHALL CONFORM TO ASTM D25 WITH THE FOLLOWING MINIMUM DIMENSIONS:
 - 1.1. BUTT DIAMETER = 12"
 - 1.2. TIP DIAMETER = 10"
2. TIMBER PILES SHALL BE SOUTHERN YELLOW PINE (S.Y.P.) TREATED WITH CCA TO A FINAL NET RETENTION OF NOT LESS THAN 2.5 PCF IN ACCORDANCE WITH AWPA SPECIFICATION G.
3. CUT ENDS OF PILES SHALL BE COATED WITH TENINO COPPER NAPHTHATE SOLUTION, BY COPPER CARE WOOD PRESERVATIVES, INC. OR OTHER COPPER NAPHTHATE SOLUTION WITH NO LESS THAN 2% COPPER METAL CONTENT, AS APPROVED BY THE ENGINEER.
4. PILE BUTTS SHALL BE CUT AT AN ANGLE AND CAPPED WITH FIBERGLASS OR A PLASTIC COVER.

PILE INSTALLATION

VIBRATORY & IMPACT DRIVING:

1. MOORING PILES SHALL DRIVEN TO A MINIMUM EMBEDMENT OF 15 FEET. FIXED PIER PILES SHALL BE DRIVEN TO THE MINIMUM DEPTH PRESENTED ON SHEET 6.
2. EQUIPMENT AND METHODS FOR INSTALLING PILES SHALL BE SUCH THAT PILES ARE INSTALLED IN THEIR PROPER POSITION AND ALIGNMENT.
3. PILES SHALL BE DRIVEN WITHIN 3 INCHES OF THE POSITIONS INDICATED ON THE DRAWINGS. PILES SHALL BE DRIVEN STRAIGHT AND TRUE WITH DEVIATION FROM LONGITUDINAL ACCESS OF NOT MORE THAN 2%.
4. ALL PILES SHOWING SIGNS OF HEAVING OR LIFTING, OR PILES INSTALLED IN THE WRONG LOCATION SHALL BE EXTRACTED AND REINSTALLED TO THE EMBEDMENT DEPTH AND LOCATION AS SPECIFIED AT NO ADDITIONAL COST TO THE OWNER.
5. PILES WHICH ARE DAMAGED AND HAVE HEADS WHICH SPLIT, BROOM, CRACK, OR CRUSH DURING DRIVING, SHALL BE REMOVED AND DISPOSED OFF-SITE AND REPLACED WITH NEW PILES. NO ADDITIONAL COMPENSATION WILL BE MADE FOR REPLACEMENT PILES AND INSTALLATION.

GENERAL TIMBER CONSTRUCTION:

1. THE WORK COVERED UNDER THIS SECTION INCLUDES, BUT IS NOT NECESSARILY LIMITED TO; PILE CAPS, STRINGERS, DIAGONAL BRACING, AND BLOCKING.

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2. ALL VISUALLY GRADED STRUCTURAL LUMBER AND WOOD CONSTRUCTION SHALL CONFORM TO THE "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION" (ANSI/NFPA NDS - LATEST EDITION), ITS SUPPLEMENT, AND COMMENTARY BY THE AMERICAN FOREST & PAPER ASSOCIATION / AMERICAN WOOD COUNCIL.
3. TIMBER SHALL MEET THE REQUIREMENTS OF THE SOUTHERN PINE INSPECTION BUREAU INSPECTION RULES, LATEST EDITION FOR SOUTHERN YELLOW PINE NO. 1 GRADE MINIMUM, SAWN FOUR SIDES (S4S).
4. ALL TIMBER SHALL BE CUT AND FRAMED TO A CLOSE FIT IN SUCH A MANNER THAT THE JOINTS SHALL HAVE FULL CONTACT BETWEEN PLYS OR MEMBERS. NO SHIMMING WILL BE PERMITTED IN MAKING JOINTS NOR WILL OPEN JOINTS BE ACCEPTED.
5. STRINGERS, BLOCKING, PILE CAPS, & BRACING SHALL BE PRESSURE TREATED IN ACCORDANCE WITH THE AMERICAN WOOD PRESERVER'S ASSOCIATION (AWPA) SPECIFICATION G WITH A CHROMATED COPPER ARSENATE (CCA) PRESERVATIVE TO A RETENTION OF 0.6 LBS/FT³.
6. ALL CUT ENDS SHALL BE COATED WITH TENINO COPPER NAPHTHANATE SOLUTION, BY COPPER CARE WOOD PRESERVATIVES, INC. OR OTHER COPPER NAPHTHANATE SOLUTION WITH NO LESS THAN 2% COPPER METAL CONTENT, AS APPROVED BY THE ENGINEER.
7. ALL MATERIAL SHALL BE SOUND, WELL SEASONED, AND STRAIGHT GRAINED, FREE FROM SHAKES AND LARGE OR LOOSE KNOTS, AND SHALL HAVE NO DECAYED WOOD, WORM HOLES, OR ANY OTHER DEFECTS WHICH THE OWNER DETERMINES WILL IMPAIR ITS STRENGTH OR DURABILITY.
8. WOOD PIECES OF EXCEPTIONALLY LIGHT WEIGHT WILL NOT BE ACCEPTED.
9. ALL MATERIAL SHALL BE STORED OFF OF THE GROUND IN MANNER TO PREVENT DAMAGE AND TO PERMIT EASY INSPECTION.

DECKING

1. DECKING SHALL CONSIST OF SYP NO 1 GRADE 2X8 SPACED ¼" APART OR 5/4" BY 6" SYNTHETIC DECKING. SYNTHETIC DECKING MANUFACTURER SHALL SPECIFY REQUIRED MIN. STRINGER SPACING.
2. DECKING SHALL BE INSTALLED WITH APPROXIMATELY ¼" GAP BETWEEN DECK BOARDS. DECK SHALL BE ATTACHED TO EACH STRINGER USING TWO STAINLESS STEEL SCREWS MEETING ASTM TYPE 304 OR 316. IF SYNTHETIC DECKING IS USED CONTRACTOR SHALL INSTALL DECKING IN ACCORDANCE WITH MANUFACTURERS REQUIREMENTS.
6. TOP OF DECK BOARDS SHALL BE FLUSH WITH ADJACENT DECK BOARDS. MAXIMUM ACCEPTABLE DIFFERENCE BETWEEN ADJACENT DECK BOARDS IS 1/8". DEVIATION EXCEEDING THIS AMOUNT SHALL BE CORRECTED BY THE CONTRACTOR. MEANS OF CORRECTING DEVIATION SHALL BE SUBJECT TO THE ENGINEER'S ACCEPTANCE.

GUARDRAIL

1. THE GUARDRAIL POSTS, STRONG-BACK AND TOP RAIL SHALL BE TREATED SYP NO 2 OR BETTER.
2. ALL RAILING JOINTS SHALL BE KERF CUT, LOCATED AT HANDRAIL POSTS & GLUED USING WELDWOOD PLASTIC RESIN GLUE OR APPROVED EQUAL BY THE ENGINEER.
3. FOUR (4) SCREWS SHALL BE USED AT A TOP RAIL JOINT WHEN THE JOINT LANDS ON A POST, (2) PER EACH TOP RAIL.
4. CABLE FOR GUARDRAIL SHALL BE 3/16 INCH DIAMETER, 316 STAINLESS STEEL WIRE ROPE WITH 1X19 STRAND. SPACING OF WIRE ROPE SHALL NOT BE GREATER THAN 3 INCHES FROM WIRE TO WIRE OR 3 1/2 INCHES FROM WIRE TO SOLID SURFACE.
5. CABLE LENGTH SHALL NOT EXCEED FIFTY FEET. DECK TOGGLE TURNBUCKLES SHALL BE USED AT ONE END OF CABLE AND DECK TOGGLE CONNECTOR SHALL BE USED AT THE OPPOSITE END. END CONNECTIONS SHALL BE THRU-BOLTED.

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6. FOR CABLE LENGTHS EXCEEDING FIFTY FEET, ONE ADDITIONAL TURNBUCKLE SHALL BE PROVIDED FOR EACH ADDITIONAL FIFTY-FOOT LENGTH OR PORTION THEREOF.
7. CABLE CONNECTION HARDWARE SHALL BE STAINLESS STEEL AND SHALL BE AS MANUFACTURED BY JOHNSON ARCHITECTURAL HARDWARE, INC., EAST HADDAM, CT OR AN EQUIVALENT ACCEPTED BY THE ENGINEER. SAMPLES OR PRODUCT LITERATURE SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW AND APPROVAL.

MISCELLANEOUS METALS AND HARDWARE

1. ALL CONNECTION HARDWARE, STEEL PLATES, INSERTS, AND FASTENERS TO BE HOT-DIPPED GALVANIZED IN ACCORDANCE WITH ASTM A-123, AND A-153 CLASS C.
2. STRUCTURAL STEEL, INCLUDING CHANNEL SHAPES SHALL CONFORM TO ASTM A992.
 - 2.1. STEEL ANGLES, PLATES AND THREADED ROUND BAR SHALL CONFORM TO ASTM A36, 36 KSI YIELD.
 - 2.2. CARRIAGE BOLTS AND LAG SCREWS SHALL CONFORM TO ASTM A307, GRADE A.
 - 2.3. HIGH STRENGTH STRUCTURAL BOLTS: SHALL CONFORM TO ASTM A325 WITH HEXAGONAL HEADS.
 - 2.4. TIMBER BOLTS: SHALL CONFORM TO ASTM A307 WITH HEXAGONAL HEADS.
 - 2.5. NUTS: SHALL BE HEXAGONAL AND CONFORM TO ASTM A563.
3. HOT ROLLED SECTIONS SHALL BE HOT DIPPED GALVANIZED IN ACCORDANCE WITH ASTM A123. BOLTS, NUTS, WASHERS, AND OTHER HARDWARE SHALL BE HOT DIPPED GALVANIZED IN ACCORDANCE WITH ASTM A153.
4. GALVANIZED PARTS SHALL BE HANDLED IN A MANNER THAT DOES NOT DAMAGE THE COATING.
5. DAMAGE TO HOT-DIPPED GALVANIZED COATINGS SHALL BE REPAIRED IN ACCORDANCE WITH ASTM A780 "STANDARD PRACTICE FOR REPAIR OF DAMAGED AND UNCOATED AREAS OF HOT-DIP GALVANIZED COATINGS."
6. FIELD TOUCH-UP SHALL BE PERFORMED USING ZRC GALVILITE GALVANIZING REPAIR COMPOUND OR EQUIVALENT ACCEPTED BY THE ENGINEER. SURFACE PREPARATION AND COATING APPLICATION SHALL BE IN STRICT ACCORDANCE WITH MANUFACTURERS WRITTEN INSTRUCTIONS.

FLOATING DOCK

1. THE CONTRACTOR SHALL FURNISH ALL TOOLS, EQUIPMENT, MATERIALS, AND SUPPLIES AND SHALL PERFORM ALL LABOR, SUPERVISION, ASSEMBLY, AND INSTALLATION OF THE COMPLETE FLOATING DOCK SYSTEMS.
2. DESIGN, PROVIDE AND INSTALL FLOATING DOCK OF THE SIZE INDICATED IN THE DRAWINGS. THE FLOATING DOCK SHALL PROVIDE BETWEEN 15 INCHES AND 18 INCHES OF FREEBOARD UNDER DEAD LOADING AND SHALL BE CAPABLE OF SUPPORTING A MINIMUM UNIFORM LIVE LOADING OF 20 PSF OR A 400 POUND CONCENTRATED LOAD ANYWHERE ON THE FLOAT WITH FREEBOARD NO LESS THAN 12 INCHES AND TILT NO MORE THAN 6 DEGREES FROM HORIZONTAL. UNDER THE GANGWAY LANDING PROVIDE ADDITIONAL FLOATION AS REQUIRED TO MAINTAIN A HORIZONTAL DECK.
3. FLOATING DOCK DECK SURFACE AND STRUCTURAL FRAMING SHALL BE DESIGNED TO WITHSTAND A UNIFORMLY DISTRIBUTED VERTICAL LIVE LOAD OF 20 PSF AND A CONCENTRATED VERTICAL LOAD OF 400 LBS APPLIED OVER 1 SQUARE FOOT, HOWEVER LOAD CASES SHALL NOT NEED TO BE ANALYZED SIMULTANEOUSLY.
4. FLOTATION SHALL BE DESIGNED TO SUPPORT THE DEAD LOAD PLUS A UNIFORMLY DISTRIBUTED VERTICAL LIVE LOAD OF 20 PSF APPLIED TO THE FULL AREA OF THE DECK SURFACE.
5. FLOATING DOCK SHALL BE DESIGNED TO WITHSTAND THE FORCES OF NON-MOVING ICE.
6. DEAD LOADS SHALL CONSISTS OF THE ENTIRE WEIGHT OF THE FLOATING STRUCTURE, INCLUDING THE GANGWAY AND OTHER ACCESSORIES AND APPURTENANCES.

7. THE LOSS OF FREEBOARD AFTER ONE YEAR OF SERVICE FROM THE TIME OF ACCEPTANCE SHALL NOT EXCEED 1" AND SHALL NOT EXCEED 2" AFTER FIVE YEARS.
8. THE BOTTOM OF THE DOCK STRUCTURAL FRAMING SHALL BE ABOVE THE WATER SURFACE DURING DEAD LOAD CONDITIONS.
9. FLOATING DOCK SURFACES SHALL NOT SLOPE MORE THAN 1/2 INCH PER 6 FEET OF DOCK WIDTH OR LENGTH AT THE TIME OF ACCEPTANCE AND NO MORE THAN 3/4 INCH PER 6 FEET AT THE END OF FIVE YEARS OF SERVICE.
10. DOCK UNITS UNDER GANGWAY LOCATIONS SHALL BE NO MORE THAN 2" HIGHER THAN THE FREEBOARD OF THE REST OF THE FLOATING DOCK SYSTEM DURING DEAD LOAD CONDITIONS.
11. FLOTATION SHALL BE HIGH STRENGTH, HIGH DENSITY, POLYETHYLENE. CORE SHALL BE EXPANDED POLYSTYRENE, FACTORY PRE-MOLDED TO ENSURE COMPLETE EXPANSION TO MINIMUM OF 1.0 LB/CF DENSITY. FLOTATION UNITS SHALL BE DESIGNED TO MAINTAIN THE DESIRED BUOYANCY AND FREEBOARD EVEN IF PUNCTURED OR CRACKED. FLOTATION ATTACHMENT TO STRUCTURAL FRAME SHALL BE POSITIVELY ATTACHED BY MEANS OF A THRU BOLT AND NUT. FLOTATION UNIT AND FRAME TO ACT AS ONE INTEGRAL SECTION.
12. FLOATING DOCK AND PILE GUIDES SHALL BE DESIGNED AND FABRICATED TO RESIST MOORING FORCES IMPOSED BY A RECREATIONAL POWER OR SAILBOAT.
13. DOCK FRAMING TIMBER SHALL BE VISUALLY GRADED STRUCTURAL LUMBER AND SHALL BE SOUTHERN YELLOW PINE NO. 1 GRADE MINIMUM, SPIB GRADING RULES. ALL LUMBER SHALL BE CCA PRESSURE TREATED TO A MINIMUM RETENTION OF 0.6 PCF.
14. DOCK FRAMING TIMBER SHALL BE KILN DRIED AFTER TREATMENT.
15. DOCK FRAMING TIMBER SHALL BE SOUND, WELL SEASONED, AND STRAIGHT GRAINED, FREE FROM SHAKES AND LARGE OR LOOSE KNOTS AND SHALL HAVE NO DEFECTS WHICH WILL IMPAIR ITS STRENGTH OR DURABILITY FOR THE INTENDED PURPOSE.
16. DOCK DECKING SHALL BE 2x6 SOUTHERN YELLOW PINE MEET THE REQUIREMENTS OF THE SOUTHERN PINE INSPECTION BUREAU INSPECTION RULES, LATEST EDITION FOR SOUTHERN YELLOW PINE NO. 1 GRADE MINIMUM, SAWN FOUR SIDES (S4S) AND TREATED W/ ACQ RETAINED AT A MIN. 0.6 PCF OR SYNTHETIC DECKING OR 5/4" BY 6" SYNTHETIC DECKING.
17. STRUCTURAL STEEL CONNECTORS, BRACKETS AND MISCELLANEOUS PARTS TO BE FABRICATED FROM ASTM A 36 GRADE STEEL.
18. STRUCTURAL STEEL, BOLTS, NUTS, AND WASHERS SHALL BE FABRICATED TO ASTM A307 AND HOT DIPPED GALVANIZED IN ACCORDANCE TO ASTM A 123. A MINIMUM COATING OF 2 OUNCES PER SQUARE FOOT SHALL BE APPLIED. FASTENERS SHALL BE A MINIMUM 1/2" DIAMETER.
19. CLEATS SHALL BE 12" MALLEABLE CAST IRON, CONFORMING TO ASTM A47. CLEATS SHALL BE FASTENED TO INTERIOR STEEL ANGLES WITH (2) - 3/8" DIAMETER THRU BOLTS. CLEATS SHALL BE PLACED AT LOCATIONS SPECIFIED ON THE CONTRACT DRAWINGS.

GANGWAY

1. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF THE GANGWAY TO THE ENGINEER FOR REVIEW PRIOR TO ORDERING. SHOP DRAWINGS SHALL INCLUDE HINGE, ROLLER, AND TRANSITION PLATE DATA. ALL GANGWAY PARTS ARE SUBJECT TO REVIEW AND ACCEPTANCE OF THE ENGINEER.
2. THE GANGWAY AND THE RAMP SHALL BE DESIGNED TO WITHSTAND A DISTRIBUTED VERTICAL LIVE LOAD OF 40 PSF AND A CONCENTRATED LIVE LOAD OF 400 LBS AT ANY LOCATION.



3. DEFLECTION OF THE GANGWAY AND RAMP UNDER LIVE LOAD CONDITIONS SHOULD NOT EXCEED L/180.
4. THE GANGWAY AND RAMP SHALL BE DESIGNED FOR A LATERAL WIND LOAD OF 15 PSF ON EXPOSED SURFACES.
5. THE GANGWAY AND RAMP SHALL INCLUDE RAILINGS THAT ARE COMPLIANT WITH ALL APPLICABLE CODES THAT ARE SMOOTH AND SNAG-FREE AND ABLE TO WITHSTAND A 50 PLF LIVE LOAD OR 200 LB POINT LOAD, WHICHEVER IS GREATER, IN ANY DIRECTION.
6. THE WALKWAY SURFACE SHALL BE OPEN TYPE GRATING WITH INTEGRAL TRANSVERSE NON-SKID PROPERTIES,
7. WITHOUT AFFIXED CROSS CLEATS OR OTHER MECHANICAL DEVICES TO ACHIEVE NON-SKID CAPABILITY.
8. THE GANGWAY AND RAMP SHALL BE FABRICATED OF 5000 AND 6000 SERIES ALUMINUM COMPATIBLE WITH A MARINE ENVIRONMENT. HINGES AND FASTENERS SHALL BE STAINLESS STEEL OR OTHER MATERIALS COMPATIBLE WITH ALUMINUM IN A MARINE ENVIRONMENT.
9. THE GANGWAY SHALL REST ON A METAL OR HDPE PLASTIC SKID PLATE ON THE FLOATING DOCK SIDE THAT WILL ALLOW FOR FREE AND SILENT MOVEMENT OF THE GANGWAY WITH CHANGING WATER LEVELS.
10. THE GANGWAY AND RAMP SHALL BE EQUIPPED WITH A TRANSITION PLATE LOCATED AT THE FLOATING DOCK SIDE. THE TRANSITION PLATE SHALL BE 3'-0" LONG AND EXTEND THE WIDTH OF THE GANGWAY.
11. CONTRACTOR SHALL ENSURE THAT THE PIN CONNECTION FOR THE GANGWAY AND RAMP MOUNT CAN BE REMOVED WITHOUT INTERFERING WITH THE PIER STRUCTURE.
12. AT THE SEAWARD TERMINUS, THE GANGWAY SHALL REST ON A UHMW OR APPROVED EQUAL ROLLER ASSEMBLY.

LANDING FLOAT NOTES

1. LANDING FLOATS SHALL MEET THE MIN. MEMBER SIZES SHOWN FOR TERMINAL FLOAT
2. FLOATATION REQUIREMENTS SHALL CONFORM WITH THE NOTES ON FIGURE 10
3. CONTRACTOR WILL ADD FLOATATION TO SUPPORT THE RAMP LANDING WHILE MAINTAINING A LEVEL FLOAT DECK SURFACE.
4. LANDING TO TERMINAL FLOAT CONNECTION SHALL BE MADE WITH A NON ROTATING (FIXED) CONNECTION HARDWARE



For Office Use Only

File No. 99-6-90



STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

COASTAL RESOURCES MANAGEMENT COUNCIL

Oliver H. Stedman Government Center
4808 Tower Hill Road
Wakefield, R.I. 02879-1900
(401) 277-2476

Doris Stencho
34 Highland St
Bristol, Conn 06010

June 22, 1999

FINDING OF NO SIGNIFICANT IMPACT

RE: C/m a 10'x18' utility shed in accordance
to plans submitted located at their property
at 20 Water St. S. Kingstown

Plat: 93-1 Lot: 67

Dear _____:

The Coastal Resources Management Council has reviewed your project proposal and has determined the findings of no significant impact on coastal resources. This project must be completed within three (3) years of the date of this notification, unless written application requesting an extension is received by CRMC sixty (60) days prior to the expiration date. If this project involves excess excavated materials, excess soils, excess construction materials, and debris (including any destructed materials) these materials shall be removed from the site and disposed of at an inland landfill or a suitable and legal upland location. If the project involves earthwork, appropriate erosion controls shall be utilized. All applicable policies, prohibitions, and standards of the RICRMP shall be upheld.

CAUTION:

The limits of authorized work shall be only for that which was approved by the CRMC. Any activities or alterations which deviate from the approved plans will require a separate application and review. If the information provided to the CRMC for this review is inaccurate or did not reveal all necessary information or data, then this permit may be found to be null and void. Plans for any future alteration of the shoreline or construction or alteration within the 200' zone of CRMC jurisdiction or in coastal waters must be submitted for review to the CRMC prior to commencing such activity.

A copy of this authorization to perform construction related activities shall be kept on site and available for inspection. NOTE: Failure to have this letter on site or work in excess of your proposal constitutes a violation under this program.

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Sincerely yours,

William J. Mooney

Coastal Resources Management Council
Permitting Staff



Photograph 1 Looking Due North



Photograph 2 - Looking Due South

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Photograph 3 Looking Due West Along Shorefront

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SAV REPORT





Natural Resource Services, Inc.

Submerged Aquatic Vegetation Survey
20 Water Street
A.P. 93-1, Lot 67
South Kingstown, Rhode Island

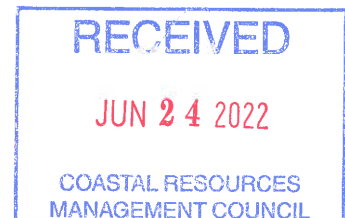


Prepared for:
Kevin V. Finnegan
Point Break Realty LLC
895 Matunuck Beach Road
South Kingstown, RI 02879

Report Prepared by:

Scott P. Rabideau, PWS
Principal

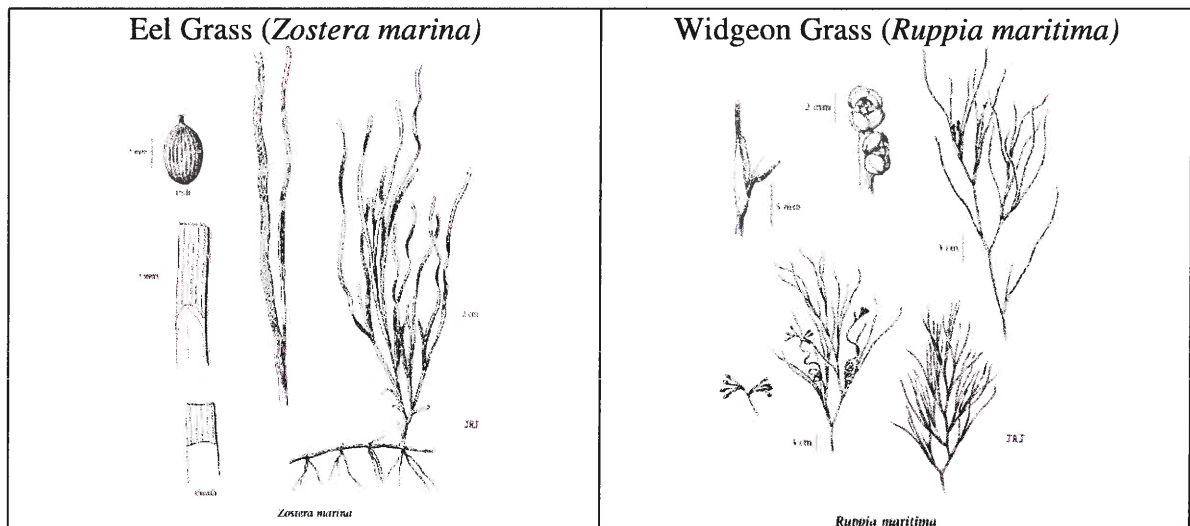
August 5, 2021



Introduction

Natural Resource Services, Inc. (NRS) has completed a Submerged Aquatic Vegetation (SAV) survey in the waters adjacent to the property located on Water Street in South Kingstown, Rhode Island. This study was performed in accordance with the standards established within Section 1.3.1(R)(4) (a-e) of the RI Coastal Resources Management Program (CRMP). This report and the enclosed graphic and data tables can be used for any submission to the Coastal Resources Management Council (CRMC) requiring proof of an SAV study. An SAV study is valid for up to three (3) years pursuant to 1.3.1(R)(4)(c).

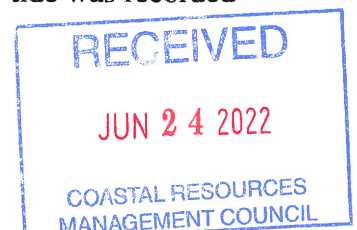
The primary purpose of this SAV study is to identify and map existing eelgrass (*Zostera marina*) and/or widgeon grass (*Ruppia maritima*) beds, substrate within the study area, mean height of eelgrass or widgeon grass shoots, and depth of water (at time of sampling) at each quadrat location. Eelgrass and widgeon grass are perennial, rooted, submerged, aquatic plants that occupy shallow, estuarine waters in sheltered bays and coves. The following illustration depicts eelgrass and widgeon grass.



SAV beds provide habitat and cover for various shellfish and fin fish species, while subsequently providing food for waterfowl species. Eelgrass and widgeon grass also play an important role in protecting the shorelines from sedimentation and erosion by stabilizing bottom sediments. It is for these functions and values that the CRMC requires a study of SAV habitats.

Methodology

The SAV Survey was performed on August 4, 2021 by Kayleigh Actis and myself with all work occurring between 11:30 am and 1 PM in a portion of Potter Pond (Waterbody ID: RI0010043E-05) classified as Type 2 Waters. Type 2 Waters are defined as low intensity use waters; docks are permissible in these waters. Low tide was recorded to be at 10:53 AM on August 4, 2021 (Narragansett Pier - #8454658).



NRS has established seven (7) transects (A – G) to encompass the shoreline associated with the subject property. The first transect, transect A, was placed west of the public access to Potter Pond. Subsequent transects are placed at approximate ten-foot (10') intervals along the shoreline as it extends in a westerly direction. The transect start points are identified by labeled stakes along the shoreline. The established transects extend seaward into Potter Pond perpendicular to the shoreline. Each transect was approximately 80 feet in length from the stakes into the waters of Potter Pond. It is important to note that NRS also identified the limit of a marsh comprised of *Spartina alterniflora* along the shoreline.

Along each transect, one-meter square sampling stations (quadrats) were established every 10 feet. Substrate characteristics, approximate depths, percent cover of *Zostera marina* or *Ruppia maritima*, and mean shoot height were recorded at each quadrat location.

The locations of the transect start points and other benchmarks were GPS located in the field using a handheld Trimble Geo7X unit. While this GPS data should not be considered a survey plan, it can be helpful for preliminary planning purposes.

Findings and Conclusion

Upon completion of the NRS site investigation, it was determined that no submerged aquatic vegetation (SAV) was present in the surveyed area. The substrate consists of sand close to the public access. Cobbles surround an identified patch of *Spartina alterniflora* along the shoreline. The substrate then consists of mucky sand. No widgeon grass (*Ruppia maritima*) was observed during the SAV survey. Please see the enclosed site graphic for illustration of the transects and data tables with specific sampling data.

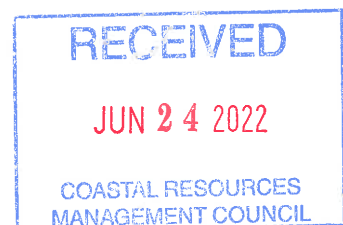
The data collected by NRS is available electronically and will be forwarded to your engineer Russell Morgan for his use in preparing a plan. The transect locations along the shoreline and reference points within the property were located using a handheld GPS unit (Trimble Geo7X). While this data is not survey grade, the information shall assist your design professional when their field work is performed.

In addition to the SAV survey, a coastal feature limit was also established. NRS flags CF1-CF4 depict the landward extent of a contiguous freshwater wetland. The wetland is a monoculture of common reed (*Phragmites australis*). This plant is a state listed invasive species. Mr. Morgan should include the coastal feature delineation on the dock plans submitted to the CRMC.

Please do not hesitate to contact our office should you have any questions or require additional information.



Appendix





Coastal feature delineation within mowed lawn



Fringe Spartina alterniflora marsh along the shoreline

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Legend

- Approximate Site Location
- Approximate Limit of *Spartina alterniflora*
- ▲ Approximate Coastal Feature Delineation
- Transect Location
- Square Meter Quadrat
No SAV Observed*
- Square Meter Quadrat
SAV Observed*

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SAV = Submerged Aquatic Vegetation
*See attached datasheets for complete information



Potter Pond
Type 2 Waters

**FOR ILLUSTRATIVE PURPOSES ONLY
NOT A SURVEY PLAN**

**Submerged Aquatic Vegetation
Survey Sketch
20 Water Street
A.P. 93-1, Lot 67
South Kingstown, RI**



Performed by Scott P. Rabideau, PWS
& Kayleigh Actis - August 4, 2021
Located using handheld Trimble Geo7X



April 2021 aerial
RI DEM Mapping
Natural Resource Services, Inc.
p: (401) 568-7390
f: (401) 568-7490
(c) RIGIS

Submerged Aquatic Vegetation Survey Data

20 Water Street - South Kingstown
 Performed by: Scott P. Rabideau & Kayleigh Actis
 11:30am-1pm - 8/4/2021

A				B				C									
Sample ID	Distance from shore (ft)	Depth (ft)	Bottom substrate	% Cover of eelgrass	Average height	Sample ID	Distance from shore (ft)	Depth (ft)	Bottom substrate	% Cover of eelgrass	Average height	Sample ID	Distance from shore (ft)	Depth (ft)	Bottom substrate	% Cover of eelgrass	Average height
A1	10	0	Sand	0	-	B1	10	0	Marsh	0	-	C1	10	0	Marsh	0	-
A2	20	0.5	Sand	0	-	B2	20	0	Marsh	0	-	C2	20	0	Marsh	0	-
A3	30	1.5	Sand	0	-	B3	30	1	Cobble	0	-	C3	30	1	Cobble	0	-
A4	40	2.75	Sand	0	-	B4	40	2	Sand	0	-	C4	40	2	Mucky Sand	0	-
A5	50	3	Sand	0	-	B5	50	2.25	Sand	0	-	C5	50	2.25	Mucky Sand	0	-
A6	60	3	Sand	0	-	B6	60	2.75	Mucky Sand	0	-	C6	60	2.75	Mucky Sand	0	-
A7	70	3	Sand	0	-	B7	70	3	Mucky Sand	0	-	C7	70	2.75	Mucky Sand	0	-
A8	80	3	Sand	0	-	B8	80	3	Mucky Sand	0	-	C8	80	3	Mucky Sand	0	-

D				E				F									
Sample ID	Distance from shore (ft)	Depth (ft)	Bottom substrate	% Cover of eelgrass	Average height	Sample ID	Distance from shore (ft)	Depth (ft)	Bottom substrate	% Cover of eelgrass	Average height	Sample ID	Distance from shore (ft)	Depth (ft)	Bottom substrate	% Cover of eelgrass	Average height
D1	10	0	Marsh	0	-	E1	10	0.5	Cobble	0	-	F1	10	1	Mucky Sand	0	-
D2	20	0	Marsh	0	-	E2	20	0.66	Cobble	0	-	F2	20	1.5	Mucky Sand	0	-
D3	30	1	Cobble	0	-	E3	30	1.5	Cobble	0	-	F3	30	2	Mucky Sand	0	-
D4	40	2.25	Mucky Sand	0	-	E4	40	2	Mucky Sand	0	-	F4	40	2	Mucky Sand	0	-
D5	50	2.5	Mucky Sand	0	-	E5	50	2.5	Mucky Sand	0	-	F5	50	2.5	Mucky Sand	0	-
D6	60	2.75	Mucky Sand	0	-	E6	60	2.75	Mucky Sand	0	-	F6	60	2.5	Mucky Sand	0	-
D7	70	2.75	Mucky Sand	0	-	E7	70	2.75	Mucky Sand	0	-	F7	70	2.75	Mucky Sand	0	-
D8	80	3	Mucky Sand	0	-	E8	80	2.75	Mucky Sand	0	-	F8	80	2.75	Mucky Sand	0	-

G					
Sample ID	Distance from shore (ft)	Depth (ft)	Bottom substrate	% Cover of eelgrass	Average height
G1	10	0.66	Mucky Sand	0	-
G2	20	1	Mucky Sand	0	-
G3	30	1.5	Mucky Sand	0	-
G4	40	2	Mucky Sand	0	-
G5	50	2	Mucky Sand	0	-
G6	60	2.25	Mucky Sand	0	-
G7	70	2.5	Mucky Sand	0	-
G8	80	2.5	Mucky Sand	0	-



Coastal Resource Management Council
Stedman Government Center, Suite 3
4808 Tower Hill Road
Wakefield, RI 02879-1900

RE: Review of Proposed Dock Plans
20 Water Street
South Kingstown, RI


To Whom It May Concern,

I have reviewed the design drawings attached prepared by Russell Morgan P.E. describing the proposed dock structure proposed for the property at the above noted address. The plans reviewed were dated May 2022. I have no objection to the location of the proposed dock to be constructed.

Regards,

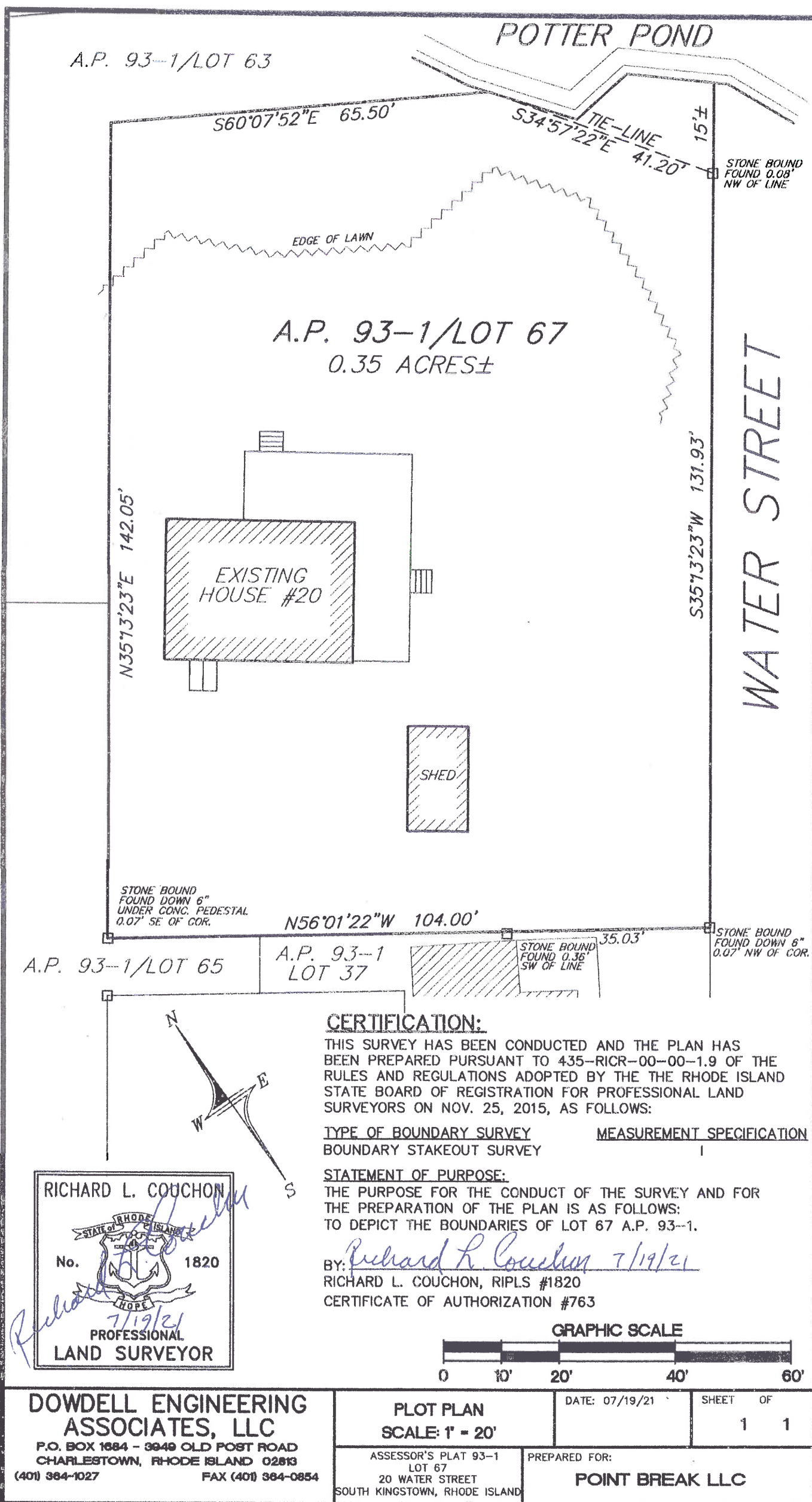
Print Name: John V McCabe (JV) Properties Office

Address: 990/992 Mattawuck Beach Road
Mattawuck Rte. 02879

Signature: 

Date: 5/16/22





CERTIFICATION:

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 435-RICR-00-00-1.9 OF THE RULES AND REGULATIONS ADOPTED BY THE THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOV. 25, 2015, AS FOLLOWS:

<u>TYPE OF BOUNDARY SURVEY</u>	<u>MEASUREMENT SPECIFICATION</u>
BOUNDARY STAKEOUT SURVEY	I

STATEMENT OF PURPOSE:

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:
TO DEPICT THE BOUNDARIES OF LOT 67 A.P. 93-1.

BY: Richard L. Couchon 7/19/21
RICHARD L. COUCHON, RIPLS #1820
CERTIFICATE OF AUTHORIZATION #763

RICHARD L. COUCHON
No. 1820
PROFESSIONAL LAND SURVEYOR
7/19/21

GRAPHIC SCALE



DOWDELL ENGINEERING ASSOCIATES, LLC

P.O. BOX 1684 - 3049 OLD POST ROAD
CHARLESTOWN, RHODE ISLAND 02813
(401) 384-1027 FAX (401) 384-0854

PLOT PLAN
SCALE: 1" = 20'

DATE: 07/19/21

SHEET OF
1 1

ASSESSOR'S PLAT 93-1
LOT 67
20 WATER STREET
SOUTH KINGSTOWN, RHODE ISLAND

PREPARED FOR:
POINT BREAK LLC



**CRMC ASSENT REQUEST
20 WATER STREET – RESIDENTIAL DOCK CONSTRUCTION
SOUTH KINGSTOWN, RHODE ISLAND**

Owner: Point Break Realty
Mailing Address: 895 Matunuck Beach Road, South Kingstown, RI 02879
Project Location: Plat 93-1, Lot 67, 20 Water Street, South Kingstown, RI

This section provides a narrative to accompany the CRMC Application for State Assent.

Drawings depicting characteristics of the overall site, existing conditions, and proposed new construction are attached:

Figure 1	Site Locus and Figure Schedule
Figure 2	Areal Photo – Existing Conditions
Figure 3	Areal Photo – Proposed Conditions
Figure 4	Proposed Dock Plan
Figure 5	Proposed Dock Section
Figure 6	Fixed Dock Sections and Framing
Figure 7	Float Framing and Fixed Dock Frame Details
Figure 8	Ramp Framing and Details

Also attached are technical specifications for the construction and dock installation.

Description of the Existing Conditions and Facility to be Constructed:

The site is a residential property located on the south shore of Potters Pond. This area of the Pond is designated as Type 2 waters, low intensity use. There is an existing residential structure at the site.

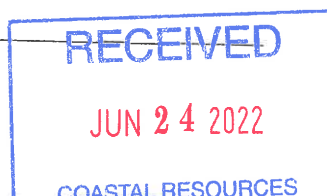
The owner's goal is to acquire an assent and construct a dock that is adequate to berth a small boat.

The residential house lot is fronted to the west by a residential lot located at 23 Prospect St (AP 93-1, Lot 63), a residential lot to the south located at 12 Water St (AP 93-1, Lot 37), to the east by Water Street that is not a town owned street and extends from Matunuck Beach Rd to Potters Pond, and Potters Pond to the north.

The site is relatively flat and slopes towards Potters Pond. The waterfront area at the subject site is covered with two zones of vegetation, upland consisting of Phragmites, and along the waters edge is marsh grass. Immediately to the east of the site is a gravel area at the end of Water Street that is used to launch small water craft, to the west of the site waterfront is a residential property with an existing dock and float system.

Due north of the site is a mooring area for south Kingstown. Based on my review of information available from the town web site the mooring area is not delineated by corners but generally follows the shoreline up to the outward limits of existing docks. This mooring area is denoted as area "F". A figure of the Mooring area is attached at the end of this narrative.

In conjunction with the development of the dock design a Submerged Aquatic Vegetation Survey was completed by Natural Resource Services and summarized in a report dated August 5, 2021. The report associated with this survey is attached to this application submittal. The survey indicated that aquatic vegetation was not present at the site. The substrate in the area of the proposed boating facility is primarily silt. The SAV Survey work included delineation



of the site Coastal Feature as presented in figures contained in the report attached to the Assent Application submittal. Additionally, the SAV report also contains photographs of the site in the area of the proposed dock installation.

The proposed dock is depicted on the attached plans. The dock plan was developed to minimize impact to existing wetlands while maintaining a reasonable distance from the water access at the end of Water Street and the existing dock to the west. Due to the configuration of property lines, the proposed dock location could not meet the offset goals from property line extensions. The lots with property line extensions that the proposed dock either crosses over or within 25 feet include:

1. **37 Prospect Rd** - Owners: Maura and Anne Travers, Address: 37 Prospect Rd, Wakefield RI 02879, Plat: 93-1, Lot: 62
2. **23 Prospect Rd** - Owners: McCann Irrevocable Trust, Address: 580 Washington St. Unit 1008, Boston MA 02111, Plat: 93-1, Lot: 63
3. 990 Matunuck Rd - Owners: C&J Properties, Address: 1065 Shermantown Rd, Saunderstown, RI 02879, Plat: 93-4, Lot: 36
4. Water Street - Based on Surveyor's record review the road is not a town road and ownership is not documented. This land was identified as a roadway within the original lot subdivision that occurred in the 1800's. The project owner has engaged an Attorney to complete a title search for this piece of land and I will update the CRMC when and if an owner is identified. The gravel road currently provides access to some the residences in the area and is used as a launch are for small boats, paddle boards, kayaks, etc.

As discussed later in this submittal, the project owner has reached out to each of the property owners (except the private road) to obtain a letter of no objection. To date only the owners of the property at 990 Matunuck have responded with a signed letter. The others have provided no response. Therefore we will be asking for a variance to the property line offset standard.

The dock location, alignment, and length were selected to minimize impacts to the wetland and meet the design requirements for depth of water at the float.

The land side end of the proposed facility is termination of the deck at approximately site grade elev. 2 ft. The deck will be accessed via a short ramp to a deck elev. of 7 ft which is required to meet the airgap requirements between the dock framing and wetland substrate. The length of the fixed dock is approximately 107 feet. The facility then transitions to a ramp to provide access to a terminal float.

The terminal float is located such that the end of the float is at a sediment elevation of -2.0 ft (MLW Datum) and is anchored with 4 mooring piles. The float is also to be fitted with chains to support the float when still water elevation occurs below elev. 0 ft (MLW).

A base site plan was developed and elevation determinations were made using a high accuracy RTK GPS survey unit. The property owner engaged Dowdell Associates to complete a property bound survey. The survey plan produced by that effort is attached to the Assent Application submittal.

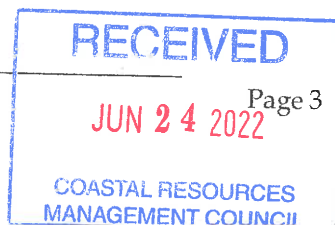
The relationship between NAVD and MLW datums was established using the results of a study completed by the University of Rhode Island Department of Civil Engineering in September of 2005. This work was supported by the Rhode Island Society of Professional Land Surveyors and the CRMC. The study determined that Mean Low Water is equal to approximately -0.06 ft NAVD 88, and the tidal range is 1.05 ft.

The proposed landside and outboard terminus locations were determined based on the state plan coordinate referenced plan. A point at the center of the pier at the southeastern terminus is to be located at State Plane Coordinate Northing: 316675.497 and Easting: 106199.252.

The piles supporting the proposed structure over the wetland will be installed using labor and hand operated tools, machines will not be used upon the wetland substrate. Piles may be installed within the extent of the wetland vegetation

using a manual motor driven auger. The auger will be used to prebore a hole to receive the pile. The hole diameter will be approximately 10 inches in diameter. The piles will be installed by placing in the hole and spinning to the required depth. Any spoils that are a result of this process will be removed from the pile location and disposed of offsite.

The portion of the facility accessible by barge mounted equipment will be installed using barge mounted equipment. A sonotube foundation will be installed directly below the grade landing of the proposed ramp. The contractor will install the pile bents piles a minimum of 10 feet below the subgrade in the marsh and 15 ft below grade within sediment below elevation 0. After foundations are installed the remaining framing will be installed. The ramp and float will be constructed offsite, transported via vessel to the project site and installed.

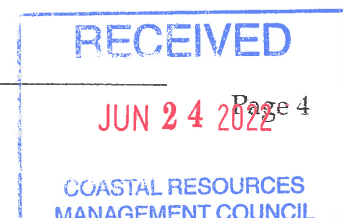


NARRATIVE DISCUSSION TO ADDRESS RELEVANT PORTIONS OF:
TITLE 680 – COASTAL RESOURCE MANAGEMENT COUNCIL, CHAPT 20 – COASTAL
MANAGEMENT PROGRAM

The sections of the Coastal Management Program that are applicable to this Assent Application are presented below with a response relative to the proposed work. The responses are in *italic* and in **red font**.

1.3.1 A. Category B Requirements (formerly § 300.1)

1. All persons applying for a Category B Assent are required to:
 - a. Demonstrate the need for the proposed activity or alteration; *The property owners own a small vessel and require a residential dock to berth a vessel.*
 - b. Demonstrate that all applicable local zoning ordinances, building codes, flood hazard standards, and all safety codes, fire codes, and environmental requirements have or will be met; local approvals are required for activities as specifically prescribed for nontidal portions of a project in §§ 1.3.1(B), (C), (F), (H), (I), (K), (M), (O) and (Q) of this Part; for projects on state land, the state building official, for the purposes of this section, is the building official; *Not Applicable*
 - c. Describe the boundaries of the coastal waters and land area that is anticipated to be affected; *The coastal waters are part of Potters Pond, a Type 2 water. The proposed southern (landside) terminus of the dock is proposed to be located within an existing lawn area. The proposed structure layout was developed to minimize the path over the existing wetlands to the terminal float proposed to be located approximately 37 ft from MLW.*
 - d. Demonstrate that the alteration or activity will not result in significant impacts on erosion and/or deposition processes along the shore and in tidal waters; *The proposed dock will be elevated on pile bents and will not impact currents or the depositional process along the shoreline.*
 - e. Demonstrate that the alteration or activity will not result in significant impacts on the abundance and diversity of plant and animal life; *The proposed dock is elevated and will allow angular sunlight beneath the structure. The structure will span wetland vegetation and will provide adequate vertical clearance.*
 - g. Demonstrate that the alteration will not unreasonably interfere with, impair, or significantly impact existing public access to, or use of, tidal waters and/or the shore; *The current public use of the waterway will not be impacted by the proposed facility. The shoreline in this area is used in a similar manner by residents. The dock structure is also set at an elevation that will provide lateral access beneath the structure.*
 - h. Demonstrate that the alteration will not result in significant impacts to water circulation, flushing, turbidity, and sedimentation; *The dock is not significantly intrusive in the water column and therefore should not impact circulation.*

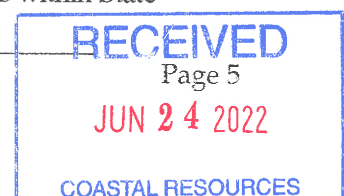


- i. Demonstrate that there will be no significant deterioration in the quality of the water in the immediate vicinity as defined by DEM; *The proposed dock will not degrade the water quality, the materials used in the dock are generally accepted in the marine environment including treated timber and encapsulated plastic floats.*
- j. Demonstrate that the alteration or activity will not result in significant impacts to areas of historic and archaeological significance; *I am not aware of areas of historic or archaeological significance at the subject site.*
- J. Demonstrate that the alteration or activity will not result in significant conflicts with water dependent uses and activities such as recreational boating, fishing, swimming, navigation, and commerce, and; *The proposed construction is similar to other residential docks along the shoreline. The length of the proposed dock will not adversely impact boating along this length of shoreline. Additionally the proposed dock is located 32 feet southeast of an existing residential dock and 54 feet southwest from the nearest mooring.*
- k. Demonstrate that measures have been taken to minimize any adverse scenic impact (see § 1.3.5 of this Part). *The proposed dock construction is similar to other docks along the shoreline and there are no features that would change the appearance relative to other residential docks in the area.*

1.3.1 (D)

7. Prohibitions

- a. The building of new marinas in Type 1 and 2 waters is prohibited. *Not Applicable.*
- b. The building of residential and limited recreational boating facilities in Type 1 waters is prohibited. This prohibition shall not apply to functional structures previously assented by the Rhode Island Division of Harbors and Rivers, the Army Corps of Engineers, or the CRMC. Additionally, in those instances where an applicant cannot produce a previous assent but can demonstrate by clear and convincing evidence that a residential dock in Type 1 Waters pre-existed and has been continuously functional prior to the formation of the Council, the Council may grant a permit provided the applicant can meet the requirements herein. Any assent granted pursuant to this section shall be recorded in the land evidence records and is transferable to a subsequent owner or purchaser of the subject property, provided however, that all assent conditions are adhered to and the dock is removed at the termination of assent. *Not Applicable.*
- c. The unloading of catches by commercial fishing vessels at residential and limited recreational boating facilities is prohibited.
- d. The building of structures in addition to the piles/ pile cap / stringer / deck / handrail on a residential or limited recreational boating facility, including but not limited to gazebos, launching ramps, wave fences, boat houses, and storage sheds, is prohibited. However, the construction of boat lifts may be allowed in Type 3, 5, and 6 waters, and in Type 2 waters in accordance with the provisions of § 1.3.1(P) of this Part (Boat Lift and Float Lift Systems). *No additional structures are proposed on the dock.*
- e. Rhode Island is an EPA designated a No Discharge State; all vessel discharges within State



Waters are prohibited.

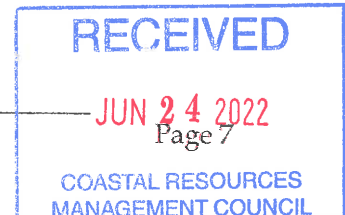
- f. In Type 2 waters, the building of private launching ramps that propose to alter a coastal feature are prohibited, except along manmade shorelines. Where a coastal wetland fronts a manmade shoreline, the building of private launching ramps shall be prohibited. This prohibition does not apply to marinas with Council-approved marina perimeters (MPL). *Not Applicable*
 - g. New residential or limited recreational boating facilities are prohibited from having both a fixed T section or L-section, and a float. *Proposed dock does not have structure described above.*
 - h. Terminal Floats at residential and limited recreational docks in excess of two hundred (200) square feet are prohibited. *Proposed Terminal Float is 150 square feet in area.*
 - i. Residential recreational docks shared by owners of waterfront property are prohibited from exceeding more than two (2) terminalfloats and a combined total terminal float area in excess of three-hundred (300) square feet. *Not Applicable*
 - J. Marine railway systems are prohibited except in association with: a marina; or, a commercial or industrial water dependent activity in type 3, 5 and 6 waters. *Not Applicable*
 - k. The installation or use of more than one (1) residential or limited recreational boating facility per lot of record as of October 7, 2012 is prohibited. *Not Applicable*
 - I. The construction and use of cribs for residential or limited recreational boating facilities is prohibited when located within coastal wetlands. *Proposed work does not include cribs.*
8. Standards
- a. All new or significantly expanded recreational boating facilities shall be located on site plans that clearly show the Mean Low Water (MLW) and Mean High Water Elevation (MHW) contours. The MLW shall be determined utilizing the "Short Term Tide Measurement" method. The Executive Director shall have the discretion to require a more accurate method of MLW determination when utilizing the Short Term Tide Measurement method will not provide accurate results. Guidance for the Short Term Tide Measurement is available from the CRMC. At the discretion of the Executive Director, a previously established tidal determination may be utilized if the areas have similar tidal characteristics. *The relationship between NAVD and MLW datums was established using the results of a study completed by the University of Rhode Island Department of Civil Engineering in September of 2005. This work was supported by the Rhode Island Society of Professional Land Surveyors and the CRMC. The study determined that Mean Low Water is equal to approximately -0.06 ft NAVD 88, and the tidal range is 1.05 ft.*
 - b. All new marinas, docks, piers, bulkheads or any other structure proposed in tidal waters shall be designed and certified (stamped) by a Registered Professional Engineer licensed in the State of Rhode Island. *Stamp attached to the Design Figures.*
 - c. All structural elements shall be designed in accordance with Minimum Design Criteria

or the Minimum Design Loads for Buildings and Other Structures, current Edition published by the American Society of Civil Engineers (ASCE) or the RI State Building Code as applicable. *The dock design used all applicable codes and standards.*

- d. All new or significantly expanded recreational boating facilities shall comply with the policies and prohibitions of § 1.3.1(R) of this Part (Submerged Aquatic Vegetation and Aquatic Habitats of Particular Concern). *A SAV survey was completed at the site on August 5, 2021. The results indicated that no vegetation was observed within 80 feet of the shoreline. The proposed facility extends approximately 70 feet from the shoreline. Therefore, the proposed facility should not impact existing SAV. The SAV report is attached.*

11. Residential and limited recreational docks, piers, and floats standards

- a. All residential and limited recreational dock designs shall be in accordance with Table 8 in § 1.3.1(D) of this Part (Minimum design criteria), but in no case shall any structural member be designed to withstand less than 50 year storm frequency, including breaking wave conditions in accordance ASCE 7 (Minimum Design Loads For Buildings and Other Structures, 2016) and FEMA Manual 55 (Coastal Construction Manual, 2011) incorporated by reference, not including any further editions or amendments thereof and only to the extent that the provisions therein are not inconsistent with these regulations. All design elements including the bathymetry shall be stamped by a Rhode Island registered Rhode Island Professional Engineer. *All elements were design in accordance with the above and each design plan is stamped by a RI PE.*
- b. Applications for all residential and limited recreational boating facilities shall indicate all work associated with these structures including at a minimum: a bottom survey showing water-depth contour lines and sediment types along the length of the proposed structure the seaward and landward extent of any SAV or coastal wetland vegetation present at the site, the permitted/authorized dimensions of any CRMC buffer zone and/or access way, as well as all associated work involved in accessing the proposed facility. All pathways, boardwalks, and cutting or filling of coastal features shall be specified. All such work shall be in accordance with applicable standards in §§ 1.3.1(B) and 1.3.1(C) of this Part. All of the above work shall be certified by a Professional Engineer licensed in the State of Rhode Island. *Design work was completed in accordance with the above requirements. All plans are stamped by a RI PE.*
- c. Fixed structures which are for pedestrian access only shall be capable of supporting forty (40) pounds per square foot live load as well as their own dead weight; floating structures shall be capable of supporting a uniform twenty (20) pounds per square foot live load, or a concentrated load of four hundred (400) pounds. A written certification by the designer that the structure is designed to support the above design loads shall be included with the application. *The fixed and floating structures were designed using the design basis stated above.*
- d. No creosote shall be applied to any portion of the structure. *There is no use of creosote on this project.*
- e. A residential or limited recreational boating facility shall be a



maximum of four (4) feet wide, whether accessed by a fixed pier or float. The terminal float size shall not exceed one hundred fifty (150) square feet and may be reviewed as a Category A application. Residential boating facilities shared by owners of waterfront property may have a maximum of two (2) terminal floats not to exceed a combined total terminal float area of three-hundred (300) square feet. Such applications may be reviewed as a Category A application. In excessive fetch areas only, the terminal float size shall not exceed two hundred (200) square feet and shall be reviewed as a Category B application. The combined terminal float size for shared residential boating facilities shall not exceed three-hundred (300) square feet regardless of fetch. In the absence of a terminal float, a residential boating facility may include a fixed terminal T or L section, no greater than four (4) by twenty (20) feet in size. *The proposed facility includes a 4 ft wide fixed dock, 3 ft wide ramp, and an 8 ft by 18.75 ft (150 sf) terminal float. No T or L sections are planned as part of this project.*

- f. All new or replacement floats shall utilize floatation that was specifically fabricated for marine use and warranted by its manufacturer for such use. Foam billets or foam bead shall not be utilized unless they are completely encapsulated within impact resistant plastic. *The terminal float will be constructed using impact resistant plastic floats drums specifically designed and manufactured for this use.*
- g. Where possible, residential boating facilities shall avoid crossing coastal wetlands. In accordance with § 1.3.1(Q) of this Part, those structures that propose to extend beyond the limit of emergent vegetative wetlands are considered residential boating facilities. Facilities shall be located along the shoreline so as to span the minimal amount of wetland possible. Facilities spanning wetlands shall be elevated a minimum of four (4) feet above the marsh substrate to the bottom of the stringers, or constructed at a 1:1 height to width ratio. Construction in a coastal wetland shall be accomplished by working out from completed sections. When pilings are placed within coastal wetlands, only the immediate area of piling penetration may be disturbed. Pilings should be spaced so as to minimize the amount of wetland disturbance. No construction equipment shall traverse the wetland while the facility is being built. *Wetland vegetation is present along entire shoreline of this residential lot. The height of the facility has been designed to allow for adequate clearance between the structure and substrate.*

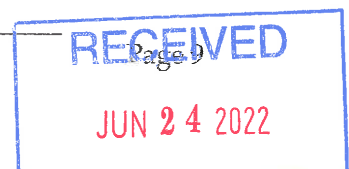
Piles will be installed within the extent of the wetland vegetation using a manual motor driven auger. The auger will be used to prebore a hole to receive the pile. The hole diameter will be approximately 10 inches in diameter. Any spoils that are a result of this process will be removed from the pile location and disposed of offsite.

- h. Owners are required to maintain their facilities in good working condition. Facilities may not be abandoned. The owner shall remove from tidal waters and coastal features any structure or portions of structures which are destroyed in any natural or man-induced manner. CRMC authorization for a recreational boating facility allows a dock owner to undertake minor repairs of approved facilities without further review, where such repairs will not alter the assented and/or permitted design, capacity, purpose or use of the facility. For the purposes of this policy, minor repairs shall include the repair or replacement of dock decking or planks, hand railings and support, and other activities of a similar and non-substantial nature. Minor repairs do not include alterations to the approved design of the facility, expansion of the facility, or work requiring the use of heavy machinery, such as a pile driver; these activities require that a Certification of Maintenance be obtained from the Council.

- i. Float ramps and other marine appurtenances or equipment shall not be stored on a coastal feature or any area designated as a CRMC buffer zone. *The float and ramp will be stored in place.*
- j. The use of cribs for structural support shall be avoided. The use of cribs as support in tidal waters may be permitted given certain environmental design considerations. However, in these instances the size and square footage shall be minimized and not exceed six (6) feet by six (6) feet in footprint dimension and the structure cannot pose a hazard to navigation. When cribs are permitted for structural support, they must be removed when the useful life of the structure has ceased (e.g. the structure is no longer used as a means of accessing tidal waters). *There are no cribs being installed as part of this project.*
- k. Residential and limited recreational boating facilities shall not intrude into the area within twenty-five (25) feet of an extension of abutting property lines unless: *This standard cannot be met due to the property line geometry at the site. The proposed dock is located in a small cove with the adjacent shoreline to the west turning to the north, therefore property line extensions from residences on Prospect Rd (west of the subject site) impact the proposed dock location. As a result the extensions from two Prospect Rd properties cross the footprint of the proposed dock. The project owner has been unsuccessful at obtaining a letter or object or any other type of response.*

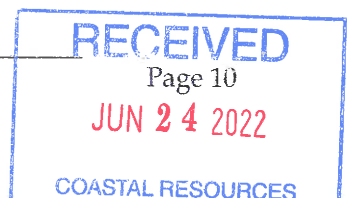
Property line extensions from properties to the east also impact this standard. The extension from the private water street property crosses the proposed structure and the extension from 990 Matunuck Rd is within 9 ft of the proposed structure. The owner of water street is unknown and therefore a letter cannot be obtained. However, an Attorney is currently completing a title search to try and identify an owner, if this effort is successful the project owner will attempt to obtain a letter of not objection. The property owner at 990 Matunuck has provided a signed letter of not objection, that letter is attached to this submittal.

- (1) it is to be common structure for two or more adjoining owners, concurrently applying or
 - (2) a letter or letters of no objection from the affected owner or owners are forwarded to the CRMC with the application. *A letter of no objection was obtained from one of four impacted properties (see discussion above). The letter is attached.*
 - (3) In the event that the applicant must seek a variance to this standard, the variance request must include a plan prepared by a RI registered Land Surveyor which depicts the relationship of the proposed facility to the effected property line(s) and their extensions. *Since letters of no objection were not received by all land owners impacted by this standard, we are requesting a variance to the standard. A variance request is attached to this application.*
- I. Residential and limited recreational boating facilities shall not extend beyond that point which is:
- (1) 25% of the distance to the opposite shore (measured from mean low water), or
 - (2) fifty (50) feet seaward of mean low water, whichever is the lesser. *The proposed*



facility extends 37 beyond the MLW contour at the center line of the dock.

- m. All residential and limited recreational docks, piers, and floats shall meet the setback policies and standards contained in municipal harbor management plans and/or harbor ordinances approved by the Council. However, in all cases, residential and limited recreational docks, piers, and floats shall be setback at least fifty (50) feet from approved mooring fields and three-times the U.S. Army Corps of Engineers authorized project depth from federal navigation projects (e.g., navigation channels and anchorage areas). *In the area of the proposed dock the Town of South Kingstown maintains a mooring area designated at area "F". There are no georeferenced corners of this area as it follows the shape of the shoreline. The proposed dock is located 54 feet from the nearest mooring based on geolocated aerial photographs produced by the RIDEM. We also consulted with the Harbor Master for the Town of South Kingstown, Mr. Michael Stach regarding the dock location. Mr. Stach will review the application with the Harbor Management Comm. to determine if the Town will have any objection to the proposed location.*
- n. No sewage, refuse, or waste of any kind may be discharged from the facility or from any vessel utilizing it.
- o. A Council Assent for a residential or limited recreational boating facility permits the owner to undertake minor repairs of approved facilities without further review, where such repairs will not alter the assented and/or permitted design, capacity, purpose or use of the facility. For the purposes of this section, minor repairs shall include the repair or replacement of dock decking or planks, hand railings and support, and other activities of a similar and non-substantial nature. Minor repairs do not include alterations to the approved design of the facility, expansion of the facility, or work requiring the use of heavy machinery (such as a pile driver); these activities require that a Certification of Maintenance be obtained from the Council in accordance with § 1.3.1(N) of this Part. Residential boating facilities shall be in continuous and uninterrupted use to meet this standard, in accordance with permit conditions.
- P. Materials used for the construction of residential and limited recreational boating facilities shall not include steel or concrete piles. *The proposed dock is to be constructed using southern Yellow Pine piles.*
- q. The surface of the dock, pier and float shall be designed in a manner which provides safe traction and allows for the appropriate drainage of water. *The deck is to consist of wood or synthetic deck boards with air gap between adjacent boards.*
- r. Geologic site conditions shall exist which are appropriate for driven pile structural support. *No borings have been completed for this project. Based on discussions with a local dock builder the area is underlain by silty or sandy soils.*
- s. As part of a residential or limited recreational boating facility, the terminal float may be designed such that it facilitates the access of small vessels such as kayaks, dinghies, personal water craft, etc., onto the float, provided that all other programmatic requirements are met. Mechanical apparatus to accomplish this shall not exceed twenty-four (24) inches in height from the top of the float. *No mechanical devices are proposed for installation on the terminal float.*



- t. All residential and limited recreational docks shall have the centerline of the structure between its most seaward and most landward portion designated on the plans with State Plane Coordinates (NAD83). A WAAS enabled GPS system with an accuracy of +1- 3 meters shall be considered acceptable. The Executive Director shall have the discretion to require greater accuracy. *At the center of the pier at the southern (landside) terminus is to be located at State Plane Coordinate Northing: 316583.879 and Easting: 106142.870. At the center of the pier at the outboard terminus is to be located at State Plane Coordinate Northing: 316675.497 and Easting: 106199.252.*
- u. Recreational boating facilities other than marinas and those facilities associated with residential development, where applicable, shall follow the design standards contained herein including those described in Table 8 in § 1.3.1(D) of this Part. *The design of the proposed dock follows the design basis contained in Table 8.*
- v. Lateral access shall be provided under, around or over as appropriate for the site conditions at all new residential docks. *The proposed deck elevation has been set at Elev. 7.0 MLW to allow lateral access between the bottom of the stringers and grade.*
- w. In order to minimize impacts to existing areas of submerged aquatic vegetation (SAV) habitat, new residential boating facilities or modifications to existing residential boating facilities shall be designed in accordance with the guidelines and standards contained within § 1.3.1(R) of this Part, as most recently revised. Facilities shall be located along the shoreline so as to impact the minimal amount of habitat possible. **Not Applicable**
- x. The long-term docking of vessels at a recreational boating facility shall be prohibited over SAV. Such facilities shall be used for touch and go only.
- y. All residential and limited recreational docks shall be certified by the design engineer that it was constructed according to the approved plans within typical marine construction standards. The Executive Director shall have the discretion to require as-built survey plans of residential and limited recreational docks that includes property lines.
- z. All residential and limited recreational boating facilities must have affixed to them a registration plate and number located on the seaward face of the most seaward piling. If a facility does not have pilings and/or is generally a floating structure, or is built on crib supports, then the registration plate must be affixed to the seaward face of the most seaward dock or floating dock. Regardless of the type of residential or limited recreational boating facility structure, the registration plate and number must be permanently affixed to the facility on its most seaward face and be visible from the navigation channel or fairway to the structure at all times.

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JUN 24 2022

COASTAL RESOURCES
MANAGEMENT COUNCIL

VARIANCE REQUEST

We are requesting a variance to section 11.k for this project.

Explanation:

The proposed dock layout does not meet the standard (11.k.). Due to the configuration of the residential building lot, shoreline and layout of adjacent lots. As presented on Figure 4 and a Survey Plan completed by Dowdell Engineering and sealed by a Rhode Island Professional Land Surveyor (attached) the proposed dock impacts 4 adjacent properties including:

PLAT & LOT	PROPERTY ADDRESS	OWNER	ADDRESS
93-1 63	23 PROSPECT RD	MCCANN IRREVOCABLE REALTY TRUST	580 WASHINGTON ST. UNIT 1008 BOSTON MA 02111
93-1 62	37 PROSPECT RD	Maura and Anne Travers	37 Prospect Rd, Wakefield RI 02879
Water Street (Private Street)	NA	Unknown (Concurrent with this application an Attorney is completing a title search)	
93-4 36	990 Matunuck Beach Road	C&J Properties	1065 Shermantown Rd, Saunderstown, RI 02874-1913

All of the properties identified above, except 990 Matunuck Road, have property line extensions that cross through the footprint of the proposed dock. The property line extension from 990 Matunuck Road is within 9 feet of the proposed structure. A signed letter of no objection was received from the landowner of 990 Matunuck Rd and is attached.

As previously described in the project narrative, the owner of the private road known as "Water Street" is unknown. The research completed by the Surveyor indicated this roadway is private and not a town road. The deed was filed in the 1800's with not assignment of ownership. The project owner has engaged an Attorney to complete a title search, if an owner is identified we will certainly pursue that owner for a letter of no objection.

The project owner has reached out to the other impact owners but has not received any response. We will continue to try and solicit a responses but in an effort to move the Assent Application forward we are asking for a variance at the present time.

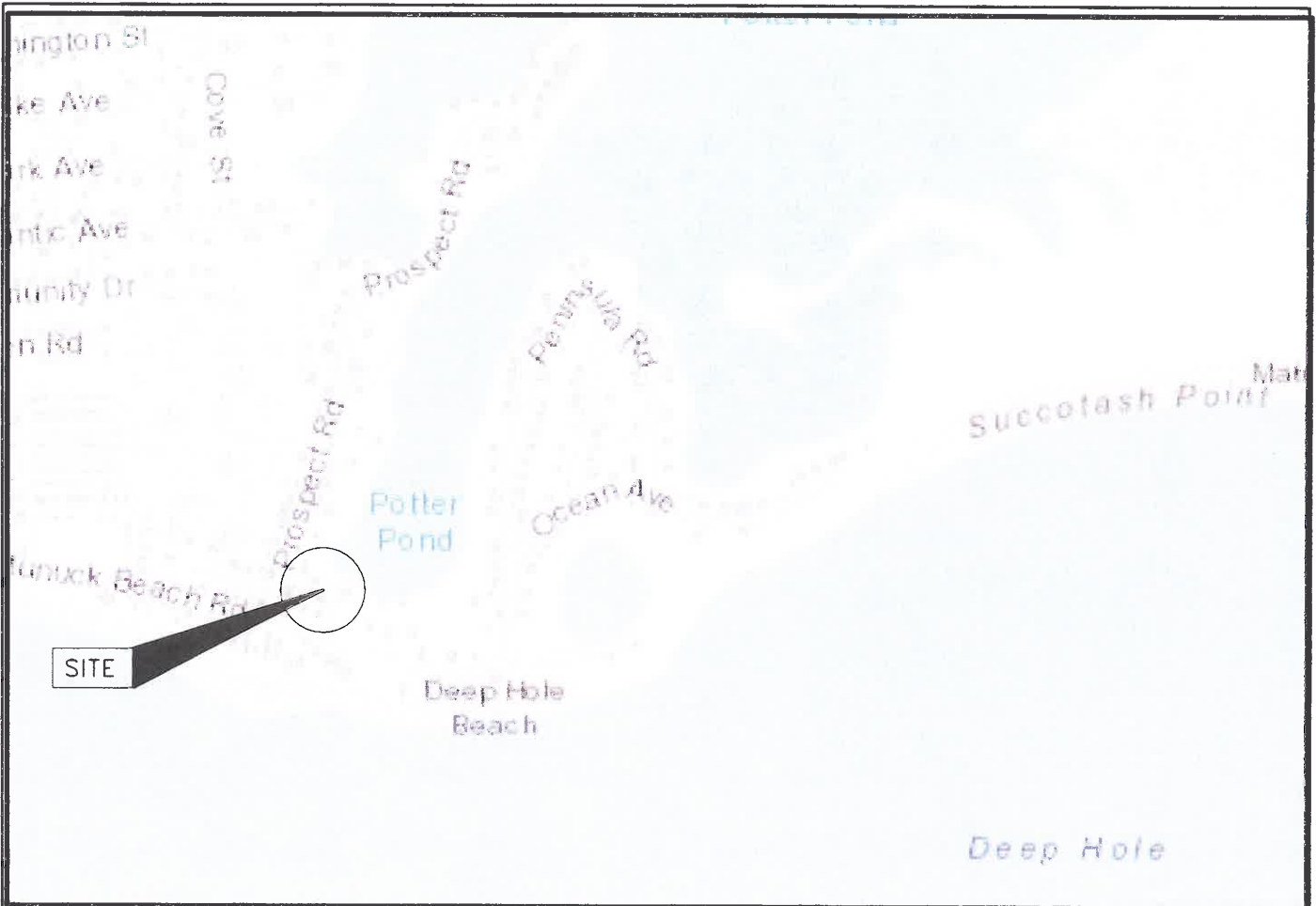
1.1.7 Variances

A. Applicants requiring a variance from a standard shall make such request in writing and address

elevation should be based on the site Base Flood Elevation (site is currently in a FEMA AE zone with 11 ft base flood elevation) and considering anticipated SLR.

2. The deck elevation of the fixed pier portion of the structure should be raised through periodic maintenance as SLR occurs. This could include raising of pile bent framing during periods of deck framing replacement and or installation of replacement piles with corresponding increase in elevation of connection framing.
3. The landside fixed pier terminus will require relocations landward as SLR occurs. The relocation could be completed during periods of deck maintenance and would require relocating up the current site slope to a grade elevation that would allow pier access during high tide events.

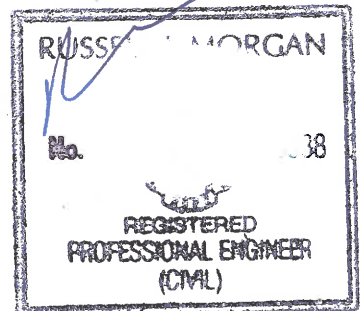




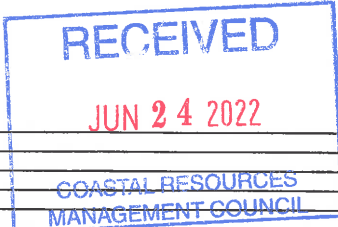
SITE LOCUS

PROJECT DRAWING LIST

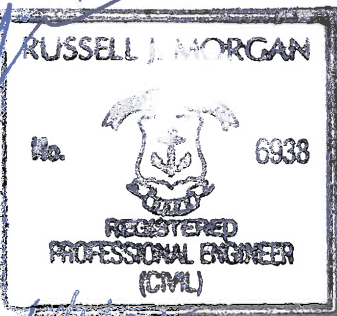
DRAWING	TITLE
FIG. 1	SITE LOCUS AND DRAWING SCHEDULE
FIG. 2	AREAL PHOTO - EXISTING CONDITIONS
FIG. 3	AREAL PHOTO - PROPOSED CONDITIONS
FIG. 4	PROPOSED DOCK PLAN
FIG. 5	PROPOSED DOCK SECTION
FIG. 6	PILE BENT SECTION
FIG. 7	FLOAT PLAN AND SECTION
FIG. 8	RAMP SECTIONS



NOTE: DOCK CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE PROJECT PLANS AND ATTACHED SPECIFICATONS



NO.	ISSUE/DESCRIPTION	PREPARED BY:	PREPARED FOR:	BY	DATE
	PROPOSED RESIDENTIAL DOCK 20 WATER STREET S. KINGSTOWN, RI	Russell Morgan, P.E. 49 Pond Street Wakefield, RI 02879	Point Break Realty LLC S. Kingstown, RI		
	LOCUS PLAN	PROJ MGR: RJM DESIGNED BY: DATE: April 2022	REVIEWED BY: DRAWN BY: RJM PROJECT NO: 020-3	CHECKED BY: SCALE: REVISION NO.	1 SHEET NO. ### OF ##



NO.	DATE	DESCRIPTION	BY	DATE
1	6-1-22	ADDED PROPERTY LINE FOR 37 PROSPECT RD	RJM	

PROPOSED RESIDENTIAL DOCK
20 WATER STREET
S. KINGGTOWN

EXISTING CONDITIONS PLAN - AREAL PHOTOGRAPH

PREPARED BY: Russell Morgan, P.E.
49 Pond Street
Wakefield, RI 02879

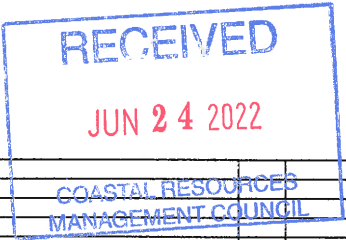
PREPARED FOR: POINT BREAK REALTY

PROJ MGR: RJM	REVIEWED BY: RJM	CHECKED BY: RJM	FIG OR DWG 2
DESIGNED BY: RJM	DRAWN BY: RJM	SCALE: 1" = 20'	
DATE: May 2022	PROJECT NO.: 20-03	REVISION NO.:	SHEET NO. # OF ##

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NOT FOR CONSTRUCTION



NO.	ISSUE/DESCRIPTION	DATE
1	ADDED PROPERTY LINE FOR 37 PROSPECT RD	6-1-22

PROPOSED RESIDENTIAL DOCK 20 WATER STREET S. KINGGTOWN			
PROPOSED DOCK PLAN - AREAL PHOTOGRAPH			
PREPARED BY: Russell Morgan, P.E. 49 Pond Street Wakefield, RI 02879		PREPARED FOR: POINT BREAK REALTY	
PROJ MGR: RJM	REVIEWED BY: RJM	CHECKED BY: RJM	FIG OR DWG
DESIGNED BY: RJM	DRAWN BY: RJM	SCALE: 1" = 20'	3
DATE: May 2022	PROJECT NO.: 20-03	REVISION NO.:	

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MAURA AND ANNE TRAVERS
37 PROSPECT ST
AP 93-1, LOT 62

POTTERS POND
CRMC TYPE 2 WATERS

FIXED DOCK AT
20 PROSPECT ST

EXISTING
DOCK

APPRX. PROP. LINE

APPRX. PROP. LINE EXT.

APPRX. PROP. LINE EXT.

END OF FLOAT
COORDINATES:
N316675.497
E106199.252

MOORING BASED
ON AREAL PHOTO (TYP)

MCCANN IRRECOV.
REALTY TRUST
23 PROSPECT ST
AP 93-1, LOT 63

APPRX. PROP. LINE

LENGTH OF STRUC.
TO HIGH TIDE LINE
90'

DIST. TO MLW
37'

TERM. FLOAT

54'

MOORING

APPRX. PROP. LINE

PHRAGMITES
VEGETATION

MARSH
GRASS

0.0' (MLW DATUM)

RAMP
14'

15' (TYP)

HIGH TIDE LINE

GRASSED LAWN
AREA

WATER ST.

AP 93-1 LOT 67

C & J PROPERTIES
990 MATUNUCK BEACH RD
AP 93-4, LOT 36

RESIDENCE
20 WATER ST.

APPRX. PROP. LINE

PROP. LINE



6/1/22



SCALE IN FEET

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JUN 24 2022

COASTAL RESOURCES
MANAGEMENT COUNCIL

PROPOSED RESIDENTIAL DOCK
20 WATER STREET
S. KINGGTOWN

PROPOSED DOCK PLAN

PREPARED BY: Russell Morgan, P.E. 49 Pond Street Wakefield, RI 02879		PREPARED FOR: POINT BREAK REALTY	
PROJ MGR: RJM	REVIEWED BY: RJM	CHECKED BY: RJM	FIG OR DWG
DESIGNED BY: RJM	DRAWN BY: RJM	SCALE: 1" = 20'	4
DATE: May 2022	PROJECT NO: 20-03	REVISION NO:	SHEET NO. # OF ##

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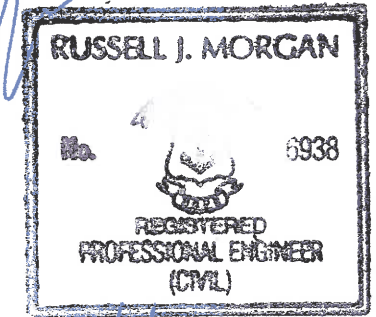
NO.	ISSUE/DESCRIPTION	BY	DATE
1	ADDED PROPERTY LINE FOR 37 PROSPECT RD	RJM	6-1-22

VERTICAL DATUM CONVERSION

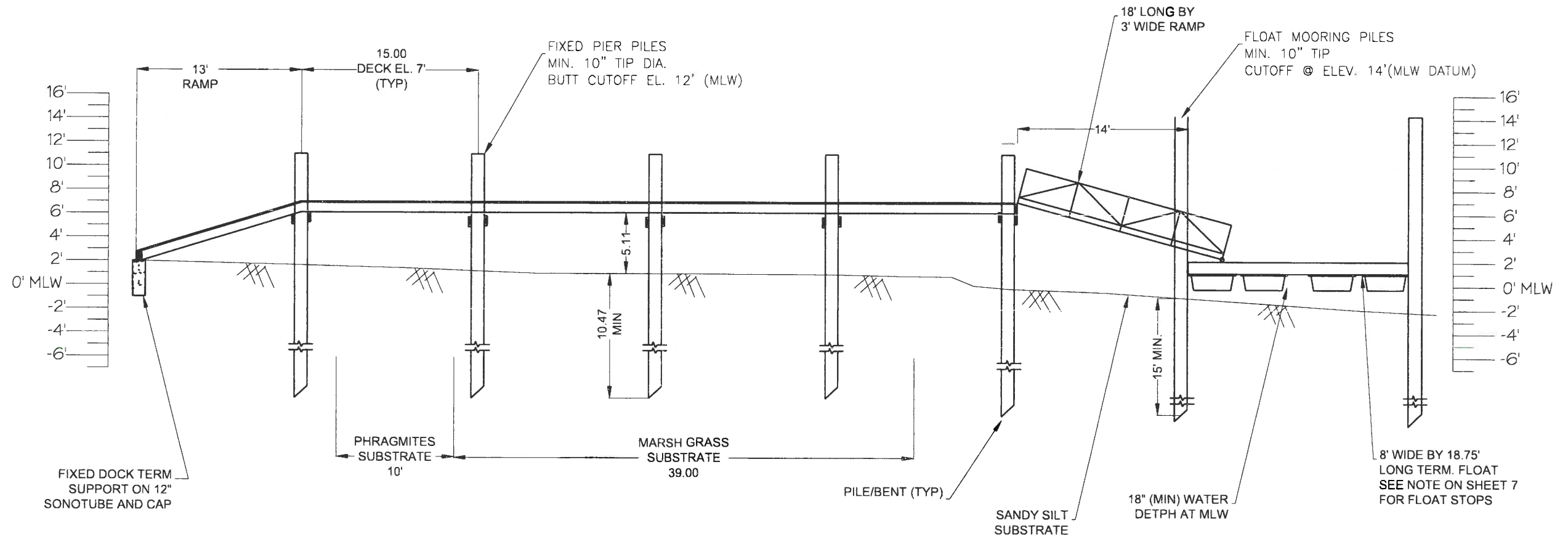
NAVD 88 DATUM

MLW DATUM

MHW + 1.0'	+ 1.05' MHW
MTL + 0.47'	+ 0.53' MTL
MLW - 0.06'	EL. 0' MLW



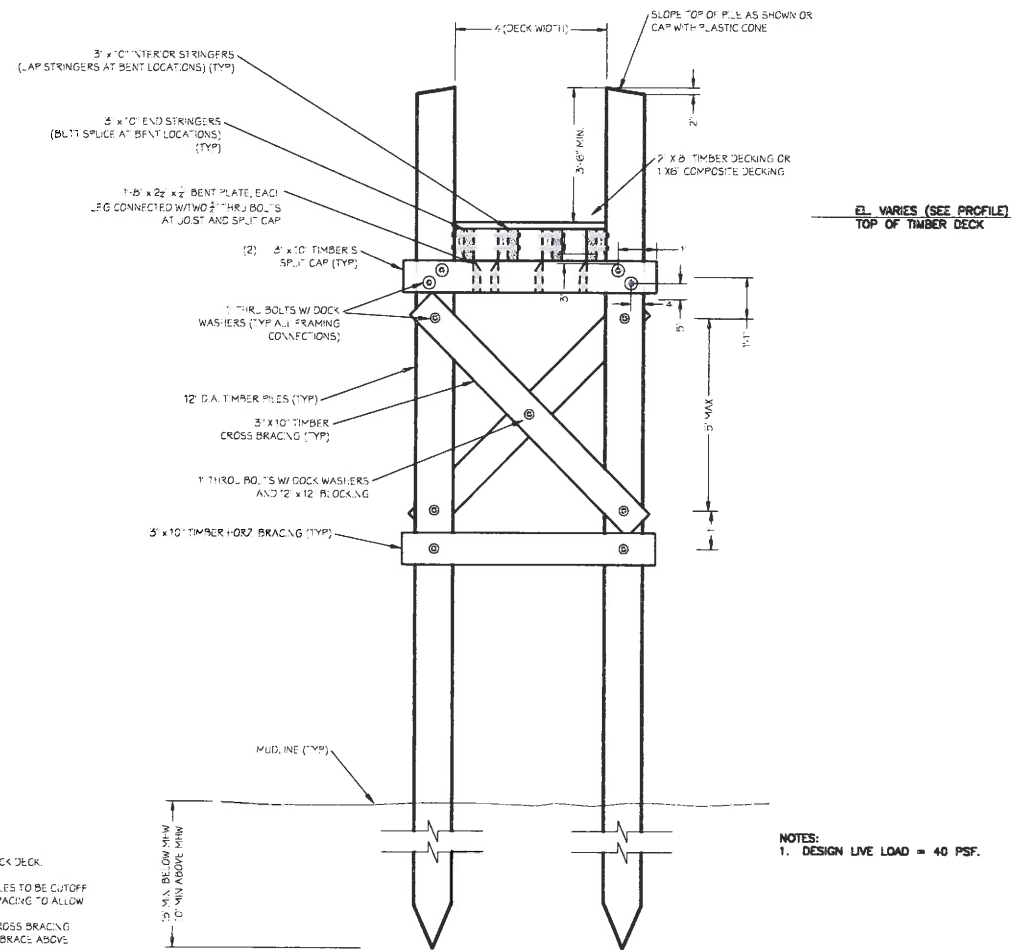
6/1/22



RECEIVED
JUN 24 2022
COASTAL RESOURCES
MANAGEMENT COUNCIL

PROPOSED RESIDENTIAL DOCK 20 WATER STREET S. KINGGTOWN			
PROPOSED DOCK LONG. ELEVATION			
PREPARED BY: Russell Morgan, P.E. 49 Pond Street Wakefield, RI 02879		PREPARED FOR: POINT BREAK REALTY	
PROJ MGR: RJM	DESIGNED BY: RJM	REVIEWED BY: RJM	CHECKED BY: RJM
DATE: APRIL, 2022	DRAWN BY: RJM	PROJECT NO. 20-03	SCALE: 1" = 10'
FIG OR DWG 5			REVISION NO.
SHEET NO. # OF ##			

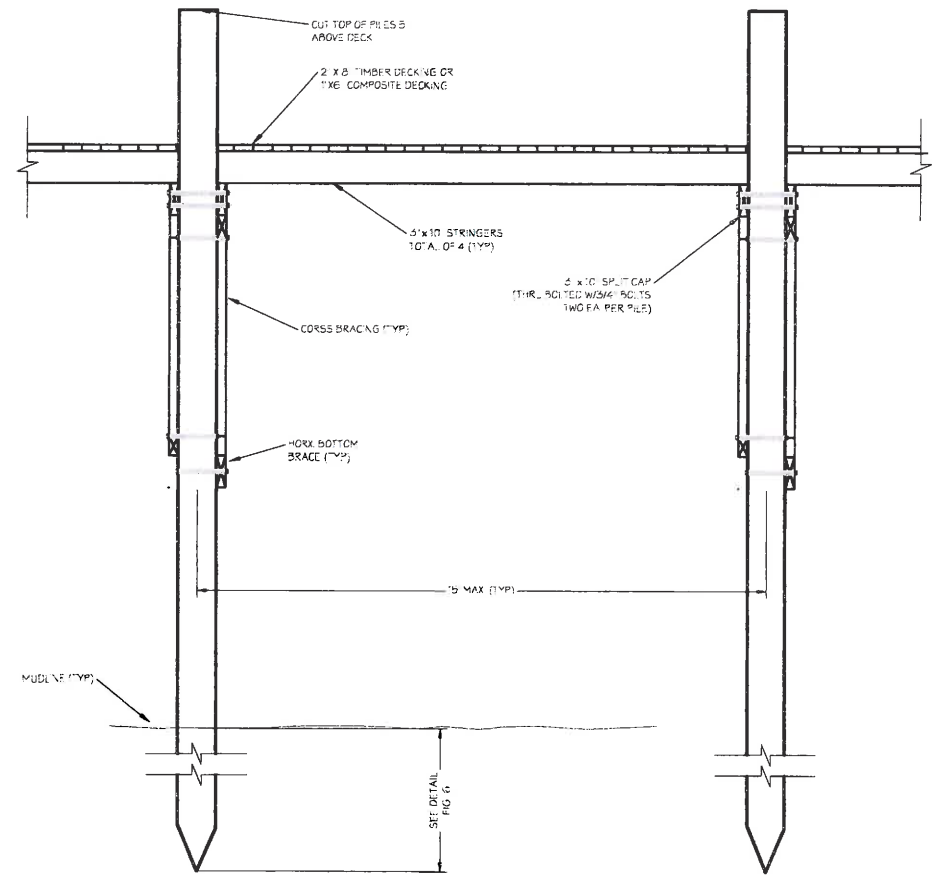
FOR PERMIT ONLY
NOT FOR CONSTRUCTION



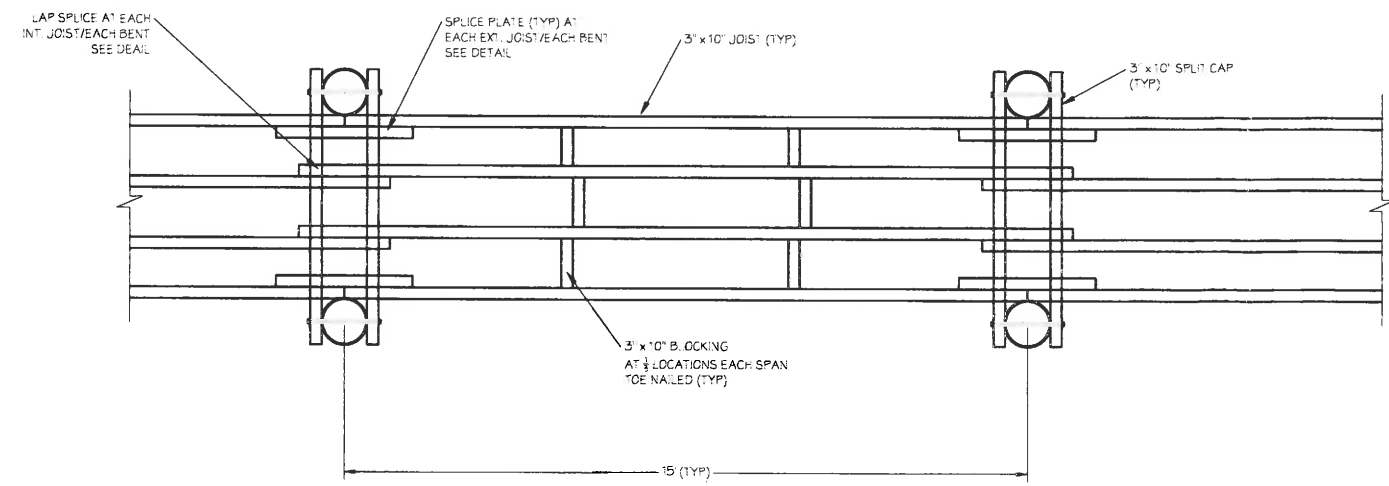
- NOTES:
1. GUARDRAIL TO BE INSTALLED BOTH SIDES OF DOCK DECK.
 2. GUARDRAILS NOT SHOWN FOR CLARITY.
 3. INSTALLATION OF GUARDRAILS REQUIRE BENT PILES TO BE CUTOFF AT TOP OF SPLIT CAP OR INCREASING PILE SPACING TO ALLOW RAIL CLEARANCE.
 4. AS SUBSTRATE GRADE INCREASES 1/4" OF CROSS BRACING SHALL BE ADJUSTED TO MAINTAIN LOWER HORIZ. BRACE ABOVE GRADE.
 5. MINIMIZE CROSS BRACING SPACING IS WITHIN 3' OF STRINGERS.

NOTES:
1. DESIGN LIVE LOAD = 40 PSF.

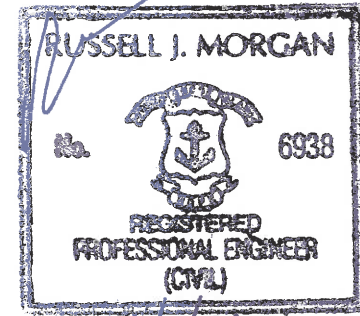
FIXED PIER BENT FRAMING SECTION



FIXED PIER LONG. SECTION



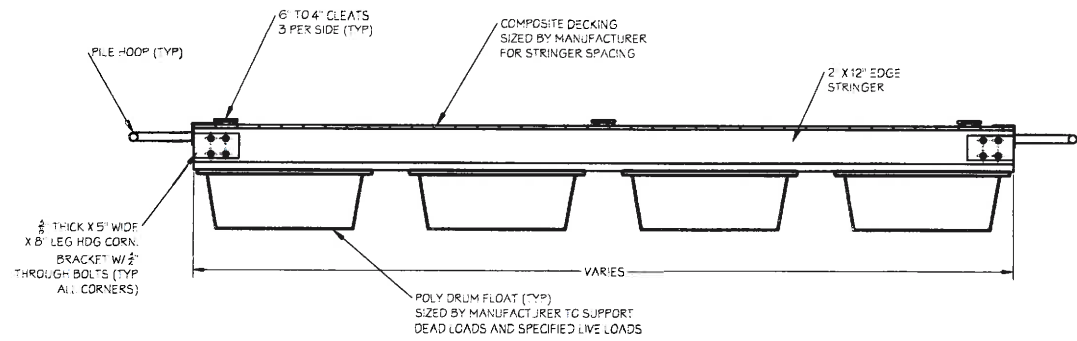
FIXED PIER DECK FRAMING



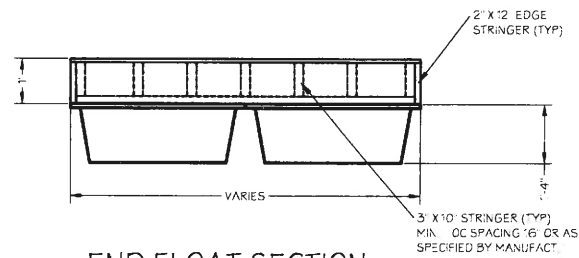
PROPOSED RESIDENTIAL DOCK 20 WATER STREET S. KINGGTOWN			
FIXED DOCK SECTIONS AND FRAMING			
PREPARED BY: Russell Morgan, P.E. 49 Pond Street Wakefield, RI 02879		PREPARED FOR: POINT BREAK REALTY	
PROJ MGR: RJM	REVIEWED BY: RJM	CHECKED BY: RJM	FIG OR DWG
DESIGNED BY: RJM	DRAWN BY: RJM	SCALE: NTS	6
DATE: APRIL, 2022	PROJECT NO.: 20-03	REVISION NO.:	SHEET NO. # OF ##

NO.	ISSUE/DESCRIPTION	BY	DATE

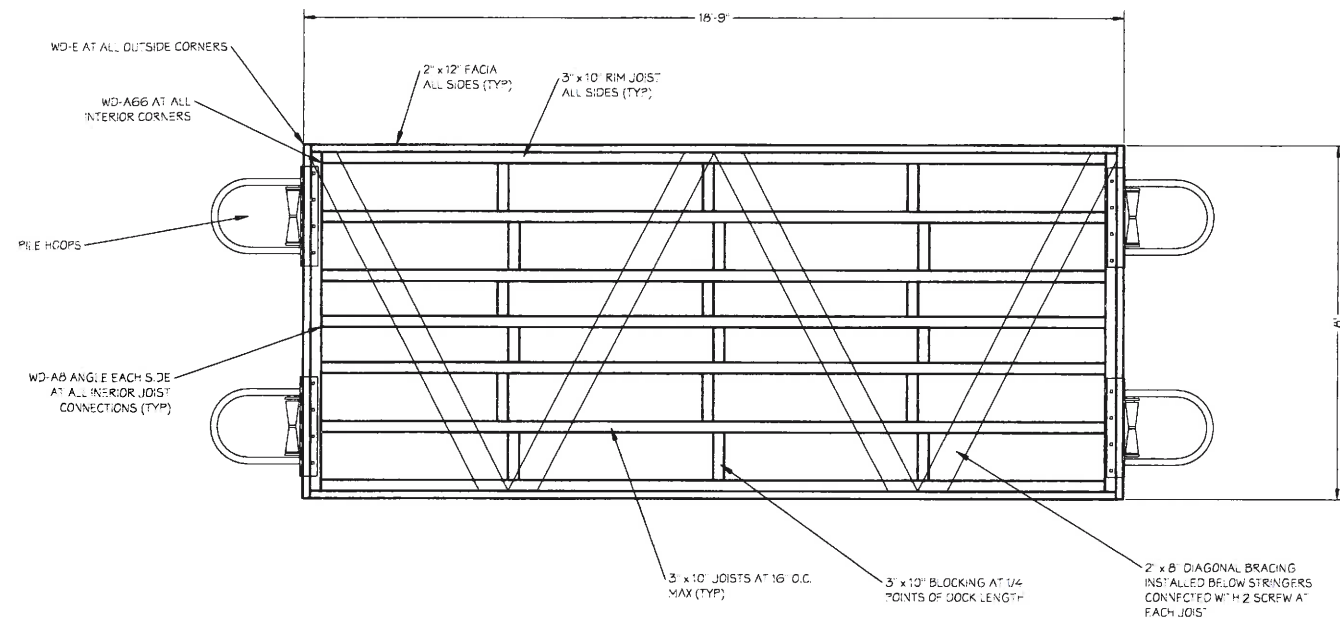
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LONGITUDINAL FLOAT SECTION

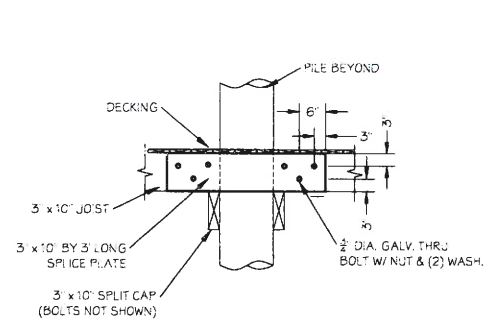


END FLOAT SECTION

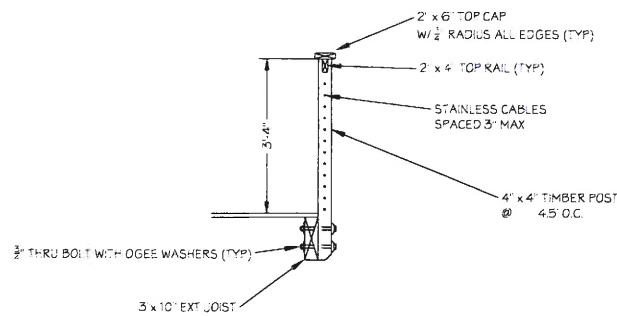


FLOAT FRAMING AND HARDWARE

- NOTE:
1. ALL FLOAT HARDWARE IS REFERENCED TO AMERICAN MUSCLE CATALOG NUMBERS
 2. HARDWARE SHALL BE HOT DIP GALVANIZED
 3. ALL OTHER FRAMING CONNECTIONS SHALL BE STAINLESS STEEL

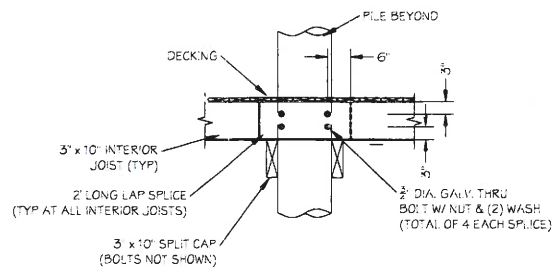


EXT. JOIST SPLICE PLATE ELEV.
N.T.S



RAILING DETAILS

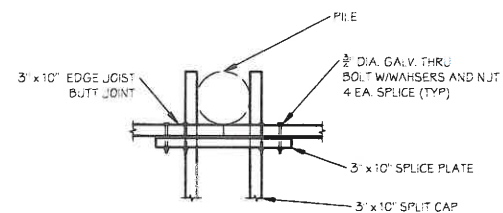
- NOTE:
1. RAILING TO BE INSTALLED EACH SIDE OF FIXED DOCK, STAIRS AND RAMP.
 2. PILES AT EACH BENT TO BE CUTOFF AT TOP OF SPLIT CAP ELEVATION OR CENTER TO CENTER OF PILE DISTANCE TO BE INCREASED TO 6' AND SPLIT CAP EXTENDED TO ALLOW CLEARANCE NECESSARY FOR RAIL INSTALLATION.



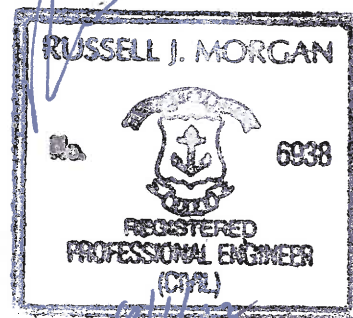
INTERIOR JOIST LAP SPLICE DETAIL
N.T.S

FLOAT STOP NOTES:

1. INSTALL FLOAT STOP CONNECTION BETWEEN EACH MOORING PILE AND FLOAT RIM JOISTS
2. FLOAT STOPS SHALL CONSIST OF 3/4\"/>

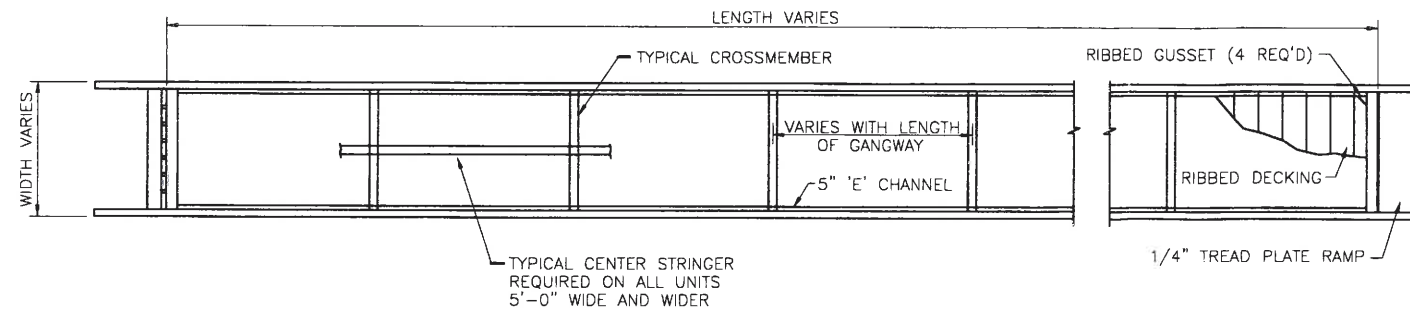


EXT. JOISTS SPLICE PLATE PLAN
N.T.S

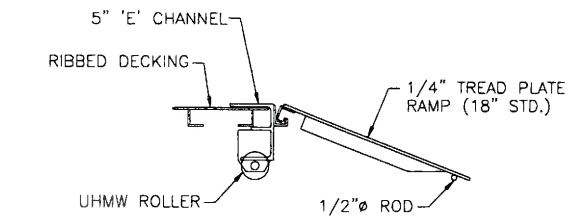


PROPOSED RESIDENTIAL DOCK 20 WATER STREET S. KINGGTOWN			
FLOAT FRAMING AND FIXED DOCK FRAME DETAILS			
PREPARED BY: Russell Morgan, P.E. 49 Pond Street Wakefield, RI 02879		PREPARED FOR: POINT BREAK REALTY	
PROJ MGR: RJM	REVIEWED BY: RJM	CHECKED BY: RJM	FIG OR DWG
DESIGNED BY: RJM	DRAWN BY: RJM	SCALE: NTS	7
DATE: APRIL, 2022	PROJECT NO. 20-03	REVISION NO.	SHEET NO. # OF ##

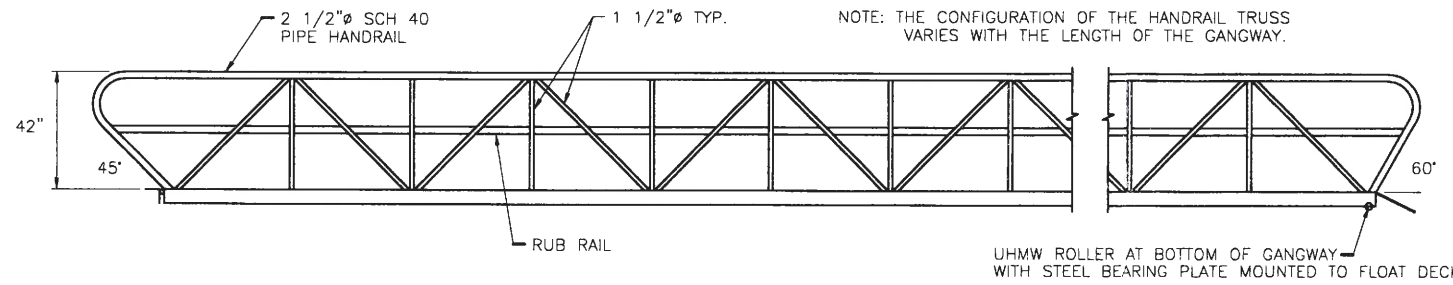
ALUMINUM RAMP FRAMING AND DETAILS



TYPICAL ALUMINUM GANGWAY DETAILS
N.T.S.

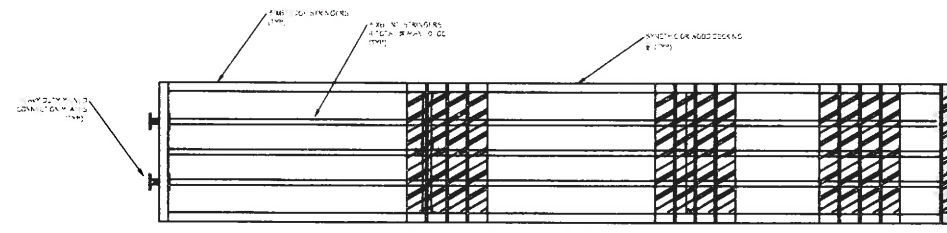


TYPICAL ALUMINUM GANGWAY DETAILS
N.T.S.



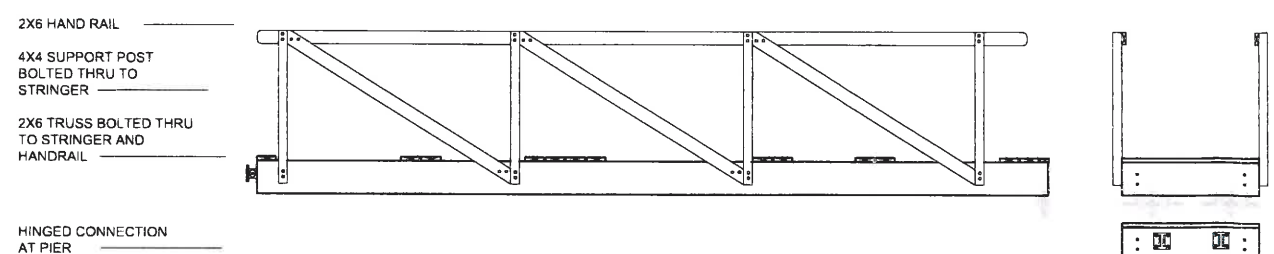
TYPICAL ALUMINUM GANGWAY DETAILS
N.T.S.

TIMBER RAMP FRAMING AND DETAILS

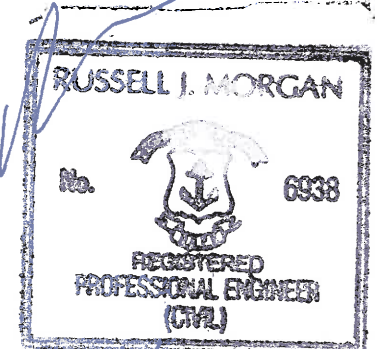


RAMP FRAMING
(NTS)

NOTE:
1. EITHER TIMBER OR ALUMINUM RAMP MAY BE USED FOR PROJECT
2. IF ALUMINUM PREFABRICATED RAMP IS TO BE USED THEN MANUFACTURER SHALL CERTIFY FOR LOADING REQUIREMENTS.



RAMP LONG. AND END ELEV.
(NTS)



PROPOSED RESIDENTIAL DOCK 20 WATER STREET S. KINGGTOWN			
RAMP SECTIONS AND FRAMING			
PREPARED BY: Russell Morgan, P.E. 49 Pond Street Wakefield, RI 02879		PREPARED FOR: POINT BREAK REALTY	
PROJ MGR: RJM	REVIEWED BY: RJM	CHECKED BY: RJM	FIG OR DWG
DESIGNED BY: RJM	DRAWN BY: RJM	SCALE: NTS	8
DATE: APRIL, 2022	PROJECT NO. 20-03	REVISION NO.	SHEET NO. # OF ##

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