

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

November 28, 2022

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

Re: CRMC Dock Assent Application – 2022-06-136  
Point Break Realty  
20 Water Street  
South Kingstown, Rhode Island

Dear CRMC Staff:

As discussed, we have reviewed your comments relative to the proposed dock location and the site wetland vegetation. We have changed the dock location by moving the structure slightly to the west and incorporated a bend in the dock alignment to avoid the wetland vegetation. The new location is as shown on the attached revised Figures 3 and 4.

We also wanted to update you with regards to the outstanding “Letter of No Objection” from the property owners at 23 Prospect Street. The applicant mailed the proposed dock plans and a copy of a Letter of No Objection form to McCann Irrevocable Realty Trust at 580 Washington St, Unit 1008, Boston MA 02111. This is the owner and address listed on the Town of South Kingstown Assessor’s web/gis site and the address presented in the application. A letter was sent using the USPS on May 10, 2022, the letter was returned to Point Break Realty in August as undeliverable. It was resent by Point Break Realty and there has been no response or returned letter.

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

Very truly yours,



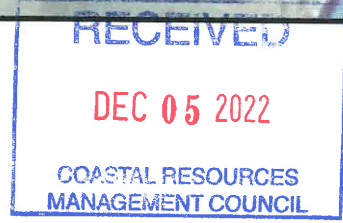
Russell J. Morgan, P.E.







FOR PERMIT ONLY  
NOT FOR CONSTRUCTION



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.	

NO.	ISSUE/DESCRIPTION	BY	DATE
2	MOVED DOCK TO THE WEST BEYOND WETLAND ADD LANDING FLOAT	RJM	9-8-22
1	ADDED PROPERTY LINE FOR 37 PROSPECT RD	RJM	6-1-22



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

POTTERS POND  
CRM TYPE 2 WATERS



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

FIXED DOCK AT  
20 PROSPECT ST

4'X4' LANDING FLOAT

EXISTING DOCK

APPRX. PROP. LINE

APPRX. PROP. LINE EXT.

APPRX. PROP. LINE EXT.

END OF FLOAT  
COORDINATES:  
N316679.620  
E106200.051

MOORING BASED  
ON AREAL PHOTO (TYP)

4' WIDE FIXED-  
DOCK (TYP)

APPRX. PROP. LINE

39' TO MLW

18.75'

18'

1.5'

2.0'

1.0'

0.0' (MLW DATUM)

0.5' CANT FRAME  
BEYOND SPLIT  
CAP FACE

MOORING

PHRAGMITES  
VEGETATION

MARSH  
GRASS

PHRAGMITES  
VEGETATION

HIGH TIDE LINE

GRASSED LAWN  
AREA

LENGTH OF STRUC.  
TO HIGH TIDE LINE  
94'

APPRX. PROP. LINE

AP 93-1 LOT 67

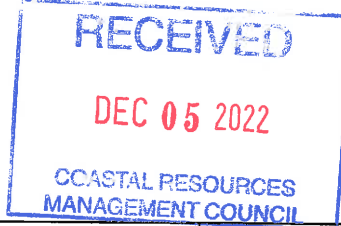
RESIDENCE  
20 WATER ST.

WATER ST.

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

APPRX. PROP. LINE

PROP. LINE

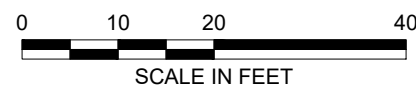


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PROPOSED RESIDENTIAL DOCK 20 WATER STREET S. KINGGTOWN			
PROPOSED DOCK PLAN			
PREPARED BY: Russell Morgan, P.E. 49 Pond Street Wakefield, RI 02879	PREPARED FOR: POINT BREAK REALTY		
PROJ MGR: RJM	REVIEWED BY: RJM	CHECKED BY: RJM	FIG OR DWG
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	ADD LANDING FLOAT		
1	ADDED PROPERTY LINE FOR 37 PROSPECT RD	RJM	6-1-22





**RECEIVED**  
**10-5-2022**  
COASTAL RESOURCES  
MANAGEMENT COUNCIL

PROPOSED RESIDENTIAL DOCK  
20 WATER STREET  
S. KINGGTOWN

**PROPOSED DOCK PLAN - AREAL PHOTOGRAPH**

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		SHEET NO. # OF ##	

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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

END OF FLOAT  
COORDINATES:  
N316679.620  
E106200.051

MOORING BASED  
ON AREAL PHOTO (TYP)

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

4' WIDE FIXED  
DOCK (TYP)

APPRX. PROP. LINE

APPRX. PROP. LINE

PHRAGMITES  
VEGETATION

MARSH  
GRASS

PHRAGMITES  
VEGETATION

GRASSED LAWN  
AREA

HIGH TIDE LINE

LENGTH OF STRUC.  
TO HIGH TIDE LINE  
94'

WATER ST.

AP 93-1 LOT 67

RESIDENCE  
20 WATER ST.

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

APPRX. PROP. LINE

PROP. LINE

DRAFT



SCALE IN FEET

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10-5-2022  
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MANAGEMENT COUNCIL

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20 WATER STREET  
S. KINGGTOWN

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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:

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