

CERTIFICATION:

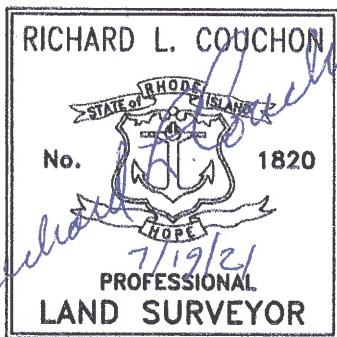
THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 435-RICR-00-00-1.9 OF THE RULES AND REGULATIONS ADOPTED BY THE THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOV. 25, 2015, AS FOLLOWS:

<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.

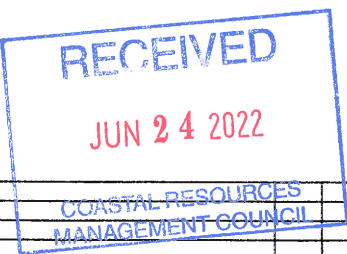
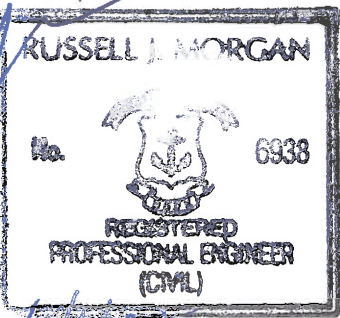
BY: Richard L. Couchon 7/19/21
RICHARD L. COUCHON, RIPLS #1820
CERTIFICATE OF AUTHORIZATION #763



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	

3498-H2O.DWG





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

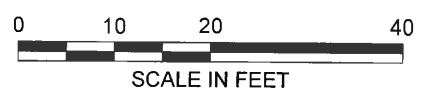
EXISTING CONDITIONS PLAN - AREAL PHOTOGRAPH

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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RECEIVED
DEC 05 2022
COASTAL RESOURCES
MANAGEMENT COUNCIL

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.	
		SHEET NO. # OF ##	

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

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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'

2.0

1.5

0.5' CANT FRAME
BEYOND SPLIT
CAP FACE

MOORING

PHRAGMITES
VEGETATION

MARSH
GRASS

0.0' (MLW DATUM)

APPRX. PROP. LINE

GRASSED LAWN
AREA

HIGH TIDE LINE

LENGTH OF STRUC.
TO HIGH TIDE LINE
94'

RAMP

14'

APPRX. PROP. LINE

WATER ST.

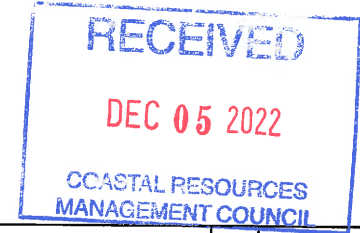
AP 93-1 LOT 67

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

RESIDENCE
20 WATER ST.



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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
DESIGNED BY: RJM	DRAWN BY: RJM	SCALE: 1" = 20'	4
DATE: May 2022	PROJECT NO. 20-03	REVISION NO.	
SHEET NO. # OF ##			

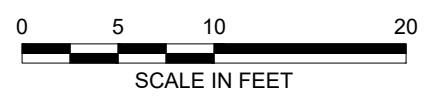
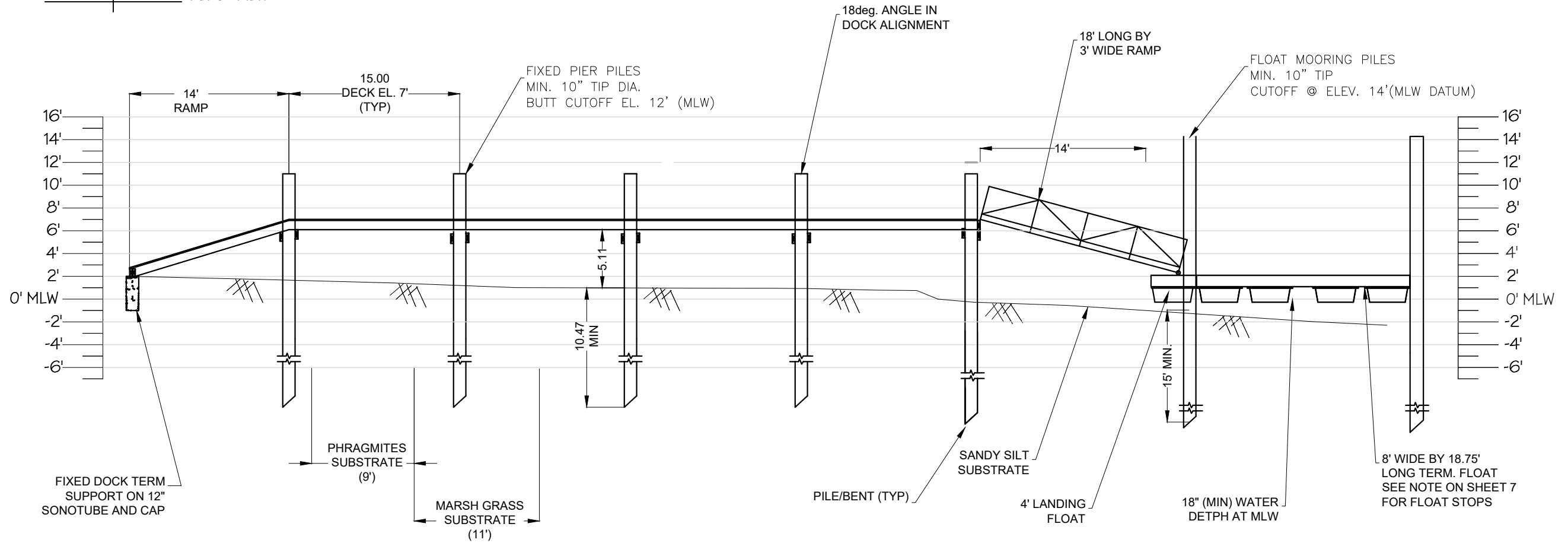
NO.	ISSUE/DESCRIPTION	BY	DATE
2	MOVED DOCK TO THE WEST BEYOND WETLAND ADD LANDING FLOAT	RJM	9-8-22
1	ADDED PROPERTY LINE FOR 37 PROSPECT RD	RJM	6-1-22

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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



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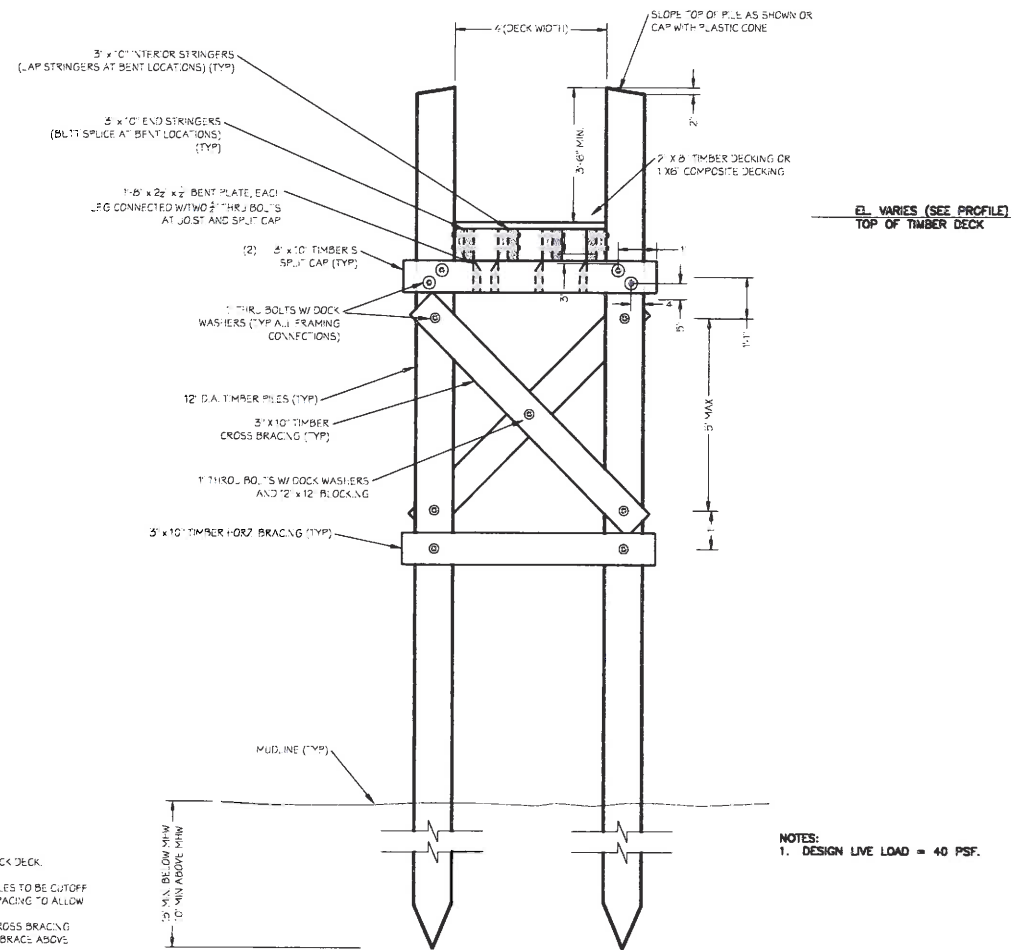
PROPOSED RESIDENTIAL DOCK
20 WATER STREET
S. KINGGTOWN

PROPOSED DOCK LONG. ELEVATION

PREPARED BY: Russell Morgan, P.E. 49 Pond Street Wakefield, RI 02879		PREPARED FOR: POINT BREAK REALTY	
PROJ MGR: RJM	REVIEWED BY: RJM	CHECKED BY: RJM	FIG OR DWG
DESIGNED BY: RJM	DRAWN BY: RJM	SCALE: 1" = 10'	5
DATE: May 2022	PROJECT NO: 20-03	REVISION NO.	

NO.	ISSUE/DESCRIPTION	BY	DATE
1	MOVED DOCK TO THE WEST BEYOND WETLAND ADD LANDING FLOAT	RJM	4-11-23

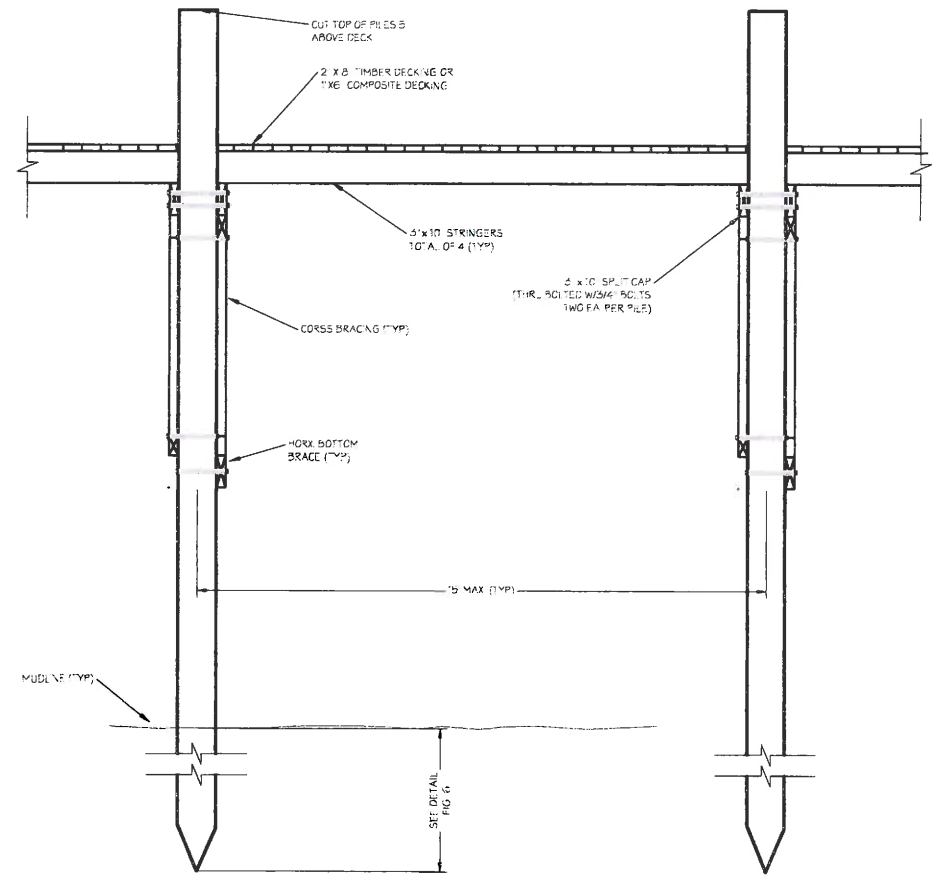
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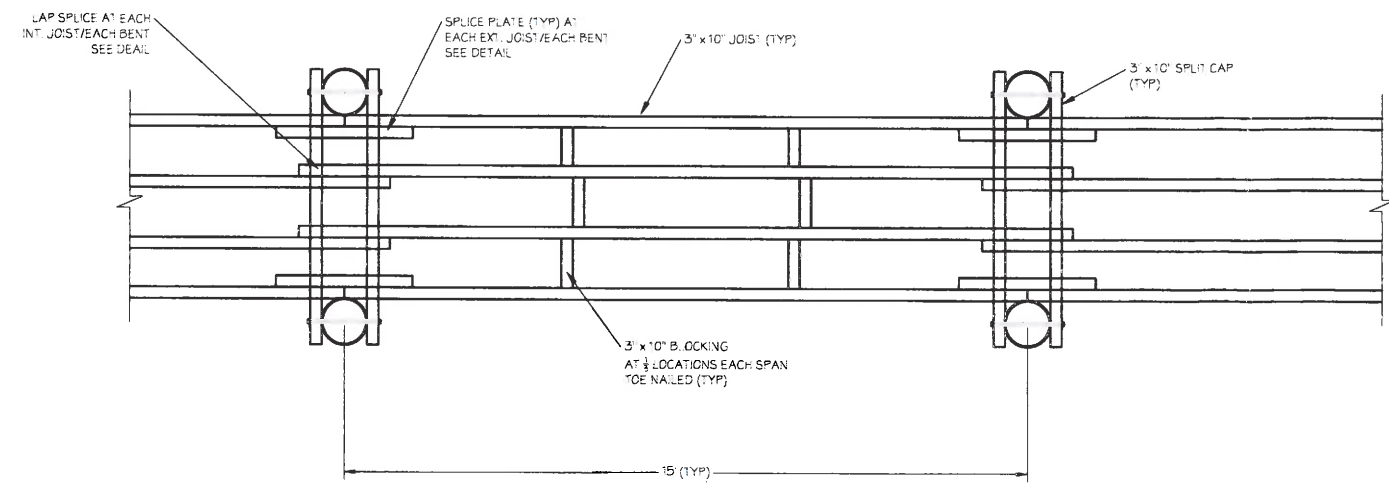
- NOTES:
1. GUARDRAIL TO BE INSTALLED BOTH SIDES OF DOCK DECK.
 2. GUARDRAILS NOT SHOWN FOR CLARITY.
 3. INSTALLATION OF GUARDRAILS REQUIRE BENT PILES TO BE CUTOFF AT TOP OF SPLIT CAP OR INCREASING PILE SPACING TO ALLOW RAIL CLEARANCE.
 4. AS SUBSTRATE GRADE INCREASES 1/4" OF CROSS BRACING SHALL BE ADJUSTED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

NOTES:
1. DESIGN LIVE LOAD = 40 PSF.

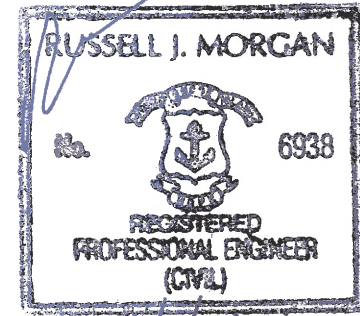
FIXED PIER BENT FRAMING SECTION



FIXED PIER LONG. SECTION



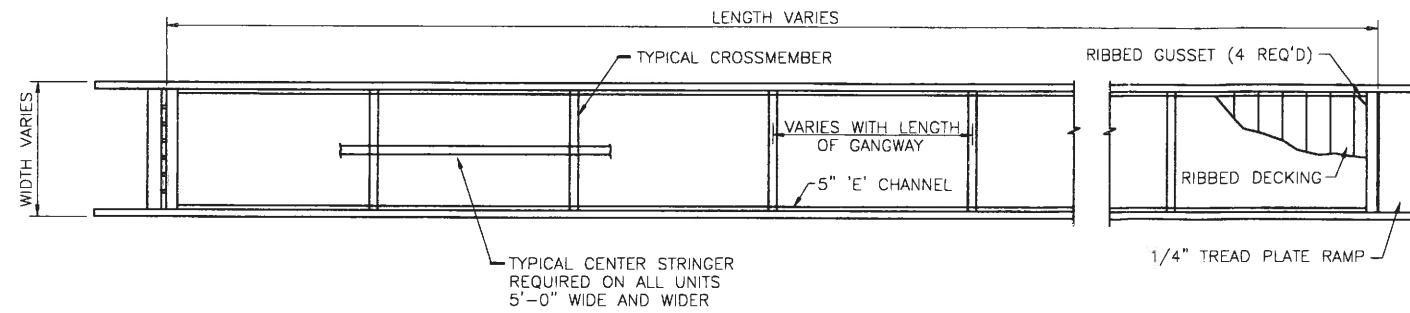
FIXED PIER DECK FRAMING



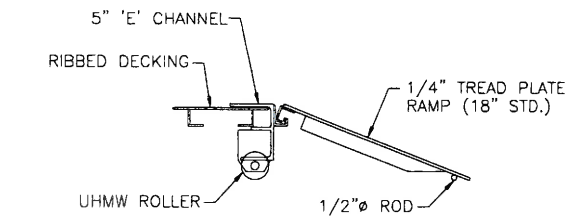
PROPOSED RESIDENTIAL DOCK 20 WATER STREET S. KINGGTOWN			
FIXED DOCK SECTIONS AND FRAMING			
PREPARED BY: Russell Morgan, P.E. 49 Pond Street Wakefield, RI 02879		PREPARED FOR: POINT BREAK REALTY	
PROJ MGR: RJM	REVIEWED BY: RJM	CHECKED BY: RJM	FIG OR DWG
DESIGNED BY: RJM	DRAWN BY: RJM	SCALE: NTS	6
DATE: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

NO.	ISSUE/DESCRIPTION	BY	DATE

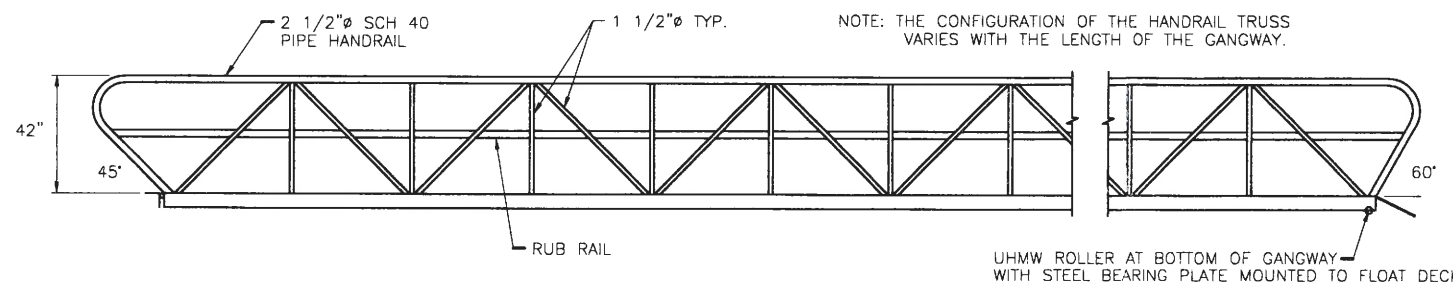
ALUMINUM RAMP FRAMING AND DETAILS



TYPICAL ALUMINUM GANGWAY DETAILS
N.T.S.

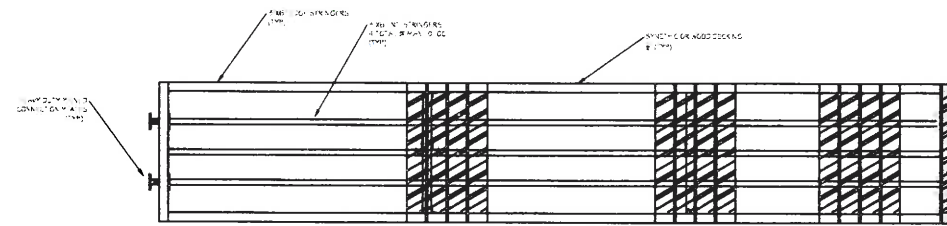


TYPICAL ALUMINUM GANGWAY DETAILS
N.T.S.



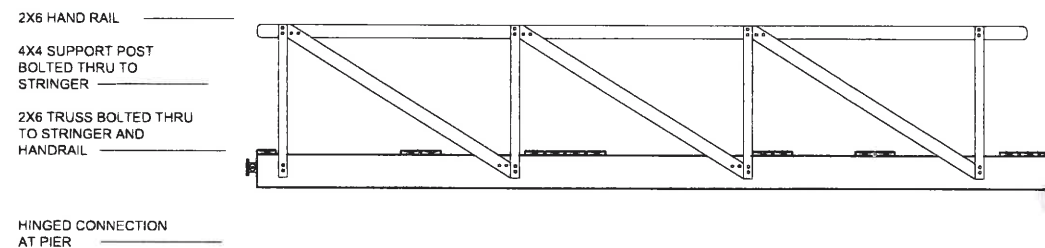
TYPICAL ALUMINUM GANGWAY DETAILS
N.T.S.

TIMBER RAMP FRAMING AND DETAILS

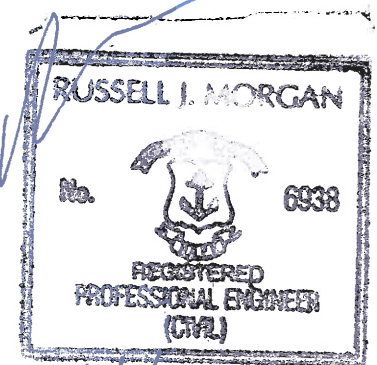


RAMP FRAMING
(NTS)

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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