



State of Rhode Island
Coastal Resources Management Council
Oliver H. Stedman Government Center
4808 Tower Hill Road, Suite 3
Wakefield, RI 02879-1900

(401) 783-3370
Fax (401) 783-2069

PUBLIC NOTICE

File Number: 1995-07-194 Date: October 28, 2025

This office has under consideration the application of:

East Pond Cottage LLC
c/o Jeffrey Berry
52 Green Kinyon Driftway
Narragansett, RI 02882

for a State of Rhode Island Assent to construct and maintain: Replacement of existing residential boating facility extending 79' seaward of the cited MLW mark with a new residential boating facility consisting of an upland ramp, 4' x 103' fixed timber pier, 3' x 20' gangway, 4'x 4' landing float and 8' x 18.75' (150sf) terminal float. The facility is proposed to extend 84' seaward of the cited MLW mark, requiring an additional 5' further length variance from existing (Redbook 650-RICR-20-00-01 Section 1.3.1(D)(11)(l)). A property line setback variance from the northern abutter of 13' is also required, an increase from the existing 17' offset (Section 1.13.1(D)(11)(k)).

Project Location:	11 East Pond Road
City/Town:	Narragansett
Plat/Lot:	U / 44
Waterway:	Point Judith Pond Bluff Hill Cove

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

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

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

If you desire to protest, you must attend the scheduled hearing and give sworn testimony. A notice of the time and place of such hearing will be furnished you as soon as possible after receipt of your request for hearing. If you desire to request a hearing, to receive consideration, it should be in writing (**with your correct mailing address, e-mail address and valid contact number**) and be received at this office on or before November 27, 2025.

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

/bms



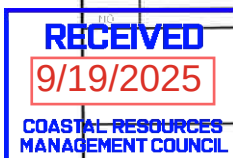
SITE LOCUS

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	FIXED DOCK SECTIONS AND FRAMING
FIG. 7	FLOAT FRAMING AND FRAMING DETAILS
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:	DATE
	PROPOSED RESIDENTIAL DOCK 11 EAST POND ROAD NARRAGANSETT, RI	Russell Morgan, P.E. 49 Pond Street Wakefield, RI 02879	East Pond Cottage, LLC 52 Green Kinyon Driftway Narragansett, RI	
	LOCUS PLAN	PROJ MGR: RJM DESIGNED BY: DATE: August 25, 2025	REVIEWED BY: DRAWN BY: RJM PROJECT NO. 024-6	CHECKED BY: SCALE: REVISION NO.
				1 SHEET NO. ### OF ##



RUSSELL J. MORGAN
No. 6938
REGISTERED
PROFESSIONAL ENGINEER
(CIVIL) 9/9/25

NOTES:
1. BASED PLAN INCLUDING PROPERTY LINES DEVELOPED BY A SURVEY COMPLETED JAMES CALDARONE, 1/6/2025 AS PRESENTED ON PLAN "PLAN OF LAND, A.P. U, LOT 44 - 11 EAST POND RD, NARRAGANSETT". ADDITIONALLY, SITE INFORMATION DEVELOPED FROM PLAN PREPARED BY DOWDELL ENGINEERING, TITLED "DOCK PERMIT PLAN" AND DATED 10/4/2007.



PROPOSED RESIDENTIAL DOCK
11 EAST POND RD
NARRAGANSETT, RI

EXISTING CONDITIONS PLAN

PREPARED BY: Russell Morgan, P.E., 49 Pond Street, Wakefield, RI 02879
PREPARED FOR: East Pond Cottage, LLC, 52 Green Kinyon Driftway, Narragansett, RI

PROJ MGR: RJM REVIEWED BY: RJM CHECKED BY: RJM
DESIGNED BY: RJM DRAWN BY: RJM SCALE: 1" = 20'
DATE: AUGUST 25, 2025 PROJECT NO. 024-06 REVISION NO.
FIG OR DWG 2
SHEET NO. # OF ##

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NOT FOR CONSTRUCTION

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9/19/2025
COASTAL RESOURCES
MANAGEMENT COUNCIL

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RUSSELL J. MORGAN
No. 6938
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(CIVIL) 9/9/25

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PROPOSED RESIDENTIAL DOCK 11 EAST POND RD NARRAGANSETT, RI			
AREAL PHOTO - PROPOSED DOCK LAYOUT			
PREPARED BY: Russell Morgan, P.E. 49 Pond Street Wakefield, RI 02879		PREPARED FOR: East Pond Cottage, LLC 52 Green Kinyon Driftway Narragansett, RI	
PROJ MGR: RJM	REVIEWED BY: RJM	CHECKED BY: RJM	FIG OR DWG
DESIGNED BY: RJM	DRAWN BY: RJM	SCALE: 1" = 20'	3
DATE: AUGUST 25, 2025	PROJECT NO. 024-06	REVISION NO.	SHEET NO. # OF ##

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POINT JUDITH POND
(CRMC TYPE 2 WATERS)

LEGEND

- ④ FILE BENT NUMBER
--- OUTLINE OF EXISTING DOCK

RUSSELL J. MORGAN
No.  6938
**REGISTERED
PROFESSIONAL ENGINEER
(CIVIL)**

9/9/25

- NOTES:
1. BASED PLAN INCLUDING PROPERTY LINES DEVELOPED BY A SURVEY COMPLETED JAMES CALDARONE, 1/6/2025 AS PRESENTED ON PLAN "PLAN OF LAND, A.P. U, LOT 44 - 11 EAST POND RD, NARRAGANSETT". ADDITIONALLY, SITE INFORMATION DEVELOPED FROM PLAN PREPARED BY DOWDELL ENGINEERING, TITLED "DOCK PERMIT PLAN" AND DATED 10/4/2007.



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PROPOSED RESIDENTIAL DOCK 11 EAST POND RD NARRAGANSETT, RI			
PROPOSED DOCK LAYOUT			
PREPARED BY: Russell Morgan, P.E. 49 Pond Street Wakefield, RI 02879		PREPARED FOR: East Pond Cottage, LLC 52 Green Kinyon Driftway Narragansett, RI	
PROJ MGR: RJM	REVIEWED BY: RJM	CHECKED BY: RJM	FIG OR DWG
DESIGNED BY: RJM	DRAWN BY: RJM	SCALE: 1" = 20'	4
DATE: AUGUST 25, 2025	PROJECT NO. 024-06	REVISION NO.	
			SHEET NO. # OF ##

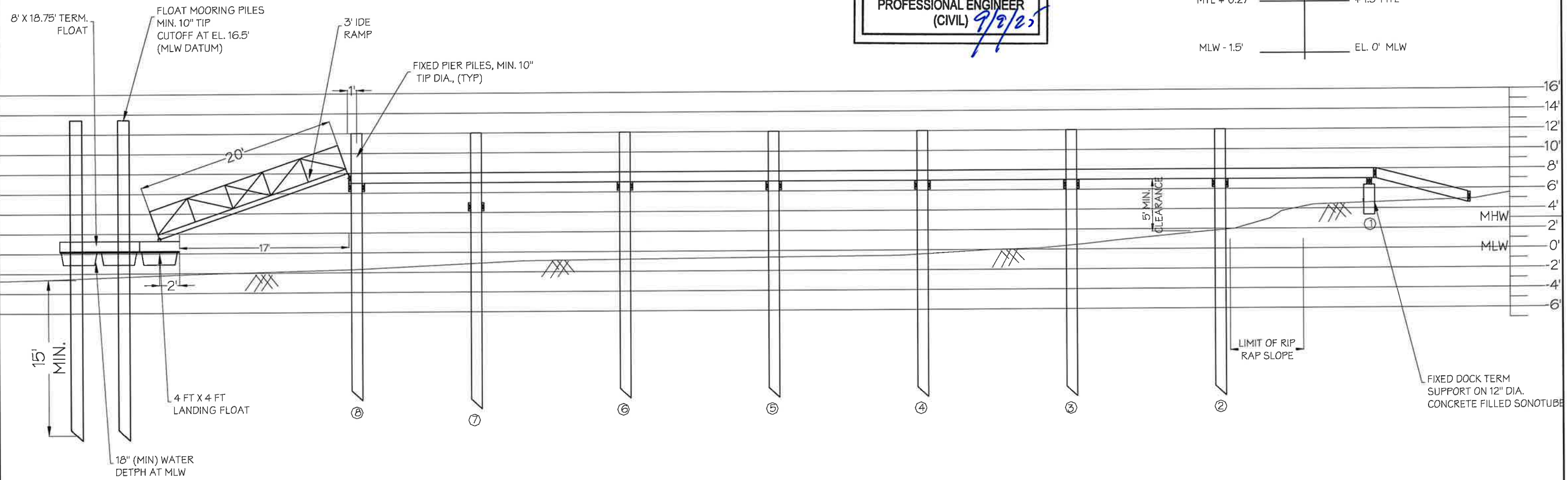
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VERTICAL DATUM CONVERSION

NAVD 88 DATUM MLW DATUM

MHW + 1.5'	+ 3.0' MHW
MTL + 0.27'	+ 1.5' MTL
MLW - 1.5'	EL. 0' MLW



- NOTES:
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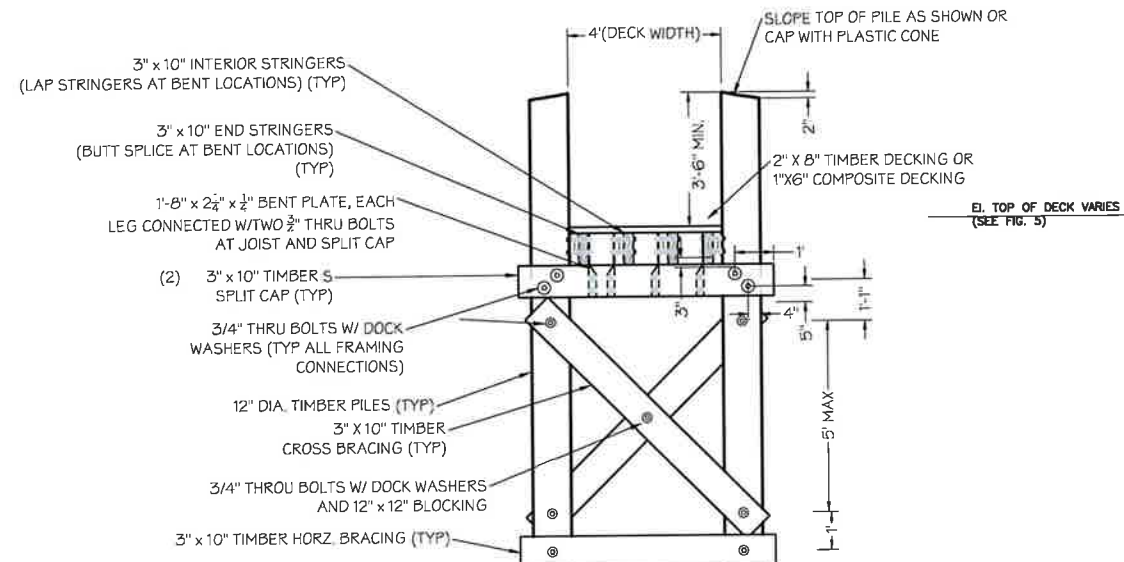


PROPOSED RESIDENTIAL DOCK 11 EAST POND RD NARRAGANSETT, RI			
PROPOSED DOCK LONG. ELEVATION			
PREPARED BY: Russell Morgan, P.E. 49 Pond Street Wakefield, RI 02879		PREPARED FOR: East Pond Cottage, LLC 52 Green Kinyon Driftway Narragansett, RI	
PROJ MGR: RJM	REVIEWED BY: RJM	CHECKED BY: RJM	FIG OR DWG
DESIGNED BY: RJM	DRAWN BY: RJM	SCALE: 1" = 10'	5
DATE: AUGUST 25, 2025	PROJECT NO. 024-06	REVISION NO.	# OF ##

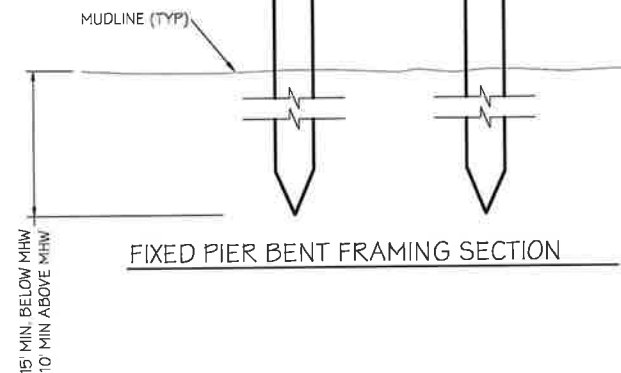
FOR PERMIT ONLY
NOT FOR CONSTRUCTION



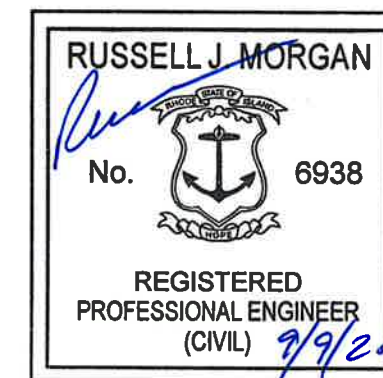
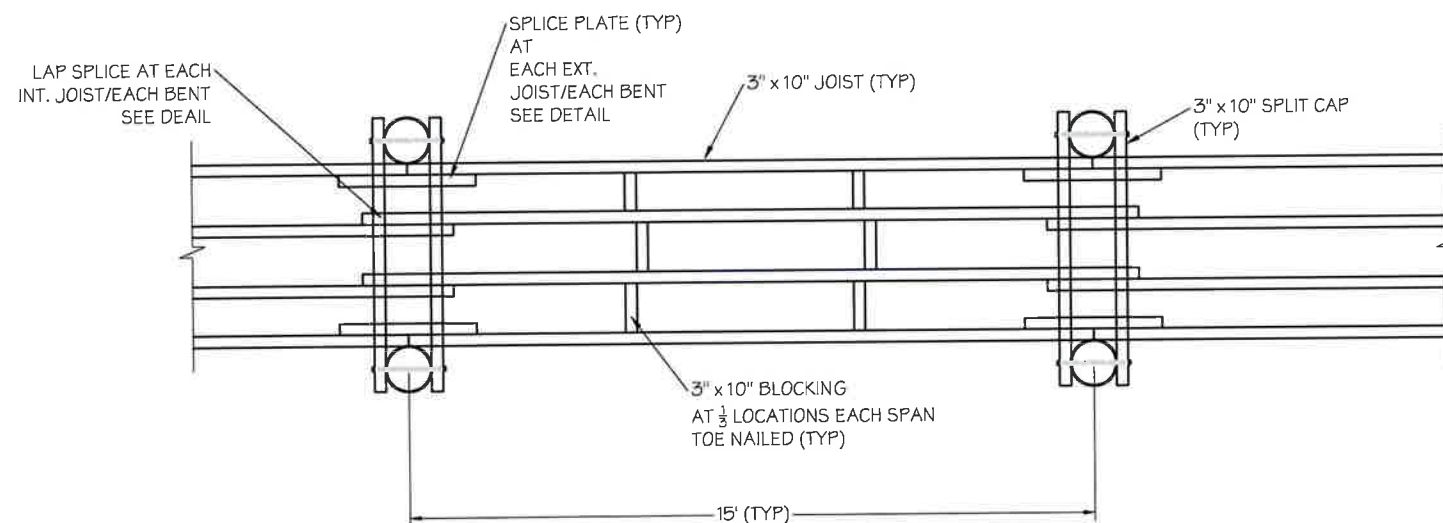
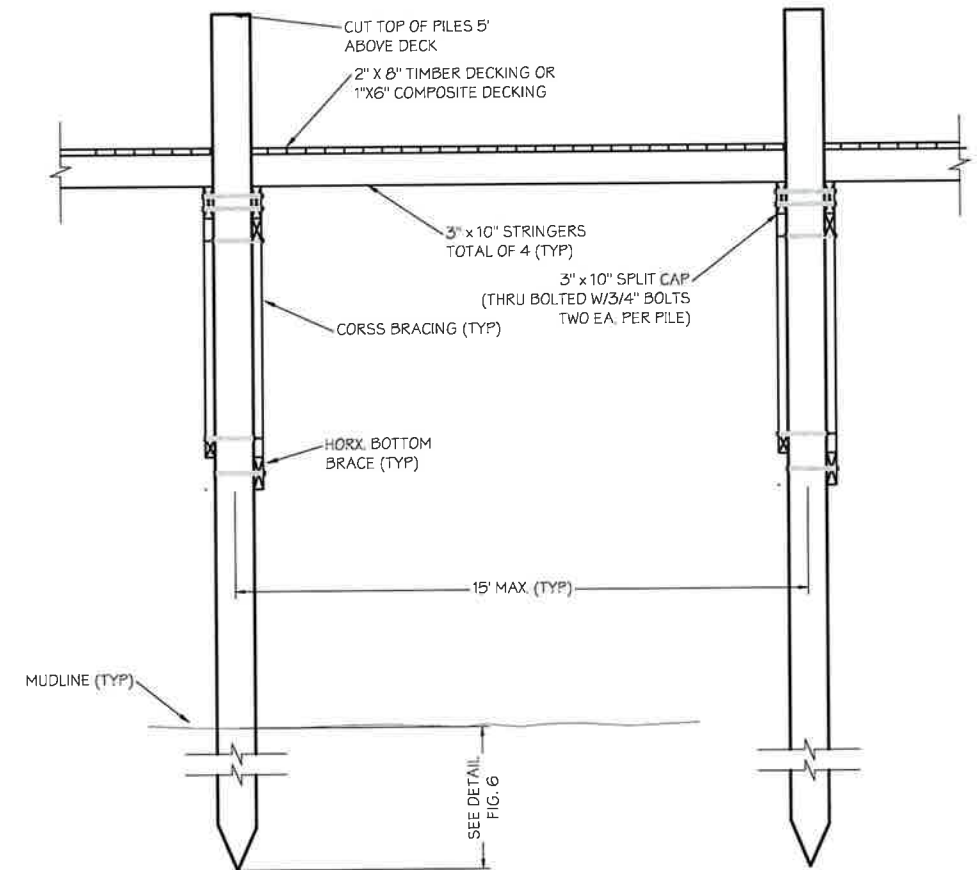
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- NOTES:
1. GUARDRAIL TO BE INSTALLED BOTH SIDES OF DOCK DECK.
 2. GUARDRAILS NOT SHOWN FOR CLARITY
 3. INSTALLATION OF TIMBER GUARDRAILS REQUIRE BENT PILES TO BE CUTOFF AT TOP OF SPLIT CAP OR INCREASING C.C. PILE SPACING TO ALLOW RAIL CLEARANCE
 4.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



- NOTES:
1. DESIGN LIVE LOAD = 40 PSF.

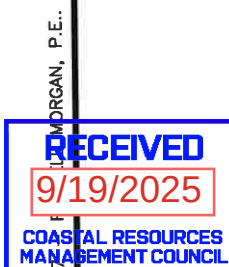


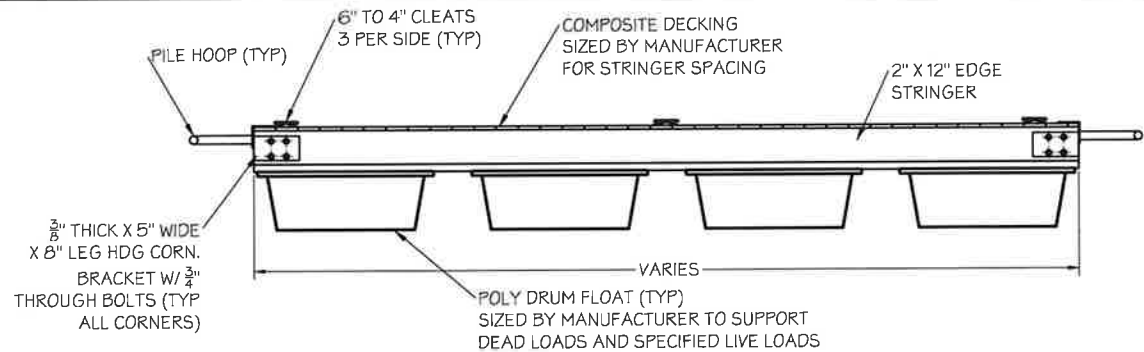
PROPOSED RESIDENTIAL DOCK
11 East Pond Road
Narragansett, RI

FIXED DOCK SECTIONS AND FRAMING

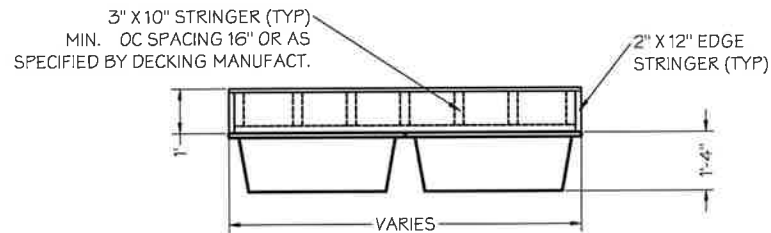
PREPARED BY: Russell Morgan, P.E. 49 Pond Street Wakefield, RI 02879		PREPARED FOR: East Pond Cottage LLC 52 Green Kinyon Driftway, Narr. RI	
PROJ MGR: RJM	DESIGNED BY: RJM	REVIEWED BY: RJM	CHECKED BY: RJM
DATE: August 25, 2025	PROJECT NO. 024-06	SCALE: NTS	REVISION NO.
FIG OR DWG 6		SHEET NO. # OF ##	

NO.	ISSUE/DESCRIPTION	BY	DATE

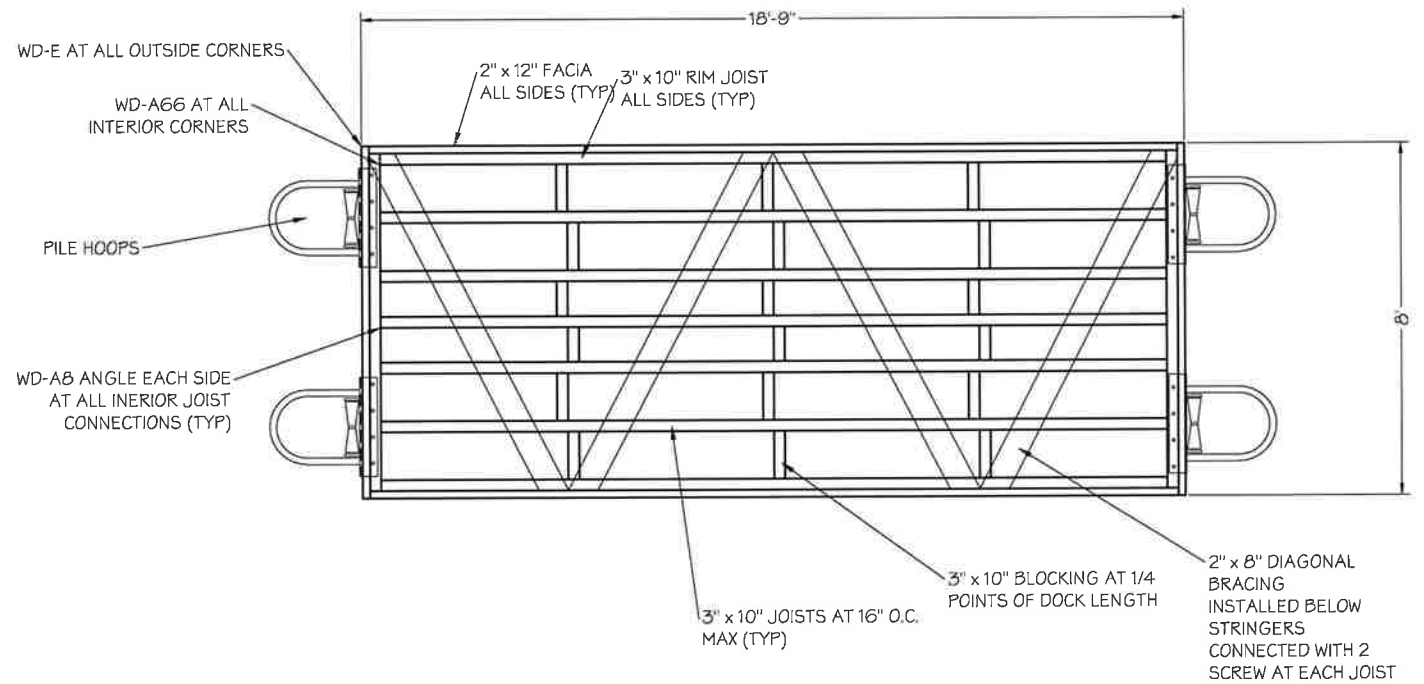




LONGITUDINAL TERMINAL FLOAT SECTION



END TERMINAL FLOAT SECTION



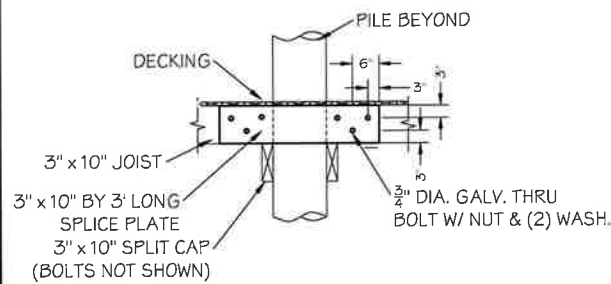
FLOAT FRAMING AND HARDWARE

FLOAT STOP NOTES:

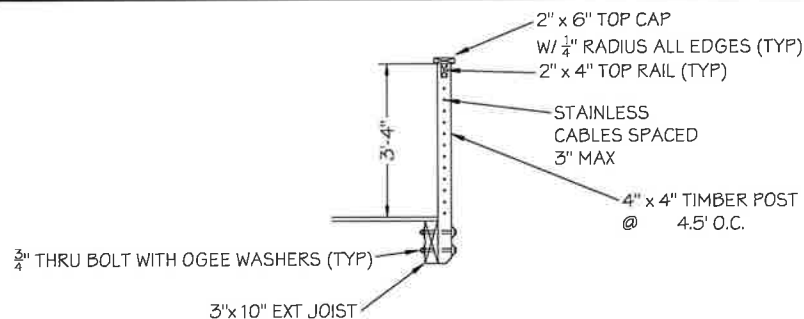
1. INSTALL FLOAT STOP CONNECTION BETWEEN EACH MOORING PILE AND FLOAT RIM JOISTS
2. FLOAT STOPS SHALL CONSIST OF $\frac{1}{2}$ " GALVANIZED GRADE 40 CHAIN ENCAPSULATED IN FLEXIBLE PLASTIC SHEATH/COVER
3. TOP OF CHAN SHALL BE CONNECTED TO PILE BUTT 1 FT FROM TOP OF PILE USING A $\frac{3}{4}$ " THROUGH EYE BOLT WITH WASHERS, NUT, AND SHACKLE.
4. CHAIN SHALL BE CONNECTED TO RIM JOIST USING A SHACKLE AND $\frac{3}{4}$ " PAD EYE WITH A THROUGH BOLT
5. CHAIN LENGTHS SHALL BE ADJUSTED TO SUPPORT FLOAT AT STILL WATER ELEV. BELOW 0' (MLW DATUM)

NOTE:

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



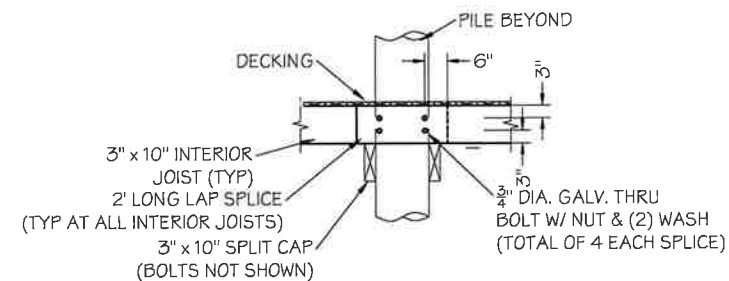
EXT. JOIST SPLICE PLATE ELEV.
N.T.S



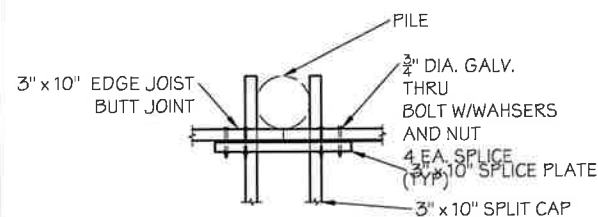
RAILING DETAILS

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



EXT. JOISTS SPLICE PLATE PLAN
N.T.S



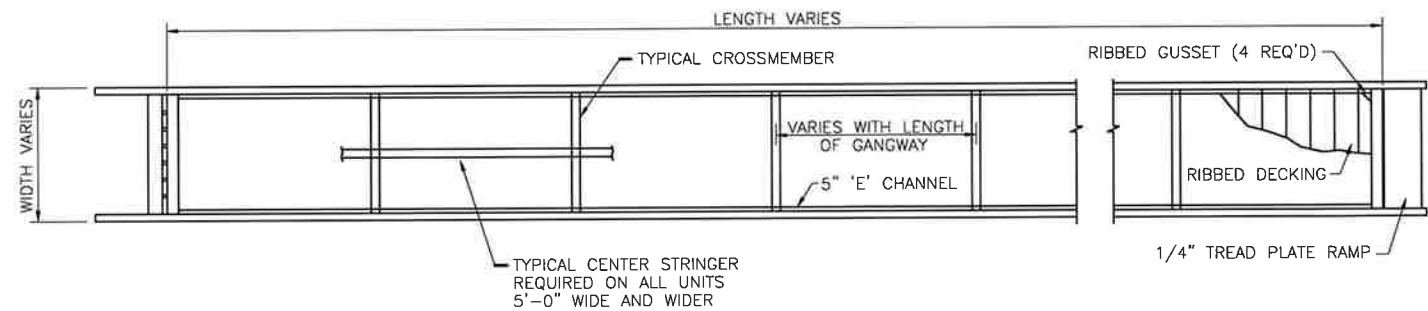
PROPOSED RESIDENTIAL DOCK
11 East Pond Road
Narragansett, RI

FLOAT FRAMING AND FIXED DOCK FRAME DETAILS

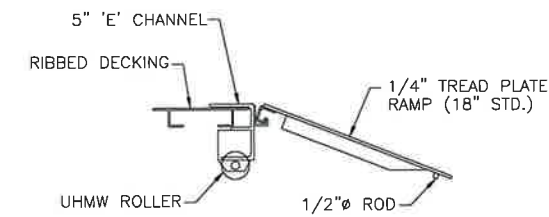
PREPARED BY: Russell Morgan, P.E. 49 Pond Street Wakefield, RI 02879			PREPARED FOR: East Pond Cottage, LLC 52 Green Kinyon Driftway Narragansett, RI		
PROJ MGR: RJM	REVIEWED BY: RJM	CHECKED BY: RJM	FIG OR DWG 7 SHEET NO. # OF ##		
DESIGNED BY: RJM	DRAWN BY: RJM	SCALE: NTS			
DATE: August 25, 2025	PROJECT NO. 024-6	REVISION NO.			

NO.	ISSUE/DESCRIPTION	BY	DATE

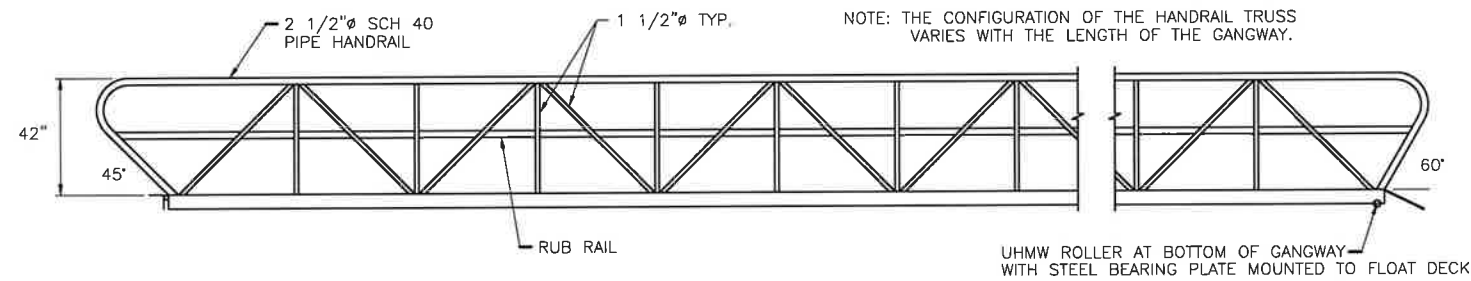
ALUMINUM RAMP FRAMING AND DETAILS



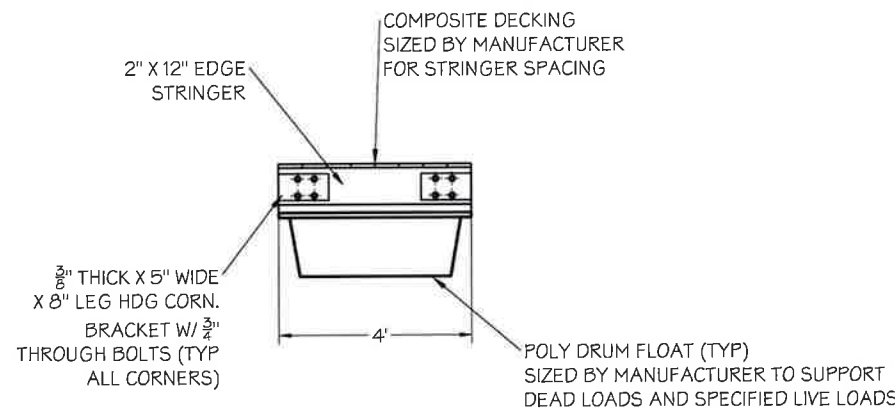
TYPICAL ALUMINUM GANGWAY DETAILS
N.T.S.



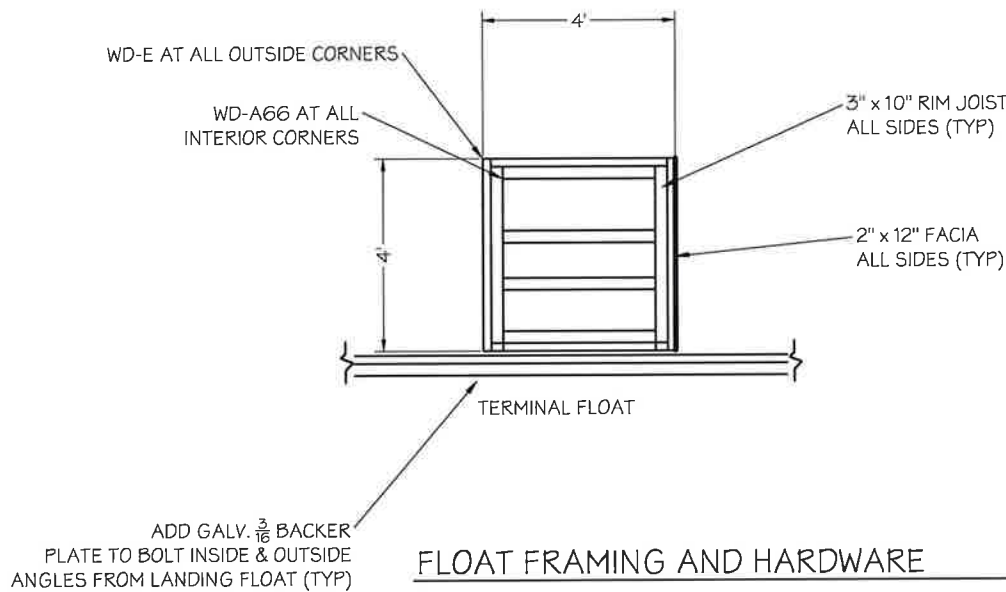
TYPICAL ALUMINUM GANGWAY DETAILS
N.T.S.



TYPICAL ALUMINUM GANGWAY DETAILS
N.T.S.



LANDING 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



PROPOSED RESIDENTIAL DOCK
35 SUNSET SHORE DR
NARRAGANSETT, RI

RAMP SECTIONS AND FRAMING

PREPARED BY: Russell Morgan, P.E. 49 Pond Street Wakefield, RI 02879		PREPARED FOR: East Pond Cottage, LLC 52 Green Kinyon Driftway Narragansett, RI	
PROJ MGR: RJM	REVIEWED BY: RJM	CHECKED BY: RJM	FIG OR DWG
DESIGNED BY: RJM	DRAWN BY: RJM	SCALE: NTS	8
DATE: AUGUST 25, 2025	PROJECT NO. 024-6	REVISION NO.	SHEET NO. # OF ##

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