



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

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

PUBLIC NOTICE

File Number: 2022-06-136 Date: December 28, 2022

This office has under consideration the application of:

Point Break Realty, LLC
895 Matunuck Beach Road
Wakefield, RI 02879

for a State of Rhode Island Assent to construct and maintain: A new residential boating facility consisting of an upland ramp, a 4' x 62' fixed timber pier, a 3' x 18' access ramp, 4' x 4' access/landing float and an 8' x 18.75' (150sf) terminal float. The facility will extend ~39' seaward of the cited MLW mark and requires a 25' Property Line Extension variance (100%) to the east (Water St) and west (AP 93-1, Lot 63) per Redbook 650-RICR-20-0-01 Section 1.3.1(D)(11)(k).

Project Location:	20 Water Street
City/Town:	South Kingstown
Plat/Lot:	93-1 / 67
Waterway:	Potter Pond, Seaweed Cove, Type 2, Low Intensity Use

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.

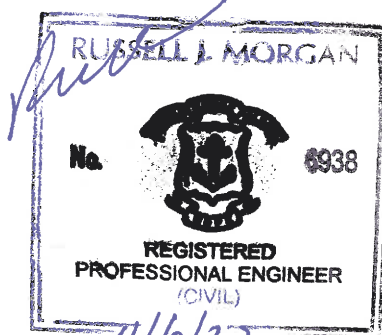
If you desire to protest, you must attend the scheduled hearing and give sworn testimony. A notice of the time and place of such hearing will be furnished you as soon as possible after receipt of your request for hearing. If you desire to request a hearing, to receive consideration, it should be in writing (**with your correct mailing address, e-mail address and valid contact number**) and be received at this office on or before January 28, 2023.

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.

/lat



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DEC 05 2022

COASTAL RESOURCES
MANAGEMENT COUNCIL

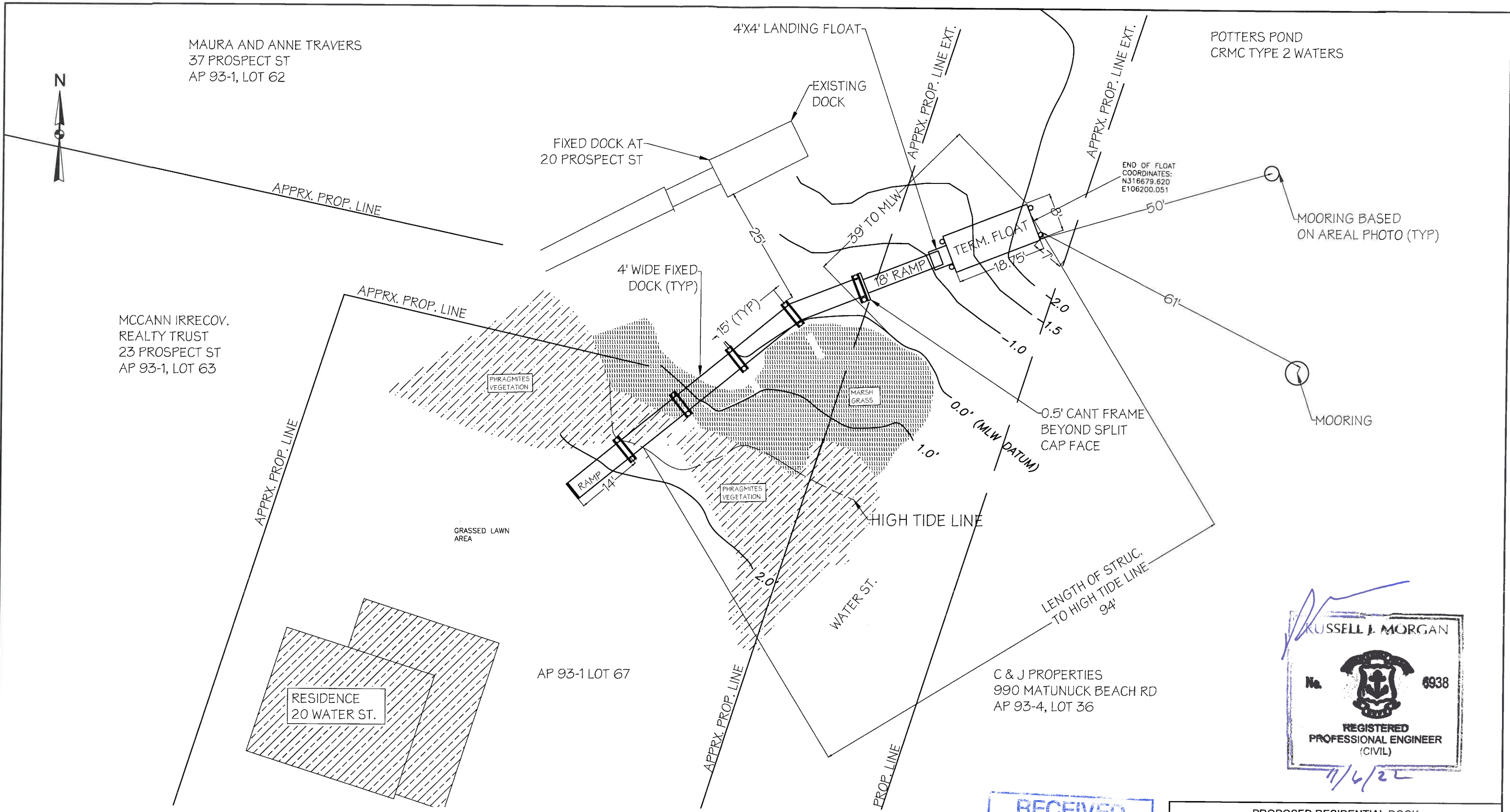
PROPOSED RESIDENTIAL DOCK
20 WATER STREET
S. KINGGTOWN


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	RJM	9-8-22
1	ADD LANDING FLOAT		
1	ADDED PROPERTY LINE FOR 37 PROSPECT RD	RJM	6-1-22

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RUSSELL J. MORGAN
No.  0938
REGISTERED PROFESSIONAL ENGINEER (CIVIL)
7/6/22

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COASTAL RESOURCES MANAGEMENT COUNCIL

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

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VERTICAL DATUM CONVERSION

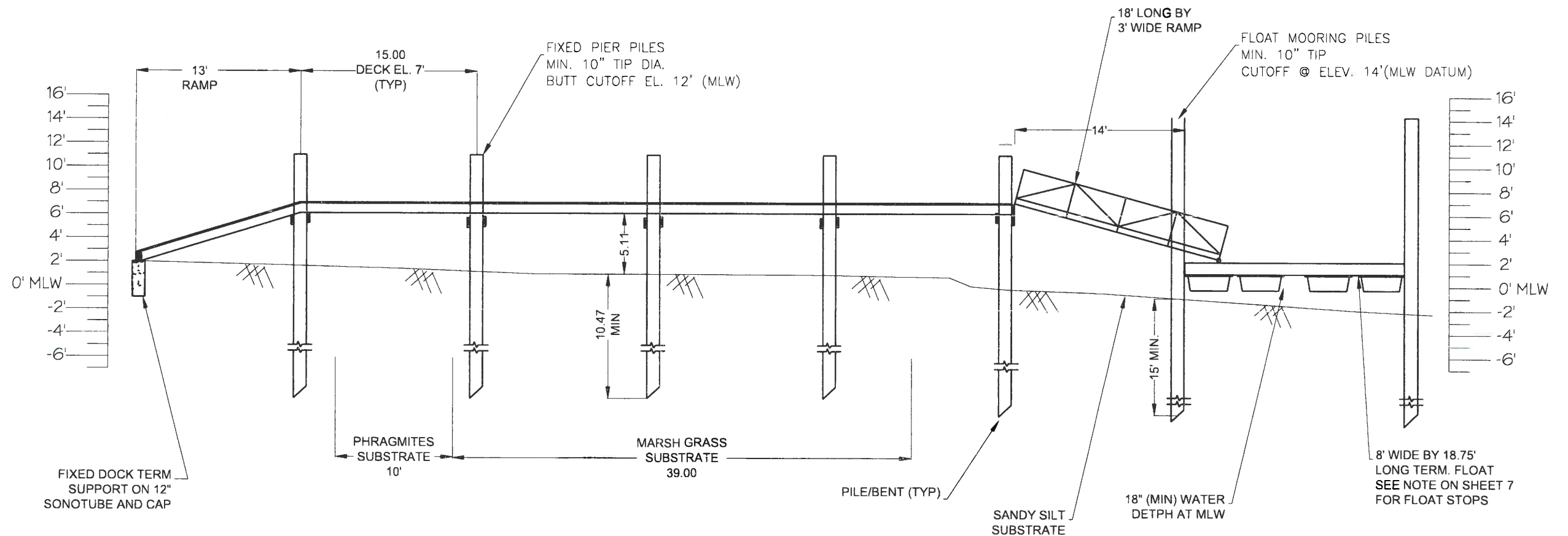
NAVD 88 DATUM

MLW DATUM

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



6/1/22



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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	REVIEWED BY: RJM	CHECKED BY: RJM	FIG OR DWG
DESIGNED BY: RJM	DRAWN BY: RJM	SCALE: 1" = 10'	5
DATE: APRIL, 2022	PROJECT NO. 20-03	REVISION NO.	SHEET NO. # OF ##