



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: 2024-02-124

Date: May 1, 2024

This office has under consideration the application of:

Mark Perry & Adele Mouzon
23 Touisset Road
Warren, RI 02885

for a State of Rhode Island Assent to construct and maintain: a 4' x 165.5' residential dock consisting of a fixed pier, gangway, and a 150 SF floating dock (6'x25'). The proposed dock will extend 75' beyond mean low water (MLW) terminating at 3' depth to marine bottom. This residential boating facility is within the 25' setback of the northern property line extension (PLE). 13' from the PLE. A letter of no objection from the abutter has been provided. A 25' length variance is requested for dock terminating at 75' beyond MLW, where 50' is the standard (Reference: RedBook 650-RICR-20-00-01 Section 1.3.1(D)(11)(1)(2)).

Project Location:	30 Brownell Street
City/Town:	Warren
Plat/Lot:	Plat 16, lot 174
Waterway:	Mt. Hope Bay

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 **June 1, 2024**.

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

VARIANCE NOTE:

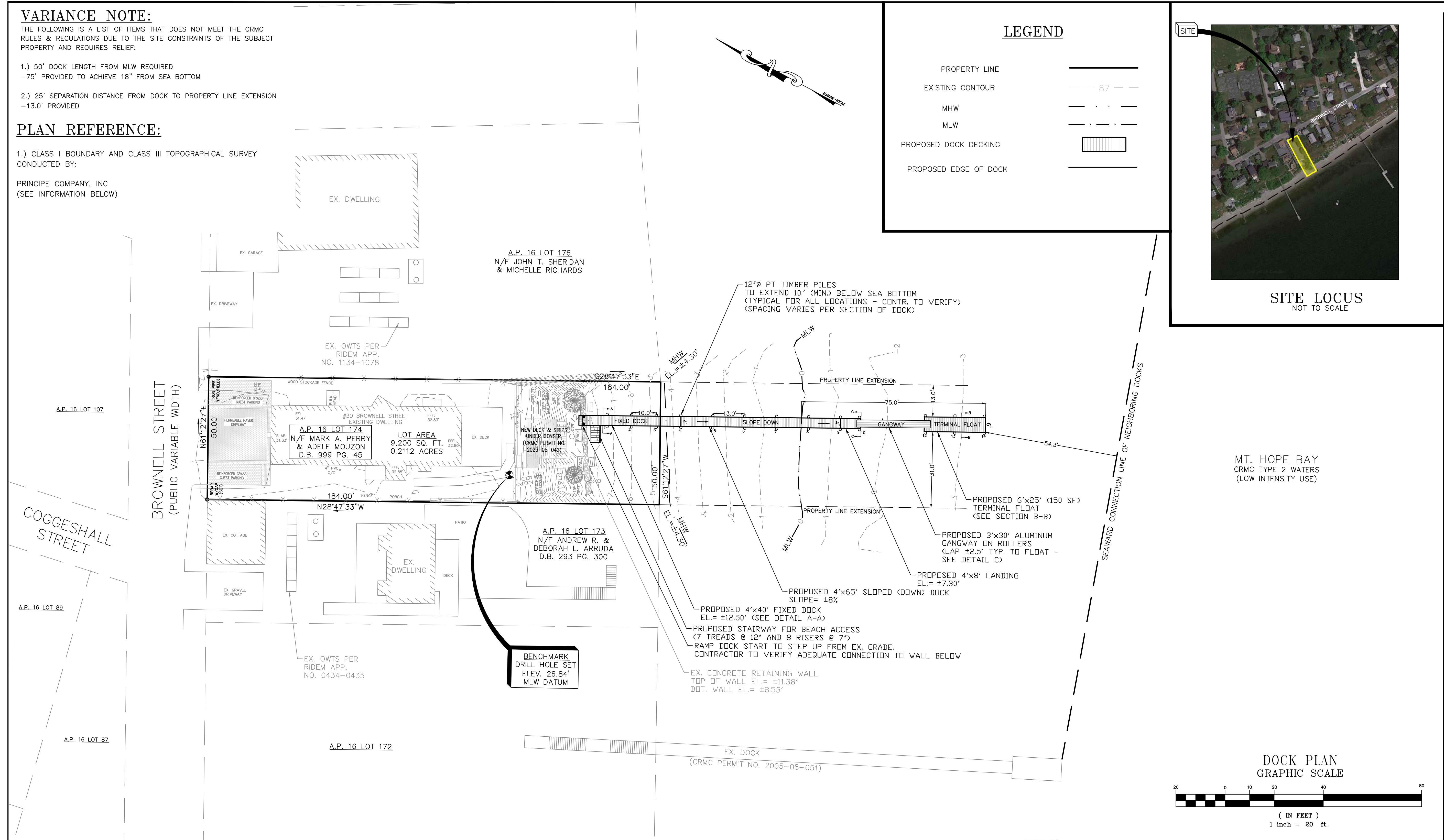
THE FOLLOWING IS A LIST OF ITEMS THAT DOES NOT MEET THE CRMC RULES & REGULATIONS DUE TO THE SITE CONSTRAINTS OF THE SUBJECT PROPERTY AND REQUIRES RELIEF:

- 1.) 50' DOCK LENGTH FROM MLW REQUIRED
-75' PROVIDED TO ACHIEVE 18" FROM SEA BOTTOM
- 2.) 25' SEPARATION DISTANCE FROM DOCK TO PROPERTY LINE EXTENSION
-13.0' PROVIDED

PLAN REFERENCE:

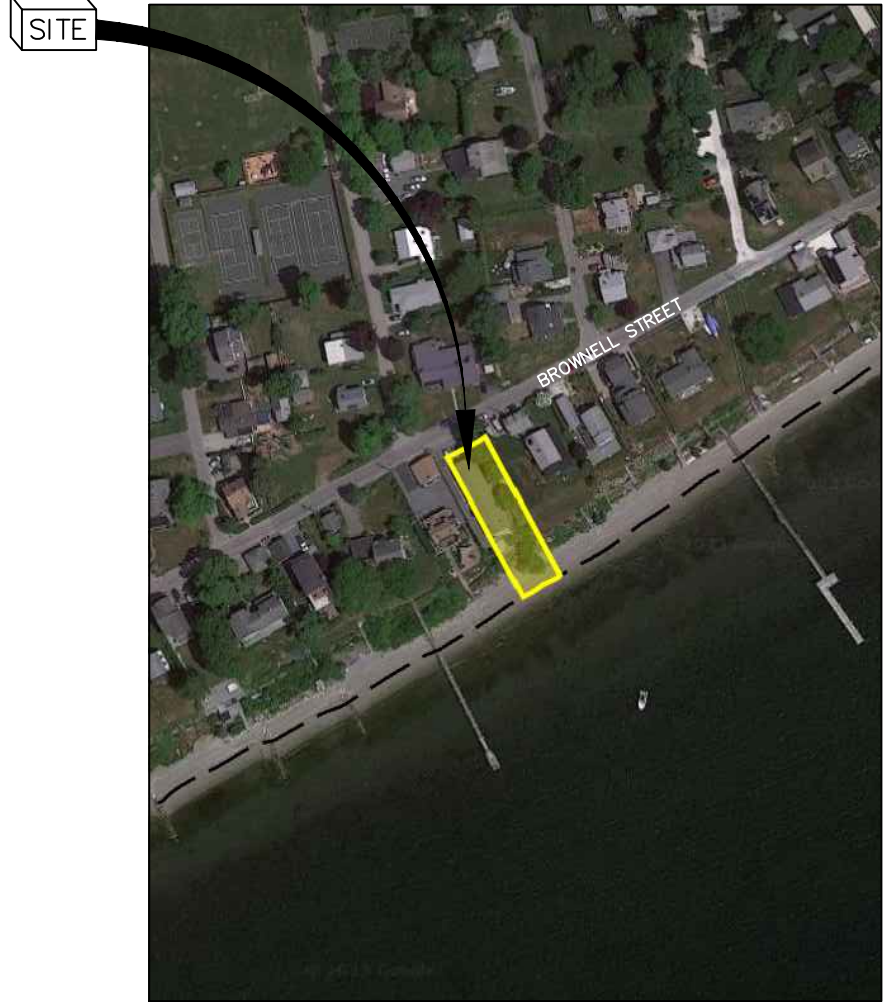
1.) CLASS I BOUNDARY AND CLASS III TOPOGRAPHICAL SURVEY CONDUCTED BY:

PRINCIPE COMPANY, INC
(SEE INFORMATION BELOW)



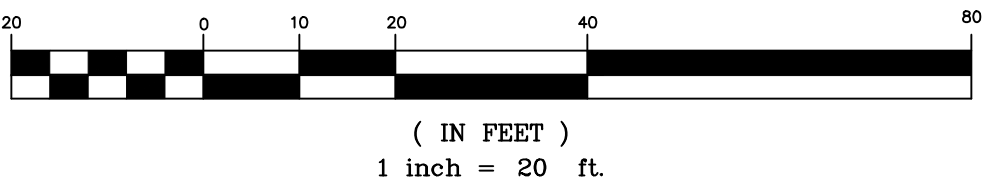
LEGEND

- PROPERTY LINE
EXISTING CONTOUR
MHW
MLW
PROPOSED DOCK DECKING
PROPOSED EDGE OF DOCK

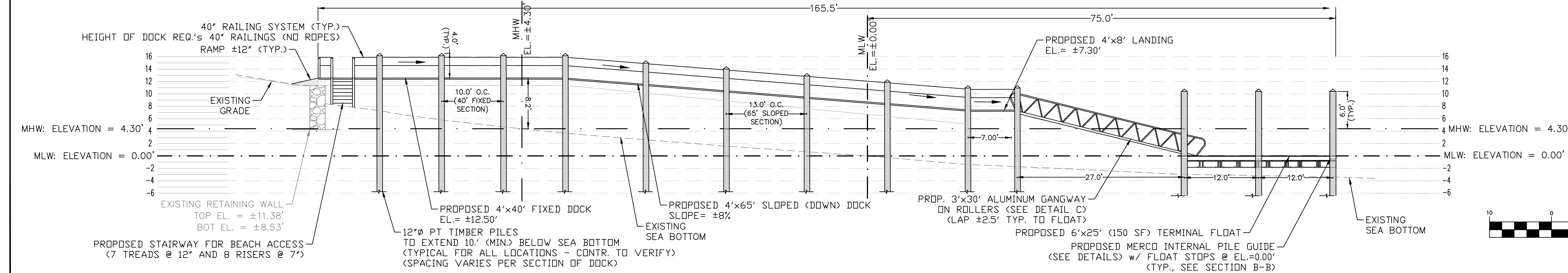


MT. HOPE BAY
CRMC TYPE 2 WATERS
(LOW INTENSITY USE)

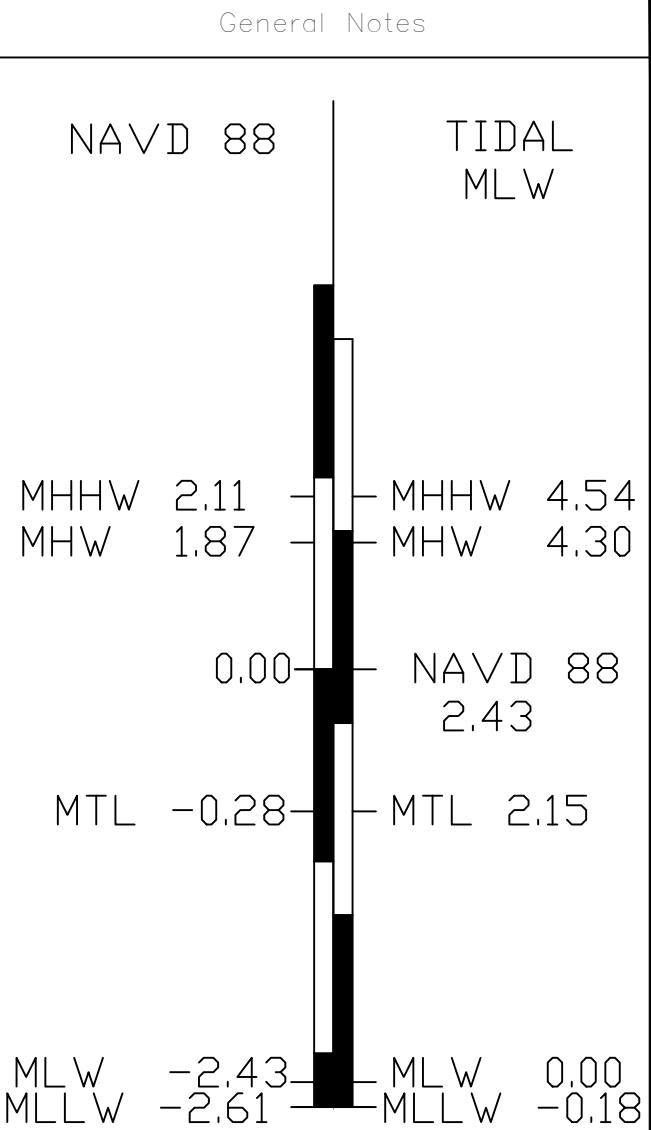
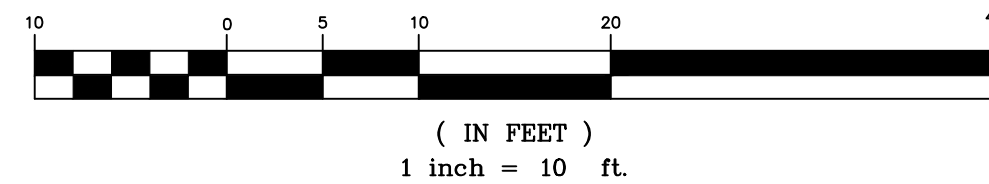
DOCK PLAN
GRAPHIC SCALE



DOCK PROFILE



DOCK PROFILE
GRAPHIC SCALE



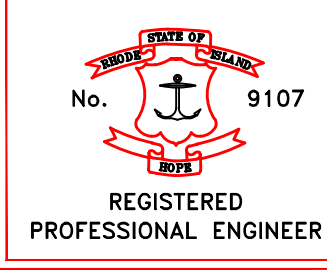
DATUM INFORMATION
KICKAMUIT RIVER, RI 0455083

DOCK COVERAGE:

PROPOSED FIXED DOCK: 160 S.F.
PROPOSED SLOPED DOCK: 260 S.F.
PROPOSED LANDING: 32 S.F.
PROPOSED GANGWAY: 90 S.F.
PROPOSED FLOATING DOCK: 150 S.F.

TOTAL PROPOSED AREA: 692 S.F.

Thomas J. Principe, III



PRINCIPE COMPANY, INC.
ENGINEERING DIVISION
ESTABLISHED IN 1981
27 SAKONNET RIDGE, DR.
TIVERTON, RI 02878
PHONE: 401.816.5385
EMAIL: PRINCEPEENGINEERING@GMAIL.COM
WWW.PRINCIPECOMPANY.COM

NEW DOCK PLANS

for
AP 16 LOT 174
30 BROWNELL STREET
in
WARREN, RHODE ISLAND

Project	Sheet
Date 12/14/2023	1 OF 2
Scale	

1. ALL JOISTS, THREADS, AND POSTS SHALL BE PRESSURE TREATED SOUTHERN YELLOW PINE NO. 2 DENSE OR BETTER, HAVING THE FOLLOWING MINIMUM PROPERTIES: Fb=1500 PSI (SINGLE USE), Fb=1750 PSI (REPETITIVE) Fv=95 PSI, E=1,700,000 PSI

3. SPIKE TOGETHER ALL FRAMING MEMBERS WHICH ARE BUILT UP USING MULTIPLE 2x LUMBER.

4. ALL JOISTS, THREADS, POSTS, AND RAILS SHALL BE PRESERVED WITH CHROMATED COPPER ARSENATE (CCA) MEETING THE AMERICAN WOOD PRESERVERS ASSOCIATION (AWPA) 1994 STANDARDS. THE PRESSURE TREATED MEMBERS SHALL CONTAIN 2.5 PCF MINIMUM OF CCA.

1. ROUND TIMBER PILING SHALL BE NEW LONGLEAF, SHORT LEAF LOBLOLLY OR SLASH SPECIES OF SOUTHERN PINE OR NEW COASTAL SPECIES OF PACIFIC COAST DOUGLAS FIR, SUPPLIED TO THE SITE IN ACCORDANCE WITH THE REQUIREMENTS OF ASTM D 25, LATEST REVISION.

3. ALL PILES SHALL BE OF SOUND TIMBER SUITABLE FOR DRIVING. CUT ABOVE THE GROUND SWELL, FREE FROM DECAY, UNDESIRABLE KNOTS, KNOTS, IN GROUPS OR CLUSTERS, WINDSHAKES AND SHORT OR REVERSED BENDS. THE MAXIMUM DIAMETER OF ANY SOUND KNOT SHALL BE ONE-THIRD THE DIAMETER OF THE PILE SECTION WHERE THE KNOT OCCURS, BUT NOT MORE THAN FOUR INCHES IN THE LOWER HALF OF PILE LENGTH NO MORE THAN FIVE INCHES OTHERWISE. ALL KNOTS SHALL BE TRIMMED FLUSH WITH THE BODY OF THE PILE AND ENDS SHALL BE SQUARED WITH THE AXIS. ALL PILES SHALL BE THOROUGHLY PEELED.

5. TIMBER PILING SHALL HAVE A MINIMUM OF 1200 PSI ALLOWABLE COMPRESSIVE DESIGN STRENGTH IN ACCORDANCE WITH THE PROCEDURES OF ASTM D 2899, LATEST REVISION, AND BE CAPABLE OF WITHSTANDING DRIVING STRESSES OF 3000 PSI.

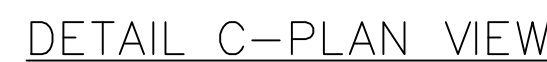
7. CUT OFF HEAD OF PILES TO ELEVATIONS INDICATED. PILE HEAD CUT OFFS SHALL BE DISPOSED OFF THE SITE BY THE CONTRACTOR.

8. IF SITE-SPECIFIC CONDITIONS WARRANT, STEEL BOOTS OR ARROW PILE TIPS PER ASTM A 569 STEEL SHALL BE REQUIRED, USING 3/16, 1/4, OR 7/16 INCH THICK COMMERCIAL GRADE STEEL

9. THE TOPS OF INDIVIDUAL PILES AT CUTOFF ELEVATION SHALL BE WITHIN 3 INCHES OF PLAN LOCATIONS.

10. IF ANY OBSTRUCTIONS TO PILE DRIVING ARE ENCOUNTERED, THE CONTRACTOR SHALL PULL THE PARTIALLY DRIVEN PILE OR PILES AND REMOVE THE OBSTRUCTION BY MECHANICAL EQUIPMENT. PRE- EXCAVATION BY SPODDING, JETTING, AUGURING OR ROTARY DRILLING IS PERMITTED WHEN PILES ARE DRIVEN THROUGH DENSE SOIL MATERIAL OR WHEN OBSTRUCTIONS ARE ENCOUNTERED.

1. CONCRETE SHALL HAVE A 3000 P.S.I. MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS.



NOTE:
DECKING OMITTED FOR CLARITY



A wooden observation tower with multiple levels and stairs, situated on a rocky hillside. The tower has a spiral staircase leading up to a platform. The surrounding area is covered in rocks and sparse vegetation, with trees in the background.

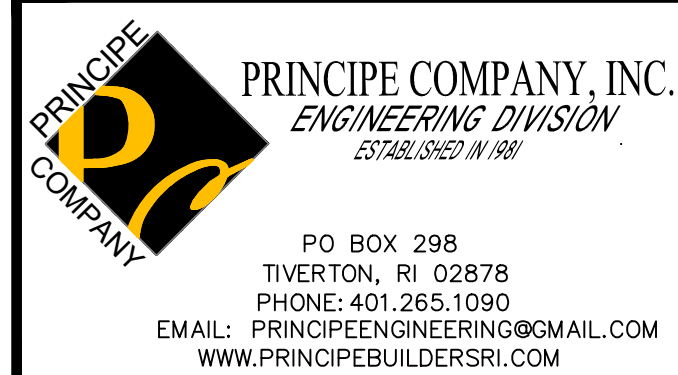


Thomas J. Principe, III

No. 9107

REGISTERED
PROFESSIONAL ENGINEER

No.	Revision/Issue	Date



for
AP 16 LOT 174
30 BROWNELL STREET
in
WARREN, RHODE ISLAND

Project	Sheet 2 OF 2
Date 12/14/2023	
Scale	