



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: 2024-10-068

Date: February 9, 2026

This office has under consideration the application of:

**15 Dumpling Drive LLC
c/o David Weisman
212 S. Fairfax Street
Alexandria, VA 22314**

for a State of Rhode Island Assent to construct and maintain a 131ft Burdick and Short residential boating facility and 1200lb boat lift in a SAV location. The proposed facility consists of a 4ft wide fixed pier and stairs leading to a 4ftx20ft terminal L. The facility extends 80 feet past mean low water to achieve the required 5 feet of water depth. A Variance to Redbook section 1.3.1(D)(11)(l)(2) (30 feet beyond the 50-foot length standard) is required.

Project Location:	15 Dumpling Drive
City/Town:	Jamestown
Plat/Lot:	Plat 10, Lot 17
Waterway:	Narragansett 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 **March 11, 2026**.

Please email your comments/hearing requests to: [cstaff1@crmc.ri.gov](mailto: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.

CRMC DOCK ASSENT

15 DUMPLING DRIVE

15 DUMPLING DRIVE
JAMESTOWN, RHODE ISLAND
ASSESSOR'S PLAT 10 LOT 17



SHEET LIST TABLE

- 1 COVER SHEET
- 2 AERIAL HALF MILE RADIUS
- 3 OVERALL PLAN
- 4 SITE PLAN
- 5 DETAILS

COVER SHEET

DUMPLING DRIVE

COVER SHEET

Two Stafford Court Cranston, RI 02920
tel 401-943-1000 fax 401-464-6006 www.diprete-eng.com

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tel 401-943-1000 fax 401-464-6006 www.diprete-eng.com

P. CLOUGH

STATE OF ILLINOIS

ONE WHO KNOWS

HOPE

9110/1010

01/06/2010

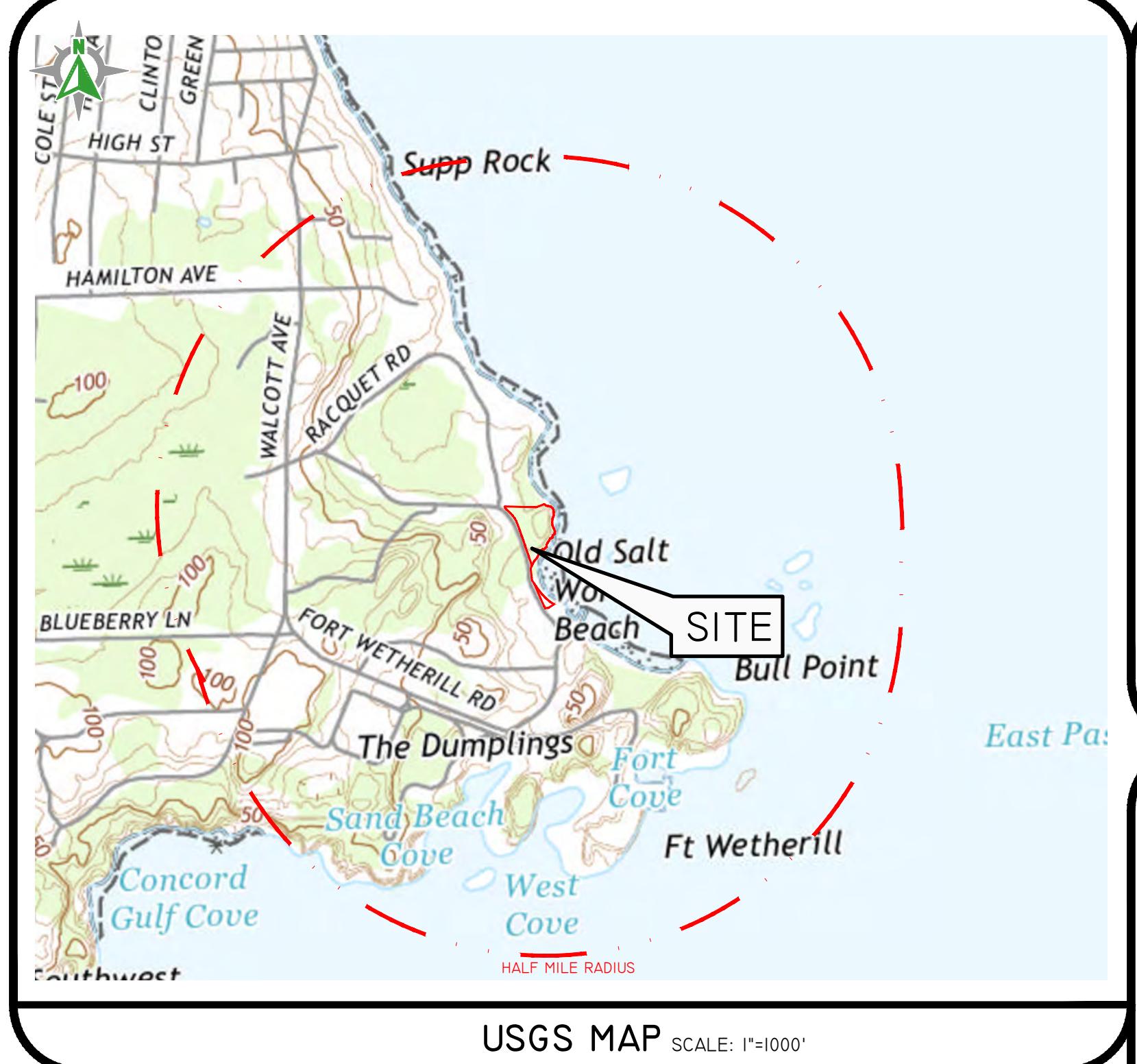
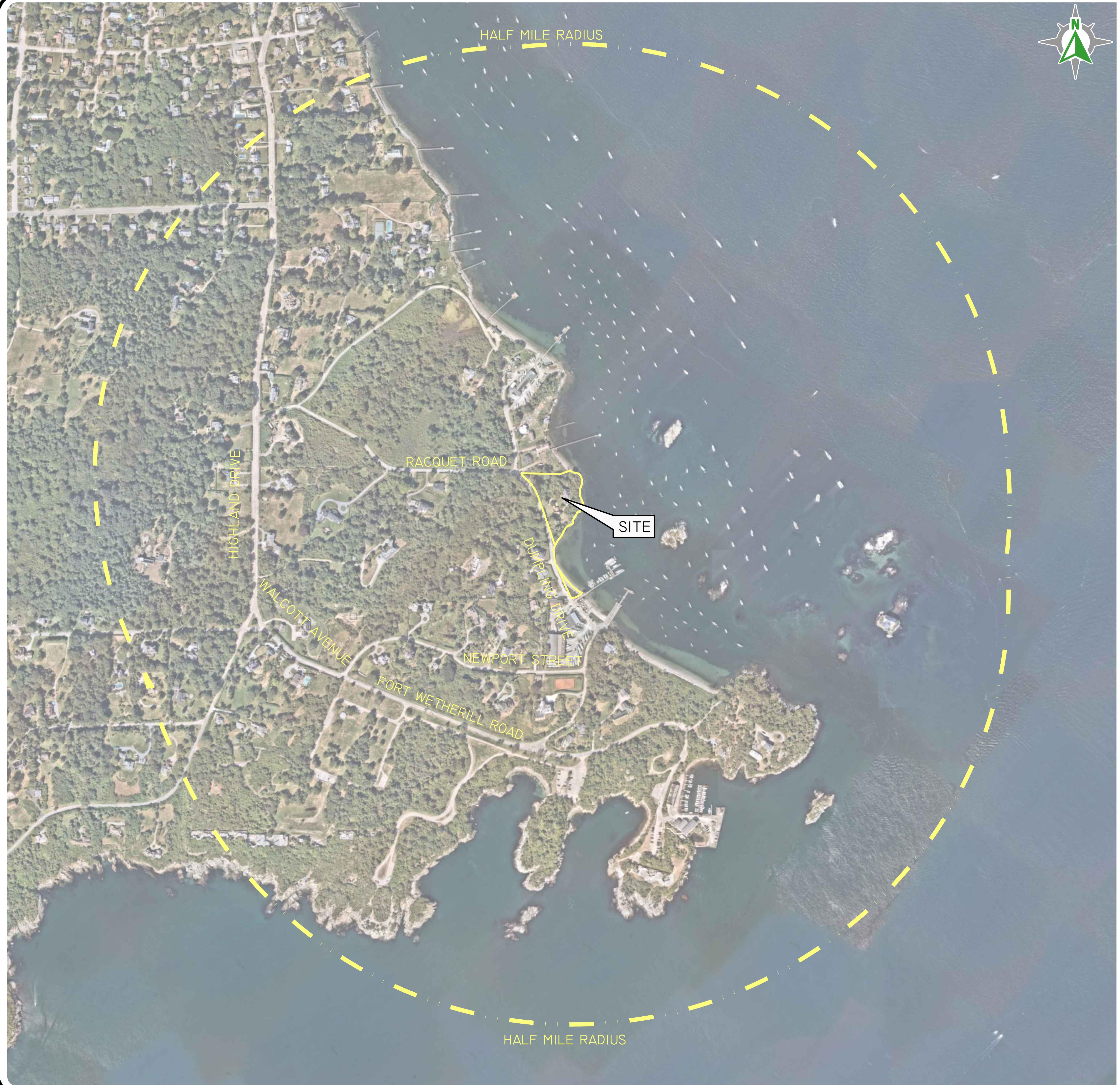
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CIVIL
ENGINEER

DIPRETE ENGINEERING ONLY WARRANTS PLANS ON A DIPRETE ENGINEERING TITLE BLOCK STAMPED BY REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING. DIPRETE ENGINEERING DOES NOT WARRANT PLANS BY ANY OTHER PARTY.

THE CONTRACTOR IS RESPONSIBLE FOR ALL OF THE MEANS, METHODS, SAFETY PRECAUTIONS AND REQUIREMENTS, AND OSHA CONFORMANCE IN THE IMPLEMENTATION OF THIS PLAN AND DESIGN.

EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE AND THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXACT LOCATION AND SCOPE OF EXISTING UTILITIES.

212 SOUVILLE AVE STELLI, ALEXANDRIA, VA 22314



DiPrete Engineering

Boston • Providence • Newport

JASON P. CLOUGH
No. 91104
REGISTERED
PROFESSIONAL
ENGINEER
CIVIL

THIS PLAN SET MUST NOT BE USED FOR CONSTRUCTION PURPOSES
UNLESS SIGNED AND SEALED FOR CONSTRUCTION AND STAMPED BY
DIPRETE ENGINEERING OR A REGISTERED PROFESSIONAL ENGINEER OR SURVEYOR
DIPRETE ENGINEERING ONLY WARRANTS PLANS ON DIPRETE
ENGINEERING TITLE BLOCK, STAMPED BY REGISTERED DIPRETE
ENGINEER, SURVEYOR, OR REGISTERED PROFESSIONAL ENGINEER
DIPRETE ENGINEERING DOES NOT WARRANT PLANS BY ANY OTHER PARTY.
THE CONTRACTOR IS RESPONSIBLE FOR ALL OF THE MEANS,
METHODS, SAFETY PRECAUTIONS AND REQUIREMENTS, AND OSHA
COMPLIANCE OF THE WORK PERFORMED. DIPRETE
ENGINEERING DOES NOT WARRANT PLANS BY ANY OTHER PARTY.
EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE.
ONLY DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR
DAMAGES INCURRED DUE TO THE LOCATION OF EXISTING UTILITIES.
BE ADVISED THAT THIS PLAN IS FOR THE USE OF THE CONTRACTOR
ONLY.

5 01/06/25 RESPONSE TO COMMENTS C.R.H.
2 01/09/25 REVISED DOCUMENTATION C.R.H.
1 11/22/24 RESPONSE TO COMMENTS C.R.H.
0 10/16/24 CIRCU DOC. ASSENT SUBMISSION C.R.H.
NO. DATE DESCRIPTION C.R.H.
DRAWN BY C.R.H. DESIGN BY J.P.C.

15 DUMPLING DRIVE LLC C/o DAVID WEISMAN
212 SOUTH FAIRFAX STREET, ALEXANDRIA, VA 22314
PREPARED FOR:
JAMESTOWN, RHODE ISLAND
1/23/2025
DE JRC NO. 326-000 COPYRIGHT 2025 BY DIPRETE ENGINEERING ASSOCIATES, INC.

AERIAL HALF MILE RADIUS
DUMPLING DRIVE DOCK DESIGN
ASSESSOR'S PLAT 10 LOT 17
JAMESTOWN, RHODE ISLAND
15 DUMPLING DRIVE LLC C/o DAVID WEISMAN
212 SOUTH FAIRFAX STREET, ALEXANDRIA, VA 22314
Received
1/23/2025
Coastal Resources
Management Council



General Notes:

1. THE PARCEL IS FOUND ON MAP 10 LOT 17 IN THE TOWN OF JAMESTOWN, NEWPORT COUNTY, RHODE ISLAND.
2. THE OWNER PER DEED BOOK 1033 PAGE 333 IS 15 DUMPLING DRIVE LLC.
3. THE SITE IS LOCATED IN F.E.M.A. FLOOD ZONES X, AE (EL 16) AND VE (EL 22) ACCORDING TO F.E.M.A. FLOOD INSURANCE RATE MAP FOR NEWPORT COUNTY, RHODE ISLAND COMMUNITY PANEL 44005C0176J DATED SEPTEMBER 4, 2013. DATUM IS NAVD88. THE SITE IS LOCATED WITHIN THE FOLLOWING FLOOD INSURANCE ZONES:
ZONE AE (EL 16)- BASE FLOOD ELEVATIONS DETERMINED.
ZONE VE (EL 22)- COASTAL FLOOD ZONE WITH VELOCITY HAZARD (WAVE ACTION); BASE FLOOD ELEVATIONS DETERMINED.
ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
4. THE CURRENT ZONING OF THE SITE PER THE TOWN IS R-80.
DIMENSIONAL REGULATIONS
MINIMUM LOT AREA: 80,000 SQUARE FEET
MINIMUM LOT FRONTAGE: 200 FEET
MINIMUM FRONT YARD SETBACK: 40 FEET
MINIMUM SIDE YARD SETBACK: 30 FEET
MINIMUM REAR YARD SETBACK: 40 FEET
ACCESSORY BUILDING SIDE SETBACK: 20 FEET
ACCESSORY BUILDING REAR SETBACK: 20 FEET
5. SAV SURVEY COMPLETED BY NATURAL RESOURCE SERVICES, INC. DATED SEPTEMBER 15, 2021.
6. THE PROPOSED DOCK IS A PRIVATE RESIDENTIAL BOATING FACILITY (SAV DESIGN) FOR USE BY THE SINGLE FAMILY PROPERTY OWNER FOR "TOUCH AND GO" ACCESS ONLY. THE PROPOSED DOCK MUST NOT BE USED FOR UNLOADING OF COMMERCIAL FISHING BOATS. A MOORING IS AVAILABLE FOR LONG TERM DOCKING.
7. THIS PLAN IS FOR PERMIT PURPOSES ONLY AND IS NOT A CONSTRUCTION CONTRACT.
8. THE CONTRACTOR MUST PROVIDE THE DESIGN ENGINEER WITH ASBUILT DRAWINGS SHOWING THE INSTALLED LOCATION OF THE PROPOSED DOCK AND ANY UTILITIES INSTALLED TO SERVICE THE PROPOSED DOCK. IN ADDITION TO THE ASBUILT DRAWINGS THE CONTRACTOR MUST PROVIDE PILE DRIVING RECORDS FOR EACH PILE (LOCATION, TYPE OF PILES USED, PRESSURE TREATMENT, EMBEDMENT DEPTH, CUTOFF LENGTH, ENCOUNTERED OBSTRUCTIONS LIMITING DRIVING DEPTH AND ALTERNATIVE METHODS USED). IF MINIMUM EMBEDMENT DEPTH CANNOT BE ACHIEVED SEE ALTERNATE PILE ROCK SOCKET DETAIL. RECORDS MUST ALSO BE KEPT OF TIMBER SIZES, LUMBER GRADES, PRESSURE TREATMENT STANDARDS AND TYPE OF BOLTS/HARDWARE USED FOR THE CONSTRUCTION OF THE FIXED PIER TIMBER FRAMING.
9. PRIOR TO START OF CONSTRUCTION, CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS, EXISTING GROUND ELEVATIONS AND DIMENSIONS AS THEY RELATE TO THE PROPOSED DOCK DESIGN. CONTRACTOR MUST NOTIFY THE DESIGN ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
10. THE LENGTH OF THE STRUCTURE IS 50.0' SEAWARD OF MLW.
11. CONSTRUCTION ACCESS IS PROPOSED USING THE EXISTING DRIVEWAY AND MAINTAINED YARD/LAWN AREA. DOCK INSTALLATION TO BE STAGED ON LAND USING THE LAWN AREA AROUND THE EXISTING HOUSE. ALL PILES ARE TO BE DRIVEN BY A FLOATING RIG.
12. NO ALTERATION OF VEGETATION OTHER THE REINFORCED CONCRETE GRADE BEAM/REINFORCED CONCRETE BASE LOCATIONS OR THE ACCESS PATH IS PROPOSED.
13. THE PIER HAS BEEN DESIGNED FOR 40 PSI LL.
14. NO GRADE CHANGES ARE PROPOSED.
15. THE VERTICAL DATUM IS MEAN LOW WATER (ELEVATION = 0.0).
16. DOCK STAIRS FROM PIER TO TERMINAL END TO HAVE OPEN RISERS.
17. EXISTING DOCKS AND MOORINGS WITHIN 100' OF THE PROPOSED DOCK ARE SHOWN ON SITE PLANS.
18. THE DOCK IS PROPOSED TO BE SERVICED BY WATER AND ELECTRIC. FINAL LOCATION OF WATER AND ELECTRIC SERVICES TO BE DETERMINED ON SITE DURING CONSTRUCTION.
19. THE PROPOSED DOCK IS LOCATED IN CRMC TYPE 3 WATERS.
20. ALL WORK MUST BE IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REQUIREMENTS INCLUDING ALL PERMIT CONDITIONS.
21. DOCK LOCATION TO BE STAKED OUT BY A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF RHODE ISLAND.
22. BOAT LIFT RESTRICTED TO VESSELS LESS THAN OR EQUAL TO 12' IN LENGTH AND LESS THAN OR EQUAL TO 1,200 LB IN WEIGHT.
23. TIMBER PILES SHALL BE CLASS B TIMBER PILES, PRESSURE TREATED USING CHROMATED COPPER ARSENATE (CCA) TO 2.5 PCF. MINIMUM PILE BUTT DIAMETER = 12". MINIMUM PILE TIP DIAMETER = 10". PILE BUTT MUST BE WITHIN 2" OF HORIZONTAL LOCATION. PILES MUST BE DRIVEN TO A MINIMUM EMBEDMENT OF 10' OR AS SHOWN. STEEL DRIVING POINTS MAY BE USED ON PILES TO FACILITATE ACHIEVING MINIMUM PILE EMBEDMENT. IF 10' MINIMUM EMBEDMENT CANNOT BE ACHIEVED REFERENCE THE PILE ROCK SOCKET DETAIL.
24. A SOFT START IS REQUIRED FOR PILE DRIVING ACTIVITIES AT THE BEGINNING OF THE WORK DAY AND ANY TIME AFTER PILE DRIVING HAS CEASED FOR 30 MINUTES OR LONGER. THE PURPOSE OF THE SOFT START IS TO ALLOW ANIMALS A CHANCE TO LEAVE THE PROJECT AREA BEFORE SOUND PRESSURE LEVELS INCREASE. THE SOFT START FOR IMPACT PILE DRIVING WILL CONSIST OF THREE SETS OF THREE HAMMER STRIKES AT 40% ENERGY WITH A ONE MINUTE WAITING PERIOD BETWEEN EACH SET. CONTINUOUS IMPACT DRIVING MAY COMMENCE FOLLOWING THE FINAL ONE MINUTE WAITING PERIOD AFTER THE THIRD SET OF REDUCED ENERGY HAMMER STRIKES.
25. DECKING AND ALL TIMBER FRAMING EXCEPT CROSS BRACING MUST BE PRESSURE TREATED

11 of 11

01-06-26	RESPONSE TO COMMENTS
10-09-25	REVISED DOCK LOCATION
11-12-24	RESPONSE TO COMMENTS

DATE	DESCRIPTION
10-16-24	CRMC DOCK ASSENT SUBMISSION

DRAWN BY: C.R.H.

DiPrete Engineering

tel 401-943-1000 fax 401-464-6006 www.diprete-eng.com

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BUSTON • COVERAGE • NEWSPAPERS

DUMPLING DRIVE DAY

**PREPARED FOR:
THE UNIVERSITY OF TORONTO**

13 DUMPLING DRIVE LLC
212 SOUTH FAIRFAX STREET, ALB

DE ICR NO: 3200/-001 COPYRIGHT 2026 BY DIPPLET ENTERPRISES

Vertical Datum Conversion

Received
1/23/2025

DUMPLING DRIVE DOCK DESIGN
ASSESSOR'S PLAT 10 LOT 17
JAMESTOWN, RHODE ISLAND

3 DUMPLING DRIVE LLC #8 DAVIS WEISMAN
212 SOUTH FAIRFAX STREET, ALEXANDRIA, VA 22314

THE JOURNAL OF CONSTRUCTION FINANCIAL MANAGEMENT

