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: 2026-02-009 Date: November 11, 2026

This office has under consideration the application of:

Jonathon & Cassandra Pardini
15 Read Avenue
Warren, RI 02885

for a State of Rhode Island Modification of Assent of an existing residential boating facility resulting in an expansion greater than 50%. The proposed facility consists of the existing 8' x 60' fixed pier, with a 3' x 20' ramp leading to three new 4' x 14' access floats, a 6' x 14.5' terminal float, and a 5' x 12.5' jet ski float. The facility is proposed to extend 75' beyond mean low water (MLW) achieving a water depth of 12". Variances are required to Redbook sections 1.3.1(D)(11)(e) (pier width greater than 4ft) 1.3.1(D)(11)(1) (facility extends greater than the 50ft standard beyond MLW) and 1.3.1(D)(11)(z) (water depth less than 18" MLW at terminus)

Project Location:		15 Read Avenue
City/Town:		Warren
Plat/Lot:		Plat 13D, Lot 320
Waterway:		Kickemuit River

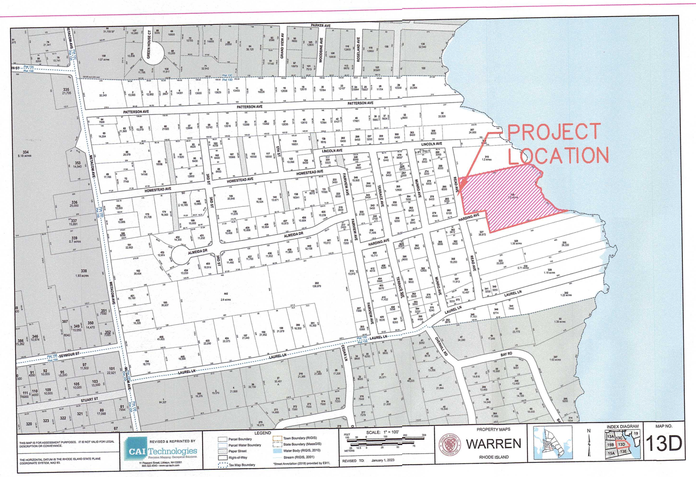
Plans of the proposed work can be requested at Cstaff1@crmc.ri.gov.

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

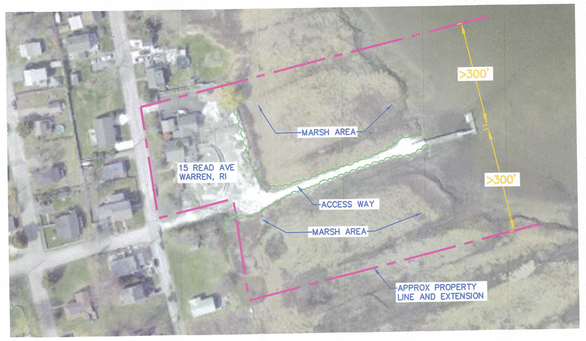
You are advised that if you have good reason to enter protests against the proposed work it is your privilege to do so. It is expected that objectors will review the application and plans thoroughly, visit site of proposed work if necessary, to familiarize themselves with the conditions and cite what 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 **December 11, 2026**.

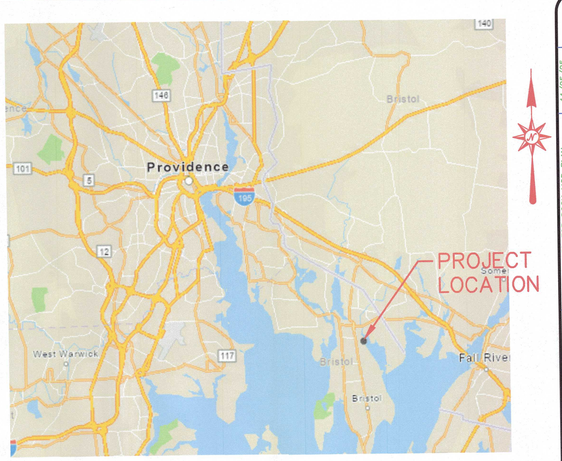
Please email your comments/hearing requests to: cstaff1@crmc.ri.gov; or mail via USPS to: Coastal Resources Management Council; O. S. Government Center, 4808 Tower Hill Road, Rm 116; Wakefield, RI 02879.



WARREN, RI PLAT MAP #13D
NTS



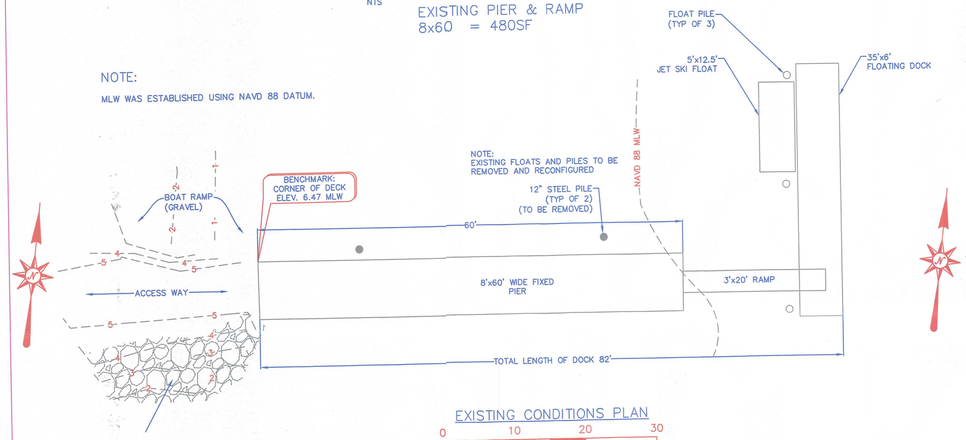
AERIAL PHOTO
NTS



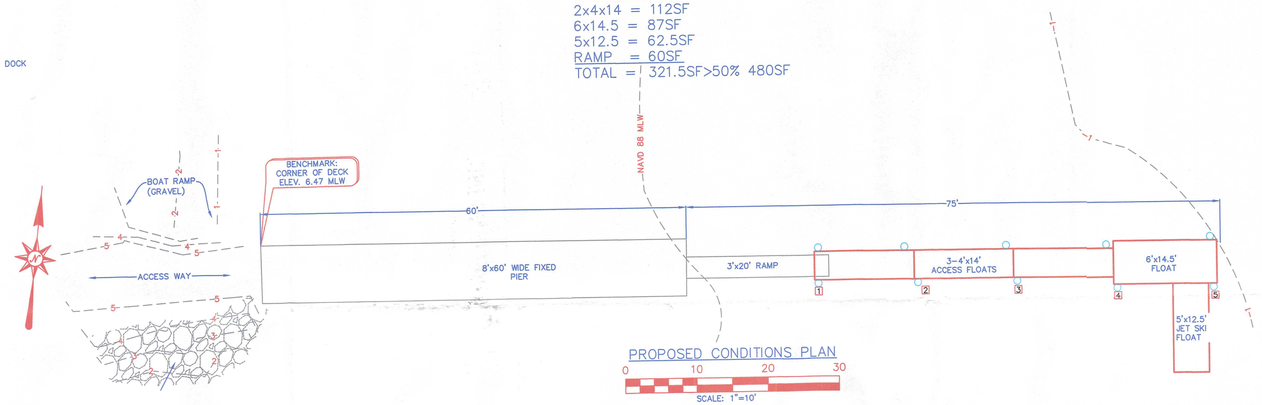
LOCUS PLAN
NTS

EXISTING PIER & RAMP
8x60 = 480SF

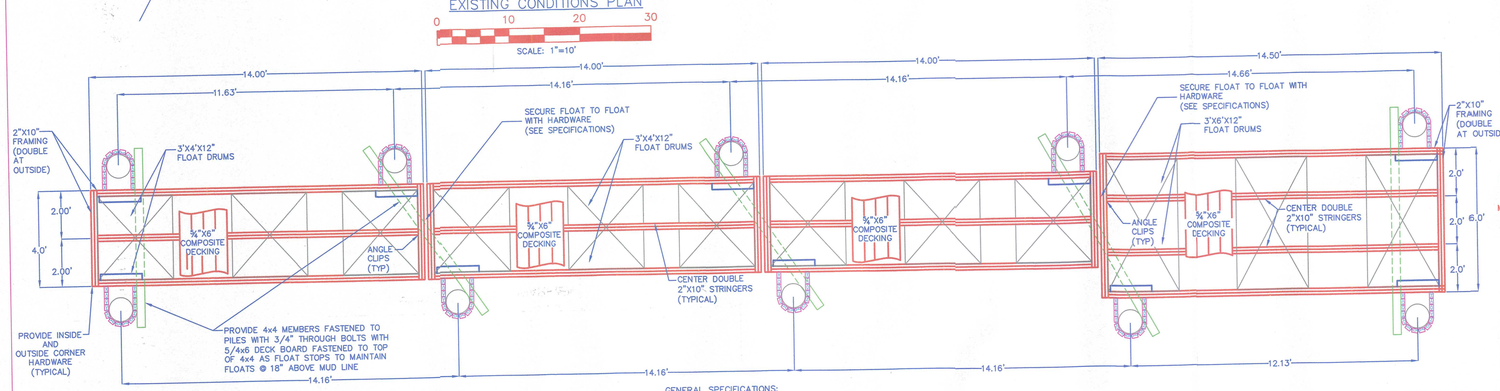
NOTE:
MLW WAS ESTABLISHED USING NAVD 88 DATUM.



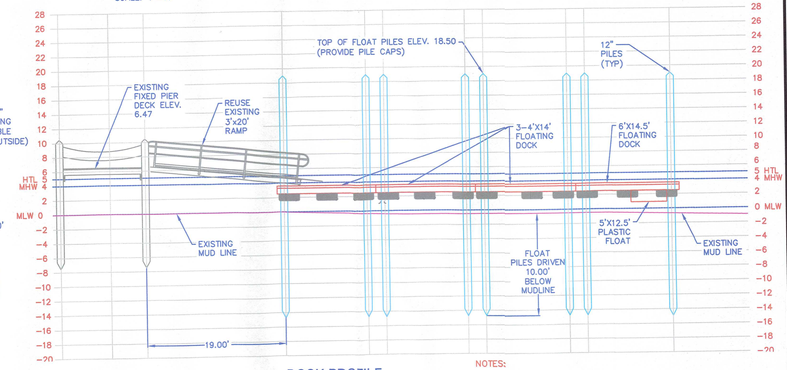
PROPOSED MODIFICATION
2x4x14 = 112SF
6x14.5 = 87SF
5x12.5 = 62.5SF
RAMP = 60SF
TOTAL = 321.5SF>50% 480SF



EXISTING CONDITIONS PLAN
0 10 20 30
SCALE: 1"=10'

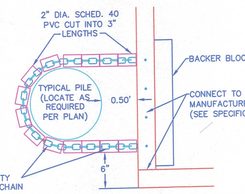


PROPOSED CONDITIONS PLAN
0 10 20 30
SCALE: 1"=10'



DOCK PROFILE
0' 10' 20' 30'
SCALE: 1"=10'

FLOAT LAYOUT
0' 3' 6' 9'
SCALE: 1"=3'



CHAIN HOOP DETAIL
0' 1' 2'
SCALE: 1"=1'

NOTES:
ALL MOORINGS FOUND WITHIN 50' OF END OF PROPOSED DOCK HAVE BEEN SHOWN ON PLAN

DATUM:
REFERENCE DATUM IS MEAN LOW WATER NAVD 88

GENERAL SPECIFICATIONS:

ALL WOOD PILINGS SHALL BE 12" DIAMETER SOUTHERN PINE WITH A MINIMUM TIP DIAMETER OF 10". MINIMUM PILE DIAMETER AT MUDLINE SHALL BE 10". PRESSURE TREATMENT SHALL BE 2.5 LB/CF CCA. PILES SHALL BE DRIVEN TO DEPTHS AS INDICATED ON THE PLAN. PILES MAY BE DRIVEN USING A VIBRATORY HAMMER AS LONG AS THE MINIMUM PILE PENETRATION CAN BE ATTAINED. AS INDICATED ON THE PLANS, TOPS OF ALL FLOAT PILES SHALL BE PROTECTED WITH CONE SHAPED POLYTHYLENE CAPS. TOPS OF PILINGS SHALL OTHERWISE BE CUT AT AN ANGLE TO SHED WATER.

FLOATING DOCKS SHALL BE OF WOOD CONSTRUCTION AND HAVE APPROXIMATELY 18" FREEBOARD AND 4" DRAFT. DECKING SHALL BE ¾"x6"WOOD OR COMPOSITE. NEW FLOAT LUMBER SHALL BE SOUTHERN PINE OR EQUIVALENT. MINIMUM TREATMENT FOR ALL FLOAT LUMBER, SHALL BE 0.6 LB/CF CCA.

FOR FLOAT/FLOAT CONNECTION USE MALE OUTSIDE CORNER (FOLLANSBEE WD-HDM) FOR MIDDLE FLOAT & FEMALE OUTSIDE CORNER (FOLLANSBEE WD-HDF) FOR END FLOATS. SECURE IN ACCORDANCE W/ MANUFACTURER.

USE STANDARD OUTSIDE CORNERS FOR NON-CONNECTING ENDS OF END FLOATS (FOLLANSBEE WD-E). ALL FLOATS SHALL HAVE INSIDE CORNER HARDWARE (FOLLANSBEE WD-IN).

ANGLE CLIPS (FOLLANSBEE RWD-A OR EQUAL) SHALL BE PROVIDED FOR INTERIOR STRUCTURAL MEMBERS AS INDICATED. CLIPS SHALL BE FASTENED USING 2"x3/8" GALVANIZED LAG BOLTS INTO EACH CONNECTING MEMBER.

FLOAT DRUMS SHALL BE FOAM FILLED POLYTHYLENE WITH UV INHIBITORS AND SHALL HAVE STRUCTURAL MOUNTING FLANGES. DESIGN IS BASED ON FLOAT DRUMS AS MANUFACTURED BY "CUSTOM FLOATS." ANY PROPOSED SUBSTITUTES SHALL BE APPROVED BY THE DESIGN ENGINEER.

SECURE FLOAT DRUMS AT ALL EDGES IN CONTACT WITH STRUCTURAL MEMBERS. FOLLOW MANUFACTURES SPECIFICATIONS. ⅜" LAG BOLTS WITH 1½" WASHERS AND 1" PENETRATON INTO STRUCTURAL MEMBER SHALL BE A REQUIRED MINIMUM. WHERE TWO DRUMS MEET ON THE SAME STRUCTURAL MEMBER, USE ONE FASTENER FOR EACH DRUM. MINIMUM. WHERE TWO DRUMS MEET ON THE SAME STRUCTURAL MEMBER, USE ONE FASTENER FOR EACH DRUM.

PILE HOLDERS FOR FLOATING DOCK PILES SHALL BE HEAVY DUTY GALVANIZED, CHAIN TYPE FOR USE WITH 12" PILINGS (FOLLANSBEE PH-C OR EQUAL). PLACEMENT OF ALL PILES SHALL BE SO AS TO ALLOW FLOAT TO BE TIED OFF FROM PILINGS SUCH THAT NO CONTACT WITH PILINGS OCCURS.

AS AN ALTERNATIVE, PILE HOLDERS FOR FLOATING DOCK MAY BE HEAVY DUTY GALVANIZED, SINGLE ROLLER TYPE FOR USE WITH 12" PILINGS (FOLLANSBEE PH-H14R OR EQUAL). PLACEMENT OF ALL PILES SHALL BE SO AS TO ALLOW MOVEMENT OF THE FLOAT TO AVOID EXCESSIVE RUBBING OF HOOPS.

SECURE PILE HOLDERS TO FLOATING DOCK WITH 4-½" THROUGH BOLTS (IN HORIZONTAL DIRECTION) AND 4-⅜" LAG BOLTS (VERTICAL DIRECTION). USE 3"X10" SPLICE BLOCK BEHIND OUTSIDE MEMBER TO PROVIDE ADEQUATE WIDTH FOR FASTENING. USE METAL BACKER PLATES FOR ½" THROUGH BOLTS.

CLEATS SHALL BE PROVIDED FOR FLOATING DOCK, TWO ON EACH FLOAT 2' FROM EACH END. CLEAT SIZE SHALL BE 8" (FOLLANSBEE C-8-M OR EQUAL) AND SHALL BE FASTENED TO WOOD MEMBERS USING CLEAT ANGLES.

A VINYL BUMPER STRIP SHALL BE PROVIDED ALONG THE OUTBOARD SIDE OF THE FLOATING DOCK. BUMPER STRIP SHALL BE AS MANUFACTURED BY "FOLLANSBEE" MODEL VRR-2 OR EQUAL.

NOTES:
SET FLOAT STOPS SO THAT TOP OF STOP (DECK BOARD) IS AT ELEV +1.50 MLW TO MAINTAIN FLOATS AT MIN 18" ABOVE MUD LINE.

FOR FLOAT STOP INSTALLATION WORK SHOULD DE DONE AT A MOON LOW TIDE. PLACE 3/4" BOLTS 1-3/4" DOWN FROM TOP OF 4x4

JET SKI FLOAT WILL BE INDEPENDENT OF OTHER FLOATS AND LOCATION WILL BE APPROXIMATELY 18" OF WATER DEPTH.

FOR FLOAT PILE HEIGHT FLOOD ZONE IS VE (ELEV 14) MSL HEIGHT OF PILES =14'+2' (MSL TO MLW)+1.5'(FREBOARD)+1'=18.50'

DISCLAIMER:
THIS SITE PLAN IS THE RESULT OF A LIMITED TOPOGRAPHIC SURVEY BY SEI. LOT LINES ARE ESTIMATED PER APPLICABLE REFERENCE PLAN(S). THIS PLAN DOES NOT REPRESENT A BOUNDARY (CLASS I) SURVEY, WHICH CAN ONLY BE DONE BY A LICENSED LAND SURVEYOR.

REFERENCE PLANS:
TOWN OF WARREN
GIS PLAT MAP

OWNER:
JONATHAN &
CASSANDRA PARDINI

RON T. BLANCHARD
STATE OF RHODE ISLAND
No. 9018
REGISTERED PROFESSIONAL ENGINEER

NO.	DESCRIPTION	DATE	APP'D
001	REVISED FOR DOCK MOD PLAN	11/25/25	
002	REVISED PER CLIENT COMMENTS	12/1/25	
003	REVISED PER CLIENT COMMENTS	12/19/25	
004	PER CRMC COMMENTS	8/5/26	

REVISIONS

DSGN. RB
DR. JAR
CHK. RB
DATE: 11/23/25

SITE ENGINEERING INC.
CIVIL • COASTAL • STRUCTURAL
2225 PROVIDENCE PIKE
NORTH SMITHFIELD, RI 02896
PHONE: (401) 255-8231

PLAN & DETAILS
RESIDENTIAL BOATING FACILITY
PLAT 13D, LOT 320
15 READ AVENUE
WARREN RHODE ISLAND.

SCALE: AS NOTED
(SHEET 1 OF 1)

DK-1

RECEIVED
OCT 19 2026
COASTAL RESOURCES MANAGEMENT COUNCIL