



State of Rhode Island and Providence Plantations
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

APPLICATION FOR STATE ASSENT

To perform work regulated by the provisions of Chapter 279 of the Public Laws of 1971 Amended.

Project Location <u>59 Cove Street, South Kingstown</u> <small>No. Street City/Town</small>	File No. (CRMC USE ONLY) <p style="text-align: center; color: blue; font-weight: bold;">2023-06-072</p>
Owner's Name <u>Brett & Jody Cicchese</u>	Plat: 87-4 Lot(s): 40
Mailing Address <u>59 Cove St., South Kingstown, RI 02879</u> <small>Address City/Town, State Zip Code</small>	Owner's Contact: Number: 860-908-3339 Email Address: jcicchese@verizon.net
Contractor RI Reg. # <u>NA</u> Address _____	Email address: Tel. No. NA
Designer <u>Warren Hall</u> Address <u>63 Elmwood Ave., Middletown RI</u>	Tel. No. 401-849-5905
Name of Waterway <u>Potter Pond</u>	Estimated Project Cost (EPC): \$52,500 Application Fee: \$1500
Provide Below a Description of Work As Proposed (required). Construct and maintain a 4' x 74' residential pier, with a 5' x 20' float. Pier to extend 50' beyond mean low water and be located within the 25' sideline setback and within 50' of a town mooring field "E". Variances are requested from 650-RICR-20-00-1-1.3.1.D.11.k and 650-RICR-20-00-1-1.3.1.D.11.m	

Have you or any previous owner filed an application for and/or received an assent for any activity on this property?
 (If so please provide the file and/or assent numbers): 2017-09-075

Is this site within a designated historic district? YES NO

Is this application being submitted in response to a coastal violation? YES NO

If YES, you must indicate NOV or C&D Number: _____

Name/ mailing addresses of adjacent property owners whose property adjoins the project site. Accurate mailing addresses will insure proper notification. _____ Applicant must initial to certify accuracy of adjacent property owners and accuracy of mailing addresses.
John & Michelle Savastano, 20 Wildrose Ct., Warwick, RI 02888

Joyce E Stapans Living Trust, 23 Howard Circle, Wakefield, RI 02879 *[Signature]*

STORMTOOLS (<http://www.beachsamp.org/resources/stormtools/>) is a planning tool to help applicants evaluate the impacts of sea level rise and storm surge on their projects. The Council encourages applicants to use STORMTOOLS to help them understand the risk that may be present at their site and make appropriate adjustments to the project design.

NOTE: The applicant acknowledges by evidence of their signature that they have reviewed the Rhode Island Coastal Resources Management Program, and have, where possible, adhered to the policies and standards of the program. Where variances or special exceptions are requested by the applicant, the applicant will be prepared to meet and present testimony on the criteria and burdens of proof for each of these relief provisions. The applicant also acknowledges by evidence of their signature that to the best of their knowledge the information contained in the application is true and valid. If the information provided to the CRMC for this review is inaccurate or did not reveal all necessary information or data, then the permit granted under this application may be found to be null and void. Applicant requires that as a condition to the granting of this assent, members of the CRMC or its staff shall have access to the applicant's property to make on-site inspections to insure compliance with the assent. This application is made under oath and subject to the penalties of perjury.

Brett & Jody Cicchese

 Owner Name (PRINT)

[Signature]
 Owner's Signature (SIGN)

PLEASE REVIEW REVERSE SIDE OF APPLICATION FORM



Warren Hall, Civil Engineer
63 Elmwood Ave., Middletown, RI 02842
401-849-5905

June 12, 2023
CRMC
4808 Tower Hill Rd.
Wakefield, RI 02879

Re: Residential Pier Application, Brett & Jody Cicchese, 59 Cove Street, South
Kingstown, RI AP 87-4, Lot 40

Dear Sirs / Madam,
Please find enclosed assent application for a residential pier.

Variances are requested from 650 RICR-20-00-1: sections 1.3.1.11.k and 1.3.1.11.m, pier to be located within 25' of property line extensions and within 50' of a Town mooring field. A letter of no objection to one of the property line setbacks is included with the application. Applicant has reached out to the other affected property owner but is unable to secure a letter of no objection, although correspondence is still underway. If a letter of no objection is secured it will be forwarded immediately to supplement this application. In order to maximize the property line setback a 150 square foot float, 5'x20' is proposed.

I have included the following:

Three copies of

- 1) Application
 - 2) Agreement as to fees, dated 6-5-23
 - 3) Proof of Property ownership, dated 8-18-22
 - 4) Letter of No Objection, dated 5-30-23 from John Savastano, #191 Lake Ave
 - 5) Certified letter to Stapan's Family, dated 4-29-23, 3 sheets
 - 6) Narrative of Construction, dated 6-9-23
 - 7) Category B requirements, dated 6-9-23
 - 8) Variance Request, section 1.1.7, 2 sheets dated 6-10-23
 - 9) "Baltic Shores West" OWTS Plan, dated 2-8-17, showing lot lines
 - 10) Pictures of site, 1 thru 4, dated 6-12-23
 - 11) Plan set, 6 sheets dated 5-26-23, includes limited content boundary survey
 - 12) Submerged Aquatic Vegetation Survey, dated 8-2-22, by Natural Resource Services
 - 13) Portion of advertisement for property, highlighted Possible Dock Rights
- One check #9643 pay to CRMC, \$1500.00, dated 6-8-23

Respectfully Submitted,


Warren Hall, PE, PLS



STATEMENT OF DISCLOSURE AND APPLICANT AGREEMENT AS TO FEES

The fees which must be submitted to the Coastal Resources Management Council are based upon representations made to the Coastal Resources Management Council by the applicant. If after submission of this fee the Coastal Resources Management Council determines that an error has been made either in the applicant's submission or in determining the fee to be paid, the applicant understands that additional fees may be assessed by the Coastal Resources Management Council. These fees must be paid prior to the issuance of any assent by the Coastal Resources Management Council.

The applicant understands the above conditions and agrees to comply with them.

Brett & Jody Cicchese
Owner Signature

6/5/23

Date

Brett & Jody Cicchese, 59 Cove St., South Kingstown, RI 02879

Print Name and Mailing Address





Town of South Kingstown, Rhode Island

DEPARTMENT OF ASSESSMENT

180 High Street
Wakefield, RI 02879
Tel. 401-789-9331 Ext.1220

August 18, 2022

To Whom It May Concern:

This letter will confirm ownership of real estate located in the Town of South Kingstown under the name(s) of **Brett W. & Cody Cicchese** as of **June 22, 2022**. This property is located at **59 Cove Street** and listed on my records as Map **87-4 Lot 40**.

The Tax Assessor's Office cannot verify residency.

Sincerely,

Mark D. Capuano, RICA
Town Assessor



May 30, 2023

To: CRMC
4808 Tower Hill Rd
Wakefield, RI 02879

Re: Letter of no objection

I have reviewed the plans entitled:

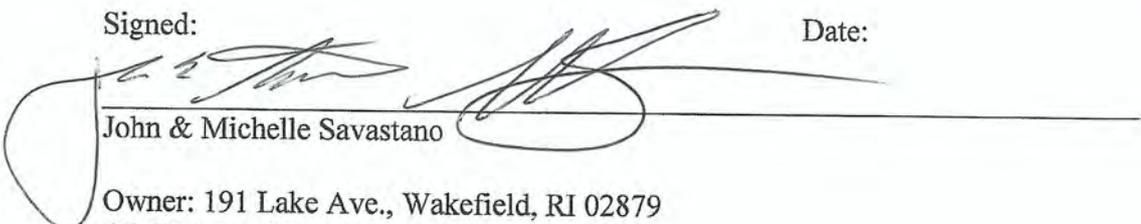
“PROPOSED RESIDENTIAL PIER, BRETT & JODY CICCHESE 59 COVE ST.,
SOUTH KINGSTOWN, RI, BY: WARREN HALL, CIVIL ENGINEER DATED 5-26-
23; SHEETS 1 THRU 6”

And hereby state:

No objection to the placement and construction of the pier within 0' of the property line extension as shown on the referenced plans.

Signed:

Date:


John & Michelle Savastano

Owner: 191 Lake Ave., Wakefield, RI 02879
AP 87-4 Lot 39

RECEIVED

6/14/2023

COASTAL RESOURCES
MANAGEMENT COUNCIL

4/29/23

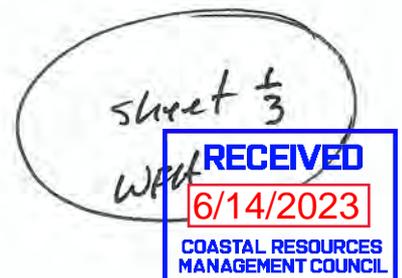
Stapans Family,

I'm resubmitting my proposed dock design to you for agreement to support submission to CRMC. The previous design sent to you in September 2022 had 9' of distance to your property line. We had the one discussion in September but nothing since, as to your issues with the design. I had my engineer redraw the design to maximize the distance to your property line which increased it to 19'. I've done this in good faith, and it's the best that can be done based on the property lines that were established when the property was subdivided by your engineer. I bought the property with the expectation to have a dock. I'd appreciate your expedited approval (signatures) to proceed.

Once signed, you can just place it in our mailbox or mail back. I don't have your email address so this was mailed registered.

If you want to discuss further, below is my contact information. It hasn't changed since our initial conversation.

Brett Cicchese
59 Cove Street
Wakefield, RI 02879
icicchese@verizon.net
860-908-3339



April 29, 2023

To: CRMC
4808 Tower Hill Rd
Wakefield, RI 02879

Re: Letter of no objection

I have reviewed the plans entitled:

“PROPOSED RESIDENTIAL PIER, BRETT & JODY CICCHESE 59 COVE ST., SOUTH KINGSTOWN, RI. BY: WARREN HALL, CIVIL ENGINEER DATED 9-10-22. SHEETS 1 THRU 5 AS AMENDED (ATTACHED SK-1) TO MAXIMIZE DISTANCE TO PROPERTY LINE”

And hereby state:

No objection to the placement and construction of the pier within 19’ of the property line extension as shown on the referenced plans previously provided and as amended to maximize distance to Stapan’s property line. Previous formal submission of September 2022 reflected 9’ and was not responded to.

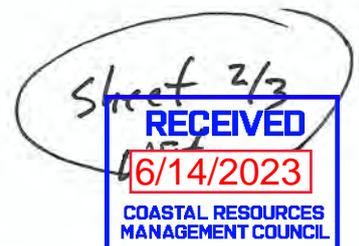
Signed:

Date:

*Stapan’s Living Trust

Owner: 27 Cove Street, Wakefield, RI 02879
AP 93-1, Lot 27

*All owners of the property listed in the trust or executor.





CHARLESTOWN
3970 OLD POST RD
CHARLESTOWN, RI 02813-9998
(800)275-8777

04/29/2023 11:12 AM

Product	Qty	Unit Price	Price
US Flag #10 Env	1	\$0.80	\$0.80
First-Class Mail® Letter	1	\$0.63	\$0.63
Wakefield, RI 02879			
Weight: 0 lb 0.80 oz			
Estimated Delivery Date			
Mon 05/01/2023			
Certified Mail®		\$4.15	\$4.15
Tracking #:			
70221670000326358671			
Affixed Postage		-\$0.63	-\$0.63
Affixed Amount: \$0.63		\$4.15	\$4.15
Total		\$12.60	\$12.60
Grand Total:		\$17.55	\$17.55

Credit Card Remit
Card Name: VISA
Account #: XXXXXXXXXX3091
Approval #: 06539D
Transaction #: 946
AID: A0000000031010
AL: VISA CREDIT
PIN: Not Required CHASE VISA

Text your tracking number to 28777 (2USPS) to get the latest status. Standard Message and Data rates may apply. You may also visit www.usps.com USPS Tracking or call 1-800-222-1811.

Preview your Mail
Track your Packages
Sign up for FREE @
<https://informdelivery.usps.com>

All sales final on stamps and postage. Refunds for guaranteed services only. Thank you for your business.

Tell us about your experience.
Go to: <https://postalexperience.com/Pos>

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Wakefield RI 02879

Certified Mail Fee	\$4.15
Extra Services & Fees (check box, add fee)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.63
Total Postage and Fees	\$4.78



Sent To 23 HOWARD CIRCULAR RD
Street and Apt. No., or PO Box No.
City, State, ZIP+4®
Wakefield RI 02879

PS Form 3800, April 2015 PSN 7530-02-000-9017 See Reverse for Instructions

2022 0129 0000 0000 9592 9298

Sheet 3/3
WPH



NARRATIVE OF CONSTRUCTION
RESIDENTIAL PIER
FOR
BRETT & JODY CICCHESE
AP 87-4, LOT 40, 59 COVE ST., SOUTH KINGSTOWN, RI 02879

June 9, 2023

As proposed the project will consist of a new 4'x74' residential timber pier with a 5'x20' float. Pier to extend 50' seaward of mean low water, be located within the 25' setbacks and within 50' of a Town mooring field. Variances are requested from the setback standards.

“A “soft start” is required to allow animals an opportunity to leave the project vicinity before sound pressure levels increase. In addition to using a soft start at the beginning of the work day for pile driving, one must also be used at any time following cessation of pile driving for a period of 30 minutes or longer. For impact pile driving: pile driving will commence with an initial set of three strikes by the hammer at 40% energy, followed by a one-minute wait period, then two subsequent 3-strike sets at 40% energy, with one-minute waiting periods, before initiating continuous impact driving.”

Equipment that will be used during construction will consist of a barge mounted pile drive, utility trucks, and general tools used by dock builders. Access for the equipment will be over the water and public roads.

Materials to be used on this pier have been used in the past on similar projects, they include: timbers (Alkaline Copper Quaternary treated), metal connectors (hot dipped galvanized and stainless steel). The ACQ treatment is a non-leaching preservative.

Work is scheduled to begin as soon as permits are secured or in the spring of 2024, and is expected to take 2 weeks to complete.



Warren Hall, PE, PLS



CATEGORY B REQUIREMENTS FOR RESIDENTIAL PIER
BRETT & JODY CICCHESE
AP 87-4, LOT 40, 59 COVE ST., SOUTH KINGSTOWN, RI 02879

- a) The proposed activity is a residential pier, with associated residential use.
- b) Local building permit is secured by the contractor.
- c) As proposed pier will extend into Potter Pond. As shown on the South Kingstown water use map the water in this area is classified as Type 2.
- d) As this activity will occur over the water and surrounding land area, there will be no change to the erosion and deposition process in this area.
- e) Proposed pier will be elevated 5' above mean high water, providing access along the tidal zone and clearance to existing grades. A soft start to pile driving operations will be used, allowing animals an opportunity to leave the area. Where depths are within 18" of the marine bottom float stops will be provided preventing bottom chaffing.
- f) The pier begins on private property and there is no public access over this property.
- g) As proposed this pier and float will be supported by 12" diameter piles, spaced 15' on center, it has been shown with past similar projects, there has been no effect on the water circulation, flushing, turbidity, or sedimentation processes.
- h) All of these materials have been used in the past on similar projects, resulting in no deterioration of the water quality in the area.
- i) No known areas of historic or archeological significance in the area of the pier.
- j) As proposed this pier will be located 50' seaward of mean low water where depths are 2', setback 0' and 19' from property line extensions, and within 50' of a Town mooring field. A letter of no objection from the zero-setback neighbor is included with the application, however the 19' setback neighbor has not provided a letter of no objection. A certified letter and email discussions have taken place. This area is limited to smaller vessels as the bridge crossing the entrance to Potter Pond limits vertical clearance to 5' during periods of high tide. Being located within the Segar cove apex, which limits vessels transiting the area, this location will have no impact on mooring users and as in the past no conflict with any uses such as recreational boating, fishing, navigation, or commerce activities.
- k) This pier is similar to piers adjacent to the property and will have minimum impact to the view scape.


Warren Hall, PE, PLS

June 9, 2023



Warren Hall, Civil Engineer
PE # 5114, PLS # 1917, 63 Elmwood Ave.
Middletown, RI 02842
401-849-5905

June 10, 2023
CRMC
4808 Tower Hill Rd.
Wakefield, RI 02879

Applicant: Brett & Jody Cicchese, 59 Cove Street, South Kingstown, RI 02879
AP 87-4, Lot 40, Residential Pier

RE: Variance Request:

Section 1.1.7 Variances from standards 650-RICR-20-00-1:

1.3.1.D.(11)(k): where 25' is required; proposed pier to be located 0' (Savastano) and 19' setback (Stapans) from property line extensions,

1.3.1.D.11.(m): where 50' is required; proposed pier to be located 24' from Town mooring field "E"

A):

1. The proposed alteration conforms with applicable goals and policies of the Coastal Resources Management Program.

a) Water type in this area is type two, where the council allows residential piers. As proposed this pier will be elevated a minimum 5' above mean high water allowing for public access laterally along the shoreline. There are no known issues with the current use of the area. A letter of no objection from John Savastano, the 0' setback neighbor, is included with the application. Applicant has requested a letter of no objection from Stapans, the 19' setback neighbor, by both certified letter, and email, who was the original sub divider of "Baltic Shores West" which includes the lots involved with this application.

b) Application will be formally presented to the South Kingstown Waterfront Advisory Committee, and the Harbor Master. This area of Potter Pond is known as Segar Cove, where a mooring field "E" exists and is adjacent to the proposed pier has been laid out as: along the shoreline 50' out from MLW. There are existing piers adjacent to the field with no known use conflicts.

2) Proposed alteration will not result in use conflicts or adverse environmental impacts:

a) The proposed pier is very similar to other piers that have been permitted and constructed in the area. As proposed the design provides 5' clearance to the stringers from mean high water, allowing all uses to continue laterally along the shoreline and within the tidal zone, and clearance to existing grade.



2) Proposed alteration will not result in use conflicts or adverse environmental impacts:

a) The proposed pier is very similar to other piers that have been permitted and constructed in the area. As proposed the design provides 5' clearance to the stringers from mean high water, allowing all uses to continue laterally along the shoreline and within the tidal zone. A soft start to pile driving is called for. This will allow animals an opportunity to leave the site prior to pile driving operations. SAV survey performed August 2, 2022 with results showing no SAV present.

b) All of the proposed materials have been used in the past and resulted in no effect on the marine environment.

c) Boat sizes within the Potter Pond are limited by a bridge crossing at Succotash Rd, which provides a 5' vertical clearance during high tides.

3) Due to site conditions the standard cannot be met:

a) Recent subdivision lay out and mooring field layout did not consider current CRMC setback requirements. A letter of no objection from the greatest impacted neighbor is included with the application.

4) The modification requested by the applicant is the minimum variance to the applicable standard(s) necessary to allow a reasonable alteration or use of the site.

a) As proposed the pier will provide minimum depths, with a float size less than the 150 square feet allowed, and provide a functional pier that meets the project goals and purpose, fitting in with abutting piers similar widths, lengths and clearances. As proposed the modification will not impact existing and or future uses.

5) Hardship is not the result of any action by the applicant or predecessor in title:

a) Applicant purchased property with the intention to install a pier. Property was presented to potential buyers as possible dock rights. Town mooring field has been laid out and is not the result of the applicant.

6) Due to conditions at the site, the standard will cause the applicant an undue hardship:

a) Existing lot lines, limited project area due to mooring field will not allow for pier to be built within CRMC rules and regulations.

B): NA

C): a) All other program requirements have been met;

D): a) Local municipality, South Kingstown Waterfront Advisory Committee will consider this application.


Warren Hall, PE, PLS



NOTES

- 1.) SITE IS LOCATED WITHIN FLOOD ZONE AE (EL. 12) ACCORDING TO FLOOD INSURANCE RATE MAP FOR THE WASHINGTON COUNTY COMMUNITY PANEL NUMBER 44009C0193J. MAP EFFECTIVE DATE OCTOBER 10, 2013.
- 2.) SUBJECT SITE DOES NOT LIE WITHIN A NATURAL HERITAGE AREA, NARROW RIVER SPECIAL AREA MANAGEMENT AREA OR GROUNDWATER PROTECTION OVERLAY DISTRICT. SUBJECT LIES WITHIN THE SALT PONDS SPECIAL AREA MANAGEMENT AREA, A CRITICAL RESOURCE AREA.
- 3.) THE ENTIRE SITE'S SOIL TYPE IS MERRIMAC-URBAN LAND COMPLEX (UJ). THIS COMPLEX CONSISTS OF WELL DRAINED MERRIMAC SOILS AND AREAS OF URBAN LAND.
- 4.) STRAWBALES AND/OR SILT FENCE ARE TO BE SET AT THE LIMITS OF DISTURBANCE.
- 5.) STORM WATER AND DRAINAGE IMPACTS WILL BE MITIGATED IN ACCORDANCE WITH STANDARDS IN THE "RHODE ISLAND STORM WATER DESIGN MANUAL".

R-20 ZONING DATA

LOT AREA	REQUIRED	EXISTING	LOT 1	LOT 2	LOT 3
20,000 SF	100'	81,017 SF	41,017	20,000	20,000
FRONTAGE:		444.50'	310.02'	147.47'	215.90'
SETBACKS:					
FRONT YARD	35'	19.54'	>15'	>35'	>35'
SIDE YARD	15'	>15'	>15'	>15'	>15'
CNR SIDE YARD	25'	>25'	>25'	>25'	>25'
REAR YARD	35'	>35'	>35'	25'	NONE
IMPERVIOUS AREA	25%	6%			

*IMPERVIOUS AREA 25%
*IMPERVIOUS AREA 25%
*IMPERVIOUS AREA 25%
*IMPERVIOUS AREA 25%

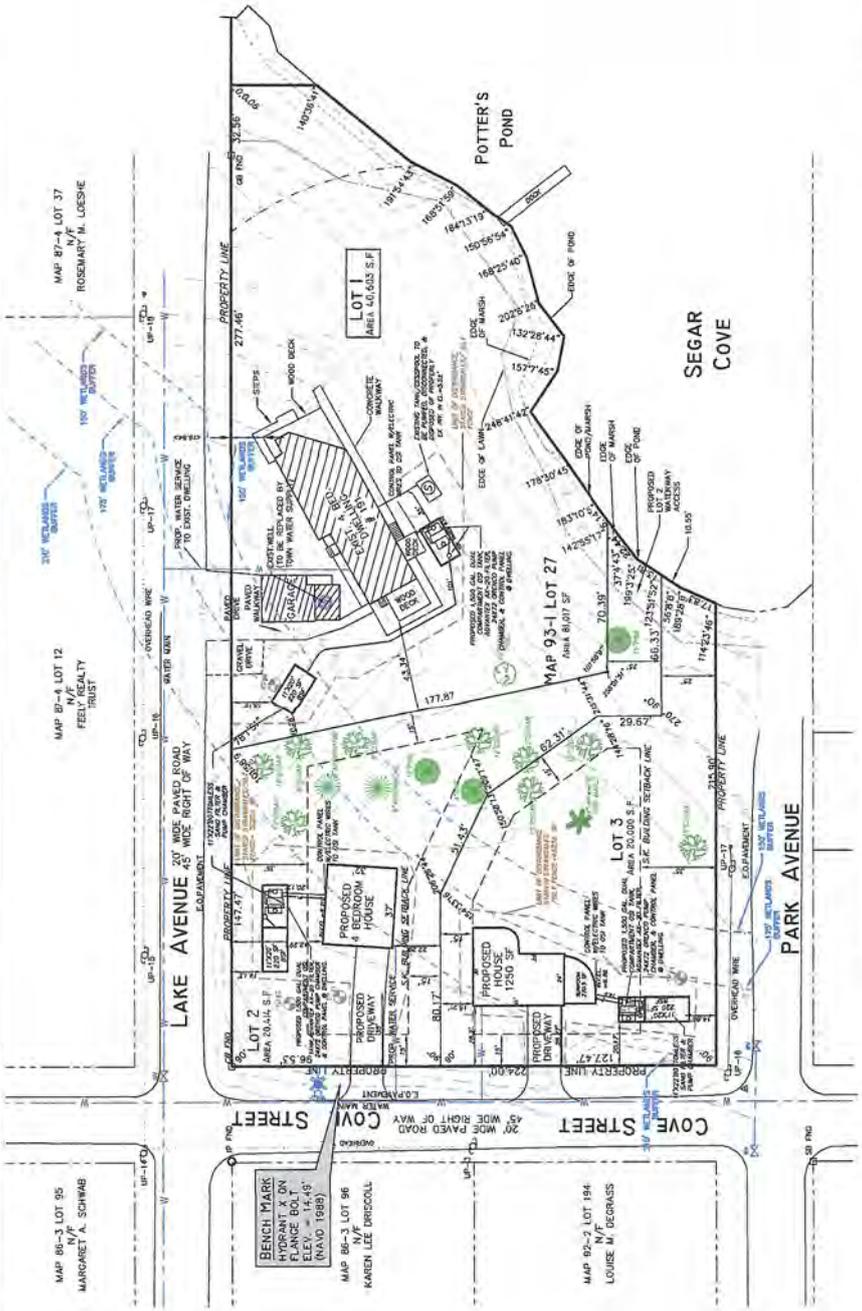
CLASS II DESIGNER NOTES

- A. THE INSTALLER IS REQUIRED TO NOTIFY THIS DESIGNER OF INTENTION TO START CONSTRUCTION OR GRADING OF THIS SITE 10 (TEN) DAYS PRIOR TO START OF SITE WORK. THE INSTALLER'S TELEPHONE NUMBER & LICENSE NUMBER SHALL BE FURNISHED TO THIS DESIGNER FOR COORDINATION OF PROPOSED WORK.
- B. SITE LAYOUT & REQUIREMENTS TO BE MADE BY THIS DESIGNER ARE AS FOLLOWS:
 1. STAKEOUT OF LEACHING FIELD.
 2. AND ALL ADDITIONAL CIRCLED TERMS OF APPROVAL AS STATED ON APPROVED OWT'S APPLICATION.
 - C. THE APPLICANT AND THE INSTALLER ARE RESPONSIBLE FOR ANY AND ALL CHANGES TO THE OWT'S AS SHOWN ON THE FOLLOWING:
 1. NEW APPLICATIONS AS REQUIRED BY DEM. GUIDELINES.
 2. AS-BUILT LOCATIONS, REQUIRED PLANS & ALL ASSOCIATED COSTS.
 3. COMMUNICATION OF COORDINATION WITH THIS DESIGNER & STAFF.
 - D. THE INSTALLER IS TO PROVIDE DESIGNER W/ MATERIALS RECEIPTS FOR ALL CONSTRUCTION MATERIALS PRIOR TO DESIGNER ISSUING CERTIFICATE OF CONSTRUCTION.
 - E. THE ABOVE ARE MINIMUM REQUIREMENTS & SHALL BE REVISED AS THIS DESIGNER DEEMS NECESSARY FOR PROPER FUNCTIONING OF THE SHOWN DESIGN.

"BALTIC SHORES WEST"

PROPERTY OWNER(S) OF RECORD

JOYCE E. STAPANS LIVING TRUST
EDWIN A. STAPANS
23 HOWARD CIRCLE
WAKEFIELD, RI 02879



LOCUS MAP N.T.S.

LEGEND

- REBAR/IRON PIN
- BOUNDS
- WELL
- SEPTIC TANK/CESSPOOL
- TESTHOLE
- EXISTING STONEWALL
- PROPERTY LINE
- EXISTING TREELINE
- EXISTING CONTOUR LINE
- PROPOSED ADDITION
- EXISTING BUILDING

OWTS SITE PLAN

FOR:
LOTS 1, 2 & 3

PREPARED FOR:
PAULA M. CUCULO, ESQ.
7 WATERMAN AVE.
NO. PROVIDENCE, RI 02911

ED STAPANS
23 HOWARD CIRCLE
SOUTH KINGSTOWN, RI 02879

FOR PROPERTY LOCATED ON:
191 LAKE AVENUE
IN THE TOWN OF:
SOUTH KINGSTOWN, RHODE ISLAND
MAP 93-1, LOT 27

NO.	DATE	DESCRIPTION	BY
10	2/28/17	NEW STABCKS 1-2/3/TOSKA	ZMD
9	2/16/17	RELOCATE OWTS L2 & 3	ZMD
8	2/13/17	REDEFINE PROPERTY LINES	ZMD
7	2/1/17	REDESIGN SITE-15/W.B.	ZMD
6	11/28/16	OWTS PLAN REVS.	ZMD
4	11/16/16	LOT OWTS PLANS	ZMD
3	11/8/2016	CHANGES FOR PLANNER	WCS
2	9/27/16	LOT 2 REV	ZMD
14	3/23/17	PLAN REVISIONS	ZMD
11	3-3-17	DESCRIPTION	WCS

DRAWN BY: C.A.C. DATE: SEPTEMBER, 2015

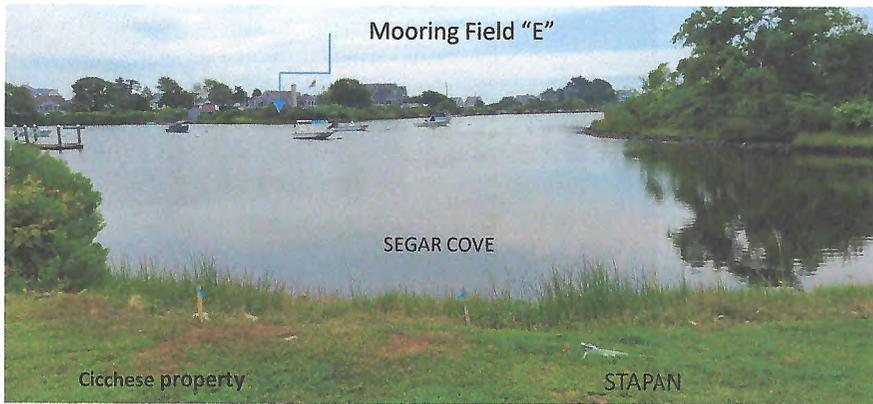
CHECKED BY: WGH

JOB # 5235003 SHEET 1 OF 1

2025 ENVIRONMENTAL PLANNING & SURVEYING, INC.

ENVIRONMENTAL PLANNING & SURVEYING, INC.
CIVIL ENGINEERING
SURVEYING
CAD DRAFTING

Pictures to accompany:
Residential Pier Application
Brett & Jody Cicchese
59 Cove St., S Kingstown, RI
6-12-23



View looking east - southeast



View looking south – southeast





PROPOSED RESIDENTIAL PIER
 BRETT & JODY CICCHESI
 59 COVE ST.
 AP 87-4, LOT 40
 SOUTH KINGSTOWN, RI
 BY: WARREN HALL, CIVIL ENGINEER
 SHEET 1 OF 6 5-26-23

WARREN F HALL

No. 5114

REGISTERED
PROFESSIONAL ENGINEER
CIVIL

RECEIVED
 6/14/2023
 COASTAL RESOURCES
 MANAGEMENT COUNCIL

WARREN F HALL
No. 1917
PROFESSIONAL
LAND SURVEYOR

5/29/23



L A K E A V E.
277.61' TO
FND GRANITE
BOUND

#191 LAKE AVE

GBND FOUND
4x4 POST

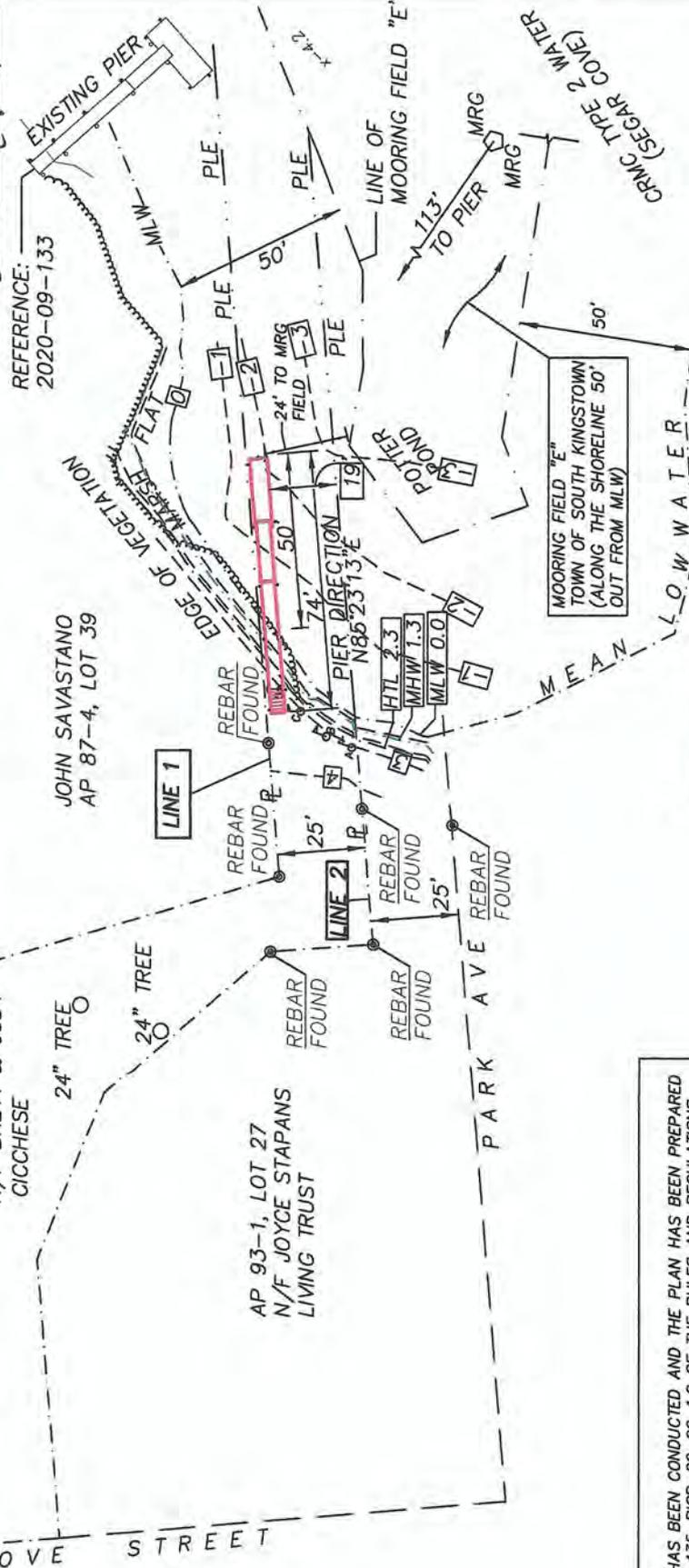
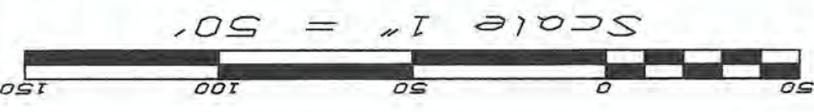
AP 87-4, LOT 40
N/F BRETT & JODY
CICCHESE

PLAN REFERENCE:
1) "BALIC SHORES WEST"
BY ENVIRONMENTAL PLANNING
& SURVEYING

#59

GBND FOUND

COVE STREET



LINE TABLE:

LINE #	DESCRIPTION
1	N85°23'13"E 68' ± TO MHW
2	N85°23'13"E 68' ± TO MHW
	PIER DIRECTION N85°23'13"E

LIMITED CONTENT BOUNDARY SURVEY
1"=50'

PROPOSED RESIDENTIAL PIER
BRETT & JODY CICCHESE
59 COVE ST.
AP 87-4, LOT 40
SOUTH KINGSTOWN, RI
BY: WARREN HALL, CIVIL ENGINEER
SHEET 3 OF 6 5-26-23

CERTIFICATION
THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED
PURSUANT TO 435-RICR-00-00-1.9 OF THE RULES AND REGULATIONS
ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR
PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015, AS FOLLOWS:

LIMITED CONTENT BOUNDARY SURVEY CLASS 1

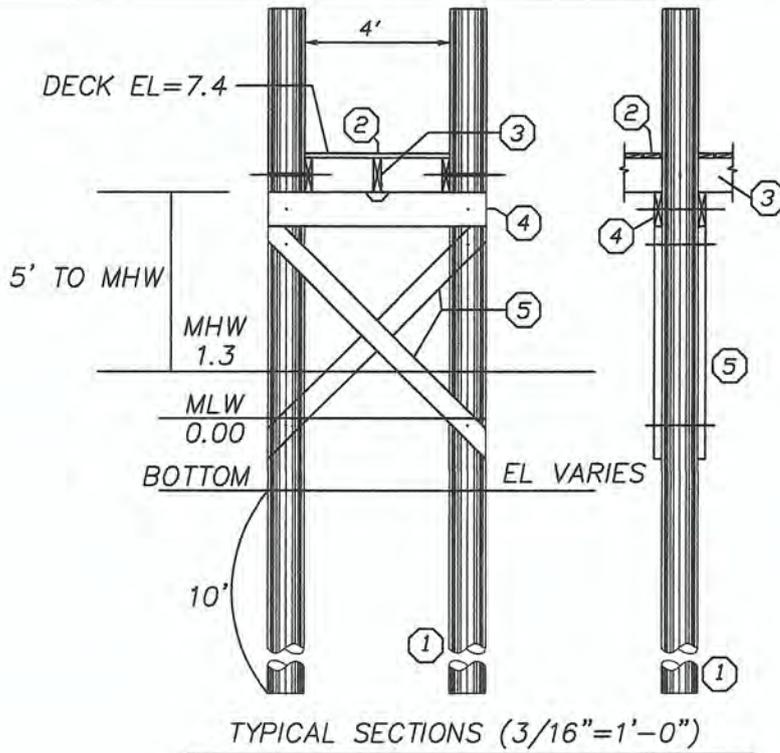
FOR THE PURPOSE OF THE CONDUCT OF THE SURVEY AND FOR PREPARATION
OF THE PLAN IS AS FOLLOWS:

THE RELATIVE LOCATION OF A PROPOSED PIER WITH RESPECT TO
PROPERTY LINE EXTENSIONS: PER CRMC 1.3.1.D.11.k.(3)

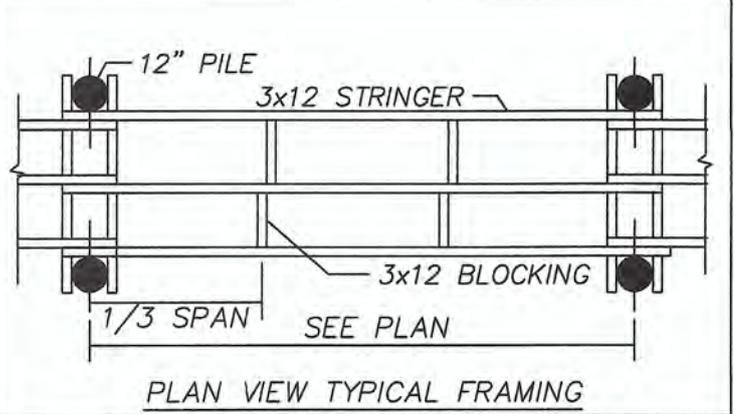
WARREN HALL, PLS #1917
COVA 291-COA

5/29/23

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- ① 10" TIP CCA TREATED WOOD PILES TREAT TO 2.5 PCF (1.0 ALLOWED WITH OWNER CONSENT) GREENHEART AT FLOAT
- ② 2x6 DECKING ACQ TREATED TO .6 PCF FASTEN TO STRINGERS WITH 3 @ 3-1/2" NO. 10 316 STAINLESS STEEL SCREWS
- ③ 3x12 STRINGER, ACQ TREATED THRU BOLT AT PILE FASTEN MIDDLE STRINGER WITH SIMPSON H-1 HURRICANE ANCHOR
- ④ 2-3x12 CAP BEAM, ACQ TREATED TO 2.5 PCF
- ⑤ 3x10 CROSS BRACE, ACQ TREATED TO .6 PCF



GENERAL NOTES:

- 1) ALL BOLTS, CONNECTORS, WASHERS, NAILS, ECT SHALL BE HOT DIPPED GALVANIZED
- 2) CONTRACTOR SHALL ADHERE TO ALL OSHA RULES AND REGULATIONS THROUGHOUT ALL PHASES OF CONSTRUCTION
- 3) CONTRACTOR SHALL BE AWARE THAT THE STRATA INTO WHICH THESE PILES ARE TO BE DRIVEN MAY REQUIRE DRILLING TO ENSURE A MINIMUM 10' PENETRATION BELOW EXISTING GRADE

PROPOSED RESIDENTIAL PIER
 BRETT & JODY CICCHESE
 59 COVE ST.
 AP 87-4, LOT 40
 SOUTH KINGSTOWN, RI
 BY: WARREN HALL, CIVIL ENGINEER
 SHEET 5 OF 6 5-26-23

WARREN F HALL

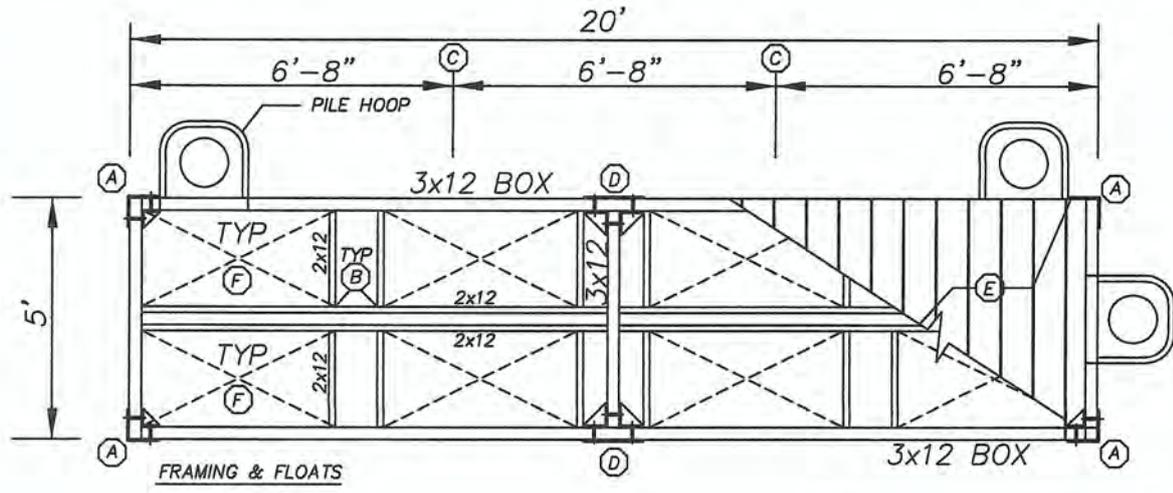
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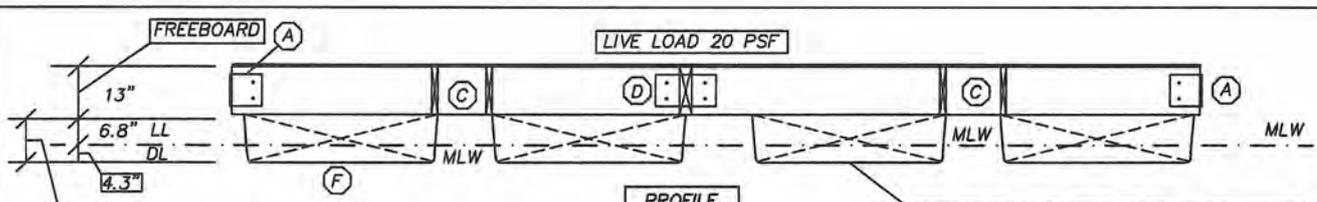
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PLAN VIEW
1/4"=1'-0"

NOTE:
ADD 2x12 STRINGERS NO GREATER THAN 16" OC FOR DECKING, ALL DECKING BOARDS TO SPAN 5'



PROFILE
1/4"=1'-0"

12" ROTO MOLD DOCK 24" x 48" FLOAT POLYETHYLENE EXTERIOR SHELL - EXPANDED POLYSTYRENE FILLED, FASTEN TO STRINGERS WITH 1/2" SS x 4" BOLTS & WASHERS

- A** - CORNER PLATE HDG 8"x8"x3/8"x10" THRU BOLT WITH 5/8" WITH INSIDE GUSSET 3/8" THICK CUT FLUSH & RECESS FOR SMOOTH FINISH
- B** - FASTEN 2x12 WITH HU212 SIMPSON JOIST HANGER
- C** - PICK POINT FOR SEASONAL LIFTING
- D** - PLATE HDG 16"x10"x3/8" THRU BOLT WITH 5/8" WITH INSIDE GUSSET 6"x6"x3/8" THICK CUT FLUSH & RECESS FOR SMOOTH FINISH
- E** - 5/4 X 8 DECKING, FASTEN TO STRINGERS WITH 3 NO. 8 STAINLESS STEEL SCREWS
- F** - FLOAT DESIGN: USE 8@24x48x12 ROTO MOLD 433# FLOATS
DL=100SFx10PSF+(8x33)=1264#
LL=100SFx20PSF=2000#
DL DRAFT=1264/3464=.36' (4.3")
LL DRAFT=2000/3464=.57' (6.8")
TOTAL DRAFT=.93' (11.1") FREEBOARD > 12"
400# POINT LOAD=400/433=.92' (11")

FLOAT DETAILS

PROPOSED RESIDENTIAL PIER
BRETT & JODY CICCHESE
59 COVE ST.
AP 87-4, LOT 40
SOUTH KINGSTOWN, RI
BY: WARREN HALL, CIVIL ENGINEER
SHEET 6 OF 6 5-26-23

LEGEND

HDG	HOT DIPPED GALVANIZED
SS	STAINLESS STEEL
MLW	MEAN LOW WATER
LL	LIVE LOAD
DL	DEAD LOAD

WARREN F HALL

No. 5114

REGISTERED PROFESSIONAL ENGINEER CIVIL

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Natural Resource Services, Inc.

Submerged Aquatic Vegetation Survey

59 Cove Street
A.P. 87-4, Lot 40
South Kingstown, Rhode Island



Prepared for:
Brett Cicchese
59 Cove Street
Wakefield, RI 02879

Report Prepared by:

Scott P. Rabideau, PWS
Principal

August 2, 2022

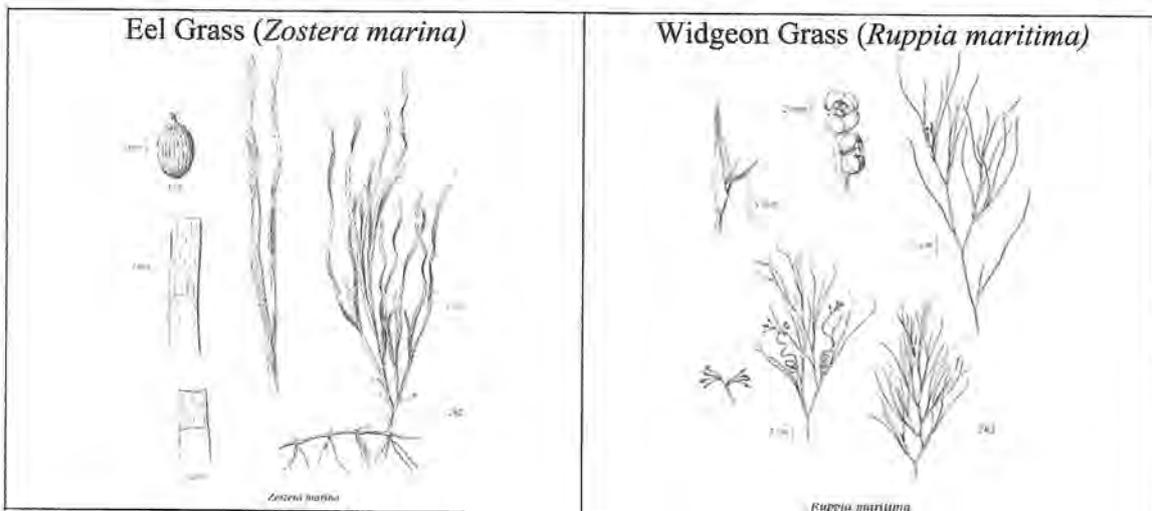
P.O. Box 311 Harrisville, RI 02830 401-568-7390



Introduction

Natural Resource Services, Inc. (NRS) has completed a Submerged Aquatic Vegetation (SAV) survey in the waters adjacent to the property located on Cove Street in South Kingstown, Rhode Island. This study was performed in accordance with the standards established within Section 1.3.1(R)(4) (a-e) of the RI Coastal Resources Management Program (CRMP). This report and the enclosed graphic can be used for any submission to the Coastal Resources Management Council (CRMC) requiring proof of an SAV study. An SAV study is valid for up to three (3) years pursuant to 1.3.1(R)(4)(c).

The primary purpose of this SAV study is to identify and map existing eelgrass (*Zostera marina*) and/or widgeon grass (*Ruppia maritima*) beds, substrate within the study area, mean height of eelgrass or widgeon grass shoots, and depth of water (at time of sampling) at each quadrat location. Eelgrass and widgeon grass are perennial, rooted, submerged, aquatic plants that occupy shallow, estuarine waters in sheltered bays and coves. The following illustration depicts eelgrass and widgeon grass.



SAV beds provide habitat and cover for various shellfish and fin fish species, while subsequently providing food for waterfowl species. Eelgrass and widgeon grass also play an important role in protecting the shorelines from sedimentation and erosion by stabilizing bottom sediments. It is for these functions and values that the CRMC requires a study of SAV habitats.

Methodology

The SAV Survey was performed on July 28, 2022 by Kayleigh Actis and myself with all work occurring between 10:30 and 11:30 AM in a portion of Point Judith Pond (*Waterbody ID: RI0010043E-05*) classified as Type 2 Waters. Type 2 Waters are defined as low intensity use waters; docks are permissible in these waters. Low tide was recorded to be at 2:13 PM on July 28, 2022 (*Point Judith, RI (#8455083)*).

NRS has established four (4) transect locations (A-D) ten feet (10') apart along the shoreline of the property. These locations were marked with wooden stakes and labeled with blue ribbon. The NRS transect locations also represent the CRMC regulated coastal feature. The transects extended into the pond approximately 120 feet from the staked transect locations. Information regarding depths and substrate were recorded at 10 foot intervals along each transect.

The location of benchmarks were GPS located in the field using a handheld Trimble Geo7X unit. While this GPS data should not be considered a survey plan, it can be helpful for preliminary planning purposes.

Findings and Conclusion

The substrate consisted of muck to mucky sand with depths ranging from 2 to 5 feet. Upon completion of the NRS site investigation, it was determined that submerged aquatic vegetation (SAV) is not present within the surveyed area. Please see the enclosed site graphic and data tables for further illustration of the survey area.

Please do not hesitate to contact our office should you have any questions or require additional information.



Appendix





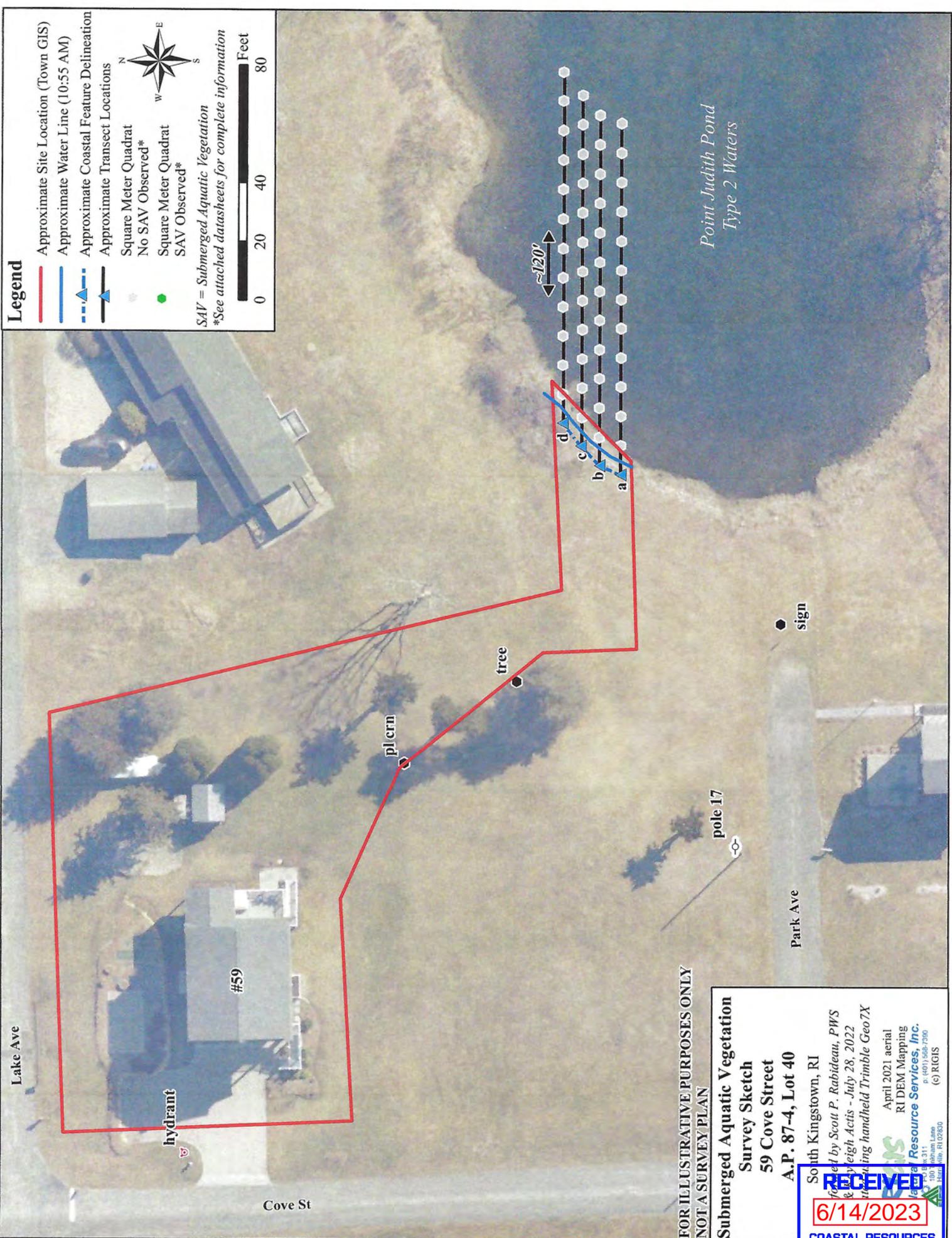
View looking towards Potters Pond



View of pond edge and transect locations



View into property from transect locations



Legend

- Approximate Site Location (Town GIS)
 - Approximate Water Line (10:55 AM)
 - - - Approximate Coastal Feature Delineation
 - Approximate Transect Locations
 - Square Meter Quadrat
 - No SAV Observed*
 - Square Meter Quadrat SAV Observed*
- SAV = Submerged Aquatic Vegetation
 *See attached datasheets for complete information
- 0 20 40 80 Feet

Lake Ave

hydrant

#59

Cove St

plerm

tree

pole 17

Park Ave

sign

Point Judith Pond
 Type 2 Waters

~120'

FOR ILLUSTRATIVE PURPOSES ONLY
 NOT A SURVEY PLAN

**Submerged Aquatic Vegetation
 Survey Sketch**
 59 Cove Street
 A.P. 87-4, Lot 40

South Kingstown, RI
 Prepared by Scott P. Rabideau, PWS
 & Christopher A. Actis - July 28, 2022
 using handheld Trimble Geo7X

April 2021 aerial
 RI DEM Mapping
Resource Services, Inc.
 100 US Route 311
 Pawtucket, RI 02860
 p: (401) 666-7300
 f: (401) 666-7300
 (c) RIGIS



Submerged Aquatic Vegetation Survey Data

59 Cove Street - South Kingstown

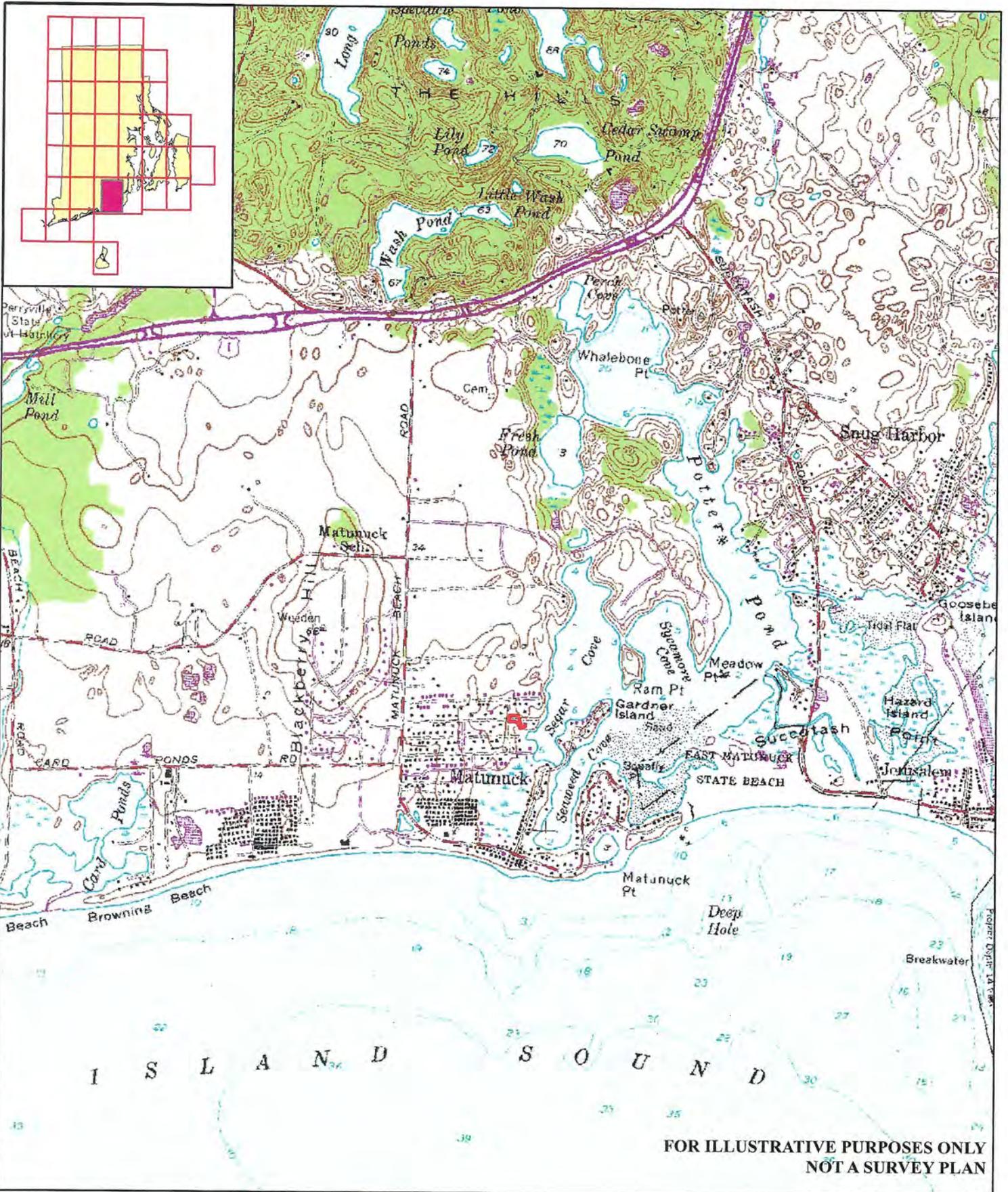
Performed by: Scott P. Rabideau & Kayleigh Actis

10:30-11:30am - 7/28/2022

A						B					
Sample ID	Distance from shore (ft)	Depth (ft)	Bottom substrate	% Cover of SAV	Average height	Sample ID	Distance from shore (ft)	Depth (ft)	Bottom substrate	% Cover of SAV	Average height
A1	10	2	Muck	0	-	B1	10	2	Muck	0	-
A2	20	2.5	Muck	0	-	B2	20	2	Muck	0	-
A3	30	2.75	Muck	0	-	B3	30	2.75	Muck	0	-
A4	40	3	Muck	0	-	B4	40	3	Muck	0	-
A5	50	3.5	Muck	0	-	B5	50	3.25	Mucky Sand	0	-
A6	60	3.75	Mucky Sand	0	-	B6	60	3.5	Mucky Sand	0	-
A7	70	4	Mucky Sand	0	-	B7	70	4	Mucky Sand	0	-
A8	80	4.5	Mucky Sand	0	-	B8	80	4.25	Mucky Sand	0	-
A9	90	5	Mucky Sand	0	-	B9	90	5	Mucky Sand	0	-
A10	100	5	Mucky Sand	0	-	B10	100	5	Mucky Sand	0	-
A11	110	5	Mucky Sand	0	-	B11	110	5	Mucky Sand	0	-
A12	120	5	Mucky Sand	0	-	B12	120	5	Mucky Sand	0	-

C						D					
Sample ID	Distance from shore (ft)	Depth (ft)	Bottom substrate	% Cover of SAV	Average height	Sample ID	Distance from shore (ft)	Depth (ft)	Bottom substrate	% Cover of SAV	Average height
C1	10	2	Muck	0	-	D1	10	2	Muck	0	-
C2	20	2	Muck	0	-	D2	20	2.5	Muck	0	-
C3	30	2.75	Muck	0	-	D3	30	2.75	Muck	0	-
C4	40	3.25	Mucky Sand	0	-	D4	40	3	Mucky Sand	0	-
C5	50	3.5	Mucky Sand	0	-	D5	50	3.75	Mucky Sand	0	-
C6	60	4	Mucky Sand	0	-	D6	60	4	Mucky Sand	0	-
C7	70	4.25	Mucky Sand	0	-	D7	70	4.5	Mucky Sand	0	-
C8	80	5	Mucky Sand	0	-	D8	80	5	Mucky Sand	0	-
C9	90	5	Mucky Sand	0	-	D9	90	5	Mucky Sand	0	-
C10	100	5	Mucky Sand	0	-	D10	100	5	Mucky Sand	0	-
C11	110	5	Mucky Sand	0	-	D11	110	5	Mucky Sand	0	-
C12	120	5	Mucky Sand	0	-	D12	120	5	Mucky Sand	0	-

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USGS Topographic Map
59 Cove St
A.P. 87-4, Lot 40
 South Kingstown, RI
 Kingston Quad Map

— Approximate Site Location
 USGS Topographic Series
 Contour Interval 10 Feet
 National Geodetic Vertical Datum of 1929

0 1,000 2,000 4,000 Feet

RIGI
 Natural Resources
 PO Box 311
 180 Tinkham Lane
 Harrisville, RI 02830

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