



Proactive by Design

GEOTECHNICAL  
ENVIRONMENTAL  
ECOLOGICAL  
WATER  
CONSTRUCTION  
MANAGEMENT



## COMMON SITE PLAN – June 10, 2024

### LEGEND NARRATIVE

\*This document is a revision of the May 1, 2024 Common Site Plan Narrative. Changes from the original are highlighted below for reference.

As recommended by CRMC, the below property owners have coordinated a mutually agreeable configuration for their highly congested stretch of shoreline adjacent to Point Judith Pond.

1161 Succotash Road, Plat I-J, Lot 64-1 (Doug Mancosh) Assent No. 2019-09-020

1159 Succotash Road, Plat I-J, Lot 64-2 (Bill Gilbane) Assent No. 2021-09-093

1157 Succotash Road, Plat I-J, Lot 64-3 (Ben Walker) Assent No. 1994-09-044

GZA GeoEnvironmental (GZA) was contracted by the property owners to coordinate efforts between the owners and their respective engineers, land surveyors, and legal counsel to develop the attached Common Site Plan (CSP) as a reflection of the agreement. The CSP is intended as a supplemental submission for the individual applications submitted by each parcel owner. The individual application packages and associated Site plans developed by GZA (Mancosh), Frisella-Balch & Associates and C.J. Doyle, P.E. (Walker), and Dowdell Engineering (Gilbane) should be referenced for specific dimensions, layouts, and details of each property owner's marine structure. The callouts on the CSP correspond to the primary modifications proposed for each of the current Assents to comply with the mutual agreement, as follows:

#### Lot 64-1: Mancosh Commercial Floating Dock

Contingent on the acceptance of the Assent Modification submitted on 10/13/2023 (2019-09-020), this dock will remain in its current location. CSP considerations for this parcel include:

- A. Establishing a Structural Perimeter Limit (SPL) 10-feet from the south side of the dock; and
- B. Maintaining a 14'± travel lane on the south side (between 10-foot SPL and adjacent owner's MPL) to provide designated space for mutual-use maneuvering for vessels.

#### Lot 64-2: Gilbane Residential Fixed Dock

There is currently no dock at the Gilbane parcel. During the October 11, 2022 CRMC Council Meeting, the Council unanimously approved the construction and maintenance of a 4-foot by 64-foot fixed timber pier, with a 1,200-pound boat lift (2021-09-093). CSP considerations for this parcel include:

- C. Reducing the approved 4-foot wide by 64-foot-long fixed timber pier to a combination of 3 sections (one 16' section and two 17' sections), each 4-feet wide for a total length of 50 feet from the bulkhead. This represents a 14-foot reduction in the previously approved pier length and reaches agreement with Redbook Section 1.3.1(D)(11)(I), which limits length to no more than 50-feet seaward of MLW. Using the MLW definition as the 'seaward side of the existing bulkhead'; and
- D. Eliminating the construction of the approved boat lift to reduce congestion in the area of the 14'± travel lane.

#### Lot 64-3: Walker Limited Marina

A Preliminary Determination was submitted on February 28, 2023, for modifications and additions to the existing docks (2023-03-009). CRMC responded on May 12, 2023, with 12 concerns, comments, and information requirements. CSP considerations for this parcel include:

- E. Shifting the proposed 31.1-foot floating dock (extending east) to the centerline of the existing northern dock from which it extends and increase the length to 35 feet;
- F. Adding a 20.1-foot by 7.8-foot by 3.6-foot triangle-shaped floating dock to the southern side of the existing main pier;
- G. Adding a 35-foot floating dock parallel to the eastern "L" section of the existing fixed pier; and
- H. Realigning the Marina Perimeter Limit (MPL) to allow the adjacent 10-foot SPL and 14'± travel lane.



