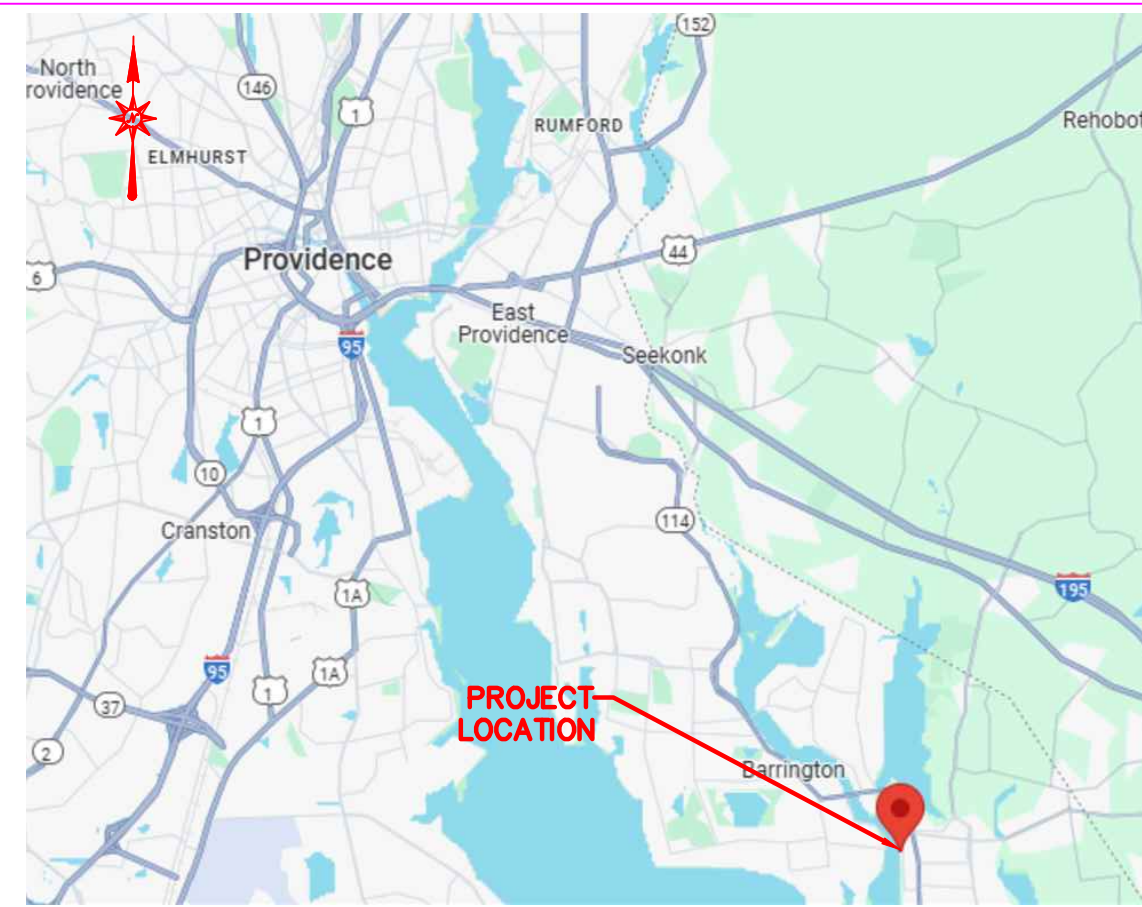
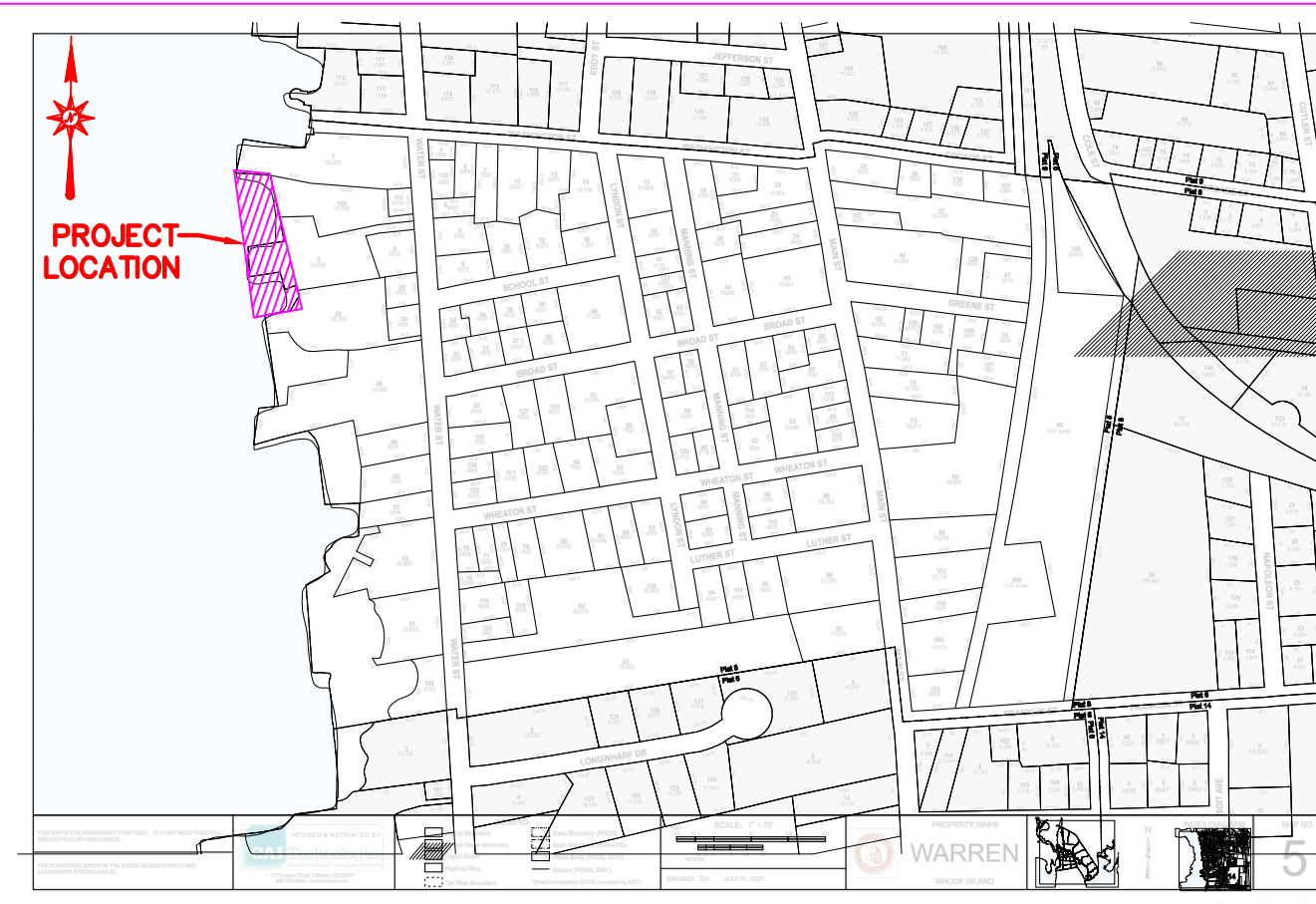


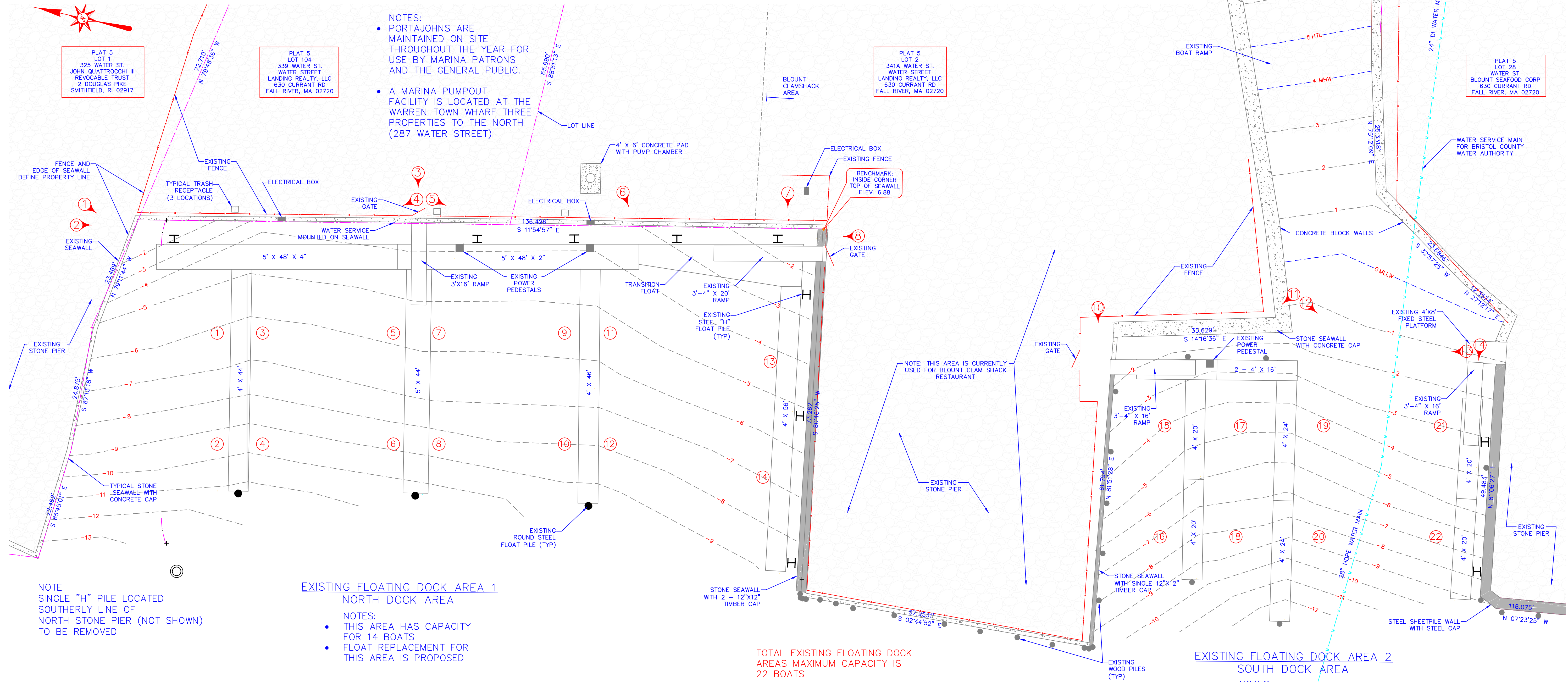
AERIAL PHOTOS
NTS



LOCUS PLAN
NTS



WARREN, RI PLAT MAP #5
NTS



REFERENCE DATUM:
MEAN LOWER LOW WATER

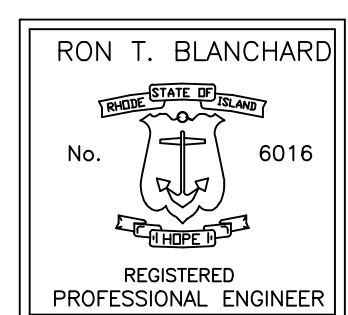
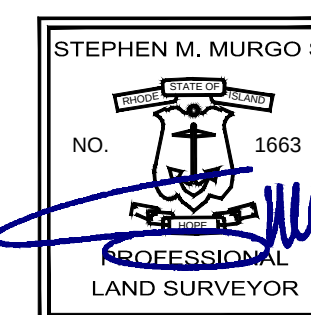
OWNER INFO:
WATER STREET LANDING
REALTY LLC
630 CURRANT RD
FALL RIVER, MA 02720

CERTIFICATION:

This survey has been conducted and the plan has been prepared pursuant to Section 9 of the Rules and Regulations adopted by The Rhode Island State Board of Registration for Professional Land Surveyors on Jan 1st, 2016, as follows:

- (a) Type of Boundary Survey Measurement Specification
Comprehensive Boundary Survey |
- (b) The purpose of the Survey and Plan is to show properly line information and the location on structures and other features deemed important.

BY: Stephen M. Muro PLS # 1663
COA 1S A33 APRIL 26 2002



EXISTING CONDITIONS SITE PLAN MARINA PERMITTING PLAN

SITE ENGINEERING INC. **SEI**
CIVIL • COASTAL • STRUCTURAL

PLAT 5, LOTS 2/104
339/341A WATER ST.

WARREN

DESIGN.	RB
DR.	MCB
CHK.	RB
DATE: 10/9/24	

[illegible]

SCALE: AS NOTED

WF-1



PHOTO #1



PHOTO #2



PHOTO #3



PHOTO #4



PHOTO #5



PHOTO #6



PHOTO #7



PHOTO #8



PHOTO #9



PHOTO #10



PHOTO #11



PHOTO #12



PHOTO #13



PHOTO #14

RECEIVED

FEB 18 2025

COASTAL RESOURCES
MANAGEMENT COUNCIL

OWNER INFO:
WATER STREET LANDING
REALTY LLC
630 CURRENT RD
FALL RIVER, MA 02720



EXISTING CONDITIONS SITE PHOTOS
MARINA PERMITTING PLAN

PLAT 5, LOTS 2/104
339/341A WATER ST.

WARREN

RHODE ISLAND

SEI
SITE ENGINEERING INC.

DESIGN • CONSTRUCTION • MAINTENANCE

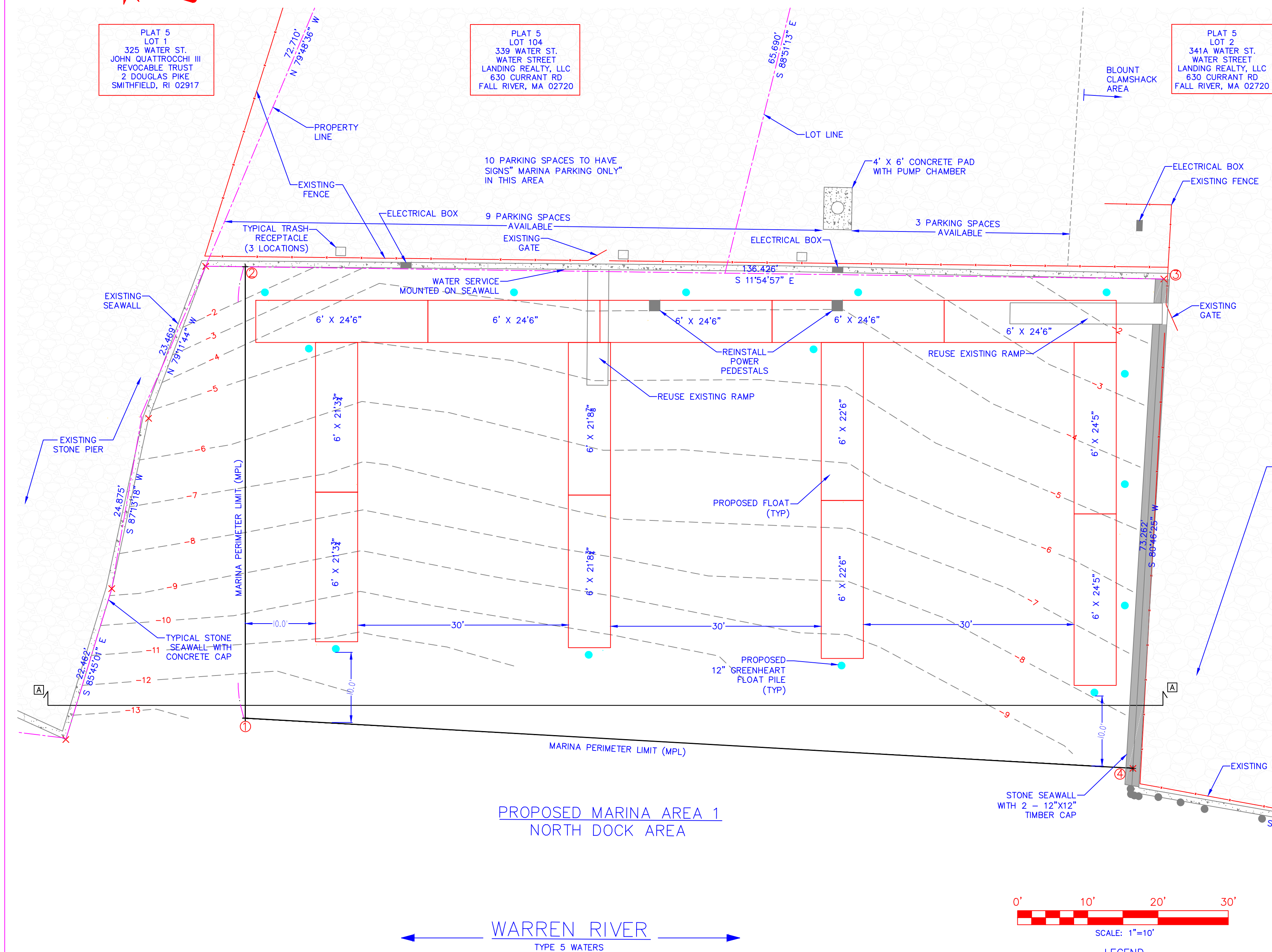
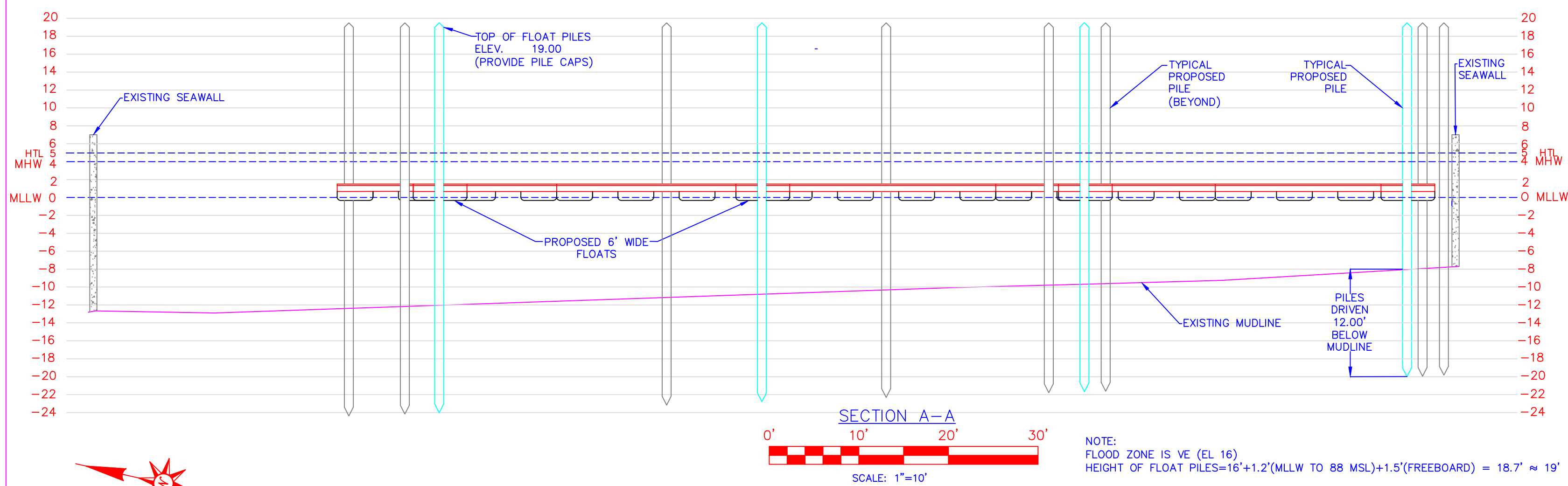
14 HAZARD STREET
WARREN, RI 02886
PH: (401) 221-0001

NO.	DATE	REVISIONS
1	10/9/24	1
2		
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19		
20		

DESIGN	RB
DRAW	LCB
CHECK	RB
DATE	10/9/24

SCALE AS SHOWN

WF-2



NOTE:
MPL'S ARE DEFINED BY STRAIGHT LINES
BETWEEN COORDINATE POINTS

MARINA COORDINATES R.I. SPC (83)	
NORTHING	EASTING
1 235110.83	386395.50
2 235124.94	386458.21
3 234996.96	386485.22
4 234985.96	386416.25

AREA 1

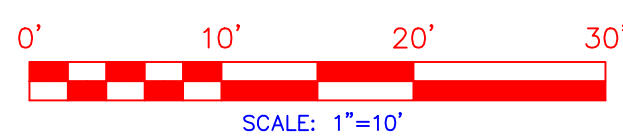
MARINA COORDINATES R.I. SPC (83)	
NORTHING	EASTING
1 234926.54	386415.79
2 234935.30	386477.05
3 234901.55	386485.64
4 234861.78	386492.60
5 234853.57	386442.56
6 234849.99	386440.88

AREA 2

BOAT DENSITY CALCULATIONS
REQUIRED: 30 BOATS/AC

AREA 1: 0.234 AC
AREA 2: 0.101 AC

AREA 1 DENSITY = 14BOATS/0.234AC = 59.83 BOATS/AC > 30
AREA 2 DENSITY = 8BOATS/0.101AC = 79.21 BOATS/AC > 30



- LEGEND
- PROPERTY LINE
 - PROPERTY LINE EXTENSION
 - PROPERTY LINE EXTENSION OFFSET
 - EXISTING CONTOUR
 - MLLW (MEAN LOWER LOW WATER)
 - MHW (MEAN HIGH WATER)
 - PROPOSED WATER ELECTRICAL SERVICE
 - EXISTING WATER MAIN
 - EXISTING FENCE

FLOAT PILES SHALL BE 12" GREENHEART PILES WITH A MINIMUM TIP DIAMETER OF 8". MINIMUM PILE DIAMETER AT MUDLINE SHALL BE 10". TO PREVENT SPLITTING AT TOP OF PILES USE SUITABLE SIZE HOSE CLAMPS (3 EACH) AND ADJUST TO TIGHTEN.

PILES SHALL BE DRIVEN WITH VIBRATORY OR PNEUMATIC HAMMER. IF LEDGE IS ENCOUNTERED AT ANY PILE LOCATION, DRILL SOCKETS AND INSTALL PILE(S) IN ACCORDANCE WITH DETAIL. (SEE SHEET WF-4)

OWNER MAY CHOOSE TO TEMPORARILY LEAVE SOME OF THE EXISTING STEEL FLOAT PILES IN PLACE TO BE REPLACED AT A LATER DATE.

FLOATING DOCKS (PREVIOUSLY CONSTRUCTED) MEET STANDARDS FOR MARINE GRADE CONSTRUCTION WITH PRESSURE TREATED LUMBER, HEAVY DUTY GALVANIZED HARDWARE, BUMPER STRIP, CLEATS, AND POLYETHYLENE FOAM FILLED FLOATS. REFER TO FRAMING DETAILS AND PHOTO ON SHEET WF-4.

PILE HOLDERS SHALL BE HEAVY DUTY CHAIN TYPE FOR USE WITH 12" PILES (FOLLANSBEE PH-C OR EQUAL). PLACEMENT OF PILES SHALL BE SUCH TO ALLOW FLOAT TO BE TIED OFF FROM PILINGS SUCH THAT NO CONTACT WITH PILINGS OCCURS (SEE DETAIL SHEET WF-4).

SECURE PILE HOLDERS TO FLOATING DOCK WITH 4-1/2" THROUGH BOLTS (HORIZONTAL DIRECTION) AND 4-3/8" LAG BOLTS (VERTICAL DIRECTION). USE METAL BACKER PLATE FOR THROUGH BOLTS.

OWNER INFO:
WATER STREET LANDING
REALTY LLC
630 CURRANT RD
FALL RIVER, MA 02720

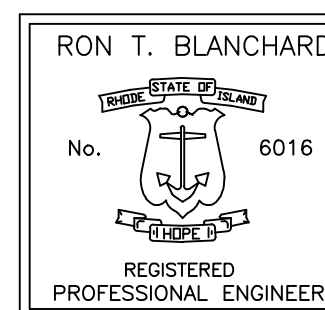
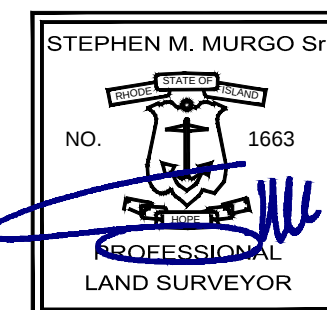
CERTIFICATION:

This survey has been conducted and the plan has been prepared pursuant to Section 9 of the Rules and Regulations adopted by the Rhode Island State Board of Registration for Professional Land Surveyors on Jan 14, 2016, as amended.

(a) Type of Boundary Survey
Comprehensive Boundary Survey

(b) The purpose of the Survey and Plan is to show property line information and the location on structures and other features deemed important.

BY: *Stephen M. Murgo*
Stephen M. Murgo P.E. # 1663
C.O.A. L.S. # 333 APRIL 26, 2022



Received
6/30/2025
Coastal Resources
Management Council

SEI
SITE ENGINEERING INC.
CIVIL • COASTAL • STRUCTURAL

75 WOOD STREET
BRISTOL, RI 02809
PHONE: (401) 253-8231

PROPOSED CONDITIONS SITE PLAN
MARINA PERMITTING PLAN

PLAT 5, LOTS 2/104
339/341A WATER ST.

WARREN

RHODE ISLAND.

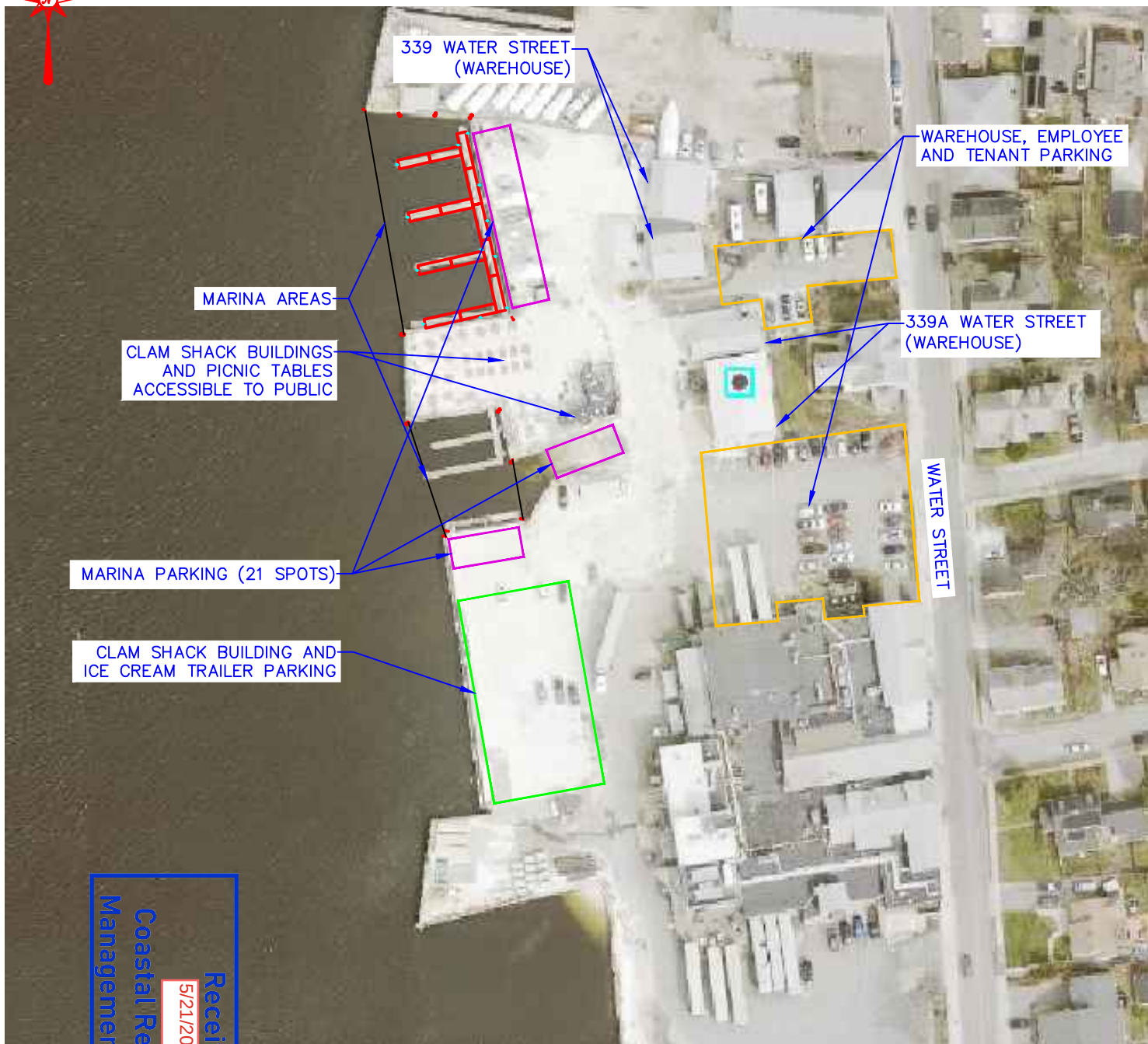
SCALE: AS NOTED

WF-3

NO.	DESCRIPTION	DATE	APP'D
001	ADDED MPL COORDINATES FROM SURVEYOR	10/21/24	
002	MINOR REVISIONS	2/7/25	
003	REVISED MARINA PERIMETER LINE	5/14/25	
004	REVISIONS PER ADJUTANT COMMENTS	6/18/25	

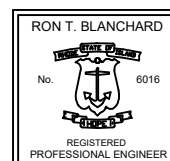
DSGN.	RB	DR.	CHK.	DATE
	RB	MCB	RB	10/9/24

REVISIONS



Coastal Resources
Management Council

Received
5/21/2025



SP-1
SHEET 1 OF 1

SCALE: NTS

PUBLIC ACCESS PLAN

339/341A WATER ST

WARREN,

RHODE ISLAND

SITE ENGINEERING INC.
CIVIL • COASTAL • STRUCTURAL

SEI

75 WOOD STREET
BRISTOL, RI 02809
PHONE: (401) 253-8231

DSGN. RB
DR. JAR
CHK. RB

DATE: 5/12/25