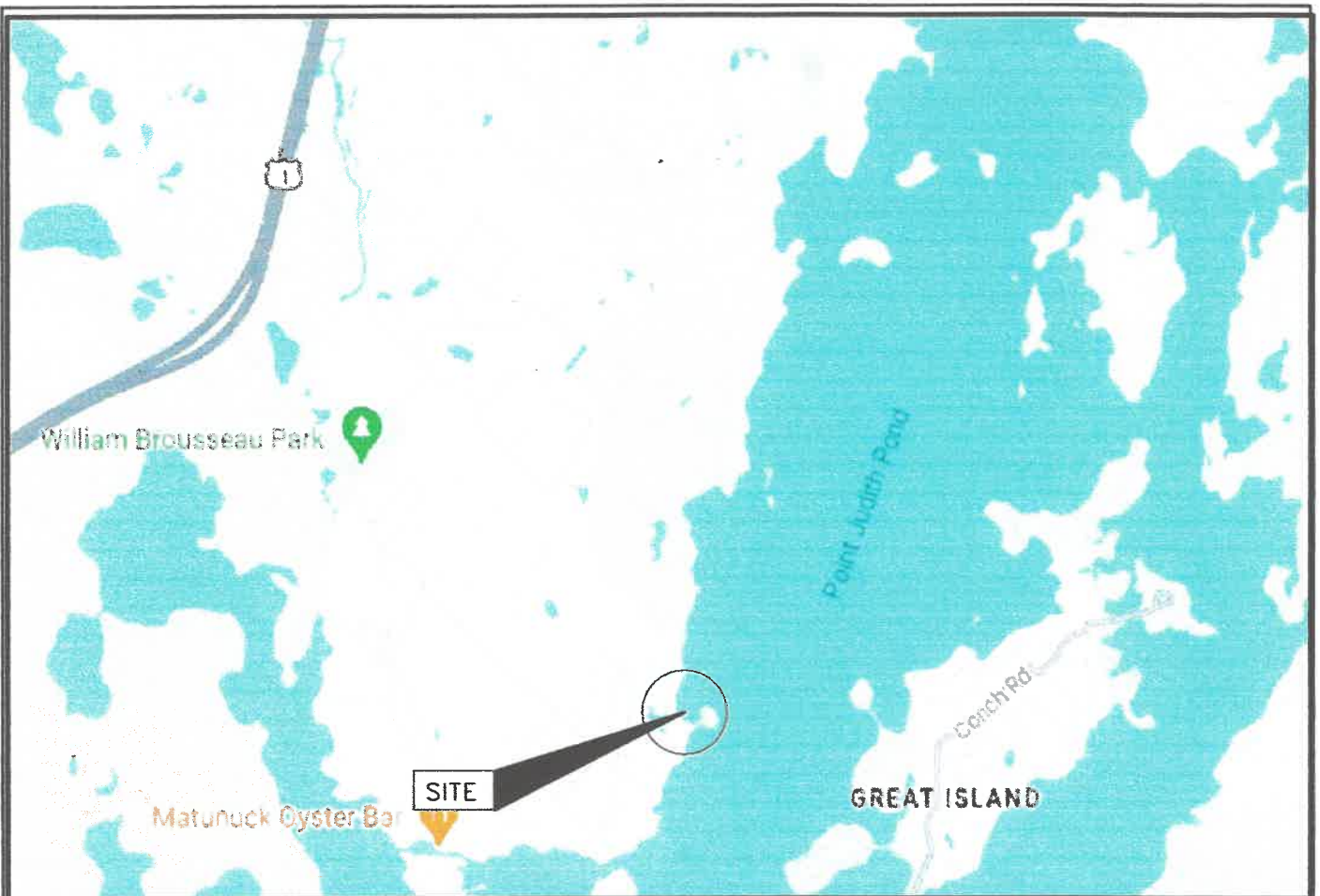




SITE LOCUS

PROJECT DRAWING LIST

DRAWING	TITLE
FIG. 1	SITE LOCUS AND DRAWING SCHEDULE
FIG. 2	AREAL PHOTO - EXISTING CONDITIONS
FIG. 3	AREAL PHOTO - PROPOSED CONDITIONS
FIG. 4	PROPOSED DOCK PLAN
FIG. 5	PROPOSED DOCK ELEV. SECTION (WEST END)
FIG. 6	PROPOSED DOCK ELEV. SECTION (EAST END)
FIG. 7	FIXED DOCK SECTIONS AND FRAMING
FIG. 8	FLOAT FRAMING AND DETAILS
FIG. 9	RAMP SECTIONS

NOTE: DOCK CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE PROJECT PLANS AND ATTACHED SPECIFICATIONS

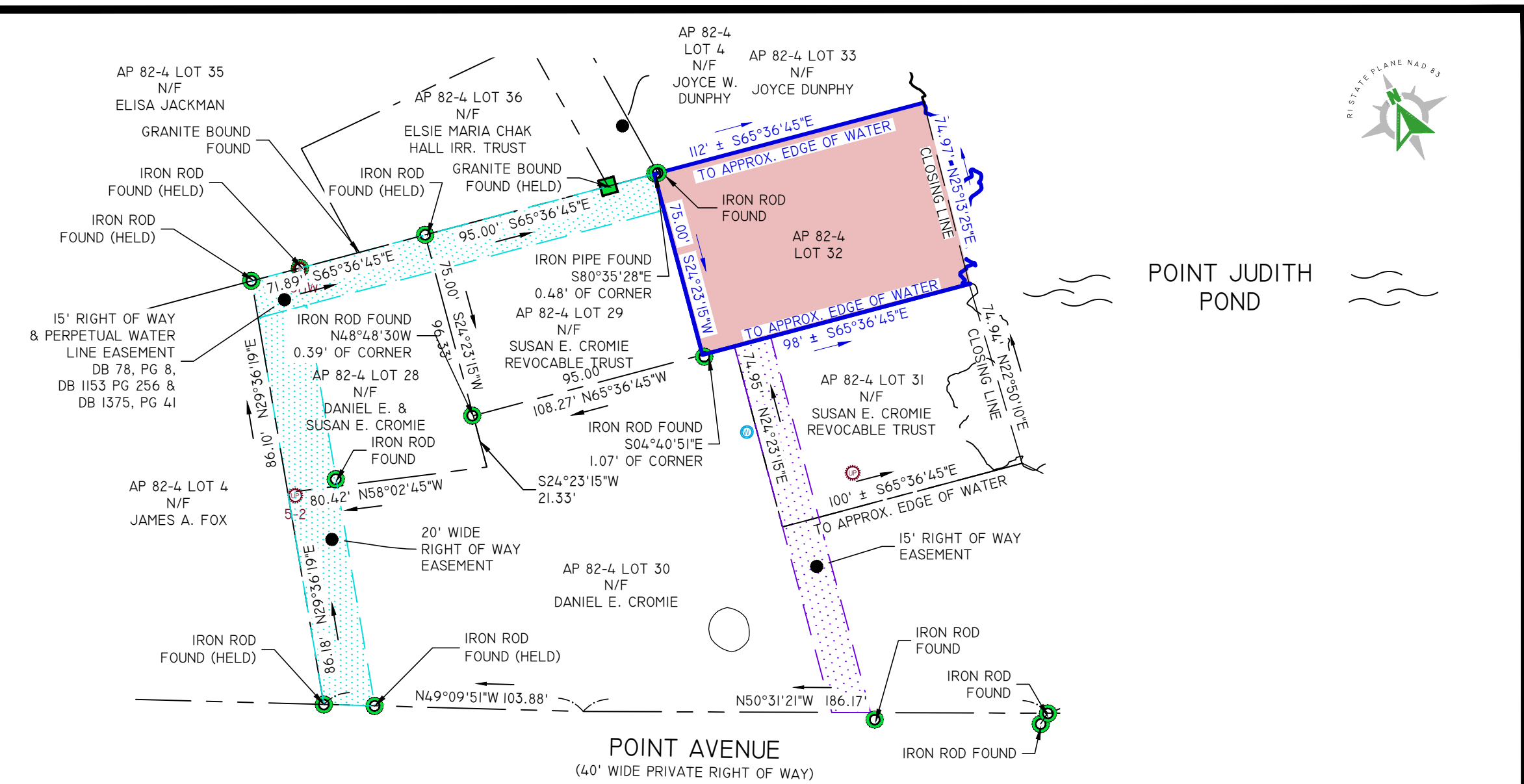
NO.	ISSUE/DESCRIPTION	PREPARED BY:	PREPARED FOR:	BY	DATE
	PROPOSED RESIDENTIAL DOCK 82C POINT AVE SOUTH KINGSTOWN, RI	Russell Morgan, P.E. 49 Pond Street Wakefield, RI 02879	Susan and Daniel Cromie 109 Hazard Ave, Prov. RI		
	LOCUS PLAN	PROJ MGR: RJM DESIGNED BY: DATE: JAN 6, 2025	REVIEWED BY: DRAWN BY: RJM PROJECT NO. 024-3	CHECKED BY: SCALE: REVISION NO.	1 SHEET NO. ### OF ###

RECEIVED

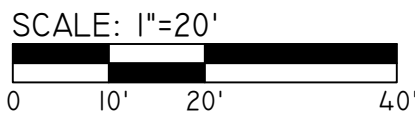
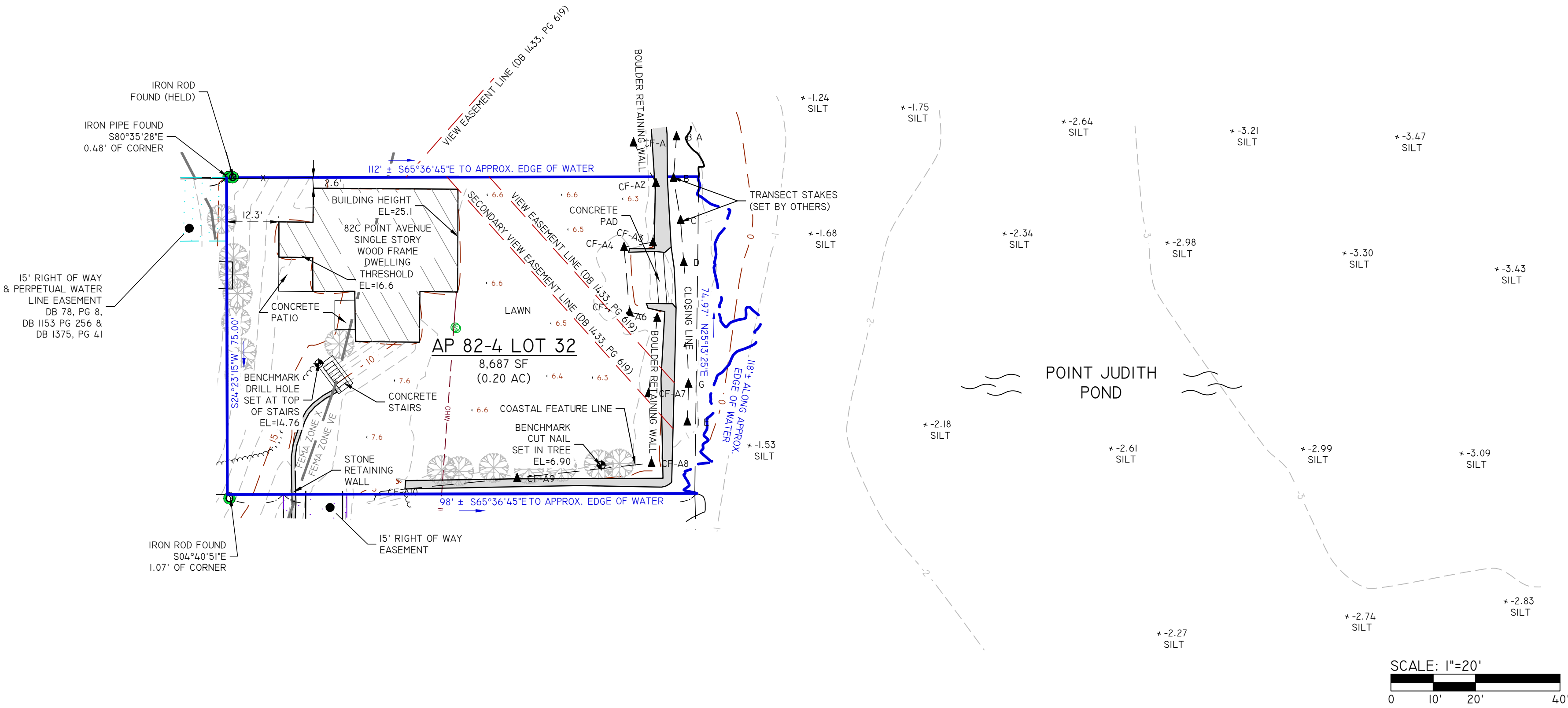
JUN 16 2025

COASTAL RESOURCES
MANAGEMENT COUNCIL

z:\dmsm\projects\13296-007\point_avenue\outload drawings\13296-007-eco-bt 32.dwg (Printed: 8/18/2025)



PROPERTY INSET SCALE 1"=50'



LEGEND		
---	W	WATER LINE
---	S	SEWER LINE
---	SFM	SEWER FORCE MAIN
---	G	GAS LINE
---	E	ELECTRIC LINE
---	OHW	OVERHEAD WIRES
---	D	DRAINAGE LINE
---	5	MINOR CONTOUR LINE
---	5	MAJOR CONTOUR LINE
---		PROPERTY LINE
---		ASSESSORS LINE
---		TREELINE
---		GUARDRAIL
---		FENCE
---		RETAINING WALL
---		STONE WALL
123/1234	DEED BOOK/PAGE	
AP	ASSESSOR'S PLAT	
N/F	NOW OR FORMERLY	
(R)	RECORD	
(CA)	CHORD ANGLE	
▲ /	NAIL/SPIKE FOUND/SET	
○ /	DRILL HOLE FOUND/SET	
○ /	IRON ROD/PIPE FOUND/SET	
■ /	BOUND FOUND/SET	
HC	HANDICAPPED	
LC	LANDSCAPING	
⊗	SIGN POST	
⊗	SEWER MANHOLE	
⊗	SEWER CLEANOUT	
⊗	HYDRANT	
⊗	IRRIGATION VALVE	
⊗	UNKNOWN MANHOLE	
⊗	BOLLARD	
⊗	SOIL EVALUATION	
⊗	CATCH BASIN	
⊗	DOUBLE CATCH BASIN	
⊗	WATER VALVE	
⊗	GAS VALVE	
⊗	WETLAND FLAG	
⊗	DRAINAGE MANHOLE	
⊗	FLARED END SECTION	
⊗	GUY POLE	
⊗	ELECTRIC MANHOLE	
⊗	UTILITY/POWER POLE	
⊗	LIGHTPOST	
⊗	WELL	
⊗	MONITORING WELL	
⊗	BENCH MARK	
⊗	TREE	



LOCUS MAP Not To Scale

GENERAL NOTES

- THE PARCELS ARE FOUND ON ASSESSOR'S PLAT 82-4, LOT 32 IN THE TOWN OF SOUTH KINGSTOWN, WASHINGTON COUNTY, RHODE ISLAND.
- THE OWNER OF AP 82-4 LOT 32 PER DEED BOOK 1433, PAGE 610 IS DANIEL E. CROMIE & SUSAN E. CROMIE.
- THIS SITE IS LOCATED IN FEMA FLOOD ZONE VE, X AND X (SHADED). REFERENCE FEMA FLOOD INSURANCE RATE MAP 44009C0094J, MAP REVISED OCTOBER 16, 2015. THIS DESIGNATION MAY CHANGE BASED UPON REVIEW BY A FLOOD ZONE SPECIALIST OR BY THE RESULTS OF A COMPREHENSIVE FLOOD STUDY.
- THE PARCEL IS ZONED R-20 BASED ON TOWN OF SOUTH KINGSTOWN GIS MAPS. ANY OVERLAY DISTRICTS, SPECIAL PERMITS OR VARIANCES SPECIFIC TO THIS SITE ARE NOT TAKEN INTO CONSIDERATION. PLEASE CONTACT THE ZONING DEPARTMENT FOR ANY ADDITIONAL INFORMATION OR FOR A CERTIFICATE OF ZONING.
- THERE WERE NO CEMETERIES, GRAVE SITES AND OR BURIAL GROUNDS OBSERVED WITHIN THE LIMITS OF THE SURVEY AND THERE ARE NO CEMETERIES, GRAVE SITES AND OR BURIAL GROUNDS SHOWN ON THE RHODE ISLAND HISTORICAL CEMETERIES ONLINE DATABASE.
- FIELD SURVEY PERFORMED BY DIPRETE ENGINEERING ON JUNE 19, 2024. THIS PLAN REFLECTS ON THE GROUND CONDITIONS AS OF THAT DATE.
- A CLOSING LINE IS AN ARBITRARY SURVEY LINE USED FOR COMPUTATIONAL PURPOSES ONLY AND IS NOT TO BE MISINTERPRETED AS A PROPERTY LINE.
- WETLAND LOCATIONS SHOWN BASED ON FIELD SURVEY BY DIPRETE ENGINEERING. WETLAND FLAGS WERE DELINEATED BY DIPRETE ENGINEERING IN JUNE 2024.
- ELEVATIONS SHOWN HEREON, IN U.S. SURVEY FEET, ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88), AS DETERMINED BY DIPRETE ENGINEERING USING REAL TIME KINEMATIC G.P.S. OBSERVATIONS.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. DIPRETE ENGINEERING IS NOT RESPONSIBLE FOR ANY UNKNOWN OR UNRECORDED EASEMENTS, DEEDS OR CLAIMS THAT A TITLE REPORT WOULD DISCLOSE.

PLAN REFERENCES

- "TRACT OF LAND IN THE TOWN OF SOUTH KINGSTOWN, R.I., PROPERTY OF EARL W. GLEN & AMELIA NIXON", BY WILFRED R. EASTERBROOKS, C.E., DATED AUGUST 1953, SCALE 1" = 40', RECORDED IN THE TOWN OF SOUTH KINGSTOWN LAND EVIDENCE RECORDS IN PLAT BOOK 8-A PAGE 605.
- "PLAT SHOWING RELOCATION OF STREET ON REVISED TRACT OF LAND IN THE TOWN OF SOUTH KINGSTOWN, R.I., PROPERTY OF EARL W. GLEN & AMELIA NIXON", BY WILFRED R. EASTERBROOKS, C.E., PLATTED OCTOBER 1953, RELOCATED AND PLATTED APRIL, 1958 SCALE 1" = 40', RECORDED IN THE TOWN OF SOUTH KINGSTOWN LAND EVIDENCE RECORDS IN PLAN DEED BOOK 81 PAGE 538.
- "PLAT OF THREE TRACTS OF LAND AT MATUNUCK, IN THE TOWN OF SOUTH KINGSTOWN, RI, LEASED BY CHARLES C. SHERMAN, ET AL, TO ELIZABETH EVANS", BY LEON L. ROLLAND, SCALE 1" = 80', DATED OCTOBER, 1933, RECORDED IN THE TOWN OF SOUTH KINGSTOWN LAND EVIDENCE RECORDS IN PLAN DEED BOOK 48 PAGE 408-409.
- PLAT OF ERNEST DUNPHY AND MINNA G. DUNPHY LOT, NORTH OF HIGH POINT, SOUTH KINGSTOWN RI BY EARL C. WHALEY, DATED MAY 26, 1941, SCALE 1" = 40', RECORDED IN THE TOWN OF SOUTH KINGSTOWN LAND EVIDENCE RECORDS IN PLAT BOOK 10 PAGE 757.
- "LIMITED CONTENT BOUNDARY SURVEY, AP 88-4 LOTS 29, 31 & 32, POINT AVENUE, SOUTH KINGSTOWN, RI" BY NORTHEAST ENGINEERS & CONSULTANTS, INC., DATED JUNE 2021, SCALE 1" = 20'.

DATUM NOTE:

- ELEVATIONS ON THIS PLAN ARE BASED ON THE NAVD 88 DATUM. BASED ON ACOE PUBLISHED DATA FOR POINT JUDITH SALT POND AND CONTAINED IN A REPORT TITLED "SECTION 107 NAVIGATION IMPROVEMENT PROJECT, DETAILED PROJECT REPORT AND ENVIRONMENTAL ASSESSMENT" AND DATED SEPTEMBER 2018. THE MSL WAS ADJUSTED FOR SEA LEVEL RISE BASED ON NEWPORT TIDE STATION DATA. THE MEAN LOW WATER ELEVATION IS EQUAL TO APPROXIMATELY -1.5 FT NAVD 88. THE MEAN HIGH WATER IS 3.0 FT (MLW DATUM). TO CONVERT TO MEAN LOW WATER DATUM (MLW DATUM), SUBTRACT 1.5' FROM THE ELEVATIONS SHOWN HEREIN.

ZONING NOTES

- THE PARCELS ARE ZONED R-20 PER THE ASSESSOR'S ONLINE DATABASE.
- THE ZONING ORDINANCE SECTION 401 LISTS THE DIMENSIONAL REGULATIONS AS FOLLOWS:

MINIMUM LOT AREA	20,000 SQUARE FEET
MINIMUM FRONTAGE AND LOT WIDTH	100 FEET
MINIMUM FRONT YARD	35 FEET
MINIMUM SIDE YARD	15 FEET
MINIMUM REAR YARD	35 FEET
MAXIMUM LOT COVERAGE	25 %
MAXIMUM HEIGHT	35 FEET

THE ABOVE NOTES ARE BASED ON INFORMATION FROM THE TOWN OF SOUTH KINGSTOWN ASSESSOR'S ONLINE DATABASE AND THEIR ZONING ORDINANCE ONLY. ANY SPECIAL PERMITS OR VARIANCES SPECIFIC TO THIS SITE ARE NOT TAKEN INTO CONSIDERATION. PLEASE CONTACT THE ZONING DEPARTMENT FOR ANY ADDITIONAL INFORMATION OR FOR A CERTIFICATE OF ZONING.

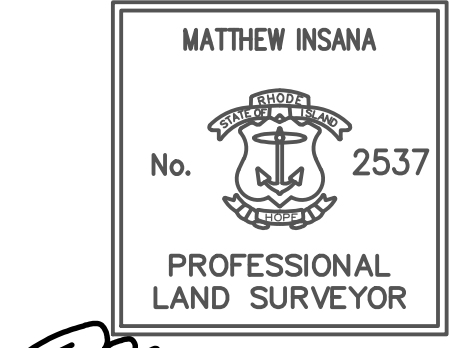


SURVEYOR'S CERTIFICATE

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:

- COMPREHENSIVE BOUNDARY SURVEY CLASS I
- TOPOGRAPHIC SURVEY CLASS T-2
- DATA ACCUMULATION SURVEY (PLANIMETRIC) CLASS III

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS: PERIMETER RETRACEMENT WITH TOPOGRAPHY FOR SITE ENGINEERING AND PERMITTING.



Matthew Insana 08/18/25
MATTHEW INSANA, RIPLS #2537, COA #LS.000A160

BOUNDARY / TOPOGRAPHIC SURVEY

POINT AVENUE

ASSESSORS PLAT 82-4, LOT 32

SOUTH KINGSTOWN, RHODE ISLAND

PREPARED FOR: KEENE ARCHITECTURE, INC.

74 MAIN STREET, WAKEFIELD, RHODE ISLAND 02878

SHEET

OF 1

Diprete Engineering

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

Boston • Providence • Newport



NOTES:
1. PROPERTY LINE LOCATION BASED SITE SURVEY COMPLETED BY DIPRETE ENGINEERING AND DATED SEPTEMBER 26, 2024.



FOR PERMIT ONLY
NOT FOR CONSTRUCTION

PROPOSED RESIDENTIAL DOCK 82C POINT AVE SOUTH KINGSTOWN, RI			
PROPOSED DOCK PLAN - AREAL PHOTOGRAPH			
PREPARED BY: Russell Morgan, P.E. 49 Pond Street Wakefield, RI 02879		PREPARED FOR: Susan and Daniel Cromie 109 Hazard Ave, Prov. RI	
PROJ MGR: RJM	REVIEWED BY: RJM	CHECKED BY: RJM	FIG OR DWG 3 SHEET NO. # OF ##
DESIGNED BY: RJM	DRAWN BY: RJM	SCALE: 1" = 20'	
DATE: JAN 6, 2025	PROJECT NO. 024-03	REVISION NO.	

NO.	ISSUE/DESCRIPTION	BY	DATE

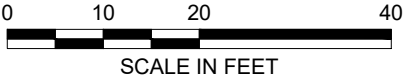


NOTES:
1. AREAL PHOTOGRAPH FROM RIGIS, SPRING 2024



FOR PERMIT ONLY
NOT FOR CONSTRUCTION

Received
8/19/2025
Coastal Resources
Management Council

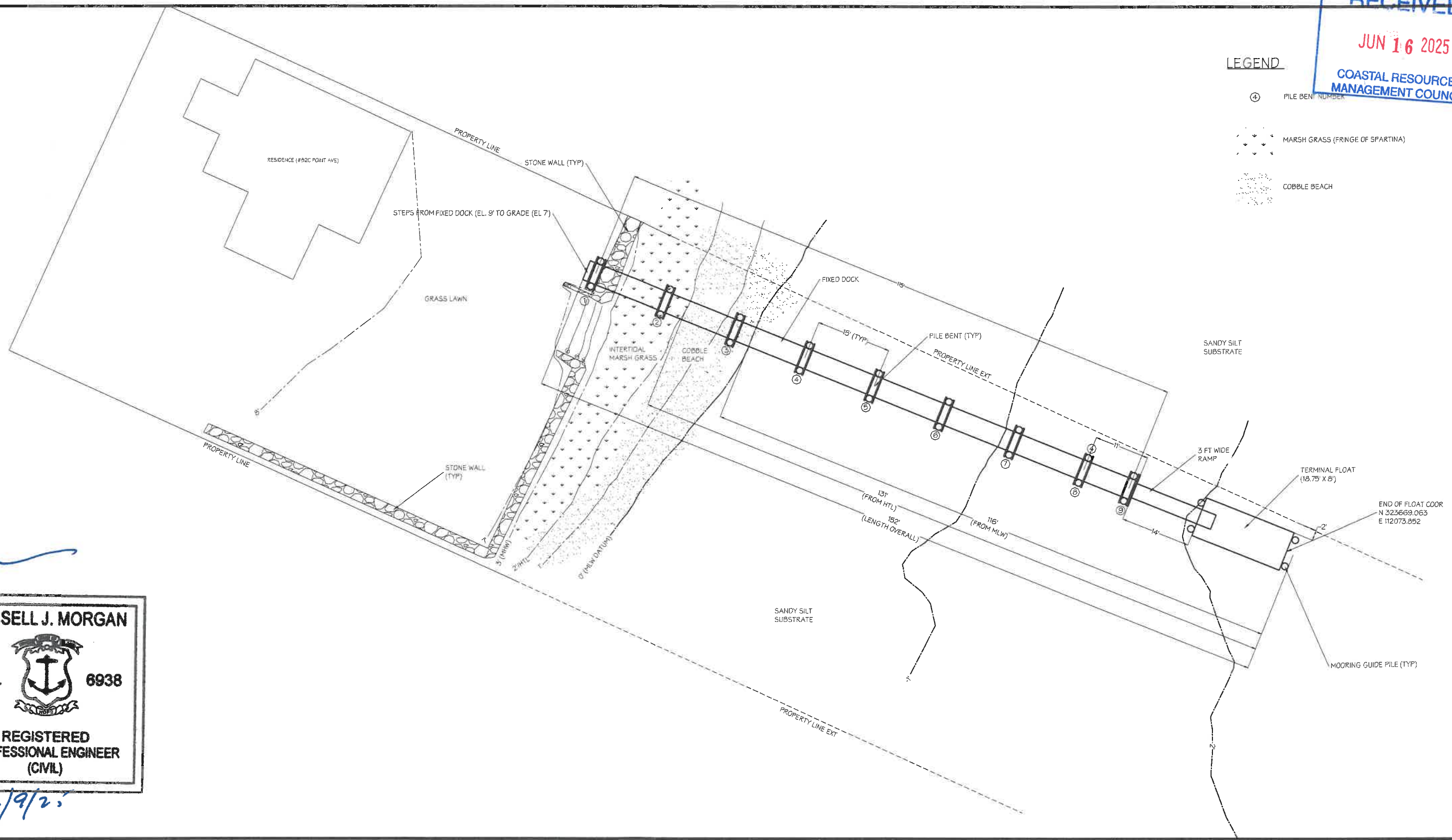


NO.	ISSUE/DESCRIPTION	BY	DATE

PROPOSED RESIDENTIAL DOCK 82C POINT AVE SOUTH KINGSTOWN, RI			
PROPOSED DOCK LOCATION ON WIDE AREAL PHOTOGRAPH			
PREPARED BY: Russell Morgan, P.E. 49 Pond Street Wakefield, RI 02879		PREPARED FOR: Susan and Daniel Cromie 109 Hazard Ave, Prov. RI	
PROJ MGR: RJM	REVIEWED BY: RJM	CHECKED BY: RJM	FIG OR DWG
DESIGNED BY: RJM	DRAWN BY: RJM	SCALE: 1" = 250'	4B
DATE: AUGUST 14, 2025	PROJECT NO. 024-03	REVISION NO.	SHEET NO. # OF ##

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- LEGEND
- ④ PILE BENT NUMBER
 - MARSH GRASS (FRINGE OF SPARTINA)
 - COBBLE BEACH



RUSSELL J. MORGAN
No.  6938
REGISTERED
PROFESSIONAL ENGINEER
(CIVIL)

6/9/25

- NOTES:
1. PROPERTY LINE LOCATION BASED SITE SURVEY COMPLETED BY DIPRETE ENGINEERING AND DATED SEPTEMBER 26, 2024.
 2. ALL CONTOURS ARE REFERENCED TO MLW DATUM



FOR PERMIT ONLY
NOT FOR CONSTRUCTION



PROPOSED RESIDENTIAL DOCK 82C POINT AVE SOUTH KINGSTOWN, RI			
PROPOSED DOCK PLAN			
PREPARED BY: Russell Morgan, P.E. 49 Pond Street Wakefield, RI 02879		PREPARED FOR: Susan and Daniel Cromie 109 Hazard Ave, Prov. RI	
PROJ MGR: RJM	DESIGNED BY: RJM	REVIEWED BY: RJM	CHECKED BY: RJM
DATE: JAN 6, 2025	PROJECT NO. 024-03	SCALE: 1" = 20'	REVISION NO.
FIG OR DWG 4			SHEET NO. # OF ##

RECEIVED

JUN 16 2025

COASTAL RESOURCES
MANAGEMENT COUNCIL

VERTICAL DATUM CONVERSION

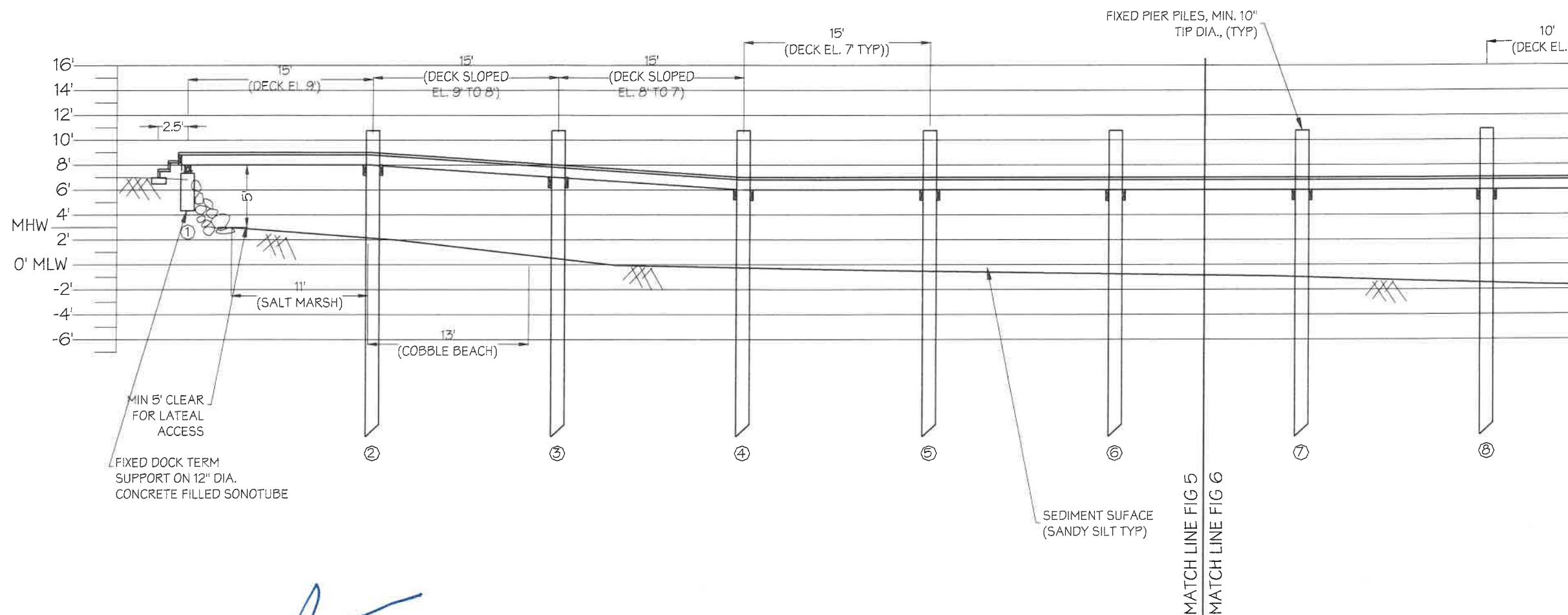
NAVD 88 DATUM MLW DATUM

MHW + 1.5'	—	+ 3.0' MHW
MTL + 0.27'	—	+ 1.5' MTL
MLW - 1.5'	—	EL. 0' MLW

LEGEND

④ PILE BENT NUMBER

- NOTES:
1. 10' MIN. PILE EMBEDMENT AT MLW GRADE AND GREATER
 2. 15' MIN. EMBEDMENT AT MUDLINE ELEVATION LESS THAN MLW



RUSSELL J. MORGAN

No. 6938

REGISTERED
PROFESSIONAL ENGINEER
(CIVIL)

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PROPOSED RESIDENTIAL DOCK
82C POINT AVE
SOUTH KINGSTOWN, RI

PROPOSED DOCK MODIFICATION ELEVATION

PREPARED BY:

Russell Morgan, P.E.
49 Pond Street
Wakefield, RI 02879

PREPARED FOR:

Susan and Daniel Cromie
109 Hazard Ave, Prov. RI

PROJ MGR: RJM

REVIEWED BY: RJM

CHECKED BY: RJM

FIG OR DWG

DESIGNED BY: RJM

DRAWN BY: RJM

SCALE: 1" = 10'

5

DATE: JAN 6, 2025

PROJECT NO. 24-03

REVISION NO.

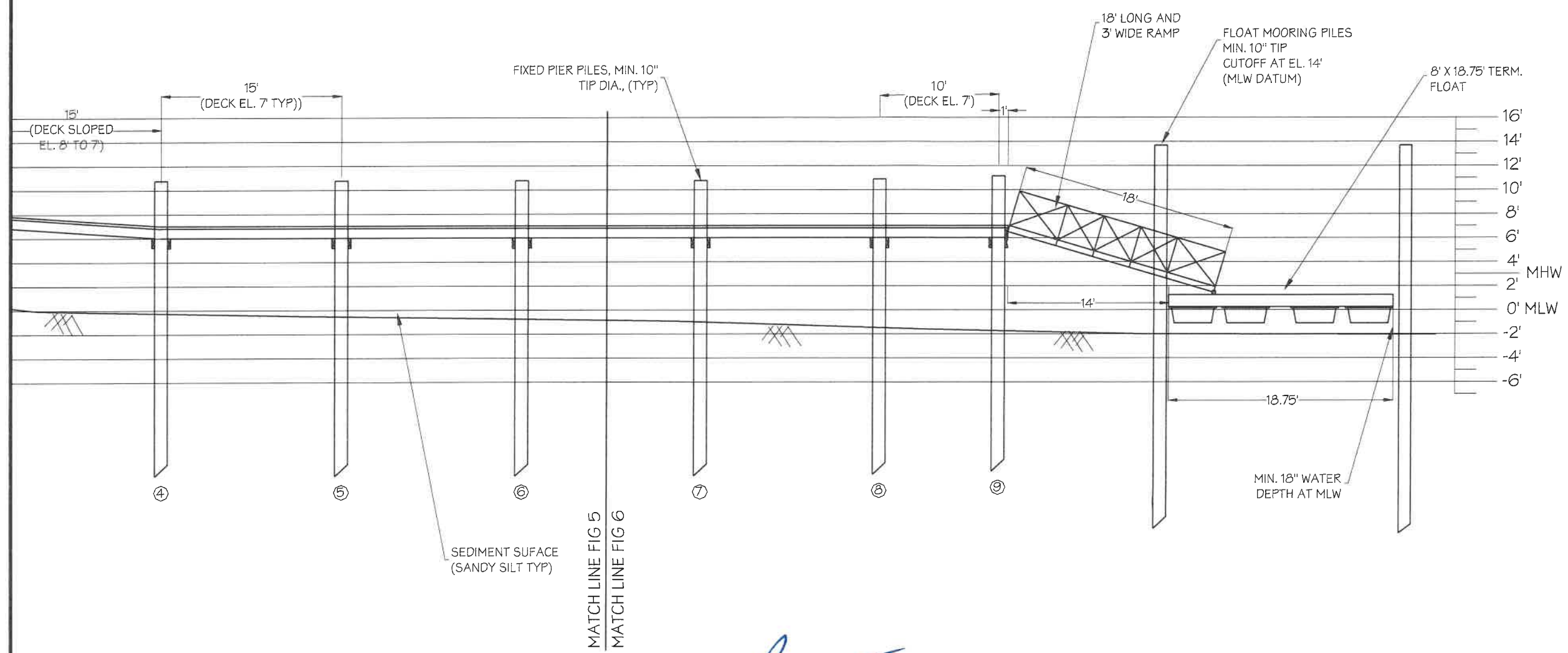
SHEET NO. # OF ##

NO.	ISSUE/DESCRIPTION	BY	DATE

LEGEND

④ PILE BENT NUMBER

- NOTES:
- 10' MIN. PILE EMBEDMENT AT MLW GRADE AND GREATER
 - 15' MIN. EMBEDMENT AT MUDLINE ELEVATION LESS THAN MLW



VERTICAL DATUM CONVERSION

NAVD 88 DATUM MLW DATUM

MHW + 1.5'		+ 3.0' MHW
MTL + 0.27'		+ 1.5' MTL
MLW - 1.5'		EL. 0' MLW



RUSSELL J. MORGAN

No. 6938

REGISTERED
PROFESSIONAL ENGINEER
(CIVIL)

6/9/25

FOR PERMIT ONLY
NOT FOR CONSTRUCTION

NO.	ISSUE/DESCRIPTION	BY	DATE

PROPOSED RESIDENTIAL DOCK
82C POINT AVE
SOUTH KINGSTOWN, RI

PROPOSED DOCK MODIFICATION ELEVATION

PREPARED BY:
Russell Morgan, P.E.
49 Pond Street
Wakefield, RI 02879

PREPARED FOR:
Susan and Daniel Cromie
109 Hazard Ave, Prov. RI

PROJ MGR: RJM
DESIGNED BY: RJM
DATE: JAN 6, 2025

REVIEWED BY: RJM
DRAWN BY: RJM
PROJECT NO. 24-03

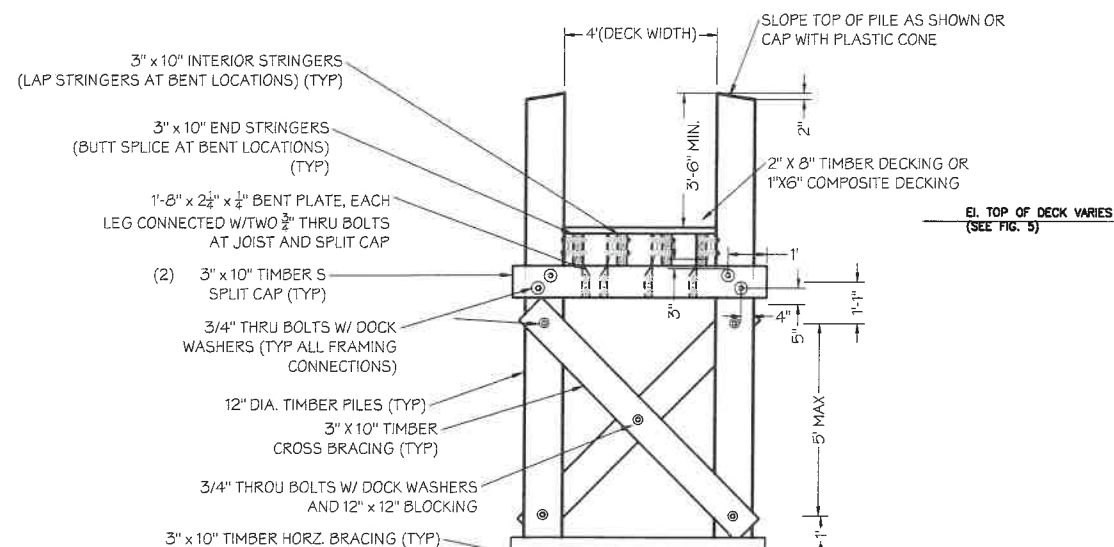
CHECKED BY: RJM
SCALE: 1" = 10'
REVISION NO.

FIG OR DWG
6
SHEET NO. # OF ##

RECEIVED

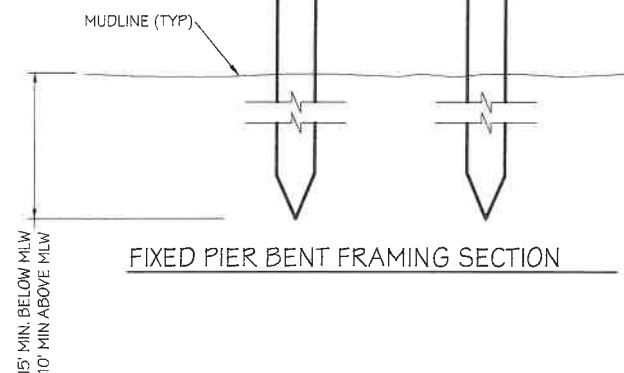
JUN 16 2025

COASTAL RESOURCES
MANAGEMENT COUNCIL



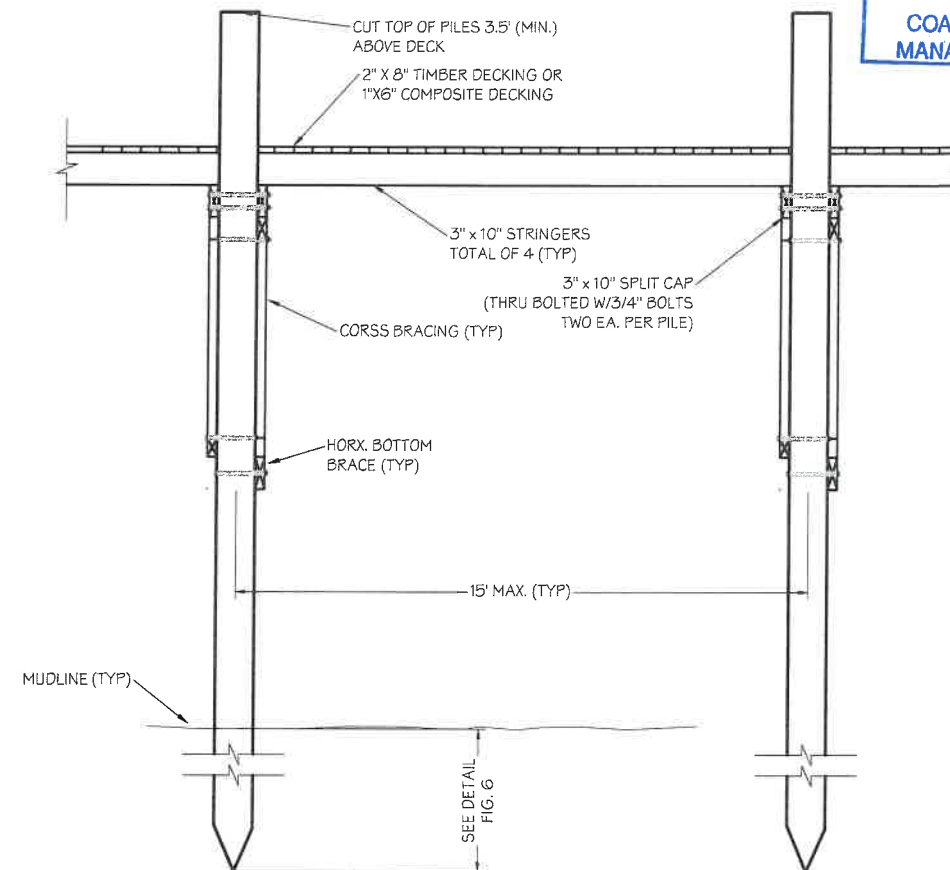
NOTES:

1. GUARDRAIL TO BE INSTALLED BOTH SIDES OF DOCK DECK.
2. GUARDRAILS NOT SHOWN FOR CLARITY
3. INSTALLATION OF TIMBER AND STAINLESS STEEL CABLE GUARDRAILS REQUIRE BENT PILES TO BE CUTOFF AT TOP OF SPLIT CAP OR INCREASING C.C. PILE SPACING TO ALLOW RAIL CLEARANCE
4. AS SUBSTRATE GRADE INCREASES HEIGHT OF CROSS BRACING SHALL BE ADJUSTED TO MAINTAIN LOWER HORZ. BRACE ABOVE GRADE.
5. ELIMINATE CROSS BRACING IF GRADE IS WITHIN 3' OF STRINGERS

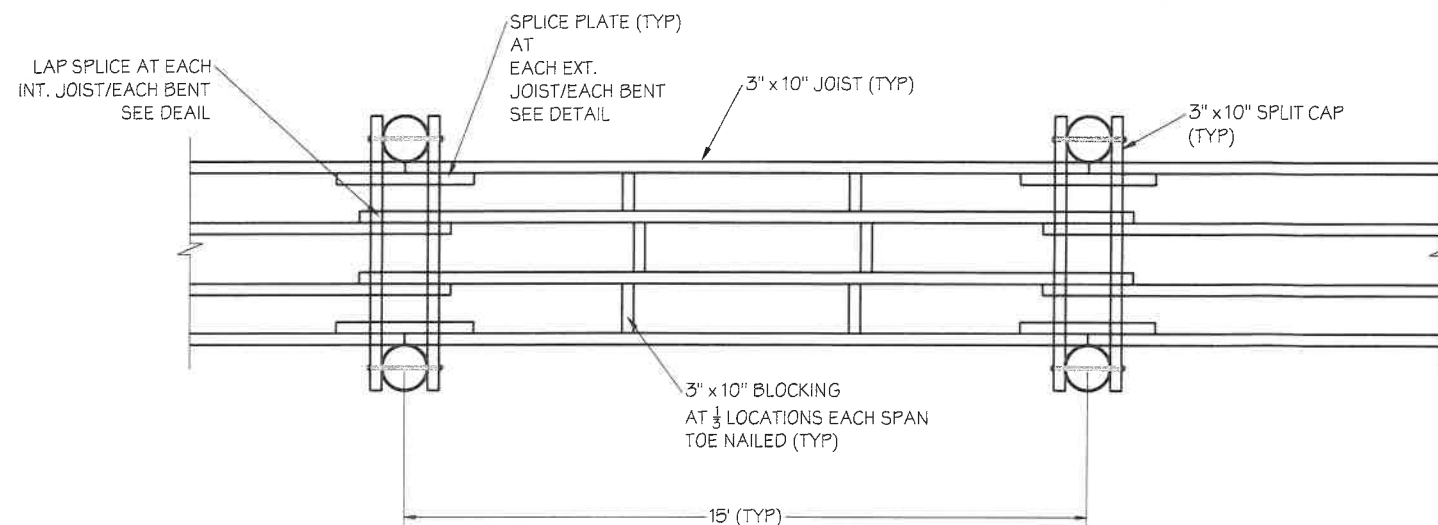


FIXED PIER BENT FRAMING SECTION

- NOTES:
1. DESIGN LIVE LOAD = 40 PSF.



FIXED PIER LONG. SECTION



FIXED PIER DECK FRAMING



PROPOSED RESIDENTIAL DOCK
82C POINT AVE
SOUTH KINGSTOWN, RI

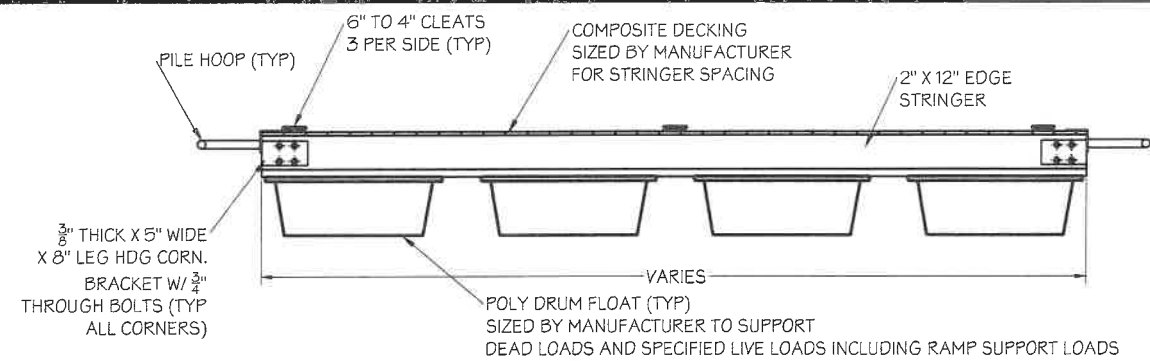
FIXED DOCK SECTIONS AND FRAMING

PREPARED BY: Russell Morgan, P.E. 49 Pond Street Wakefield, RI 02879		PREPARED FOR: Susan and Daniel Cromie 109 Hazard Ave, Prov. RI	
PROJ MGR: RJM	DESIGNED BY: RJM	REVIEWED BY: RJM	CHECKED BY: RJM
DATE: JAN 6, 2025	DRAWN BY: RJM	PROJECT NO. 024-03	SCALE: NTS
FIG OR DWG 7		REVISION NO.	
SHEET NO. # OF ##			

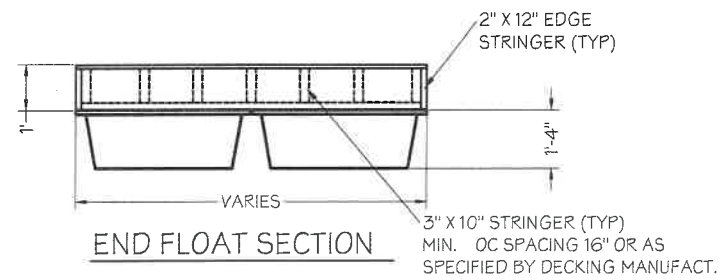
RECEIVED

JUN 16 2025

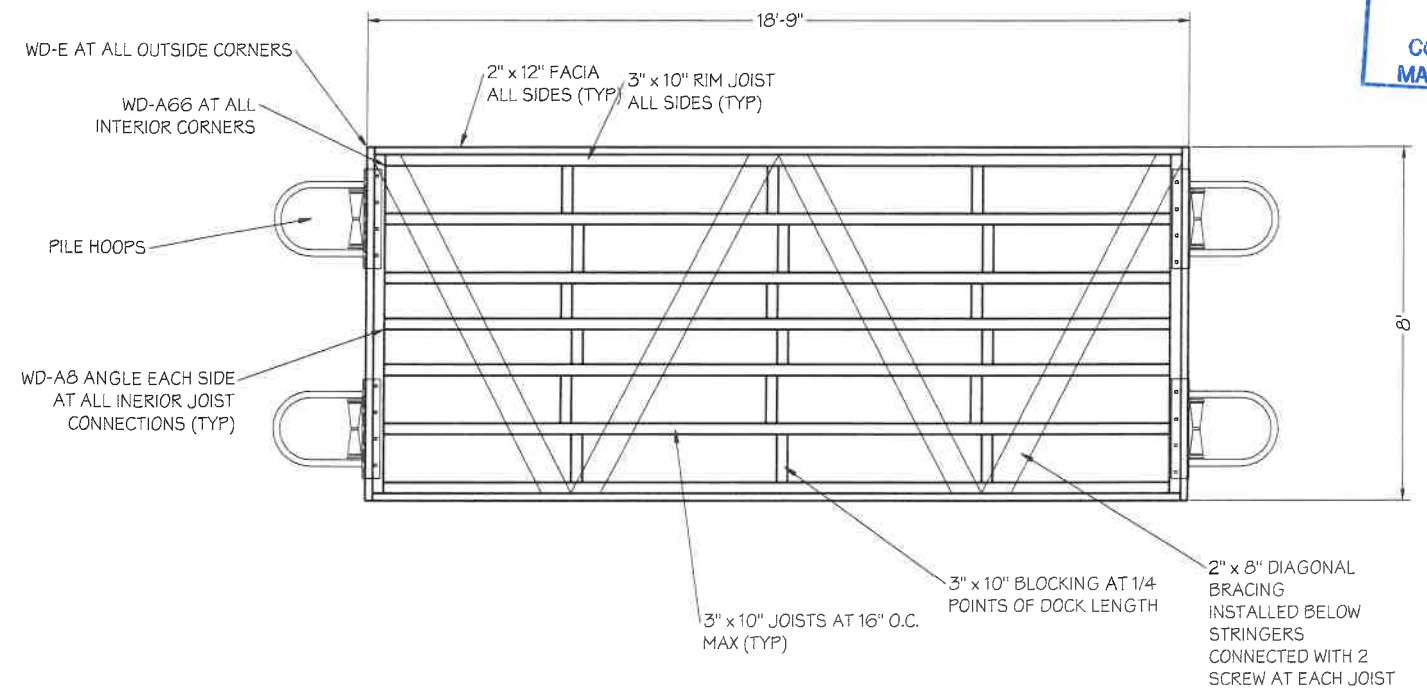
COASTAL RESOURCES
MANAGEMENT COUNCIL



LONGITUDINAL FLOAT SECTION



END FLOAT SECTION



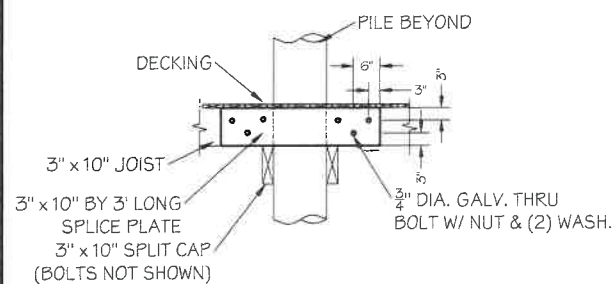
FLOAT FRAMING AND HARDWARE

FLOAT STOP NOTES:

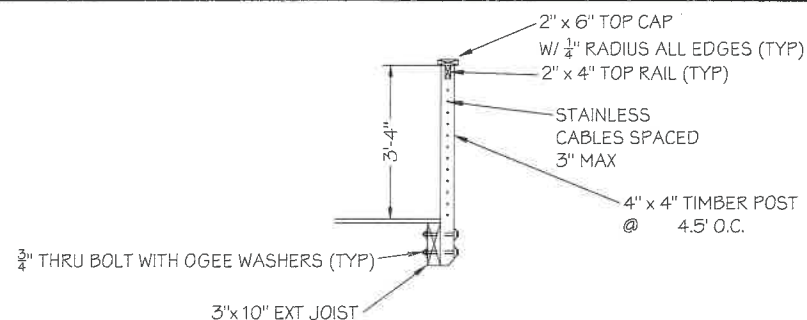
1. INSTALL FLOAT STOP CONNECTION BETWEEN EACH MOORING PILE AND FLOAT RIM JOISTS
2. FLOAT STOPS SHALL CONSIST OF $\frac{1}{2}$ " GALVANIZED GRADE 40 CHAIN ENCAPSULATED IN FLEXIBLE PLASTIC OR CANVAS SHEATH/COVER
3. TOP OF CHAN SHALL BE CONNECTED TO PILE BUTT 1 FT FROM TOP OF PILE USING A $\frac{3}{4}$ " THROUGH EYE BOLT WITH WASHERS, NUT, AND SHACKLE.
4. CHAIN SHALL BE CONNECTED TO RIM JOIST USING A SHACKLE AND $\frac{3}{4}$ " PAD EYE WITH A THROUGH BOLT
5. CHAIN LENGTHS SHALL BE ADJUSTED TO SUPPORT FLOAT AT STILL WATER ELEV. BELOW 0' (MLW DATUM)

NOTE:

1. ALL FLOAT HARDWARE IS REFERENCED TO AMERICAN MUSCLE CATALOG NUMBERS
2. HARDWARE SHALL BE HOT DIP GALVANIZED
3. ALL OTHER FRAMING CONNECTIONS SHALL BE STAINLESS STEEL



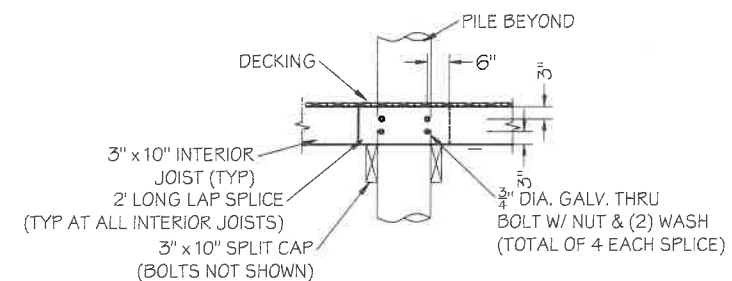
EXT. JOIST SPLICE PLATE ELEV.
N.T.S



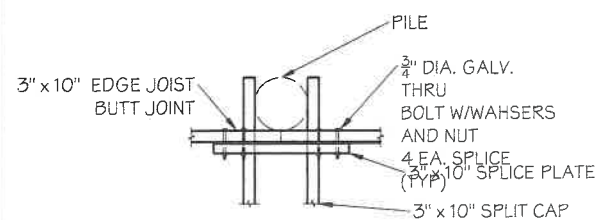
RAILING DETAILS

NOTE:

1. RAILING TO BE INSTALLED EACH SIDE OF FIXED DOCK, STAIRS AND RAMP.
2. PILES AT EACH BENT TO BE CUTOFF AT TOP OF SPLIT CAP ELEVATION OR CENTER TO CENTER OF PILE DISTANCE TO BE INCREASED TO 6' AND SPLIT CAP EXTENDED TO ALLOW CLEARANCE NECESSARY FOR RAIL INSTALLATION.



INTERIOR JOIST LAP SPLICE DETAIL
N.T.S



EXT. JOISTS SPLICE PLATE PLAN
N.T.S



PROPOSED RESIDENTIAL DOCK
82C POINT AVE
SOUTH KINGSTOWN, RI

FLOAT FRAMING AND FIXED DOCK FRAME DETAILS

PREPARED BY: Russell Morgan, P.E. 49 Pond Street Wakefield, RI 02879		PREPARED FOR: Susan and Daniel Cromie 109 Hazard Ave, Prov. RI	
PROJ MGR: RJM	REVIEWED BY: RJM	CHECKED BY: RJM	FIG OR DWG 8 SHEET NO. # OF ##
DESIGNED BY: RJM	DRAWN BY: RJM	SCALE: NTS	
DATE: JAN 6, 2025	PROJECT NO. 024-3	REVISION NO.	

NO.	ISSUE/DESCRIPTION	BY	DATE