



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: 2025-06-057 Date: September 9, 2025

This office has under consideration the application of:

Daniel Cromie & Susan Egan Cromie
Providence, RI 02906

for a State of Rhode Island Assent to construct and maintain: A new residential boating facility consisting of a 4' x 125' fixed timber pier, 3' x 14' access ramp and 8' x 18.75' (150sf) terminal float. The facility is proposed to extend 131' seaward of the cited MLW mark, requiring an 81' length variance to Redbook 650-RICR-20-00-01 Section 1.3.1(D)(1)(2); The facility is also proposed within 2' of the northern property line extension (PLE), requiring a PLE setback variance of 23' to Section 1.3.1(D)(k).

Project Location:	82C Point Avenue
City/Town:	South Kingstown
Plat/Lot:	82-4 / 32
Waterway:	Point Judith Pond, Type 2, Low Intensity Use

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

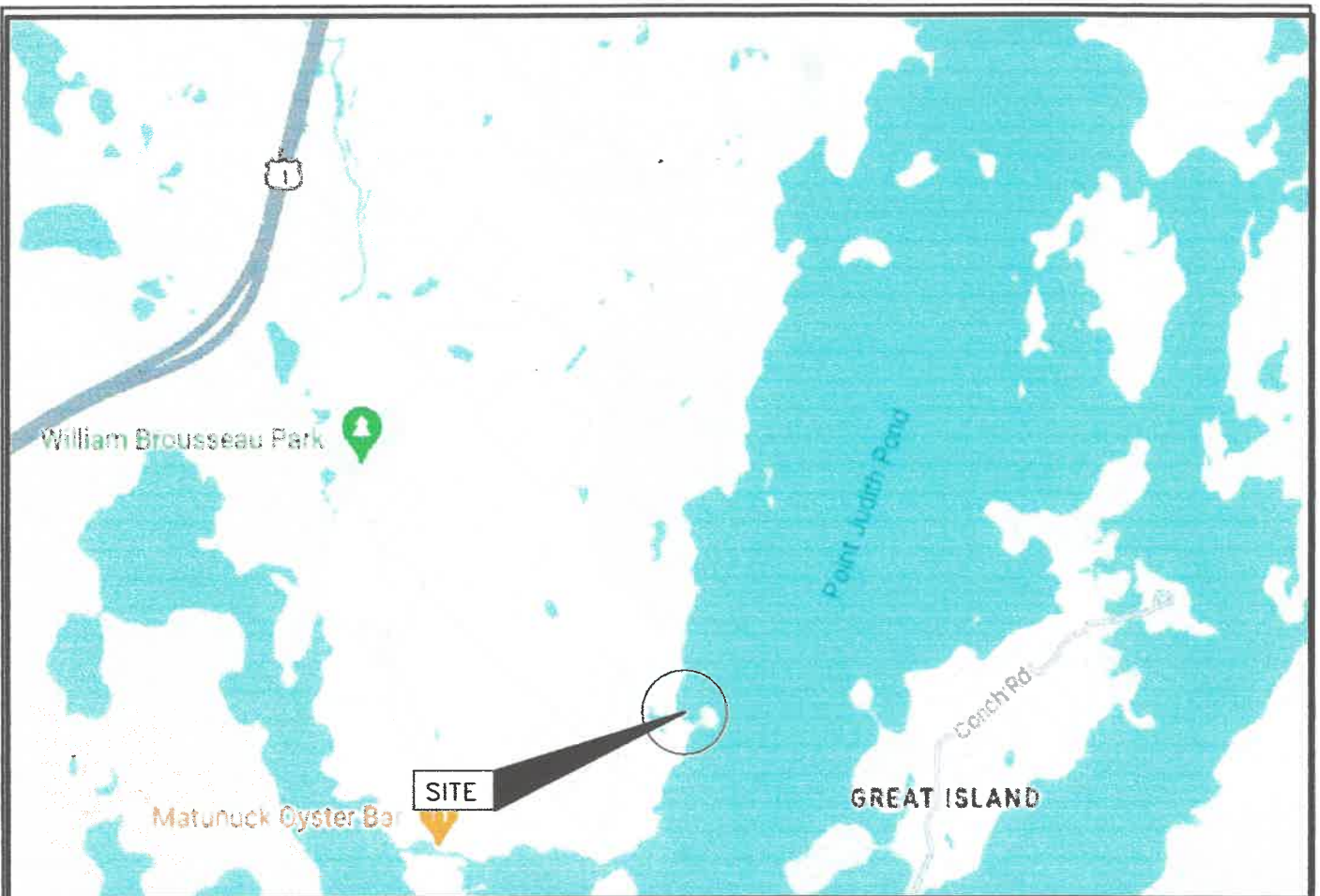
In accordance with the Administrative Procedures Act (Chapter 42-35 of the Rhode Island General Laws) you may request a hearing on this matter.

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 **October 9, 2025**.

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.

/lat



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 ###

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COASTAL RESOURCES
MANAGEMENT COUNCIL

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REGISTRATION
SESSION

RESIDENCE (#82C POINT
AVE)

PROPERTY LINE

FIXED DOCK

PROPERTY LINE EXT

PILE BENT (TYP)

TERMINAL FLOAT
(16.75' X 8')

MOORING GUIDE FILE (TYP)

NOTES:

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

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

DATE:
JAN 6, 2025

DRAWN BY:	RJM
PROJECT NO.	024-03

SCALE:	1 = 20
REVISION NO.	

FIG OR DWG

10

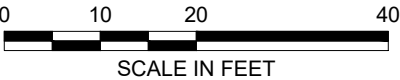
SHEET NO. # OF :

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NOTES:
1. AREAL PHOTOGRAPH FROM RIGIS, SPRING 2024



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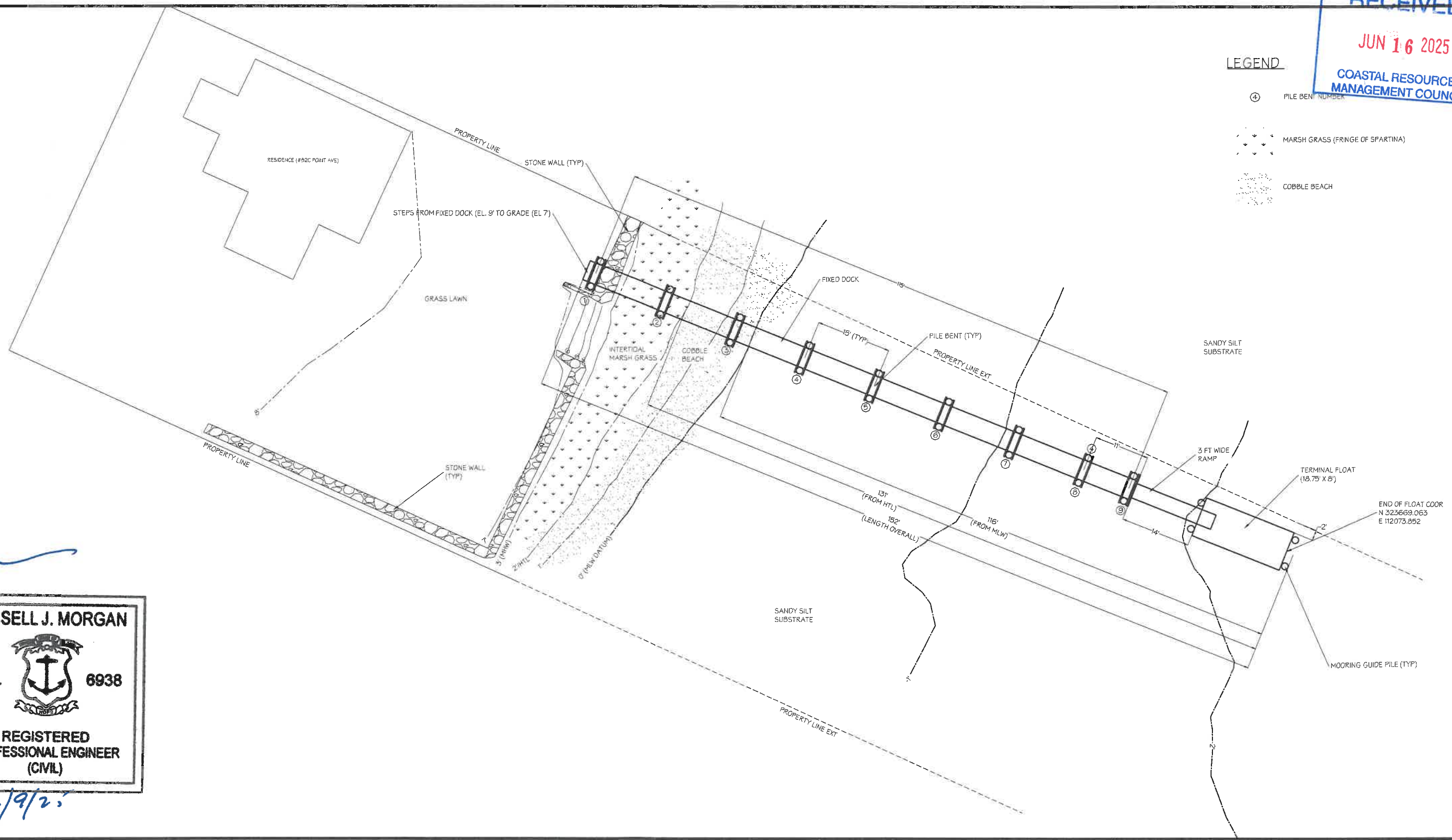
Received
Coastal Resources
Management Council

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 4B SHEET NO. # OF ##
DESIGNED BY: RJM	DRAWN BY: RJM	SCALE: 1" = 250'	
DATE: AUGUST 14, 2025	PROJECT NO.: 024-03	REVISION NO.	

NO.	ISSUE/DESCRIPTION	BY	DATE		

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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



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NO.	ISSUE/DESCRIPTION			BY	DATE

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 ##

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COASTAL RESOURCES
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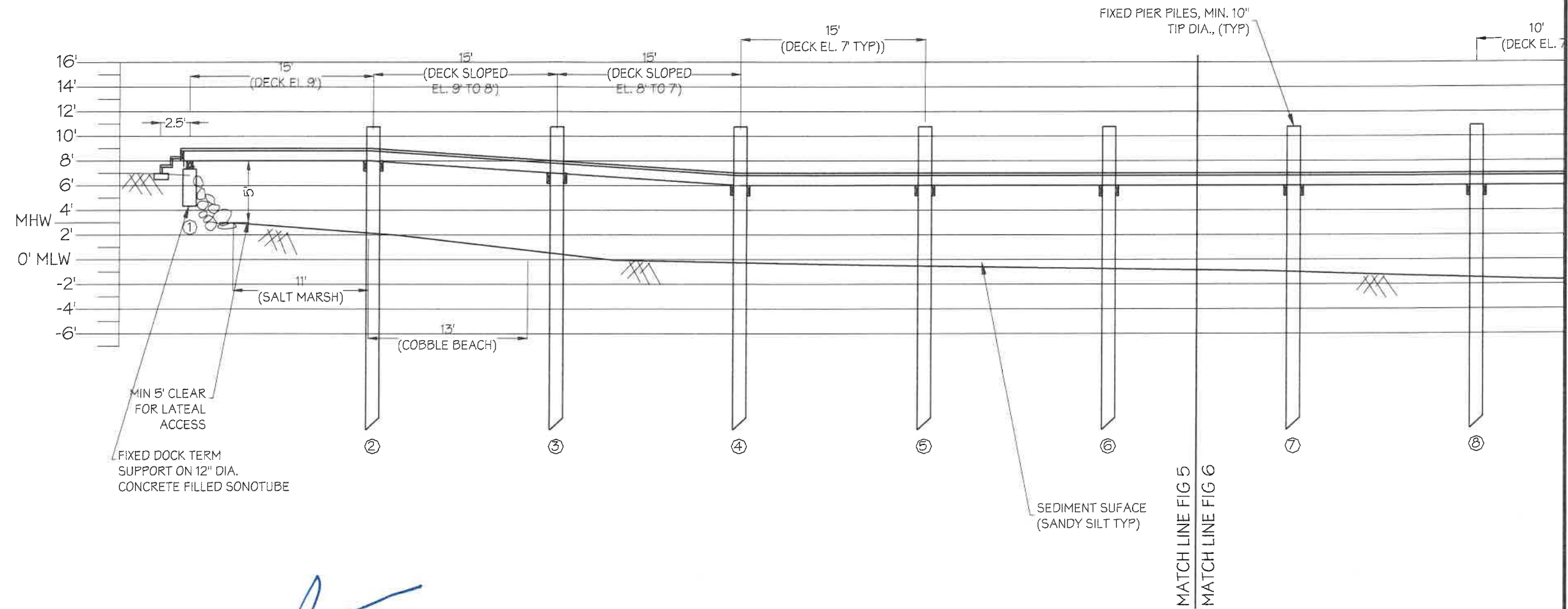
VERTICAL DATUM CONVERSION

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)

6/9/25

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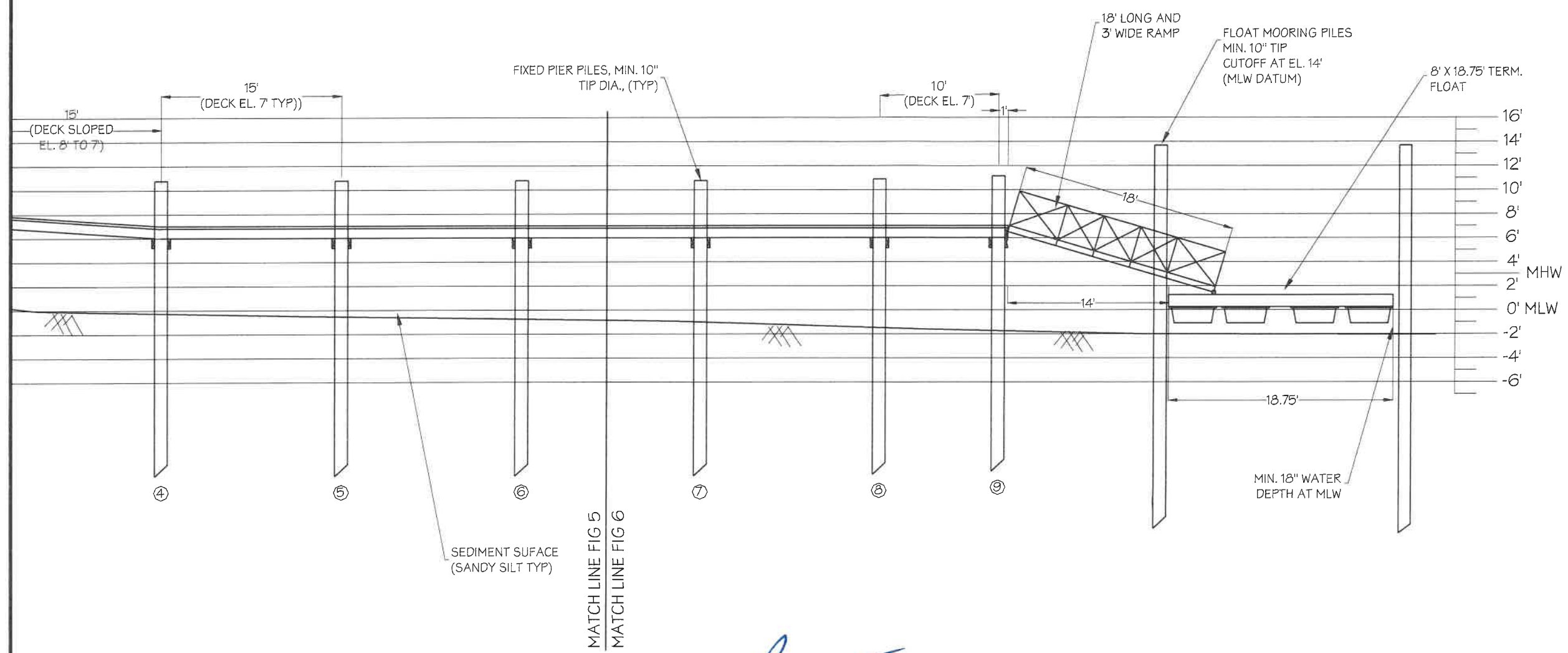
PROPOSED RESIDENTIAL DOCK 82C POINT AVE SOUTH KINGSTOWN, RI			
PROPOSED DOCK MODIFICATION ELEVATION			
PREPARED BY: Russell Morgan, P.E. 49 Pond Street Wakefield, RI 02879		PREPARED FOR: Susan and Daniel Cromie 109 Hazard Ave, Prov. RI	
PROJ MGR: RJM	REVIEWED BY: RJM	CHECKED BY: RJM	FIG OR DWG 5 SHEET NO. # OF ##
DESIGNED BY: RJM	DRAWN BY: RJM	SCALE: 1" = 10'	
DATE: JAN 6, 2025	PROJECT NO. 24-03	REVISION NO.	

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



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RUSSELL J. MORGAN

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(CIVIL)

6/9/25

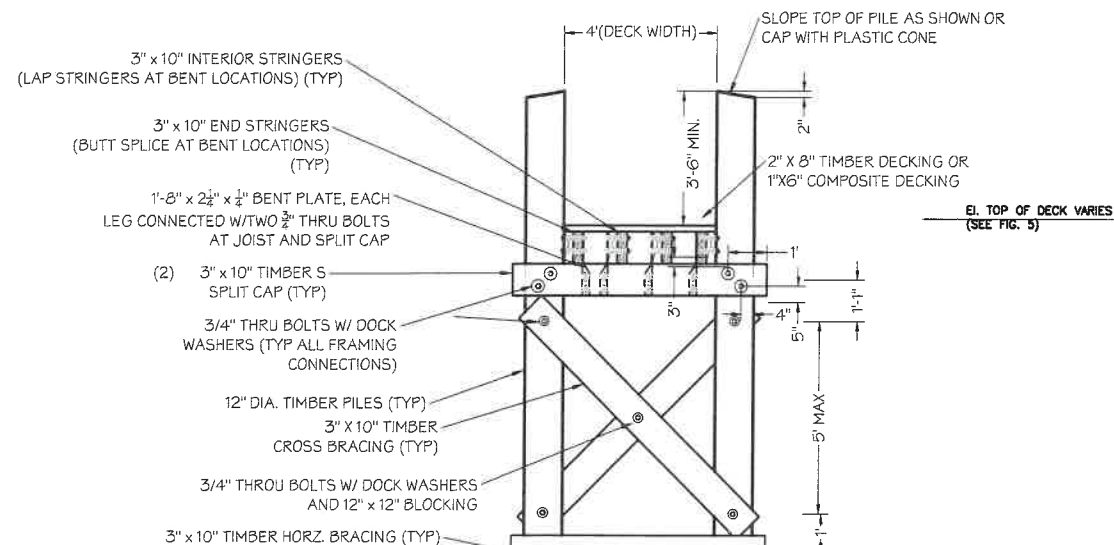
NO.	ISSUE/DESCRIPTION	BY	DATE

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	REVIEWED BY: RJM	CHECKED BY: RJM	FIG OR DWG 6 SHEET NO. # OF ##
DESIGNED BY: RJM	DRAWN BY: RJM	SCALE: 1" = 10'	
DATE: JAN 6, 2025	PROJECT NO. 24-03	REVISION NO.	

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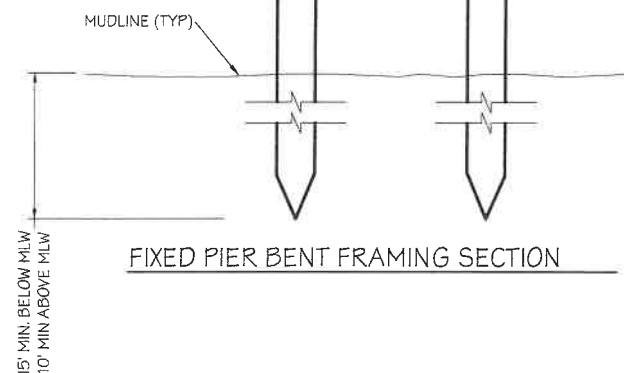
JUN 16 2025

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MANAGEMENT COUNCIL



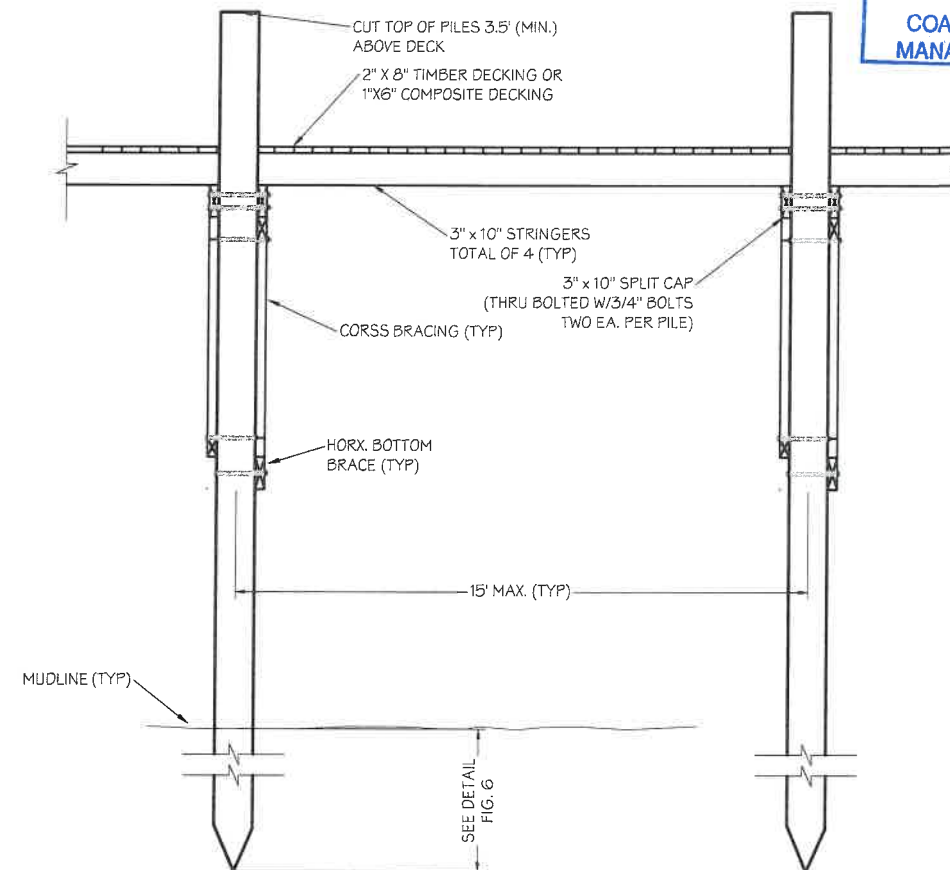
NOTES:

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

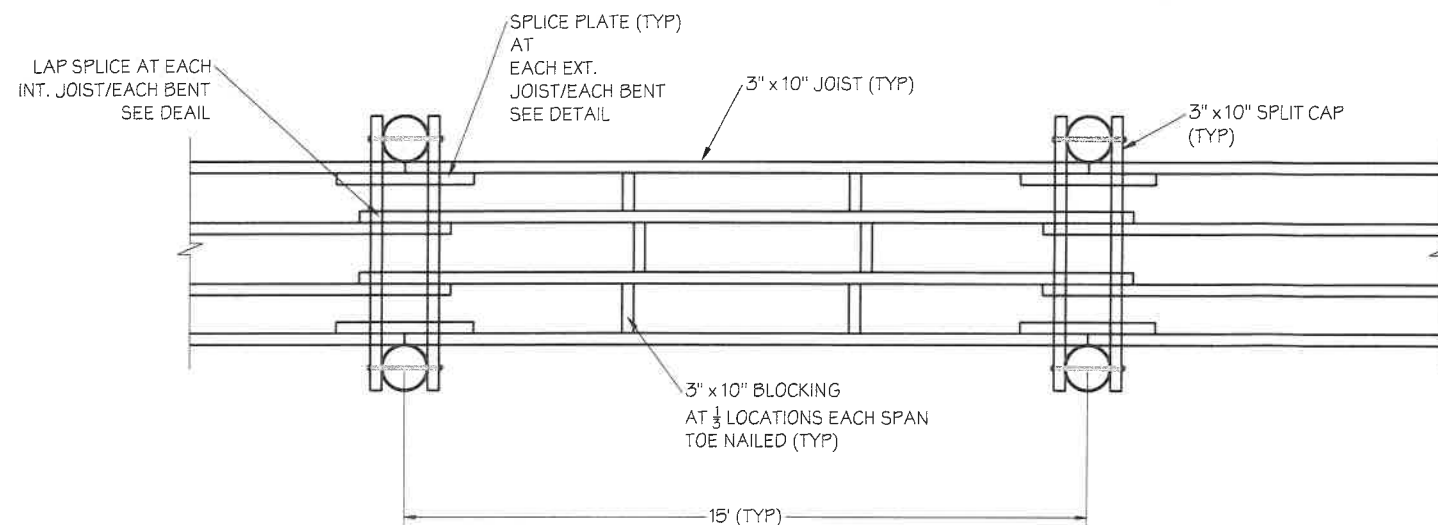


FIXED PIER BENT FRAMING SECTION

- 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

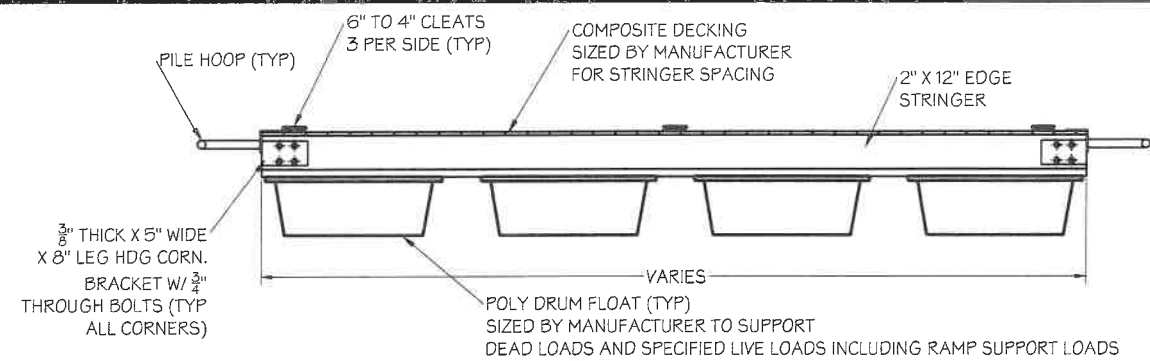
PREPARED FOR: Susan and Daniel Cromie
109 Hazard Ave, Prov. RI

PROJ MGR: RJM	REVIEWED BY: RJM	CHECKED BY: RJM	FIG OR DWG 7
DESIGNED BY: RJM	DRAWN BY: RJM	SCALE: NTS	
DATE: JAN 6, 2025	PROJECT NO. 024-03	REVISION NO.	SHEET NO. # OF ##

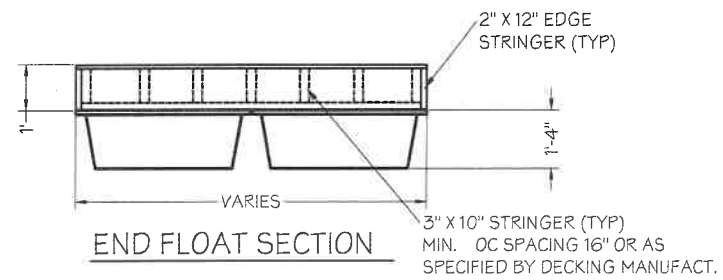
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JUN 16 2025

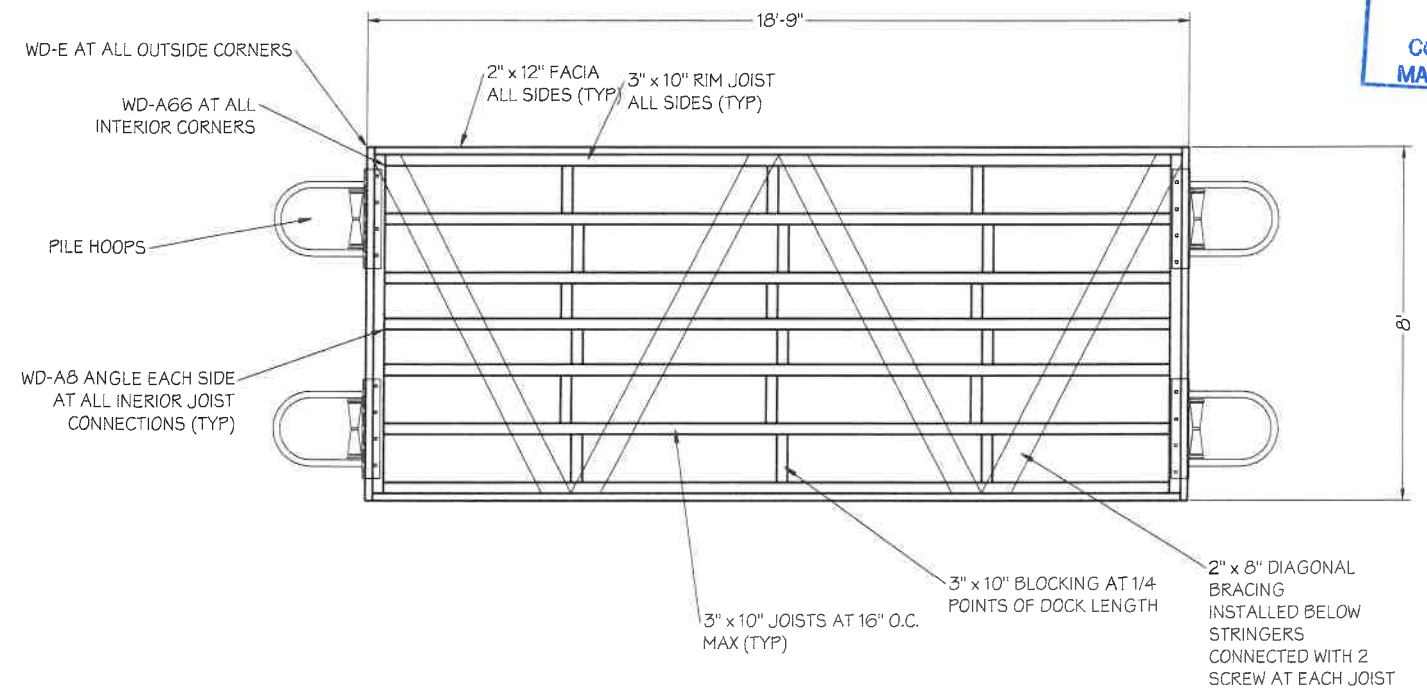
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LONGITUDINAL FLOAT SECTION



END FLOAT SECTION



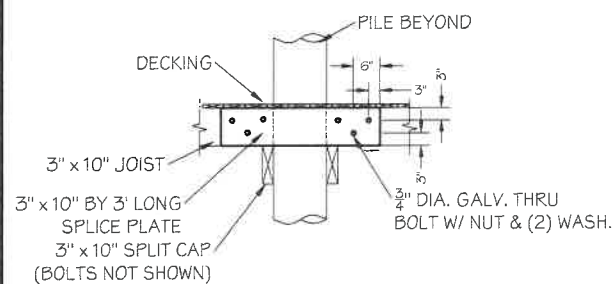
FLOAT FRAMING AND HARDWARE

FLOAT STOP NOTES:

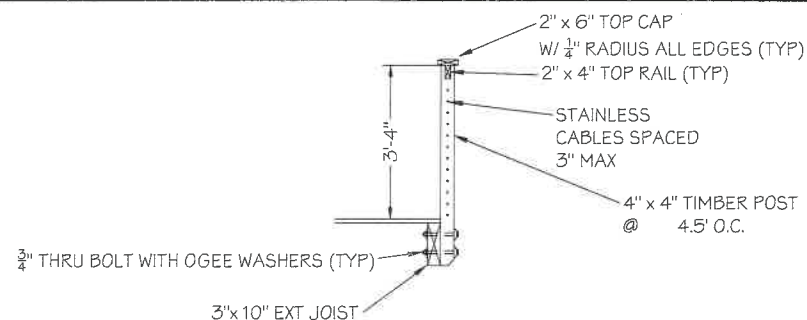
1. INSTALL FLOAT STOP CONNECTION BETWEEN EACH MOORING PILE AND FLOAT RIM JOISTS
2. FLOAT STOPS SHALL CONSIST OF $\frac{1}{2}$ " GALVANIZED GRADE 40 CHAIN ENCAPSULATED IN FLEXIBLE PLASTIC OR CANVAS SHEATH/COVER
3. TOP OF CHAN SHALL BE CONNECTED TO PILE BUTT 1 FT FROM TOP OF PILE USING A $\frac{3}{4}$ " 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



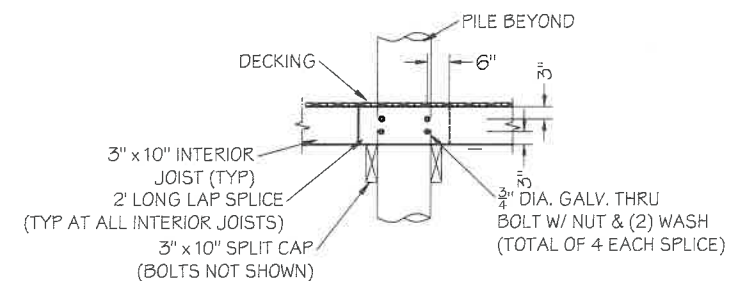
EXT. JOIST SPLICE PLATE ELEV.
N.T.S



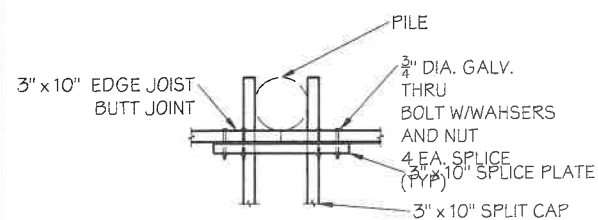
RAILING DETAILS

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
DESIGNED BY: RJM	DRAWN BY: RJM	SCALE: NTS	8
DATE: JAN 6, 2025	PROJECT NO. 024-3	REVISION NO.	SHEET NO. # OF ##

NO.	ISSUE/DESCRIPTION	BY	DATE