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

REQUEST FOR ASSENT MODIFICATION

Assent/Permit Number: 1995-7-194 **Expiration Date:** (including extensions) July 18, 2045

Name of Assent Holder: Lowell V. Berry

Location of Project: 11 East Pond Road

City/Town: Narragansett **Plat:** U **Lot:** 44

Name of Present Owner: East Pond Cottage LLC, C/o Jeffrey Berry

Mailing Address: 52 Green Kinyon Driftway

City/Town: Narragansett **State:** Rhode Island **Zip:** 02882

Phone Number: 401-465-2865 **Email Address:** jberrycberry@verizon.net

Abutters: South: Jeffrey R. Berry Revocable Living Trust, 52 Green Kinyon Driftway, Narragansett RI 02882.
North: Town of Narragansett, 25 Fifth Ave, Narragansett, RI 02882

I hereby certify that the names and addresses of adjacent property owners whose property adjoins the project site are accurate and current as of the date of application. If said names and addresses are found to be not accurate and/or current, any subsequent Assent may become Null and Void. **Signed:** _____

Describe the proposed modification(s): Modification of existing residential dock in accordance with attached Narrative and Project Plans.

Reason: Existing facilty is in need of upgrading due to deterioration and allow installation of and use of more suitable facility with less maintenance requirem

What state of construction is the project in: No Construction has occured on this facility at the time of this application submittal.

Jeffrey R Berry — **Owner Name (PRINT)**

Jeff R Berry — **Owner's Signature (SIGN)**

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. 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. The filing of false information can result in the Coastal Resources Management Council revoking State Assent. Applicant requires that as a condition to the issuance of this assent, members of the CRMC or its staff shall be 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 penalties of perjury. 5/00

RECEIVED
9/19/2025
COASTAL RESOURCES MANAGEMENT COUNCIL

Russell J. Morgan, P.E.
49 Pond Street
Wakefield, RI
02879
401.474.9550

August 29, 2025

RI Coastal Resources Management Council
4808 Tower Hill Road; Suite 3
Wakefield, Rhode Island 02879

Re: CRMC Residential Dock Assent Request
11 East Pond Road
Assessor's Plat U, Lot 44
Narragansett, Rhode Island

Dear Council:

On behalf of East Pond Cottages LLC (c/o Jeffrey Berry), we have prepared the attached modification application for construction of modified residential dock at the above-mentioned property in Narragansett, Rhode Island. The property is located on the Point Judith Salt Pond in Type 2 waters.

Attached are the following materials:

- Application Fee ($250 for a modified residential boating facility).
- Four copies of completed CRMC Modification Assent Request Form, Design Plans, and Project Narrative.
- One Copy of proof property ownership form of a letter from the Narragansett Tax Assessors Office, Project Specifications, Existing Assent, SAV Survey Report, Site Photographs, and Recent Boundary Survey.

Please call if there is any other information necessary for the processing of the application.

Very truly yours,

Russell J. Morgan, P.E.

PROOF OF OWNERSHIP LETTER
(1 COPY)

TOWN OF NARRAGANSETT
Town Hall • 25 Fifth Avenue • Narragansett, RI 02882-3699
Tel. (401)-782-0616 TDD (401)-782-0610 Fax (401)-788-2555

Office of the Tax Assessor

September 19, 2025

Coastal Resources Management Council
Oliver Stedman Government Center
4800 Tower Hill Road
Wakefield, RI 02879

Dear Sir/Madam:

According to our records, this is to verify that **East Pond Cottage, LLC** is the owner of Assessor's Map U Lot 44 located at **11 East Pond Road** in the Town of Narragansett.

Sincerely,

Jaye-Li Soetbeer
Tax Assessor Clerk
(401) 782-0615

Chace Ruttenberg & Freedman, LLP

Attorneys at Law

Samuel A. Budway*
Nathan W. Chace
Andre S. Digou*
Douglas J. Emanuel*◊
Joseph A. Enriquez*
Robert D. Fine*
Carl I. Freedman
Bret W. Jedele
Drew P. Kaplan
Richard J. Land*
Matthew L. Mercer‡
Rebecca M. Murphy*
Don E. Wineberg*

Sarah A. Dobson
Katherine B. Dunn*
Hannah J. Schilling*
Keilly J. Wickham

Macrina G. Hjerpe, retired
Allan M. Shine, retired

* Also admitted in Massachusetts
‡ Also admitted in Connecticut
◊ Also admitted in New York

September 9, 2025

Coastal Resources Management Council
Stedman Government Center, Suite 3
4808 Tower Hill Road
Wakefield, RI 02879-1900

RE: East Pond Cottage, LLC

To Whom it May Concern:

This office represents East Pond Cottage, LLC ("EPC"), the owner of real estate identified as Narragansett, RI Tax Assessor Plat U, Lots 44 and 45.

Pursuant to Section 7.01(a) of the Operating Agreement of EPC, Jeff Berry is the Operations Manager of the Company "responsible for all management aspects of the Company, including the day-to-day operations . . . ." Mr. Berry's obligations include, without limitation, management of "all repairs, replacements and improvements to the Premises . . ."

As the Operations Manager of the Company, Mr. Berry has full authority, without further action or consent of the Members, to undertake such actions as he deems necessary or appropriate in the conduct of EPC's operations, including any actions and communications before the Coastal Resources Management Council.

Should you have any questions, please do not hesitate to contact me.

Very truly yours,

Chace Ruttenberg & Freedman, LLP

ASSENT NARRATIVE
(4 COPIES)

CRMC MODIFICATION ASSENT REQUEST
11 EAST POND ROAD – RESIDENTIAL DOCK CONSTRUCTION
NARRAGANSETT, RHODE ISLAND

Owner: East Pond Cottage, LLC (c/o Jeffrey Berry)
Mailing Address: 52 Green Kinyon Driftway, Narragansett, RI 02882
Project Location: Plat U, Lot 44, 11 East Pond Road, Narragansett, RI

This section provides a narrative to accompany the CRMC Modification Application for State Assent.

Drawings depicting characteristics of the overall site, existing conditions, and proposed new construction are attached:

Figure 1	Site Locus and Figure Schedule
Figure 2	Areal Photo – Existing Conditions
Figure 3	Areal Photo – Proposed Dock Layout
Figure 4	Proposed Dock Layout
Figure 5	Proposed Dock Section
Figure 6	Fixed Dock Framing and Details
Figure 7	Floating Dock Framing
Figure 8	Floating Dock Sections
Figure 9	Ramp Framing and Section

Project specifications presenting methods of installation, and detailed description of materials is attached.

Description of the Existing Conditions and Facility to be Constructed:

The site is a residential property located on the west shore of an area of the Point Judith Pond known as Blunt Hill Cove and opposite of Great Island (see site locus plan Fig 1 attached). This area of the pond is designated as Type 2 waters, low intensity use. There is an existing residence and an existing residential boating facility (Assent # 1995-07-194) assigned to the current homeowner. This facility consists of an elevated walkway, ramp, and float. The existing facility extends approximately 79 ft from the MLW and is located 17 feet south of the northern property line.

The site is described as a wooden residence with a grassed back yard that slope down to approximately El 5' (MLW) to the crest of the small rip rap shore protection. The toe of the rip rap is approximately El. 2' (MLW). There is no tidal vegetation present at the site. The abutter to the south is Plat U Lot 1 which is owned by Jeffrey R. Berry Rev. Living Trust. This is the same landowner as the subject lot. The abutter to the north is the a right of way and paper street known as the Durham Drive Exd. The paper street also functions as a right of way.

The bottom sediment in the area of the boating facility is silty sand. Sediment and site grades were developed usding data developed from a draft site plan prepared by Dowdell Engineering, a site plan with boundary survey prepared by South County Survey and dated January 6, 2025. Supplemental sediment data were developed by hand soundings to confirm the data provided by Dowdell Engineering.

An SAV Survey was completed by Avizinis Environmental Services Inc. during July 2025. The survey indicated that no SAV was observed. The report prepared by Avizinis Env. is attached. The report associated with this survey is attached to this application submittal. The survey indicated that aquatic vegetation was not present at the site. The substrate in the area of the proposed boating facility is sand.

The site location and existing conditions are presented on Figures 1 and 2. The base map for the design drawings is a site plan prepared by South County Survey, dated January 6, 2025. A copy of the survey plan is attached to this application package. Upland and sediment grades are referenced to MLW Datum. . The relationship between NAVD and MLW datums was established using 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 relationship used with Sea Level Rise data to determine that Mean Low Water is equal to approximately -1.5 ft NAVD 88.

The existing dock structure (Assent # 1995-7-194) does not adequately meet the use needs to the property owners. The owner desires to modify the facility to consist of a fixed dock portion (permanent) extending from the back yard along the same centerline alignment as the existing facility. The proposed fixed dock transitions to a ramp supported on a small landing float that is attached to a terminal float. The proposed location extends approximately 84 feet from MLW and is offset 12 feet from the northern property line extension. It is our opinion that the homeowner will seek and be successful at acquiring a letter of no objection from the Town of Narragansett, Harbor Management Commission, for the offset from the unimproved paper street and therefore we are not seeking a variance to the property line offset requirement. The requested length of the proposed dock will require a variance request, this is provided at the end of this narrative. The length from MLW is requested due to water depths at the float (min. of 18" of water depth at MLW) and the presence of observed boulders immediately to the east of the proposed float location.

The Town of Narragansett East Pond East Side Mooring Field is located approximately 65 feet west of the proposed dock. During the site investigation several nearby moorings were located and identified. These consist of:

MOORING ID	DISTANCE FROM PROPOSED DOCK	DIRECTION FROM PROPOSED DOCK
B28	121 feet	Northwest
B32	104 feet	Southwest
B74	115 feet	West

Although these moorings bouys were all located a sufficient distance from the proposed dock, the Mr. Berry suggested that during the dock approval process is may be helpful to discuss these locations with the Town of Narragansett Harbor Master to determine if any of these mooring locations should be considered for relocation.

The work proposed in this assent application includes demolition of the existing dock and removal from the site.

The proposed dock layout was developed to meet the Rhode Island Coastal Resourced Management Program, guidance and standards. The fixed dock will be installed with a deck elevation of 8.0 ft (MLW). This will allow approximately 5 feet between the dock frame and river sediment at the toe of the rip rap slope (El 2 ft MLW). The proposed fixed pier will be supported on seven pile bents. The eastward limit of the dock will be supported on concrete filled sonotube foundations as well as the small timber ramp to the backyard. The dock will be 4 feet wide. The dock is to be serviced by water and electrical utilities.

A three foot wide timber or aluminum ramp will transition from the fixed dock to a 4 ft by 4 ft landing float attached to a 8 ft by 18.75 ft terminal float. The float will be moored with four piles. The top of the mooring piles will be cut off at elevation 16.5 feet MLW to prevent lift off the float section during the 100 year storm.

The land end of the proposed facility was determined using the site survey plan completed by South County Survey. At the center of the terminal float at the western terminus is to be located at State Plane Coordinate Northing: 330328.830 and Easting: 112465.069.

The proposed facility will be constructed using machines and materials accessed via barge. Demolition at the site will

be limited to the removal the existing dock float, fixed dock and ramp. The removed timber will be not stored on site and will be properly disposed of. After foundations are installed the remaining framing will be installed. The ramp and float will be constructed offsite, transported via vessel to the project site and installed.

TITLE 680 – COASTAL RESOURCE MANAGEMENT COUNCIL, CHAPT 20 – COASTAL MANAGEMENT PROGRAM

The sections of the Coastal Management Program that are applicable to this Assent Application are presented below with a response relative to the proposed work. The responses are in *italic* and in red font.

1.3.1 A. Category B Requirements (formerly § 300.1)

1. All persons applying for a Category B Assent are required to:

a. Demonstrate the need for the proposed activity or alteration; *The current property owners desire a modification to the existing dock structure and location.*

b. Demonstrate that all applicable local zoning ordinances, building codes, flood hazard standards, and all safety codes, fire codes, and environmental requirements have or will be met; local approvals are required for activities as specifically prescribed for nontidal portions of a project in §§ 1.3.1(B), (C), (F), (H), (I), (K), (M), (0) and (Q) of this Part; for projects on state land, the state building official, for the purposes of this section, is the building official; *The closest private mooring to the proposed dock is approximately 139 feet to the west/southwest. It is my understanding that building official approval is not required for this type of improvement.*

c. Describe the boundaries of the coastal waters and land area that is anticipated to be affected; *The coastal waters are the Point Judith Pond, a Type 2 water.*

d. Demonstrate that the alteration or activity will not result in significant impacts on erosion and/or deposition processes along the shore and in tidal waters; *The proposed dock will be elevated on pile bents and will not impact currents or the depositional process along the shoreline. The access to the fixed dock will be from a timber ramp located on the existing grassed backyard of the residence. We do not anticipate that this structure will cause or change upland erosion.*

e. Demonstrate that the alteration or activity will not result in significant impacts on the abundance and diversity of plant and animal life; *The proposed dock is*

elevated and will allow angular sunlight beneath the structure. There are not wetlands in the immediate vicinity of the dock to be impacted.

g. Demonstrate that the alteration will not unreasonably interfere with, impair, or significantly impact existing public access to, or use of, tidal waters and/or the shore; *The current public use of the waterway will not be impacted by the proposed facility. The shoreline in this area is used in a similar manner by many residents, there are numerous similar existing docks along the shoreline.*

h. Demonstrate that the alteration will not result in significant impacts to water circulation, flushing, turbidity, and sedimentation; *The dock is not significantly intrusive in the water column and therefore should not impact circulation*

i. Demonstrate that there will be no significant deterioration in the quality of the water in the immediate vicinity as defined by DEM; *The proposed dock will not degrade the water quality, the materials used in the dock are generally accepted in the marine environment including treated timber and encapsulated plastic floats.*

j. Demonstrate that the alteration or activity will not result in significant impacts to areas of historic and archaeological significance; *I am not aware of areas of historic or archaeological significance at the subject site.*

J. Demonstrate that the alteration or activity will not result in significant conflicts with water dependent uses and activities such as recreational boating, fishing, swimming, navigation, and commerce, and; *The proposed construction is similar to other residential docks along the shoreline. The length of the proposed dock, in general, is of the same magnitude as others along the shoreline so this dock will not adversely impact boating along this length of shoreline.*

k. Demonstrate that measures have been taken to minimize any adverse scenic impact (see § 1.3.5 of this Part). *The proposed dock construction is similar to other docks along the shoreline and to the existing facility. There are no features that would change the appearance relative to other residential docks in the area.*

1.3.1 (D)

7. Prohibitions

a. The building of new marinas in Type 1 and 2 waters is prohibited. *Not Applicable.*

b. The building of residential and limited recreational boating facilities in Type 1 waters is prohibited. This prohibition shall not apply to functional structures previously assented by the Rhode Island Division of Harbors and Rivers, the Army Corps of Engineers, or the CRMC. Additionally, in those instances where an applicant cannot produce a previous assent but can demonstrate by clear and convincing evidence that a residential dock in Type 1 Waters pre-existed and has been continuously functional prior to the formation of the Council, the Council may grant a permit provided the applicant can meet the requirements herein. Any assent granted pursuant to this section shall be recorded in the land evidence records and is transferable to a subsequent owner or purchaser of the subject property, provided however, that all assent conditions are adhered to and the dock is removed at the termination of assent.

Not Applicable.

c. The unloading of catches by commercial fishing vessels at residential and limited recreational boating facilities is prohibited.

d. The building of structures in addition to the piles/ pile cap / stringer / deck / handrail on a residential or limited recreational boating facility, including but not limited to gazebos, launching ramps, wave fences, boat houses, and storage sheds, is prohibited. However, the construction of boat lifts may be allowed in Type 3, 5, and 6 waters, and in Type 2 waters in accordance with the provisions of § 1.3.1(P) of this Part (Boat Lift and Float Lift Systems). *No additional structures are proposed on the dock*.

e. Rhode Island is an EPA designated a No Discharge State; all vessel discharges within State Waters are prohibited.

f. In Type 2 waters, the building of private launching ramps that propose to alter a coastal feature are prohibited, except along manmade shorelines. Where a coastal wetland fronts a manmade shoreline, the building of private launching ramps shall be prohibited. This prohibition does not apply to marinas with Council-approved marina perimeters (MPL). *Not Applicable*

g. New residential or limited recreational boating facilities are prohibited from having both a fixed T section or L-section, and a float. *Proposed dock does not have structure described above*.

h. Terminal Floats at residential and limited recreational docks in excess of two hundred (200) square feet are prohibited. *Proposed Terminal Float is 150 square feet in area.*

i. Residential recreational docks shared by owners of waterfront property are prohibited from exceeding more than two (2) terminalfloats and a combined total terminal float area in excess of three-hundred (300) square feet. *Not Applicable*

J. Marine railway systems are prohibited except in association with: a marina; or, a commercial or industrial water dependent activity in type 3, 5 and 6 waters. *Not Applicable*

k. The installation or use of more than one (1) residential or limited recreational boating facility per lot of record as of October 7, 2012 is prohibited. *Not Applicable*

I. The construction and use of cribs for residential or limited recreational boating facilities is prohibited when located within coastal wetlands. *Proposed work does not include cribs*.

8. Standards

a. All new or significantly expanded recreational boating facilities shall be located on site plans that clearly show the Mean Low Water (MLW) and Mean High Water Elevation (MHW) contours. The MLW shall be determined utilizing the "Short Term Tide Measurement" method. The Executive Director shall have the discretion to require a more accurate method of MLW determination when utilizing the Short Term Tide Measurement method will not provide accurate results. Guidance for the Short Term Tide Measurement is available from the CRMC. At the discretion of the Executive Director, a previously established tidal

determination may be utilized if the areas have similar tidal characteristics. *Engineering completed for this project utilized tidal datum relationships established by the U.S. Arny Corps of Engineers. These datum relationships are presented in using 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.*

b. All new marinas, docks, piers, bulkheads or any other structure proposed in tidal waters shall be designed and certified (stamped) by a Registered Professional Engineer licensed in the State of Rhode Island. *Stamp attached to the Design Figures*.

c. All structural elements shall be designed in accordance with Minimum Design Criteria or the Minimum Design Loads for Buildings and Other Structures, current Edition published by the American Society of Civil Engineers (ASCE) or the RI State Building Code as applicable. *The dock design used all applicable codes.*

d. All new or significantly expanded recreational boating facilities shall comply with the policies and prohibitions of § 1.3.1(R) of this Part (Submerged Aquatic Vegetation and Aquatic Habitats of Particular Concern). *No SAV was observed in the area of the proposed structure. The substrate consisted of sand and silt.*

11. Residential and limited recreational docks, piers, and floats standards

a. All residential and limited recreational dock designs shall be in accordance with Table 8 in § 1.3.1(D) of this Part (Minimum design criteria), but in no case shall any structural member be designed to withstand less than 50 year storm frequency, including breaking wave conditions in accordance ASCE 7 (Minimum Design Loads For Buildings and Other Structures, 2016) and FEMA Manual 55 (Coastal Construction Manual, 2011) incorporated by reference, not including any further editions or amendments thereof and only to the extent that the provisions therein are not inconsistent with these regulations. All design elements including the bathymetry shall be stamped by a Rhode Island registered Rhode Island Professional Engineer. *All elements were design in accordance with the above and each design plan is stamped by a RI PE.*

b. Applications for all residential and limited recreational boating facilities shall indicate all work associated with these structures including at a minimum: a bottom survey showing water-depth contour lines and sediment types along the length of the proposed structure the seaward and landward extent of any SAV or coastal wetland vegetation present at the site, the permitted/authorized dimensions of any CRMC buffer zone and/or access way, as well as all associated work involved in accessing the proposed facility. All pathways, boardwalks, and cutting or filling of coastal features shall be specified. All such work shall be in accordance with applicable standards in §§ 1.3.1(B) and 1.3.1(C) of this Part. All of the above work shall be certified by a Professional Engineer licensed in the State of Rhode Island. *Design work was completed in accordance with above, no SAV was observed at the site, and no upland work*

other than demolishing stairs is planned. All plans are stamped by a RI PE.

c. Fixed structures which are for pedestrian access only shall be capable of supporting forty (40) pounds per square foot live load as well as their own dead weight; floating structures shall be capable of supporting a uniform twenty (20) pounds per square foot live load, or a concentrated load of four hundred (400) pounds. A written certification by the designer that the structure is designed to support the above design loads shall be included with the application. *The fixed and floating structures were designed using the design basis stated above.*

d. No creosote shall be applied to any portion of the structure. *There is not use of creosote on this project.*

e. A residential or limited recreational boating facility shall be a maximum of four (4) feet wide, whether accessed by a fixed pier or float. The terminal float size shall not exceed one hundred fifty (150) square feet and may be reviewed as a Category A application. Residential boating facilities shared by owners of waterfront property may have a maximum of two (2) terminal floats not to exceed a combined total terminal float area of three-hundred (300) square feet. Such applications may be reviewed as a Category A application. In excessive fetch areas only, the terminal float size shall not exceed two hundred (200) square feet and shall be reviewed as a Category B application. The combined terminal float size for shared residential boating facilities shall not exceed three-hundred (300) square feet regardless of fetch. In the absence of a terminal float, a residential boating facility may include a fixed terminal T or L section, no greater than four (4) by twenty (20) feet in size. *The proposed facility includes a 4 ft wide fixed dock, 3 ft wide ramp, a 4 ft by 4 ft ramp landing float, and an 8 ft by 18.75 ft (150 sf) terminal float. No T or L sections are planned as part of this project.*

f. All new or replacement floats shall utilize floatation that was specifically fabricated for marine use and warranted by its manufacturer for such use. Foam billets or foam bead shall not be utilized unless they are completely encapsulated within impact resistant plastic. *The terminal float will be constructed using impact resistant plastic floats drums specifically designed and manufactured or this use.*

g. Where possible, residential boating facilities shall avoid crossing coastal wetlands. In accordance with§ 1.3.1(Q) of this Part, those structures that propose to extend beyond the limit of emergent vegetative wetlands are considered residential boating facilities. Facilities shall be located along the shoreline so as to span the minimal amount of wetland possible. Facilities spanning wetlands shall be elevated a minimum of four (4) feet above the marsh substrate to the bottom of the stringers, or constructed at a 1:1 height to width ratio. Construction in a coastal wetland shall be accomplished by working out from completed sections. When pilings are placed within coastal wetlands, only the immediate area of piling penetration may be disturbed. Pilings should be spaced so as to minimize the amount of wetland disturbance. No construction equipment shall traverse the wetland while the facility is being built. *There were no wetlands observed in the vicinity of this project*.

h. Owners are required to maintain their facilities in good working condition. Facilities may not be abandoned. The owner shall remove from tidal waters and coastal features any structure or portions of structures which are destroyed in any natural or man-induced manner. CRMC

authorization for a recreational boating facility allows a dock owner to undertake minor repairs of approved facilities without further review, where such repairs will not alter the assented and/or permitted design, capacity, purpose or use of the facility. For the purposes of this policy, minor repairs shall include the repair or replacement of dock decking or planks, hand railings and support, and other activities of a similar and non-substantial nature. Minor repairs do not include alterations to the approved design of the facility, expansion of the facility, or work requiring the use of heavy machinery, such as a pile driver; these activities require that a Certification of Maintenance be obtained from the Council.

i. Float ramps and other marine appurtenances or equipment shall not be stored on a coastal feature or any area designated as a CRMC buffer zone. *The float and ramp will be stored inplace.*

j. The use of cribs for structural support shall be avoided. The use of cribs as support in tidal waters may be permitted given certain environmental design considerations. However, in these instances the size and square footage shall be minimized and not exceed six (6) feet by six (6) feet in footprint dimension and the structure cannot pose a hazard to navigation. When cribs are permitted for structural support, they must be removed when the useful life of the structure has ceased (e.g. the structure is no longer used as a means of accessing tidal waters). *There are no cirbs being installed as part of this project.*

k. Residential and limited recreational boating facilities shall not intrude into the area within twenty five (25) feet of an extension of abutting property lines unless:

(1) it is to be common structure for two or more adjoining owners, concurrently applying or

(2) a letter or letters of no objection from the affected owner or owners are forwarded to the CRMC with the application.

(3) In the event that the applicant must seek a variance to this standard, the variance request must include a plan prepared by a RI registered Land Surveyor which depicts the relationship of the proposed facility to the effected property line(s) and their extensions.

The proposed is to be located 12 feet off of the northern property line extension. The abutter to the north is the Town of Narragansett, the land is a right of way known as the Durkin Drive Extension or Durham Drive Exd. and is an unimproved paper street.

I. Residential and limited recreational boating facilities shall not extend beyond that point which is:

(1) 25% of the distance to the opposite shore (measured from mean low water), or

(2) fifty (50) feet seaward of mean low water, whichever is the lesser. *The proposed facility does extend 84 feet from beyond the MLW contour. The proposed length is a minimum to attend at least 18 inches of water depth at the float at MLW and the impacts of boulders in the area is reduced with the proposed length.*

m. All residential and limited recreational docks, piers, and floats shall meet the setback policies and standards contained in municipal harbor management plans and/or harbor ordinances approved by the Council. However, in all cases, residential and limited recreational docks, piers, and floats shall be setback at least fifty (50) feet from approved mooring fields and three-times the U.S. Army Corps of Engineers authorized project depth from federal navigation projects (e.g., navigation channels and anchorage areas). *The proposed dock is located near a Town of Narragansett Mooring field. See discussion in the introduction portion of this narrative for additional information.*

n. No sewage, refuse, or waste of any kind may be discharged from the facility or from any vessel utilizing it.

o. A Council Assent for a residential or limited recreational boating facility permits the owner to undertake minor repairs of approved facilities without further review, where such repairs will not alter the assented and/or permitted design, capacity, purpose or use of the facility. For the purposes of this section, minor repairs shall include the repair or replacement of dock decking or planks, hand railings and support, and other activities of a similar and non-substantial nature. Minor repairs do not include alterations to the approved design of the facility, expansion of the facility, or work requiring the use of heavy machinery (such as a pile driver); these activities require that a Certification of Maintenance be obtained from the Council in accordance with § 1.3.1(N) of this Part. Residential boating facilities shall be in continuous and uninterrupted use to meet this standard, in accordance with permit conditions.

P. Materials used for the construction of residential and limited recreational boating facilities shall not include steel or concrete piles. *The proposed dock is to be constructed using southern Yellow Pine piles.*

q. The surface of the dock, pier and float shall be designed in a manner which provides safe traction and allows for the appropriate drainage of water. *The deck is to consist of wood or synthetic deck boards with air gap between adjacent boards.*

r. Geologic site conditions shall exist which are appropriate for driven pile structural support. *No borings have been completed for this project. Based on discussions with a local dock builder the area is underlain by sandy soils.*

s. As part of a residential or limited recreational boating facility, the terminal float may be designed such that it facilitates the access of small vessels such as kayaks, dinghies, personal water craft, etc., onto the float, provided that all other programmatic requirements are met. Mechanical apparatus to accomplish this shall not exceed twenty four (24) inches in height from the top of the float. *No mechanical devices are proposed for installation on the terminal float.*

t. All residential and limited recreational docks shall have the centerline of the structure between its most seaward and most landward portion designated on the plans with State Plane Coordinates (NAD83). A WAAS enabled GPS system with an accuracy of +1- 3 meters shall be considered acceptable. The Executive Director shall have the discretion to require greater accuracy. *At the center of the pier at the western terminus (at the transition to the stairs) is to be located at State Plane Coordinate Northing: 330328.083 and Easting: 112465.07. At the*

center of the pier at the eastern terminus is to be located at State Plane Coordinate Northing: 330462.62 and Easting: 112417.24.

u. Recreational boating facilities other than marinas and those facilities associated with residential development, where applicable, shall follow the design standards contained herein including those described in Table 8 in § 1.3.1(D) of this Part. *The design of the proposed dock follows the design basis contained in Table 8.*

v. Lateral access shall be provided under, around or over as appropriate for the site conditions at all new residential docks. *The proposed deck elevation has been set at Elev. 8.0 MLW to allow lateral access between the bottom of the stringers and beach.*

w. In order to minimize impacts to existing areas of submerged aquatic vegetation (SAV) habitat, new residential boating facilities or modifications to existing residential boating facilities shall be designed in accordance with the guidelines and standards contained within § 1.3.1(R) of this Part, as most recently revised. Facilities shall be located along the shoreline so as to impact the minimal amount of habitat possible.

x. The long-term docking of vessels at a recreational boating facility shall be prohibited over SAV. Such facilities shall be used for touch and go only.

y All residential and limited recreational docks shall be certified by the design engineer that it was constructed according to the approved plans within typical marine construction standards. The Executive Director shall have the discretion to require as-built survey plans of residential and limited recreational docks that includes property lines.

z. All residential and limited recreational boating facilities must have affixed to them a registration plate and number located on the seaward face of the most seaward piling. If a facility does not have pilings and/or is generally a floating structure, or is built on crib supports, then the registration plate must be affixed to the seaward face of the most seaward dock or floating dock. Regardless of the type of residential or limited recreational boating facility structure, the registration plate and number must be permanently affixed to the facility on its most seaward face and be visible from the navigation channel or fairway to the structure at all times.

VARIANCE REQUEST

We are requesting one variance for this project: 1) Proposed float location at 84 feet from the MLW contour and 119 ft to HTL.

Explanation:

1. The dock float terminus as proposed is located 84 feet beyond the MLW sediment contour which is greater than 50 ft standard (Standard 11.l.(2). This distance is required to meet the minimum depth of 18 inches at MLW and to minimize impacts of boulders observed at the site.

1.1.7 Variances

A. Applicants requiring a variance from a standard shall make such request in writing and address the six criteria listed below in writing. The application shall only be granted a variance if the Council finds that the following six criteria are met.

1. The proposed alteration conforms with applicable goals and policies of the Coastal Resources Management Program. *In my opinion the proposed structure confirms with the goals and policies of the Coastal Resources Management Program. The proposed dock allows access to coastal waters for a waterfront property owner using best practices to minimize impacts to the environment. Additionally, the terminal end of the dock is generally the same or less than the western extent of existing docks installed at residences in the immediate shoreline area.*

2. The proposed alteration will not result in significant adverse environmental impacts or use conflicts, including but not limited to, taking into account cumulative impacts. *The proposed dock will not significantly impact the coastal environment. The excess dock length consists of fixed deck support by timber piles. The impact due to the additional piles is small as a pile diameter is approximately 1 foot at the mud line and the increase length of dock will create more shading on the substrate however the deck elevation will be greater than 7 feet above the substrate so impacts should be minimal.*

3. Due to conditions at the site in question, the applicable standard(s) cannot be met. *The pond sediment topography will allow the 18 inches of water depth requirement to be met at the eastern extent of the proposed floats is the facility length is 84 feet from MLW. Additionally, the observed presence of surface boulders immediately to the east of the proposed float would reduce obstructions during installation.*

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. *In my opinion the variance request is the least impactful and minimum variances required to install the proposed dock.*

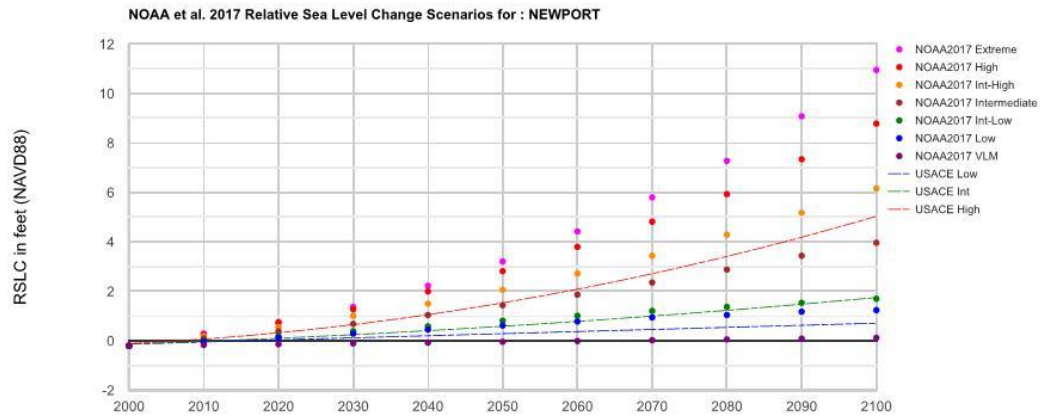
5. The requested variance to the applicable standard(s) is not due to any prior action of the applicant or the applicant's predecessors in title. With respect to subdivisions, the Council will consider the factors as set forth in § 1.1.7(B) of this Part below in determining the prior action of the applicant. *The variance request is not the result of previous actions by the current or past property owners.*

6. Due to the conditions of the site in question, the standard(s) will cause the applicant an undue hardship. In order to receive relief from an undue hardship an applicant must demonstrate inter alia the nature of the hardship and that the hardship is shown to be unique or particular to the site. Mere economic diminution, economic advantage, or inconvenience does not constitute a showing of undue hardship that will support the granting of a variance. *The variance request is required due to the physical conditions at the site and are not due to an owners preference. The hardship, if these variances are not granted, will be the inability to use their property to berth vessels and provide for recreational boating and water access.*

IMPACTS DUE TO SEA LEVEL RISE

We evaluated the impact of Sea Level Rise (SLR) on the proposed structure over the 50 year design life of the structure. This evaluation was based the NOAA sea level rise data for Newport as developed using the U.S. Army Corps of Engineers sea level rise calculator. Figure 1 presents the predicted SLR for the site.

Figure 1



Year	NOAA2017 VLM	NOAA2017 Low	NOAA2017 Int-Low	NOAA2017 Intermediate	NOAA2017 Int-High	NOAA2017 High	NOAA2017 Extreme	USACE Low	USACE Int	USACE High
2000	-0.20	-0.20	-0.20	-0.20	-0.20	-0.20	-0.20	-0.13	-0.13	-0.11
2010	-0.17	-0.04	-0.00	0.10	0.19	0.26	0.29	-0.05	-0.02	0.07
2020	-0.14	0.13	0.19	0.39	0.55	0.75	0.72	0.04	0.11	0.33
2030	-0.10	0.29	0.39	0.69	1.01	1.28	1.38	0.12	0.25	0.66
2040	-0.07	0.46	0.59	1.05	1.51	2.00	2.23	0.21	0.41	1.06
2050	-0.04	0.62	0.82	1.44	2.06	2.82	3.21	0.29	0.59	1.54
2060	-0.01	0.78	1.01	1.87	2.72	3.80	4.43	0.38	0.79	2.09
2070	0.03	0.95	1.21	2.36	3.44	4.82	5.80	0.46	1.00	2.72
2080	0.06	1.05	1.38	2.88	4.30	5.94	7.28	0.55	1.23	3.42
2090	0.09	1.18	1.54	3.44	5.18	7.35	9.09	0.63	1.48	4.19
2100	0.12	1.24	1.70	3.97	6.17	8.79	10.96	0.71	1.75	5.04

The predicted amount of SLR from 2020 to 2070 (50 year design life) is approximately:

"Intermediate" Curve: Army Corps of Eng – 1.00 ft, NOAA 2017 – 2.36 ft
"High" Curve: Army Corps of Eng – 2.72 ft, NOAA 2017 – 4.82 ft

The area of the proposed dock structure is not considered to be subject to significant wave energy due to the limited fetch and water detphs. Thererfore the resiliency of the structure and planning for resiliency will be primarily dependent on SLR and impacts to the facility use and retainage of the float during a large storm event.

The proposed residential dock will be constructed primarily with timber and metal connectors. These materials deteriorate with exposure to the elements and require periodic maintenance and replacement.

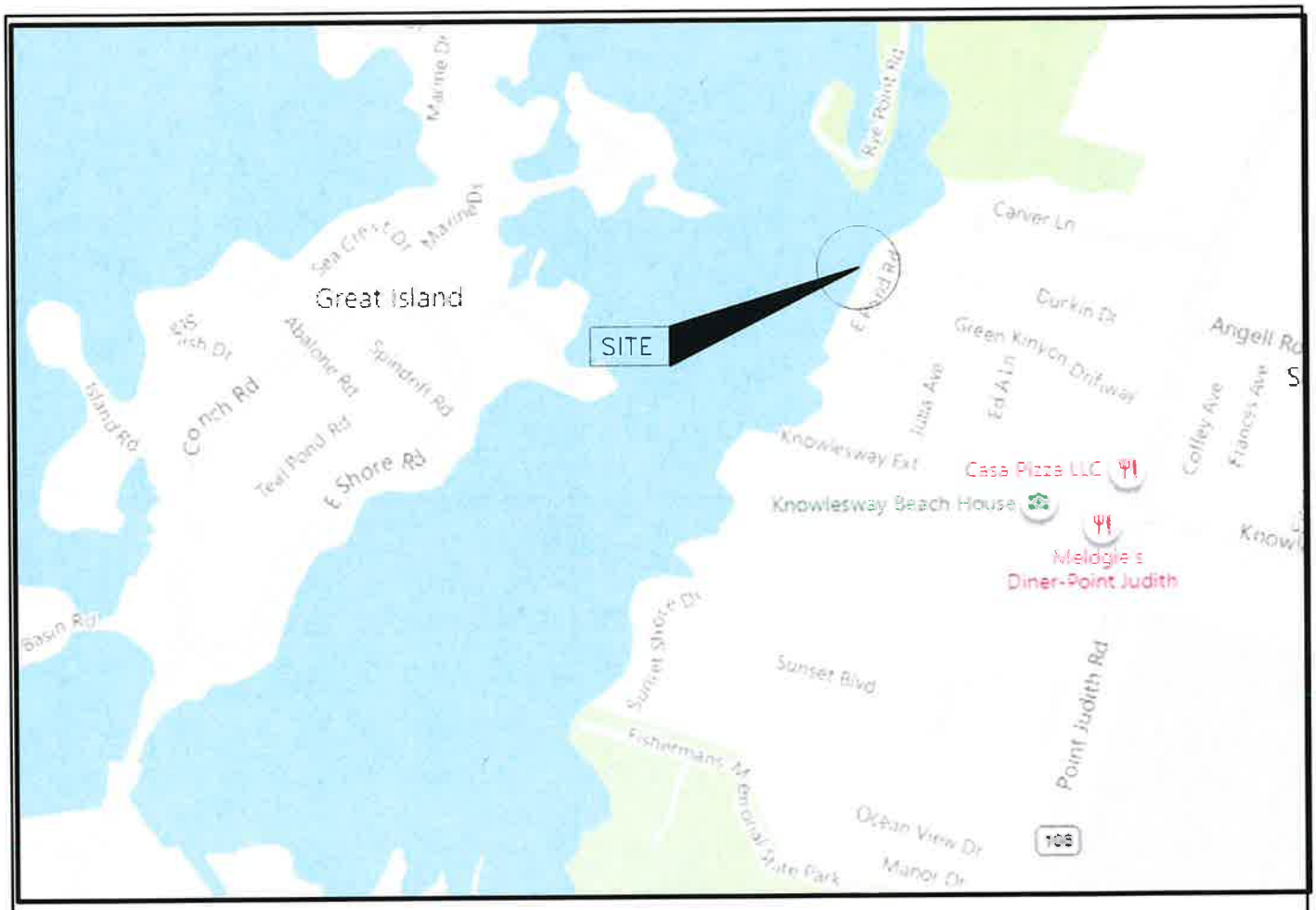
The strategy to account for impacts to the structure due to SLR will be primarily:

1. Each time the float guide piles are replaced, the butt elevation of the piles should be increased to account for SLR and storm surge. The basis of determining a pile butt

elevation should be based on the site Base Flood Elevation (site is currently in a FEMA AE zone with 11 ft base flood elevation) and considering anticipated SLR.

2. The deck elevation of the fixed pier portion of the structure should be raised through periodic maintenance as SLR occurs. This could include raising of pile bent framing during periods of deck framing replacement and or installation of replacement piles with corresponding increase in elevation of connection framing.
3. The landside fixed pier terminus will require relocations landward as SLR occurs. The relocation could be completed during periods of deck maintenance and would require relocating up the current site slope to a grade elevation that would allow pier access during high tide events.

DESIGN PLANS – ASSENT USE ONLY/NOT FOR CONSTRUCTION
(4 COPIES)



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 SECTION
FIG. 6	FIXED DOCK SECTIONS AND FRAMING
FIG. 7	FLOAT FRAMING AND FRAMING DETAILS
FIG. 8	RAMP SECTIONS

RUSSELL J. MORGAN
No. 6938
REGISTERED PROFESSIONAL ENGINEER
(CIVIL) 9/9/2

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

NO.	ISSUE/DESCRIPTION	BY	DATE

RECEIVED
9/19/2025
COASTAL RESOURCES MANAGEMENT COUNCIL

PROPOSED RESIDENTIAL DOCK
11 EAST POND ROAD
NARRAGANSETT, RI

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

PREPARED FOR:
East Pond Cottage, LLC
52 Green Kinyon Driftway
Narragansett, RI

LOCUS PLAN

PROJ MGR: RJM	REVIEWED BY:	CHECKED BY:	1
DESIGNED BY:	DRAWN BY: RJM	SCALE:	
DATE: August 25, 2025	PROJECT NO. 024-6	REVISION NO.	SHEET NO. #### OF ##

RUSSELL J. MORGAN
No. 6938
REGISTERED PROFESSIONAL ENGINEER
(CIVIL) 9/9/25

NOTES:

1. BASED PLAN INCLUDING PROPERTY LINES DEVELOPED BY A SURVEY COMPLETED JAMES CALDARONE, 1/6/2025 AS PRESENTED ON PLAN "PLAN OF LAND, A.P. U, LOT 44 - 11 EAST POND RD, NARRAGANSETT". ADDITIONALLY, SITE INFORMATION DEVELOPED FROM PLAN PREPARED BY DOWDELL ENGINEERING, TITLED "DOCK PERMIT PLAN" AND DATED 10/4/2007.

N

0 10 20 40
SCALE IN FEET

FOR PERMIT ONLY
NOT FOR CONSTRUCTION

NO.	ISSUE/DESCRIPTION	BY	DATE

PROPOSED RESIDENTIAL DOCK
11 EAST POND RD
NARRAGANSETT, RI

EXISTING CONDITIONS PLAN

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

PREPARED FOR:
East Pond Cottage, LLC
52 Green Kinyon Driftway
Narragansett, RI

PROJ MGR: RJM	REVIEWED BY: RJM	CHECKED BY: RJM	FIG OR DWG 2
DESIGNED BY: RJM	DRAWN BY: RJM	SCALE: 1" = 20'	
DATE: AUGUST 25, 2025	PROJECT NO. 024-06	REVISION NO.	SHEET NO. # OF ##

RUSSELL J. MORGAN
No. 6938
REGISTERED PROFESSIONAL ENGINEER
(CIVIL) 9/9/25

NOTES:

1. BASED PLAN INCLUDING PROPERTY LINES DEVELOPED BY A SURVEY COMPLETED JAMES CALDARONE, 1/6/2025 AS PRESENTED ON PLAN "PLAN OF LAND, A.P. U, LOT 44 - 11 EAST POND RD, NARRAGANSETT". ADDITIONALLY, SITE INFORMATION DEVELOPED FROM PLAN PREPARED BY DOWDELL ENGINEERING, TITLED "DOCK PERMIT PLAN" AND DATED 10/4/2007.

N

0 10 20 40
SCALE IN FEET

FOR PERMIT ONLY
NOT FOR CONSTRUCTION

NO.	ISSUE/DESCRIPTION	BY	DATE

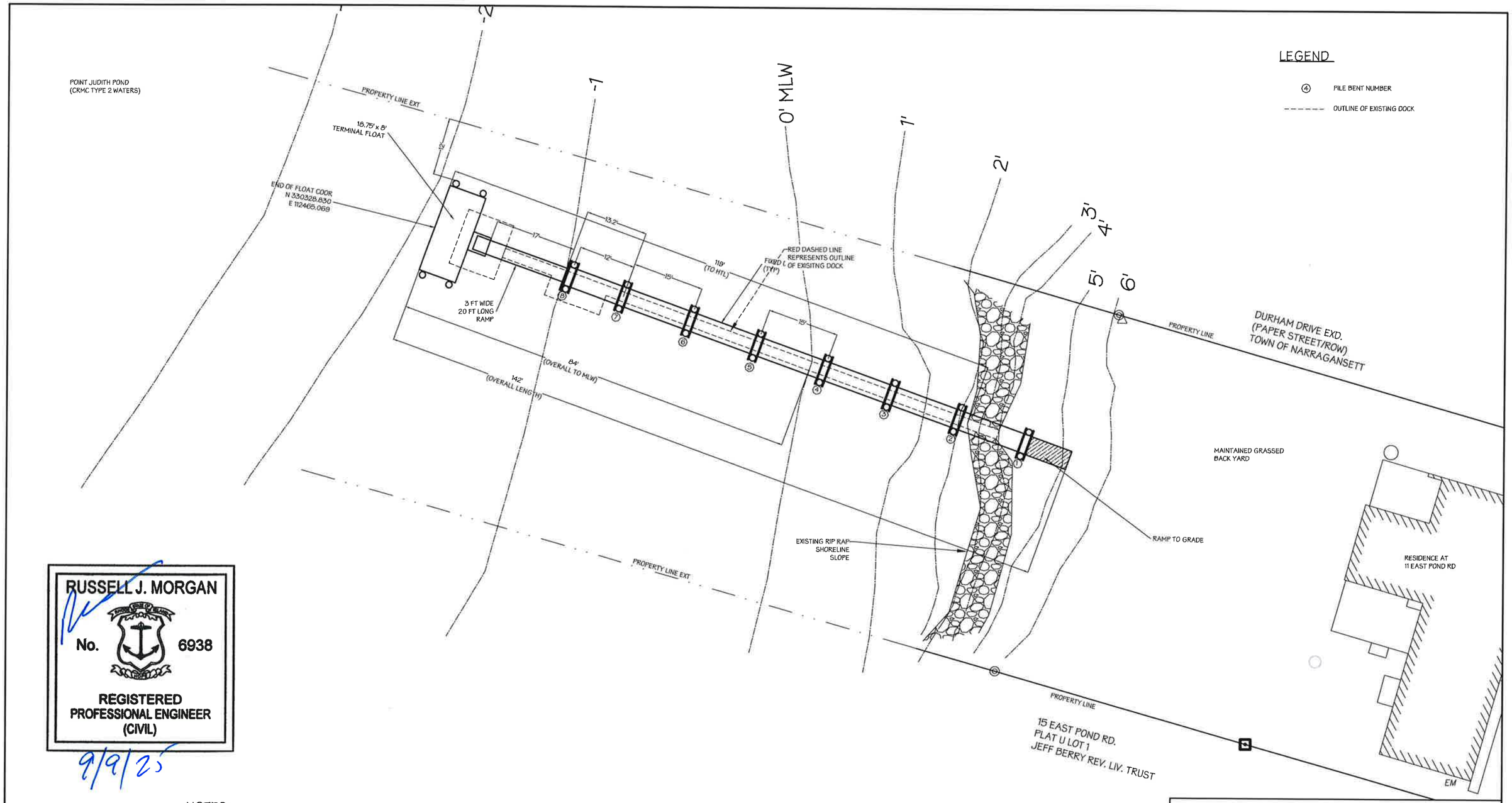
PROPOSED RESIDENTIAL DOCK
11 EAST POND RD
NARRAGANSETT, RI

AREAL PHOTO - PROPOSED DOCK LAYOUT

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

PREPARED FOR:
East Pond Collage, LLC
52 Green Kinyon Driftway
Narragansett, RI

PROJ MGR: RJM	REVIEWED BY: RJM	CHECKED BY: RJM	FIG OR DWG 3
DESIGNED BY: RJM	DRAWN BY: RJM	SCALE: 1" = 20'	
DATE: AUGUST 25, 2025	PROJECT NO. 024-06	REVISION NO.	SHEET NO. # OF ##



RUSSELL J. MORGAN
No. 6938
REGISTERED
PROFESSIONAL ENGINEER
(CIVIL)
9/9/25

NOTES:

1. BASED PLAN INCLUDING PROPERTY LINES DEVELOPED BY A SURVEY COMPLETED JAMES CALDARONE, 1/6/2025 AS PRESENTED ON PLAN "PLAN OF LAND, A.P. U, LOT 44 - 11 EAST POND RD, NARRAGANSETT". ADDITIONALLY, SITE INFORMATION DEVELOPED FROM PLAN PREPARED BY DOWDELL ENGINEERING, TITLED "DOCK PERMIT PLAN" AND DATED 10/4/2007.

N

0 10 20 40
SCALE IN FEET

RECEIVED
9/19/2025
COASTAL RESOURCES
MANAGEMENT COUNCIL

FOR PERMIT ONLY
NOT FOR CONSTRUCTION

NO.	ISSUE/DESCRIPTION	BY	DATE

PROPOSED RESIDENTIAL DOCK
11 EAST POND RD
NARRAGANSETT, RI

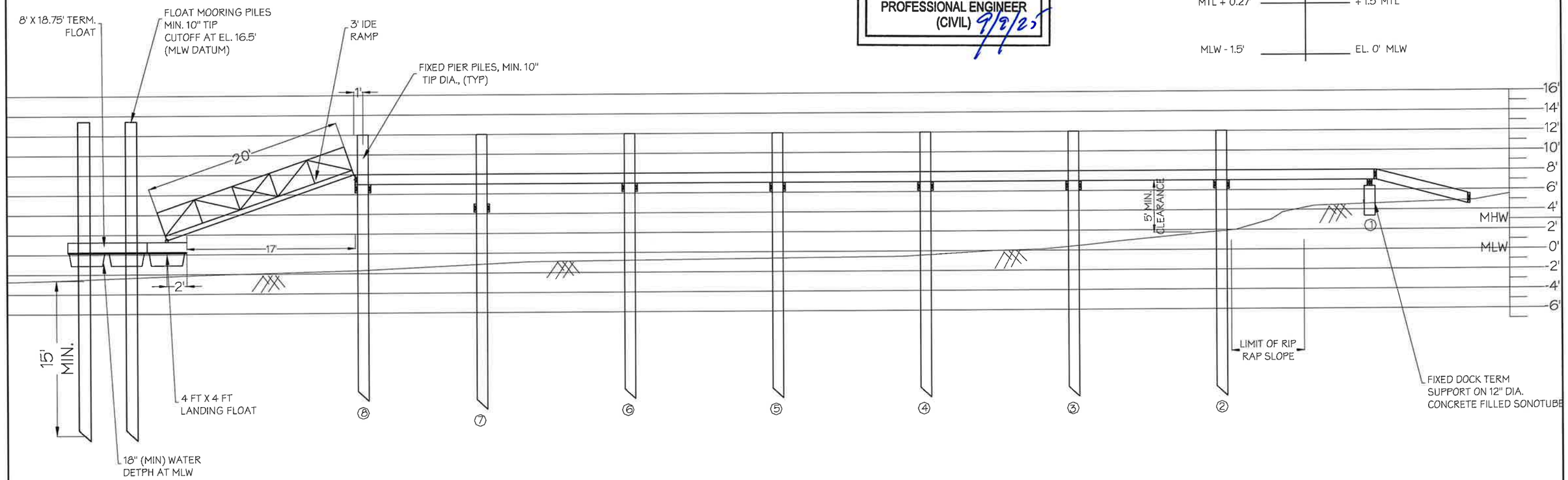
PROPOSED DOCK LAYOUT

PREPARED BY:		PREPARED FOR:	
Russell Morgan, P.E. 49 Pond Street Wakefield, RI 02879		East Pond Cottage, LLC 52 Green Kinyon Driftway Narragansett, RI	
PROJ MGR: RJM	REVIEWED BY: RJM	CHECKED BY: RJM	FIG OR DWG
DESIGNED BY: RJM	DRAWN BY: RJM	SCALE: 1" = 20'	4
DATE: AUGUST 25, 2025	PROJECT NO. 024-06	REVISION NO.	SHEET NO. # OF ##

RUSSELL J. MORGAN
No. 6938
REGISTERED
PROFESSIONAL ENGINEER
(CIVIL) 9/8/25

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



NOTES:

1. BASED PLAN INCLUDING PROPERTY LINES DEVELOPED BY A SURVEY COMPLETED JAMES CALDARONE, 1/6/2025 AS PRESENTED ON PLAN "PLAN OF LAND, A.P. U, LOT 44 - 11 EAST POND RD, NARRAGANSETT". ADDITIONALLY, SITE INFORMATION DEVELOPED FROM PLAN PREPARED BY DOWDELL ENGINEERING, TITLED "DOCK PERMIT PLAN" AND DATED 10/4/2007.

N

0 5 10 20
SCALE IN FEET

FOR PERMIT ONLY
NOT FOR CONSTRUCTION

NO.	ISSUE/DESCRIPTION	BY	DATE

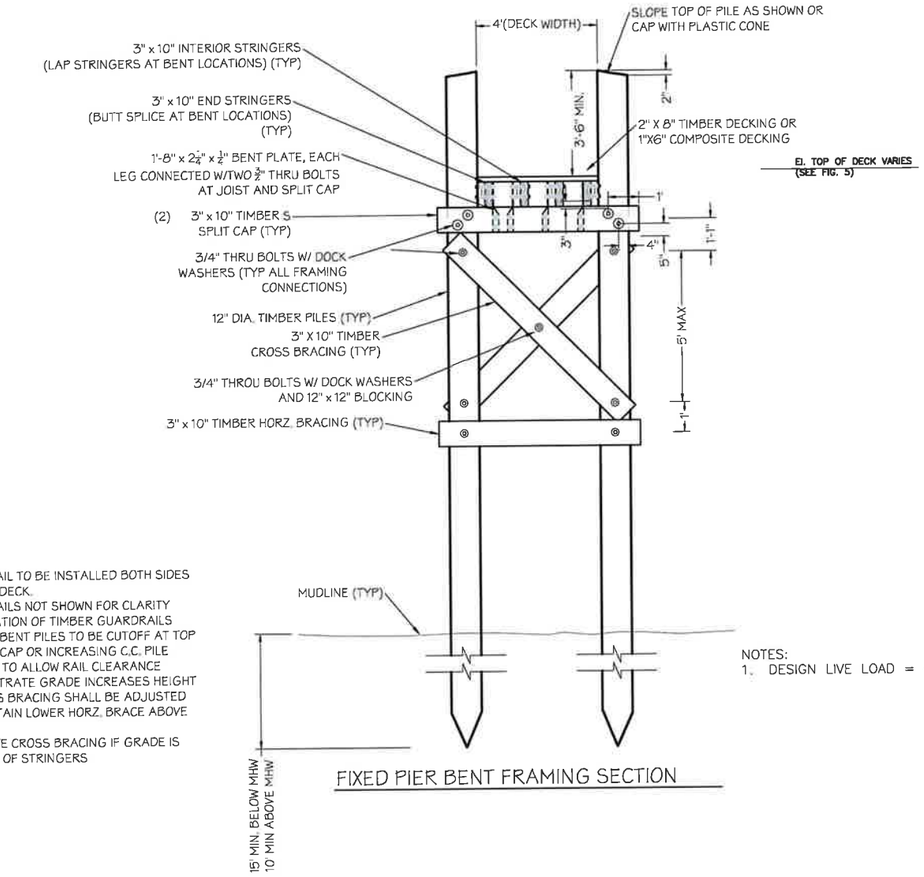
PROPOSED RESIDENTIAL DOCK
11 EAST POND RD
NARRAGANSETT, RI

PROPOSED DOCK LONG. ELEVATION

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

PREPARED FOR:
East Pond Cottage, LLC
52 Green Kinyon Driftway
Narragansett, RI

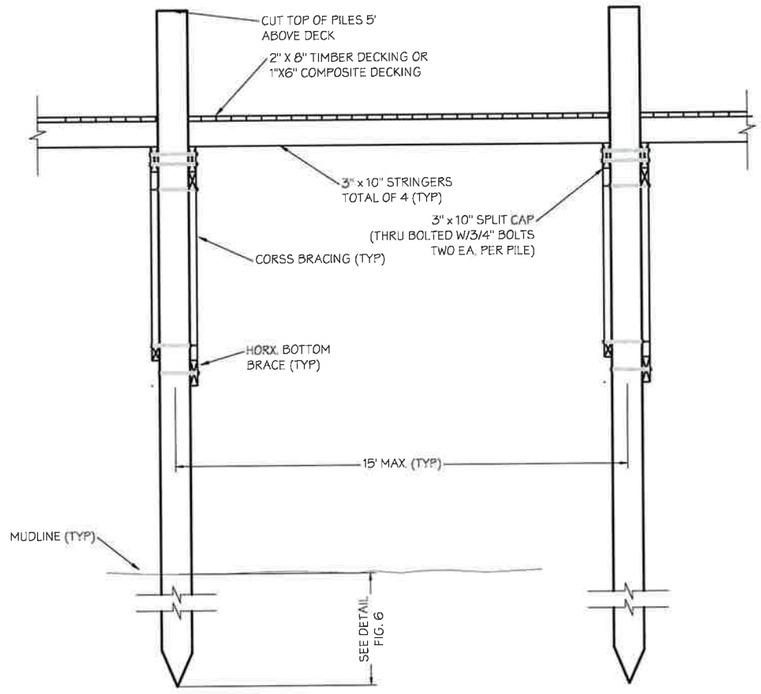
PROJ MGR: RJM	REVIEWED BY: RJM	CHECKED BY: RJM	FIG OR DWG
DESIGNED BY: RJM	DRAWN BY: RJM	SCALE: 1" = 10'	5
DATE: AUGUST 25, 2025	PROJECT NO. 024-06	REVISION NO.	SHEET NO. # OF ##



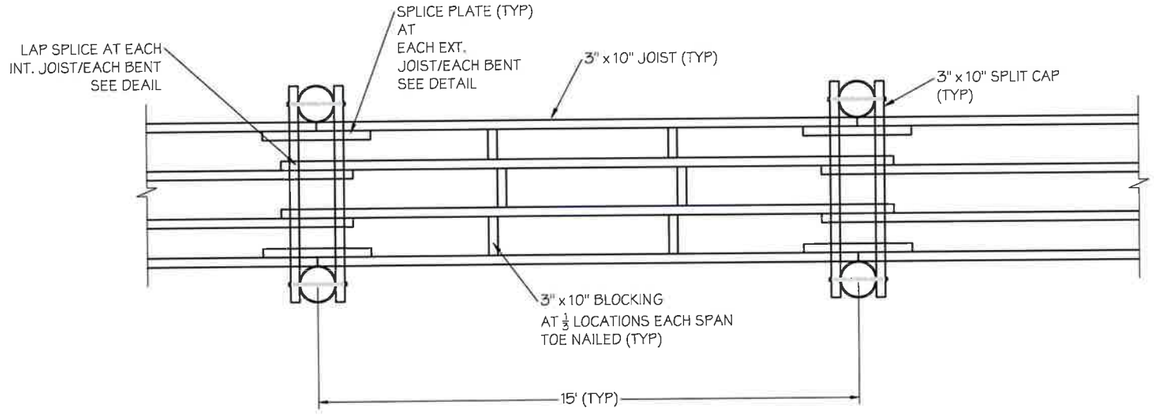
FIXED PIER BENT FRAMING SECTION

NOTES:
1. GUARDRAIL TO BE INSTALLED BOTH SIDES OF DOCK DECK.
2. GUARDRAILS NOT SHOWN FOR CLARITY
3. INSTALLATION OF TIMBER 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

NOTES:
1. DESIGN LIVE LOAD = 40 PSF.



FIXED PIER LONG. SECTION



FIXED PIER DECK FRAMING

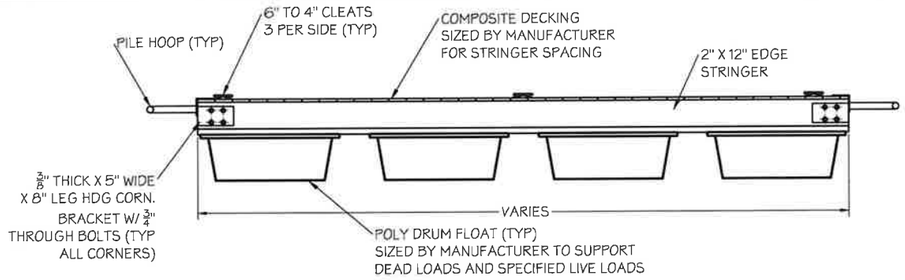
RUSSELL J. MORGAN
No. 6938
REGISTERED PROFESSIONAL ENGINEER (CIVIL)
9/9/25

NO.	ISSUE/DESCRIPTION	BY	DATE

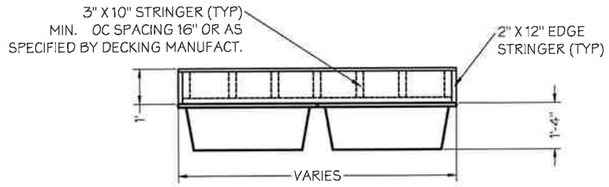
PROPOSED RESIDENTIAL DOCK
11 East Pond Road
Narragansett, RI

FIXED DOCK SECTIONS AND FRAMING

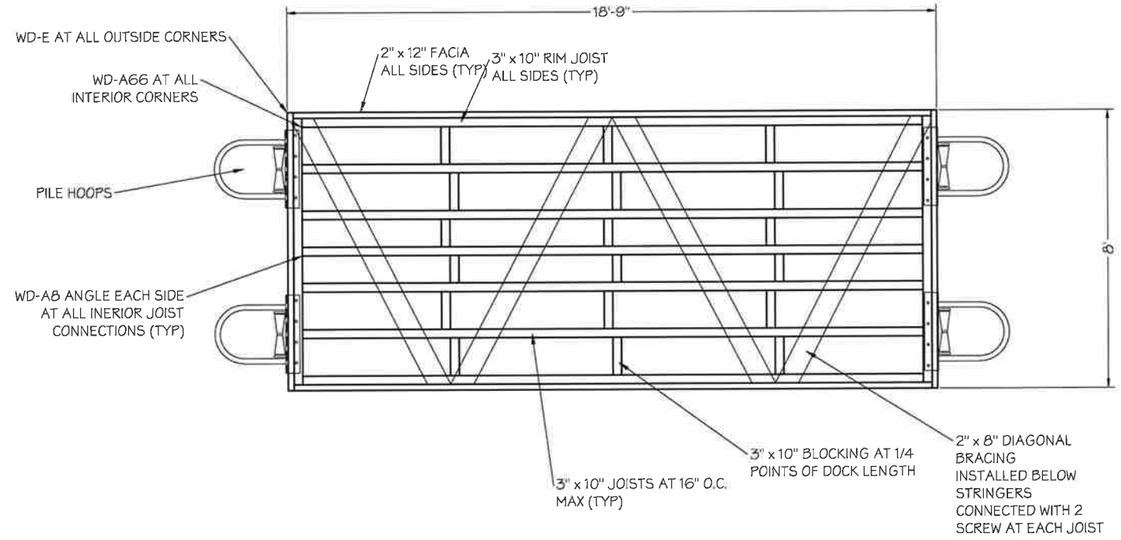
PREPARED BY:		PREPARED FOR:	
Russell Morgan, P.E. 49 Pond Street Wakefield, RI 02879		East Pond Cottagle LLCt 52 Green Kinyon Driftway, Narr. RI	
PROJ MGR: RJM	REVIEWED BY: RJM	CHECKED BY: RJM	FIG OR DWG 6
DESIGNED BY: RJM	DRAWN BY: RJM	SCALE: NTS	
DATE: August 25, 2025	PROJECT NO. 024-06	REVISION NO.	SHEET NO. # OF ##



LONGITUDINAL TERMINAL FLOAT SECTION



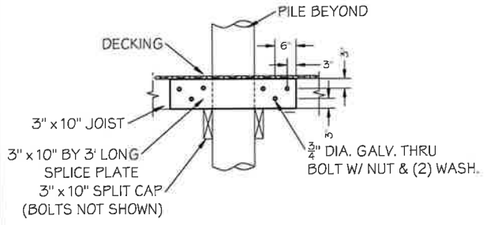
END TERMINAL FLOAT SECTION



FLOAT FRAMING AND HARDWARE

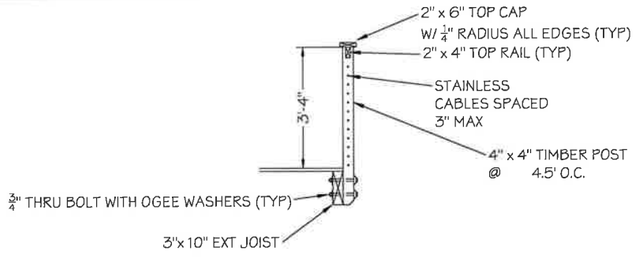
NOTE:
1. ALL FLOAT HARDWARE IS REFERENCED TO AMERICAN MUSCLE CATALOG NUMBERS
2. HARDWARE SHALL BE HOT DIP GAVANIZED
3. ALL OTHER FRAMING CONNECTIONS SHALL BE STAINLESS STEEL

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 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)



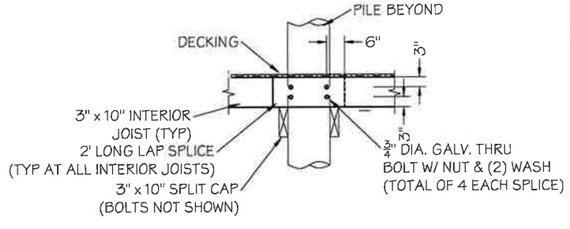
EXT. JOIST SPLICE PLATE ELEV.

N.T.S



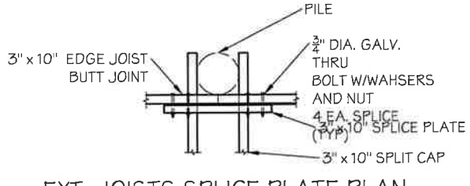
RAILING DETAILS

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

RECEIVED
9/19/2025
COASTAL RESOURCES
MANAGEMENT COUNCIL

NO.	ISSUE/DESCRIPTION	BY	DATE

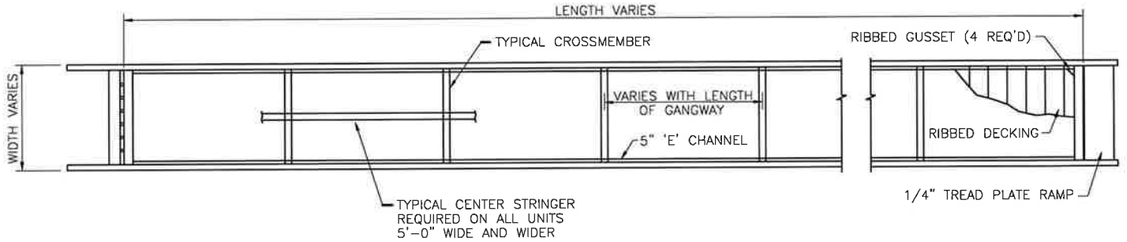
RUSSELL J. MORGAN
No. 6938
REGISTERED
PROFESSIONAL ENGINEER
(CIVIL) 9/9/25

PROPOSED RESIDENTIAL DOCK
11 East Pond Road
Narragansett, RI

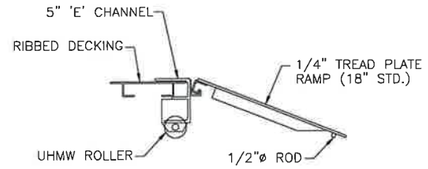
FLOAT FRAMING AND FIXED DOCK FRAME DETAILS

PREPARED BY:		PREPARED FOR:	
Russell Morgan, P.E. 49 Pond Street Wakefield, RI 02879		East Pond Cottage, LLC 52 Green Kinyon Driftway Narragansett, RI	
PROJ MGR: RJM	REVIEWED BY: RJM	CHECKED BY: RJM	FIG OR DWG 7
DESIGNED BY: RJM	DRAWN BY: RJM	SCALE: NTS	
DATE: August 25, 2025	PROJECT NO. 024-6	REVISION NO.	SHEET NO. # OF ##

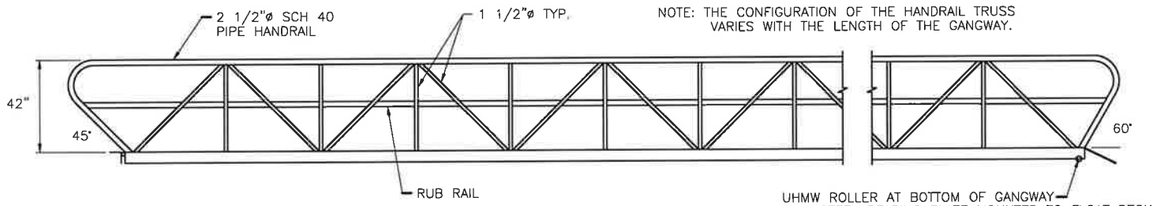
ALUMINUM RAMP FRAMING AND DETAILS



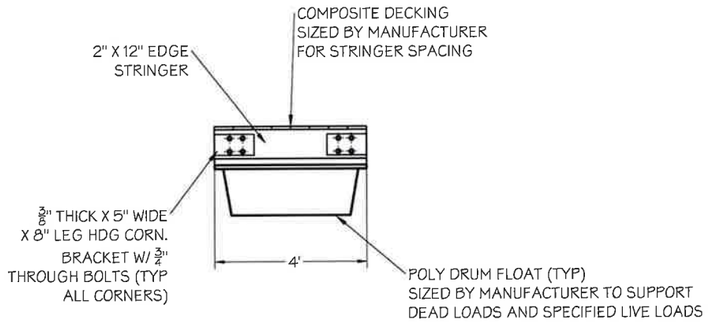
TYPICAL ALUMINUM GANGWAY DETAILS
N.T.S.



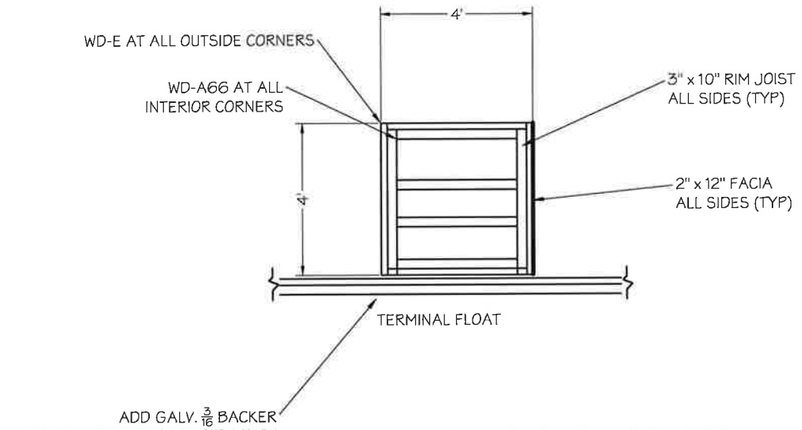
TYPICAL ALUMINUM GANGWAY DETAILS
N.T.S.



TYPICAL ALUMINUM GANGWAY DETAILS
N.T.S.



LANDING FLOAT SECTION



FLOAT FRAMING AND HARDWARE

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

RUSSELL J. MORGAN
No. 6938
REGISTERED PROFESSIONAL ENGINEER (CIVIL)
9/9/25

PROPOSED RESIDENTIAL DOCK
35 SUNSET SHORE DR
NARRAGANSETT, RI

RAMP SECTIONS AND FRAMING

NO.	ISSUE/DESCRIPTION	BY	DATE

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

PREPARED FOR:
East Pond Cottage, LLC
52 Green Kinyon Driftway
Narragansett, RI

PROJ MGR: RJM	REVIEWED BY: RJM	CHECKED BY: RJM	FIG OR DWG 8
DESIGNED BY: RJM	DRAWN BY: RJM	SCALE: NTS	
DATE: AUGUST 25,2025	PROJECT NO. 024-6	REVISION NO.	SHEET NO. # OF ##

PROJECT SPECIFICATIONS
(1 COPY)

PROJECT SPECIFICATIONS

Project:	Proposed Residential Dock
Location:	11 East Pond Road, Narragansett, RI
Prepared for:	Jeffrey Berry
Date:	August 29, 2025

GENERAL NOTES:

1. ALL WORK TO BE PERFORMED IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL CODES.
2. ALL WORK SHALL BE COMPLETED IN CONFORMANCE WITH THE CRMC AND ACOE PERMIT REQUIREMENTS AND STIPULATIONS.
3. VERTICAL DATUM IS MEAN LOW WATER (MLW) = EL. 0.0 FEET. MLW DATUM IS REFERENCED TO NAVD 88 DATUM (-1.5' MLW DATUM IS ALSO 0.0' NAVD 88 DATUM)
4. FIXED DOCK IS DESIGNED FOR 40 PSF LIVE LOAD
5. SITE AND EXISTING STRUCTURE ELEVATIONS DETERMINED USING PREVIOUS SITE SURVEYS.
6. BASE PLAN, INCLUDING PROPERTY LINES WAS DEVELOPED BASED ON A SITE SURVEY COMPLETED BY SOUTH COUNTY SURVEY CO., JAMES CALDARONE PLS, AND DATED 1/6/2025.
7. STORAGE, FUELING AND LUBRICATION OF EQUIPMENT AND MOTOR VEHICLES SHALL BE CONDUCTED IN A MANNER THAT AFFORDS THE MAXIMUM PROTECTION AGAINST SPILL AND EVAPORATION. FUEL, LUBRICANTS AND OIL SHALL BE MANAGED AND STORED IN ACCORDANCE WITH FEDERAL, STATE, REGIONAL AND LOCAL LAWS AND REGULATIONS. THERE SHALL BE NO STORAGE OF FUEL ON THE PROJECT SITE. FUEL MUST BE BROUGHT TO THE PROJECT SITE AS NEEDED. EQUIPMENT OPERATION, ACTIVITIES, OR PROCESSES PERFORMED BY THE CONTRACTOR SHALL BE IN ACCORDANCE WITH FEDERAL AND STATE AIR EMISSION AND PERFORMANCE LAWS AND STANDARDS.
8. THE OWNER AND ENGINEER MAKE NO WARRANTY REGARDING THE ACCURACY OF THE INFORMATION PRESENTED IN THESE DRAWINGS REGARDING EXISTING CONDITIONS.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ENVIRONMENTAL PROTECTION AND KEEPING THE SURROUNDING WATERS CLEAN AND FREE OF ALL WASTE MATERIAL.
10. ALL DIMENSIONS AND CONDITIONS MUST BE VERIFIED IN THE FIELD. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER BEFORE PROCEEDING WITH THE AFFECTED PART OF THE WORK.
11. THIS DESIGN INCLUDES GUARD RAILS ALONG EACH SIDE OF FIXED PIER.
12. CONSTRUCTION MATERIALS AND DEMOLITION DEBRIS WILL NOT BE STORED ON SITE

CONSTRUCTION NOTES:

1. THE WORK UNDER THIS CONTRACT SHALL INCLUDE, BUT IS NOT LIMITED TO, THE FOLLOWING:
   1.1. SUPPLY AND INSTALLATION OF TIMBER PILES,
   1.2. SUPPLY AND ISTALLATION OF ALL FRAMING TIMBER;
   1.3. SUPPLY AND INSTALLATION OF A SEASONAL ALUMINUM GANGWAY;
   1.4. SUPPLY AND INSTALLATION OF A SEASONAL TIMBER FLOATING DOCK;
2. LOCATION OR PRESENCE OF UTILITIES SHOWN ON THESE DRAWINGS ARE APPROXIMATE. CONTRACTOR MUST NOTIFY DIGSAFE 72 HOURS PRIOR TO COMMENCING WORK. VERIFY LOCATIONS, DEPTHS AND OVERHEAD CLEARANCE OF ALL EXISTING UTILITIES AND NOTIFY THE APPROPRIATE UTILITY COMPANY AND AUTHORITY TO ALLOW MARKING OF THEIR LINES.
3. CONTRACTOR SHALL EXERCISE EXTREME CAUTION TO AVOID DAMAGE TO ANY EXISTING UTILITIES TO REMAIN IN PLACE DURING CONSTRUCTION AND/OR AFTER CONSTRUCTION IS COMPLETE.

TIMBER PILES:

1. TIMBER PILES SHALL CONFORM TO ASTM D25 WITH THE FOLLOWING MINIMUM DIMENSIONS:
1.1. BUTT DIAMETER = 12"
1.2. TIP DIAMETER = 10"
2. TIMBER PILES SHALL BE SOUTHERN YELLOW PINE (S.Y.P.) TREATED WITH CCA TO A FINAL NET RETENTION OF NOT LESS THAN 2.5 PCF IN ACCORDANCE WITH AWPA SPECIFICATION G.
3. CUT ENDS OF PILES SHALL BE COATED WITH TENINO COPPER NAPTHANATE SOLUTION, BY COPPER CARE WOOD PRESERVATIVES, INC. OR OTHER COPPER NAPTHANTE SOLUTION WITH NO LESS THAN 2% COPPER METAL CONTENT, AS APPROVED BY THE ENGINEER.
4. PILE BUTTS SHALL BE CUT AT AN ANGLE AND CAPPED WITH FIBERGLASS OR A PLASTIC COVER.

PILE INSTALLATION

VIBRATORY & IMPACT DRIVING:

1. MOORING PILES SHALL DRIVEN TO A MINIMUM EMBEDMENT OF 15 FEET. FIXED PIER PILES SHALL BE DRIVEN TO THE MINIMUM DEPTH PRESENTED ON SHEET 6.
2. EQUIPMENT AND METHODS FOR INSTALLING PILES SHALL BE SUCH THAT PILES ARE INSTALLED IN THEIR PROPER POSITION AND ALIGNMENT.
3. PILES SHALL BE DRIVEN WITHIN 3 INCHES OF THE POSITIONS INDICATED ON THE DRAWINGS. PILES SHALL BE DRIVEN STRAIGHT AND TRUE WITH DEVIATION FROM LONGITUDINAL ACCESS OF NOT MORE THAN 2%.
4. ALL PILES SHOWING SIGNS OF HEAVING OR LIFTING, OR PILES INSTALLED IN THE WRONG LOCATION SHALL BE EXTRACTED AND REINSTALLED TO THE EMBEDMENT DEPTH AND LOCATION AS SPECIFIED AT NO ADDITIONAL COST TO THE OWNER.
5. PILES WHICH ARE DAMAGED AND HAVE HEADS WHICH SPLIT, BROOM, CRACK, OR CRUSH DURING DRIVING, SHALL BE REMOVED AND DISPOSED OFF-SITE AND REPLACED WITH NEW PILES. NO ADDITIONAL COMPENSATION WILL BE MADE FOR REPLACEMENT PILES AND INSTALLATION.

GENERAL TIMBER CONSTRUCTION:

1. THE WORK COVERED UNDER THIS SECTION INCLUDES, BUT IS NOT NECESSARILY LIMITED TO; PILE CAPS, STRINGERS, DIAGONAL BRACING, AND BLOCKING.
2. ALL VISUALLY GRADED STRUCTURAL LUMBER AND WOOD CONSTRUCTION SHALL CONFORM TO THE "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION" (ANSI/NFPA NDS - LATEST EDITION), ITS SUPPLEMENT, AND COMMENTARY BY THE AMERICAN FOREST & PAPER ASSOCIATION / AMERICAN WOOD COUNCIL.
3. TIMBER SHALL MEET THE REQUIREMENTS OF THE SOUTHERN PINE INSPECTION BUREAU INSPECTION RULES, LATEST EDITION FOR SOUTHERN YELLOW PINE NO. 1 GRADE MINIMUM, SAWN FOUR SIDES (S4S).
4. ALL TIMBER SHALL BE CUT AND FRAMED TO A CLOSE FIT IN SUCH A MANNER THAT THE JOINTS SHALL HAVE FULL CONTACT BETWEEN PLIES OR MEMBERS. NO SHIMMING WILL BE PERMITTED IN MAKING JOINTS NOR WILL OPEN JOINTS BE ACCEPTED.
5. STRINGERS, BLOCKING, PILE CAPS, & BRACING SHALL BE PRESSURE TREATED IN ACCORDANCE WITH THE AMERICAN WOOD PRESERVER'S ASSOCIATION (AWPA) SPECIFICATION G WITH A CHROMATED COPPER ARSENATE (CCA) PRESERVATIVE TO A RETENTION OF 0.6 LBS/FT³.
6. ALL CUT ENDS SHALL BE COATED WITH TENINO COPPER NAPTHANATE SOLUTION, BY COPPER CARE WOOD PRESERVATIVES, INC. OR OTHER COPPER NAPTHANTE SOLUTION WITH NO LESS THAN 2% COPPER METAL CONTENT, AS APPROVED BY THE ENGINEER.

7. ALL MATERIAL SHALL BE SOUND, WELL SEASONED, AND STRAIGHT GRAINED, FREE FROM SHAKES AND LARGE OR LOOSE KNOTS, AND SHALL HAVE NO DECAYED WOOD, WORM HOLES, OR ANY OTHER DEFECTS WHICH THE OWNER DETERMINES WILL IMPAIR ITS STRENGTH OR DURABILITY.
8. WOOD PIECES OF EXCEPTIONALLY LIGHT WEIGHT WILL NOT BE ACCEPTED.
9. ALL MATERIAL SHALL BE STORED OFF OF THE GROUND IN MANNER TO PREVENT DAMAGE AND TO PERMIT EASY INSPECTION.

DECKING

1. DECKING SHALL CONSIST OF SYP NO 1 GRADE 2X8 SPACED ¼" APART OR 5/4" BY 6" SYNTHETIC DECKING. SYNTHETIC DECKING MANUFACTURER SHALL SPECIFIY REQUIRED MIN. STRINGER SPACING.
2. DECKING SHALL BE INSTALLED WITH APPROXIMATELY ¼" GAP BETWEEN DECK BOARDS. DECK SHALL BE ATTACHED TO EACH STRINGER USING TWO STAINLESS STEEL SCREWS MEETING ASTM TYPE 304 OR 316. IF SYNTHETIC DECKING IS USED CONTRACTOR SHALL INSTALL DECKING IN ACCORDANCE WITH MANUFACTURERS REQUIREMENTS.
6. TOP OF DECK BOARDS SHALL BE FLUSH WITH ADJACENT DECK BOARDS. MAXIMUM ACCEPTABLE DIFFERENCE BETWEEN ADJACENT DECK BOARDS IS 1/8". DEVIATION EXCEEDING THIS AMOUNT SHALL BE CORRECTED BY THE CONTRACTOR. MEANS OF CORRECTING DEVIATION SHALL BE SUBJECT TO THE ENGINEER'S ACCEPTANCE.

GUARDRAIL

1. THE GUARDRAIL POSTS, STRONG-BACK AND TOP RAIL SHALL BE TREATED SYP NO 2 OR BETTER.
2. ALL RAILING JOINTS SHALL BE KERF CUT, LOCATED AT HANDRAIL POSTS & GLUED USING WELDWOOD PLASTIC RESIN GLUE OR APPROVED EQUAL BY THE ENGINEER.
3. FOUR (4) SCREWS SHALL BE USED AT A TOP RAIL JOINT WHEN THE JOINT LANDS ON A POST, (2) PER EACH TOP RAIL.
4. CABLE FOR GUARDRAIL SHALL BE 3/16 INCH DIAMETER, 316 STAINLESS STEEL WIRE ROPE WITH 1X19 STRAND. SPACING OF WIRE ROPE SHALL NOT BE GREATER THAN 3 INCHES FROM WIRE TO WIRE OR 31/2 INCHES FROM WIRE TO SOLID SURFACE.
5. CABLE LENGTH SHALL NOT EXCEED FIFTY FEET. DECK TOGGLE TURNBUCKLES SHALL BE USED AT ONE END OF CABLE AND DECK TOGGLE CONNECTOR SHALL BE USED AT THE OPPOSITE END. END CONNECTIONS SHALL BE THRU-BOLTED.
6. FOR CABLE LENGTHS EXCEEDING FIFTY FEET, ONE ADDITIONAL TURNBUCKLE SHALL BE PROVIDED FOR EACH ADDITIONAL FIFTY-FOOT LENGTH OR PORTION THEREOF.
7. CABLE CONNECTION HARDWARE SHALL BE STAINLESS STEEL AND SHALL BE AS MANUFACTURED BY JOHNSON ARCHITECTURAL HARDWARE, INC., EAST HADDAM, CT OR AN EQUIVALENT ACCEPTED BY THE ENGINEER. SAMPLES OR PRODUCT LITERATURE SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW AND APPROVAL.

MISCELLANEOUS METALS AND HARDWARE

1. ALL CONNECTION HARDWARE, STEEL PLATES, INSERTS, AND FASTENERS TO BE HOT-DIPPED GALVANIZED IN ACCORDANCE WITH ASTM A-123, AND A-153 CLASS C.
2. STRUCTURAL STEEL, INCLUDING CHANNEL SHAPES SHALL CONFORM TO ASTM A992.
   2.1. STEEL ANGLES, PLATES AND THREADED ROUND BAR SHALL CONFORM TO ASTM A36, 36 KSI YIELD.
   2.2. CARRIAGE BOLTS AND LAG SCREWS SHALL CONFORM TO ASTM A307, GRADE A.
   2.3. HIGH STRENGTH STRUCTURAL BOLTS: SHALL CONFORM TO ASTM A325 WITH HEXAGONAL HEADS.

2.4. TIMBER BOLTS: SHALL CONFORM TO ASTM A307 WITH HEXAGONAL HEADS.
2.5. NUTS: SHALL BE HEXAGONAL AND CONFORM TO ASTM A563.

3. HOT ROLLED SECTIONS SHALL BE HOT DIPPED GALVANIZED IN ACCORDANCE WITH ASTM A123. BOLTS, NUTS, WASHERS, AND OTHER HARDWARE SHALL BE HOT DIPPED GALVANIZED IN ACCORDANCE WITH ASTM A153.
4. GALVANIZED PARTS SHALL BE HANDLED IN A MANNER THAT DOES NOT DAMAGE THE COATING.
5. DAMAGE TO HOT-DIPPED GALVANIZED COATINGS SHALL BE REPAIRED IN ACCORDANCE WITH ASTM A780 "STANDARD PRACTICE FOR REPAIR OF DAMAGED AND UNCOATED AREAS OF HOT-DIP GALVANIZED COATINGS."
6. FIELD TOUCH-UP SHALL BE PERFORMED USING ZRC GALVILITE GALVANIZING REPAIR COMPOUND OR EQUIVALENT ACCEPTED BY THE ENGINEER. SURFACE PREPARATION AND COATING APPLICATION SHALL BE IN STRICT ACCORDANCE WITH MANUFACTURERS WRITTEN INSTRUCTIONS.

FLOATING DOCK

1. THE CONTRACTOR SHALL FURNISH ALL TOOLS, EQUIPMENT, MATERIALS, AND SUPPLIES AND SHALL PERFORM ALL LABOR, SUPERVISION, ASSEMBLY, AND INSTALLATION OF THE COMPLETE FLOATING DOCK SYSTEMS.
2. DESIGN, PROVIDE AND INSTALL FLOATING DOCK OF THE SIZE INDICATED IN THE DRAWINGS. THE FLOATING DOCK SHALL PROVIDE BETWEEN 15 INCHES AND 18 INCHES OF FREEBOARD UNDER DEAD LOADING AND SHALL BE CAPABLE OF SUPPORTING A MINIMUM UNIFORM LIVE LOADING OF 20 PSF OR A 400 POUND CONCENTRATED LOAD ANYWHERE ON THE FLOAT WITH FREEBOARD NO LESS THAN 12 INCHES AND TILT NO MORE THAN 6 DEGREES FROM HORIZONTAL. UNDER THE GANGWAY LANDING PROVIDE ADDITIONAL FLOATATION AS REQUIRED TO MAINTAIN A HORIZONTAL DECK.
3. FLOATING DOCK DECK SURFACE AND STRUCTURAL FRAMING SHALL BE DESIGNED TO WITHSTAND A UNIFORMLY DISTRIBUTED VERTICAL LIVE LOAD OF 20 PSF AND A CONCENTRATED VERTICAL LOAD OF 400 LBS APPLIED OVER 1 SQUARE FOOT, HOWEVER LOAD CASES SHALL NOT NEED TO BE ANALYZED SIMULTANEOUSLY.
4. FLOTATION SHALL BE DESIGNED TO SUPPORT THE DEAD LOAD PLUS A UNIFORMLY DISTRIBUTED VERTICAL LIVE LOAD OF 20 PSF APPLIED TO THE FULL AREA OF THE DECK SURFACE.
5. FLOATING DOCK SHALL BE DESIGNED TO WITHSTAND THE FORCES OF NON-MOVING ICE.
6. DEAD LOADS SHALL CONSISTS OF THE ENTIRE WEIGHT OF THE FLOATING STRUCTURE, INCLUDING THE GANGWAY AND OTHER ACCESSORIES AND APPURTENANCES.
7. THE LOSS OF FREEBOARD AFTER ONE YEAR OF SERVICE FROM THE TIME OF ACCEPTANCE SHALL NOT EXCEED 1" AND SHALL NOT EXCEED 2" AFTER FIVE YEARS.
8. THE BOTTOM OF THE DOCK STRUCTURAL FRAMING SHALL BE ABOVE THE WATER SURFACE DURING DEAD LOAD CONDITIONS.
9. FLOATING DOCK SURFACES SHALL NOT SLOPE MORE THAN 1/2 INCH PER 6 FEET OF DOCK WIDTH OR LENGTH AT THE TIME OF ACCEPTANCE AND NO MORE THAN 3/4 INCH PER 6 FEET AT THE END OF FIVE YEARS OF SERVICE.
10. DOCK UNITS UNDER GANGWAY LOCATIONS SHALL BE NO MORE THAN 2" HIGHER OR LOWER THAN THE FREEBOARD OF THE REST OF THE FLOATING DOCK SYSTEM DURING DEAD LOAD CONDITIONS.
11. FLOTATION SHALL BE HIGH STRENGTH, HIGH DENSITY, POLYETHYLENE. CORE SHALL BE EXPANDED POLYSTYRENE, FACTORY PRE-MOLDED TO ENSURE COMPLETE EXPANSION TO MINIMUM OF 1.0 LB/CF DENSITY. FLOTATION UNITS SHALL BE DESIGNED TO MAINTAIN THE DESIRED BUOYANCY AND FREEBOARD EVEN IF [illegible]RED OR CRACKED. FLOTATION ATTACHMENT TO STRUCTURAL FRAME SHALL BE POSITIVELY

ATTACHED BY MEANS OF A THRU BOLT AND NUT. FLOTATION UNIT AND FRAME TO ACT AS ONE INTEGRAL SECTION.

12. FLOATING DOCK AND PILE GUIDES SHALL BE DESIGNED AND FABRICATED TO RESIST MOORING FORCES IMPOSED BY A RECREATIONAL POWER OR SAILBOAT.
13. DOCK FRAMING TIMBER SHALL BE VISUALLY GRADED STRUCTURAL LUMBER AND SHALL BE SOUTHERN YELLOW PINE NO.1 GRADE MINIMUM, SPIB GRADING RULES. ALL LUMBER SHALL BE CCA PRESSURE TREATED TO A MINIMUM RETENTION OF 0.6 PCF.
14. DOCK FRAMING TIMBER SHALL BE KILN DRIED AFTER TREATMENT.
15. DOCK FRAMING TIMBER SHALL BE SOUND, WELL SEASONED, AND STRAIGHT GRAINED, FREE FROM SHAKES AND LARGE OR LOOSE KNOTS AND SHALL HAVE NO DEFECTS WHICH WILL IMPAIR ITS STRENGTH OR DURABILITY FOR THE INTENDED PURPOSE.
16. DOCK DECKING SHALL BE 2x6 SOUTHERN YELLOW PINE MEET THE REQUIREMENTS OF THE SOUTHERN PINE INSPECTION BUREAU INSPECTION RULES, LATEST EDITION FOR SOUTHERN YELLOW PINE NO. 1 GRADE MINIMUM, SAWN FOUR SIDES (S4S) AND TREATED W/ ACQ RETAINED AT A MIN. 0.6 PCF OR SYNTHETIC DECKING OR 5/4" BY 6" SYNTHETIC DECKING.
17. STRUCTURAL STEEL CONNECTORS, BRACKETS AND MISCELLANEOUS PARTS TO BE FABRICATED FROM ASTM A 36 GRADE STEEL.
18. STRUCTURAL STEEL, BOLTS, NUTS, AND WASHERS SHALL BE FABRICATED TO ASTM A307 AND HOT DIPPED GALVANIZED IN ACCORDANCE TO ASTM A 123. A MINIMUM COATING OF 2 OUNCES PER SQUARE FOOT SHALL BE APPLIED. FASTENERS SHALL BE A MINIMUM 1/2" DIAMETER.
19. CLEATS SHALL BE 12" MALLEABLE CAST IRON, CONFORMING TO ASTM A47. CLEATS SHALL BE FASTENED TO INTERIOR STEEL ANGLES WITH (2) - 3/8" DIAMETER THRU BOLTS. CLEATS SHALL BE PLACED AT LOCATIONS SPECIFIED ON THE CONTRACT DRAWINGS.

GANGWAY

1. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF THE GANGWAY TO THE ENGINEER FOR REVIEW PRIOR TO ORDERING. SHOP DRAWINGS SHALL INCLUDE HINGE, ROLLER, AND TRANSITION PLATE DATA. ALL GANGWAY PARTS ARE SUBJECT TO REVIEW AND ACCEPTANCE OF THE ENGINEER.
2. THE GANGWAY AND THE RAMP SHALL BE DESIGNED TO WITHSTAND A DISTRIBUTED VERTICAL LIVE LOAD OF 40 PSF AND A CONCENTRATED LIVE LOAD OF 400 LBS AT ANY LOCATION.
3. DEFLECTION OF THE GANGWAY AND RAMP UNDER LIVE LOAD CONDITIONS SHOULD NOT EXCEED L/180.
4. THE GANGWAY AND RAMP SHALL BE DESIGNED FOR A LATERAL WIND LOAD OF 15 PSF ON EXPOSED SURFACES.
5. THE GANGWAY AND RAMP SHALL INCLUDE RAILINGS THAT ARE COMPLIANT WITH ALL APPLICABLE CODES THAT ARE SMOOTH AND SNAG-FREE AND ABLE TO WITHSTAND A 50 PLF LIVE LOAD OR 200 LB POINT LOAD, WHICHEVER IS GREATER, IN ANY DIRECTION.
6. THE WALKWAY SURFACE SHALL BE OPEN TYPE GRATING WITH INTEGRAL TRANSVERSE NON-SKID PRXREF
7. OPERTIES, WITHOUT AFFIXED CROSS CLEATS OR OTHER MECHANICAL DEVICES TO ACHIEVE NON-SKID CAPABILITY.
8. THE GANGWAY AND RAMP SHALL BE FABRICATED OF 5000 AND 6000 SERIES ALUMINUM COMPATIBLE WITH A MARINE ENVIRONMENT. HINGES AND FASTENERS SHALL BE STAINLESS STEEL OR OTHER MATERIALS COMPATIBLE WITH ALUMINUM IN A MARINE ENVIRONMENT.

9. THE GANGWAY SHALL REST ON A METAL OR HDPE PLASTIC SKID PLATE ON THE FLOATING DOCK SIDE THAT WILL ALLOW FOR FREE AND SILENT MOVEMENT OF THE GANGWAY WITH CHANGING WATER LEVELS.
10. THE GANGWAY AND RAMP SHALL BE EQUIPPED WITH A TRANSITION PLATE LOCATED AT THE FLOATING DOCK SIDE. THE TRANSITION PLATE SHALL BE 3'-0" LONG AND EXTEND THE WIDTH OF THE GANGWAY.
11. CONTRACTOR SHALL ENSURE THAT THE PIN CONNECTION FOR THE GANGWAY AND RAMP MOUNT CAN BE REMOVED WITHOUT INTERFERING WITH THE PIER STRUCTURE.
12. AT THE SEAWARD TERMINUS, THE GANGWAY SHALL REST ON A UHMW OR APPROVED EQUAL ROLLER ASSEMBLY.

SITE PHOTOGRAPHS

Photo 1 Facing West Along Centerline Of Existing Boating Facility

Photo 2 - Facing North

Photo 3 - Facing South

SAV REPORT

AVIZINIS
ENVIRONMENTAL
SERVICES INC

SUBMERGED AQUATIC VEGETATION SURVEY REPORT

SITE LOCATION:
A.P. U, Lot 44
11 East Pond Road
Narragansett, Rhode Island

PREPARED FOR:
Jeffrey Berry
jberrycberry@verizon.net

PREPARED (August 19, 2025) BY:

Edward Avizinis, CPSS, PWS | President

INTRODUCTION

Avizinis Environmental Services, Inc., (AES), has completed the requested submerged aquatic vegetation survey at the 11 East Pond Road address in Narragansett, Rhode Island. This survey was performed on July 22, 2025.

Activities in coastal areas in Rhode Island are regulated under the jurisdiction of the Coastal Resources Management Council (CRMC). The State of Rhode Island has created predetermined maps that identify which properties are under which regulatory agency. These maps identify that the subject property is within CRMC jurisdiction. The CRMC administers the regulations of the Coastal Resources Management Program (CRMP) (Title 650-Rhode Island Code of Regulations-20-00-1). The CRMP administers regulations pertaining to the protection of submerged aquatic vegetation.

Submerged aquatic vegetation (SAV) include submerged rooted vascular plants that grow in tidally influenced waters of the state. Species of concern include eelgrass (*Zostera marina*) and widgeon grass (*Ruppia maritima*), however the most common species is eelgrass which is commonly found along the coast.

Section 1.3.1.(D.)(11)(w. and x.) of the CRMP states:

> "In order to minimize impacts to existing areas of submerged aquatic vegetation (SAV) habitat, new residential boating facilities or modifications to existing residential boating facilities shall be designed in accordance with the guidelines and standards contained within § 1.3.1(R) of this Part, as most recently revised. Facilities shall be located along the shoreline so as to impact the minimal amount of habitat possible. The long-term docking of vessels at a recreational boating facility shall be prohibited over SAV. Such facilities shall be used for touch and go only."

As such, a survey is required to determine the presence of any SAV within the limits of any proposed project that may impact the species.

EXISTING CONDITIONS

The subject property extends west from East Pond Road to the shores of Point Judith Pond in Narragansett, Rhode Island. The parcel contains a single-family residence with an associated driveway, yard, and other related features. The adjacent section of Point Judith Pond is considered Type 2 waters under the CRMP which are highly regulated estuarine waterbodies. Residential docks are allowed in Type 2 waters. In addition, the property is within the limits of the Salt Ponds Region Special Area Management Plan (SAMP) and an OWTS Priority Critical Resource Area. Point Judith Pond and its associated coastal features are considered High Value / High Vulnerability Habitat by the DEM.

SURVEY PROTOCOL

AES has prepared this survey to meet all standards of the CRMP Section 1.3.1.(R.). It is the policy of the Council that SAV surveys shall be completed during peak biomass. SAV surveys shall be completed in Narragansett Bay between July 1 and September 15, while SAV surveys shall be completed in the south shore coastal ponds and other shallow water embayments between July 1 and August 15. This survey was performed during the morning of **July 22, 2025**. Low tide was recorded at **11:42 am** that morning.

The CRMP section 1.3.1 (R)(3.)(d.)(2-5) states:

"(2) The SAV survey requires a series of transects located between the property line extensions associated with the proposed project site. A survey shall include transect lines (quantity dependent on the size of the project area) running perpendicular to the shoreline three (3) meters apart (10 feet). Along each transect line a 1m² quadrat sampling station shall be placed every three (3) meters (10 ft). It is important to go beyond the impacted area, especially to understand the impacts of the dock to SAV. In the case of fragmented beds, transect lines every two (2) meters may be necessary. For projects not adjacent to the shoreline (i.e., aquaculture projects), locate the transects relative to another reference, such as a channel boundary or depth gradient.

(3) Define a datum. The survey data for SAV shall be mean low water (MLW). MLW shall be set equal to zero.

(4) Quantify SAV along the transects. Establish in-water sampling stations along transects along the bottom or as otherwise necessary to accurately delineate the bed.

Use a quadrat measuring 1 m on each side. At each sampling station, determine percent coverage for SAV. Record the following data for each station: (AA) General sediment type (silt, mud, sand, shell, etc.) based on observation or shallow surface core only; (BB) Estimate of percent coverage for each quadrat; and (CC) Estimate the mean shoot length.

(5) Report data collected. Overlay the SAV percent coverage and water depth data onto the site plan for the dock. Show transects, sampling stations, water depth, date and time of survey, and fixed-point locations on the site plan. For each transect, areas of SAV and associated water depth shall be located on the plans, as well as the landward and seaward (where practicable) limits of SAV."

FINDING OF SURVEY

Thank you for giving AES the opportunity to provide this service. **No submerged aquatic vegetation was observed throughout the surveyed area.** Eight transects (A - H) were established on the seaward side of the headland coastal feature and extending out a maximum of 170 feet. The data collection area was limited by the size of the waterway. All data were collected in accordance with the outlined protocol. Full data is appended to the end of this report. In summary, the immediate shoreline was stony and sandy. Total depth did not exceed three and a half feet in the vicinity of the survey.

Please review the attached map representing the findings of our fieldwork. AES staff located the transect start points and other pertinent benchmark features. Full data tables are also included which portray data collected at each quadrat. Please do not hesitate to let us know if you have any questions.

SITE MAP AND DATA TABLES

TRANSECT A	Distance (ft)	Depth (ft)	Substrate	% Cover	Mean Shoot Height (ft)
	0	0	Sandy, stony beach	0	N/A
	10	0.5	Sandy, stony, algae	0	N/A
	20	0.75	Sandy, stony, algae	0	N/A
	30	1.0	Sandy, stony, algae	0	N/A
	40	1.0	Sandy, stony, algae	0	N/A
	50	1.25	Sandy, stony, algae	0	N/A
	60	1.5	Sandy, stony, algae	0	N/A
	70	1.75	Sandy, stony, algae	0	N/A
	80	2.0	Sandy, stony, algae	0	N/A
	90	2.0	Sandy, seaweed	0	N/A
	100	2.0	Sandy, seaweed	0	N/A
	110	2.25	Sandy, seaweed	0	N/A
	120	2.5	Sandy, seaweed	0	N/A
	130	2.75	Sandy, seaweed	0	N/A
	140	3.0	Sandy, seaweed	0	N/A
	150	3.25	Mucky, seaweed	0	N/A
	160	3.25	Mucky, seaweed	0	N/A
	170	3.5	Mucky, seaweed	0	N/A

TRANSECT B	Distance (ft)	Depth (ft)	Substrate	% Cover	Mean Shoot Height (ft)
	0	0	Sandy, stony beach	0	N/A
	10	0.5	Sandy, stony, algae	0	N/A
	20	0.5	Sandy, stony, algae	0	N/A
	30	0.75	Sandy, stony, algae	0	N/A
	40	1.0	Sandy, stony, algae	0	N/A
	50	1.0	Sandy, stony, algae	0	N/A
	60	1.25	Sandy, stony, algae	0	N/A
	70	1.5	Sandy, stony, algae	0	N/A
	80	1.75	Sandy, seaweed	0	N/A
	90	2.0	Sandy, seaweed	0	N/A
	100	2.0	Sandy, seaweed	0	N/A
	110	2.0	Sandy, seaweed	0	N/A
	120	2.5	Sandy, seaweed	0	N/A
	130	2.5	Sandy, seaweed	0	N/A
	140	3.0	Sandy, seaweed	0	N/A
	150	3.0	Mucky, seaweed	0	N/A
	160	3.25	Mucky, seaweed	0	N/A
	170	3.5	Mucky, seaweed	0	N/A

TRANSECT C	Distance (ft)	Depth (ft)	Substrate	% Cover	Mean Shoot Height (ft)
	0	0	Sandy, stony beach	0	N/A
	10	0.5	Sandy, stony, algae	0	N/A
	20	0.75	Sandy, stony, algae	0	N/A
	30	1.0	Sandy, stony, algae	0	N/A
	40	1.0	Sandy, stony, algae	0	N/A
	50	1.25	Sandy, stony, algae	0	N/A
	60	1.5	Sandy, stony, algae	0	N/A
	70	1.5	Sandy, stony, algae	0	N/A
	80	1.75	Sandy, stony, algae	0	N/A
	90	2.0	Sandy, seaweed	0	N/A
	100	2.0	Sandy, seaweed	0	N/A
	110	2.25	Sandy, seaweed	0	N/A
	120	2.5	Sandy, seaweed	0	N/A
	130	2.75	Sandy, seaweed	0	N/A
	140	3.0	Sandy, seaweed	0	N/A
	150	3.25	Mucky, seaweed	0	N/A
	160	3.5	Mucky, seaweed	0	N/A
	170	3.5	Mucky	0	N/A

TRANSECT D	Distance (ft)	Depth (ft)	Substrate	% Cover	Mean Shoot Height (ft)
	0	0	Sandy, stony beach	0	N/A
	10	0.5	Sandy, stony, algae	0	N/A
	20	0.75	Sandy, stony, algae	0	N/A
	30	1.0	Sandy, stony, algae	0	N/A
	40	1.0	Sandy, stony, algae	0	N/A
	50	1.0	Sandy, stony, algae	0	N/A
	60	1.5	Sandy, stony, algae	0	N/A
	70	1.75	Sandy, stony	0	N/A
	80	2.0	Sandy	0	N/A
	90	2.0	Sandy, seaweed	0	N/A
	100	2.5	Sandy, seaweed	0	N/A
	110	2.5	Sandy, seaweed	0	N/A
	120	2.75	Sandy, seaweed	0	N/A
	130	3.0	Sandy, seaweed	0	N/A
	140	3.25	Sandy, seaweed	0	N/A
	150	3.25	Mucky, seaweed	0	N/A
	160	3.5	Mucky	0	N/A
	170	3.5	Mucky	0	N/A

TRANSECT E	Distance (ft)	Depth (ft)	Substrate	% Cover	Mean Shoot Height (ft)
	0	0	Sandy, stony beach	0	N/A
	10	0.5	Sandy, stony	0	N/A
	20	1.0	Sandy, stony	0	N/A
	30	1.0	Sandy, stony, algae	0	N/A
	40	1.0	Sandy, stony, algae	0	N/A
	50	1.25	Sandy, stony, algae	0	N/A
	60	1.5	Sandy, stony, algae	0	N/A
	70	1.75	Sandy, stony	0	N/A
	80	2.0	Sandy	0	N/A
	90	2.25	Sandy, seaweed	0	N/A
	100	2.5	Sandy, seaweed	0	N/A
	110	2.75	Sandy, seaweed	0	N/A
	120	3.0	Sandy, seaweed	0	N/A
	130	3.0	Sandy, seaweed	0	N/A
	140	3.25	Sandy, slightly mucky	0	N/A
	150	3.5	Mucky	0	N/A
	160	3.5	Mucky	0	N/A
	170	3.5	Mucky	0	N/A

TRANSECT F	Distance (ft)	Depth (ft)	Substrate	% Cover	Mean Shoot Height (ft)
	0	0	Sandy, stony beach	0	N/A
	10	0.5	Sandy, stony	0	N/A
	20	1.0	Sandy, stony	0	N/A
	30	1.0	Sandy, stony	0	N/A
	40	1.25	Sandy, stony, algae	0	N/A
	50	1.5	Sandy, stony, algae	0	N/A
	60	1.5	Sandy, stony	0	N/A
	70	2.0	Sandy, stony	0	N/A
	80	2.0	Sandy	0	N/A
	90	2.5	Sandy, seaweed	0	N/A
	100	2.5	Sandy, seaweed	0	N/A
	110	2.75	Sandy, seaweed	0	N/A
	120	2.75	Sandy, seaweed	0	N/A
	130	3.0	Sandy	0	N/A
	140	3.25	Mucky	0	N/A
	150	3.25	Mucky	0	N/A
	160	3.5	Mucky	0	N/A
	170	3.5	Mucky	0	N/A

TRANSECT G	Distance (ft)	Depth (ft)	Substrate	% Cover	Mean Shoot Height (ft)
	0	0	Sandy, stony beach	0	N/A
	10	0.5	Sandy, stony	0	N/A
	20	1.0	Sandy, stony	0	N/A
	30	1.0	Sandy, stony	0	N/A
	40	1.5	Sandy, stony	0	N/A
	50	1.5	Sandy, stony	0	N/A
	60	1.5	Sandy, stony	0	N/A
	70	2.0	Sandy	0	N/A
	80	2.0	Sandy	0	N/A
	90	2.5	Sandy	0	N/A
	100	2.5	Sandy, seaweed	0	N/A
	110	2.5	Sandy, seaweed	0	N/A
	120	2.75	Sandy	0	N/A
	130	3.0	Sandy	0	N/A
	140	3.0	Mucky	0	N/A
	150	3.25	Mucky	0	N/A
	160	3.5	Mucky	0	N/A
	170	3.5	Mucky	0	N/A

TRANSECT H	Distance (ft)	Depth (ft)	Substrate	% Cover	Mean Shoot Height (ft)
	0	0	Sandy, stony beach	0	N/A
	10	0.5	Sandy, stony	0	N/A
	20	1.0	Sandy, stony	0	N/A
	30	1.0	Sandy, stony	0	N/A
	40	1.5	Sandy, stony	0	N/A
	50	1.5	Sandy, stony	0	N/A
	60	1.5	Sandy, stony	0	N/A
	70	2.0	Sandy	0	N/A
	80	2.0	Sandy	0	N/A
	90	2.	Sandy	0	N/A
	100	2.0	Sandy	0	N/A
	110	2.25	Sandy	0	N/A
	120	2.5	Sandy	0	N/A
	130	2.75	Sandy	0	N/A
	140	3.0	Mucky	0	N/A
	150	3.25	Mucky	0	N/A
	160	3.5	Mucky	0	N/A
	170	3.5	Mucky	0	N/A

AVIZINIS
ENVIRONMENTAL
SERVICES INC

2024 AERIAL MAP
A.P. U, Lot 44 | 11 East Pond Road
Narragansett, Rhode Island

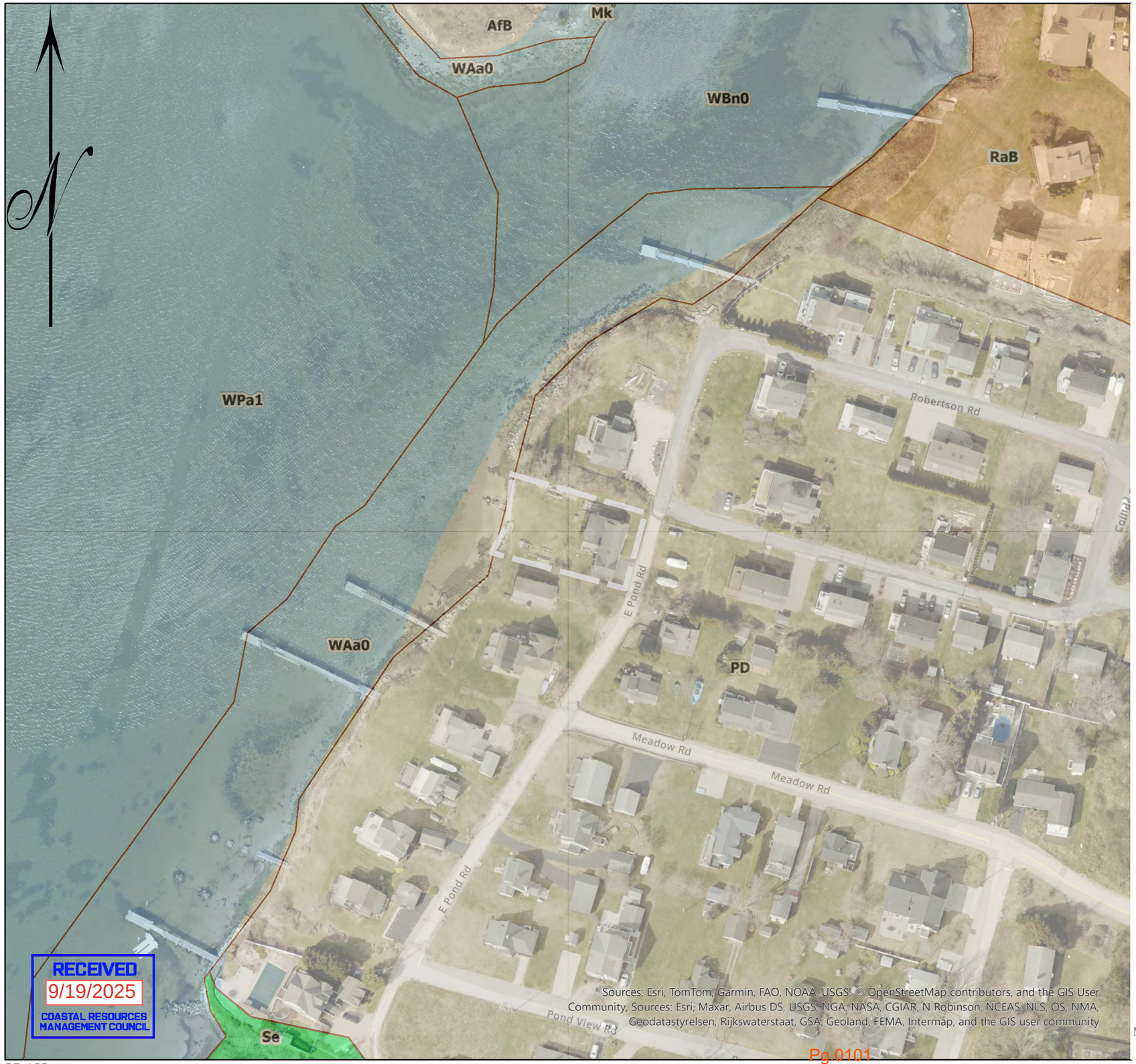
LEGEND

Property Line

30 15 0 30 60
Feet

General Notes:
1. This map should not be interpreted as a survey quality graphic. It is designed for preliminary planning purposes only. AES recommends consultation with a Professional Land Surveyor for accurate site feature locations.
2. Property lines as depicted on this map have been approximated from plat maps available from the town assessor's online database.
3. Aerial photograph base map and other data layers acquired from the RI DEM and RIGIS database.

Map created by: Patrick J. Loveland, GIS Specialist 06/26/2025



AVIZINIS
ENVIRONMENTAL SERVICES INC

USDA - NRCS SOIL SURVEY MAP
A.P. U, Lot 44 | 11 East Pond Road
Narragansett, Rhode Island

LEGEND

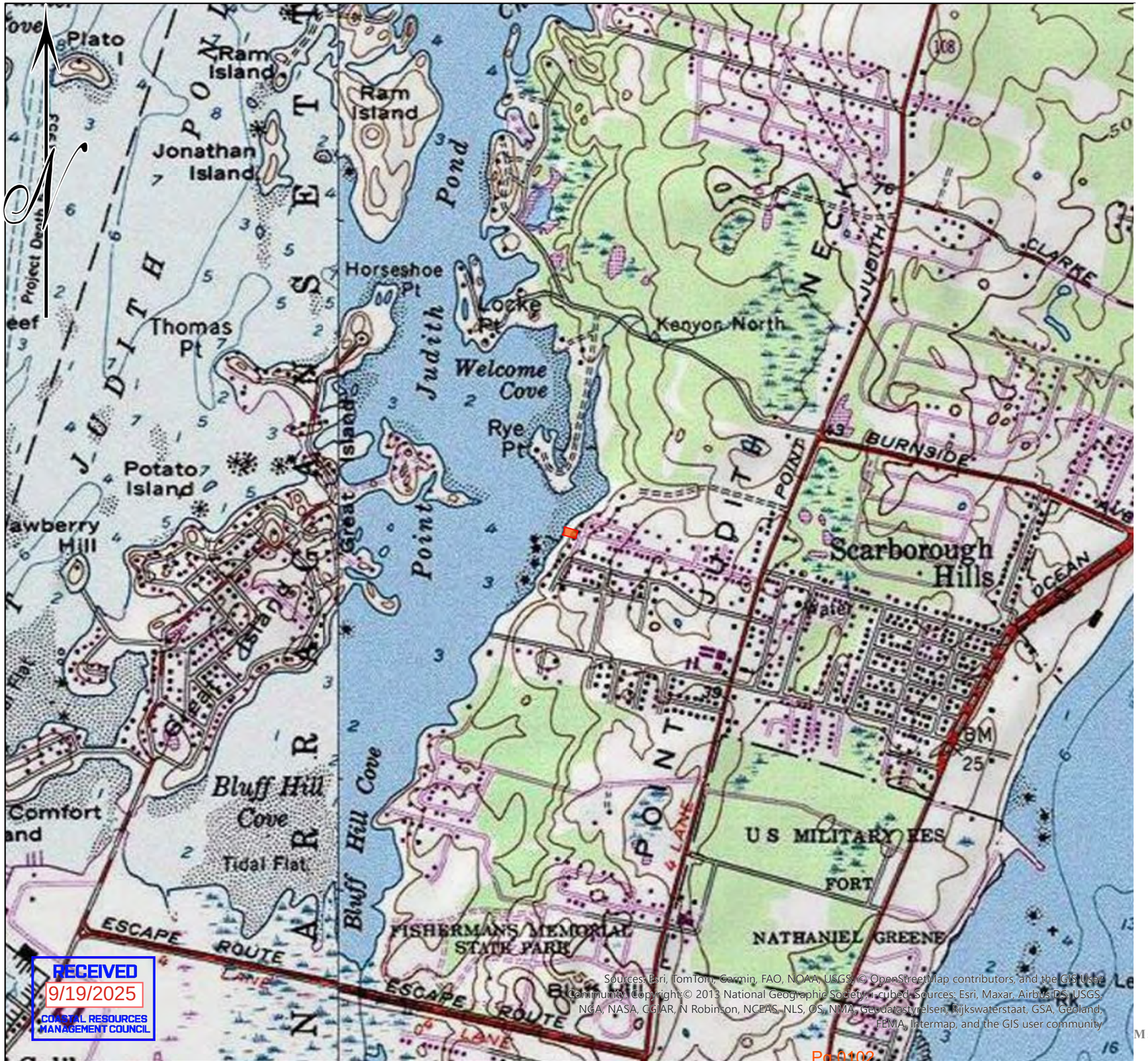
AfB - Agawam fine sandy loam, 3 to 8 percent slopes
PD - Paxton-Urban land complex, 3 to 15 percent slopes
RaB - Rainbow silt loam, 3 to 8 percent slopes
Se - Stissing silt loam
WAa0 - Anguilla sand, 0 to 1 meter water depth
WBn0 - Billington mucky silt loam, 0 to 1 meter water depth
WPa1 - Pishagqua silt loam, 1 to 2 meter water depth

100 50 0 100 200 300 Feet

General Notes:
1. This map should not be interpreted as a survey quality graphic. It is designed for preliminary planning purposes only. AES recommends consultation with a Professional Land Surveyor for accurate site feature locations.
2. Property lines as depicted on this map have been approximated from plat maps available from the town assessor's online database.
3. Aerial photograph base map and other data layers acquired from the RI DEM and RIGIS database.

Map created by: Patrick J. Loveland, GIS Specialist 06/26/2025

25-182



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community | Copyright © 2013 National Geographic Society, i-cubed. Sources: Esri, Maxar, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community

AVIZINIS
ENVIRONMENTAL SERVICES INC

USGS TOPOGRAPHIC MAP
A.P. U, Lot 44 | 11 East Pond Road
Narragansett, Rhode Island

LEGEND

Property Line

1,000 500 0 1,000 2,000 3,000
Feet

General Notes:
1. This map should not be interpreted as a survey quality graphic. It is designed for preliminary planning purposes only. AES recommends consultation with a Professional Land Surveyor for accurate site feature locations.
2. Property lines as depicted on this map have been approximated from plat maps available from the town assessor's online database.
3. Aerial photograph base map and other data layers acquired from the RI DEM and RIGIS database.

Map created by: Patrick J. Loveland, GIS Specialist 06/26/2025

25-182

AVIZINIS ENVIRONMENTAL SERVICES INC

2025 SUBMERGED AQUATIC VEGETATION MAP
A.P. U, Lot 44 | 11 East Pond Road
Narragansett, Rhode Island

LEGEND

- Property Line
- Project Area
- GPS Benchmark
- Transect Start Point
- Survey Transect
- Survey Location

40 20 0 40 80 Feet

General Notes:

1. This map should not be interpreted as a survey quality graphic. It is designed for preliminary planning purposes only. AES recommends consultation with a Professional Land Surveyor for an accurate site plan.
2. Property lines as depicted on this map have been approximated from plat maps available from the town assessor's online database.
3. Aerial photograph base map and other data layers acquired from the RI DEM and RIGIS database.
4. Site features located with a Juniper Geode Submetric GNSS receiver with SWmaps data collection software. Non-delineated wetland edges have not been field verified and are depicted for graphic purposes only. The required 20-foot construction setbacks are not shown on this map.

Action	Staff	Signed	Dated
Map Prepared By:	Patrick J. Loveland		August 19, 2025
Delineation By:	Timothy J. Avizinis, VP		July 22, 2025
Reviewed By:	Edward J. Avizinis, CPSS, PWS		August 19, 2025

Certified Professional Soil Scientist

EDWARD J. AVIZINIS 2746 PROFESSIONAL WETLAND SCIENTIST

CURRENT CRMC ASSENT
1995-07-194

BOOK 331 PAGE 484 48537

7.27

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

COASTAL RESOURCES MANAGEMENT COUNCIL
Oliver H. Stedman Government Center
4808 Tower Hill Road
Wakefield, R.I. 02879-1900
(401) 277-2476

RESIDENTIAL DOCK ASSENT

File Number: 95-7-194 Assent Number: A95-7-194

Date Issued: July 18, 1995

Whereas, Lowell V. Berry
11 East Pond Road
of Narragansett, RI 02882

has applied to the Coastal Resources Management Council for assent to: maintain a private residential recreational boating facility, and hereby represents that he is the possessor's of an interest in the riparian rights attached to the property involved and submitted plans of the work to be done.

Now, said Council, having fully considered said application in accordance with all the regulations as set forth in the Administrative Procedures Act does hereby authorized said applicant, subject to the provisions of Title 46, Chapter 23 of the General Laws of Rhode Island, 1956, as amended, and all laws which are or may be in force applicable thereto: **maintain a private residential boating facility, located at plat U, lot 44; 11 East Pond Road, Narragansett, RI** in accordance with said plans submitted to this Council and approved by this Council.

Applicant agrees that as a condition to the granting of this assent, members of the Coastal Resources Management Council or its staff shall have access to applicants property to make on-site inspections to insure compliance with the assent.

Licensee shall be fully and completely liable to State, and shall waive any claims against State for contribution otherwise, and shall indemnify, defend, and save harmless State and its agencies, employees, officers, directors, and agents with respect to any and all liability, damages (including damages to land, aquatic life, and other natural resources), expenses, causes of action, suits, claims, costs (including testing, auditing, surveying, and investigating costs), fees (including attorneys' fees and costs), penalties (civil and criminal), and response, cleanup, or remediation costs assessed against or imposed upon Licensee, State, or the Property, as a result of Licensee's control of the Property, or Licensee's use, disposal, transportation, generation and/or sale of Hazardous Substances or that of Licensee's employees, agents, assignees, sublicensees, contractors, subcontractors, permittees, or invitees.

Nothing in this assent shall be construed to impair the legal rights of this granting authority or of any person. By this assent the granting authority by no manner, shape, or form assumes any liability or responsibility implied, or in fact, for the stability or permanence of said project; nor by this assent is there any liability implied or in fact assumed or imposed on the granting authority. Further, the granting authority by its representatives or duly authorized agents shall have the right to inspect said project at all times including, but not limited to, the construction, completion, and all times thereafter.

Permits issued by the CRMC are issued for a finite period of time, confer no property rights, and are valid only with the conditions and stipulations under which they are granted. Permits imply no guarantee of renewal, and may be subject to denial, revocation, or modification. This assent will terminate in (50) fifty years from the date, thereof, after which time this permission shall terminate necessitating either complete removal or a new application.

Application for future alteration of the shoreline or other construction or alteration within the CRMC jurisdiction shall be submitted to the CRMC for review prior to commencing such activity.

All applicable policies, prohibitions, and standards of the RICRMP shall be upheld.

All local, state or federal ordinances and regulations must be complied with.

Please be advised that as a further condition of this Assent, it is hereby stipulated that you and/or your agents shall comply at all times with Federal and State Water Quality Standards and other State standards and regulations regarding water quality, and shall exercise such supervision over and control of these facilities to prevent the dumping or discharge or refuse, sanitary wastes and other pollutants in the tidal waters, either from vessels docked at said facilities or from land adjacent thereto.

No work that involves alteration to wetlands or waters of the United States, shall be done under this Assent until the required Federal Permit has been obtained.

Non-compliance with this Assent shall result in legal action and/or revocation of this permit.

In Witness Whereof, said Coastal Resources Management Council have caused to set their hands and seal this 18th day of July in the year nineteen hundred ninety-five.

Grover J. Fugate, Executive Director
Coastal Resources Management Council

CAUTION:

The limits of authorized work shall be only for that which was approved by the CRMC. Any activities or alterations in which deviate from the approved plans will require a separate application and review. If the information provided to the CRMC for this review is inaccurate or did not reveal all necessary information or data, then this permit may be found to be null and void. Plans for any future alteration of the shoreline or construction or alteration within the 200' zone of CRMC jurisdiction or in coastal waters must be submitted for review to the CRMC prior to commencing such activity.

ATTENTION: ALL STRUCTURES IN TIDAL, COASTAL, OR NAVIGABLE WATERS OF THE STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS ARE SUBJECT TO:

1. The Superior Property Rights of the State of Rhode Island and Providence Plantations in the Submerged and Submersible Lands of the Coastal, Tidal, and Navigable Waters;

2. The Superior Navigation Servitude of the United States;

3. The Police Powers of the State of Rhode Island and the United States to regulate Structures in the Tidal, Coastal, or Navigable Waters.

THE SUBMERGED AND SUBMERSIBLE LANDS OF THE TIDAL, COASTAL, AND NAVIGABLE WATERS OF THE STATE ARE OWNED BY THE STATE AND HELD IN TRUST FOR THE PUBLIC. CONVEYANCE OF THESE LANDS IS ILLEGAL; TITLES PURPORTING TO TRANSFER SUCH LANDS ARE VOID. ASSENTS THAT INVOLVE THE FILLING OR USE OF THE STATES SUBMERGED LANDS ARE GRANTED WITH THE PROVISO THAT IT IS SUBJECT TO THE IMPOSITION OF A USAGE FEE TO BE ESTABLISHED BY THE COASTAL RESOURCES MANAGEMENT COUNCIL.

SPECIFIC STIPULATIONS OF APPROVAL:

A. The applicant shall record this assent in its entirety (all pages of it) in the Land Evidence Records of the Town of Narragansett within thirty (30) days of the date of issuance. All pages of this assent must be certified by the Town Clerk's office that this stipulation in fact has been complied with. Coastal Resources Management Council shall be furnished with, by the applicant, a full copy (all pages) of the Assent stamped by the Town Clerk's office within fifteen (15) days thereafter. Failure to comply with this provision will render this Assent Null and Void.

B. The description of the facility is 96'L x 4'W fixed timber pier, 14' x 21' ramp and 8' x 12' float.

C. CRMC's authorization of this pre-existing residential boating facility allows the dock owner to undertake minor repairs without further CRMC review, where such repairs will not alter the authorized dimensions, design, capacity, purpose or use of the facility. For the purposes of the assent, minor repairs shall include the repair or replacement of dock decking or planks, hand railings and supports, and other activities of similar and non-substantive nature. Minor repairs do not include alterations to the approved design of the facility, or work requiring the use of heavy machinery (such as a pile driver); these activities require that a certification of maintenance be obtained from the Council.

D. Where major repairs are proposed to a CRMC authorized pre-existing residential boating facility, the CRMC may require that the facility by re-built to current RICRMP standards. For purposes of this assent, major repairs shall include the replacement of 50% or more of the support pilings, stringers, or other structural components (cribs, etc.). In addition, all floats which are to be abandoned and replace should meet current RICRMP standards (i.e. currently, pier floats may not exceed 4' in width and the total area of terminal floats may not exceed 150 sq. feet).

E. All floatation devices must be securely contained. If the existing floatation is not properly contained, appropriate repairs (installation of strapping, billet boards, etc.) shall be made.

F. Pre-existing boating facility owners are required to maintain their facilities in good working condition. Facilities may be not abandoned. The owner shall remove from tidal waters and coastal features any structure or portions of structures destroyed or displaced by any natural or man induced manner.

G. Floats, ramps, boats and other marine appurtances or equipment shall not be stored on shoreline features (coastal wetlands, coastal beaches, coastal banks, rocky shores, etc.) or in any area designated as a coastal buffer zone unless prior CRMC approval is obtained.

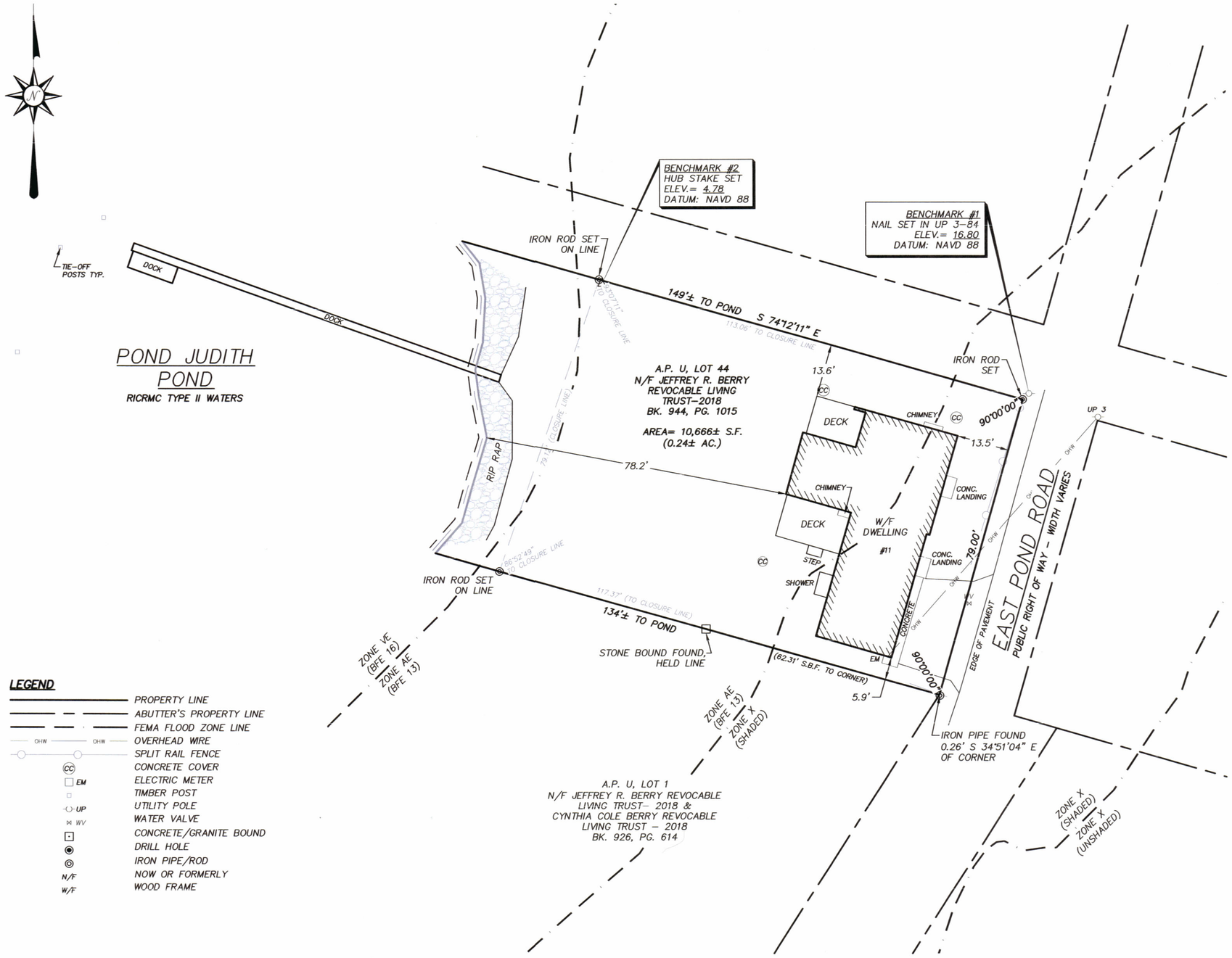
H. No more than four (4) recreational boats shall be maintained at this recreational boating facility.

I. No sewage, refuse, or waste of any kind may be discharged from this facility or from any vessel utilizing it.

J. U.S. Army Corps of Engineers approval may be required.

/lam

CURRENT PROPERTY BOUND SURVEY
(1 COPY)



LOCUS MAP
NOT TO SCALE

PLAN NOTES:

1. NORTH ARROW REFERENCES GRID NORTH (RI SPC ZONE 3800).
2. VERTICAL DATUM IS NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
3. HORIZONTAL AND VERTICAL DATUMS ESTABLISHED BY STATIC GNSS OBSERVATIONS ON NOVEMBER 7, 2024 AND OPUS SOLUTIONS FOR POST-PROCESSING (ITRF2014 EPOCH: 2024.8517).
4. EXISTING CONDITIONS SHOWN AS OF NOVEMBER 18, 2024 AND ARE THE RESULT OF A FIELD SURVEY BY SOUTH COUNTY SURVEY COMPANY, LLC.
5. SUBJECT PARCEL LIES WITHIN THE R-20 ZONING DISTRICT.
6. SUBJECT PARCEL LIES WITHIN THE TOWN OF NARRAGANSETT COASTAL RESOURCES OVERLAY ZONE
7. BY GRAPHIC PLOTTING ONLY SUBJECT PARCEL LIES PARTIALLY WITHIN FEMA FLOOD ZONE VE (BFE 16), LIES PARTIALLY WITHIN FEMA FLOOD ZONE AE (BFE 13) AND LIES PARTIALLY WITHIN FEMA FLOOD ZONE X (UNSHADED): AREA OF MINIMAL FLOOD HAZARD. SEE PANEL 44009C0213J EFFECTIVE 10/16/2013.

PLAN REFERENCES:

1. SEE "PLAT OF WESTERN PORTION OF ANNIE M PELKY LAND IN NARRAGANSETT R.I. SCALE 1"=40' APRIL 1939 EARL C WHALEY SURVEYOR" RECORDED IN THE TOWN OF NARRAGANSETT LAND EVIDENCE RECORDS BOOK 15, PAGE 619.
2. SEE "REPLAT OF LAND LOCATED IN THE TOWN OF NARRAGANSETT WASHINGTON COUNTY, STATE OF RHODE ISLAND SCALE: 1" = 30' DRAWN ON JUNE 17, 1971 RALPH S. WINSOR." RECORDED IN THE TOWN OF NARRAGANSETT LAND EVIDENCE RECORDS PLAT BOOK 6, PAGE 89.
3. SEE "SALT POND VIEW PLAT OF LAND IN THE TOWN OF NARRAGANSETT, R.I., ON POINT JUDITH NECK, PROPERTY OF ROLAND E. BEAUREGARD, JUNE, 1935, LEON L. HOLLAND. CIVIL ENGINEER. SCALE 1"=80'." RECORDED IN THE TOWN OF NARRAGANSETT LAND EVIDENCE RECORDS BOOK 12, PAGE 698.

LEGEND

- PROPERTY LINE
- ABUTTER'S PROPERTY LINE
- FEMA FLOOD ZONE LINE
- OHW — OVERHEAD WIRE
- SPLIT RAIL FENCE
- (CC) CONCRETE COVER
- EM ELECTRIC METER
- TIMBER POST
- UP UTILITY POLE
- WV WATER VALVE
- CONCRETE/GRANITE BOUND
- DRILL HOLE
- IRON PIPE/ROD
- N/F NOW OR FORMERLY
- W/F WOOD FRAME

SURVEYOR'S CERTIFICATION

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

TYPE OF BOUNDARY SURVEY: LIMITED CONTENT BOUNDARY SURVEY — MEASUREMENT SPECIFICATION: CLASS I

OTHER TYPE OF SURVEY: DATA ACCUMULATION — CLASS III

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

TO DETERMINE AND MONUMENT THE PROPERTY BOUNDARY LINES AND TO SHOW LIMITED EXISTING CONDITIONS.

BY: _____
JAMES T. CALDARONE, PLS NO. 2507
LSR NO. 722

JAMES T CALDARONE
No. 2507
PROFESSIONAL LAND SURVEYOR
11/6/25

RECEIVED
9/19/2025
COASTAL RESOURCES MANAGEMENT COUNCIL

GRAPHIC SCALE
0' 20' 40' 60'
(IN FEET)
1 inch = 20 ft.

ZONING DATA

ZONE: R10
USE: SINGLE-FAMILY DWELLING

	REQUIRED BY ZONING*	EXISTING
MINIMUM LOT SIZE	10,000 S.F.	10,666± S.F.
MINIMUM LOT WIDTH	100 FT.	79.00 FT.
MINIMUM YARD SETBACKS		
FRONT	29 FT.	13.5 FT.
REAR	24 FT.	78.2 FT.
SIDE	12 FT.	5.9 FT. (MIN.)
MAX. BUILDING COVERAGE	22%	17.7%
MAX. HEIGHTS		
MAIN STRUCTURE	30 FT.	N/A**
ACCESSORY STRUCTURE	16 FT.	N/A**

* BY TOWN ZONING ORDINANCE CHAPTER NO. 1118 (ADOPTED ORDINANCES NOT YET CODIFIED)
** TOPOGRAPHIC SURVEY NOT PERFORMED

PLAN OF LAND
IN THE TOWN OF NARRAGANSETT, RHODE ISLAND
A.P. U, LOT 44 ~ 11 EAST POND ROAD
PREPARED FOR: JEFFREY BERRY
JANUARY 6, 2025 SCALE: 1"=20'

SOUTH COUNTY SURVEY Co
382B MAIN ST. WAKEFIELD, RI 02879
(401) 783-2300
www.SouthCountySurvey.com