



State of Rhode Island
Coastal Resources Management Council
Oliver H. Stedman Government Center
4808 Tower Hill Road, Suite 3
Wakefield, RI 02879-1900

(401) 783-3370
Fax (401) 783-2069

PUBLIC NOTICE

File Number: 2026-01-060 Date: July 17, 2026

This office has under consideration the application of:

Mark & Nancy Edwards
86 Lambie Circle
Portsmouth, RI 02871

for a State of Rhode Island Assent to construct and maintain:

A Residential Boating Facility consisting of a set of stairs to a fixed pier to a ramp & float, terminating at 75 feet beyond Mean Low Water (MLW), requiring a Variance to Section 1.3.1(D) 50 foot beyond MLW standard. Proposed dock to include a float lift.

Project Location:	86 Lambie Circle
City/Town:	Portsmouth
Plat/Lot:	Plat 42A. Lot 76
Waterway:	Sakonnet River

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

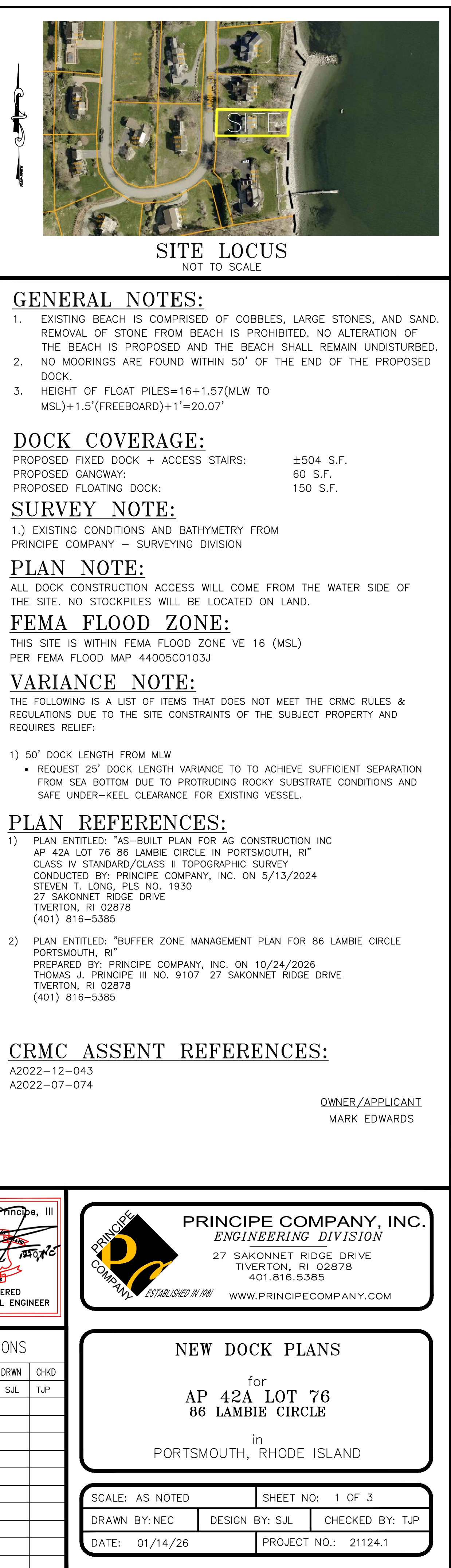
In accordance with the Administrative Procedures Act (Chapter 42-35 of the Rhode Island General Laws) you may request a hearing on this matter.

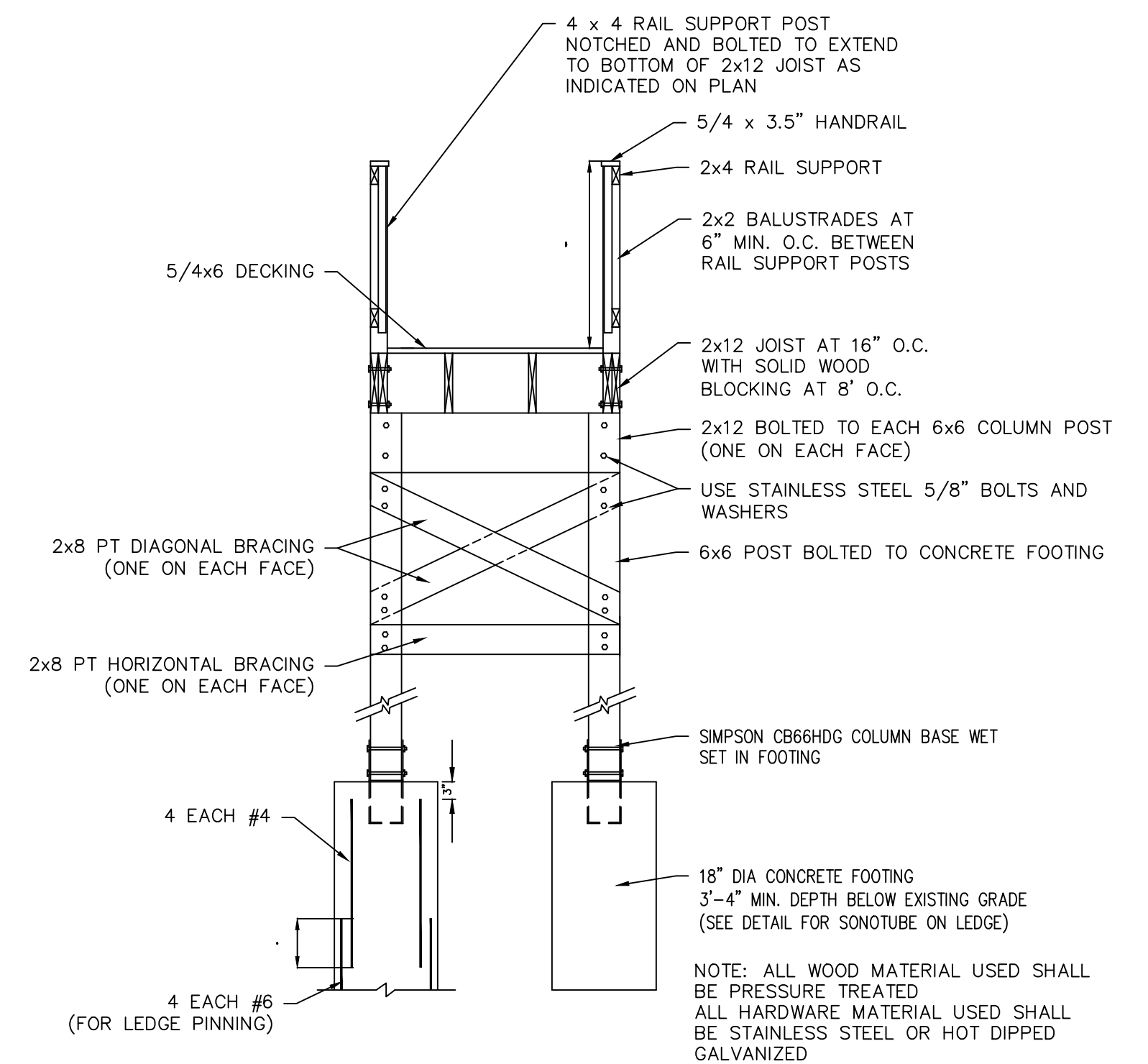
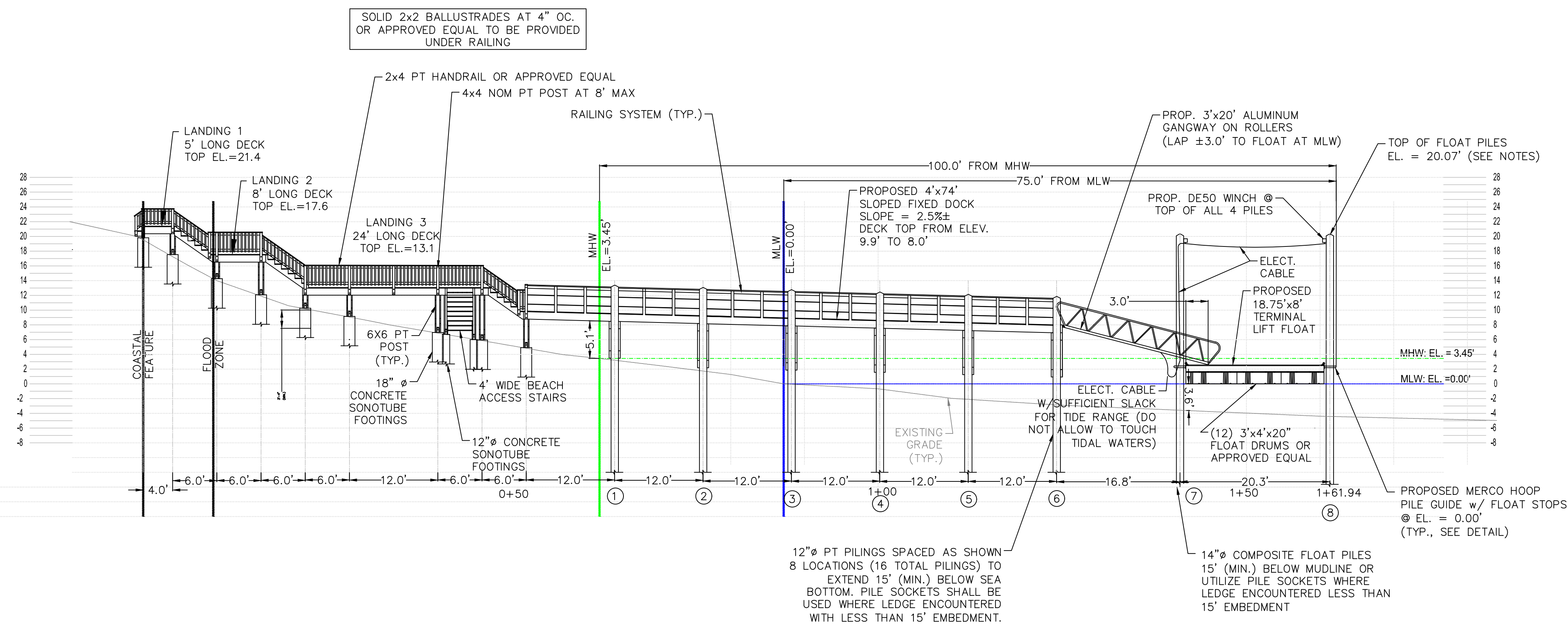
You are advised that if you have good reason to enter protests against the proposed work it is your privilege to do so. It is expected that objectors will review the application and plans thoroughly, visit site of proposed work if necessary, to familiarize themselves with the conditions and cite what law or laws, if any, would in their opinion be violated by the work proposed.

If you desire to protest, you must attend the scheduled hearing and give sworn testimony. A notice of the time and place of such hearing will be furnished you as soon as possible after receipt of your request for hearing. If you desire to request a hearing, to receive consideration, it should be in writing (**with your correct mailing address, e-mail address and valid contact number**) and be received at this office on or before **August 17, 2026**.

Please email your comments/hearing requests to: cstaff1@crmc.ri.gov; or mail via USPS to: Coastal Resources Management Council; O. S. Government Center, 4808 Tower Hill Road, Rm 116; Wakefield, RI 02879.

/lat

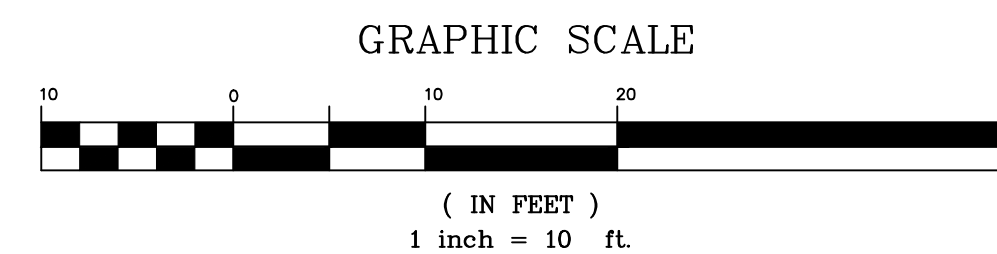




PROPOSED ACCESS STAIRS AND WALKWAY TO DOCK PROFILE

A MINIMUM OF 12" SEPARATION BETWEEN EXISTING GRADE AND THE BOTTOM OF ALL STAIRWAY COMPONENTS IS REQUIRED. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER.

ALL FRAMING TO BE ATTACHED WITH
SIMPSON STRONG-TIE STAINLESS STEEL
2x12 FACE MOUNT OR TOP FLANGE
MOUNT HANGERS

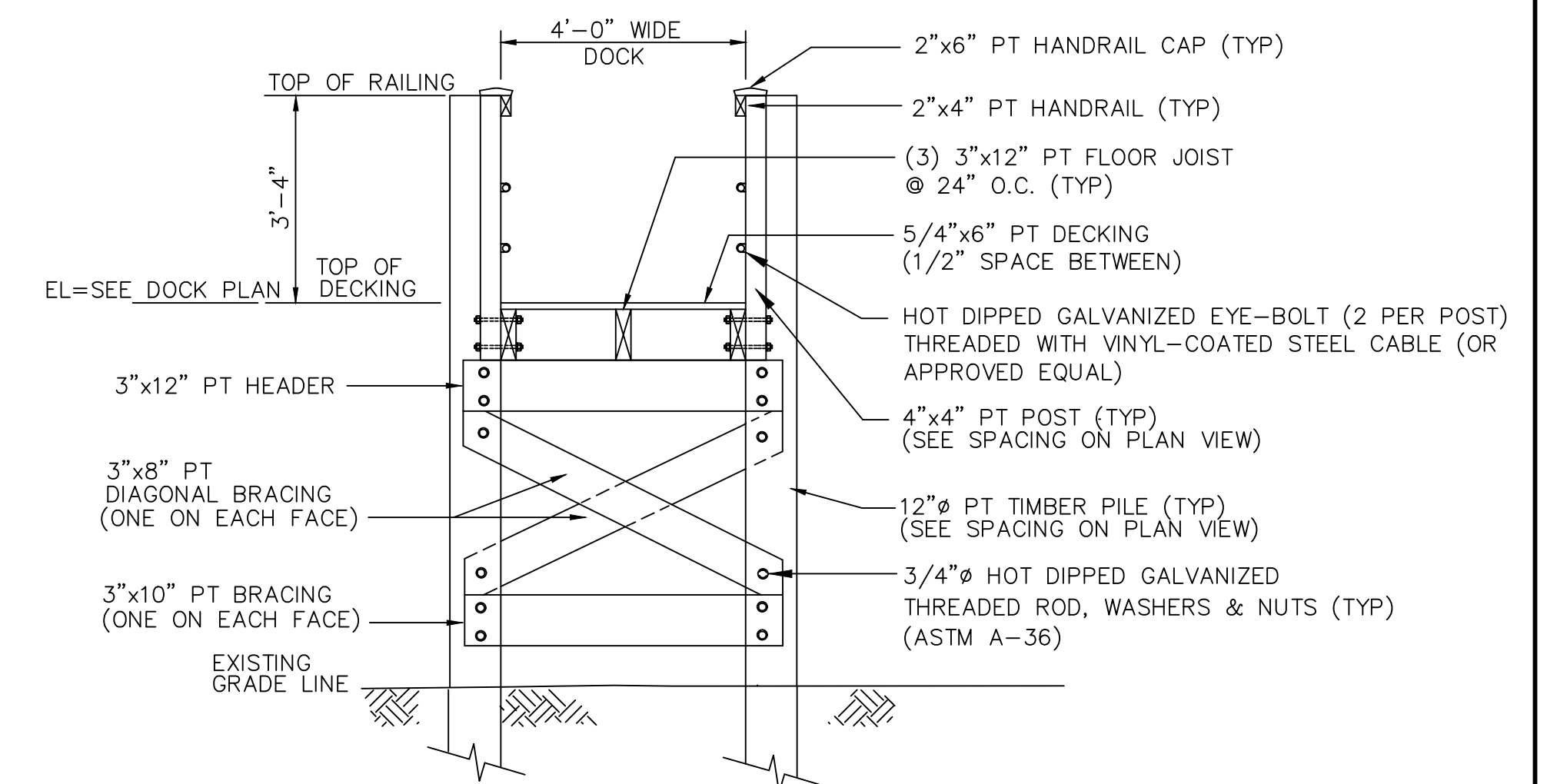


NOTES:

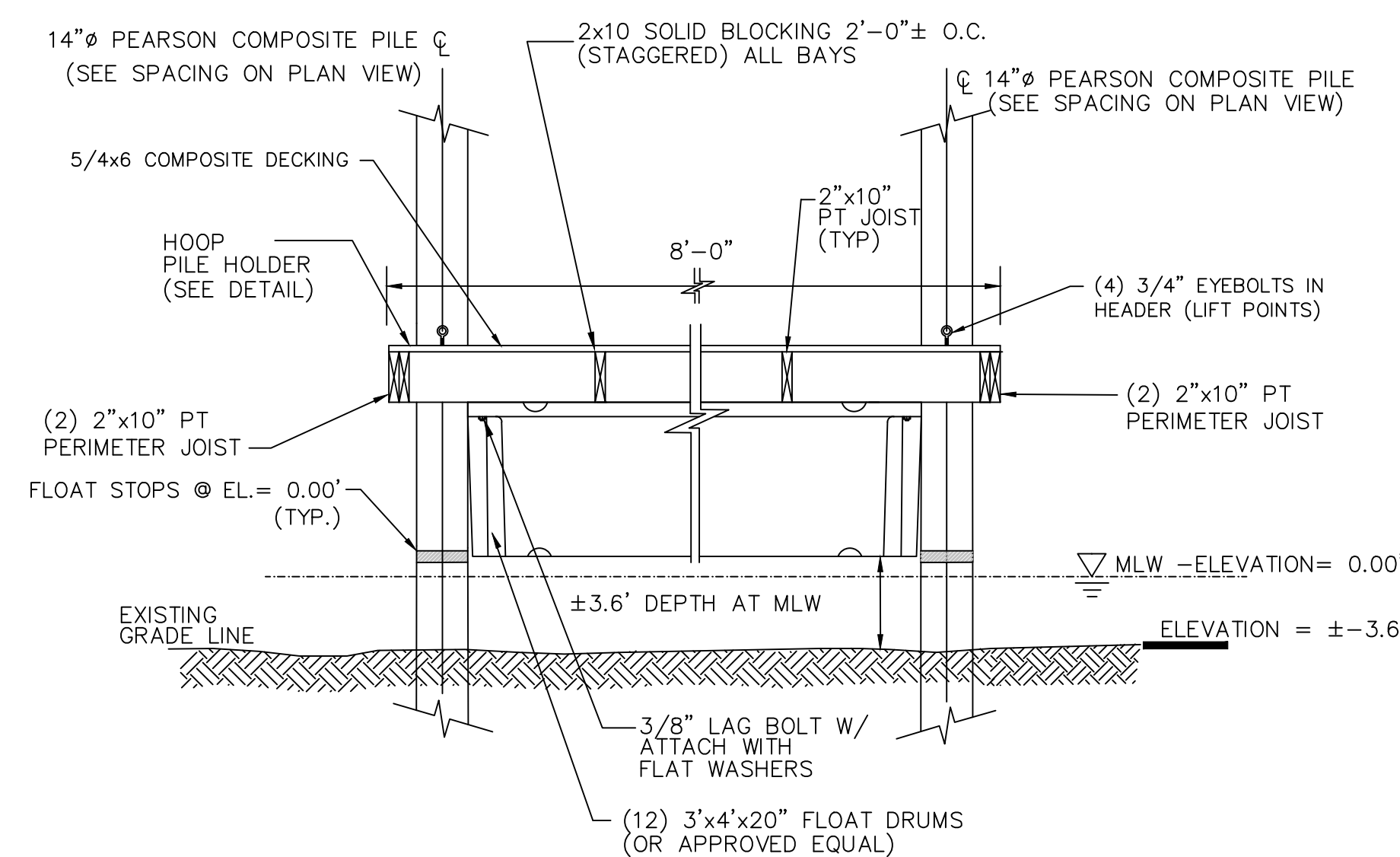
FLOAT LIFT DESIGNED TO RAISE TERMINAL FLOAT UP TO 1' ABOVE FLOOD ELEVATION. HEIGHT OF FLOAT

$$\text{PILES} = 16+1.57(\text{MLW to MSL}) + 1.5'(\text{FREEBOARD}) + 1' = 20.07'$$

ALL FOUR (4) ELECTRIC WINCHES SHALL BE WIRED AND CONTROLLED TO OPERATE IN SYNCHRONIZATION SUCH THAT THE FLOATING DOCK IS RAISED AND LOWERED UNIFORMLY. ALL FLOATING WIRING, CABLES, CONNECTIONS, CONTROLS, AND EQUIPMENT SHALL BE SUITABLE FOR MARINE AND WET ENVIRONMENT APPLICATIONS AND SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE CODES AND MANUFACTURER REQUIREMENTS. ALL ELECTRICAL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICIAN.



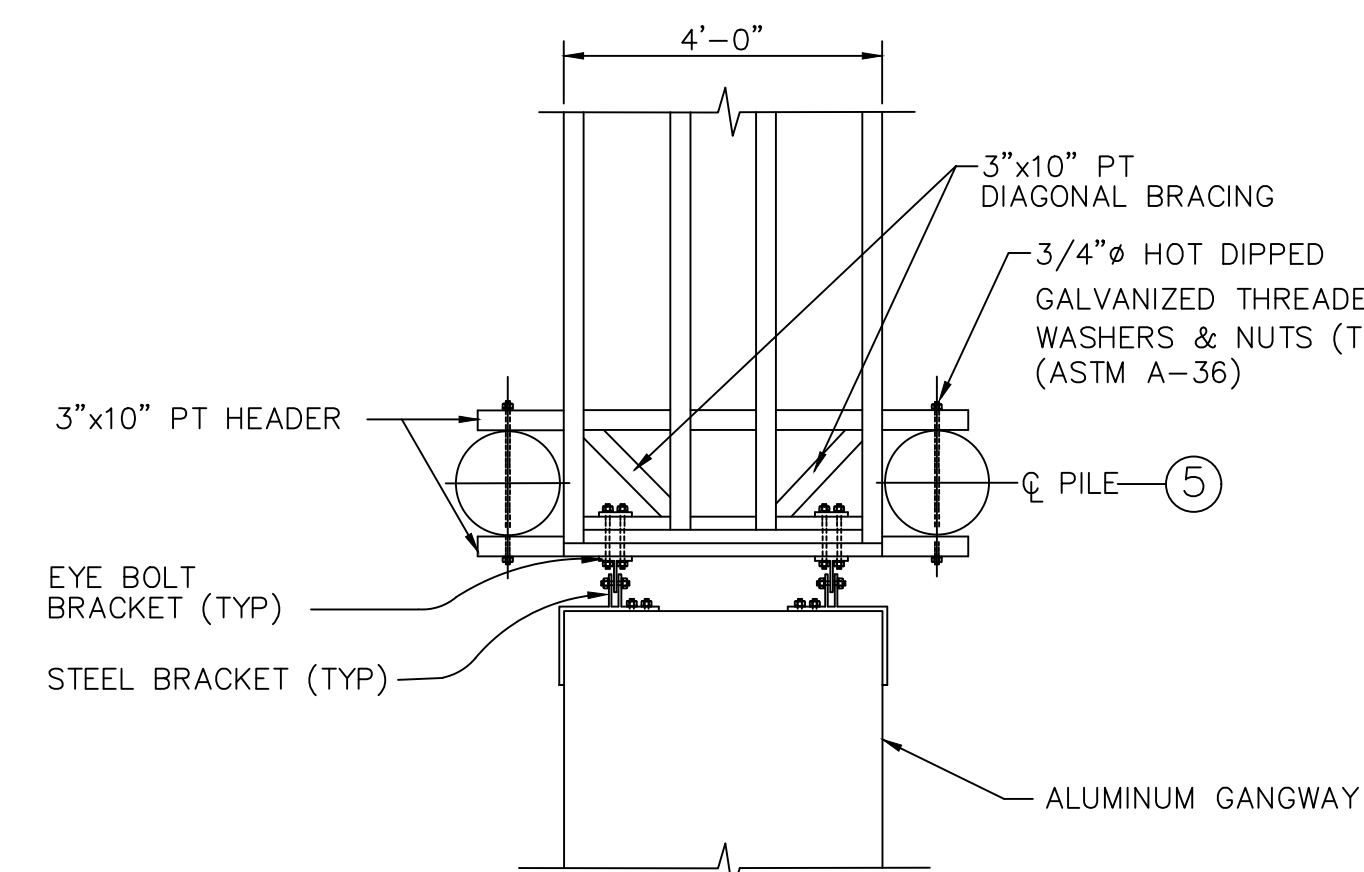
- 3 models: DE-30 (3000 lb. cap.) DE-40 (4000 lb. Cap.) DE-50 (5000 lb. cap.)
- Each winch is gear driven for strong, smooth, and quiet operation
- Stainless steel motors for longer life and low maintenance
- Comes complete with a weather-resistant, momentary reversing switch and GFCI power cord.



NTS

NOTES:

1. PILES SHALL BE 14"Ø - CONTINUOUS LENGTH PEARSON FIBERGLASS REINFORCED POLYMER (FRP) COMPOSITE PIPE WITH A PILE CAPACITY OF UP TO 40 TONS.
2. DESIGN EACH ATTACHMENT POINT IN ACCORDANCE WITH THE REQUIREMENTS OF THE MANUFACTURER'S REQUIREMENTS USING DESIGNATED MOUNTING ATTACHMENT HARDWARE AS REQUIRED.
3. ALL HARDWARE AND FASTENERS SHALL BE STAINLESS STEEL OR HOT-DIPPED GALVANIZED.



GANGWAY CONNECTION
PLAN VIEW

NOTE:
DECKING OMITTED FOR CLARITY

DETAILS

OWNER/APPLICANT
MARK EDWARDS

Thomas J. Principe, III



No. 9121

REGISTERED
PROFESSIONAL ENGINEER



PRINCIPLE COMPANY, INC.
ENGINEERING DIVISION
 27 SAKONNET RIDGE DRIVE
 TIVERTON, RI 02878
 401.816.5385
WWW.PRINCIPLECOMPANY.COM

[illegible]

NEW DOCK PLANS

for
AP 42A LOT 76
86 LAMBIE CIRCLE
in
PORTSMOUTH, RHODE ISLAND

SCALE: AS NOTED		SHEET NO: 2 OF 3	
DRAWN BY: NEC		DESIGN BY: SJL	CHECKED BY: TJP
DATE: 01/14/26		PROJECT NO.: 21124.1	