

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS
COASTAL RESOURCES MANAGEMENT COUNCIL
Oliver Stedman Government Center
4808 Tower Hill Road, Wakefield, RI 02879

PUBLIC NOTICE

File Number: 2007-04-019 Date: May 2, 2008

This office has under consideration the application of:

3960 Post Road LLC
3970 Post Road
Warwick, RI 02886

for a State of Rhode Island Assent to construct and maintain: demolish/remove existing commercial office building; construct new six-unit residential, 3-story, condominium building, and associated infrastructure and site improvements.

Project Location:	3960 Post Road
City/Town:	Warwick
Plat/Lot:	235 / 17
Waterway:	Greenwich Bay

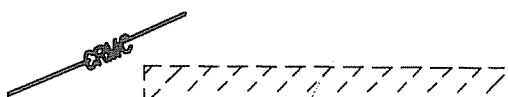
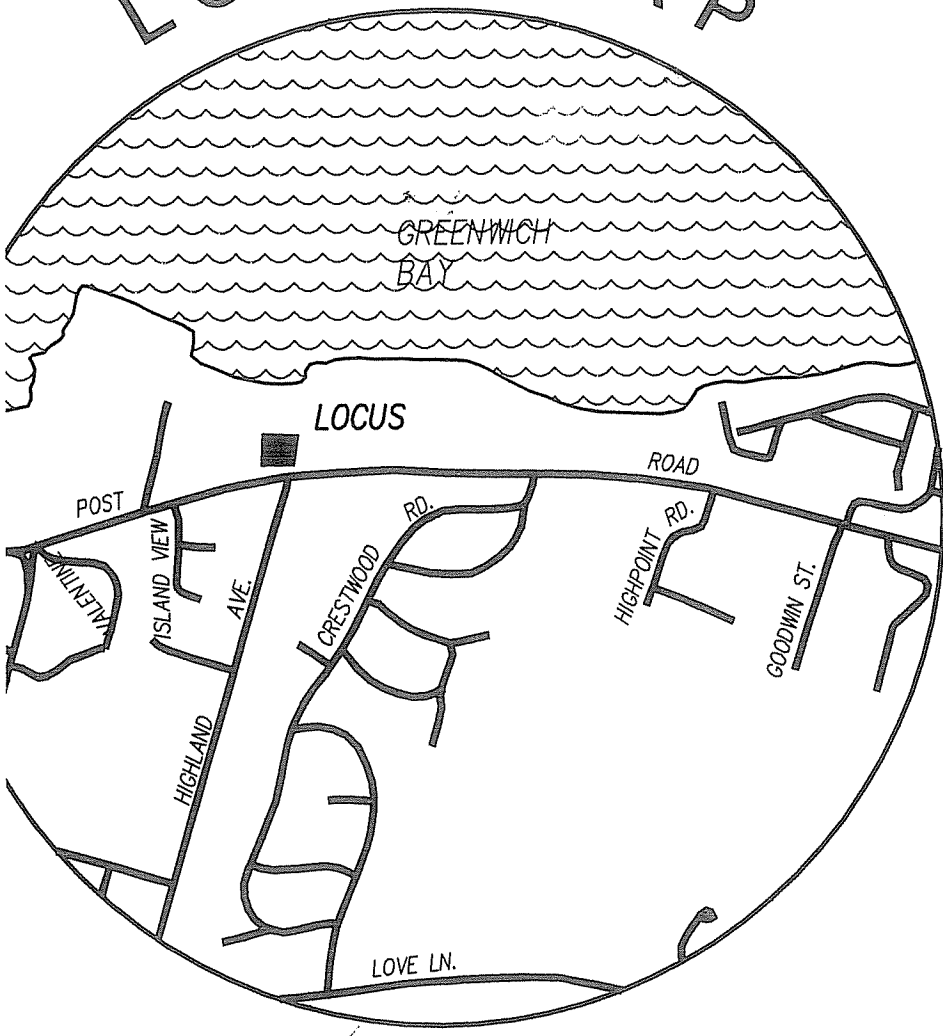
Plans of the proposed work may be seen at the CRMC office in Wakefield.

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 and be received at this office on or before June 1, 2008.

LOCUS MAP



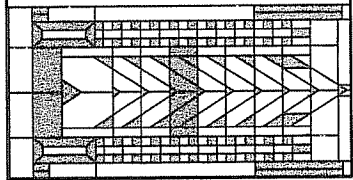
CONTIGUOUS AREA

CROSSHATCHED AREA TO BE GREENSPACE WITH 6" LOAM AND SOD AND LANDSCAPE SHRUBS TO BE PLANTED INSIDE THIS AREA.

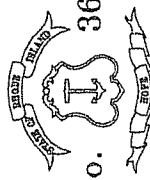
EXISTING BUILDING

HUDSON PLACE ASSOCIATES CIVIL AND ENVIRONMENTAL ENGINEERING

1296 Narragansett Blvd., Cranston RI 02905
 Tel: 401-785-3535 Fax: 401-785-3535
 Website: www.hudsonplaceassociates.com
 Email: info@hudsonplaceassociates.com

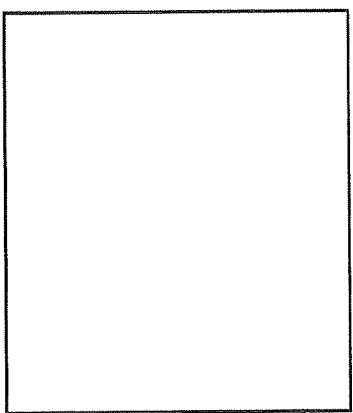


PETER ALVITI JR.

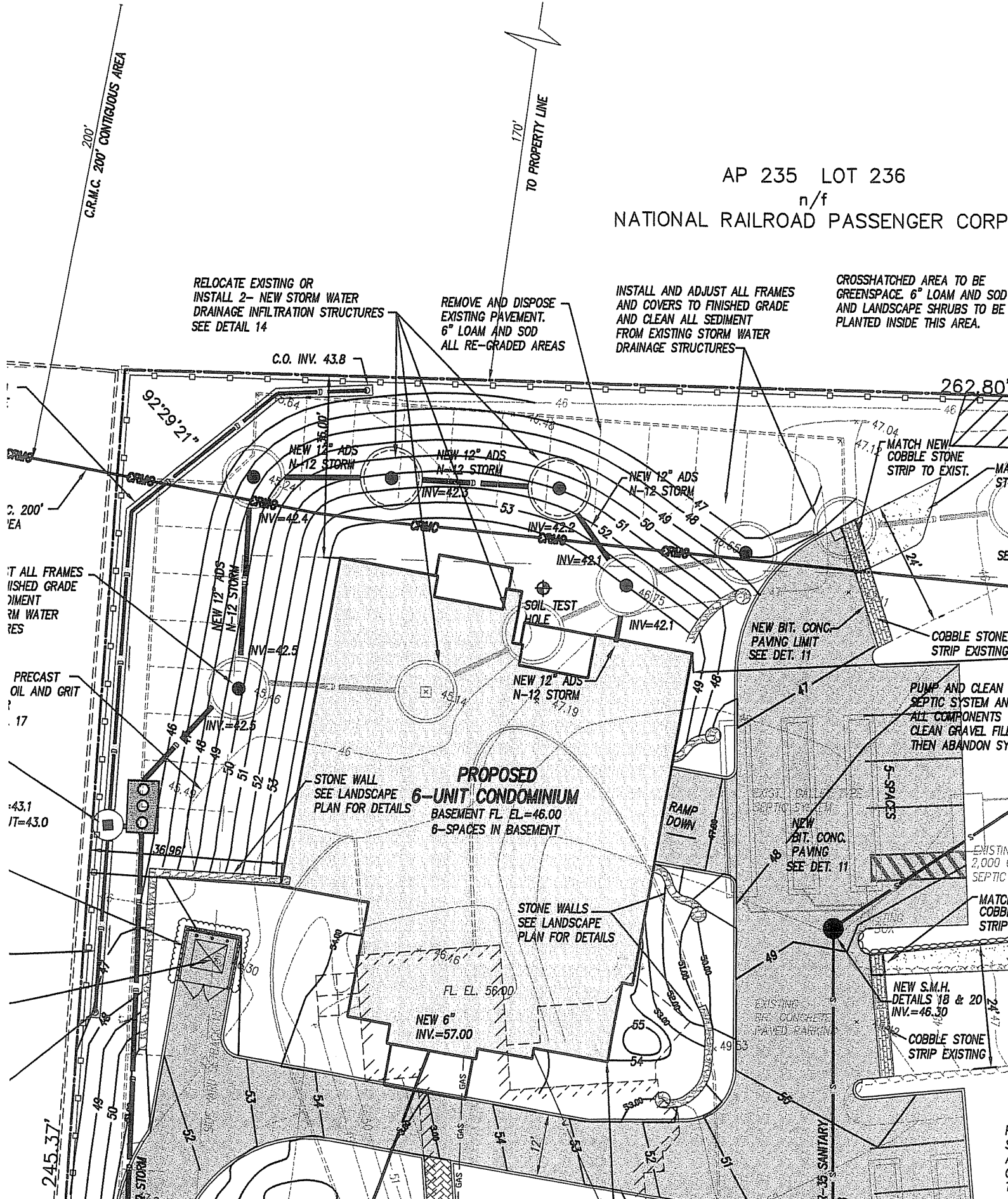


No. 3622

REGISTERED PROFESSIONAL ENGINEER



AP 235 LOT 236
 n/f
 NATIONAL RAILROAD PASSENGER CORP



RELOCATE EXISTING OR
 INSTALL 2- NEW STORM WATER
 DRAINAGE INFILTRATION STRUCTURES
 SEE DETAIL 14

REMOVE AND DISPOSE
 EXISTING PAVEMENT.
 6" LOAM AND SOD
 ALL RE-GRADED AREAS

INSTALL AND ADJUST ALL FRAMES
 AND COVERS TO FINISHED GRADE
 AND CLEAN ALL SEDIMENT
 FROM EXISTING STORM WATER
 DRAINAGE STRUCTURES

CROSSHATCHED AREA TO BE
 GREENSPACE. 6" LOAM AND SOD
 AND LANDSCAPE SHRUBS TO BE
 PLANTED INSIDE THIS AREA.

C.O. INV. 43.8

262.80'

200' EA
 ALL FRAMES
 FINISHED GRADE
 DIMENT
 RM WATER
 RES

PRECAST
 OIL AND GRIT
 17
 43.1
 IT=43.0

STONE WALL
 SEE LANDSCAPE
 PLAN FOR DETAILS

PROPOSED
6-UNIT CONDOMINIUM
 BASEMENT FL. EL.=46.00
 6-SPACES IN BASEMENT

STONE WALLS
 SEE LANDSCAPE
 PLAN FOR DETAILS

NEW BIT. CONC.
 PAVING LIMIT
 SEE DET. 11

PUMP AND CLEAN I
 SEPTIC SYSTEM AND
 ALL COMPONENTS V
 CLEAN GRAVEL FILL
 THEN ABANDON SY.

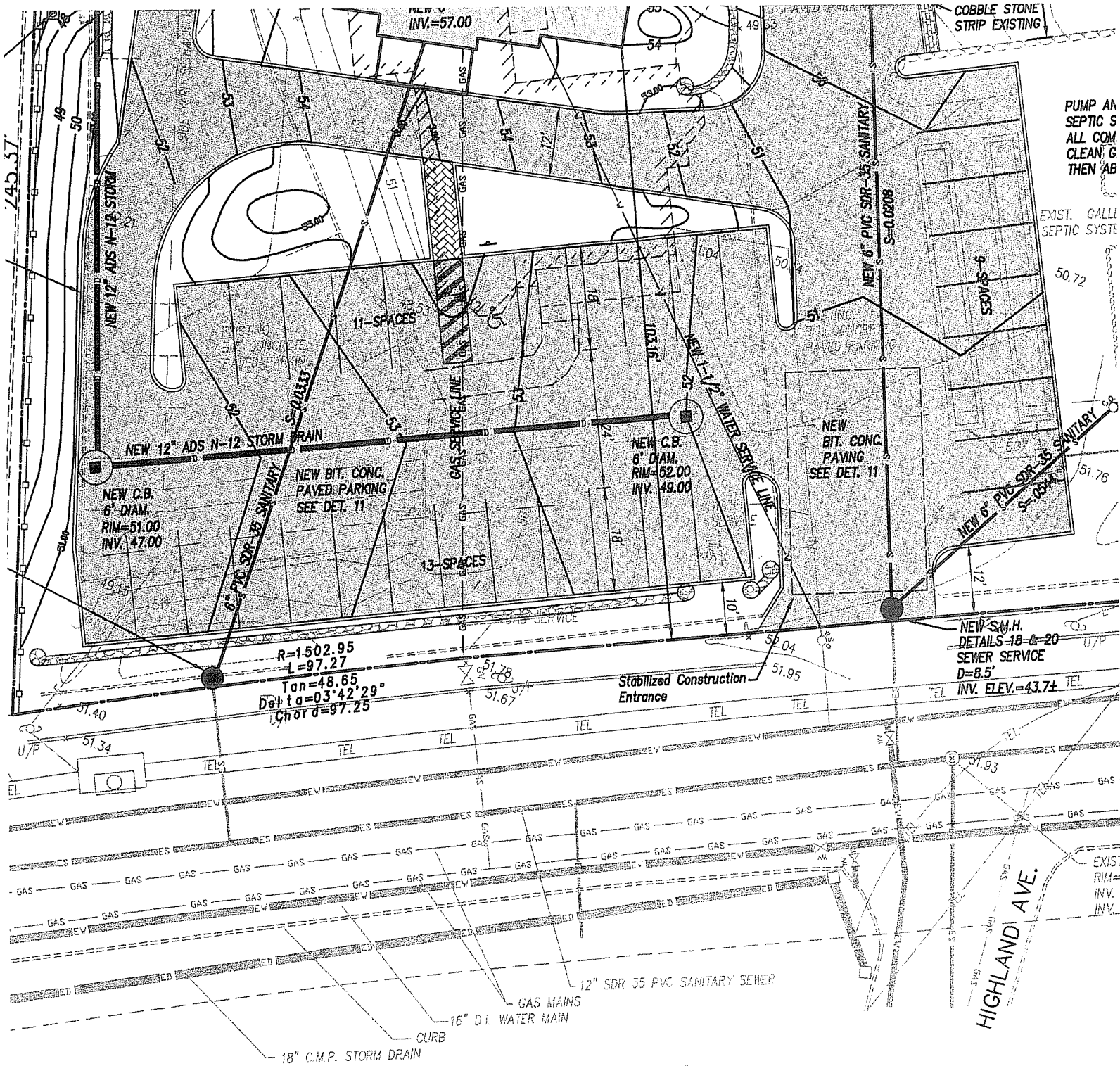
NEW BIT. CONC.
 PAVING
 SEE DET. 11

NEW S.M.H.
 DETAILS 18 & 20
 INV.=46.30

EXISTING
 2,000 G
 SEPTIC

MATCH
 COBBL
 STRIP

COBBLE STONE
 STRIP EXISTING



PUMP AN
SEPTIC S
ALL COM
CLEAN; G
THEN AB

EXIST. GALLI
SEPTIC SYSTEM

50.72

NEW 6" PVC SDR-35 SANITARY
S=0.0208

NEW BIT. CONC.
PAVED PARKING
SEE DET. 11

NEW 6" PVC SDR-35 SANITARY
S=0.0208

51.76

NEW S.M.H.
DETAILS 18-A-20
SEWER SERVICE
D=8.5'
INV. ELEV.=43.7± TEL

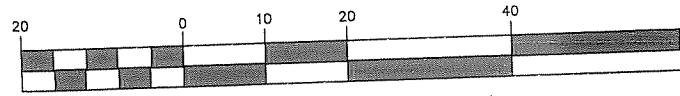
$R=1502.95$
 $L=97.27$
 $\text{Tan} = 48.65$
 $\text{Delta } \alpha = 03^{\circ}42'29"$
 $\text{Chord} = 97.25$

Stabilized Construction
Entrance

HIGHLAND AVE.

EXIST.
RIM=
INV.
INV.

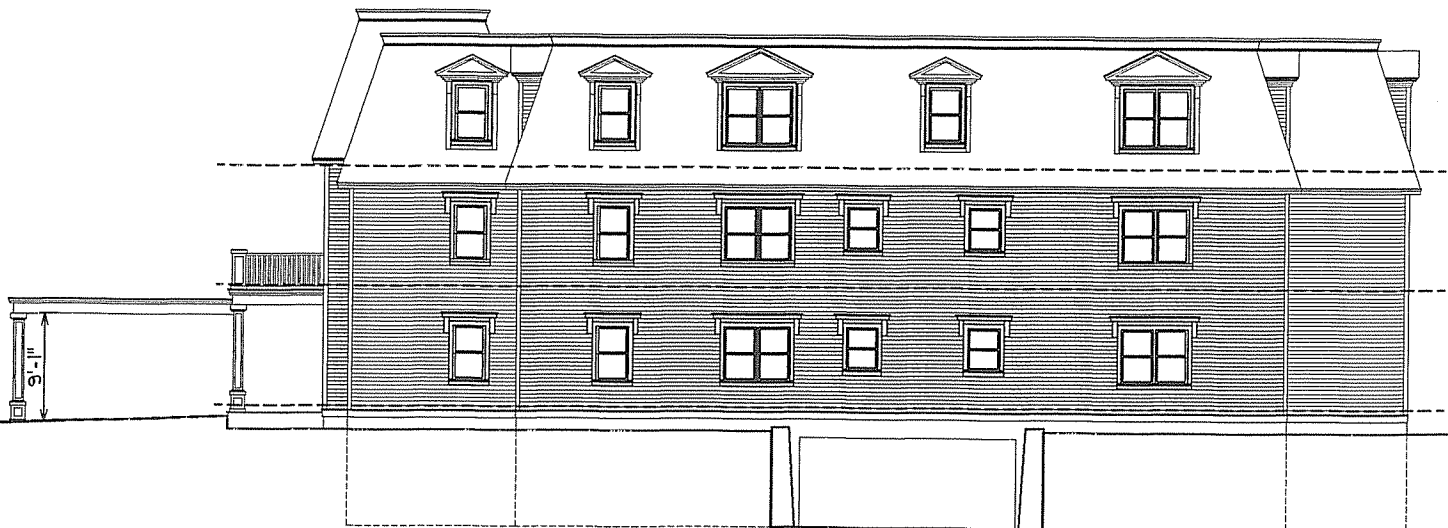
GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.



1 EAST ELEVATION
 A2.1 1/16" = 1'-0"



2 SOUTH ELEVATION
 A2.1 1/16" = 1'-0"



SACCOCCIO
 & ASSOCIATES, INC.

architects

1085 Park Avenue tel 401 942 7970
 Cranston, RI 02910 fax 401 942 7975

POST ROAD
 CONDOMINIUM

3960 POST ROAD
 WARWICK, RI

SA Job No. 06140

SHEET TITLE:
 FLOOR PLAN

DRAWN BY: LG/RE

DATE: 06/22/07

DRAWING NO

A2.1

CRMC Mailing List for 3960 Post Road LLC
CRMC File Number 2007-04-019
May 2, 2008

3960 Post Road LLC
3970 Post Road
Warwick, RI 02886

Susan Hausman
3940 Post Road
Warwick, RI 02886

Donna Spigel
3940 Post Road
Warwick, RI 02886

Dana J. Traversie
3940 Post Road
Warwick, RI 02886

Peter J. Bevilacqua
3940 Post Road
Warwick, RI 02886

Joseph A. Quaranta
3940 Post Road
Warwick, RI 02886

Lawrence DeCristofaro
3940 Post Road
Warwick, RI 02886

Robert J. Clemente
3940 Post Road
Warwick, RI 02886

Boutros Habek
3940 Post Road
Warwick, RI 02886

Bahman Jalili
3940 Post Road
Warwick, RI 02886

Joanna Fagnoli
3940 Post Road
Warwick, RI 02886

Kevin C. Chapman
3940 Post Road
Warwick, RI 02886

David Coelho
3940 Post Road
Warwick, RI 02886

Clara Akalarian
3940 Post Road
Warwick, RI 02886

Vincent M. Ferla
3940 Post Road
Warwick, RI 02886

Mohammad Faghri
3940 Post Road
Warwick, RI 02886

Christian Chamarczuk
3940 Post Road
Warwick, RI 02886

Michael J. Salafia
3940 Post Road
Warwick, RI 02886

Michael C. Fagnoli
3940 Post Road
Warwick, RI 02886

Michael S. Marcella
3940 Post Road
Warwick, RI 02886

Daniel S. White
3940 Post Road
Warwick, RI 02886

Ronald G. Bruning
3940 Post Road
Warwick, RI 02886

Paula A. Maddalena
3940 Post Road
Warwick, RI 02886

Elba I. Mena
3940 Post Road
Warwick, RI 02886

James Roberti
3940 Post Road
Warwick, RI 02886

Lisa Ise
3940 Post Road
Warwick, RI 02886

Paula F. Twidale
3940 Post Road
Warwick, RI 02886

Alexander Russolino
3940 Post Road
Warwick, RI 02886

Augustus A. Ise
3940 Post Road
Warwick, RI 02886

William R. McGuinness
3940 Post Road
Warwick, RI 02886

Robert D. Maglione
3940 Post Road
Warwick, RI 02886

Lisa Childress
3940 Post Road
Warwick, RI 02886

Brandon J. Barth
3940 Post Road
Warwick, RI 02886

Amir Faghri
3940 Post Road
Warwick, RI 02886

Barry M. Goldberg
3940 Post Road
Warwick, RI 02886

Matthew P. Doorley
3940 Post Road
Warwick, RI 02886

Clea V. Poirier
3940 Post Road
Warwick, RI 02886

Jessica Melo
3940 Post Road
Warwick, RI 02886

Roger P. DeFelice Sr.
3940 Post Road
Warwick, RI 02886

National Railroad Passenger
60 Massachusetts Ave, NE
Washington, DC 20002

Miga Richard J. Jr. Trustee
Revens John C. Jr. Trustee
4000 Post Road Warwick, RI 02886

CRMC (2007-04-019)
Oliver H. Stedman Government Center
4808 Tower Hill Road
Wakefield, RI 02879

General List – City of Warwick