



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 Re-NOTICE

File Number: 2022-06-127 Date: November 1, 2022

This office has under consideration the application of:

4772 Old Post Road, LLC
P.O. Box 233
Charlestown, RI 02813

for a State of Rhode Island Assent to construct and maintain: 36 lot subdivision to be serviced by OWTS and private wells, new roadway, stormwater and landscaping. The proposal represents a “Watershed Activity” under the Salt Pond SAMP.

| | |
|-------------------|------------------------------|
| Project Location: | 4772 Old Post Road |
| City/Town: | Charlestown |
| Plat/Lot: | 7 / 51 |
| Waterway: | Salt Pond SAMP/Ninigret Pond |

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.

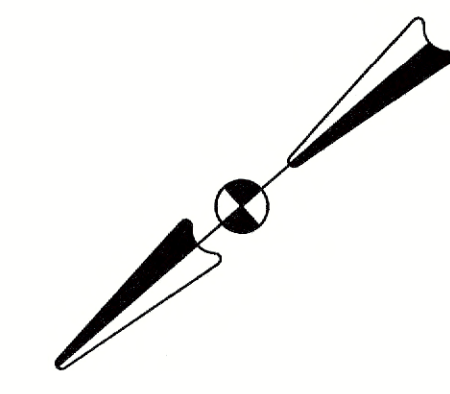
You are advised that if you have good reason to enter protests against the proposed work it is your privilege to do so. It is expected that objectors will review the application and plans thoroughly, visit site of proposed work if necessary, to familiarize themselves with the conditions and cite what 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 **December 1, 2022**.

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

RECEIVED
SEPT 28, 2022
COASTAL RESOURCES
MANAGEMENT COUNCIL



Crossman Engineering

Rhode Island
151 Centerville Road
Warwick, RI 02886
Phone (401) 738-5660

Massachusetts
103 Commonwealth Avenue
North Attleboro, MA 02763
Phone (508) 695-1700

Email: ce@crosmaneng.com

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PROJECT TITLE:
**SUMMER WINDS
RESIDENTIAL
DEVELOPMENT**

PLAT MAP 7, LOT 51
DISTRICT R2A
RESIDENTIAL 2- ACRE DISTRICT

4772 OLD POST ROAD
CHARLESTOWN, RI

PREPARED FOR:

4772 OLD POST ROAD, LLC
P.O. BOX 233
CHARLESTOWN, RI 02813

DRAWING TITLE:
OPEN SPACE PLAN

DATE: SEPTEMBER 2022 SCALE: 1"=150'

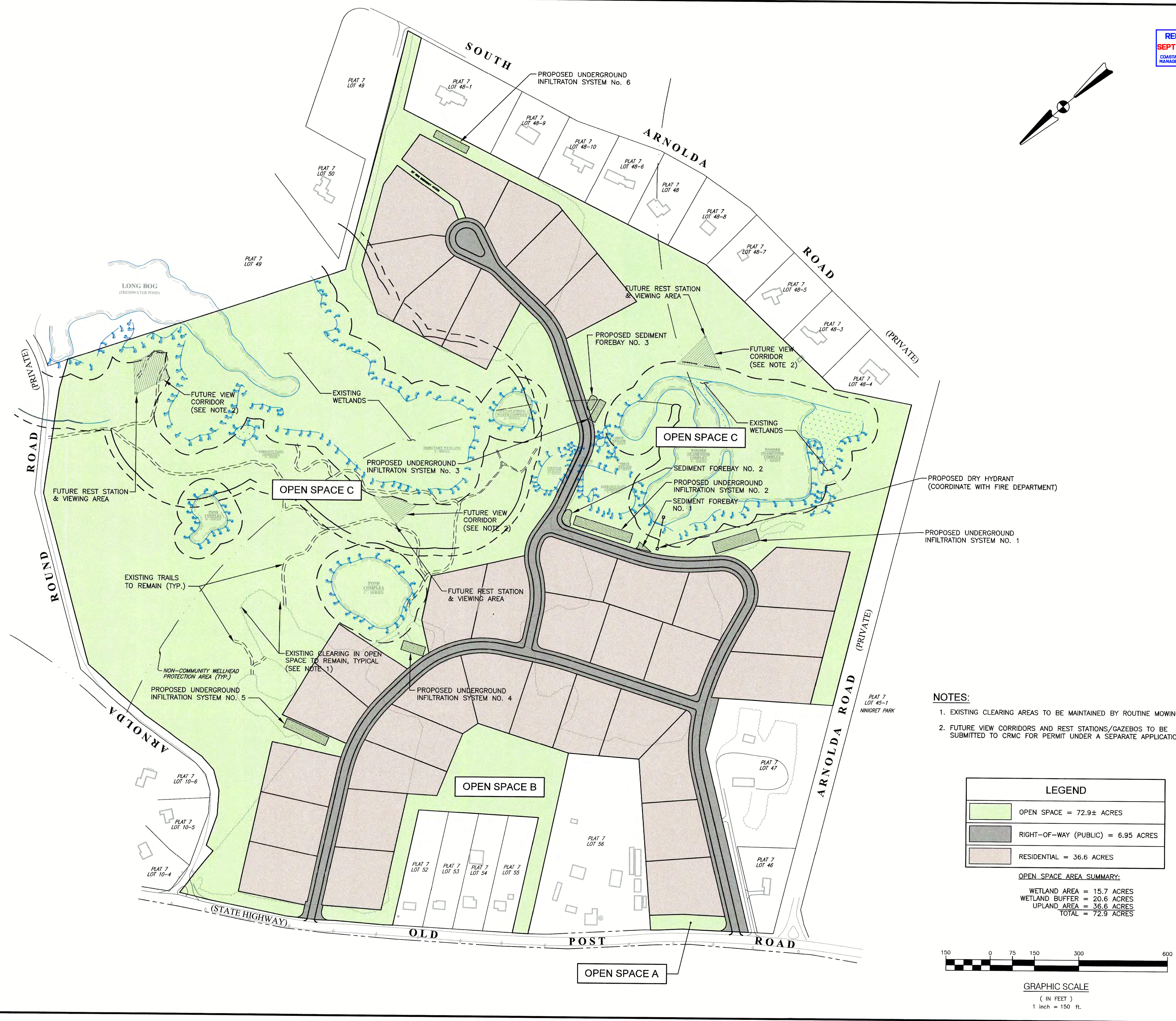
DWG. NAME: 2490-03-KEY.dwg

REVISIONS

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DRAWING NUMBER
C2

SHEET: 3 OF 32



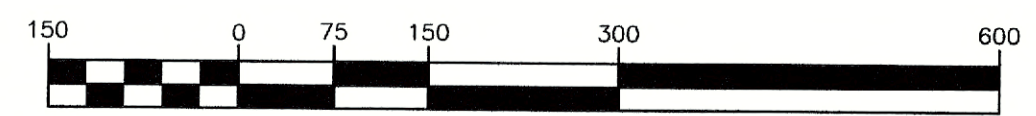
- NOTES:**
- EXISTING CLEARING AREAS TO BE MAINTAINED BY ROUTINE MOWING.
 - FUTURE VIEW CORRIDORS AND REST STATIONS/GAZEBOS TO BE SUBMITTED TO CRMC FOR PERMIT UNDER A SEPARATE APPLICATION.

LEGEND

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|--|------------------------------------|
| | OPEN SPACE = 72.9± ACRES |
| | RIGHT-OF-WAY (PUBLIC) = 6.95 ACRES |
| | RESIDENTIAL = 36.6 ACRES |

OPEN SPACE AREA SUMMARY:

WETLAND AREA = 15.7 ACRES
 WETLAND BUFFER = 20.6 ACRES
 UPLAND AREA = 36.6 ACRES
 TOTAL = 72.9 ACRES



GRAPHIC SCALE
(IN FEET)
1 inch = 150 ft.



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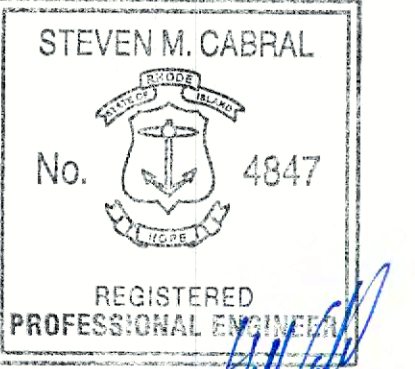
- Civil
- Transportation
- Environmental
- Site Planning
- Surveying
- Permitting
- Landscape Architecture

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**SUMMER WINDS
RESIDENTIAL
DEVELOPMENT**

**PLAT MAP 7, LOT 51
DISTRICT R2A
RESIDENTIAL 2- ACRE DISTRICT**

**4772 OLD POST ROAD
CHARLESTOWN, RI**

PREPARED FOR:
**4772 OLD POST ROAD, LLC
P.O. BOX 233
CHARLESTOWN, RI 02813**

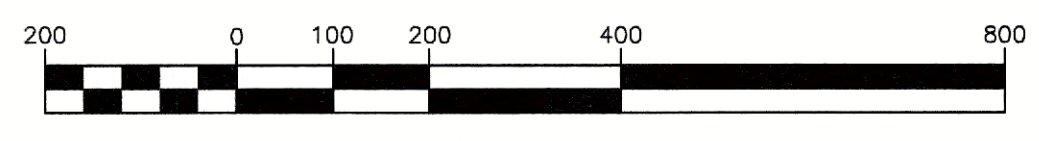
DRAWING TITLE:
KEY PLAN

DATE: SEPTEMBER 2022 SCALE: 1"=200'
DWG. NAME: 2490-03-KEY.dwg

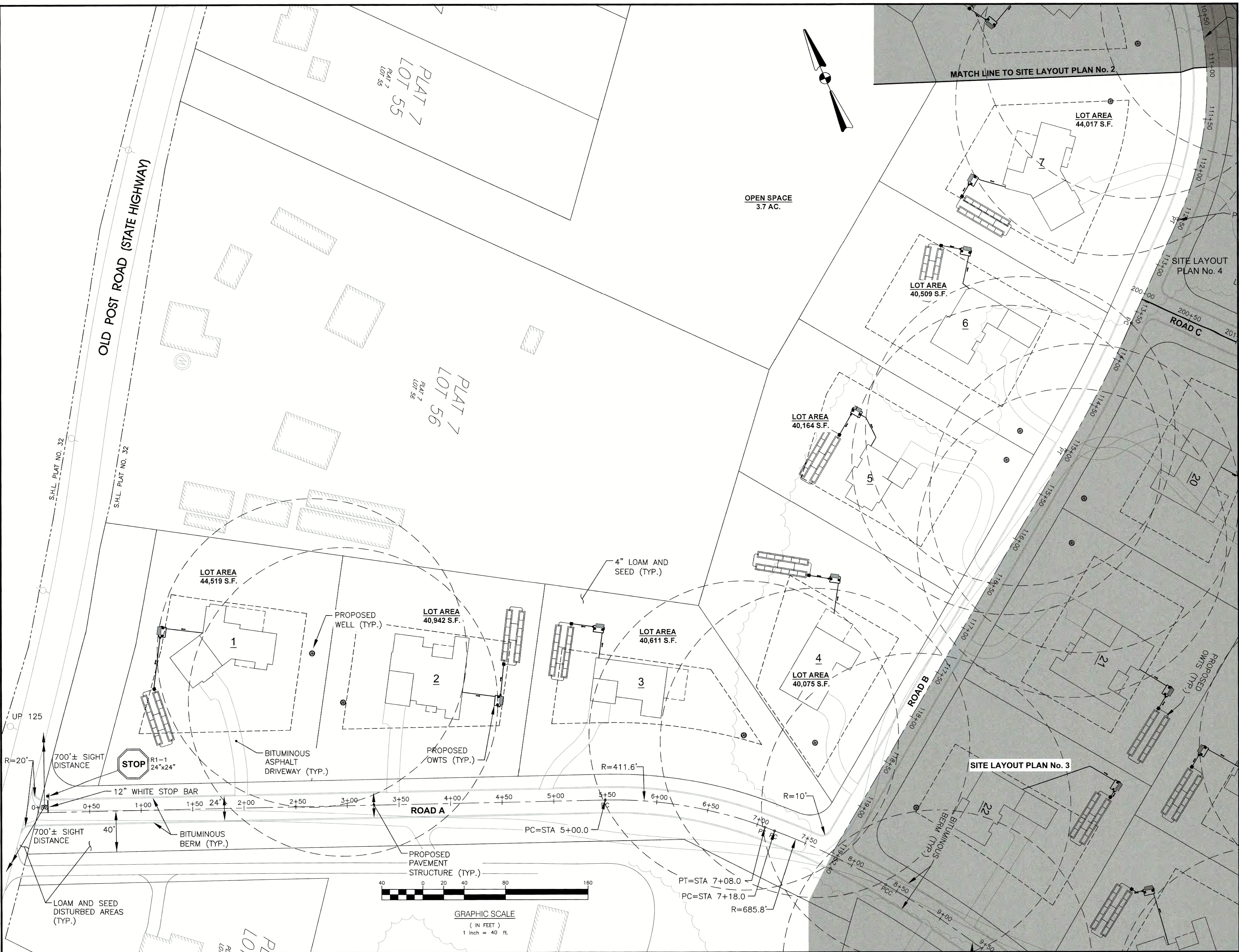
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C3
SHEET: 4 OF 32

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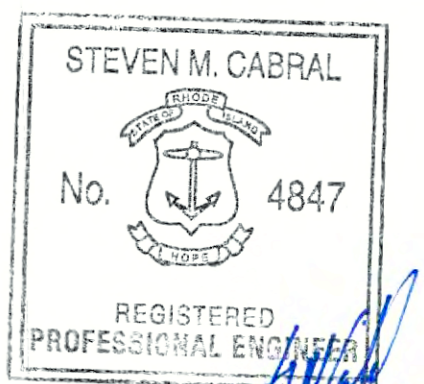
GRAPHIC SCALE
(IN FEET)
1 inch = 200 ft.



Crossman Engineering

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 Massachusetts: 103 Commonwealth Avenue, North Attleboro, MA 02763, Phone (508) 695-1700
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PROJECT TITLE:
**SUMMER WINDS
 RESIDENTIAL
 DEVELOPMENT**
 PLAT MAP 7, LOT 51
 DISTRICT R2A
 RESIDENTIAL 2- ACRE DISTRICT

4772 OLD POST ROAD
 CHARLESTOWN, RI

PREPARED FOR:
 4772 OLD POST ROAD, LLC
 P.O. BOX 233
 CHARLESTOWN, RI 02813

DRAWING TITLE:
**SITE LAYOUT
 PLAN No. 1**

DATE: SEPTEMBER 2022 SCALE: 1"=40'

DWG. NAME: 2490-05_09-SITE.dwg

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DRAWING NUMBER
C4.1
 SHEET: 5 OF 32



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Rhode Island
161 Centerville Road
Warwick, RI 02886
Phone (401) 738-6660

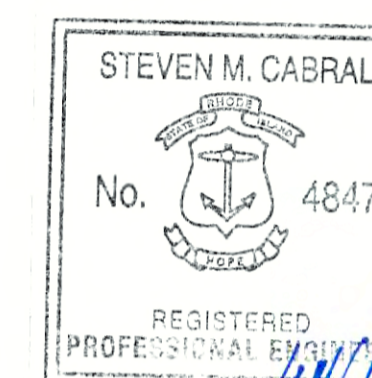
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KEY PLAN



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RESIDENTIAL
DEVELOPMENT**

PLAT MAP 7, LOT 51
DISTRICT R2A
RESIDENTIAL 2- ACRE DISTRICT

4772 OLD POST ROAD
CHARLESTOWN, RI

PREPARED FOR:

4772 OLD POST ROAD, LLC
P.O. BOX 233
CHARLESTOWN, RI 02813

DRAWING TITLE:
**SITE LAYOUT
PLAN No. 2**

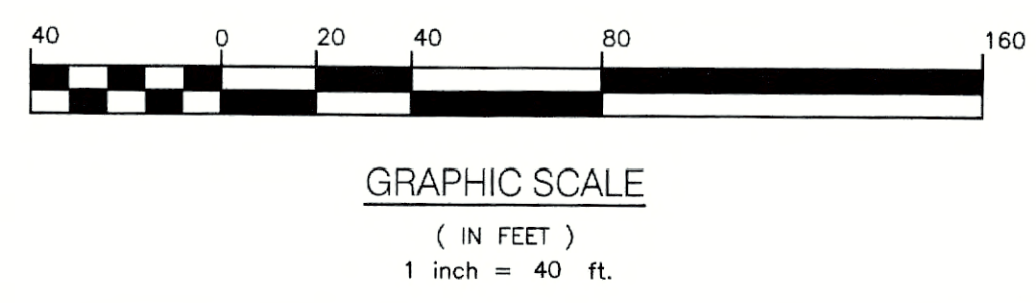
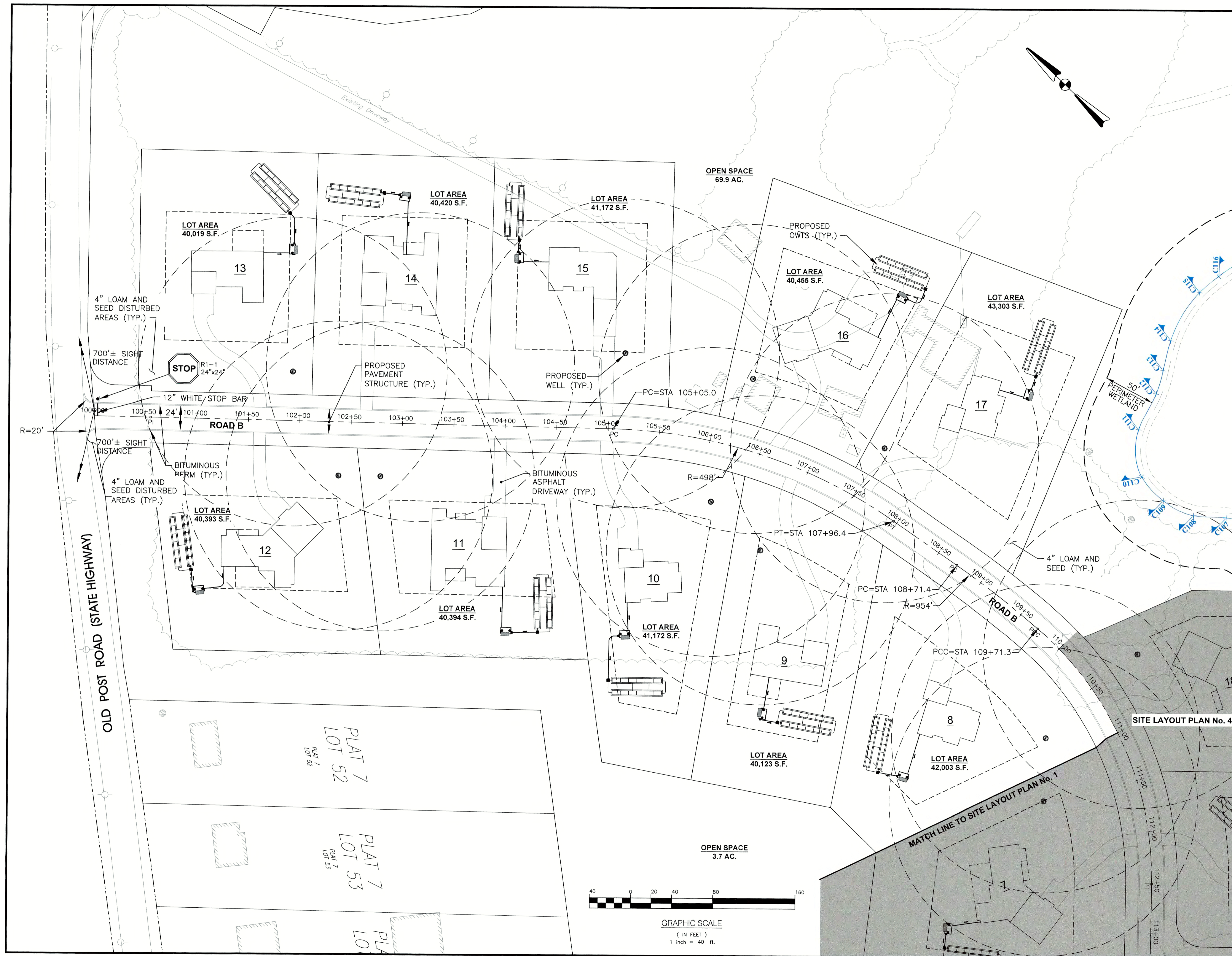
DATE: SEPTEMBER 2022 SCALE: 1"=40'
DWG. NAME: 2490-05_09-SITE.dwg

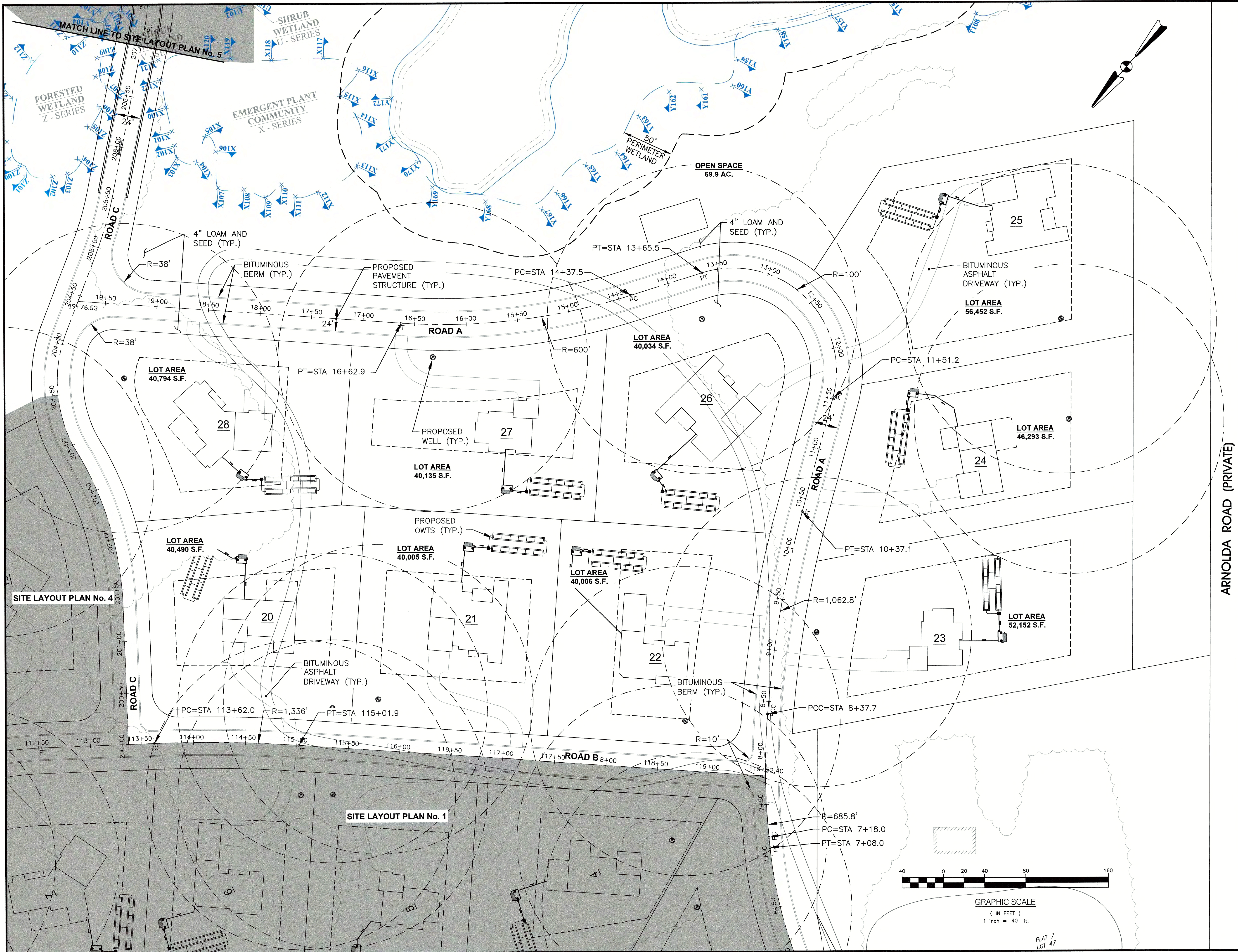
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DRAWING NUMBER

C4.2

SHEET: 6 OF 32





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SUMMER WINDS RESIDENTIAL DEVELOPMENT
 PLAT MAP 7, LOT 51 DISTRICT R2A
 RESIDENTIAL 2- ACRE DISTRICT
 4772 OLD POST ROAD CHARLESTOWN, RI

PREPARED FOR:
 4772 OLD POST ROAD, LLC
 P.O. BOX 233
 CHARLESTOWN, RI 02813

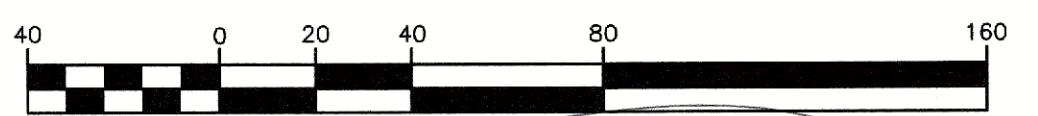
DRAWING TITLE:
SITE LAYOUT PLAN No. 3

DATE: SEPTEMBER 2022 SCALE: 1"=40'

DWG. NAME: 2490-05_09-SITE.dwg

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DRAWING NUMBER:
C4.3
 SHEET: 7 OF 32



PLAT 7 LOT 47



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DISTRICT R2A
RESIDENTIAL 2- ACRE DISTRICT

4772 OLD POST ROAD
CHARLESTOWN, RI

PREPARED FOR:
**4772 OLD POST ROAD, LLC
P.O. BOX 233
CHARLESTOWN, RI 02813**

DRAWING TITLE:
**SITE LAYOUT
PLAN No. 4**

DATE: SEPTEMBER 2022 SCALE: 1"=40'

DWG. NAME: 2490-05_09-SITE.dwg

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DRAWING NUMBER
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SHEET: 8 OF 32



SITE LAYOUT PLAN No. 2

SITE LAYOUT PLAN No. 1

SITE LAYOUT PLAN No. 3

LAYOUT PLAN No. 5
MATCH LINE TO SITE LAYOUT PLAN No. 6

GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.



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CHARLESTOWN, RI

PREPARED FOR:
**4772 OLD POST ROAD, LLC
P.O. BOX 233
CHARLESTOWN, RI 02813**

DRAWING TITLE:
**SITE LAYOUT
PLAN No. 5**

DATE: SEPTEMBER 2022 SCALE: 1"=40'

DWG. NAME: 2490-05_09-SITE.dwg

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SHEET: 9 OF 32

