

PROPOSED TOWNHOME PROJECT

65 BUILDINGS - 280 UNITS

55 - 4 UNIT WITH 4 BEDROOMS
10 - 6 UNIT WITH 4 BEDROOMS

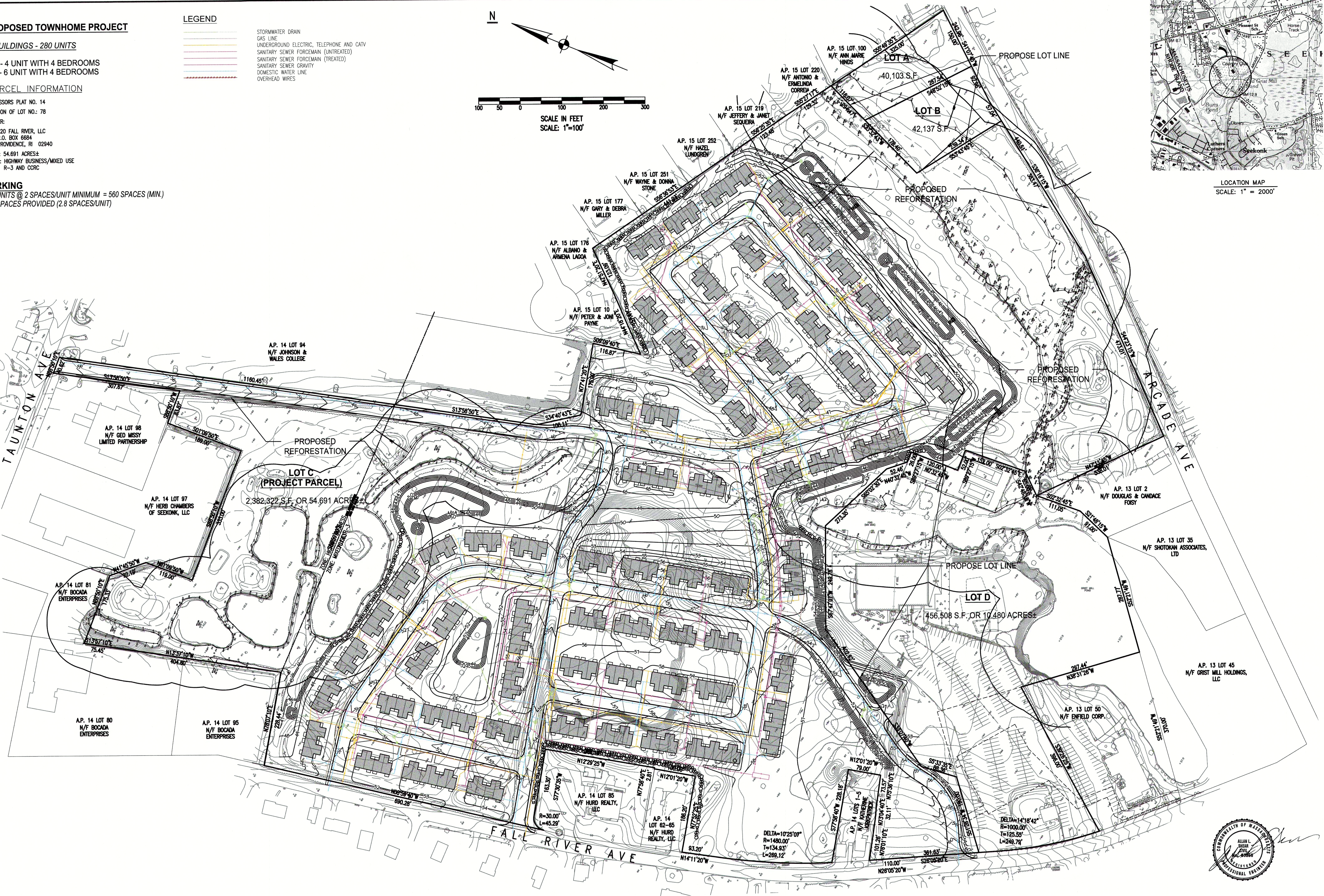
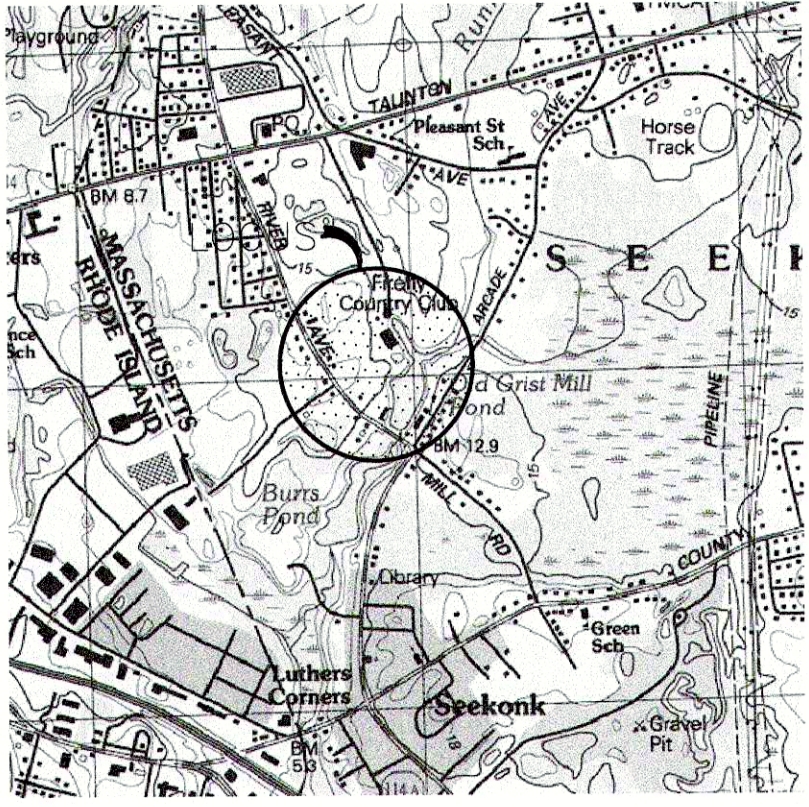
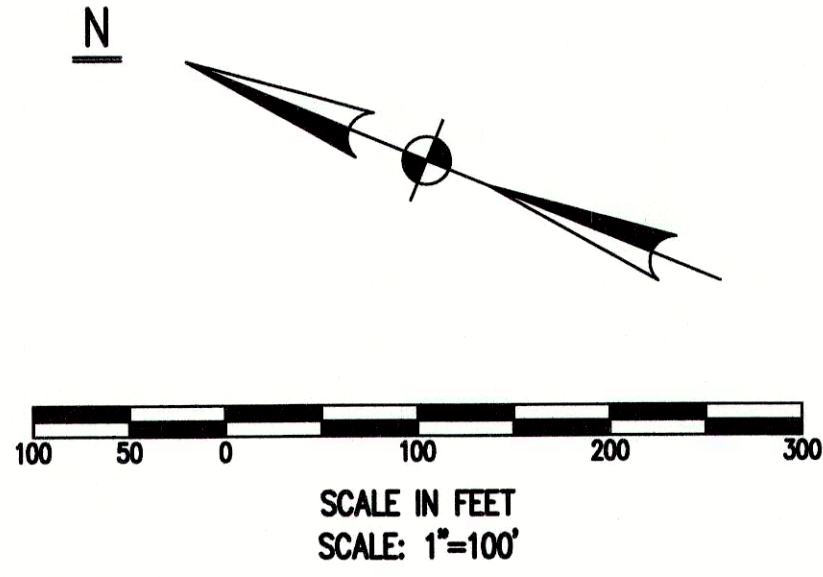
PARCEL INFORMATION

ASSESSORS PLAT NO. 14
PORTION OF LOT NO.: 78
OWNER:
320 FALL RIVER, LLC
P.O. BOX 6684
PROVIDENCE, RI 02940
AREA: 54.691 ACRES±
ZONE: HIGHWAY BUSINESS/MIXED USE
R-3 AND CCRC

PARKING
280 UNITS @ 2 SPACES/UNIT MINIMUM = 560 SPACES (MIN.)
782 SPACES PROVIDED (2.8 SPACES/UNIT)

LEGEND

- STORMWATER DRAIN
- GAS LINE
- UNDERGROUND ELECTRIC, TELEPHONE AND CATV
- SANITARY SEWER FORCEMAIN (UNTREATED)
- SANITARY SEWER FORCEMAIN (TREATED)
- SANITARY SEWER GRAVITY
- DOMESTIC WATER LINE
- OVERHEAD WIRES

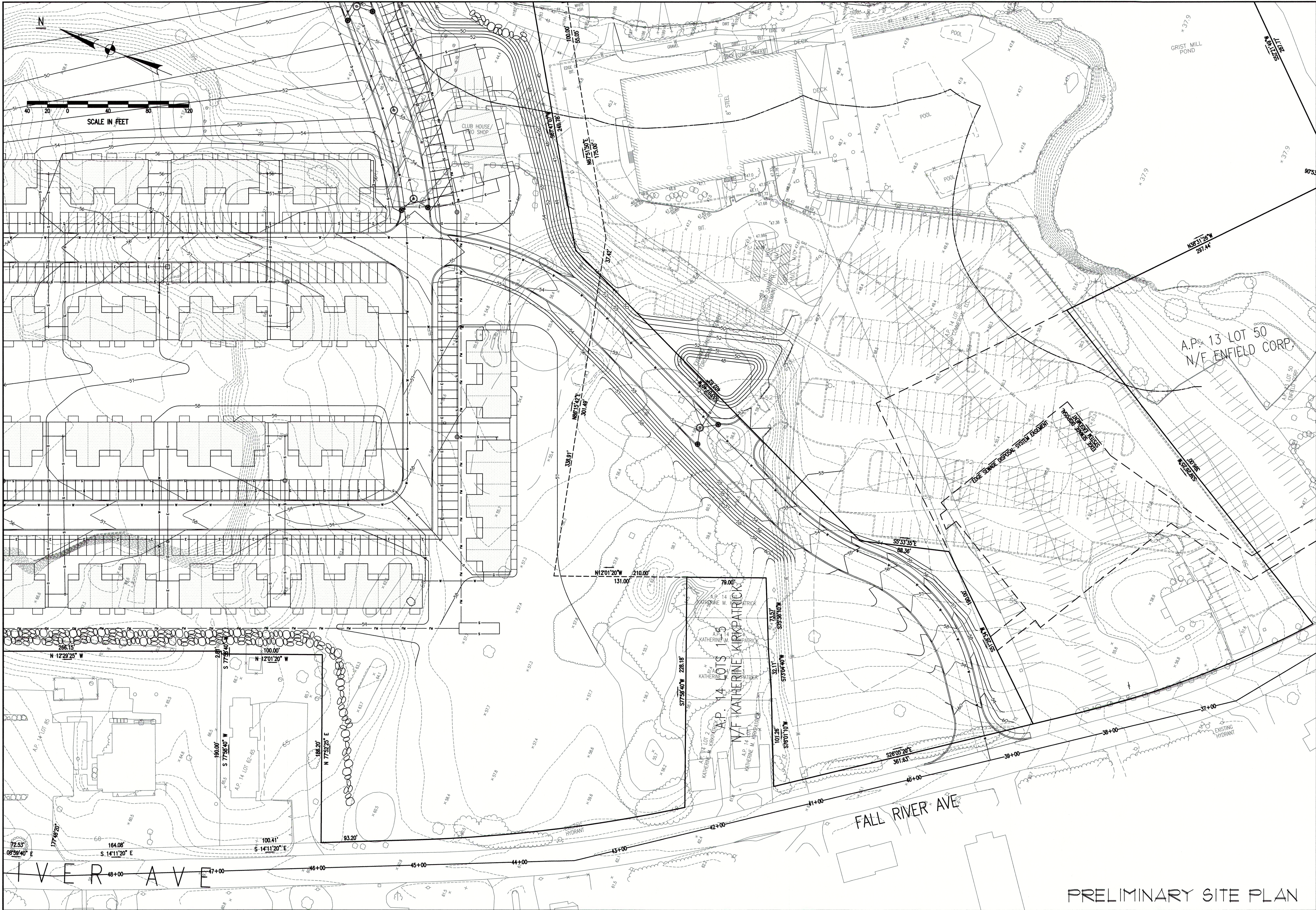


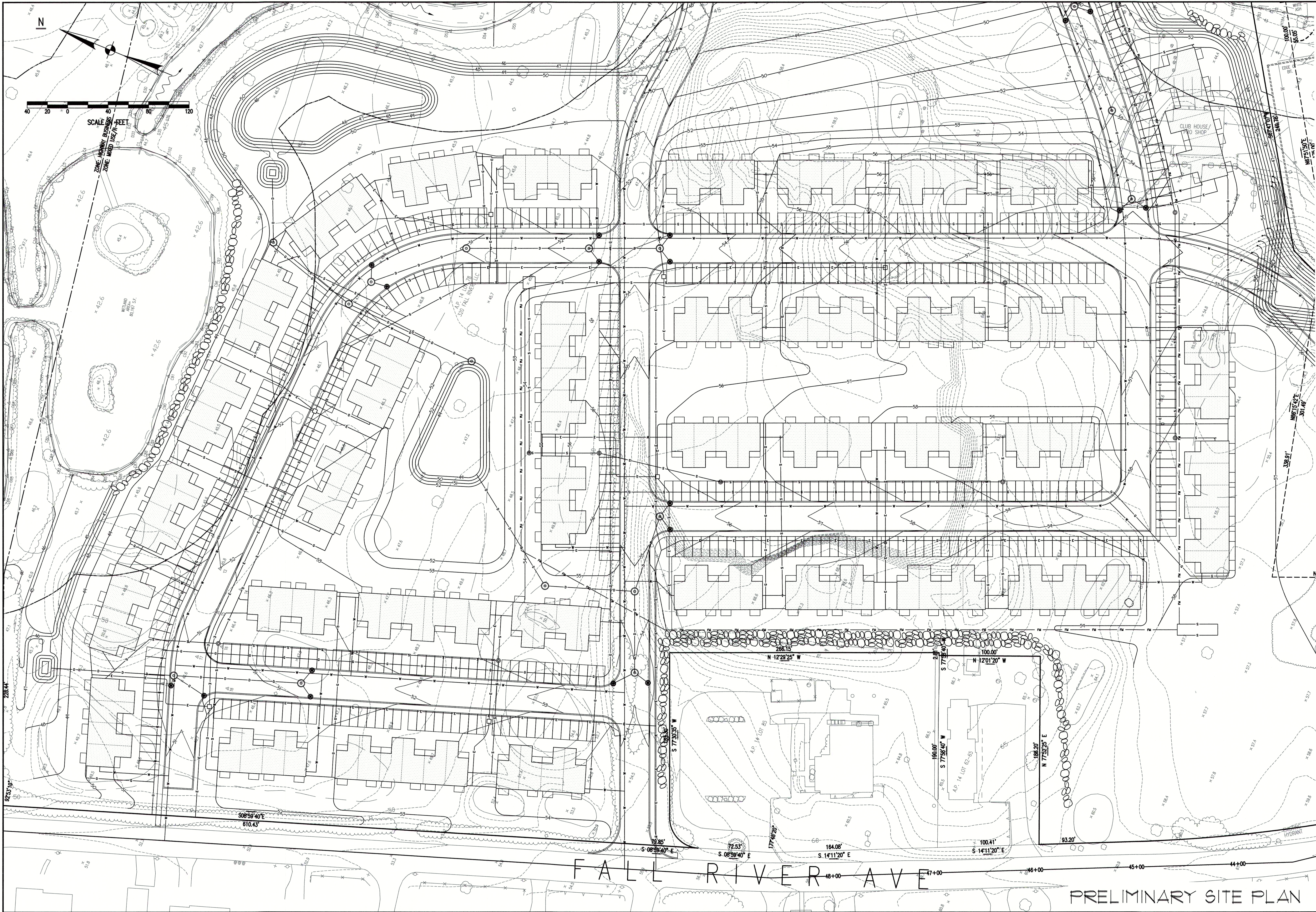
PRELIMINARY SITE PLAN

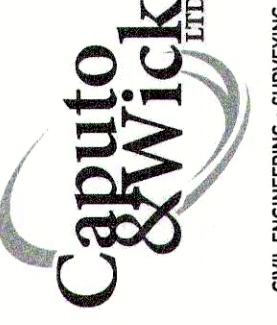
FIREFLY - TOWNHOMES

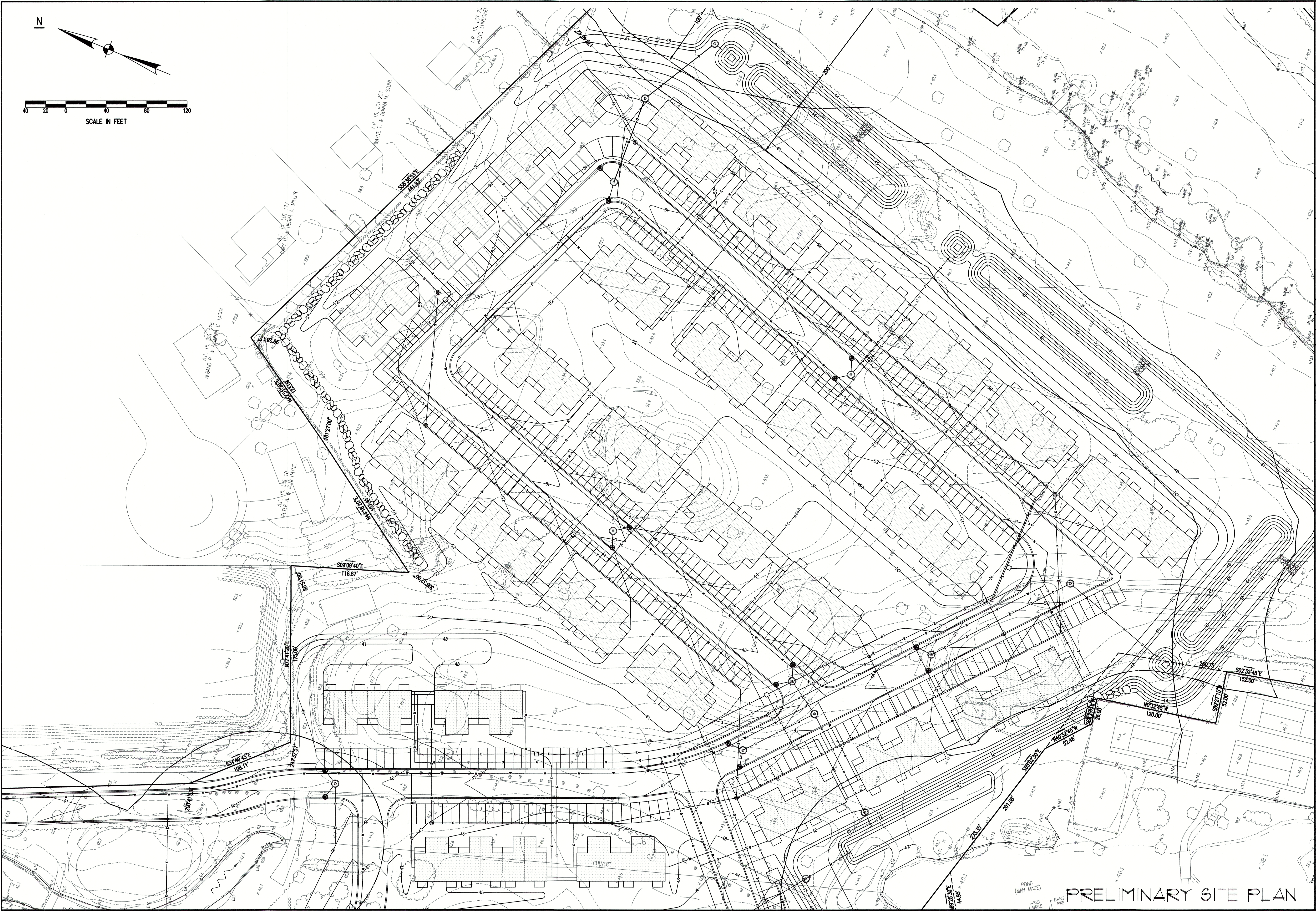
C-101.0

SHEET 1 OF 4



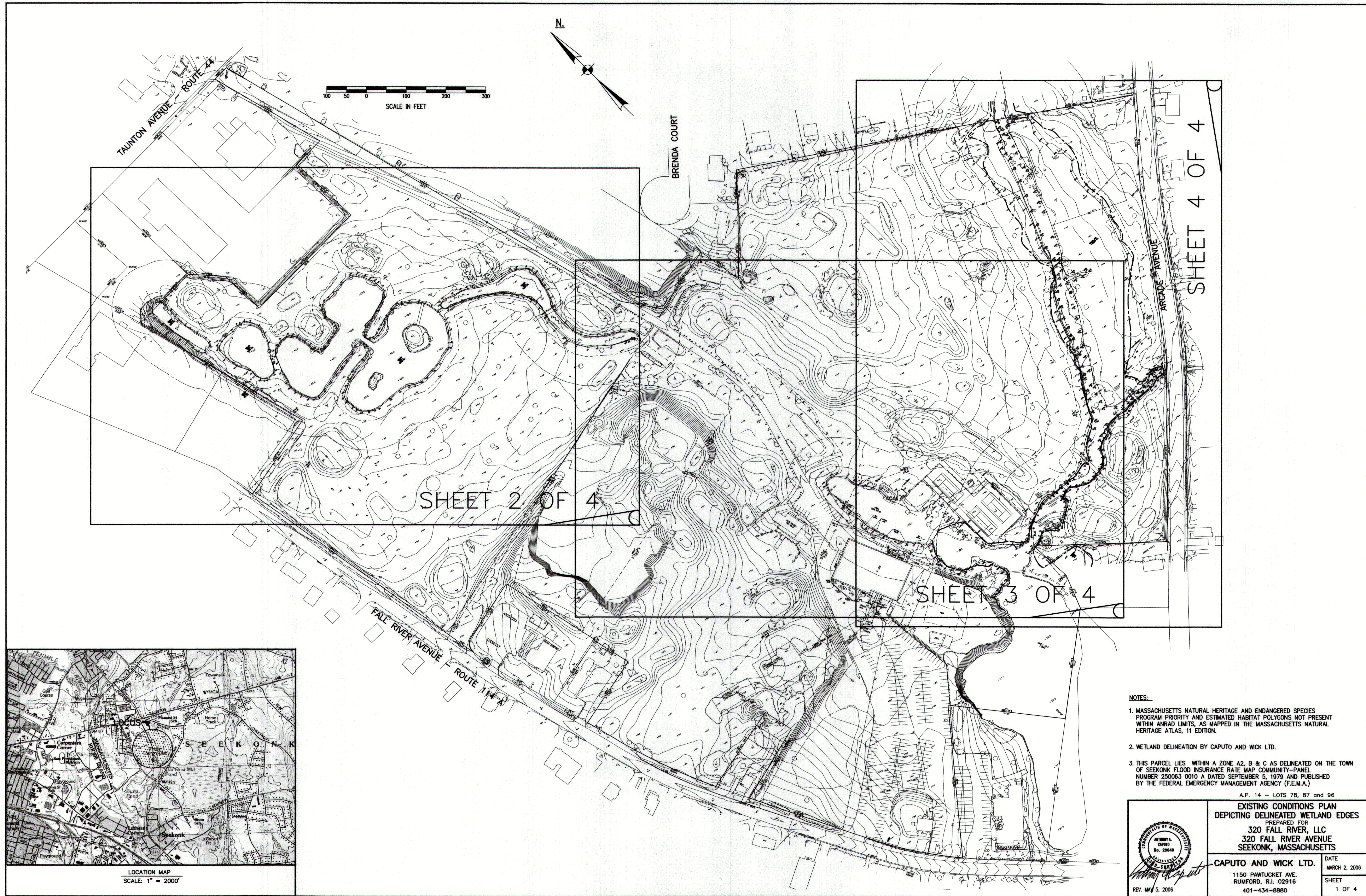


 CIVIL ENGINEERING - SURVEYING TRANSPORTATION - ENVIRONMENTAL	
1150 Pawtucket Avenue Rumford, RI 02916-1897 (401) 434-8880 Office (401) 434-1615 Fax www.cwtd.net	
DATE:	8/2022
SCALE:	1" = 100'
PROJECT #	2021026
FIREFLY - TOWNHOMES	
C-101.2	
SHEET 3 OF 4	



C-101.3

SHEET 4 OF 4



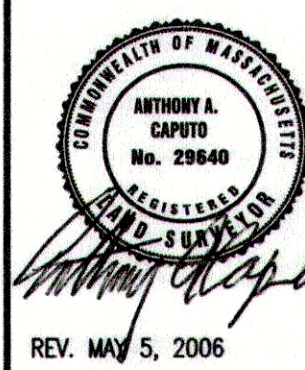
NOTES:

1. MASSACHUSETTS NATURAL HERITAGE AND ENDANGERED SPECIES PROGRAM PRIORITY AND ESTIMATED HABITAT POLYGONS NOT PRESENT WITHIN ANRAD LIMITS, AS MAPPED IN THE MASSACHUSETTS NATURAL HERITAGE ATLAS, 11 EDITION.
2. WETLAND DELINEATION BY CAPUTO AND WICK LTD.
3. THIS PARCEL LIES WITHIN A ZONE A2, B & C AS DELINEATED ON THE TOWN OF SEEKONK FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 250063 0010 A DATED SEPTEMBER 5, 1979 AND PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.)

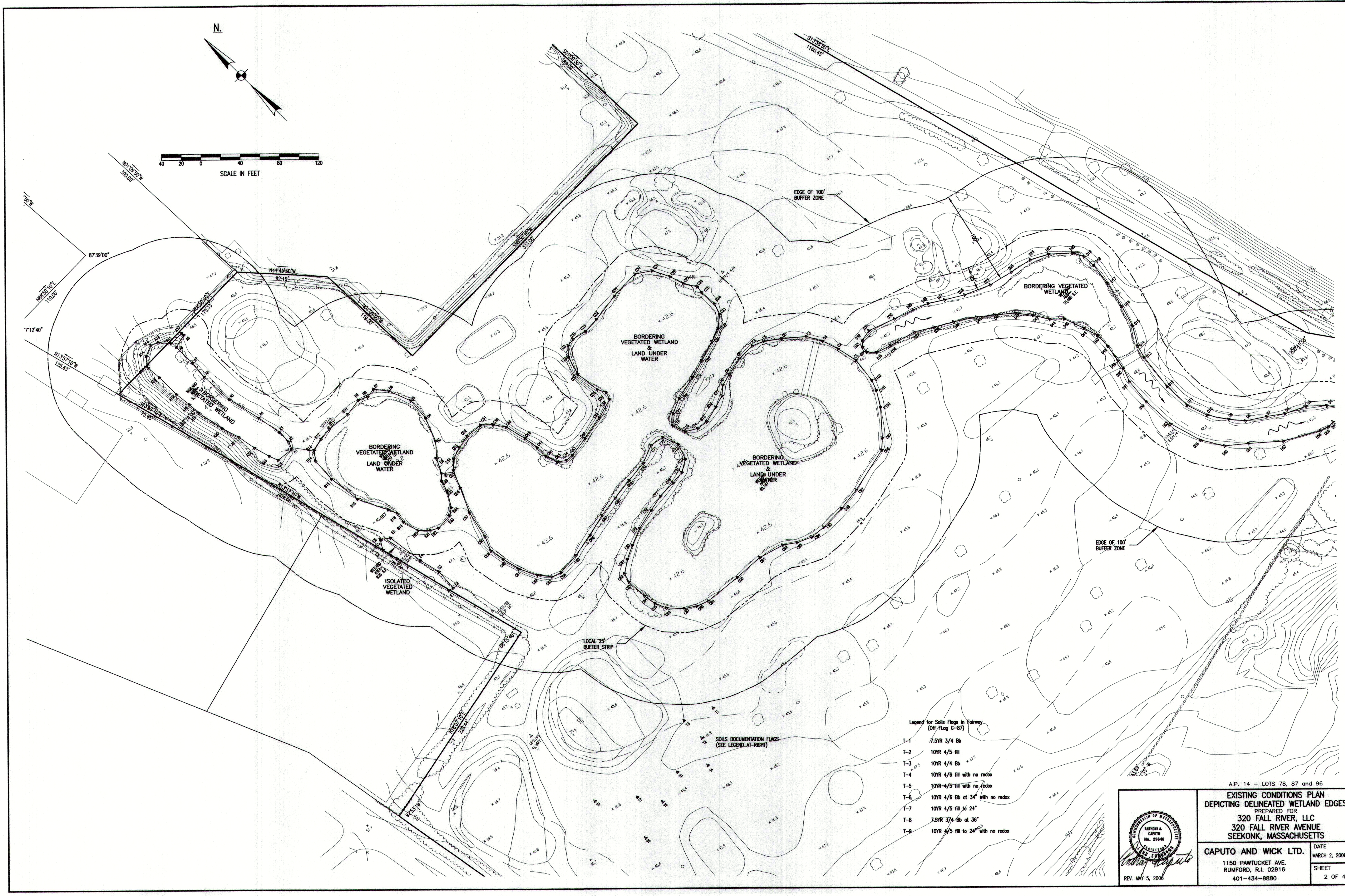
A.P. 14 - LOTS 78, 87 and 96

**EXISTING CONDITIONS PLAN
DEPICTING DELINEATED WETLAND EDGES**
PREPARED FOR
320 FALL RIVER, LLC
320 FALL RIVER AVENUE
SEEKONK, MASSACHUSETTS

CAPUTO AND WICK LTD. DATE
1150 PAWTUCKET AVE. MARCH 2, 2006
RUMFORD, R.I. 02916 SHEET
401-434-8880 1 OF 4



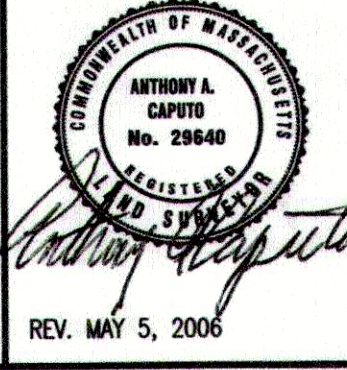
REV. MAY 5, 2006



Legend for Soils Flags in Fairway
(Off Flag C-87)

- T-1 7.5R 3/4 Bb
- T-2 10R 4/5 fill
- T-3 10R 4/4 Bb
- T-4 10R 4/6 fill with no redox
- T-5 10R 4/5 fill with no redox
- T-6 10R 4/6 Bb at 34" with no redox
- T-7 10R 4/5 fill to 24"
- T-8 7.5R 3/4 Bb at 36"
- T-9 10R 4/5 fill to 24" with no redox

SOILS DOCUMENTATION FLAGS
(SEE LEGEND AT RIGHT)



A.P. 14 - LOTS 78, 87 and 96

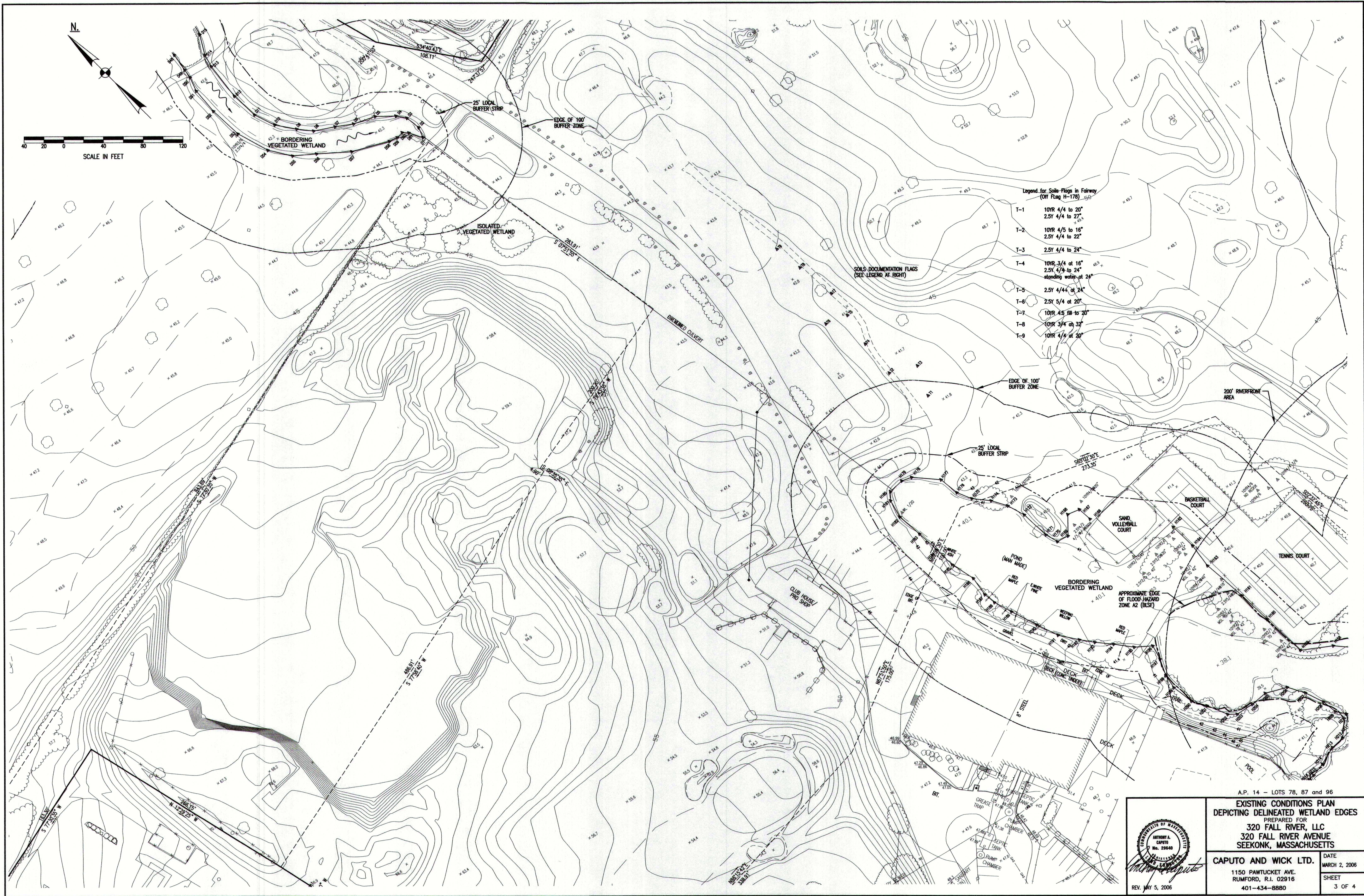
**EXISTING CONDITIONS PLAN
DEPICTING DELINEATED WETLAND EDGES**

PREPARED FOR
320 FALL RIVER, LLC
320 FALL RIVER AVENUE
SEEKONK, MASSACHUSETTS

CAPUTO AND WICK LTD.
1150 PAWTUCKET AVE.
RUMFORD, R.I. 02916
401-434-8880

DATE
MARCH 2, 2006

SHEET
2 OF 4



Legend for Soil Flags in Fairway
(Off Flag H-178)

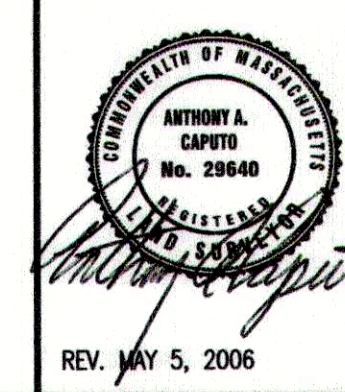
- T-1 10YR 4/4 to 20"
- 2.5Y 4/4 to 27"
- T-2 10YR 4/5 to 16"
- 2.5Y 4/4 to 22"
- T-3 2.5Y 4/4 to 24"
- T-4 10YR 3/4 to 16"
- 2.5Y 4/4 to 24"
- standing water at 24"
- T-5 2.5Y 4/4 to 24"
- T-6 2.5Y 5/4 to 20"
- T-7 10YR 4/5 to 20"
- T-8 10YR 3/4 to 32"
- T-9 10YR 4/4 to 20"

A.P. 14 - LOTS 78, 87 and 96

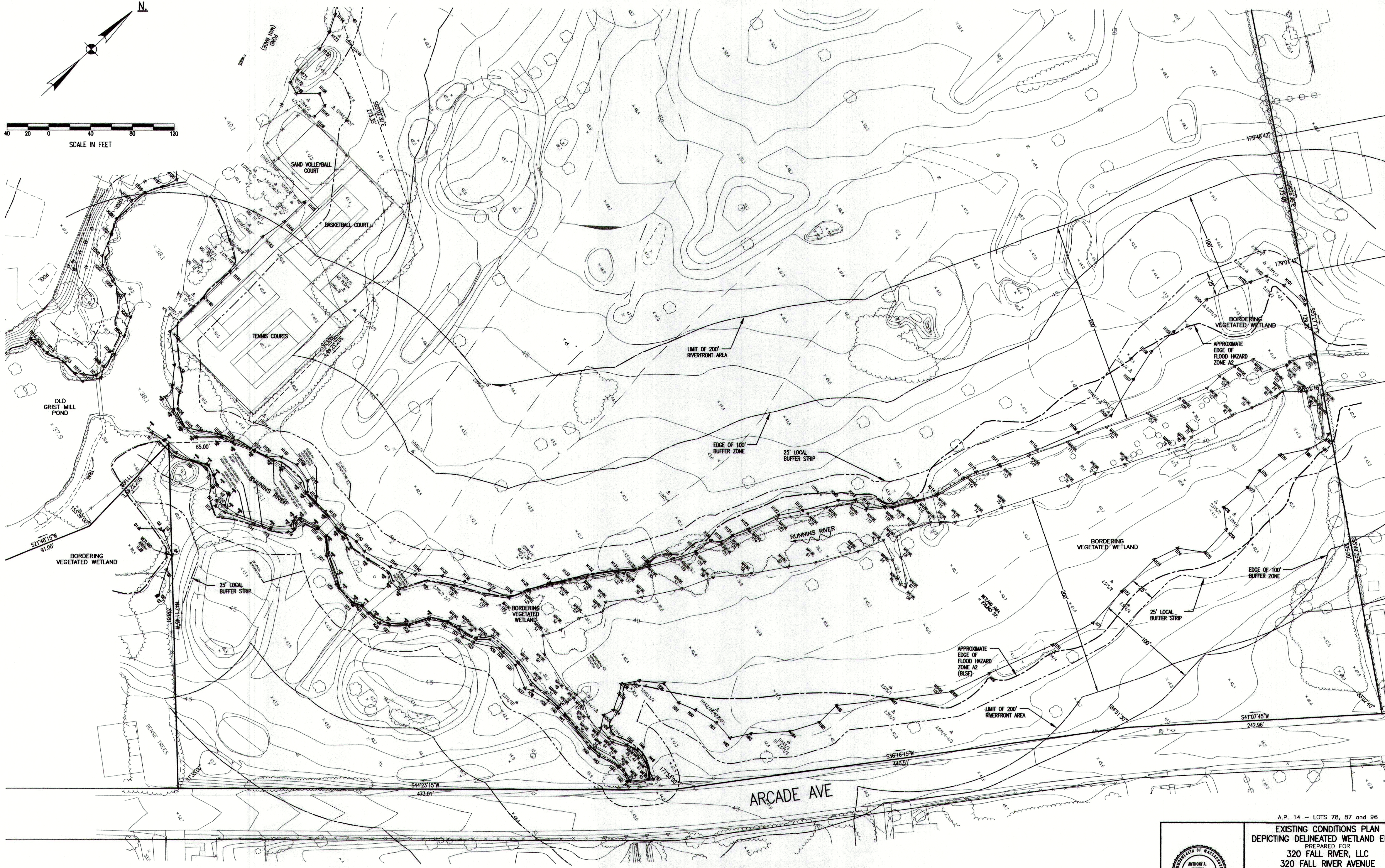
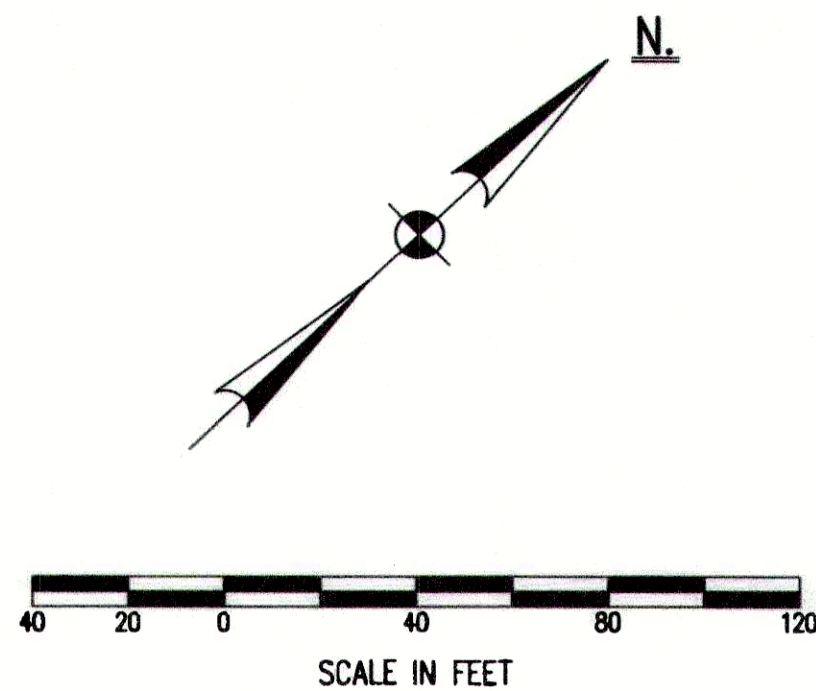
EXISTING CONDITIONS PLAN
DEPICTING DELINEATED WETLAND EDGES
PREPARED FOR
320 FALL RIVER, LLC
320 FALL RIVER AVENUE
SEEKONK, MASSACHUSETTS

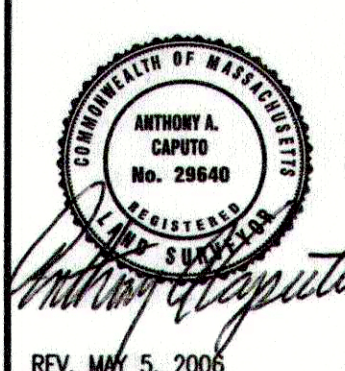
CAPUTO AND WICK LTD.
1150 PAWTUCKET AVE.
RUMFORD, R.I. 02916
401-434-8880

DATE
MARCH 2, 2006
SHEET
3 OF 4



REV. MAY 5, 2006





REV. MAY 5, 2006

A.P. 14 - LOTS 78, 87 and 96

**EXISTING CONDITIONS PLAN
DEPICTING DELINEATED WETLAND EDGES**

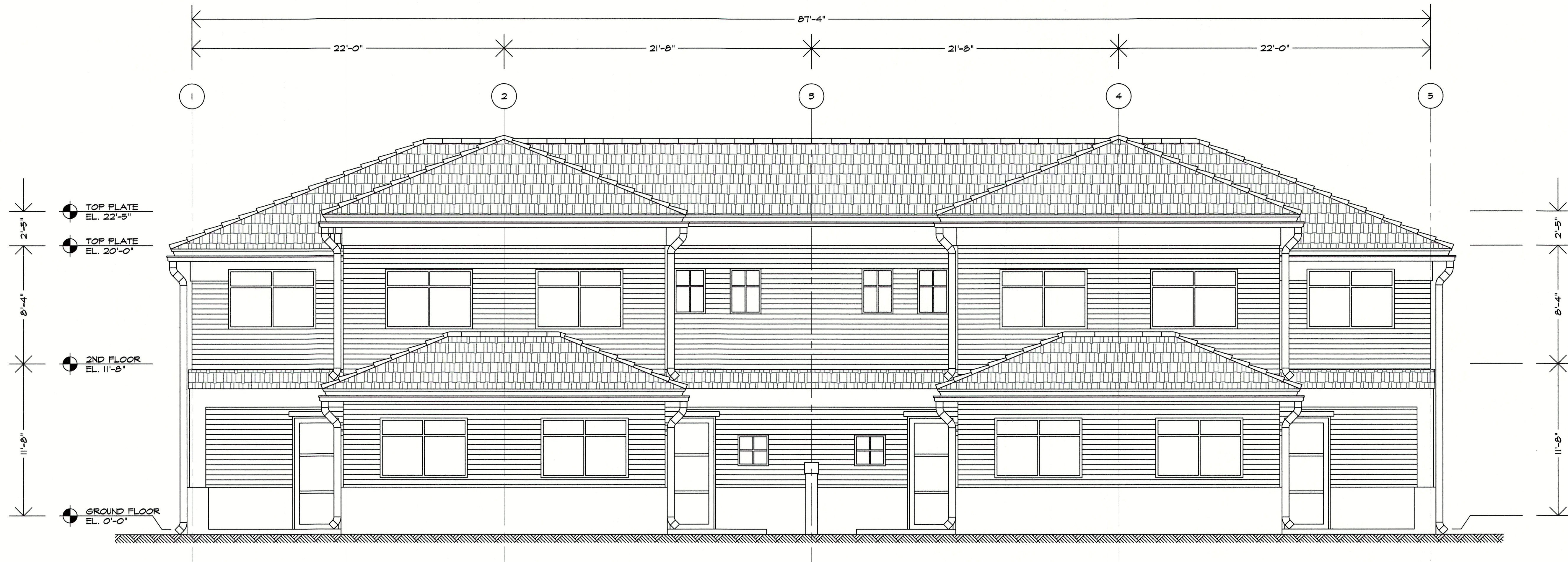
PREPARED FOR
**320 FALL RIVER, LLC
320 FALL RIVER AVENUE
SEEKONK, MASSACHUSETTS**

CAPUTO AND WICK LTD.
1150 PAWTUCKET AVE.
RUMFORD, R.I. 02916
401-434-8880

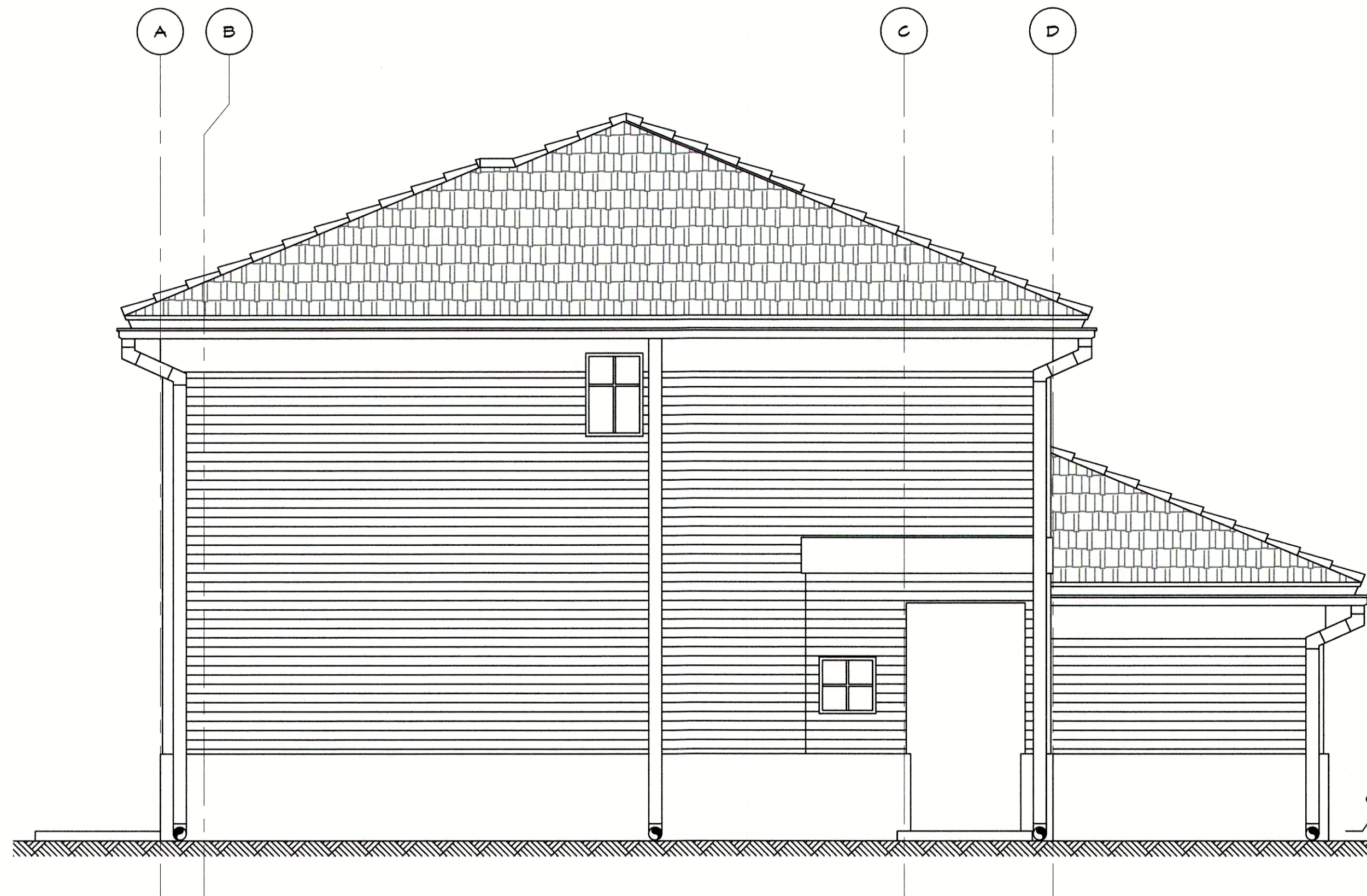
DATE MARCH 2, 2006
SHEET 4 OF 4

9/21/2022 2:09 PM

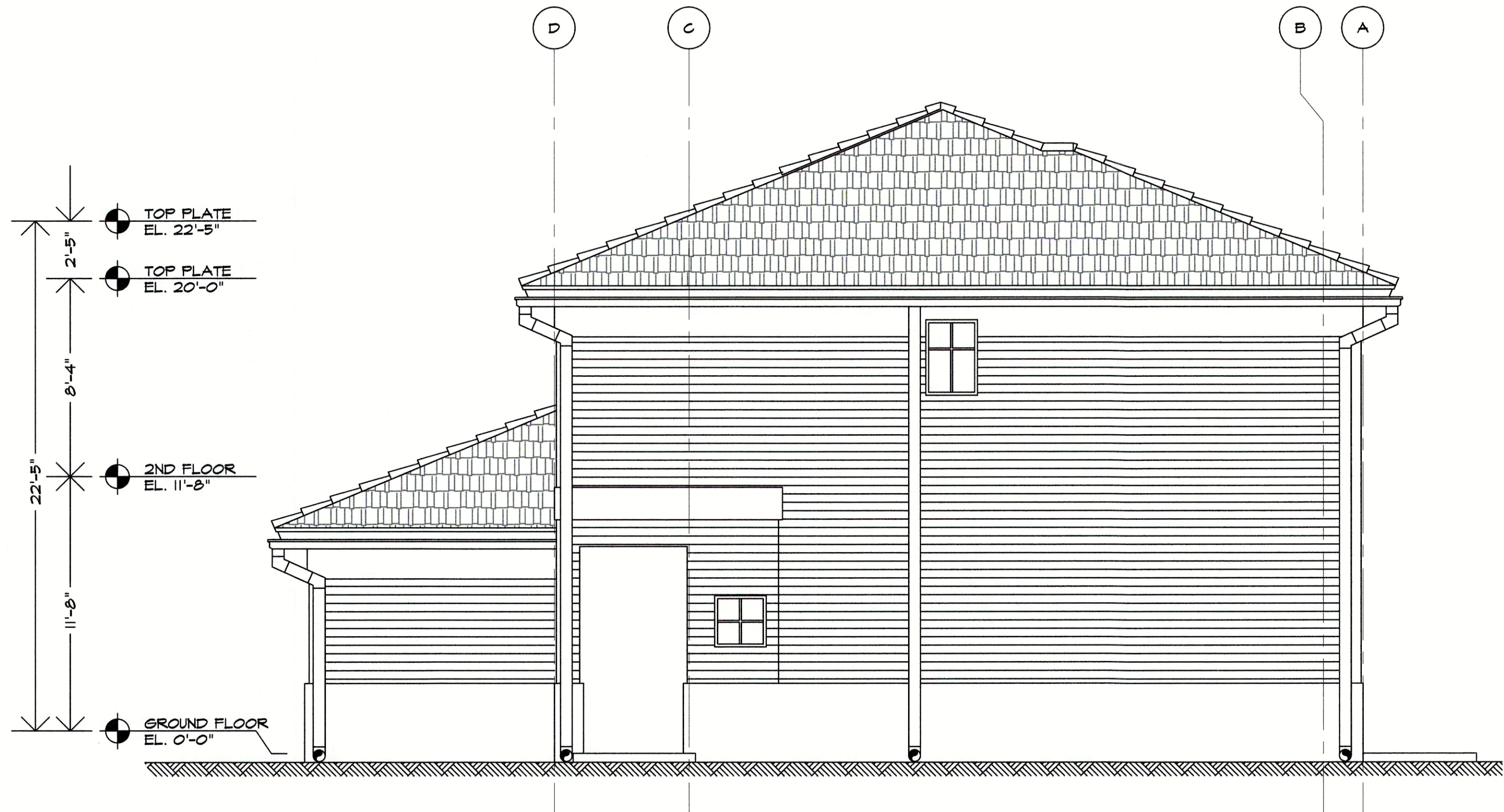
J:\Massachusetts\Seekonk\FallRiverAve\20220000 MA Seekonk Firefly\01-Initial Mass Housing 40Bx-Apartments 4 and 6.dwg



FRONT ELEVATION
SCALE : 1/4" = 1'-0"



LEFT ELEVATION
SCALE : 1/4" = 1'-0"



RIGHT ELEVATION
SCALE : 1/4" = 1'-0"

TOWNHOUSE TYPE 1 - 4 UNIT

Caputo & Wick
CIVIL ENGINEERING SURVEYING
TRANSPORTATION ENVIRONMENTAL
1150 Pawtucket Avenue
Rumford, RI 02916-1897
(401) 434-1615 Fax
(401) 434-1615 Pfx
www.cwvtd.net

DATE: 11/06/2020

SCALE:

DRAWN BY: DB

AJA
architects

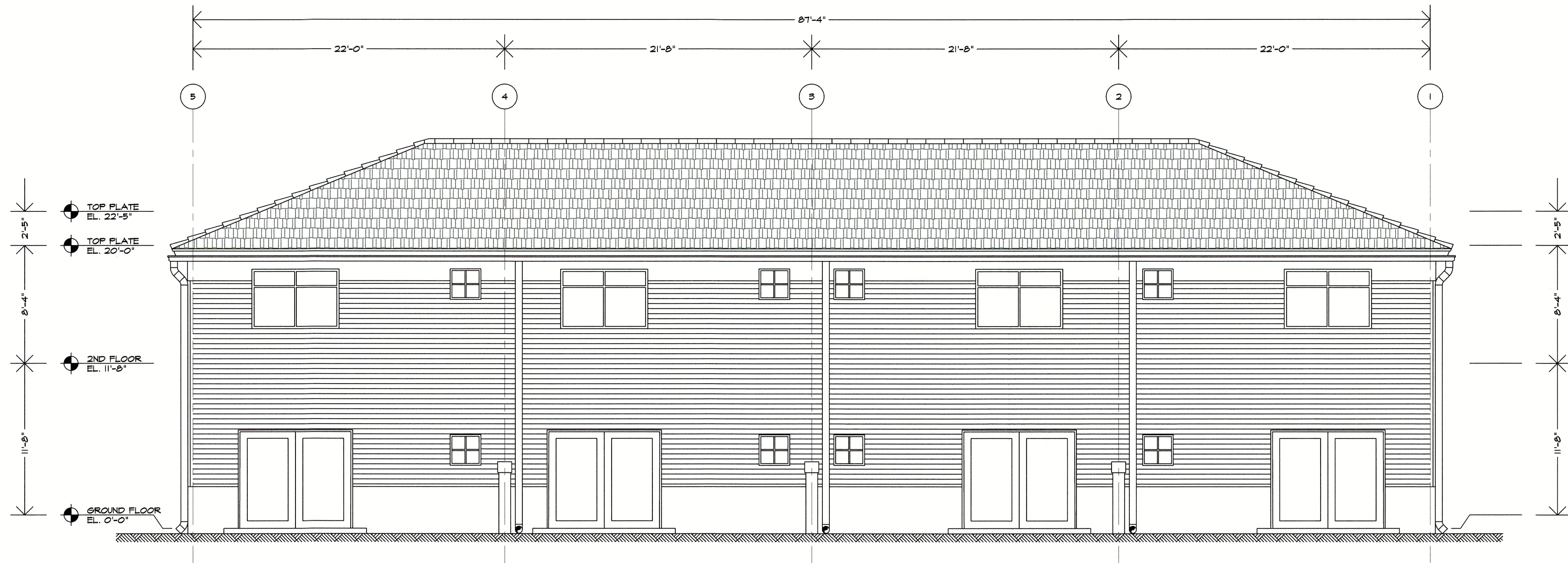
PROJECT #

AJA GROUP, INC.
(781) 935-2500

GREENBRIER II
RI SEEKONK HOLDINGS LLC
AJA ARCHITECTS
16 MASON AVE SUITE 5 NORTH ATTLEBORO, MA 02760

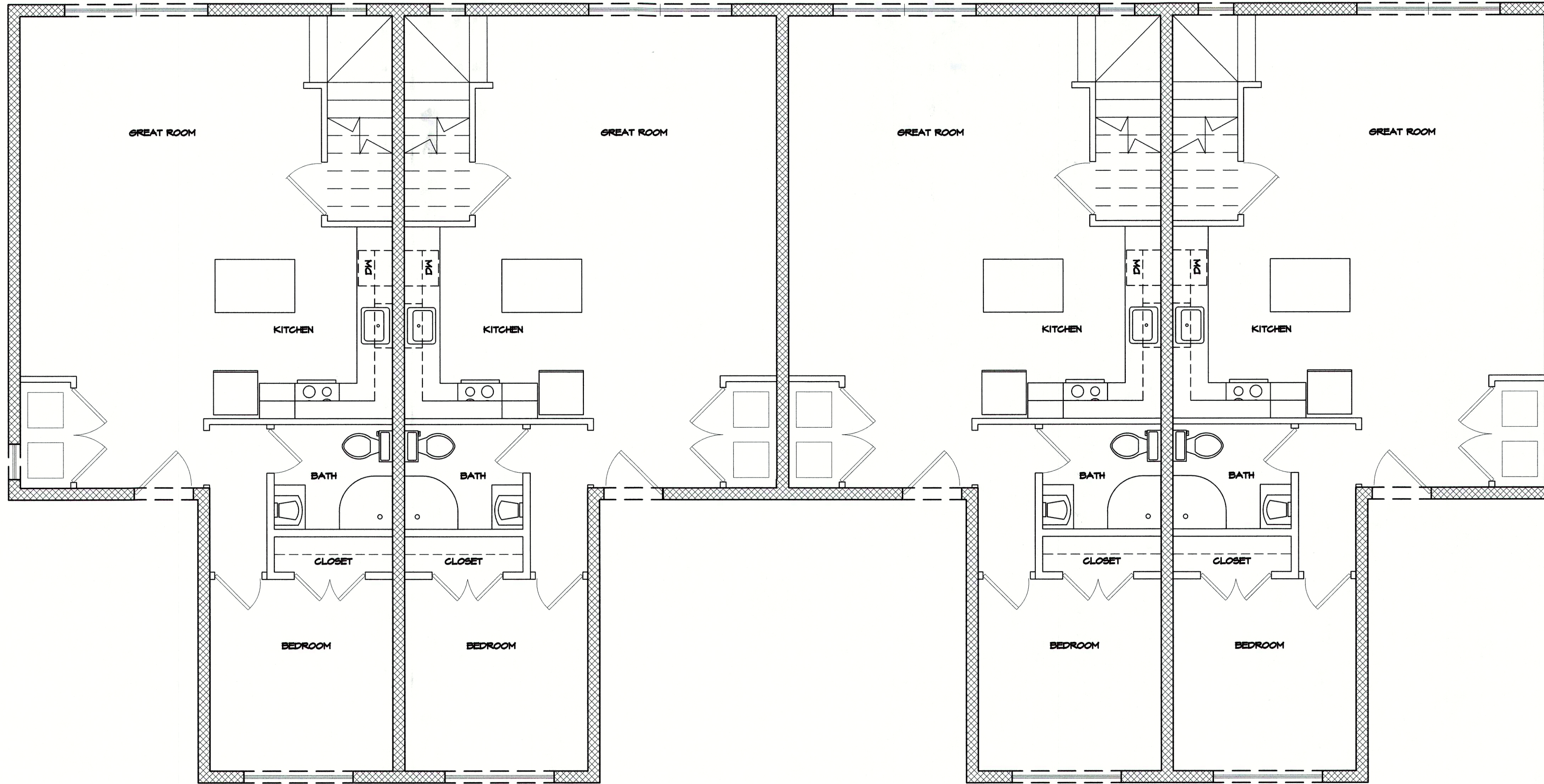
A-1

SHEET OF XX



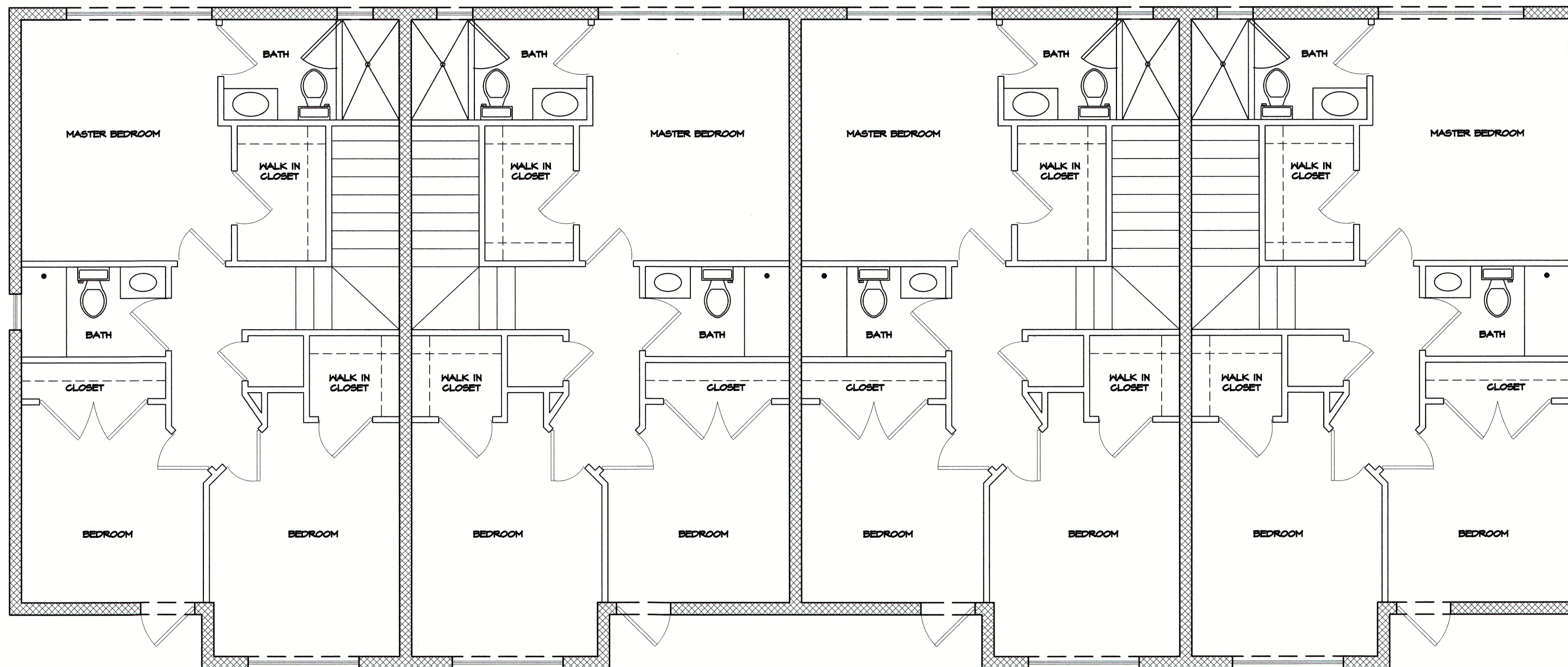
REAR ELEVATION
SCALE: 1/4" = 1'-0"

TOWNHOUSE TYPE 1 - 4 UNIT



1ST FLOOR PLAN

SCALE : 1/4" = 1'-0"



2ND FLOOR PLAN

SCALE : 1/4" = 1'-0"

TOWNHOUSE TYPE 1 - 4 UNIT

DATE: 11/06/2020

SCALE:

DRAWN BY: DB

AJA
architects

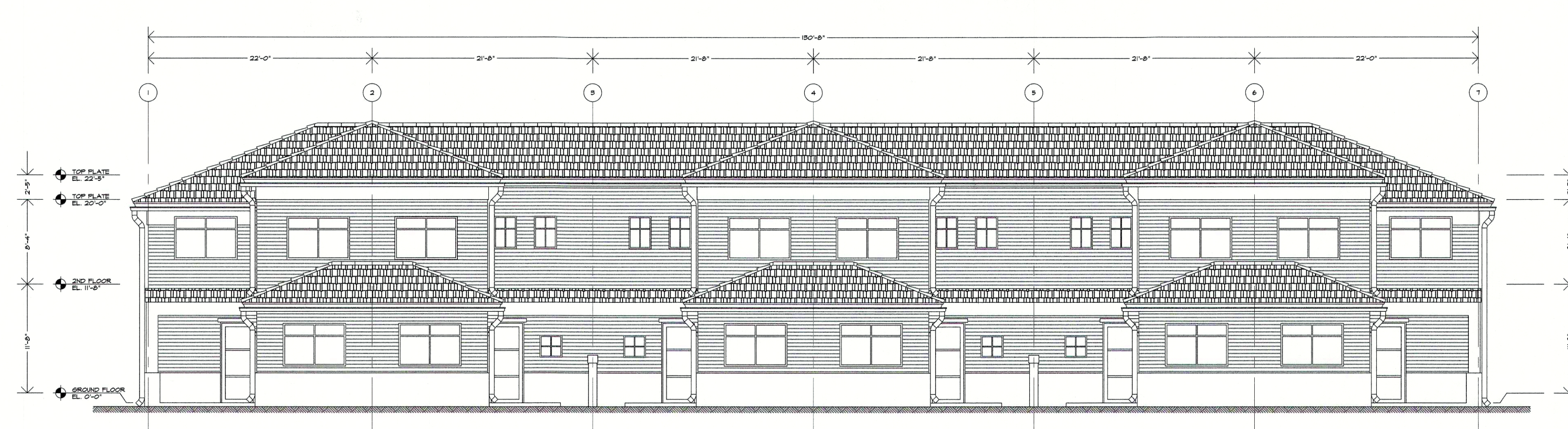
PROJECT #

AJA GROUP, INC.
(781) 935-2500

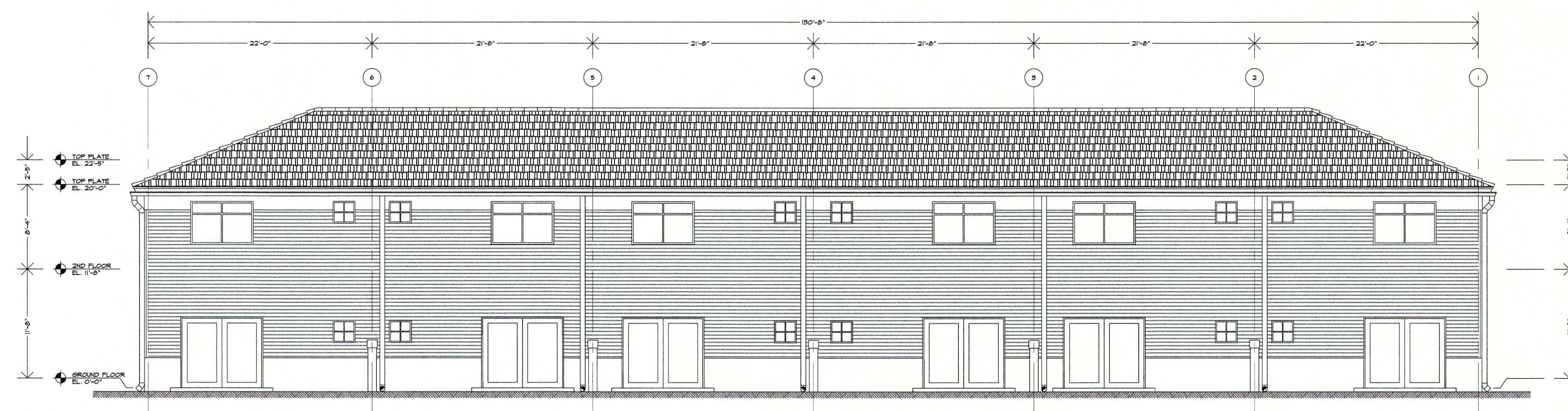
GREENBRIER II
RI SEEKONK HOLDINGS LLC
AJA ARCHITECTS
16 MASON AVE SUITE 5 NORTH ATTLEBORO, MA 02760

A-3

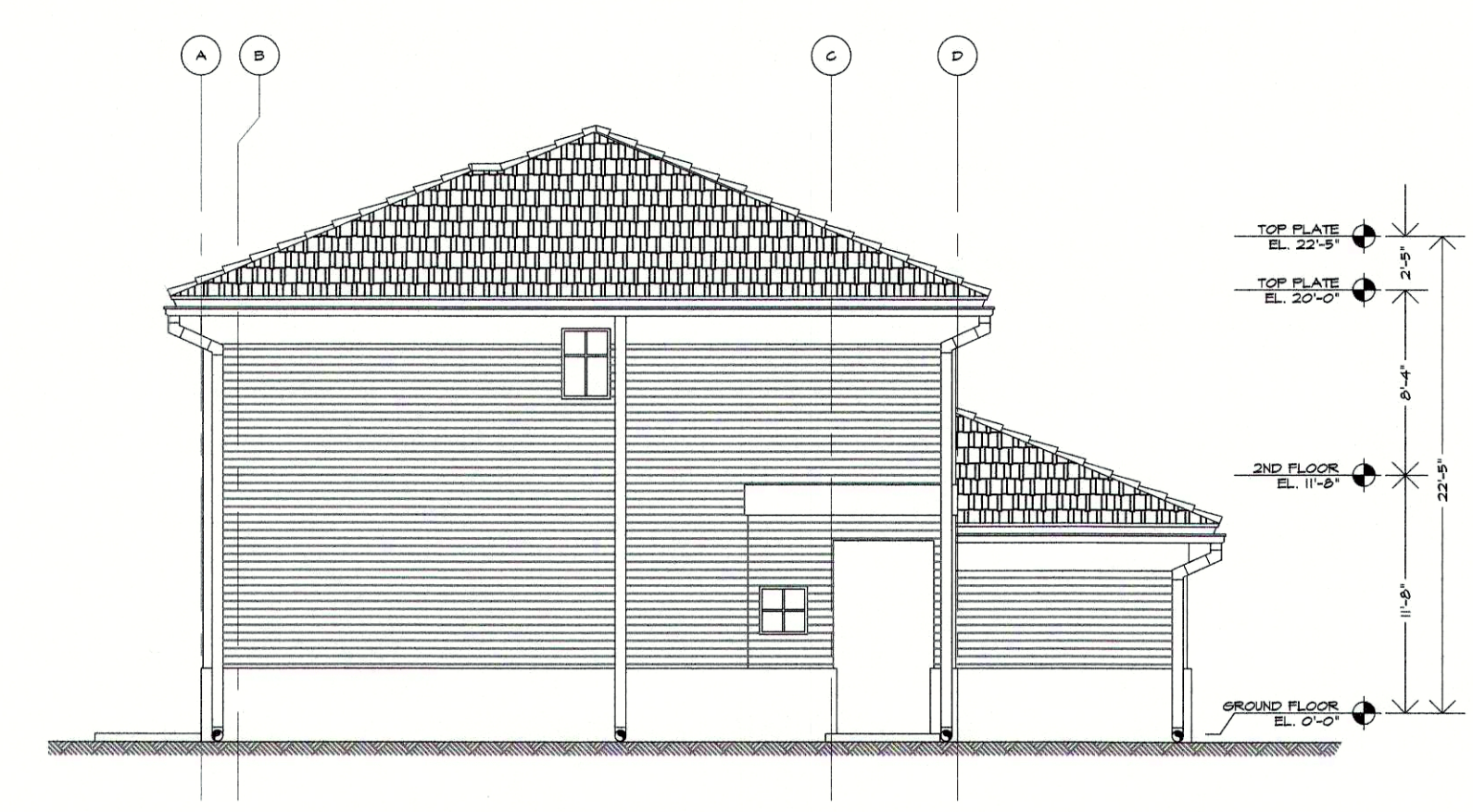
SHEET OF XX



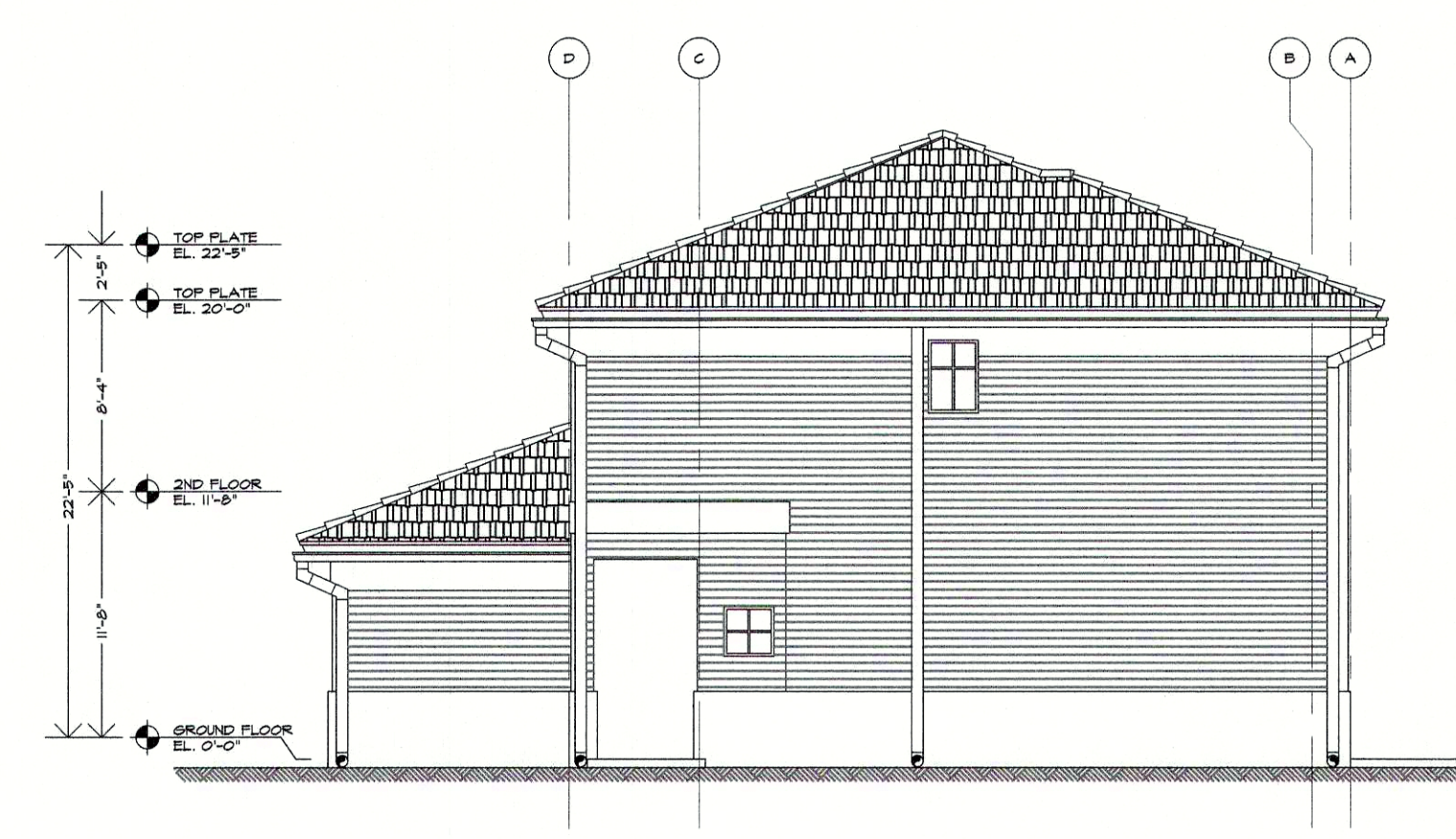
FRONT ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"

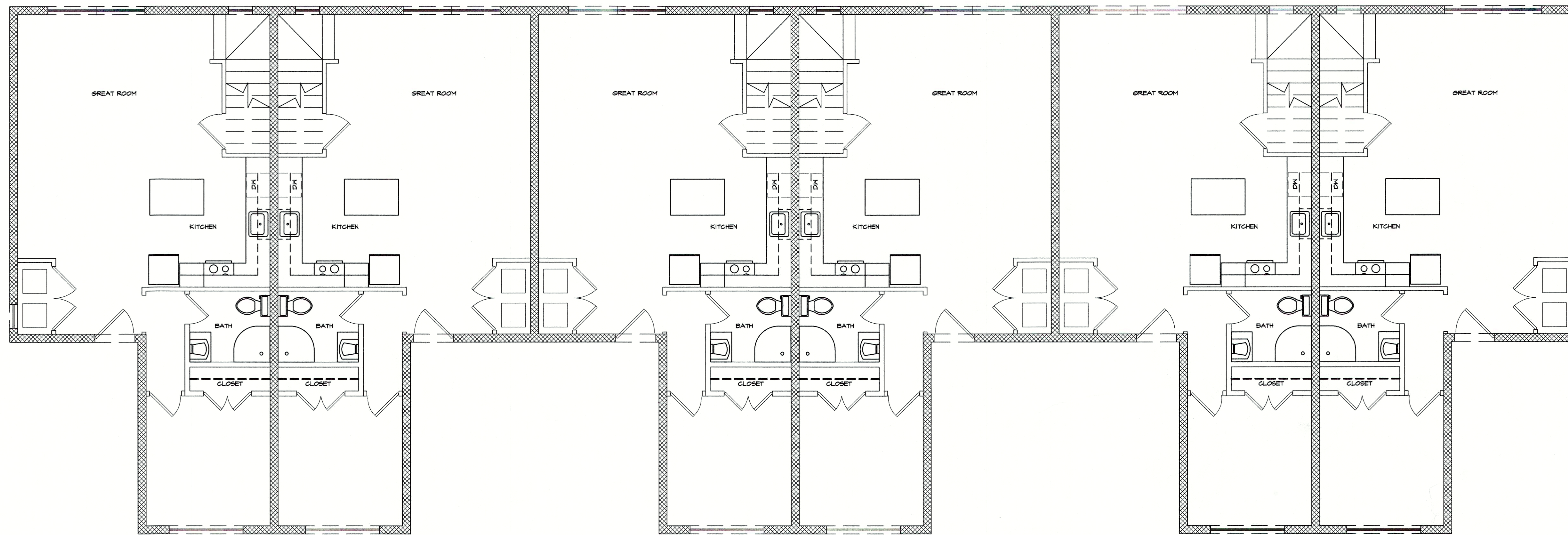


LEFT ELEVATION
SCALE: 1/8" = 1'-0"

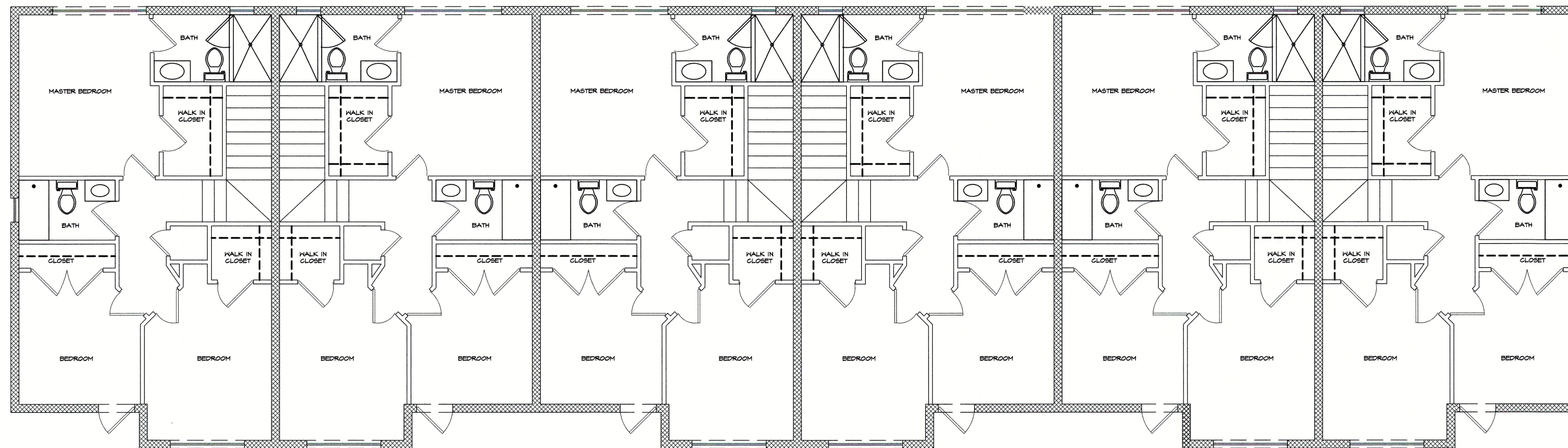


RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

TOWNHOUSE TYPE 2 - 6 UNIT



PARTIAL 1ST FLOOR PLAN
SCALE : 3/16" = 1'-0"



PARTIAL 2ND FLOOR PLAN
SCALE : 3/16" = 1'-0"

TOWNHOUSE TYPE 2 - 6 UNIT