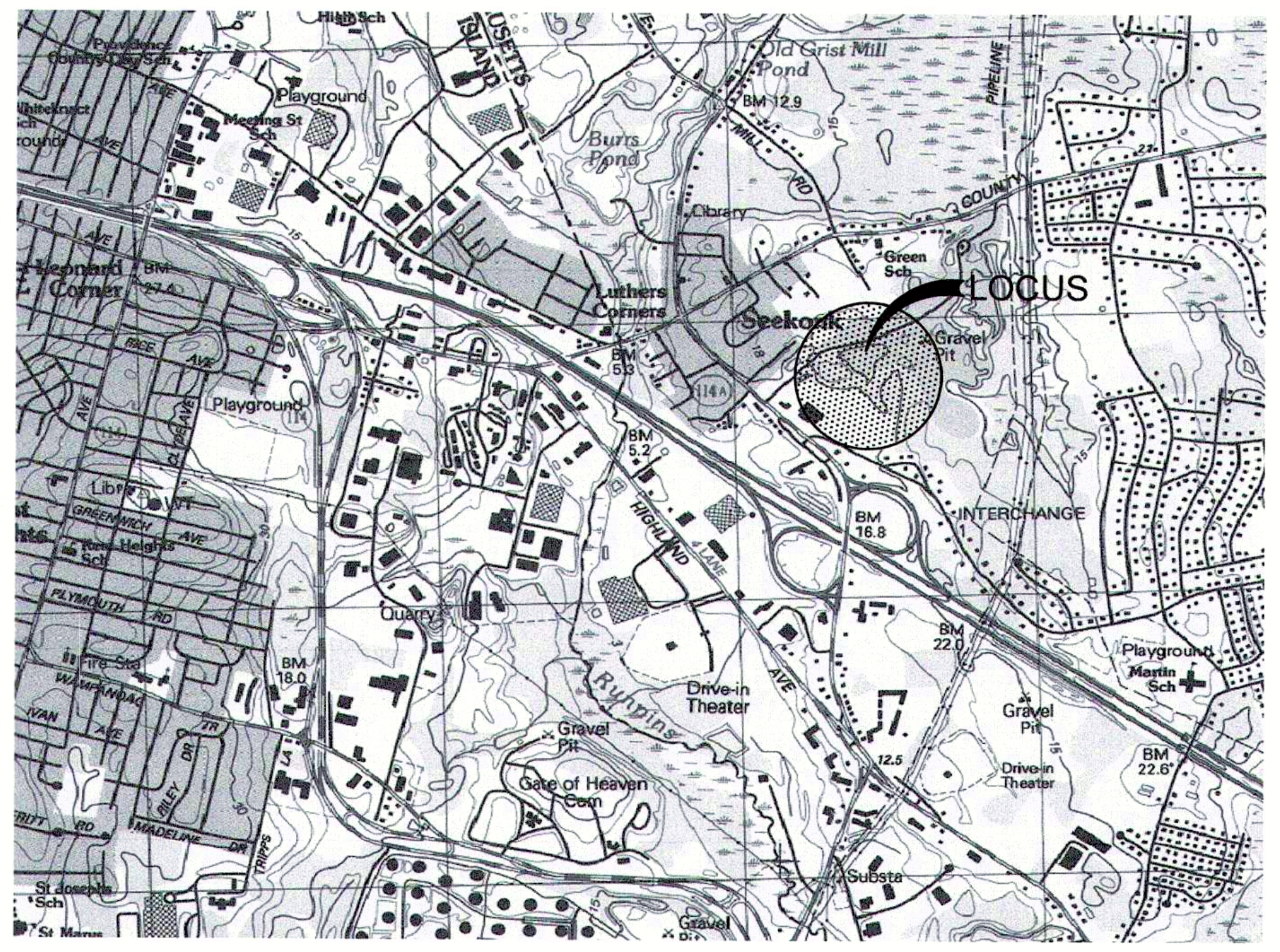
GREENBRIER II

SEEKONK, MASSACHUSETTS

MASS HOUSING COMPREHENSIVE PERMIT DOCUMENTS



LOCATION MAP
SCALE: 1" = 2000'

INDEX OF DRAWINGS

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16 - 19	BUILDING 5 & 6 PLANS
20	TYPICAL SECTION
21	SITE ELEVATIONS

PREPARED FOR

RI SEEKONK HOLDINGS, LLC, TRUSTEE
P.O. BOX 6684
PROVIDENCE, RHODE ISLAND 02940

PARCEL INFORMATION

PLAT 8 - LOT 3
OWNER:
RI SEEKONK HOLDINGS, LLC
P.O. BOX 6684
PROVIDENCE, RHODE ISLAND 02940
DEED BOOK 24684 - PAGE 221
AREA = 22.043 ACRES
ZONE: R-3, HIGHWAY BUSINESS

PLAT 8 - LOT 112
OWNER:
RI SEEKONK HOLDINGS, LLC
P.O. BOX 6684
PROVIDENCE, RHODE ISLAND 02940
DEED BOOK 24684 - PAGE 221
AREA = 14,477 S.F.
ZONE: HIGHWAY BUSINESS

COVER SHEET

Caputo & Wick LTD.
CIVIL ENGINEERING • SURVEYING
TRANSPORTATION • ENVIRONMENTAL

1150 Pawtucket Avenue
Rumford, RI 02916-1897
(401) 434-8880 Office
(401) 434-1615 Fax
www.cwltd.net

PHILLIP KHITIKOS
No. 8360
PEABODY, MASS.

DATE: 11/06/2020
SCALE:
DRAWN BY: DB

AJA architects

PROJECT # 11/06/2020

AJA GROUP, INC.
(781) 935-2500

GREENBRIER II
RI SEEKONK HOLDINGS LLC

AJA ARCHITECTS
16 MASON AVE SUITE 5 NORTH ATTLEBORO, MA 02760

COVER

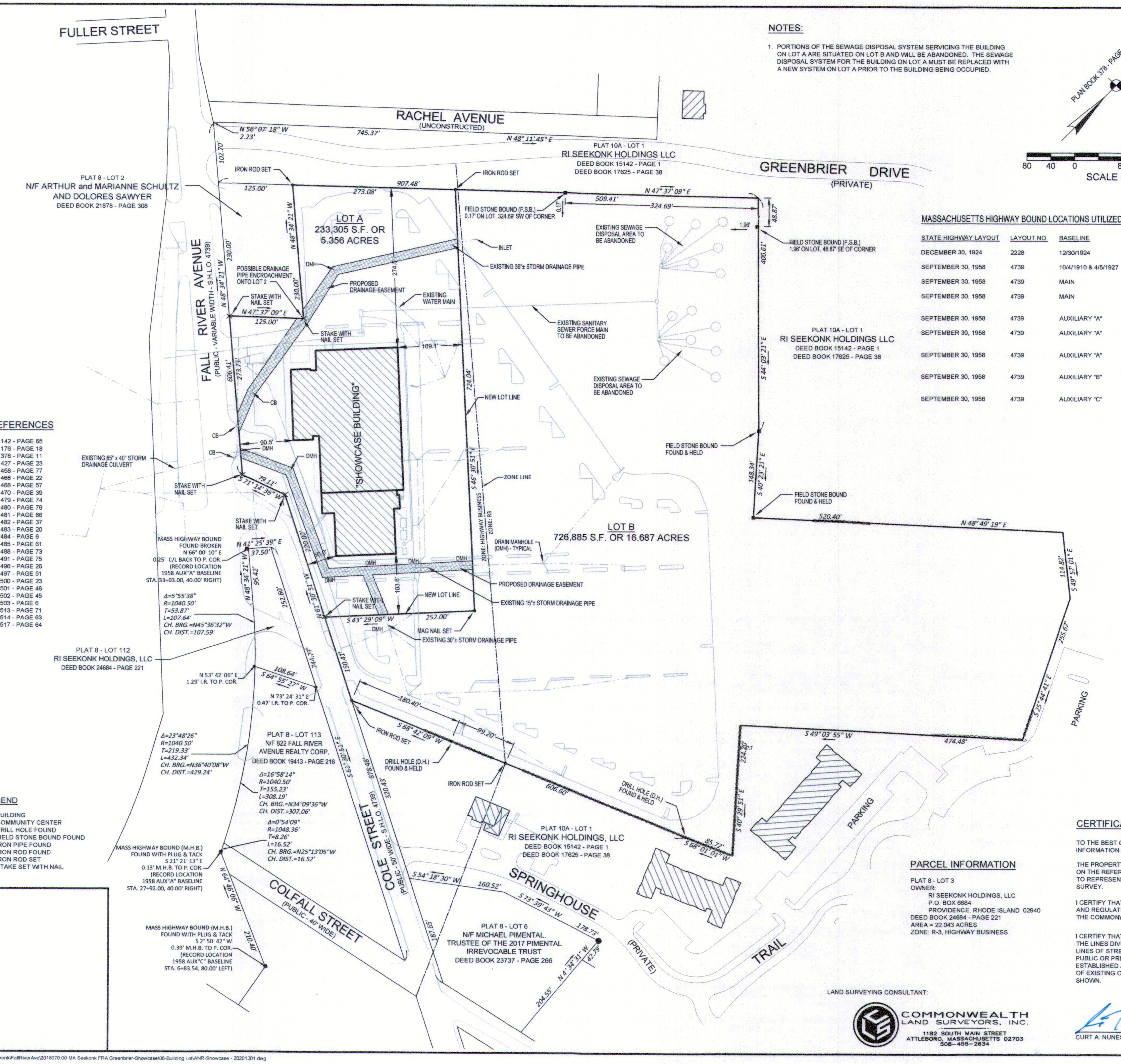
SHEET 1 OF 21

NOVEMBER 6, 2020

J:\Massachusetts\Seekonk\FallRiverAve\2018070.00 MA Seekonk FRA Greenbrier-Showcase\07-MassHousing 40B\2018070.00 MA Seekonk FRA Greenbrier-Showcase - Cover.dwg
11/29/2017

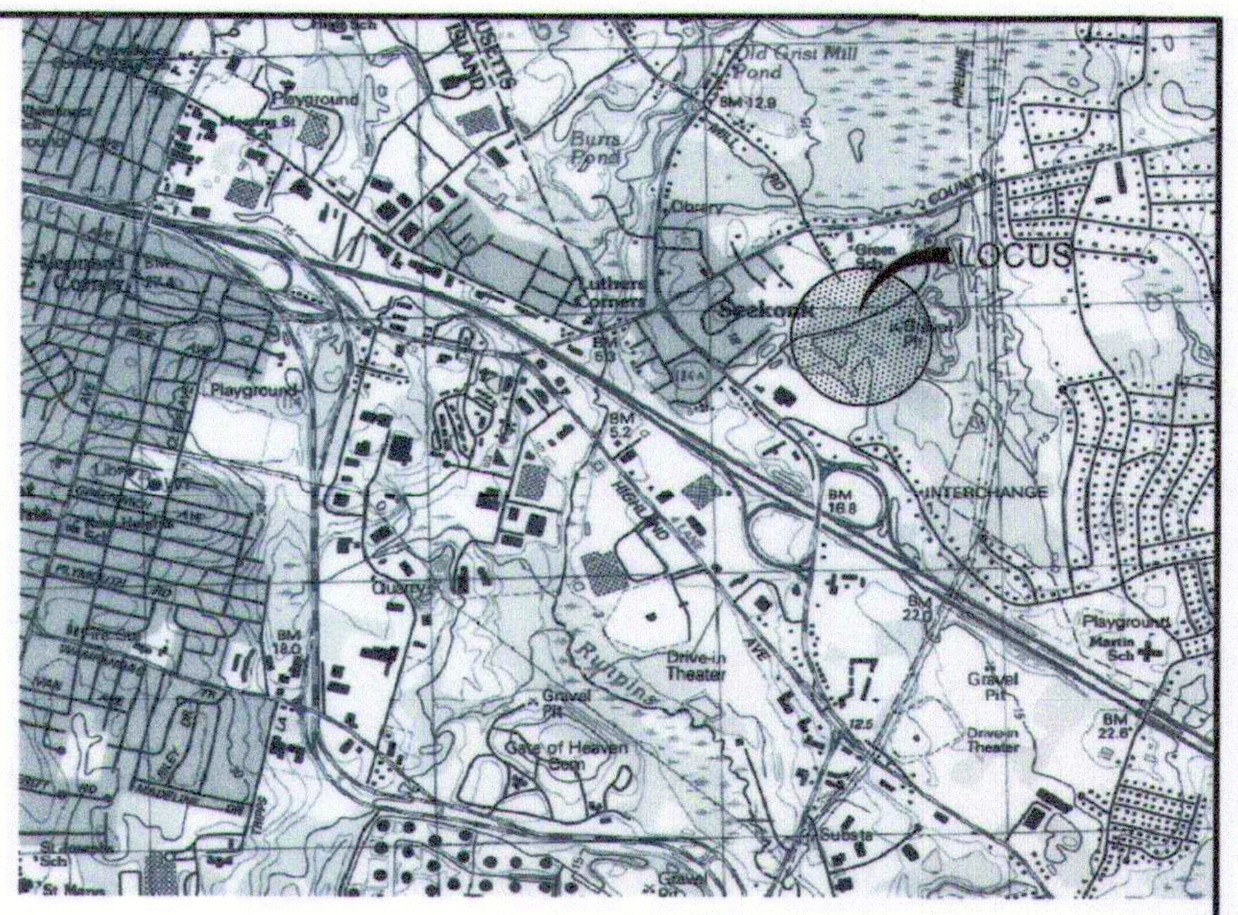
NOTES:

1. PORTIONS OF THE SEWAGE DISPOSAL SYSTEM SERVICING THE BUILDING ON LOT A ARE SITUATED ON LOT B AND WILL BE ABANDONED. THE SEWAGE DISPOSAL SYSTEM FOR THE BUILDING ON LOT A MUST BE REPLACED WITH A NEW SYSTEM ON LOT A PRIOR TO THE BUILDING BEING OCCUPIED.


FULLER STREET
RACHEL AVENUE
(UNCONSTRUCTED)
N 56° 07' 18" W
2.23'
745.37'
N 48° 11' 45" E
102.70'
PLAT 10A - LOT 1
RI SEEKONK HOLDINGS LLC
DEED BOOK 15142 - PAGE 1
DEED BOOK 17625 - PAGE 38
GREENBRIER DRIVE
(PRIVATE)
PLAN BOOK 378 - PAGE 11
N.
80 40 0 80 160 240
SCALE IN FEET
PLAT 8 - LOT 2
N/F ARTHUR and MARIANNE SCHULTZ
AND DOLORES SAWYER
DEED BOOK 21878 - PAGE 308
IRON ROD SET
125.00'
273.08'
907.48'
IRON ROD SET
N 47° 37' 09" E
509.41'
324.69'
0.17'
48.87'
1.96'
FIELD STONE BOUND (F.S.B.)
0.17' ON LOT, 324.69' SW OF CORNER
FIELD STONE BOUND (F.S.B.)
1.96' ON LOT, 48.87' SE OF CORNER
LOT A
233,305 S.F. OR
5.356 ACRES
N 48° 34' 21" W
230.00'
274.5'
INLET
EXISTING 36"± STORM DRAINAGE PIPE
EXISTING SEWAGE DISPOSAL AREA TO BE ABANDONED
DMH
POSSIBLE DRAINAGE PIPE ENCROACHMENT ONTO LOT 2
PROPOSED DRAINAGE EASEMENT
EXISTING WATER MAIN
STAKE WITH NAIL SET
N 47° 37' 09" E
125.00'
FALL RIVER AVENUE
(PUBLIC - VARIABLE WIDTH - S.H.L.O. 4739)
N 48° 34' 21" W
230.00'
606.41'
273.71'
EXISTING SANITARY SEWER FORCE MAIN TO BE ABANDONED
109.1'
400.61'
S 44° 03' 21" E
PLAT 10A - LOT 1
RI SEEKONK HOLDINGS LLC
DEED BOOK 15142 - PAGE 1
DEED BOOK 17625 - PAGE 38
EXISTING SEWAGE DISPOSAL AREA TO BE ABANDONED
724.04'
NEW LOT LINE
CB
"SHOWCASE BUILDING"
FIELD STONE BOUND FOUND & HELD
CB
90.5'
DMH
EXISTING 65" x 40" STORM DRAINAGE CULVERT
DMH
ZONE LINE
S 46° 30' 51" E
148.34'
S 40° 23' 21" E
FIELD STONE BOUND FOUND & HELD
STAKE WITH NAIL SET
S 71° 14' 36" W
79.11'
ZONE: HIGHWAY BUSINESS
ZONE: R3
520.40'
N 48° 49' 19" E
STAKE WITH NAIL SET
LOT B
726,885 S.F. OR 16.687 ACRES
MASS HIGHWAY BOUND FOUND BROKEN
N 66° 00' 10" E
0.25' C/L BACK TO P. COR.
(RECORD LOCATION
1958 AUX"A" BASELINE
STA. 33+03.00, 40.00' RIGHT)
N 41° 25' 39" E
37.50'
220.00'
60.0'
DRAIN MANHOLE (DMH) - TYPICAL
DMH
114.82'
S 49° 57' 01" E
N 48° 34' 21" W
95.42'
N 61° 30' 51" W
PROPOSED DRAINAGE EASEMENT
103.6'
NEW LOT LINE
EXISTING 15"± STORM DRAINAGE PIPE
Δ=5°55'38"
R=1040.50'
T=53.87'
L=107.64'
CH. BRG.=N45°36'32"W
CH. DIST.=107.59'
252.60'
STAKE WITH NAIL SET
S 43° 29' 09" W
252.00'
MAG NAIL SET
EXISTING 30"± STORM DRAINAGE PIPE
PLAT 8 - LOT 112
RI SEEKONK HOLDINGS, LLC
DEED BOOK 24684 - PAGE 221
744.77'
150.41'
255.67'
N 53° 42' 06" E
1.29' I.R. TO P. COR.
108.64'
S 64° 55' 27" W
N 73° 24' 31" E
0.47' I.R. TO P. COR.
180.40'
S 68° 42' 09" W
99.20'
IRON ROD SET
S 25° 44' 41" E
PARKING
S 49° 03' 55" W
474.48'
224.20'
Δ=23°48'26"
R=1040.50'
T=219.33'
L=432.34'
CH. BRG.=N36°40'08"W
CH. DIST.=429.24'
PLAT 8 - LOT 113
N/F 822 FALL RIVER
AVENUE REALTY CORP.
DEED BOOK 19413 - PAGE 216
DRILL HOLE (D.H.) FOUND & HELD
IRON ROD SET
606.60'
Δ=16°58'14"
R=1040.50'
T=155.23'
L=308.19'
CH. BRG.=N34°09'36"W
CH. DIST.=307.06'
S 61° 30' 51" E
878.48'
320.43'
DRILL HOLE (D.H.) FOUND & HELD
S 40° 29' 51" E
PARKING
Δ=0°54'09"
R=1048.36'
T=8.26'
L=16.52'
CH. BRG.=N25°13'05"W
CH. DIST.=16.52'
PLAT 10A - LOT 1
RI SEEKONK HOLDINGS, LLC
DEED BOOK 15142 - PAGE 1
DEED BOOK 17625 - PAGE 38
85.72'
S 68° 01' 01" W
MASS HIGHWAY BOUND (M.H.B.)
FOUND WITH PLUG & TACK
S 21° 21' 13" E
0.13' M.H.B. TO P. COR.
(RECORD LOCATION
1958 AUX"A" BASELINE
STA. 27+92.00, 40.00' RIGHT)
COLE STREET
(PUBLIC - 50' WIDE - S.H.L.O. 4739)
S 54° 18' 30" W
160.52'
SPRINGHOUSE TRAIL
(PRIVATE)
S 73° 39' 43" W
178.73'
N 64° 46' 06" W
COLFALL STREET
(PUBLIC - 40' WIDE)
MASS HIGHWAY BOUND (M.H.B.)
FOUND WITH PLUG & TACK
S 2° 50' 42" W
0.39' M.H.B. TO P. COR.
(RECORD LOCATION
1958 AUX"C" BASELINE
STA. 6+83.54, 80.00' LEFT)
210.40'
187.65'
PLAT 8 - LOT 6
N/F MICHAEL PIMENTAL,
TRUSTEE OF THE 2017 PIMENTAL
IRREVOCABLE TRUST
DEED BOOK 23737 - PAGE 266
N 4° 34' 31" W
42.79'
204.55'

MASSACHUSETTS HIGHWAY BOUND LOCATIONS UTILIZED FOR FALL RIVER AVENUE LAYOUT

STATE HIGHWAY LAYOUT	LAYOUT NO.	BASELINE	STATION	OFFSET	STATUS
DECEMBER 30, 1924	2228	12/30/1924	2+00.00	25.00' LEFT	HELD
SEPTEMBER 30, 1958	4739	10/4/1910 & 4/5/1927	24+75.86	35.00' RIGHT	HELD
SEPTEMBER 30, 1958	4739	MAIN	19+89.84	200.00' RIGHT	HELD
SEPTEMBER 30, 1958	4739	MAIN	19+89.84 19+8938	200.00' LEFT 199.33' LEFT	RECORD FOUND
SEPTEMBER 30, 1958	4739	AUXILIARY "A"	6+90.00	40.00' RIGHT	HELD
SEPTEMBER 30, 1958	4739	AUXILIARY "A"	27+92.00 27+91.88	40.00' RIGHT 40.00' RIGHT	RECORD - SHOWN ON MAP FOUND
SEPTEMBER 30, 1958	4739	AUXILIARY "A"	33+03.00 33+03.10	40.00' RIGHT 39.78' RIGHT	RECORD - SHOWN ON MAP FOUND
SEPTEMBER 30, 1958	4739	AUXILIARY "B"	20+37.88 20+37.88	80.00' LEFT 80.09' LEFT	RECORD FOUND
SEPTEMBER 30, 1958	4739	AUXILIARY "C"	6+83.54 6+83.63	80.00' LEFT 80.38' LEFT	RECORD - SHOWN ON MAP FOUND


LOCUS
Seekonk
Gate of Heaven Cem
Gravel Pit
Drive-in Theater
BM 22.6

LOCATION MAP
SCALE: 1" = 2000'

APPROVAL UNDER SUBDIVISION CONTROL LAW IS NOT REQUIRED

SEEKONK PLANNING BOARD

Mich J B

DATE: 12-10-20

NOTE:

ENDORSEMENT OF THIS PLAN DOES NOT GUARANTEE THAT ALL OR ANY OF THE LOTS ARE BUILDABLE NOR DOES IT CONSTITUTE COMPLIANCE WITH THE TOWN OF SEEKONK ZONING ORDINANCE.

PLAN REFERENCES

PLAN BOOK 142 - PAGE 65
PLAN BOOK 176 - PAGE 18
PLAN BOOK 378 - PAGE 11
PLAN BOOK 427 - PAGE 23
PLAN BOOK 458 - PAGE 77
PLAN BOOK 468 - PAGE 22
PLAN BOOK 468 - PAGE 57
PLAN BOOK 470 - PAGE 39
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PLAN BOOK 484 - PAGE 6
PLAN BOOK 485 - PAGE 61
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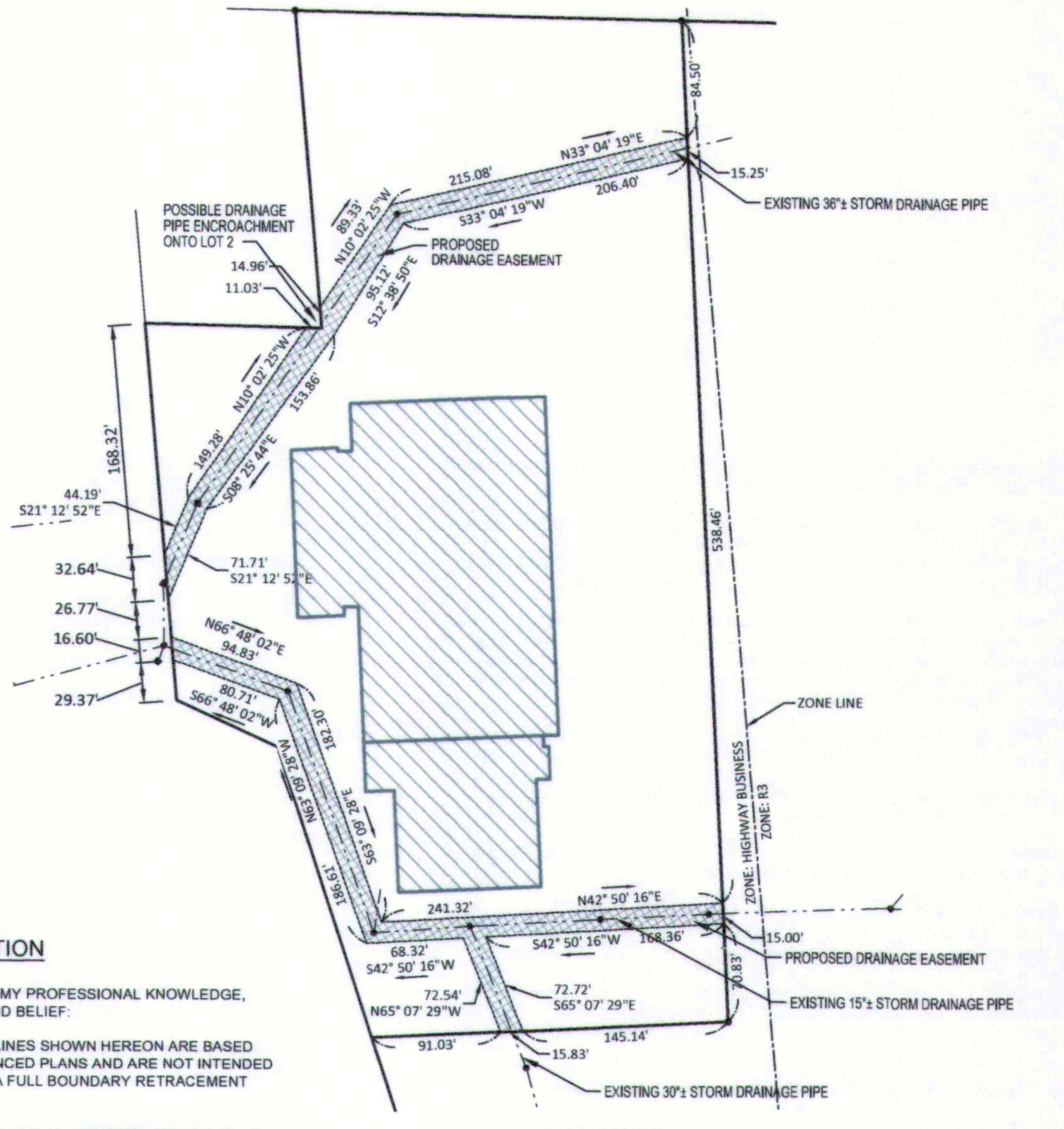
PLAN BOOK 491 - PAGE 75
PLAN BOOK 496 - PAGE 26
PLAN BOOK 497 - PAGE 51
PLAN BOOK 500 - PAGE 23
PLAN BOOK 501 - PAGE 46
PLAN BOOK 502 - PAGE 45
PLAN BOOK 503 - PAGE 6
PLAN BOOK 513 - PAGE 71
PLAN BOOK 514 - PAGE 63
PLAN BOOK 517 - PAGE 64

LEGEND

BLDG.	BUILDING
CC	COMMUNITY CENTER
DH	DRILL HOLE FOUND
F.S.B.	FIELD STONE BOUND FOUND
I.P.	IRON PIPE FOUND
IR	IRON ROD FOUND
IR-S	IRON ROD SET
SN-S	STAKE SET WITH NAIL


84.50'
N33° 04' 19"E
215.08'
206.40'
15.25'
EXISTING 36"± STORM DRAINAGE PIPE
89.33'
N10° 02' 25"W
S33° 04' 19"W
POSSIBLE DRAINAGE PIPE ENCROACHMENT ONTO LOT 2
PROPOSED DRAINAGE EASEMENT
14.96'
11.03'
95.12'
S12° 38' 50"E
N10° 02' 25"W
153.86'
168.32'
149.28'
S08° 25' 44"E
44.19'
S21° 12' 52"E
71.71'
S21° 12' 52"E
32.64'
26.77'
16.60'
29.37'
N66° 48' 02"E
94.83'
80.71'
S66° 48' 02"W
182.30'
N63° 09' 28"W
S63° 09' 28"E
186.61'
538.46'
ZONE LINE
ZONE: HIGHWAY BUSINESS
ZONE: R3
241.32'
N42° 50' 16"E
S42° 50' 16"W
168.36'
15.00'
PROPOSED DRAINAGE EASEMENT
68.32'
S42° 50' 16"W
72.54'
N65° 07' 29"W
72.72'
S65° 07' 29"E
70.83'
EXISTING 15"± STORM DRAINAGE PIPE
145.14'
91.03'
15.83'
EXISTING 30"± STORM DRAINAGE PIPE

DRAINAGE EASEMENT DETAIL

PARCEL INFORMATION

PLAT 8 - LOT 3
OWNER:
RI SEEKONK HOLDINGS, LLC
P.O. BOX 6684
PROVIDENCE, RHODE ISLAND 02940
DEED BOOK 24684 - PAGE 221
AREA = 22.043 ACRES
ZONE: R-3, HIGHWAY BUSINESS

CERTIFICATION

TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF:

THE PROPERTY LINES SHOWN HEREON ARE BASED ON THE REFERENCED PLANS AND ARE NOT INTENDED TO REPRESENT A FULL BOUNDARY RETRACEMENT SURVEY.

I CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

I CERTIFY THAT THE PROPERTY LINES SHOWN ARE THE LINES DIVIDING EXISTING OWNERSHIPS AND THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS AND WAYS ALREADY ESTABLISHED AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.

12/7/2020
CURT A. NUNES, PLS DATE

LAND SURVEYING CONSULTANT:

COMMONWEALTH
LAND SURVEYORS, INC.
1182 SOUTH MAIN STREET
ATTLEBORO, MASSACHUSETTS 02703
508-455-2634

CURT A. NUNES
NO. 38389
12/7/2020

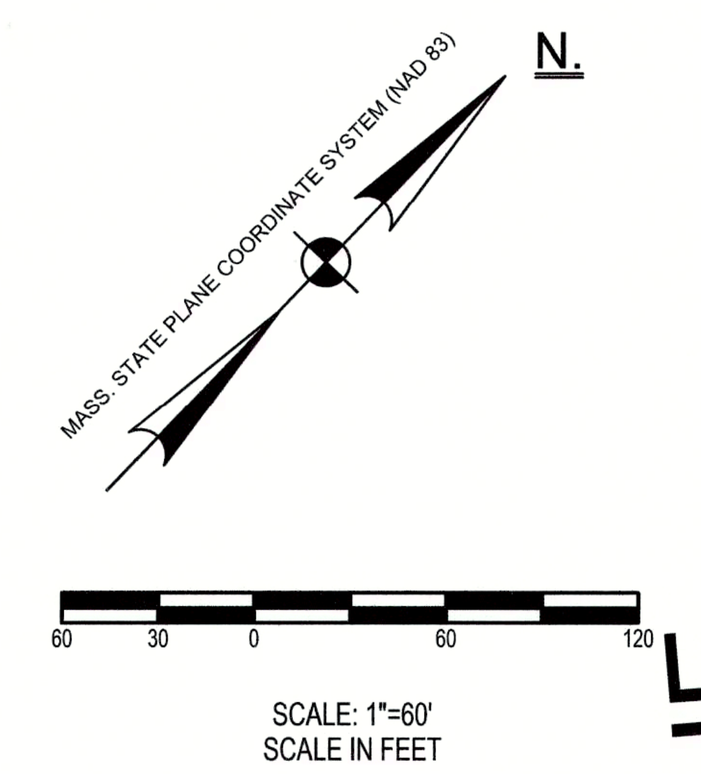
MAP OF LAND
PREPARED FOR
R.I. SEEKONK HOLDINGS, LLC
FALL RIVER AVENUE
SEEKONK, MASSACHUSETTS

CAPUTO AND WICK LTD.
Land Surveying, Civil Engineering,
Environmental Services, Traffic Engineering
and Construction Engineering
1150 PAWTUCKET AVE.
RUMFORD, R.I. 02916-1897
Tel.: 401-434-8880
Fax.: 401-434-1615
MAIL@CWLTD.NET
WWW.CWLTD.NET

DATE	DECEMBER 3, 2020
SHEET	1

J:\Massachusetts\Seekonk\FallRiverAve\2018070.00 MA Seekonk FRA Greenbrier-Showcase\06-Building Lot\ANR-Showcase - 20201201.dwg

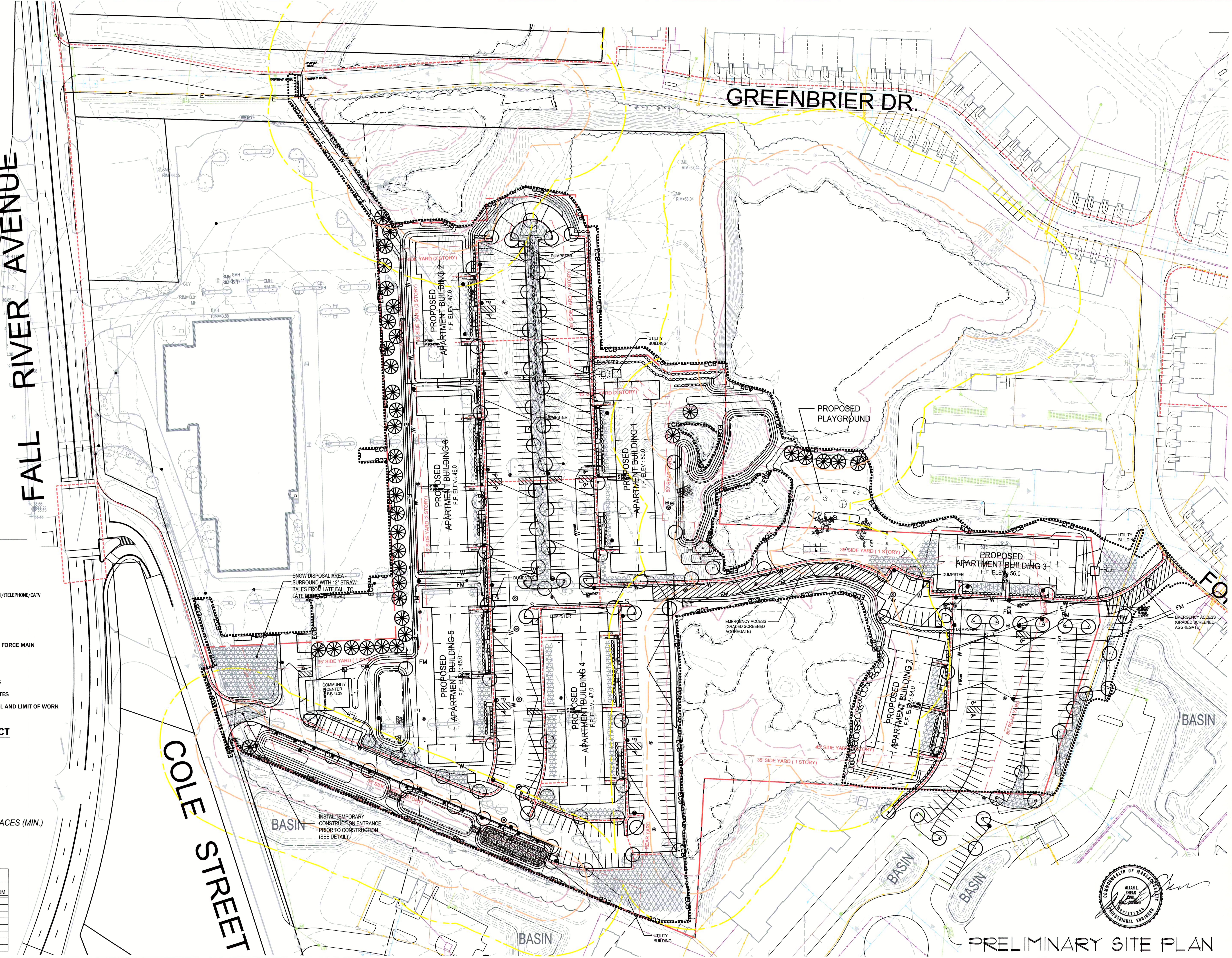
DEC 8 '20 AM 9:05


N.
MASS. STATE PLANE COORDINATE SYSTEM (NAD 83)
60 30 0 60 120

SCALE: 1"=60'
SCALE IN FEET

NOTES:

1. UNDERGROUND UTILITIES DEPICTED HEREON ARE TO BE CONSIDERED APPROXIMATE. ALL UNDERGROUND UTILITIES ARE NOT SHOWN ON THIS MAP.
2. SITE GRADING AND UTILITIES DESIGNED BY CAPUTO AND WICK LTD.
3. STORMWATER DRAINAGE DESIGNED BY BETA GROUP, INC.


GREENBRIER DR.
FALL RIVER AVENUE
COLE STREET
PROPOSED APARTMENT BUILDING 1 F.F. ELEV.: 50.0
PROPOSED APARTMENT BUILDING 2 F.F. ELEV.: 47.0
PROPOSED APARTMENT BUILDING 3 F.F. ELEV.: 56.0
PROPOSED APARTMENT BUILDING 4 F.F. ELEV.: 47.0
PROPOSED APARTMENT BUILDING 5 F.F. ELEV.: 45.0
PROPOSED APARTMENT BUILDING 6 F.F. ELEV.: 46.0
PROPOSED APARTMENT BUILDING 7 F.F. ELEV.: 54.0
COMMUNITY CENTER F.F. 42.25
PROPOSED PLAYGROUND
UTILITY BUILDING
DUMPSTER
SNOW DISPOSAL AREA - SURROUND WITH 12" STRAW BALES FROM LATE FALL TO LATE SPRING (TYPICAL)
EMERGENCY ACCESS (GRADED SCREENED AGGREGATE)
INSTALL TEMPORARY CONSTRUCTION ENTRANCE PRIOR TO CONSTRUCTION (SEE DETAIL)
35' SIDE YARD (1 STORY)
45' SIDE YARD (3 STORY)
80' REAR YARD
BASIN
ALLAN L. SHEAR

PRELIMINARY SITE PLAN

LEGEND:

︵︵︵︵	TREELINE
———	PROPERTY LINE
— — 700 — —	EXISTING CONTOUR
—[700]—	PROPOSED CONTOUR
—— E ——	UNDERGROUND ELECTRI/tTELEPHONE/CATV
—— FS ——	FIRE SUPPLY
—— W ——	DOMESTIC WATER
—— D ——	DRAIN
—— FM ——	SANITARY SEWER FORCE MAIN
—— S ——	SANITARY SEWER
—— G ——	GAS
—— // ——	OVERHEAD WIRES
- - - - - -	PEDESTRIAN ROUTES
••••••••	EROSION CONTROL AND LIMIT OF WORK

PROPOSED APARTMENT PROJECT

7 BUILDINGS - 240 UNITS

12 - 4 BEDROOM UNITS
48 - 3 BEDROOM UNITS
132 - 2 BEDROOM UNITS
48 - 1 BEDROOM UNITS

PARKING

240 UNITS @ 2 SPACES/UNIT = 480 SPACES (MIN.)
520 SPACES PROVIDED

UNIT COUNT AND TYPE SCHEDULE

BUILDING NUMBER	ONE BEDROOM	TWO BEDROOM	THREE BEDROOM	FOUR BEDROOM
1	0	12	24	0
2	0	12	0	12
3	24	12	0	0
4	0	12	24	0
5	0	36	0	0
6	0	36	0	0
7	24	12	0	0
TOTAL	**48**	**132**	**48**	**12**

J:\Massachusetts\Seekonk\FallRiverAve\2018070.00 MA Seekonk FRA Greenbrier-Showcase\11-40B\2018070 MA Seekonk FRA Greenbrier II -Prelim Site Plan Set 2021.11.04.dwg

Caputo & Wick LTD
CIVIL ENGINEERING • SURVEYING
TRANSPORTATION • ENVIRONMENTAL
1150 Pawtucket Avenue
Rumford, RI 02916-1897
(401) 434-8880 Office
(401) 434-1615 Fax
www.cwltd.net

REV.:	12/8/2021
DATE:	7/28/2021
SCALE:	1" = 60'-0"
DRAWN BY:	DB

AJA architects

PROJECT #	11/06/2020

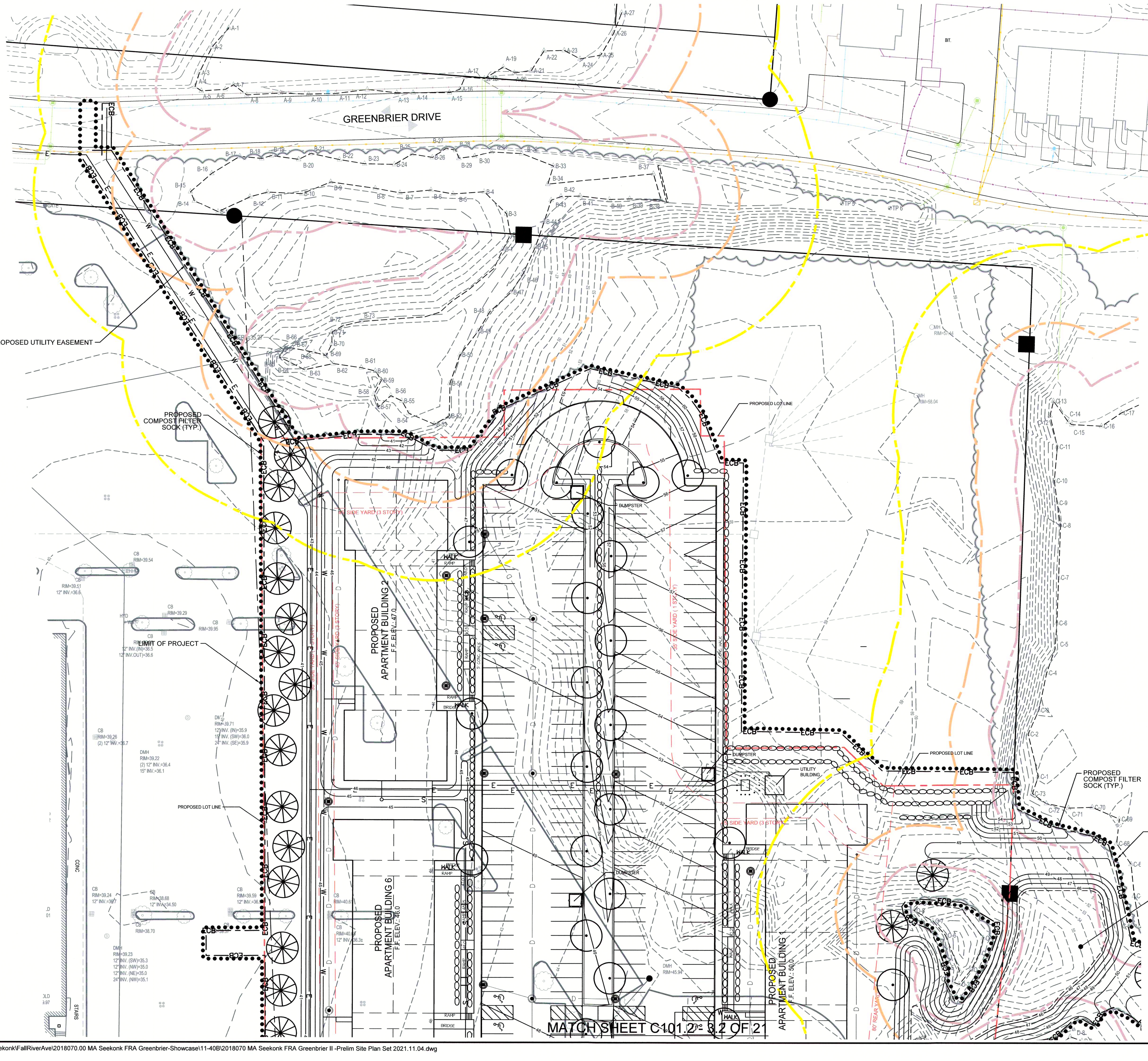
AJA GROUP, INC.
(781) 935-2500

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

C-101

SHEET 3.1 OF 21

MODIFIED SITE ENTRANCES - FOR REVIEW ONLY - JULY 28, 2021


GREENBRIER DRIVE
PROPOSED UTILITY EASEMENT
PROPOSED COMPOST FILTER SOCK (TYP.)
LIMIT OF PROJECT
PROPOSED LOT LINE
PROPOSED APARTMENT BUILDING 2 F.F. ELEV.: 47.0
PROPOSED APARTMENT BUILDING 6 F.F. ELEV.: 46.0
PROPOSED APARTMENT BUILDING 1 F.F. ELEV.: 50.0
DUMPSTER
UTILITY BUILDING
15' SIDE YARD (3 STORY)
INFILTRATION BASIN 2 SEE BMP DETAIL SHEET.
PROPOSED COMPOST FILTER SOCK (TYP.)
LIMIT OF PROJECT
WALK
RAMP
BRIDGE
MATCH SHEET C101.2 - 3.2 OF 21

N.

30 15 0 30 60

SCALE: 1"=30'
SCALE IN FEET

NOTES:

1. UNDERGROUND UTILITIES DEPICTED HEREON ARE TO BE CONSIDERED APPROXIMATE. ALL UNDERGROUND UTILITIES ARE NOT SHOWN ON THIS MAP.
2. SITE GRADING AND UTILITIES DESIGNED BY CAPUTO AND WICK LTD.
3. STORMWATER DRAINAGE DESIGNED BY BETA GROUP, INC.

ALLAN L. SHEAR

PRELIMINARY SITE PLAN

Caputo & Wick LTD.
CIVIL ENGINEERING • SURVEYING
TRANSPORTATION • ENVIRONMENTAL

1150 Pawtucket Avenue
Rumford, RI 02916-1897
(401) 434-8880 Office
(401) 434-1615 Fax
www.cwltd.net

REV.:	12/8/2021
DATE:	7/28/2021
SCALE:	1" = 60'-0"
DRAWN BY:	DB

AJA architects

PROJECT #	11/06/2020

AJA GROUP, INC.
(781) 935-2500

GREENBRIER II
RI SEEKONK HOLDINGS LLC

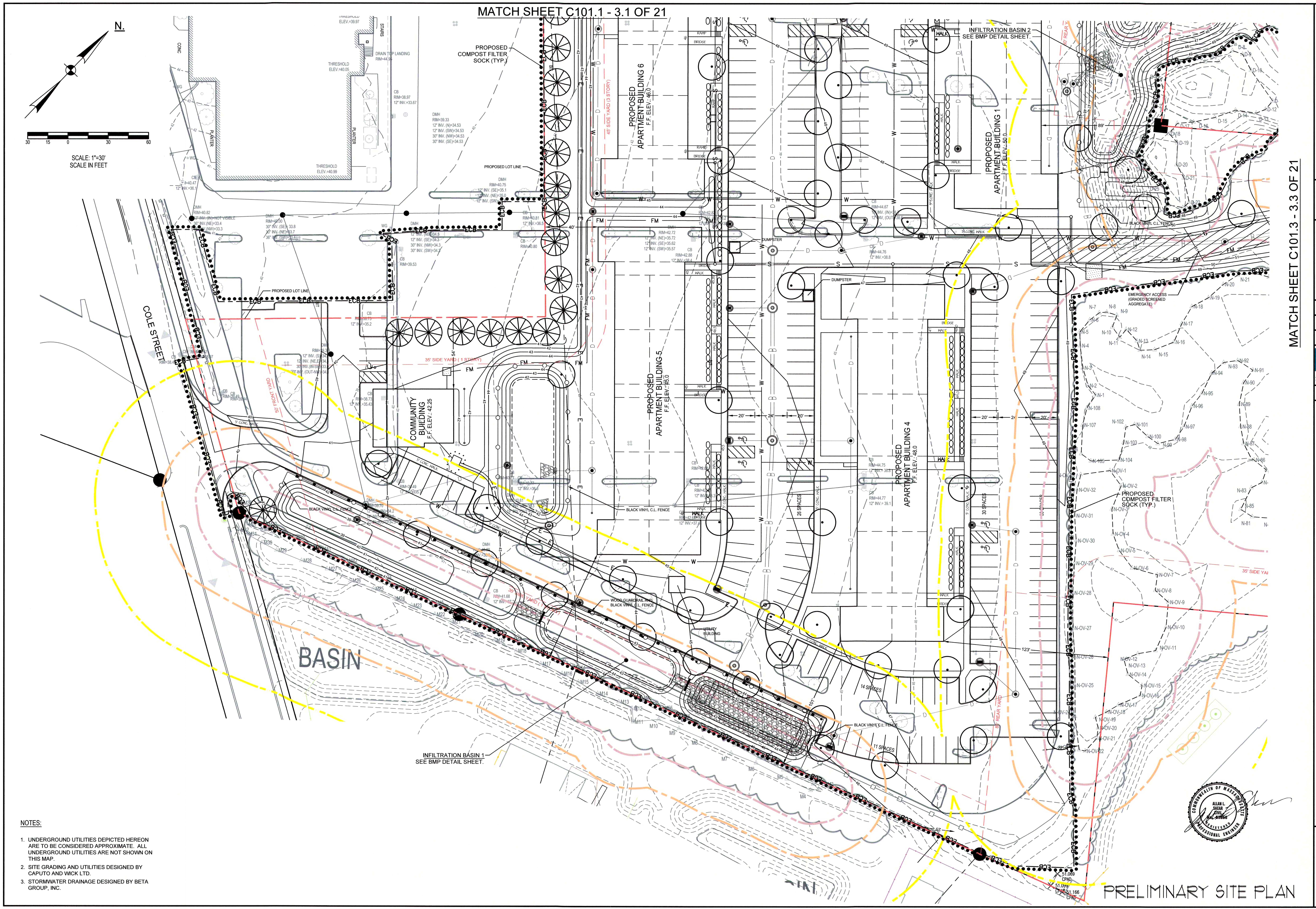
AJA ARCHITECTS
16 MASON AVE SUITE 5
NORTH ATTLEBORO, MA 02760

C-101.1

SHEET 3.2 OF 21

MODIFIED SITE ENTRANCES - FOR REVIEW ONLY - JULY 28, 2021

J:\Massachusetts\Seekonk\FallRiverAve\2018070.00 MA Seekonk FRA Greenbrier-Showcase\11-40B\2018070 MA Seekonk FRA Greenbrier II -Prelim Site Plan Set 2021.11.04.dwg


MATCH SHEET C101.1 - 3.1 OF 21
MATCH SHEET C101.3 - 3.3 OF 21
N.
SCALE: 1"=30'
SCALE IN FEET
30 15 0 30 60
COLE STREET
PROPOSED COMPOST FILTER SOCK (TYP.)
PROPOSED LOT LINE
PROPOSED APARTMENT BUILDING 6 F.F. ELEV.: 46.0
PROPOSED APARTMENT BUILDING-5 F.F. ELEV.: 45.0
PROPOSED APARTMENT BUILDING 4 F.F. ELEV.: 48.0
PROPOSED APARTMENT BUILDING 1 F.F. ELEV.: 50.0
COMMUNITY BUILDING F.F. ELEV.: 42.25
UTILITY BUILDING
DUMPSTER
INFILTRATION BASIN 2 SEE BMP DETAIL SHEET.
INFILTRATION BASIN 1 SEE BMP DETAIL SHEET.
BASIN
BLACK VINYL C.L. FENCE
WOOD GUARDRAIL AND BLACK VINYL C.L. FENCE
EMERGENCY ACCESS (GRADED SCREENED AGGREGATE)
45' SIDE YARD (3 STORY)
35' SIDE YARD (1 STORY)
50' FRONT YARD
35' SIDE YARD
28 SPACES
30 SPACES
14 SPACES
11 SPACES
PRELIMINARY SITE PLAN

NOTES:

1. UNDERGROUND UTILITIES DEPICTED HEREON ARE TO BE CONSIDERED APPROXIMATE. ALL UNDERGROUND UTILITIES ARE NOT SHOWN ON THIS MAP.
2. SITE GRADING AND UTILITIES DESIGNED BY CAPUTO AND WICK LTD.
3. STORMWATER DRAINAGE DESIGNED BY BETA GROUP, INC.

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REV.:	12/8/2021
DATE:	7/28/2021
SCALE:	1" = 60'-0"
DRAWN BY:	DB

AJA architects

PROJECT #	11/06/2020

AJA GROUP, INC.
(781) 935-2500

GREENBRIER II
RI SEEKONK HOLDINGS LLC

AJA ARCHITECTS
16 MASON AVE SUITE 5
NORTH ATTLEBORO, MA 02760

C-101.2

SHEET 3.2 OF 21

MODIFIED SITE ENTRANCES - FOR REVIEW ONLY - JULY 28, 2021

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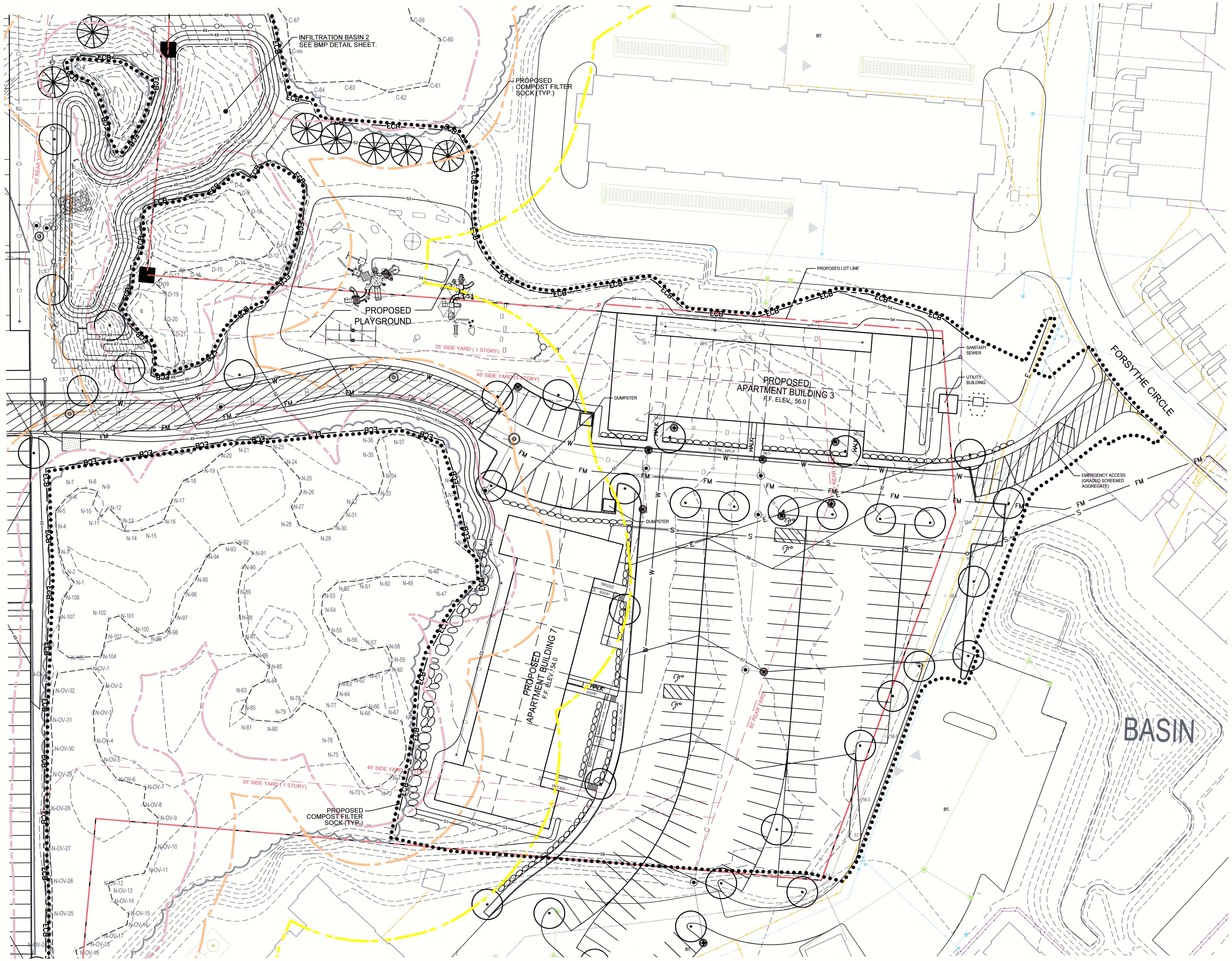
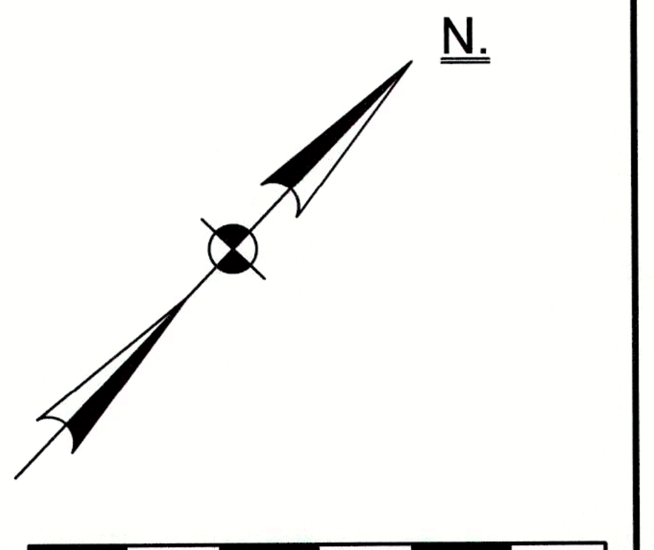
MATCH SHEET C101.2 - 3.2 OF 21


INFILTRATION BASIN 2
SEE BMP DETAIL SHEET.
PROPOSED
COMPOST FILTER
SOCK (TYP.)
PROPOSED
PLAYGROUND
35' SIDE YARD (1 STORY)
45' SIDE YARD (1 STORY)
DUMPSTER
PROPOSED
APARTMENT BUILDING 3
F.F. ELEV.: 56.0
SANITARY
SEWER
UTILITY
BUILDING
PROPOSED LOT LINE
FORSYTHE CIRCLE
EMERGENCY ACCESS
(GRADED SCREENED
AGGREGATE)
DUMPSTER
PROPOSED
APARTMENT BUILDING 7
F.F. ELEV.: 54.0
80' REAR YARD
BASIN
PROPOSED
COMPOST FILTER
SOCK (TYP.)
BIT.


N.
30
15
0
30
60

SCALE: 1"=30'
SCALE IN FEET

NOTES:

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ALLAN L. SHEAR

PRELIMINARY SITE PLAN

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C-101.3

SHEET 3.3 OF 21

MODIFIED SITE ENTRANCES - FOR REVIEW ONLY - JULY 28, 2021

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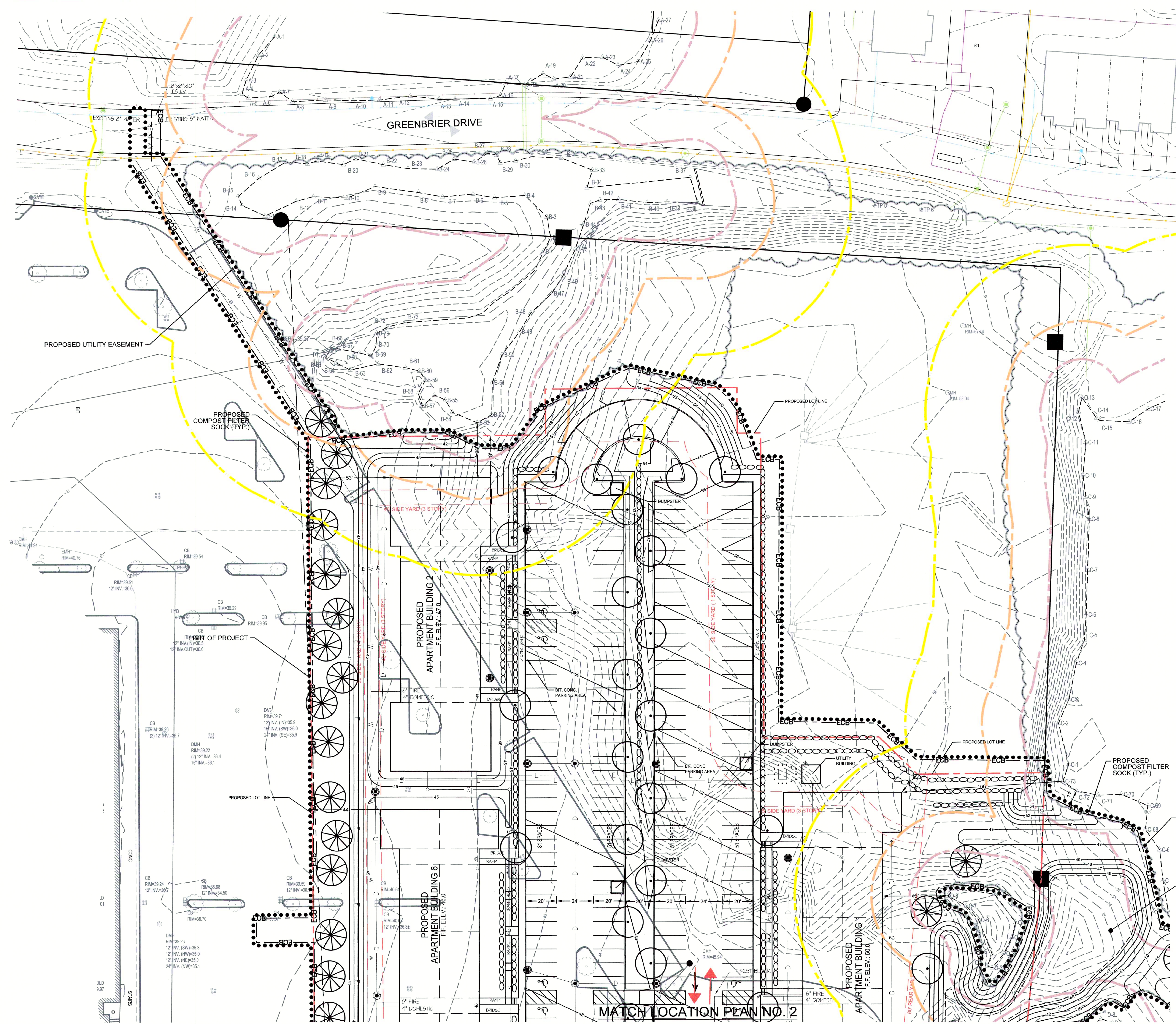
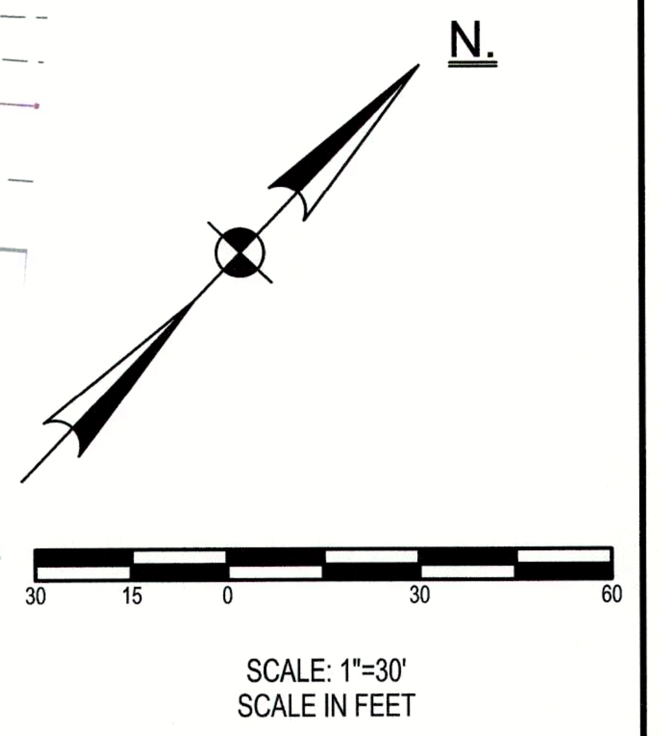

GREENBRIER DRIVE
EXISTING 8" WATER
PROPOSED UTILITY EASEMENT
PROPOSED COMPOST FILTER SOCK (TYP.)
LIMIT OF PROJECT
PROPOSED LOT LINE
PROPOSED APARTMENT BUILDING 2 F.F. ELEV.: 47.0
PROPOSED APARTMENT BUILDING 6 F.F. ELEV.: 46.0
PROPOSED APARTMENT BUILDING 1 F.F. ELEV.: 50.0
BIT. CONC. PARKING AREA
DUMPSTER
UTILITY BUILDING
6" FIRE
4" DOMESTIC
RAMP
BRIDGE
81 SPACES
51 SPACES
SIDE YARD (3 STORY)
INFILTRATION BASIN 2 SEE BMP DETAIL SHEET.
ECB
MATCH LOCATION PLAN NO. 2

LOCATION PLAN NO. 1


N.
30
15
0
30
60

SCALE: 1"=30'
SCALE IN FEET

NOTES:

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3. STORMWATER DRAINAGE DESIGNED BY BETA GROUP, INC.

LEGEND:

⌒⌒⌒⌒⌒⌒	TREELINE
———————	PROPERTY LINE
— — —700— — —	EXISTING CONTOUR
———[700]———	PROPOSED CONTOUR
——— E ———	UNDERGROUND ELECTRI/tTELEPHONE/CATV
——— FS ———	FIRE SUPPLY
——— W ———	DOMESTIC WATER
——— D ———	DRAIN
——— FM ———	SANITARY SEWER FORCE MAIN
——— S ———	SANITARY SEWER
——— G ———	GAS
——— // ———	OVERHEAD WIRES
- - - - - - -	PEDESTRIAN ROUTES
——ECB—— ••••••	EROSION CONTROL AND LIMIT OF WORK

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PROJECT #	11/06/2020

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ALLAN L. SHEAR
CIVIL
No. 35256

C-301.1

SHEET 3.4 OF 21

MODIFIED SITE ENTRANCES - FOR REVIEW ONLY - JULY 28, 2021

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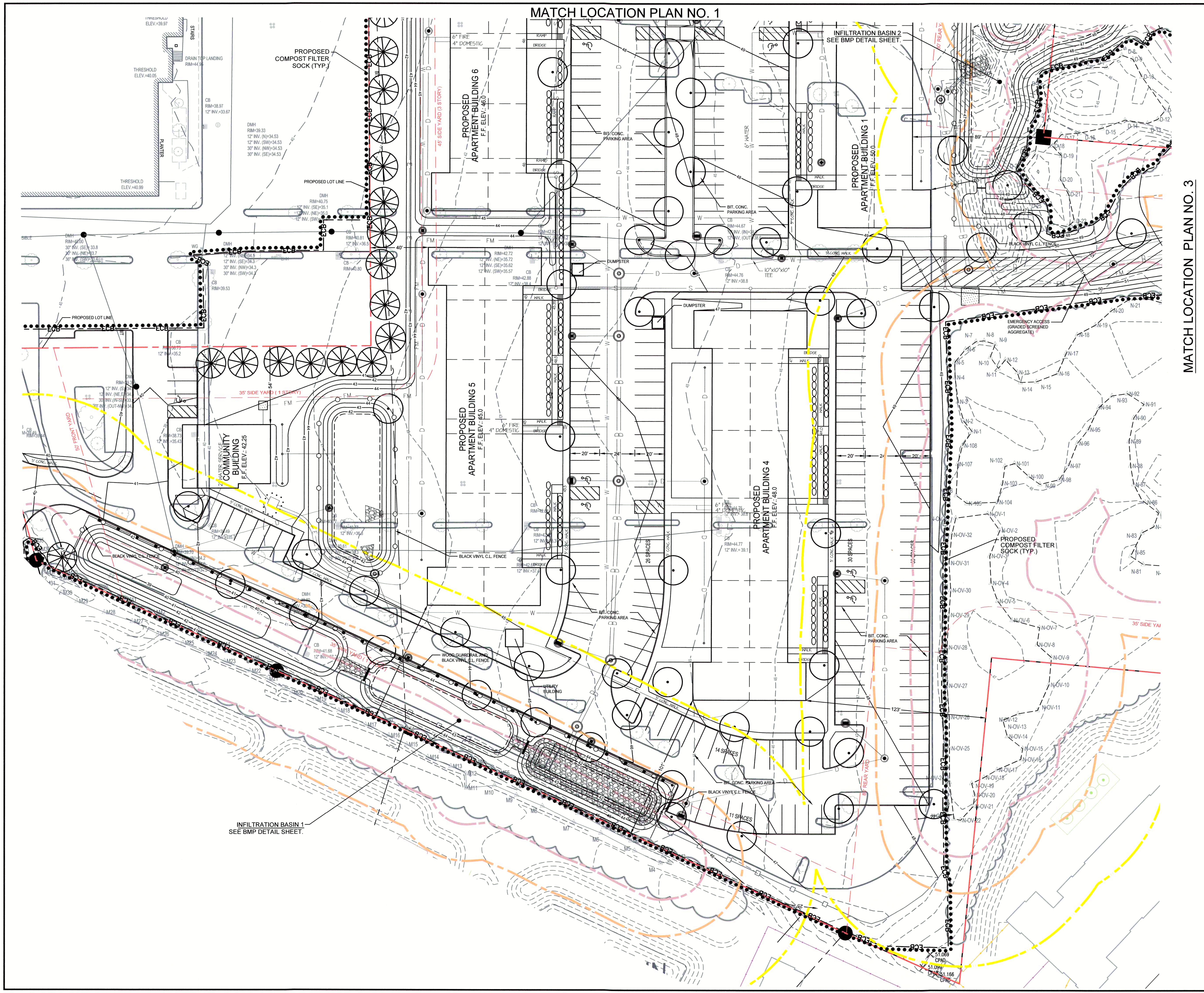
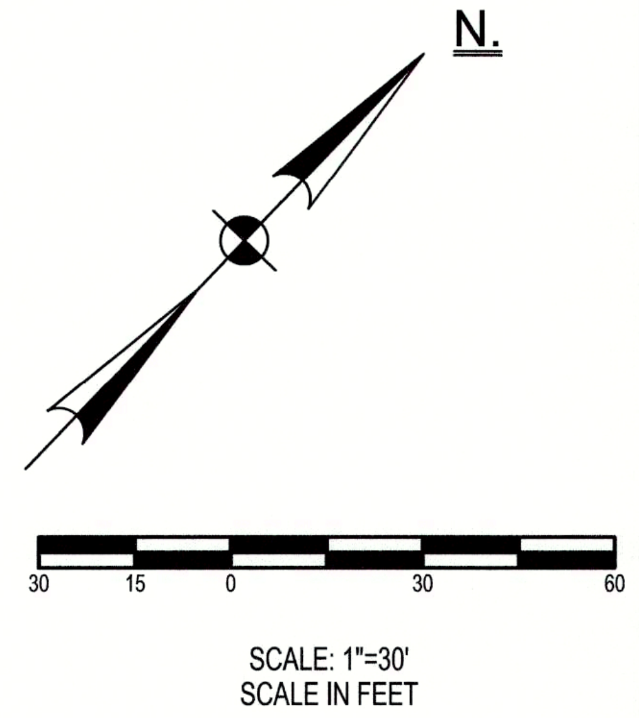

MATCH LOCATION PLAN NO. 1
MATCH LOCATION PLAN NO. 3
PROPOSED COMPOST FILTER SOCK (TYP.)
PROPOSED APARTMENT BUILDING 6 F.F. ELEV.: 46.0
PROPOSED APARTMENT BUILDING 5 F.F. ELEV.: 45.0
PROPOSED APARTMENT BUILDING 4 F.F. ELEV.: 48.0
PROPOSED APARTMENT BUILDING 1 F.F. ELEV.: 50.0
COMMUNITY BUILDING F.F. ELEV.: 42.25
INFILTRATION BASIN 2 SEE BMP DETAIL SHEET.
INFILTRATION BASIN 1 SEE BMP DETAIL SHEET.
PROPOSED LOT LINE
BIT. CONC. PARKING AREA
DUMPSTER
UTILITY BUILDING
BLACK VINYL C.L. FENCE
WOOD GUARDRAIL AND BLACK VINYL C.L. FENCE
EMERGENCY ACCESS (GRADED SCREENED AGGREGATE)
PROPOSED COMPOST FILTER SOCK (TYP.)
45' SIDE YARD (3 STORY)
35' SIDE YARD (1 STORY)
50' FRONT YARD
35' REAR YARD
35' SIDE YARD
6" FIRE
4" DOMESTIC
6" WATER
10"x10"x10" TEE
26 SPACES
30 SPACES
14 SPACES
11 SPACES
CPAD


N.
30
15
0
30
60
SCALE: 1"=30'
SCALE IN FEET

NOTES:

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3. STORMWATER DRAINAGE DESIGNED BY BETA GROUP, INC.

ALLAN L. SHEAR
CIVIL
No. 35256

LOCATION PLAN NO. 2

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GREENBRIER II
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AJA ARCHITECTS
16 MASON AVE SUITE 5
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SHEET 3.5 OF 21

MODIFIED SITE ENTRANCES - FOR REVIEW ONLY - JULY 28, 2021

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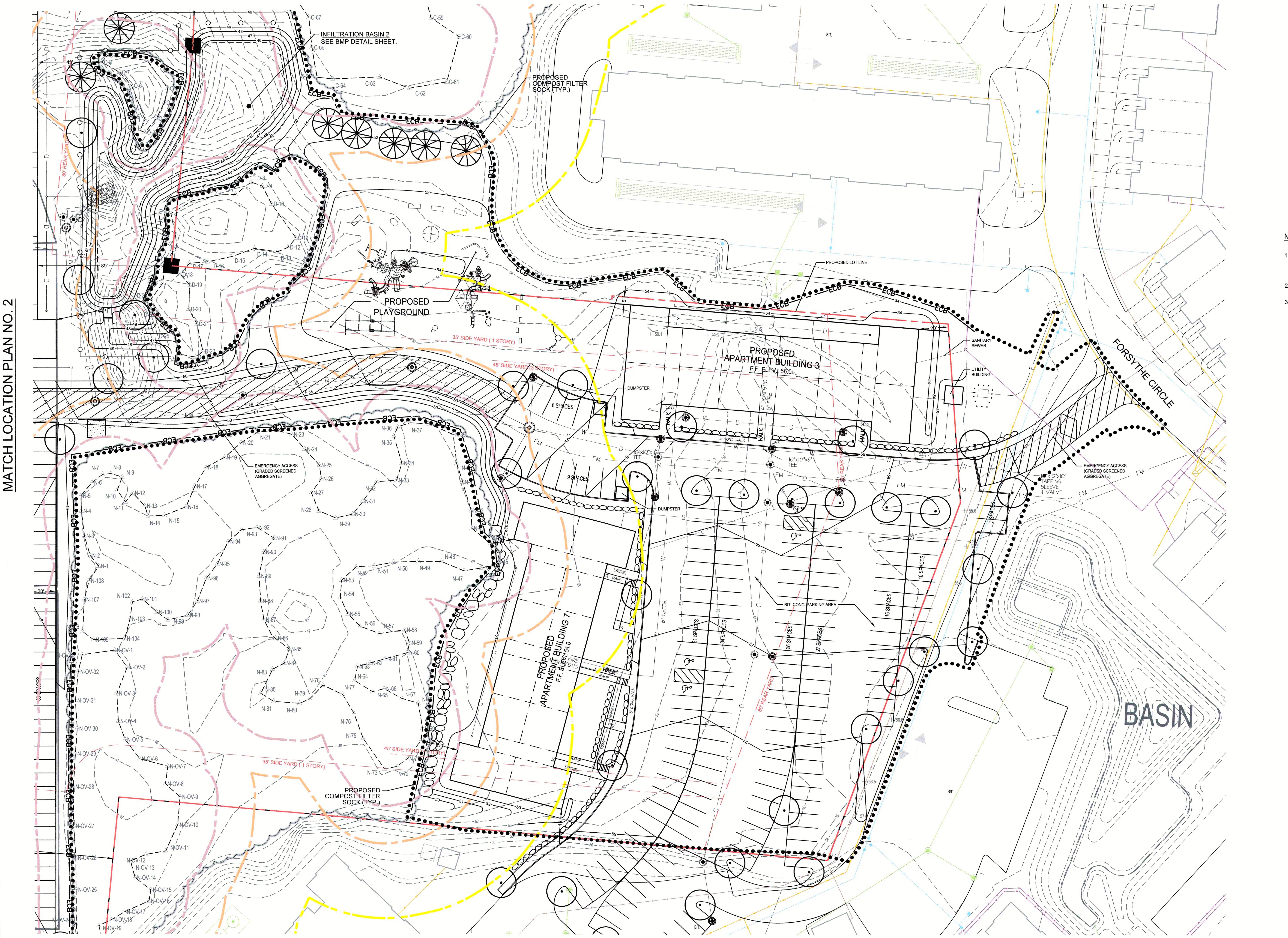
MATCH LOCATION PLAN NO. 2
INFILTRATION BASIN 2
SEE BMP DETAIL SHEET.
PROPOSED COMPOST FILTER SOCK (TYP.)
PROPOSED PLAYGROUND
35' SIDE YARD (1 STORY)
45' SIDE YARD (3 STORY)
PROPOSED APARTMENT BUILDING 3
F.F. ELEV.: 56.0
PROPOSED LOT LINE
SANITARY SEWER
UTILITY BUILDING
DUMPSTER
6 SPACES
9 SPACES
EMERGENCY ACCESS (GRADED SCREENED AGGREGATE)
FORSYTHE CIRCLE
10"x10"x6" TEE
10"x10" TAPPING SLEEVE & VALVE
PROPOSED APARTMENT BUILDING 7
F.F. ELEV.: 54.0
BIT. CONC. PARKING AREA
31 SPACES
34 SPACES
26 SPACES
27 SPACES
16 SPACES
10 SPACES
3 SPACES
6" WATER
80' REAR YARD
WALK
BASIN
BIT.

N.

SCALE: 1"=30'
SCALE IN FEET

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ALLAN L. SHEAR
CIVIL
No. 35256

LOCATION PLAN NO. 3

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SHEET 3.6 OF 21

MODIFIED SITE ENTRANCES - FOR REVIEW ONLY - JULY 28, 2021

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