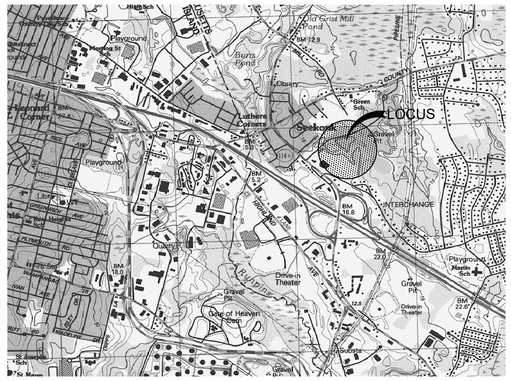
GREENBRIER II

SEEKONK, MASSACHUSETTS

MASS HOUSING
COMPREHENSIVE PERMIT
DOCUMENTS



LOCATION MAP
SCALE: 1" = 2000'

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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

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

Caputo & Wick LTD
CIVIL ENGINEERING • SURVEYING
TRANSPORTATION • ENVIRONMENTAL

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

AJA architects
PROJECT # 11/06/2020

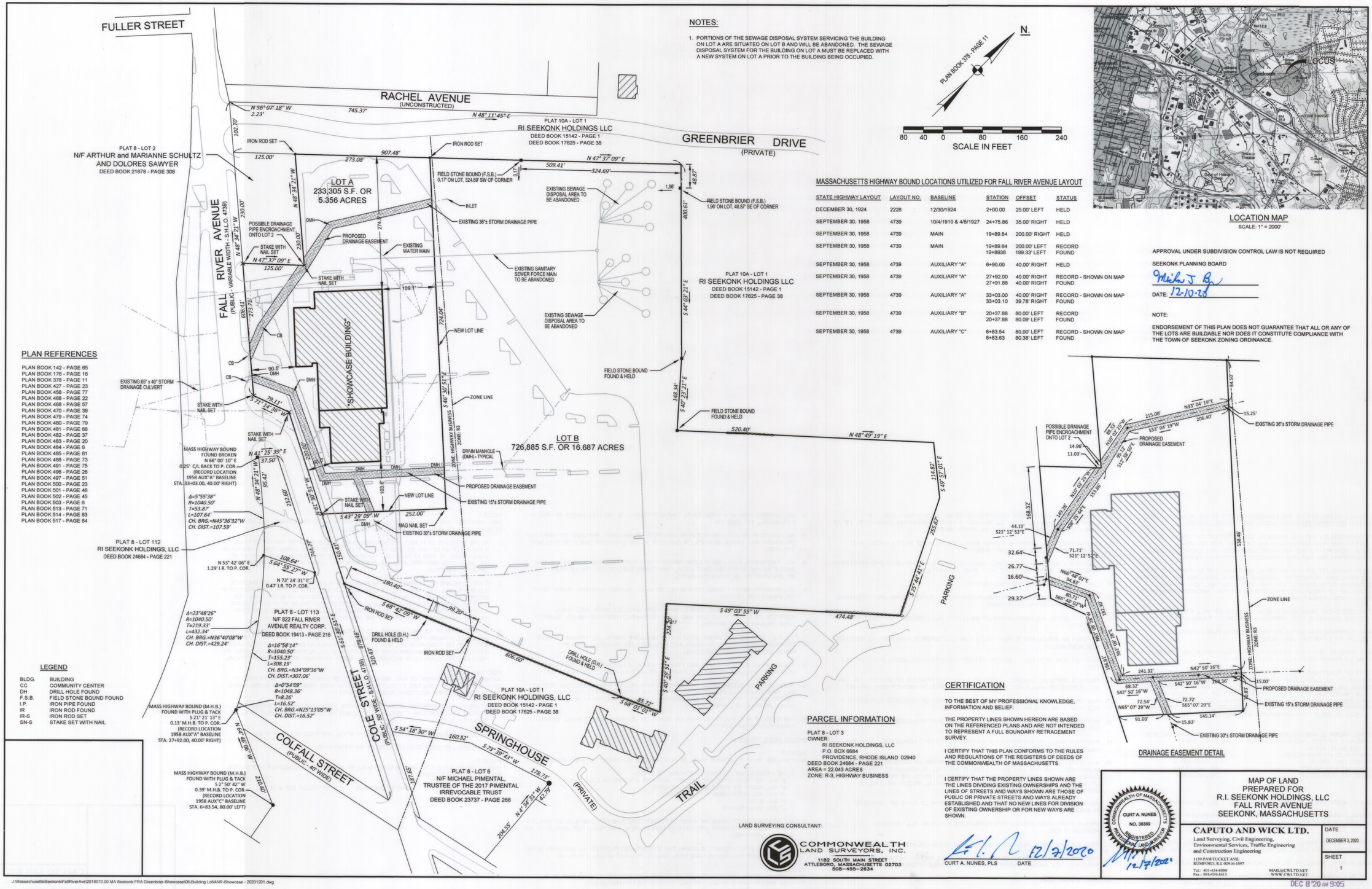
AJA GROUP, INC.
(781) 935-2500

GREENBRIER II
RI SEEKONK HOLDINGS LLC

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

COVER

NOVEMBER 6, 2020



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.

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+89.38	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

LOCATION MAP
SCALE: 1" = 2000'

APPROVAL UNDER SUBDIVISION CONTROL LAW IS NOT REQUIRED

SEEKONK PLANNING BOARD

Michael 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
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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

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

COMMONWEALTH OF MASSACHUSETTS
CURT A. NUNES
NO. 38309
REGISTERED PROFESSIONAL LAND SURVEYOR
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

PROPOSED APARTMENT PROJECT

7 BUILDINGS - 240 UNITS

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

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**

PARKING

240 UNITS @ 2 SPACES/UNIT = 480 SPACES (MIN.)
523 SPACES PROVIDED (SEE SCHEDULE THIS SHEET)

PARKING SCHEDULE:

PROPOSED MULTIFAMILY RESIDENTIAL APARTMENTS

	MIN.	MAX.
APARTMENTS: 240 UNITS 240 @ 2.5 OR (MAX)/2 PER UNIT MIN.	480 SPACES	600 SPACES
MINIMUM ACCESSIBLE SPACES REQUIRED	9 SPACES	12 SPACES
TOTAL PROPOSED SPACES: 523 INCLUDING 15 VAN ACCESSIBLE SPACES		

NOTES:

1. COMPREHENSIVE PERMIT REQUIRED FOR USE OF MULTIFAMILY (APARTMENTS).
2. THIS PARKING PLAN COMPLIES WITH ARCHITECTURAL ACCESS BOARD PARKING AND PASSENGER LOADING ZONES REGULATIONS (521 CMR 23).
3. ALL SIGNS AND PAVEMENT MARKINGS TO BE INSTALLED WITHIN THE PROJECT SITE SHALL CONFORM TO THE APPLICABLE SPECIFICATIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).

PLANTING SCHEDULE:

PROPOSED TOTAL SPACES: 523
REQUIRED SHADED AREA
AREA PER PARKING SPACE - 9' X 20' = 180 S.F. PER SPACE
SHADED AREA - 30% OF PARKING AREA
SHADED AREA REQUIRED
523 SPACES X 180 S. F. x 30% = 28,242 S. F.
SHADE PROVIDED PER TREE
(15)' X A = 707 S.F.
TREES REQUIRED
28,243 S. F. + 707 S. F. PER TREE = 39.9 ~ 40 TREES
PROPOSED TREES: 137 TOTAL (114 AROUND PARKING AREAS) + 100 ARBORVITAE

LEGEND:

- TREELINE
- PROPERTY LINE
- 700 EXISTING CONTOUR
- 700 PROPOSED CONTOUR
- E UNDERGROUND ELECTRI/TELEPHONE/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

ZONING ANALYSIS TABLES:

***General Wetlands Protection By-Law**

Section	Description	Required	Proposed
9	Definition of "Vernal Pool"		
	Includes area within 100' of the mean annual boundary of a confined basin depression	0'	-95' Max. (Not to be extended from edge of the mean annual boundary of the basin depression)

Seekonk Conservation Commission Wetland Regulations

2.2	Performance Standards		
2.2.1.1	Activities in Resource Areas		
2.2.1.1.c	All unvegetated drainage outfall structures (including outfall pipes, and riprap or velocity dissipators) shall be set back at least 50 feet horizontally from the edge of the wetland resource area.	50'	18'
2.2.2.1	Buffer Zone Impervious area	25%	38%
2.2.2.2	Buffer Strip Wetland	25'	5'
	Vernal Pool	25'	-95' (Max.)
	(Local) Yard (setback) Wetland	50'	5'
	Vernal Pool	50'	-95' (Max.)

***Zoning By-Law Table**

Section	Description	Required	Proposed
4	**Use Regulation**		
4.1.1.3	R-3	Low Density	
4.2	Use Table		
4.2.3	Multifamily Dwelling Units	Prohibited	Comprehensive Permit
5	**Dimensional Requirments**		
5.1.4	Dimensional Table		
	R-3		
	Area	40,000 S.F.	619,497 S.F.
	Coverage	N/A	
	Frontage	150'	150.41'
	Front Yard	50'	< 50'
	Rear Yard	70'	5'
	Side Yard	35' + 5' per story	5'
	Height	40' or 3 Stories	3 Stories <40'
8	**Development and Design Standards**		
8.1.3	Parking Space Schedule		
	Residential	Min. 2, Max 2.5	2.18
8.4	**Landscaping**		
8.4.5	Requirments for Site Plan Review		
8.4.5.1	Landscape Buffer	10' Perimeter 25' Side 25' Rear	5' Perimeter 5' Side 5' Rear
8.4.5.2	Landscape Island	10' x 36' every ten spaces	0

*** - EXCEPTIONS, VARIANCES AND WAIVERS REQUESTED THROUGH COMPREHENSIVE PERMIT.**

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.

N.

MASS. STATE PLANE COORDINATE SYSTEM (NAD 83)

60 30 0 60 120

SCALE: 1"=60'
SCALE IN FEET

FALL RIVER AVENUE

COLE STREET

GREENBRIER DR.

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
DUMPSTERS
SNOW DISPOSAL AREA - SURROUND WITH 12' STRAW BALES FROM LATE FALL TO LATE SPRING (TYP.)
INSTALL TEMPORARY CONSTRUCTION ENTRANCE PRIOR TO CONSTRUCTION (SEE DETAIL)
EMERGENCY ACCESS (GRADED SCREENED AGGREGATE)
POND B (BORDERING VEGETATED WETLAND)
BORDERING VEGETATED WETLAND
WETLAND C (ISOLATED LAND SUBJECT TO FLOODING) (NHESP CERTIFIED VERNAL POOL NO. 3977)
WETLAND D (ISOLATED VEGETATED WETLAND)
WETLAND N (ISOLATED LAND SUBJECT TO FLOODING)
WETLAND M (BORDERING VEGETATED WETLAND - MAN-MADE DITCH)
BASIN
70' REAR YARD
35' SIDE YARD (1 STORY)
45' SIDE YARD (2 STORY)
50' REAR YARD (3 STORY)
80' SIDE YARD (3 STORY)

COMMONWEALTH OF MASSACHUSETTS
ALLAN L. SHEAR
No. 40956
REGISTERED PROFESSIONAL ENGINEER

PRELIMINARY SITE PLAN

Caputo & Wick LTD
CIVIL ENGINEERING • SURVEYING
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150 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

GREENBRIER II
RI SEEKONK HOLDINGS LLC

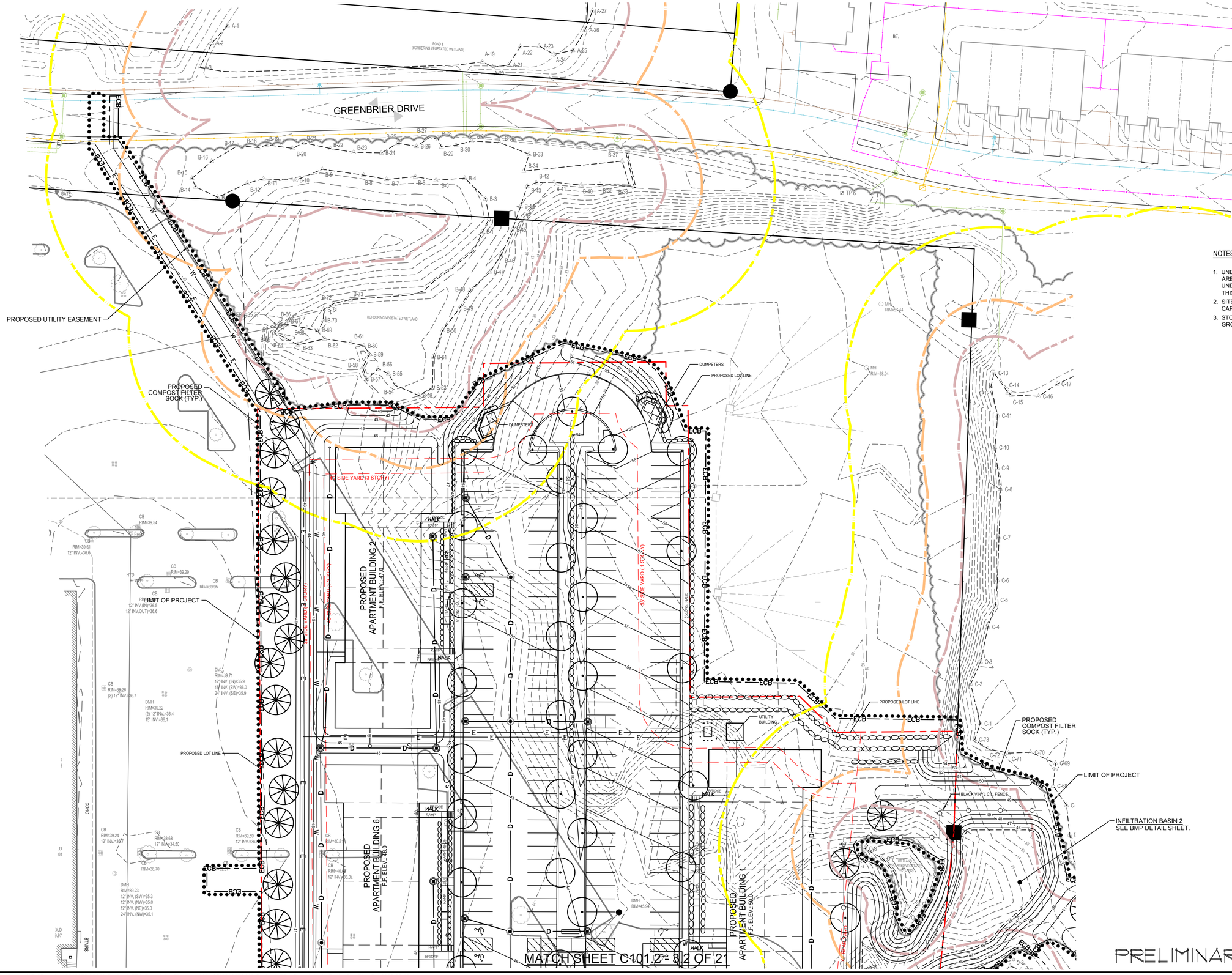
AJA ARCHITECTS
16 MASON AVE SUITE 5
NORTH ATTLEBORO, MA 02760

AJA GROUP, INC.
(781) 935-2500

C-101
SHEET 3.1 OF 21

JANUARY 11, 2022

J:\Massachusetts\Seekonk\FallRiverAve\2018070.00 MA Seekonk FRA Greenbrier-Showcase\11-40B\2018070 MA Seekonk FRA Greenbrier II -Prelim Site Plan Set 2022.03.15.dwg



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C-101.1

SHEET 3.2 OF 21

JANUARY 11, 2022

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MATCH SHEET C101.1 - 3.1 OF 21

N.

SCALE: 1"=30'
SCALE IN FEET

30 15 0 30 60

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

INFILTRATION BASIN 2
SEE BMP DETAIL SHEET.

INFILTRATION BASIN 1
SEE BMP DETAIL SHEET.

BASIN

COLE STREET

45' SIDE YARD (3 STORY)

35' SIDE YARD (1 STORY)

35' REAR YARD (1 STORY)

70' REAR YARD

BLACK VINYL C.L. FENCE

WOOD GUARDRAIL AND BLACK VINYL C.L. FENCE

EMERGENCY ACCESS (GRADED SCREENED AGGREGATE)

DUMPSTERS

UTILITY BUILDING

WETLAND (ISOLATED LAND SUBJECT TO JURISDICTION)

NOTES:

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2. SITE GRADING AND UTILITIES DESIGNED BY CAPUTO AND WICK LTD.
3. STORMWATER DRAINAGE DESIGNED BY BETA GROUP, INC.

PRELIMINARY SITE PLAN

MATCH SHEET C101.3 - 3.3 OF 21

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DRAWN BY:	DB

A.J.A. architects

PROJECT # 11/06/2020

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(781) 935-2500

GREENBRIER II
RI SEEKONK HOLDINGS LLC

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C-101.2

SHEET 3.2 OF 21

JANUARY 11, 2022

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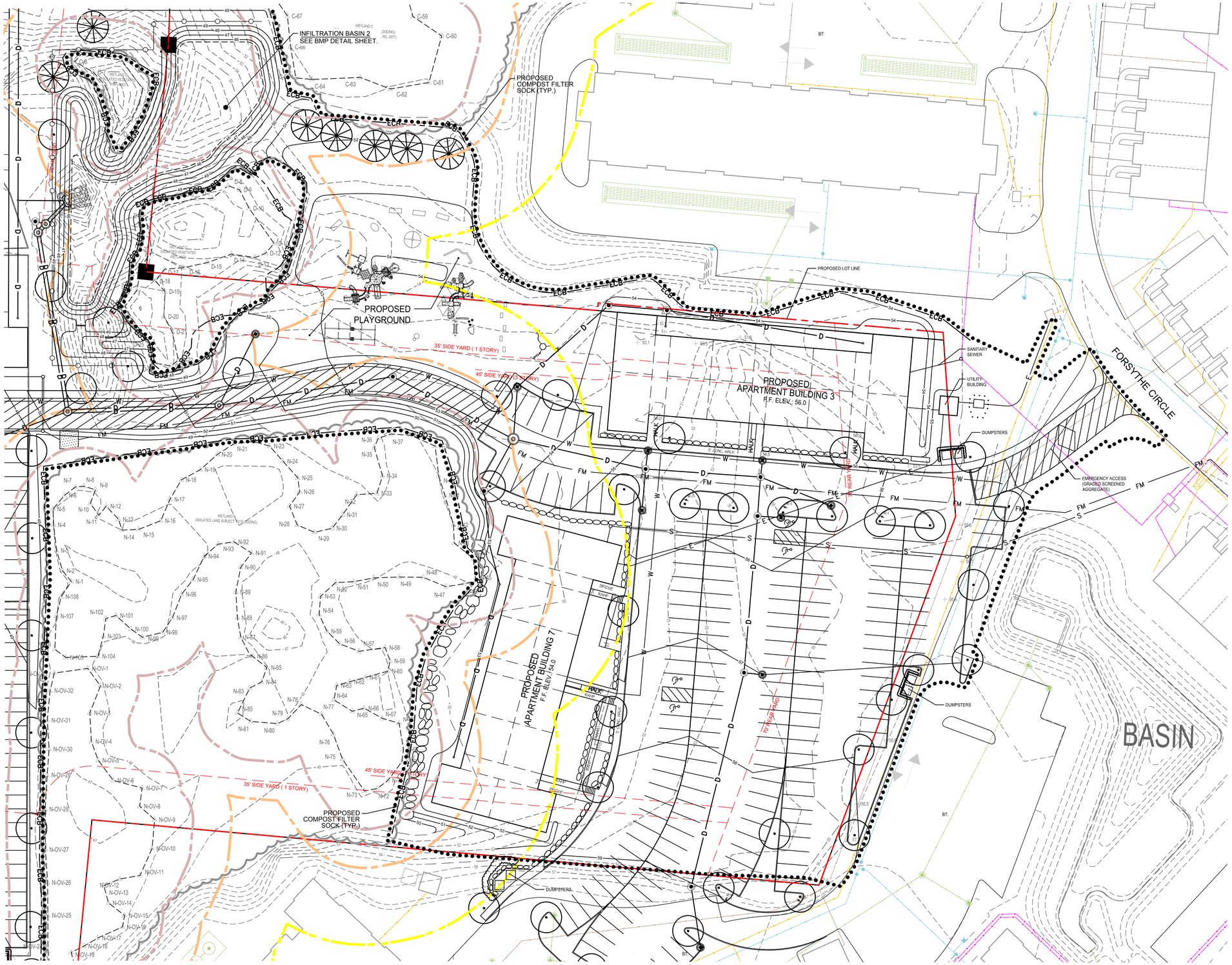

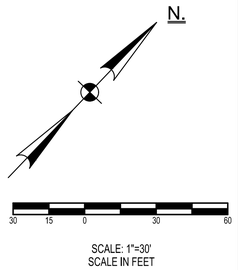

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AJA architects

PROJECT #	11/06/2020

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(781) 935-2500

GREENBRIER II
RI SEEKONK HOLDINGS LLC

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

C-101.3

SHEET 3.3 OF 21

JANUARY 11, 2022

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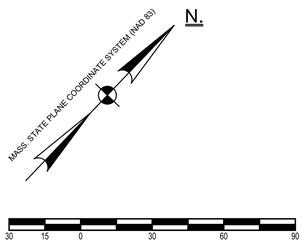
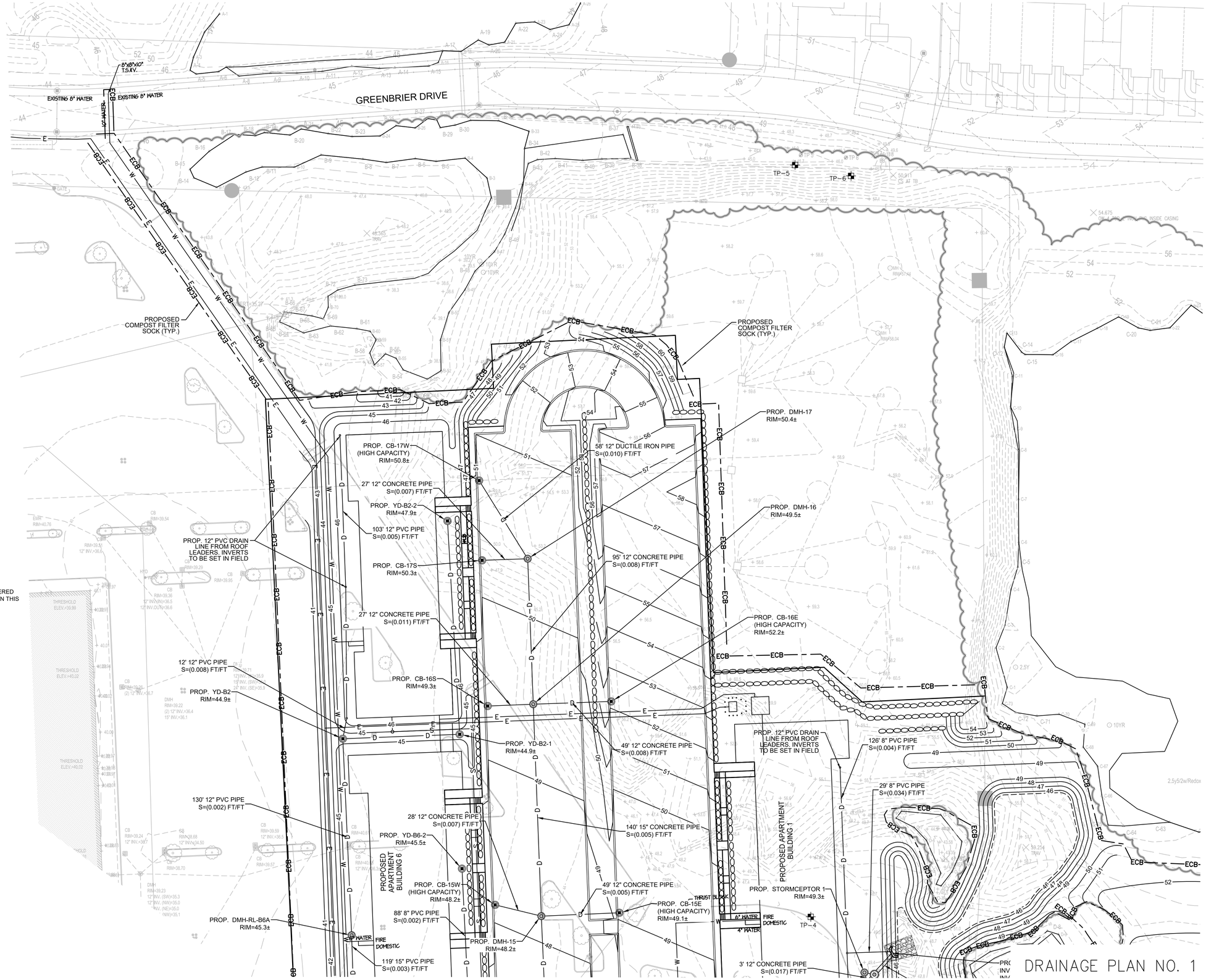


SCALE: 1"=30'
SCALE IN FEET



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 BARRIER AND LIMIT OF WORK
YD	YARD DRAIN (SEE DETAIL)

NOTES:

1. UNDERGROUND UTILITIES DEPICTED HEREON ARE TO BE CONSIDERED APPROXIMATE. ALL UNDERGROUND UTILITIES ARE NOT SHOWN ON THIS MAP.

DRAINAGE PLAN NO. 1

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CIVIL ENGINEERING • SURVEYING
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1150 Pawtucket Avenue
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BETA
www.BETA-Inc.com

DATE:
SCALE:
DRAWN BY:

AJA architects

PROJECT #

GREENBRIER II
RI SEEKONK HOLDINGS LLC

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

AJA GROUP, INC.
(781) 935-2500

C-201.1

SHEET 3.4 OF 21

JULY 23, 2021

N:\2600s\2651 Greenbrier Condos II\DrawingFiles\PlanSet\2018070.00 MA Seekonk FRA Greenbrier-Showcase - Ch40B Drainage Plan.dwg

N.

MASS. STATE PLANE COORDINATE SYSTEM (NAD 83)

30 15 0 30 60 90

SCALE: 1"=30'
SCALE IN FEET

PROPOSED COMPOST FILTER SOCK (TYP.)

PROPOSED APARTMENT BUILDING 6

PROPOSED APARTMENT BUILDING 5

PROPOSED APARTMENT BUILDING 4

INFILTRATION BASIN 3
SEE BMP DETAIL SHEET.

INFILTRATION BASIN 2
SEE BMP DETAIL SHEET.

BASIN

BASIN

119' 15" PVC PIPE
S=(0.003) FT/FT

PROP. YD-B6-1
RIM=45.5±

PROP. DMH-RL-B6
RIM=45.2±

10' 15" PVC PIPE
S=(0.005) FT/FT

PROP. YD-B6
RIM=43.9±

PROP. YD-B5C
RIM=43.9±

84' 8" PVC PIPE
S=(0.002) FT/FT

PROP. CB-14W
RIM=46.7±

TWIN 40' 12" PVC PIPE
S=(0.001) FT/FT

PROP. DMH-RL-B5B
RIM=44.6±

TWIN 146' 12" PVC PIPE
S=(0.003) FT/FT

PROP. DMH-RL-B5
RIM=44.3±

35' 12" CONCRETE PIPE
S=(0.006) FT/FT

29' 12" CONCRETE PIPE
S=(0.007) FT/FT

82' 8" PVC PIPE
S=(0.004) FT/FT

PROP. YD-B5
RIM=44.5±

PROP. CB-13S
(HIGH CAPACITY)
RIM=46.1±

TWIN 100' 20" DUCTILE IRON PIPE
S=(0.004) FT/FT

PROP. 6' DMH-12
RIM=45.7±

PROP. DGCB-12W
(HIGH CAPACITY)
RIM=45.6±

29' 12" CONCRETE PIPE
S=(0.003) FT/FT

TWIN 123' 20" DUCTILE IRON PIPE
S=(0.004) FT/FT

PROP. HW-3
INV OUT (12" SE)=41.50 (STORMCEPTOR 2)

7' 12" CONCRETE PIPE
S=(0.004) FT/FT

35' 12" CONCRETE PIPE
S=(0.004) FT/FT

PROP. DGCB-11W
RIM=45.4±

PROP. 6' DMH-11
RIM=45.7±

PROP. STORMCEPTOR 2
RIM=44.1±

57' 12" DUCTILE IRON PIPE
S=(0.003) FT/FT

PROP. CB-4
RIM=43.7±

202' 18" CONCRETE PIPE
S=(0.011) FT/FT

PROP. 6' DIV. DMH-10
RIM=45.5±
WEIR EL.=43.80

TWIN 18' 20" DUCTILE IRON PIPE
S=(0.006) FT/FT

PROP. HW-2A
INV OUT (15" NE)=41.75 (DMH-1)

PROP. HW-2
INV OUT (20" N)=41.50 (6' DIV. DMH-10)
INV OUT (20" N)=41.50 (6' DIV. DMH-10)

18' 15" CONCRETE PIPE
S=(0.008) FT/FT

PROP. HW-B5
INV OUT (15" NE)=41.50 (DMH-RL-B5)

PROP. HW-CC
INV OUT (8" SW)=41.70 (RL-CC)

PROP. CB-30N
RIM=41.9±

PROP. DOG DMH-30
RIM=41.7±

19' 15" CONCRETE PIPE
S=(0.021) FT/FT

PROP. OVERFLOW-3
RIM=43.0±

31' 12" CONCRETE PIPE
S=(0.048) FT/FT

PROP. OVERFLOW-2
RIM=41.0±

PROP. DMH-31
RIM=42.8±

6" WATER
FIRE DOMESTIC

4" WATER

2" WATER SERVICE

TP–7

TP–8

TP–9

TP–1

TP–2

TP–3

TP–4

171' 18" CONCRETE PIPE
S=(0.006) FT/FT

PROP. DGCB-19W
RIM=47.3±

22' 12" CONCRETE PIPE
S=(0.009) FT/FT

10"x10"x10"
TEE

56' 12" CONCRETE PIPE
S=(0.005) FT/FT

PROP. DMH-19
RIM=47.0±

49' 15" CONCRETE PIPE
S=(0.004) FT/FT

TWIN 43' 18" DUCTILE IRON PIPE
S=(0.004) FT/FT

PROP. 6' DMH-13
RIM=46.4±

76' 12" PVC PIPE
S=(0.007) FT/FT

PROP. 12" PVC DRAIN LINE FROM ROOF LEADERS. INVERTS TO BE SET IN FIELD

PROP. 5' DIVERSION DMH-2
RIM=49.3±
WEIR ELEV.=46.50

3' 12" CONCRETE PIPE
S=(0.017) FT/FT

PROP. HW-1
INV OUT (18" S)=45.70 (DMH-20A)
INV OUT (8" SW)=46.00 (RL-B1)
INV OUT (18" S)=45.70 (DMH-20A)

TWIN 15' 18" CONCRETE PIPE
S=(0.010) FT/FT

PROP. DMH-20A
RIM=49.2±

PROP. CB-21N
RIM=51.7±

TWIN 113' 18" DUCTILE IRON PIPE
S=(0.006) FT/FT

PROP. CB-19N
RIM=47.7±

48' 12" CONCRETE PIPE
S=(0.006) FT/FT

110' 24" DUCTILE IRON PIPE
S=(0.011) FT/FT

PROP. 5' DMH-21
RIM=51.4±

TWIN 94' 18" DUCTILE IRON PIPE
S=(0.007) FT/FT

PROP. 5' DMH-20
RIM=50.2±

91' 12" DUCTILE IRON PIPE
S=(0.001) FT/FT

PROP. YD-B4E
RIM=46.5±

PROP. CB-20S
RIM=48.7±

29' 12" CONCRETE PIPE
S=(0.007) FT/FT

PROPOSED COMPOST FILTER SOCK (TYP.)

PROP. DMH RL-B4
RIM=46.3±

56' 12" CONCRETE PIPE
S=(0.009) FT/FT

109' 12" PVC PIPE
S=(0.005) FT/FT

PROP. CB-3W
RIM=48.5±

PROP. DMH-3
RIM=48.6±

PROP. YD-B4
RIM=46.5±

64' 8" PVC PIPE
S=(0.005) FT/FT

PROP. 12" PVC DRAIN LINE FROM ROOF LEADERS. INVERTS TO BE SET IN FIELD

118' 12" CONCRETE PIPE
S=(0.006) FT/FT

PROP. DGCB-2W
RIM=47.8±

TWIN 52' 20" DUCTILE IRON PIPE
S=(0.004) FT/FT

32' 12" CONCRETE PIPE
S=(0.006) FT/FT

PROP. CB-10E
RIM=45.5±

PROP. DMH-1
RIM=46.2±

PROP. DMH-2
RIM=47.9±

135' 15" CONCRETE PIPE
S=(0.004) FT/FT

PROP. DGCB-1S
RIM=46.1±

LEGEND:

- TREELINE
- PROPERTY LINE
- 700 — EXISTING CONTOUR
- 700 — PROPOSED CONTOUR
- E — UNDERGROUND ELECTRI/TELEPHONE/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 BARRIER AND LIMIT OF WORK
- YD — YARD DRAIN (SEE DETAIL)

NOTES:

1. UNDERGROUND UTILITIES DEPICTED HEREON ARE TO BE CONSIDERED APPROXIMATE. ALL UNDERGROUND UTILITIES ARE NOT SHOWN ON THIS MAP.

DRAINAGE PLAN NO. 2

Caputo & Wick LTD
1150 Pawtucket Avenue
Rumford, RI 02916–1897
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434–1615 Fax
www.cwltd.net
CIVIL ENGINEERING · SURVEYING
TRANSPORTATION · ENVIRONMENTAL

BETA
www.BETA-Inc.com

Nicole B. Iannuzzi Civil No. 40036

DATE:

SCALE:

DRAWN BY:

AJA architects

PROJECT #

GREENBRIER II
RI SEEKONK HOLDINGS LLC

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

AJA GROUP, INC.
(781) 935-2500

C-201.2

SHEET 3.5 OF 21

JULY 23, 2021

N:\2600s\2651 Greenbrier Condos II\DrawingFiles\PlanSet\2018070.00 MA Seekonk FRA Greenbrier-Showcase - Ch40B Drainage Plan.dwg

N.

MASS. STATE PLANE COORDINATE SYSTEM (NAD 83)

30 15 0 30 60 90

SCALE: 1"=30'
SCALE IN FEET

LEGEND:

	TREELINE
	PROPERTY LINE
700	EXISTING CONTOUR
700	PROPOSED CONTOUR
E	UNDERGROUND ELECTRI/TELEPHONE/CATV
FS	FIRE SUPPLY
W	DOMESTIC WATER
D	DRAIN
FM	SANITARY SEWER FORCE MAIN
S	SANITARY SEWER
G	GAS
//	OVERHEAD WIRES
ECB	EROSION CONTROL BARRIER AND LIMIT OF WORK
YD	YARD DRAIN (SEE DETAIL)

NOTES:

1. UNDERGROUND UTILITIES DEPICTED HEREON ARE TO BE CONSIDERED APPROXIMATE. ALL UNDERGROUND UTILITIES ARE NOT SHOWN ON THIS MAP.

INFILTRATION BASIN 1
SEE BMP DETAIL SHEET.

PROPOSED
COMPOST FILTER
SOCK (TYP.)

29' 8" PVC PIPE
S=(0.034) FT/FT

PROP. HW-1
INV OUT (18" S)=45.70 (DMH-20A)
INV OUT (8" SW)=46.00 (RL-B1)
INV OUT (18" S)=45.70 (DMH-20A)

TWIN 15' 18" CONCRETE PIPE
S=(0.010) FT/FT

PROP. DMH-20A
RIM=49.2±

PROP. CB-21N
RIM=51.7±

48' 12" CONCRETE PIPE
S=(0.006) FT/FT

110' 24" DUCTILE IRON PIPE
S=(0.011) FT/FT

PROP. 6' DMH-23
RIM=53.8±

PROP. 5' DMH-21
RIM=51.4±

TWIN 94' 18" DUCTILE IRON PIPE
S=(0.007) FT/FT

PROP. 5' DMH-20
RIM=50.2±

36' 12" CONCRETE PIPE
S=(0.008) FT/FT

PROP. DMH-RL-B7
RIM=53.0±

91' 12" DUCTILE IRON PIPE
S=(0.001) FT/FT

PROPOSED
COMPOST FILTER
SOCK (TYP.)

PROP. 12" PVC DRAIN
LINE FROM ROOF
LEADERS. INVERTS
TO BE SET IN FIELD

118' 12" CONCRETE PIPE
S=(0.006) FT/FT

CONCRETE PIPE
FT/FT

PROP. DMH-22
RIM=53.2±

86' 24" CONCRETE PIPE
S=(0.009) FT/FT

76' 12" PVC PIPE
S=(0.009) FT/FT

PROP. DMH-B3
RIM=53.2±

PROP. CB-23N
RIM=53.7±

34' 12" PVC PIPE
S=(0.006) FT/FT

PROP. 12" PVC DRAIN
LINE FROM ROOF
LEADERS. INVERTS
TO BE SET IN FIELD

PROP. DMH-B3N
RIM=53.1±

31' 12" CONCRETE PIPE
S=(0.005) FT/FT

PROP. DMH-24
RIM=55.2±

PROP. CB-24N
RIM=55.1±

PROPOSED
APARTMENT BUILDING 3

PROP. CB-25W
RIM=55.6±

7' 12" CONCRETE PIPE
S=(0.015) FT/FT

8' 12" CONCRETE PIPE
S=(0.012) FT/FT

21' 18" CONCRETE PIPE
S=(0.005) FT/FT

1' 18" CONCRETE PIPE
S=(0.006) FT/FT

86' 18" CONCRETE PIPE
S=(0.012) FT/FT

46' 12" CONCRETE PIPE
S=(0.007) FT/FT

23' 12" CONCRETE PIPE
S=(0.013) FT/FT

PROP. DMH-25
RIM=55.6±

PROP. CB-25E
RIM=55.8±

PROP. CB-24S
(HIGH CAPACITY)
RIM=55.5±

PROP. CB-26E
(HIGH CAPACITY)
RIM=55.7±

11' 12" CONCRETE PIPE
S=(0.009) FT/FT

PROP. DMH-26
RIM=55.8±

PROP. DMH-27
RIM=57.1±

98' 15" CONCRETE PIPE
S=(0.011) FT/FT

PROPOSED
APARTMENT BUILDING 7

PROP. CB-27E
(HIGH CAPACITY)
RIM=57.0±

139' 12" CONCRETE PIPE
S=(0.014) FT/FT

8' 12" CONCRETE PIPE
S=(0.012) FT/FT

PROP. DMH-28
RIM=59.0±

PROP. CB-28E
RIM=59.3±

36' 12" CONCRETE PIPE
S=(0.006) FT/FT

BASIN

BIT.

DRAINAGE PLAN NO. 3

Caputo & Wick LTD
1150 Pawtucket Avenue
Rumford, RI 02916-1897
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(401) 434-1615 Fax
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TRANSPORTATION • ENVIRONMENTAL

BETA
www.BETA-Inc.com

Nicole B. Iannuzzi
Civil
No. 40038

DATE:

SCALE:

DRAWN BY:

AJA architects

PROJECT #

AJA GROUP, INC.
(781) 935-2500

GREENBRIER II
RI SEEKONK HOLDINGS LLC

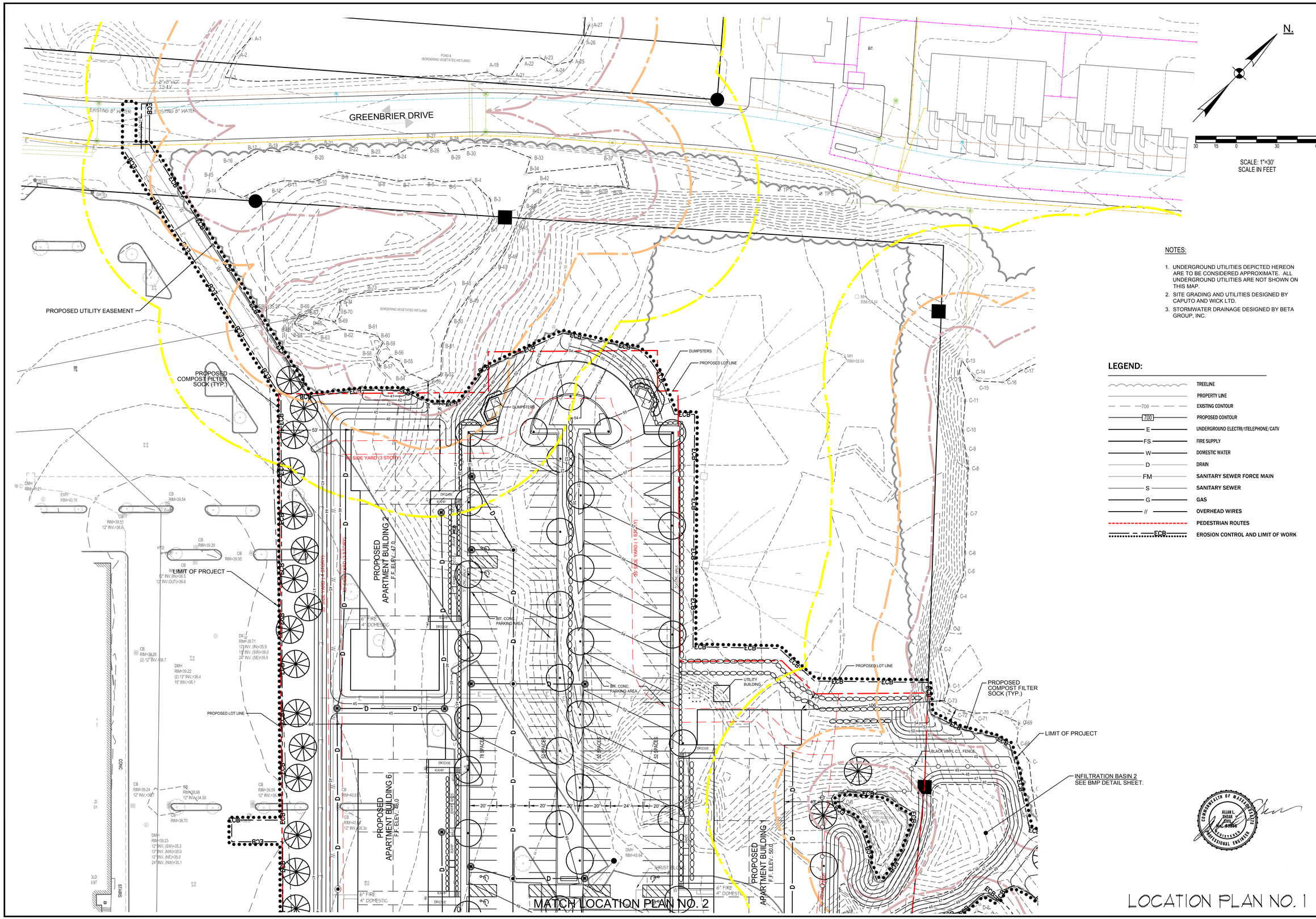
AJA ARCHITECTS
16 MASON AVE SUITE 5 NORTH ATTLEBORO, MA 02760

C-201.3

SHEET 3.6 OF 21

JULY 23, 2021

N:\2600s\2651 Greenbrier Condos II\DrawingFiles\PlanSet\2018070.00 MA Seekonk FRA Greenbrier-Showcase - Ch40B Drainage Plan.dwg



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.

LEGEND:

	TREELINE
	PROPERTY LINE
700	EXISTING CONTOUR
700	PROPOSED CONTOUR
E	UNDERGROUND ELECTRI/TELEPHONE/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

LOCATION PLAN NO. 1

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

REV.:	12/8/2021
DATE:	7/28/2021
SCALE:	1" = 40'-0"
DRAWN BY:	

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-301.1

SHEET 3.4 OF 21

JANUARY 11, 2022

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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 COMMUNITY BUILDING F.F. ELEV.: 42.25

PROPOSED APARTMENT BUILDING 4 F.F. ELEV.: 48.0

PROPOSED APARTMENT BUILDING 1 F.F. ELEV.: 50.0

INFILTRATION BASIN 1
SEE BMP DETAIL SHEET.

INFILTRATION BASIN 2
SEE BMP DETAIL SHEET.

PROPOSED LOT LINE

BIT. CONC. PARKING AREA

DUMPSTERS

BLACK VINYL C.L. FENCE

WOOD GUARDRAIL AND BLACK VINYL C.L. FENCE

UTILITY BUILDING

EMERGENCY ACCESS (GRADED SCREENED AGGREGATE)

WETLAND (ISOLATED LAND SUBJECT TO FLOODING)

WETLAND (DISTURBED VEGETATED WETLAND)

35' SIDE YARD (1 STORY)

45' SIDE YARD (5 STORY)

70' REAR YARD

26 SPACES

30 SPACES

14 SPACES

12 SPACES

7 SPACES

N.

SCALE: 1"=30'
SCALE IN FEET

NOTES:

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3. STORMWATER DRAINAGE DESIGNED BY BETA GROUP, INC.

LOCATION PLAN NO. 2

Caputo & Wick LTD
CIVIL ENGINEERING • SURVEYING
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www.cwltd.net

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DRAWN BY:	
PROJECT #	11/06/2020

AJA architects

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RI SEEKONK HOLDINGS LLC

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AJA GROUP, INC.
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SHEET 3.5 OF 21

JANUARY 11, 2022

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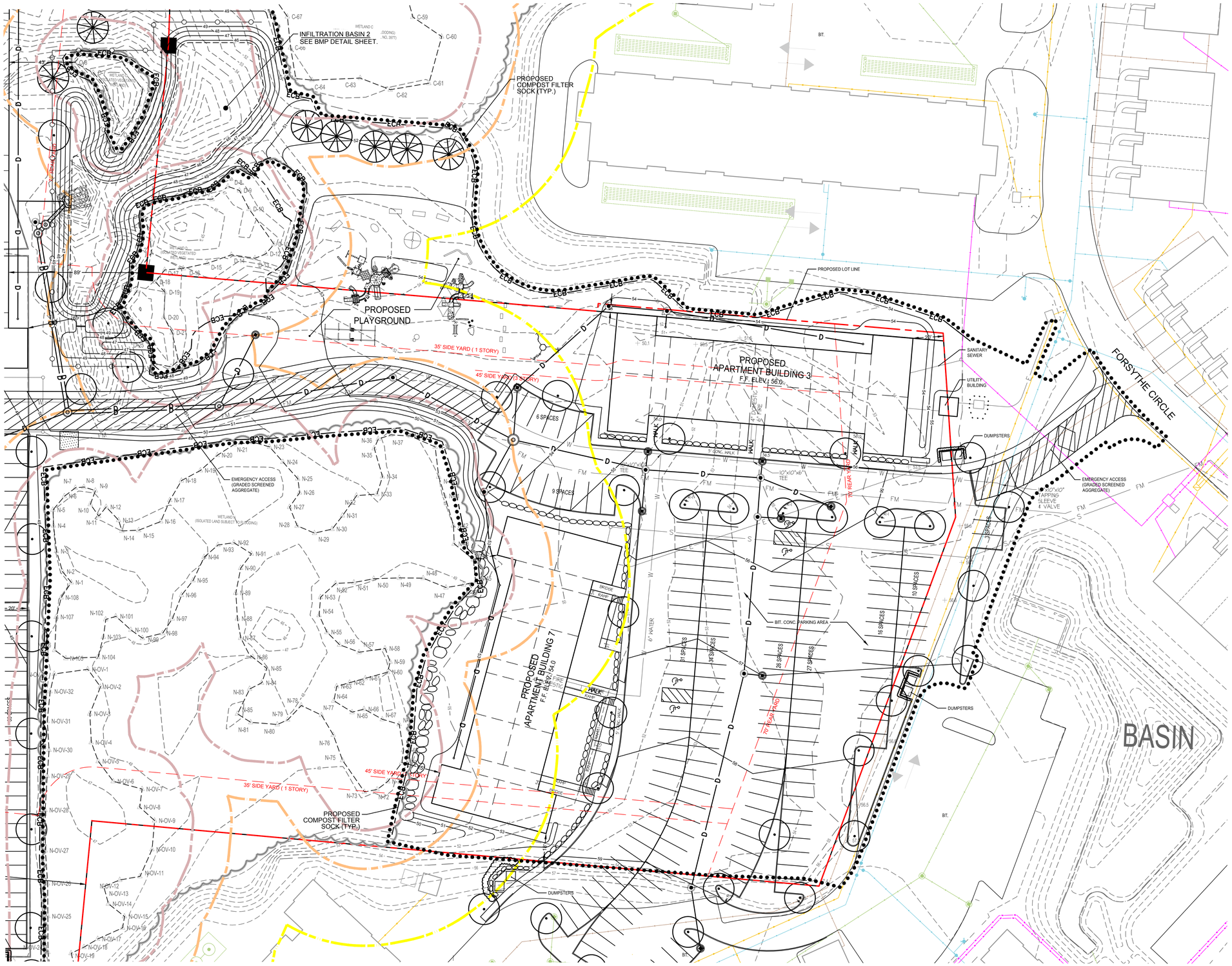
MATCH LOCATION PLAN NO. 2



N.

SCALE: 1"=30'
SCALE IN FEET

NOTES:

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3. STORMWATER DRAINAGE DESIGNED BY BETA GROUP, INC.

LOCATION PLAN NO. 3

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REV.:	12/8/2021
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DRAWN BY:	

AJA architects

PROJECT # 11/06/2020

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(781) 935-2500

GREENBRIER II
RI SEEKONK HOLDINGS LLC

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

C-301.3

SHEET 3.6 OF 21

JANUARY 11, 2022

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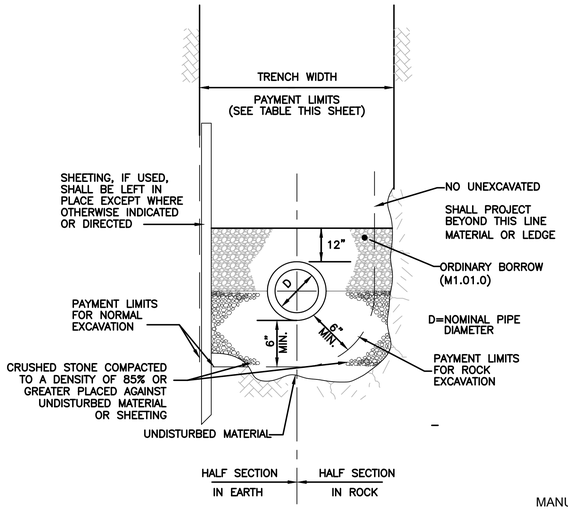


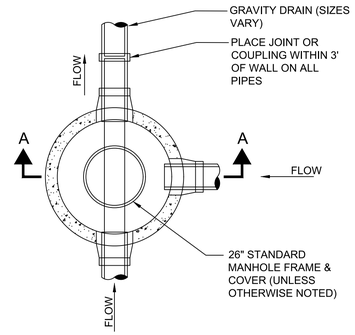
DRAIN TRENCH SECTION

MAXIMUM PAYMENT LIMITS			
DIAMETER OF PIPE D IN INCHES	TRENCH WIDTH IN FEET	TEMPORARY PAVEMENT IN FEET TRENCH DEPTH	
		< OR = 10'	> 10'
12 AND SMALLER	6.00	7.00	8.00
15	6.25	7.25	8.25
18	6.50	7.50	8.50
21	6.75	7.75	8.75
24	7.00	8.00	9.00
27	7.25	8.25	9.25
30	7.50	8.50	9.50
36	8.00	9.00	10.00
42	8.50	9.50	10.50
48	9.00	10.00	11.00
54	9.50	10.50	11.50

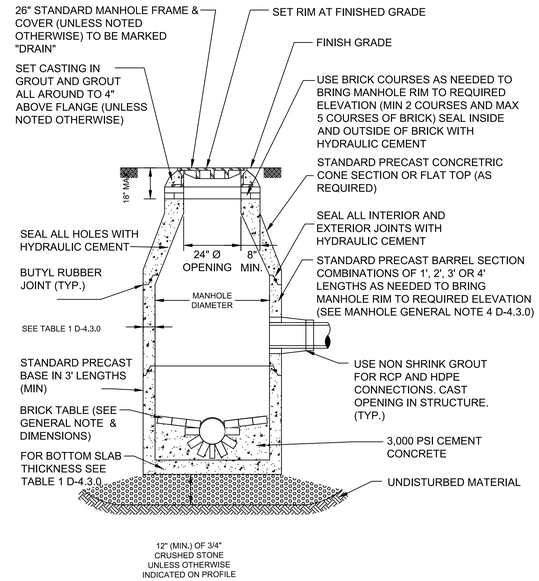
CLASS B ROCK EXCAVATION

MAXIMUM PAYMENT LIMITS	
DIAMETER OF PIPE D IN INCHES	TRENCH WIDTH IN INCHES
12 AND SMALLER	28.00
15	31.00
18	34.00
24	40.00

*NOTE: MAXIMUM 6" ROCK EXCAVATION BELOW PIPE.



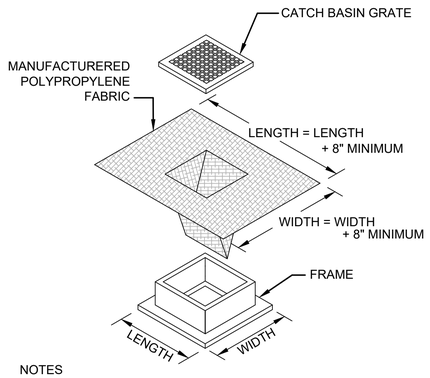
PLAN



SECTION A-A

TYPICAL DRAIN MANHOLE

NOT TO SCALE

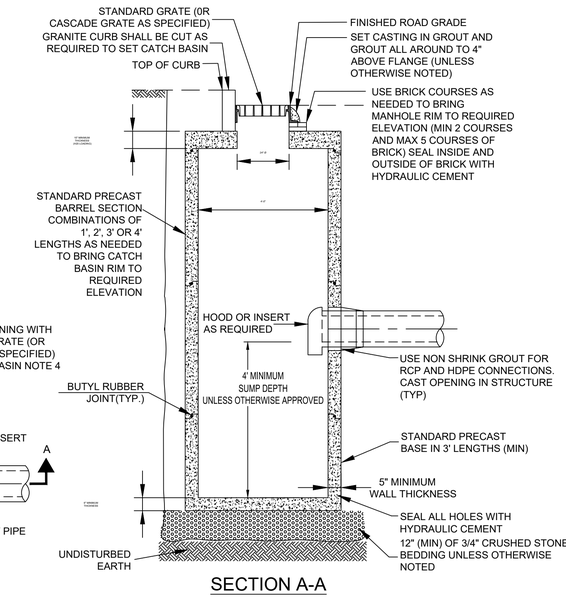


NOTES

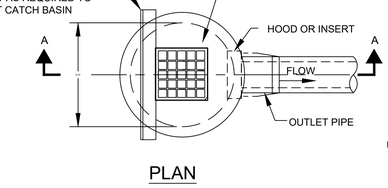
1. LENGTH AND WIDTH OF POLYPROPYLENE FABRIC MUST EXCEED EXISTING CATCH BASIN FRAME DIMENSIONS BY A MINIMUM OF 8".
2. REMOVE CATCH BASIN GRATE AND INSTALL POLYPROPYLENE FABRIC OVER CATCH BASIN FRAME. REPLACE CATCH BASIN GRATE TO SECURE POLYPROPYLENE FABRIC IN PLACE.
3. CATCH BASIN EROSION CONTROL TO BE PLACED AT ALL CATCH BASIN WITHIN PROJECT LIMITS.

TYPICAL CATCH BASIN EROSION CONTROL PROTECTION

NOT TO SCALE



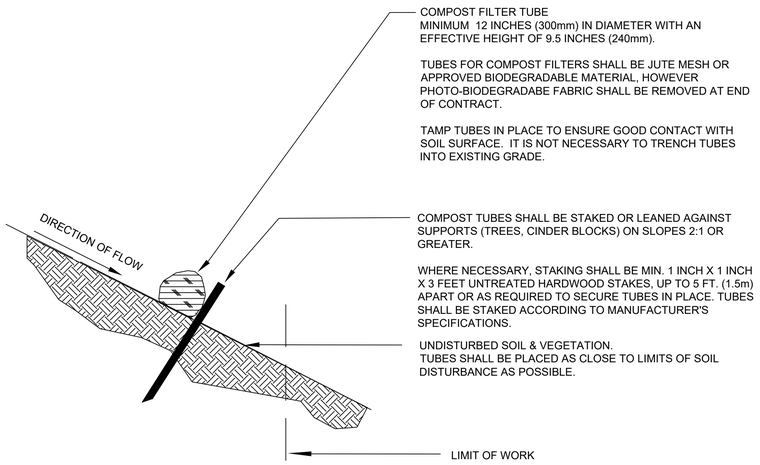
SECTION A-A



PLAN

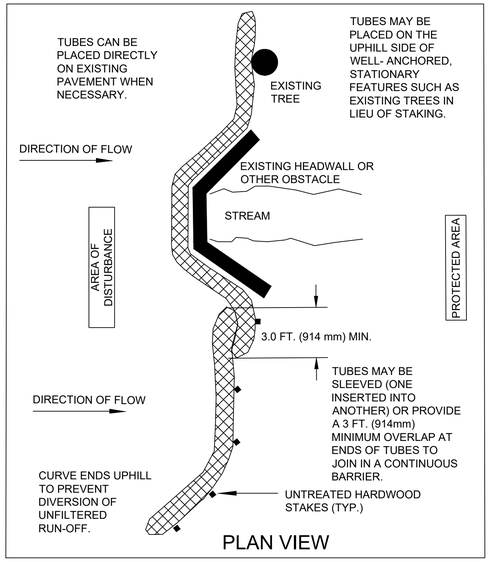
TYPICAL CATCH BASIN

NOT TO SCALE



SEDIMENT CONTROL BARRIER

NOT TO SCALE

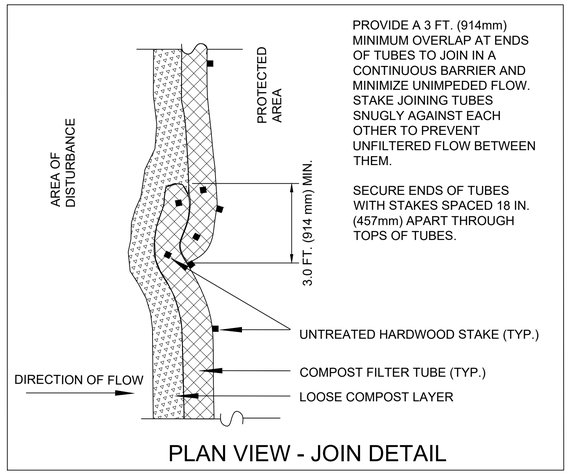


PLAN VIEW

GENERAL NOTES:

1. PROVIDE A MINIMUM TUBE DIAMETER OF 12 INCHES (300mm) FOR SLOPES UP TO 50 FEET (15.24m) IN LENGTH WITH A SLOPE RATIO OF 3H:1V OR STEEPER. LONGER SLOPES OF 3H:1V MAY REQUIRE LARGER TUBE DIAMETER OR ADDITIONAL COURSING OF FILTER TUBES TO CREATE A FILTER BERM. REFER TO MANUFACTURER'S RECOMMENDATIONS FOR SITUATIONS WITH LONGER OR STEEPER SLOPES.
2. INSTALL TUBES ALONG CONTOURS AND PERPENDICULAR TO SHEET OR CONCENTRATED FLOW.
3. TUBE LOCATION MAY BE SHIFTED TO ADJUST TO LANDSCAPE FEATURES, BUT SHALL PROTECT UNDISTURBED AREA AND VEGETATION TO MAXIMUM EXTENT POSSIBLE.
4. DO NOT INSTALL IN PERENNIAL, EPHEMERAL OR INTERMITTENT STREAMS.
5. ADDITIONAL TUBES SHALL BE USED AT THE DIRECTION OF THE ENGINEER.
6. ADDITIONAL STAKING SHALL BE USED AT THE DIRECTION OF THE ENGINEER.

20150226_MassDOT_rev7



PLAN VIEW - JOIN DETAIL

DRAINAGE DETAILS NO. 1

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Nicole B. Iannuzzi Civil No. 40008

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AJA architects

PROJECT #

GREENBRIER II
RI SEEKONK HOLDINGS LLC

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

AJA GROUP, INC.
(781) 935-2500

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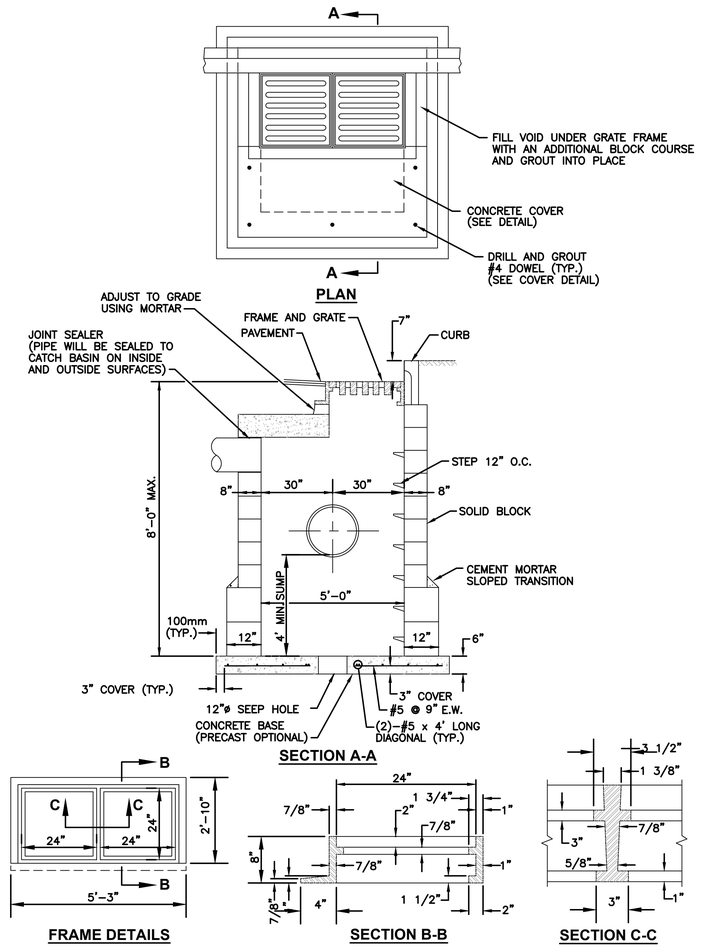
SHEET 8.1 OF 21

JULY 23, 2021

N:\2600s\2651 Greenbrier Condos II\DrawingFiles\PlanSet\2018070.00 MA Seekonk FRA Greenbrier-Showcase - Ch40B Drainage Details.dwg



PLAN

SECTION A-A

FRAME DETAILS

SECTION B-B

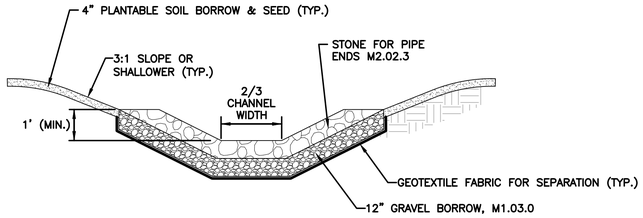
SECTION C-C

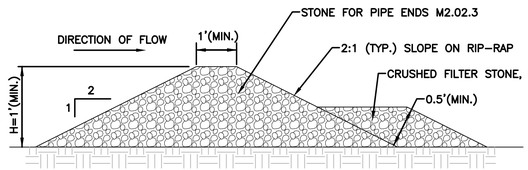
NOTES:

1. 1/2" CEMENT MORTAR COAT REQUIRED ON ALL INSIDE AND OUTSIDE SURFACES.
2. 8" HIGH FRAME MAY BE SUBSTITUTED WITH A 4" HIGH FRAME AS NEEDED. SHOP DRAWINGS ARE REQUIRED.
3. ADJUST DOWEL LOCATION BASED ON PIPE CONFIGURATION, IF REQUIRED.
4. PIPE COVER FOR THIS DETAIL SHALL BE 1'-6" TO 3'-0".
5. USE 8" WALLS UP TO 6'-0" DEPTH, USE 1'-0" WALLS UP TO 8'-0" DEPTH.
6. TWO SINGLE FRAMES WITH THREE FLANGES AND TWIN GRATES MAY BE SUBSTITUTED FOR THE DOUBLE FRAME WITH TWIN GRATES.

DOUBLE GRATE CATCH BASIN

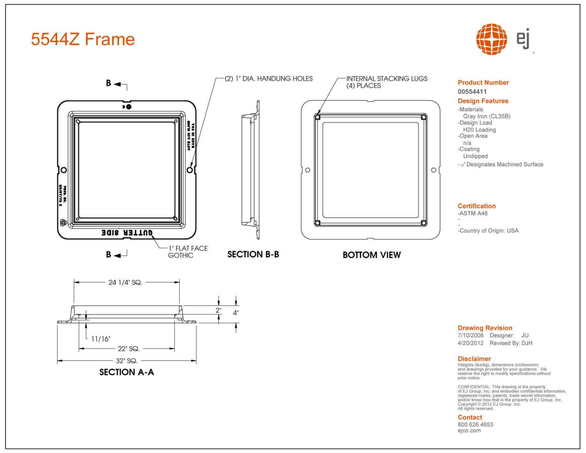
NOT TO SCALE





STONE CHECK DAM DETAIL

NOT TO SCALE



00554411
Quantity: 1

Disclaimer

Weight (lbs./kg), dimensions (inches/mm) and drawings provided for your guidance. We reserve the right to modify specifications without prior notices

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Contact
800 626 4653
ejco.com

TYPICAL 4-INCH FRAME DETAIL

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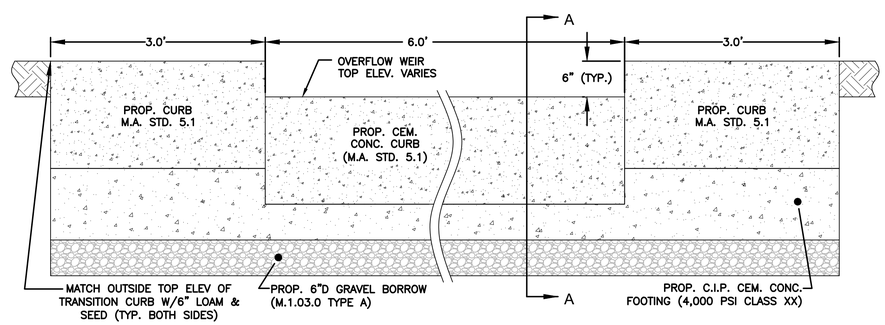
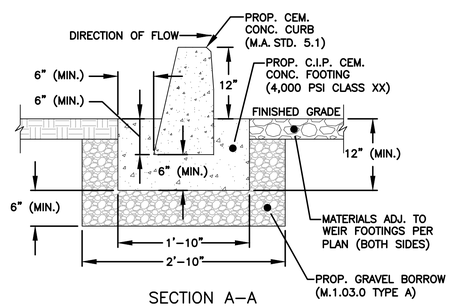
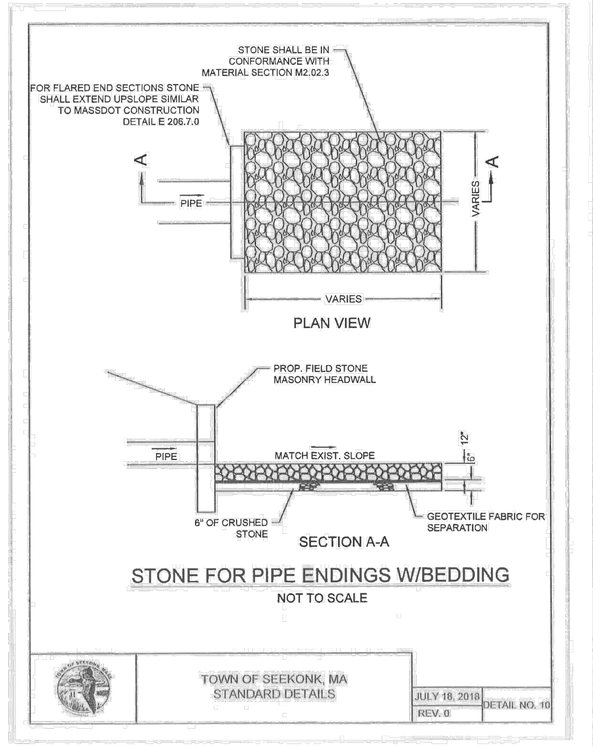


CONCRETE CURB OVERFLOW WEIR DETAIL

NOT TO SCALE



SECTION A–A



PLAN VIEW

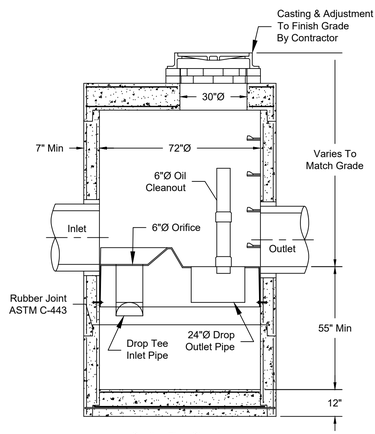
SECTION A-A

STONE FOR PIPE ENDINGS W/BEDDING

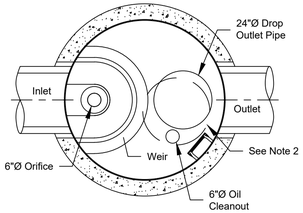
NOT TO SCALE

TOWN OF SEEKONK, MA
STANDARD DETAILS

JULY 18, 2018
REV. 0
DETAIL NO. 10



Section Thru Chamber



Plan View

Notes:
1. Inlet & Outlet Connections To Be Grouted After Installation.
2. The Cover Should Be Positioned Over The Inlet Drop Pipe And The Vent Pipe.
3. The Stormceptor System Is Protected By One Or More Of The Following U.S. Patents: #4985148, #5498332, #5725760, #5753115, #5849181, #6068765, #6371690.
4. Contact Northern Concrete Pipe, Inc. For Further Details Not Listed On This Drawing.

TYPICAL PRECAST STORMCEPTOR STC 900

NOT TO SCALE

DRAINAGE DETAILS NO. 2

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Nicole B. Iannuzzi Civil No. 40008

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PROJECT #

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SHEET 8.2 OF 21

JULY 23, 2021

N:\2600s\2651 Greenbrier Condos II\DrawingFiles\PlanSet\2018070.00 MA Seekonk FRA Greenbrier-Showcase - Ch40B Drainage Details.dwg

Structure Table	
Structure Name	Structure Details
5' DIVERSION DMH-2	RIM = 49.3± INV IN (18" SE)=46.00 (5' DMH-20) INV IN (18" SE)=46.00 (5' DMH-20) INV OUT (12" NW)=46.00 (STORMCEPTOR 1) INV OUT (18" N)=46.00 (DMH-20A) INV OUT (18" N)=46.00 (DMH-20A)
5' DMH-20	RIM = 50.2± INV IN (18" NE)=46.65 (5' DMH-21) INV IN (12" SW)=46.65 (CB-20S) INV IN (18" NE)=46.65 (5' DMH-21) INV OUT (18" NW)=46.65 (5' DIVERSION DMH-2) INV OUT (18" NW)=46.65 (5' DIVERSION DMH-2)
5' DMH-21	RIM = 51.4± INV IN (12" N)=47.40 (CB-21N) INV IN (24" NE)=47.30 (DMH-22) INV OUT (18" SW)=47.30 (5' DMH-20) INV OUT (18" SW)=47.30 (5' DMH-20)
6' DIV. DMH-10	RIM = 45.5± INV IN (20" N)=41.60 (6' DMH-11) INV IN (12" E)=41.90 (CB-10E) INV IN (20" N)=41.60 (6' DMH-11) INV OUT (20" S)=41.60 (HW-2) INV OUT (20" S)=41.60 (HW-2) INV OUT (18" W)=40.55 (DMH-31)
6' DMH-11	RIM = 45.7± INV IN (20" NW)=41.80 (6' DMH-12) INV IN (12" SW)=42.20 (DGCB-11W) INV IN (20" NW)=41.80 (6' DMH-12) INV OUT (20" S)=41.80 (6' DIV. DMH-10) INV OUT (20" S)=41.80 (6' DIV. DMH-10)
6' DMH-12	RIM = 45.7± INV IN (20" NW)=42.30 (6' DMH-13) INV IN (12" NE)=42.50 (DMH RL-B4) INV IN (12" SW)=42.50 (DGCB-12W) INV IN (20" NW)=42.30 (6' DMH-13) INV OUT (20" SE)=42.30 (6' DMH-11) INV OUT (20" SE)=42.30 (6' DMH-11)
6' DMH-13	RIM = 46.4± INV IN (18" NW)=42.93 (6' DMH-14) INV IN (12" SW)=42.90 (CB-13S) INV IN (18" NW)=42.93 (6' DMH-14) INV OUT (20" SE)=42.70 (6' DMH-12) INV OUT (20" SE)=42.70 (6' DMH-12)
6' DMH-14	RIM = 46.7± INV IN (18" NW)=43.10 (DMH-15) INV IN (12" W)=43.10 (CB-14W) INV IN (15" NE)=43.35 (DMH-19) INV OUT (18" SE)=43.10 (6' DMH-13) INV OUT (18" SE)=43.10 (6' DMH-13)
6' DMH-23	RIM = 53.8± INV IN (12" NW)=49.65 (CB-23N) INV IN (18" NE)=49.80 (DMH-24) INV IN (12" S)=49.90 (DMH-RL-B7) INV OUT (24" W)=49.40 (DMH-22)
CB-3W	RIM = 48.5± INV OUT (12" NE)=43.70 (DMH-3)
CB-4	RIM = 43.7± INV OUT (12" W)=41.73 (STORMCEPTOR 2)
CB-10E	RIM = 45.5± INV OUT (12" W)=42.00 (6' DIV. DMH-10)
CB-13S	RIM = 46.1± INV OUT (12" NE)=43.10 (6' DMH-13)
CB-14W	RIM = 46.7± INV OUT (12" E)=43.30 (6' DMH-14)
CB-15E	RIM = 49.1± INV OUT (12" SW)=44.35 (DMH-15)
CB-15W	RIM = 48.2± INV OUT (12" NE)=44.20 (DMH-15)
CB-16E	RIM = 52.2± INV OUT (12" SW)=45.30 (DMH-16)
CB-16S	RIM = 49.3± INV OUT (12" NE)=45.20 (DMH-16)
CB-17S	RIM = 50.3± INV OUT (12" NE)=46.20 (DMH-17)
CB-17W	RIM = 50.8± INV OUT (12" E)=46.60 (DMH-17)

Structure Table	
Structure Name	Structure Details
CB-19N	RIM = 47.7± INV OUT (12" SW)=44.00 (DMH-19)
CB-20S	RIM = 48.7± INV OUT (12" NE)=46.70 (5' DMH-20)
CB-21N	RIM = 51.7± INV OUT (12" S)=47.70 (5' DMH-21)
CB-23N	RIM = 53.7± INV IN (12" N)=49.90 (DMH-B3) INV OUT (12" SE)=49.80 (6' DMH-23)
CB-24N	RIM = 55.1± INV OUT (12" SE)=51.00 (DMH-24)
CB-24S	RIM = 55.5± INV OUT (12" NW)=51.30 (DMH-24)
CB-25E	RIM = 55.8± INV OUT (12" SW)=51.70 (DMH-25)
CB-25W	RIM = 55.6± INV OUT (12" SE)=51.50 (DMH-25)
CB-26E	RIM = 55.7± INV OUT (12" SW)=51.70 (DMH-26)
CB-27E	RIM = 57.0± INV OUT (12" SW)=52.90 (DMH-27)
CB-28E	RIM = 59.3± INV OUT (12" NW)=55.20 (DMH-28)
CB-30N	RIM = 41.9± INV OUT (12" S)=37.80 (DOG DMH-30)
DGCB-1S	RIM = 46.1± INV OUT (12" NW)=42.00 (DMH-1)
DGCB-2W	RIM = 47.8± INV IN (8" W)=42.70 (YD-B4) INV OUT (12" E)=42.70 (DMH-2)
DGCB-11W	RIM = 45.4± INV OUT (12" NE)=42.35 (6' DMH-11)
DGCB-12W	RIM = 45.6± INV OUT (12" NE)=42.60 (6' DMH-12)
DGCB-19W	RIM = 47.3± INV OUT (12" SE)=43.90 (DMH-19)
DMH-1	RIM = 46.2± INV IN (15" NE)=41.90 (DMH-2) INV IN (12" SE)=41.90 (DGCB-1S) INV OUT (15" SW)=41.90 (HW-2A)
DMH-2	RIM = 47.9± INV IN (12" NW)=42.70 (DMH-3) INV IN (12" W)=42.50 (DGCB-2W) INV OUT (15" SW)=42.50 (DMH-1)
DMH-3	RIM = 48.6± INV IN (12" SW)=43.50 (CB-3W) INV OUT (12" SE)=43.40 (DMH-2)

Structure Table	
Structure Name	Structure Details
DMH-15	RIM = 48.2± INV IN (15" NW)=44.20 (DMH-16) INV IN (12" SW)=44.00 (CB-15W) INV IN (12" NE)=44.10 (CB-15E) INV OUT (18" SE)=44.10 (6' DMH-14)
DMH-16	RIM = 49.5± INV IN (12" NW)=45.10 (DMH-17) INV IN (12" SW)=44.90 (CB-16S) INV IN (12" NE)=44.90 (CB-16E) INV OUT (15" SE)=44.90 (DMH-15)
DMH-17	RIM = 50.4± INV IN (12" W)=46.00 (CB-17W) INV IN (12" SW)=46.00 (CB-17S) INV OUT (12" SE)=45.90 (DMH-16)
DMH-19	RIM = 47.0± INV IN (12" NW)=43.70 (DGCB-19W) INV IN (12" NE)=43.70 (CB-19N) INV OUT (15" SW)=43.55 (6' DMH-14)
DMH-20A	RIM = 49.2± INV IN (12" SW)=45.80 (STORMCEPTOR 1) INV IN (18" S)=45.90 (5' DIVERSION DMH-2) INV IN (18" S)=45.90 (5' DIVERSION DMH-2) INV OUT (18" N)=45.85 (HW-1) INV OUT (18" N)=45.85 (HW-1)
DMH-22	RIM = 53.2± INV IN (24" E)=48.60 (6' DMH-23) INV OUT (24" SW)=48.50 (5' DMH-21)
DMH-24	RIM = 55.2± INV IN (18" NE)=50.85 (DMH-25) INV IN (12" SE)=51.00 (CB-24S) INV IN (12" NW)=50.90 (CB-24N) INV OUT (18" SW)=50.85 (6' DMH-23)
DMH-25	RIM = 55.6± INV IN (12" NE)=51.40 (CB-25E) INV IN (12" NW)=51.40 (CB-25W) INV IN (18" SE)=51.40 (DMH-26) INV OUT (18" SW)=51.30 (DMH-24)
DMH-26	RIM = 55.8± INV IN (12" NE)=51.60 (CB-26E) INV IN (15" SE)=51.60 (DMH-27) INV OUT (18" NW)=51.50 (DMH-25)
DMH-27	RIM = 57.1± INV IN (12" SE)=53.00 (DMH-28) INV IN (12" NE)=52.80 (CB-27E) INV OUT (15" NW)=52.70 (DMH-26)
DMH-28	RIM = 59.0± INV IN (12" SE)=55.00 (CB-28E) INV OUT (12" NW)=54.90 (DMH-27)
DMH-31	RIM = 42.8± INV IN (18" E)=38.25 (6' DIV. DMH-10) INV IN (12" N)=36.50 (OVERFLOW-3) INV OUT (18" W)=38.25 (DOG DMH-30)
DMH-B3	RIM = 53.2± INV IN (12" NE)=50.70 (DMH-B3N) INV OUT (12" S)=50.60 (CB-23N)
DMH-B3N	RIM = 53.1± INV IN (8" SE)=50.90 (RL-B3) INV IN (8" NE)=50.90 (RL-B3N) INV OUT (12" SW)=50.90 (DMH-B3)
DMH-RL-B5	RIM = 44.3± INV IN (12" NW)=41.60 (DMH-RL-B5B) INV IN (12" SE)=41.70 (RL-B5A) INV IN (12" NW)=41.60 (DMH-RL-B5B) INV OUT (15" SW)=41.60 (HW-B5)
DMH-RL-B5B	RIM = 44.6± INV IN (12" NW)=42.10 (YD-B5C) INV IN (12" NW)=42.10 (YD-B5C) INV OUT (12" SE)=42.10 (DMH-RL-B5) INV OUT (12" SE)=42.10 (DMH-RL-B5)
DMH-RL-B6	RIM = 45.2± INV IN (15" NW)=42.20 (DMH-RL-B6A) INV OUT (15" SE)=42.20 (YD-B5C)
DMH-RL-B6A	RIM = 45.3± INV IN (12" NW)=42.55 (YD-B2) INV OUT (15" SE)=42.55 (DMH-RL-B6)
DMH-RL-B7	RIM = 53.0± INV IN (12" SE)=50.20 (RL-B7A) INV OUT (12" N)=50.20 (6' DMH-23)
DMH RL-B4	RIM = 46.3± INV IN (12" SE)=43.00 (RL-B4A) INV IN (12" NW)=43.00 (RL-B4B) INV OUT (12" SW)=43.00 (6' DMH-12)

Structure Table	
Structure Name	Structure Details
DOG DMH-30	RIM = 41.7± INV IN (15" S)=36.20 (OVERFLOW-2) INV IN (12" N)=37.50 (CB-30N) INV IN (18" E)=37.20 (DMH-31)
HW-1	RIM = 47.9± INV IN (18" S)=45.70 (DMH-20A) INV IN (8" SW)=46.00 (RL-B1) INV IN (18" S)=45.70 (DMH-20A)
HW-2	RIM = 44.2± INV IN (20" N)=41.50 (6' DIV. DMH-10) INV IN (20" N)=41.50 (6' DIV. DMH-10)
HW-2A	RIM = 43.8± INV IN (15" NE)=41.75 (DMH-1)
HW-3	RIM = 43.3± INV IN (12" SE)=41.50 (STORMCEPTOR 2)
HW-B5	RIM = 42.7± INV IN (15" NE)=41.50 (DMH-RL-B5)
HW-CC	RIM = 42.9± INV IN (8" SW)=41.70 (RL-CC)
OVERFLOW-2	RIM = 41.0± INV OUT (15" N)=36.60 (DOG DMH-30)
OVERFLOW-3	RIM = 43.0± INV OUT (12" S)=38.00 (DMH-31)

Structure Table	
Structure Name	Structure Details
STORMCEPTOR 1	RIM = 49.3± INV IN (12" SE)=45.95 (5' DIVERSION DMH-2) INV OUT (12" NE)=45.85 (DMH-20A)
STORMCEPTOR 2	RIM = 44.1± INV IN (12" E)=41.53 (CB-4) INV OUT (12" NW)=41.53 (HW-3)
YD-B2	RIM = 44.9± INV IN (12" NW)=42.85 (RL-B6B) INV IN (8" NE)=43.00 (YD-B2-1) INV OUT (12" SE)=42.85 (DMH-RL-B6A)
YD-B2-1	RIM = 44.9± INV IN (8" NW)=43.30 (YD-B2-2) INV OUT (8" SW)=43.30 (YD-B2)
YD-B2-2	RIM = 47.9± INV OUT (8" SE)=44.00 (YD-B2-1)
YD-B4	RIM = 46.5± INV IN (8" NW)=43.00 (YD-B4E) INV OUT (8" E)=43.00 (DGCB-2W)
YD-B4E	RIM = 46.5± INV OUT (8" SE)=43.60 (YD-B4)
YD-B5	RIM = 44.5± INV OUT (8" NW)=42.60 (YD-B6)
YD-B5C	RIM = 43.9± INV IN (15" NW)=42.15 (DMH-RL-B6) INV IN (8" NE)=42.15 (YD-B6) INV OUT (12" SE)=42.15 (DMH-RL-B5B) INV OUT (12" SE)=42.15 (DMH-RL-B5B)
YD-B6	RIM = 43.9± INV IN (8" NW)=42.30 (YD-B6-1) INV IN (8" SE)=42.30 (YD-B5) INV OUT (8" SW)=42.30 (YD-B5C)
YD-B6-1	RIM = 45.5± INV IN (8" NW)=-1.37 (YD-B6-2) INV OUT (8" SE)=42.50 (YD-B6)
YD-B6-2	RIM = 45.5± INV OUT (8" SE)=-1.19 (YD-B6-1)

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Nicole B. Iannuzzi
Civil
No. 40008

DATE:

SCALE:

DRAWN BY:

AJA architects

PROJECT #

GREENBRIER II
RI SEEKONK HOLDINGS LLC

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AJA GROUP, INC.
(781) 935-2500

DRAINAGE DETAILS NO. 3

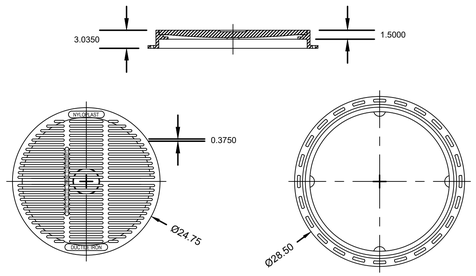
C-803

SHEET 8.3 OF 21

JULY 23, 2021

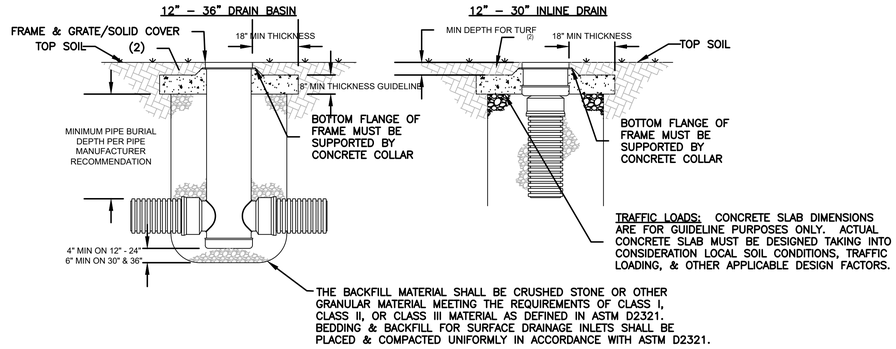
N:\2600s\2651 Greenbrier Condos II\DrawingFiles\PlanSet\2018070.00 MA Seekonk FRA Greenbrier-Showcase - Ch40B Drainage Details.dwg

APPROX. DRAIN AREA = 164.10 SQ IN
APPROX. WEIGHT WITH FRAME = 99.50 LBS



24 IN PEDESTRIAN GRATE ASSEMBLY - TYPE B

1. DIMENSIONS ARE FOR REFERENCE ONLY
2. ACTUAL DIMENSIONS MAY VARY
3. DIMENSIONS ARE IN INCHES
4. GRATE MEETS H-10 LOAD RATING
5. QUALITY: MATERIALS SHALL CONFORM TO ASTM A536 GRADE 70-50-05
6. PAINT: CASTINGS ARE FURNISHED WITH A BLACK PAINT
7. SIZE OF OPENING MEETS REQUIREMENTS OF AMERICAN DISABILITY ACT AS STATED IN FEDERAL REGISTER PART III, DEPARTMENT OF JUSTICE, 28 CFR PART 36.
8. LOCKING DEVICE AVAILABLE UPON REQUEST SEE DRAWING NO.7001-110-023



1. GRATES/SOLID COVERS SHALL MEET H-20 LOAD RATING FOR 30" PEDESTRIAN & 12" – 30" STANDARD & SOLID
2. DESIGN SHOULD ACCOUNT FOR ROOT DEPTH TO ALLOW TURF TO GROW AND PREVENT EROSION AROUND GRATESO THAT HAZARDS DO NOT FORM.

DRAIN BASIN & INLINE DRAIN
TURF TRAFFIC INSTALLATION

YARD DRAIN DETAIL
NOT TO SCALE

DRAINAGE DETAILS NO. 3

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Nicole B. Iannuzzi
Civil
No. 40008

DATE:
SCALE:
DRAWN BY:

AJA architects

PROJECT #

GREENBRIER II
RI SEEKONK HOLDINGS LLC

AJA ARCHITECTS
16 MASON AVE SUITE 5 NORTH ATTLEBORO, MA 02760
AJA GR
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SHEET 8.3 OF 21

JULY 23, 2021

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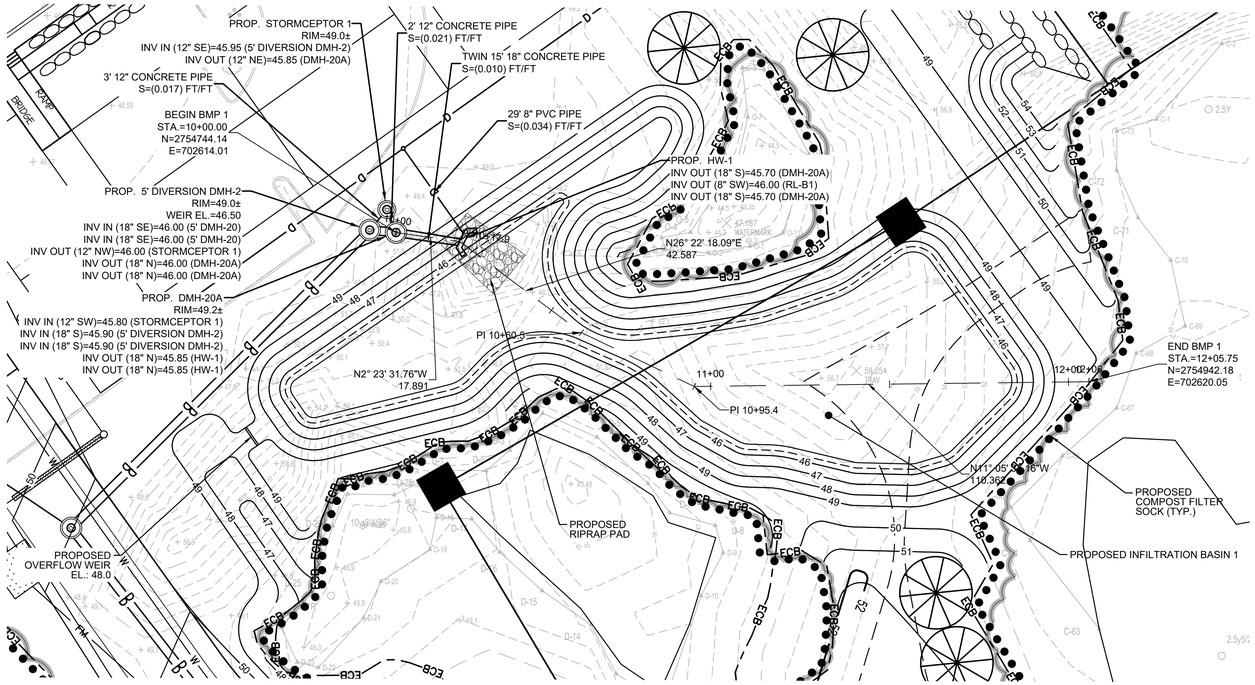
MASS. STATE PLANE COORDINATE SYSTEM (NAD 83)

N.

20 10 0 20 40 60

SCALE: 1"=20'
SCALE IN FEET



LEGEND:

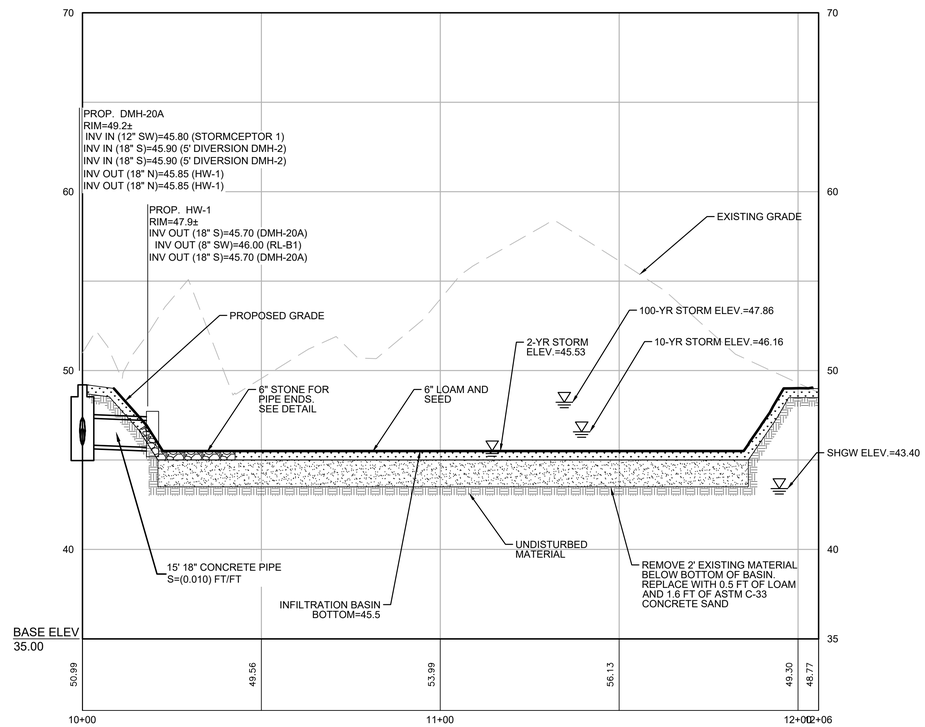
- TREELINE
- PROPERTY LINE
- 700 — EXISTING CONTOUR
- 700 — PROPOSED CONTOUR
- E — UNDERGROUND ELECTRI/TELEPHONE/CATV
- FS — FIRE SUPPLY
- W — DOMESTIC WATER
- D — DRAIN
- FM — SANITARY SEWER FORCE MAIN
- S — SANITARY SEWER
- G — GAS
- // — OVERHEAD WIRES
- PEDESTRIAN ROUTES
- ECB — EROSION CONTROL BARRIER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

NOTES:

1. UNDERGROUND UTILITIES DEPICTED HEREON ARE TO BE CONSIDERED APPROXIMATE. ALL UNDERGROUND UTILITIES ARE NOT SHOWN ON THIS MAP.
2. CONTRACTOR SHALL AVOID OVER COMPACTION OF SOILS WITH CONSTRUCTION VEHICLES WITHIN INFILTRATION AREAS.

PLAN: INFILTRATION BASIN 1

BMP 1
STA 10+00 TO STA 12+05.75



HOR. SCALE IN FEET: 1"=20'
20 0 20 40
VER. SCALE IN FEET: 1"=4'
4 0 4 8

PROFILE: INFILTRATION BASIN 1

BMP PLAN NO. 1

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STATE OF RHODE ISLAND
Nicole B. Iannuzzi
Civil
No. 40008

DATE:

SCALE:

DRAWN BY:

AJA architects

PROJECT #

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RI SEEKONK HOLDINGS LLC

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AJA GROUP, INC.
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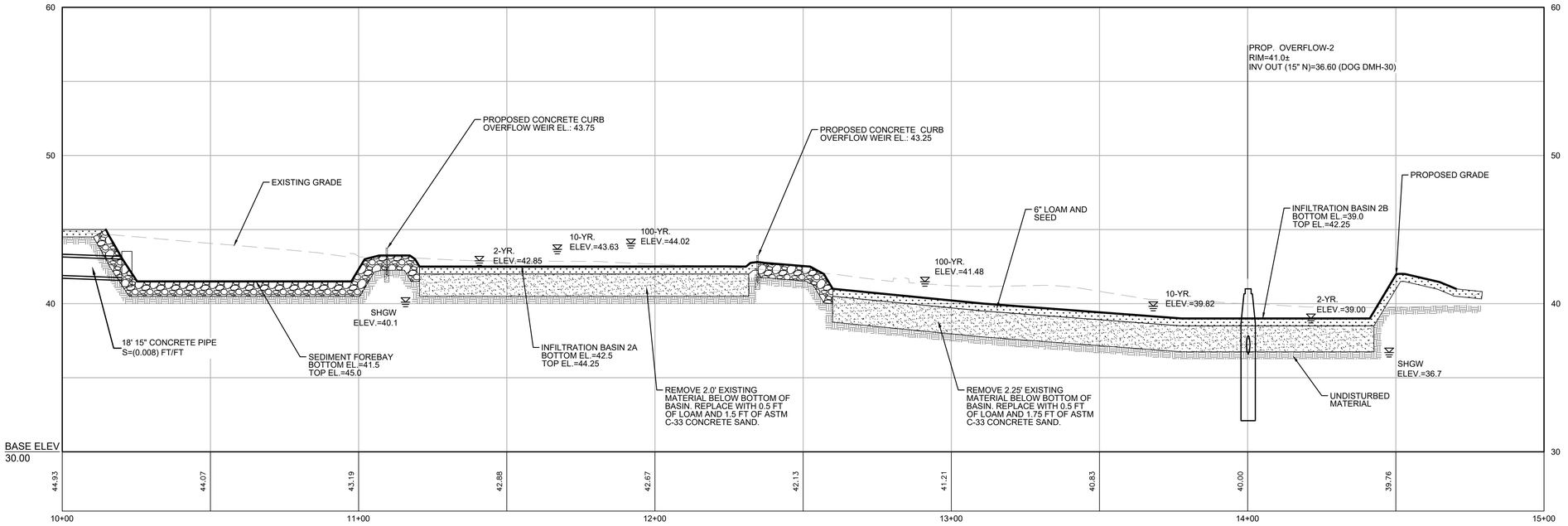
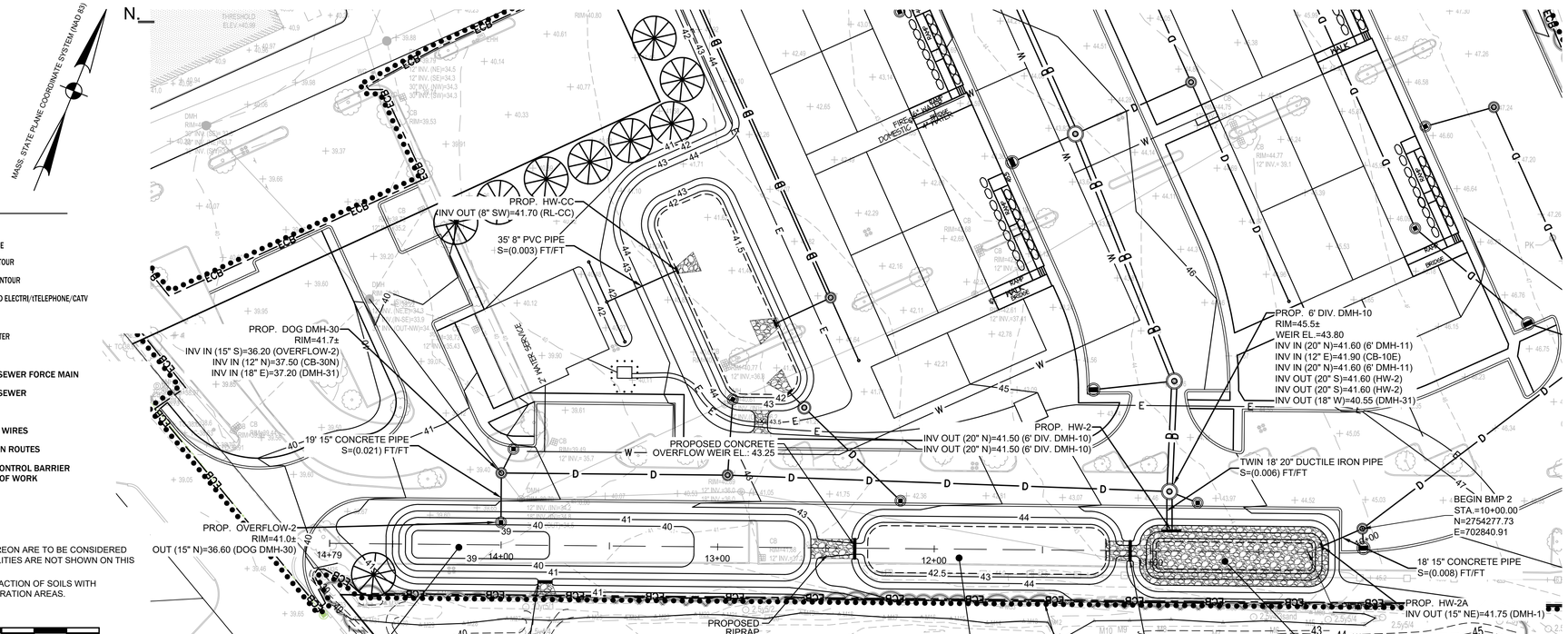
BMP 2
STA 10+00 TO STA 15+00.00



HOR. SCALE IN FEET: 1"=20'
20 0 20 40
VER. SCALE IN FEET: 1"=4'
4 0 4 8

PROFILE: INFILTRATION BASIN 2



PLAN: INFILTRATION BASIN 2

LEGEND:

- TREELINE
- PROPERTY LINE
- 700 — EXISTING CONTOUR
- 700 — PROPOSED CONTOUR
- E — UNDERGROUND ELECTRI/TELEPHONE/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 BARRIER AND LIMIT OF WORK

NOTES:

1. UNDERGROUND UTILITIES DEPICTED HEREON ARE TO BE CONSIDERED APPROXIMATE. ALL UNDERGROUND UTILITIES ARE NOT SHOWN ON THIS MAP.
2. CONTRACTOR SHALL AVOID OVER COMPACTION OF SOILS WITH CONSTRUCTION VEHICLES WITHIN INFILTRATION AREAS.

30 15 0 30 60 90
SCALE: 1"=30'
SCALE IN FEET

BMP PLAN NO. 2

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Nicole B. Iannuzzi
Civil
No. 40008

DATE:

SCALE:

DRAWN BY:

AJA architects

PROJECT #

GREENBRIER II
RI SEEKONK HOLDINGS LLC

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(781) 935-2500

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JULY 23, 2021

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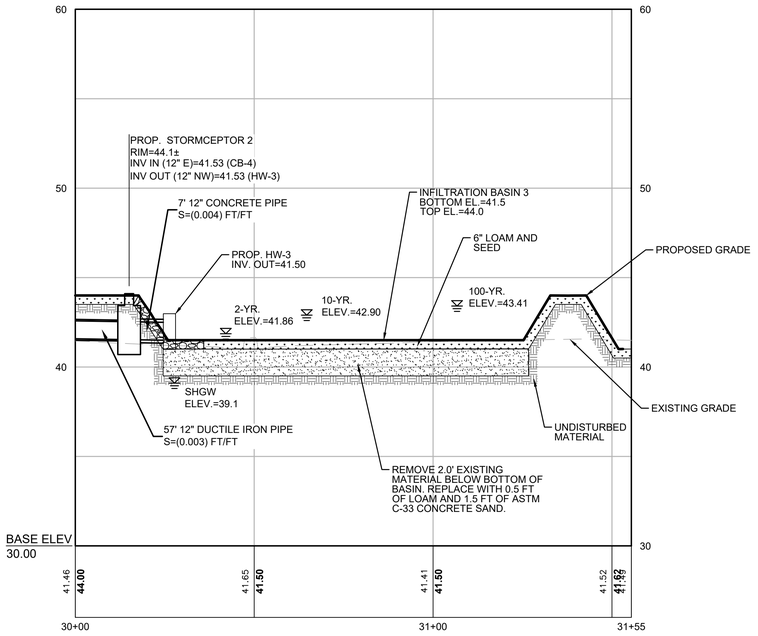
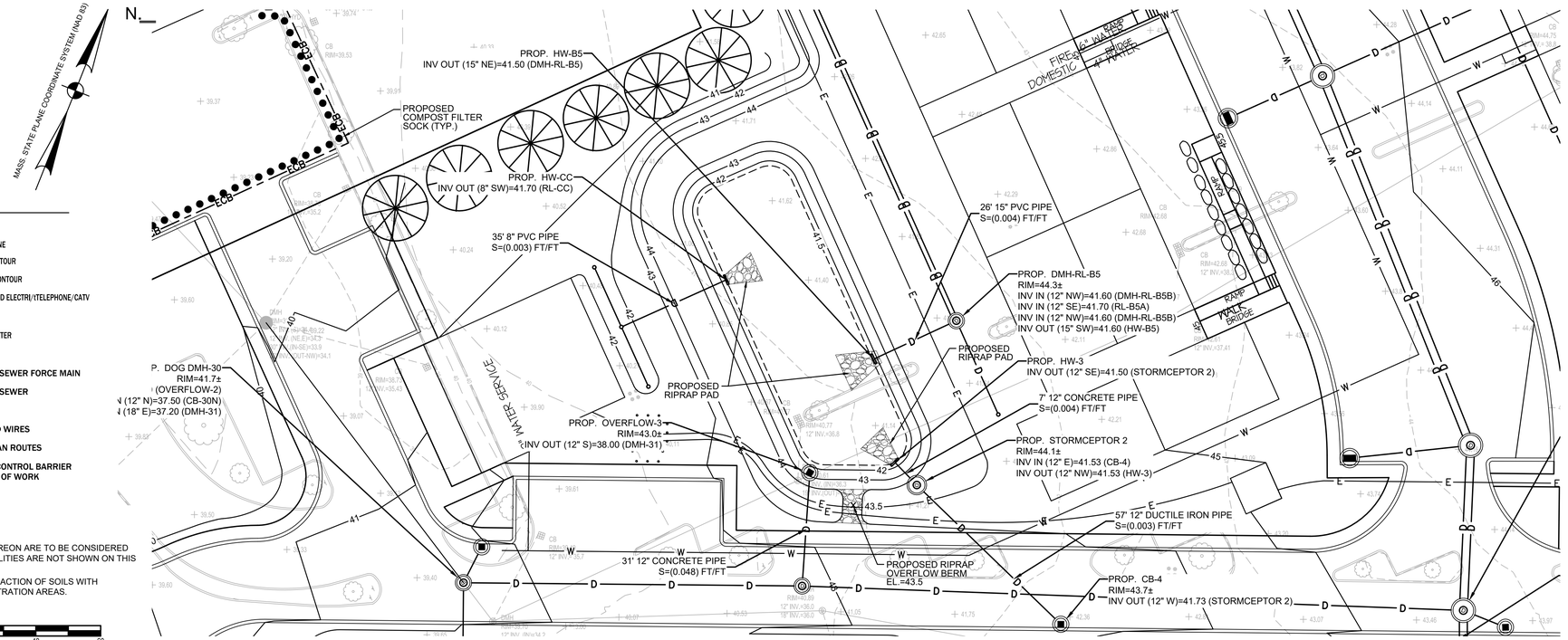
BMP 3 ALIGNMENT
STA 30+00 TO STA 31+55.43



PROFILE: INFILTRATION BASIN 3

HOR. SCALE IN FEET: 1"=20'
20 0 20 40
VER. SCALE IN FEET: 1"=4'
4 0 4 8



LEGEND:

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NOTES:

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2. CONTRACTOR SHALL AVOID OVER COMPACTION OF SOILS WITH CONSTRUCTION VEHICLES WITHIN INFILTRATION AREAS.

20 10 0 20 40 60

SCALE: 1"=20'
SCALE IN FEET

PLAN: INFILTRATION BASIN 3

BMP PLAN NO. 3

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DATE:

SCALE:

DRAWN BY:

AJA architects

PROJECT #

GREENBRIER II
RI SEEKONK HOLDINGS LLC

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

AJA GROUP, INC.
(781) 935-2500

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JULY 23, 2021

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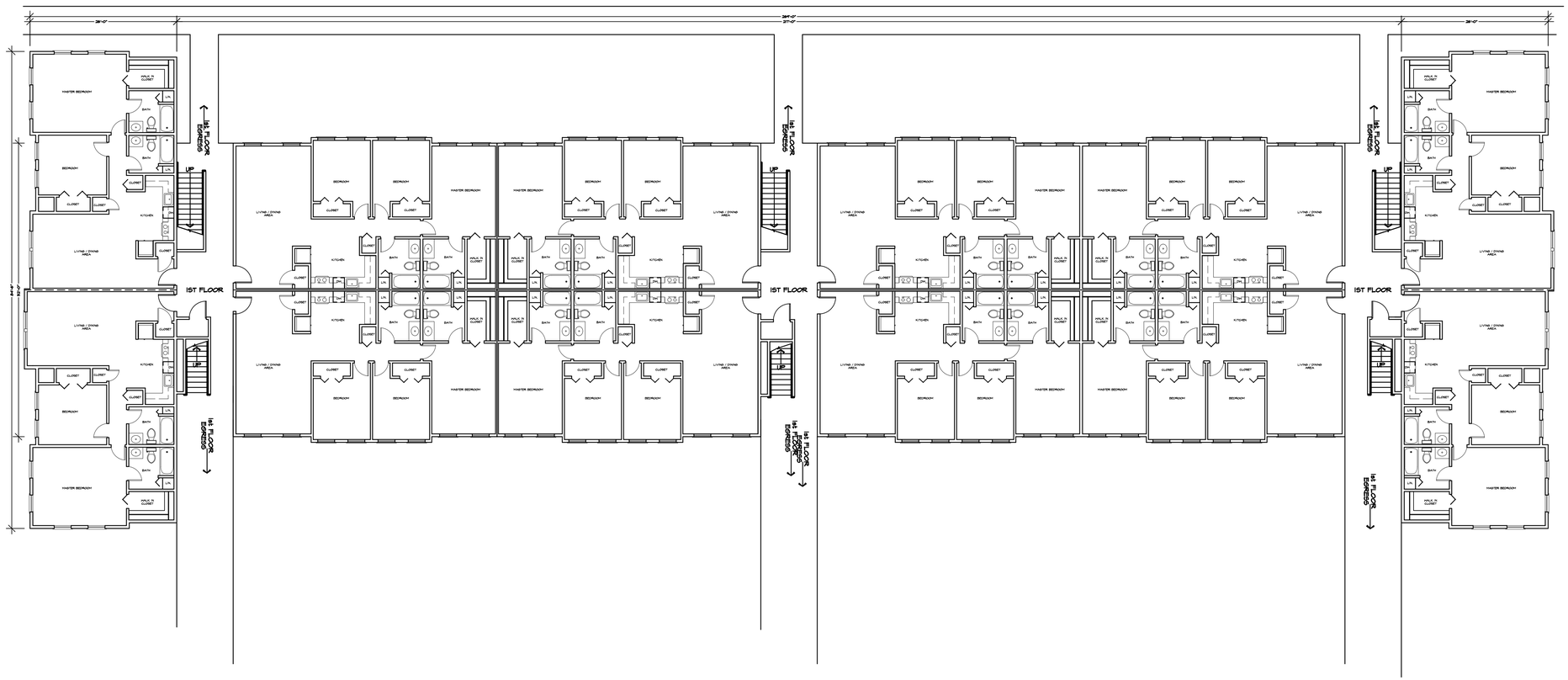

FLOOR PLAN
SCALE : 3/32" = 1'-0"

BUILDINGS 1 & 4 - 1ST FLOOR PLAN

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REGISTERED ARCHITECT
PHILLIP KRUTHOS
No. 8360
PEABODY, MASS.
COMMONWEALTH OF MASSACHUSETTS

DATE:	11/06/2020
SCALE:	3/32" = 1'-0"
DRAWN BY:	DB

AJA architects

PROJECT # 11/06/2020

AJA GROUP, INC.
(781) 935-2500

GREENBRIER II
RI SEEKONK HOLDINGS LLC

AJA ARCHITECTS
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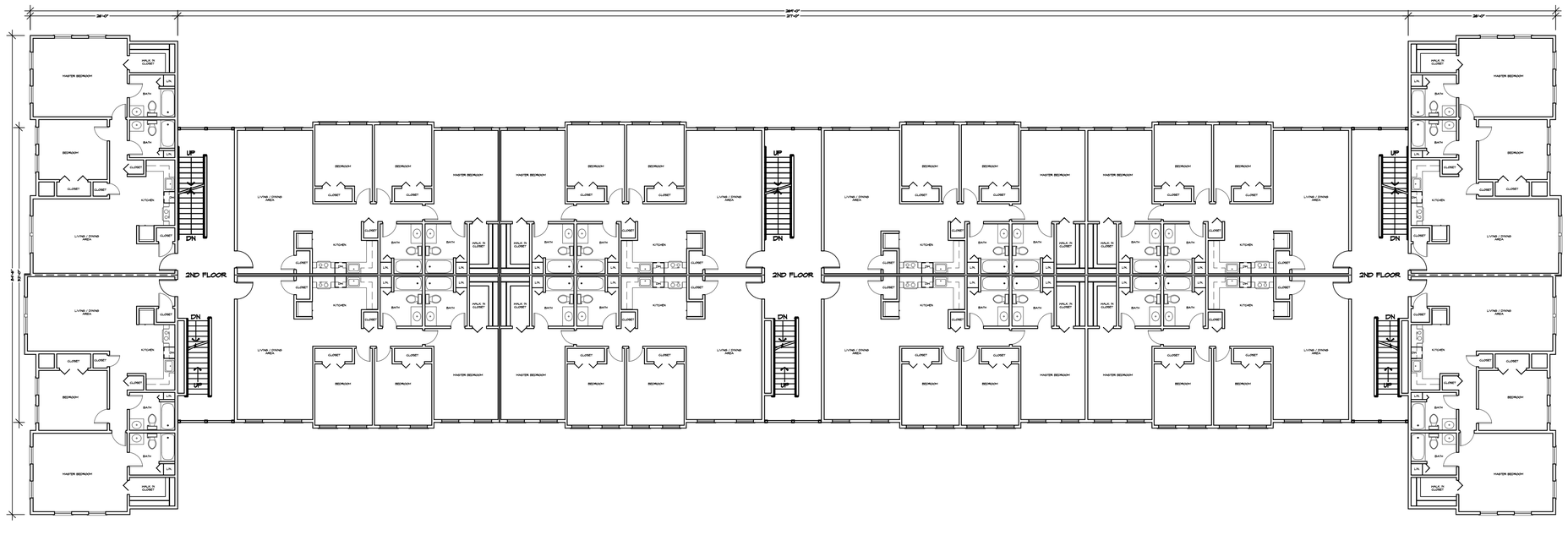

FLOOR PLAN
SCALE : 3/32" = 1'-0"

BUILDINGS 1 & 4 - 2ND FLOOR PLAN

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REGISTERED ARCHITECT
PHILLIP KEITHOS
No. 8360
PEABODY, MASS.
CORPORATION OF MASSACHUSETTS

DATE:	11/06/2020
SCALE:	3/32" = 1'-0"
DRAWN BY:	DB

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PROJECT # 11/06/2020

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RI SEEKONK HOLDINGS LLC

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NOVEMBER 6, 2020

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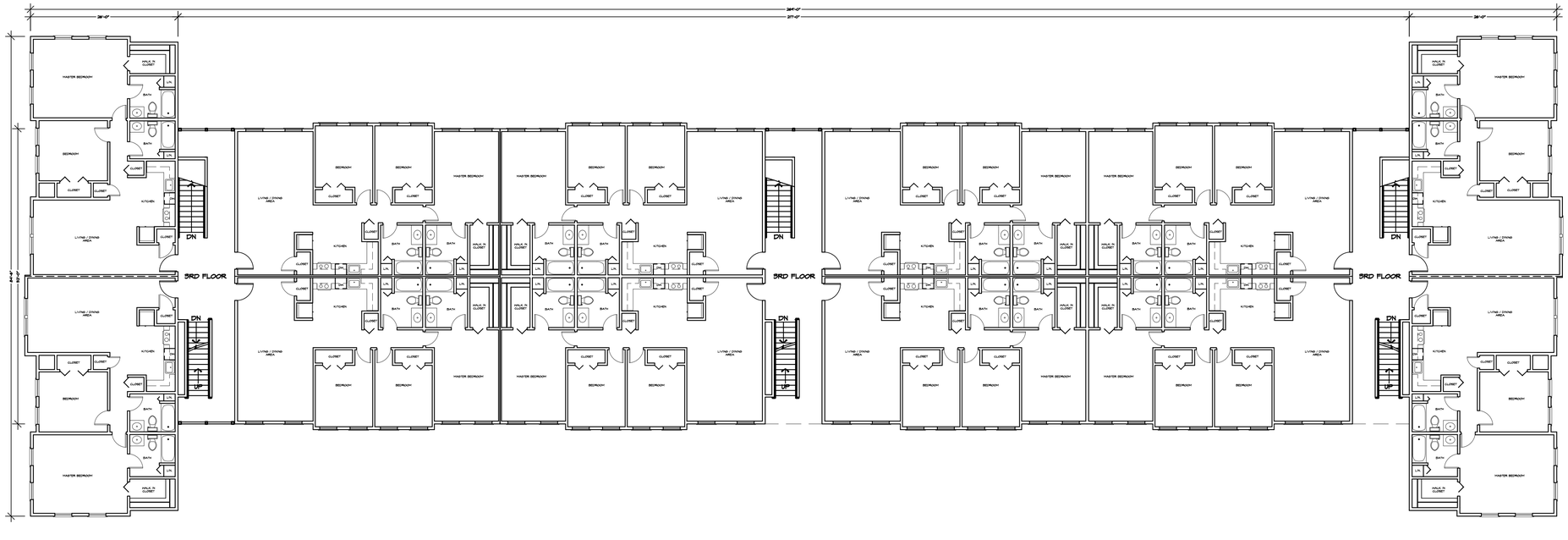

FLOOR PLAN
SCALE : 3/32" = 1'-0"

BUILDINGS 1 & 4 - 3RD FLOOR PLAN

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REGISTERED ARCHITECT
PHILLIP KRUTINOS
No. 8360
PEABODY, MASS.
COMMONWEALTH OF MASSACHUSETTS

DATE:	11/06/2020
SCALE:	3/32" = 1'-0"
DRAWN BY:	DB

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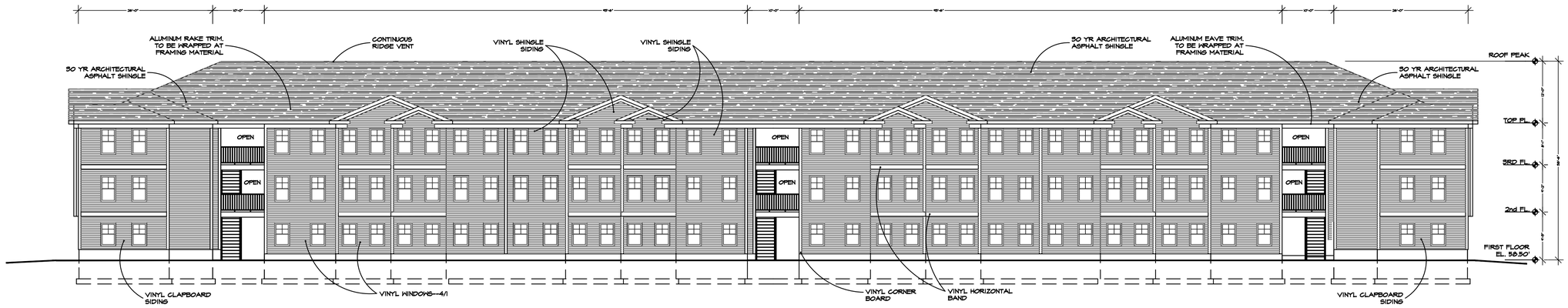
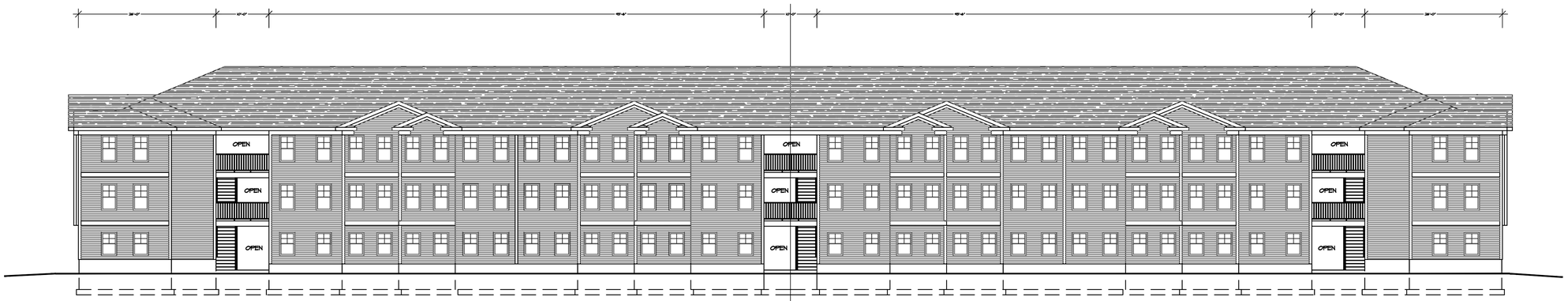


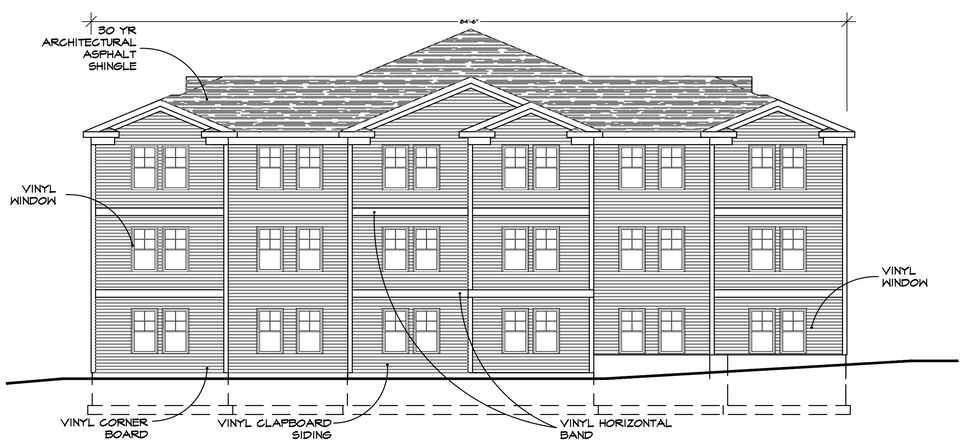
FRONT ELEVATION

SCALE : 3/32" = 1'-0"



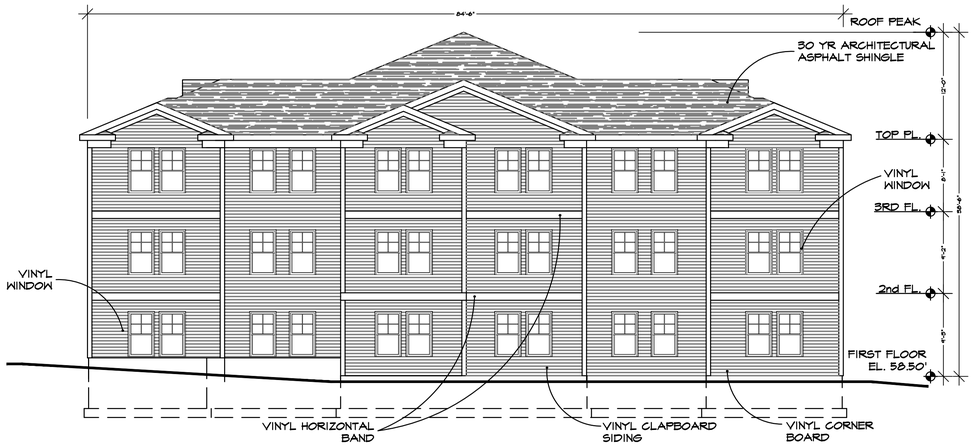
BACK ELEVATION

SCALE : 3/32" = 1'-0"



LEFT SIDE ELEVATION

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



RIGHT SIDE ELEVATION

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

BUILDINGS 1 & 4 - ELEVATIONS

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REGISTERED ARCHITECT
PHILLIP KUTINOS
No. 8360
PEABODY, MASS.
COMMONWEALTH OF MASSACHUSETTS

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

AJA architects

PROJECT #	11/06/2020

GREENBRIER II
RI SEEKONK HOLDINGS LLC

AJA ARCHITECTS
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AJA GROUP, INC.
(781) 935-2500

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NOVEMBER 6, 2020

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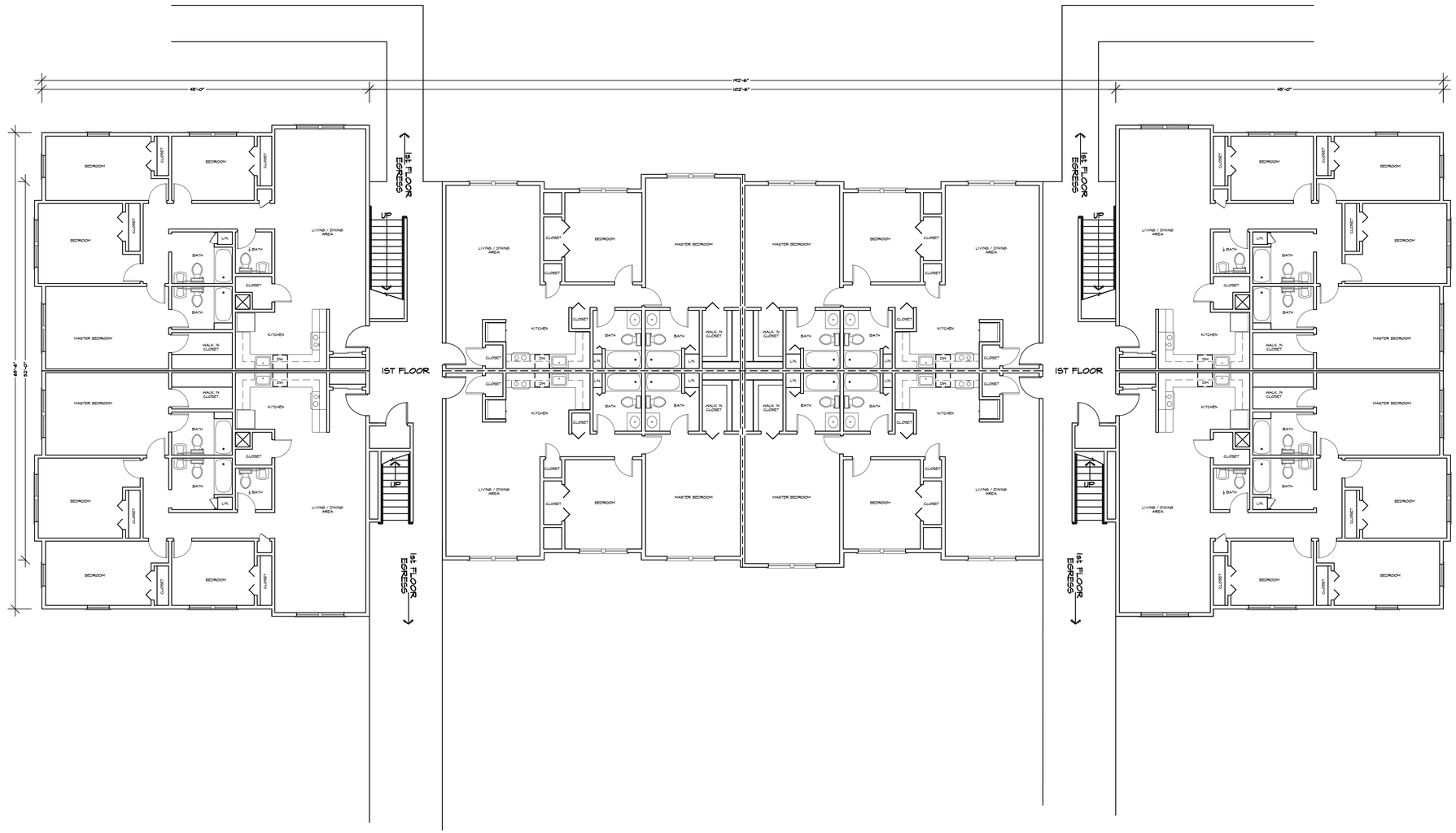

FLOOR PLAN
SCALE : 1/8" = 1'-0"

BUILDING 2 - 1ST FLOOR PLAN

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REGISTERED ARCHITECT
PHILLIP KEITHOS
No. 8360
PEABODY, MASS.
COMMONWEALTH OF MASSACHUSETTS

DATE:	11/06/2020
SCALE:	1/8" = 1'-0"
DRAWN BY:	DB

AJA architects

PROJECT #	11/06/2020

AJA GROUP, INC.
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RI SEEKONK HOLDINGS LLC

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16 MASON AVE SUITE 5 NORTH ATTLEBORO, MA 02760

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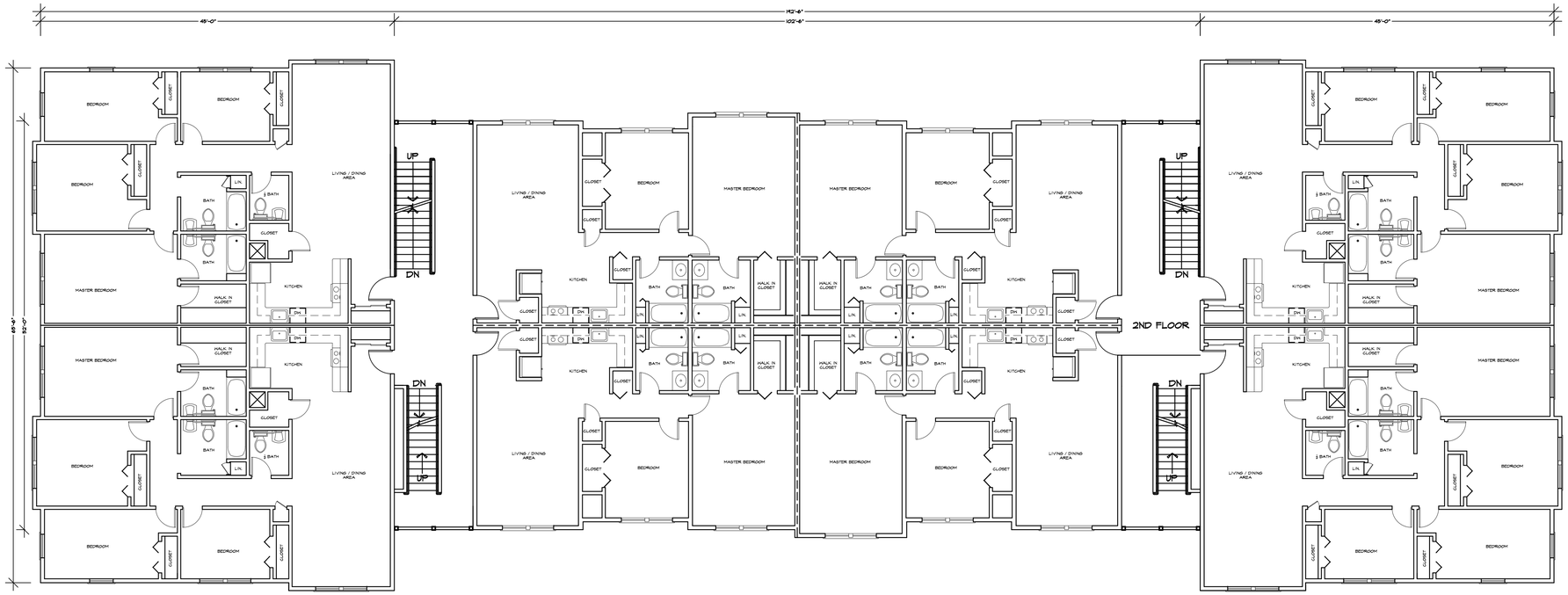

FLOOR PLAN
SCALE : 1/8" = 1'-0"

BUILDING 2 - 2ND FLOOR PLAN

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DATE: 11/06/2020
SCALE: 1/8" = 1'-0"
DRAWN BY: DB

AJA architects
PROJECT # 11/06/2020

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RI SEEKONK HOLDINGS LLC

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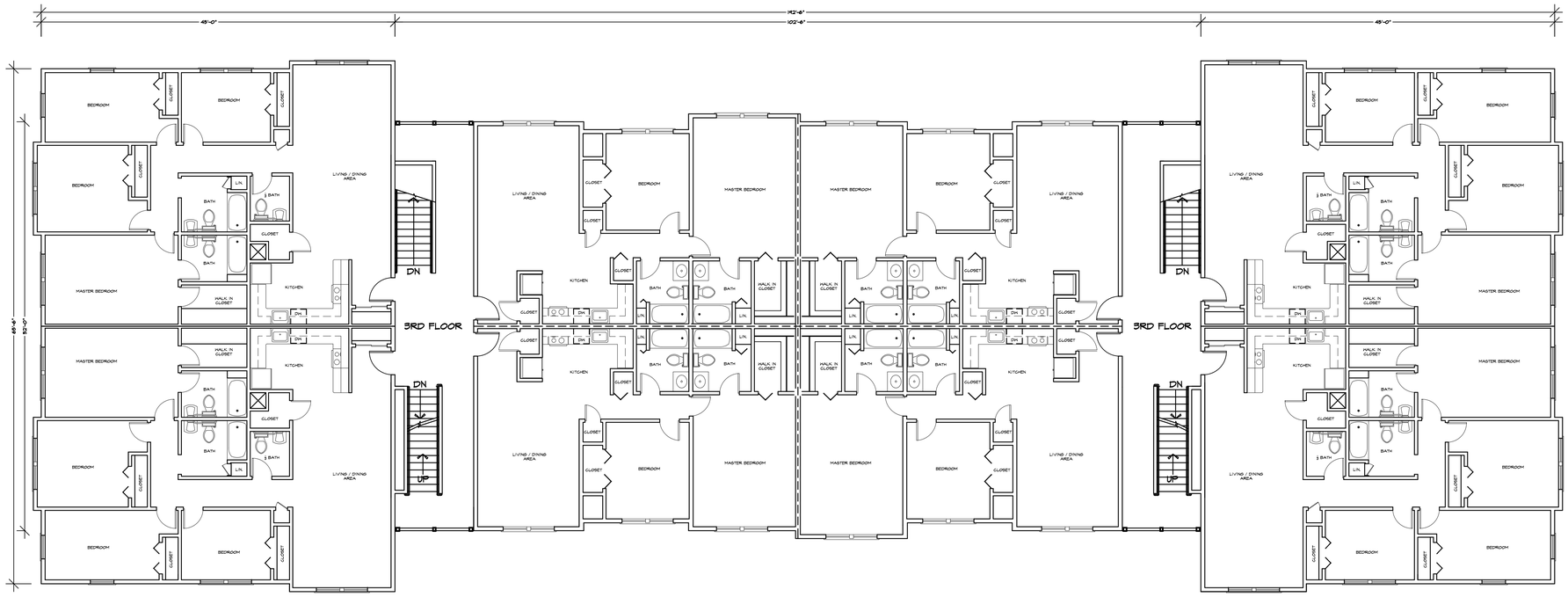

FLOOR PLAN
SCALE : 1/8" = 1'-0"

BUILDING 2 - 3RD FLOOR PLAN

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DATE: 11/06/2020
SCALE: 1/8" = 1'-0"
DRAWN BY: DB

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PROJECT # 11/06/2020

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RI SEEKONK HOLDINGS LLC
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SHEET 10 OF 21

NOVEMBER 6, 2020

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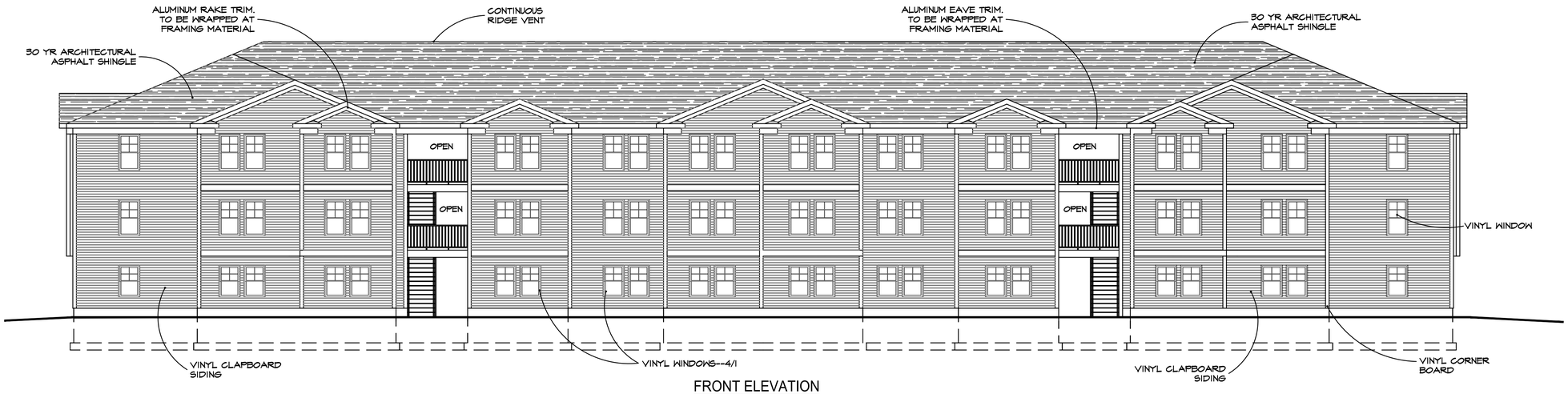
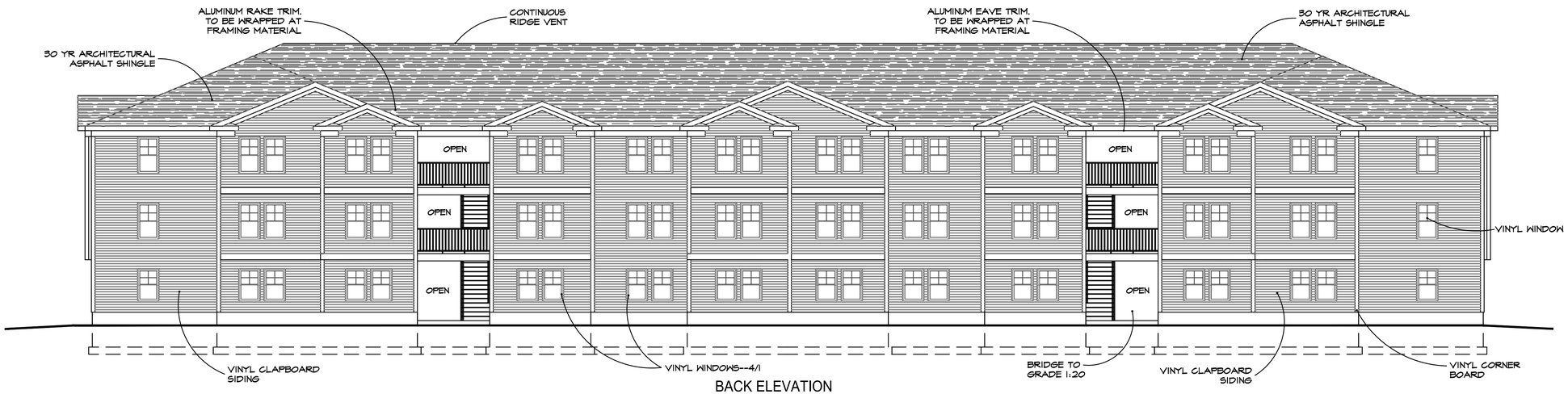


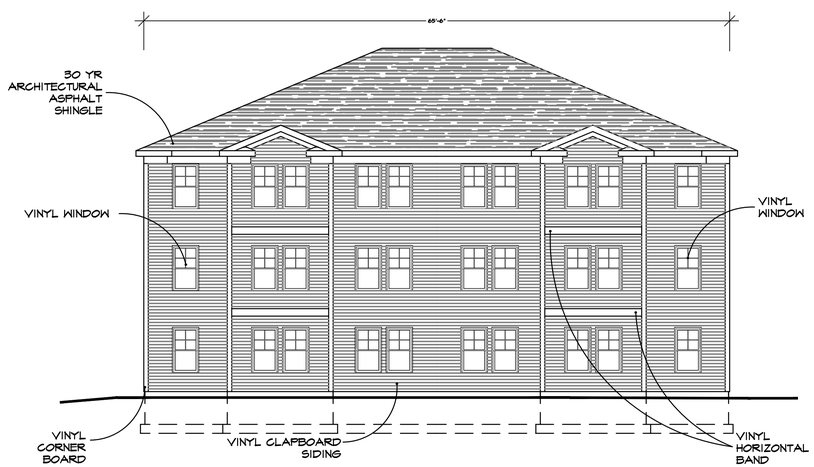
FRONT ELEVATION

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



BACK ELEVATION

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



LEFT SIDE ELEVATION

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



RIGHT SIDE ELEVATION

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

BUILDING 2 - ELEVATIONS

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SCALE:	1/8" = 1'-0"
DRAWN BY:	DB

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PROJECT # 11/06/2020

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RI SEEKONK HOLDINGS LLC

AJA ARCHITECTS
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SHEET 11 OF 21

NOVEMBER 6, 2020

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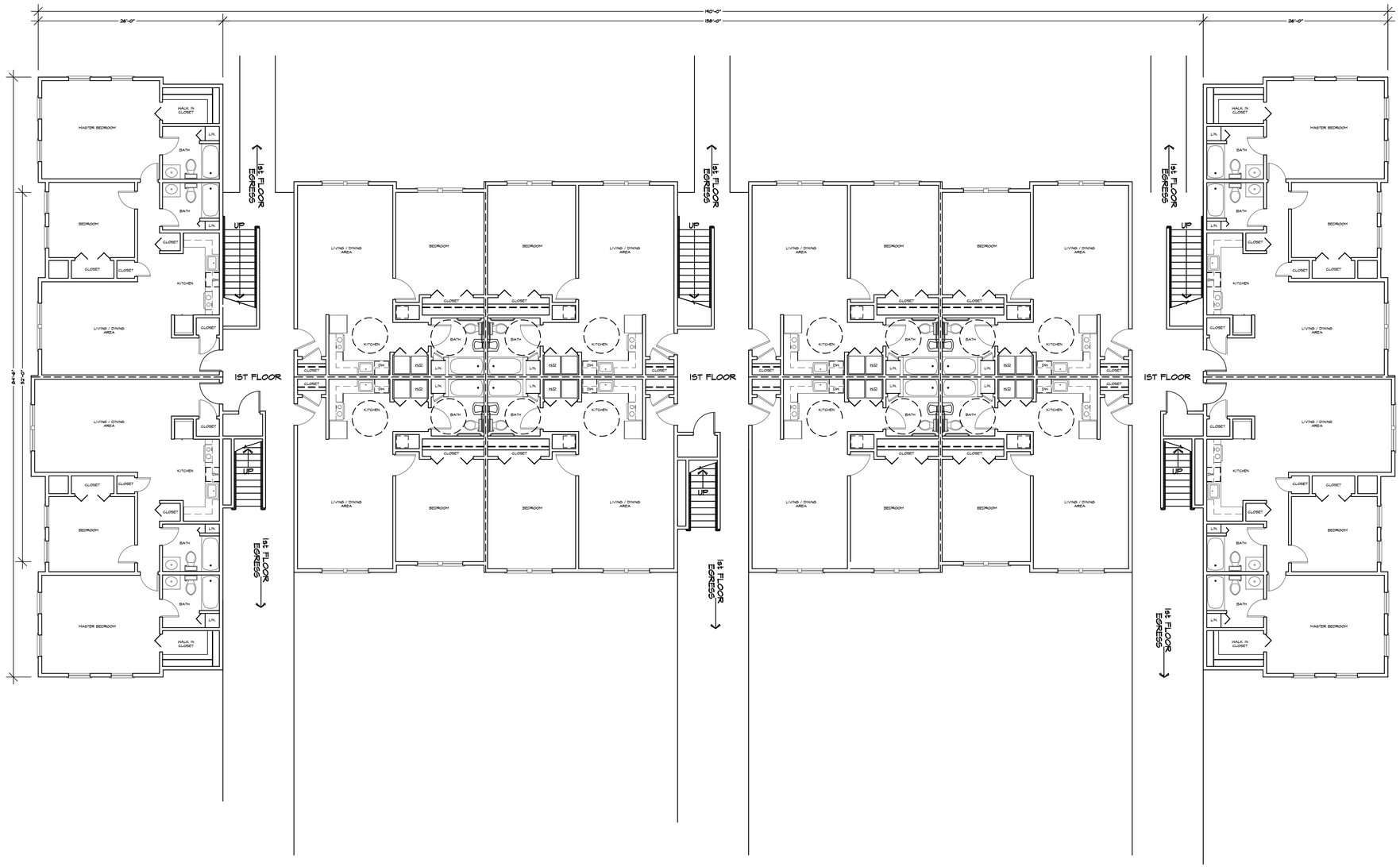

FLOOR PLAN
SCALE : 1/8" = 1'-0"

BUILDINGS 3 & 7 - 1ST FLOOR PLAN

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REGISTERED ARCHITECT
PHILLIP KUTTICOS
No. 8360
PEABODY, MASS.
COMMONWEALTH OF MASSACHUSETTS

DATE:	11/06/2020
SCALE:	1/8" = 1'-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

A-301

SHEET 12 OF 21

NOVEMBER 6, 2020

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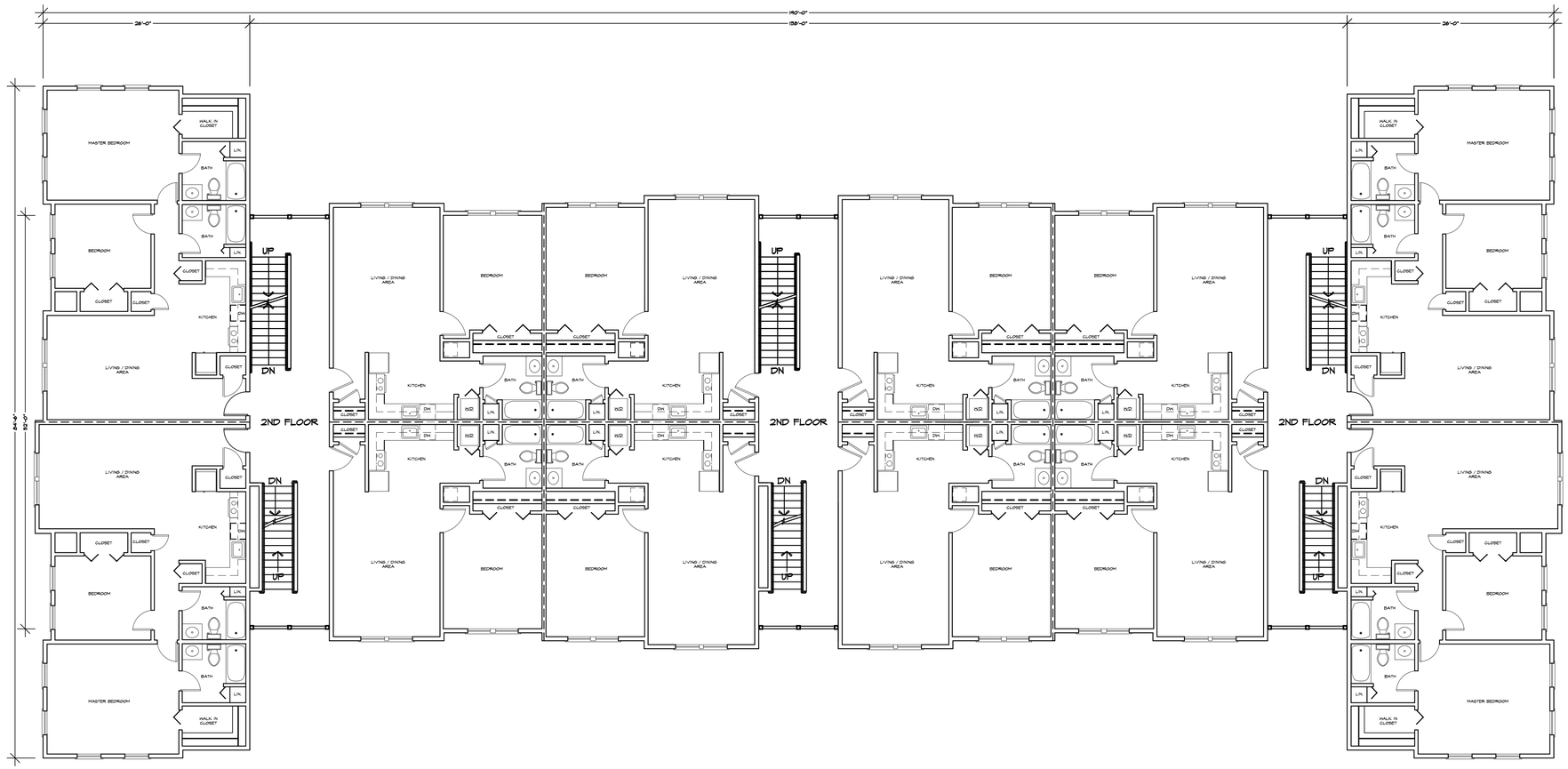

FLOOR PLAN
SCALE : 1/8" = 1'-0"

BUILDINGS 3 & 7 - 2ND FLOOR PLAN

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SCALE:	1/8" = 1'-0"
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AJA architects

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AJA GROUP, INC.
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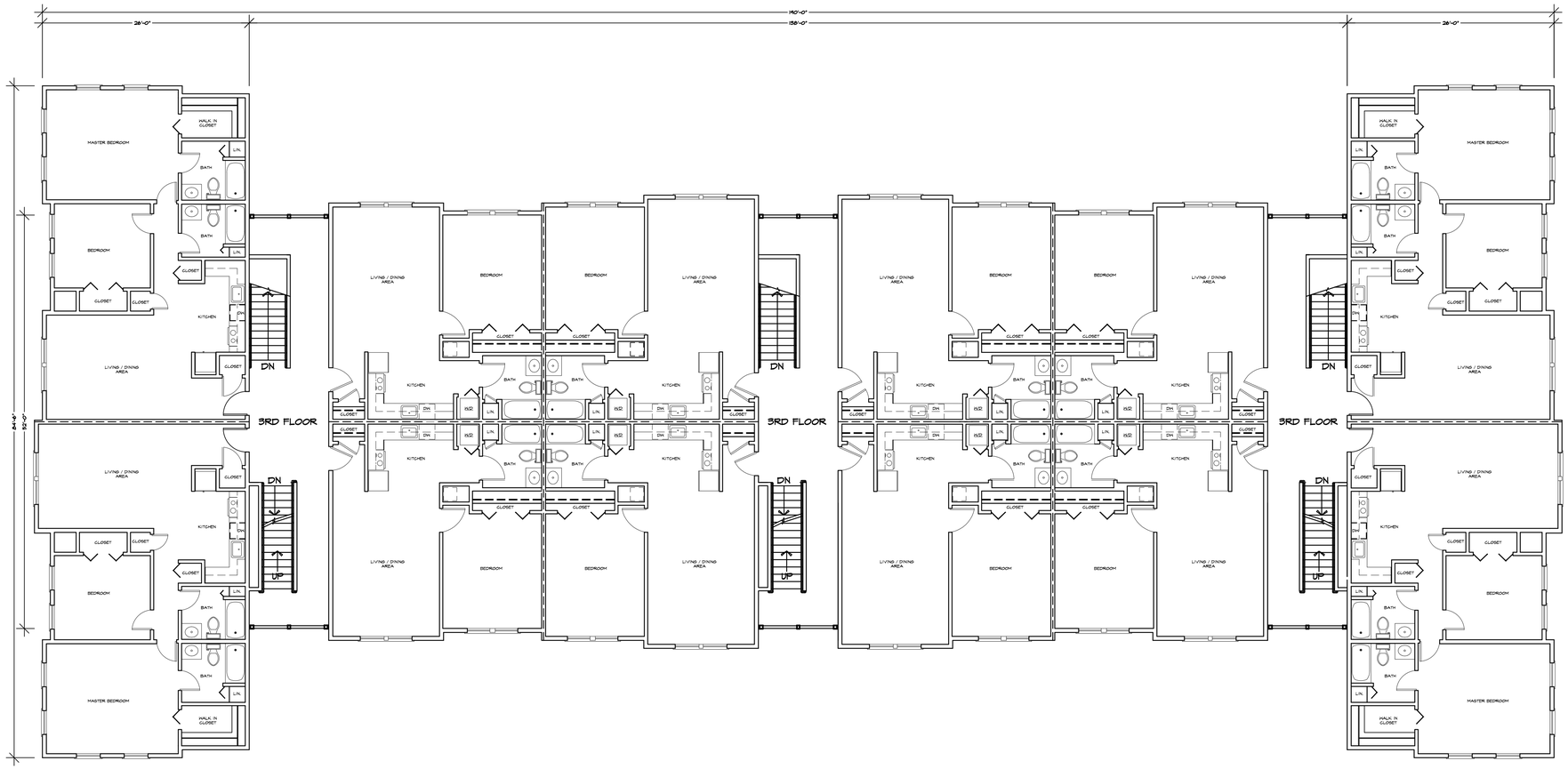

FLOOR PLAN
SCALE : 1/8" = 1'-0"

BUILDINGS 3 & 7 - 3RD FLOOR PLAN

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DATE: 11/06/2020
SCALE: 1/8" = 1'-0"
DRAWN BY: DB

AJA architects
PROJECT # 11/06/2020

AJA GROUP, INC.
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16 MASON AVE SUITE 5 NORTH ATTLEBORO, MA 02760

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SHEET 14 OF 21

NOVEMBER 6, 2020

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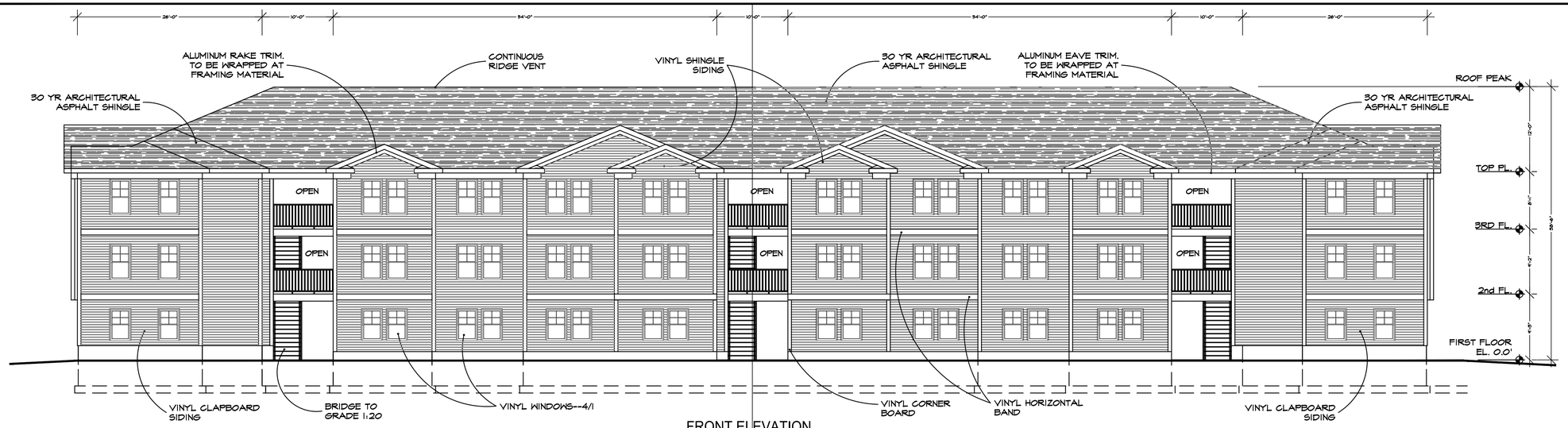
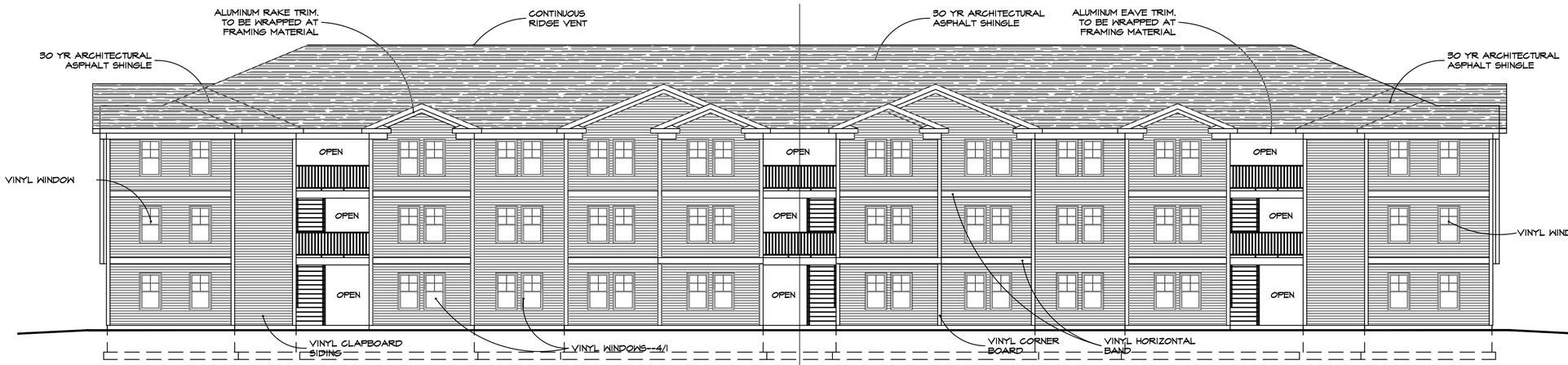


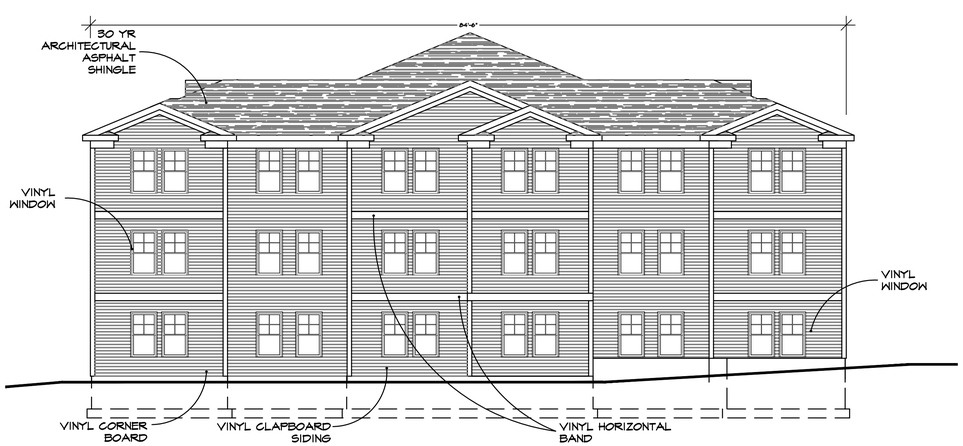
FRONT ELEVATION

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



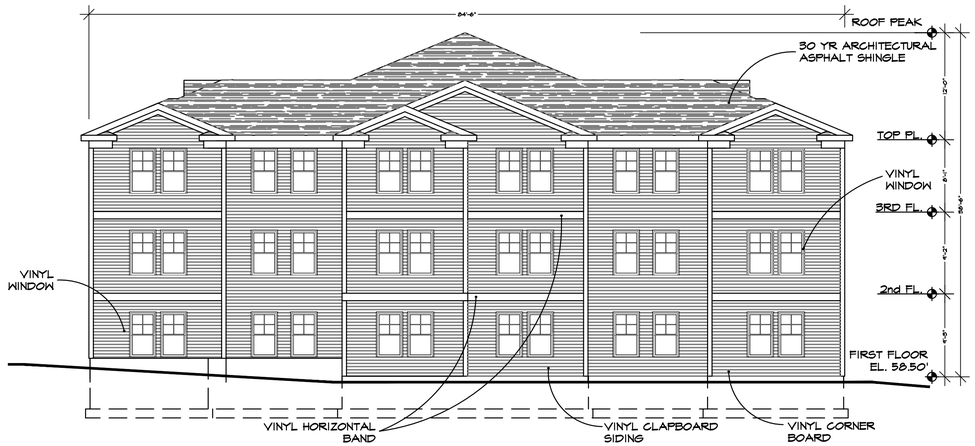
BACK ELEVATION

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



LEFT SIDE ELEVATION

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



RIGHT SIDE ELEVATION

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

BUILDINGS 3 & 7 - ELEVATIONS

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DATE:	11/06/2020
SCALE:	1/8" = 1'-0"
DRAWN BY:	DB

AJA architects

PROJECT #	11/06/2020

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16 MASON AVE SUITE 5 NORTH ATTLEBORO, MA 02760

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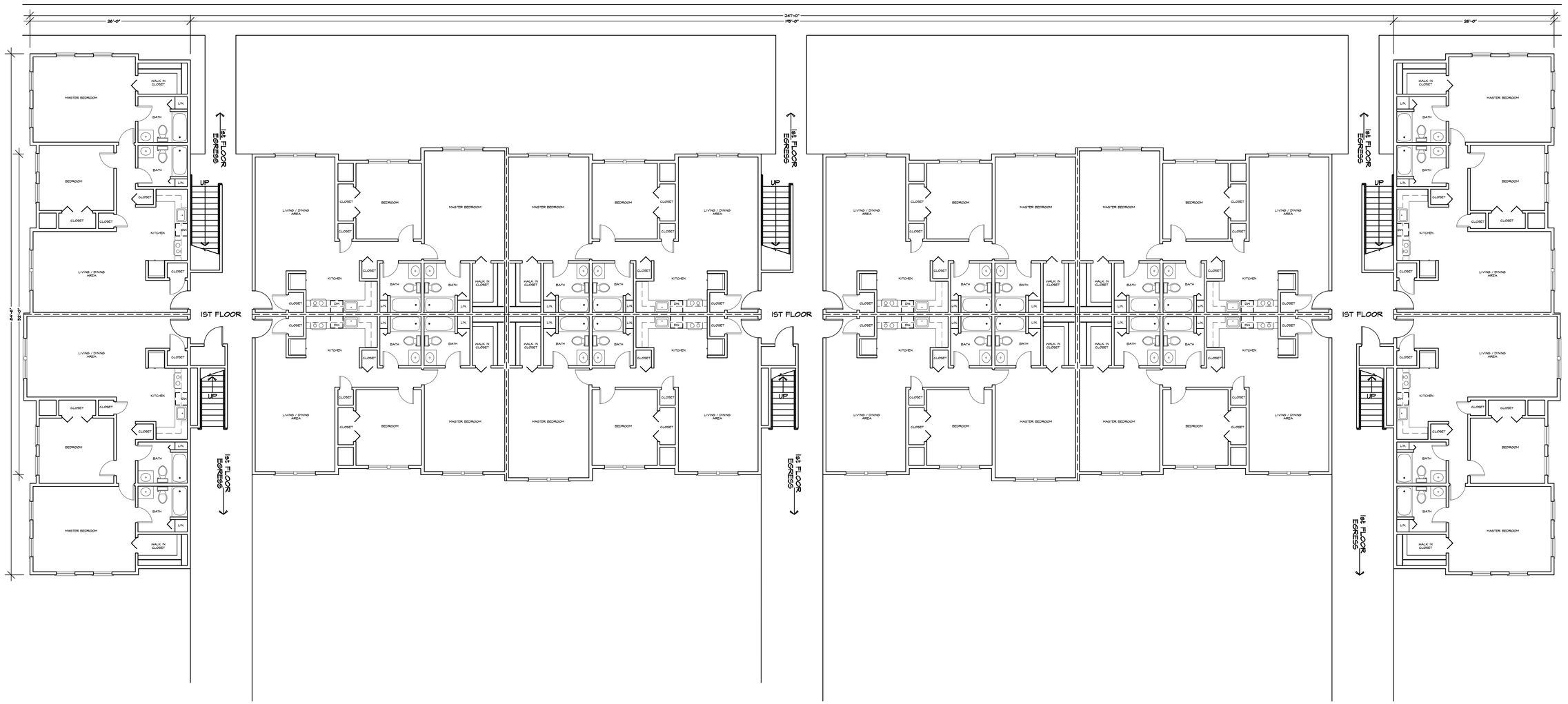

FLOOR PLAN
SCALE : 1/8" = 1'-0"

BUILDINGS 5 & 6 - 1ST FLOOR PLAN

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REGISTERED ARCHITECT
PHILLIP KIRTINOS
No. 8360
PEABODY, MASS.
COMMONWEALTH OF MASSACHUSETTS

DATE:	11/06/2020
SCALE:	1/8" = 1'-0"
DRAWN BY:	DB

AJA architects

PROJECT #	11/06/2020

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RI SEEKONK HOLDINGS LLC

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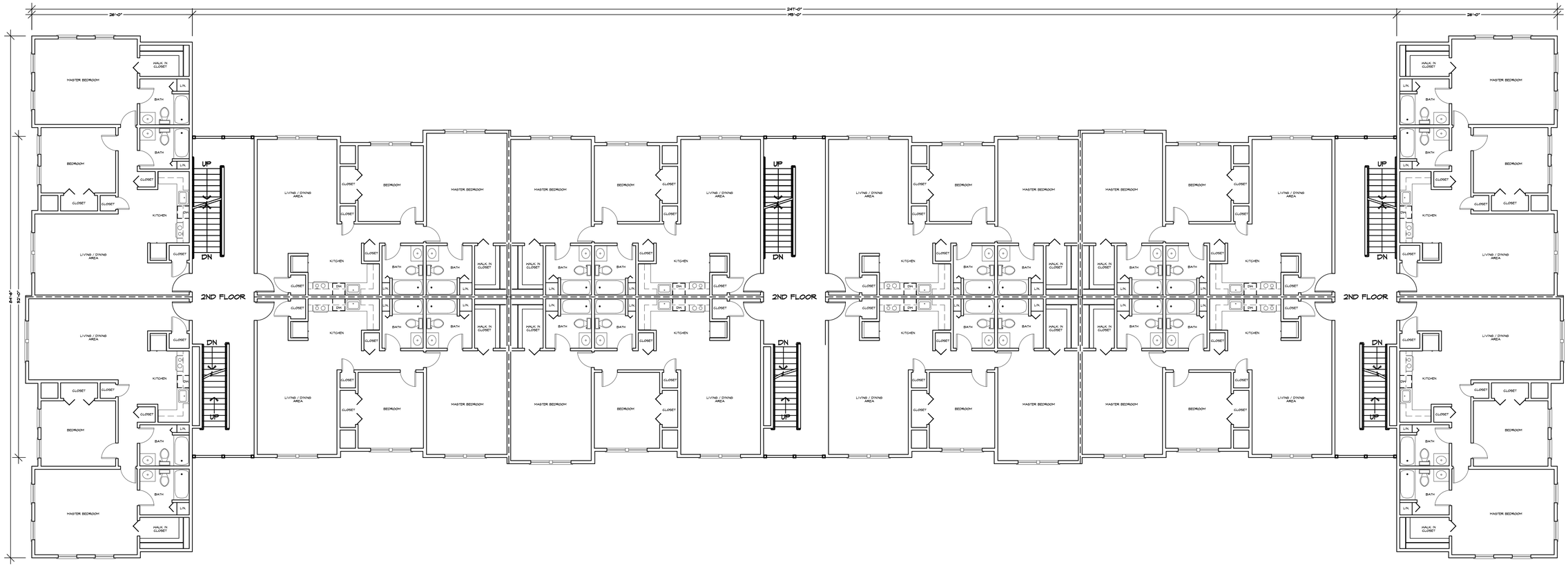

FLOOR PLAN
SCALE : 1/8" = 1'-0"

BUILDINGS 5 & 6 - 2ND FLOOR PLAN

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DATE:	11/06/2020
SCALE:	1/8" = 1'-0"
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RI SEEKONK HOLDINGS LLC

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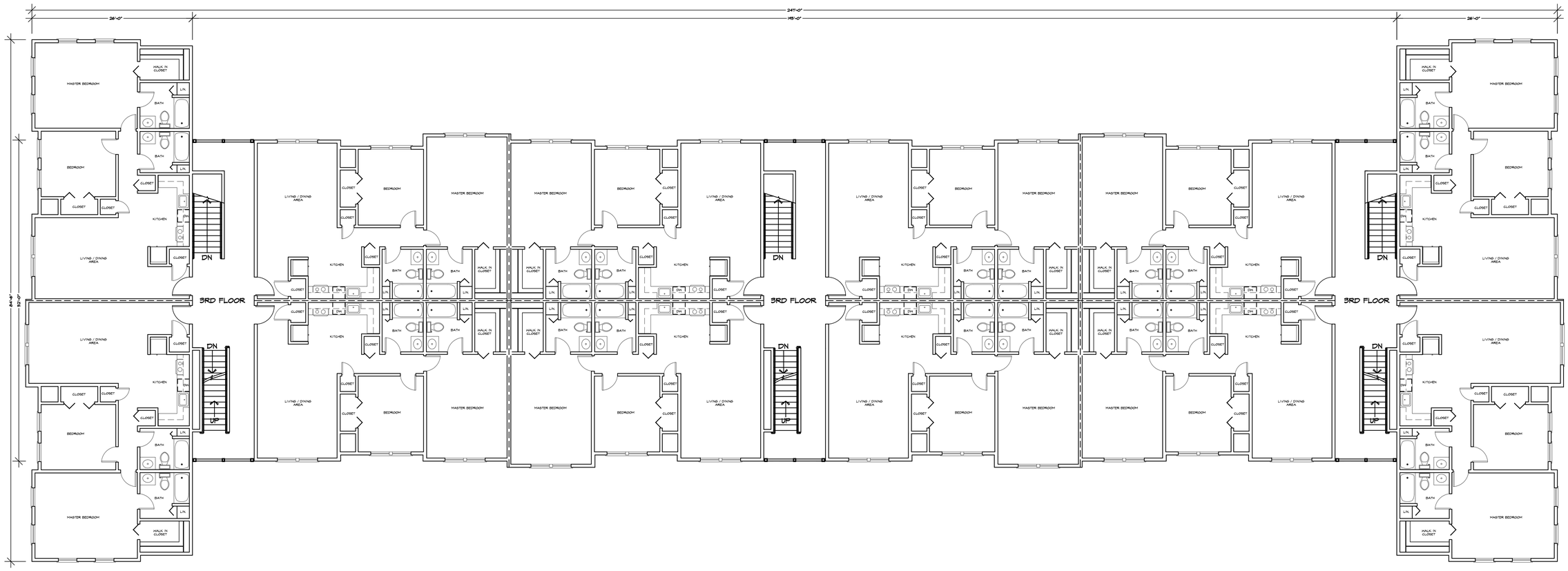

FLOOR PLAN
SCALE : 1/8" = 1'-0"

BUILDINGS 5 & 6 - 3RD FLOOR PLAN

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DATE:	11/06/2020
SCALE:	1/8" = 1'-0"
DRAWN BY:	DB

AJA architects

PROJECT # 11/06/2020

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RI SEEKONK HOLDINGS LLC

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16 MASON AVE SUITE 5 NORTH ATTLEBORO, MA 02760

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NOVEMBER 6, 2020

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FRONT ELEVATION

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

BACK ELEVATION

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

LEFT SIDE ELEVATION

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

RIGHT SIDE ELEVATION

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

BUILDINGS 5 & 6 - ELEVATIONS

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REGISTERED ARCHITECT PHILLIP KEITHOS No. 8360 PEABODY, MASS. COMMONWEALTH OF MASSACHUSETTS

DATE:	11/06/2020
SCALE:	1/8" = 1'-0"
DRAWN BY:	DB

AJA architects

PROJECT # 11/06/2020

AJA GROUP, INC.
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GREENBRIER II
RI SEEKONK HOLDINGS LLC

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

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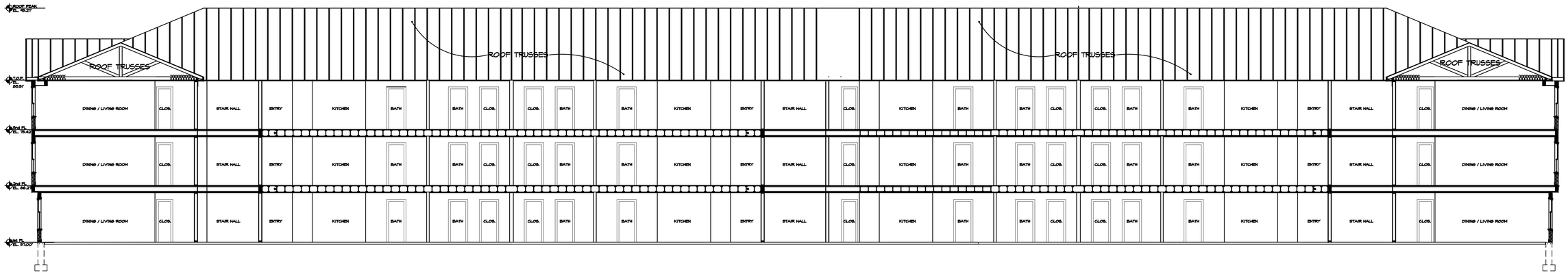
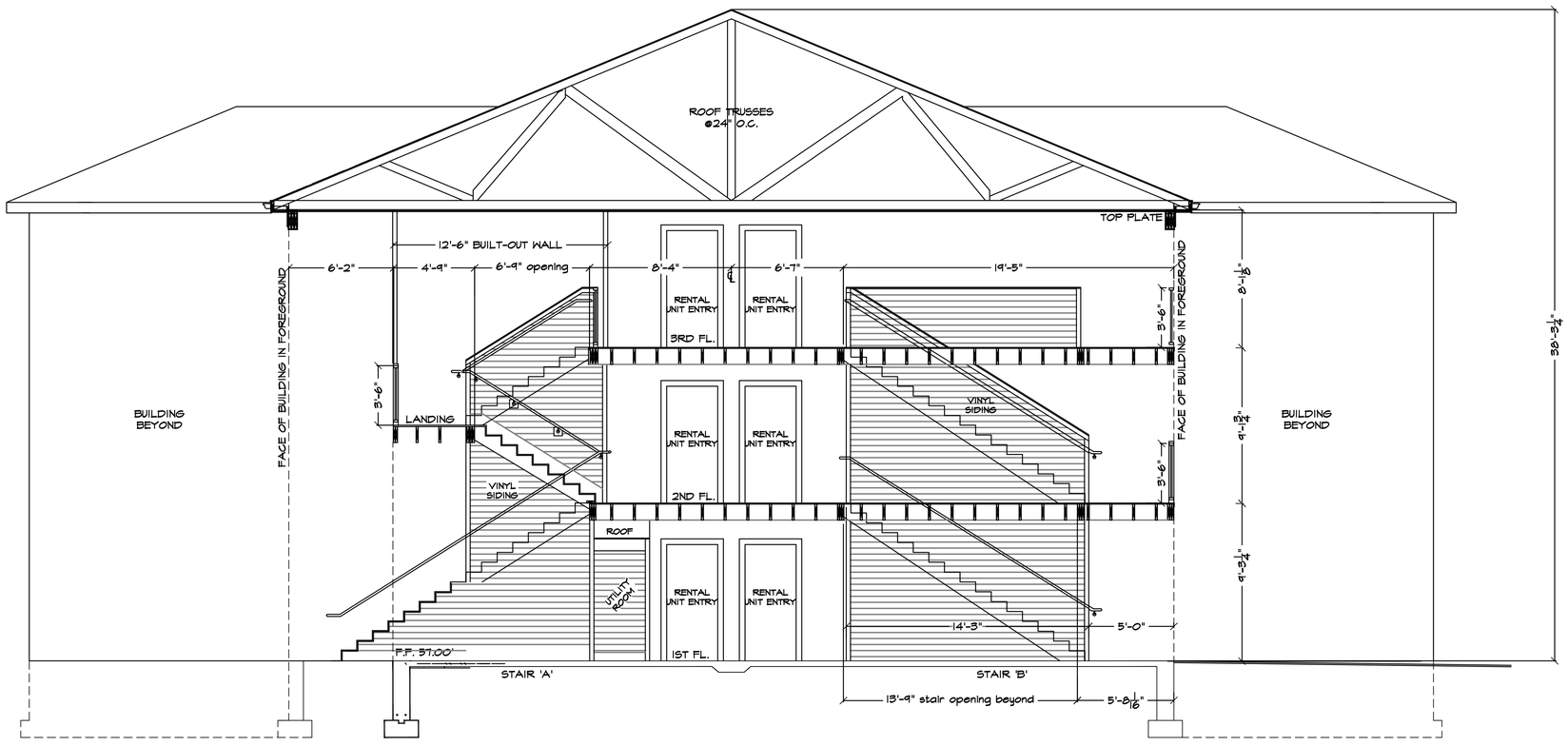


LONGITUDINAL SECTION

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



TRANSVERSE SECTION

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

TYPICAL BUILDING SECTION

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REGISTERED ARCHITECT
PHILLIP KRUTINOS
No. 8360
PEABODY, MASS.
COMMONWEALTH OF MASSACHUSETTS

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

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PROJECT #	11/06/2020

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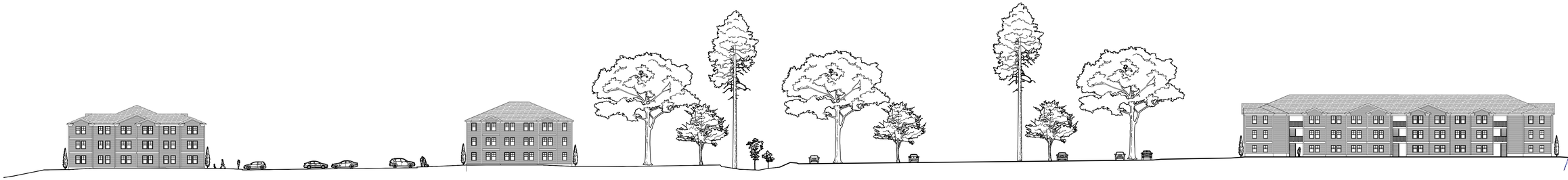

NORTHEAST SITE ELEVATION - SECTION

SCALE : 1" = 30'-0"



NORTHWEST SITE ELEVATION - SECTION

SCALE : 1" = 30'-0"

SITE ELEVATION - SECTION

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REGISTERED ARCHITECT
PHILLIP KEITHNOS
No. 8360
PEABODY, MASS.
COMMONWEALTH OF MASSACHUSETTS

DATE:	11/06/2020
SCALE:	1" = 30'-0"
DRAWN BY:	DB

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PROJECT #	11/06/2020

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16 MASON AVE SUITE 5 NORTH ATTLEBORO, MA 02760

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SHEET 21 OF 21

NOVEMBER 6, 2020

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STOPPING SITE DISTANCE:

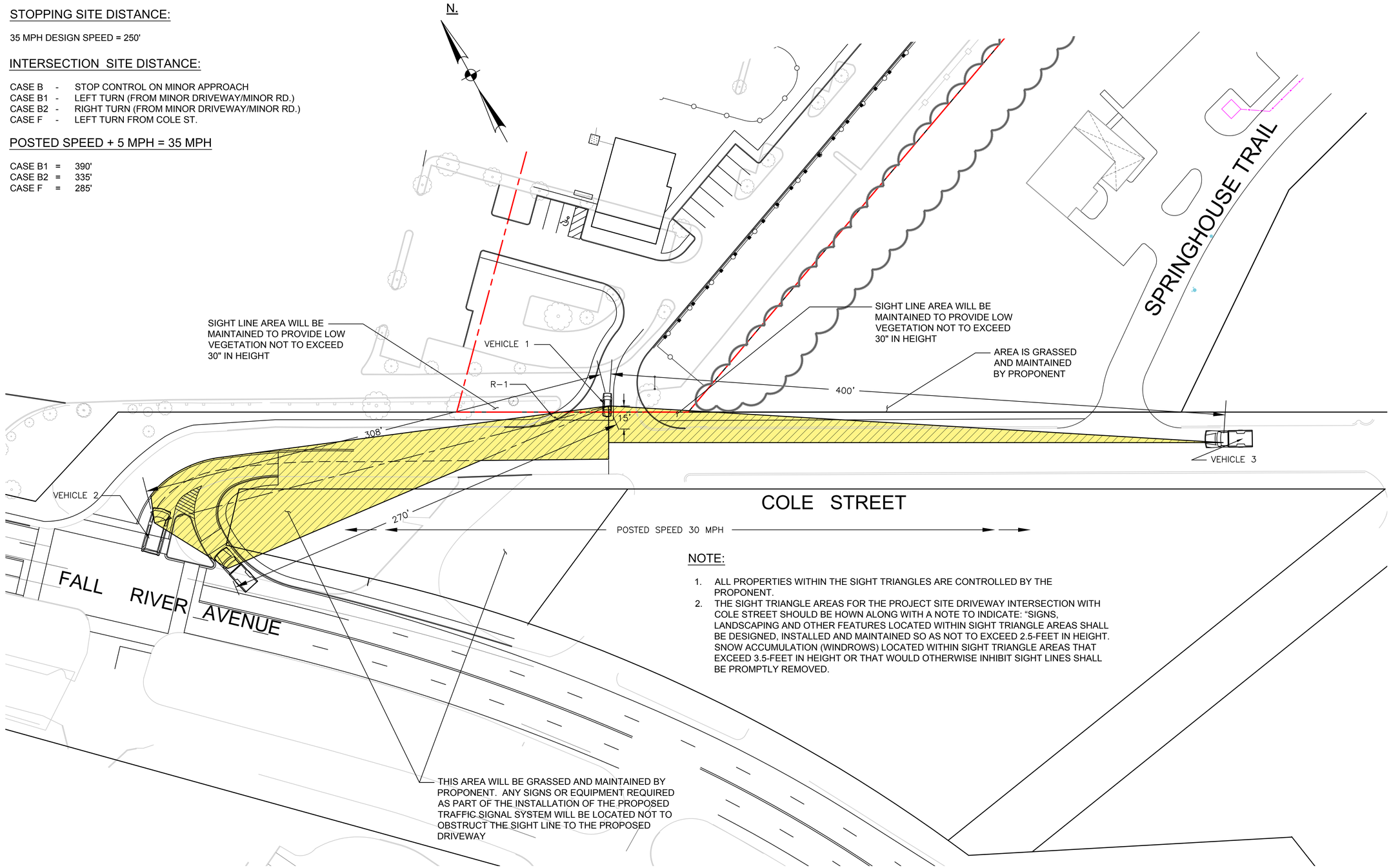
35 MPH DESIGN SPEED = 250'

INTERSECTION SITE DISTANCE:

CASE B - STOP CONTROL ON MINOR APPROACH
CASE B1 - LEFT TURN (FROM MINOR DRIVEWAY/MINOR RD.)
CASE B2 - RIGHT TURN (FROM MINOR DRIVEWAY/MINOR RD.)
CASE F - LEFT TURN FROM COLE ST.

POSTED SPEED + 5 MPH = 35 MPH

CASE B1 = 390'
CASE B2 = 335'
CASE F = 285'



NOTE:

1. ALL PROPERTIES WITHIN THE SIGHT TRIANGLES ARE CONTROLLED BY THE PROPONENT.
2. THE SIGHT TRIANGLE AREAS FOR THE PROJECT SITE DRIVEWAY INTERSECTION WITH COLE STREET SHOULD BE HOWN ALONG WITH A NOTE TO INDICATE: "SIGNS, LANDSCAPING AND OTHER FEATURES LOCATED WITHIN SIGHT TRIANGLE AREAS SHALL BE DESIGNED, INSTALLED AND MAINTAINED SO AS NOT TO EXCEED 2.5-FEET IN HEIGHT. SNOW ACCUMULATION (WINDROWS) LOCATED WITHIN SIGHT TRIANGLE AREAS THAT EXCEED 3.5-FEET IN HEIGHT OR THAT WOULD OTHERWISE INHIBIT SIGHT LINES SHALL BE PROMPTLY REMOVED.

PLAN
SCALE: 1" = 60'

SIGHT DISTANCE PLAN

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DATE: 8/2021
REV. 1/2022

SCALE: 1" = 60'

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PROJECT # 2018070

GREENBRIER II
RI SEEKONK HOLDINGS LLC

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16 MASON AVE SUITE 5
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LEGEND

- NEW STOP SIGN (R1-1)
- NEW CHERRY TREE - QTY.: 2
- NEW DOGWOOD TREE - QTY.: 6
- NEW MAPLE TREE - QTY.: 37
- NEW OAK TREE - QTY.: 2
- NEW PEAR TREE - QTY.: 77
- NEW PINE TREE - QTY.: 13
- NEW ARBORVITAE - QTY.: 100
- NEW CONCRETE WALKS & PADS
- NEW ASPHALT PAVEMENT
- NEW BENCHES
- NEW BICYCLE RACK

NOTE:
ALL SIGNS AND PAVEMENT MARKINGS TO BE INSTALLED WITHIN THE PROJECT SITE SHALL CONFORM TO THE APPLICABLE SPECIFICATIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).

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.

N.

MASS. STATE PLANE COORDINATE SYSTEM (NAD 83)

60 30 0 60 120

SCALE: 1"=60'
SCALE IN FEET

FALL RIVER AVENUE

COLE STREET

GREENBRIER DR.

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

DUMPSTERS

UTILITY BUILDING

BASIN

POND 8 (BORDERING VEGETATED WETLAND)

BORDERING VEGETATED WETLAND

WETLAND C (ISOLATED LAND SUBJECT TO FLOODING) (NHESP CERTIFIED VERNAL POOL NO. 3977)

WETLAND D (ISOLATED VEGETATED WETLAND)

WETLAND N (ISOLATED LAND SUBJECT TO FLOODING)

WETLAND M (BORDERING VEGETATED WETLAND - MAN-MADE DITCH)

EMERGENCY ACCESS (GRADED SCREENED AGGREGATE)

PRELIMINARY LANDSCAPE PLAN

150 Pawtucket Avenue
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DATE:	7/28/2021
SCALE:	1" = 60'-0"
DRAWN BY:	DB

A.J.A. 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

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SHEET XX OF 21

JANUARY 11, 2022

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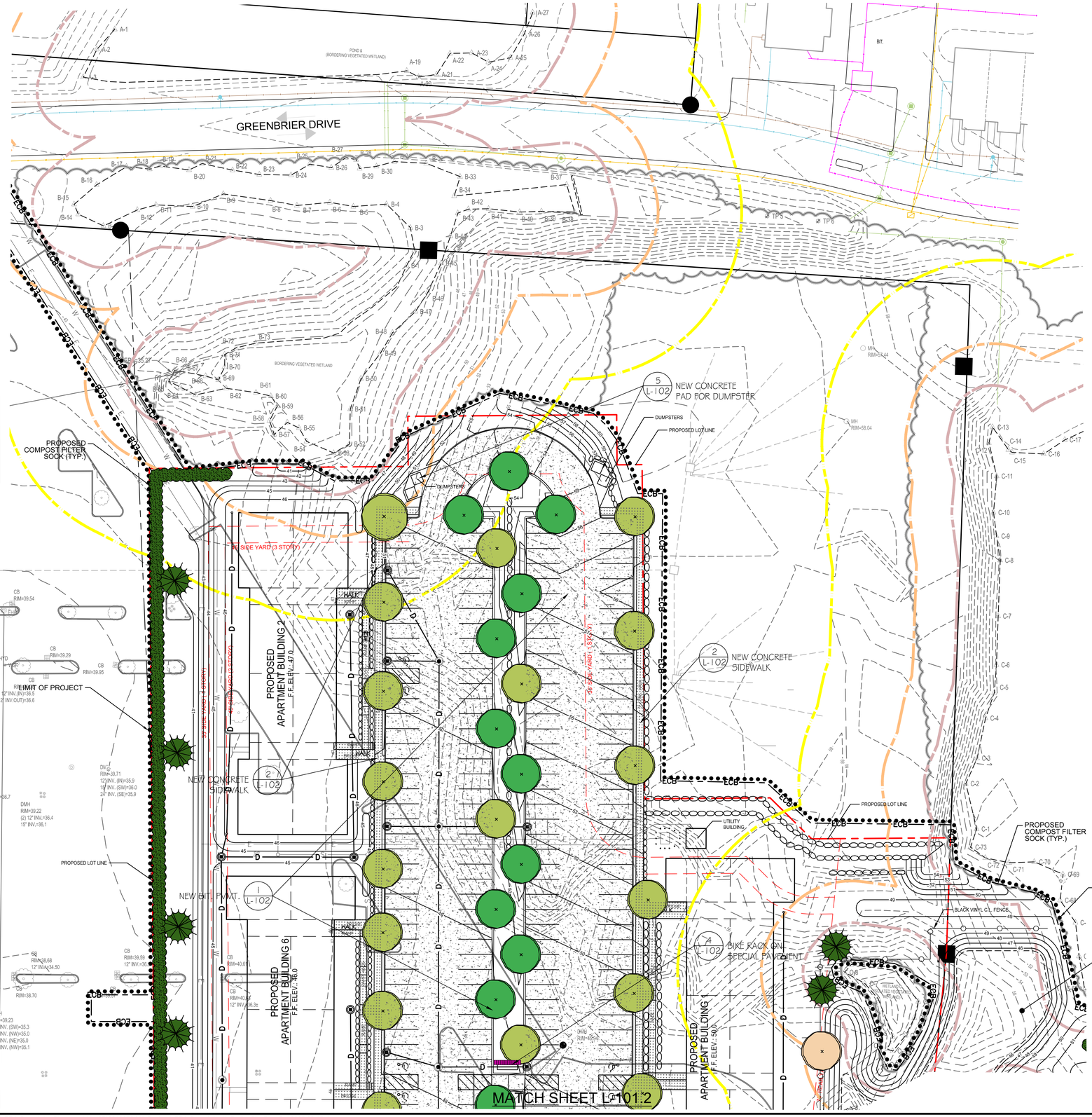
LEGEND

- NEW STOP SIGN
- NEW CHERRY TREE - QTY.: 2
- NEW DOGWOOD TREE - QTY.: 6
- NEW MAPLE TREE - QTY.: 37
- NEW OAK TREE - QTY.: 2
- NEW PEAR TREE - QTY.: 77
- NEW PINE TREE - QTY.: 13
- NEW ARBORVITAE - QTY.: 100
- NEW CONCRETE WALKS & PADS
- NEW ASPHALT PAVEMENT
- NEW BENCHES
- NEW BICYCLE RACK



N.

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.

PRELIMINARY SITE PLAN

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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

GREENBRIER II
RI SEEKONK HOLDINGS LLC

AJA ARCHITECTS
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AJA GROUP, INC.
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NOTES:

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REV.:	12/8/2021
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PROJECT # 11/06/2020

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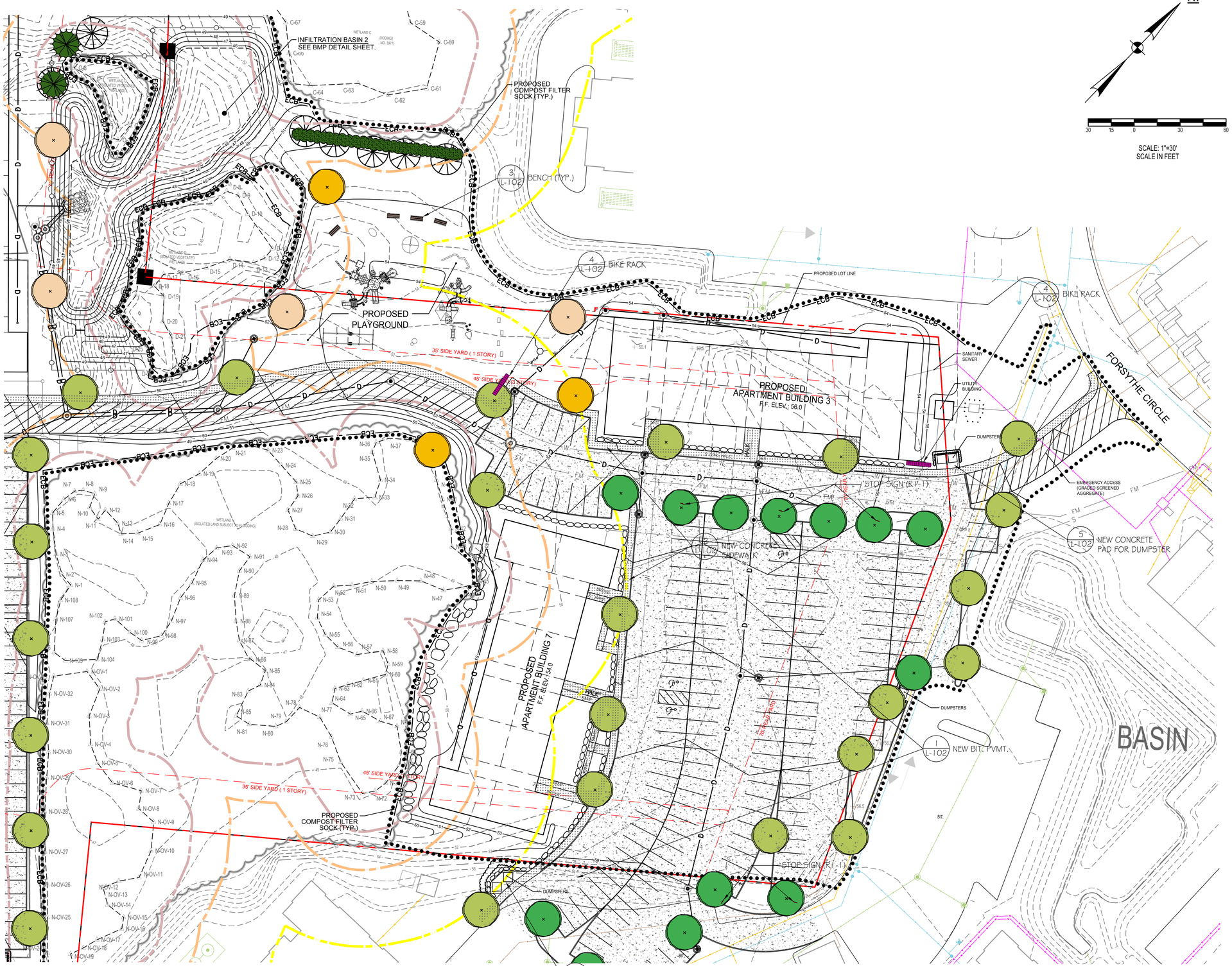
LEGEND

- NEW STOP SIGN
- NEW CHERRY TREE - QTY.: 2
- NEW DOGWOOD TREE - QTY.: 6
- NEW MAPLE TREE - QTY.: 37
- NEW OAK TREE - QTY.: 2
- NEW PEAR TREE - QTY.: 77
- NEW PINE TREE - QTY.: 13
- NEW ARBORVITAE - QTY.: 100
- NEW CONCRETE WALKS & PADS
- NEW ASPHALT PAVEMENT
- NEW BENCHES
- NEW BICYCLE RACK

MATCH SHEET L-101.2



N.

SCALE: 1"=30'
SCALE IN FEET

PRELIMINARY SITE PLAN

Caputo & Wick LTD
CIVIL ENGINEERING • SURVEYING
TRANSPORTATION • ENVIRONMENTAL
150 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

GREENBRIER II
RI SEEKONK HOLDINGS LLC

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

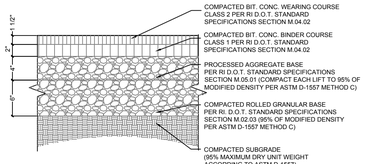
AJA GROUP, INC.
(781) 935-2500

L-101.3

SHEET 3.3 OF 21

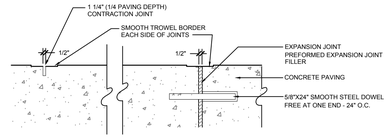
JANUARY 11, 2022

J:\Massachusetts\Seekonk\FallRiverAve\2018070.00 MA Seekonk FRA Greenbrier-Showcase\11-40B\2018070 MA Seekonk FRA Greenbrier II -Prelim Site Plan Set 2022.03.15.dwg

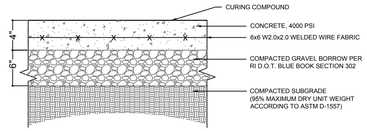


1 BITUMINOUS CONCRETE PAVEMENT- VEHICULAR

SCALE: 1-1/2" = 1'-0"



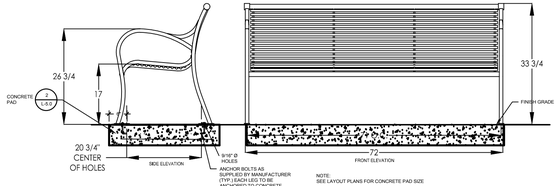
EXPANSION & CONTRACTION JOINTS



NOTES:
1. PROVIDE EXPANSION JOINTS FOR NEW CONCRETE PAVING AT ALL CURBS, BUILDING WALLS, SITE WALLS, STAIRS, LIGHT POLE BASES, MANHOLES, GRATES/VAULTS, EXISTING CONCRETE PAVING AND ALL OTHER FIXED MATERIALS.
2. AIR CURING IS NOT ACCEPTABLE.

2 CONCRETE PAVEMENT FOR WALKS AND PADS

SCALE: 1" = 1'-0"



ANCHOR BOLTS AS SUPPLIED BY MANUFACTURER (TYP.) EACH LEG TO BE ANCHORED TO CONCRETE

NOTE: SEE LAYOUT PLANS FOR CONCRETE PAD SIZE

NOTES:
1. BENCH MODEL - MERIDIAN MR1-1026, AS MANUFACTURED BY SITESCAPES, PO BOX 3226, LINCOLN, NEBRASKA.

2. SUBMIT SHOP DRAWINGS FOR APPROVAL.

Materials List

(1) Seat Straps - Ø 5/8" Round Steel Bar

(2) Seat Support Straps - 3/8" Laser Cut Steel Plate

(3) End Units - 1" Square Tubing 1/8" Thick

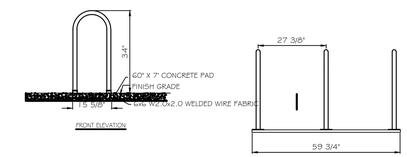
(4) Support Pipes - Ø 1.315" x .133" Steel Pipe

(5) Surface Mount Plates - 1/4" x 1 1/2" Stainless Steel Plate With Tapped Mounting Hole

(6) Mounted with Four Ø 5/8" x 4.5" Stainless Steel Anchor Bolts (Customer Supplied)

3 NEW BENCH - SITESCAPES MERIDIAN MODEL

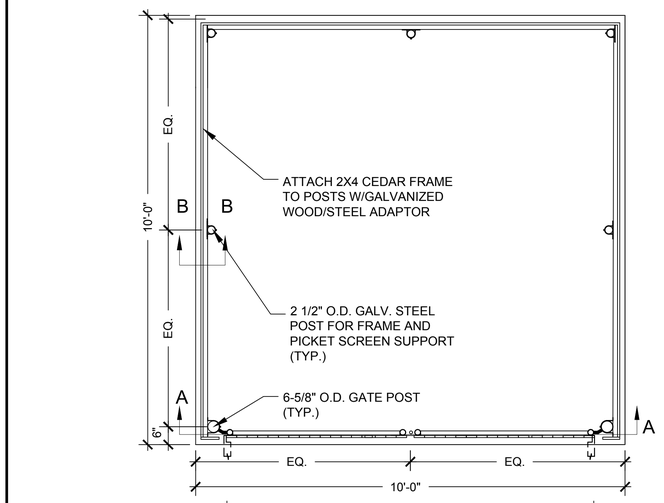
SCALE: 1/2" = 1'-0"

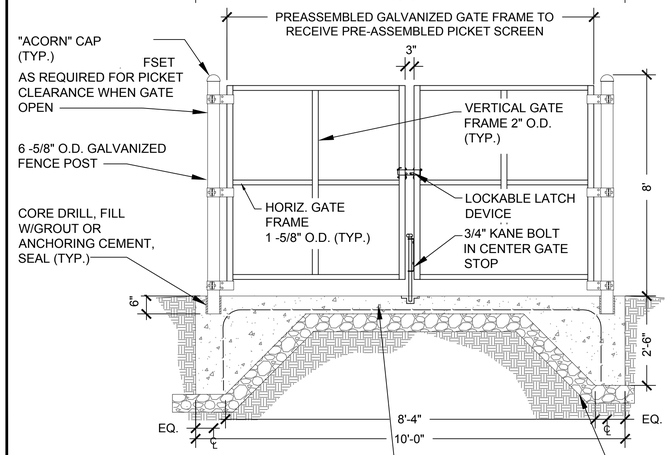


NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND APPROVED SHOP DRAWINGS.
2. COLOR TO BE STAINLESS STEEL
3. SEE SITE PLAN FOR LOCATION
4. BICYCLE "U" RACK AS MANUFACTURED BY MADRAX DIVISION OF GRABER MFG., INC., WAUNAKEE, WI., OR EQUAL.

4 BIKE RACK

SCALE: 3/8" = 1'-0"





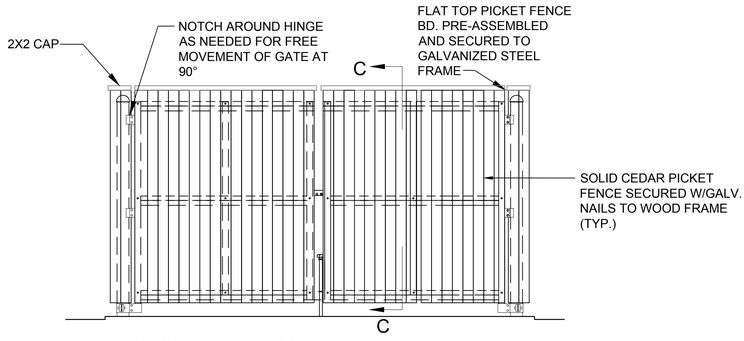
SECTION A-A

6" CONCRETE MAT, 4000 PSI CONC. W/ 6x6 W2.9xW2.9 WWF

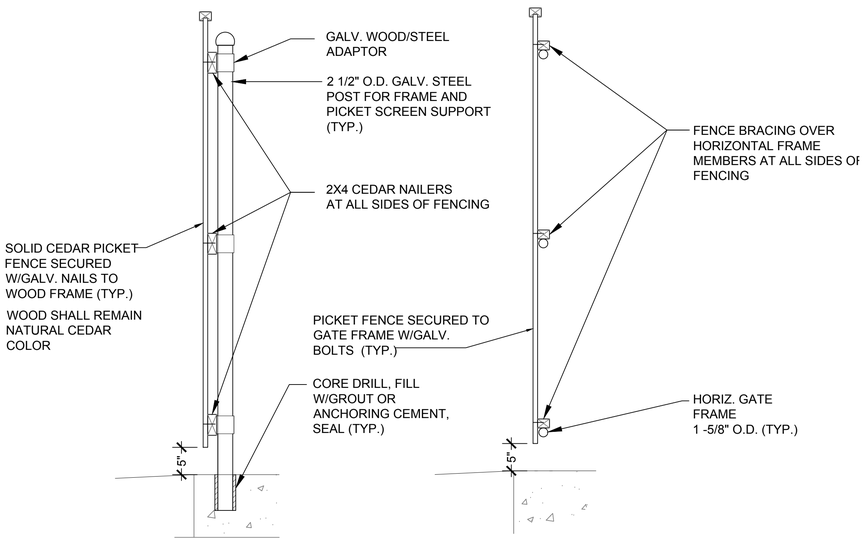
6" COMPACTED ROLLED GRANULAR BASE PER RI D.O.T. STANDARDS FOR ROAD AND BRIDGE CONSTRUCTION

5 DUMPSTER ENCLOSURE

SCALE: 1/2" = 1'-0"±



DOUBLE GATE ELEVATION

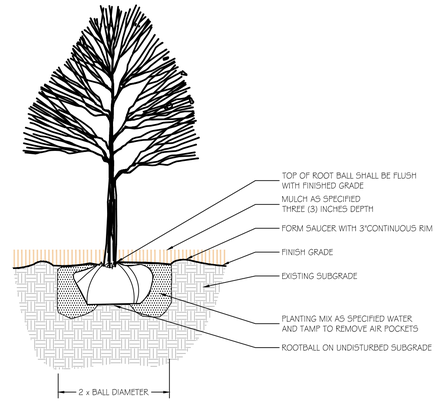


SECTION B-B

NTS

SECTION C-C

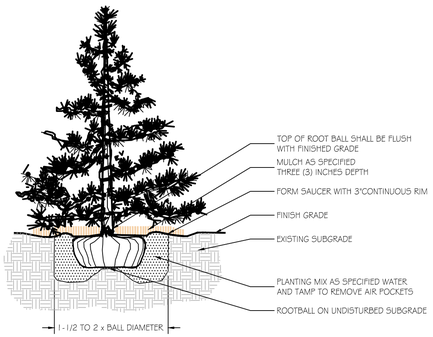
NTS



NOTES
1. DO NOT STAKE TREES UNLESS SOIL IS VERY SANDY OR AS DIRECTED BY LANDSCAPE ARCHITECT.
2. PLANT SO THAT TOP OF ROOT BALL IS EVEN WITH THE FINISHED GRADE.
3. PAINT ALL CUTS OVER 1 INCH DIAMETER.

6 DECIDUOUS TREE

SCALE: 1/2" = 1'-0"



NOTES
1. DO NOT STAKE TREES UNLESS SOIL IS VERY SANDY OR AS DIRECTED BY LANDSCAPE ARCHITECT.
2. PLANT SO THAT TOP OF ROOT BALL IS EVEN WITH THE FINISHED GRADE.
3. PAINT ALL CUTS OVER 1 INCH DIAMETER.

7 EVERGREEN TREE

SCALE: 1/2" = 1'-0"

PRELIMINARY LANDSCAPE DETAILS

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

DATE: 7/28/2021

SCALE:

DRAWN BY: DB

AJA architects

PROJECT # 11/06/2020

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16 MASON AVE SUITE 5
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AJA GROUP, INC.
(781) 935-2500

L-102

SHEET XX OF 21

JANUARY 11, 2022

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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.

LEGEND:

- TREELINE
- PROPERTY LINE
- 700 EXISTING CONTOUR
- 700 PROPOSED CONTOUR
- E UNDERGROUND ELECTRI/TELEPHONE/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
- SNOW DISPOSAL AREAS

FALL RIVER AVENUE

COLE STREET

GREENBRIER DR.

POND 6
(BORDERING VEGETATED WETLAND)

BORDERING VEGETATED WETLAND

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

PROPOSED PLAYGROUND

UTILITY BUILDING

DUMPSTERS

COMMUNITY CENTER
F.F. 42.25

WETLAND C
(ISOLATED LAND SUBJECT TO FLOODING)
(NHESP CERTIFIED VERNAL POOL NO. 3977)

WETLAND D
(ISOLATED VEGETATED WETLAND)

WETLAND N
(ISOLATED LAND SUBJECT TO FLOODING)

WETLAND M
(BORDERING VEGETATED WETLAND-MAN-MADE DITCH)

EMERGENCY ACCESS (GRADED SCREENED AGGREGATE)

FROM LATE FALL TO LATE SPRING INSTALL 12" COMPOST FILTER SOCK ALONG EARTHEN BERM AND RING AROUND CATCH BASIN AND INSTALL SILT BASKET IN CATCH BASIN, CLEAN IN SPRING.

SNOW DISPOSAL AREA - SURROUND WITH 12" STRAW BALES FROM LATE FALL TO LATE SPRING (TYPICAL)

INSTALL TEMPORARY CONSTRUCTION ENTRANCE PRIOR TO CONSTRUCTION (SEE DETAIL)

SIGHT DISTANCE LINE

BASIN

SNOW STORAGE

Caputo & Wick LTD
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150 Pawtucket Avenue
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RI SEEKONK HOLDINGS LLC

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

SNOW

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