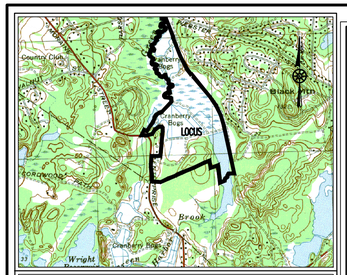

LOCATION MAP SCALE: 1"=2000'±

ROADWAY DATA

"RESIDENTIAL STREET – TYPE C"
(§405–4.D.(3) TYPE "C" – SERVING FEWER THAN 25 HOUSES, TWO SIDEWALKS REQUIRED; ALL ZONING DISTRICTS.)

RIGHT OF WAY	46'
PAVEMENT WIDTH	20'
CAPE COD BERM	18"
SIDEWALK WIDTH	5'
MAX. GRADE	10%
MIN. GRADE	0.5%
MIN. CENTERLINE RADIUS	100'
MAX. DEAD END STREET LENGTH	600'
TURNAROUND DIAMETER	140'

TOTAL LOT AREA = 125.33± ACRES

TOTAL LENGTH OF ROADWAY =1,568'± (MEASURED FROM EXISTING EDGE OF PAVEMENT TO CENTER OF CUL–DE–SAC)

MASS COORDINATE SYSTEM (NAD83)

ZONING DATA

DISTRICT: R–1: RESIDENTIAL RURAL

(WRPD – WATER RESOURCE PROTECTION DISTRICT) (INLAND WETLANDS)

USE: ONE–FAMILY DETACHED DWELLING

MINIMUM REQUIREMENTS:
(OSRD – OPEN SPACE RESIDENTIAL DEVELOPMENT)

LOT AREA	20,000 SQ. FT.
LOT FRONTAGE	80 FT
(ONLY LOTS FRONTING ON INTERNAL ROADS)	
LOT WIDTH	80 FT
(LOT WIDTH MEASURED AT REAR BUILDING LINE)	
FRONT YARD	20 FT
SIDE YARD	10 FT
REAR YARD	25 FT
MINIMUM OPEN SPACE	50%

NOTES:

1. TOPOGRAPHY INFORMATION SHOWN ON THIS PLAN IS BASED UPON AN ON THE GROUND SURVEY PERFORMED BY GRADY CONSULTING, L.L.C. ON MARCH 10–18, 2021.
2. ALL ELEVATIONS ARE BASED ON A BENCHMARK ESTABLISHED USING G.P.S. REFERENCE BASE SMARTNET NORTH AMERICA.
3. WETLAND RESOURCE AREAS ARE AS SHOWN.
4. EXISTING UTILITIES, WHERE SHOWN, HAVE BEEN COMPILED BASED ON OBSERVED ABOVE GROUND EVIDENCE ONLY AND ARE TO BE CONSIDERED APPROXIMATE. GRADY CONSULTING, L.L.C. DOES NOT GUARANTEE THE LOCATION OF THE UNDERGROUND UTILITIES SHOWN OR THAT ALL EXISTING UTILITIES AND/OR SUBSURFACE STRUCTURES ARE SHOWN.
5. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS PARTIALLY LOCATED IN ZONE "AE (ELEVATION 9)" OF THE FLOOD INSURANCE RATE MAP, AS DEPICTED ON COMMUNITY PANEL No. 25023C0229L, WHICH BEARS AN EFFECTIVE DATE OF JULY 6, 2021 AND LOMR 21–01–0912P, WHICH BEARS AND EFFECTIVE DATE OF JULY 9, 2021.
6. THE ENTIRE SITE LIES WITHIN A ZONE II NITROGEN SENSITIVE AREA. INDIVIDUAL LOTS WILL BE LIMITED TO ONE BEDROOM (110 GPD) PER 10,000 S.F. OF LOT AREA PER 301 CMR 15.214.
7. LOT I05–01–09 SHALL BE MERGED WITH LOT I04–02–08A.

WETLAND REGULATIONS

ARTICLE 6: BUFFER ZONE
§ 505–206.1.D(2) BUFFER ZONE REGULATIONS.

(a) WHEN LAND WITHIN THE 100–FOOT BUFFER ZONE RESOURCE AREA IS NATURALLY VEGETATED AND UNDISTURBED, A SETBACK OF 75 FEET FROM ADJACENT RESOURCE AREA(S) SHALL BE OBSERVED WHEN SITING STRUCTURES. **(WAIVER REQUESTED FOR ROADWAY)**

(b) WHEN LAND WITHIN THE 100–FOOT BUFFER ZONE RESOURCE AREA HAS BEEN DEVELOPED SUBSEQUENT TO JUNE 20, 2002, A SETBACK OF 50 FEET FROM ADJACENT RESOURCE AREA(S) SHALL BE OBSERVED WHEN SITING STRUCTURES

(c) WHEN LAND WITHIN THE 100–FOOT BUFFER ZONE RESOURCE AREA ENCOMPASSES LOTS DEVELOPED PRIOR TO JUNE 20, 2002, AND HAS BUILDINGS WHICH ARE CURRENTLY EXISTING ON SUCH LOTS, ANY NEW STRUCTURES SHALL BE REQUIRED TO MEET A TWENTY–FIVE–FOOT SETBACK TO THE MAXIMUM EXTENT POSSIBLE.

I CERTIFY THAT ALL DESIGN AND CONSTRUCTION AS PRESENTED CONFORMS TO THE RULES AND REGULATIONS OF THE PLANNING BOARD WITH NO EXCEPTIONS OR CONFLICTS EXCEPT AS LISTED BELOW.

RICHARD GRADY, P.E. DATE

RECORD OWNER:

ASSESSOR ID I04–02–08A (104.261 ACRES)
I05–01–09 (21.077 ACRES)

RED GOLD REALTY LLC
202 MORAINE STREET
P.O. BOX 456
MARSHFIELD, MA 02050
DEED BOOK 36609 PAGE 123
PLAN BOOK 7 PAGE 79

PLAN REFERENCES

1. PLAN BOOK 7 PAGE 29
2. PLAN BOOK 17 PAGE 788
3. PLAN BOOK 16 PAGE 829
4. PLAN BOOK 18 PAGE 298
5. PLAN BOOK 19 PAGE 313
6. PLAN BOOK 29 PAGE 603
7. PLAN BOOK 46 PAGE 144
8. PLAN BOOK RR10 PAGE 691
9. SHLO 1894 – 21–1
10. SHLO 1894 – 22–1
11. SHLO 1894 – 22–2
12. SHLO 1894 – 22–3
13. SHLO 1896 – 128–1
14. LCP 28405–E
15. LCP 33476–A
16. LCP 33476–D
17. OLD COLONY RAIL ROAD PLAN V.528 – 20
18. OLD COLONY RAIL ROAD PLAN V.528 – 21
19. OLD COLONY RAIL ROAD PLAN V.528 – 22
20. OLD COLONY RAIL ROAD PLAN V.528 – 23
21. OLD COLONY RAIL ROAD PLAN V.528 – 24
22. OLD COLONY RAIL ROAD PLAN V.528 – 26
23. OLD COLONY RAIL ROAD PLAN V.528 – 27

FOR REGISTRY USE ONLY

I CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND IN ACCORDANCE WITH THE STANDARDS OF THE LAND COURT INSTRUCTIONS OF 2006 ON OR BETWEEN FEBRUARY 2021 AND APRIL 2021.
NOTE: NO REGISTERED LAND ON LOCUS

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I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

TIMOTHY R. BENNETT, P.L.S. DATE

WAIVER REQUESTS

§405–9.D(1) WIDTH, ALIGNMENT AND GRADES OF STREETS.
THE APPLICANT REQUESTS THE BOARD TO GRANT THIS WAIVER TO ALLOW AN AREA OF SINGLE ACCESS, AS DEFINED IN ARTICLE II, TO PROVIDE ACCESS FOR MORE THAN EIGHT DWELLING UNITS.

§405–9.E(1) DEAD END STREETS.
THE APPLICANT REQUESTS THE BOARD TO GRANT THIS WAIVER TO ALLOW A DEAD–END STREET, LONGER THAN 600 FEET UNLESS, IN THE OPINION OF THE PLANNING BOARD, A GREATER LENGTH IS NECESSITATED BY THE TOPOGRAPHY OR OTHER LOCAL CONDITIONS. AS FOR THE PUBLIC BENEFIT, THE CRANBERRY SORTING BUILDING (EXISTING BARN) WILL BE RELOCATED .IN GENERAL, MAXIMUM LENGTHS ARE GOVERNED BY THE MOST STRINGENT OF THE FOLLOWING PERFORMANCE STANDARDS:
(a) FREQUENCY OF VEHICULAR CONFLICTS (PASSING VEHICLES): MORE THAN EIGHT DWELLING UNITS.
(b) CONVENIENCE OF DESIGN SPEED (TO ENSURE OBSERVANCE OF POSTED SPEED): 25 MILES PER HOUR, ¼ MILE (1,320 FEET).
(c) STAGNATION OF WATER LINES, AND USER CONVENIENCE DURING REPAIR: 800 FEET.
(d) CHILD SAFETY; ELEMENTARY:
[1] WALKERS: 1,320 FEET.
[2] BUS PICKUP: 600 FEET.

§ 405–10.E(2) COVER OVER DRAINAGE PIPES
DRAINAGE PIPES SHALL BE OF NOT LESS THAN 12 INCHES REINFORCED CONCRETE, COATED CORRUGATED ALUMINUM OR PLASTIC CONSTRUCTION. ALL DRAINPIPES SHALL HAVE A MINIMUM OF 2 1/2 FEET OF COVER, EXCEPT THAT REDUCED COVER MAY BE PERMITTED AT THE DISCRETION OF THE BOARD IF CLASS V REINFORCED CONCRETE PIPE IS SPECIFIED. EACH LENGTH SHALL BE LAID TRUE TO LINE AND GRADE AS SHOWN ON THE PLAN. EACH LENGTH SHALL HAVE A FULL FIRM BEARING THROUGHOUT. THE APPLICANT REQUESTS THE BOARD GRANT THIS WAIVER TO ALLOW THE SUBSTITUTION OF CLASS V REINFORCED CONCRETE PIPE WITH LESS THAN 2½ FEET OF COVER.

§405–14. CURBS
THE APPLICANT REQUESTS THE BOARD TO GRANT A WAIVER TO ALLOW CAPE COD BERM AT ALL CATCH BASINS AND AT THE CUL–DE–SAC. GRANITE CURB WILL STILL BE USED ON AT THE ENTRANCE TO RED GOLD ROAD.

§405–12.A SIDEWALKS
THE PLANNING BOARD SHALL REQUIRE SIDEWALKS OF SUCH WIDTH AND CONSTRUCTION TO BE CONSTRUCTED IN ACCORDANCE WITH THE TYPICAL CROSS SECTION. THE APPLICANT REQUESTS THE BOARD TO GRANT A WAIVER TO ALLOW NO SIDEWALKS ALONG RED GOLD ROAD IN EXCHANGE OF A RAISED BOARDWALK CONSTRUCTION AND SIDEWALKS THAT WILL BE PART OF OFFSITE TRAIL IMPROVEMENTS WHICH ARE FOR THE PUBLIC BENEFIT.

MARSHFIELD PLANNING BOARD

APPROVED CONDITIONALLY SUBJECT TO THE COMPLETION OF ALL REQUIRED GROUNDWORK AS SHOWN ON THESE PLANS AND AS SET FORTH IN THE COVENANT.

DATE APPROVED: _____

DATE SIGNED: _____

SUBJECT TO A COVENANT DULY EXECUTED, DATED THE _____ DAY OF _____ 2021, RUNNING WITH THE LAND, TO BE DULY RECORDED BY OR FOR THE OWNER OF RECORD.

THIS PLAN IS SUBJECT TO ALL CONDITIONS OF THE MARSHFIELD PLANNING BOARD CERTIFICATE OF ACTION DATED _____, FILED WITH THE MARSHFIELD TOWN CLERK ON _____ AND HEREWITH RECORDED AS PART OF THIS PLAN.

I HEREBY CERTIFY THAT THERE HAS BEEN NO APPEAL TAKEN TO THIS PLANNING BOARD ACTION DURING THE TWENTY DAY STATUTORY APPEAL PERIOD.

DATE: _____

TOWN CLERK, TOWN OF MARSHFIELD

TABLE OF OSRD REQUIREMENTS

DESCRIPTION	AREA (SF)
TOTAL AREA OF LAND ON APPLICATION	5,459,719
WETLANDS AND WATER SURFACES	3,710,964
UPLAND AREA	1,748,755
OPEN SPACE REQUIRED	**874,378**
HOUSE LOT AREAS	532,160
ROAD LAYOUT	44,213
LAND TO BE USED FOR DRAINAGE	21,906
TOTAL DEVELOPMENT AREA	598,279 (34.2%)
UPLAND OPEN SPACE PROVIDED	**1,150,476 (65.8%)**
TOTAL OPEN SPACE PROVIDED	**4,861,440 SF (111.60 ACRES)**

SHEET INDEX

SHEET 1	COVER SHEET
SHEET 2	KEY PLAN
SHEET 3	LOTTING PLAN
SHEET 4	LOTTING PLAN 1
SHEET 5	LOTTING PLAN 2
SHEET 6	LOTTING PLAN 3
SHEET 7	EXISTING CONDITIONS 1
SHEET 8	EXISTING CONDITIONS 2
SHEET 9	EXISTING CONDITIONS 3
SHEET 10	BUFFER ZONES AND RIVERFRONT AREAS
SHEET 11	GRADING AND EROSION CONTROL 1
SHEET 12	GRADING AND EROSION CONTROL 2
SHEET 13	GRADING AND EROSION CONTROL 3
SHEET 14	PLAN AND PROFILE 1
SHEET 15	PLAN AND PROFILE 2
SHEET 16	LANDSCAPING 1
SHEET 17	LANDSCAPING 2
SHEET 18	DETAILS 1
SHEET 19	DETAILS 2
SHEET 20	DETAILS 3
SHEET 21	DETAILS 4

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RED GOLD FARM OPEN SPACE RESIDENTIAL DEVELOPMENT

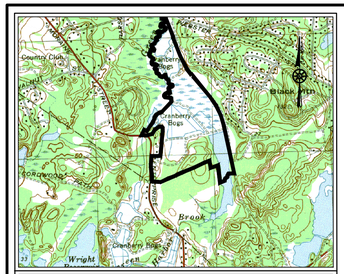
DEFINITIVE SUBDIVISION PLAN
#202 MORAINE STREET
MARSHFIELD, MASSACHUSETTS

PREPARED FOR:
SEALUND CORPORATION
794 WASHINGTON STREET
PEMBROKE, MA 02359

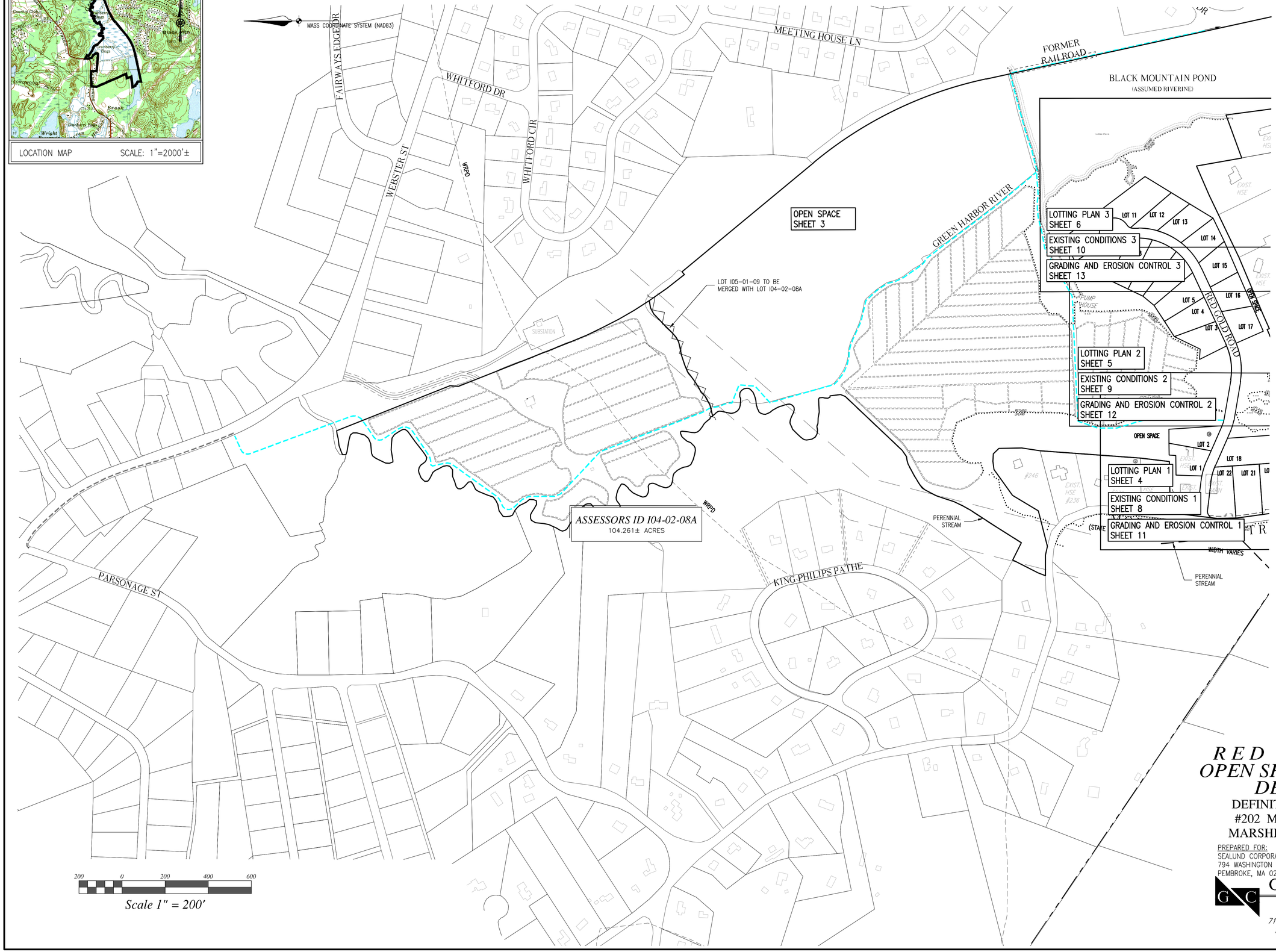
OCTOBER 28, 2021
SCALE: 1"=200'
JOB No. 20–053

GRADY CONSULTING, L.L.C.
Civil Engineers, Land Surveyors & Landscape Architects
71 Evergreen Street, Suite 1, Kingston, MA 02364
Phone (781) 585–2300 Fax (781) 585–2378

COVER SHEET



LOCATION MAP SCALE: 1"=2000'±



200 0 200 400 600

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TIMOTHY R. BENNETT, P.L.S. DATE

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TOWN CLERK, TOWN OF MARSHFIELD

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DEFINITIVE SUBDIVISION PLAN

#202 MORAINE STREET

MARSHFIELD, MASSACHUSETTS

PREPARED FOR:
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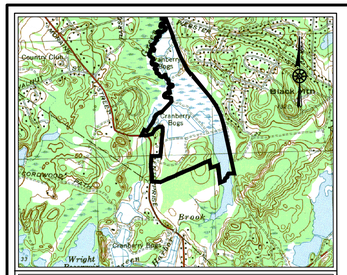
KEY PLAN



LOCATION MAP SCALE: 1"=2000'±

MASS COORDINATE SYSTEM (NAD83)

FAIRWAYS EDGE DR
WHITFORD DR
WHITFORD CIR
WEBSTER ST
MEETING HOUSE LN
STAGECOACH DR
FLETCHER DR
STEAMBOAT DR
CONNECT TO RAIL TRAIL TOWARDS HOYT-HALL RESERVE
RAISED WALKWAY (360'-400') (SEE DETAIL)
FORMER RAILROAD
BLACK MOUNTAIN POND (ASSUMED RIVERINE)
ASSESSORS ID I04-02-08A
104.261± ACRES
GREEN HARBOR RIVER
PATH
ASSESSORS PARCEL I05-01-10
#637 WEBSTER STREET
N/F COMMONWEALTH ELECTRIC COMPANY
P.O. BOX 270
HARTFORD, CT
DEED BOOK 3279 PAGE 299
PLAN BOOK 7 PAGE 79
LOT I05-01-09 TO BE MERGED WITH LOT I04-02-08A
PROPOSED SIDEWALK TO PARSONAGE ST
PROPOSED PEDESTRIAN BRIDGE, CONTRACTOR TO MAINTAIN EXISTING ABUTMENTS
PLYMOUTH COUNTY ELECTRIC COMPANY EASEMENT SIDELINE
ASSESSORS PARCEL H06-02-2
0 WEBSTER ST
C/O COMMONWEALTH ELECTRIC
C/O PROPERTY TAX DEPT
DEED BOOK 3279 PAGE 299
ASSESSORS PARCEL H06-02-11
0 PARSONAGE ST
N/F LORETTA C PATRQUA REV TRUST LORETTA C PATRQUA TR
S/O HOFFMAN RICHARD W TRS
HOFFMAN JUSTIN TRS
DEED BOOK 52632 PAGE 246
ASSESSORS PARCEL H06-07-05
#401 PARSONAGE ST
N/F SULLIVAN THOMAS J
DEED BOOK 18808 PAGE 90
ASSESSORS PARCEL H05-04-16A
#435 PARSONAGE ST
N/F RUMINER SUZANNE L
DEED BOOK 32128 PAGE 278
ASSESSORS PARCEL H05-04-15
#449 PARSONAGE ST
N/F FEARDON MICHAEL W & 449 PARSONAGE STREET LLC
DEED BOOK 4277 PAGE 190
ASSESSORS PARCEL I03-01-07
#0 MOANE STREET
N/F TOWN OF MARSHFIELD CONSERVATION COMMISSION
DEED BOOK 4277 PAGE 235
PLAN BOOK 17 PAGE 788
KING PHILIPS PATHE
PERENNIAL STREAM
MORAINE STREET
(STATE HIGHWAY LAYOUT OF 1894)
WIDTH VARIES
MARSHFIELD
DUXBURY
OPEN SPACE
LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6
LOT 7
LOT 8
LOT 9
LOT 10
LOT 11
LOT 12
LOT 13
LOT 14
LOT 15
LOT 16
LOT 17
LOT 18
LOT 19
LOT 20
LOT 21
LOT 22
L=898.56' R=853.56'
S39°33'13"E 794.20'
N50°27'46"E 16.50'
S79°41'52"W 100.00'
R=1859.58' L=413.45'
R=1859.58' L=203.23'
N3°30'27"E 39.02'
N21°30'23"W 559.67'
N21°30'23"W 565.81'
S25°31'50"W 830.30'
S1°25'31"E 400.00'
S38°55'44"E 560.71'
S57°49'06"W 316.87'
1012.37' N26°08'37"E
210.0'±
S20°33'37"E 162.20'
N44°30'10"E 363.95'
420.00' S41°23'53"W
147.27' N32°42'28"E
N32°14'32"E 134.60'
N63°01'32"W 90.03'
N26°58'28"E 132.76'
N21°33'08"E 36.69'
S31°10'58"W 139.96'
S54°37'58"W 184.24'
S72°52'50"W 165.00'
N76°17'05"W 41.33'
S89°47'24"W 96.14'
S12°14'14"E 1364.47'
S89°19'25"W 138.00'
N89°57'50"W 18.27'
S42°50'54"W 350.46'
N71°18'47"W 486.03'
S37°04'16"W 213.09'
N19°51'59"W 212.30'
S86°50'20"W 147.89'
S31°33'46"W 370.53'
S37°04'40"E 47.61'
S86°30'45"E 122.44'
S28°01'23"W 184.25'
S25°43'02"W 168.99'
S39°13'31"W 68.06'
S57°12'15"W 172.34'
S86°21'20"E 48.18'
R=126.99' L=31.33'
N89°14'49"E 119.44'
S4°52'22"W 30.36'
S89°16'01"W 90.97'
N3°47'13"W 248.26'
S1°57'50"W 120.12'
N4°00'07"W 200.58'
R=173.00' L=42.68'
S88°57'55"E 130.50'
N4°00'07"W 231.98'
S66°08'57"E 43.48'
N85°41'50"W 247.28'
S1°19'10"W 30.04'
S64°26'45"W 119.67'
S66°23'40"W 68.52'
N23°36'20"W 10.00'
S66°23'40"W 78.64'
S65°08'41"W 46.44'
S24°51'30"E 10.00'
S65°08'30"W 79.41'
S69°12'30"W 70.03'
N80°14'08"W 185.62'
N85°41'50"W 245.07'
S86°30'45"E 122.44'
S67°10'00"W 168.99'
S86°30'45"E 122.44'
S25°36'20"W 136.94'
R=323.00' L=181.80'
R=277.00' L=160.61'
S86°14'08"E 185.62'
N26°18'52"W 241.18'
133.04'
EXIST. HSE
EXIST. BARN
CRANBERRY BOG
PUMP HOUSE
SUBSTATION
#246
#230
#236
#214
#310
#201

LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
62	CONTOUR	100
	EDGE OF PAVEMENT	
	FENCE	
	FENCE	
	FENCE	
	WATER LINE	W
	ELECTRIC LINE	E
	ELECTRIC LINE	
	GAS LINE	G
	SEWER LINE	S
	DRAIN LINE	D
	WETLAND LINE	
	100YR FEMA FLOOD PLAIN	
	100 FT WETLAND BUFFER	
	50 FT WETLAND BUFFER	
	TEST HOLE	
	IRON PIPE	
	CONCRETE BOUND W/DRILLED HOLE	
	MASS HIGHWAY BOUND	
	STONE BOUND W/DRILL HOLE	
	FIELD STONE BOUND	
	PROPOSED PATH	
	PROPOSED SIDEWALK	

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TIMOTHY R. BENNETT, P.L.S. DATE

MARSHFIELD PLANNING BOARD

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TOWN CLERK, TOWN OF MARSHFIELD

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RED GOLD FARM
OPEN SPACE RESIDENTIAL DEVELOPMENT

DEFINITIVE SUBDIVISION PLAN
#202 MORAINE STREET
MARSHFIELD, MASSACHUSETTS

PREPARED FOR:
SEALUND CORPORATION
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OCTOBER 28, 2021
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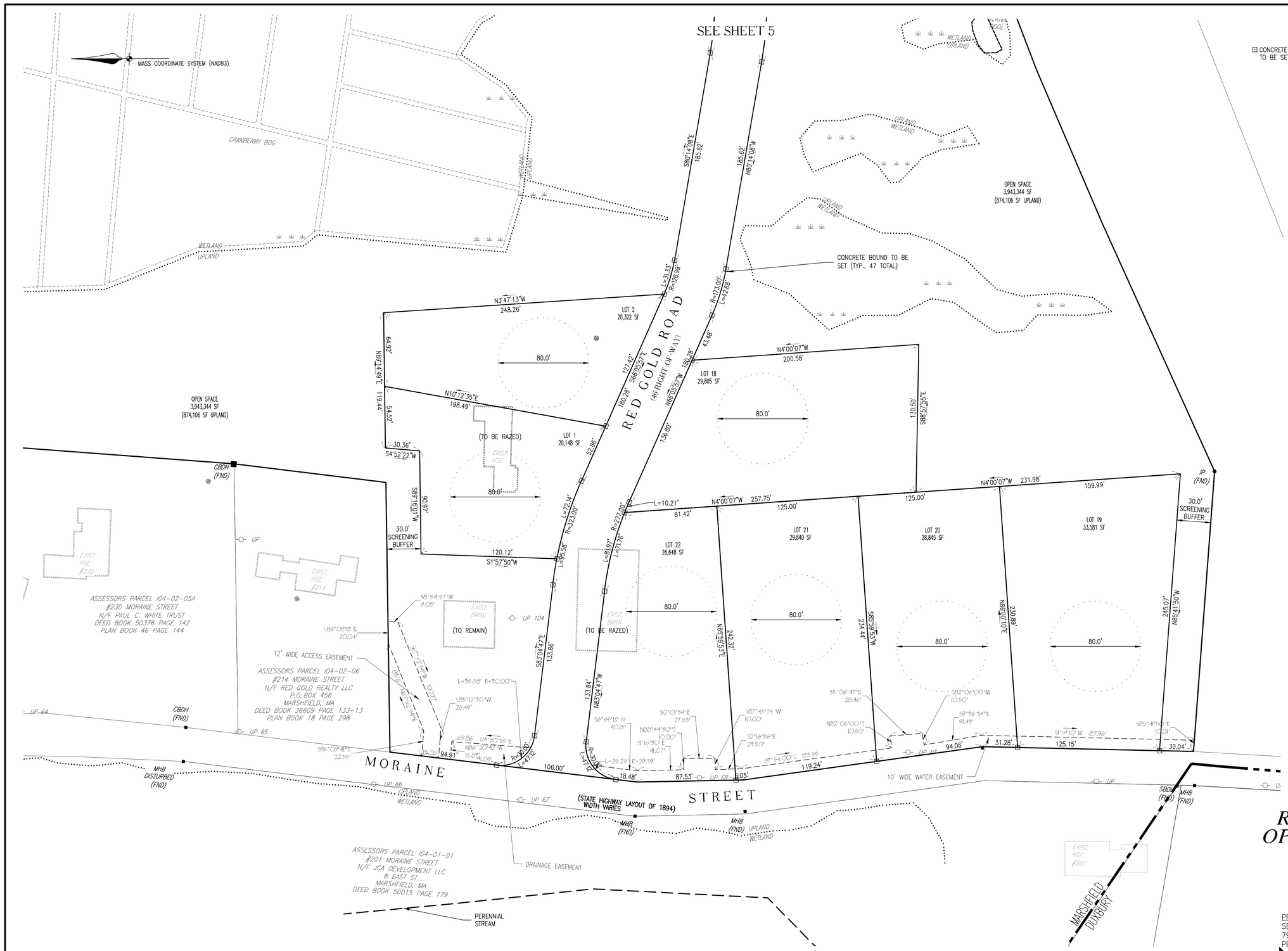
Civil Engineers, Land Surveyors & Landscape Architects
71 Evergreen Street, Suite 1, Kingston, MA 02364
Phone (781) 585-2300 Fax (781) 585-2378

LOTTING PLAN



FOR REGISTRY USE ONLY

I CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND IN ACCORDANCE WITH THE STANDARDS OF THE LAND COURT INSTRUCTIONS OF 2006 ON OR BETWEEN FEBRUARY 2021 AND APRIL 2021.

NOTE: NO REGISTERED LAND ON LOCUS

I CERTIFY THAT THE TOPOGRAPHIC INFORMATION ON THIS PLAN WAS DERIVED WHOLLY FROM AN ON GROUND INSTRUMENT SURVEY AND THAT THE DATUM WAS OBTAINED FROM NETWORK RTK GPS OBSERVATIONS ON MULTIPLE CONTROL POINTS.

I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

TIMOTHY R. BENNETT, P.L.S. DATE

MARSHFIELD PLANNING BOARD

APPROVED CONDITIONALLY SUBJECT TO THE COMPLETION OF ALL REQUIRED GROUNDWORK AS SHOWN ON THESE PLANS AND AS SET FORTH IN THE COVENANT.

DATE APPROVED: _____

DATE SIGNED: _____

SUBJECT TO A COVENANT DULY EXECUTED, DATED THE _____ DAY OF _____ 2021, RUNNING WITH THE LAND, TO BE DULY RECORDED BY OR FOR THE OWNER OF RECORD.

THIS PLAN IS SUBJECT TO ALL CONDITIONS OF THE MARSHFIELD PLANNING BOARD CERTIFICATE OF ACTION DATED _____, FILED WITH THE MARSHFIELD TOWN CLERK ON _____ AND HEREWITH RECORDED AS PART OF THIS PLAN.

I HEREBY CERTIFY THAT THERE HAS BEEN NO APPEAL TAKEN TO THIS PLANNING BOARD ACTION DURING THE TWENTY DAY STATUTORY APPEAL PERIOD.

DATE: _____

TOWN CLERK, TOWN OF MARSHFIELD

REVISIONS	
FEBRUARY 2, 2022	PLANNING BOARD COMMENTS
FEBRUARY 8, 2022	CONSERVATION COMMISSION COMMENTS
FEBRUARY 24, 2022	PLANNING BOARD COMMENTS
MARCH 16, 2022	PLANNING BOARD COMMENTS
APRIL 7, 2022	PLANNING BOARD COMMENTS
APRIL 11, 2022	OSRD LAYOUT
APRIL 22, 2022	PLANNING/CONSERVATION COMMENTS

RED GOLD FARM OPEN SPACE RESIDENTIAL DEVELOPMENT

DEFINITIVE SUBDIVISION PLAN

#202 MORAINE STREET

MARSHFIELD, MASSACHUSETTS

PREPARED FOR:
SEALUND CORPORATION
794 WASHINGTON STREET
PEMBROKE, MA 02359

OCTOBER 28, 2021
SCALE: 1"=40'
JOB No. 20-053

GRADY CONSULTING, L.L.C.
Civil Engineers, Land Surveyors & Landscape Architects
71 Evergreen Street, Suite 1, Kingston, MA 02364
Phone (781) 585-2300 Fax (781) 585-2378

LOTTING PLAN 1

FOR REGISTRY USE ONLY

I CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND IN ACCORDANCE WITH THE STANDARDS OF THE LAND COURT INSTRUCTIONS OF 2006 ON OR BETWEEN FEBRUARY 2021 AND APRIL 2021.

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TIMOTHY R. BENNETT, P.L.S. DATE

MARSHFIELD PLANNING BOARD

APPROVED CONDITIONALLY SUBJECT TO THE COMPLETION OF ALL REQUIRED GROUNDWORK AS SHOWN ON THESE PLANS AND AS SET FORTH IN THE COVENANT.

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DATE SIGNED: _____

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THIS PLAN IS SUBJECT TO ALL CONDITIONS OF THE MARSHFIELD PLANNING BOARD CERTIFICATE OF ACTION DATED _____, FILED WITH THE MARSHFIELD TOWN CLERK ON _____ AND HEREWITH RECORDED AS PART OF THIS PLAN.

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DATE: _____

TOWN CLERK, TOWN OF MARSHFIELD

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RED GOLD FARM OPEN SPACE RESIDENTIAL DEVELOPMENT

DEFINITIVE SUBDIVISION PLAN

#202 MORAINE STREET

MARSHFIELD, MASSACHUSETTS

PREPARED FOR:
SEALUND CORPORATION
794 WASHINGTON STREET
PEMBROKE, MA 02359

OCTOBER 28, 2021
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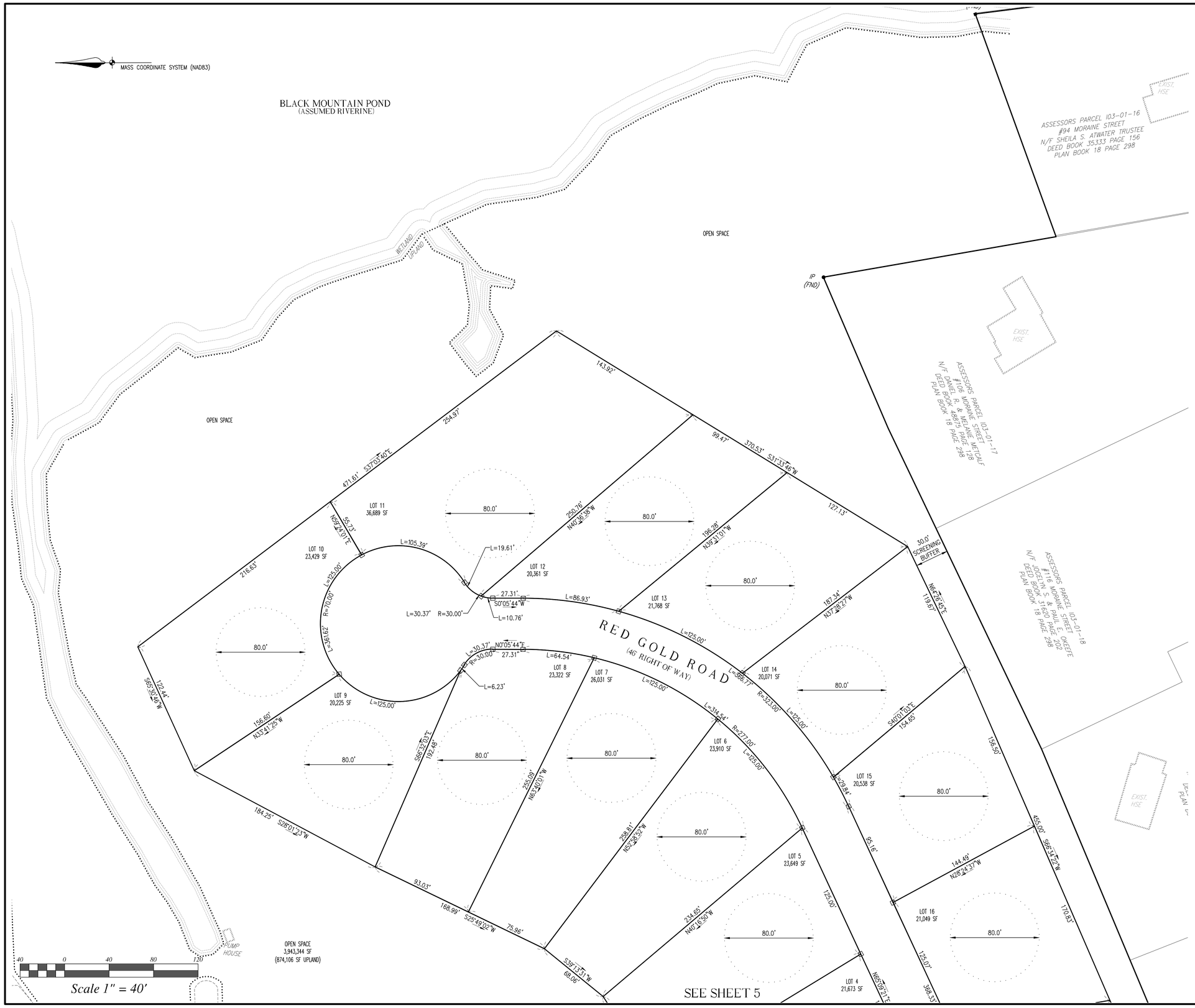
Civil Engineers, Land Surveyors & Landscape Architects
71 Evergreen Street, Suite 1, Kingston, MA 02364
Phone (781) 585-2300 Fax (781) 585-2378

40 0 40 80 120
Scale 1" = 40'

SEE SHEET 4

LOTTING PLAN 2



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TIMOTHY R. BENNETT, P.L.S. DATE

MARSHFIELD PLANNING BOARD

APPROVED CONDITIONALLY SUBJECT TO THE COMPLETION OF ALL REQUIRED GROUNDWORK AS SHOWN ON THESE PLANS AND AS SET FORTH IN THE COVENANT.

DATE APPROVED: _____

DATE SIGNED: _____

SUBJECT TO A COVENANT DULY EXECUTED, DATED THE ____ DAY OF _____ 2021, RUNNING WITH THE LAND, TO BE DULY RECORDED BY OR FOR THE OWNER OF RECORD.

THIS PLAN IS SUBJECT TO ALL CONDITIONS OF THE MARSHFIELD PLANNING BOARD CERTIFICATE OF ACTION DATED _____, FILED WITH THE MARSHFIELD TOWN CLERK ON _____ AND HEREWITH RECORDED AS PART OF THIS PLAN.

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DATE: _____

TOWN CLERK, TOWN OF MARSHFIELD

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APRIL 22, 2022	PLANNING/CONSERVATION COMMENTS

RED GOLD FARM OPEN SPACE RESIDENTIAL DEVELOPMENT

DEFINITIVE SUBDIVISION PLAN

#202 MORAINE STREET

MARSHFIELD, MASSACHUSETTS

PREPARED FOR:
SEALUND CORPORATION
794 WASHINGTON STREET
PEMBROKE, MA 02359

OCTOBER 28, 2021
SCALE: 1"=40'
JOB No. 20-053

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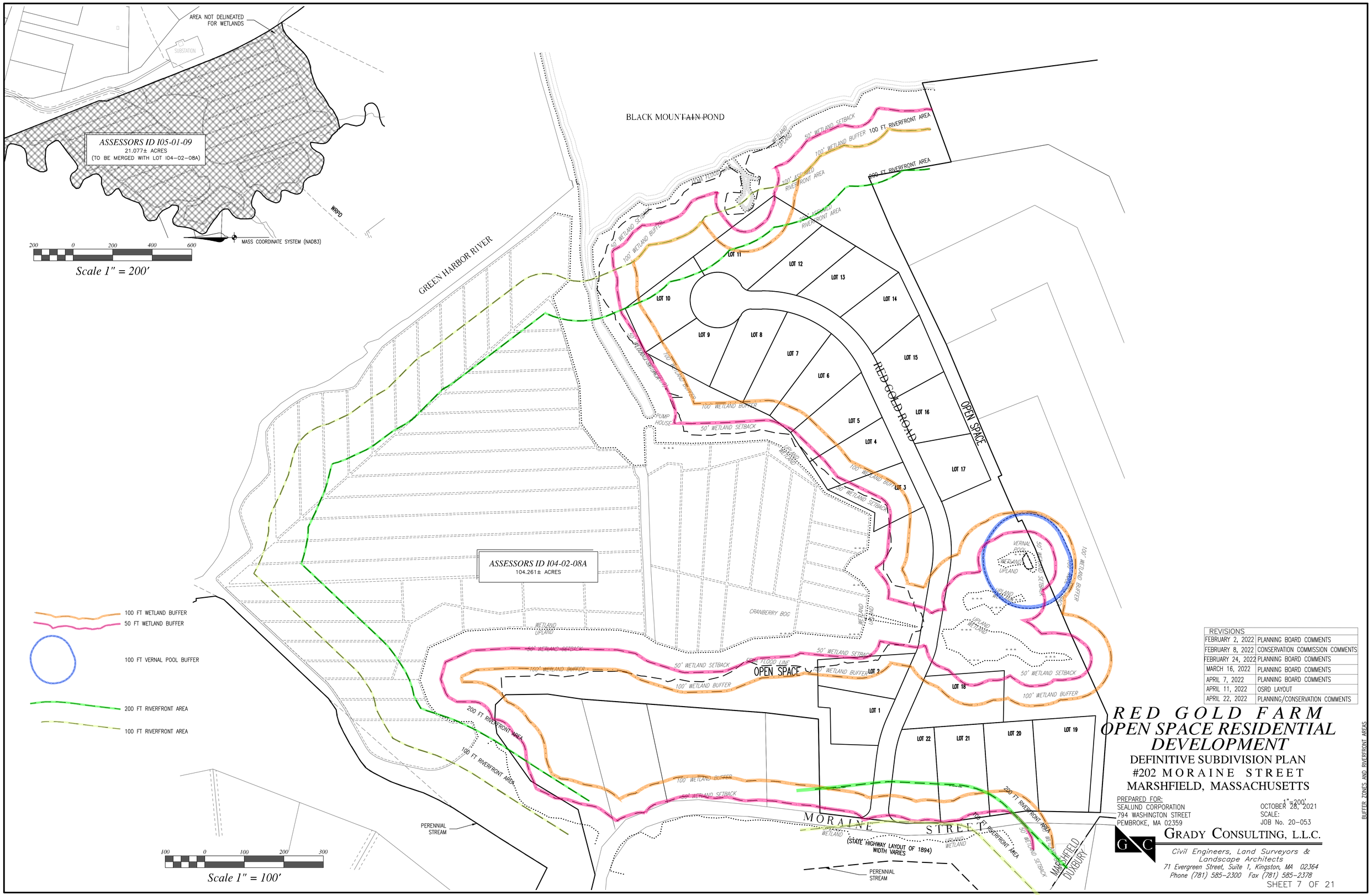
Civil Engineers, Land Surveyors & Landscape Architects
71 Evergreen Street, Suite 1, Kingston, MA 02364
Phone (781) 585-2300 Fax (781) 585-2378

LOTTING PLAN 3



REVISIONS	
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RED GOLD FARM OPEN SPACE RESIDENTIAL DEVELOPMENT

DEFINITIVE SUBDIVISION PLAN

#202 MORAINE STREET

MARSHFIELD, MASSACHUSETTS

PREPARED FOR:
SEALUND CORPORATION
794 WASHINGTON STREET
PEMBROKE, MA 02359

OCTOBER 28, 2021
SCALE: 1"=200'
JOB No. 20-053

GRADY CONSULTING, L.L.C.
Civil Engineers, Land Surveyors & Landscape Architects
71 Evergreen Street, Suite 1, Kingston, MA 02364
Phone (781) 585-2300 Fax (781) 585-2378

BUFFER ZONES AND RIVERFRONT AREAS

MASS COORDINATE SYSTEM (NAD83)

BENCHMARK
TOP OF WELL
ELEVATION = 13.23
(NAVD88 DATUM)

CRANBERRY BOG

8" PLASTIC PIPE
INV. EL.=4.68

8" PLASTIC PIPE
INV. EL.=3.06

8" PLASTIC PIPE
INV. EL.=7.40

200' WELL SETBACK

FEMA FLOOD LINE

FLOOD ZONE AE(EL.9)

EDGE OF BOG

WETLAND
UPLAND

25' WETLAND SETBACK

50' WETLAND SETBACK

100' WETLAND BUFFER

EXIST. CESSPIT
(APPROX. LOCATION PER HOMEOWNER)

LEDGE OUTCROPPING

NO SEPTIC INFORMATION
IN BOH AS OF 8/3/2021

EXISTING TREE LINE

EXIST. DRIVEWAY

50' WETLAND SETBACK

100' WETLAND BUFFER

ASSESSORS PARCEL 104-02-05A
#230 MORAINE STREET
N/F PAUL C. WHITE TRUST
DEED BOOK 50376 PAGE 142
PLAN BOOK 46 PAGE 144

ASSESSORS PARCEL 104-02-06
#214 MORAINE STREET
N/F RED GOLD REALTY LLC
P.O. BOX 456
MARSHFIELD, MA
DEED BOOK 36609 PAGE 133-13
PLAN BOOK 18 PAGE 298

ASSESSORS PARCEL 104-01-01
#201 MORAINE STREET
N/F JCA DEVELOPMENT LLC
8 EAST ST
MARSHFIELD, MA
DEED BOOK 50015 PAGE 179

100' RIVERFRONT SETBACK

MORAINE STREET

(STATE HIGHWAY LAYOUT OF 1894)
WIDTH VARIES

PERENNIAL STREAM

REVISIONS	
FEBRUARY 2, 2022	PLANNING BOARD COMMENTS
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RED GOLD FARM
OPEN SPACE RESIDENTIAL DEVELOPMENT

DEFINITIVE SUBDIVISION PLAN
#202 MORAINE STREET
MARSHFIELD, MASSACHUSETTS

PREPARED FOR:
SEALUND CORPORATION
794 WASHINGTON STREET
PEMBROKE, MA 02359

OCTOBER 28, 2021
SCALE: 1"=40'
JOB No. 20-053

GRADY CONSULTING, L.L.C.
Civil Engineers, Land Surveyors & Landscape Architects
71 Evergreen Street, Suite 1, Kingston, MA 02364
Phone (781) 585-2300 Fax (781) 585-2378

40 0 40 80 120
Scale 1" = 40'

EXISTING CONDITIONS 1

MASS COORDINATE SYSTEM (NAD83)

ASSESSORS ID I04-02-08A
104.261± ACRES

ASSESSORS PARCEL I03-01-19
#190 MORAINE STREET
N/F JOHN Q. & VIRGINIA A. AUCOIN
TRUSTEES OF A. AUCOIN FAMILY TRUST
DEED BOOK 2116 PAGE 315
PLAN BOOK 18 PAGE 298

ASSESSORS PARCEL I04-02-07A
#144 MORAINE STREET
N/F ANDREW J. & ANN SPALT
DEED BOOK 1431 PAGE 211
PLAN BOOK 18 PAGE 298

EXIST. HSE

CLEARED AREA

PATH

100' WETLAND BUFFER

75' WETLAND SETBACK

50' WETLAND SETBACK

25' WETLAND SETBACK

EXIST. PUMP HOUSE

PUMP HOUSE

EDGE OF BOG

WETLAND

FLOOD ZONE A(EL.9)

EXISTING TREE LINE

BOG ROAD

FLUME FLOOD LINE

WETLAND UPLAND

WETLAND WETLAND

200' WELL SETBACK

CRANBERRY BOG

8" PLASTIC PIPE INV. EL.=4.68

8" PLASTIC PIPE INV. EL.=3.06

8" PLASTIC PIPE INV. EL.=7.40

BENCHMARK
TOP OF WELL
ELEVATION = 13.23
(NAVD88 DATUM)

T.H.#7-2 T.H.#7-1 T.H.#6-1 T.H.#6-2 T.H.#5-2 T.H.#5-1 T.H.#13-2 T.H.#13-1 T.H.#5-3 T.H.#5-4 T.H.#14-2 T.H.#14-1 T.H.#4-2 T.H.#4-1 T.H.#3-2 T.H.#3-1 T.H.#15-1 T.H.#15-3 T.H.#15-2 T.H.#D-2 T.H.#D-3 T.H.#D-1 T.H.#D-4 T.H.#D-5

40 0 40 80 120

Scale 1" = 40'

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APRIL 22, 2022	PLANNING/CONSERVATION COMMENTS

RED GOLD FARM
OPEN SPACE RESIDENTIAL DEVELOPMENT

DEFINITIVE SUBDIVISION PLAN
#202 MORAINE STREET
MARSHFIELD, MASSACHUSETTS

PREPARED FOR:
SEALUND CORPORATION
794 WASHINGTON STREET
PEMBROKE, MA 02359

OCTOBER 28, 2021
SCALE: 1"=40'
JOB No. 20-053

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Civil Engineers, Land Surveyors & Landscape Architects
71 Evergreen Street, Suite 1, Kingston, MA 02364
Phone (781) 585-2300 Fax (781) 585-2378

EXISTING CONDITIONS 2

MASS COORDINATE SYSTEM (NAD83)

BLACK MOUNTAIN POND
(ASSUMED RIVERINE)

WETLANDS DELINEATED BY J. ZIMMER OF SOUTH RIVER ENVIRONMENTAL ON 3/5/21 & 3/17/21

EXISTING CULVERT

TOP OF WEIR ELE.=5.90

TOP OF WEIR ELE.=6.40

ASSESSORS PARCEL 103-01-16
#94 MORAINE STREET
N/F SHEILA S. ATWATER TRUSTEE
DEED BOOK 35333 PAGE 156
PLAN BOOK 18 PAGE 298

ASSESSORS PARCEL 103-01-17
#106 MORAINE STREET
N/F DANIEL R. & MELANIE METCALF
DEED BOOK 48875 PAGE 128
PLAN BOOK 18 PAGE 298

ASSESSORS PARCEL 103-01-18
#116 MORAINE STREET
N/F JOCELYN S. & PAUL E. QUEFFE
DEED BOOK 51620 PAGE 202
PLAN BOOK 18 PAGE 298

EXIST. HSE

IP (FND)

75' WETLAND SETBACK

50' WETLAND SETBACK

100' WETLAND BUFFER

FEMA FLOOD LINE

100' ASSUMED RIVERFRONT AREA

200' ASSUMED RIVERFRONT AREA

FLOOD ZONE AE(EL.9)

CLEARED AREA

PATH

PUMP HOUSE

T.H.#9-3
T.H.#9-2
T.H.#9-1
T.H.#10-1
T.H.#10-2
T.H.#11-1
T.H.#11-2
T.H.#12-1
T.H.#12-2
T.H.#13-2
T.H.#13-1
T.H.#14-2
T.H.#14-1
T.H.#8-5
T.H.#8-4
T.H.#8-1
T.H.#7-1
T.H.#7-2
T.H.#6-1
T.H.#6-2
T.H.#5-2
T.H.#5-1
T.H.#5-3
T.H.#5-4
T.H.#4-2

40 0 40 80 120

Scale 1" = 40'

REVISIONS	
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RED GOLD FARM
OPEN SPACE RESIDENTIAL DEVELOPMENT

DEFINITIVE SUBDIVISION PLAN
#202 MORAINE STREET
MARSHFIELD, MASSACHUSETTS

PREPARED FOR:
SEALUND CORPORATION
794 WASHINGTON STREET
PEMBROKE, MA 02359

OCTOBER 28, 2021
SCALE: 1"=40'
JOB No. 20-053

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Phone (781) 585-2300 Fax (781) 585-2378

EXISTING CONDITIONS 3

MASS COORDINATE SYSTEM (NAD83)

BENCHMARK
TOP OF WELL
ELEVATION = 13.23
(NAVD88 DATUM)

PROPOSED 4" PVC DRAIN WITH 1" ORIFICE AT END
INV OUT=6.0
OUTFALL EL=5.0

PROPOSED IMPERVIOUS TRENCH DRAIN (SEE DETAIL)

FILL ON FLOOD LINE
(268 CF OF FLOOD STORAGE VOLUME TO BE COMPENSATED)

PROPOSED SILT SOCK

CONSERVATION MARKER EVERY 100' ALONG 50' WETLAND SETBACK (112 EA)

PROPOSED TREE LINE

CRANBERRY BOG

WETLAND UPLAND

25' WETLAND SETBACK

50' WETLAND SETBACK

75' WETLAND SETBACK

100' WETLAND BUFFER

FEMA FLOOD LINE

OPEN SPACE

RED GOLD ROAD

LOT 1

LOT 2

LOT 18

LOT 19

LOT 20

LOT 21

LOT 22

TOF EL = 15.5
GARAGE SLAB EL = 14.0

GARAGE SLAB EL = 17.0
TOF EL = 21.5

TOF EL = 19.0
GARAGE SLAB EL = 16.0

GARAGE SLAB EL = 20.5
TOF EL = 23.0

GARAGE SLAB EL = 19.5
TOF EL = 22.5

GARAGE SLAB EL = 19.5
TOF EL = 21.0

TOF EL = 21.5
GARAGE SLAB EL = 18.5

200' RIVERFRONT SETBACK

ASSESSORS PARCEL 104-02-05A
#230 MORAINE STREET
N/F PAUL C. WHITE TRUST
DEED BOOK 50376 PAGE 142
PLAN BOOK 46 PAGE 144

ASSESSORS PARCEL 104-02-06
#214 MORAINE STREET
N/F RED GOLD REALTY LLC
P.O. BOX 456
MARSHFIELD, MA
DEED BOOK 36609 PAGE 133-13
PLAN BOOK 18 PAGE 298

ASSESSORS PARCEL 104-01-01
#201 MORAINE STREET
N/F JCA DEVELOPMENT LLC
8 EAST ST
MARSHFIELD, MA
DEED BOOK 50015 PAGE 179

MORAINE STREET
(STATE HIGHWAY LAYOUT OF 1894)
WIDTH VARIES

PROPOSED SILT SACK (TYP)

PROPOSED CONSTRUCTION ENTRANCE

PERENNIAL STREAM

MHB DISTURBED (FND)

PROPOSED TRENCH DRAIN (SEE DETAIL)

50' WETLAND SETBACK

100' WETLAND BUFFER

Scale 1" = 40'

REVISIONS	
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RED GOLD FARM OPEN SPACE RESIDENTIAL DEVELOPMENT

DEFINITIVE SUBDIVISION PLAN

#202 MORAINE STREET

MARSHFIELD, MASSACHUSETTS

PREPARED FOR:
SEALUND CORPORATION
794 WASHINGTON STREET
PEMBROKE, MA 02359

OCTOBER 28, 2021
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JOB No. 20-053

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Civil Engineers, Land Surveyors & Landscape Architects
71 Evergreen Street, Suite 1, Kingston, MA 02364
Phone (781) 585-2300 Fax (781) 585-2378

GRADING AND EROSION CONTROL 1

MASS COORDINATE SYSTEM (NAD83)

COMPENSATORY FLOOD STORAGE (307 CF PROVIDED, 268 CF REQUIRED)

CONSERVATION MARKER EVERY 100' ALONG 50' WETLAND SETBACK (112 EA., SEE DETAIL)

PROPOSED SILT FENCE (TYP)

PROPOSED SILT SACK (TYP)

PROPOSED SILT SOCK (SET AT THE TOW OF THE SLOPE (EL 11.50) AFTER BASIN HAS BEEN GRADED)

CONSERVATION MARKER EVERY 100' ALONG 100' VERNAL POOL SETBACK (5 EA)

CONSERVATION MARKER EVERY 100' ALONG 50' WETLAND SETBACK (112 EA)

PROPOSED SILT SOCK

FILL ON FLOOD LINE (268 CF OF FLOOD STORAGE VOLUME TO BE COMPENSATED)

PROPOSED 4" PVC DRAIN WITH 1" ORIFICE AT END INV OUT=6.0 OUTFALL EL=5.0

PROPOSED IMPERVIOUS TRENCH DRAIN (SEE DETAIL)

8" PLASTIC PIPE INV. EL.=4.68

8" PLASTIC PIPE INV. EL.=3.06

8" PLASTIC PIPE INV. EL.=

BENCHMARK
TOP OF WELL
ELEVATION = 13.23
(NAVD88 DATUM)

ASSESSORS PARCEL 103-01-19
#130 MORAINE STREET AUCOIN
N/F JOHN O. & MORGINALY TRUST
TRUSTEES OF AUCOIN FAMILY TRUST
DEED BOOK 21160 PAGE 315
PLAN BOOK 18 PAGE 298

ASSESSORS PARCEL 104-02-07A
#144 MORAINE STREET
N/F ANDREW J. & AMY SPALT
DEED BOOK 41431 PAGE 211
PLAN BOOK 18 PAGE 298

RED GOLD ROAD

Scale 1" = 40'

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RED GOLD FARM
OPEN SPACE RESIDENTIAL DEVELOPMENT

DEFINITIVE SUBDIVISION PLAN
#202 MORAINE STREET
MARSHFIELD, MASSACHUSETTS

PREPARED FOR:
SEALUND CORPORATION
794 WASHINGTON STREET
PEMBROKE, MA 02359

OCTOBER 28, 2021
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Phone (781) 585-2300 Fax (781) 585-2378

GRADING AND EROSION CONTROL 2

MASS COORDINATE SYSTEM (NAD83)

BLACK MOUNTAIN POND
(ASSUMED RIVERINE)

WETLANDS DELINEATED BY J. ZIMMER OF SOUTH RIVER ENVIRONMENTAL ON 3/5/21 & 3/17/21

CONSERVATION MARKER EVERY 100' ALONG 50' WETLAND SETBACK (112 EA)

EXISTING CULVERT

TOP OF WEIR ELE.=5.90

25' WETLAND SETBACK
50' WETLAND SETBACK
75' WETLAND SETBACK
100' WETLAND BUFFER
FEMA FLOOD LINE
100' ASSUMED RIVERFRONT AREA
200' ASSUMED RIVERFRONT AREA
PROPOSED SILT SOCK (TYP.)
PROPOSED TREE LINE
CLEARED AREA
FLOOD ZONE AE(EL.9)
PUMP HOUSE
FSB (FND)
IP (FND)

ASSESSORS PARCEL 103-01-16
#94 MORAINE STREET
N/F SHEILA S. ATWATER TRUSTEE
DEED BOOK 35333 PAGE 156
PLAN BOOK 18 PAGE 298

ASSESSORS PARCEL 103-01-17
#106 MORAINE STREET METCALF
N/F DANIEL R. & MELANIE METCALF
DEED BOOK 48815 PAGE 128
PLAN BOOK 18 PAGE 298

ASSESSORS PARCEL 103-01-18
#116 MORAINE STREET O'KEEFE
N/F JOCELYN S. & PAUL E.
DEED BOOK 31620 PAGE 202
PLAN BOOK 18 PAGE 298

EXIST. HSE

LOT 6 — GARAGE SLAB EL = 25.5 — TOF EL = 27.0
LOT 7 — GARAGE SLAB EL = 24.0 — TOF EL = 27.0
LOT 8 — GARAGE SLAB EL = 23.0 — TOF EL = 24.0
LOT 9 — GARAGE SLAB EL = 24.5 — TOF EL = 24.0
LOT 10 — GARAGE SLAB EL = 24.5 — TOF EL = 26.0
LOT 11 — GARAGE SLAB EL = 26.0 — TOF EL = 29.0
LOT 12 — GARAGE SLAB EL = 30.0 — TOF EL = 34.0
LOT 13 — GARAGE SLAB EL = 33.0 — TOF EL = 37.0
LOT 14 — GARAGE SLAB EL = 30.0 — TOF EL = 35.0
LOT 15 — GARAGE SLAB EL = 27.5 — TOF EL = 31.5
LOT 16 — GARAGE SLAB — TOF EL = 25.0

Scale 1" = 40'

REVISIONS	
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APRIL 11, 2022	OSRD LAYOUT
APRIL 22, 2022	PLANNING/CONSERVATION COMMENTS

RED GOLD FARM
OPEN SPACE RESIDENTIAL DEVELOPMENT

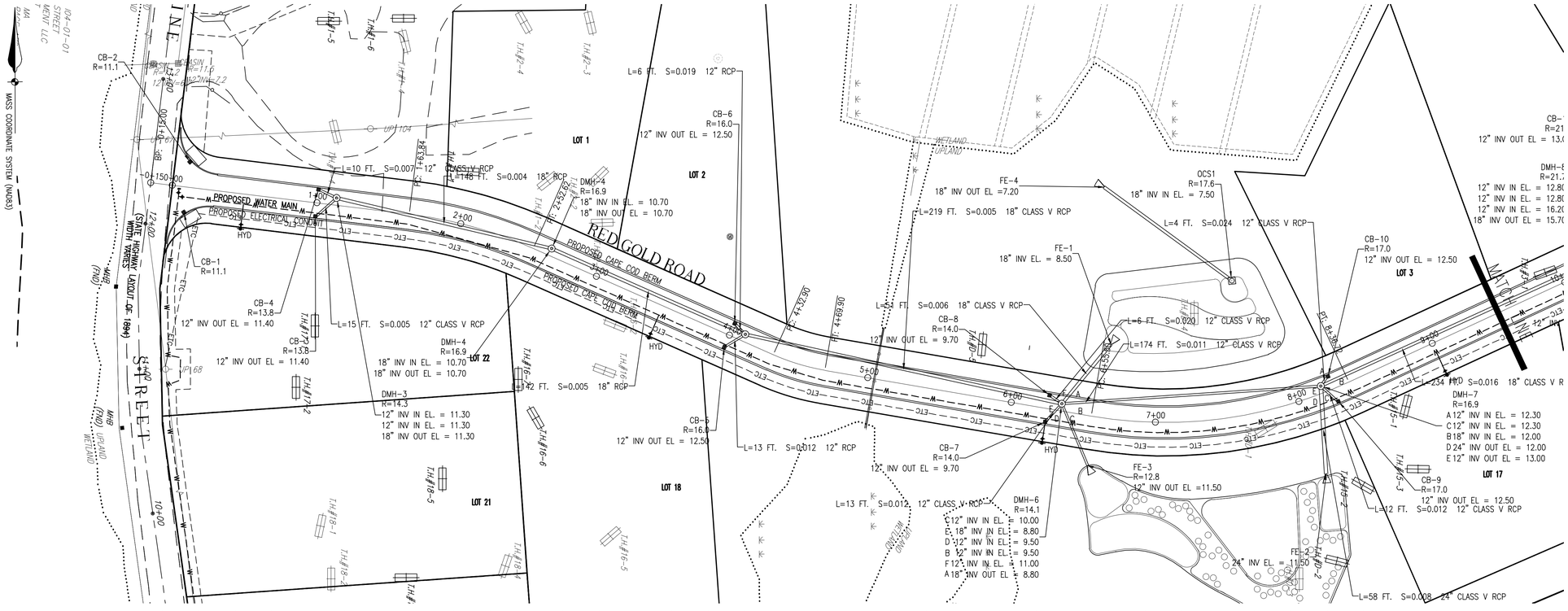
DEFINITIVE SUBDIVISION PLAN
#202 MORAINE STREET
MARSHFIELD, MASSACHUSETTS

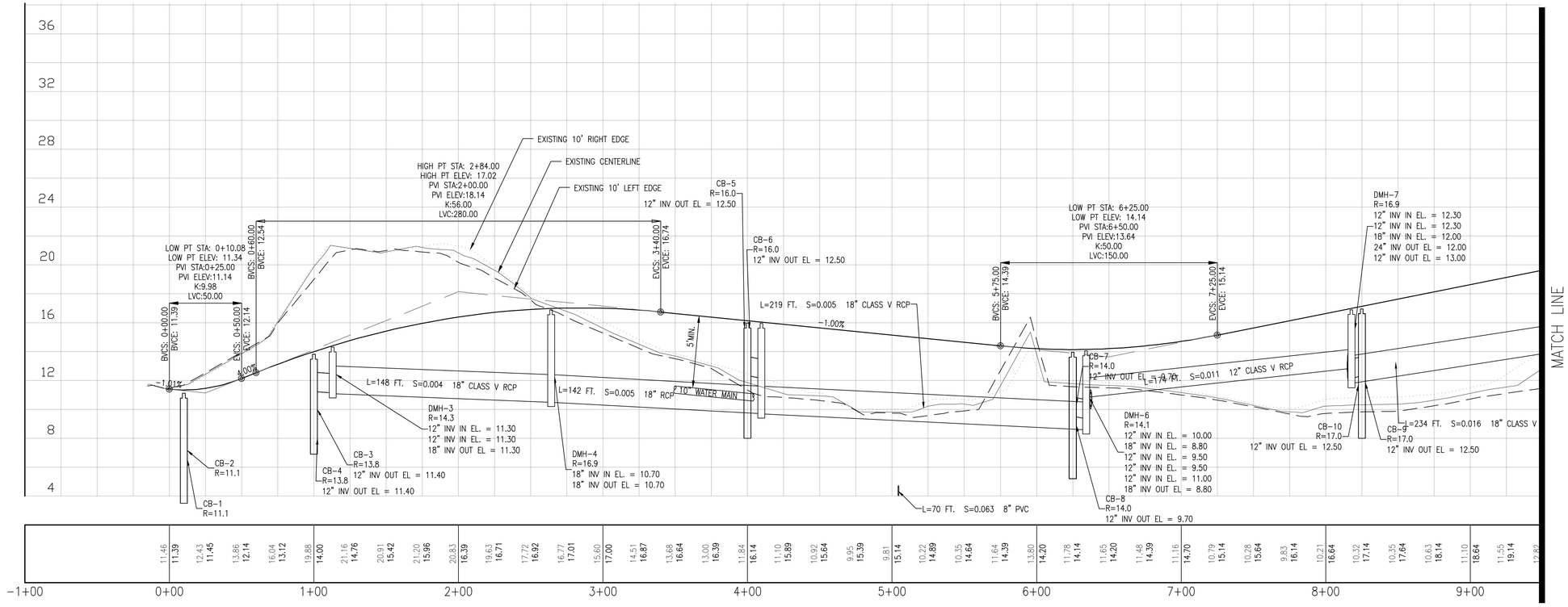
PREPARED FOR:
SEALUND CORPORATION
794 WASHINGTON STREET
PEMBROKE, MA 02359

OCTOBER 28, 2021
SCALE: 1"=40'
JOB No. 20-053

GRADY CONSULTING, L.L.C.
Civil Engineers, Land Surveyors & Landscape Architects
71 Evergreen Street, Suite 1, Kingston, MA 02364
Phone (781) 585-2300 Fax (781) 585-2378

GRADING AND EROSION CONTROL 3





Scale 1" = 4'

Scale 1" = 40'

RED GOLD ROAD PROFILE

STA: 0+00 TO 9+25

HORIZONTAL SCALE: 1"=40'
VERTICAL SCALE: 1"=4'

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RED GOLD FARM OPEN SPACE RESIDENTIAL DEVELOPMENT

DEFINITIVE SUBDIVISION PLAN

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MARSHFIELD, MASSACHUSETTS

PREPARED FOR:
SEALUND CORPORATION
794 WASHINGTON STREET
PEMBROKE, MA 02359

OCTOBER 28, 2021
H: 1"=40'; V: 1"=4'
SCALE:
JOB No. 20-053

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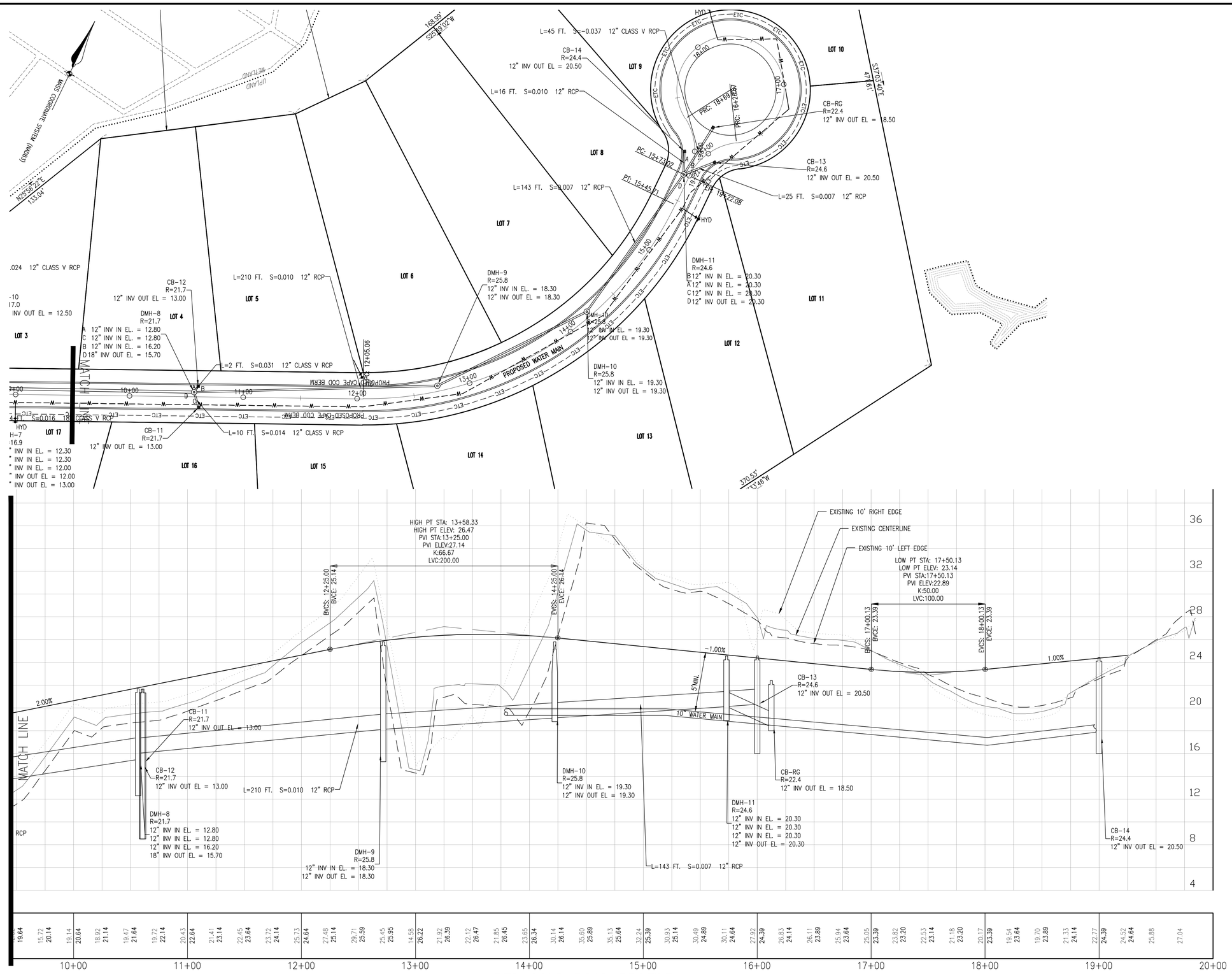
PLAN AND PROFILE 1



RED GOLD ROAD PROFILE

STA: 0+00 TO 9+25

HORIZONTAL SCALE: 1"=40'
VERTICAL SCALE: 1"=4'

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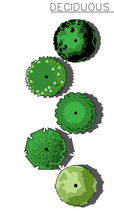
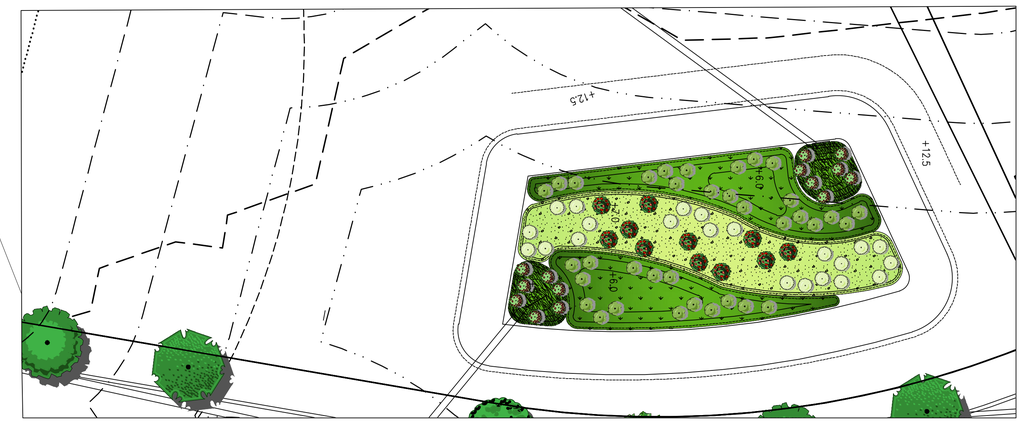
PLAN AND PROFILE 2

PLANT SCHEDULE STREET TREES / COMMON AREAS



DECIDUOUS TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL
	18	ACER RUBRUM 'RED SUNSET' / RED SUNSET MAPLE 12' MIN. HGT. W/ 8' HEAD CLEARANCE	B & B	3"CAL
	18	POPULUS TREMULOIDES / QUAKING ASPEN 12' MIN. HGT. W/ 8' HEAD CLEARANCE	B & B	3"CAL
	18	PLATANUS X ACERIFOLIA / LONDON PLANE TREE 12' MIN. HGT. W/ 8' HEAD CLEARANCE	B & B	3"CAL
	18	QUERCUS RUBRA / RED OAK 12' MIN. HGT. W/ 8' HEAD CLEARANCE	B & B	3"CAL
	17	TILIA CORDATA / LITTLELEAF LINDEN 12' MIN. HGT. W/ 8' HEAD CLEARANCE	B & B	3"CAL



NORTH POCKET WETLAND ENHANCEMENT PLANTING PLAN

1" = 20'-0"

0 20 40 60 feet

SCALE: 1" = 20'

NORTH

PLANT_SCHEDULE_NORTH_POCKET_WETLAND_ENHANCEMENT

WETLAND POCKET SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	SIZE
	14	ARONIA ARBUTIFOLIA / RED CHOKEBERRY	3 GAL.	2' – 3' HGT.
	22	CLETHRA ALNIFOLIA / SWEET PEPPERBUSH	3 GAL.	18–24" HGT.
	11	ILEX VERTICILLATA / WINTERBERRY	3 GAL.	2' – 3' HGT.
	35	VAVVINIUM CORYMBOSUM / HIGHBUSH BLUEBERRY	3 GAL.	18–24" HGT.

WETLAND POCKETS	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	SPACING
	846	ACORUS AMERICANUS / SWEET FLAG	2" PLUGS		18" o.c.
	1,005	ASCLEPIAS INCARNATA / SWAMP MILKWEED	2" PLUGS		18" o.c.
	227	EUTHAMIA GRAMINIFOLIA / GRASS LEAFED GOLDENROD	2" PLUGS		18" o.c.

THE PLANT SPECIES WERE REVIEWED AND APPROVED BY SOUTH RIVER ENVIRONMENTAL

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#202 MORAINE STREET

MARSHFIELD, MASSACHUSETTS

PREPARED FOR:
SEALUND CORPORATION
794 WASHINGTON STREET
PEMBROKE, MA 02359

OCTOBER 28, 2021
SCALE: 1"=60'
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LANDSCAPING PLAN 1

60 0 60 120 180

Scale 1" = 60'

SOUTH POCKET WETLAND ENHANCEMENT PLANTING PLAN

1" = 20'-0"

0 20 40 60 feet

SCALE: 1" = 20'

NORTH

PLANT_SCHEDULE_SOUTH_POCKET_WETLAND_ENHANCEMENT

WETLAND POCKET SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	SIZE
	23	ARONIA ARBUTIFOLIA / RED CHOKEBERRY	3 GAL.	2' – 3' HGT.
	51	CLETHRA ALNIFOLIA / SWEET PEPPERBUSH	3 GAL.	18–24" HGT.
	18	ILEX VERTICILLATA / WINTERBERRY	3 GAL.	2' – 3' HGT.
	59	VAVVINIUM CORYMBOSUM / HIGHBUSH BLUEBERRY	3 GAL.	18–24" HGT.

WETLAND POCKETS	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	SPACING
	2,189	ACORUS AMERICANUS / SWEET FLAG	2" PLUGS		18" o.c.
	2,194	ASCLEPIAS INCARNATA / SWAMP MILKWEED	2" PLUGS		18" o.c.
	638	EUTHAMIA GRAMINIFOLIA / GRASS LEAFED GOLDENROD	2" PLUGS		18" o.c.

THE PLANT SPECIES WERE REVIEWED AND APPROVED BY SOUTH RIVER ENVIRONMENTAL

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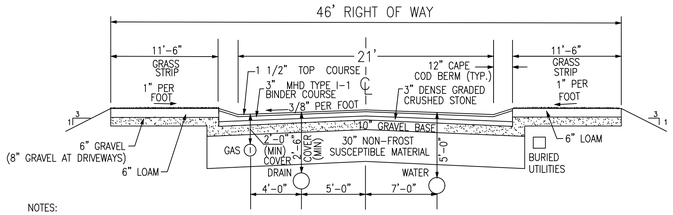
LANDSCAPING PLAN 2



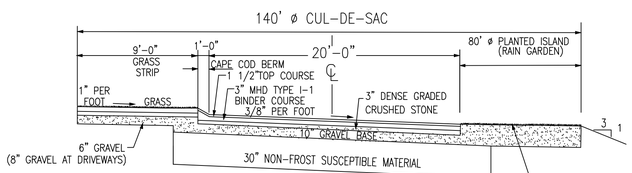
NOTES:

1. SIDEWALKS SHALL BE BROOM FINISHED WITH 1" DEEP SCORE LINES SPACED FIVE FEET ON CENTER
2. SIDEWALK SECTIONS SHALL BE A MAXIMUM OF 30' IN LENGTH, WITH SECTION SEPERATED BY 1/2" THICK PREMOLDED BITUMASTIC FILLER, THE FILLER DEPTH SHALL BE 4" EXCEPT AT DRIVEWAYS WHERE FILLER DEPTH WILL BE 6".

TYPICAL ROADWAY SECTION

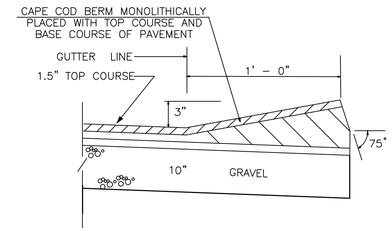
(NOT TO SCALE)

STA 0+00 – STA 16+65
STA 19+20 – STA 19+84



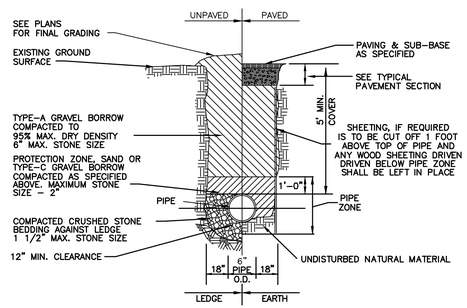
CUL-DE-SAC ROADWAY SECTION

(NOT TO SCALE)
STA 16+65 – STA 19+20



CAPE COD BERM DETAIL

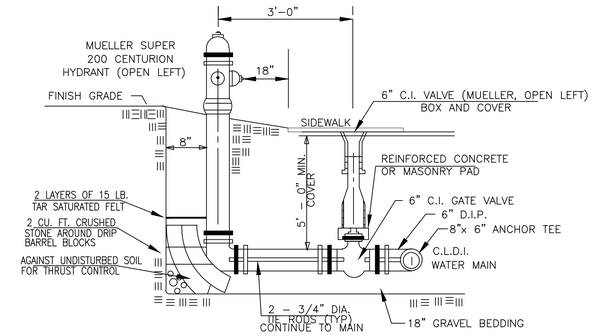
(NOT TO SCALE)



TYPICAL WATER TRENCH DETAIL

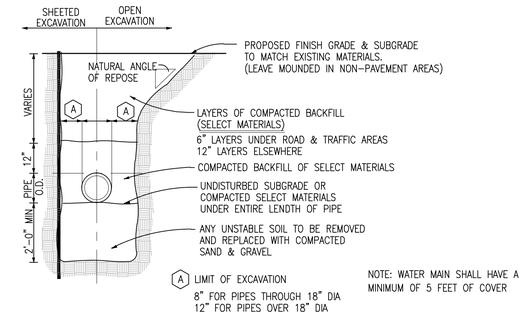
NOT TO SCALE

1. GRAVEL BORROW SHALL CONFORM TO MASS HIGHWAY SPECIFICATION M1.03.0
2. CRUSHED STONE BEDDING SHALL CONFORM TO MASS HIGHWAY SPECIFICATION M2.01.1



TYPICAL HYDRANT DETAIL

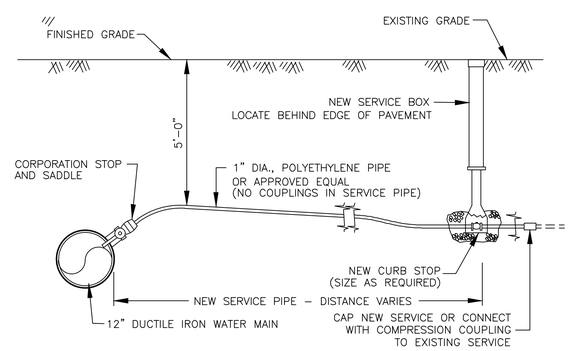
(NOT TO SCALE)



NOTE: WATER MAIN SHALL HAVE A MINIMUM OF 5 FEET OF COVER

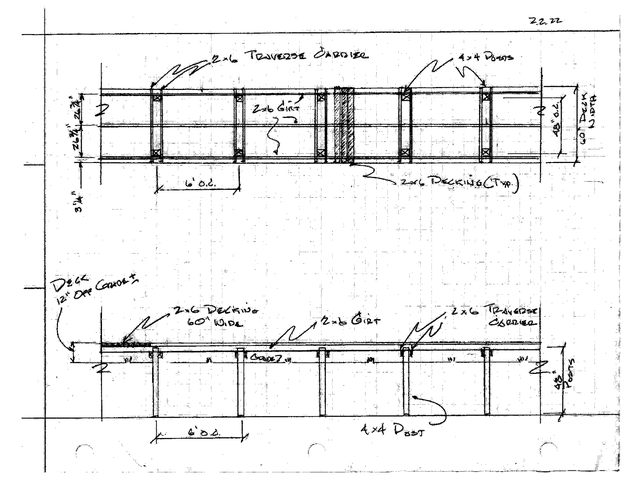
TRENCH EXCAVATION DETAIL

NOT TO SCALE



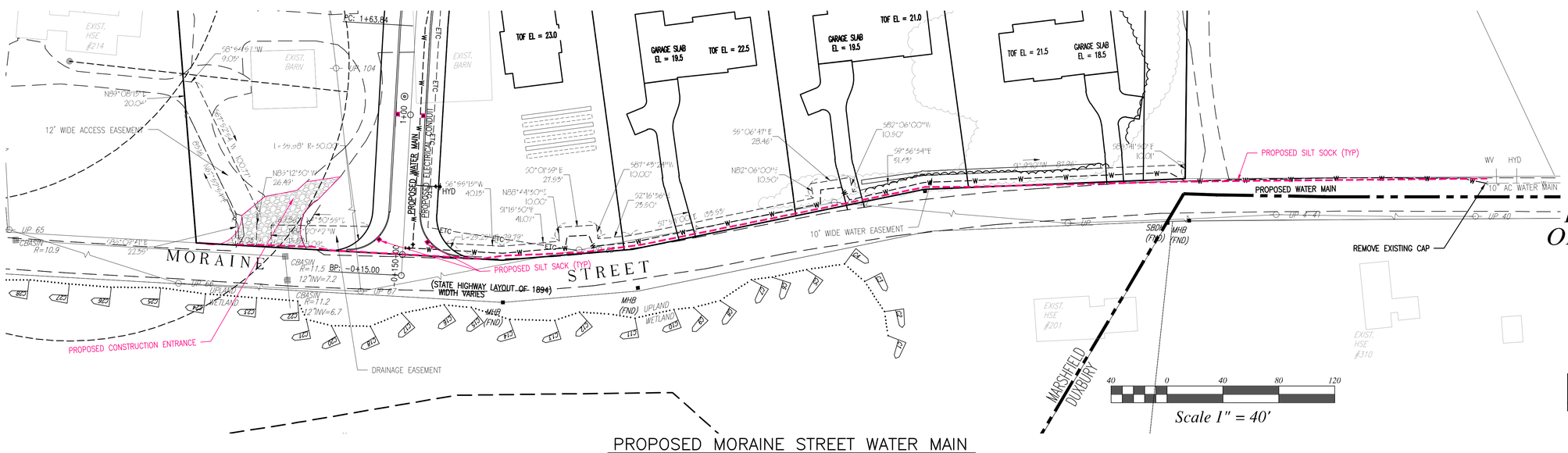
1"ø DOMESTIC WATER SERVICE DETAIL

NOT TO SCALE



RAISED WALKWAY DETAIL

(NOT TO SCALE)



PROPOSED MORAINE STREET WATER MAIN

SCALE: 1"=40'

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RED GOLD FARM OPEN SPACE RESIDENTIAL DEVELOPMENT

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MARSHFIELD, MASSACHUSETTS

PREPARED FOR:
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794 WASHINGTON STREET
PEMBROKE, MA 02359

OCTOBER 28, 2021
SCALE: NTS
JOB No. 20-053

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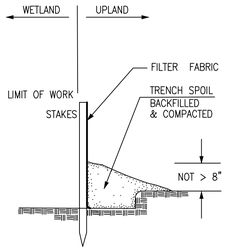
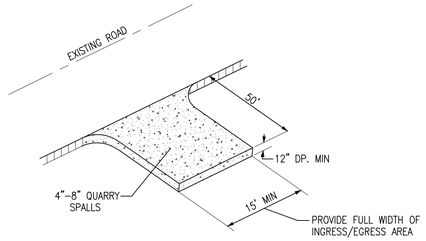
DETAILS 1



SILT FENCE

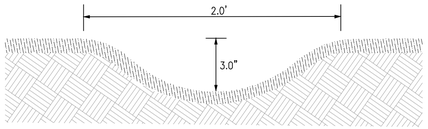
(NOT TO SCALE)

SILTSACK AS MANUFACTURED BY ACF ENVIRONMENTAL (800-448-3636) WWW.ACFENVIRONMENTAL.COM CATALOG NUMBER SILT02X02



CONSTRUCTION ENTRANCE

(NOT TO SCALE)

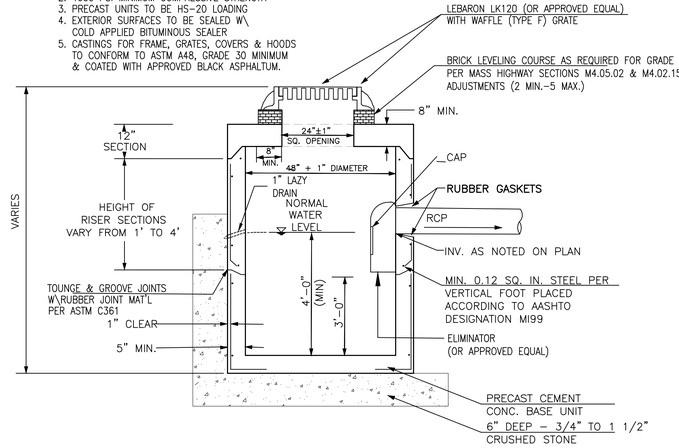


SWALE DETAIL

NOT TO SCALE

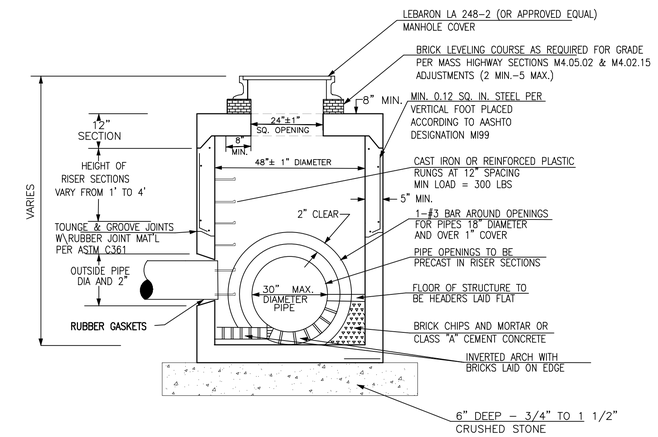
NOTES:

1. PRECAST CONCRETE UNITS TO CONFORM TO THE MASS HIGHWAY SECTION M4.02.14
2. 4000 PSI MINIMUM COMPRESSIVE STRENGTH
3. PRECAST UNITS TO BE HS-20 LOADING
4. EXTERIOR SURFACES TO BE SEALED W\ COLD APPLIED BITUMINOUS SEALER
5. CASTINGS FOR FRAME, GRATES, COVERS & HOODS TO CONFORM TO ASTM A48, GRADE 30 MINIMUM & COATED WITH APPROVED BLACK ASPHALTUM.



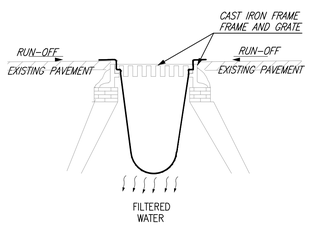
PRECAST GASOLINE TRAP CATCH BASIN

(NOT TO SCALE)



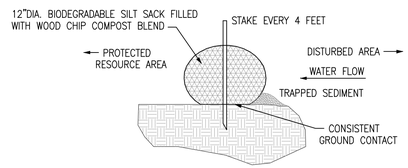
PRECAST CONCRETE MANHOLE

(NOT TO SCALE)



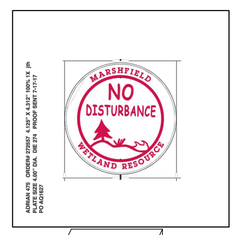
NOTE: SILT SACKS SHALL BE INSPECTED WEEKLY AND SILT SHALL BE REMOVED WHEN ACCUMULATED TO ALLOW CATCH BASIN TO FUNCTION PROPERLY. REMOVE WHEN SOIL STABILIZATION IS COMPLETED.

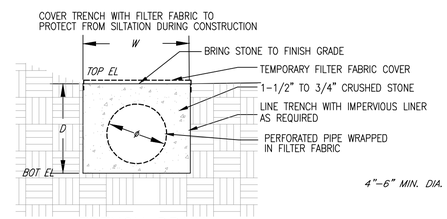
SILT SACK



SILT SOCK DETAIL

NOT TO SCALE

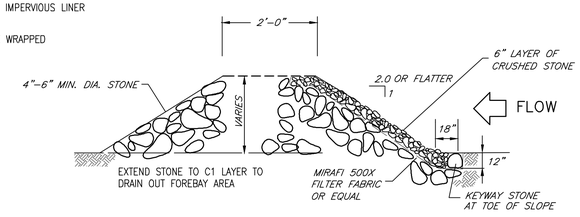




TRENCH DRAIN

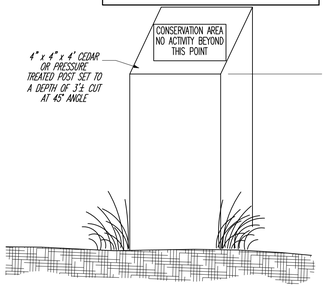
(NOT TO SCALE)

TRENCH DRAIN DATA		
	LOT 2	LOT 19-20
LINER	IMPERVIOUS LINER	FILTER FABRIC
TOP EL	8.0	16.0
BOT EL	6.0	13
W	2	3
D	2	3
ø PIPE DIAMETER	12"	24"



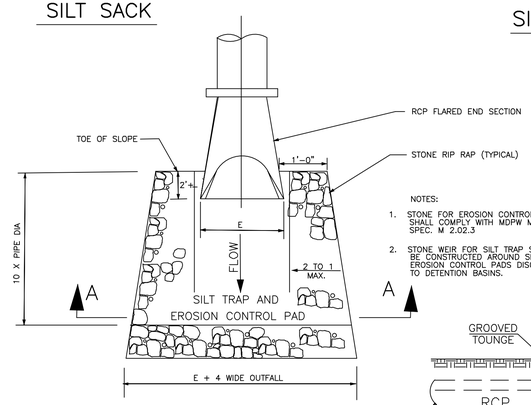
CHECK DAM - X-SECTION

(NOT TO SCALE)



CONSERVATION AREA CEDAR POST DETAIL

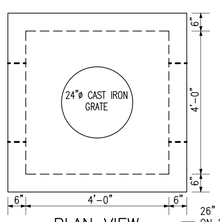
(NOT TO SCALE)



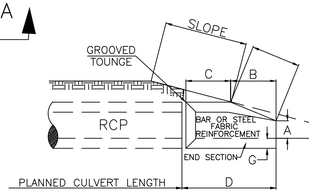
NOTES:

1. STONE FOR EROSION CONTROL PADS SHALL COMPLY WITH MDPW MATERIAL SPEC. M 2.02.3
2. STONE WEIR FOR SILT TRAP SHALL BE CONSTRUCTED AROUND SIDES OF EROSION CONTROL PADS DISCHARGING TO DETENTION BASINS.

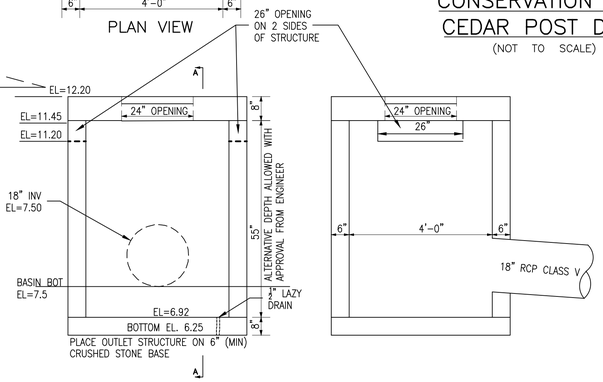
PLAN



PLAN VIEW

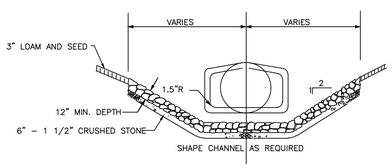


SLOPE SECTION



OUTLET CONTROL STRUCTURE

(NOT TO SCALE)



(SECTION A-A)

	12"D	18"D	24"D
WEIGHT	530	990	1520
A	4"	9"	9 1/2"
B	24"	27"	33 1/2"
C	48 7/8"	46"	30"
D	72 7/8"	73 1/2"	73"
E	24"	36"	48"
G	2"	2 1/2"	3"
L	10'-0"	15'-0"	20'-0"

FLARED END SECTION

(NOT TO SCALE)

CONSTRUCTION SEQUENCE

1. MOBILIZATION
2. CONSTRUCTION OF CRUSHED STONE ENTRANCE AND INSTALLATION OF EROSION AND SEDIMENT CONTROL
3. CLEARING AND GRUBBING
4. GENERAL SITE GRADING
5. CONSTRUCTION OF UTILITIES, DRAINAGE AND CONSTRUCTED WETLANDS
6. INSTALLATION OF EROSION AND SEDIMENT CONTROLS IN NEWLY CONSTRUCTED STORMWATER BMPS
7. CONSTRUCTION OF RED GOLD ROAD
8. REMOVAL OF EROSION AND SEDIMENT CONTROLS AFTER STABILIZATION HAS BEEN ACHIEVED
9. DEMOBILIZATION

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RED GOLD FARM OPEN SPACE RESIDENTIAL DEVELOPMENT

DEFINITIVE SUBDIVISION PLAN

#202 MORAINE STREET

MARSHFIELD, MASSACHUSETTS

PREPARED FOR:
SEALUND CORPORATION
794 WASHINGTON STREET
PEMBROKE, MA 02359

OCTOBER 28, 2021
SCALE: NTS
JOB No. 20-053

GRADY CONSULTING, L.L.C.
Civil Engineers, Land Surveyors & Landscape Architects
71 Evergreen Street, Suite 1, Kingston, MA 02364
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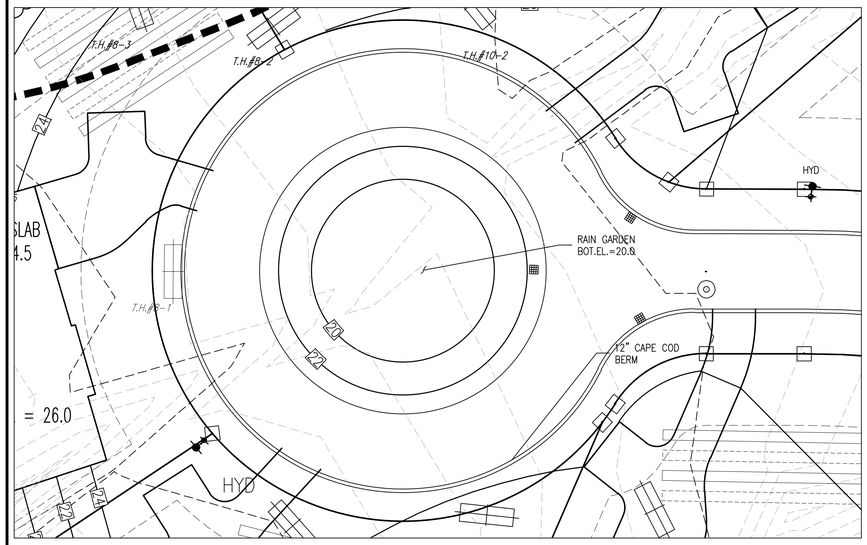
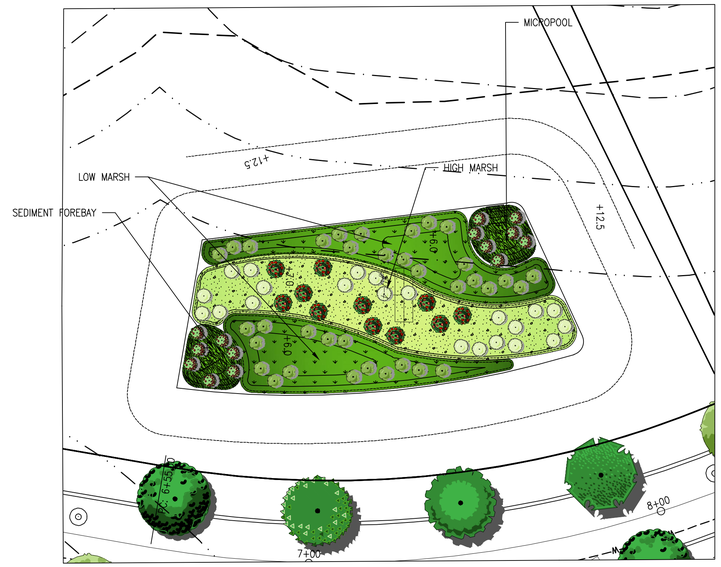
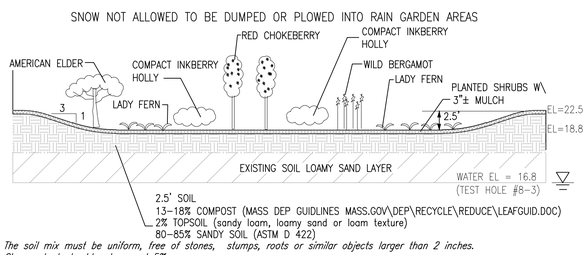


CUL DE SAC RAIN GARDEN

SCALE: 1"=20'

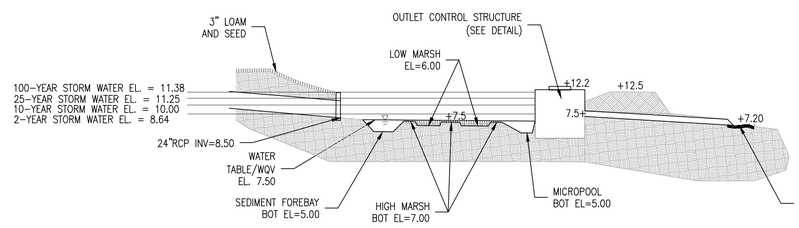




The soil mix must be uniform, free of stones, stumps, roots or similar objects larger than 2 inches.
Clay content should not exceed 5%.
Soil pH should generally be between 5.5-6.5, a range that is optimal for microbial activity and adsorption of nitrogen, phosphorus, and other pollutants.
Use soils with 1.5% to 3% organic content and maximum 500-ppm soluble salts.
The sand component should be gravelly sand that meets ASTM D 422.

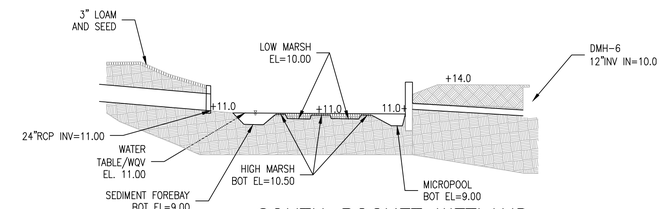
RAIN GARDEN

NOT TO SCALE



NORTH POCKET WETLAND BASIN DETAIL

(NOT TO SCALE)



SOUTH POCKET WETLAND

(NOT TO SCALE)

WRPD NOTES

1. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE TAKEN TO ENSURE THAT EXPOSED EARTH AND DEBRIS ARE NOT DISPLACED BY STORMWATER RUNOFF OR OTHER CONDITIONS IN ACCORDANCE WITH THE REQUIREMENTS FOR SITE PLAN REVIEW OR THE RULES AND REGULATIONS ASSOCIATED WITH A WRPD SPECIAL PERMIT.

2. PROVISION SHALL BE MADE TO ADEQUATELY PROTECT AGAINST TOXIC OR HAZARDOUS MATERIALS DISCHARGE OR LOSS THROUGH CORROSION, ACCIDENTAL DAMAGE, SPILLAGE, OR VANDALISM. SUCH MEASURES MAY INCLUDE PROVISION FOR SPILL CONTROL IN THE VICINITY OF CHEMICAL OR FUEL DELIVERY POINTS, SECURE STORAGE AREAS FOR TOXIC OR HAZARDOUS MATERIALS, AND INDOOR STORAGE PROVISIONS FOR CORRODIBLE OR DISSOLVABLE MATERIALS. ANY PROPOSED INDOOR OR OUTDOOR STORAGE OF LIQUID PETROLEUM PRODUCTS SHALL BE IN COVERED AND SECURE CONTAINER(S) IN AN AREA THAT HAS A CONTAINMENT SYSTEM. SAID CONTAINMENT SYSTEM SHALL BE DESIGNED AND OPERATED TO HOLD THE LARGER OF THE FOLLOWING TWO VOLUMES:
   - TEN PERCENT OF THE CUMULATIVE STORAGE CAPACITY OF ALL CONTAINERS; OR
   - ONE HUNDRED TEN PERCENT OF THE SINGLE LARGEST CONTAINER'S STORAGE CAPACITY.

3. PESTICIDES, FERTILIZER AND MANURE. STORAGE OF PESTICIDES, AS DEFINED IN MGL C. 132B, OF COMMERCIAL FERTILIZERS AND SOIL CONDITIONERS, AS DEFINED IN MGL C. 128, § 64, AND ANIMAL MANURE SHALL ONLY BE PERMITTED WITHIN A STRUCTURE WITH AN IMPERMEABLE COVER AND LINER DESIGNED TO PREVENT THE GENERATION OF CONTAMINATED RUNOFF OR LEACHATE

4. NO DISPOSAL OF HAZARDOUS WASTES WITHIN WRPD SHALL OCCUR. PROVISIONS OF MGL C. 21C (THE MASSACHUSETTS HAZARDOUS WASTE MANAGEMENT ACT) SHALL BE ADEQUATELY SATISFIED.

5. FILL MATERIAL USED IN THE WRPD SHALL CONTAIN NO SOLID WASTE, TOXIC OR HAZARDOUS MATERIALS, OR HAZARDOUS WASTE. ADEQUATE DOCUMENTATION SHALL BE PROVIDED TO ENSURE PROPER CONDITION OF THE FILL. WHERE A SPECIAL PERMIT IS REQUIRED, THE SPGA MAY REQUIRE SOILS TESTING BY A CERTIFIED LABORATORY AT THE APPLICANT'S EXPENSE AS PART OF THE APPLICATION PROCESS OR DURING CONSTRUCTION.

6. SEPARATION FROM GROUNDWATER. PERMANENT REMOVAL OR REGRADING OF THE EXISTING SOIL COVER SHALL BE PROHIBITED WHERE THESE ACTIVITIES SHALL RESULT IN A FINISHED GRADE ELEVATION LESS THAN FIVE FEET ABOVE THE HISTORICAL HIGH GROUNDWATER LEVEL.

TABLE OF BUFFER ZONE DISTURBANCE

WORK AREA (SF)	50 FT SETBACK	75 FT SETBACK	100 FT WETLAND BUFFER	TOTAL DISTURBANCE
DWELLINGS	0	0	4256	4256
DRIVEWAYS	0	0	0	0
ROADWAY (W/SIDEWALK)	2045	2281	1811	6137
GRASS/GRADING	4114	18769	22226	45109
CONSTRUCTED WETLAND	0	3780	4803	8583
TRENCH DRAIN	0	0	0	0
TOTAL DISTURBANCE	6159	24830	33096	

SOIL LOG

T.H.#D-1 — EL. 12.00

0"-10" A LOAMY SAND	11.17
10"-32" B LOAMY SAND	9.33
32"-68" C1 LOAMY SAND	6.33
68"-84" C2 FINE SANDY LOAM	5.00
D= 7'-0" MOTTLING @ 2'-10" (EL.=9.17)	

T.H.#D-2 — EL. 16.20

0"-12" A LOAMY SAND	15.20
12"-34" B LOAMY SAND	13.37
34"-108" C1 GRAVELLY SAND	7.20
108"-130" C2 MED SAND	5.37
130"-140" C3 SILT LOAM	4.53
D= 11'-8" MOTTLING @ 5'-8" (EL.=10.53)	

T.H.#D-3 — EL. 14.10

0"-10" A LOAMY SAND	13.27
10"-34" B LOAMY SAND	11.27
34"-52" C1 LOAMY SAND	9.77
52"-72" C2 MED SAND	8.10
72"-120" C3 SILT LOAM	4.10
D= 10'-0" MOTTLING @ 3'-0" (EL.11.10)	

T.H.#D-4 — EL. 9.70

0"-22" A LOAMY SAND	7.87
22"-32" B LOAMY SAND	7.03
32"-80" C1 FINE TO MED SAND	3.03
80"-112" C2 SILT LOAM	0.36
D= 9'-4" MOTTLING @ 2'-2" (EL.=7.87)	

T.H.#D-5 — EL. 9.30

0"-16" A LOAMY SAND	7.97
16"-32" B LOAMY SAND	6.63
32"-74" C1 FINE TO MED SAND	3.13
74"-108" C2 SILT LOAM	0.30
D= 9'-0" WATER @ 2'-0" (EL.7.30)	

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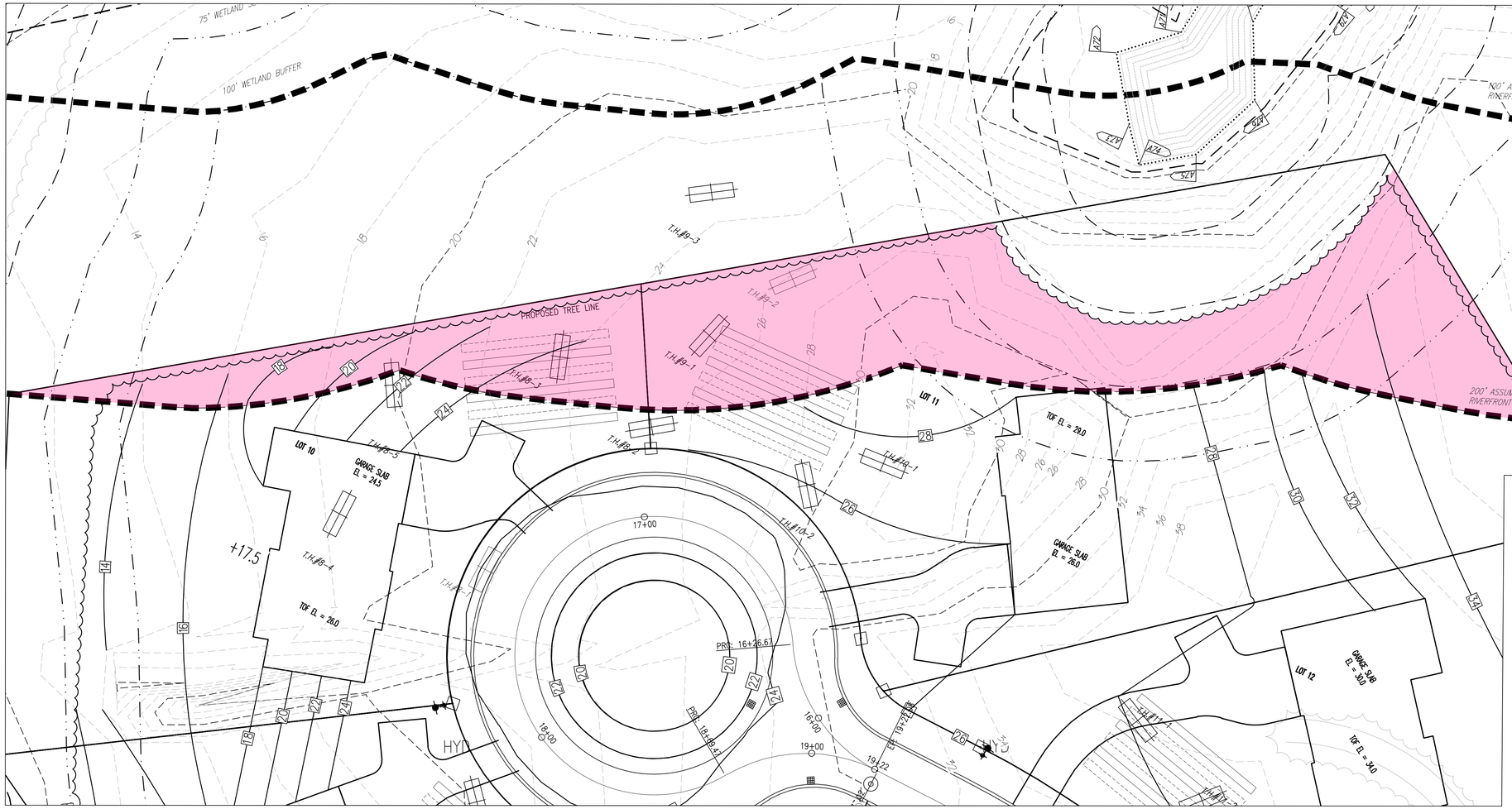
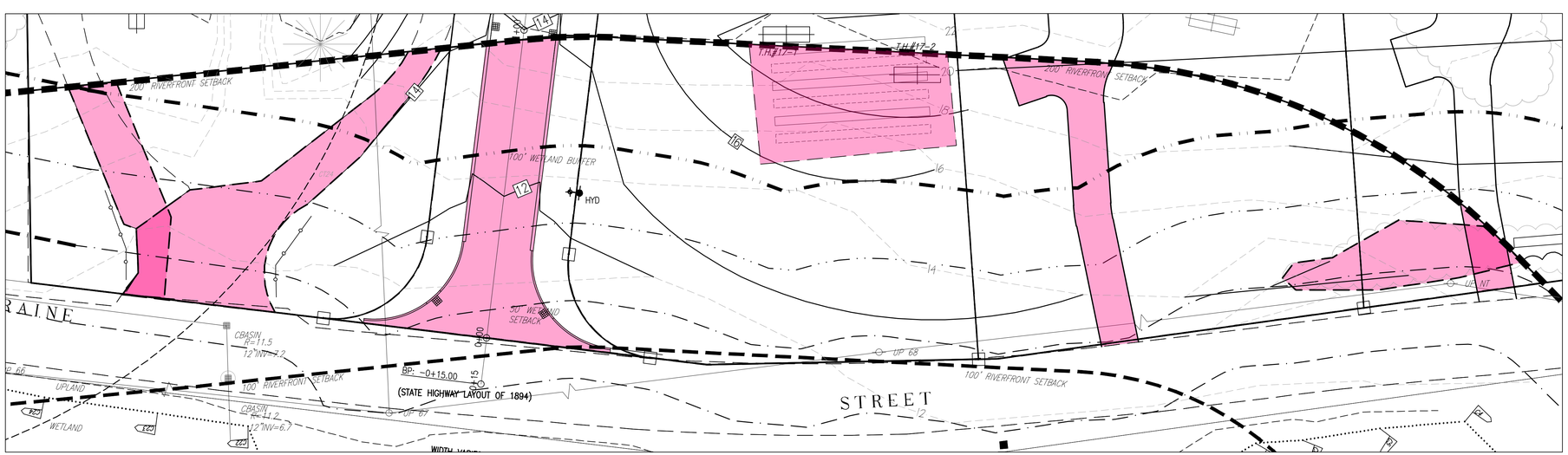
DETAILS 3



RIVERFRONT SETBACK CALULATIONS

OPEN SPACE DISTURBANCE	10,401
LOT 10 DISTURBANCE	4,237
LOT 11 DISTURBANCE	12,021
LOT 20 DISTURBANCE	1,015
LOT 21 DISTURBANCE	1,359
LOT 22 DISTURBANCE	2,170
TOTAL AREA WITHIN 200' RIVERFRONT SETBACK	693,909
PROPOSED WORK WITHIN 100' OF RIVERFRONT	0
PROPOSED WORK WITHIN 200' OF RIVERFRONT	31,203 (4.5% OF RIVERFRONT AREA)



RIVERFRONT CALCULATIONS

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