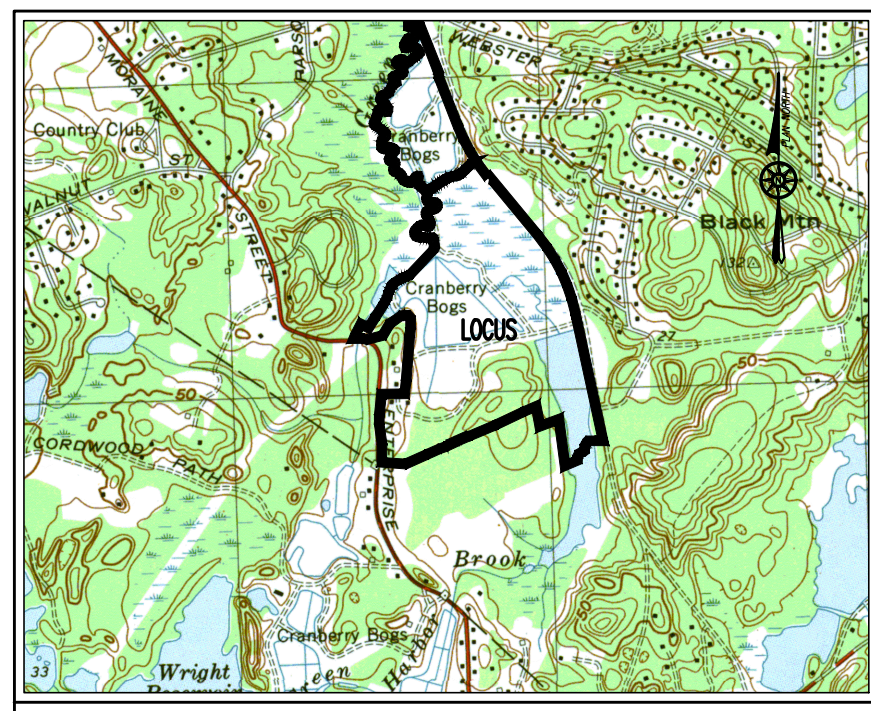




ROADWAY DATA	
"RESIDENTIAL STREET - TYPE C"	
(\$405-4.D(3) TYPE "C" - SERVING FEWER THAN 25 HOUSES, TWO SIDEWALKS REQUIRED; ALL ZONING DISTRICTS.)	
RIGHT OF WAY	46'
PAVEMENT WIDTH	20'
CAPE COD BERM	18"
SIDEWALK WIDTH	5'
MAX. GRADE	10%
MIN. GRADE	0.5%
MIN. CENTERLINE RADIUS	100'
MAX. DEAD END STREET LENGTH	600'
TURNAROUND DIAMETER	140'

ZONING DATA	
DISTRICT: R-1: RESIDENTIAL RURAL	
(WRPD - WATER RESOURCE PROTECTION DISTRICT) (INLAND WETLANDS)	
USE: ONE-FAMILY DETACHED DWELLING	
MINIMUM REQUIREMENTS:	
LOT AREA	43,560 SQ. FT.
(80% OR 34,848 SQ. FT. UPLAND)	
LOT FRONTAGE	125 FT
(60% UPLAND)	
LOT WIDTH	125 FT
(LOT WIDTH MEASURED AT REAR BUILDING LINE)	
LOT DEPTH	150 FT
FRONT YARD	40 FT
SIDE YARD	20 FT
REAR YARD	40 FT
MAXIMUM HEIGHT	35 FT
MAXIMUM BUILDING AREA	15%
MINIMUM OPEN SPACE	50%

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.

(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.

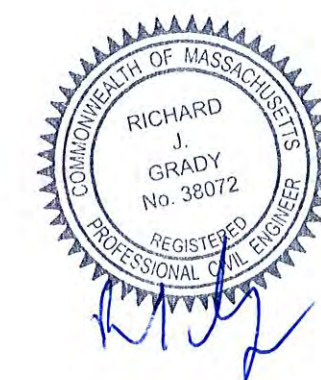
- NOTES:**
1. TOPOGRAPHY INFORMATION SHOWN ON THIS PLAN IS BASED UPON AN ON THE GROUND SURVEY PERFORMED BY GRADY CONSULTING, L.L.C. ON MARCH 10-18, 2021.
 2. ALL ELEVATIONS ARE BASED ON A BENCHMARK ESTABLISHED USING G.P.S. REFERENCE BASE SMARTNET NORTH AMERICA.
 3. WETLAND RESOURCE AREAS ARE AS SHOWN.
 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" OF THE FLOOD INSURANCE RATE MAP, AS DEPICTED ON COMMUNITY PANEL No. 250230229K, WHICH BEARS AN EFFECTIVE DATE OF NOVEMBER 4, 2016.
 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.

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 Digitally signed by Richard Grady
Date: 2021.11.15 10:12:51 -05'00'

RICHARD GRADY, P.E.

DATE



RECORD OWNER:
ASSESSOR ID 104-02-08A (104.261 ACRES)
105-01-09 (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

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.



WAIVER REQUESTS

\$405-9.C(6) LOCATION OF STREETS.
THE APPLICANT REQUESTS THE BOARD TO GRANT THIS WAIVER TO ALLOW POCKET WETLANDS WITHIN AN EASEMENT.

\$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. 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, 1/4 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.

\$405-9.E(4) DEAD END STREETS.
THE APPLICANT REQUESTS THE BOARD TO GRANT THIS WAIVER TO ALLOW FOR A SUBSURFACE INFILTRATION SYSTEM IN THE CUL-DE-SAC.

SECTION 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 DRAINPIES 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 2 1/2 FEET OF COVER.

SHEET INDEX

SHEET 1	COVER SHEET
SHEET 2	KEY PLAN
SHEET 3	LOTING PLAN
SHEET 4	LOTING PLAN 1
SHEET 5	LOTING PLAN 2
SHEET 6	LOTING PLAN 3
SHEET 7	LOTING PLAN FOR LOTS 3 & 4
SHEET 8	EXISTING CONDITIONS 1
SHEET 9	EXISTING CONDITIONS 2
SHEET 10	EXISTING CONDITIONS 3
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

**RED GOLD FARM
DEFINITIVE SUBDIVISION PLAN**

#202 MORaine STREET
MARSHFIELD, MASSACHUSETTS

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

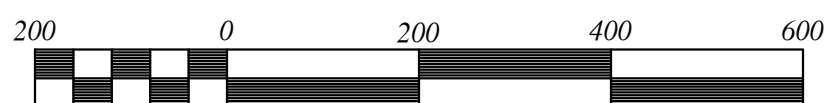
OCTOBER 28, 2021
SCALE: 1"=200'
JOB No. 20-053



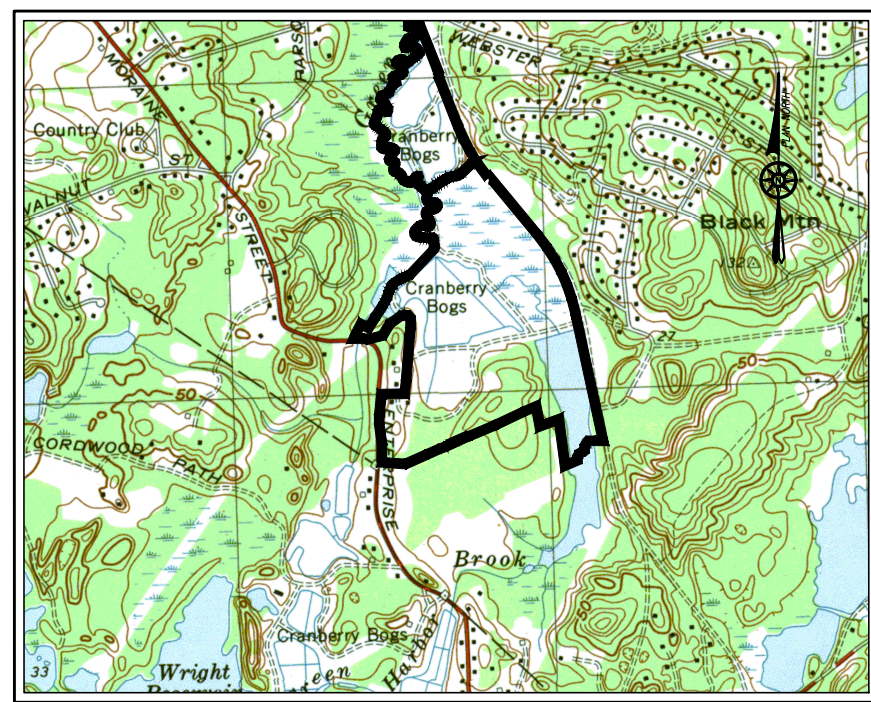
GRADY CONSULTING, L.L.C.

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

SHEET 1 OF 20

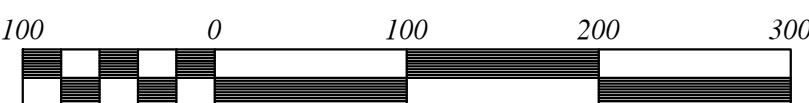


Scale 1" = 200'



LOCATION MAP SCALE: 1"=2000'±

MASS COORDINATE SYSTEM (NAD83)



Scale 1" = 100'

LEGEND

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

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TIMOTHY R. BENNETT
No. 38856
REGISTERED PROFESSIONAL LAND SURVEYOR
11/15/2021
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: _____

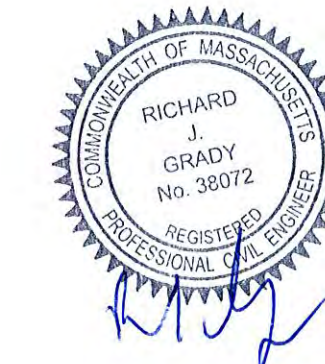
SUBJECT TO A COVENANT DULY EXECUTED, DATED THE ____ DAY OF 2021, RUNNING WITH THE LAND, TO BE DULY RECORDED BY OR FOR THE OWNER OF RECORD.

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



RED GOLD FARM DEFINITIVE SUBDIVISION PLAN

#202 MORaine STREET
MARSHFIELD, MASSACHUSETTS

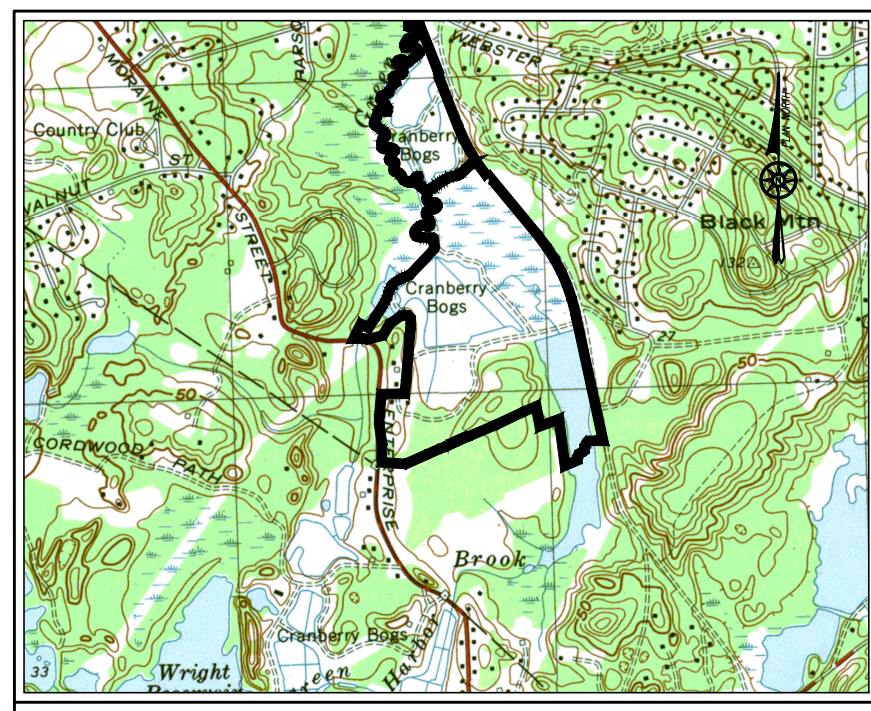
PREPARED FOR:
SEALUND CORPORATION
794 WASHINGTON STREET
PEMBROKE, MA 02359

OCTOBER 28, 2021
SCALE: 1"=100'
JOB No. 20-053



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



LOCATION MAP SCALE: 1"=200'±

MASS COORDINATE SYSTEM (NAD83)

30' RIGHT OF WAY
DEED BOOK 3044 PAGE 472
AND BOOK 1922 PAGE 120
SEE PLAN BOOK 13 PAGE 38

ASSESSORS ID 105-01-09
21.077± ACRES

ASSESSORS ID 104-02-08A
104.261± ACRES



Scale 1" = 200'

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TIMOTHY R. BENNETT, P.L.S. 11/15/2021
DATE

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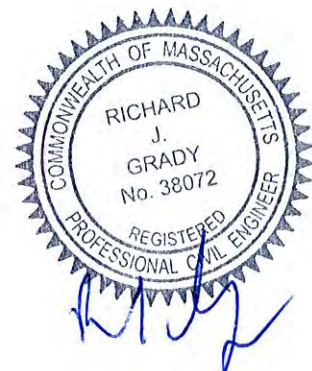
TOWN CLERK, TOWN OF MARSHFIELD

RED GOLD FARM DEFINITIVE SUBDIVISION PLAN

#202 MORaine STREET
MARSHFIELD, MASSACHUSETTS

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

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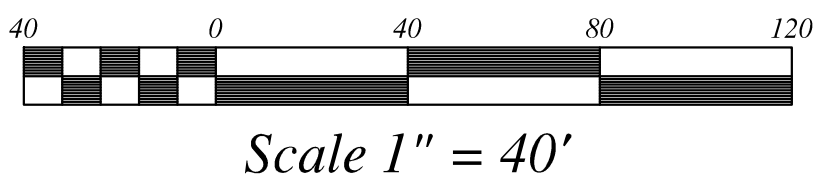
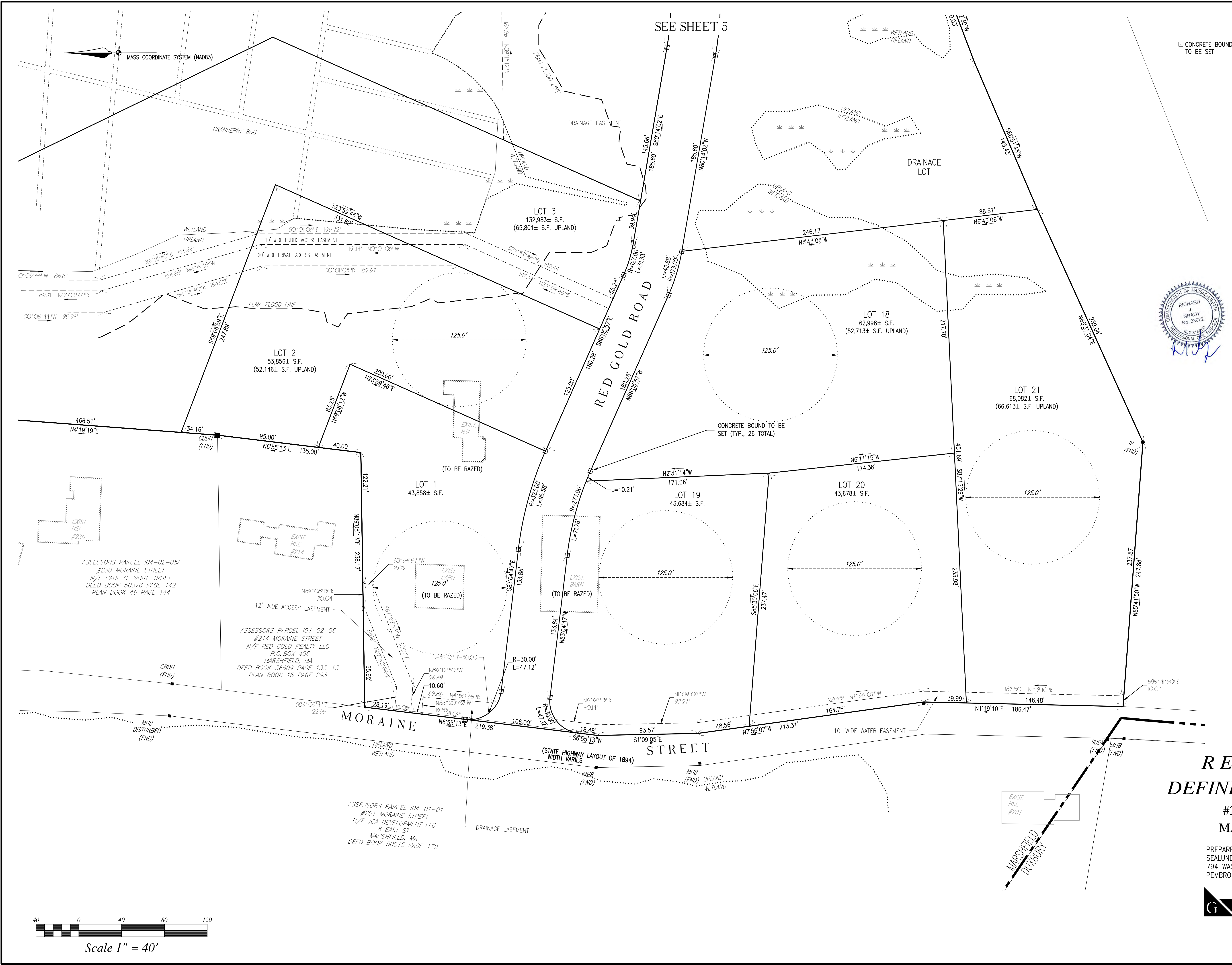


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SHEET 3 OF 20

LOTTING PLAN



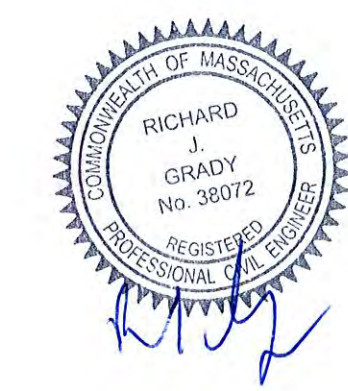
CONCRETE BOUND
TO BE SET

FOR REGISTRY USE ONLY

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TIMOTHY A. BENNETT, P.L.S. 11/15/2021
DATE

MARSHFIELD PLANNING BOARD

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DATE SIGNED: _____

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TOWN CLERK, TOWN OF MARSHFIELD

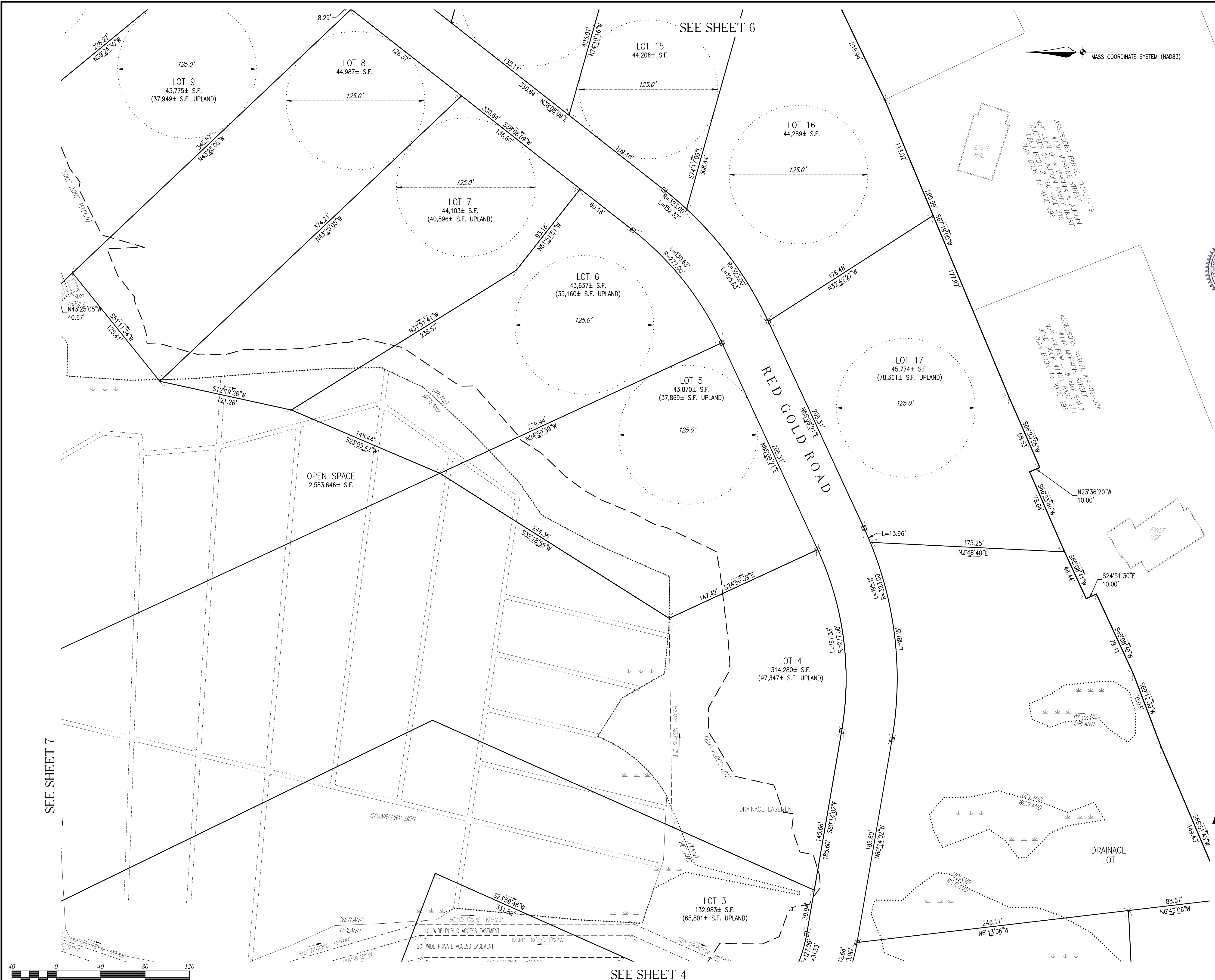
**RED GOLD FARM
DEFINITIVE SUBDIVISION PLAN**

**#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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SEE SHEET 7

SEE SHEET 4

SEE SHEET 6

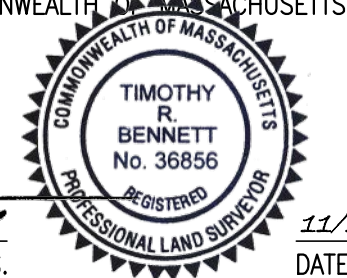
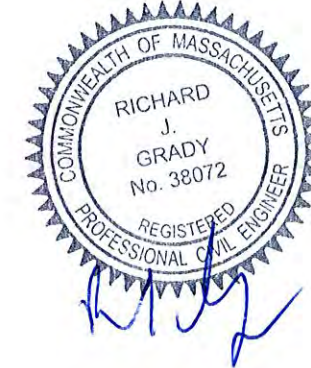
MASS COORDINATE SYSTEM (NAD83)

FOR REGISTRY USE ONLY

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TIMOTHY R. BENNETT, P.L.S.

MARSHFIELD PLANNING BOARD

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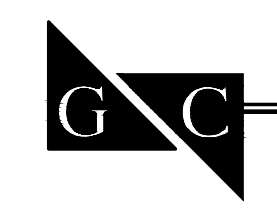
TOWN CLERK, TOWN OF MARSHFIELD

RED GOLD FARM 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

MASS COORDINATE SYSTEM (NAD83)

BLACK MOUNTAIN POND

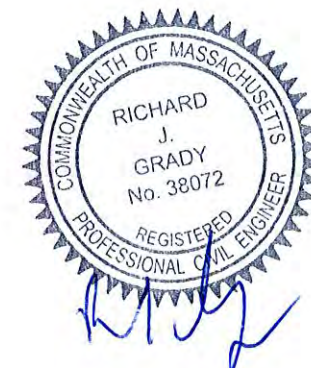
ASSESSORS PARCEL 103-01-16
#94 MORaine STREET
N/F SHEILA S. ATWATER TRUSTEE
DEED BOOK 35333 PAGE 156
PLAN BOOK 18 PAGE 298

FOR REGISTRY USE ONLY

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TIMOTHY R. BENNETT, P.L.S. 11/15/2021
DATE

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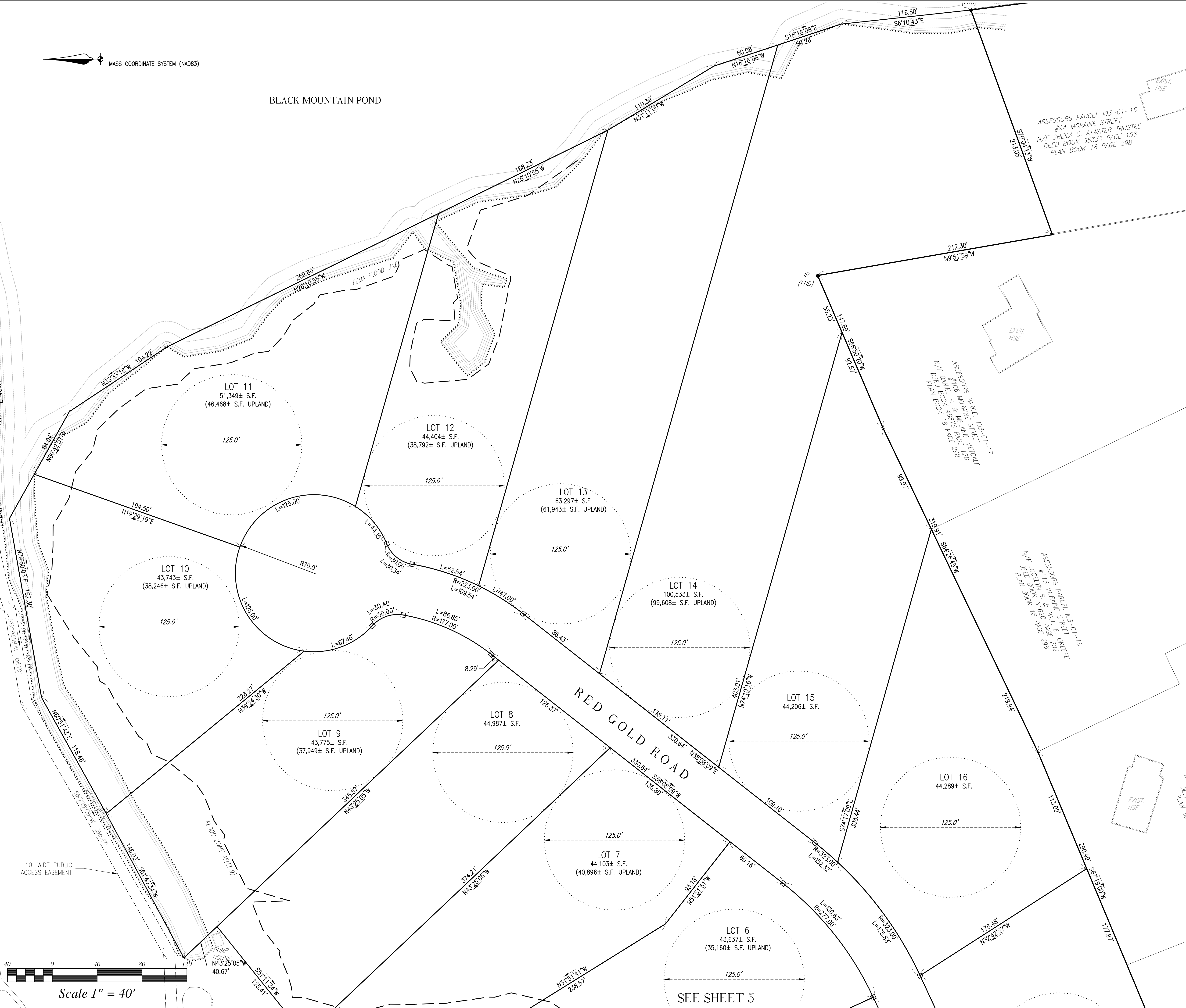
OCTOBER 28, 2021
SCALE: 1"=40'
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GRADY CONSULTING, L.L.C.

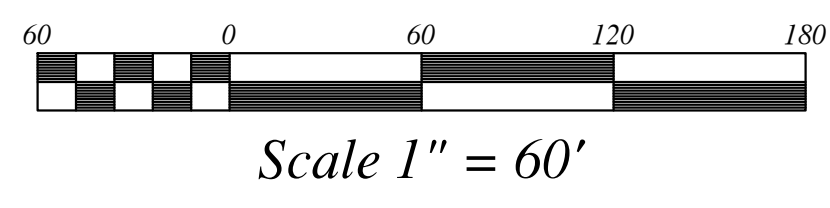
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SHEET 6 OF 20



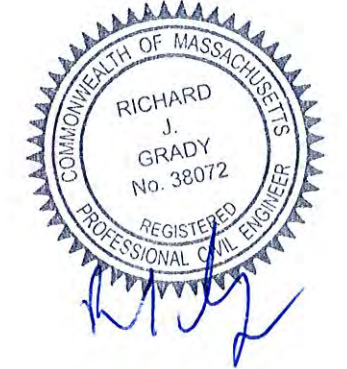
SEE SHEET 5

LOTING PLAN 3



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. 11/15/2021
REGISTERED PROFESSIONAL LAND SURVEYOR 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

**RED GOLD FARM
DEFINITIVE SUBDIVISION PLAN**

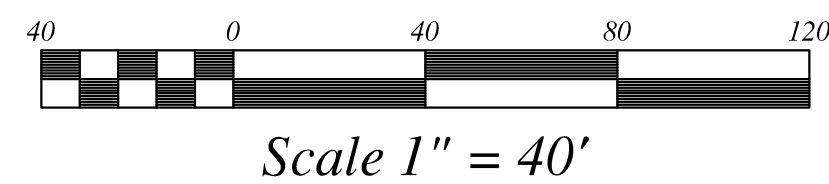
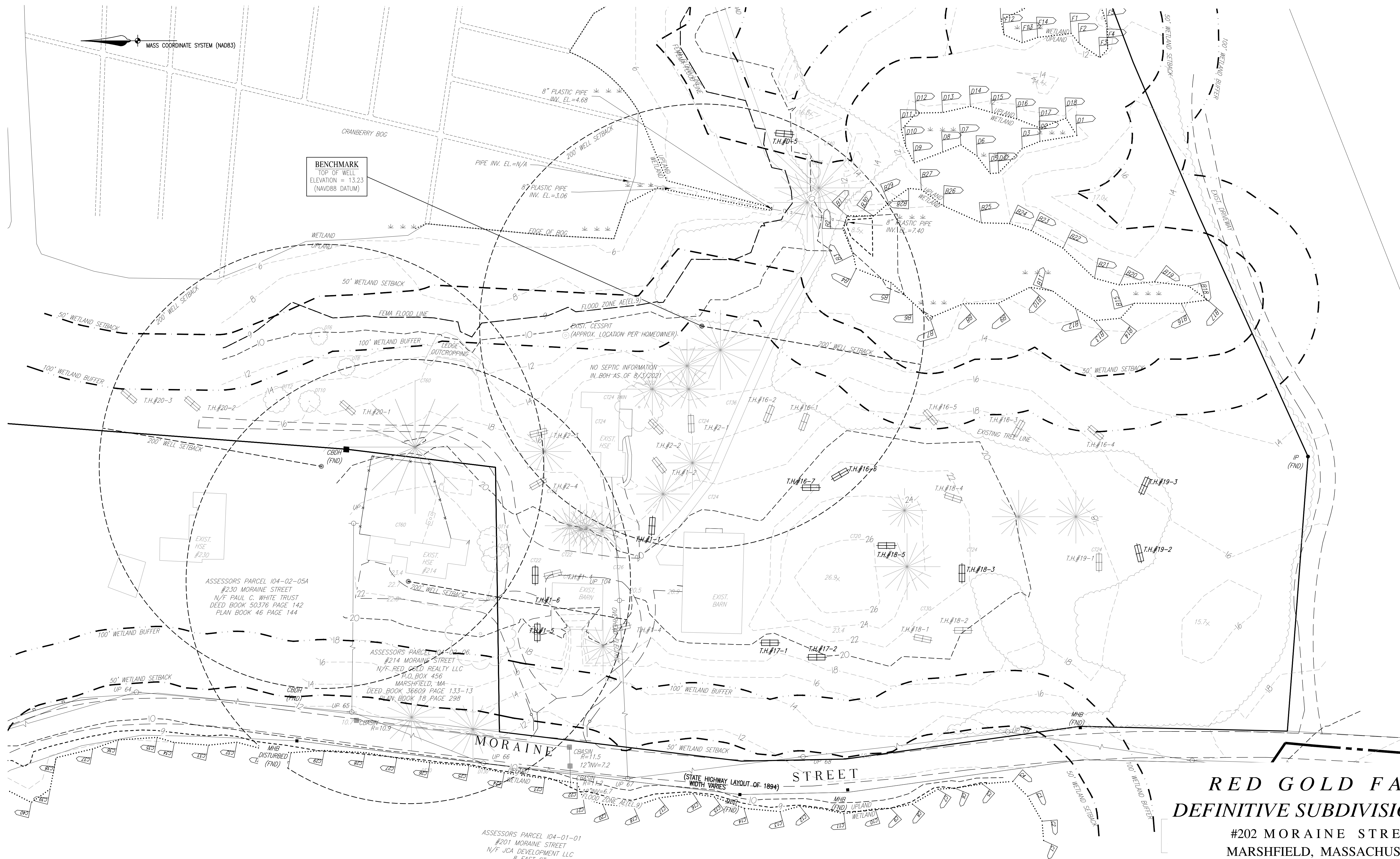
**#202 MORaine STREET
MARSHFIELD, MASSACHUSETTS**

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

OCTOBER 28, 2021
SCALE: 1"=60'
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

LOTING PLAN FOR LOTS 3 & 4

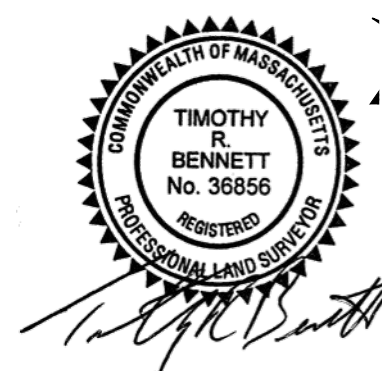
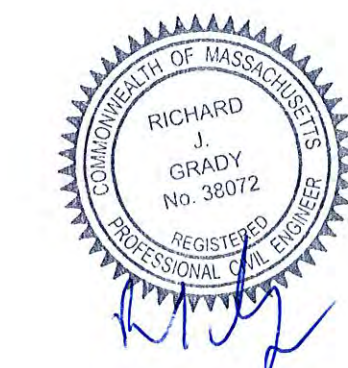


RED GOLD FARM DEFINITIVE SUBDIVISION PLAN

#202 MORaine STREET
MARSHFIELD, MASSACHUSETTS

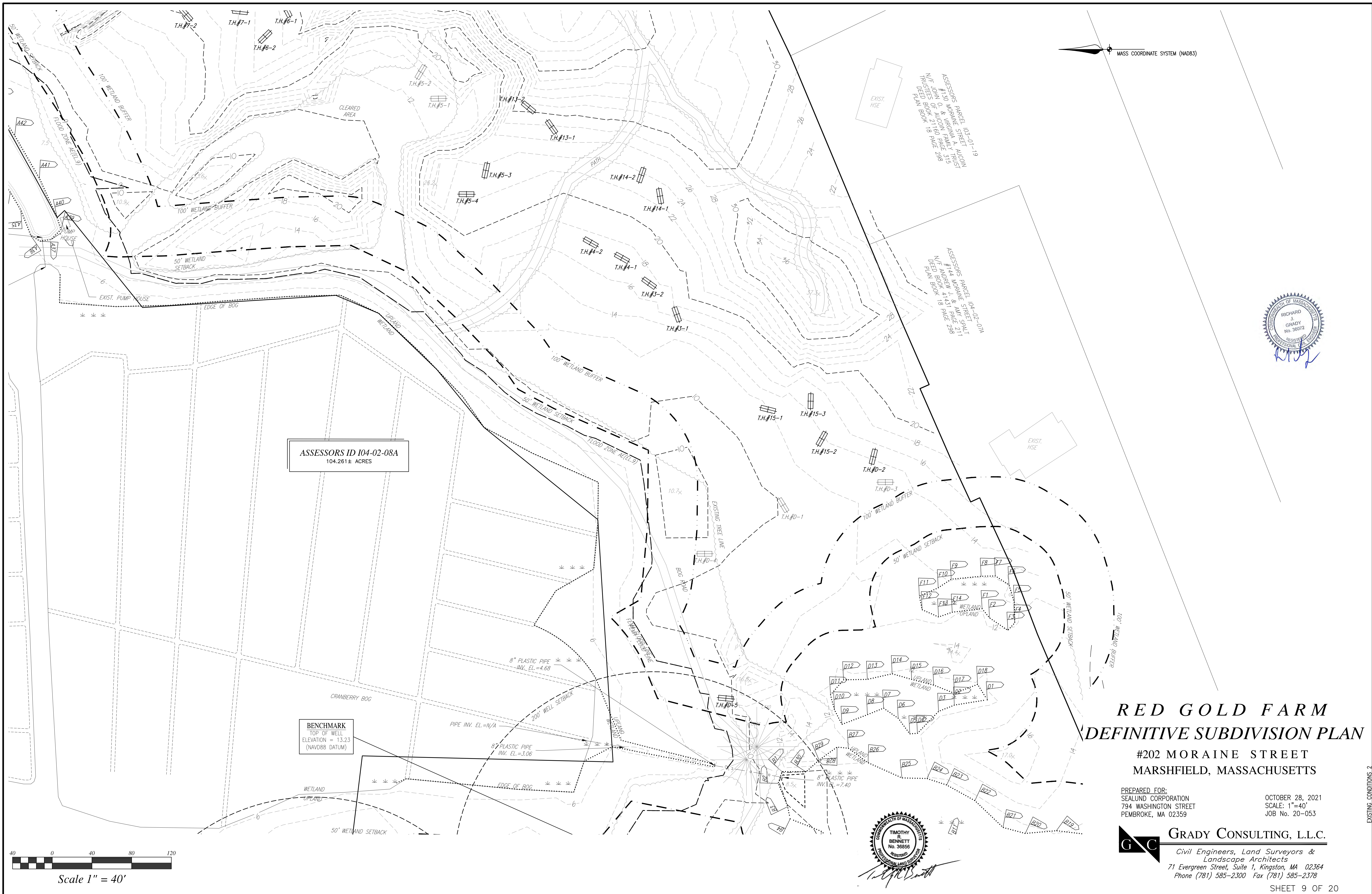
PREPARED FOR:
SEALUND CORPORATION
794 WASHINGTON STREET
PEMBROKE, MA 02359

OCTOBER 28, 2021
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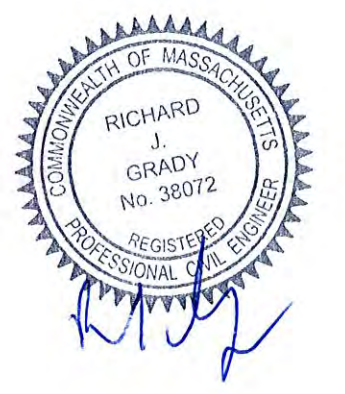
EXISTING CONDITIONS 1





MASS COORDINATE SYSTEM (NAD83)

LAND SUBJECT TO FLOODING FILL AND COMPENSATORY VOLUME			
ELEVATION	FILL VOLUME (CF)	COMPENSATORY VOLUME (CF)	DIFFERENCE (CF)
9	4,432	4,862	430



RED GOLD FARM DEFINITIVE SUBDIVISION PLAN

#202 MORaine STREET
MARSHFIELD, MASSACHUSETTS

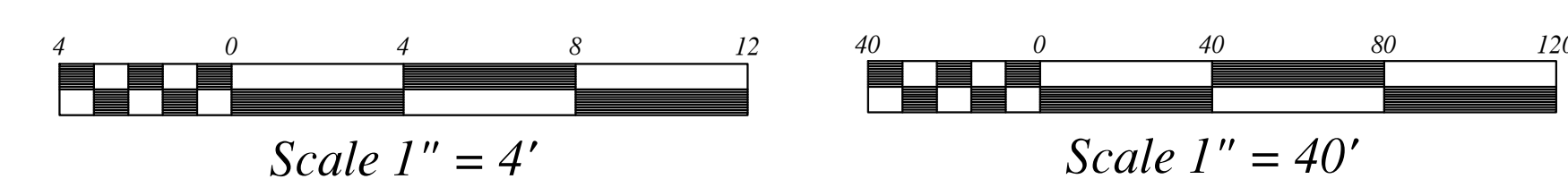
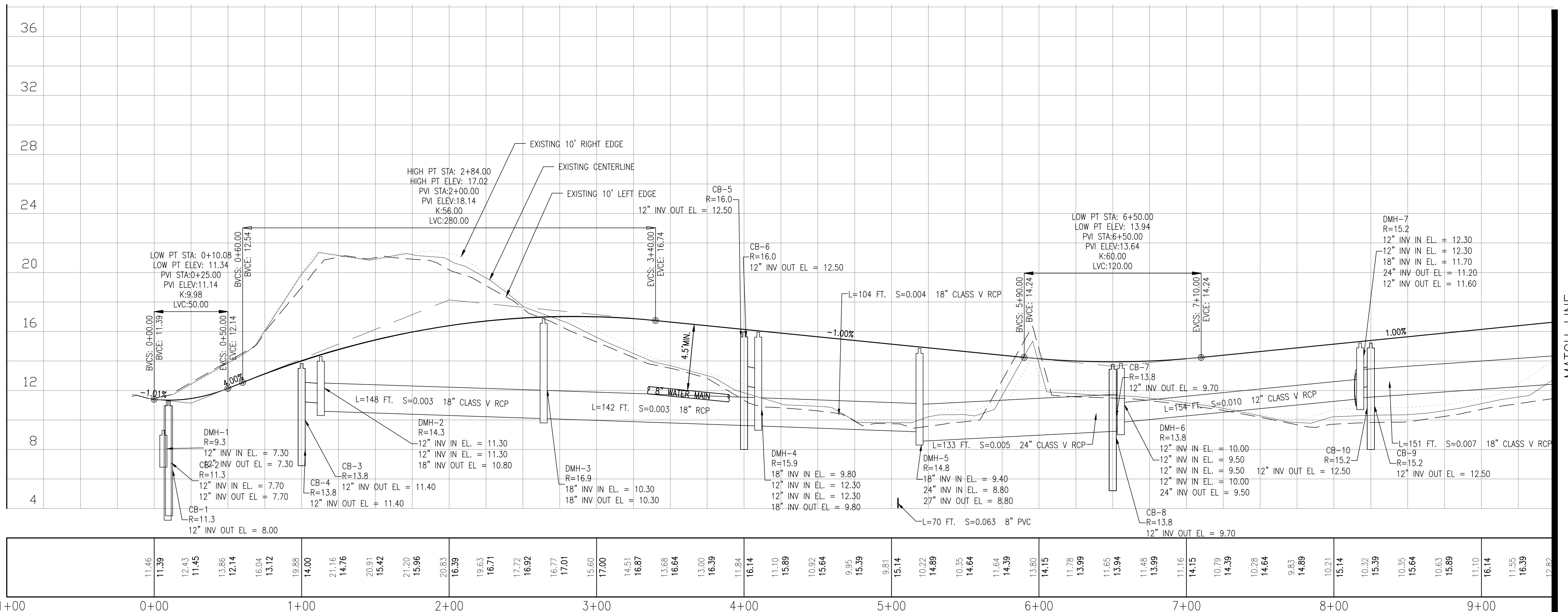
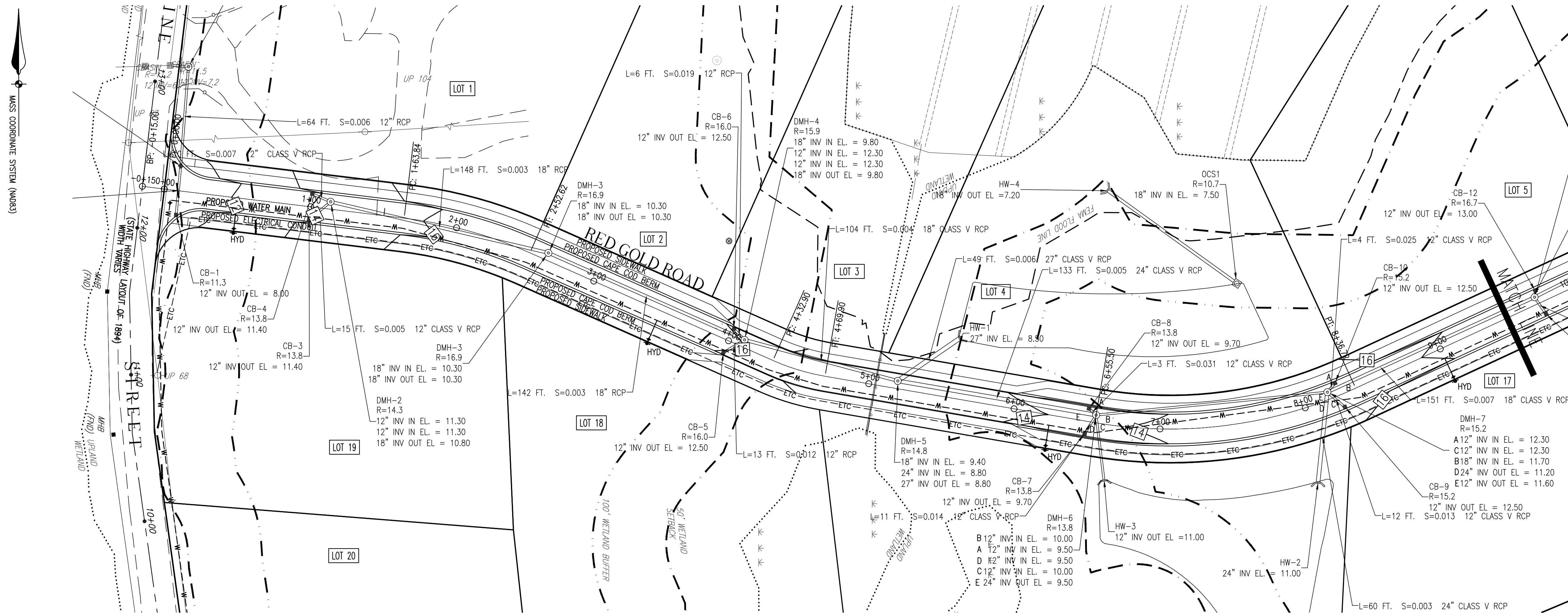
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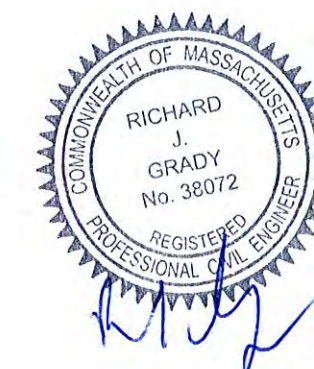
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GRAVING AND EROSION CONTROL 2





RED GOLD ROAD PROFILE
STA: 0+00 TO 9+25
HORIZONTAL SCALE: 1"=40'
VERTICAL SCALE: 1"=4'



RED GOLD FARM DEFINITIVE SUBDIVISION PLAN

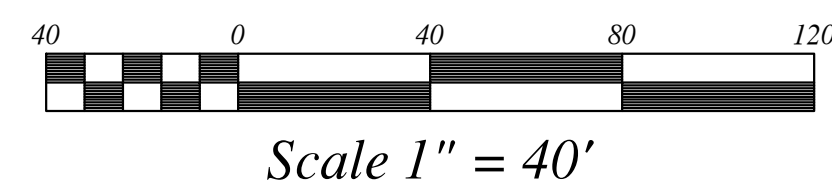
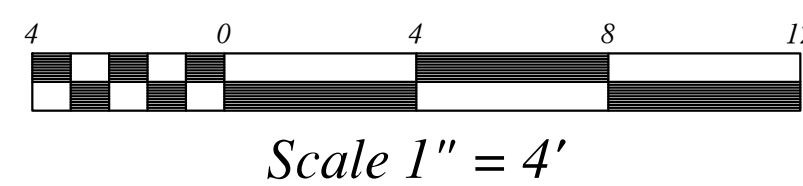
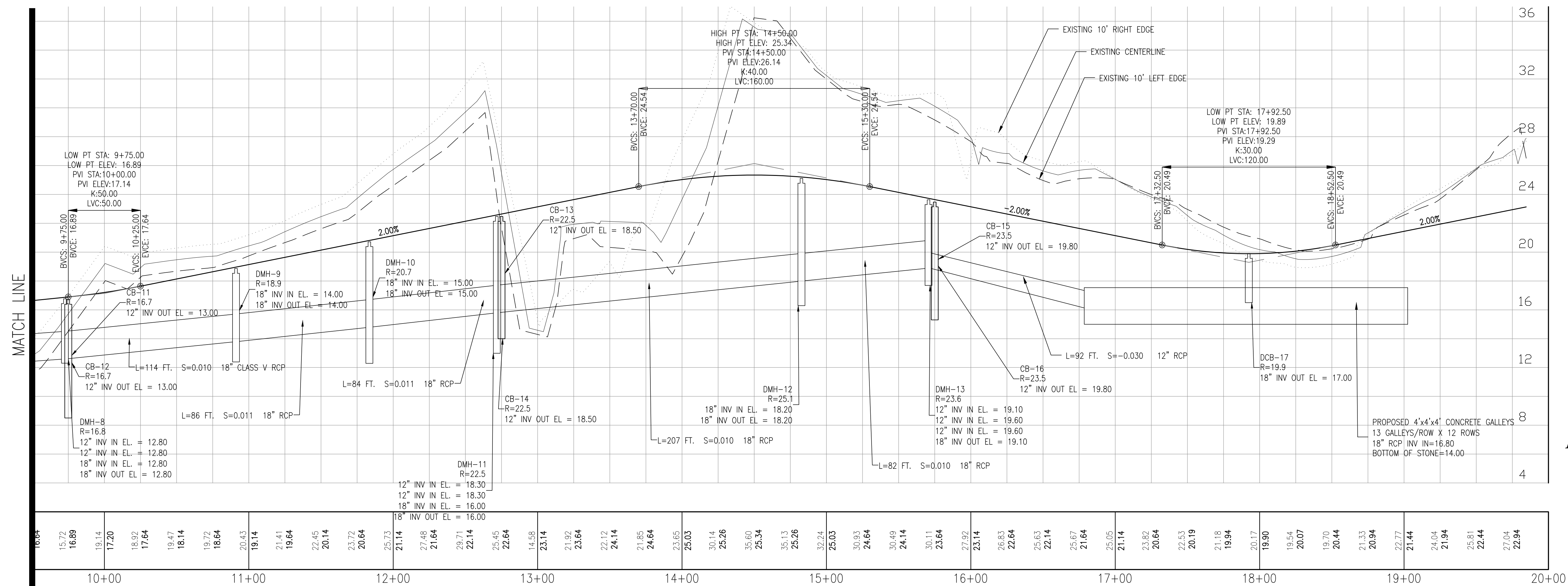
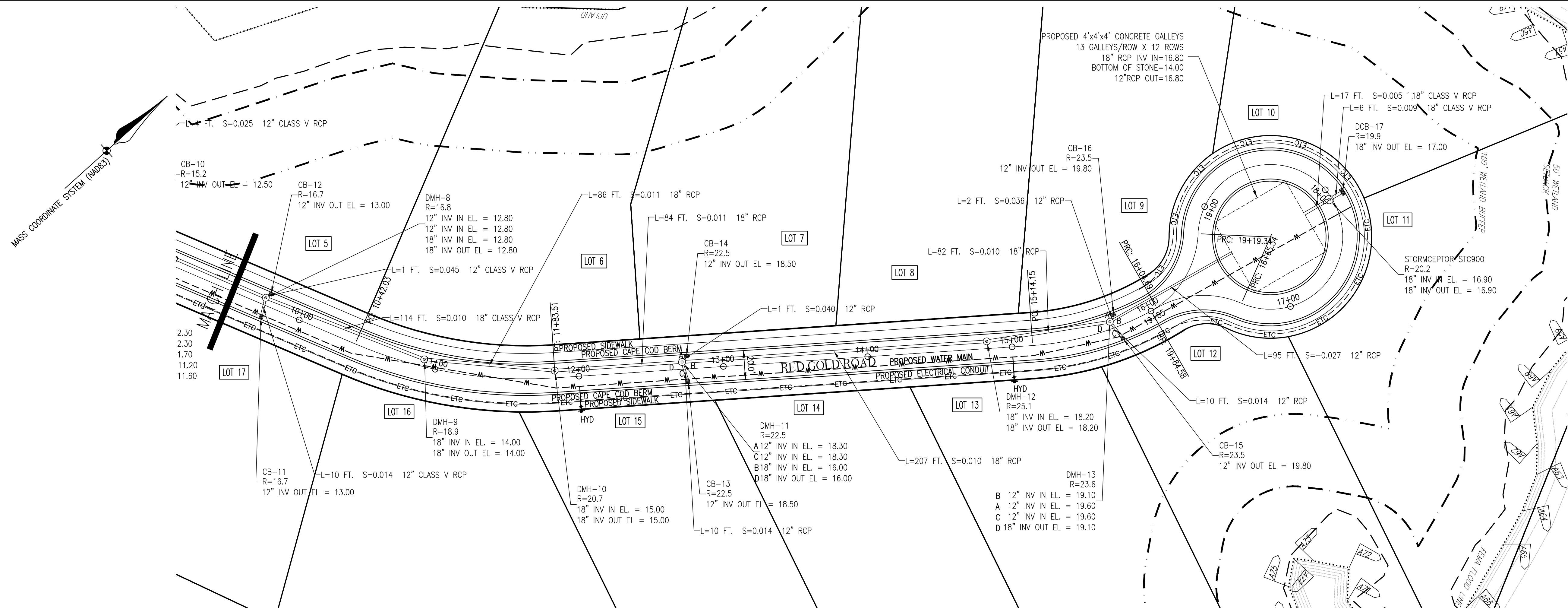
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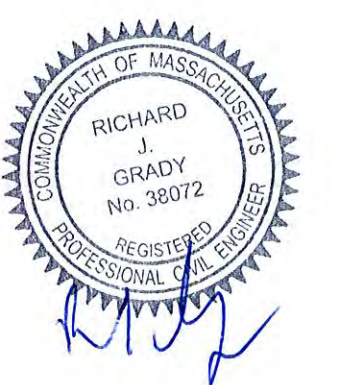
OCTOBER 28, 2021
SCALE: H: 1"=40'; V: 1"=4'
JOB No. 20-053



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RED GOLD ROAD PROFILE
STA: 9+25 TO 19+50
HORIZONTAL SCALE: 1"=40'
VERTICAL SCALE: 1"=4'



RED GOLD FARM DEFINITIVE SUBDIVISION PLAN

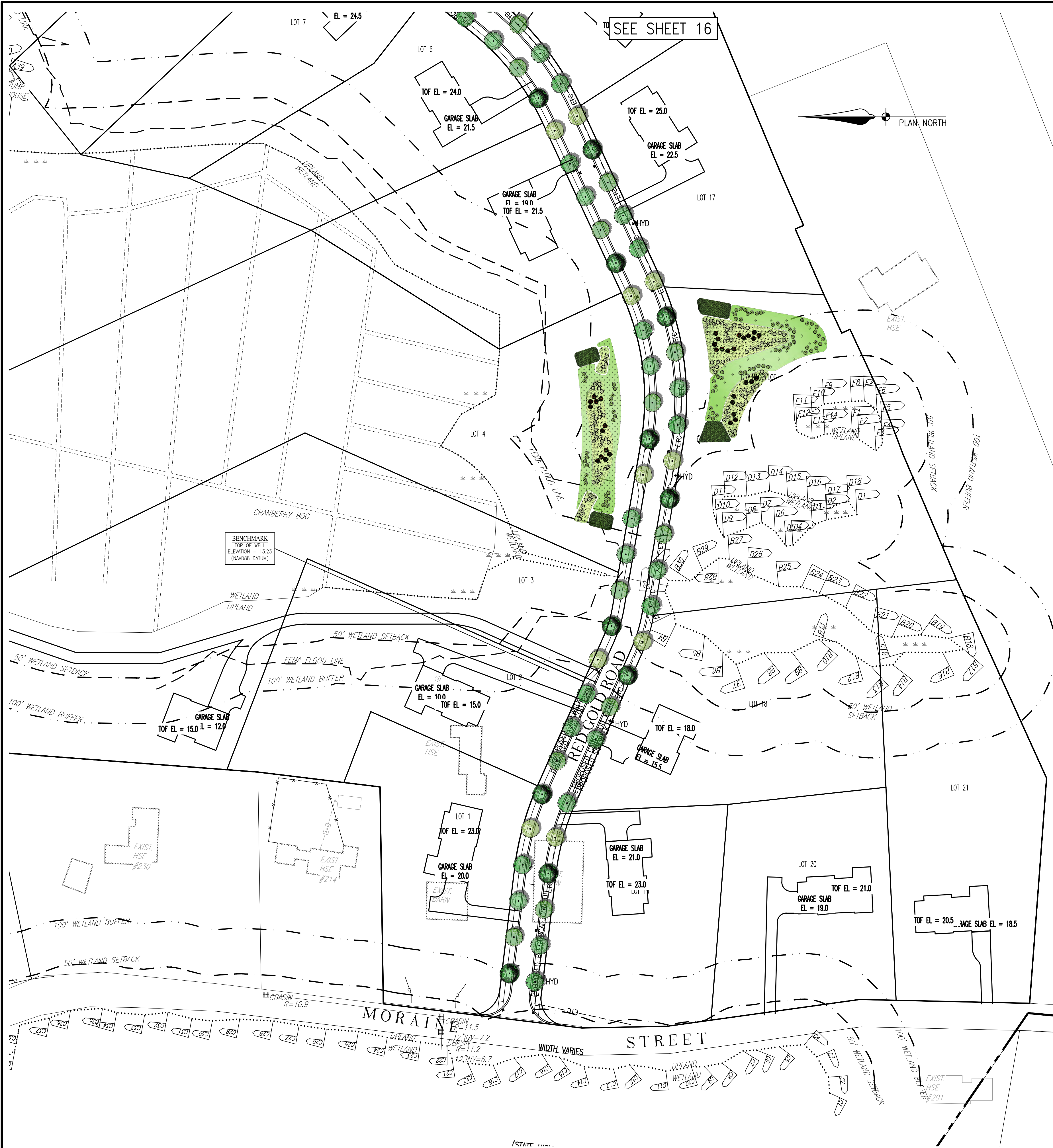
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PLANT SCHEDULE STREET TREES / COMMON AREAS

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
SCALE: 1" = 20'

PLANT SCHEDULE NORTH POCKET WETLAND ENHANCEMENT

WETLAND POCKET SHRUBS		QTY	BOTANICAL / COMMON NAME	SIZE	SIZE	
		16	ARONIA ARBUTIFOLIA / RED CHOKEBERRY	3 GAL.	2' – 3' HGT.	
		42	CLETHRA ALNIFOLIA / SWEET PEPPERBUSH	3 GAL.	18–24" HGT.	
		12	ILEX VERTICILLATA / WINTERBERRY	3 GAL.	2' – 3' HGT.	
		24	IVA FRUTESCENS / HIGH-TIDE BUSH	3 GAL.	18–24" HGT.	
WETLAND POCKETS		QTY	BOTANICAL / COMMON NAME	CONT	SIZE	SPACING
		1,378	ACORUS AMERICANUS / SWEET FLAG	2" PLUGS		18" o.c.
		1,865	ASCLEPIAS INCARNATA / SWAMP MILKWEED OVER SEED POCKETS WITH NEW ENGLAND WET MIX	2" PLUGS		18" o.c.
		380	EUTHAMIA GRAMINIFOLIA / GRASS LEAFED GOLDENROD OVER SEED POCKETS WITH NEW ENGLAND WET MIX	2" PLUGS		18" o.c.

THE PLANT SPECIES WERE
REVIEWED AND APPROVED BY
SOUTH RIVER ENVIRONMENTAL

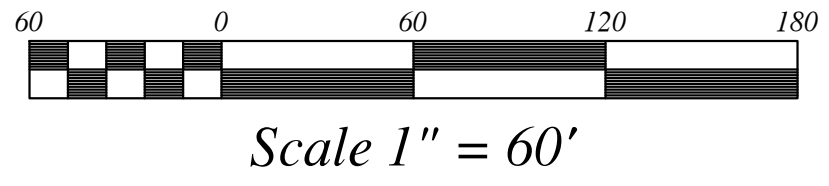
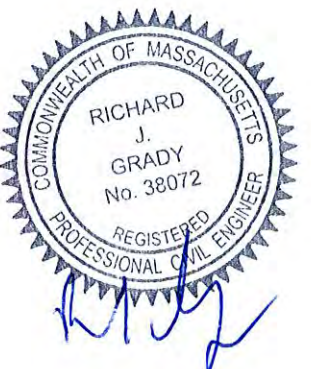
RED GOLD FARM
DEFINITIVE SUBDIVISION PLAN

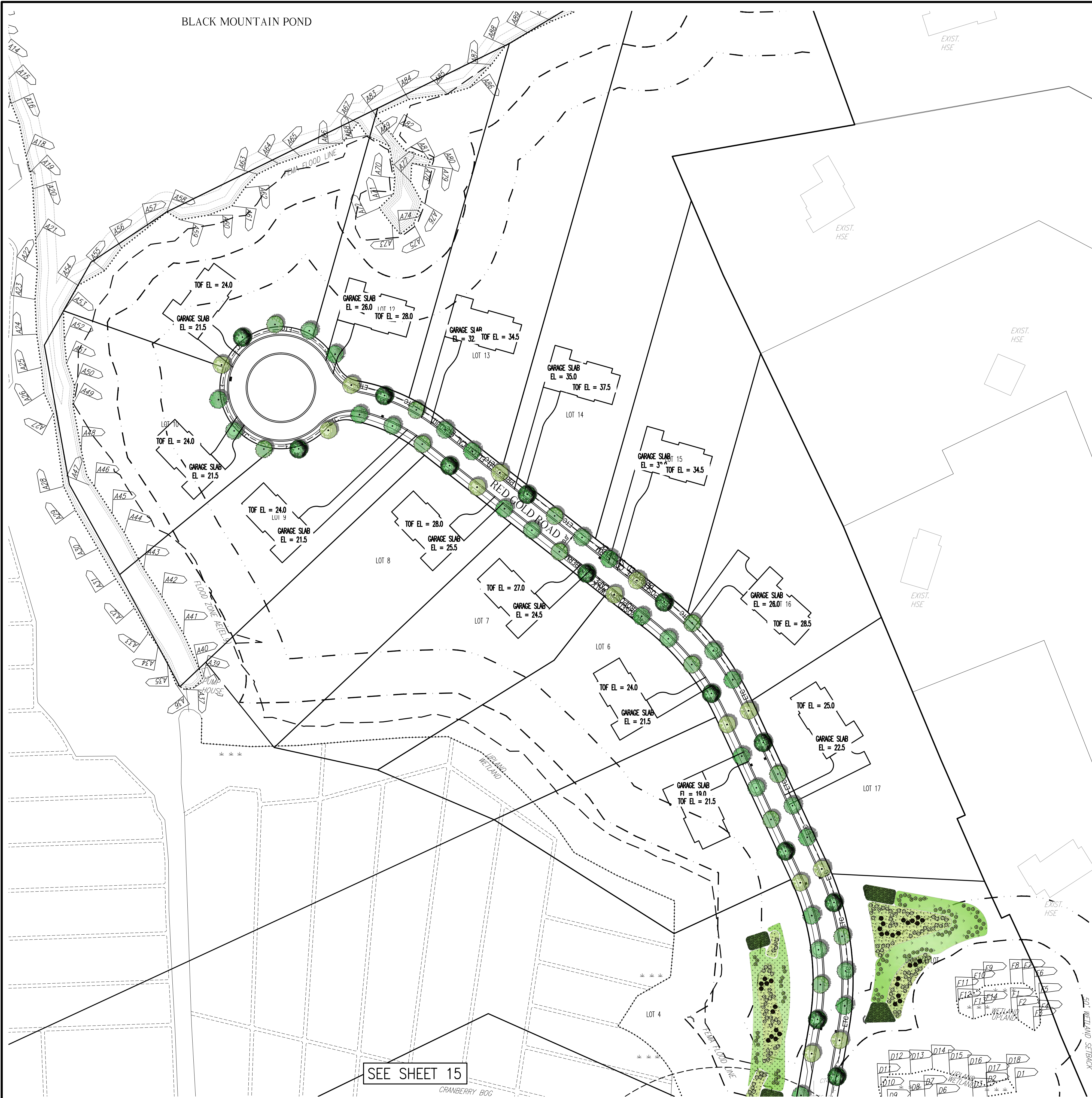
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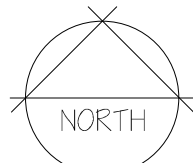
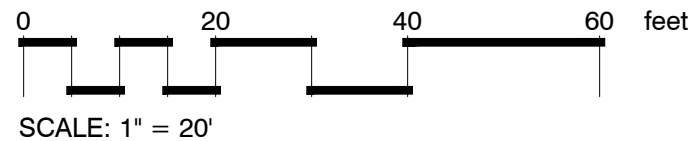
OCTOBER 28, 2021
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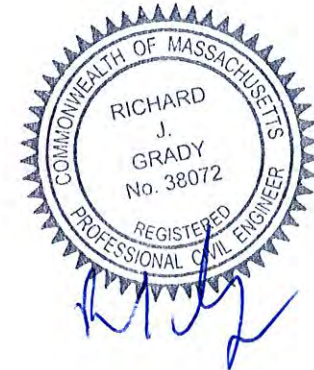
SOUTH POCKET WETLAND ENHANCEMENT PLANTING PLAN
T = 20'-0"



PLANT SCHEDULE SOUTH POCKET WETLAND ENHANCEMENT

WETLAND POCKET SHRUBS		QTY	BOTANICAL / COMMON NAME	SIZE	SIZE	
		25	ARONIA ARBUTIFOLIA / RED CHOKEBERRY	3 GAL.	2' - 3' HGT.	
		62	CLETHRA ALNIFOLIA / SWEET PEPPERBUSH	3 GAL.	18-24" HGT.	
		21	ILEX VERTICILLATA / WINTERBERRY	3 GAL.	2' - 3' HGT.	
		54	IVA FRUTESCENS / HIGH-TIDE BUSH	3 GAL.	18-24" HGT.	
WETLAND POCKETS		QTY	BOTANICAL / COMMON NAME	CONT	SIZE	SPACING
		2,213	ACORUS AMERICANUS / SWEET FLAG	2" PLUGS		18" o.c.
		2,487	ASCLEPIAS INCARNATA / SWAMP MILKWEED OVER SEED POCKETS WITH NEW ENGLAND WET MIX	2" PLUGS		18" o.c.
		551	EUTHAMIA GRAMINIFOLIA / GRASS LEAFED GOLDENROD OVER SEED POCKETS WITH NEW ENGLAND WET MIX	2" PLUGS		18" o.c.

THE PLANT SPECIES WERE
REVIEWED AND APPROVED BY
SOUTH RIVER ENVIRONMENTAL



**RED GOLD FARM
DEFINITIVE SUBDIVISION PLAN**

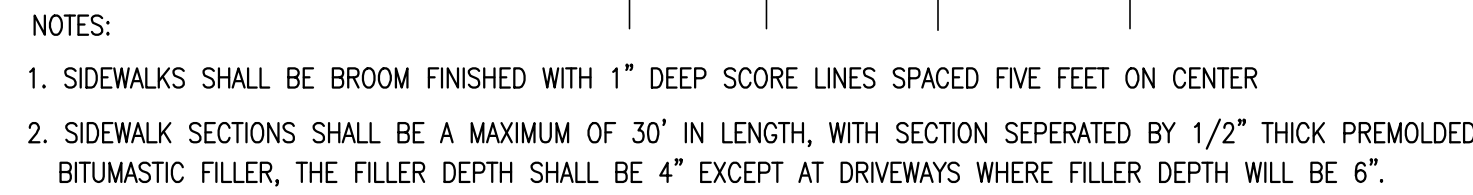
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MARSHFIELD, MASSACHUSETTS

PREPARED FOR:
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794 WASHINGTON STREET
PEMBROKE, MA 02359

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(NOT TO SCALE)

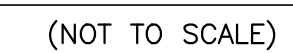
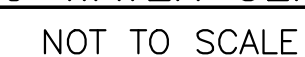
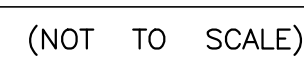
NOTES:

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 PREMOLODED BITUMASTIC FILLER, THE FILLER DEPTH SHALL BE 4" EXCEPT AT DRIVEWAYS WHERE FILLER DEPTH WILL BE 6".
3. GRANITE CURB SHALL BE 17 TO 19 INCHES IN DEPTH, WITH A MINIMUM LENGTH OF 6 FEET.

(NOT TO SCALE)
STA 4+00 - STA 6+00



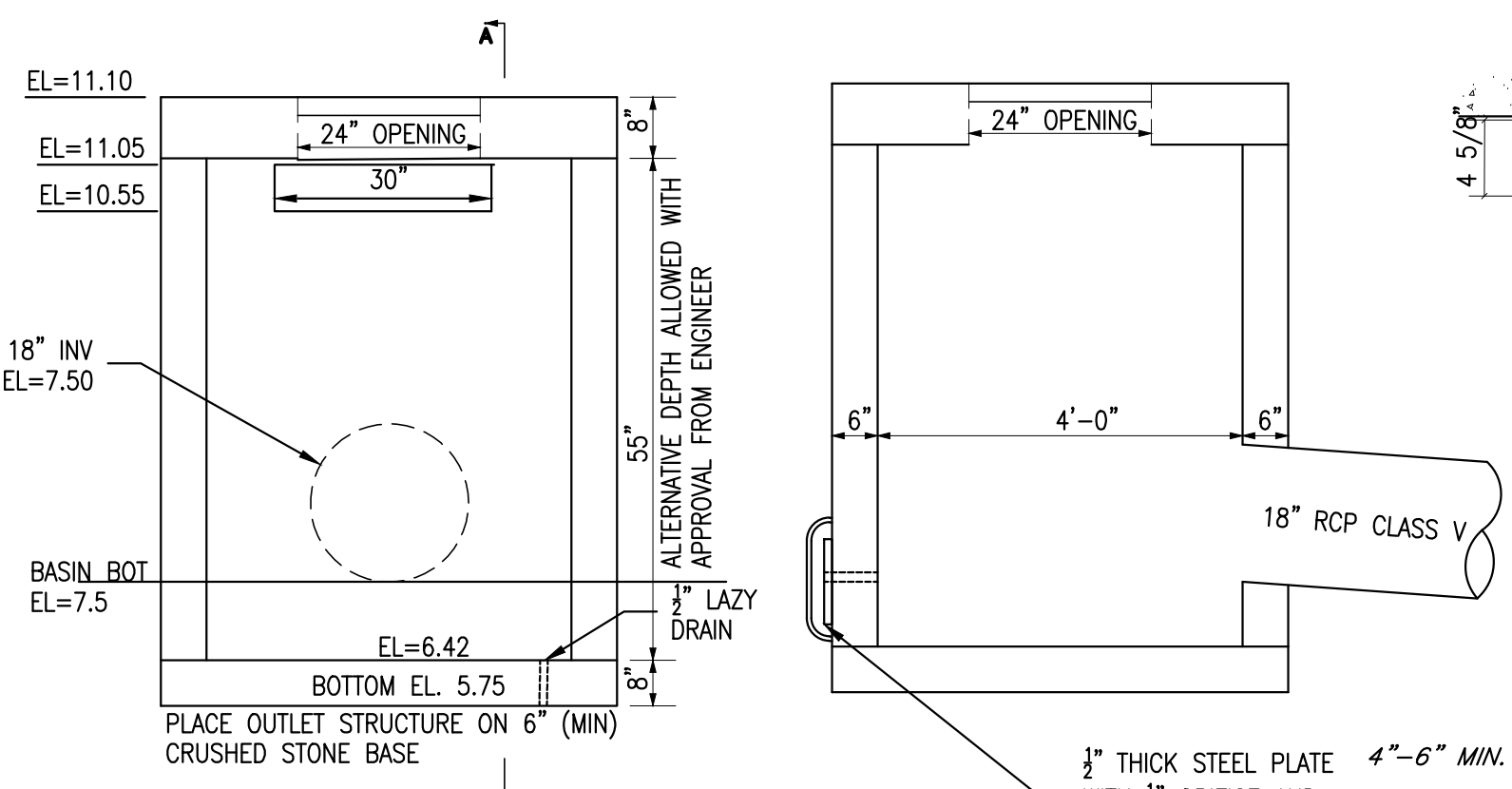
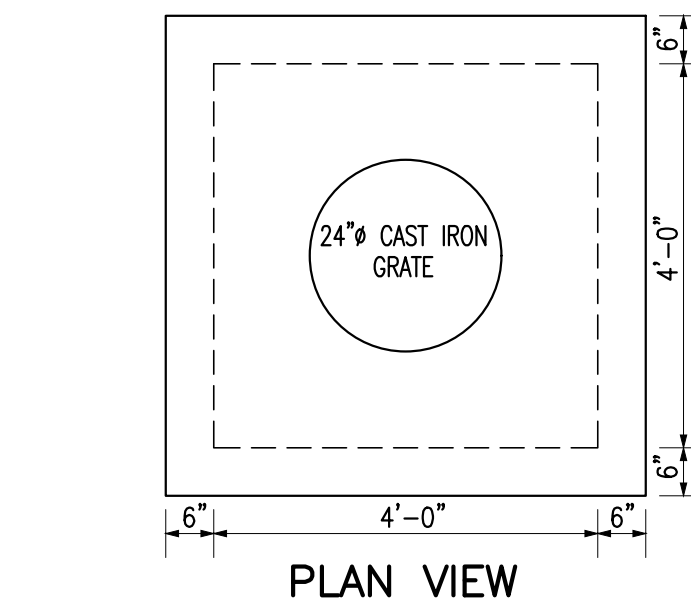
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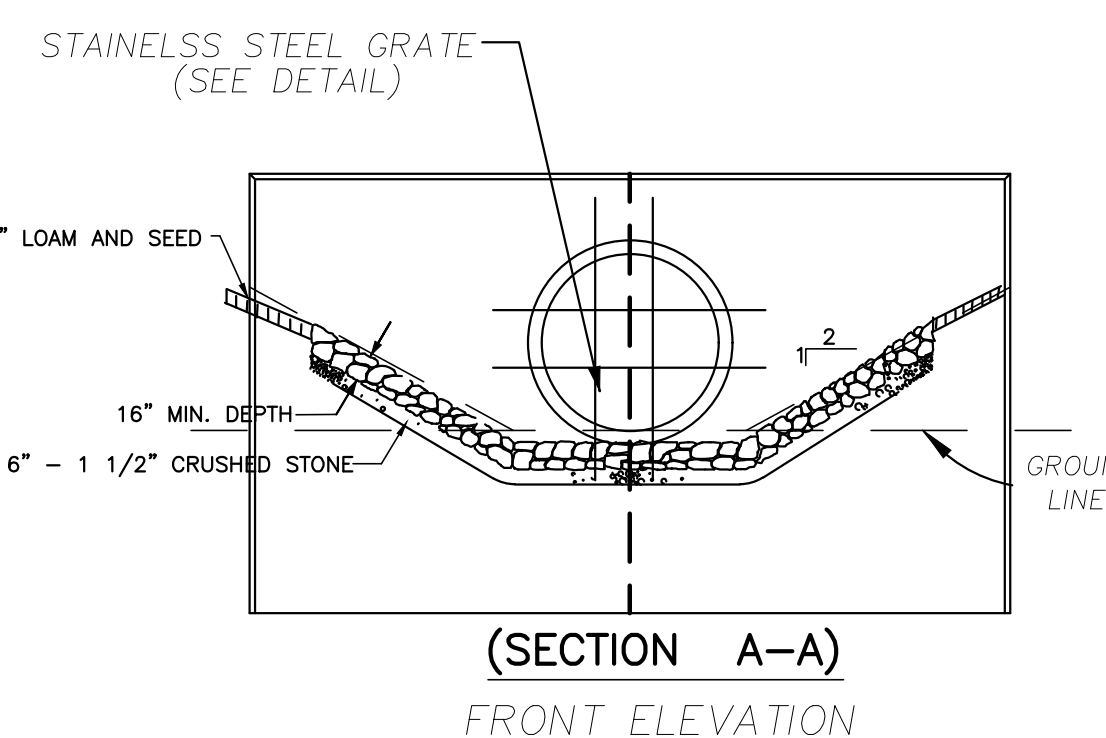
- SCALE: 1"=40'

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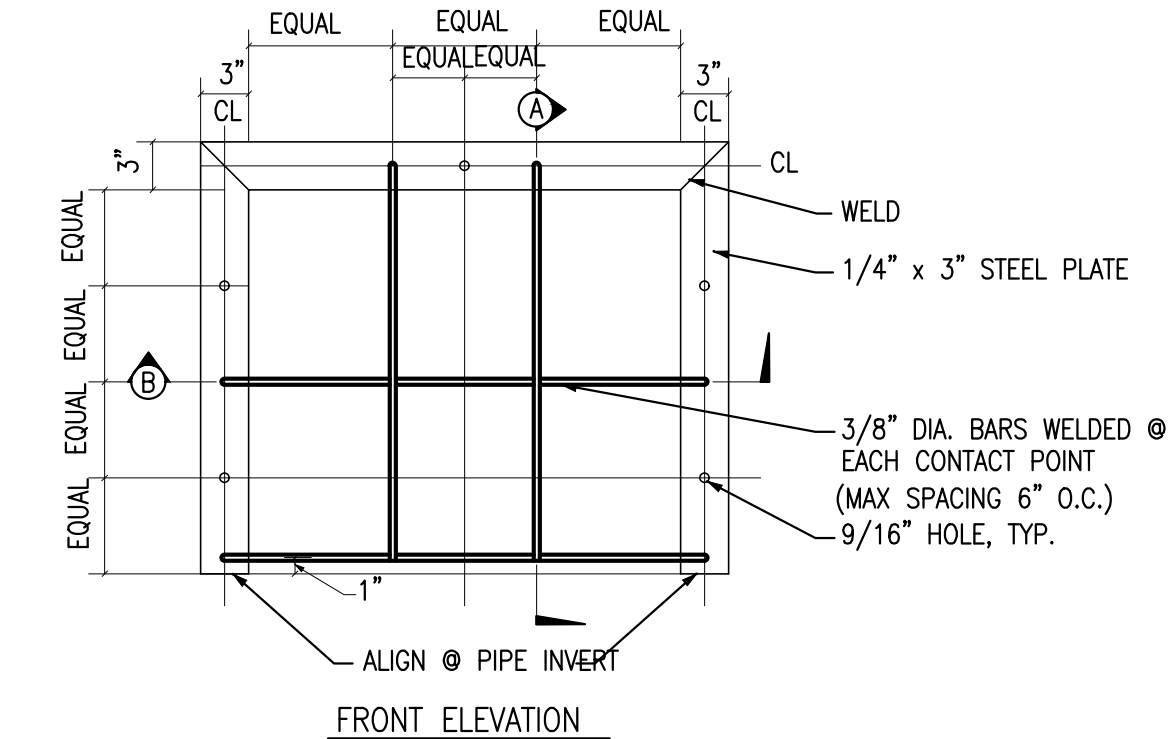
SHEET 18 OF 20



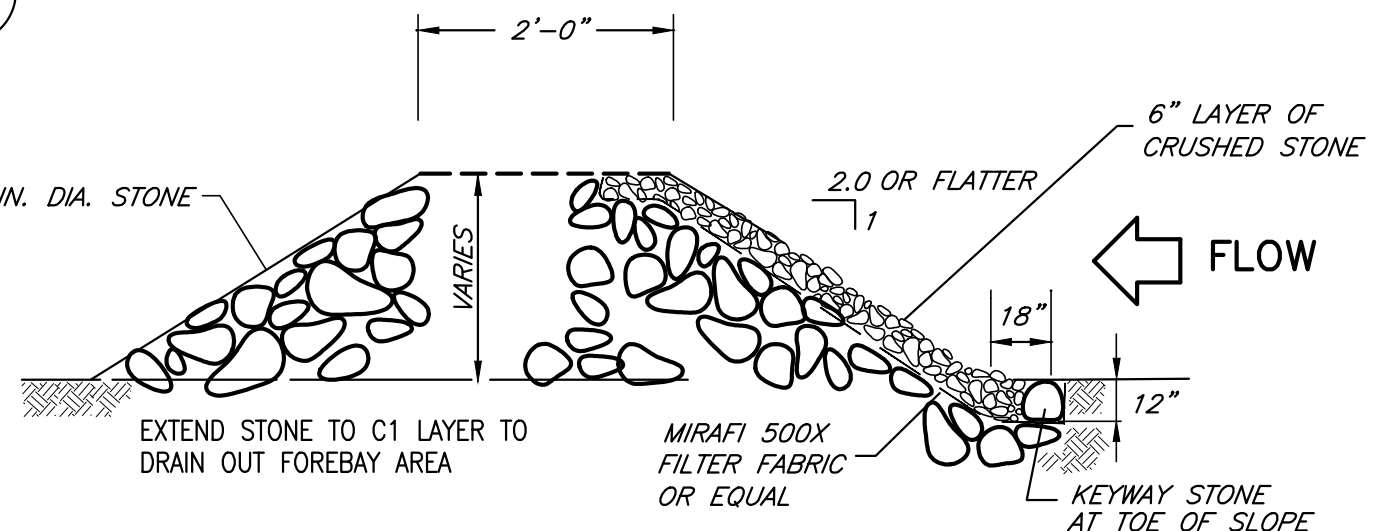
OUTLET CONTROL STRUCTURE
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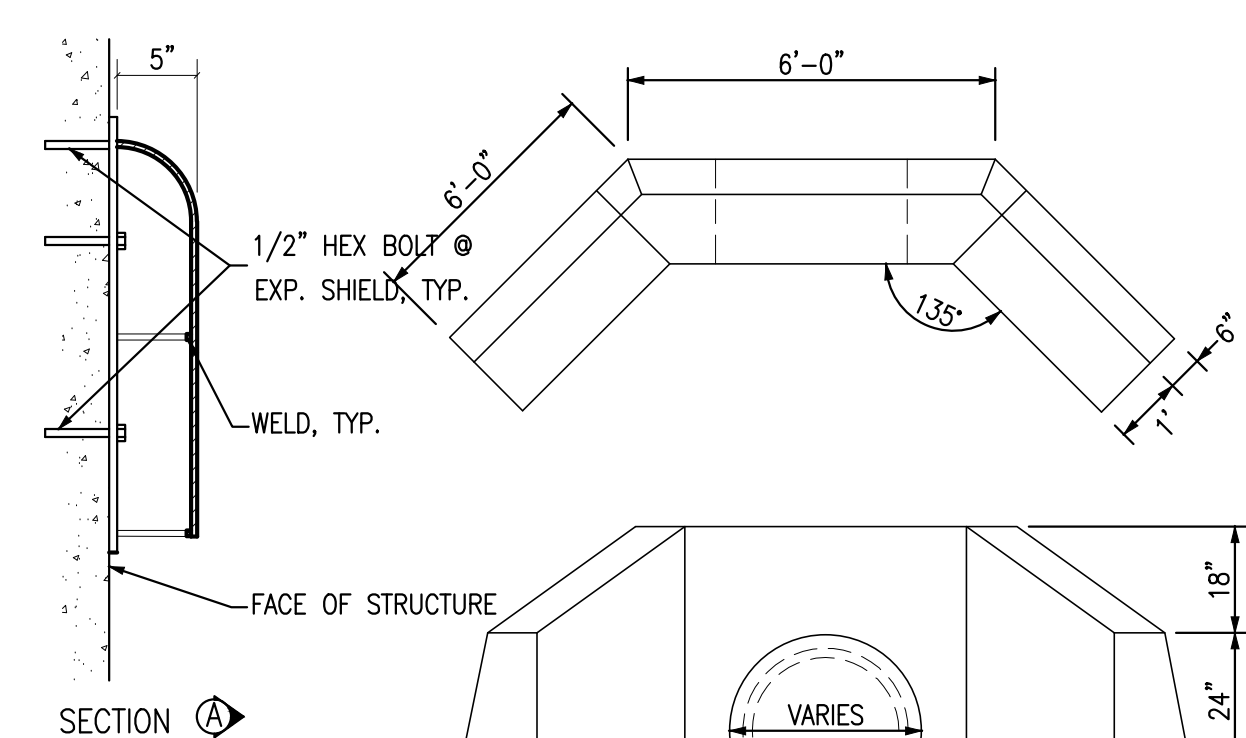
(SECTION A-A)
FRONT ELEVATION



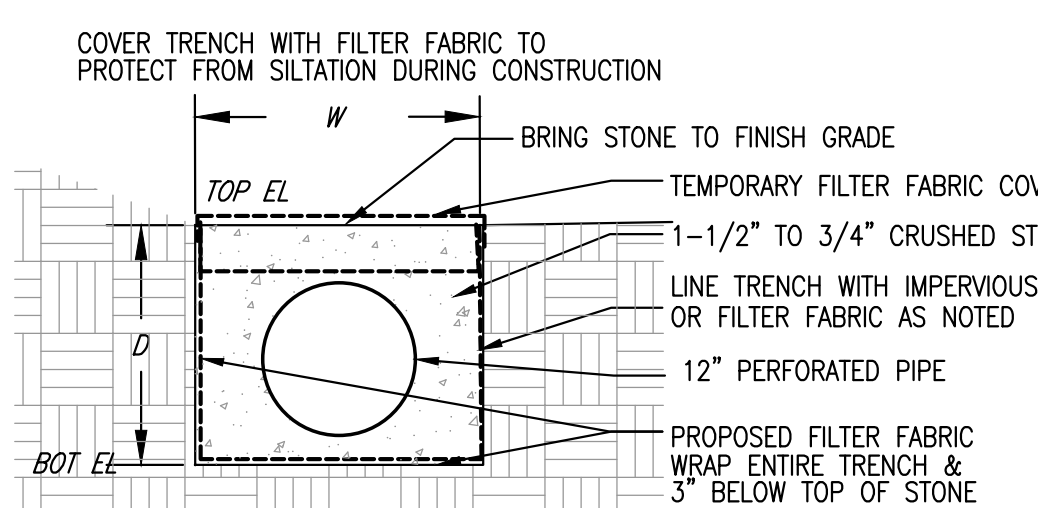
TRASH RACK DETAIL
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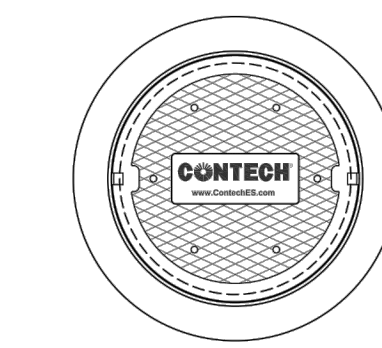
CHECK DAM - X-SECTION
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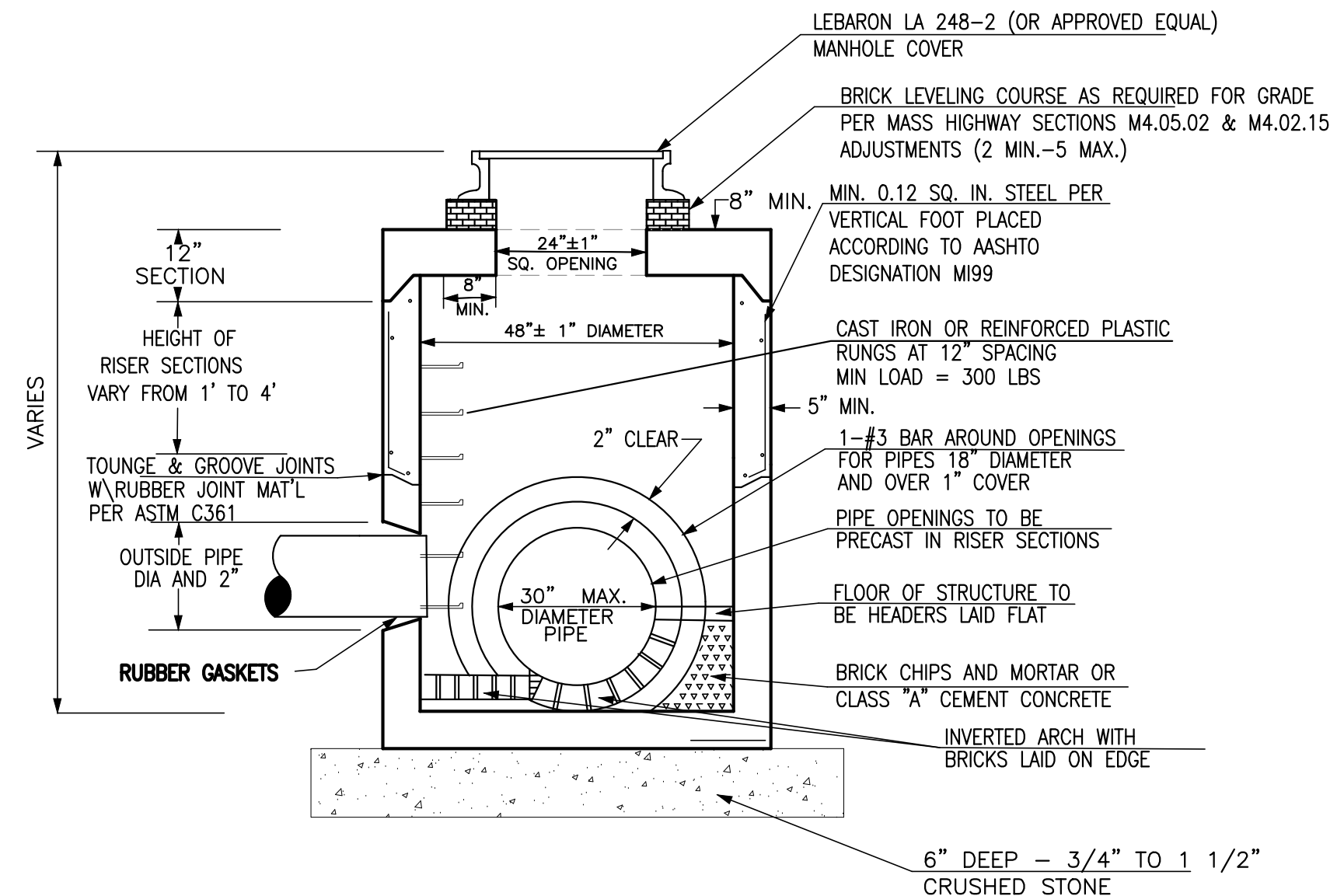
HEADWALL AND WINGWALL DETAIL
(NOT TO SCALE)



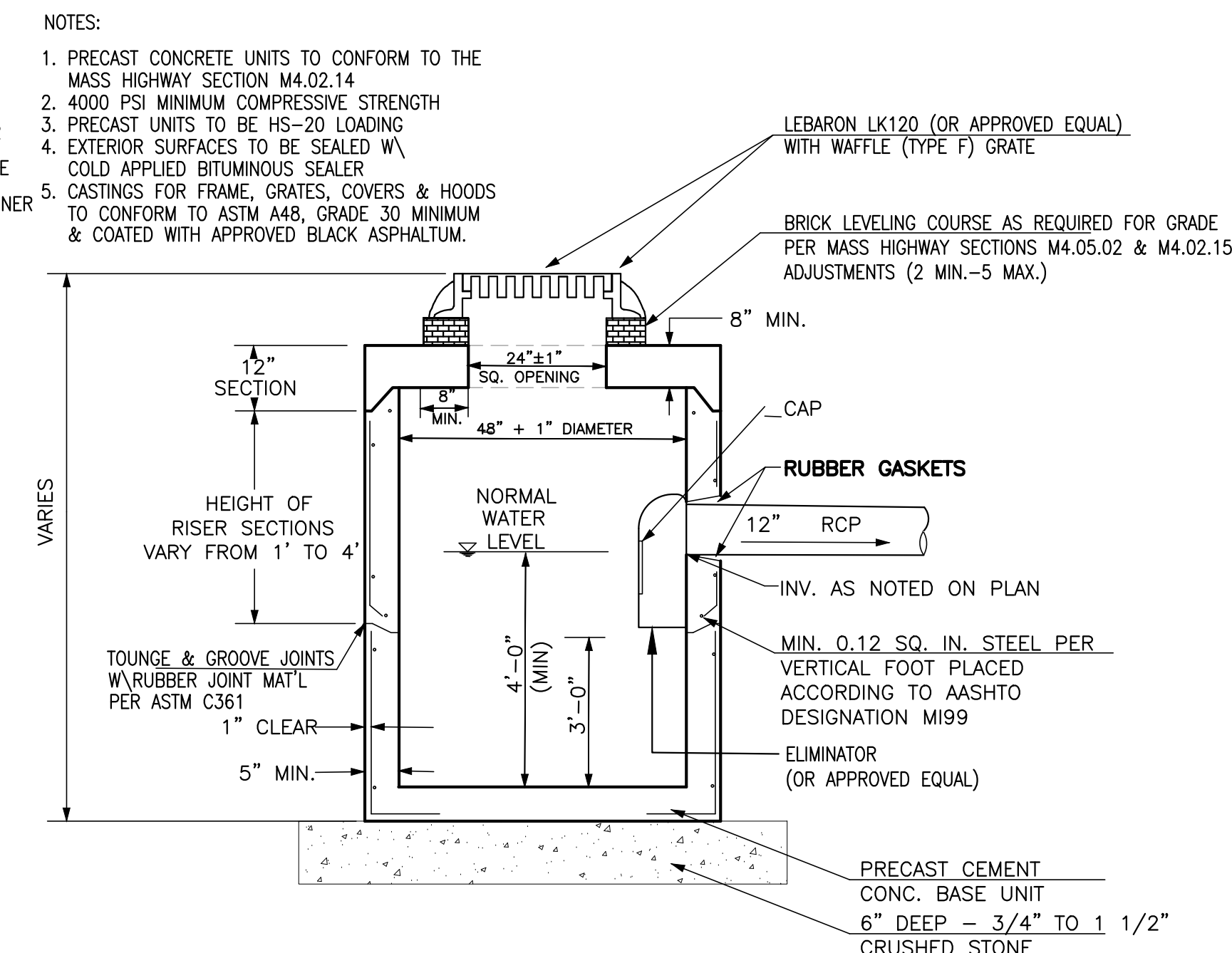
TRENCH DRAIN DATA				
	LOTS 2-3	LOTS 5-6	LOTS 7, 8, 9	LOT 11
LINER	IMPERVIOUS LINER	FILTER FABRIC	FILTER FABRIC	FILTER FABRIC
TOP EL	8	11.5	12.5	11
BOT EL	6	9.5	9.5	9.5
W	3	2	3	2
D	2	2	3	2



FRAME AND COVER
(MAY VARY)
NOT TO SCALE



PRECAST CONCRETE MANHOLE
(NOT TO SCALE)



PRECAST GASOLINE TRAP CATCH BASIN
(NOT TO SCALE)

GENERAL NOTES:
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.conteches.com
3. STORMCEPTOR WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
4. STORMCEPTOR STRUCTURE SHALL MEET AASHTO H2010 LOAD RATING, ASSUMING EARTH COVER OF 0' - 2' (B10), AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M293 AND BE CAST WITH THE CONTECH LOGO.
5. STORMCEPTOR STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C478 AND AASHTO LOAD FACTOR DESIGN METHOD.
6. ALTERNATE UNITS ARE SHOWN IN MILLIMETERS (mm).
INSTALLATION NOTES:
A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE STORMCEPTOR MANHOLE STRUCTURE.
C. CONTRACTOR TO INSTALL JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS AND ASSEMBLE STRUCTURE.
D. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT INLET AND OUTLET PIPE(S). MATCH PIPE INVERTS WITH ELEVATIONS SHOWN. ALL PIPE CENTERLINES TO MATCH PIPE OPENING CENTERLINES.
E. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.



STC900
STORMCEPTOR
STANDARD DETAIL

PIPE 2:1 SLOPE			
DIA.	L	CU. YDS.	LBS.
12"	7'-6"	1.49	26
15"	8'-9"	1.82	29
18"	10'-0"	2.18	32
24"	12'-6"	2.97	46

NOTES:
1. STONE FOR EROSION CONTROL PADS SHALL COMPLY WITH MDPW MATERIAL SPEC M 2.02.3
2. STONE BERM FOR SILT TRAP SHALL BE CONSTRUCTED AROUND SIDES OF EROSION CONTROL PADS

PIPE DIA.	12"	15"	18"	24"
A	10'-0"	12'-6"	15'-0"	20'-0"
B	7'-6"	9'-6"	11'-3"	15'-0"
C	2'-6"	3'-0"	3'-9"	5'-0"
D	3'-0"	4'-0"	4'-6"	6'-0"
E	4'-0"	5'-0"	6'-0"	8'-0"

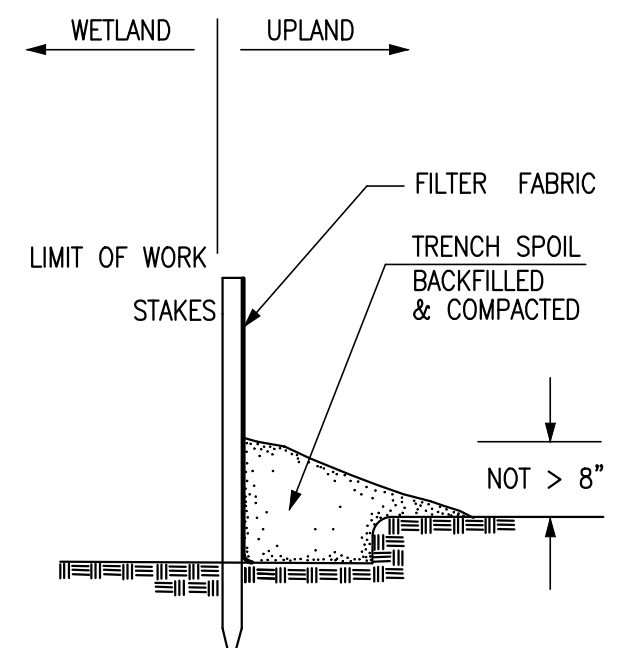
ENERGY DISSIPATER AND EROSION CONTROL PAD
(NOT TO SCALE)

RED GOLD FARM DEFINITIVE SUBDIVISION PLAN #202 MORaine STREET MARSHFIELD, MASSACHUSETTS

PREPARED FOR:
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794 WASHINGTON STREET
PEMBROKE, MA 02359

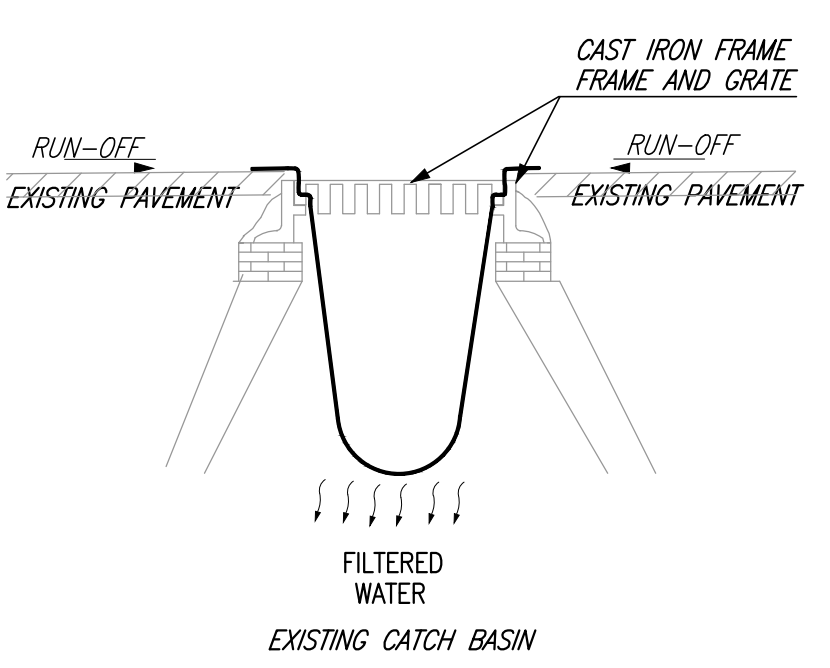
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Phone (781) 585-2300 Fax (781) 585-2378



SILT FENCE
(NOT TO SCALE)

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

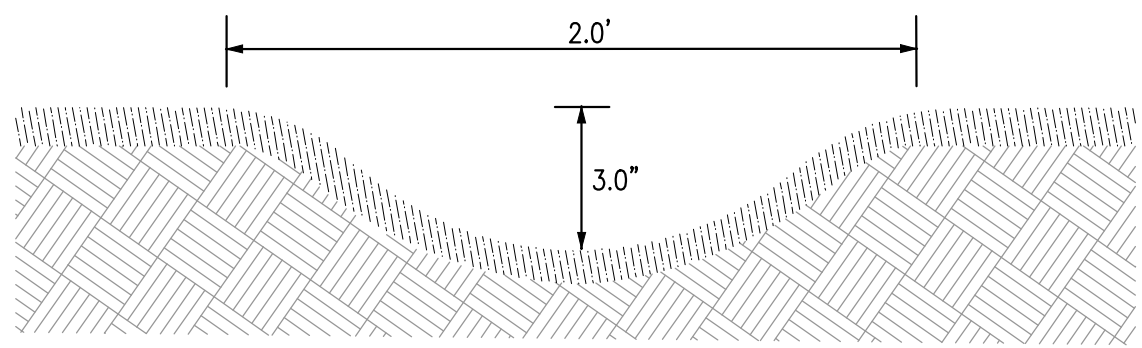


NOTE: SILT SACKS SHALL BE INSPECTED WEEKLY AND SILT SHALL BE REMOVED WHEN ACCUMULATED TO ALLOW CATCH BASIN TO FUNCTION PROPERLY. REMOVE WHEN SOIL STABILIZATION IS COMPLETED.

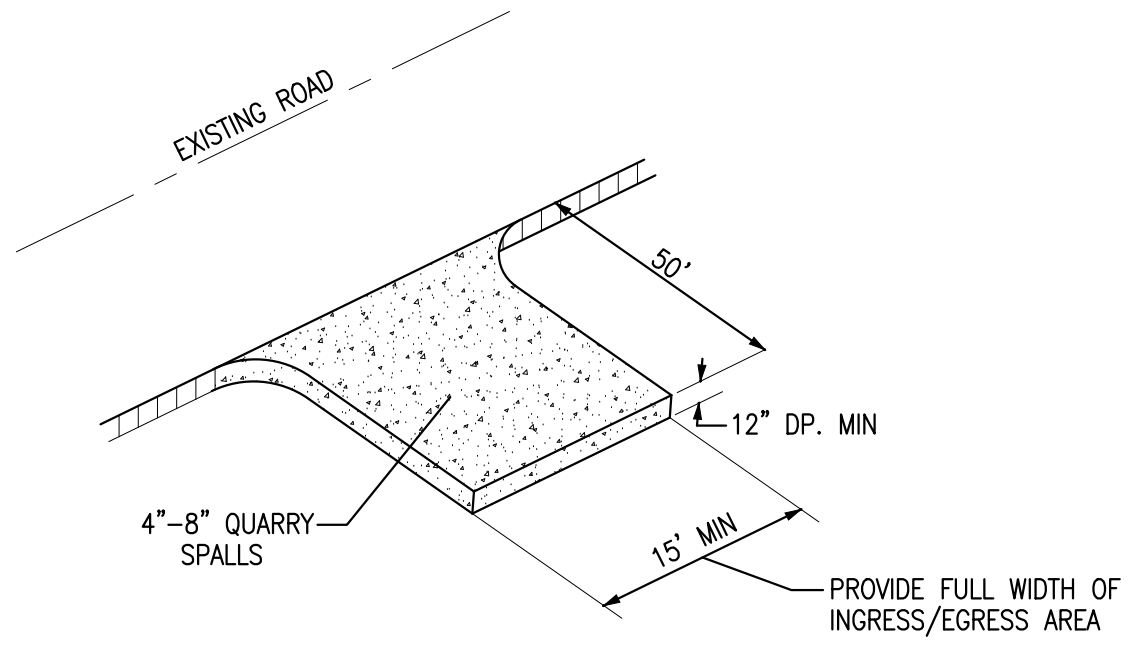
SILT SACK

WRPD NOTES

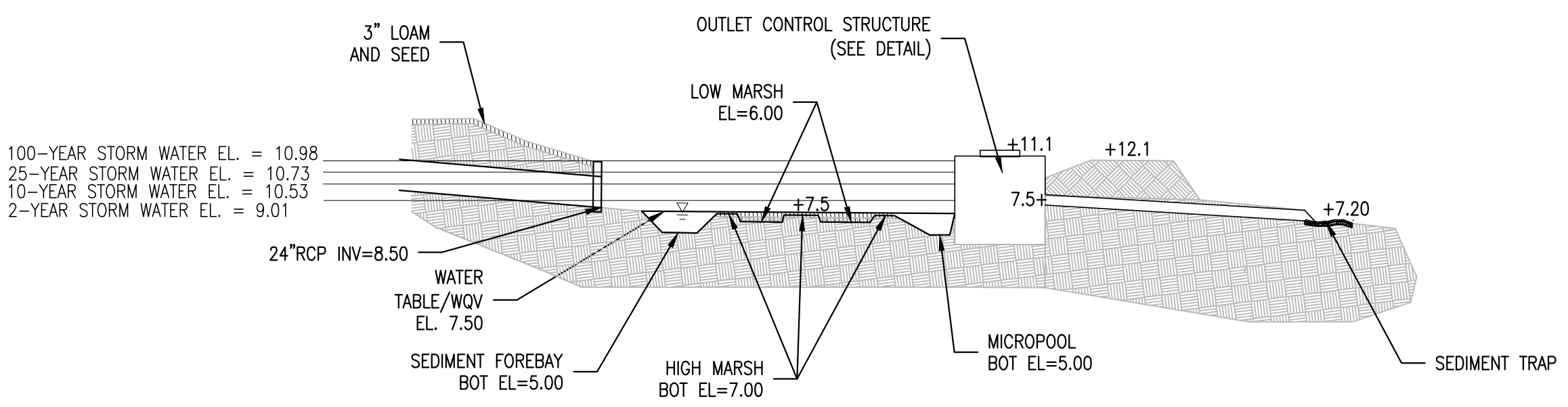
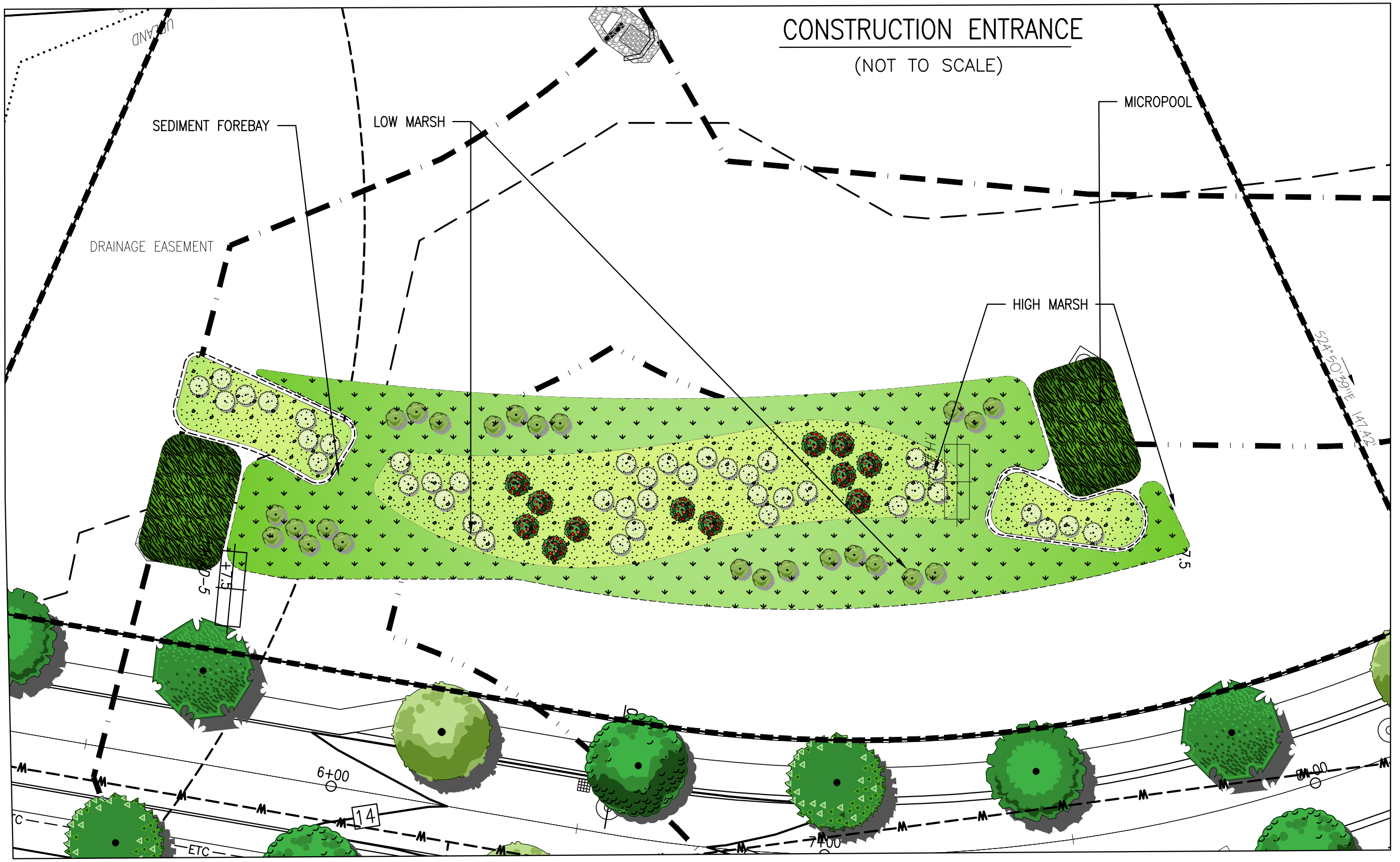
1. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE TAKEN TO ENSURE THAT EXPOSED EARTH AND DEBRIS ARE NOT DISPLACED BY STORMWATER RUNOFF OR OTHER CONDITIONS IN ACCORDANCE WITH THE REQUIREMENTS FOR SITE PLAN REVIEW OR THE RULES AND REGULATIONS ASSOCIATED WITH A WRPD SPECIAL PERMIT.
2. PROVISION SHALL BE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



SWALE DETAIL
(NOT TO SCALE)



CONSTRUCTION ENTRANCE
(NOT TO SCALE)

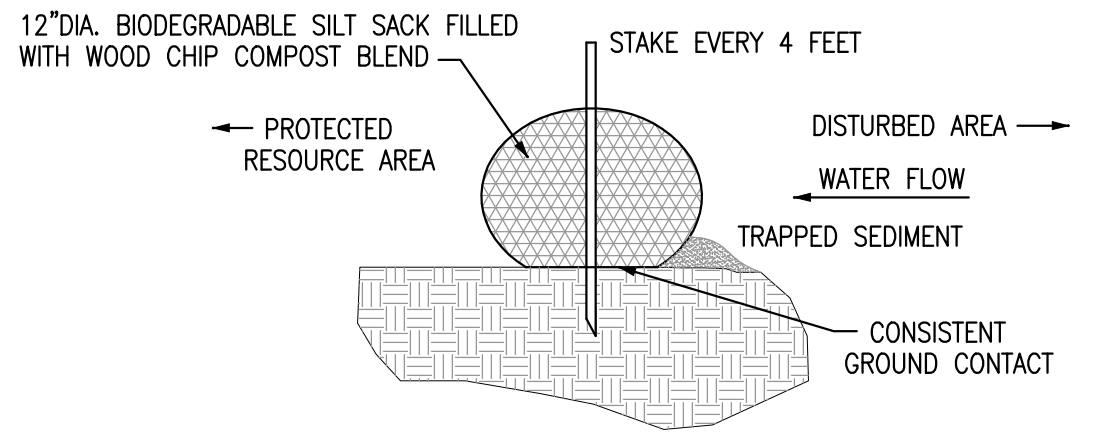


NORTH POCKET WETLAND BASIN DETAIL
(NOT TO SCALE)

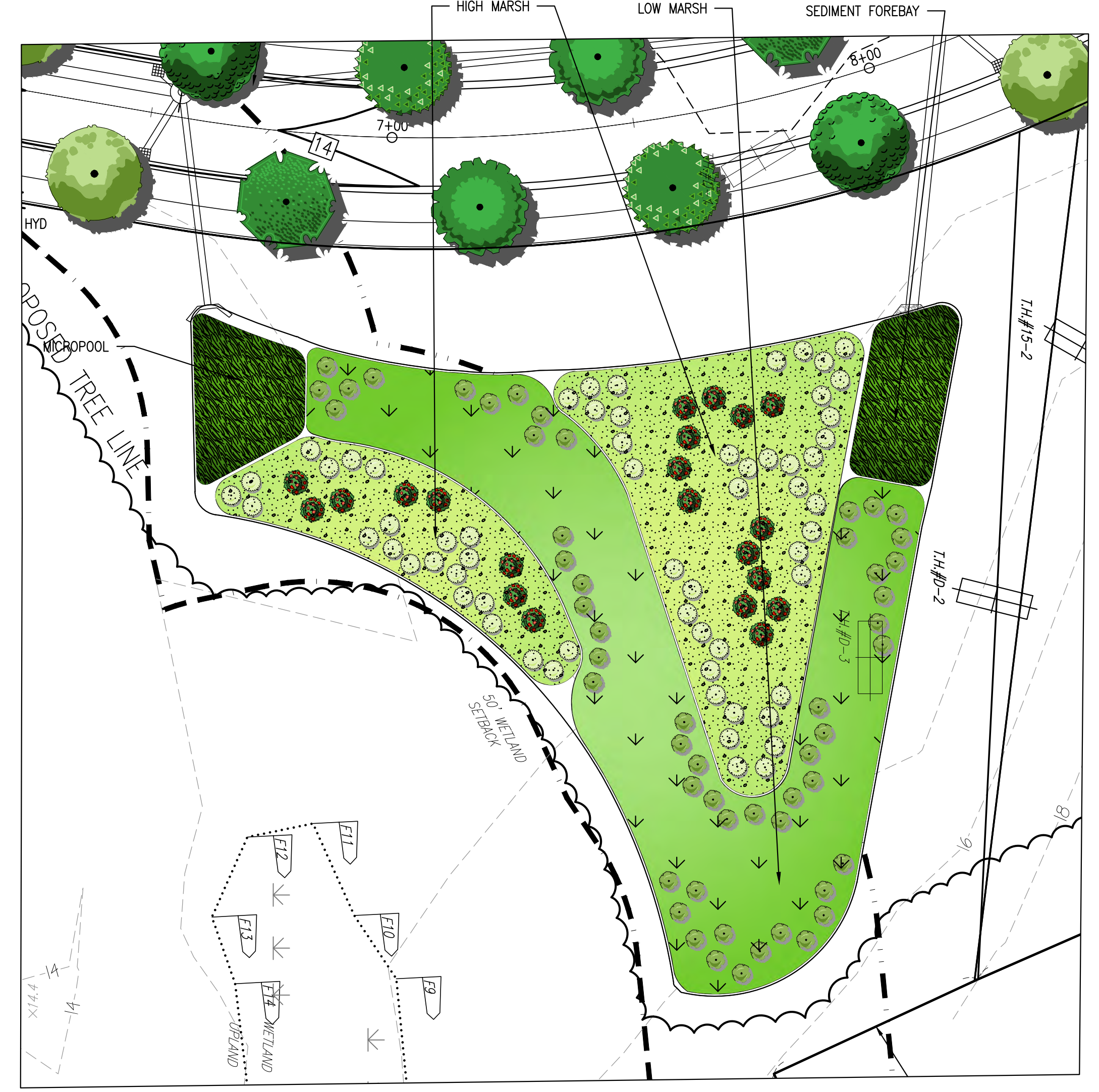
SOIL LOG

T.H.#D-1 EL. 12.00	T.H.#D-2 EL. 16.20	T.H.#D-3 EL. 14.10	T.H.#D-4 EL. 9.70	T.H.#D-5 EL. 9.30
0'-10" A LOAMY SAND	0'-12" A LOAMY SAND	0'-10" A LOAMY SAND	0'-10" A LOAMY SAND	0'-16" A LOAMY SAND
11.17	15.20	13.27	7.87	7.97
10'-32" B LOAMY SAND	12'-34" B LOAMY SAND	10'-34" B LOAMY SAND	22'-32" B LOAMY SAND	16'-32" B LOAMY SAND
9.33	13.37	11.27	7.03	6.63
32'-68" C1 LOAMY SAND	34'-108" C1 GRAVELLY SAND	34'-52" C1 LOAMY SAND	32'-80" C1 FINE TO MED SAND	32'-74" C1 FINE TO MED SAND
6.33	7.20	9.77	3.03	3.13
68'-84" C2 FINE SANDY LOAM	108'-130" C2 MED SAND	52'-72" C2 MED SAND	80'-112" C2 SILT LOAM	74'-108" C2 SILT LOAM
5.00	5.37	8.10	0.36	0.30
D= 7'-0" MOTTLING @ 2'-10" (EL=9.17)	D= 11'-8" MOTTLING @ 5'-8" (EL=10.53)	D= 10'-0" MOTTLING @ 3'-0" (EL=11.10)	D= 9'-4" MOTTLING @ 2'-2" (EL=7.87)	D= 9'-0" WATER @ 2'-0" (EL=7.30)

TABLE OF BUFFER ZONE DISTURBANCE			
WORK AREA (SF)	50 FT SETBACK	75 FT SETBACK	100 FT WETLAND BUFFER
STRUCTURES	0	1308	8614
DRIVEWAYS	3593	2250	1910
ROADWAY (W/SIDEWALK)	0	6069	3070
GRASS	25094	42918	47377
CONSTRUCTED WETLAND	0	6998	7295
TOTAL DISTURBANCE	28687	59543	68266



SILT SACK DETAIL
(NOT TO SCALE)



SOUTH POCKET WETLAND
(NOT TO SCALE)

RED GOLD FARM
DEFINITIVE SUBDIVISION PLAN

#202 MORaine STREET
MARSHFIELD, MASSACHUSETTS

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

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

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