

TABLE OF PROPOSED IMPERVIOUS STRUCTURES IN BUFFER ZONE STRUCTURE AREA (SF) DWELLINGS 6814 DRIVEWAYS 7666 ROADWAY 9006 (W/SIDEWALK) PROPOSED **IMPERVIOUS** 23486 WITHIN BUFFER ZONE

BSTER

*Scale 1''* = 200'

ROADWAY DATA

140'

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

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

TOTAL LOT AREA =  $125.338 \pm ACRES$ 

TURNAROUND DIAMETER

TOTAL LENGTH OF ROADWAY =1,700'± (MEASURED FROM EXISTING EDGE OF PAVEMENT TO CENTER OF CUL-DE-SAC)

ASSESSORS ID 105-01-09

21.077± ACRES

MASS COORDINATE SYSTEM (NAD83)

ZONING DATA

DISTRICT: R-1: RESIDENTIAL RURAL

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

ONE-FAMILY DETACHED DWELLING

MINIMUM REQUIREMENTS:

43,560 SQ. FT. LOT AREA (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

MEETING HOUSE LN

LOT 22 OPEN SPACE

ASSESSORS ID 104-02-08A

104.261± ACRES

SIDE YARD 20 FT REAR YARD 40 FT MAXIMUM HFIGHT 35 FT MAXIMUM BUILDING ARFA 15% 50% MINIMUM OPEN SPACE

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

3. WETLAND RESOURCE AREAS ARE AS SHOWN.

NORTH AMERICA.

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.

WETLAND REGULATIONS

**BLACK MOUNTAIN POND** 

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 ÀREA 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

DRAINAGE LOT

STREET

(STATE HIGHWAY LAYOUT OF 1894)

PERENNIAL

WIDTH VARIES

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.

**RECORD OWNER:** 

ASSESSOR ID 104-02-08A (104.261 ACRES) 105-01-09 (21.077 ACRES)

DATE

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

FOR REGISTRY USE ONLY

PLAN REFERENCES

PLAN BOOK 7 PAGE 29 PLAN BOOK 17 PAGE 788 PLAN BOOK 16 PAGE 829 PLAN BOOK 18 PAGE 298 PLAN BOOK 19 PAGE 313

PLAN BOOK 29 PAGE 603 PLAN BOOK 46 PAGE 144 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

WAIVER REQUESTS 22. OLD COLONY RAIL ROAD PLAN V.528 - 26 23. OLD COLONY RAIL ROAD PLAN V.528 - 27

§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 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.

§405-9.E(4) DEAD END STREETS

2] BUS PICKUP: 600 FEET.

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 DRAINPIPES SHALL HAVE

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 RECORDED AS PART OF THIS PLAN. 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

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.

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

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

TOWN CLERK, TOWN OF MARSHFIELD

REVISIONS JANUARY 7, 2022 | CONSERVATION COMMISSION COMMENTS FEBRUARY 2, 2022 PLANNING BOARD COMMENTS

## 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.

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