

LOCATION MAP SCALE: 1"=2000'±

TABLE OF PROPOSED IMPERVIOUS STRUCTURES IN BUFFER ZONE

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

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%

NOTES:

- 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.
- ALL ELEVATIONS ARE BASED ON A BENCHMARK ESTABLISHED USING G.P.S. REFERENCE BASE SMARTNET NORTH AMERICA.
- WETLAND RESOURCE AREAS ARE AS SHOWN.
- 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.
- 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 LOWR 21-01-0912P, WHICH BEARS AN EFFECTIVE DATE OF JULY 9, 2021.
- 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

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.

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 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

- 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
- SHLO 1894 - 21-1
- SHLO 1894 - 22-1
- SHLO 1894 - 22-2
- SHLO 1894 - 22-3
- SHLO 1896 - 128-1
- LCP 28405-E
- LCP 33476-A
- LCP 33476-D
- OLD COLONY RAIL ROAD PLAN V.528 - 20
- OLD COLONY RAIL ROAD PLAN V.528 - 21
- OLD COLONY RAIL ROAD PLAN V.528 - 22
- OLD COLONY RAIL ROAD PLAN V.528 - 23
- OLD COLONY RAIL ROAD PLAN V.528 - 24
- OLD COLONY RAIL ROAD PLAN V.528 - 25
- OLD COLONY RAIL ROAD PLAN V.528 - 26
- 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.

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

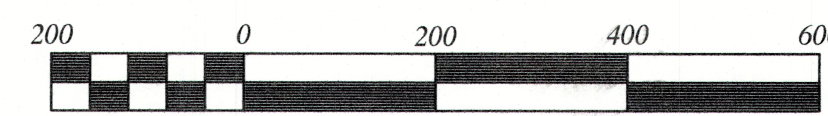
RED GOLD FARM
DEFINITIVE SUBDIVISION PLAN

#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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Scale 1" = 200'