

ZONING DATA

DISTRICT: RESIDENCE R-3
MINIMUM REQUIREMENTS

	REQUIRED
LOT AREA (SF)	10,000 SF
LOT WIDTH AND FRONTAGE	80 FT
LOT DEPTH	100 FT
FRONT SETBACK	15 FT
SIDE SETBACK	15 FT
REAR SETBACK	30 FT
MAX. BUILDING HEIGHT	2.5 STORIES OR 35 FT
MAX. BUILDING AREA	15%

ROADWAY DATA

RESIDENTIAL "A"

RIGHT OF WAY	40 FT
PAVEMENT WIDTH	20 FT
CAPE COD BERM	1.5 FT
SIDEWALK WIDTH MIN.	NONE
DESIGN SPEED	23 MPH
STOPPING SIGHT DISTANCE	156 FT
CREST MIN. K VALUE	60
SAG MIN. K VALUE	50
MAX. GRADE	10%
MIN. GRADE	0.5%
MIN. CURB RADIUS	30 FT
MIN. LENGTH BETWEEN TANGENT	100 FT
MIN. CENTERLINE RADIUS	100 FT
MAX. STREET LENGTH	600 FT
TURNAROUND	INTERNATIONAL FIRE CODE (IFC) COMPLIANT

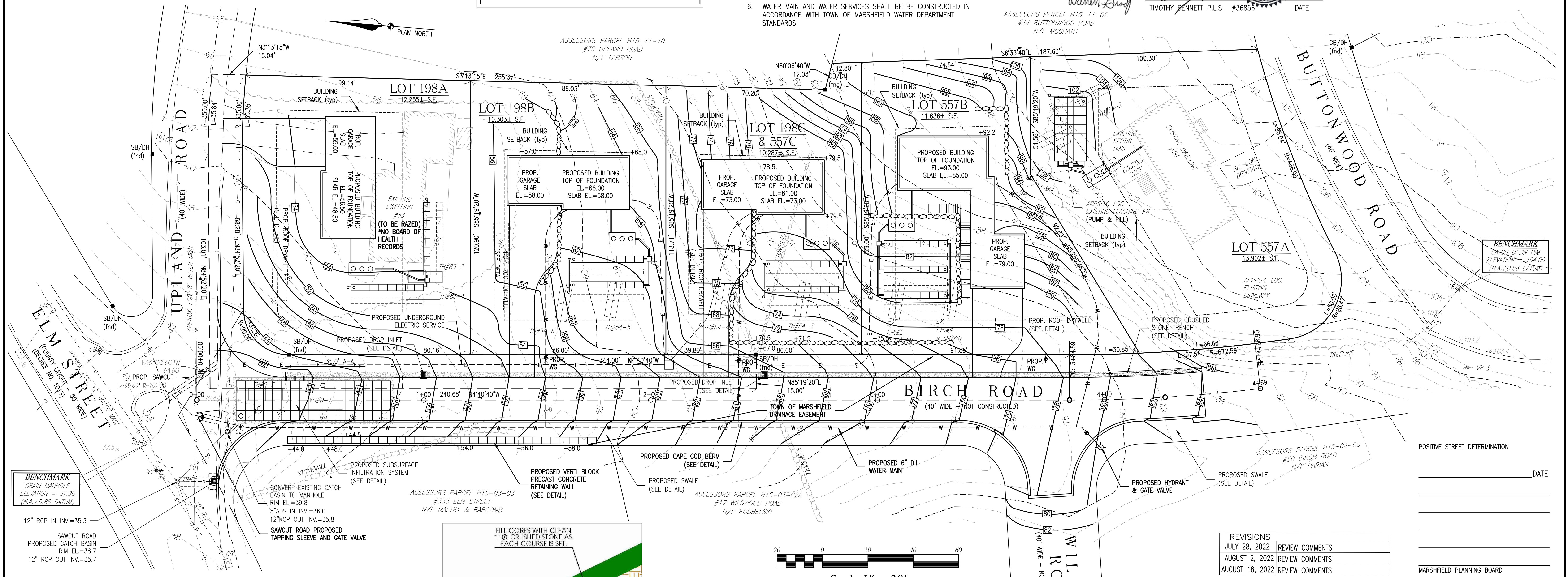
- ### NOTES:
- PROPERTYLINE FROM "PLAN OF LAND BIRCH ROAD PLOTS H15-11-01 & H15-11-11 MARSHFIELD, MASS" DATED APRIL 20, 2021, BY MILLBROOK SURVEY, RECORDED WITH PLYMOUTH COUNTY REGISTRY OF DEEDS.
 - TOPOGRAPHY INFORMATION SHOWN ON THIS PLAN IS BASED UPON AN ON THE GROUND SURVEY PERFORMED BY ENVIRONMENTAL ENGINEERING TECHNOLOGIES, INC. IN FEBRUARY 2021 AND FIELD VERIFIED BY GRADY CONSULTING, LLC ON DECEMBER 1, 2021.
 - SUBJECT SITE IS IN THE R-3 ZONING DISTRICT AS DEPICTED ON THE TOWN OF MARSHFIELD ZONING MAP.
 - 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.
 - DESIGN AND CONSTRUCTION SHALL ARE TO CONFORM TO THE RULES AND REGULATIONS OF THE PLANNING BOARD.
 - WATER MAIN AND WATER SERVICES SHALL BE CONSTRUCTED IN ACCORDANCE WITH TOWN OF MARSHFIELD WATER DEPARTMENT STANDARDS.

Darren M. Grady
Professional Engineer
No. 40715
State of Massachusetts

Timothy R. Bennett
Professional Land Surveyor
No. 36856
State of Massachusetts

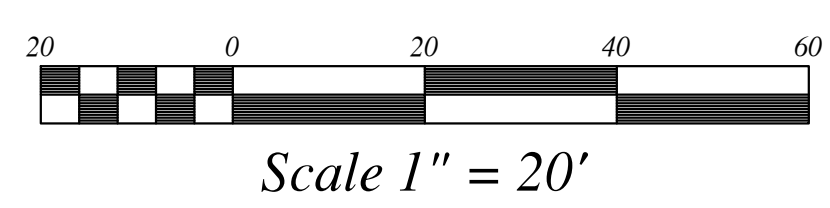
DATE 8/18/22

FOR REGISTRY USE ONLY



BENCHMARK
DRAIN MANHOLE
ELEVATION = 37.90
(N.A.V.D.88 DATUM)

BENCHMARK
CATCH BASIN RIM
ELEVATION = 104.00
(N.A.V.D.88 DATUM)



PLAN SHEET INDEX

SHEET 1	SITE PLAN
SHEET 2	PROFILE/DETAILS
SHEET 3	DRAINAGE - EXISTING
SHEET 4	DRAINAGE - PROPOSED

REVISIONS

JULY 28, 2022	REVIEW COMMENTS
AUGUST 2, 2022	REVIEW COMMENTS
AUGUST 18, 2022	REVIEW COMMENTS

POSITIVE STREET DETERMINATION
DATE
MARSHFIELD PLANNING BOARD

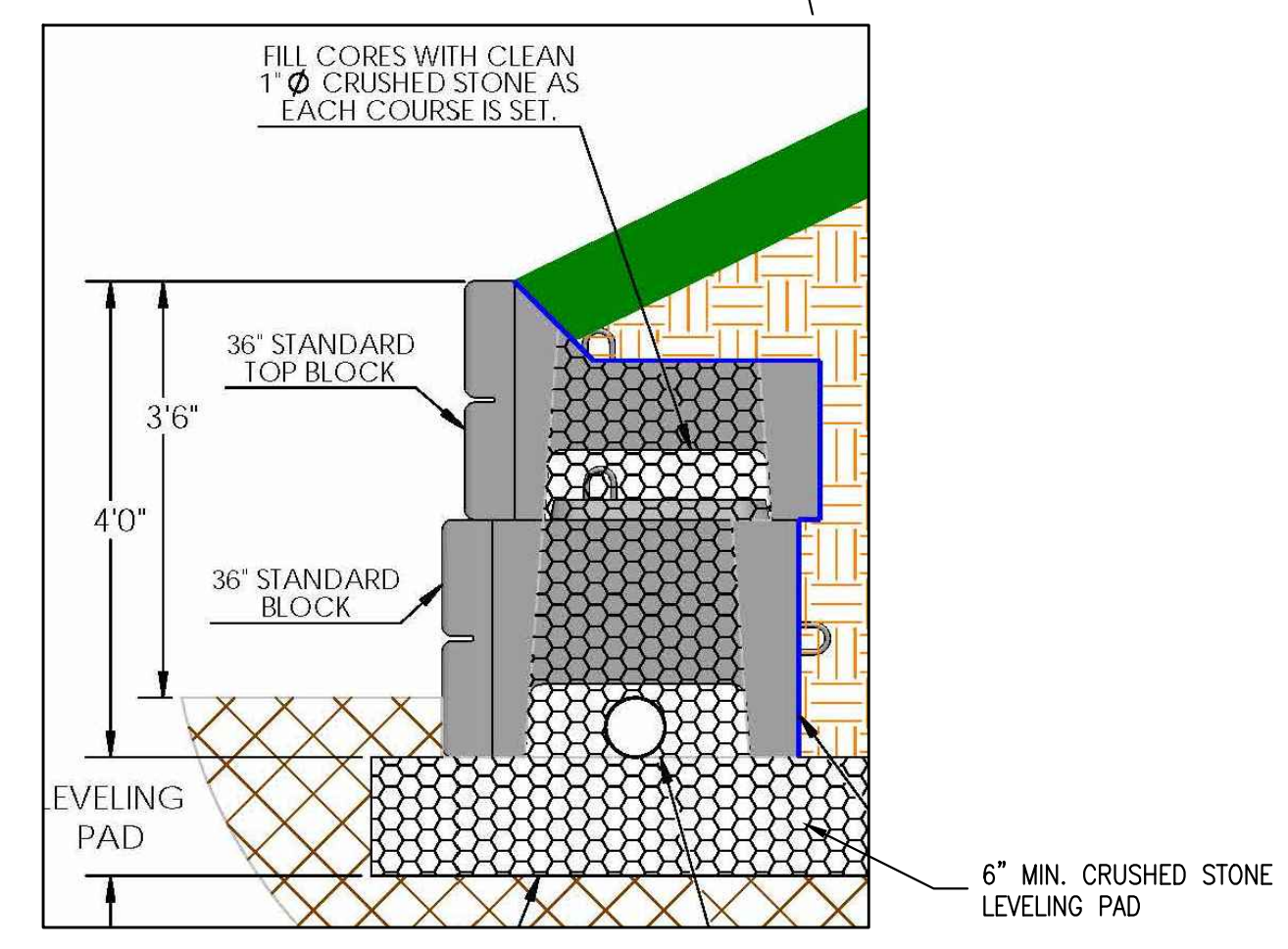
FLOOD NOTE:
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE X AS DEPICTED ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL No. 25023C 0139L, WHICH BEARS AN EFFECTIVE DATE OF JULY 6, 2021

RECORD OWNER:
ASSESSOR LOT H15-11-11
BRIAN J. MURPHY
P.O. BOX 293
HUMAROCK, MA 02047
DEED CERTIFICATE #111733

ASSESSOR LOT H15-11-01
THOMAS & MARSHA LYNCH
54 BUTTWOOD ROAD
MARSHFIELD, MA 02050
DEED CERTIFICATE #106680

PLAN REFERENCES:
1. LAND COURT PLAN NO. 4392-103

- *THIS SITE PLAN IS TO ACCOMPANY AN APPLICATION FOR A STREET DETERMINATION AS IS OUTLINED IN THE TOWN OF MARSHFIELD STREET DETERMINATION POLICY AMENDED AUGUST 10, 2009.
- *A POSITIVE STREET DETERMINATION WOULD RESULT IN 3 LOTS TO BE SERVED BY THE WAY.
- *THE APPLICANT INTENDS TO HAVE THE STREET REMAIN PRIVATE



PROPOSED VERTI BLOCK RETAINING WALL
(NOT TO SCALE)

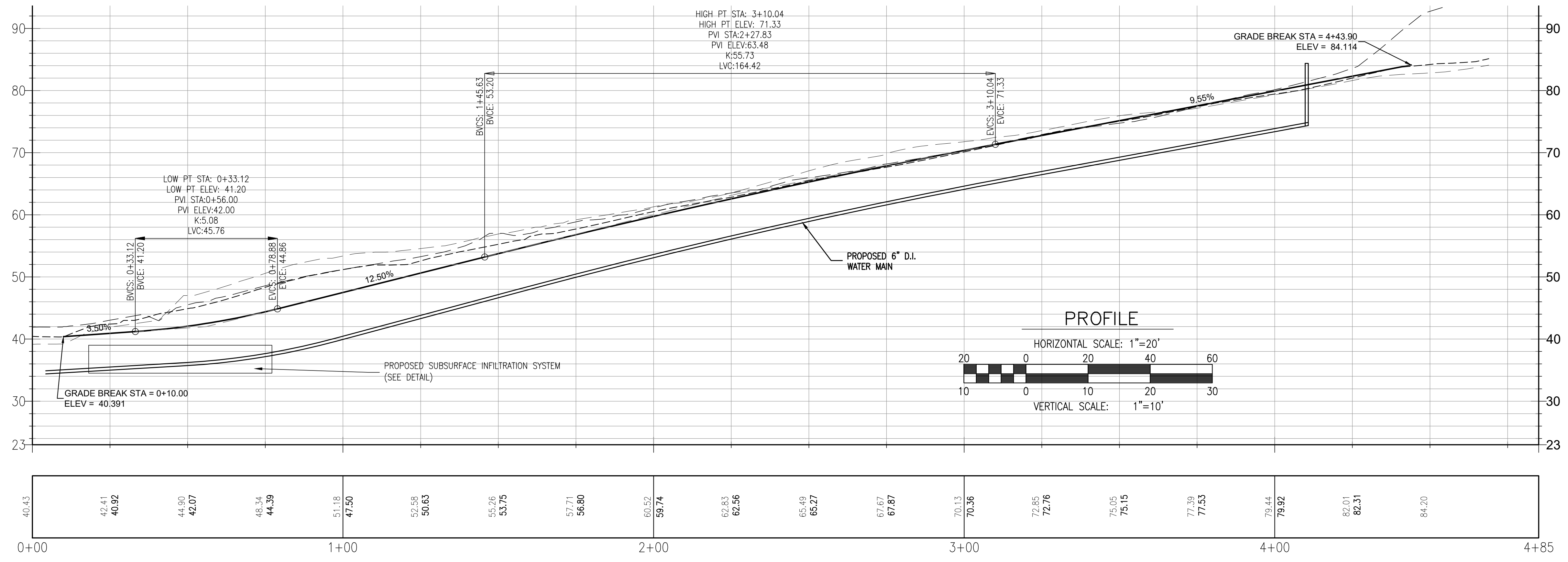
STREET IMPROVEMENT PLAN

ASSESSORS LOTS H15-11-01 & H15-11-11
BIRCH ROAD
MARSHFIELD, MASSACHUSETTS

PREPARED FOR:
87 JENNY STREET TRUST
P.O. BOX 2599
ATLEBORO FALLS, MA 02763

DECEMBER 21, 2021
SCALE: 1"=20'
JOB No. 21-057

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



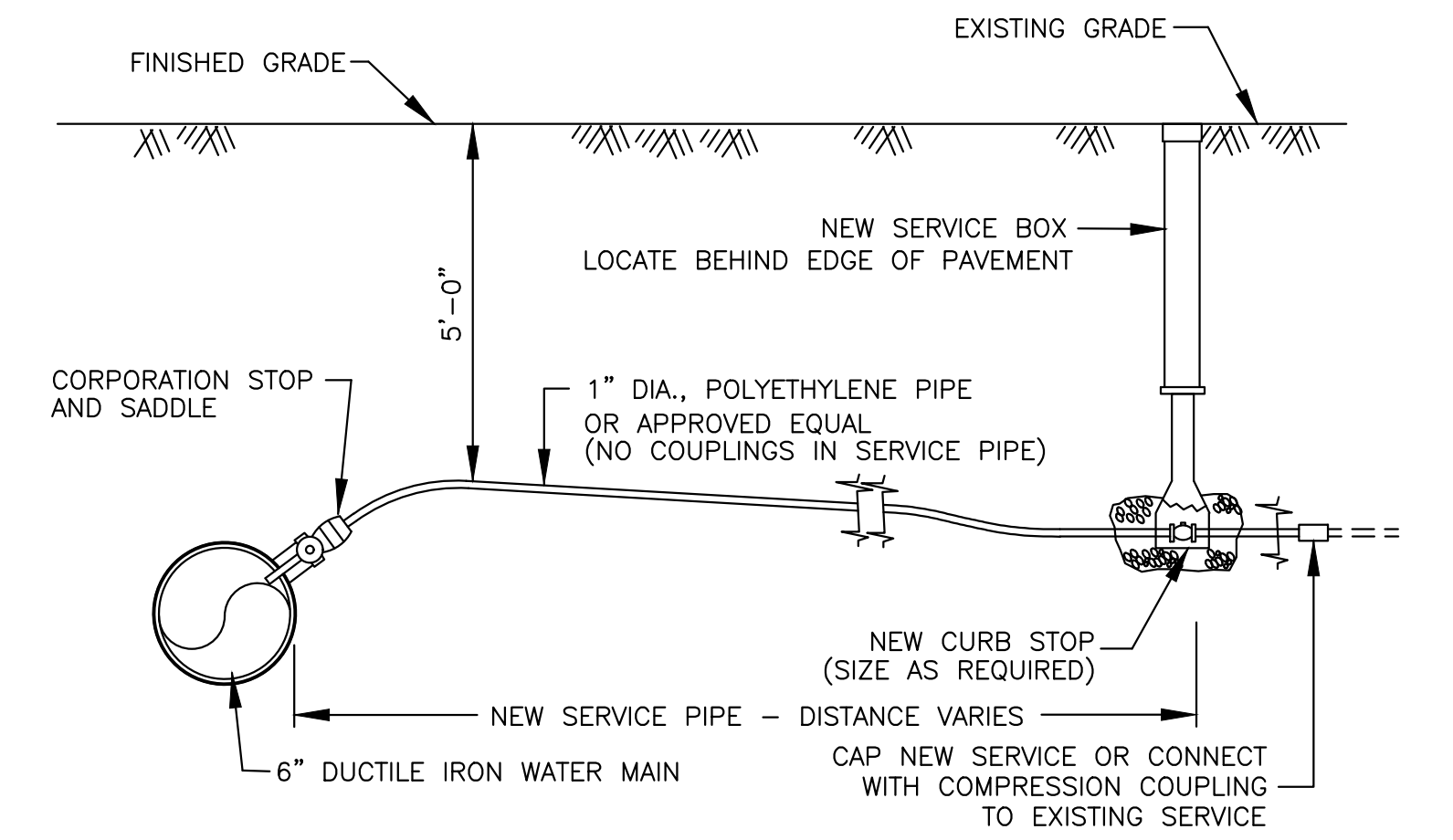
40.43	42.41	44.40	46.34	48.26	50.16	52.04	53.90	55.74	57.56	59.36	61.14	62.90	64.64	66.36	68.06	69.74	71.40	73.04	74.66	76.26	77.84	79.40	80.94	82.56	84.14																								
0+00	0+10	0+20	0+30	0+40	0+50	0+60	0+70	0+80	0+90	1+00	1+10	1+20	1+30	1+40	1+50	1+60	1+70	1+80	1+90	2+00	2+10	2+20	2+30	2+40	2+50	2+60	2+70	2+80	2+90	3+00	3+10	3+20	3+30	3+40	3+50	3+60	3+70	3+80	3+90	4+00	4+10	4+20	4+30	4+40	4+50	4+60	4+70	4+80	4+85

POSITIVE STREET DETERMINATION

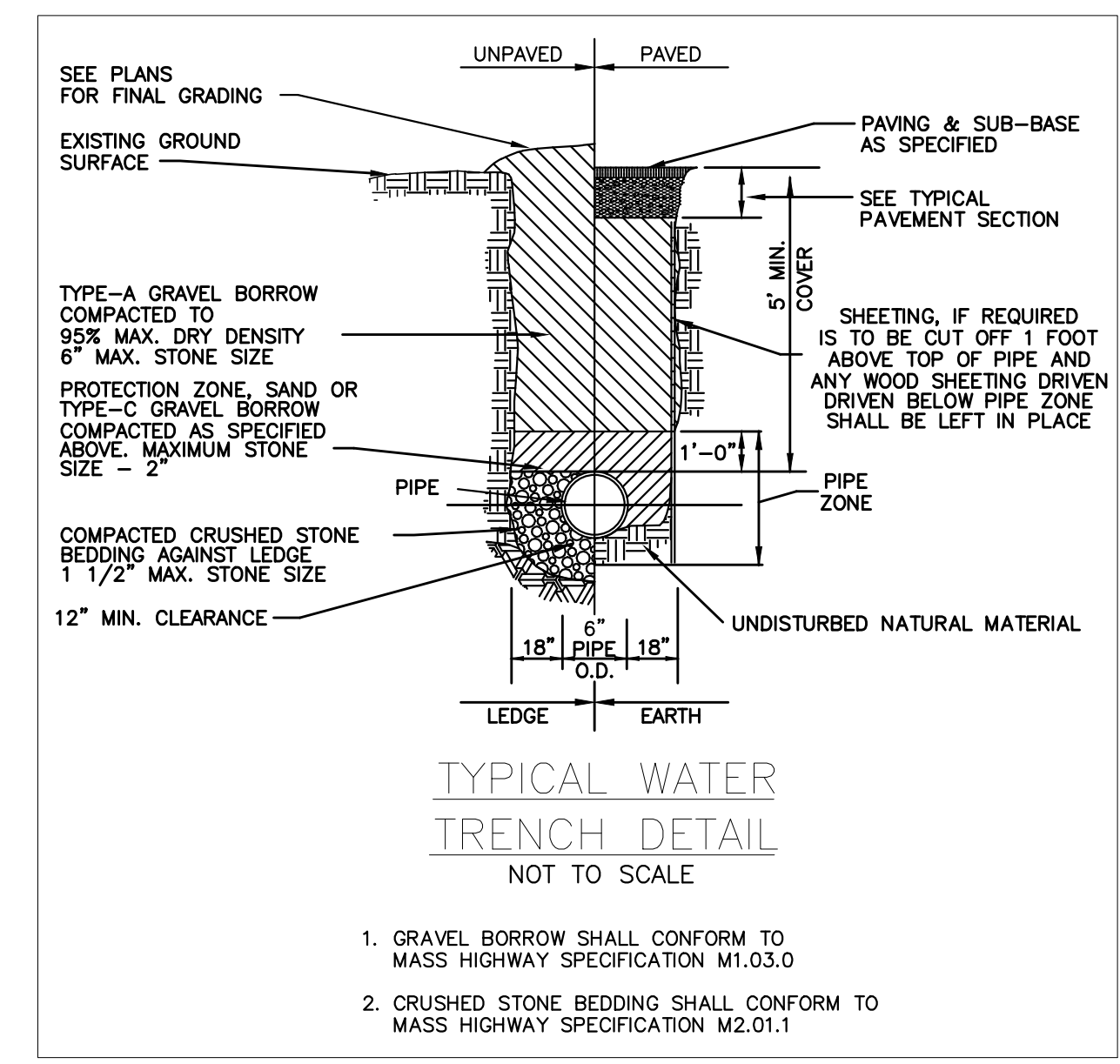
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MARSHFIELD PLANNING BOARD

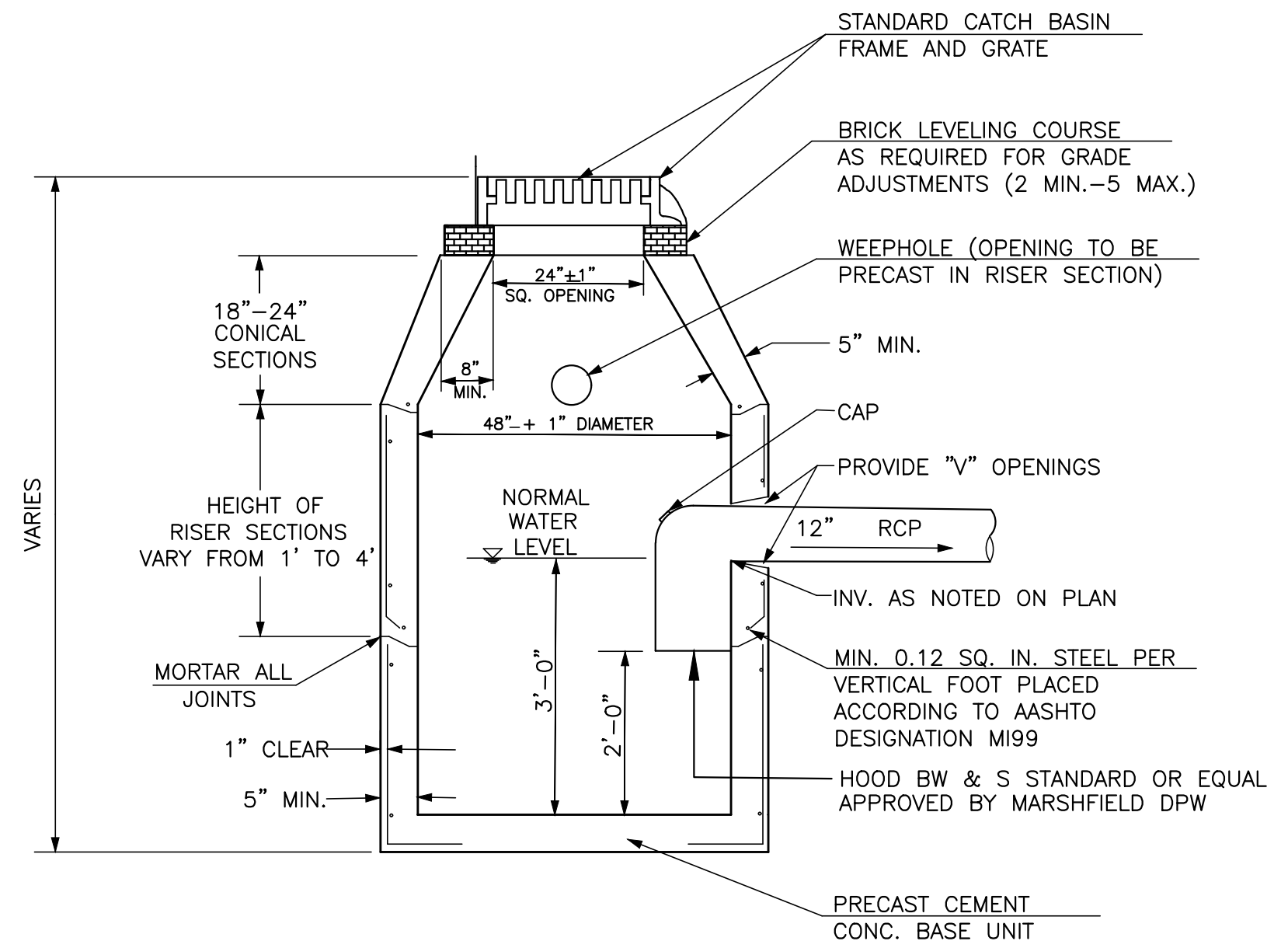
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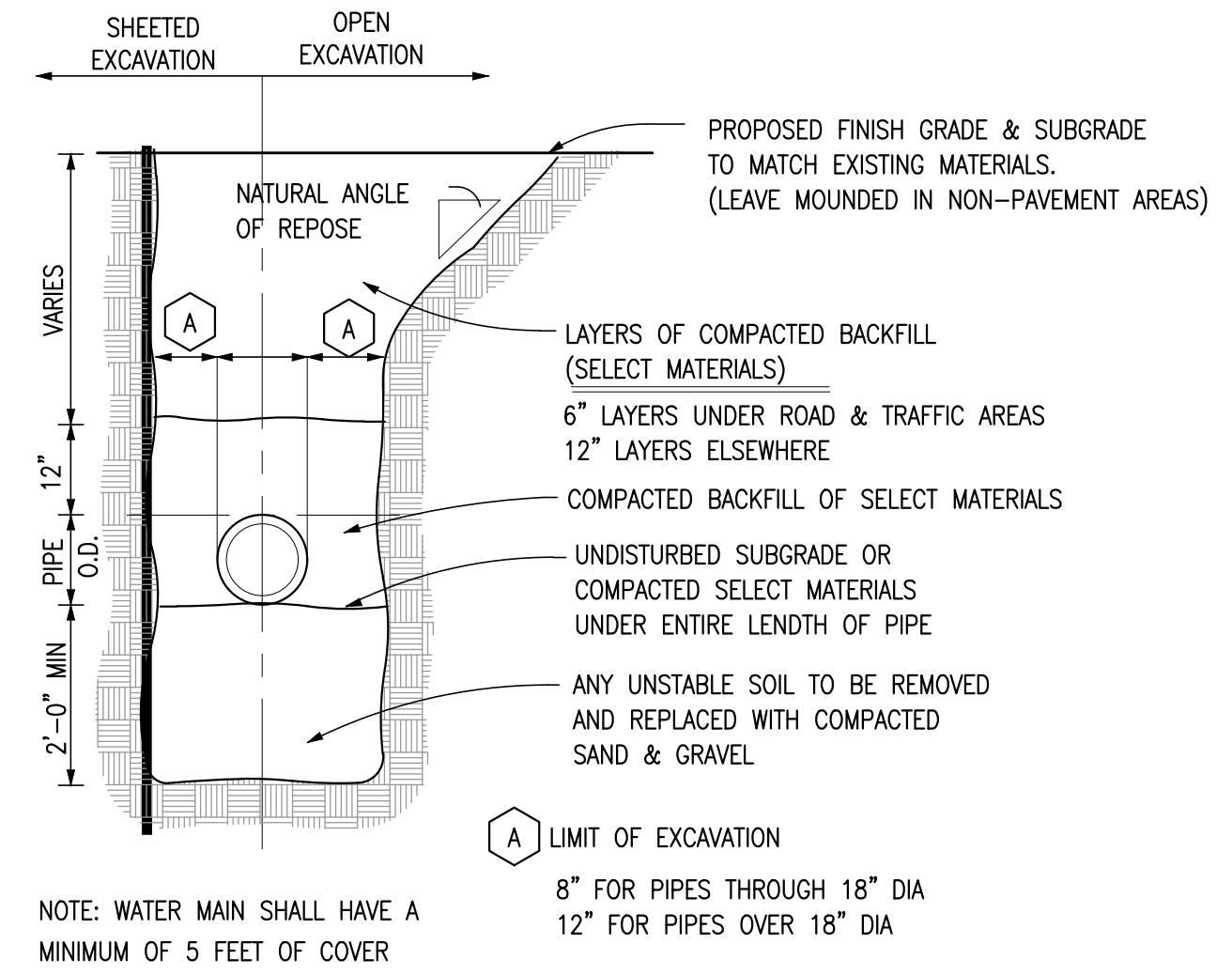
1" DOMESTIC WATER SERVICE DETAIL



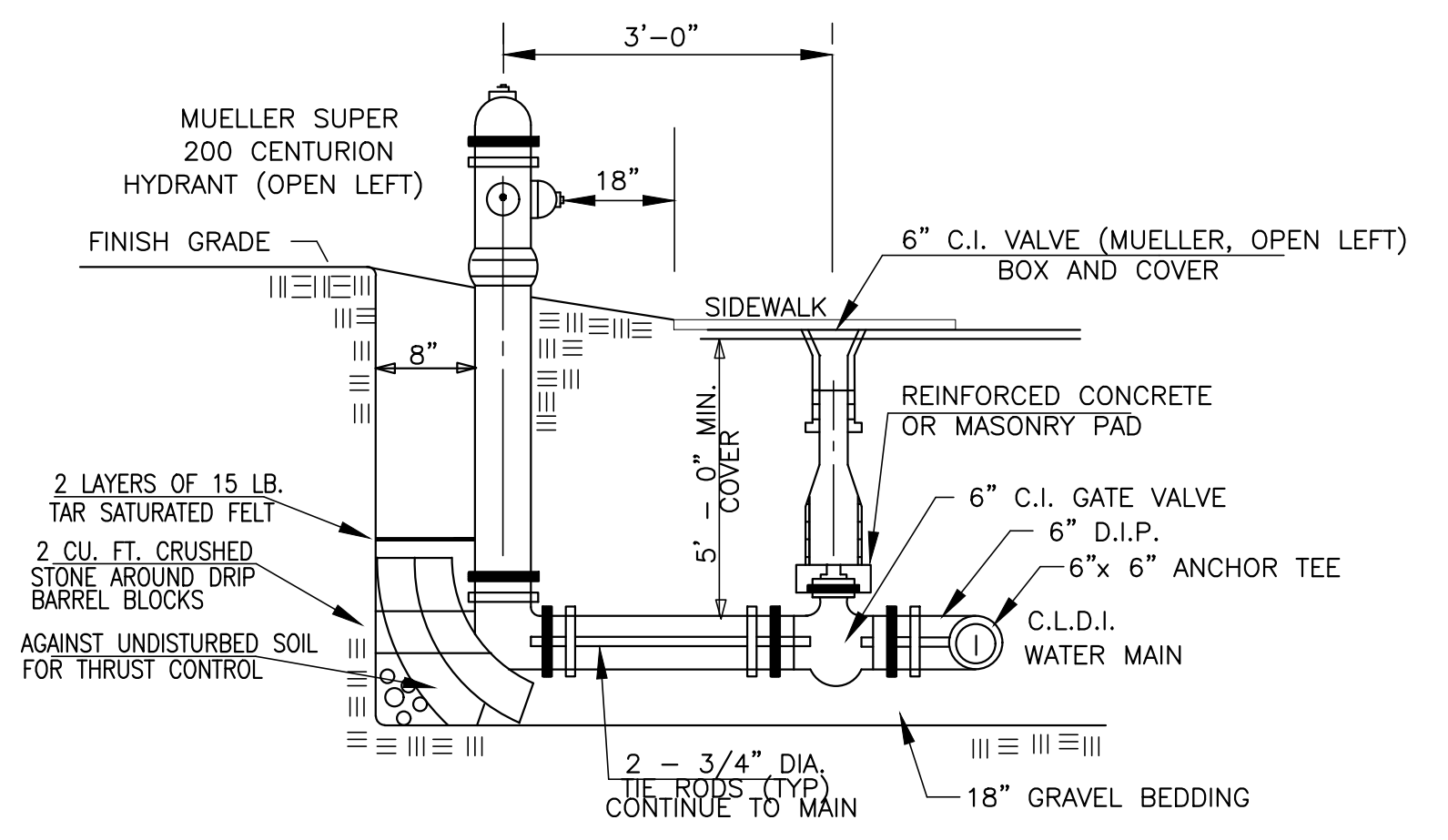
TYPICAL WATER TRENCH DETAIL



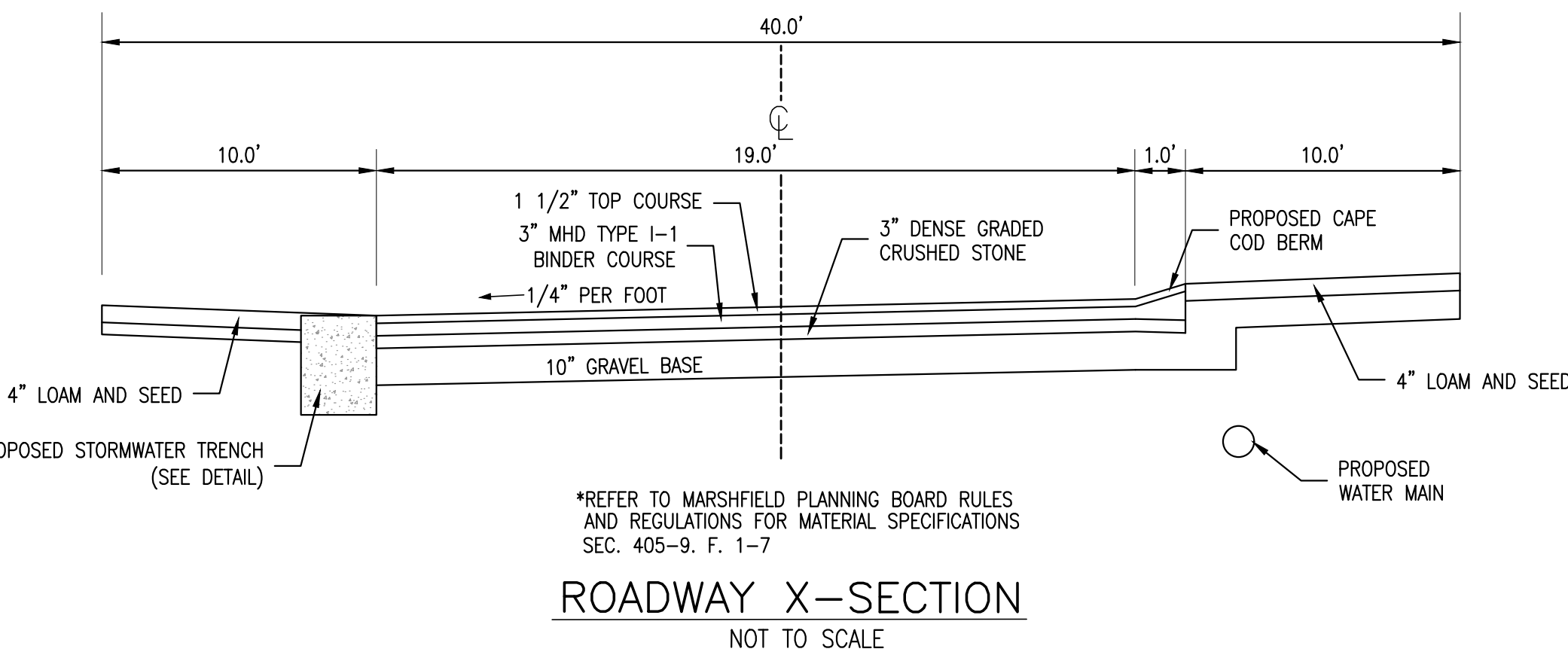
PRECAST GASOLINE TRAP CATCH BASIN



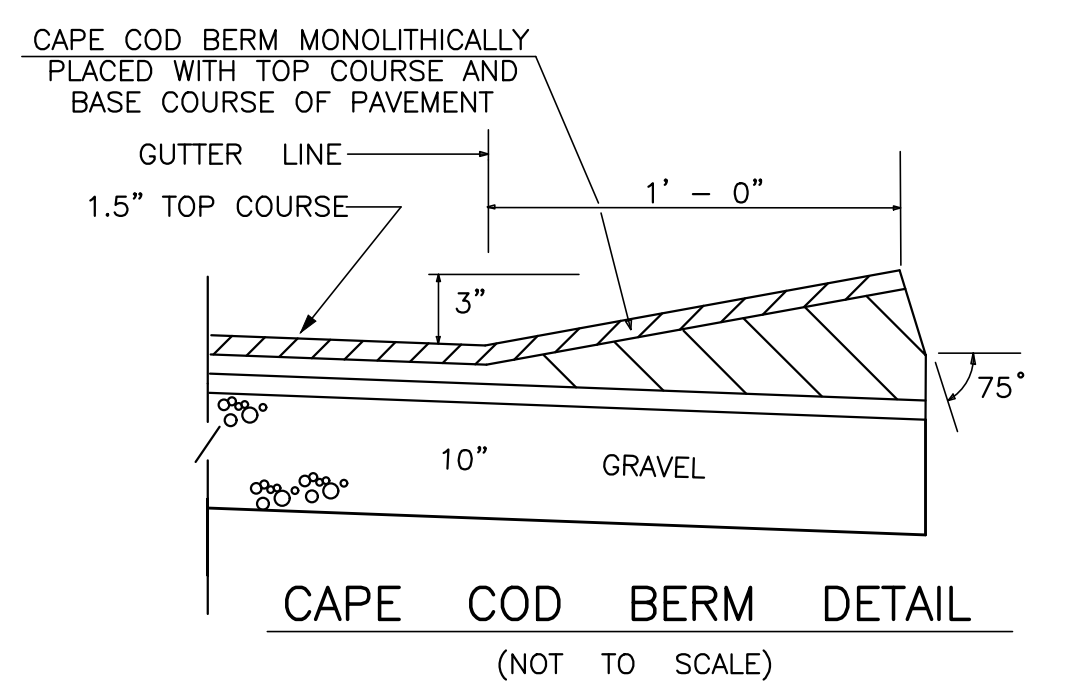
TRENCH EXCAVATION DETAIL



TYPICAL HYDRANT DETAIL



ROADWAY X-SECTION



CAPE COD BERM DETAIL

1. I CERTIFY THAT THE PLAN IS DERIVED FROM AN ACTUAL SURVEY MADE ON THE GROUND ACCORDING TO PLANNING BOARD AND STATE STANDARDS AND THE TOPOGRAPHIC INFORMATION ON THIS PLAN IS ON N.A.V.D.88 DATUM.

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

3. I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN ARE THE LINES DIVIDING EXISTING OWNERSHIPS, AND THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIPS OR FOR NEW WAYS ARE SHOWN.

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STREET IMPROVEMENT PLAN
 ASSESSORS LOTS H15-11-01 & H15-11-11
 BIRCH ROAD
 MARSHFIELD, MASSACHUSETTS

PREPARED FOR:
 87 JENNY STREET TRUST
 P.O. BOX 2599
 ATTLEBORO FALLS, MA 02763

DECEMBER 21, 2021
 SCALE: AS SHOWN
 JOB No. 21-057

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

TIMOTHY R. BENNETT
 REGISTERED PROFESSIONAL LAND SURVEYOR
 No. 36856
 DATE 8/18/22

DARREN M. GRADY
 REGISTERED PROFESSIONAL ENGINEER
 No. 40719

SOIL LOGS

*SOILS TESTING CONDUCTED BY DARREN GRADY, P.E., GRADY CONSULTING LLC, WITNESSED BY PETER FALABELLA MARCH 12, 2021.

T.H.#54-1 EL. 100.5	T.H.#54-2 EL. 102.8	T.H.#54-3 EL. 69.8	T.H.#54-4 EL. 66.1	T.H.#54-5 EL. 61.1	T.H.#54-6 EL. 58.3	T.H.#83-1 EL. 52.5	T.H.#83-2 EL. 53.8	T.H.#D-1 EL. 45.7	T.H.#D-2 EL. 42.2
0'-72" A FILL 94.50	0'-10" A SANDY LOAM 101.96	0'-10" A SANDY LOAM 68.97	0'-10" A SANDY LOAM 65.27	0'-10" A SANDY LOAM 60.27	0'-10" A SANDY LOAM 57.47	0'-10" A SANDY LOAM 51.67	0'-10" A SANDY LOAM 52.97	0'-9" A SANDY LOAM 44.95	0'-10" A SANDY LOAM 41.37
PERC 64"-82" P.R.<2 MIN\IN	PERC 24"-44" P.R.=20 MIN\IN	PERC 30"-48" P.R.<2 MIN\IN	PERC 38"-56" P.R.=5 MIN\IN	PERC 38"-56" P.R.=5 MIN\IN	PERC 36"-54" P.R.=5 MIN\IN	PERC 30"-48" P.R.=5 MIN\IN	PERC 30"-48" P.R.=5 MIN\IN		
72"-120" C SAND	10"-36" B SANDY LOAM 99.80	10"-36" B SANDY LOAM 66.80	10"-36" B SANDY LOAM 63.10	10"-42" B SANDY LOAM 57.60	10"-36" B SANDY LOAM 55.30	10"-36" B SANDY LOAM 49.50	10"-36" B SANDY LOAM 50.80	9"-30" B SANDY LOAM 43.20	10"-46" B SANDY LOAM 38.36
	36"-120" C1 SANDY LOAM 92.80	36"-120" C MEDIUM SAND 66.80	36"-108" C1 LOAMY SAND 57.10	42"-108" C1 LOAMY SAND 52.10	36"-108" C1 LOAMY SAND 49.30	36"-120" C MEDIUM LOAMY SAND 49.30	36"-120" C MEDIUM LOAMY SAND 43.80	30"-108" C1 LOAMY SAND 36.70	46"-96" C1 LOAMY SAND 34.20
	120"-132" C2 FINE SAND 91.80		108"-132" C2 MEDIUM SAND 55.10	108"-132" C2 MEDIUM SAND 50.10	108"-140" C2 MEDIUM SAND 46.63			108"-144" C2 MED.-FINE SAND 33.70	96"-156" C2 MED.-FINE SAND 29.20
D= 10'-0" NO WATER	D= 10'-0" NO WATER	D= 10'-0" NO WATER	D= 11'-0" MOTTLING @ 9'-4" (EL.=51.77)	D= 11'-0" MOTTLING @ 9'-0" (EL.=49.30)	D= 10'-0" NO WATER	D= 10'-0" NO WATER	D= 10'-0" NO WATER	D= 12'-0" NO WATER	D= 13'-0" NO WATER

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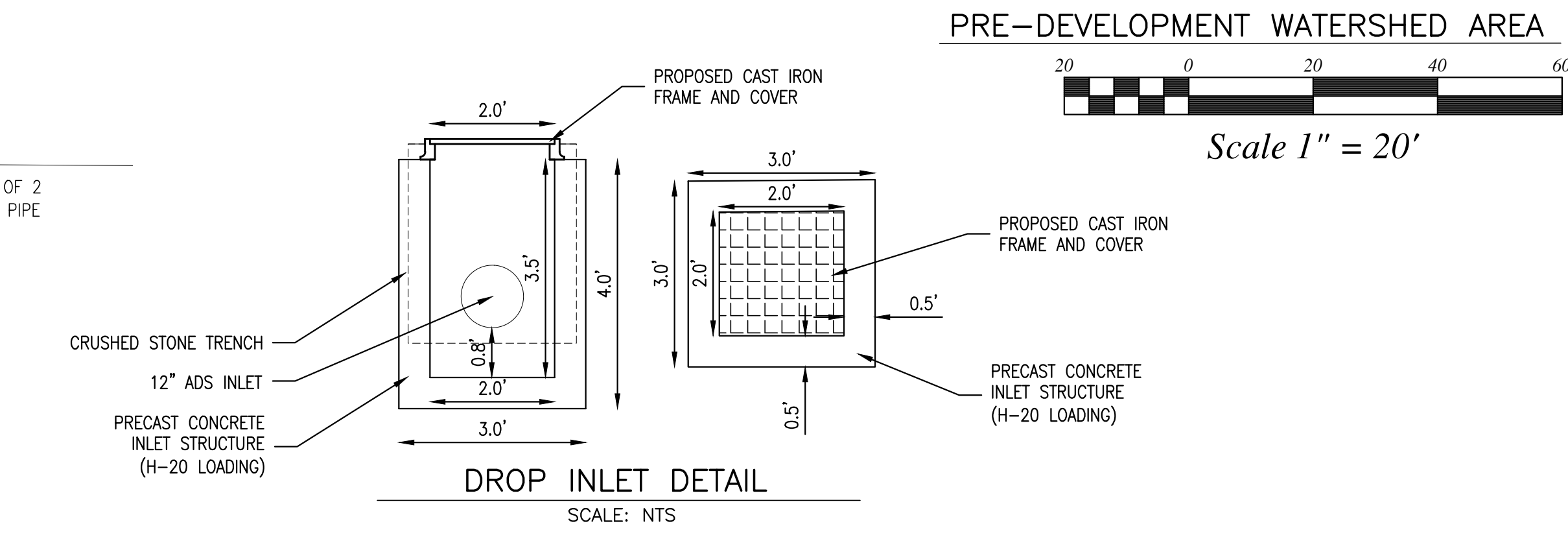
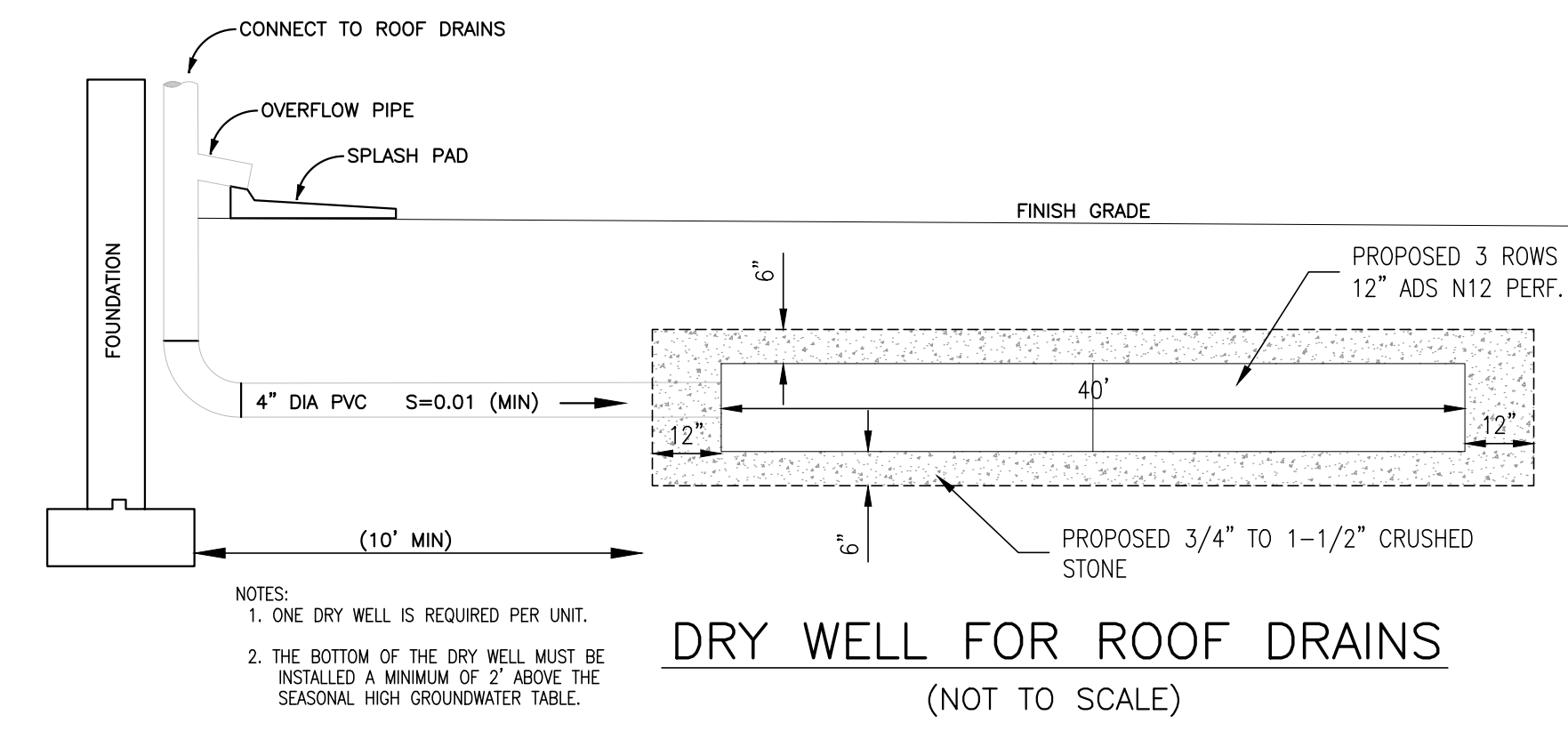
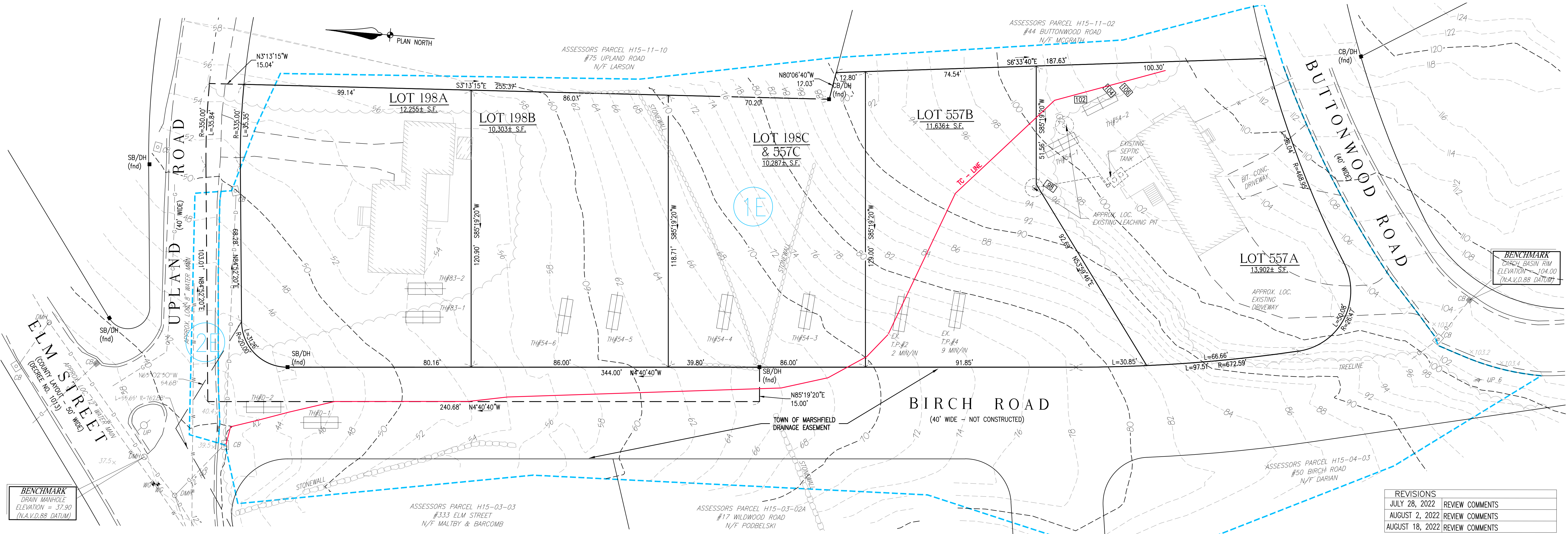
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