

**LOCUS MAP**

**Notes**

- Zoning : R-1  
Minimum Lot Area - 43,560 Sq.Ft.  
Minimum Lot Width/Frontage - 125'  
Minimum Lot Depth - 150'  
Minimum Yard Setbacks - Front 40' Side 20' Rear - 40'
- Flood Zone : The Locus Is Located In Flood Zones :  
C - ( A non flood hazard zone )  
As Shown On F.I.R.M. Map 250273-0003D Dated Revised July 2, 1992  
Deed Reference : Plymouth County Registry of Deeds Book 27372 Pg. 9
- Plan Reference : Land Court Confirmation Plan Drawn For Leah W. Duffee  
Drawn By Stenbeck & Taylor, Inc. Dated January 1, 1995  
Recorded In The Plymouth County Registry of Deeds As Plan No. 93 of 1997 in Plan Book 39, Page 818
- Most Of The Site is Within The Little's Creek And Fairgrounds  
Water Resource Protection Districts

Open Space Residential Development  
Minimum Lot Area - 15,000 Sq.Ft.  
Minimum Lot Width/Frontage - 75'  
Minimum Yard Setbacks (Requested) - Front: 15' Side: 10' Rear: 20'  
See Section 11.04.5.4 Open Space Residential Development - Setbacks

This Plan Has Been Reviewed By The Town Of  
Marshfield Conservation Administrator And There  
Are No Wetlands On The Parcel Being Subdivided.

Date Conservation Administrator

I Certify That This Survey Was Made On The Ground In Accordance With The Standards Of The  
Land Court Instructions Of 1989 between January 23, 1989 and December 7, 2004.

Date Registered Land Surveyor

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

Date Professional Civil Engineer

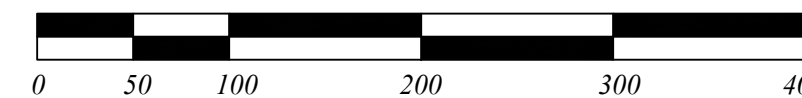
**Summary Of Waivers Requested From The Town Of Marshfield Planning  
Board Rules And Regulations.**

- Section 4.1.4 a. - Maximum of eight (8) dwellings to be served by a single access.  
Proposed 19 dwellings to be served by proposed subdivision road with emergency access.
- Section 4.1.4 c (i) - Proposed Subdivision Streets Shall Intersect Existing And Other  
Proposed Streets At Right Angles. 83° Proposed Due to Existing Ferry Street Layout
- Section 4.1.5a - Dead End Streets Shall Not Be Longer Than 600' Unless, In The Opinion  
Of The Planning Board, A Greater Length Is Necessitated By The Topography Or Other  
Local Conditions. 1330' Proposed.
- Section 4.2.4 - Water Lines In Excess Of 800' Shall Be Looped. Proposed Dead-End  
Water Main Due To Incompatible Pressure Zones on Ferry Street & Clay Pit Road
- Section 4.2.2e (i) - Side Slopes Of Wetland/Detention Areas Should Be No Steeper  
Than 6:1 Horizontal To Vertical Relationship. 3:1 Slope Proposed



Revisions:  
July 12, 2006 - Revised Lotting and Open Space, General revisions based  
based on review comments.  
Sept. 5, 2006 - Revised Lot A, Open Space Lot A  
Revised Number of Sheets for Landscaping, Decision Sheets

Scale : 1" = 100'



Note: Design And Construction Are To Conform To The Rules  
And Regulations Of The Planning Board.

I Certify That :

This Plan Conforms To The Rules And Regulations Of The Registers  
Of Deeds.

Date Registered Land Surveyor

**REGISTRY USE**

Approval Under The Subdivision  
Control Law Required

Date  
Town Of Marshfield  
Planning Board

**Table of Contents**

- (Rec.) Sheet 1 - Cover Sheet
- Sheet 2 - Key Plan
- Sheet 3 - Existing Conditions Plan 1
- Sheet 4 - Existing Conditions Plan 2
- Sheet 5 - Existing Conditions Plan 3
- Sheet 6 - Existing Conditions Plan 4
- (Rec.) Sheet 7 - Lotting Plan 1
- (Rec.) Sheet 8 - Lotting Plan 2
- (Rec.) Sheet 9 - Lotting Plan 3
- (Rec.) Sheet 10 - Lotting Plan 4
- Sheet 11 - Road & Utility Plan
- Sheet 12 - Road Profile 1
- Sheet 13 - Road Profile 2
- Sheet 14 - Proposed Grading Plan 1
- Sheet 15 - Drainage Profile Plan 1
- Sheet 16 - Drainage Profile Plan 2
- Sheet 17 - Construction Details
- Sheet 18 - Erosion Control Plan
- Sheet 19 - Landscape Plan L-1 Rampantly Creative
- Sheet 20 - Landscape Plan L-2 Rampantly Creative
- Sheet 21 - Landscape Plan L-3 Rampantly Creative
- (Rec.) Sheet 22 - Certificate of Action
- (Rec.) Sheet 23 - Special Permitt Decision

(Rec.) - Designates Plans Recorded at Registry of Deeds

Parcels Within Subdivision : G11-04-02A  
Total Acreage : 27.88 Acres  
Frontage Lot : 2.14 Acres  
27.88 - 2.14 = 25.74 Acres Within O.S.R.D.  
Open Space : 12.97 Acres  
12.97 Acres = 50% Minimum Required = 50% (12.87 Ac.)

Owner/Developer  
220 Ferry Street Realty Trust  
Richard P. Duffee, Trustee  
220 Ferry Street  
Marshfield, MA 02050

Deed Reference :  
Plymouth County Registry  
of Deeds Book 27372 Pg. 9

DRAWN BY

**STENBECK & TAYLOR, INC.**  
Registered Professional Engineers and Land Surveyors

Since 1951  
844 Webster Street Suite 3  
Marshfield, Ma. 02050  
781-834-8591  
Fax: 781-837-8238  
www.stenbeckandtaylor.com

9 Steeple Street  
P.O. Box 630  
Marshpee Commons, Ma. 02649  
508-539-9300  
Fax: 508-539-9301  
Email: sandt@gis.net

