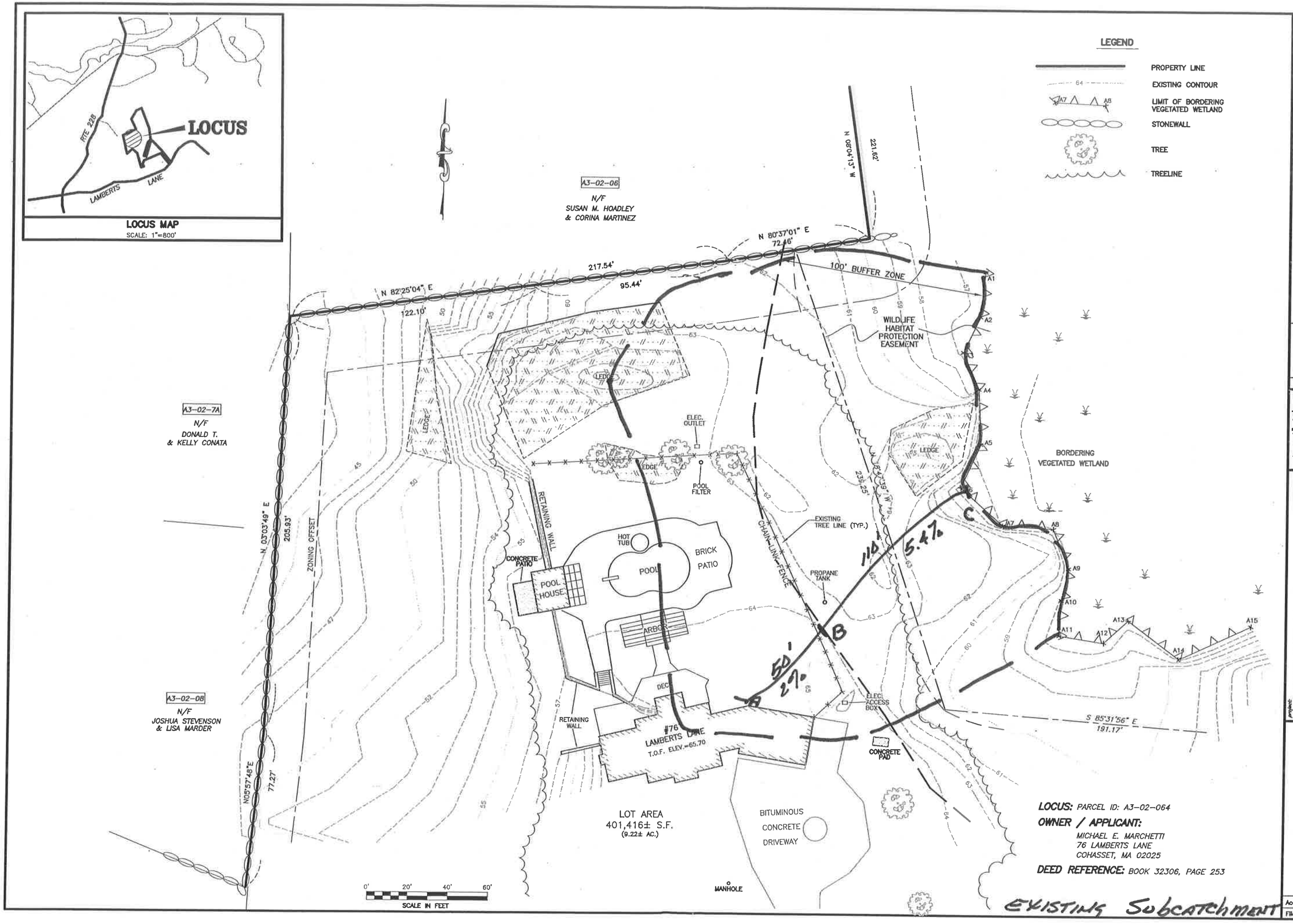

No.	Date	Revision Description	Chkd. by	Appvd. by

scale: 1"=20'
date: AUGUST 6, 2020
drawn: DJF
checked: SDG
approved: SDG
sheet 2 of 2
drawing number: EC-1

project: PROPOSED SPORTS COURT / LANDSCAPE IMPROVEMENTS
76 LAMBERTS LANE
COHASSET, MA

client: MICHAEL E. MARCHETTI

drawing title: EXISTING CONDITIONS

SITEC
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Land Use Planning

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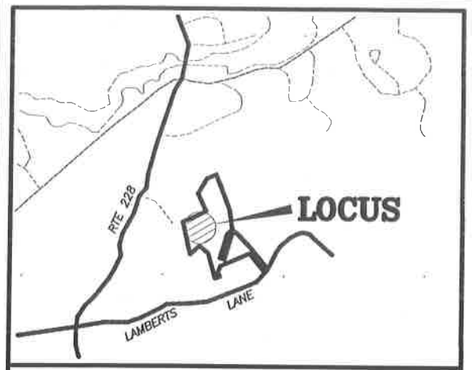
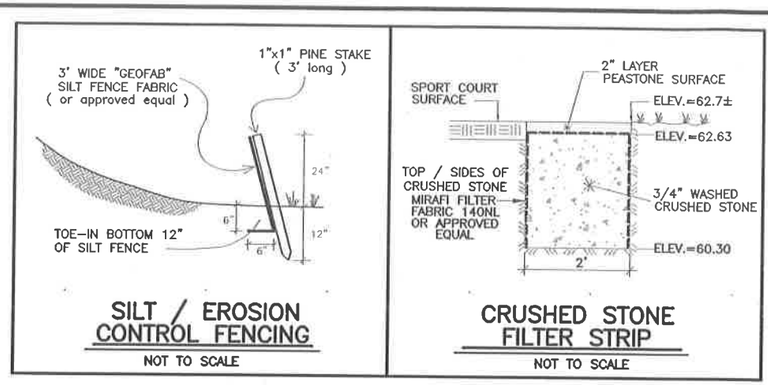
Acad No.COH 19-7380 EC.DWG
File No. 19-7380



LOCUS MAP
SCALE: 1"=800'



LEGEND

- PROPERTY LINE
- EXISTING CONTOUR
- LIMIT OF BORDERING VEGETATED WETLAND
- STONEWALL
- TREE
- TREELINE
- PROPOSED CONTOUR
- PROPOSED SPOT GRADE

A3-02-06
N/F
SUSAN M. HOADLEY & CORINA MARTINEZ

A3-02-7A
N/F
DONALD T. & KELLY CONATA

A3-02-08
N/F
JOSHUA STEVENSON & LISA MARDER

N 82°25'04" E 122.10'
217.54'
95.44'
N 80°37'01" E 72.46'
N 08°04'13" W 221.62'
N 03°03'49" E 205.93'
N05°57'48"E 77.27'
S 85°31'56" E 191.17'
58.5'
27'
100' BUFFER ZONE
PROPOSED TREELINE
WILDLIFE HABITAT PROTECTION EASEMENT
SILT FENCE / EROSION CONTROL BARRIER
PROPOSED SPORT COURT
EXISTING TREE LINE (TYP.)
PROPOSED 2' WIDE CRUSHED STONE FILTER STRIP
PROPOSED 6' HIGH CHAIN LINK FENCE
PROPOSED RETAINING WALL TOP OF WALL ELEV.=64.0
BORDERING VEGETATED WETLAND
ELEC. OUTLET
GATE
SOLAR PANELS
POOL FILTER
RETAINING WALL
CONCRETE PAD
HOT TUB
POOL
BRICK PATIO
POOL HOUSE
ARBOR
PROPOSED LAWN
LANDSCAPE STRIP
STONE SEATWALL
STONE PAVERS w/ FIREPIT
STONE SEATWALL
RAISED GARDEN BEDS (TYP.)
SHED
PROPANE TANK
DECK
#76 LAMBERTS LANE
T.O.F. ELEV.=65.70
ELEC. ACCESS BOX
GENERATOR PAD
ZONING OFFSET
LOT AREA
401,416± S.F.
(9.22± AC.)
BITUMINOUS CONCRETE DRIVEWAY
MANHOLE
P-1
P-2
A
B
62.80
63.00

0' 20' 40' 60'
SCALE IN FEET

LOCUS: PARCEL ID: A3-02-064

OWNER / APPLICANT:
MICHAEL E. MARCHETTI
76 LAMBERTS LANE
COHASSET, MA 02025

DEED REFERENCE: BOOK 32306, PAGE 253

PROPOSED SUBCATCHMENTS

No.	Date	Revision Description	Chkd. by	Appvd. by

project: PROPOSED SPORTS COURT / LANDSCAPE IMPROVEMENTS
76 LAMBERTS LANE
COHASSET, MA

client: MICHAEL E. MARCHETTI

drawing title: SITE PLAN

scale: 1"=20'
date: AUGUST 6, 2020
drawn: DJF
checked: SDG
approved: SDG
sheet: 1 of 2
drawing number: SP-1

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