

LOCUS PLAN  
SCALE: 1"=800'

- PLAN REFERENCES;
1. PLAN ENTITLED PLAN OF LAND IN COHASSET MASS. DATED JAN. 24,1953 PREPARED BY EDWIN KING & GEORGE HAYES, RECORDED IN NORFOLK COUNTY REGISTRY OF DEEDS PLAN BK 3148, PG 65
  2. PLAN ENTITLED PLAN OF LOTS ON HOBART LANE, COHASSET, MASSACHUSETTS, DATED JUNE 16,1960, PREPARED BY LEWIS PERKINS & SON, RECORDED IN NORFOLK COUNTY REGISTRY OF DEEDS PLAN BK 4259, PG 333
  3. PLAN ENTITLED PLAN OF LAND IN COHASSET, MASSACHUSETTS, DATED MAY 17,1967 PREPARED BY LEWIS PERKINS & SON, RECORDED IN NORFOLK COUNTY REGISTRY OF DEEDS PLAN BK 4480, PG 645
  4. PLAN ENTITLED APPROVAL NOT REQUIRED PLAN OF LAND IN COHASSET, MASSACHUSETTS, DATED JANUARY 12,2000, PREPARED BY SITEC AND RECORDED IN NORFOLK COUNTY REGISTRY OF DEEDS PLAN NO. 204 OF 2000
  5. PLAN ENTITLED 179 ATLANTIC AVENUE (LOTS 1&2), PLAN OF LAND IN COHASSET, MASSACHUSETTS, DATED 12/3/18 PREPARED BY MORSE ENGINEERING AND RECORDED IN NORFOLK COUNTY REGISTRY OF DEEDS PLAN BK678, PG 3.
  6. PLAN ENTITLED "Plan and Profile showing the Relocation and Widening of a portion of ATLANTIC AVENUE, COHASSET from Station 54+47.89 at LITTLE HARBOR OUTLET to BEACH STREET" AS MADE BY THE NORFOLK COUNTY COMMISSIONERS BY RETURN DATED MAY 1,1962 AND RECORDED IN NORFOLK COUNTY REGISTRY OF DEEDS PLAN BK 212, PG 501

- NOTES;
1. DEED REFERENCE; NORFOLK COUNTY REGISTRY OF DEEDS BK 32890, PG 43
  2. BEARINGS AS SHOWN ARE BASED UPON ATLANTIC AVENUE RELOCATION PLAN IDENTIFIED AS REFERENCE NO. 6 ABOVE.
  3. BUILDING LOCATION AND TOPOGRAPHY DEPICTED ARE BASED UPON AN ACTUAL ON THE GROUND SURVEY CONDUCTED ON JULY 11,2021.

LIMIT OF TOP OF COASTAL BANK  
TAKEN FROM PLAN OF 179 ATLANTIC AVE  
BY MORSE ENGINEERING DATED 2020

N/F  
WILSON, SCOTT A. & ALLISON  
191 ATLANTIC AVE  
ASSESS PARCEL F3-23-003

THERE ARE NO VEGETATED  
WETLANDS LOCATED ON THIS LOT  
THE VETLANDS LINE IS ASSUMED  
TO FOLLOW THE PROPERTY LINE

N/F  
LARSON, DONALD J. & MARY J.  
20 HOBART LANE  
ASSESS PARCEL F3-23-001

N/F  
WATT MARY E. MCNAMARA  
19 HOBART LANE  
ASSESS PARCEL F3-29-045

2.5' WIDE MULCH PATH  
(As Approved)

LIMIT OF VEGETATED WETLANDS  
TAKEN FROM PLAN OF 179 ATLANTIC AVE  
BY MORSE ENGINEERING

N/F  
SCHWANDT, ROBERT G. & LYNN B.  
187 ATLANTIC AVE  
ASSESS PARCEL F3-23-004

#187 ATLANTIC AVE  
EXIST. DWELLING

N/F  
MURPHY, BRIAN M.  
11 HOBART LANE  
ASSESS PARCEL F3-29-042

N/F  
FERNANDO, SANJEEVA L. & MICHELLE  
183 ATLANTIC AVE  
ASSESS PARCEL F3-23-008

LONG, AIDEN A. & STOKER-LONG,CLODAGH  
177 ATLANTIC AVE  
ASSESS PARCEL F3-29-041

NOTE:  
ALL OF THE TREES IN THIS AREA EXCEPT  
FOR THE DAK ARE NORWAY MAPLES AND  
WILL BE REMOVED

OWNER/APPLICANT

JOSEPH & JOAN MARAIA  
12 HOBART LANE  
COHASSET, MA  
ASSESS PARCEL F3-29-043  
LOT AREA 20,250± SQ. FT.

EXISTING CONDITIONS PLAN  
PROPOSED DRIVEWAY  
& YARD EXPANSION  
12 HOBART LANE  
COHASSET, MA

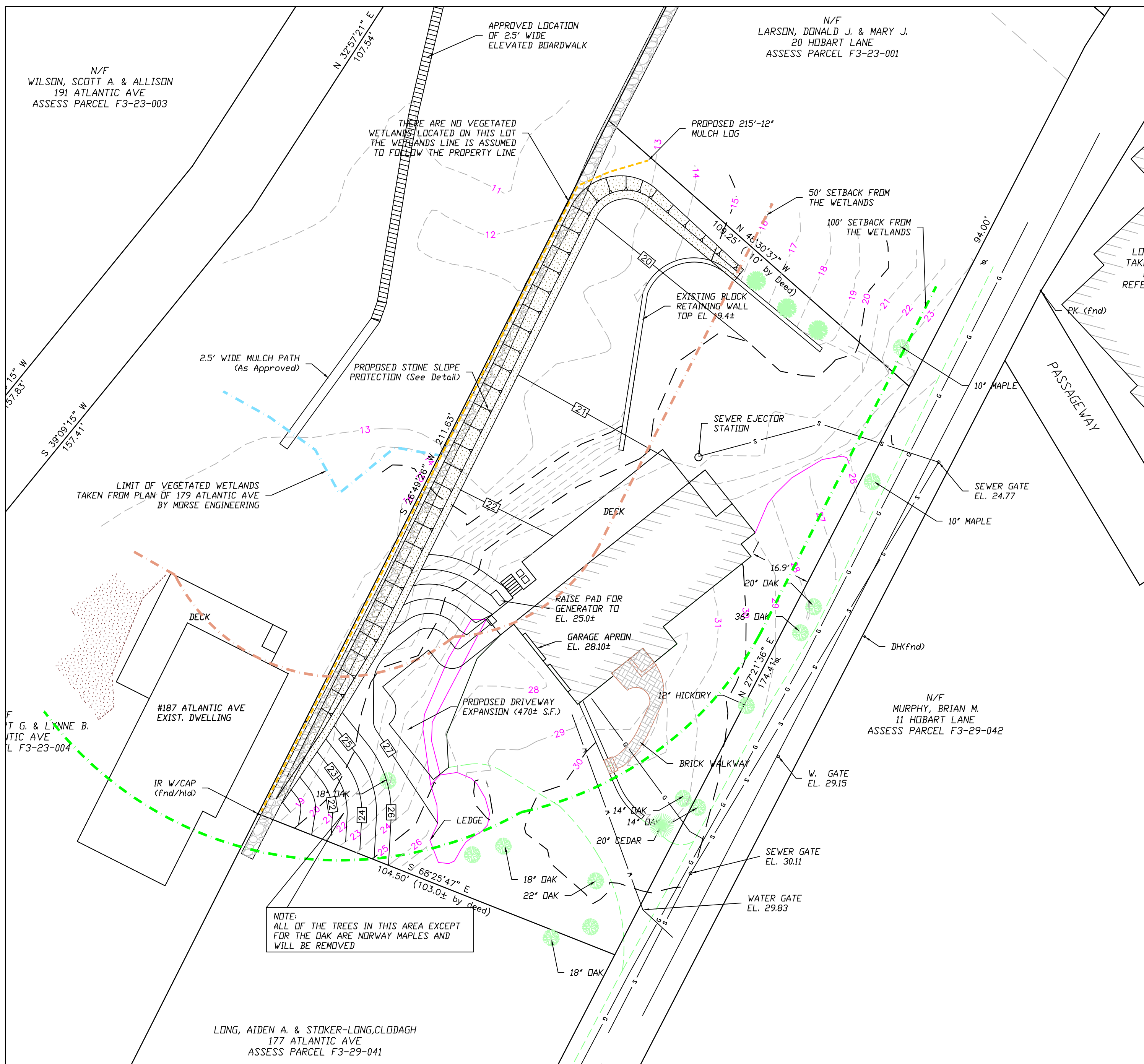


SCALE: 1"=20' DATE: JULY 14, 2021

JAMES ENGINEERING, INC.  
125 GREAT ROCK ROAD  
HANOVER, MASS. 02339  
TEL: 1- (781)-878-1795  
email: jameseng125\_gary@msn.com



REV.#	DATE	DESCRIPTION



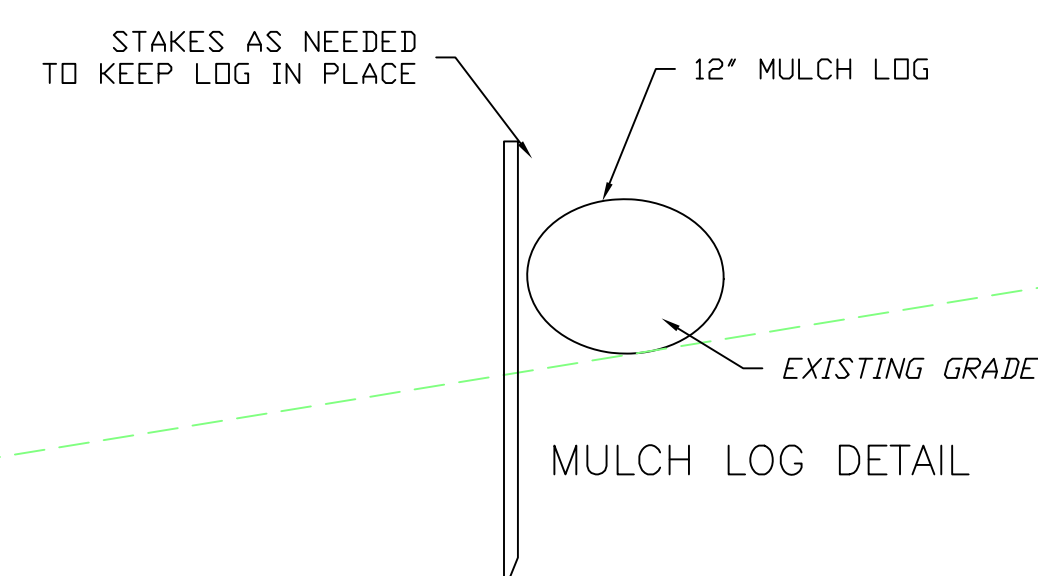
SITE PLAN

WETLANDS SUMMARY

	TOTAL	EXISTING	IMPERVIOUS PROPOSED
WETLANDS AREA	0		
BUFFER-50 FT.	7,007 SQ. FT.	435 sq. ft.	124 sq. ft.
BUFFER-100 FT.	10,286 SQ. FT.	4,520 sq. ft.	476 sq. ft.

PROPOSED DISTURBANCE AREAS

50' BUFFER	6,350 sq. ft.
100' BUFFER	1,890 sq. ft.
TOTAL	8,250 SQ. FT.



FILL QUANTITIES

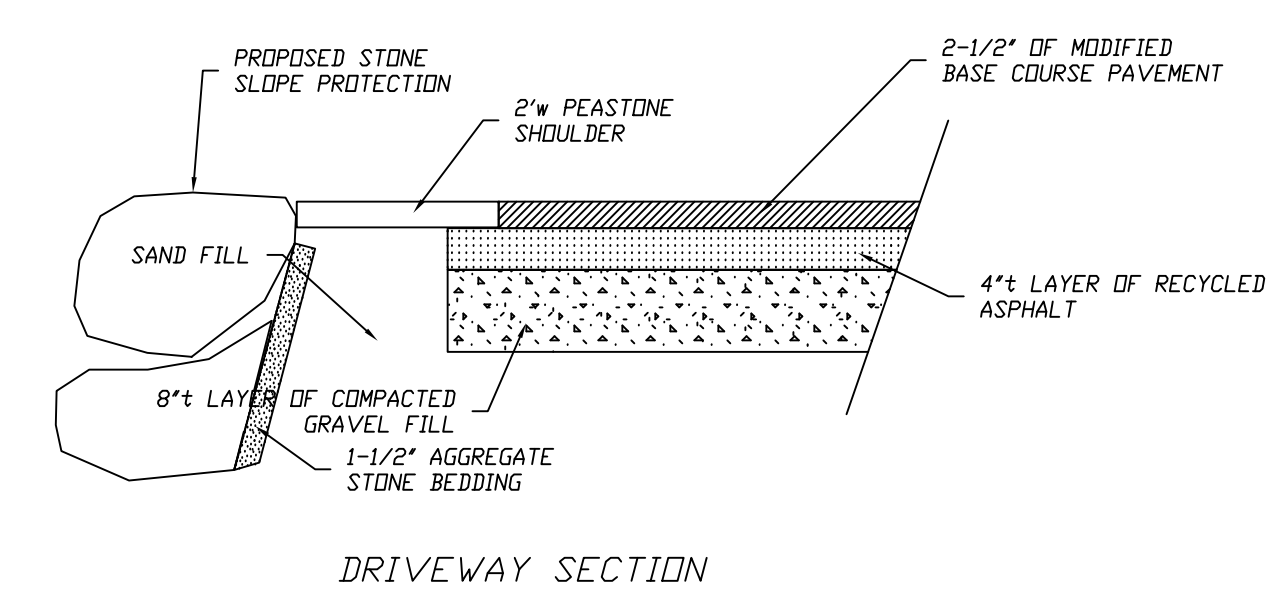
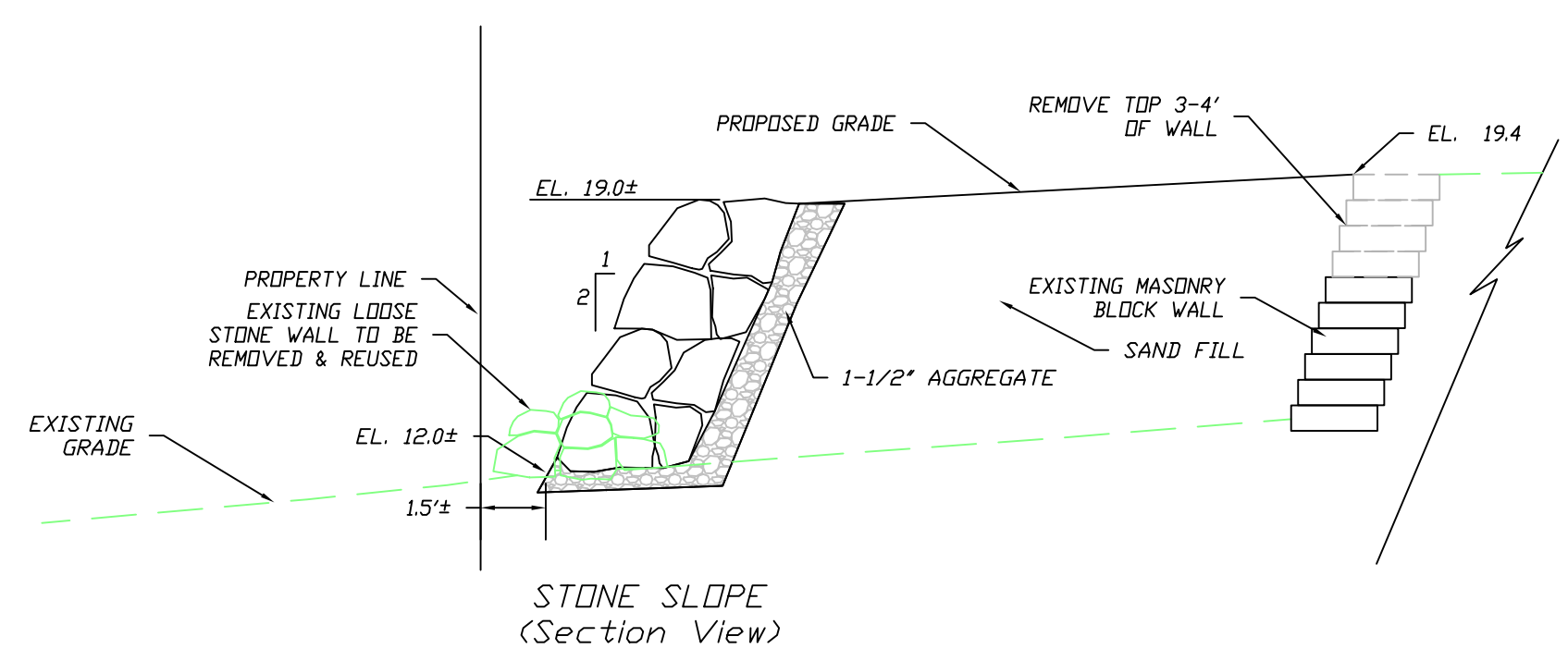
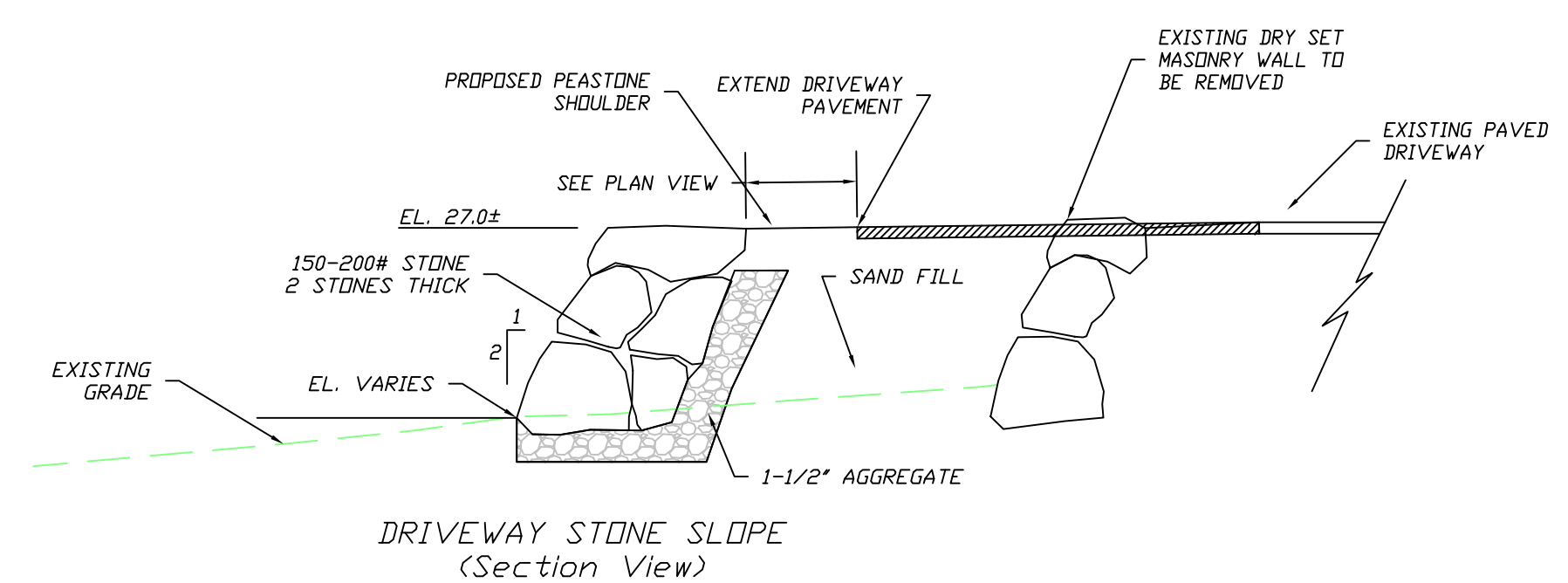
ELEV.	AREA	AREA DOUBLE	INCREM	VOLUME TOTAL
12	0	907	453.5	0
13	907	2919	1459.5	453.5
14	2012	4142	2071	1914.0
15	2130	4393	2196.5	3985.0
16	2263	4679	2339.5	6181.5
17	2416	4981	2490.5	8521.0
18	2565	5360	2680	11011.5
19	2795	6197	3098.5	13691.5
20	3402	5929	2964.5	16790.0
21	2527	4144	2072	19754.5
22	1617	3174	1587	21826.5
23	1557	3032	1516	23413.5
24	1475	2835	1417.5	24929.5
25	1360	2554	1277	26347.0
26	1194	1948	974	28624.0
27	754	854	427	29698.0
28	100			30125.0
TOTAL				1,115.7 CU. YDS.

TOTAL FILL REQUIREMENTS

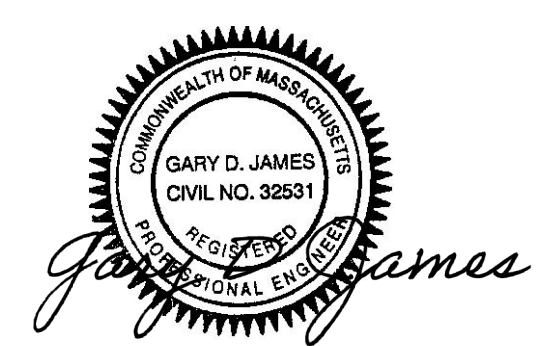
SAND FILL	1,330 cu. yds.
12-18" STONE	240 Tons
1-1/2" AGGREGATE	85 Tons
GRAVEL	18 cu. yds.
RECYCLED ASPHALT	9 cu. yds.

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12 HOBART LANE  
COHASSET, MA  
ASSESS PARCEL F3-29-043  
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PROPOSED DRIVEWAY  
& YARD EXPANSION  
12 HOBART LANE  
COHASSET, MA

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