

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

#19
LOCATION
TAKEN FROM
PLAN
REFERENCE 2

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

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

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 OAK ARE NORWAY MAPLES AND
WILL BE REMOVED

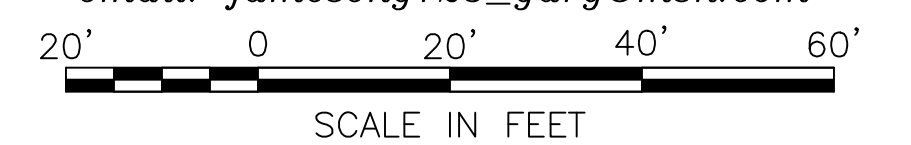
OWNER/APPLICANT

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

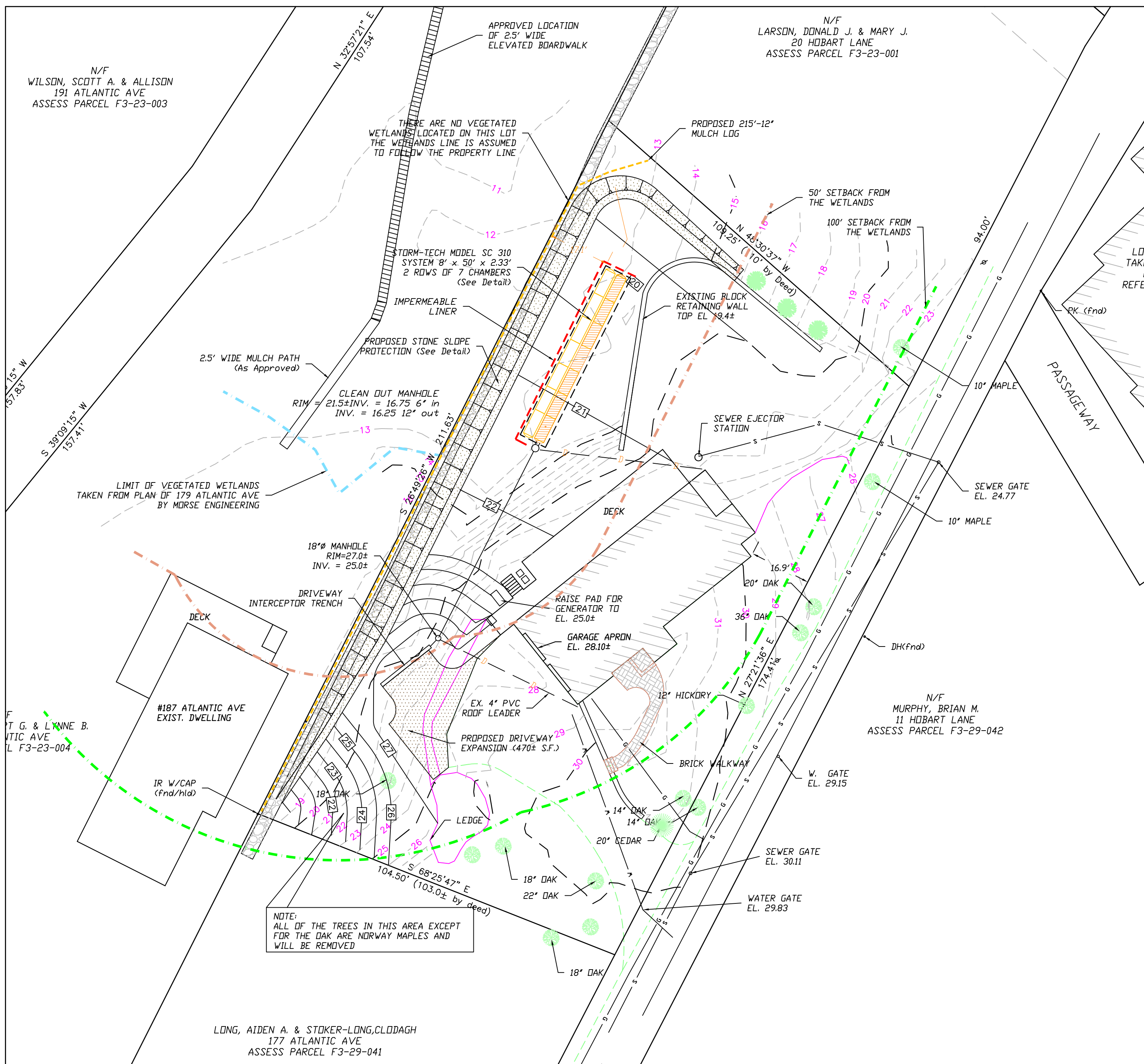
EXISTING CONDITIONS PLAN
PROPOSED DRIVEWAY
& YARD EXPANSION
12 HOBART LANE
COHASSET, MA

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
1	10/05/21	ADDED DRAINAGE

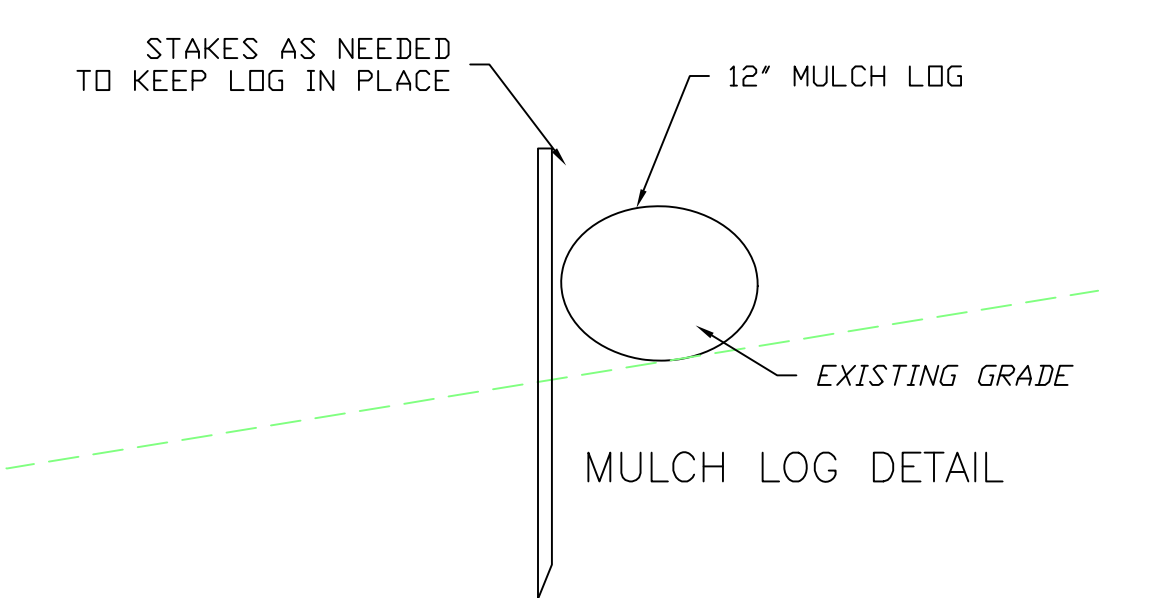


SITE PLAN

WETLANDS SUMMARY

	TOTAL	EXISTING	IMPERVIOUS	PROPOSED
WETLANDS AREA	0			
BUFFER-50 FT.	7,007 SQ. FT.	435 sq. ft.		0 sq. ft.
BUFFER-100 FT.	10,286 SQ. FT.	4,520 sq. ft.		470 sq. ft.

	TOTAL	EXISTING	IMPERVIOUS	PROPOSED
PROPOSED DISTURBANCE AREAS				
50' BUFFER	6,360 sq. ft.			
100' BUFFER	1,890 sq. ft.			
TOTAL	8,250 SQ. FT.			

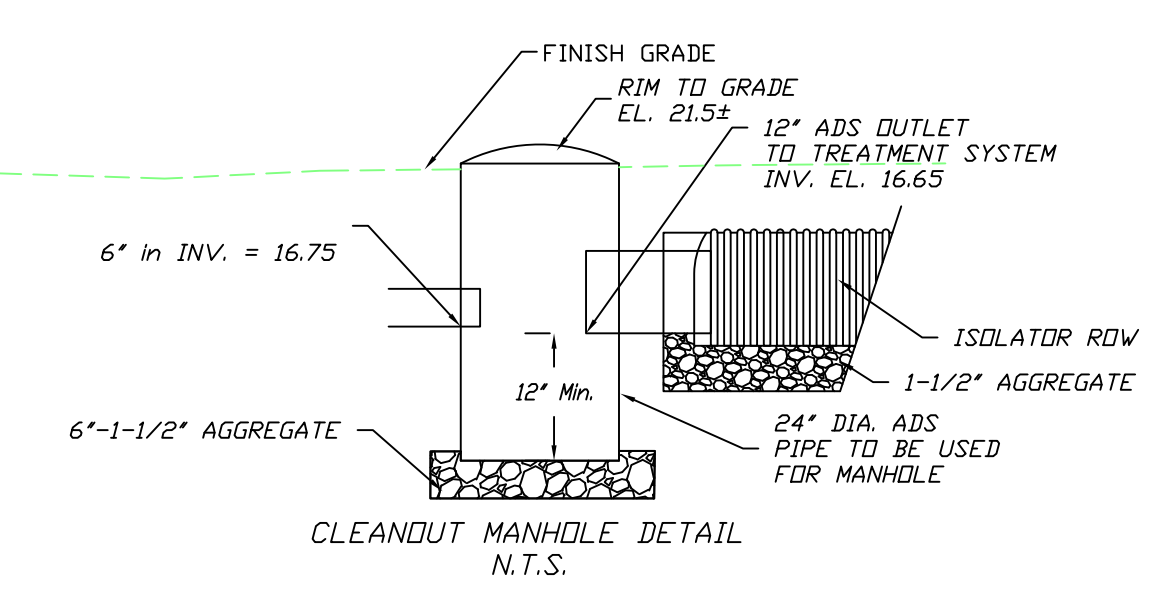
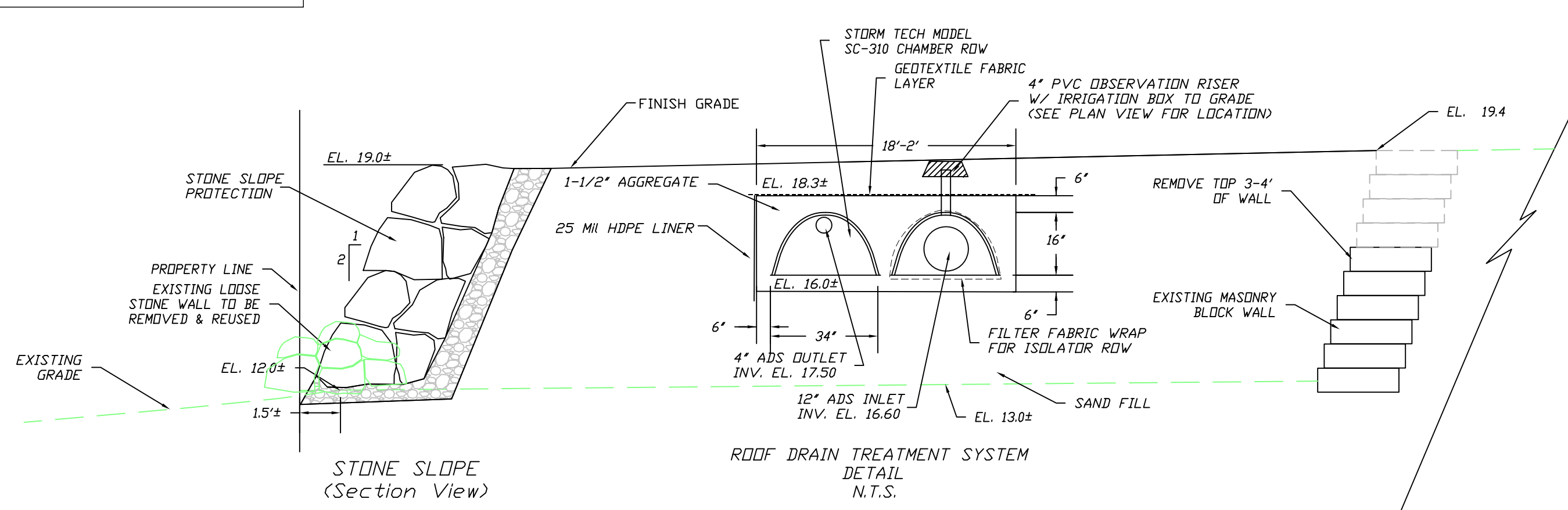
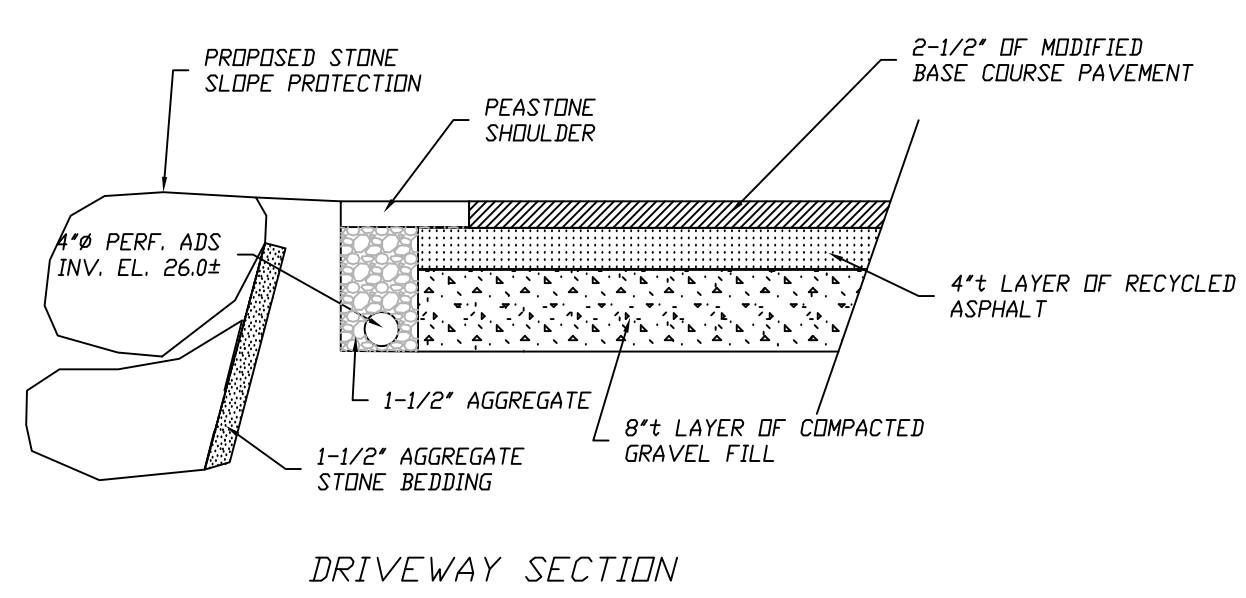
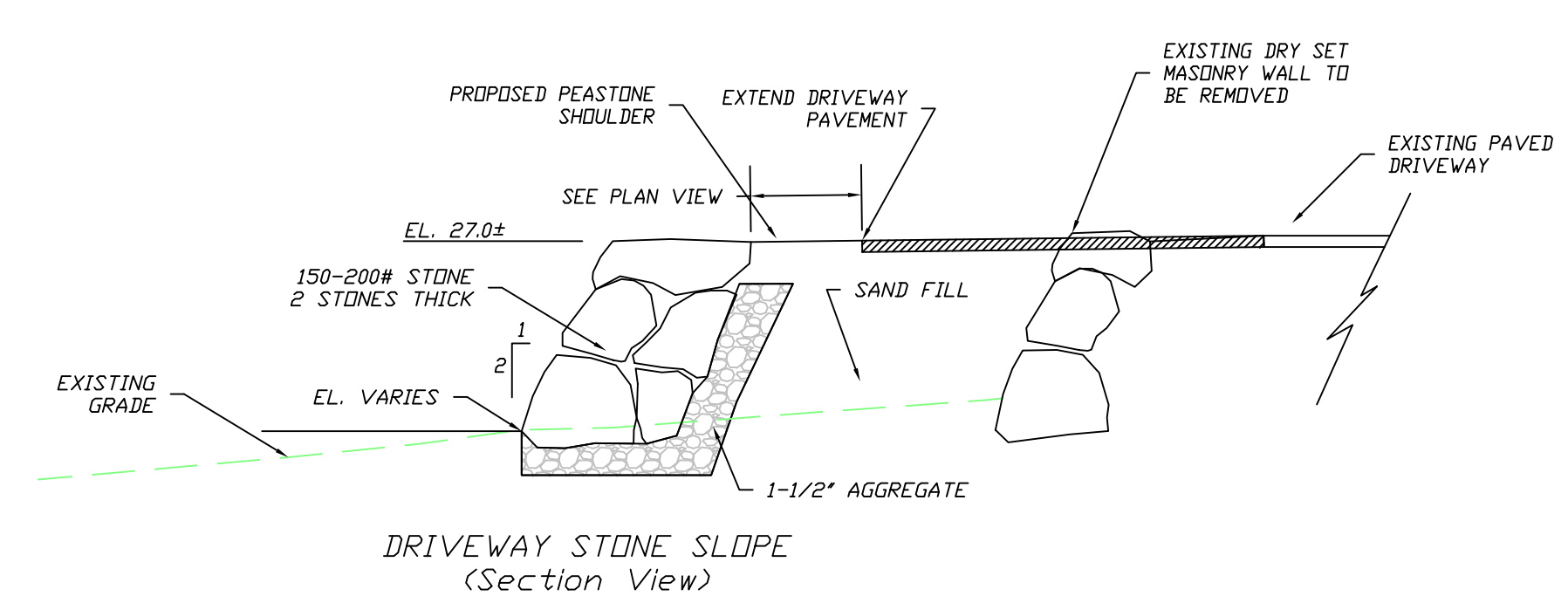


FILL QUANTITIES

ELEV.	AREA	VOLUME	
		DOUBLE	TOTAL
12	0		0
13	907	907	453.5
14	2012	2919	1459.5
15	2130	4142	2071
16	2263	4393	2196.5
17	2416	4679	2339.5
18	2565	4981	2490.5
19	2795	5360	2680
20	3402	6197	3098.5
21	2527	5929	2964.5
22	1617	4144	2072
23	1557	3174	1587
24	1475	3032	1516
25	1360	2835	1417.5
26	1194	2554	1277
27	754	1948	974
28	100	854	427
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.



STORAGE PROVIDED

CHAMBERS	210 CU. FT.
STONE	210 CU. FT.
TOTAL	420± CU. FT.

IMPERVIOUS AREA

EX. DRIVEWAY	1,460 SQ. FT.
PR. DRIVEWAY	470 SQ. FT.
HOUSE	800 SQ. FT.

WATER QUALITY VOLUME 114 CU. FT. (0.5") STORAGE PROVIDED 1.8"

REV.#	DATE	DESCRIPTION
1	10/05/21	ADDED DRAINAGE

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

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

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20' 0 20' 40' 60'
SCALE IN FEET