

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.
4. WETLAND AND UPLAND FLAGS SHOWN ON THE PLAN WERE PLACED BY JOHN ZIMMER ON BEHALF OF THE COMMISSION AND WERE LOCATED BY GARY D. JAMES, P.E. IN THE FIELD ON JUNE 7,2022.

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

N/F
30 HOBART REALTY TRUST
ROSE, GARTH A, GREGG B & LACHLAN TRUSTEES
30 HOBART LANE
ASSESSORS PARCEL F3-29-047

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

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

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

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

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

OWNER/APPLICANT

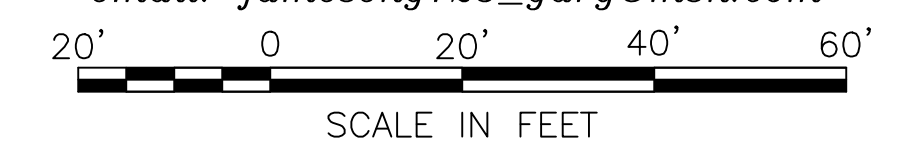
JOSEPH & JOAN MARAIA
12 HOBART LANE
COHASSET, MA
ASSESS PARCEL F3-29-043
LOT AREA 20,250± SQ. FT.

EXISTING CONDITIONS PLAN
PROPOSED DRIVEWAY
IMPROVEMENTS
12 HOBART LANE
COHASSET, MA

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

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SCALE IN FEET

REV.#	DATE	DESCRIPTION
1	10/05/21	ADDED DRAINAGE
2	11/02/21	MOVED WALL BACK
3	01/24/21	ADDED TENSAR SLOPE
4	02/09/22	ADDED WALLS
5	06/09/22	ADDED NEW FLAGS

