

# PRELIMINARY SUBDIVISION PLAN

## 94 BLACK HORSE LANE

### ASSESSOR ID F7-34-005, F7-34-010 & F7-34-068

### COHASSET, MA 02025

SITE SUMMARY:

OWNER: KD CUSTOM BUILDERS LLC  
164R CHIEF JUSTICE  
CUSHING HIGHWAY  
COHASSET, MA 02025

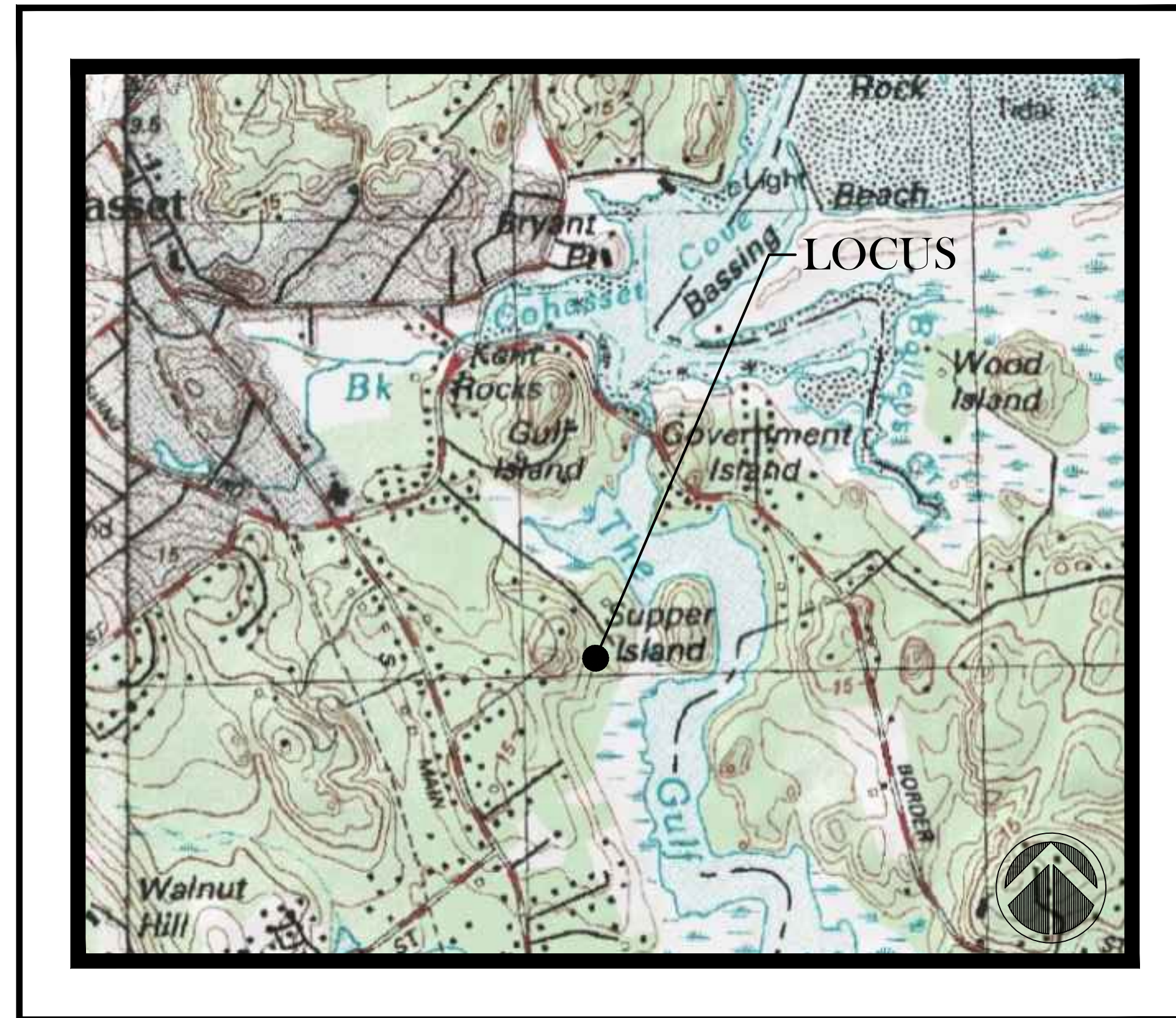
APPLICANT: KD CUSTOM BUILDERS LLC  
164R CHIEF JUSTICE  
CUSHING HIGHWAY  
COHASSET, MA 02025

ENGINEER AND SURVEYOR: CAVANARO CONSULTING  
687 MAIN STREET  
NORWELL, MA 02061

ASSESSORS INFORMATION: F7-34-005, F7-34-010, F7-34-068

LEGAL REFERENCE: BK 40504, PG 444

ZONING DISTRICT: RESIDENTIAL B



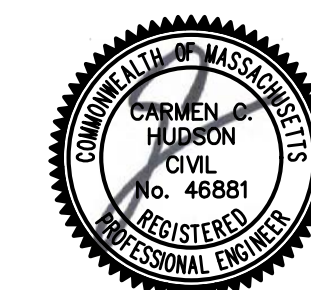
LOCUS PLAN:  
N.T.S.

SHEET INDEX:

TITLE SHEET - TS (SHEET 1 OF 3)  
EXISTING CONDITIONS - EC (SHEET 2 OF 3)  
PROPOSED CONDITIONS - PC (SHEET 3 OF 3)

WAIVERS REQUESTED:

V.B.7: DEAD END STREETS SHALL BE NO LONGER THAN 1,500'



ZONING REQUIREMENTS:

ITEM	REQUIRED	PROVIDED			
		LOT 1	LOT 2	LOT 3	LOT 4
LOT AREA	35,000 SF	77,038± SF	90,795± SF	219,056± SF	90,841± SF
FRONTAGE	50 FT	115± FT	52± FT	52± FT	194+ FT
FRONT SETBACK	30 FT	30 FT	30 FT	30 FT	30 FT
SIDE SETBACK	20 FT	20 FT	20 FT	20 FT	20 FT
REAR SETBACK	30 FT	30 FT	30 FT	30 FT	30 FT
MAX. BLDG. HEIGHT	35 FT	N/A	N/A	N/A	N/A
MAX. LOT COVERAGE	30%	N/A	N/A	N/A	N/A
MAX. BLDG. COVERAGE	20%	N/A	N/A	N/A	N/A
MIN. LOT WIDTH	125 FT	125 FT MIN.	125 FT. MIN.	125 FT MIN.	125 FT. MIN.

DRAWING REVISIONS		
ACTION	ITEM	REVISED

APPROVED BY  
COHASSET PLANNING BOARD

DATE: \_\_\_\_\_

SIGNED: \_\_\_\_\_

\_\_\_\_\_

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\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

## TITLE SHEET

**CAVANARO CONSULTING**  
687 MAIN STREET  
NORWELL, MASSACHUSETTS 02061  
PHONE: 781.659.8187  
A DIVISION OF THE MERRILL CORPORATION

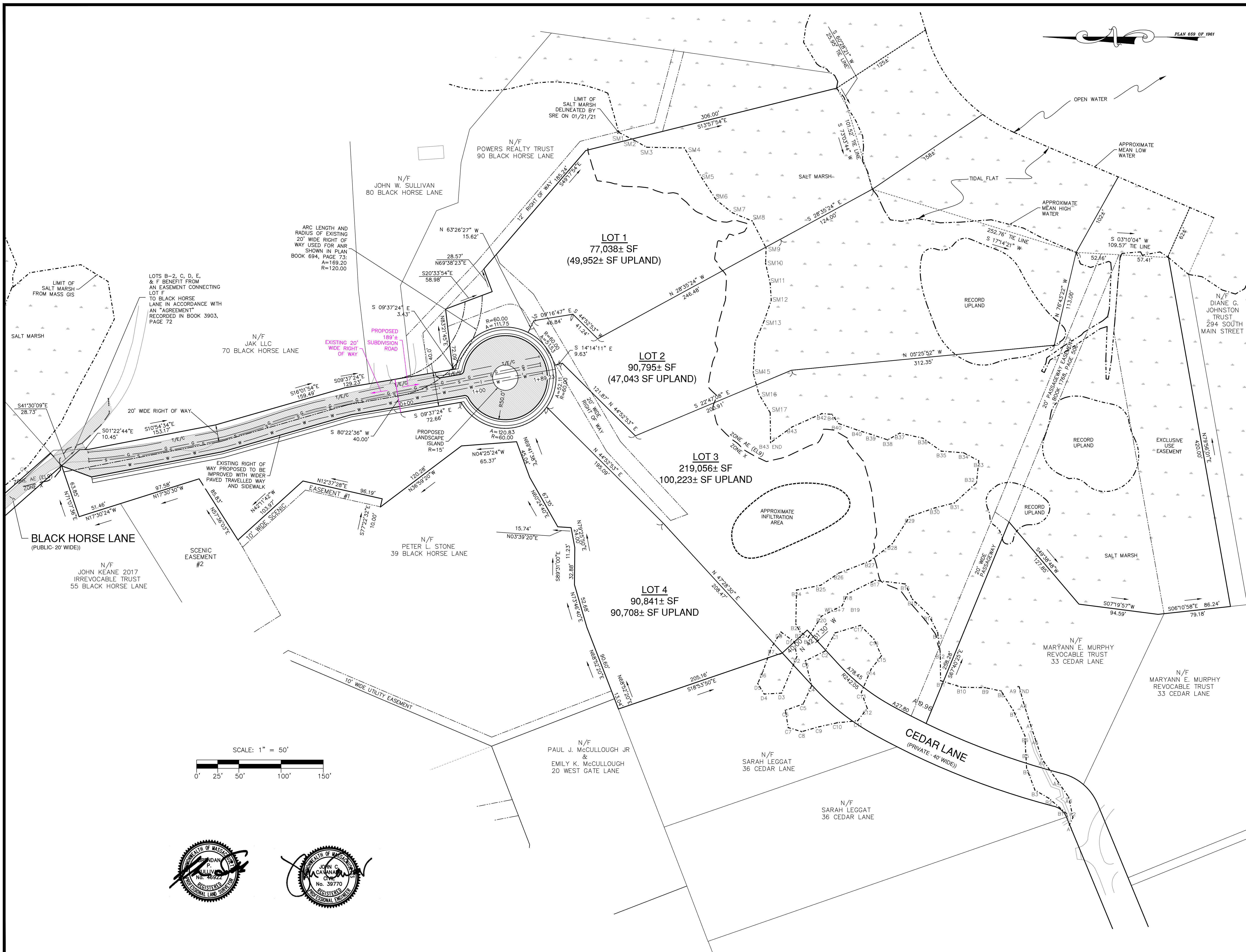
94 BLACK HORSE LANE  
COHASSET, MA 02025

PROJECT NO. :22033.1	DRAWING NO.
SCALE : AS SHOWN	<b>TS</b>
DATE : 6/7/22	
DESIGNED BY : CCH	
DRAWN BY : CCH	SHEET NO. 1 OF 3
CHECKED BY : BPS	FILENAME: X:\PROJ\22033.1\DWG\PRELIM\PRE SUB.DWG









DRAWING REVISIONS		
ACTION	ITEM	REVISED

**DATUM:**  
ELEVATIONS SHOWN HEREON REFERENCE NAVD88.

**EEMA:**  
LOCUS LIES IN F.I.R.M. ZONE X AND AE (EL = 9 FEET) AS SHOWN ON COMMUNITY PANEL NO. 25021C 0256F DATED JULY 6, 2021.

**PLAN REFERENCES:**

1. PLAN NO. 456 OF 1936
2. PLAN NO. 659 OF 1961
3. DEED BOOK 1768, PAGE 502
4. PLAN NO. 73 OF 2020
5. PLAN NO. 1111 OF 1997
6. PLAN NO. 414 OF 1976
7. DEED BOOK 1677, PAGE 319

**UTILITIES:**  
UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON VISIBLE ABOVE GROUND UTILITIES AND RECORD INFORMATION OF BELOW GROUND UTILITIES AND ARE APPROXIMATE ONLY. CONTRACTOR IS RESPONSIBLE FOR TAKING ALL NECESSARY PRECAUTIONS BEFORE BEGINNING ANY EXCAVATION. (DISSAFE 1-800-322-4844)

**SURVEY NOTES:**

1. ALL MONUMENTS SHOWN HEREON WERE FOUND AND FIELD LOCATED BY CAVANARO CONSULTING, INC. ON MARCH 15, 2022.
2. ANY EASEMENTS SHOWN HEREON ARE IN ACCORDANCE WITH CURRENT DEED DESCRIPTIONS AND/OR THOSE THAT ARE VISIBLE OR OF PUBLIC RECORD. LEGAL STATUS OF SAID EASEMENTS ARE NOT KNOWN.
3. SEWER CONNECTIONS SHOWN HEREON ARE APPROXIMATE ONLY; TAKEN FROM AVAILABLE RECORD INFORMATION AT THE TOWN OF COHASSET.
4. PROPERTY OWNERSHIP EXTENDS TO MEAN LOW WATER PER THE COLONIAL ORDINANCE OF 1641-1647. MEAN HIGH WATER IS DEPICTED FOR ZONING PURPOSES ONLY.

APPROVED BY  
COHASSET PLANNING BOARD

DATE: \_\_\_\_\_

SIGNED: \_\_\_\_\_

\_\_\_\_\_

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\_\_\_\_\_

**PROPOSED CONDITIONS**

**CAVANARO CONSULTING**  
687 MAIN STREET  
P.O. BOX 5175  
NORWELL, MASSACHUSETTS 02061  
PHONE: 781.659.8187  
FAX: 781.659.8186



94 BLACK HORSE LANE COHASSET, MA 02025	
PROJECT NO. :22033.1	DRAWING NO.
SCALE : AS SHOWN	<b>PC</b>
DATE : 6/7/22	
DESIGNED BY : CCH	SHEET NO. 3 OF 3
DRAWN BY : CCH	
CHECKED BY : BPS	FILENAME: X:\PROJ\22033.1\DWG\PRELIM\PRE SUB.DWG

