

LOCUS MAP
1" = 200'

LIST OF ABUTTERS

500 foot Abutters List Report

Parcel Number	CAMA Number	Property Address	Mailing Address
059-001-004	059-001-004	1 CECIL BERRY LN	MARSHY DEREK A
059-001-004	059-001-004	1 CECIL BERRY LN	MARSHY DEREK A & MADELYN J
059-001-004	059-001-004	1 CECIL BERRY LN	MARSHY DEREK A & MADELYN J
059-001-004	059-001-004	1 CECIL BERRY LN	MARSHY DEREK A & MADELYN J
059-001-004	059-001-004	1 CECIL BERRY LN	MARSHY DEREK A & MADELYN J
059-001-004	059-001-004	1 CECIL BERRY LN	MARSHY DEREK A & MADELYN J
059-001-004	059-001-004	1 CECIL BERRY LN	MARSHY DEREK A & MADELYN J
059-001-004	059-001-004	1 CECIL BERRY LN	MARSHY DEREK A & MADELYN J
059-001-004	059-001-004	1 CECIL BERRY LN	MARSHY DEREK A & MADELYN J
059-001-004	059-001-004	1 CECIL BERRY LN	MARSHY DEREK A & MADELYN J

500 foot Abutters List Report

Parcel Number	CAMA Number	Property Address	Mailing Address
026-004-014	026-004-014	207 BEDFORD STREET LLC	SCHOBEL WALTER L & SANDRA M
026-004-014	026-004-014	207 BEDFORD STREET LLC	SCHOBEL WALTER L & SANDRA M
026-004-014	026-004-014	207 BEDFORD STREET LLC	SCHOBEL WALTER L & SANDRA M
026-004-014	026-004-014	207 BEDFORD STREET LLC	SCHOBEL WALTER L & SANDRA M
026-004-014	026-004-014	207 BEDFORD STREET LLC	SCHOBEL WALTER L & SANDRA M
026-004-014	026-004-014	207 BEDFORD STREET LLC	SCHOBEL WALTER L & SANDRA M
026-004-014	026-004-014	207 BEDFORD STREET LLC	SCHOBEL WALTER L & SANDRA M
026-004-014	026-004-014	207 BEDFORD STREET LLC	SCHOBEL WALTER L & SANDRA M
026-004-014	026-004-014	207 BEDFORD STREET LLC	SCHOBEL WALTER L & SANDRA M
026-004-014	026-004-014	207 BEDFORD STREET LLC	SCHOBEL WALTER L & SANDRA M

500 foot Abutters List Report

Parcel Number	CAMA Number	Property Address	Mailing Address
059-001-001	059-001-001	207 BEDFORD STREET LLC	SCHOBEL WALTER L & SANDRA M
059-001-001	059-001-001	207 BEDFORD STREET LLC	SCHOBEL WALTER L & SANDRA M
059-001-001	059-001-001	207 BEDFORD STREET LLC	SCHOBEL WALTER L & SANDRA M
059-001-001	059-001-001	207 BEDFORD STREET LLC	SCHOBEL WALTER L & SANDRA M
059-001-001	059-001-001	207 BEDFORD STREET LLC	SCHOBEL WALTER L & SANDRA M
059-001-001	059-001-001	207 BEDFORD STREET LLC	SCHOBEL WALTER L & SANDRA M
059-001-001	059-001-001	207 BEDFORD STREET LLC	SCHOBEL WALTER L & SANDRA M
059-001-001	059-001-001	207 BEDFORD STREET LLC	SCHOBEL WALTER L & SANDRA M
059-001-001	059-001-001	207 BEDFORD STREET LLC	SCHOBEL WALTER L & SANDRA M
059-001-001	059-001-001	207 BEDFORD STREET LLC	SCHOBEL WALTER L & SANDRA M

500 foot Abutters List Report

Parcel Number	CAMA Number	Property Address	Mailing Address
059-001-005	059-001-005	15 STETSON ST	SHERMAN PHILIP P & ESTELLE M
059-001-005	059-001-005	15 STETSON ST	SHERMAN PHILIP P & ESTELLE M
059-001-005	059-001-005	15 STETSON ST	SHERMAN PHILIP P & ESTELLE M
059-001-005	059-001-005	15 STETSON ST	SHERMAN PHILIP P & ESTELLE M
059-001-005	059-001-005	15 STETSON ST	SHERMAN PHILIP P & ESTELLE M
059-001-005	059-001-005	15 STETSON ST	SHERMAN PHILIP P & ESTELLE M
059-001-005	059-001-005	15 STETSON ST	SHERMAN PHILIP P & ESTELLE M
059-001-005	059-001-005	15 STETSON ST	SHERMAN PHILIP P & ESTELLE M
059-001-005	059-001-005	15 STETSON ST	SHERMAN PHILIP P & ESTELLE M
059-001-005	059-001-005	15 STETSON ST	SHERMAN PHILIP P & ESTELLE M

500 foot Abutters List Report

Parcel Number	CAMA Number	Property Address	Mailing Address
059-001-001	059-001-001	207 BEDFORD STREET LLC	SCHOBEL WALTER L & SANDRA M
059-001-001	059-001-001	207 BEDFORD STREET LLC	SCHOBEL WALTER L & SANDRA M
059-001-001	059-001-001	207 BEDFORD STREET LLC	SCHOBEL WALTER L & SANDRA M
059-001-001	059-001-001	207 BEDFORD STREET LLC	SCHOBEL WALTER L & SANDRA M
059-001-001	059-001-001	207 BEDFORD STREET LLC	SCHOBEL WALTER L & SANDRA M
059-001-001	059-001-001	207 BEDFORD STREET LLC	SCHOBEL WALTER L & SANDRA M
059-001-001	059-001-001	207 BEDFORD STREET LLC	SCHOBEL WALTER L & SANDRA M
059-001-001	059-001-001	207 BEDFORD STREET LLC	SCHOBEL WALTER L & SANDRA M
059-001-001	059-001-001	207 BEDFORD STREET LLC	SCHOBEL WALTER L & SANDRA M
059-001-001	059-001-001	207 BEDFORD STREET LLC	SCHOBEL WALTER L & SANDRA M

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Parcel Number	CAMA Number	Property Address	Mailing Address
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059-001-001	059-001-001	207 BEDFORD STREET LLC	SCHOBEL WALTER L & SANDRA M
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059-001-001	059-001-001	207 BEDFORD STREET LLC	SCHOBEL WALTER L & SANDRA M
059-001-001	059-001-001	207 BEDFORD STREET LLC	SCHOBEL WALTER L & SANDRA M

500 foot Abutters List Report

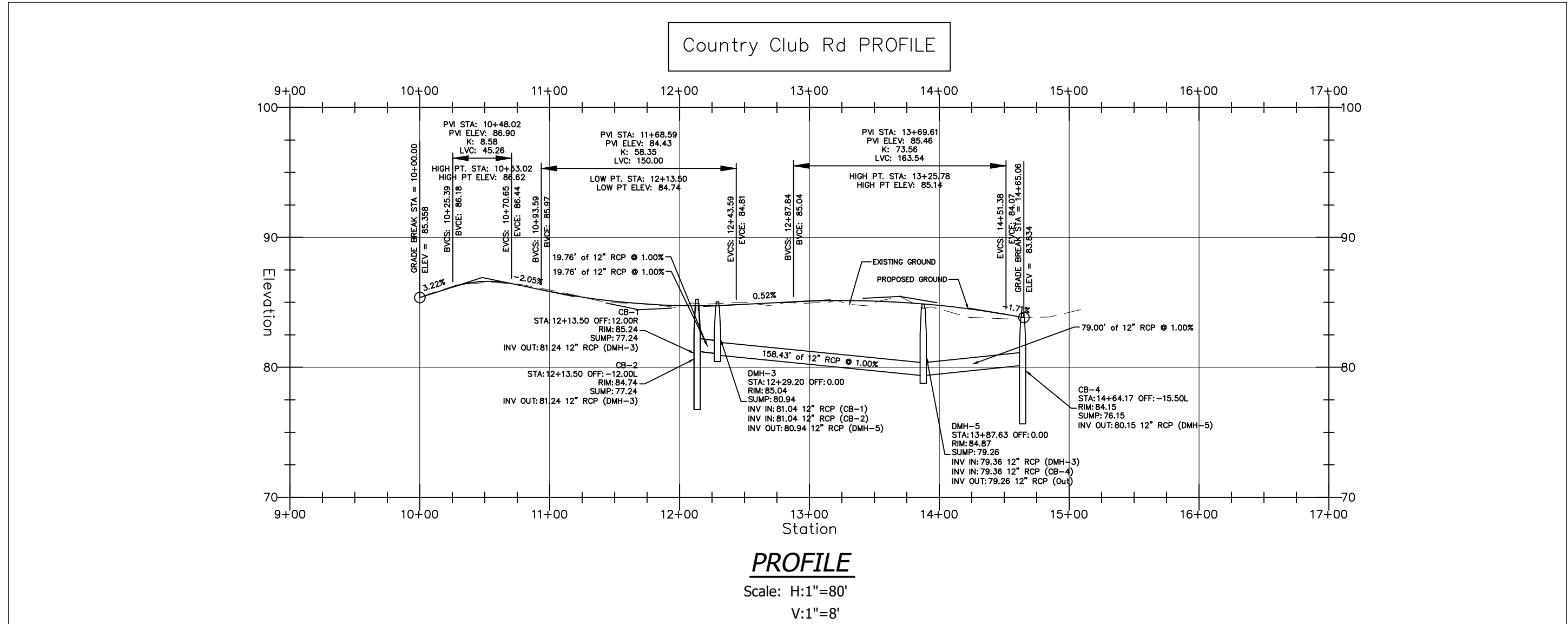
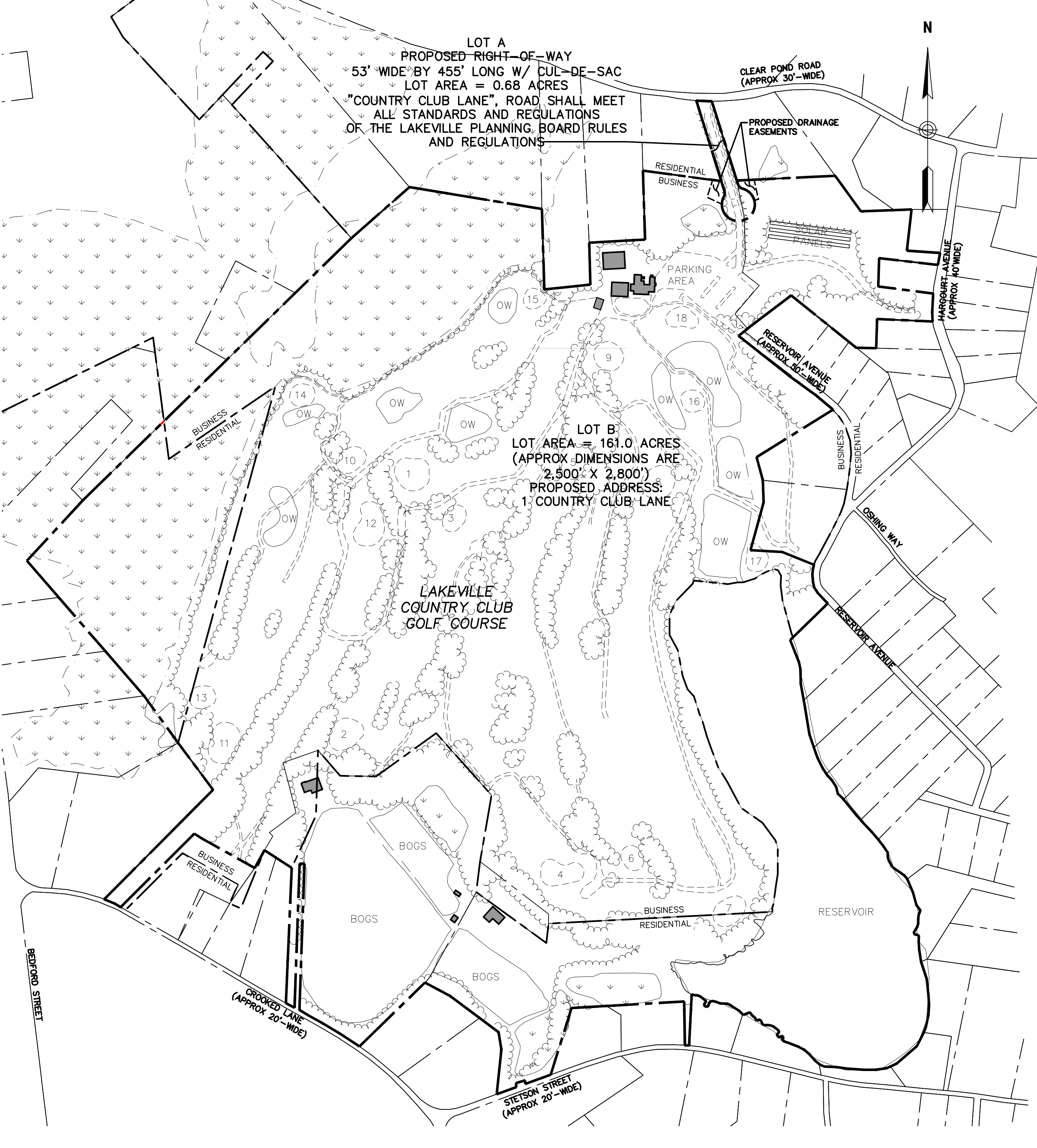
Parcel Number	CAMA Number	Property Address	Mailing Address
059-002-003	059-002-003	1 SAMMARCO WAY	TURCOTTE MARC & MELISA
059-002-003	059-002-003	1 SAMMARCO WAY	TURCOTTE MARC & MELISA
059-002-003	059-002-003	1 SAMMARCO WAY	TURCOTTE MARC & MELISA
059-002-003	059-002-003	1 SAMMARCO WAY	TURCOTTE MARC & MELISA
059-002-003	059-002-003	1 SAMMARCO WAY	TURCOTTE MARC & MELISA
059-002-003	059-002-003	1 SAMMARCO WAY	TURCOTTE MARC & MELISA
059-002-003	059-002-003	1 SAMMARCO WAY	TURCOTTE MARC & MELISA
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Parcel Number	CAMA Number	Property Address	Mailing Address
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059-002-003	059-002-003	1 SAMMARCO WAY	TURCOTTE MARC & MELISA
059-002-003	059-002-003	1 SAMMARCO WAY	TURCOTTE MARC & MELISA
059-002-003	059-002-003	1 SAMMARCO WAY	TURCOTTE MARC & MELISA
059-002-003	059-002-003	1 SAMMARCO WAY	TURCOTTE MARC & MELISA
059-002-003	059-002-003	1 SAMMARCO WAY	TURCOTTE MARC & MELISA
059-002-003	059-002-003	1 SAMMARCO WAY	TURCOTTE MARC & MELISA
059-002-003	059-002-003	1 SAMMARCO WAY	TURCOTTE MARC & MELISA
059-002-003	059-002-003	1 SAMMARCO WAY	TURCOTTE MARC & MELISA
059-002-003	059-002-003	1 SAMMARCO WAY	TURCOTTE MARC & MELISA

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Parcel Number	CAMA Number	Property Address	Mailing Address
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059-002-003	059-002-003	1 SAMMARCO WAY	TURCOTTE MARC & MELISA
059-002-003	059-002-003	1 SAMMARCO WAY	TURCOTTE MARC & MELISA
059-002-003	059-002-003	1 SAMMARCO WAY	TURCOTTE MARC & MELISA
059-002-003	059-002-003	1 SAMMARCO WAY	TURCOTTE MARC & MELISA
059-002-003	059-002-003	1 SAMMARCO WAY	TURCOTTE MARC & MELISA
059-002-003	059-002-003	1 SAMMARCO WAY	TURCOTTE MARC & MELISA
059-002-003	059-002-003	1 SAMMARCO WAY	TURCOTTE MARC & MELISA
059-002-003	059-002-003	1 SAMMARCO WAY	TURCOTTE MARC & MELISA



ZONING

THE SITE IS PRIMARILY LOCATED WITHIN THE BUSINESS ZONING DISTRICT, EXCEPT FOR A PORTION OF LAND AT THE SOUTH END OF THE LOTS, WHICH IS IN THE RESIDENTIAL ZONING DISTRICT. THIS PRELIMINARY PLAN IS PROVIDED TO INITIATE THE PERMITTING PROCESS OF THE SUBJECT PARCELS UNDER THE TOWN OF LAKEVILLE DEVELOPMENT OPPORTUNITIES (DO) ZONING DISTRICT, SECTION 7.9 OF THE BYLAW. THIS PRELIMINARY PLAN WILL BE FOLLOWED BY A DEFINITIVE SUBDIVISION PLAN FOR THE LOTS AND SUBSEQUENT SITE PLANS IN ACCORDANCE WITH THE LAKEVILLE ZONING BYLAW, THE LAKEVILLE PLANNING BOARD RULES AND REGULATIONS AND MASSACHUSETTS GENERAL LAWS.

NOTES

- THE PURPOSE OF THIS SUBDIVISION IS TO MERGE LOTS 059_001_050, 059_001_050-01, 059_001_050-02, 059_001_050-03, 059_001_004/004E, AND 059_001_004B AND CREATE TWO LOTS; LOT A AND LOT B. LOT A SHALL SERVE AS RIGHT-OF-WAY AND LOT B WILL BE THE SUBJECT OF SUBSEQUENT SITE PLANS UNDER THE DEVELOPMENT OPPORTUNITY (DO) DEVELOPMENT PROJECT WITH PROPOSED USES CONSISTENT WITH SECTION 7.9.2 OF THE LAKEVILLE ZONING BYLAW.
- IN A GENERAL MANNER, WATER FOR THE PROPOSED DEVELOPMENT ON LOT B WILL BE SERVED BY PRIVATE WELLS, MEETING ALL LOCAL, STATE AND FEDERAL REGULATIONS. THE EXACT LOCATION AND SPECIFICATIONS OF THE PROPOSED WELL(S) SHALL BE DEPICTED ON SUBSEQUENT SITE PLANS.
- IN A GENERAL MANNER, SEWAGE DISPOSAL FOR THE PROPOSED DEVELOPMENT ON LOT B WILL BE PROVIDED BY AN ONSITE TREATMENT AND DISPOSAL SYSTEM. THE EXACT LOCATION AND SPECIFICATIONS OF THE ONSITE SEWAGE AND DISPOSAL SYSTEM SHALL BE DEPICTED ON SUBSEQUENT SITE PLANS.
- IN A GENERAL MANNER, THE EXISTING TOPOGRAPHY OF THE SITE IS SUCH THAT THE CENTER OF SUBJECT LAND IS ELEVATED AND THE EAST AND WEST PORTIONS OF THE SITE ARE LOWER, FORMING A "CROWN". THE PROPOSED DEVELOPMENT WILL ALTER THE TOPOGRAPHY BUT, GENERALLY, WILL MAINTAIN THE SAME SHAPE TO MIMIC EXISTING WATERSHED AREAS.

DRAWING TITLE

Preliminary Plan

SUBDIVISION NAME & LOCATION

Lakeville Country Club Subdivision

44 Clear Pond Road
Lakeville, MA 02347

OWNER / APPLICANT / SUBDIVIDER

Derek A. Maksy

44 Clear Pond Road
Lakeville, MA 02347

DESIGNER / ENGINEER



TEC, Inc.

282 Merrimack Street, 2nd Floor

Lawrence, Massachusetts 01843

978.794.1792

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Lawrence | Hampton | Worcester

DESIGNED BY RJF DATE 4/16/2022

CHECKED BY RJF SCALE 1"=250'

PROJECT NO. T1170

TEC CAD FILE PLAN_SUBDIVISION.DWG

DRAWING NO. 1

SHEET 1 OF 2

RICHARD J. FRIBERG JR. CIVIL No. 47850 REGISTERED PROFESSIONAL ENGINEER