



**Project Narrative for
“Rocky Woods Estates”
Proposed Comprehensive Permit Development
Freetown Street
Lakeville, Massachusetts**

Existing Conditions

Rocky Woods Estates is a proposed comprehensive permit development located east of Freetown Street and ½ mile south from the intersection of County Street. Massachusetts Route 140 abuts the land to the east with no existing highway access. Freetown Street is a residential street that extends from County Street to Howland Road and consists of single family homes. There is no Town water or sewer on Freetown Street and the existing homes are serviced by private onsite wells and individual septic systems. Freetown Street has overhead electric wires and no gas service available. The property is in the Residential Zoning District.

The property is approximately 188.5 acres and is composed of 6 separate Assessor’s parcels; Map 34 Block 2 Lots 1, 2, 11, and 12 as well as Map 35 Block 1 Lots 2A and 4. The land is entirely wooded with approximately 145.2 acres of upland area. Topography is very hilly with various wetland areas throughout the site some of which are connected by intermittent streams.

Site Design

The Rocky Woods development will consist of 6 new roadways with 2 access points onto Freetown Street. Roadways will be designed to blend in with the hilly terrain. The development will be divided into 3 separate housing opportunities. The first option will consist of 44 single family house lots that will have minimum lot size of 10,000 s.f. The smaller lot size will create a better sense of community and socialization between neighbors than traditional subdivisions with the homes spread much farther apart. The second housing opportunity will be 46 duplex cottages that will cater to an older demographic. A typical cottage buyer will appreciate the common landscape maintenance, snow removal and other services provided by the condominium association. The third housing opportunity will be the eleven 10 unit condominium buildings. The sense of neighborhood will continue through the condominium phase which will be connected by walkways and courtyard areas. The different housing styles have been designed to fit in with the rural characteristics of the area.

As the houses have been designed to fit in the neighborhood, the roadways and infrastructure have also been designed to fit in the rural characteristics of the area. Roadways will be small rural roads blending into the topography along with low impact drainage design utilizing grass swales and bioretention areas. Water for the development will be provided by a community well and a centralized small wastewater treatment facility will be built specifically for this project. Approximately 167 acres of the site will be open space with over half of that area as undisturbed woodland.