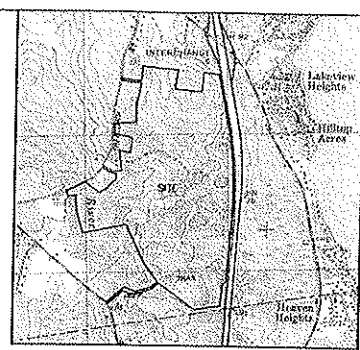


OVERALL PROJECT AREAS
TOTAL AREA: 8,039,420 S.F. (184.6 AC.)±
WETLAND AREA: 1,919,230 S.F. (44.1 AC.)±
UPLAND AREA: 6,120,190 S.F. (140.5 AC.)±



LOCUS MAP
SCALE: 1" = 2000'

GENERAL NOTES:

1. THE LAND SHOWN HEREON FALLS WITHIN ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR NORFOLK COUNTY, MA. (MAP NUMBER 25023C0437K, WITH AN EFFECTIVE DATE OF JULY 16, 2015).
2. THE LAND SHOWN HEREON IS COMPRISED OF THE FOLLOWING TOWN OF LAKEVILLE ASSESSORS IDENTIFICATION NUMBERS:
2.1. PROPERTY ID: 034-002-001
2.2. PROPERTY ID: 034-002-002
2.3. PROPERTY ID: 034-002-011
2.4. PROPERTY ID: 034-002-012
2.5. PROPERTY ID: 035-001-002A
2.6. PROPERTY ID: 035-001-004
3. SITE IS NOT LOCATED WITHIN A ZONE II, AND IS PARTIALLY WITHIN AN IHPA GROUNDWATER RESOURCE PROTECTION AREA. SITE IS PARTIALLY LOCATED WITHIN A ZONE A, B, AND C SURFACE WATER PROTECTION AREA. THE SITE IS NOT LOCATED WITHIN A NATURAL HERITAGE AND ENDANGERED SPECIES PROGRAM (NHESP) PRIORITY HABITAT OF RARE SPECIES OR WITHIN AN NHESP ESTIMATED HABITAT OF RARE WILDLIFE PER THE LATEST ON-LINE MASSGIS MAPPING INFORMATION.
4. THE INTENT OF THIS PLAN IS FOR THE COMPREHENSIVE PERMITTING PROCEDURE, AND IS CONCEPTUAL IN NATURE. DEFINITIVE SUBDIVISION PLANS, CALCULATIONS, AND REPORTS TO BE COMPLETED FOR FINAL APPROVAL AND CONSTRUCTION.

SUMMARY:

ROADWAY: 9,050 L.F.±
SINGLE FAMILY HOMES: 44-UNITS
(MIN. LOT AREA: 10,000 S.F.±)
(MIN. FRONTAGE: 80 FT.±)
3 BEDROOMS PER UNIT
132 BEDROOMS
DUPLEX HOMES: 46-UNITS
2 BEDROOMS PER UNIT
92 BEDROOMS
CONDO HOMES: 110-UNITS
2 BEDROOMS PER HOME
220 BEDROOMS
TOTAL UNIT COUNT: 200
TOTAL BEDROOM COUNT: 444
TOTAL WASTEWATER FLOW: 48,840 GPD

■ DENOTES AFFORDABLE UNIT OR LOT

CONCEPTUAL
COMPREHENSIVE
PERMIT PLAN
"ROCKY WOODS"
SUBDIVISION
IN
LAKEVILLE, MA



165 EAST GROVE STREET
MIDDLEBOROUGH, MA 02346
TEL: (508)-946-9231
www.outback-eng.com

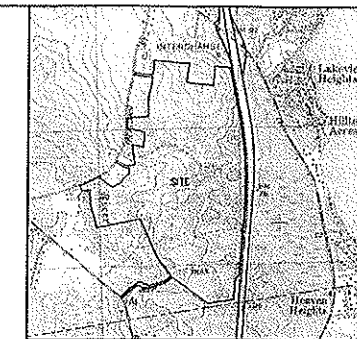
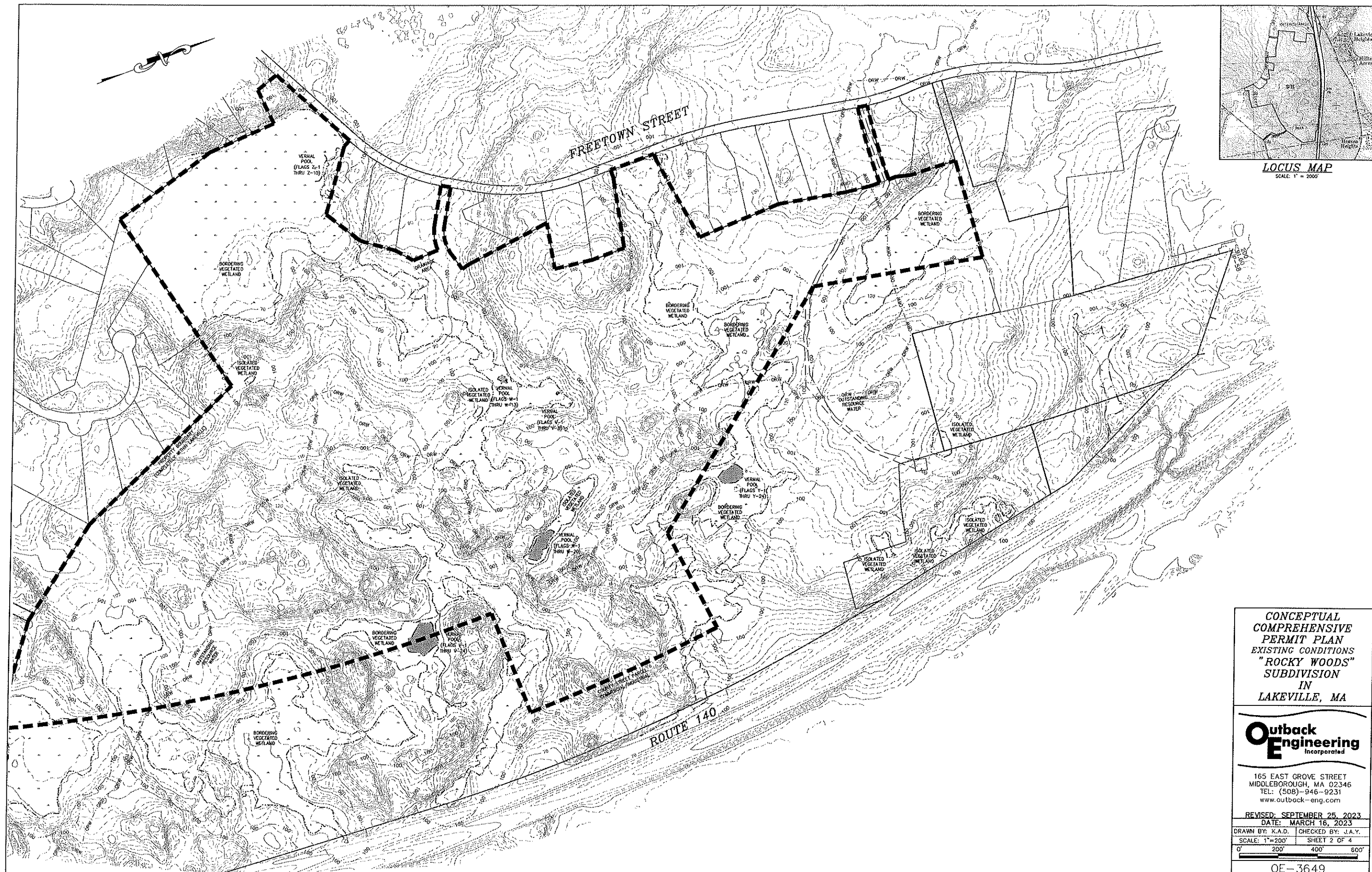
REVISED: SEPTEMBER 25, 2023
DATE: JULY 25, 2023

DRAWN BY: K.A.D. CHECKED BY: J.A.Y.

SCALE: 1"=200' SHEET 1 OF 4

0' 200' 400' 600'

OE-3649



LOCUS MAP
SCALE: 1" = 2000'

**CONCEPTUAL
COMPREHENSIVE
PERMIT PLAN
EXISTING CONDITIONS
"ROCKY WOODS"
SUBDIVISION
IN
LAKEVILLE, MA**



165 EAST GROVE STREET
MIDDLEBOROUGH, MA 02346
TEL: (508)-946-9231
www.outback-eng.com

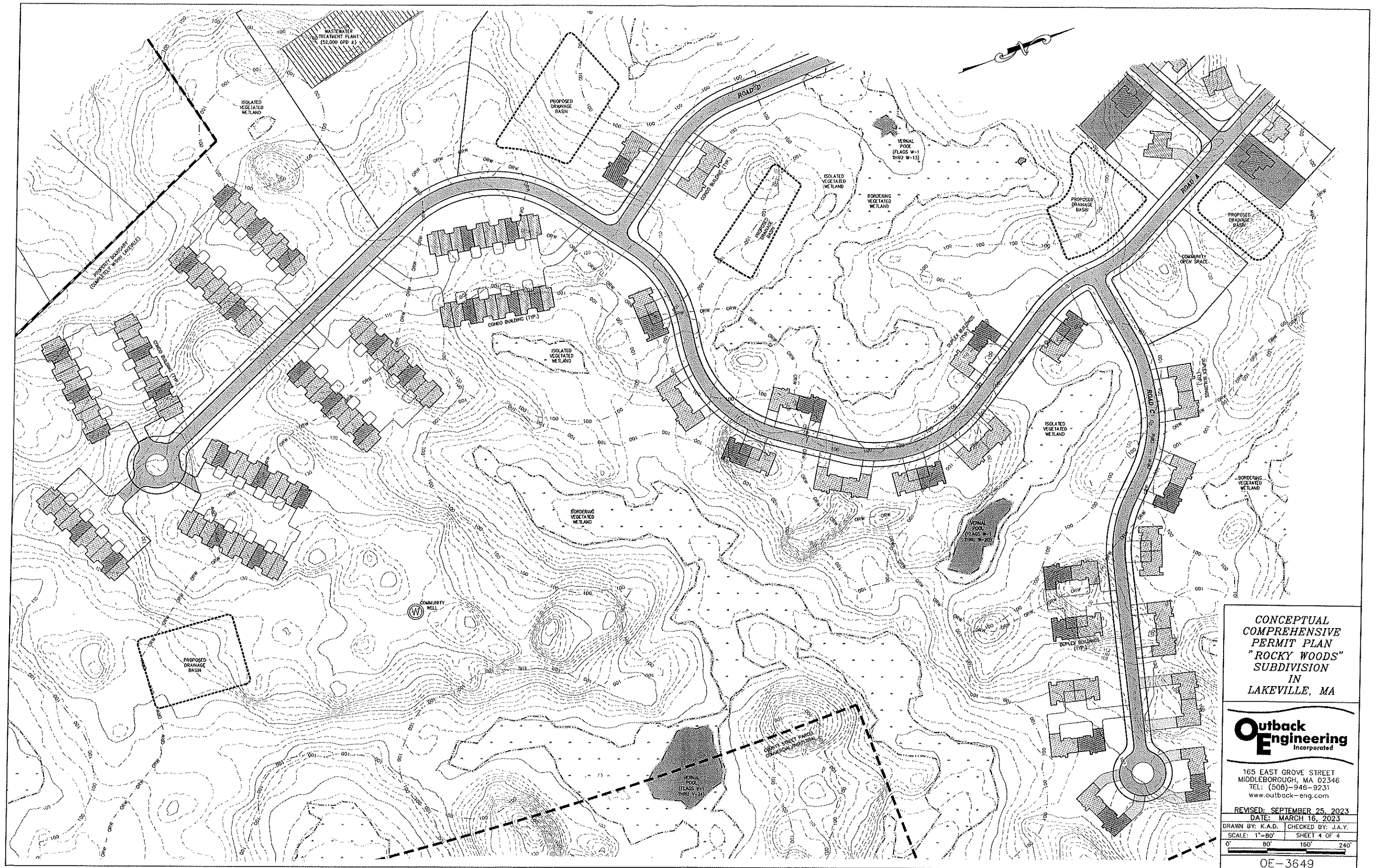
REVISED: SEPTEMBER 25, 2023
DATE: MARCH 16, 2023

DRAWN BY: K.A.D. CHECKED BY: J.A.Y.

SCALE: 1"=200' SHEET 2 OF 4

0' 200' 400' 600'

OE-3649



CONCEPTUAL
COMPREHENSIVE
PERMIT PLAN
"ROCKY WOODS"
SUBDIVISION
IN
LAKEVILLE, MA



165 EAST GROVE STREET
MIDDLEBOROUGH, MA 02346
TEL: (508)-946-9231
www.outback-eng.com

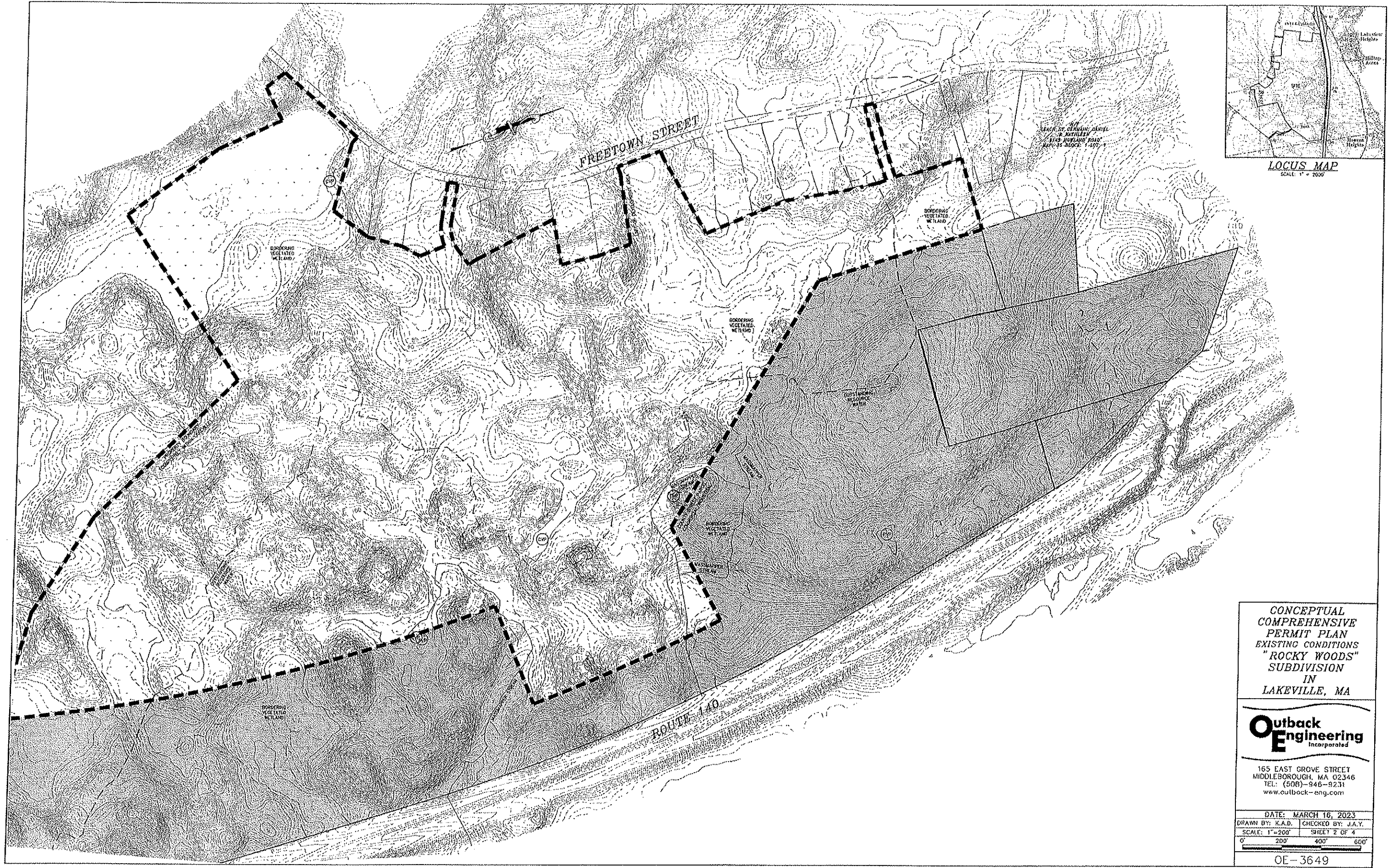
REVISED: SEPTEMBER 25, 2023
DATE: MARCH 16, 2023

DRAWN BY: K.A.D. CHECKED BY: J.A.Y.

SCALE: 1"=80' SHEET 4 OF 4

0' 80' 160' 240'

OE-3649



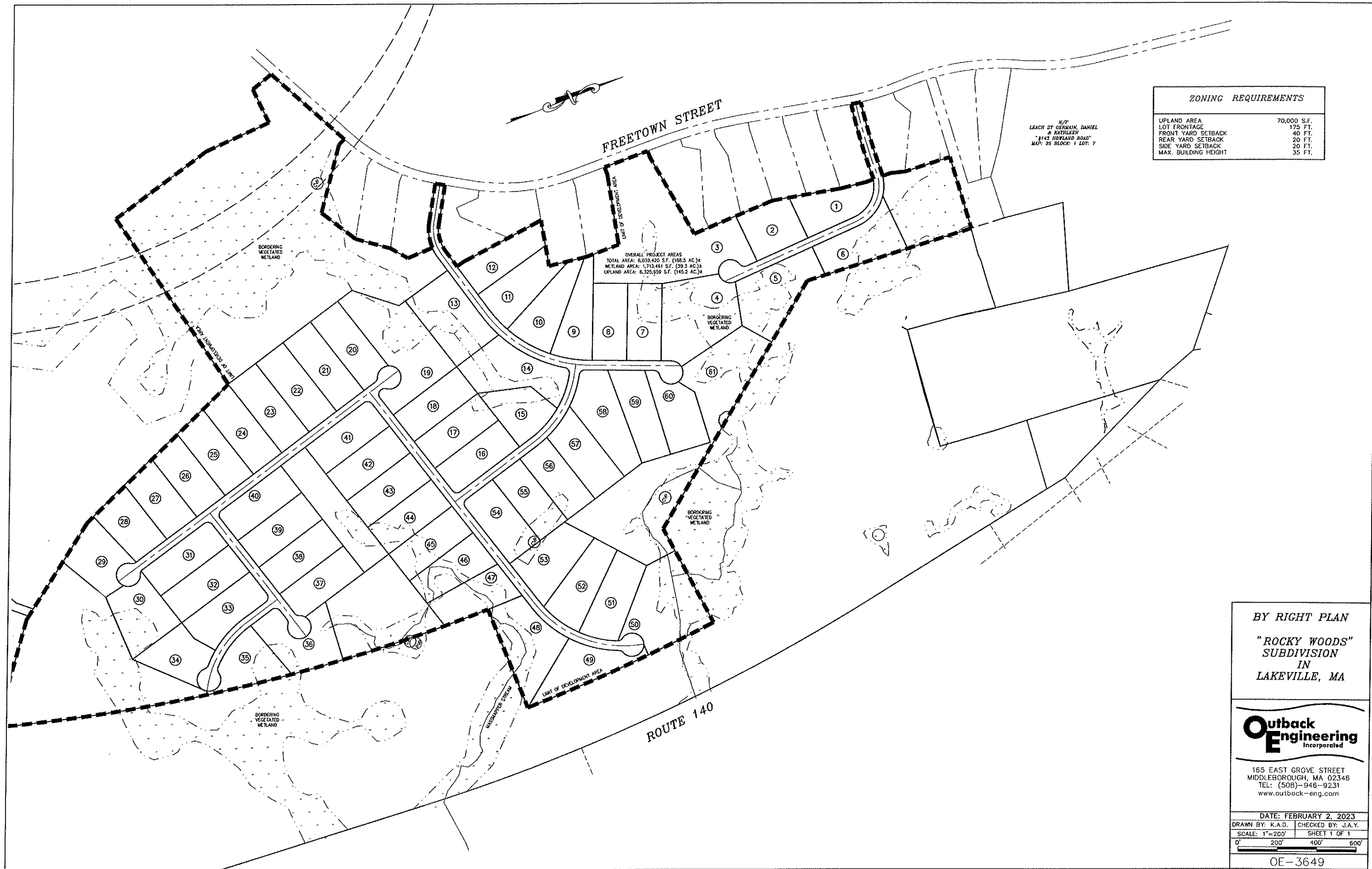
CONCEPTUAL
COMPREHENSIVE
PERMIT PLAN
EXISTING CONDITIONS
"ROCKY WOODS"
SUBDIVISION
IN
LAKEVILLE, MA

Outback
Engineering
Incorporated

165 EAST GROVE STREET
MIDDLEBOROUGH, MA 02346
TEL: (508)-946-9231
www.outback-eng.com

DATE: MARCH 16, 2023
DRAWN BY: K.A.D. CHECKED BY: J.A.Y.
SCALE: 1"=200' SHEET 2 OF 4

0 200 400 600
OE-3649



ZONING REQUIREMENTS	
UPLAND AREA	70,000 S.F.
LOT FRONTAGE	175 FT.
FRONT YARD SETBACK	40 FT.
REAR YARD SETBACK	20 FT.
SIDE YARD SETBACK	20 FT.
MAX. BUILDING HEIGHT	35 FT.

BY RIGHT PLAN
"ROCKY WOODS"
SUBDIVISION
IN
LAKEVILLE, MA

Outback Engineering
Incorporated
165 EAST GROVE STREET
MIDDLEBOROUGH, MA 02346
TEL: (508)-946-9231
www.outback-eng.com

DATE: FEBRUARY 2, 2023
DRAWN BY: K.A.D. CHECKED BY: J.A.Y.
SCALE: 1"=200' SHEET 1 OF 1
0' 200' 400' 600'
OE-3649