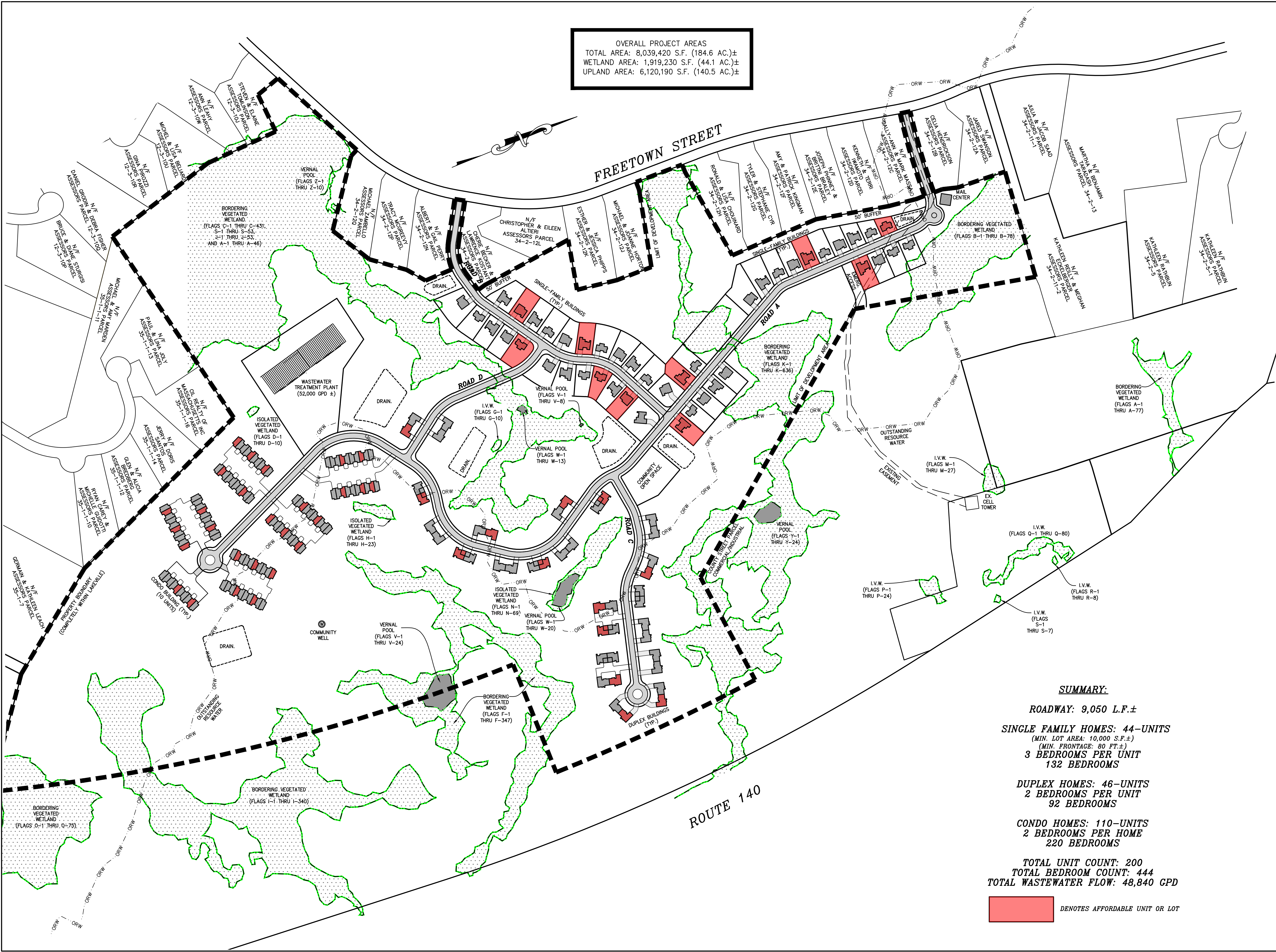


Simonds Hills, Lakeville, Massachusetts

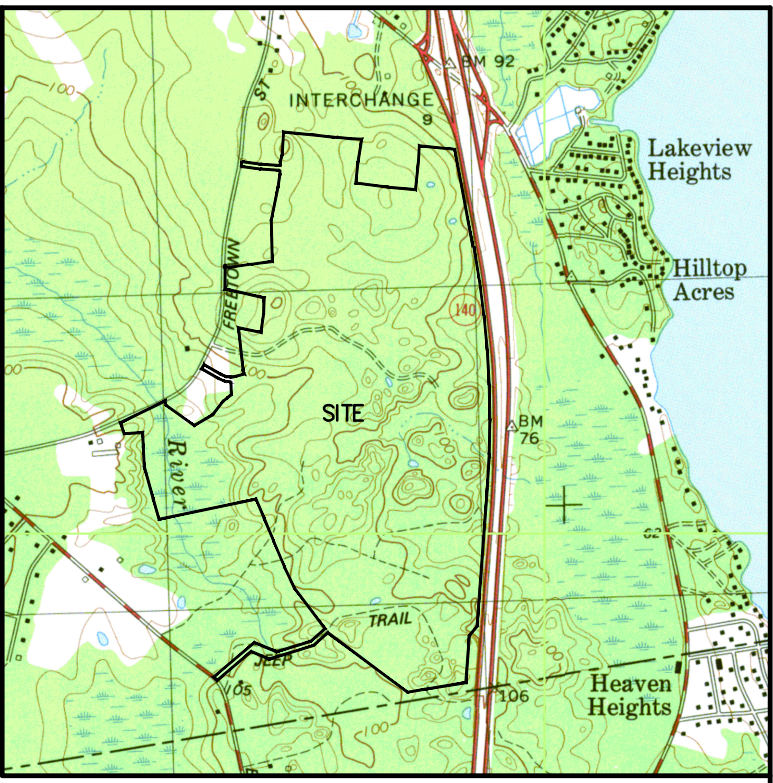
ZBA Hearing held on May 12, 2025

Presented Documents:

- Original Concept Plan (200 units)
- New Concept Plan (176 units)
- Overall Project Area Comparison (original concept vs new concept plan)



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:**
- 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).
 - 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
 - SITE IS NOT LOCATED WITHIN A ZONE II, AND IS PARTIALLY WITHIN AN IWPA 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.
 - 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

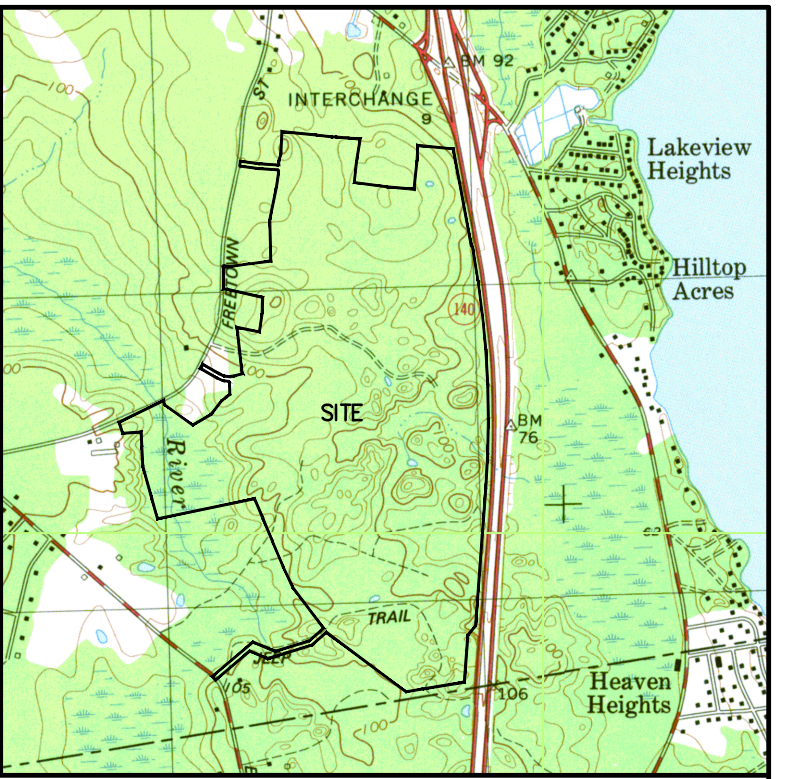
**CONCEPTUAL
COMPREHENSIVE
PERMIT PLAN
"ROCKY WOODS"
SUBDIVISION
IN
LAKEVILLE, MA**

**Outback
Engineering
Incorporated**

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

OVERALL PROJECT AREAS
TOTAL AREA: 10,389,308 S.F. (238.5 AC.)±
WETLAND AREA: 2,419,272 S.F. (55.5 AC.)±
UPLAND AREA: 7,970,036 S.F. (183.0 AC.)±
OPEN SPACE AREA: 6,659,040 S.F. (152.9 AC.)± (64.1%)
DRY OPEN SPACE AREA: 4,228,793 S.F. (97.1 AC.)±
WET OPEN SPACE AREA: 2,430,247 S.F. (55.8 AC.)±



LOCUS MAP
SCALE: 1" = 2000'

ASSESSOR'S LIST

Owner Name	Property Location	Map-Block-Lot
Omran Wisam	Howland Road	35-1-2A
Omran Wisam	Rear Freetown Street	35-1-3
Omran Wisam	Rear Freetown Street	35-1-5
Omran Wisam	Rear Freetown Street	35-1-4
Omran Wisam	Freetown Street	34-2-12
Omran Wisam	Rear Freetown Street	34-2-1
Omran Wisam	Rear Freetown Street	34-2-2
Omran Wisam	Rear Route 140	34-2-17

CONCEPTUAL
SUBDIVISION

"SIMONDS HILL"

IN
LAKEVILLE, MA

Outback
Engineering
Incorporated

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

DATE: APRIL 14, 2025

DRAWN BY: J.E.Y. CHECKED BY: J.A.Y.

SCALE: 1"=200' SHEET 1 OF 1

0' 200' 400' 600'

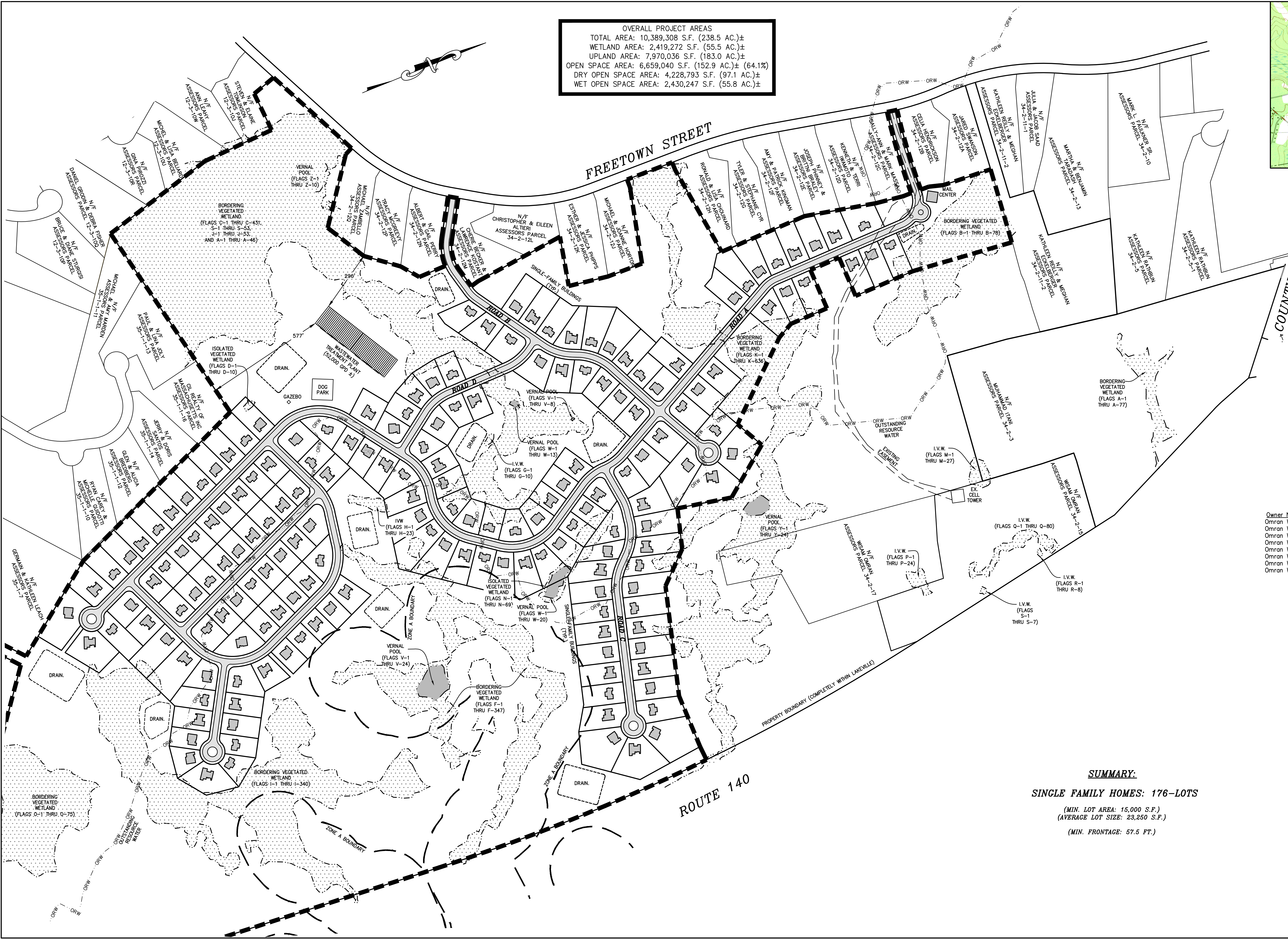
OE-3649

SUMMARY:

SINGLE FAMILY HOMES: 176-LOTS

(MIN. LOT AREA: 15,000 S.F.)
(AVERAGE LOT SIZE: 23,250 S.F.)

(MIN. FRONTAGE: 57.5 FT.)



Overall Project Area

	<u>ORIGINAL PROPOSAL (2023)</u>	<u>CURRENT PROPOSAL (2025)</u>
Total Area	8,039,420 S.F. (184.6 AC.) ±	10,389,308 S.F. (238.5 AC.) ±
Wetland Area	1,919,230 S.F. (44.1 AC.) ±	2,419,272 S.F. (55.5 AC.) ±
Upland Area	6,120,190 S.F. (140.5 AC.) ±	7,970,036 S.F. (183.0 AC.) ±
Open Space Area	5,360,878 S.F. (123.1 AC.) ± (66.6%)	6,659,040 S.F. (152.9 AC.) ± (64.1%)
Dry Open Space Area	3,540,968 S.F. (81.3 AC.) ±	4,228,793 S.F. (97.1 AC.) ±
Wet Open Space Area	1,819,910 S.F. (41.8 AC.) ±	2,430,247 S.F. (55.8 ac.) ±