

The Preserve at Abbyville and Abbyville Commons															
Combined Progression/Analysis/Comparison 10/2/2019															
Description	Site Size (acres)	Dev. Area (acres)	Units	Net Cut (cy)	Lot Size (sq-ft)		Frontage (feet)			Roads (feet)		WWTP	Density (Units/Ac)		Single Family Density (Units/Ac)
					Avg.	Min.	Avg	Min.	Setback	Town	Private		Site	Dev. Area	
Abbyville 2017 (Plan reviewed by Tetrattech)	200	58	216	1,482,000	10,000	6,000	80	20	20	11,000	NA	Yes	1.08	3.72	3.25
Abbyville 6/28/2018 Submission	200	61	204	994,000	8,000	6,000	100	40	25	11,000	NA	Yes	1.02	3.34	2.84
Abbyville 12/20/2018 Submission	200	68	176	650,000	23,000	15,000	114	100	40	6,032	2,100	Yes	0.88	2.59	1.64
Abbyville Lorusso Only 9/3/2019 Submission	66.04	26.67	64	Balanced Site	30,289	30,000	153	70	TBD	1,950	1,300	No	0.97	2.40	1.16
Development Comparison															
Village at Rivers Edge, Norfolk*	52	52	140	350,000+ Import								Yes	2.69	2.69	2.69
Nichols Way, Norfolk	14.67	4.8	9	13,000	20,000	20,000	101	100	51**	460	0	No	0.61	1.88	1.88
Eagle Brook Wrentham	99	81	253		Under 12,000	7,000	80*	60	20	7,500	2,250	No	2.56	3.12	2.23

* This is a Condominium and includes Clubhouse & Commercial Buildings in the Development Area

** 51 is the average front setback, minimum allowed was 20

NA Prior Submissions with Rental Housing had Access Drives

Abbyville Current Proposal has less Single Family Houses per acre than even Nichols Way