

## The Preserve at Abbyville

### Section 7.C.3 Summary Report

#### **Narrative Description:**

- The Preserve at Abbyville will be an architecturally diverse residential community of one hundred forty-eight homes. The Preserve will offer 32 two-bedroom ranches in 16 duplex buildings, 60 three-bedroom homes and 56 four-bedroom homes for sale. The site is approximately one hundred ninety acres and great care has been taken to nestle the homes on less than one third of that area. The remaining undeveloped property includes over four miles of trails weaving through the forest, a large pond for recreational activities and a bustling river that bisects the open space. This undeveloped land is proposed to be protected in perpetuity.

The entrance to the Preserve at Abbyville is from Lawrence Street which is a neighborhood of colonials, split levels and an occasional ranch. Trying to stay in harmony with these existing homes we have designed a duplex house plan that is more compatible in scale with the overall development in the adjacent neighborhoods. We have also tried to introduce front porches that blend into existing architectural patterns.

The house exteriors will have vinyl clapboard siding with some occasional accents such as brick or vinyl shakes to add character. Doors and windows will have New England accents by having raised panels in the doors and divided lite windows. The homes will have easy access to walkways, trails and water recreational activities. Landscaping will be professionally maintained in the common areas to keep the development welcoming and attractive.

#### **Existing Conditions:**

- The Site is located on the westerly side of Lawrence Street and is comprised of 190+ acres of land. Within this there is approximately 64 Acres of wetland area including a large private pond and a stream that is suitable for canoeing or kayaking. The uplands area has elevations that can range significantly. It is also covered with over 4 miles of well groomed trails that weave throughout making it suitable for hiking, biking, horseback riding and cross country skiing.

The uplands area also includes acreage that was previously used as a mill site and has numerous foundations as well as land that is encumbered by an Activity Use Limitation (AUL). The AUL has grown into an attractive meadow that may be used for passive recreation; however, it will not be developed. Besides the mill site, another portion of the property was used for gravel removal. The exposed slopes and minimal vegetation are easy to identify. It is in these previously disturbed areas that we are focusing our development, while setting aside approximately 140 acres of Open Space in perpetuity.

Please review the accompanying 40B Plans for the Preserve at Abbyville which illustrate the topography, wetlands and other site amenities

**Sight Distance & Traffic Patterns:**

- Please see the Traffic Impact and Access Study for The Preserve at Abbyville in this Tab, as well as the attached plans which illustrate infrastructure improvements for Lawrence Street. The Town of Norfolk has applied for a grant to improve the existing bridge on Lawrence Street and we intend to work with the Town on our scheduling to accommodate these improvements.

**Water Requirements:**

- The following estimated water usage is expected:

Two Bedroom Residences: 32 @ 220GPD:	7,040 GPD
Three Bedroom Residences: 60 @ 330GPD:	19,800 GPD
Four Bedroom Residences: 56 @ 440GPD:	<u>24,640</u> GPD
<b>Total Estimated GPD:</b>	<b>51,480 GPD</b>

We have been in discussions with the Town of Norfolk about water supply. Municipal water is available if improvements are made. Discussions will be continued and options will be considered before a decision is final.

**Public Safety:**

- Calls to the Police and Fire Departments should be reduced to emergency calls only. This will be a reduction from the ongoing calls that occur frequently due to the attractive nuisance that currently exists.

**Schools:**

- Based upon the 2006 Rutgers University, Center for Urban Policy Research, Residential Demographics Multipliers the following School Aged Children (SAC) can be estimated for the Preserve at Abbyville:

Single Family Detached 2 Bedroom Units:	6.96 SAC
Single Family Detached 3 Bedroom Units:	37.05 SAC
Single Family Detached 4 Bedroom Units:	62.44 SAC
<b>Total:</b>	<b>106.45 SAC</b>

**Sewage Treatment:**

- Title V Systems will be installed for each individual home.

**Wetlands, Wildlife Habitat & Environmental Impacts:**

- Great efforts have been made to minimize environmental impacts. A significant portion of the development of the property is occurring in areas that were previously disturbed. Furthermore, approximately 140 acres of Open Space are being permanently set aside in perpetuity and only minimal wetland buffer disturbance is proposed in areas that promote passive activities.

**Recreation:**

- Throughout the vast Open Space there are over four miles of existing trails that meander through the site's hills and the valleys. The scenic views of Bush Pond and the background lull of a flowing Mill River offer inviting opportunities for such passive recreation as walking, hiking, horseback riding and cross country skiing.

People have been fishing and boating on Bush Pond for years and to encourage this in the future we have proposed an Open Air Boat House with a dock and a fire pit for residents use. It is proposed that these natural amenities and Open Space be conserved and protected for the future.