

Significant Revisions for Abbyville Current Proposal 12/20/2018

- A reduction of 40 units from 216 in 2017 to 176 total units now
 - A reduction from 160 Single Family Houses to 88 Single Family Houses
 - An Elimination of all Rental units and Detached Garages
 - An addition of 88 Duplex, Two Car Garage Condominiums that are for sale
 - First Floor Master Bedroom Condominiums and Houses that may attract empty nester homeowners
 - A density ratio for the units that is much less dense and equivalent to other Norfolk Developments
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- Lot sizes have been significantly increased along Lawrence Street to better blend into the existing neighborhood
 - The Average Lot sizes within the Development have been increased by almost 3 times to 23,000SF and the minimum lot size has increased by 2.5 times.
 - An inner-core of Condominiums has been added with the larger residential lots buffering around them to provide additional distance between the existing neighborhoods. The apartments are no longer the first buildings that are seen
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- A reduction in Gravel Removal from 1.4 Million cubic yards to approximately 650,000 cubic yards
 - The reduction in gravel removal is 832,000 cubic yards or the estimated equivalent of 34,259 loads of removal which is a reduction of 68,517 truck trips. If the average daily trucking was based on 45 loads per day this is a reduction of 760 plus days of trucking.
 - A reduction of public roadway length from approximately 11,000LF to 6,000LF. This is a 46% reduction in long term cost to the Town of Norfolk and a significant reduction in the impervious area.

Benefits of the Abbyville Project 12/20/2018

- Development of the Property with a Wastewater Treatment Plant.
- A Final resolution of the Environmental Concerns with the property.
- Improvements required for the Bush Pond Dam, the Dam is in poor condition and we will bring it in to compliance. This will result in significant costs, preliminary estimates show work that could result in cost that are in excess of Two Million Dollars.
- A \$250,000.00 contribution that has already been paid towards the Engineering and Improvements that are now taking place on the Lawrence Street Bridge and Causeway. Without this contribution this long needed work would not have happened.
- Installation of a new water main from where the Lawrence Street improvements are now taking place to the intersection of Brett's Farm Road.
- Lawrence Street will be widened to 24 feet and where it is necessary the road will be reclaimed and over lay with the required thickness of bituminous concrete. This will be from where the Lawrence Street Improvements that are now taking place ends to the intersection of Brett's Farm Road.
- Approximately 130 Acres of Land set aside permanently for Conservation.