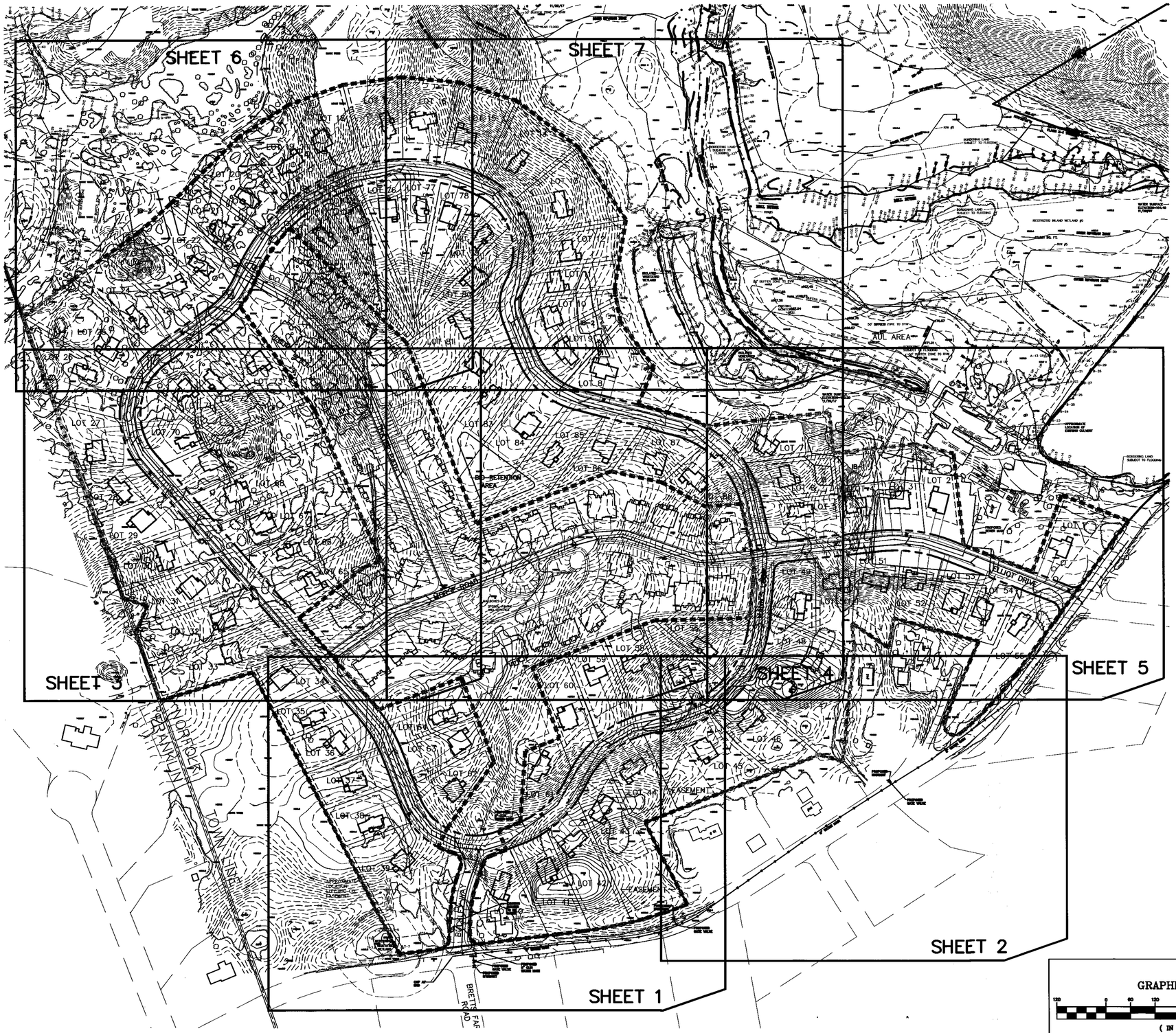



FOR REGISTRY USE ONLY

| NO. | DATE | DESCRIPTION | BY |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| 3 | 1/24/19 | COMMENTS FROM HEARING | RRG |
| 2 | 1/14/19 | ROAD NAMES | RRG |
| 1 | 1/4/19 | ROADWAY AND LOT LAYOUT | RRG |

NORFOLK ZONING BOARD OF APPEALS

DATE APPROVED

DATE ENDORSED

THE PRESERVE AT ABBYVILLE
AREA = 2,317,550 SQUARE FEET

LEGEND:

- PROPOSED FIRE HYDRANT
- PROPOSED WATER GATE
- PROPOSED CATCH BASIN
- PROPOSED DRAIN MANHOLE
- PROPOSED SEWER MANHOLE

THE PRESERVE AT ABBYVILLE
PRELIMINARY PLAN – OVERVIEW
NORFOLK, MASSACHUSETTS
FOR
ABBYVILLE DEVELOPMENT LLC
850 FRANKLIN STREET
WRENTHAM, MASSACHUSETTS
DATE: MARCH 15, 2017
SCALE: 1" = 120'

GRAPHIC SCALE

120 0 60 120 240 480

( IN FEET )
1 inch = 120 ft.

UNITED CONSULTANTS INC.
850 FRANKLIN STREET SUITE 11D
WRENTHAM, MASSACHUSETTS 02093
508-384-6560 FAX 508-384-6566

| | |
|---|---|
| DATE | MAR. 15, 2017 |
| SCALE | 1" = 120' |
| PROJECT | UC987 |
| SHEET | 1 OF 1 |

LOT 34
15,000 SQ. FT.

LOT 35
15,000 SQ. FT.

LOT 36
17,126 SQ. FT.

LOT 37
18,397 SQ. FT.

LOT 38
17,249 SQ. FT.

LOT 39
56,938 SQ. FT.

LOT 64
20,651 SQ. FT.

LOT 63
17,559 SQ. FT.

LOT 62
18,241 SQ. FT.

LOT 61
15,623 SQ. FT.

LOT 59
20,105 SQ. FT.

LOT 60
21,174 SQ. FT.

LOT 44
21,503 SQ. FT.

LOT 43
44,629 SQ. FT.

LOT 42
29,124 SQ. FT.

LOT 41
24,534 SQ. FT.

LOT 40
28,749 SQ. FT.

LOT
38,103 SQ

EASEMENT

EASEMENT

PROPOSED FENCE

PROPOSED FENCE

PROPOSED 8" CLDI WATER MAIN

APPROXIMATE LOCATION ELECTRIC CO. EASEMENT

50' BUFFER ZONE

50' BUFFER ZONE

BORDERING VEGETATED WETLAND

T-1 T-2 DENSE TREES T-3 T-4 T-5 T-6 T-7 T-8

BUCKLEY WAY

BRETTS FARM ROAD

EXISTING HOUSES TO BE RAZED

EXISTING RETAINING WALL TO BE REMOVED

8" WATER MAIN

PROPOSED SIDEWALK

PROPOSED GATE VALVE

PROPOSED HYDRANT

PROPOSED 8" CLDI WATER MAIN

PROPOSED SIDEWALK

PROPOSED GATE VALVE

PROPOSED HYDRANT

CAP AT END

# 51

PROPOSED SIDE
"OPTION A" WH
REQUIRE EASEM
BE OBTAINED B
TOWN OF NORF

## LEGEND:

- PROPOSED FIRE HYDRANT
- PROPOSED WATER GATE
- PROPOSED CATCH BASIN
- PROPOSED DRAIN MANHOLE
- PROPOSED SEWER MANHOLE

GRAPHIC SCALE

40 0 20 40 80 160

( IN FEET )
1 inch = 40 ft.

FOR REGISTRY USE ONLY

| NO. | DATE | DESCRIPTION | BY |
|---|---|---|---|
| 3 | 1/24/19 | COMMENTS FROM HEARING | RRG |
| 2 | 1/14/19 | ROAD NAMES | RRG |
| 1 | 1/4/19 | ROADWAY AND LOT LAYOUT | RRG |

NORFOLK ZONING BOARD OF APPEALS

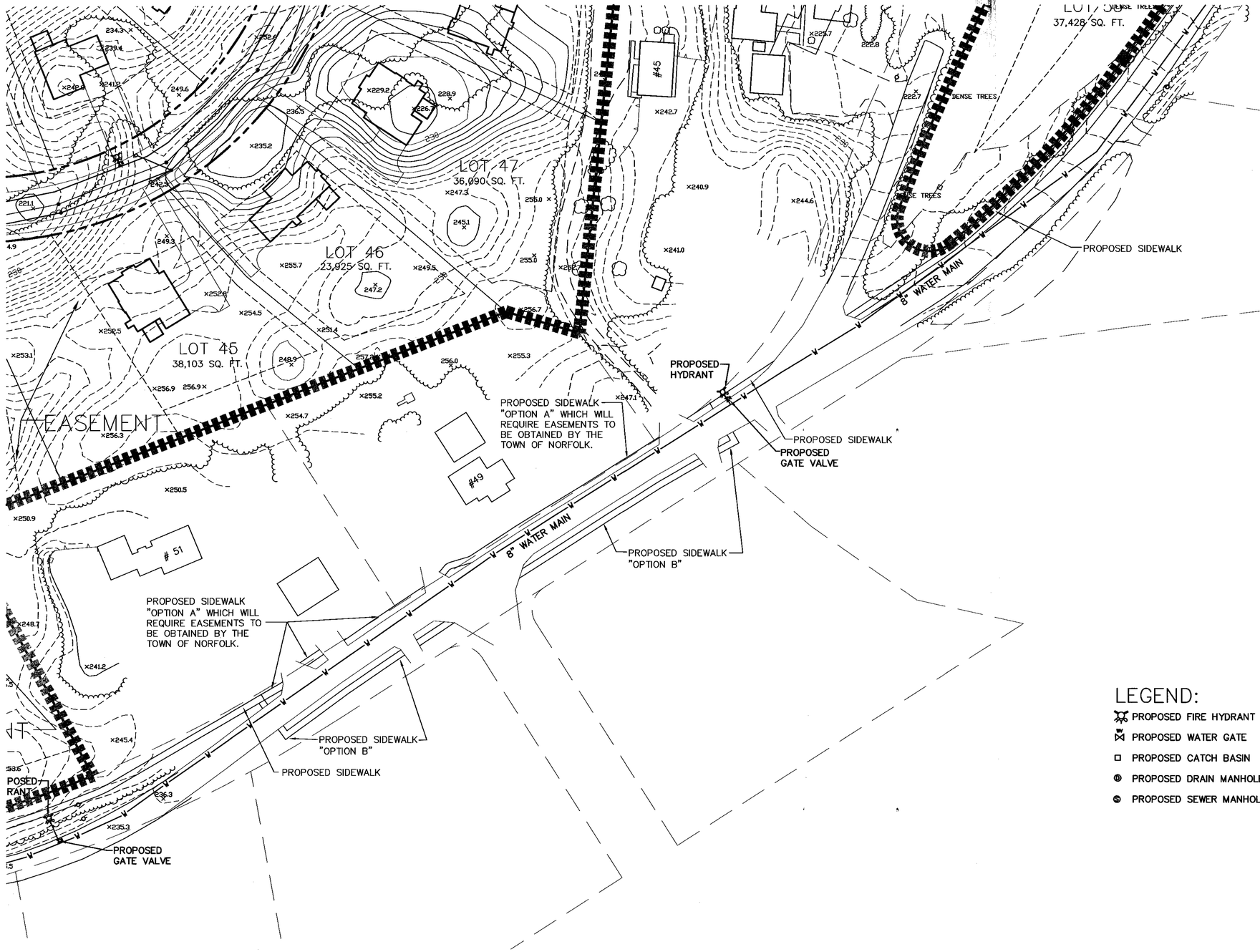
DATE APPROVED

DATE ENDORSED

THE PRESERVE AT ABBYVILLE
PRELIMINARY PLAN
NORFOLK, MASSACHUSETTS
FOR
ABBYVILLE DEVELOPMENT LLC
850 FRANKLIN STREET
WRENTHAM, MASSACHUSETTS
DATE: MARCH 15, 2017
SCALE: 1" = 40'

UNITED CONSULTANTS INC.
850 FRANKLIN STREET SUITE 11D
WRENTHAM, MASSACHUSETTS 02093
508-384-6560 FAX 508-384-6566

DATE: MAR. 15, 2017
SCALE: 1" = 40'
PROJECT: UC987
SHEET: 1 OF 7




FOR REGISTRY USE ONLY

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| 3 | 1/24/19 | COMMENTS FROM HEARING | RRG |
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| 1 | 1/4/19 | ROADWAY AND LOT LAYOUT | RRG |

NORFOLK ZONING BOARD OF APPEALS

DATE APPROVED

DATE ENDORSED

LEGEND:

- PROPOSED FIRE HYDRANT
- PROPOSED WATER GATE
- PROPOSED CATCH BASIN
- PROPOSED DRAIN MANHOLE
- PROPOSED SEWER MANHOLE

GRAPHIC SCALE

40 0 20 40 80 160

( IN FEET )
1 inch = 40 ft.

THE PRESERVE AT ABBYVILLE
PRELIMINARY PLAN
NORFOLK, MASSACHUSETTS
FOR
ABBYVILLE DEVELOPMENT LLC
850 FRANKLIN STREET
WRENTHAM, MASSACHUSETTS
DATE: MARCH 15, 2017
SCALE: 1" = 40'

UNITED CONSULTANTS INC.
850 FRANKLIN STREET SUITE 11D
WRENTHAM, MASSACHUSETTS 02093
508-384-6560 FAX 508-384-6566

DATE: MAR. 15, 2017
SCALE: 1" = 40'
PROJECT: UC987
SHEET: 2 OF 7

LOT 26
28,778 SQ. FT.

LOT 27
20,000 SQ. FT.

LOT 28
17,667 SQ. FT.

LOT 29
18,390 SQ. FT.

LOT 30
21,794 SQ. FT.

LOT 31
25,053 SQ. FT.

LOT 32
25,512 SQ. FT.

LOT 33
34,087 SQ. FT.

LOT 34
15,090 SQ. FT.

LOT 70
18,771 SQ. FT.

LOT 71
17,660 SQ. FT.

LOT 72
21,343 SQ. FT.

LOT 73
27,009 SQ. FT.

LOT 69
35,802 SQ. FT.

LOT 68
32,818 SQ. FT.

LOT 67
29,946 SQ. FT.

LOT 66
20,000 SQ. FT.

LOT 65
20,000 SQ. FT.

LOT 81
28,249 SQ./FT.

LOT 82
22,910 SQ. FT.

LOT
25,36

DENSE TREES

THAYER PATH

MORSE ROAD

LEGEND:

- PROPOSED FIRE HYDRANT
- PROPOSED WATER GATE
- PROPOSED CATCH BASIN
- PROPOSED DRAIN MANHOLE
- PROPOSED SEWER MANHOLE

FOR REGISTRY USE ONLY

GRAPHIC SCALE

40 0 20 40 80 160

( IN FEET )
1 inch = 40 ft.

| NO. | DATE | DESCRIPTION | BY |
|---|---|---|---|
| 3 | 1/24/19 | COMMENTS FROM HEARING | RRG |
| 2 | 1/14/19 | ROAD NAMES | RRG |
| 1 | 1/4/19 | ROADWAY AND LOT LAYOUT | RRG |

NORFOLK ZONING BOARD
OF APPEALS

DATE APPROVED

DATE ENDORSED

THE PRESERVE AT ABBYVILLE
PRELIMINARY PLAN
NORFOLK, MASSACHUSETTS
FOR
ABBYVILLE DEVELOPMENT LLC
850 FRANKLIN STREET
WRENTHAM, MASSACHUSETTS
DATE: MARCH 15, 2017
SCALE: 1" = 40'

UNITED CONSULTANTS INC.
850 FRANKLIN STREET SUITE 11D
WRENTHAM, MASSACHUSETTS 02093
508-384-6560 FAX 508-384-6566

DATE: MAR. 15, 2017
SCALE: 1" = 40'
PROJECT: UC987
SHEET: 3 OF 7

FOR REGISTRY USE ONLY

GRAPHIC SCALE

( IN FEET )
1 inch = 40 ft.

| NO. | DATE | DESCRIPTION | BY |
|---|---|---|---|
| 3 | 1/24/19 | COMMENTS FROM HEARING | RRG |
| 2 | 1/14/19 | ROAD NAMES | RRG |
| 1 | 1/4/19 | ROADWAY AND LOT LAYOUT | RRG |

NORFOLK ZONING BOARD OF APPEALS

DATE APPROVED

DATE ENDORSED

LEGEND:

- PROPOSED FIRE HYDRANT
- PROPOSED WATER GATE
- PROPOSED CATCH BASIN
- PROPOSED DRAIN MANHOLE
- PROPOSED SEWER MANHOLE

THE PRESERVE AT ABBYVILLE
PRELIMINARY PLAN
NORFOLK, MASSACHUSETTS
FOR
ABBYVILLE DEVELOPMENT LLC
850 FRANKLIN STREET
WRENTHAM, MASSACHUSETTS
DATE: MARCH 15, 2017
SCALE: 1" = 40'

UNITED CONSULTANTS INC.
850 FRANKLIN STREET SUITE 11D
WRENTHAM, MASSACHUSETTS 02093
508-384-6560 FAX 508-384-6566

DATE MAR. 15, 2017
SCALE 1" = 40'
PROJECT UC987
SHEET 4 OF 7

FOR REGISTRY USE ONLY

GRAPHIC SCALE

40 0 20 40 80 160

( IN FEET )
1 inch = 40 ft.

| NO. | DATE | DESCRIPTION | BY |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| 3 | 1/24/19 | COMMENTS FROM HEARING | RRG |
| 2 | 1/14/19 | ROAD NAMES | RRG |
| 1 | 1/4/19 | ROADWAY AND LOT LAYOUT | RRG |

NORFOLK ZONING BOARD OF APPEALS

DATE APPROVED

DATE ENDORSED

LEGEND:

- PROPOSED FIRE HYDRANT
- PROPOSED WATER GATE
- PROPOSED CATCH BASIN
- PROPOSED DRAIN MANHOLE
- PROPOSED SEWER MANHOLE

THE PRESERVE AT ABBYVILLE
PRELIMINARY PLAN
NORFOLK, MASSACHUSETTS
FOR
ABBYVILLE DEVELOPMENT LLC
850 FRANKLIN STREET
WRENTHAM, MASSACHUSETTS
DATE: MARCH 15, 2017
SCALE: 1" = 40'


UNITED CONSULTANTS INC.
850 FRANKLIN STREET SUITE 11D
WRENTHAM, MASSACHUSETTS 02093
508-384-6560 FAX 508-384-6566


DATE: MAR. 15, 2017
SCALE: 1" = 40'
PROJECT: UC987
SHEET: 5 OF 7

FOR REGISTRY USE ONLY

GRAPHIC SCALE

40 0 20 40 80 160

( IN FEET )
1 inch = 40 ft.

| NO. | DATE | DESCRIPTION | BY |
|---|---|---|---|
| 3 | 1/24/19 | COMMENTS FROM HEARING | RRG |
| 2 | 1/14/19 | ROAD NAMES | RRG |
| 1 | 1/4/19 | ROADWAY AND LOT LAYOUT | RRG |

NORFOLK ZONING BOARD OF APPEALS

DATE APPROVED

DATE ENDORSED

LEGEND:

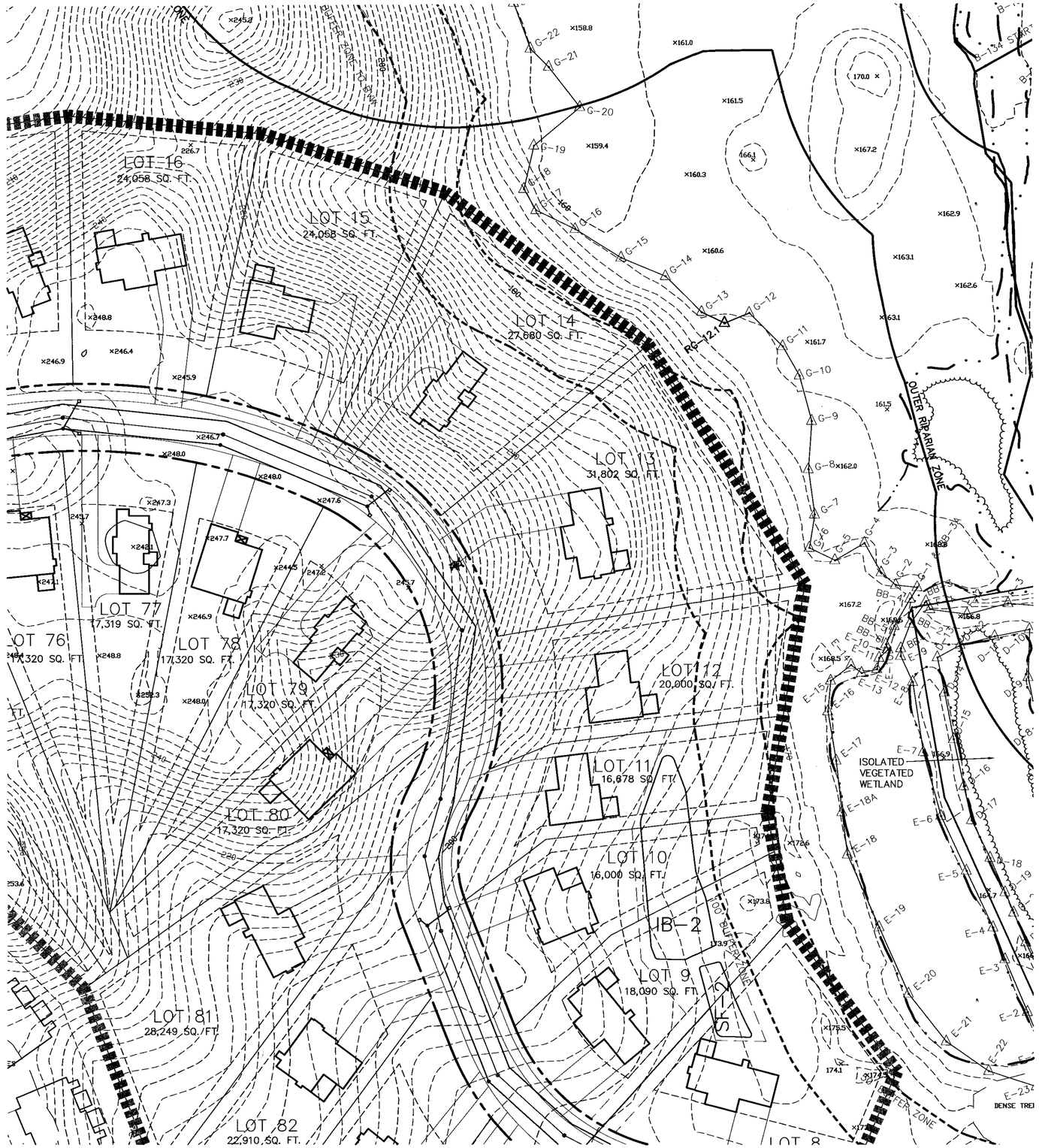
- PROPOSED FIRE HYDRANT
- PROPOSED WATER GATE
- PROPOSED CATCH BASIN
- PROPOSED DRAIN MANHOLE
- PROPOSED SEWER MANHOLE

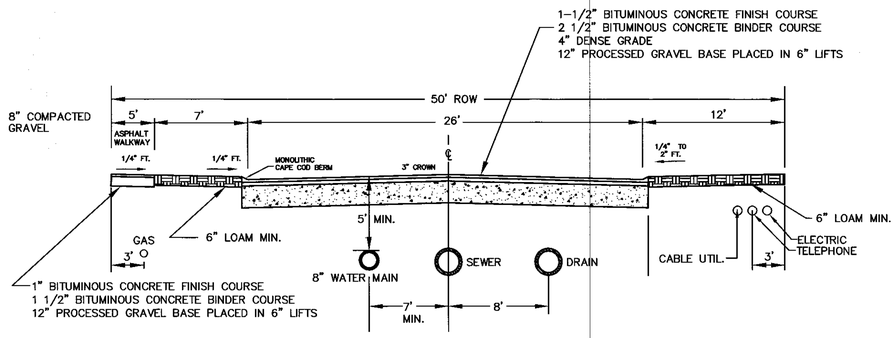
THE PRESERVE AT ABBYVILLE
PRELIMINARY PLAN
NORFOLK, MASSACHUSETTS
FOR
ABBYVILLE DEVELOPMENT LLC
850 FRANKLIN STREET
WRENTHAM, MASSACHUSETTS
DATE: MARCH 15, 2017
SCALE: 1" = 40'

UNITED CONSULTANTS INC.
850 FRANKLIN STREET SUITE 11D
WRENTHAM, MASSACHUSETTS 02093
508-384-6560 FAX 508-384-6566

DATE: MAR. 15, 2017
SCALE: 1" = 40'
PROJECT: UC987
SHEET: 6 OF 7

FOR REGISTRY USE ONLY




## ROADWAY CROSS SECTION

FOR:
BUCKLEY WAY, ELLIOTT DRIVE AND MANN'S LOOP.

| NO. | DATE | DESCRIPTION | BY |
|---|---|---|---|
| 3 | 1/24/19 | COMMENTS FROM HEARING | RRG |
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NORFOLK ZONING BOARD OF APPEALS

DATE APPROVED

DATE ENDORSED

LEGEND:

- PROPOSED FIRE HYDRANT
- PROPOSED WATER GATE
- PROPOSED CATCH BASIN
- PROPOSED DRAIN MANHOLE
- PROPOSED SEWER MANHOLE

GRAPHIC SCALE

40 0 20 40 80 160

( IN FEET )
1 inch = 40 ft.

THE PRESERVE AT ABBYVILLE
PRELIMINARY PLAN
NORFOLK, MASSACHUSETTS
FOR
ABBYVILLE DEVELOPMENT LLC
850 FRANKLIN STREET
WRENTHAM, MASSACHUSETTS
DATE: MARCH 15, 2017
SCALE: 1" = 40'

UNITED CONSULTANTS INC.
850 FRANKLIN STREET SUITE 11D
WRENTHAM, MASSACHUSETTS 02093
508-384-6560 FAX 508-384-6566

DATE: MAR. 15, 2017
SCALE: 1" = 40'
PROJECT: UC987
SHEET: 7 OF 7