



THE PRESERVE AT ABBYVILLE

Zoning Board of Appeals Presentation
March 12, 2020

Presentation Outline

- I. INTRODUCTION, THE PROJECT TEAM
- II. SITE LAYOUT
- III. CONCLUSION AND QUESTIONS

INTRODUCTION, THE PROJECT TEAM



DIPLACIDO DEVELOPMENT CORP.

Owner / Developer



Architect



Civil Engineer



Landscape Architect

WILLIAM SCULLY

Traffic Consultant

ED MARCHAND

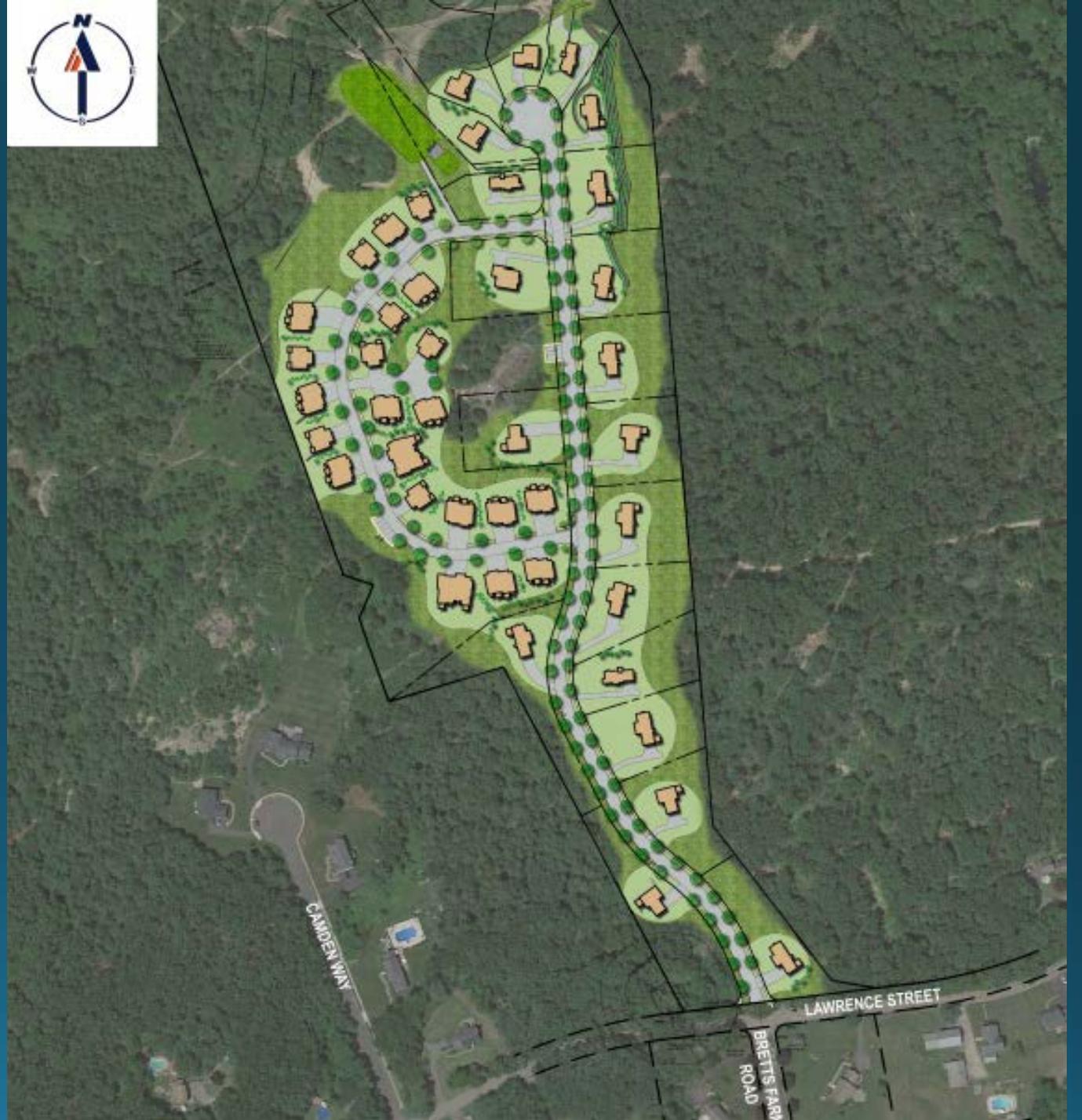
40B Consultant

JOHN SMOLAK

Attorney

PROJECT OVERVIEW

Proposed Site Layout



Abbyville Existing Main Entrance



Abbyville Existing Main Entrance



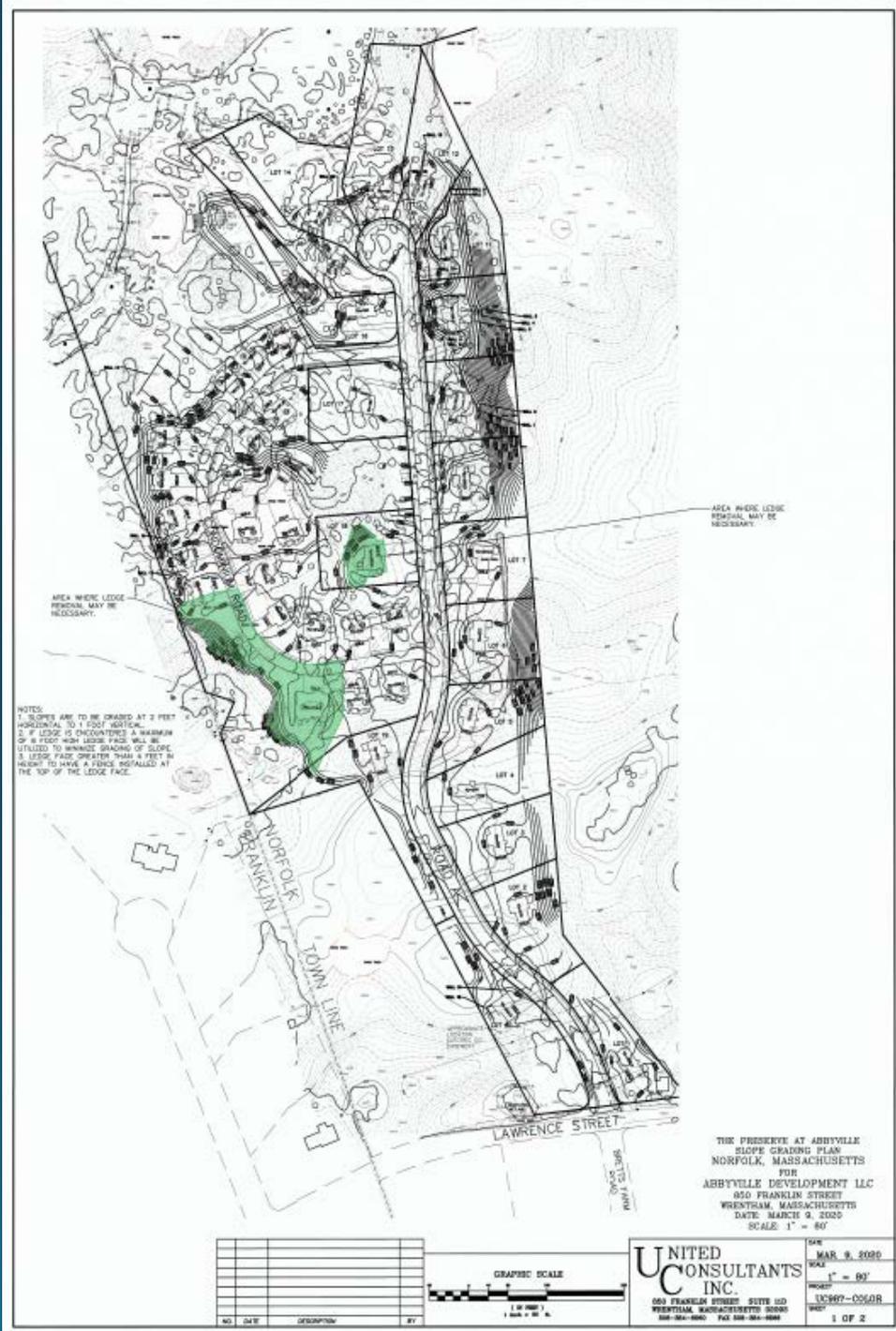
Abbyville Existing Main Entrance



Abbyville – Surrounding Area



Slope Grading Plan



Slope Grading Plan



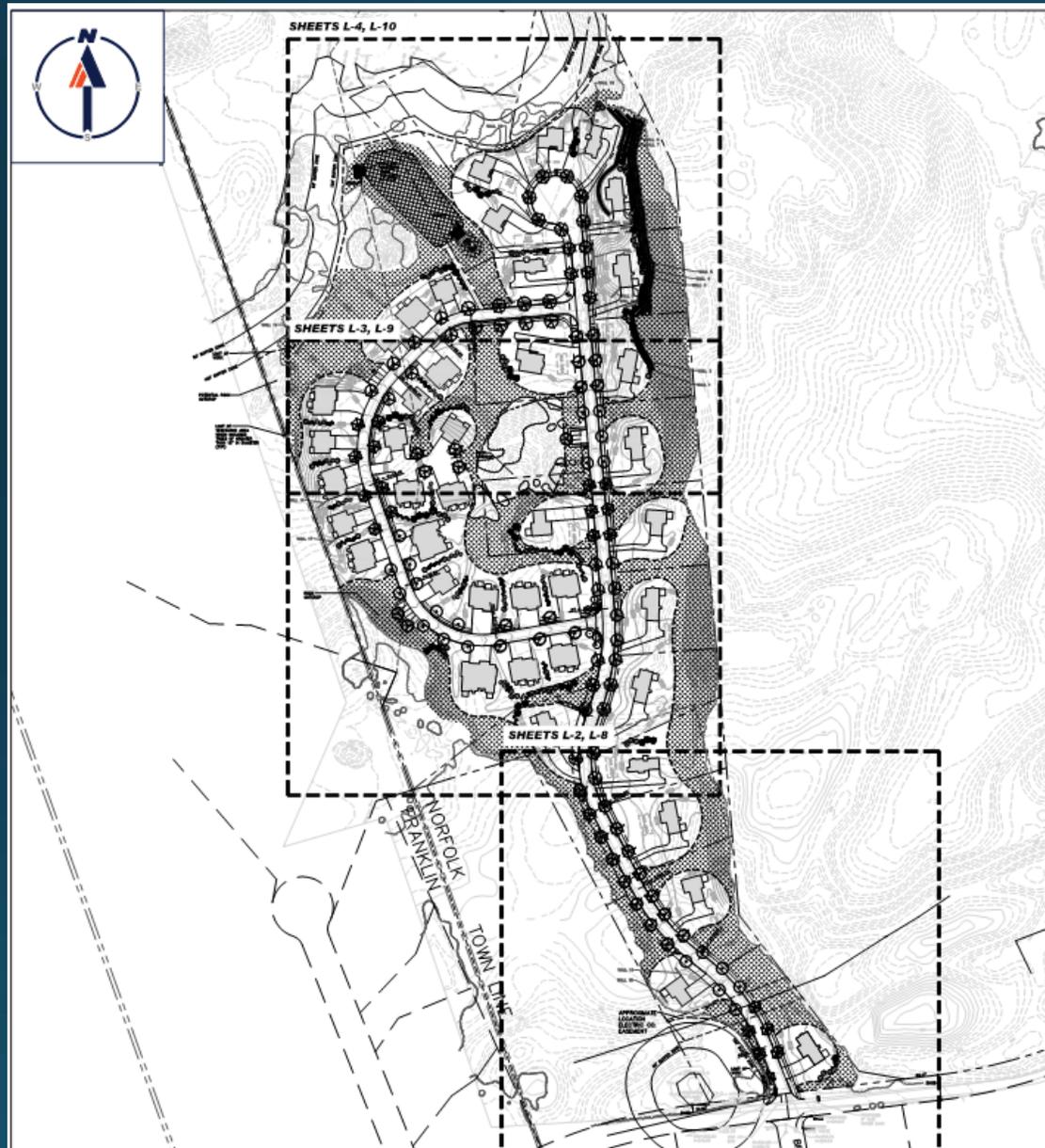
Site Parking Areas



Zoning Information / NPDES

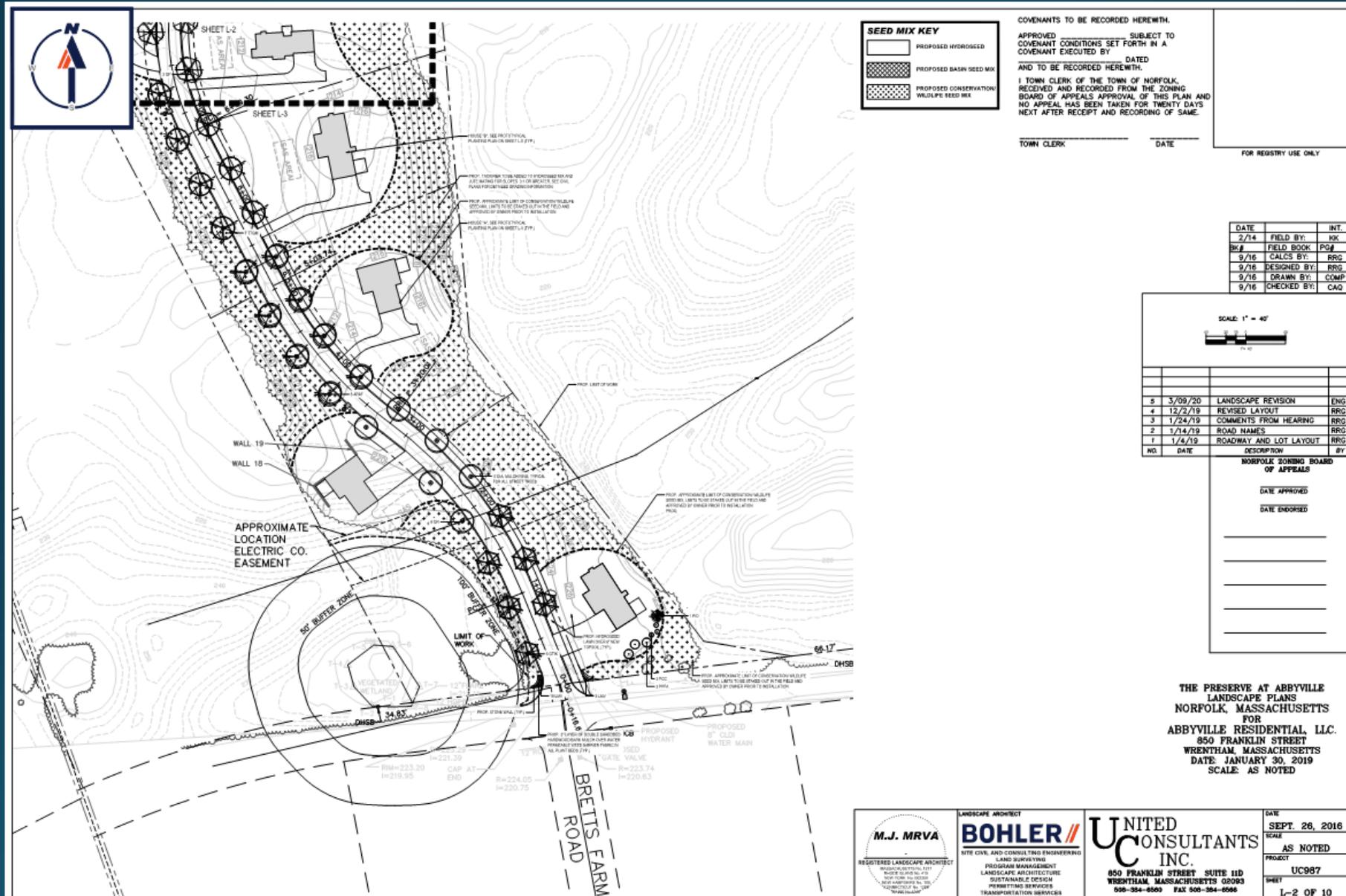
The Preserve at Abbyville								
Lawrence Street								
Norfolk, Massachusetts								
Zone : Residence 3								
Dimensional Requirements								
Minimum Lot Size - 55,000 Sq. Ft.								
Minimum Frontage - 200 feet								
Minimum Yard Setback								
Front - 50 feet								
Side - 25 feet								
Rear - 25 feet								
Maximum Lot Coverage 25%								
Height Stories - 2 1/2								
Height Feet - 35 feet								
Lot	Area Sq. Ft.	Frontage	Circle	Front Setback	Left Side Setback	Right Side Setback	Rear Setback	Lot Coverage
1	30000	285.88	110.4	30.6	191.9	-	25.2	10%
2	30000	249.00	148.8	48.4	43.1	132.3	53.9	9.6%
3	30000	150.56	142.8	74.6	27.3	43.9	88.2	11.4%
4	30000	101.39	105.4	56.2	35.9	36.7	130.8	10.5%
5	30000	200.75	142.3	32.3	30	50.1	116.6	12.9%
6	30000	164.55	165	40.9	35.1	62.5	89.4	13.1%
7	30000	166.67	166.7	62.9	48.3	63.6	61.9	10.4%
8	30000	166.67	166.7	35.7	50.1	50.5	98.2	10.5%
9	30000	166.67	166.7	33.5	62.7	35.3	103.3	10.0%
10	30000	166.67	166.7	42.3	42.4	58.0	91.4	11.4%
11	30000	75.00	112.1	40.0	18.8	42.6	93.5	11.0%
12	30000	75.00	75.6	49.1	22.4	24	93.2	9.5%
13	40000	75.00	109.5	36.5	42.1	12	272.9	6.5%
14	40000	75.00	59.8	72.1	12.8	39.8	218.7	7.7%
15	40000	91.24	74.88	27.2	15.9	16.1	326.2	7.8%
16	30000	93.56	100	39.2	53.4	17.5	85.9	10.4%
17	30000	148.56	155	57.6	49.3	51.6	80	12.4%
18	30000	150.00	150	71.9	32.6	67.3	76.1	12.9%
19	40000	437.81	116.2	31.6	330	20.5	38.4	9.3%
20	42914	485.09	124.9	21		191.5	26.6	6.8%
Condominium Lot								
Area - 48.88+/- acres								
Frontage - 276.30 feet								
Circle - 200 feet								
Setback from condominium roadway curb line to a building - 21 feet								
Setback from sidewalk to a building - 20 feet								
Setback from condominium boundary line to a building - 22.8 feet								
Setback from Road A to a building - 31 feet								
Lot Coverage - 5.5% (Includes Condominium Roadway)								

Proposed Landscape Plan

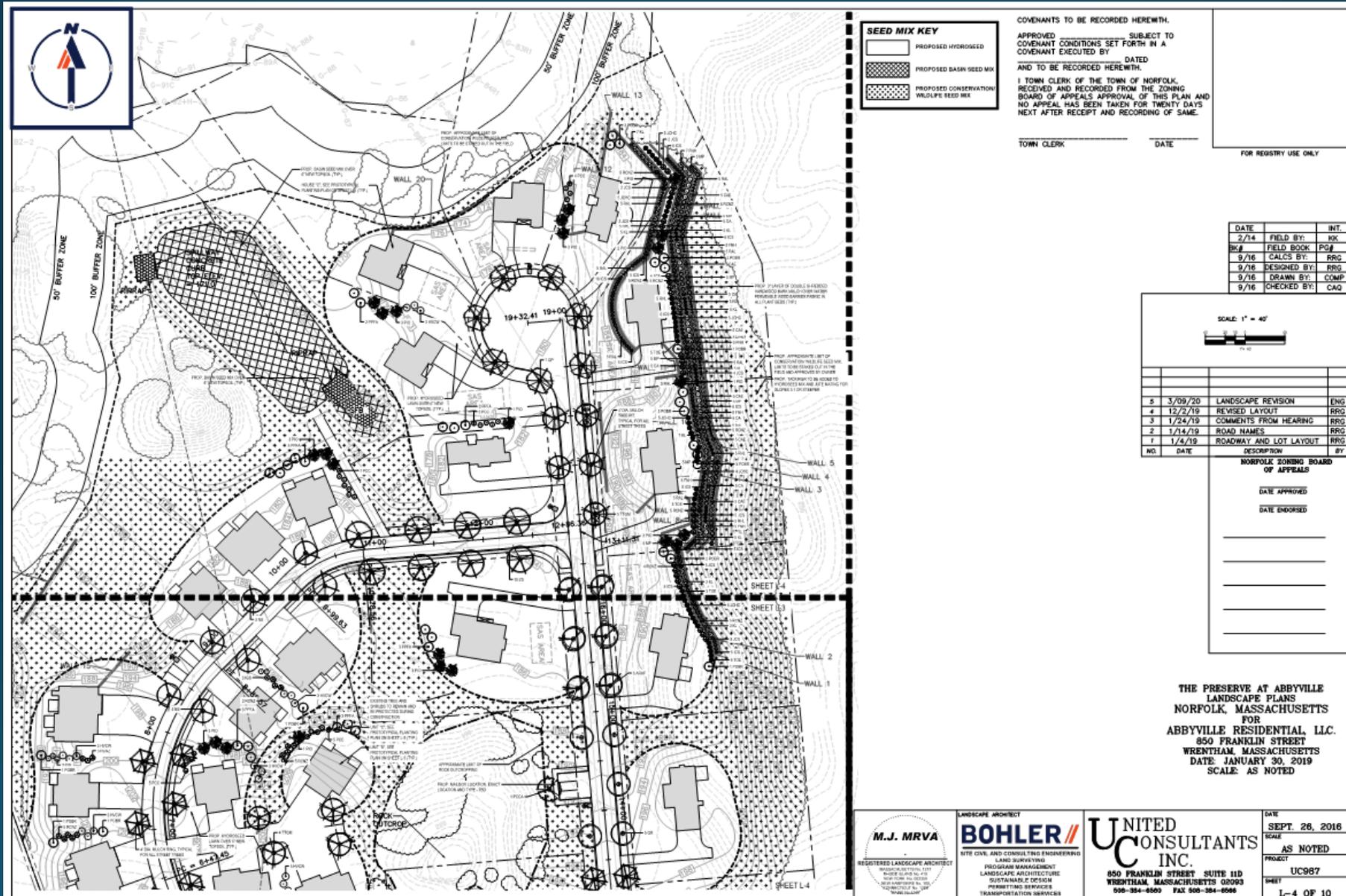


LANDSCAPE SCHEDULE					
KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	CONT.
SHADE TREES					
ARAF	19	ACER RUBRUM 'AUTUMN FLAME'	AUTUMN FLAME RED MAPLE	2 1/2-3' CAL.	B+B
GTK	20	GLEDTISIA TRIACANTHOS INERMIS 'SKYCOLE'	SKYLINE THORNLESS HONEYLOCUST	2 1/2-3' CAL.	B+B
NS	15	NYSSA SYLVATICA	SOURGUM OR TUPELO	2 1/2-3' CAL.	B+B
PCCA	3	PYRUS CALLERYANA 'CAPITAL'	CAPITAL PEAR	2-2 1/2' CAL.	B+B
QP	16	QUERCUS PALUSTRIS	PIN OAK	2 1/2-3' CAL.	B+B
QR	21	QUERCUS RUBRA	RED OAK	2 1/2-3' CAL.	B+B
TTGM	16	TILIA TOMENTOSA 'GREEN MOUNTAIN'	GREEN MOUNTAIN SILVER LINDEN	2 1/2-3' CAL.	B+B
ZS	8	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE ZELKOVA	2 1/2-3' CAL.	B+B
SUBTOTAL:	118				
ORNAMENTAL TREES					
PXD	6	PRUNUS X 'OKAME'	OKAME CHERRY	2-2 1/2' CAL.	B+B
SUBTOTAL:	6				
EVERGREEN TREES					
PCC	60	PINUS CEMBRA 'CHALET'	COMPACT SWISS STONE PINE	5-6'	B+B
PIO	46	PICEA ORIENTALIS 'GRACILIS'	ORIENTAL SPRUCE	6-7'	B+B
POBR	34	PICEA OMORIKA 'BRUNS'	BRUNS SERBIAN SPRUCE	6-7'	B+B
PPFA	40	PICEA PUNGENS GLAUCA 'FAT ALBERT'	COMPACT COLORADO BLUE SPRUCE	7-8'	B+B
TOE	17	THUJA OCCIDENTALIS 'EMERALD'	EMERALD GREEN ARBORVITAE	5-6'	B+B
SUBTOTAL:	197				
DECIDUOUS SHRUBS					
CA	25	CLETHRA ALNIFOLIA	SUMMERSWEET CLETHRA	24-30"	CONTAINER
CAE	30	CORNUS ALBA 'ELEGANTISSIMA'	VARIEGATED RED TWIG DOGWOOD	2-3'	B+B
FNH	32	FORSYTHIA X INTERMEDIA 'NEW HAMPSHIRE GOLD'	NEW HAMPSHIRE GOLD FORSYTHIA	24-30"	B+B
HVCW	40	HAMAMELIS VIRGINIANA	COMMON WITCHHAZEL	3-4'	B+B
MP	33	MYRICA PENNSYLVANICA	NORTHERN BAYBERRY	30-36"	B+B
SUBTOTAL:	160				
EVERGREEN SHRUBS					
ICS	72	ILEX CRENATA 'STEEDS'	STEEDS JAPANESE HOLLY	30-36"	B+B
IGS	28	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY HOLLY	24-30"	B+B
JCHC	30	JUNIPERUS CHINENSIS 'HETZII COLUMNARIS'	COLUMNAR HETZ JUNIPER	4-5'	B+B
JCS	27	JUNIPERUS CHINENSIS 'SPARTAN'	SPARTAN JUNIPER	3-4'	B+B
KL	45	KALMIA LATIFOLIA	MOUNTAIN LAUREL	30-36"	B+B
RAL	45	RHODODENDRON 'AUTUMN LILAC ENCORE'	AUTUMN LILAC AZALEA	18-24"	CONTAINER
RCNZ	86	RHODODENDRON CATAWBIENSE 'NOVA ZEMBLA'	NOVA ZEMBLA RHODODENDRON	30-36"	B+B
RHL	25	RHODODENDRON X 'LANDMARK'	LANDMARK RHODODENDRON	18-24"	CONTAINER
SUBTOTAL:	358				
PERENNIALS					
LMV	61	LIRIOPE MUSCARI 'VARIEGATA'	VARIEGATED LILYTURF	1 PT.	CONTAINER
SUBTOTAL:	61				

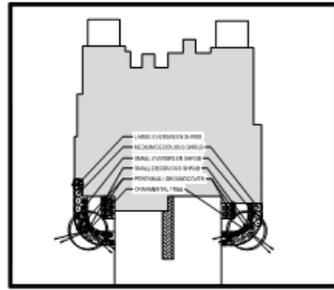
Proposed Landscape Enlargement Plan



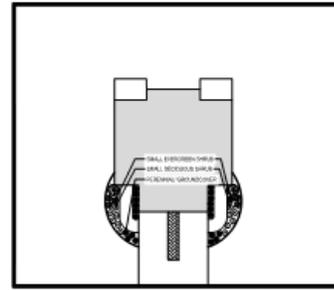
Proposed Landscape Enlargement Plan



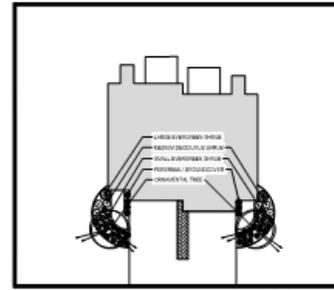
Proposed Prototypical Landscape Unit Plan



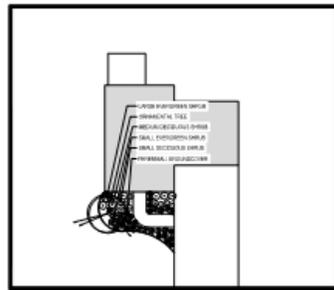
UNIT 'A' - PROTOTYPICAL LANDSCAPE PLAN
SCALE: 1"=20'



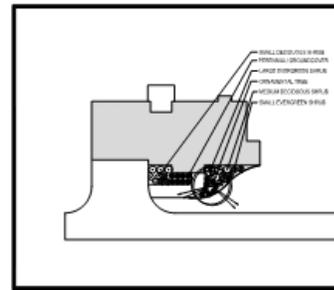
UNIT 'B' - PROTOTYPICAL LANDSCAPE PLAN
SCALE: 1"=20'



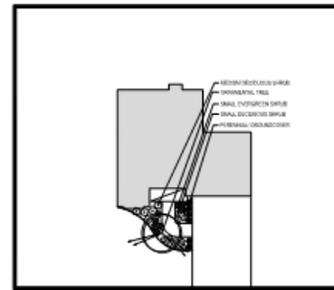
UNIT 'C' - PROTOTYPICAL LANDSCAPE PLAN
SCALE: 1"=20'



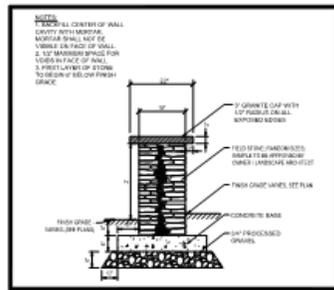
HOUSE 'A' - PROTOTYPICAL LANDSCAPE PLAN
SCALE: 1"=20'



HOUSE 'B' - PROTOTYPICAL LANDSCAPE PLAN
SCALE: 1"=20'



HOUSE 'C' - PROTOTYPICAL LANDSCAPE PLAN
SCALE: 1"=20'



STONE WALL
SCALE: 1/4\"/>

COVENANTS TO BE RECORDED HEREWITH.

APPROVED _____ SUBJECT TO COVENANT CONDITIONS SET FORTH IN A COVENANT EXECUTED BY _____

AND TO BE RECORDED HEREWITH. _____ DATED _____

I, TOWN CLERK OF THE TOWN OF NORFOLK, RECEIVED AND RECORDED FROM THE ZONING BOARD OF APPEALS APPROVAL OF THIS PLAN AND NO APPEAL HAS BEEN TAKEN FOR TWENTY DAYS NEXT AFTER RECEIPT AND RECORDING OF SAME.

TOWN CLERK _____ DATE _____

FOR REGISTRY USE ONLY

DATE	FIELD BY:	INT.
2/14	FIELD BOOK	PK
9/16	CALCS BY:	RRG
9/16	DESIGNED BY:	RRG
9/16	DRAWN BY:	COMP
9/16	CHECKED BY:	CAQ

PROTOTYPICAL UNIT PLANT LIST

ORNAMENTAL TREES (1 PER HOUSE, 12" CALIPER)
LANTANA BUSHES (2 PER HOUSE, 12" CALIPER)
LARGE BURNING BUSH (1 PER HOUSE, 12" CALIPER)
MONARDA BELL BELL (1 PER HOUSE, 12" CALIPER)
BANG EXPOSURE SPICE (1 PER HOUSE, 12" CALIPER)
SMALL EXPOSURE SPICE (1 PER HOUSE, 12" CALIPER)
PERENNIAL BLOSSOMING (1 PER HOUSE, 12" CALIPER)
CHERRY BLOSSOM (1 PER HOUSE, 12" CALIPER)

NO.	DATE	DESCRIPTION	BY
5	3/09/20	LANDSCAPE REVISION	ENG
4	12/2/19	REVISED LAYOUT	RRG
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 ENDSORSED _____

THE PRESERVE AT ABBYVILLE
ENTRANCE PROTOTYPICAL WALLS
NORFOLK, MASSACHUSETTS
FOR
ABBYVILLE RESIDENTIAL, LLC.
850 FRANKLIN STREET
WRENTHAM, MASSACHUSETTS
DATE: JANUARY 30, 2019
SCALE: AS NOTED



DATE: SEPT. 26, 2016
SCALE: AS NOTED
PROJECT: UCS87
SHEET: L-5 OF 10

Abbyville – Ledge area



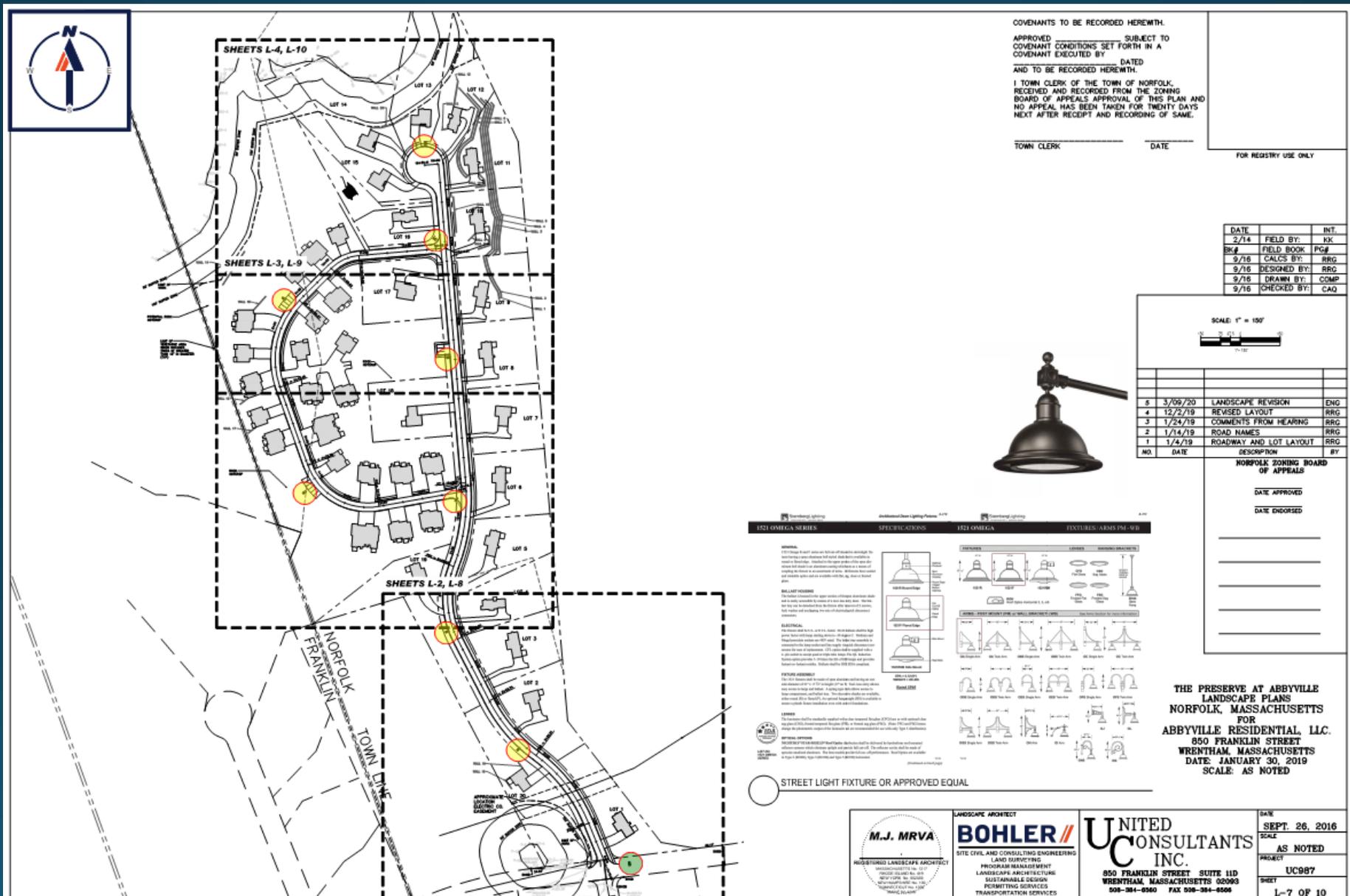
Abbyville – Retaining Walls



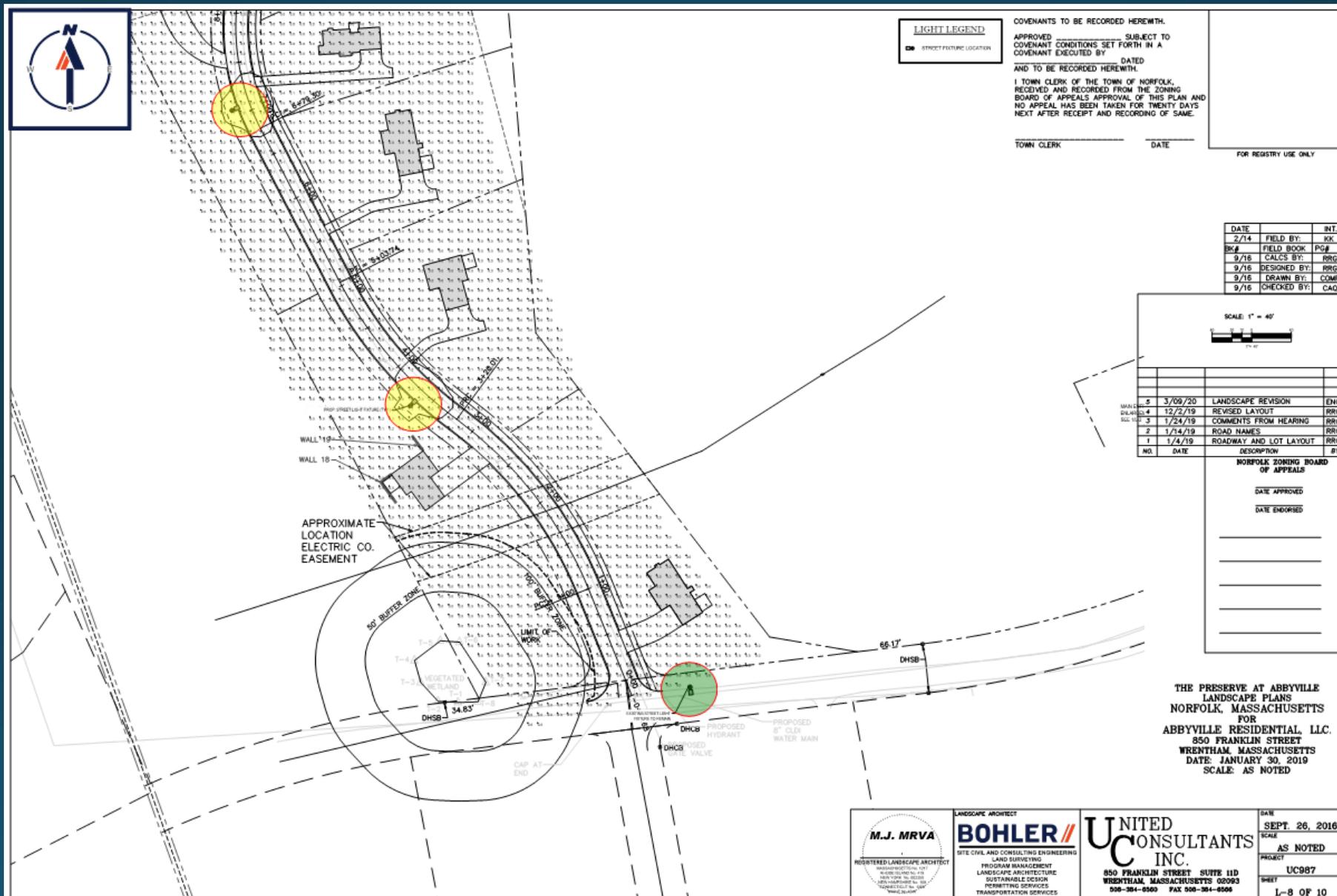
Abbyville – Stone Walls



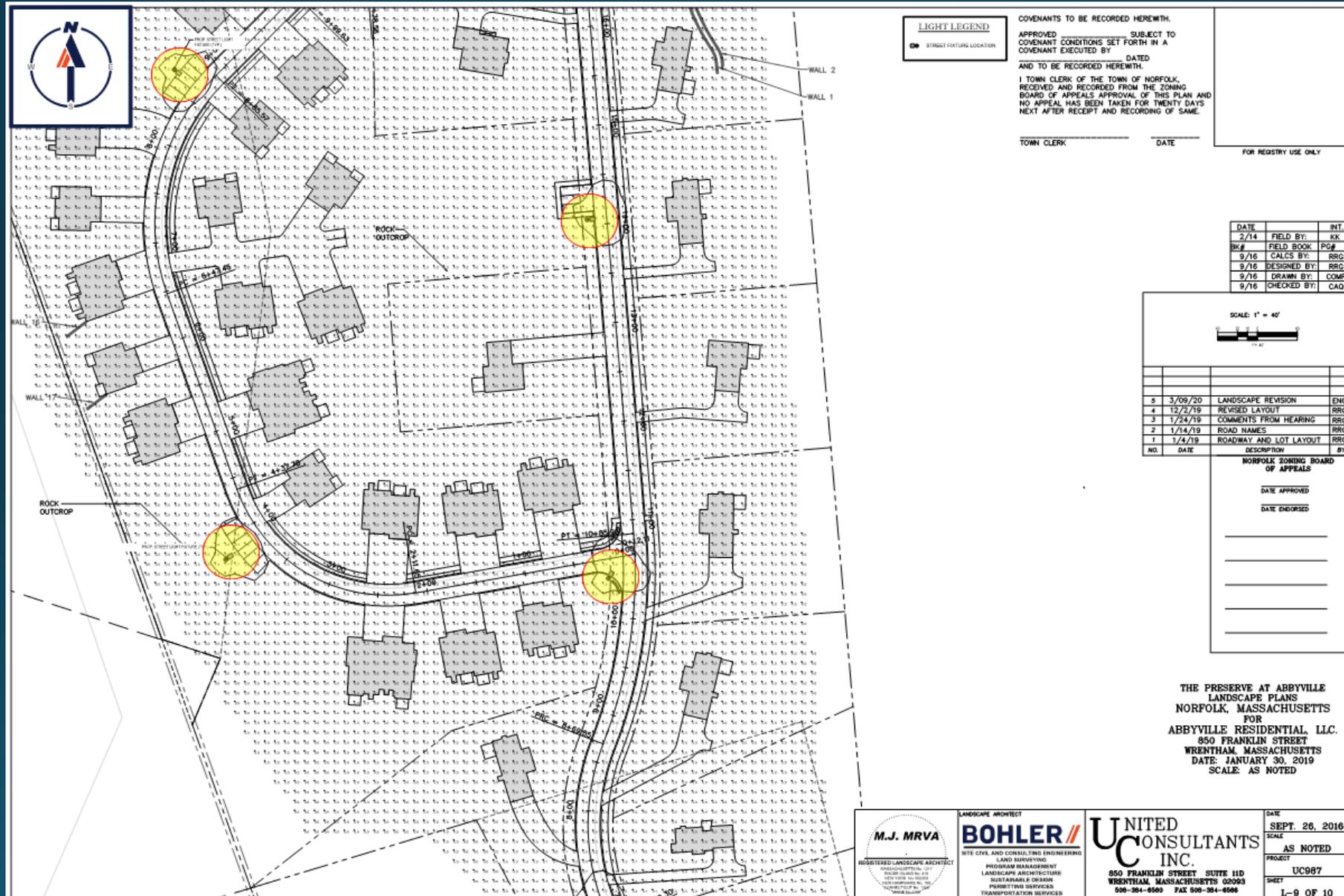
Proposed Lighting Plan



Proposed Lighting Enlargement Plan



Proposed Lighting Enlargement Plan

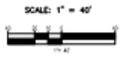


LIGHT LEGEND
 STREET LIGHTING LOCATION

COVENANTS TO BE RECORDED HEREWITH.
 APPROVED _____ SUBJECT TO COVENANT CONDITIONS SET FORTH IN A COVENANT EXECUTED BY _____ DATED _____ AND TO BE RECORDED HEREWITH.
 I, TOWN CLERK OF THE TOWN OF NORFOLK, RECEIVED AND RECORDED FROM THE ZONING BOARD OF APPEALS APPROVAL OF THIS PLAN AND NO APPEAL HAS BEEN TAKEN FOR TWENTY DAYS NEXT AFTER RECEIPT AND RECORDING OF SAME.

TOWN CLERK _____ DATE _____ FOR REGISTRY USE ONLY

DATE	FIELD BY:	INT.
2/14	KK	
8/7	PCJ	
9/16	RRG	
9/16	RRG	
9/16	COMP	
9/16	CAQ	



NO.	DATE	DESCRIPTION	BY
5	3/09/20	LANDSCAPE REVISION	ENG
4	12/2/19	REVISED LAYOUT	RRG
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
 LANDSCAPE PLANS
 NORFOLK, MASSACHUSETTS
 FOR
 ABBYVILLE RESIDENTIAL, LLC.
 850 FRANKLIN STREET
 WRENTHAM, MASSACHUSETTS
 DATE: JANUARY 30, 2019
 SCALE: AS NOTED



LANDSCAPE ARCHITECT
BOHLER
 SITE CIVIL AND CONSULTING ENGINEERING
 LEAD SURVEYING
 PROGRAM MANAGEMENT
 LANDSCAPE ARCHITECTURE
 SUSTAINABLE DESIGN
 PERMITTING SERVICES
 TRANSPORTATION SERVICES

UNITED CONSULTANTS INC.
 850 FRANKLIN STREET, SUITE 110
 WRENTHAM, MASSACHUSETTS 02093
 508-384-8500 FAX 508-384-8506

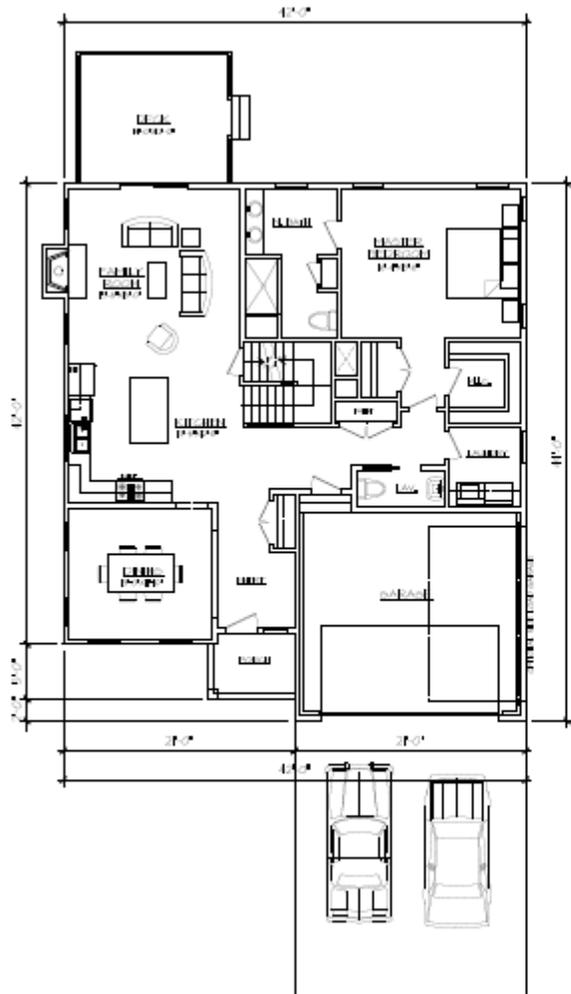
DATE: SEPT. 26, 2016
 SCALE: AS NOTED
 PROJECT: UC987
 SHEET: L-9 OF 10

Architecture

Preserve at Abbyville Single Family Housing

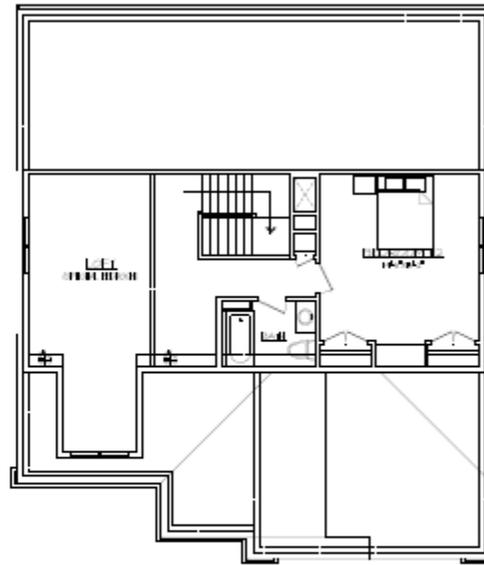


The Preserve at Abbyville – Unit A1



FIRST FLOOR PLAN

1/8" = 1'



SECOND FLOOR PLAN

1/8" = 1'

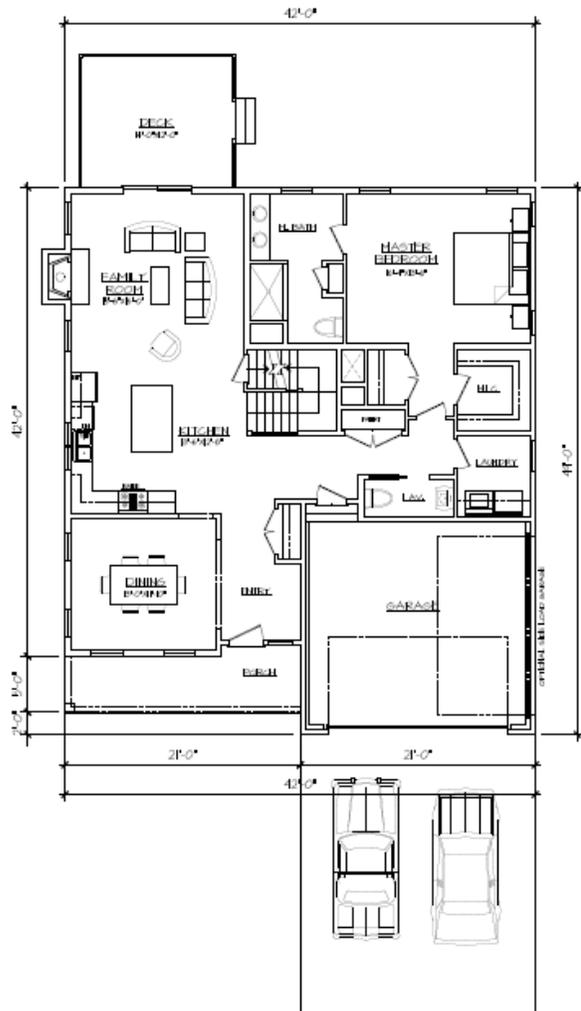


OPTION #1



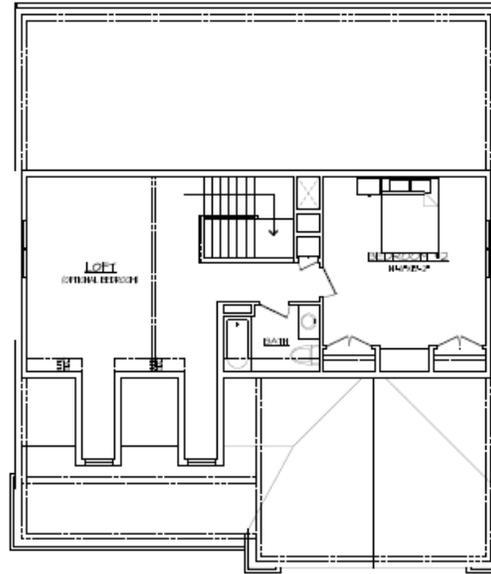
OPTION #2

The Preserve at Abbyville – Unit A2 & A3



FIRST FLOOR PLAN

1/8" = 1'



SECOND FLOOR PLAN

1/8" = 1'



OPTION #1

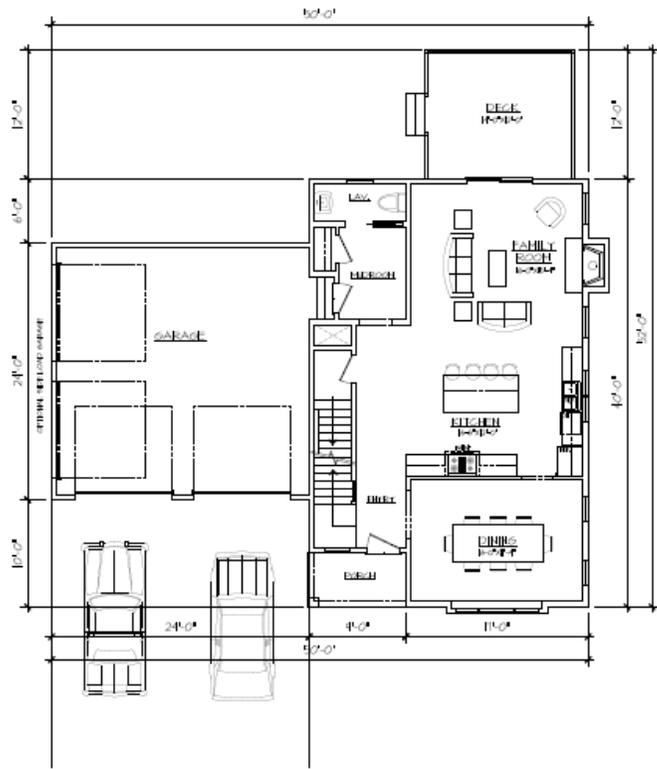


OPTION #2



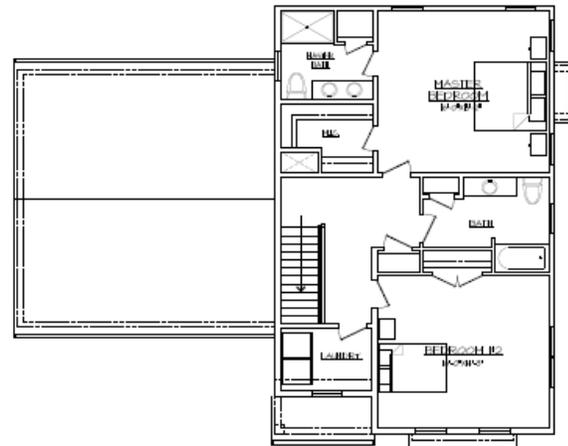
OPTION #3

The Preserve at Abbyville – Unit B1



FIRST FLOOR PLAN

1/8" = 1'

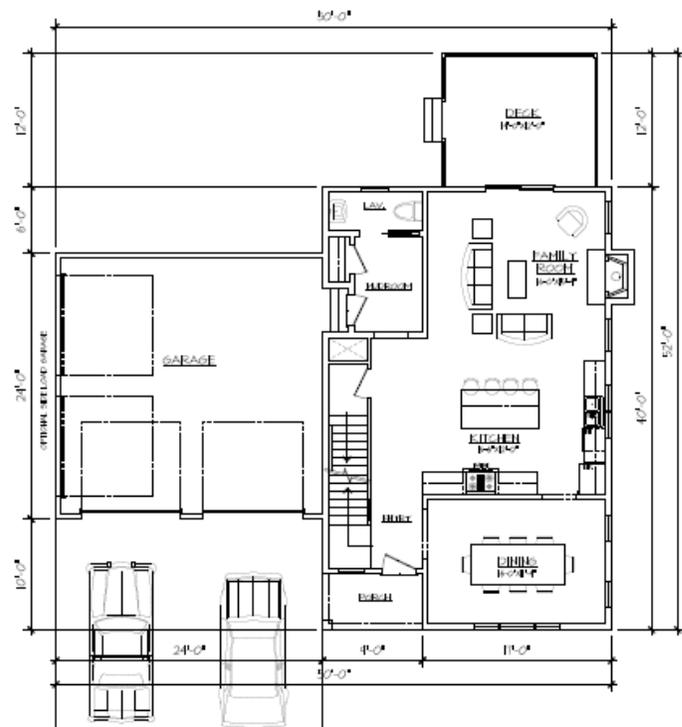


SECOND FLOOR PLAN

1/8" = 1'

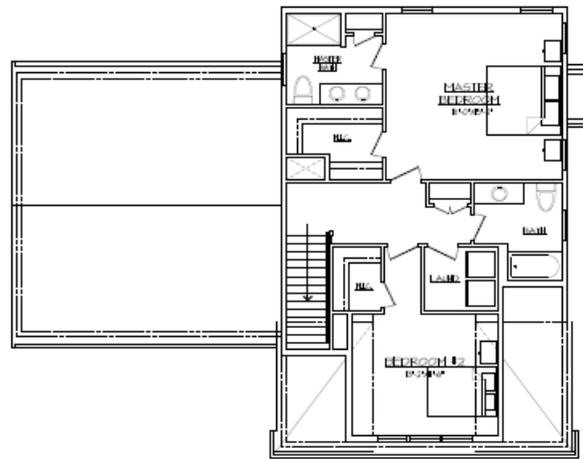


The Preserve at Abbyville – Unit B2



FIRST FLOOR PLAN

1/8" = 1'



SECOND FLOOR PLAN

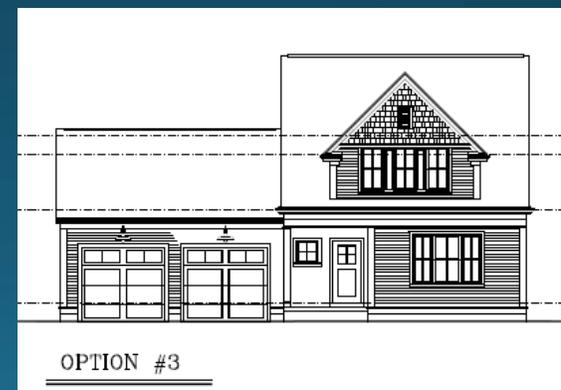
1/8" = 1'



OPTION #1



OPTION #2

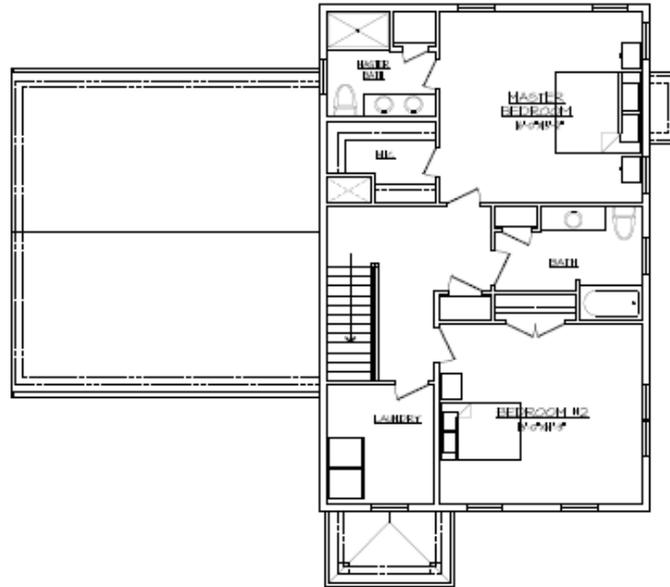
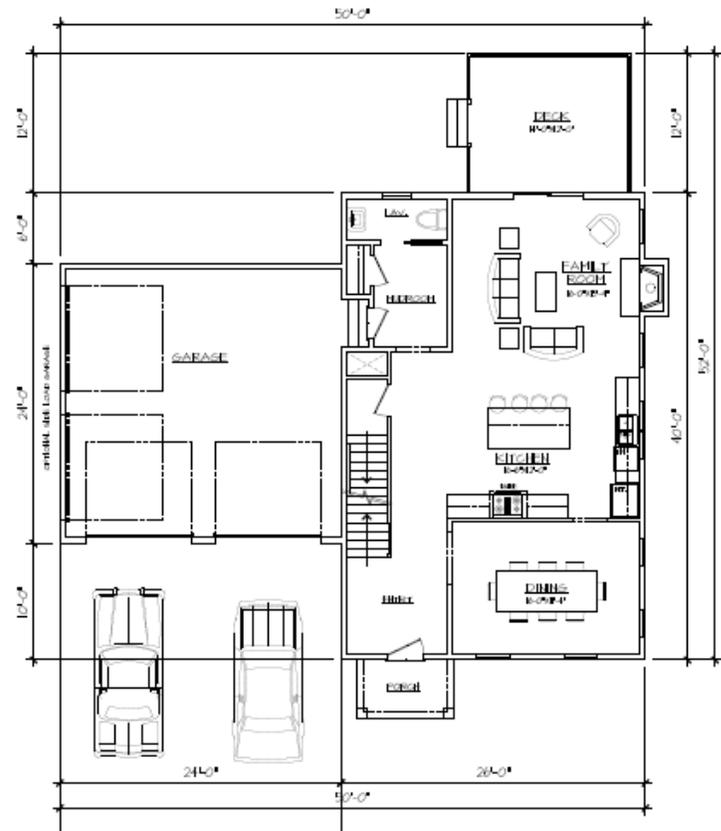


OPTION #3



OPTION #4

The Preserve at Abbyville – Unit B3



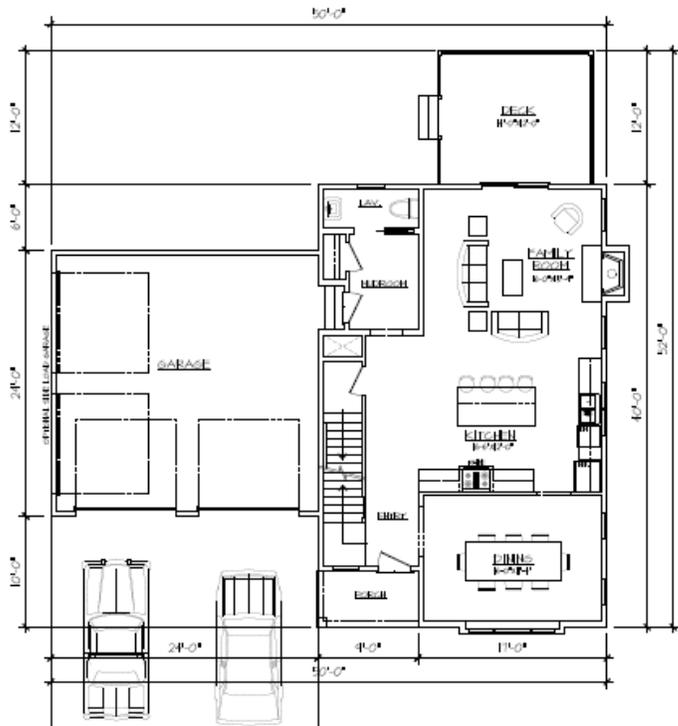
FIRST FLOOR PLAN

SECOND FLOOR PLAN

1/8" = 1'

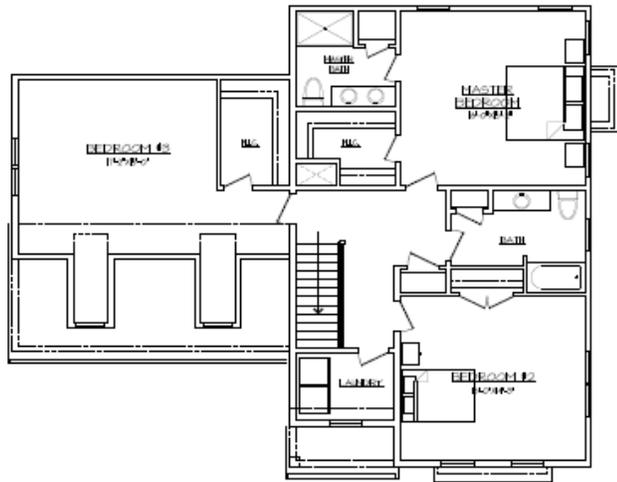
1/8" = 1'

The Preserve at Abbyville – Unit C1



FIRST FLOOR PLAN

1/8" = 1'



SECOND FLOOR PLAN

1/8" = 1'



OPTION #1



OPTION #2



OPTION #3



OPTION #4

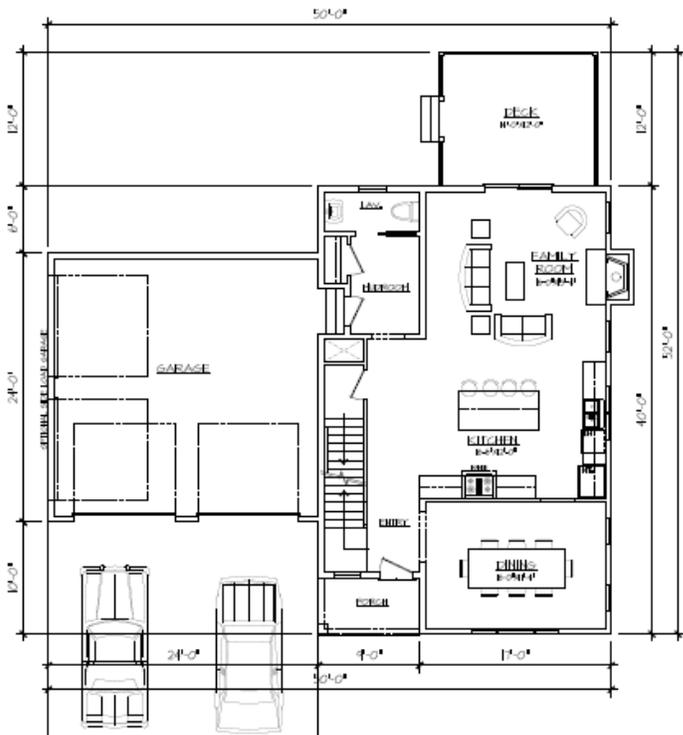


OPTION #5



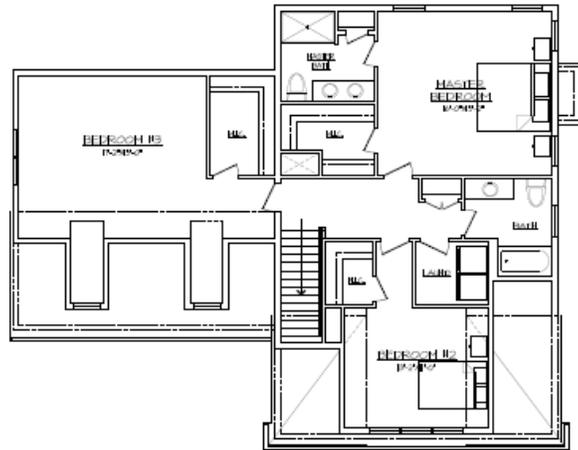
OPTION #6

The Preserve at Abbyville – Unit C2



FIRST FLOOR PLAN

1/8" = 1'



SECOND FLOOR PLAN

1/8" = 1'



OPTION #1



OPTION #2

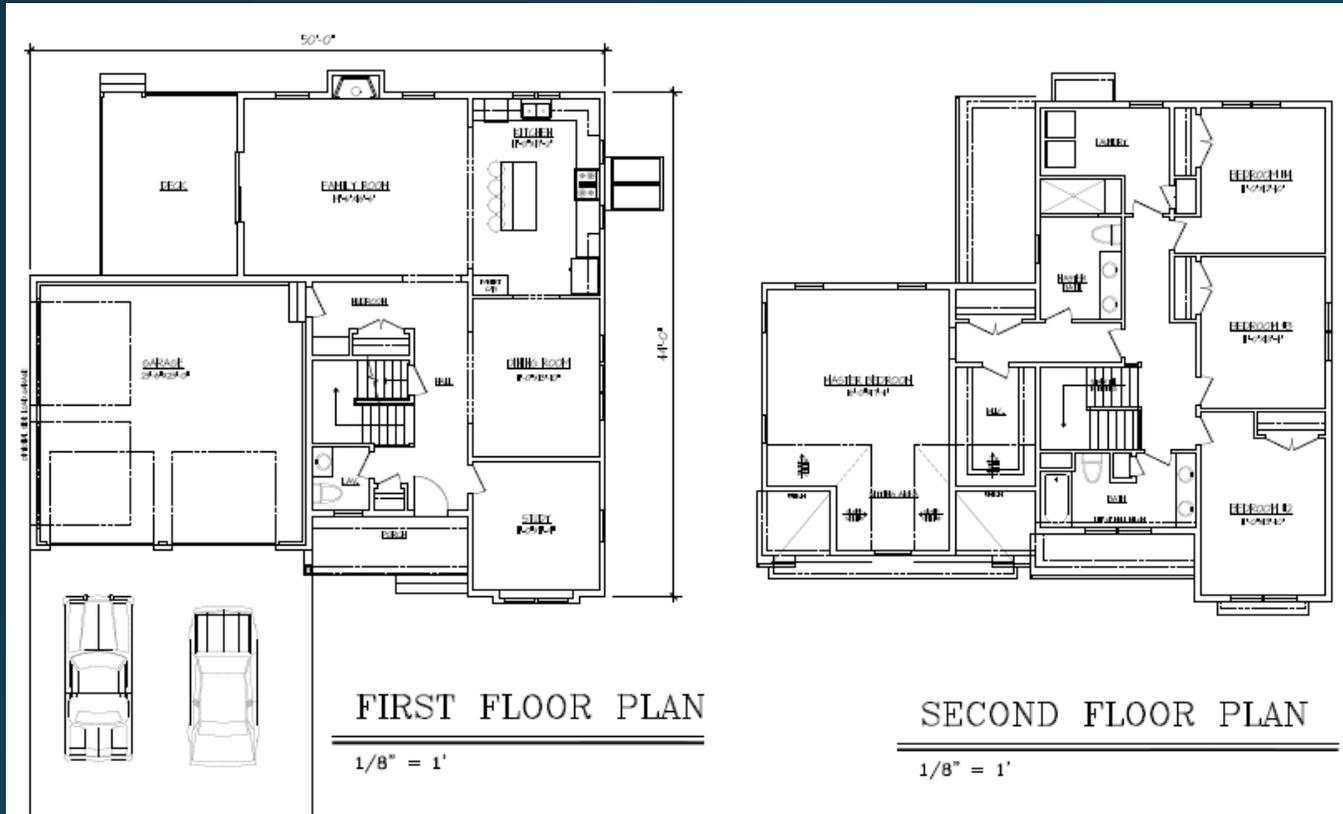


OPTION #3

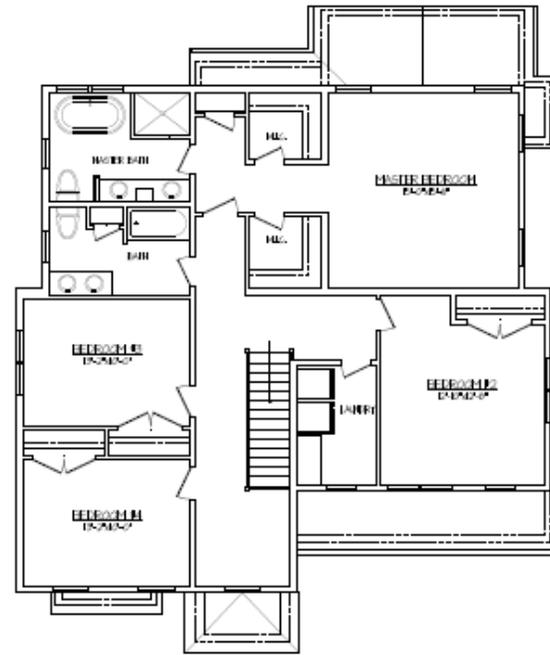
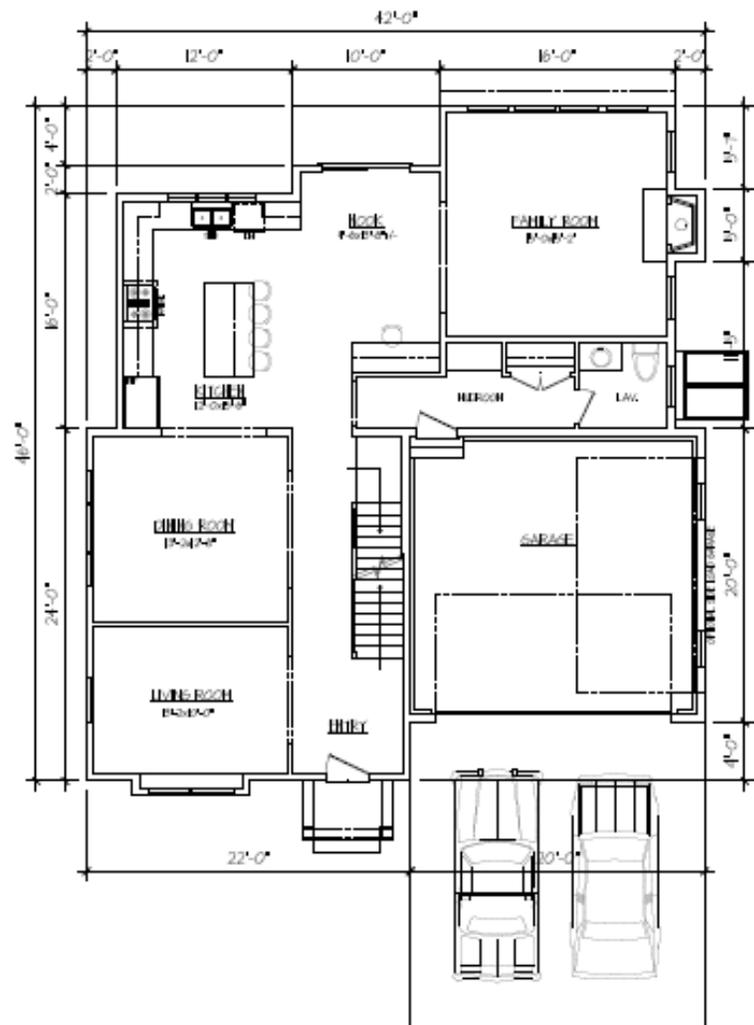


OPTION #4

The Preserve at Abbyville – Unit D



The Preserve at Abbyville – Unit E



SECOND FLOOR PLAN

1/8" = 1'



OPTION #1



OPTION #2

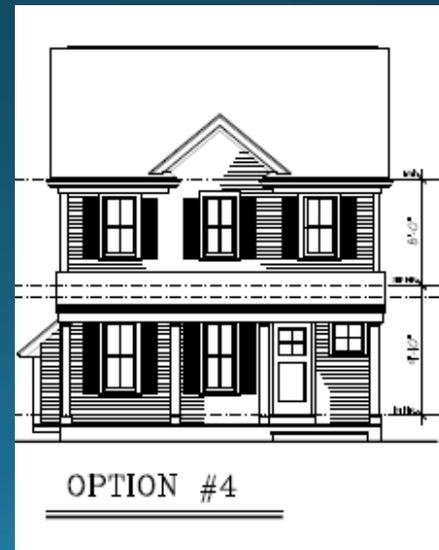
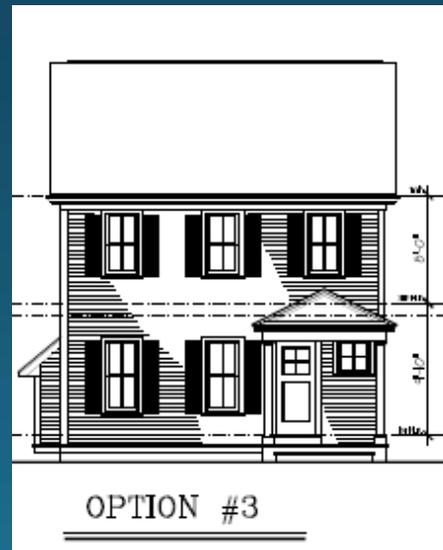
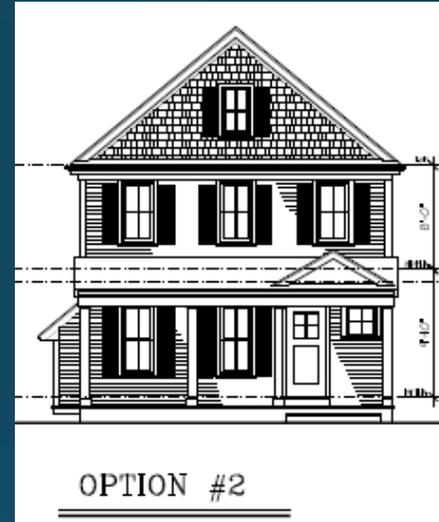
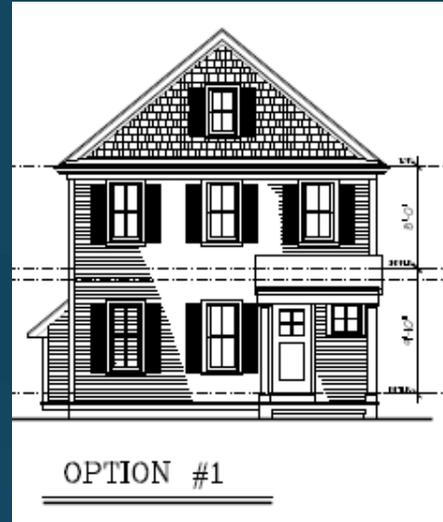
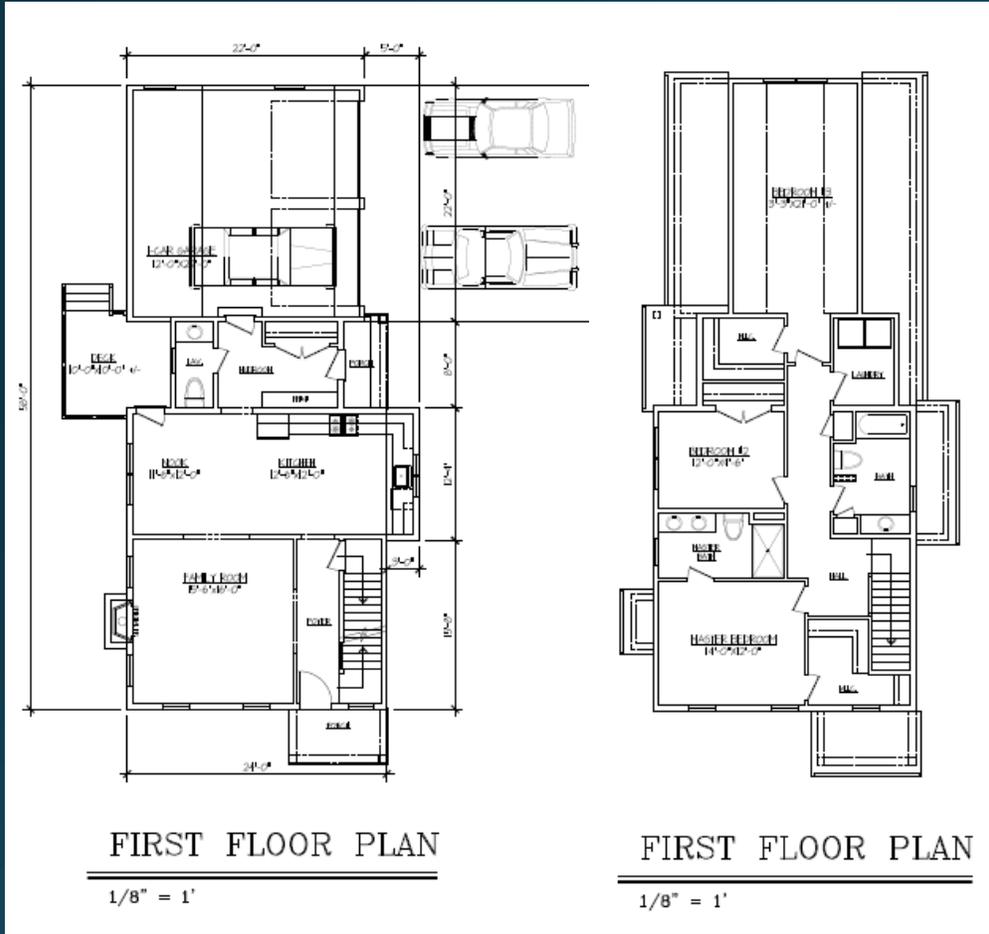


OPTION #3

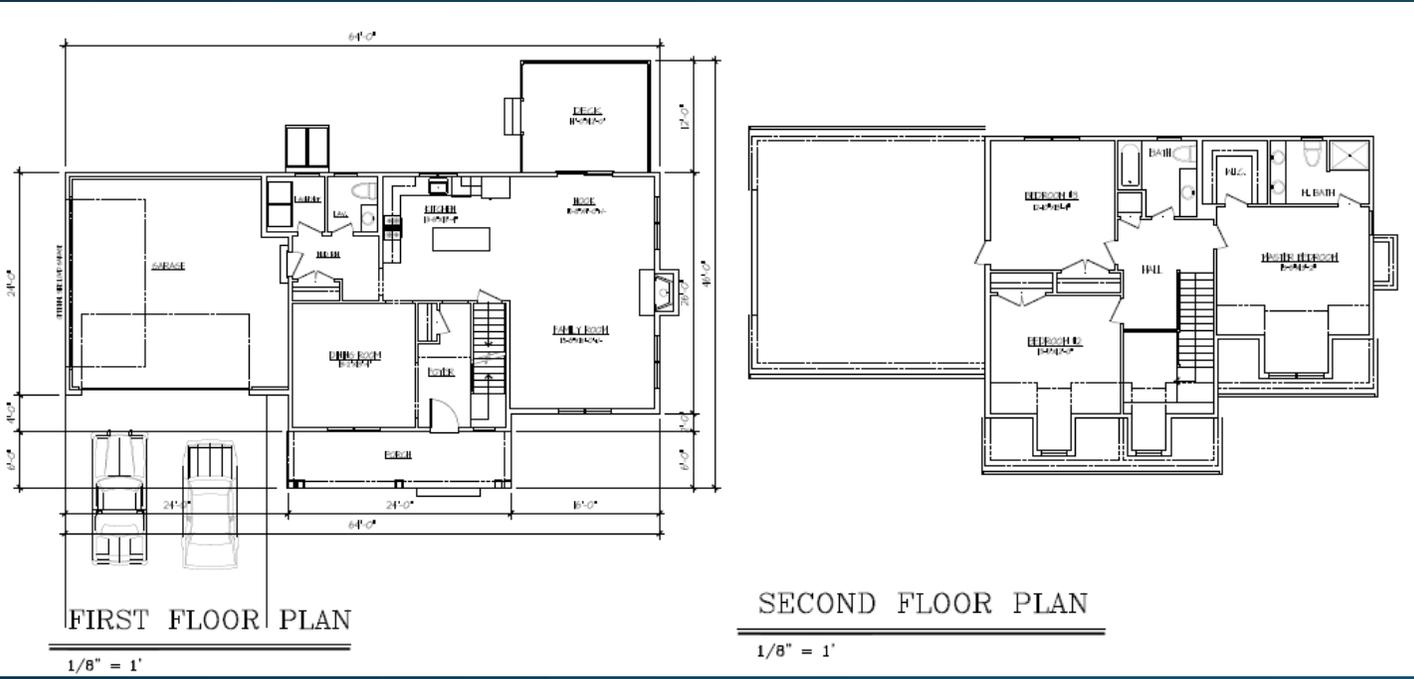


OPTION #4

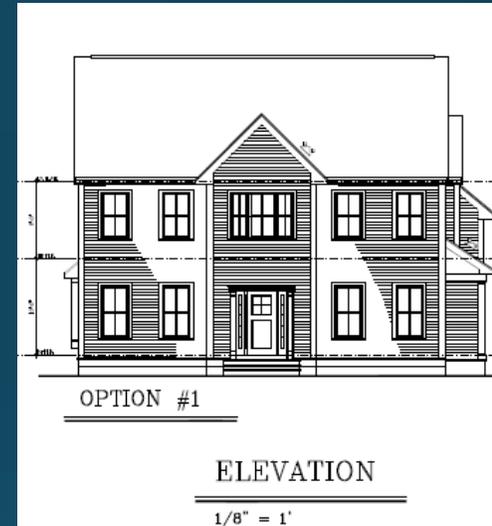
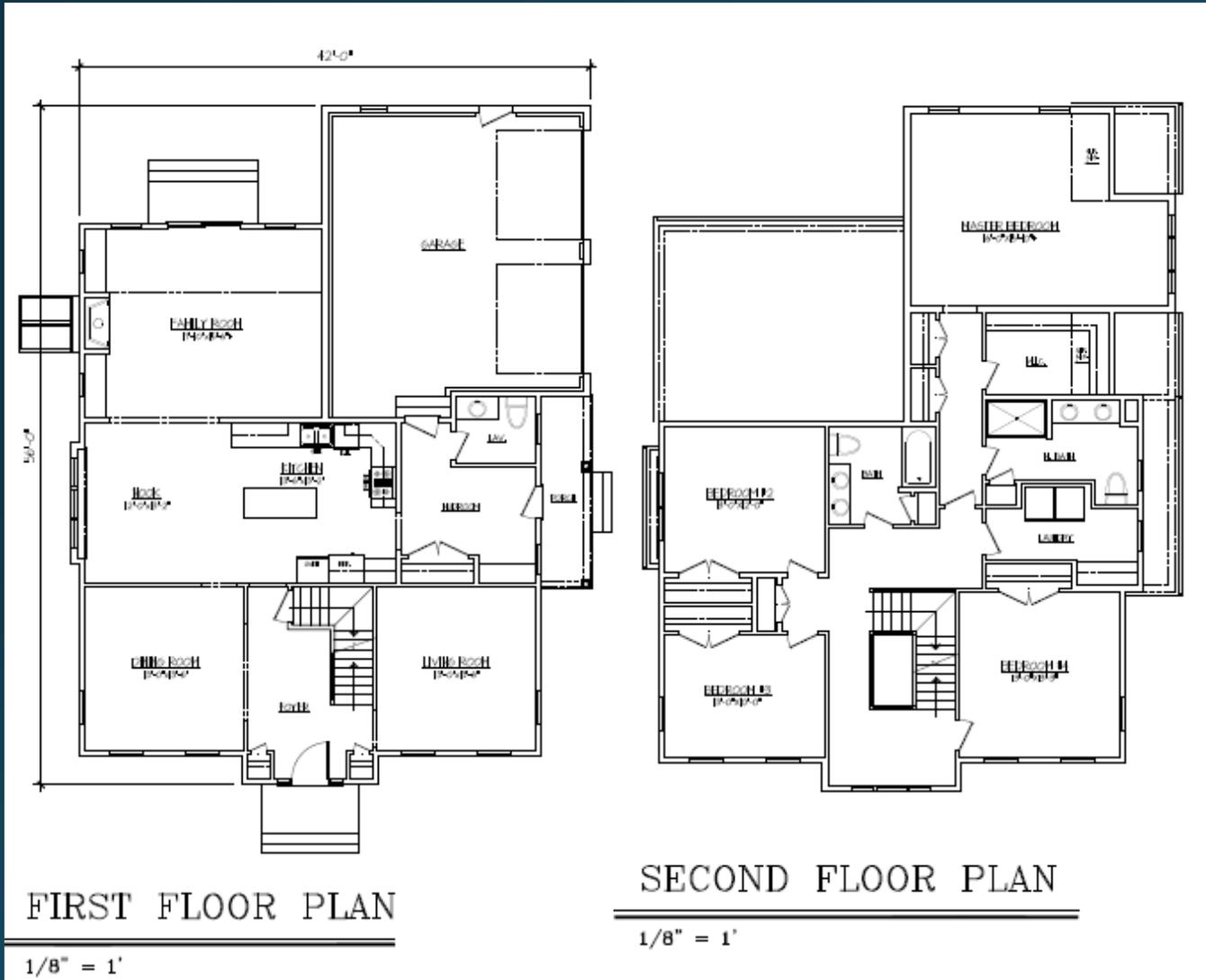
The Preserve at Abbyville – Unit F



The Preserve at Abbyville – Unit G



The Preserve at Abbyville – Unit H

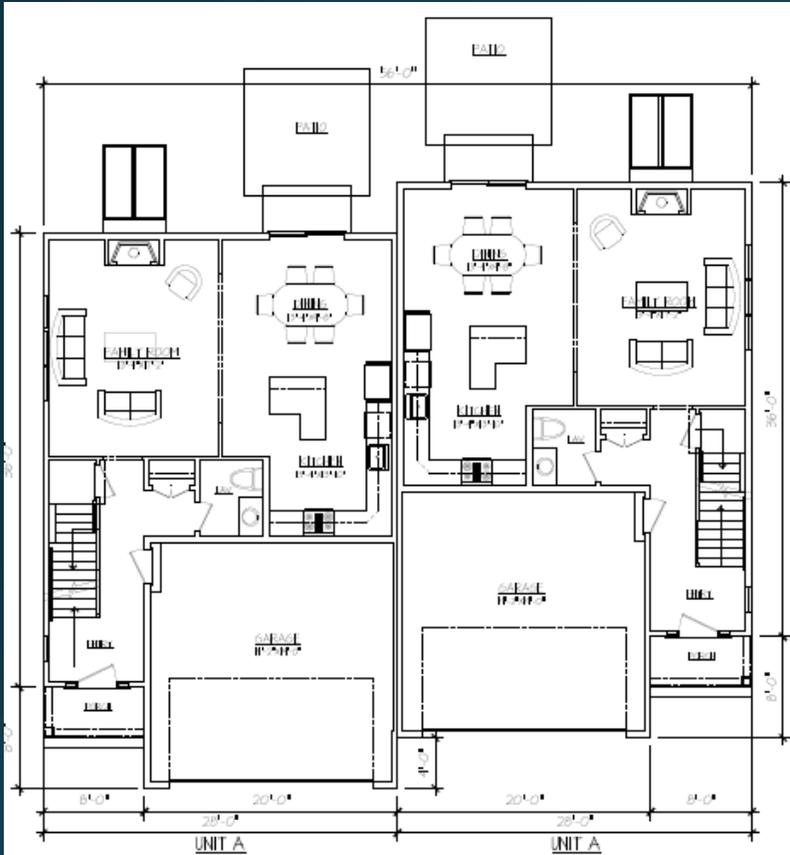


Architecture

Preserve at Abbyville Condominiums

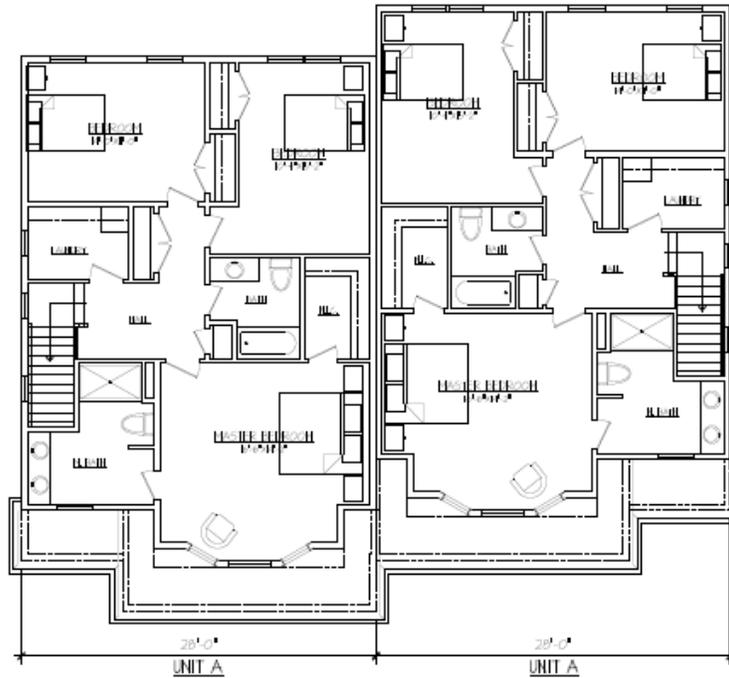


Preserve at Abbyville Condominiums – Unit A



FIRST FLOOR PLAN

3/16" = 1'



SECOND FLOOR PLAN

3/16" = 1'

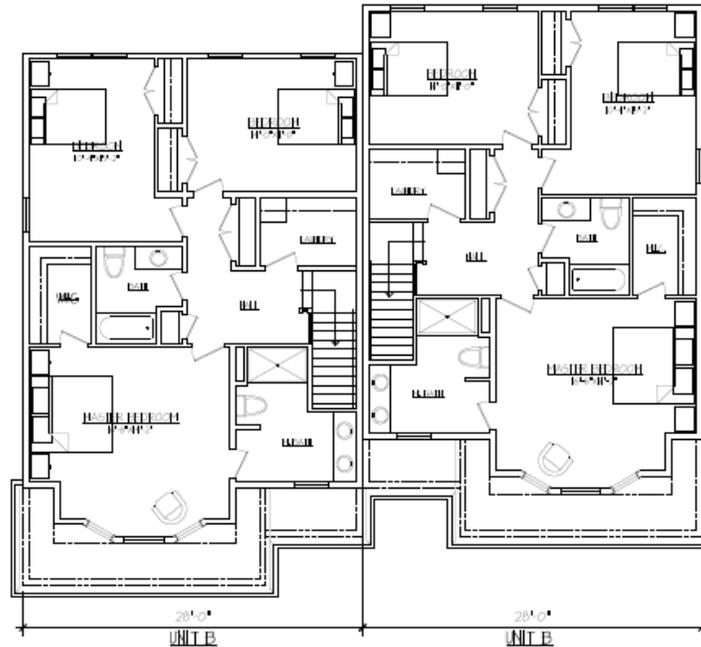


Preserve at Abbyville Condominiums – Unit B



FIRST FLOOR PLAN

3/16" = 1'



SECOND FLOOR PLAN

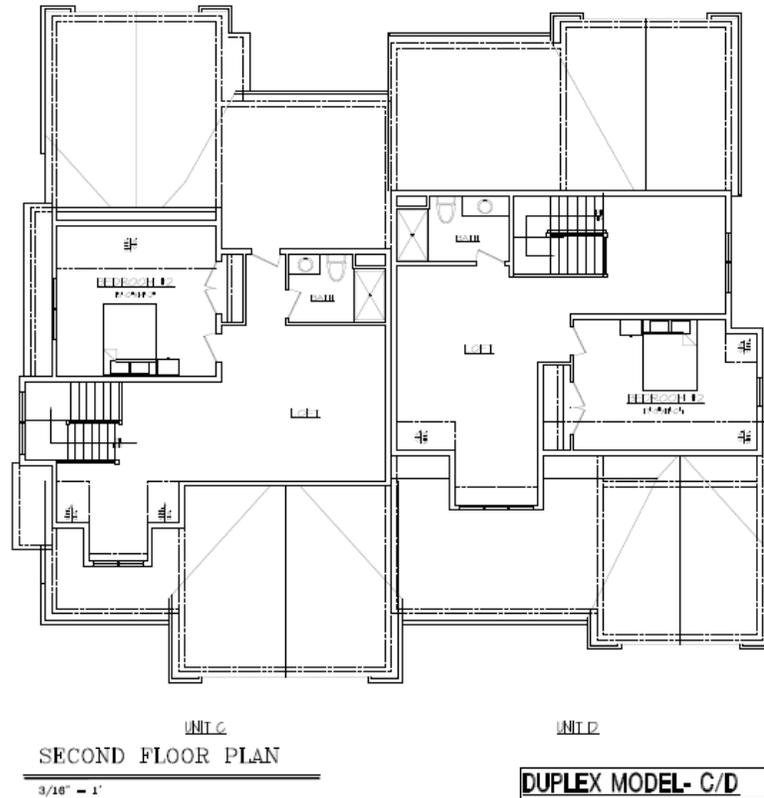
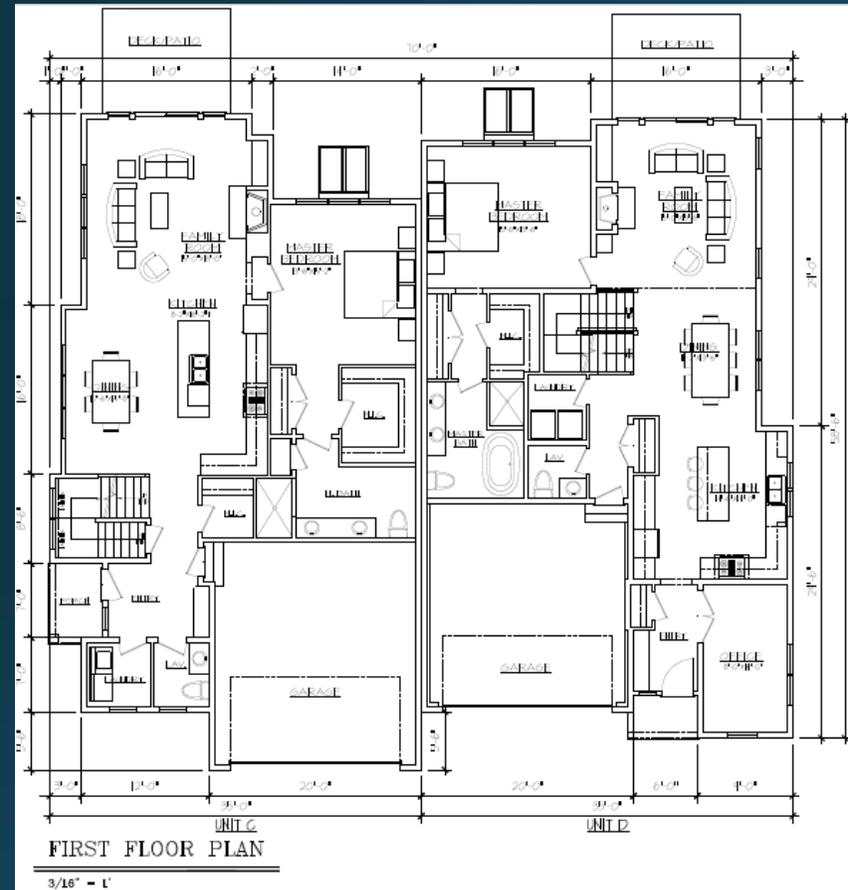
3/16" = 1'



FRONT ELEVATION

3/16" = 1'

Preserve at Abbyville Condomiums – Unit C



DUPLEX MODEL- C/D



Abbyville – Unit D



Abbyville – Unit D



Abbyville – Neighboring Architecture



Abbyville - Neighboring Architecture



Nichols Way – Similar Single Family Development



Nichols Way – Similar Single Family Development



Nichols Way – Similar Single Family Development



CONCLUSION / QUESTIONS