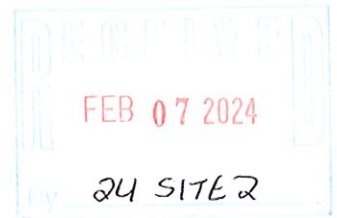


DEVELOPMENT SUMMARY 29 PLATOZ DRIVE



The proposed development is located at 26 Platoz Dr., Uncasville, CT. The 0.53-acre parcel has a previously approved site plan for a multifamily 4-unit apartment. Each unit is a two story, two bedroom unit. The site was prepared and a concrete foundation constructed but development was not completed. The concrete foundation was removed due to the concrete being not suitable for construction. The site remained undeveloped and requires a new site plan for the proposed development of the parcel. The parcel is located in the R-20M zone. The applicant/owner Artemis Mandes is proposing a plan of development for multifamily residential use; specifically proposed is a single 64' x 40' 4-unit apartment building, paved parking for 10 vehicles, stormwater infiltration for water quality volumes (WQV), and associated underground utilities. Access will be provided through the applicant's adjacent property and a permanent easement is being provided with maintenance obligations.

It is served by an interior road from the adjacent property which is also owned by the principal of the applicant. The property is served by public sewer and well water on site. The construction is wood frame and truss. The architecture is in the style of traditional New England. Trash containers are to be stored in a screened in aware away from the building. Exterior lighting is designed to minimize any escape. A drainage report prepared by May Engineering has been submitted with the application as well as architectural plans. The property will be screened by the planting of trees between the parking and the existing public street. Open space in excess of that required has been provided toward the rear of the property. Multi-family is permitted as of right pursuant to Section 9.2.9 subject to Section 4.11.5

SITE DESCRIPTION:

The site is a 0.53-acre parcel located on the northeast side of Platoz Drive, located in the Town of Montville, CT. There are no wetlands or water courses located on this parcel. The soil type is primarily a hydraulic soil group B consisting of Charlton-Chatfield complex fine sandy loams. The soil types were evaluated for their permeability and have a moderate infiltration rate.

The existing stormwater drainage flow path is across the parcel in a southwesterly direction toward Platoz Drive. No evidence of channelized flows is observed. A majority of stormwater is typically retained onsite due to the topography and previous construction activities.

Section 4.11.5 requires the following all of which have been met:

4.11.5.1 Service by public water and sewer

4.11.5.2 The building full dimension on a street.

4.11.5.3 No outside laundry is allowed. Refuse containers will be screened in an enclosed area.

4.11.5.4 All driveways, access roads and parking areas are paved with provided drainage. Width requirements of 22 feet are also met.

4.11.5.5 Not applicable.

4.11.5.6 A minimum of 2,325.3 square feet of open space is required (10%). 3500 square feet is provided or 15%.

4.11.5.7 All utilities will be underground.

4.11.5.8 A meeting has been scheduled with the Fire Marshal to review for hydrant requirements if any.

4.11.5.9 Architectural rendering provided.

SETBACKS

All setbacks are either met or exceeded. No variances are required.

No variances are required.

4.10.5 Soil Erosion and Sediment Control Plan is provided on the plans sheet 5 of 5.

Site Plan Section 17.4

A site plan has been provided and contains the required information.

The building height is 25.9 feet.

The building length is 64 feet by 38 feet.

PARKING

Parking is off street parking, and the site contains 10 parking spaces as required pursuant to Section 18.3.2.

The spaces are located on the same parcel which is the subject to this application. Section 18.5

The parking area is to be paved. 18.7

The property shares an interior drive which has a permanent easement for ingress and egress. 18.8

A fire lane is provided in the front of the building.

Traffic flows are designed so all vehicles will move in a forward direction when entering or exiting. 18.8

Handicap space is provided in accordance with Section 18.15

Grading slopes are provided in accordance with Town regulations 18.8.5.

Turning radi and widths are met. 18.8.1

Lighting design as required by Section 18.14 is provided on page 5 of the plans.

Strom water drainage report was prepared and submitted per Section 17.4.15.

Sidewalk design is on page 5 of the plans.

DRAINAGE REPORT

The stormwater runoff calculation was determined by the Soil Conservation Service SOS TR-20 method (HydroCAD® 10.00-22) using a weighted - CN coefficient to determine stormwater peak runoff and volumetric flows for existing and proposed development for storm events. The HydroCad Stormwater modeling was used to determine stormwater peak runoff flows for existing and proposed development for various storm events. The results correspond to an estimate of the amount of expected disturbed areas to be -1/4 acre. The summary for existing and proposed development conditions is listed in the appendix of this report.

The proposed developed area contains 33% grassed lawn and 29% impervious area including roofs and pavement, with 38% remaining undisturbed wooded forest.

The stormwater galleys are designed to store and infiltrate stormwater from roof and paved areas. This is a beneficial part of the Water Quality Volume (WQV) reduction and stormwater management. Also, the amount of stormwater water quality flow (WQF) reduction by the stormwater infiltration trench will adequately provide stormwater storage up to and including the Q10 storm event. Please note the proposed stormwater infiltration trench with concrete 4x4 galleys is sized to remove a significant amount of stormwater runoff from the impervious portion (paved and roof areas).

EROSION AND SEDIMENT CONTROL

Erosion and sedimentation control plans are provided on page 5 of the plans.

All applicable requirements of the Site Plan Checklist have been supplied on the plans.