

# FULLER ENGINEERING & LAND SURVEYING, LLC

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## PROJECT NARRATIVE

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### NARRATIVE OF PROPOSED DEVELOPMENT

The project site, located at 245 Connecticut Route 32 in Montville, Connecticut. Presently, the site is developed with a residential house and detached garage. The property is approximately 1.83 acres and is currently owned by Western Group, LLC.

Although the site does not contain wetlands, an apparent off-site wetland and its associated Upland Review Area of 0.1 acres are located on the eastern portion of the site. The site is characterized by relatively flat topography in the western half along CT Route 32 with moderately steep wooded slopes on the eastern portion of the property.

Site improvements proposed under this application involve the construction of a twenty-one (21) unit condominium development, renovation of the existing 2 story residence, a new garage, parking, stormwater quality measures, utility infrastructure, landscaping.

Each unit provides two garage parking spaces for a total of 42 condominium spaces. Nine additional spaces have been provided for guest and tenant parking for the existing house for a total 51 spaces. Each unit consists of a basement, and two stories above.

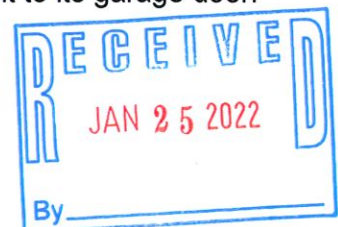
A refuse enclosure has been proposed at the eastern terminus of the main driveway.

Sewer, electric, cable, and phone are provided from the street. Due to the sloping nature of the site and shallow invert elevations of the sanitary sewer in the street, a combination gravity / force main system has been designed.

Lighting will be provided by low-level, decorative wall mounted light fixtures.

The proposed development results in an increase in impervious area of approximately 29,000+ square feet when compared to existing conditions. To manage the increase in runoff associated with the increase in impervious area, the project includes the construction of 4'x8'x4' concrete galleys that attenuate the increased flows up to a 100-year storm. Overflow is directed through a plunge pool at the bottom of the proposed retaining wall. Refer to the *Stormwater Management* section of the Engineering Report for more details regarding the proposed drainage system.

Approximately 2,400 square feet of the existing wooded area will be cleared. A modular block retaining wall at the eastern terminus of the main driveway allows for a gentle slope from the road to the east. Each unit will have a small landscaped island adjacent to its garage door. Small patios are also provided at the rear of each unit.



The proposed area of disturbance is approximately 1.5 acres. Approximately 300 cubic yards of fill will be required.

Screening is provided along the north and south property lines by a 6' height stockade fence. A low decorative stone wall with street tree plantings are provided to shade and visual interest into the site. Decorative flowering trees have been proposed within the central driveway area.

All sitework activities will be contained through soil erosion and sediment control measures in accordance with Section 15.1 of the Zoning Regulations. All measures will be monitored throughout the construction period and maintained as required to provide protection for the adjacent undisturbed areas.