



RESIDENTIAL MULTI-FAMILY SITE SUMMARY

ZONING TABLE

ZONE: PVRA	
LOT AREA:	41.29 AC.
WETLANDS AREA:	13.29 AC.
DEVELOPABLE AREA:	28.00 AC.
FRONT YARD SETBACK:	200 FT.
SIDE YARD SETBACK:	50 FT.
REAR YARD SETBACK:	50 FT.
MIN. SETBACK BETWEEN BUILDINGS:	50 FT.
MIN. SETBACK BETWEEN PAVEMENT AND BUILDINGS:	10 FT.
MAX. ALLOWABLE BUILDING HEIGHT:	40 FT. / 3 STORIES

DENSITY CALCULATIONS

	NUMBER OF UNITS	DEV. AREA / UNIT	TOTAL AREA REQUIRED
TOTAL DEVELOPABLE AREA REQUIRED:	231	5,000 SF	1,155,000 SF
TOTAL DEVELOPABLE AREA AVAILABLE:			1,219,700 SF

BUILDING DESCRIPTION

EACH PROPOSED BUILDING IS 3 STORIES IN HEIGHT.  
11 BUILDINGS PROPOSED

UNIT TYPES

UNIT TYPE	UNITS PER BLDG	BDRMS. PER BLDG	TOTAL UNITS	TOTAL ONSITE BDRMS.
ONE BEDROOM	6	6	66	66
TWO BEDROOM	12	24	132	264
THREE BEDROOM	3	9	33	99
TOTAL	21	39	231	429

PARKING CALCULATIONS

TOTAL PARKING REQUIRED:	231 UNITS X 2 SPACES/UNIT = 462 SPACES
TOTAL PARKING PROVIDED:	468 SPACES

PRIME AGRICULTURAL LAND PRESERVATION

TOTAL EXISTING PRIME AGRICULTURAL LAND = 19.2 AC.  
  
19.2 AC. X 35% = 6.72 AC. (MIN. REQD. IN PRESERVATION)  
6.72 AC. (MIN. PROVIDED. IN PRESERVATION)

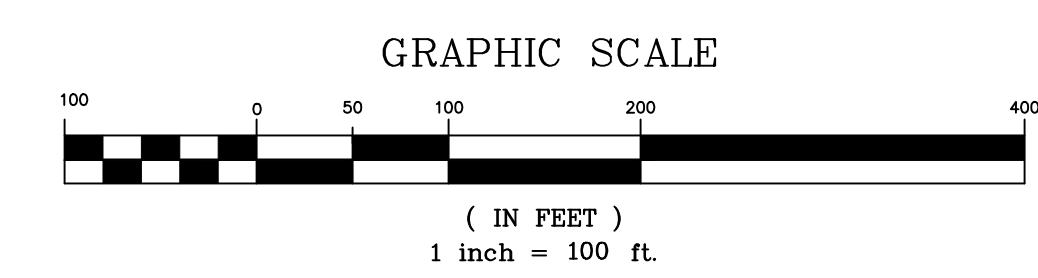
OPEN SPACE FOR PASSIVE RECREATION

	NUMBER OF UNITS	DEV. AREA / UNIT	TOTAL AREA REQUIRED
OPEN SPACE FOR RECREATION REQUIRED:	231	600 SF	138,600 SF
OPEN SPACE FOR RECREATION PROVIDED:			200,000 SF +

NOTES: CONTACT WILLIMANTIC WATER WORKS AND TOWN OF WINDHAM SEWER DEPT. FOR AVAILABILITY OF PUBLIC WATER & SEWER IN MANSFIELD CITY ROAD  
A-2 BOUNDARY AND T-3 TOPOGRAPHIC SURVEY OF SUBJECT PROPERTY BY DATUM ENGINEERING & SURVEYING, LLC PERFORMED IN 2007 IS AVAILABLE FOR REVIEW  
ONSITE INLAND WETLANDS DELINEATED BY JOHN IANNI SOIL SCIENTIST IN 2006.

LEGEND

PROPERTY LINE	---
BUILDING SETBACK LINE	---
STONEWALL	-----
EXISTING CONTOUR	434
EXISTING LIMIT OF CLEARING	~~~~~
LIMIT OF INLAND WETLANDS	▲▲▲



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PRELIMINARY MULTI FAMILY LAYOUT  
PLEASANT VALLEY ROAD & MANSFIELD CITY ROAD  
PREPARED FOR  
ROBIN CHESMER  
MANSFIELD, CONNECTICUT