STATEMENT OF DESIGN COMPATABILITY

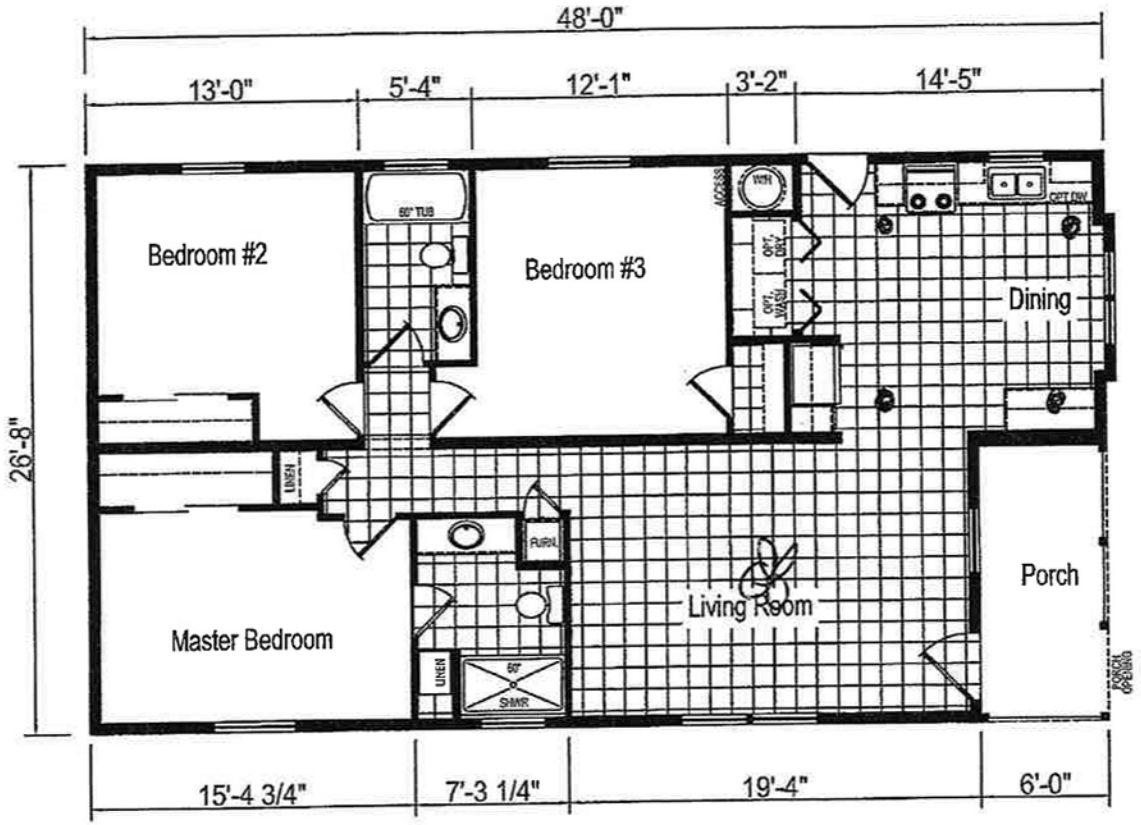
The proposed development consists of 47 one-story single-family dwellings which will be factory-built and assembled on each site. Each home is 28' x 48', and each one has a porch at the front door. All homes have three bedrooms and two full baths, as is typical for newer single-family homes and the existing homes in the neighborhood. Some homes will have the narrower, gable-end facing the street, while others will have the longer side facing the street. This is intended to avoid a linear appearance of the streetscape with dwellings of varying setbacks. Each pair of units will share an 8' x 16' shed with two doors and an interior divider wall. Each home will have its own post light which can be controlled from that home. Where there is no shed between homes, there will be privacy landscaping. Street trees are provided along the private roadway, and most homes will have beds of perennial flowers and ornamental grasses except where there are space restrictions (such as adjacent to parking driveways).

The applicant reviewed the architectural styles surrounding the site of the proposed single-family development to find some of the textures, roof lines, and building details that are used in the area. We focused our attention on the immediate area, and not the entire Town of Waterford because, like most towns, different areas of Waterford reflect different architectural styles and characteristics. Being inland from the coast, the Clark Lane area is characterized by traditional early- to mid-twentieth century buildings rather than Colonial ones. We did not look to large commercial developments like those on Route 1 or the apartment buildings on Chester Street despite their proximity, because (1) they are commercial, rather than residential buildings; (2) they are much larger in scale (both footprint and height) than the individual buildings proposed; and (3) they really don't reflect Waterford's traditional architectural styles and apparently predated the Town's focus on architectural compatibility. We did examine accessory sheds located to the side and rear of area single-family residential buildings since that is one type of structure that is being proposed. All buildings examined were on Clark Lane or Chester Street to the extent that they reflect features used in other traditional buildings.

The attached sheets illustrate how the proposed buildings reflect specific architectural features found in the area: traditional clapboard siding (aluminum or vinyl) and asphalt shingle roofs; generally one-story dwellings or raised ranches; traditional windows; smaller homes on smaller lots (compared to newer development); and small accessory sheds of various styles. Photos are included of a comparable single-single family neighborhood in Oxford which uses the identical factory-built homes and sheds that are proposed for Waterbury, so the Commission can see what these homes and sheds actually look like (as opposed to an artist's rendering). The spacing of the Oxford units is comparable to that proposed in Waterford.

These illustrations establish that the proposed buildings utilize traditional architectural forms, materials, and features that are found in this area of Waterford.

FLOOR PLAN FOR PROPOSED HOMES



ERH-52J144-
3 BEDROOM, 2 BATH
NOMINAL SIZE: 28x52'
TOTAL AREA: 1,200 SQ. FT.
(EXCLUDES PORCH AREA)

IRON CREEK DOUBLE

DUE TO CONSTANT PRODUCT IMPROVEMENT, ALL DIMENSIONS AND SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE OR OBLIGATION TO EAGLE RIVER HOMES. DIMENSIONS STATED ARE TO INDUSTRY STANDARDS. THE INFORMATION ON THIS PAGE IS PROPRIETARY AND CONFIDENTIAL.

EAGLE RIVER HOMES
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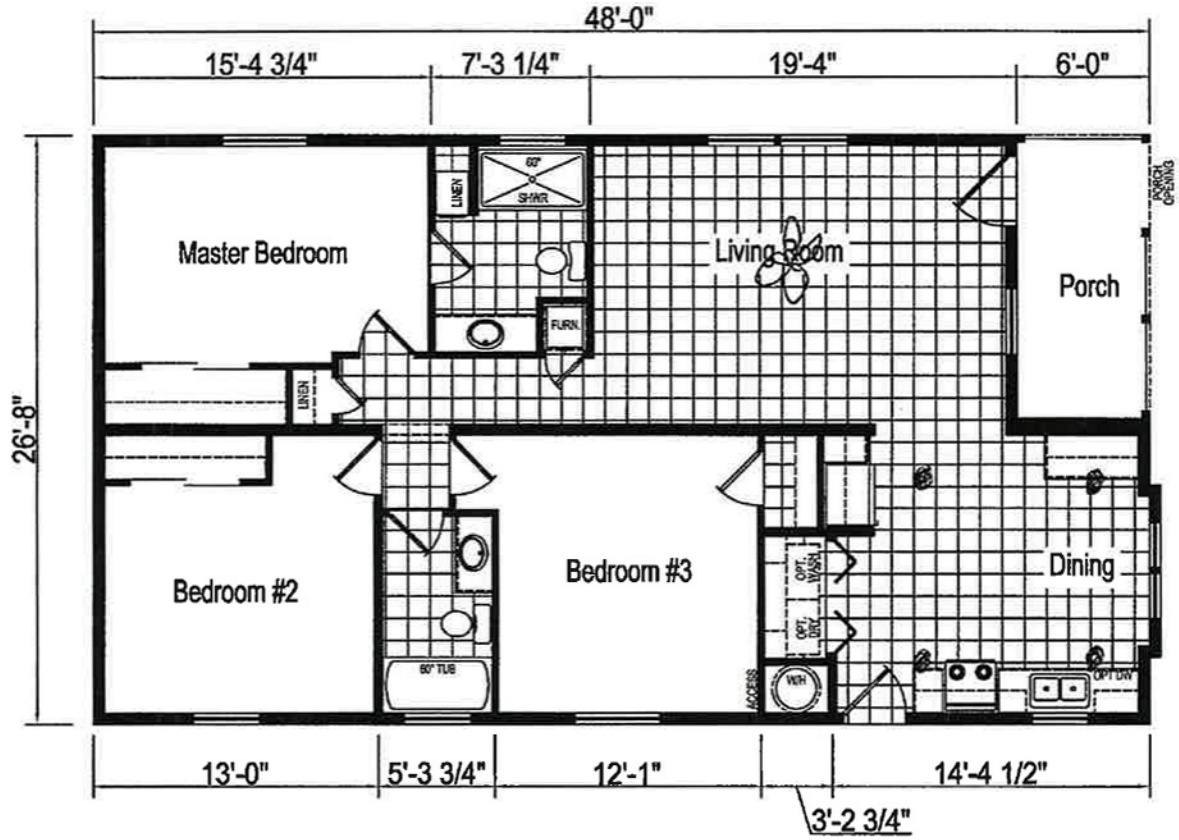
	Revisions	Rev. Date:	Rev. By:
A	.	-	-
B	.	-	-
C	.	-	-
D	.	-	-

Date Drawn: DM
Drawn By: 6-28-18
Title: LITERATURE PLAN
Model: ERH-52J144-
Serial No.: -
Sheet: LIT



ERH-52J144- -STS
3 BEDROOM, 2 BATH
NOMINAL SIZE: 28x52'
TOTAL AREA: 1,200 SQ. FT.
(EXCLUDES PORCH AREA)

IRON CREEK DOUBLE

DUE TO CONSTANT PRODUCT IMPROVEMENT, ALL DIMENSIONS AND SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE OR OBLIGATION TO EAGLE RIVER HOMES. DIMENSIONS STATED ARE TO INDUSTRY STANDARDS. THE INFORMATION ON THIS PAGE IS PROPRIETARY AND CONFIDENTIAL.

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Title: LITERATURE PLAN
Model: ERH-52J144- -STS
Serial No.: -
Sheet: LIT

SHED DESIGNS PROPOSED

FOR

CLARK LANE DEVELOPMENT

Stoltzfus Structures
WHERE DREAMS BECOME REALITY

HOMES AND SHEDS IN THE

COMPARABLE DEVELOPMENT

IN

OXFORD, CT

205

EXISTING HOMES AND SHEDS
IN THE
CLARK LANE AREA,
WATERFORD

CLOSED CIRCUIT
TELEVISION
AND MONITORING
ON PREMISES

CHEVROLET