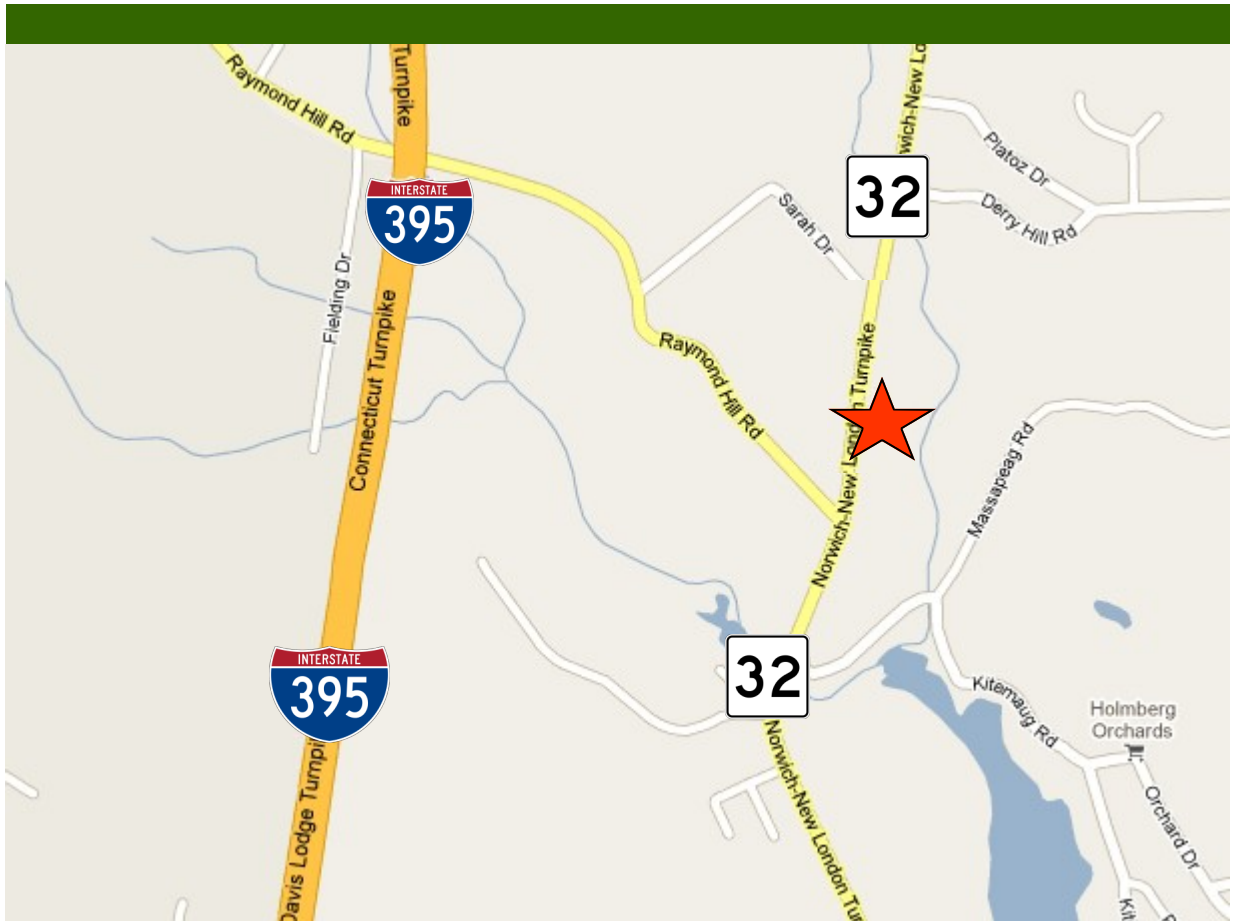


LAND FOR SALE

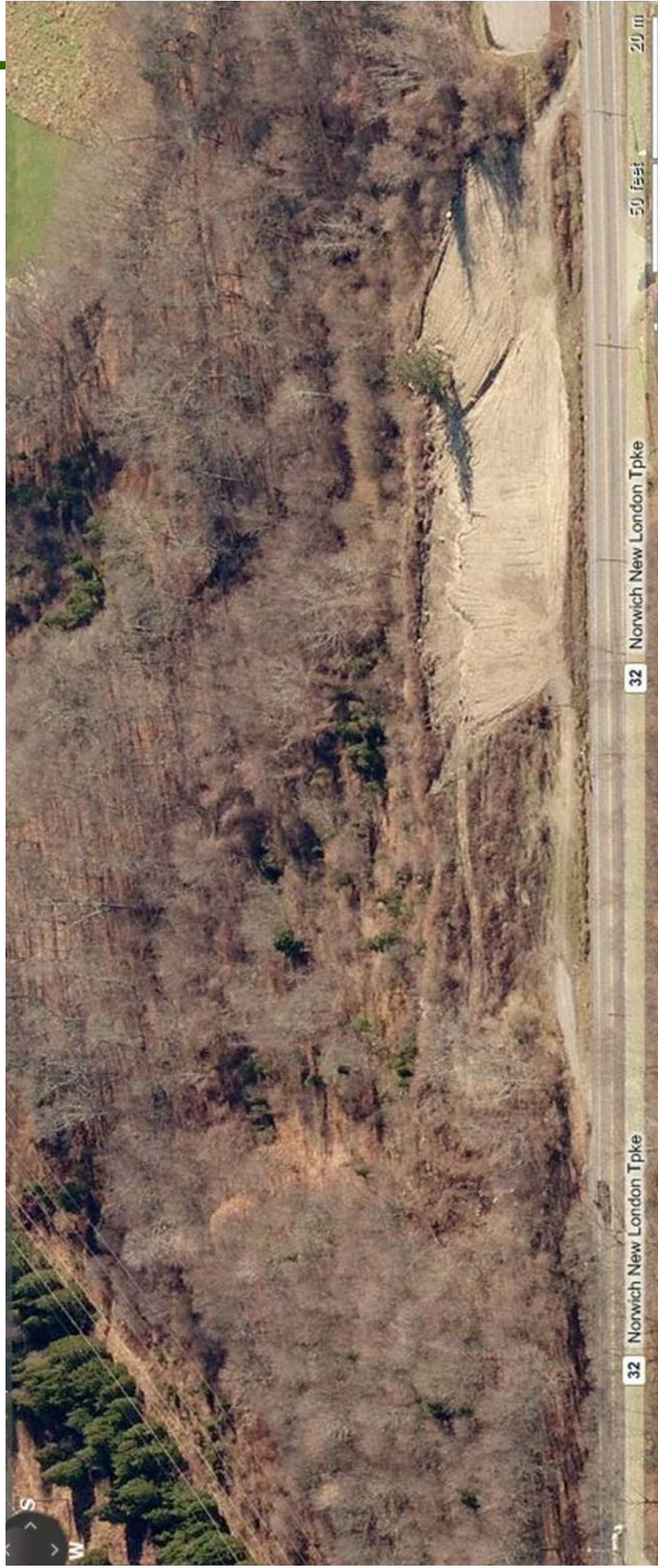
1129 Route 32
Montville, CT 06382



- 9.94 acres (7.5 useable acres) on Route 32 (Norwich-New London Tpk)
- Commercial C-1 Zone
- Approvals in place for 29,000sf retail center
- 15,300 daily average traffic count
- Town sewer and water, natural gas in street
- Two miles to Mohegan Sun Casino

FOR SALE
\$650,000

Contact Norm Peck
PEQUOT COMMERCIAL
860-447-9570, x133



W
>
S

32 Norwich New London Tpke

32 Norwich New London Tpke

50 feet

20 m

DEMOGRAPHICS	3 Mile	5 Mile	10 Mile
Population	17,107	45,551	176,522
Number of Households	6,761	17,889	73,678
Household Income			
\$0 - \$30,000	16.34%	14.76%	19.11%
\$30,000—\$60,000	24.25%	23.74%	23.98%
\$60,000—\$100,000	24.49%	28.51%	26.18%
\$100,000 +	34.92	32.97%	30.74%

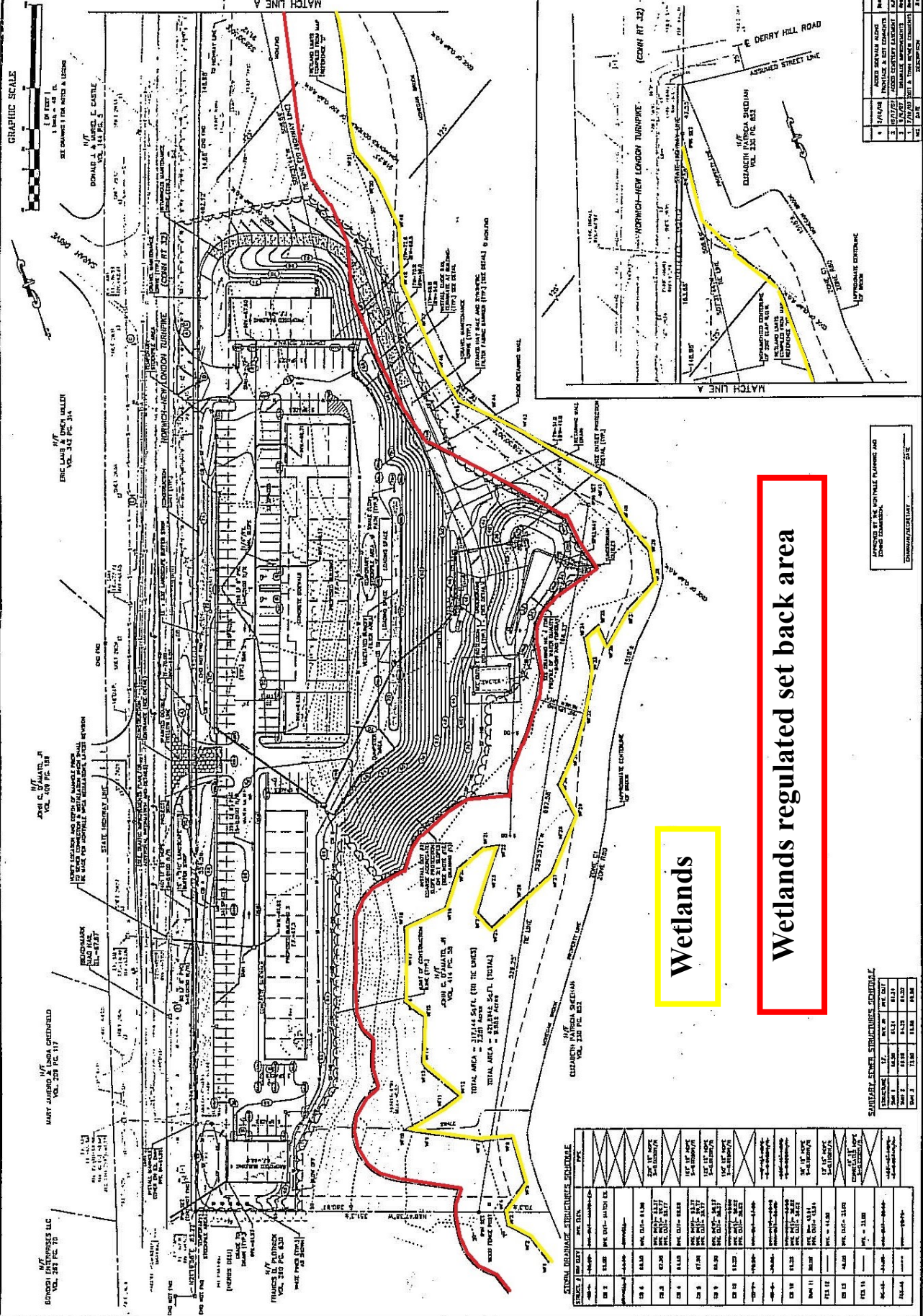


Not to scale—for marketing purposes only subject to A-2 survey

BENNETT & SMITHS ENGINEERING, INC.
 416 KILLINGWORTH RD., P.O. BOX 841
 HIGGANSVILLE, CONNECTICUT 06441
 (860) 316-4522 FAX (860) 316-3428

SITE DEVELOPMENT PLAN
 LAND NOW OR FORMERLY OF
JOHN C. D'AMATO, JR.
 1129 NORWICH-NEW LONDON TURNPIKE (CT ROUTE 52)
 MONTVILLE, CONNECTICUT

DATE:	APRIL 9, 2007
SCALE:	1" = 40'
PROJECT NO.:	07-001
PROJECT NAME:	INDUSTRIAL & RETAIL DEVELOPMENT
CLIENT:	JOHN C. D'AMATO, JR.
PROJECT LOCATION:	1129 NORWICH-NEW LONDON TURNPIKE (CT ROUTE 52), MONTVILLE, CT
DATE:	APRIL 9, 2007
SCALE:	1" = 40'
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Wetlands

Wetlands regulated set back area

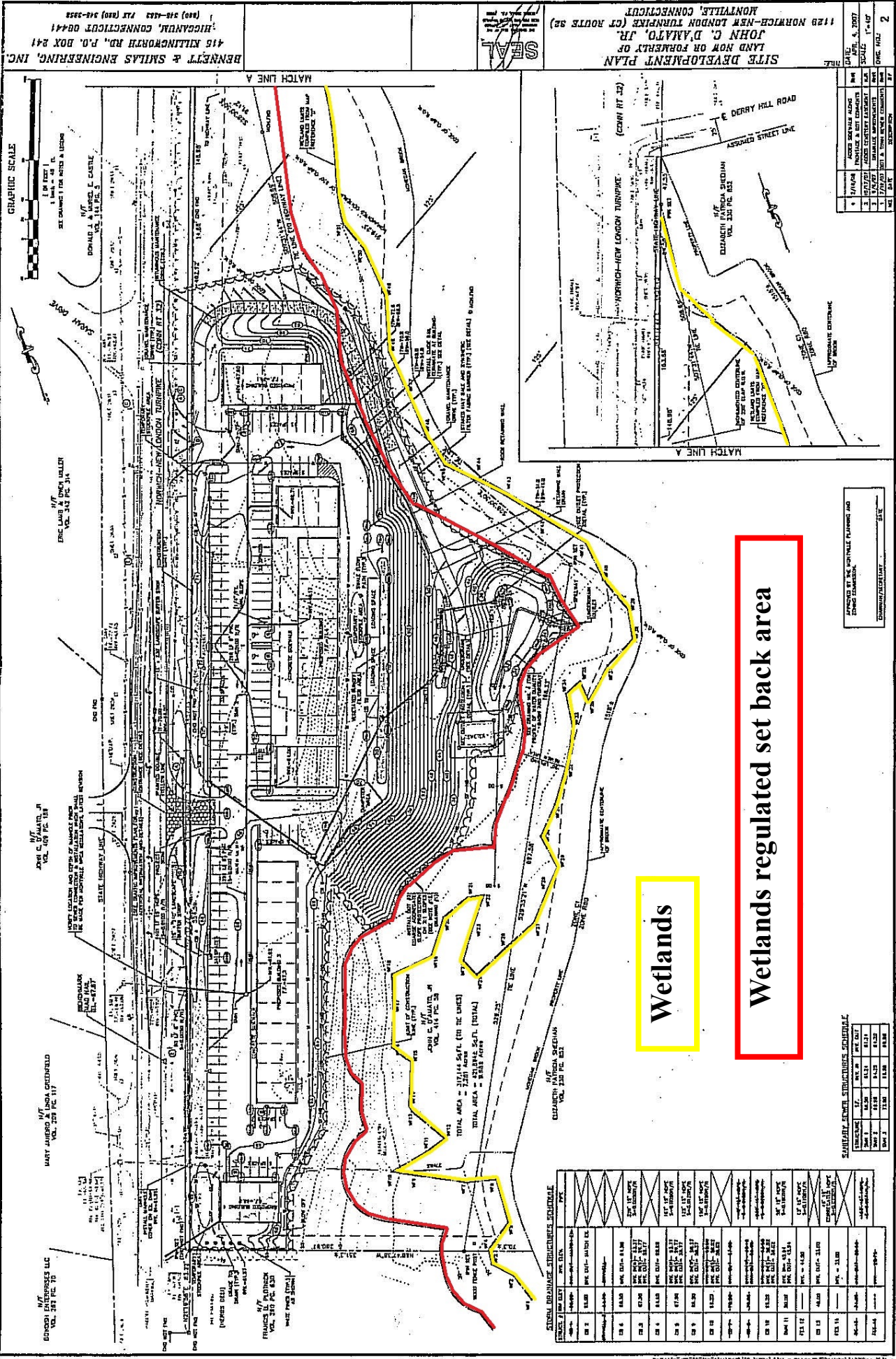
APPROVED BY THE MONTVILLE PLANNING AND ZONING COMMISSION
 ENGINEER/SECRETARY: _____ DATE: _____

STAIRWAY-STEEL STRUCTURES SCHEDULE

STEELWORK	1"	2"	3"	4"	5"	6"	8"	10"	12"
WELDED	100	100	100	100	100	100	100	100	100
BOLTED	100	100	100	100	100	100	100	100	100

STEEL BRIDGE STRUCTURES SCHEDULE

BRIDGE	TYPE	SPAN	LOADING	DESIGN
BR 1	CONCRETE	100'	HS-20	ASCE
BR 2	CONCRETE	100'	HS-20	ASCE
BR 3	CONCRETE	100'	HS-20	ASCE
BR 4	CONCRETE	100'	HS-20	ASCE
BR 5	CONCRETE	100'	HS-20	ASCE
BR 6	CONCRETE	100'	HS-20	ASCE
BR 7	CONCRETE	100'	HS-20	ASCE
BR 8	CONCRETE	100'	HS-20	ASCE
BR 9	CONCRETE	100'	HS-20	ASCE
BR 10	CONCRETE	100'	HS-20	ASCE
BR 11	CONCRETE	100'	HS-20	ASCE
BR 12	CONCRETE	100'	HS-20	ASCE
BR 13	CONCRETE	100'	HS-20	ASCE
BR 14	CONCRETE	100'	HS-20	ASCE
BR 15	CONCRETE	100'	HS-20	ASCE
BR 16	CONCRETE	100'	HS-20	ASCE
BR 17	CONCRETE	100'	HS-20	ASCE
BR 18	CONCRETE	100'	HS-20	ASCE
BR 19	CONCRETE	100'	HS-20	ASCE
BR 20	CONCRETE	100'	HS-20	ASCE



GRAPHIC SCALE

1" = 100'

SEE DRAWING 1 FOR NOTES & LEGEND

WETLANDS

WETLANDS ARE SHOWN BY THE YELLOW BOUNDARY LINE.

WETLANDS ARE REGULATED BY THE WETLANDS REGULATED SET BACK AREA (RSBA) SHOWN BY THE RED BOUNDARY LINE.

WETLANDS REGULATED SET BACK AREA

THE WETLANDS REGULATED SET BACK AREA (RSBA) IS SHOWN BY THE RED BOUNDARY LINE.

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SUBMITTAL SCHEDULE

DATE	DESCRIPTION	STATUS
12/15/11	PRELIMINARY PLAN	APPROVED
01/10/12	FINAL PLAN	PENDING
02/01/12	CONSTRUCTION PERMITS	PENDING
03/15/12	START OF CONSTRUCTION	PENDING
04/30/12	COMPLETION OF CONSTRUCTION	PENDING
06/15/12	FINAL AS-BUILT PLAN	PENDING
07/31/12	CLOSURE OF PROJECT	PENDING

Wetlands

Wetlands regulated set back area

BENNETT & SMITHS ENGINEERING, INC.
 415 KILLINGWORTH RD., P.O. BOX 841
 HIGGANSVILLE, CONNECTICUT 06441
 (860) 218-4522 FAX (860) 242-2528

SITE DEVELOPMENT PLAN
 LAND FOR OR FOREST OF
 JOHN C. D'AMATO, JR.
 1129 NORWICH-NEW LONDON TURNPIKE (CT ROUTE 52)
 NORWICH, CONNECTICUT

REVISIONS

NO.	DATE	DESCRIPTION
1	11/15/11	ISSUE FOR PERMITS
2	12/15/11	ISSUE FOR PERMITS
3	01/10/12	ISSUE FOR PERMITS
4	02/01/12	ISSUE FOR PERMITS
5	03/15/12	ISSUE FOR PERMITS
6	04/30/12	ISSUE FOR PERMITS
7	06/15/12	ISSUE FOR PERMITS
8	07/31/12	ISSUE FOR PERMITS

DATE: 11/15/11
SCALE: 1" = 100'
DATE: 11/15/11
SCALE: 1" = 100'

DATE: 11/15/11
SCALE: 1" = 100'

SECTION 10: COMMERCIAL -1 (C-1) DISTRICT

10.1 PURPOSE

This zone is intended for businesses that provide day-to-day convenience goods and services to nearby residents. Activities would be limited to those sites which are compatible in scale with the intensity of development in the surrounding area. It is the intention of the Commission to require traffic access management within this District.

10.2 PERMITTED USES

The following uses shall be permitted within this district:

- 10.2.1 Activities involving the sale of goods or services carried out for profit.
- 10.2.2 Customer service establishments
- 10.2.3 Business and professional offices
- 10.2.4 Restaurants, including drive-up or drive-thru facilities used for the delivery of food or beverages
- 10.2.5 Government offices, libraries, schools, public safety facilities and public utilities
- 10.2.6 Child day care center, twelve (12) or more children
- 10.2.7 Accessory buildings and uses
- 10.2.8 Apartments located in space is not occupied by the primary commercial use on the property provided they are not at ground level
- 10.2.9 Telecommunication tower in accordance with Section 4.11.6 of these Regulations

10.3 SPECIAL PERMITS

- 10.3.1 Convenience/gasoline sales establishments in accordance with Section 4.11.10 of these Regulations.

10.4 MINIMUM LOT SIZE

The minimum lot size in this district is 10,000 square feet if the lot is served by public sewers. If the lot is not served by public sewers, minimum lot size is 40,000 square feet.

10.5 MINIMUM LOT FRONTAGE

Each lot in this district shall have at least eighty feet (80') of frontage on a street. The minimum frontage may be reduced to sixty feet (60') by a vote of the Commission for contiguous commercial developments that combine driveways.

10.6 MINIMUM SETBACKS

- 10.6.1 FRONT YARD 30 FEET
- 10.6.2 SIDE YARD 15 FEET
- 10.6.3 REAR YARD 30 FEET
15 FEET (Commercial to Commercial or Industrial)

10.7 MAXIMUM BUILDING HEIGHT

There is no height limitation in this zone.

10.8 ENVIRONMENTAL PROTECTION

Any improvements proposed to be located within a regulated area, as set by the Montville Inland Wetlands and Watercourses Commission, or that may have any impact on the regulated wetlands or watercourses, shall require approval by the Montville Inland Wetlands and Watercourses Commission and meet the requirements of the health code of the State of Connecticut.

10.9 OFF-STREET PARKING

Off-street parking, including shared parking, shall be provided for each lot in this district in accordance with the provisions of Section 18 of these Regulations.

10.10 SIGNS

All signs in this district shall conform to the provisions of Section 19 of these Regulations.