

# 3.36 Commercial Acres @ Traffic Light Near Mohegan Sun

## 2268 ROUTE 32, MONTVILLE, CT

**FOR SALE:**  
**\$998,000**



- Retail Assemblage
- Acres: 3.36 Total
- At traffic-lighted Intersection
- Public Water & Sewer
- Frontage: 412 Ft.
- Zone: C-1 Commercial
- Taxes: \$23,716 (all)
- Traffic Count: 19,600
- 0.2 mile from Route 2A Exit 5
- Easy access to I-395 Exit 9 to 2A
- 2 miles to Rte 12, Preston
- 1 mile to Mohegan Sun Resort & Casino
- Full size A-2 survey and concept plans furnished upon request

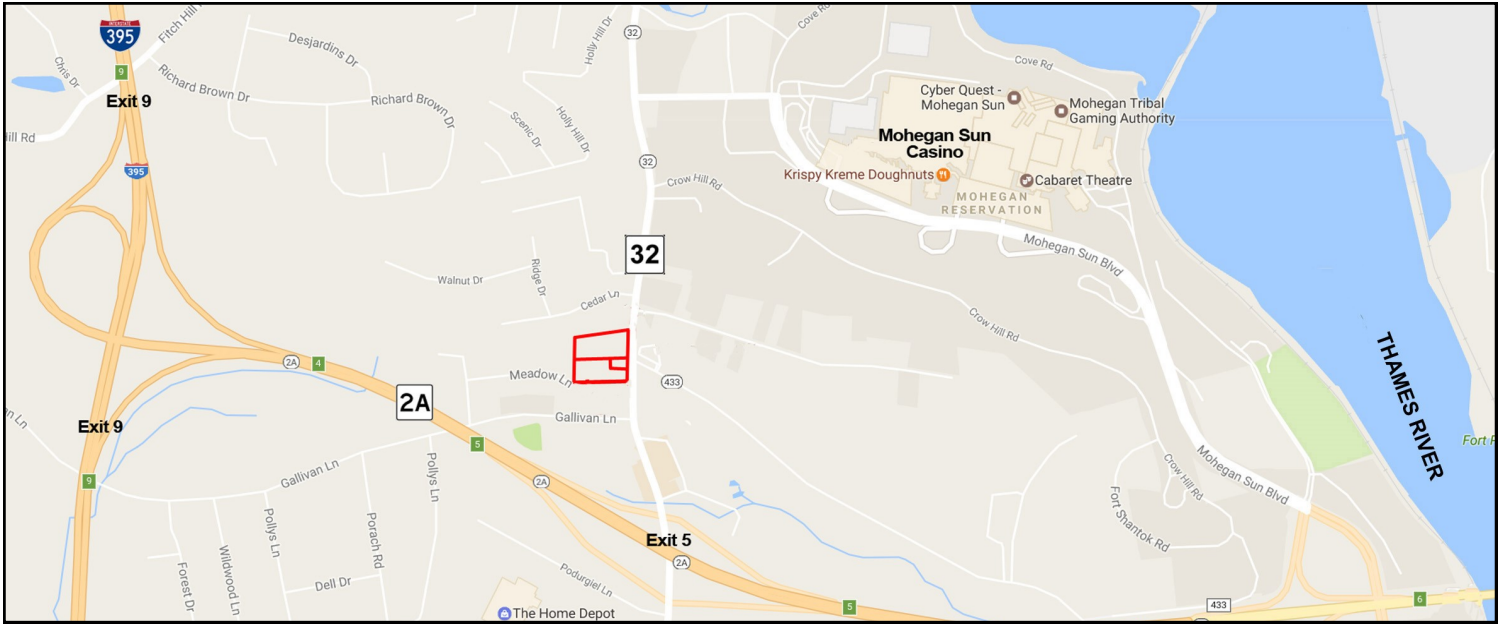
# LYMAN

**REAL ESTATE BROKERAGE & DEVELOPMENT**

[www.LymanRE.com](http://www.LymanRE.com)

**RON LYMAN**

Main Office:  
1160 Boston Post Rd.  
Westbrook, CT 06498  
Mailing Address:  
73 Second Ave.  
Westbrook, CT 06498  
860-887-5000 Office  
ronl@lymanre.com



Demographics	1 MILE	3 MILES	5 MILES
Total Population	2,374	24,256	55,993
Total Households	834	9,059	21,614
Average Household Income	\$82,292	\$73,116	\$75,095

All information stated is from sources deemed reliable and is submitted subject to errors, omission, changes of other terms and conditions, prior sales, financing or withdrawal without notice. Buyer/Tenant agents will be eligible for a portion of commission only if they have an existing signed representation.



NO.	REMARKS
1	USED TO MAKE REVISIONS TO PLAN
2	USED TO MAKE REVISIONS TO PLAN

### ZONING SUMMARY TABLE

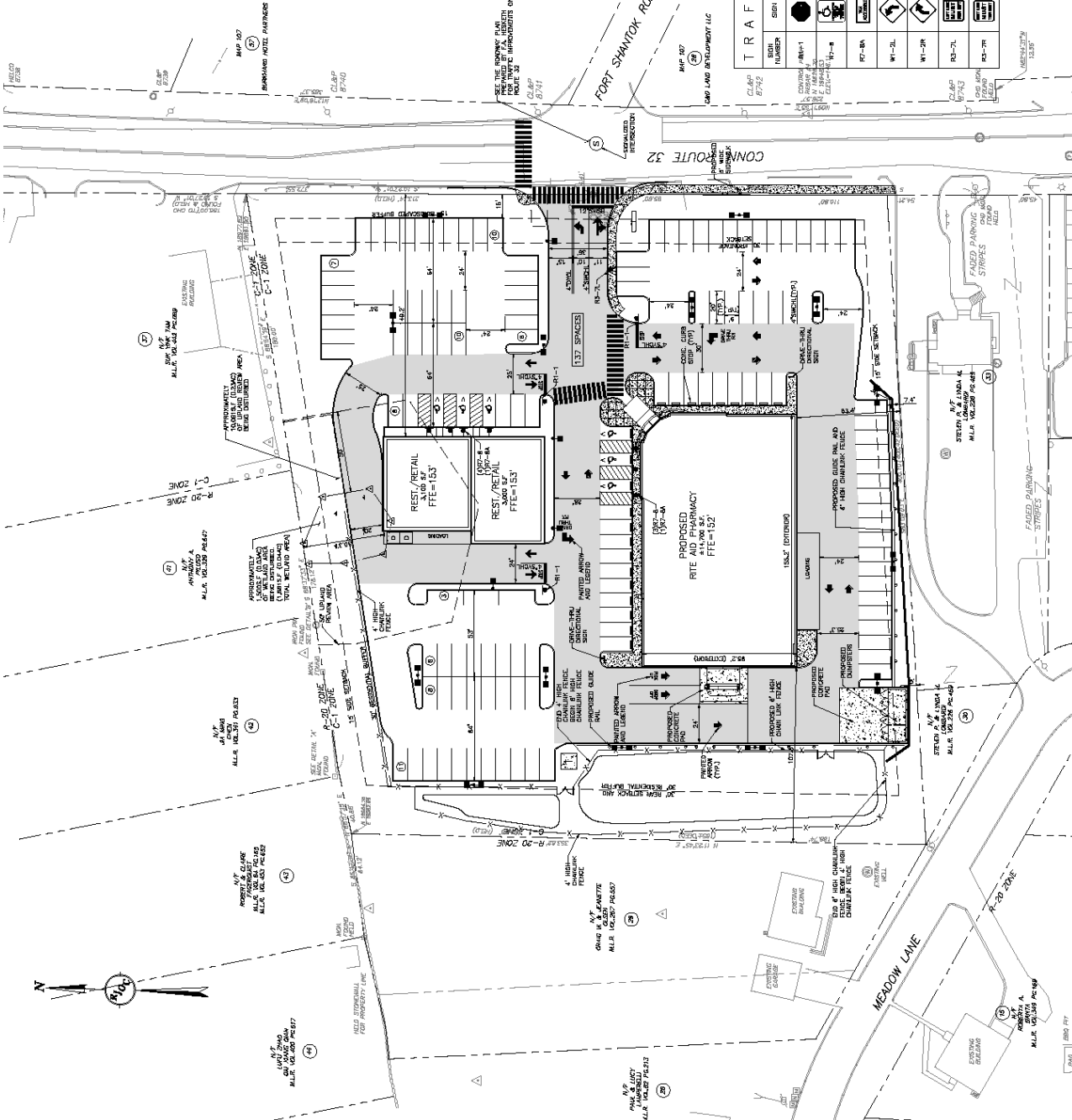
REQUIREMENTS	REQUIRED	PROPOSED
MINIMUM LOT AREA	30,000 SF	30,000 SF
MINIMUM SETBACK	20 FT	20 FT
MINIMUM FRONT SETBACK	25 FT	25 FT
MINIMUM SIDE SETBACK	20 FT	20 FT
MINIMUM REAR SETBACK	20 FT	20 FT
MINIMUM FRONT YARD SETBACK	10 FT	10 FT
MINIMUM SIDE YARD SETBACK	5 FT	5 FT
MINIMUM REAR YARD SETBACK	5 FT	5 FT
MINIMUM FRONT YARD SETBACK	10 FT	10 FT
MINIMUM SIDE YARD SETBACK	5 FT	5 FT
MINIMUM REAR YARD SETBACK	5 FT	5 FT
MINIMUM FRONT YARD SETBACK	10 FT	10 FT
MINIMUM SIDE YARD SETBACK	5 FT	5 FT
MINIMUM REAR YARD SETBACK	5 FT	5 FT
MINIMUM FRONT YARD SETBACK	10 FT	10 FT
MINIMUM SIDE YARD SETBACK	5 FT	5 FT
MINIMUM REAR YARD SETBACK	5 FT	5 FT
MINIMUM FRONT YARD SETBACK	10 FT	10 FT
MINIMUM SIDE YARD SETBACK	5 FT	5 FT
MINIMUM REAR YARD SETBACK	5 FT	5 FT
MINIMUM FRONT YARD SETBACK	10 FT	10 FT
MINIMUM SIDE YARD SETBACK	5 FT	5 FT
MINIMUM REAR YARD SETBACK	5 FT	5 FT

### PARKING AND TRAFFIC CONTROL NOTES

1. ALL CONSTRUCTION SHALL COMPLY WITH PROJECT SPECIFICATION MANUAL, P.E. AND TECHNICAL INDEXES WHICH ARE INCORPORATED BY REFERENCE. ALL NOTES, NOTES AND SPECIFICATIONS TO THE MANUAL SUPERSEDE ANY CONFLICTING NOTES, NOTES AND SPECIFICATIONS TO THE MANUAL. NOTES AND SPECIFICATIONS TO THE MANUAL SHALL BE RESPONSIBLE TO THE ARCHITECT.
2. THE ARCHITECT SHALL PROVIDE SUFFICIENT SPACE TO THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (ADA), 28 CFR PART 37.701 AND ALL APPLICABLE STATE AND LOCAL REGULATIONS.
3. ALL CURBS SHALL BE CONCRETE CURB (C-C) BY CONCRETE CONTRACTOR (OR APPROVED EQUIVALENT), UNLESS NOTED OR OTHERWISE INDICATED.
4. ALL CURBS SHALL BE CONCRETE CURB (C-C) BY CONCRETE CONTRACTOR (OR APPROVED EQUIVALENT), UNLESS NOTED OR OTHERWISE INDICATED.
5. ALL CURBS SHALL BE CONCRETE CURB (C-C) BY CONCRETE CONTRACTOR (OR APPROVED EQUIVALENT), UNLESS NOTED OR OTHERWISE INDICATED.
6. ALL CURBS SHALL BE CONCRETE CURB (C-C) BY CONCRETE CONTRACTOR (OR APPROVED EQUIVALENT), UNLESS NOTED OR OTHERWISE INDICATED.
7. ALL CURBS SHALL BE CONCRETE CURB (C-C) BY CONCRETE CONTRACTOR (OR APPROVED EQUIVALENT), UNLESS NOTED OR OTHERWISE INDICATED.
8. ALL CURBS SHALL BE CONCRETE CURB (C-C) BY CONCRETE CONTRACTOR (OR APPROVED EQUIVALENT), UNLESS NOTED OR OTHERWISE INDICATED.
9. ALL CURBS SHALL BE CONCRETE CURB (C-C) BY CONCRETE CONTRACTOR (OR APPROVED EQUIVALENT), UNLESS NOTED OR OTHERWISE INDICATED.
10. ALL CURBS SHALL BE CONCRETE CURB (C-C) BY CONCRETE CONTRACTOR (OR APPROVED EQUIVALENT), UNLESS NOTED OR OTHERWISE INDICATED.
11. ALL CURBS SHALL BE CONCRETE CURB (C-C) BY CONCRETE CONTRACTOR (OR APPROVED EQUIVALENT), UNLESS NOTED OR OTHERWISE INDICATED.
12. ALL CURBS SHALL BE CONCRETE CURB (C-C) BY CONCRETE CONTRACTOR (OR APPROVED EQUIVALENT), UNLESS NOTED OR OTHERWISE INDICATED.
13. ALL CURBS SHALL BE CONCRETE CURB (C-C) BY CONCRETE CONTRACTOR (OR APPROVED EQUIVALENT), UNLESS NOTED OR OTHERWISE INDICATED.
14. ALL CURBS SHALL BE CONCRETE CURB (C-C) BY CONCRETE CONTRACTOR (OR APPROVED EQUIVALENT), UNLESS NOTED OR OTHERWISE INDICATED.
15. ALL CURBS SHALL BE CONCRETE CURB (C-C) BY CONCRETE CONTRACTOR (OR APPROVED EQUIVALENT), UNLESS NOTED OR OTHERWISE INDICATED.
16. ALL CURBS SHALL BE CONCRETE CURB (C-C) BY CONCRETE CONTRACTOR (OR APPROVED EQUIVALENT), UNLESS NOTED OR OTHERWISE INDICATED.
17. ALL CURBS SHALL BE CONCRETE CURB (C-C) BY CONCRETE CONTRACTOR (OR APPROVED EQUIVALENT), UNLESS NOTED OR OTHERWISE INDICATED.
18. ALL CURBS SHALL BE CONCRETE CURB (C-C) BY CONCRETE CONTRACTOR (OR APPROVED EQUIVALENT), UNLESS NOTED OR OTHERWISE INDICATED.
19. ALL CURBS SHALL BE CONCRETE CURB (C-C) BY CONCRETE CONTRACTOR (OR APPROVED EQUIVALENT), UNLESS NOTED OR OTHERWISE INDICATED.
20. ALL CURBS SHALL BE CONCRETE CURB (C-C) BY CONCRETE CONTRACTOR (OR APPROVED EQUIVALENT), UNLESS NOTED OR OTHERWISE INDICATED.

### TRAFFIC CONTROL SCHEDULE

SIgn NUMBER	SIgn DESCRIPTION	SIgn TYPE	SIgn HEIGHT	REMARKS
W1-1	WHITE ON RED	CHARTEL	7'-0"	REFLECTORIZED SIGN
W1-2	BLACK ON WHITE	CHARTEL	7'-0"	REFLECTORIZED SIGN
W1-3	WHITE ON BLUE	CHARTEL	6'-0"	REFLECTORIZED SIGN
W1-4	BLACK ON YELLOW	CHARTEL	7'-0"	REFLECTORIZED SIGN
W1-5	BLACK ON YELLOW	CHARTEL	7'-0"	REFLECTORIZED SIGN
W1-6	BLACK ON WHITE	CHARTEL	7'-0"	REFLECTORIZED SIGN
W1-7	BLACK ON WHITE	CHARTEL	7'-0"	REFLECTORIZED SIGN
W1-8	BLACK ON WHITE	CHARTEL	7'-0"	REFLECTORIZED SIGN



Prepared by:  
**R/O'CONNELL & ASSOCIATES, INC.**  
 Civil Engineers & Land Planners  
 80 MONTVILLE AVENUE  
 FARMINGTON, CONNECTICUT 06031  
 PHONE: 860-270-0173

Project Name:  
**2268-2284 ROUTE 32  
 MONTVILLE, CT**

**PARKING AND TRAFFIC CONTROL PLAN**

Drawing No.: **C-5**  
 Page No.: **06034**

Copyright © 2006 by R/O'Connell & Associates, Inc.





### MONTVILLE, CT ZONING CHART

DESIGNATED: RESIDENTIAL COMMUNITY DEVELOPMENT (R-20) ZONING DISTRICT. THIS ZONING DISTRICT IS INTENDED TO PROVIDE AN APPROPRIATE DEVELOPMENT DENSITY (FLOOR AREA RATIO) OF 20% TO 30% AND TO PROVIDE A MIXED USE DEVELOPMENT WITH A MIXED USE CHARACTER. THE ZONING DISTRICT IS INTENDED TO PROVIDE A MIXED USE DEVELOPMENT WITH A MIXED USE CHARACTER. THE ZONING DISTRICT IS INTENDED TO PROVIDE A MIXED USE DEVELOPMENT WITH A MIXED USE CHARACTER.

MINIMUM DENSITY REQUIREMENTS	REQUIRED	PROVIDED
MIN. OPEN SPACE	20%	31.8%
MIN. SETBACK FROM EXIST. RESIDENTIAL	50 FT.	70.8 FT.
MIN. SETBACK FROM EXIST. PUBLIC ROW	50 FT.	155.8 FT.
MIN. LANDSCAPE BUFFER	5 FT.	25.0 FT.
MAX. BUILDING HEIGHT	40 FT. (3 STORIES)	3 STORIES

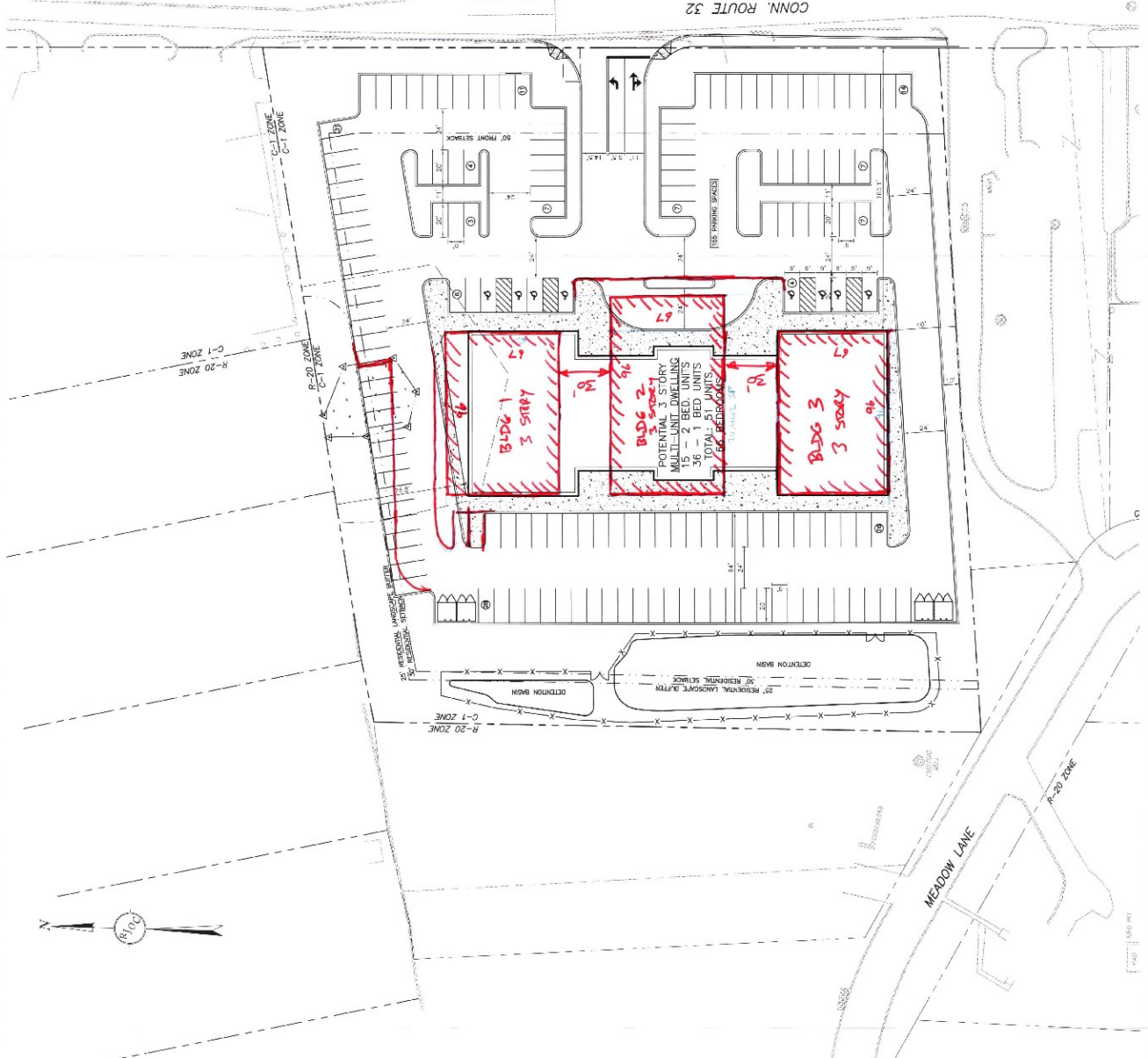
  

PARKING CHART	
REQUIRED	PROVIDED
8 FT. X 18 FT. (CAR)	9 FT. X 20 FT.
5 SPACES PER 100 SQ. FT. OF DEVELOPABLE LAND	156 SPACES

1. DEVELOPABLE LAND IS THE AREA OF LAND AFTER REDUCING ANY AREA DESIGNATED AS AN INLAND WETLAND OR WETLAND BY THE CONNECTICUT DEPARTMENT OF ENVIRONMENT & NATURAL RESOURCES OR ANY OTHER AGENCY OR AGENCY OF THE STATE OF CONNECTICUT OR ANY FEDERAL AGENCY OR AGENCY OF THE UNITED STATES OF AMERICA. THE AREA OF LAND AFTER REDUCING ANY AREA DESIGNATED AS AN INLAND WETLAND OR WETLAND BY THE CONNECTICUT DEPARTMENT OF ENVIRONMENT & NATURAL RESOURCES OR ANY OTHER AGENCY OR AGENCY OF THE STATE OF CONNECTICUT OR ANY FEDERAL AGENCY OR AGENCY OF THE UNITED STATES OF AMERICA SHALL BE THE AREA OF LAND AFTER REDUCING ANY AREA DESIGNATED AS AN INLAND WETLAND OR WETLAND BY THE CONNECTICUT DEPARTMENT OF ENVIRONMENT & NATURAL RESOURCES OR ANY OTHER AGENCY OR AGENCY OF THE STATE OF CONNECTICUT OR ANY FEDERAL AGENCY OR AGENCY OF THE UNITED STATES OF AMERICA.

2. CONCEPTUAL ARCHITECTURAL AND ENGINEERING DRAWINGS WHICH HAVE BEEN REVIEWED AND APPROVED BY THE TOWN ENGINEER AND THE TOWN BOARD SHALL BE THE BASIS FOR THE ZONING DISTRICT. THE ARCHITECTURAL REQUIREMENTS ARE BASED ON MULTI-FAMILY WITH LESS THAN 20 UNITS.

3. EVERY PARKING LOT WHICH COVERS 50,000 SQUARE FEET OR MORE BUT LESS THAN 80,000 SQUARE FEET SHALL BE PROVIDED WITH A MINIMUM OF 100 PARKING SPACES. EVERY PARKING LOT WHICH COVERS 80,000 SQUARE FEET OR MORE SHALL BE PROVIDED WITH A MINIMUM OF 150 PARKING SPACES. THE ARCHITECTURAL DRAWINGS SHALL BE REVIEWED BY THE TOWN ENGINEER AND THE TOWN BOARD TO DETERMINE IF THE ARCHITECTURAL DRAWINGS COMPLY WITH THE ZONING REGULATIONS. THE ARCHITECTURAL DRAWINGS SHALL BE REVIEWED BY THE TOWN ENGINEER AND THE TOWN BOARD TO DETERMINE IF THE ARCHITECTURAL DRAWINGS COMPLY WITH THE ZONING REGULATIONS.



Designed by: RMC/DAG	Drawn by: BLM	Scale: 1"=30'	Date: 03/15/2010
Project No: 08034			
Project Name: MONTVILLE CT			
Drawing Name: CONCEPTUAL SITE PLAN			
Project To: RJO'CONNELL & ASSOCIATES, INC. Civil Engineers & Land Planners 80 MONTVILLE AVENUE MONTVILLE, CT 06055 PHONE: 860.436.0322 FAX: 860.436.0321			
Project No: 08034			

3 BUILDING CONCEPT



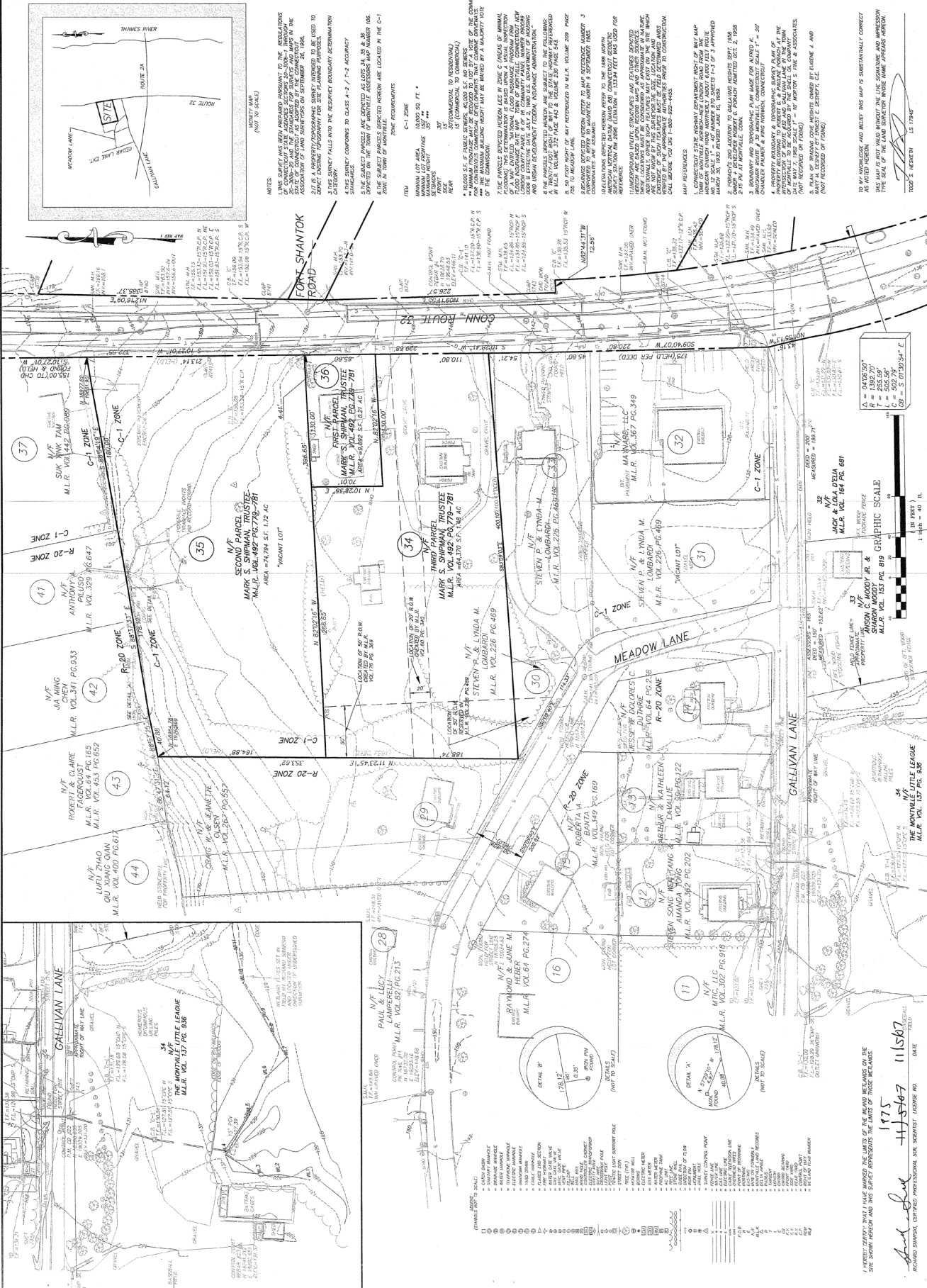


R.L. O'CONNELL & ASSOCIATES, INC. PROPERTY/TOPOGRAPHIC SURVEY

Table with columns: No., Date, Description, Remarks. Includes entries for 'Checked', 'Plotted', 'Designed', 'Drawn by', 'Checked by', 'Scale', 'Sheet no.', 'Drawing No.', 'Date'.

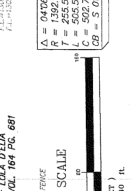
F.A.H. F. A. Heeketh & Associates, Inc. 5 O'Leary Brook, East Cheshire, CT 06028

Phone (860) 653-8000 Fax (860) 644-8000 e-mail fah@fahassoc.com



NOTES: 1. THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE REGULATIONS... 2. THIS IS A PROPERTY/TOPOGRAPHIC SURVEY INTENDED TO BE USED TO DEDUCT EXISTING TOPOGRAPHY FOR SITE PLANNING PURPOSES... 3. THE SURVEY FALLS INTO THE RESURVEY BOUNDARY DETERMINATION CATEGORY...

MAP REFERENCES: 1. CONNECTICUT STATE DEPARTMENT OF CONSTRUCTION... 2. CONN. STATE DEPARTMENT OF CONSTRUCTION... 3. CONN. STATE DEPARTMENT OF CONSTRUCTION...



GRAPHIC SCALE: 1 inch = 40 feet. Includes owner information for Jack & Linda DeLa, Anson C. Hood Jr., and The Montville Little League.

1775 111507 111507

ROBERT SWANSON, CERTIFIED PROFESSIONAL SURVEYOR LICENSE NO. 111507

DATE: 09-10-07

Scale: 1" = 40'

## **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
- 10.2.10 Workforce housing in accordance with Section 4.11.13 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.

#### **4.11.9 TRAILERS**

No trailers shall be permitted in any district except as follows:

- 4.11.9.1 The Enforcement Officer may authorize the issuance of a zoning permit for a trailer to be used in connection with a residential reconstruction project. Such temporary permit shall not exceed one (1) year and the Enforcement Officer may authorize renewal for the permit up to six (6) month increments not to exceed twenty-four (24) months. If the trailer is to be connected to sanitary facilities, the Enforcement Officer shall not issue the permit until the Local Health District has determined that the sanitary facilities comply with the state health code.
- 4.11.9.2 The Enforcement Officer may authorize the issuance of a zoning permit for a trailer to be used in connection with a construction project. Said trailer shall be removed within thirty (30) days of project completion.

#### **4.11.10 GASOLINE FILLING STATIONS AND CONVENIENCE/GASOLINE SALES ESTABLISHMENTS**

An applicant proposing to establish this use shall comply with the provisions of these Regulations including the following additional requirements:

- 4.11.10.1 Prior to applying for permit, the applicant must have received a certificate of location approval in accordance with Title 14 of the C.G.S. as may be amended from time to time; an existing gasoline filling station that has been approved previously by the Zoning Board of Appeals need not reappear before the Zoning Board of Appeals.
- 4.11.10.2 The site of a gasoline filling station or convenience/gasoline sales establishment shall have a frontage of at least two hundred feet (200') on a public street.
- 4.11.10.3 Fuel pumps shall be set back from the street line a minimum of twenty-five feet (25'). All other buildings and structures, except underground storage tanks, shall be set back a minimum of twenty-five feet (25') from the street line, ten feet (10') from each side line and twenty feet (20') from the rear lot line, unless larger front, side or rear yards are required by these Regulations. All structures shall be set back a minimum of fifty feet (50') from the side line of a contiguous lot in a Residential District. A suitably landscaped and screened area minimum of ten feet (10') wide, or six feet (6') high, stockade type, wooden fence, with finished side facing the Residential District shall be maintained between a gasoline filling station or convenience/gasoline sales establishment and a contiguous lot in a Residential District.
- 4.11.10.4 There shall be no lighting or other illumination that will cause any glare observable within a Residential District. All exterior lighting shall be of such design and location that the light source cannot be seen beyond the boundaries of the site on which the facility is located.

- 4.11.10.5 These provisions shall not be intended to prohibit the conversion of existing gasoline filling stations with non-conforming bulk or lot area to convenience/gasoline sales establishments, provided that said conversion or change of use does not increase the degree of or create a non-conforming bulk and complies with all other regulations applicable to such use.
- 4.11.10.6 The area designed for fuel deliveries at a gasoline filling station or convenience/gasoline sales establishment shall be designed to promote safe and efficient circulation of vehicles on site. Said delivery area shall be of sufficient size to accommodate delivery trucks, and shall not be located within off-street parking spaces, or exit or entrance roadways, or driveways to the site. The type and location of the gasoline storage tank must be approved by the Fire Marshal prior to approval of the Site Plan.

#### **4.11.11 EXCAVATION, PROCESSING (CRUSHING) AND QUARRYING OF EARTH MATERIALS**

4.11.11.1 **Purpose.** The purpose of this section is to provide for reasonable opportunities for excavation and processing (crushing) of earth materials; minimize safety hazards which can be created by open excavations; protect groundwater, and maintain the aesthetic features of the Town. These Regulations require the use of Best Management Practices for storm water treatment, land restoration, and to ensure that fuels and lubricants used by earth moving or processing (crushing) equipment are handled properly. Excavation, processing (crushing) of earth materials and quarry operations for commercial use and sale may be allowed in the Industrial and Light Industrial zones subject to the applicable sections of this regulation.

##### **4.11.11.2 Definitions.**

1. Excavation Operations, including excavation, filling, grading and regrading. The removal of native soil material from the same property and/or the stripping, cutting, filling or stockpiling of earth or land, including the land in its cut or filled condition to create new grades.
2. Processing (Crushing) Operations, including the processing (crushing) of excavated materials, either independent of or as part of an Excavation Operation. Processing by screening, sorting, hammering, crushing and/or other forms of processing (crushing) and treatment of native soils, mulch, sand, gravel, rock, asphalt, concrete or other construction aggregate based products for sale, resale or reuse.
3. Quarry Operations. The removal of stone from a quarry, as by cutting, digging, or blasting, including excavation and processing (crushing) operations as defined in this section.