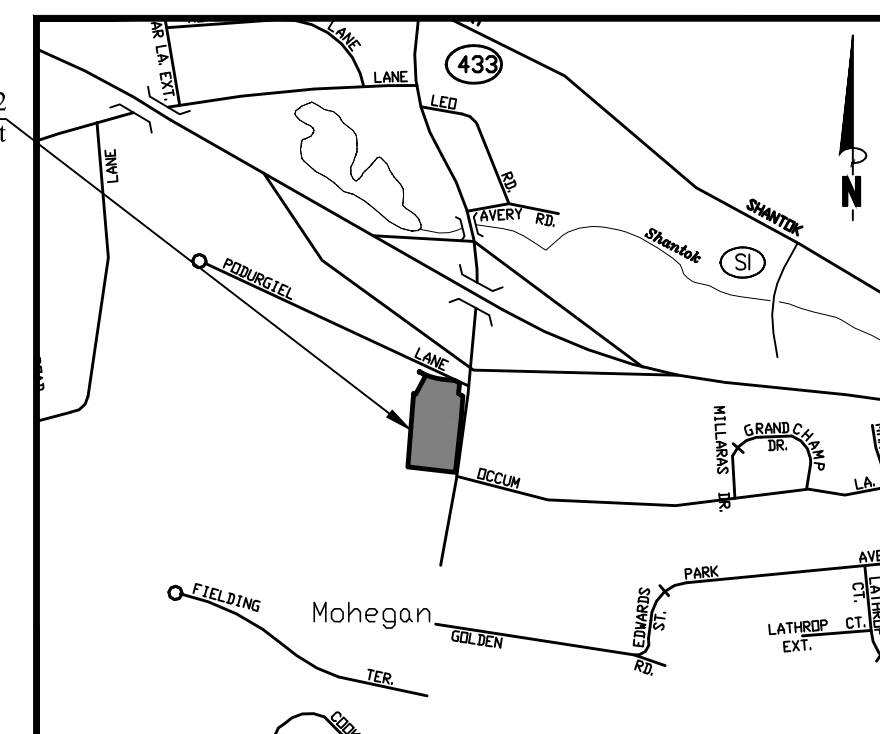


INLAND WETLAND SUBMISSION

2040 ROUTE 32

APPLICANT:



Location Map

Scale: 1"=1000



APPROX. GRID NORTH (CT83.



SHEET LIST TABLE

1 OF 6	COVER SHEET
2 OF 6	EXISTING CONDITIONS
3 OF 6	SITE PLAN
4 OF 6	GRADING PLAN
5 OF 6	SOIL & EROSION CONTROL PLAN
6 OF 6	DETAIL SHEET

Subject Parcel Information

OWNER: HASSAN HUSSAIN, LLC
PARCEL ADDRESS: 2040 NEW ROUTE 32, MONTVILLE, CT
MAILING ADDRESS: 4 BOSTON POST RD, WATERFORD, CT 06385
MBL 103/1/1A
DEED: VOLUME 663 PAGE 612
AREA: 116,639 SF = 2.68 ACRES
FLOOD ZONE: ZONE X PER FIRM MAP # 09011C0351G
EFFECTIVE DATE: JULY 18, 2011

Legend

EXISTING

SYMBOL	DESCRIPTION
	MONUMENT
	EX. IP / REBAR
	DRILL HOLE
	UTILITY POLE W / LIGHT
	STONEWALL
	FENCE LINE
	WATER VALVE
	OVERHEAD WIRES
	PROPERTY LINE
	ADJACENT PROPERTY LINE
	INDEX CONTOUR
	CONTOUR
	WETLANDS BOUNDARY / FWS
	MEAN LOW WATER LINE
	MEAN HIGH WATER LINE
	HIGH TIDE LINE
	COASTAL JURISDICTIONAL LINE
	ZONE LINE
	EASEMENT LINE
	BUILDING SETBACK LINE
	EXISTING WATER LINE
	EXISTING SEWER LINE
	NOW OR FORMERLY
	CATCH BASIN
	TYPICAL
	SPOT ELEVATION
	DRILL HOLE
	POINT OF BEGINNING
	TEST PIT
	PERCOLATION TEST
	UTILITY POLE
	DRAINAGE MANHOLE
	SEWER MANHOLE
	HYDRANT
	WATER SHUT-OFF

PROPOSED

 IRON PIN TO BE SET

Cover Sheet
of
2040 New London Turnpike
(AKA CT RT 32)
Uncasville, Connecticut
Prepared For:
AMER CHOUDREY
October 3, 2022

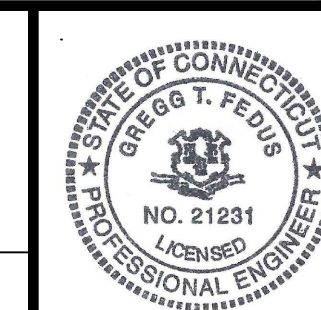
DRAWING SCALE: 1"=30'



SHEET NO. 1 OF 6	JOB NO. 21-001048	DRAWN BY:
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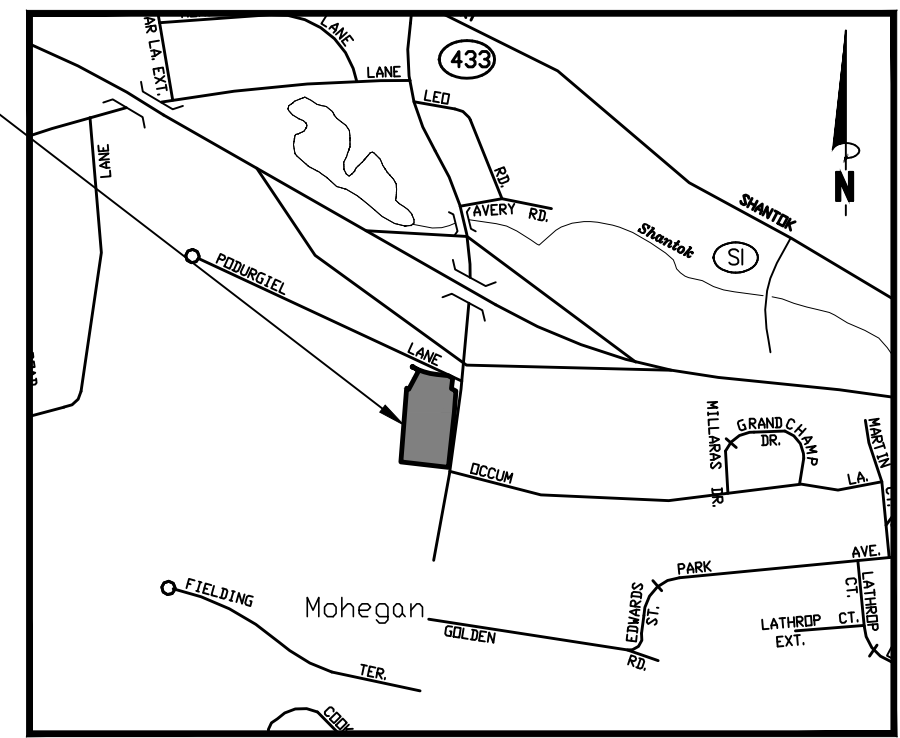
[illegible]

Gregg T. Fedus P.E.
CT. License No. 2123



Gregg T. Fedus P.E.
CT. License No. 2123

2040 Route 32
Montville, Connecticut



Location Map

Scale: 1"=1000'

0 500 1000 2000

APPROX. GRID NORTH (CT83)

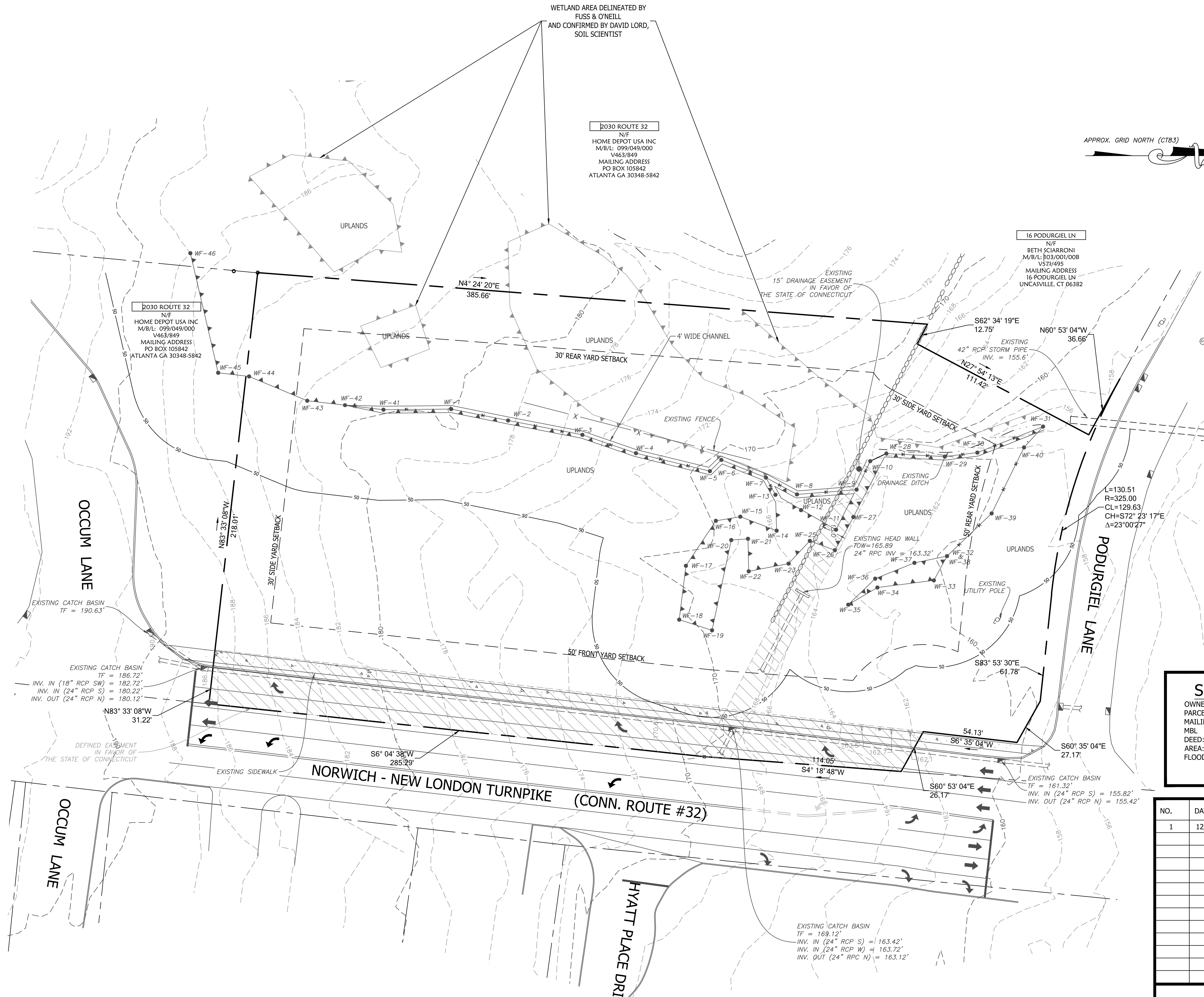


WETLAND AREA DELINEATED BY
RUSS & O'NEILL
AND CONFIRMED BY DAVID LORD,
SOIL SCIENTIST

2030 ROUTE 32
N/F
HOME DEPOT USA INC
M/B/L: 099/049/000
V463/849
MAILING ADDRESS
PO BOX 105842
ATLANTA GA 30348-5842

16 PODURGIEL LN
N/F
BETH SCIARRONI
M/B/L: 103/001/008
V571/495
MAILING ADDRESS
16 PODURGIEL LN
UNCASVILLE, CT 06382

2030 ROUTE 32
N/F
HOME DEPOT USA INC
M/B/L: 099/049/000
V463/849
MAILING ADDRESS
PO BOX 105842
ATLANTA GA 30348-5842



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AREA: 116,639 SF = 2.68 ACRES
FLOOD ZONE: ZONE X PER FIRM MAP # 09011C0351G
EFFECTIVE DATE: JULY 18, 2011

Legend

EXISTING

- | SYMBOL | DESCRIPTION |
|----------|-----------------------------|
| [Symbol] | MONUMENT |
| [Symbol] | EX. IP / REBAR |
| [Symbol] | DRILL HOLE |
| [Symbol] | UTILITY POLE W/ LIGHT |
| [Symbol] | STONEWALL |
| [Symbol] | FENCE LINE |
| [Symbol] | WATER VALVE |
| [Symbol] | OVERHEAD WIRES |
| [Symbol] | PROPERTY LINE |
| [Symbol] | ADJACENT PROPERTY LINE |
| [Symbol] | INDEX CONTOUR |
| [Symbol] | CONTOUR |
| [Symbol] | WETLANDS BOUNDARY/FLAG |
| [Symbol] | MEAN LOW WATER LINE |
| [Symbol] | MEAN HIGH WATER LINE |
| [Symbol] | HIGH TIDE LINE |
| [Symbol] | COASTAL JURISDICTIONAL LINE |
| [Symbol] | ZONE LINE |
| [Symbol] | EASEMENT LINE |
| [Symbol] | BUILDING SETBACK LINE |
| [Symbol] | EXISTING WATER LINE |
| [Symbol] | EXISTING SEWER LINE |
| [Symbol] | NOW OR FORMERLY CATCH BASIN |
| [Symbol] | TYPICAL |
| [Symbol] | SPOT ELEVATION |
| [Symbol] | DRILL HOLE |
| [Symbol] | POINT OF BEGINNING |
| [Symbol] | TEST PIT |
| [Symbol] | PERCOLATION TEST |
| [Symbol] | UTILITY POLE |
| [Symbol] | DRAINAGE MANHOLE |
| [Symbol] | SEWER MANHOLE |
| [Symbol] | HYDRANT |
| [Symbol] | WATER SHUTOFF |

PROPOSED

- | | |
|----------|--------------------|
| [Symbol] | IRON PIN TO BE SET |
|----------|--------------------|

NO.	DATE	REVISIONS
1	12/05/2022	WETLAND COMMENTS

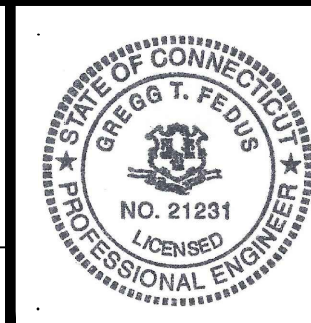
Existing Conditions
of
2040 New London Turnpike
(AKA CT RT 32)
Uncasville, Connecticut
Prepared For:
AMER CHOUDREY
October 3, 2022

DRAWING SCALE: 1"=30'
0 15 30 60

FEDUS ENGINEERING, LLC
CIVIL ENGINEERS
Mailing Address: 70 Essex Street Mystic, Connecticut 06355
Office: (860) 536-7390 Fax: (860) 536-1644

WETLANDS DELINEATED BY
DAVID LORD, SOIL SCIENTIST
DATE: 12/05/2022

Gregg T. Fedus P.E.
CT. License No. 21231



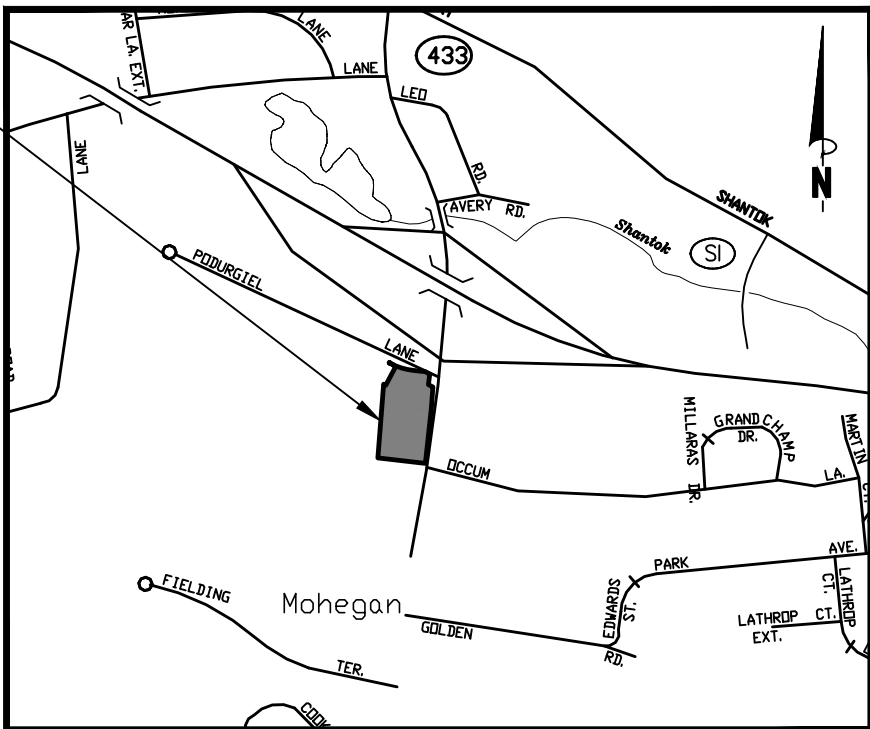
C-2 ZONING REQUIREMENTS TABLE				
SECTION	REGULATION	REQUIREMENTS	EXISTING	PROPOSED
11.4	MINIMUM LOT SIZE	40,000 SF	116,639 SF	116,639 SF
11.5	MINIMUM LOT FRONTAGE	80'	480'	480'
11.6.1	MINIMUM FRONT YARD	50'	---	BUILDING 66.8' CANOPY 61.5'
11.6.2	MINIMUM SIDE YARD	30'	---	BUILDING 48.5' (S) CANOPY 168.5' (S)
11.6.3	MINIMUM REAR YARD	30'	---	BUILDING 103.4' CANOPY 116.3'

NOTES:

- AREA OF WETLAND ON SITE IS 21,832 SF/0.50 ACRES.
- PROPOSED AREA DISTURBED IN THE 50' REVIEW ZONE IS 21,484 SF/0.49 ACRES

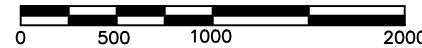
PARKING REQUIREMENTS			
SECTION	REGULATION	MINIMUM REQ.	PROPOSED
18.3.6	FREE STANDING RETAIL	5 SPACES * (4,960 SF / 1000SF) = 24.8 SPACES 24.8 SPACES - 12 SPACES = 12.8 SPACES + 1 SPACE FOR TWO EMPLOYEES. TOTAL: 13.8 ±14	15 SPACES
18	VAN-ACCESSIBLE PARKING	1 SPACE REQUIRED	1 SPACES

2040 Route 32
Montville, Connecticut

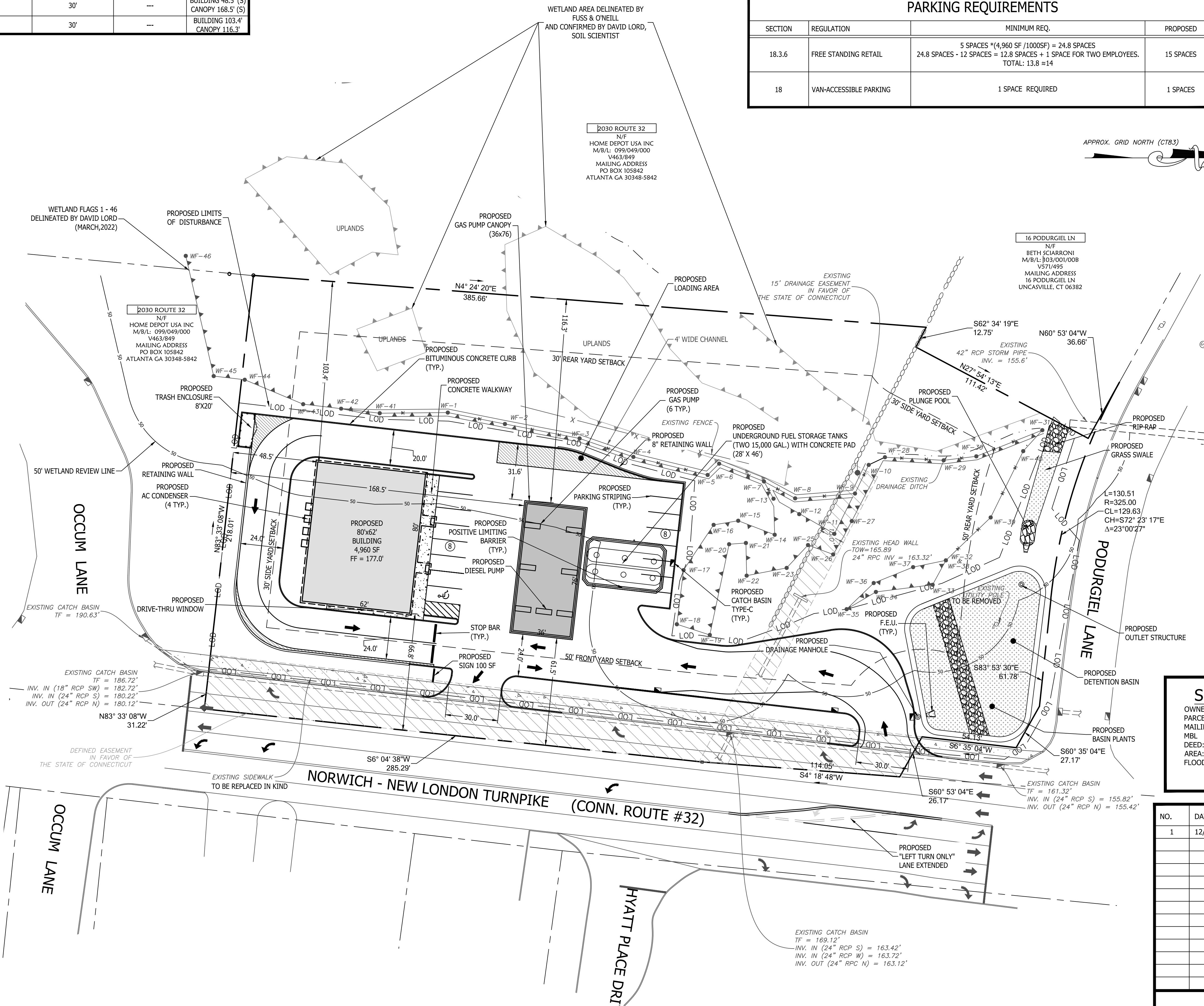


Location Map

Scale: 1"=1000'



APPROX. GRID NORTH (CT83)



Legend

EXISTING

- | SYMBOL | DESCRIPTION |
|---------------------|-----------------------------|
| [Square] | MONUMENT |
| [Circle] | EX. IP / REBAR |
| [Circle with dot] | DRILL HOLE |
| [Circle with cross] | UTILITY POLE W/ LIGHT |
| [Line] | STONEWALL |
| [Line with cross] | FENCE LINE |
| [Line with cross] | WATER VALVE |
| [Line with cross] | OVERHEAD WIRES |
| [Line] | PROPERTY LINE |
| [Line] | ADJACENT PROPERTY LINE |
| [Line] | INDEX CONTOUR |
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| [Line] | WETLANDS BOUNDARY/FLAG |
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| [Line] | DH |
| [Line] | POINT OF BEGINNING |
| [Line] | TEST PIT |
| [Line] | PERCOLATION TEST |
| [Line] | UTILITY POLE |
| [Line] | DRAINAGE MANHOLE |
| [Line] | SEWER MANHOLE |
| [Line] | HYDRANT |
| [Line] | WATER SHUTOFF |

PROPOSED

- | | |
|----------|--------------------|
| [Circle] | IRON PIN TO BE SET |
|----------|--------------------|

Subject Parcel Information

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Gregg T. Fedus P.E.
CT. License No. 21231



Site Plan
of
2040 New London Turnpike
(AKA CT RT 32)
Uncasville, Connecticut
Prepared For:
AMER CHOUDREY
October 3, 2022

DRAWING SCALE: 1"=30'

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SHEET NO. 3 OF 6 JOB NO. 21-001048 DRAWN BY: DC

WETLANDS DELINEATED BY
DAVID LORD, SOIL SCIENTIST
DATE: 12/05/2022