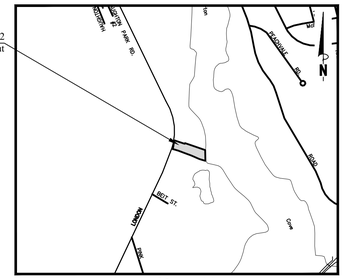
695 Route 32
Montville, Connecticut



Location Map

Scale: 1"=1000'

0 500 1000 2000

707 ROUTE 32
N/F
BARRIE H. BEARSE &
DANIEL J. CADY
ACCOUNT NO: R0392800
M-B-L: 079-012-000
VOL. 658 - PG. 1049
MAILING ADDRESS:
105 LEDGELAND DRIVE
MYSTIC, CT 06355

C.H.D. MONUMENT FOUND REFERENCE MAP 2
C.H.D. MONUMENT NOT FOUND
C.H.D. MONUMENT FOUND
85.66'
94.71'
FENCE ALONG PROPERTY LINE PER REFERENCE MAP 2
EXISTING RERAINING STONEWALL
EXISTING SHED
MONUMENT REMAINS FOUND REFERENCE MAP 1 N 37°23'29" E 0.72'
110'± TO EXISTING SEWER MANHOLE
EXISTING CEDAR POST
FENCE ALONG PROPERTY LINE PER REFERENCE MAP 2
COASTAL JURISDICTION LINE ELEV. 2.3
ZONE AE-12
ZONE X
36'± TO MHW
S 71°00'58" E 261.34'
207.55'
273.8'
PROPERTY LINE FOLLOWS MEAN HIGH WATER ELEV 1.2 133'±
S 71°29'29" E
134.00'
33.74'
20.05'
N 24°34'51" E
9.07'
21.2'
21.9'
UNIT 4
UNIT 3
UNIT 2
UNIT 1
SEWER EASEMENT REFERENCE MAP 1
20.0'
HORTON COVE
N1000
0886
[SURVEY CLOSING LINE] S 01°04'40" E 132.88'
BENCHMARK
NAIL SET IN SNET #2787S
ELEV.=85.35 (NAVD-88)
N 02°27'45" E
108.29'
EXISTING ELECTRICAL METER
EXISTING 6" WELL
EXISTING BASEMENT ACCESS
EXISTING CONCRETE
EXISTING BITUMINOU PARKING
57.5'
EXISTING BRUSH LINE
EXISTING GRANITE LANDING
EXISTING SIGN
EXISTING HOUSE #695 FF=82.0
FRONTIER #2787
Route 32
(Norwich-New London Turnpike)
EXISTING BITUMINOUS WALKWAY
EXISTING CONCRETE
23.8'
50.3'
19.8'
15.5'
EXISTING WOOD RAMP
EXISTING WOOD DECK
EXISTING STEPS
EXISTING CHIMNEY
BITUMINOUS WALKWAY
88.83'
20.10'
56.91'
N 69°24'37" W 165.84'
N 73°19'26" W 70.13'
EXISTING BITUMINOUS WALKWAY
IRON PIPE FOUND DISTURBED REFERENCE MAP 1 S 39°50'23" E 0.56'
EXISTING DRY WELL
130.76'
C.H.D. MONUMENT NOT FOUND
EXISTING BITUMINOUS CURB (TYP)
IRON PIPE FOUND DISTURBED REFERENCE MAP 1 N 75°20'25" E 0.35'
EXISTING CEDAR POST WITH WIRE REMAINS
641 ROUTE 32
N/F
LEO J ARCHAMBAULT & MARY P.T. ARCHAMBAULT, TRUSTEES OF THE ARCHAMBAULT LIVING TRUST
ACCOUNT NO: C9500006
M-B-L: 079-014-000
VOL. 614 - PG. 813
MAILING ADDRESS:
7271 EAST VILLAGE SQUARE
VERO BEACH, FL 32966
EXISTING SEWER MANHOLE
CALCULATED POINT (TYP)
N 66°28'52" W 108.82'
STONE WALL PER REFERENCE MAP 1
DRILL HOLE FOUND REFERENCE MAP 1 N 43°21'47" E 0.64'
N 72°49'54" W 79.42'
40'± TO MHW
MONUMENT NOT FOUND REFERENCE MAP 1
IRON PIPE FOUND REFERENCE MAP 1 N 37°23'29" E 0.72'
75 PINK ROW
N/F
G L & C CONSTRUCTION, LLC
ACCOUNT NO: A0367000
M-B-L: 074-040-000
VOL. 0460 - PG. 0286
MAILING ADDRESS:
105 PINK ROW
UNCASVILLE, CT 06382

Legend

EXISTING

SYMBOL	DESCRIPTION
	MONUMENT
	EX. IP / REBAR
	DRILL HOLE
	UTILITY POLE W/ LIGHT
	STONEWALL
	FENCE LINE
	WATER VALVE
ohw	OVERHEAD WIRES
	PROPERTY LINE
	ADJACENT PROPERTY LINE
	INDEX CONTOUR
	CONTOUR
WF-XX	WETLANDS BOUNDARY/FLAG
	MEAN LOW WATER LINE
	MEAN HIGH WATER LINE
	HIGH TIDE LINE
	COASTAL JURISDICTIONAL LINE
	ZONE LINE
	EASEMENT LINE
	BUILDING SETBACK LINE
W	EXISTING WATER LINE
SS	EXISTING SEWER LINE
N/F	NOW OR FORMERLY
	CATCH BASIN
(TYP.)	TYPICAL
5.8	SPOT ELEVATION
DH	DRILL HOLE
(POB)	POINT OF BEGINNING
TP1	TEST PIT
P1	PERCOLATION TEST
	UTILITY POLE
	DRAINAGE MANHOLE
	SEWER MANHOLE
	HYDRANT
	WATER SHUTOFF

PROPOSED

SYMBOL	DESCRIPTION
	IRON PIN TO BE SET
SF	SILT FENCE
W	WATER SERVICE
SS	SANITARY SERVICE
10.00	SPOT ELEVATION
INV.	INVERT
GAL.	GALLON
SCHED.	SCHEDULE
HB	HAY BALE BARRIER
	WATER SHUTOFF

Subject Parcel Information

OWNER:	NORTH GROUP, LLC
PARCEL ADDRESS:	695 ROUTE 32, MONTVILLE, CONNECTICUT
MAILING ADDRESS:	338 WESTPORT RD, WILTON, CONNECTICUT
ACCOUNT NO:	C0392900
DEED:	VOLUME 695 PAGE 958
AREA:	52,314 SF = 1.20 AC
FLOOD ZONE:	ZONE X, AE-12 PER FIRM MAP # 09011C0353G EFFECTIVE DATE: 7/18/2011

Reference Maps:

1. "SITE DEVELOPMENT PLAN MADE FOR GANPAT S. CHOUHAN MD, ROUTE 32, MONTVILLE, CT" SCALE: 1"=20', DATED: OCTOBER 21, 1985, PREPARED BY: CHANDLER PALMER & KING NORWICH, CT MONTVILLE TOWN RECORDS - MAP # 806

2. "CONNECTICUT STATE HIGHWAY DEPARTMENT, RIGHT OF WAY MAP, TOWN OF MONTVILLE, NORWICH-NEW LONDON ROAD, FROM UNCASVILLE SWITCH, NORTHERLY ABOUT 6,100 FEET, ROUTE NO. 12 SCALE: 1"=40', DATED: FEBRUARY 27, 1931, REVISED: JULY 1, 1959, SHEET 1 0F 2

ZONING REQUIREMENTS TABLE

SECTION	REGULATION	REQUIREMENTS	EXISTING	PROPOSED
10.4	MINIMUM LOT SIZE	10,000 SF	52,314 SF	52,314 SF
10.5	MINIMUM LOT FRONTAGE	80'	108.29'	108.29'
10.6.1	MINIMUM FRONT YARD	30'	23.8'	50.3'
10.6.2	MINIMUM SIDE YARD	15'	19.8'	15.5'
10.6.3	MINIMUM REAR YARD	30'	378.8'	273.8'
10.7	MAXIMUM BUILDING HEIGHT	NA	NA	NA

NO.	DATE	REVISIONS

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

STATE OF CONNECTICUT GREGG T. FEDUS NO. 21231 LICENSED PROFESSIONAL ENGINEER

Site Plan
of
695 Route 32
Montville, Connecticut
Prepared For:
North Group, LLC
May 15, 2026

DRAWING SCALE: 1"=20' 0 10 20 40

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

SHEET NO. 1 OF 1 | JOB NO. 26-001559 | DRAWN BY: CMK

J:\JOBS\26-001559 - MONTVILLE, 695 ROUTE 32 - NORTH GROUP\DRAWINGS\26-001559 - 695 ROUTE 32 - SITE PLAN.DWG