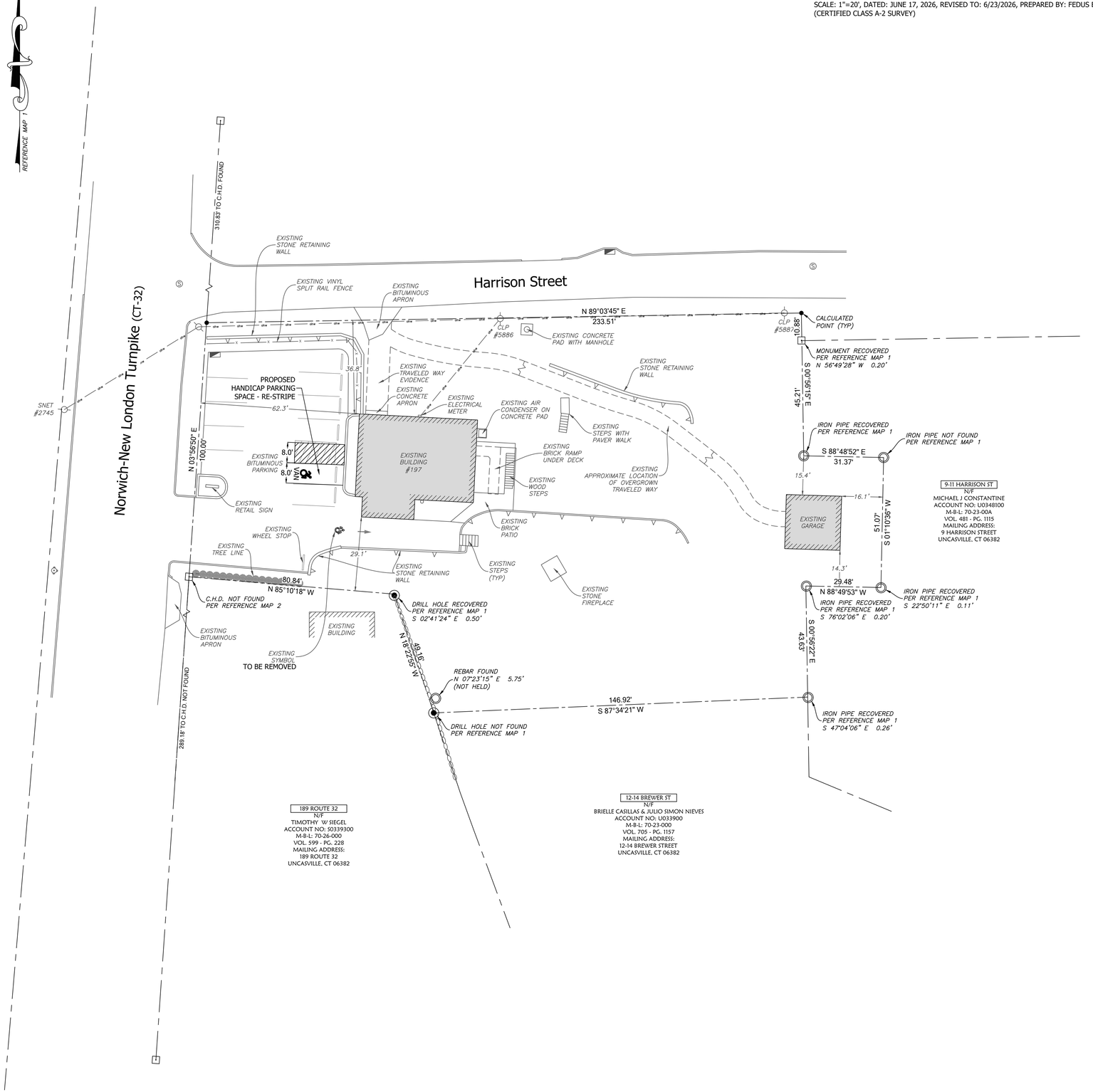
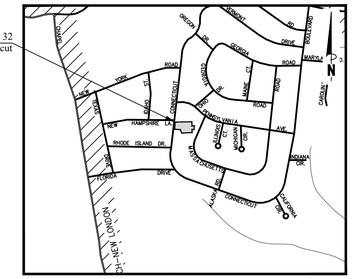
Reference Maps:

1. "PROPERTY SURVEY MAP DEPICTING EXISTING CONDITIONS OF 197 ROUTE 32, MONTVILLE, CONNECTICUT, PREPARED FOR: GBJ LLC"; SCALE: 1"=20', DATED: JUNE 17, 2026, REVISED TO: 6/23/2026, PREPARED BY: FEDUS ENGINEERING, LLC, ANTHONY HENDRIKS, LS #10834 (CERTIFIED CLASS A-2 SURVEY)





Location Map

Scale: 1"=1000'

0 500 1000 2000

Legend

EXISTING

SYMBOL	DESCRIPTION
	MONUMENT
	IRON PIPE / REBAR
	DRILL HOLE
	CALCULATED POINT
	WOODEN STAKE
	UTILITY POLE W/ LIGHT
	STONEWALL
	FENCE LINE
	WATER VALVE
	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
x5.8	SPOT ELEVATION
DH	DRILL HOLE
(POB)	POINT OF BEGINNING
501	ORIGINAL LOT NUMBER
	UTILITY POLE
	DRAINAGE MANHOLE
	SEWER MANHOLE
	HYDRANT
	WATER SHUTOFF

PROPOSED

SYMBOL	DESCRIPTION
	IRON PIN TO BE SET

Subject Parcel Information

OWNER:	GBJ LLC
PARCEL ADDRESS:	197 ROUTE 32 MONTVILLE, CT 06382
MAILING ADDRESS:	7 FIELDING DRIVE UNCASVILLE, CT 06382
UNIQUE ID:	U039200
M-B-L:	070-025-000
DEED:	VOLUME: 0722 PAGE: 0873
AREA:	33,837 SF = 0.78 AC
FLOOD ZONE:	ZONE X PER FIRM MAP # 09011C0361J EFFECTIVE DATE: 8/5/2013

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
197 Route 32
Montville, Connecticut
Prepared For:
GBJ LLC
June 23, 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. 26-001580 | DRAWN BY: ABC

P:\2026\26-001580 - MONTVILLE - 197 ROUTE 32 - GBJ LLC\CADD\26-001580 - MONTVILLE - 197 ROUTE 32 - GBJ LLC - SITE PLAN.DWG