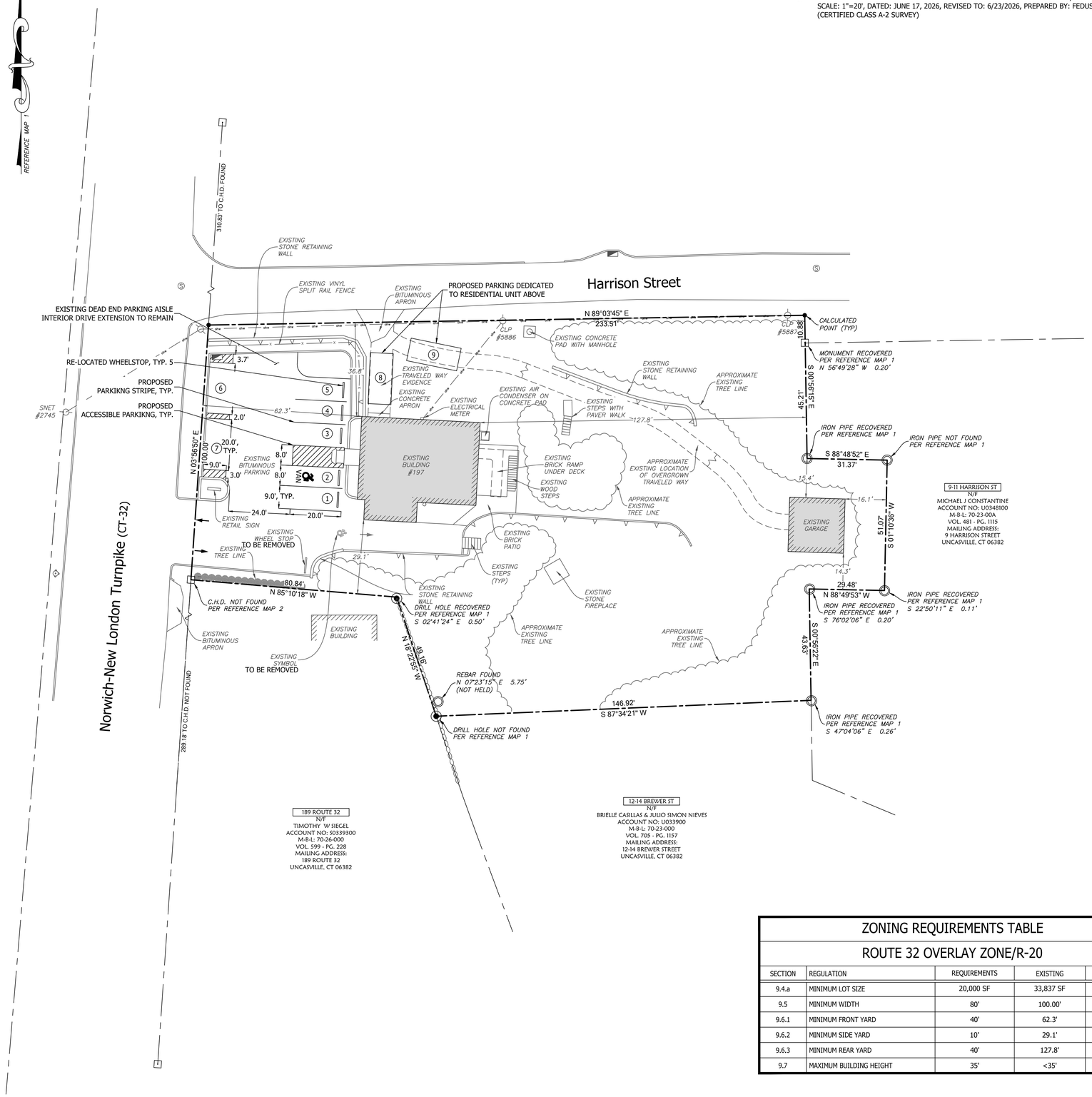
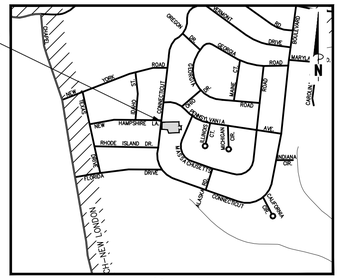
Reference Maps:

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)



197 Route 32
Montville, Connecticut



Location Map

Scale: 1"=1000'

0 500 1000 2000

197 RT 32 - PARKING CALCULATIONS AND LANDSCAPING REQUIREMENTS

PARKING REQUIREMENTS:
18.4.1 - ONE FAMILY DWELLING UNIT: TWO (2) SPACES
18.4.4 - PROFESSIONAL OFFICE: ONE (1) SPACE/250 SF OF GROSS FLOOR SPACE

PARKING PROVIDED:
TWO (2) SPACES PROVIDED FOR ONE FAMILY DWELLING UNIT.
1,670SF GFS/250SF = 6.7 = SEVEN (7) SPACES PROVIDED FOR PROFESSIONAL OFFICE.
TOTAL PARKING SPACES PROVIDED: 2 + 7 = NINE (9) SPACES

LANDSCAPING REQUIREMENTS:
EXISTING LANDSCAPING FULFILLS REQUIREMENTS.

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:	U0339200
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

ZONING REQUIREMENTS TABLE

ROUTE 32 OVERLAY ZONE/R-20

SECTION	REGULATION	REQUIREMENTS	EXISTING	PROPOSED
9.4.a	MINIMUM LOT SIZE	20,000 SF	33,837 SF	
9.5	MINIMUM WIDTH	80'	100.00'	
9.6.1	MINIMUM FRONT YARD	40'	62.3'	
9.6.2	MINIMUM SIDE YARD	10'	29.1'	
9.6.3	MINIMUM REAR YARD	40'	127.8'	
9.7	MAXIMUM BUILDING HEIGHT	35'	<35'	

NO.	DATE	REVISIONS
1	07/14/2026	PARKING AND LANDSCAPING

Site Plan
of
197 Route 32
Montville, Connecticut
Prepared For:
GBJ LLC
June 23, 2026

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

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

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

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

SHEET NO.	JOB NO.	DRAWN BY:
1 OF 1	26-001580	ABC/CMK

P:\2026\26-001580 - MONTVILLE - 197 ROUTE 32 - GBJ LLC\CADD\26-001580 - MONTVILLE - 197 ROUTE 32 - GBJ LLC - SITE PLAN - REV 1.DWG