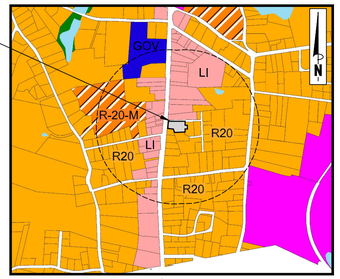
Reference Maps:

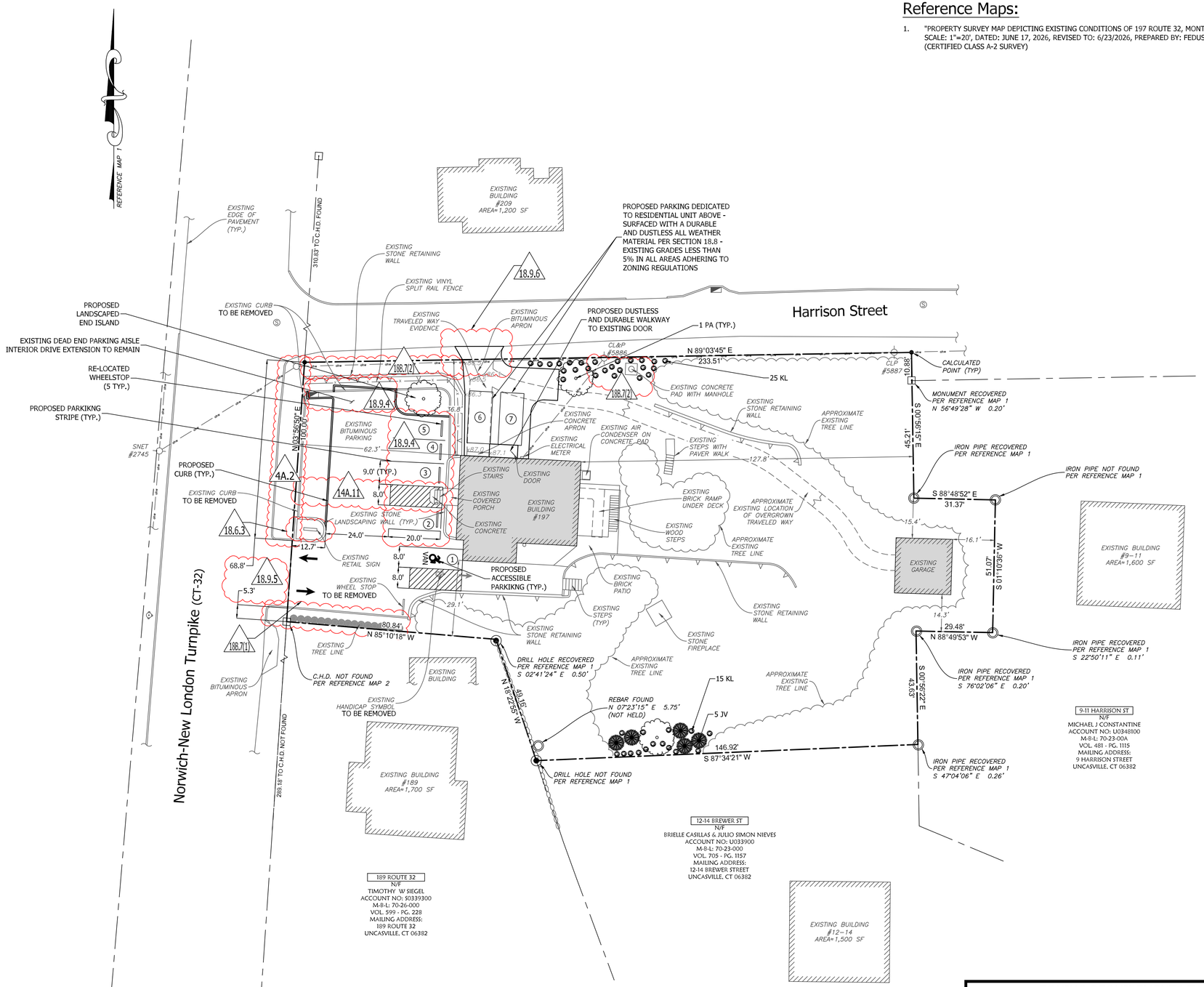
1. "PROPERTY SURVEY MAP DEPICTING EXISTING CONDITIONS OF 197 ROUTE 32, MONTVILLE, CONNECTICUT, PREPARED FOR: GBJ LLC"; SCALE: 1"=20', DATED: JUNE 17, 2026, REVISED TO: 6/23/2026, PREPARED BY: FEDUS ENGINEERING, LLC, ANTHONY HENDRIKS, LS #10834 (CERTIFIED CLASS A-2 SURVEY)



Location Map

Scale: 1"=1000'

0 500 1000 2000



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
1670 SF/250 SF = 6.68 ≈ 7
TOTAL PARKING SPACES REQUIRED: 2 + 7 = NINE (9) SPACES

PARKING PROVIDED:
TWO (2) SPACES PROVIDED FOR ONE FAMILY DWELLING UNIT.
FIVE (5) SPACES PROVIDED FOR PROFESSIONAL OFFICE.
TOTAL PARKING SPACES PROVIDED: 2 + 5 = SEVEN (7) SPACES
VARIANCE REQUESTED - SECTION 18.4.4

LANDSCAPING REQUIREMENTS:
SHADE TREE ADDED TO NEW END ISLAND AT NORTH END OF PARKING LOT.
LANDSCAPING BUFFERS PROVIDED IN ACCORDANCE TO APPROPRIATE SECTIONS OF THE ZONING REGULATIONS EXCEPT FOR WHERE VARIANCE(S) HAVE BEEN REQUESTED.
EXISTING LANDSCAPING FULFILLS REMAINING REQUIREMENTS ON SITE.

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
S	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

Variances Requested

Per Town of Montville Zoning Regulations
Effective July 14, 2026

4A.2 - Sidewalks
14A.11 - Route 32 Overlay Zone - Sidewalks
18.4.4 - Off-Street Parking Standards - Parking Requirements
18.6.3 - Location of Required Parking Spaces
18.9.4 - Landscape Islands, Access Drives & Vehicular Circulation
18.9.5 - Landscape Islands, Access Drives & Vehicular Circulation
18.9.6 - Landscape Islands, Access Drives & Vehicular Circulation
18B.7(1) - Buffer Requirements - Complete Visual Landscape Buffer
18B.7(2) - Buffer Requirements - Partial Visual Landscape Buffer

SEC. # - SECTION REQUESTED

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
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'	56.5'
9.6.2	MINIMUM SIDE YARD	10'	29.1'
9.6.3	MINIMUM REAR YARD	40'	16.1'
9.7	MAXIMUM BUILDING HEIGHT	35'	<35'

PLANT LIST

KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE, ROOTS, REMARKS
JV	5	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	2-1/2" - 3" CAL, B&B, FULL EXTRA HEAVY
KL	40	KALMIA LATIFOLIA	MOUNTAIN LAUREL	6'-10'
PA	3	PRUNUS AVIUM	CHERRY TREE	2-1/2" - 3" CAL, B&B, FULL EXTRA HEAVY

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
September 11, 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.	JOB NO.	DRAWN BY:
1 OF 1	26-001580	JR