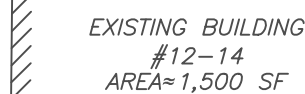
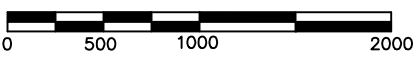


1. "PROPERTY SURVEY MAP DEPICTING EXISTING CONDITIONS OF 197 ROUTE 32, MONTVILLE, CONNECTICUT, PREPARED FOR: GBJ LLC";
SCALE: 1"=20', DATED: JUNE 17, 2026, REVISED TO: 6/23/2026, PREPARED BY: FEDUS ENGINEERING, LLC, ANTHONY HENDRIKS, LS #10834
(CERTIFIED CLASS A-2 SURVEY)



Scale: 1"=1000'



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

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'

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.
SIX (6) SPACES PROVIDED FOR PROFESSIONAL OFFICE.
TOTAL PARKING SPACES PROVIDED: $2 + 6 =$ EIGHT (8) SPACES
VARIANCE REQUESTED - SECTION 18.4.4

LANDSCAPING REQUIREMENTS:
LANDSCAPING BUFFERS PROVIDED IN ACCORDANCE TO APPROPRIATE SECTIONS OF
THE ZONING REGULATIONS EXCEPT FOR WHERE VARIANCE(S) HAVE BEEN REQUESTED.
EXISTING LANDSCAPING/PLANTINGS FULFILL REMAINING REQUIREMENTS ON SITE.

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.2 - Landscape & Site Design Standards - Applicability
 - 18B.7(1) - Buffer Requirements - Complete Visual Landscape Buffer
 - 18B.7(2) - Buffer Requirements - Partial Visual Landscape Buffer
 - 18B.8 - Frontage & Streetscape Landscaping

SEC. # - SECTION REQUESTED

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

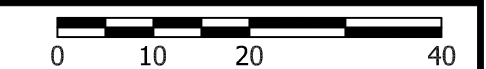
EXISTING

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
	WETLANDS BOUNDARY/FLAG
	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
	ORIGINAL LOT NUMBER
	UTILITY POLE
	DRAINAGE MANHOLE
	SEWER MANHOLE
	HYDRANT
	WATER SHUTOFF
<u>PROPOSED</u>	
	IRON PIN TO BE SET

Prepared For:
GBJ LLC

September 11, 2026

DRAWING SCALE: 1"=20'



F **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: JR
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Gregg T. Fedus P.E.
CT. License No. 21231

