

R-20 / RT 32 OZ DISTRICT
MAP 70 LOT 034-000
MAP 70 LOT 030-000

MADISON PLACE LUXURY TOWNHOUSE DEVELOPMENT

18 POWERHOUSE ROAD &
145 CONNECTICUT ROUTE 32)
MONTVILLE, CONNECTICUT

OWNER / APPLICANT
JNE HOLDINGS, LLC
338 Westport Road
Wilton, CT

DRAWING LIST

SITE/CIVIL DRAWINGS			
SHEET NO.	SHEET NAME	PLAN DATE	LATEST REVISION
C-0	COVER SHEET	02/11/25	02/11/25
	IMPROVEMENT LOCATION & TOPOGRAPHIC PLAN	02/02/22	02/02/22
C-2.1	PROPOSED SITE PLAN	02/11/25	02/11/25
C-2.2	PHASING PLAN & FIRE ACCESS	02/11/25	02/11/25
C-3.1	GRADING AND DRAINAGE PLAN	02/11/25	02/11/25
C-3.2	PROPOSED UTILITY PLAN	02/11/25	02/11/25
C-4.1	SOIL EROSION & SEDIMENT CONTROL PLAN	02/11/25	02/11/25
C-4.2	SOIL EROSION & SEDIMENT CONTROL NOTES & DETAILS	02/11/25	02/11/25
C-5.1	LANDSCAPE PLAN	02/11/25	02/11/25
C-6.1	DETAIL SHEET	02/11/25	02/11/25
C-6.2	DETAIL SHEET	02/11/25	02/11/25
C-6.3	DETAIL SHEET	02/11/25	02/11/25
ARCHITECTURAL DRAWINGS			
1	FOUNDATION & FIRST FLOOR PLAN	03/10/22	02/11/25
2	SECOND FLOOR AND THIRD FLOOR PLAN	03/10/22	02/11/25
3	ELEVATIONS	03/10/22	02/11/25
4	OVERVIEWS	03/10/22	02/11/25

APPROVED BY THE MONTVILLE INLAND WETLAND COMMISSION

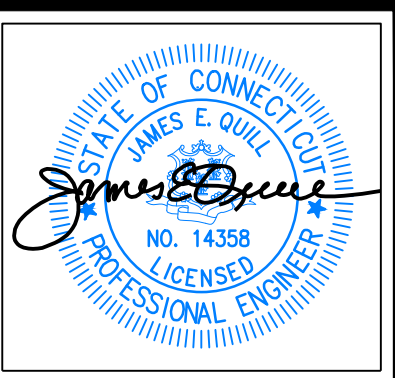
CHAIRMAN _____ DATE _____

APPROVED BY THE MONTVILLE PLANNING AND ZONING COMMISSION

CHAIRMAN _____ DATE _____

EXPIRATION DATE _____

SEC PLAN APPROVAL DATE _____



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FULLER ENGINEERING & LAND SURVEYING
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MADISON PLACE
LUXURY TOWNHOUSE DEVELOPMENT
18 POWERHOUSE ROAD
MONTVILLE, CONNECTICUT
PREPARED FOR
JNE HOLDINGS, LLC

Job Number:
FE24-1889

Job Start Date:
3/20/24

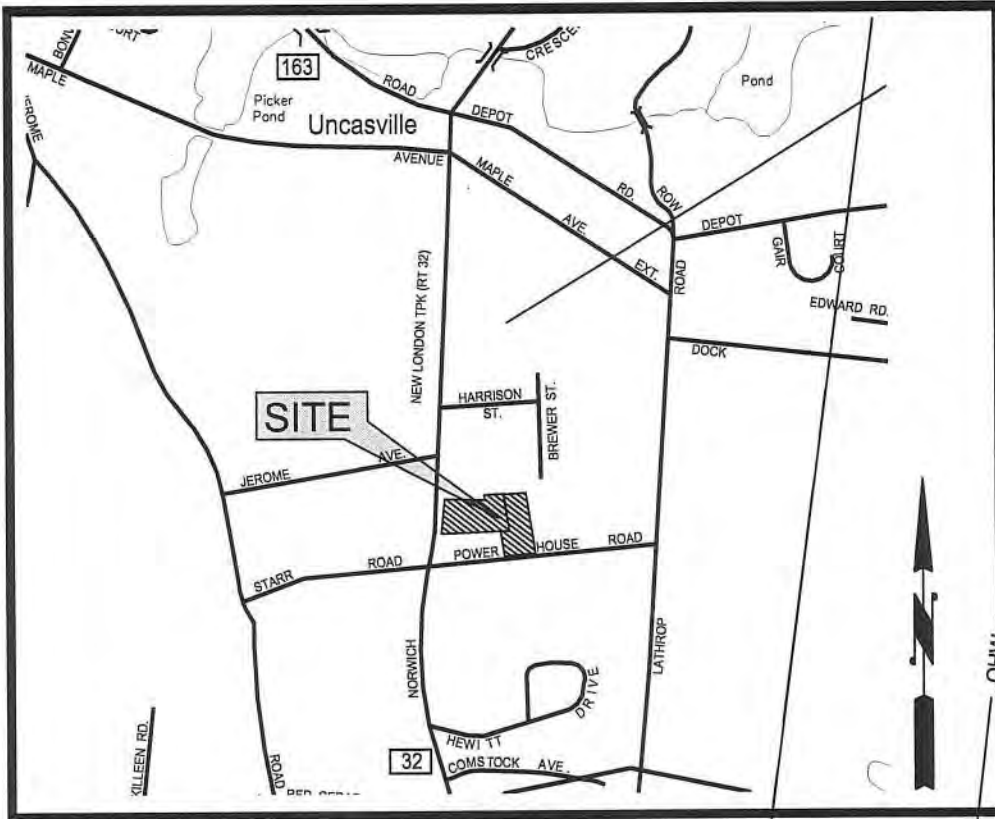
Submission	02/11/25
Staff Review	01/15/25

Drawn By: D.R.R. Checked By: J.E.Q.

Sheet Title:
COVER SHEET

Scale:

Sheet Number:
C-0



VICINITY MAP
GRAPHIC SCALE - 1" = 1000 FEET

NORWICH NEW LONDON TNP (ROUTE 32)



NOTES:

1. THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300B-1 THRU 20-300B-2 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. AND ADOPTED ON SEPT. 26, 1996, AMENDED SEPTEMBER 26, 2018.
2. THE TYPE OF SURVEY PERFORMED WITH RESPECT TO THE BOUNDARY PERIMETER IS IMPROVEMENT LOCATION MAP.
3. THE BOUNDARY DETERMINATION CATEGORY IS DEPENDENT RESURVEY (SEE MAP REFERENCE).
4. WITH RESPECT TO HORIZONTAL ACCURACY, THIS MAP CONFORMS TO AN ACCURACY CLASS A-2.
5. WITH RESPECT TO VERTICAL ACCURACY, THIS MAP CONFORMS TO AN ACCURACY CLASS T-2, NAVD 88.
6. UTILITY, STRUCTURES, AND FACILITY LOCATIONS DEPICTED AND NOTED HEREON HAVE BEEN COMPILED, IN-PART, BY FIELD LOCATIONS OF OBSERVABLE STRUCTURES AND PAINTED MARKINGS. THE ACTUAL LOCATION AND SIZE OF UNDERGROUND UTILITIES SHOWN HEREON MAY NOT BE INDICATED. ADDITIONAL UNDERGROUND UTILITIES MAY EXIST. PRIOR TO EXCAVATION OR CONSTRUCTION, CONTACT "CALL BEFORE YOU DIG", (800) 922-4455.
7. OWNER OF RECORD: WESTERN GROUP LLC, RECORDED IN VOLUME 0641, PAGE 1192 IN THE TOWN OF MONTVILLE TOWN CLERK'S OFFICE.
8. PARCEL IS LOCATED IN THE C-1 ZONE AND IS LOCATED IN THE ROUTE 32 OVERLAY ZONE (OZ) ON MAP 070, BLOCK 010, LOT 000.
9. TOTAL SITE AREA 1.33 ACRES.
10. THIS SITE IS NOT WITHIN A FEMA FLOOD HAZARD ZONE PER FEMA MAP 09011C0381J EFFECTIVE DATE 8/5/2013.
11. ALL DECLARATIONS ARE VALID FOR THE MAP AND COPIES THERE OF ONLY IF THEY BEAR THE EMBOSSED SEAL OF THE SURVEYOR WHOSE SIGNATURE APPEARS HEREON. UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS SURVEY RENDER ANY DECLARATION SHOWN HEREON NULL AND VOID.

DEVELOPMENT STANDARDS R-20 (OZ) ZONE

STANDARD	REQUIREMENT	RT 32	Powerhouse	COMMENTS
Minimum Lot Area	10,000 S.F.	59,415 S.F.	50,731 S.F.	
Minimum Lot Frontage	80 Ft	181.6 Ft	189 Ft	
Minimum Building Setbacks				
Front Yard Multi-Family	40 Ft	80.3 Ft	58.3 Ft	
Side Yard Multi-Family	20 Ft	43.1 Ft	21.6 Ft	
Side Yard - Accessory			4.6 Ft	
Rear Yard Multi-Family	40 Ft	181.3 Ft	184.6 Ft	
Maximum Height	45 Ft	<45 Ft	<45 Ft	
Building Coverage		2.6%	2.7%	

MAP REFERENCES:

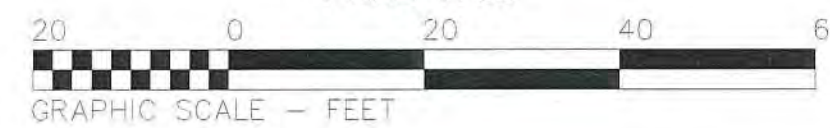
- A. "CONNECTICUT STATE HIGHWAY DEPARTMENT, RIGHT OF WAY, TOWN OF MONTVILLE, NORWICH-NEW LONDON ROAD FROM THE WATERFORD TOWN LINE NORTHERLY ABOUT 6,000 FEET. ROUTE NO. 12", DATED FEBRUARY 27, 1931, SCALE 1"=40'.

ZONING IMPROVEMENT LOCATION & TOPOGRAPHIC PLAN 145 NORWICH-NEW LONDON ROAD (RT 32) & 18 POWERHOUSE ROAD MONTVILLE, CONNECTICUT

PREPARED FOR:
JNE HOLDINGS, LLC

SCALE 1" = 20' 2 FEBRUARY 2022
REVISED 11 FEBRUARY 2025

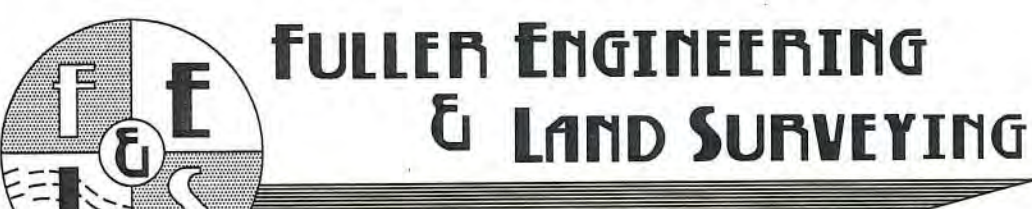
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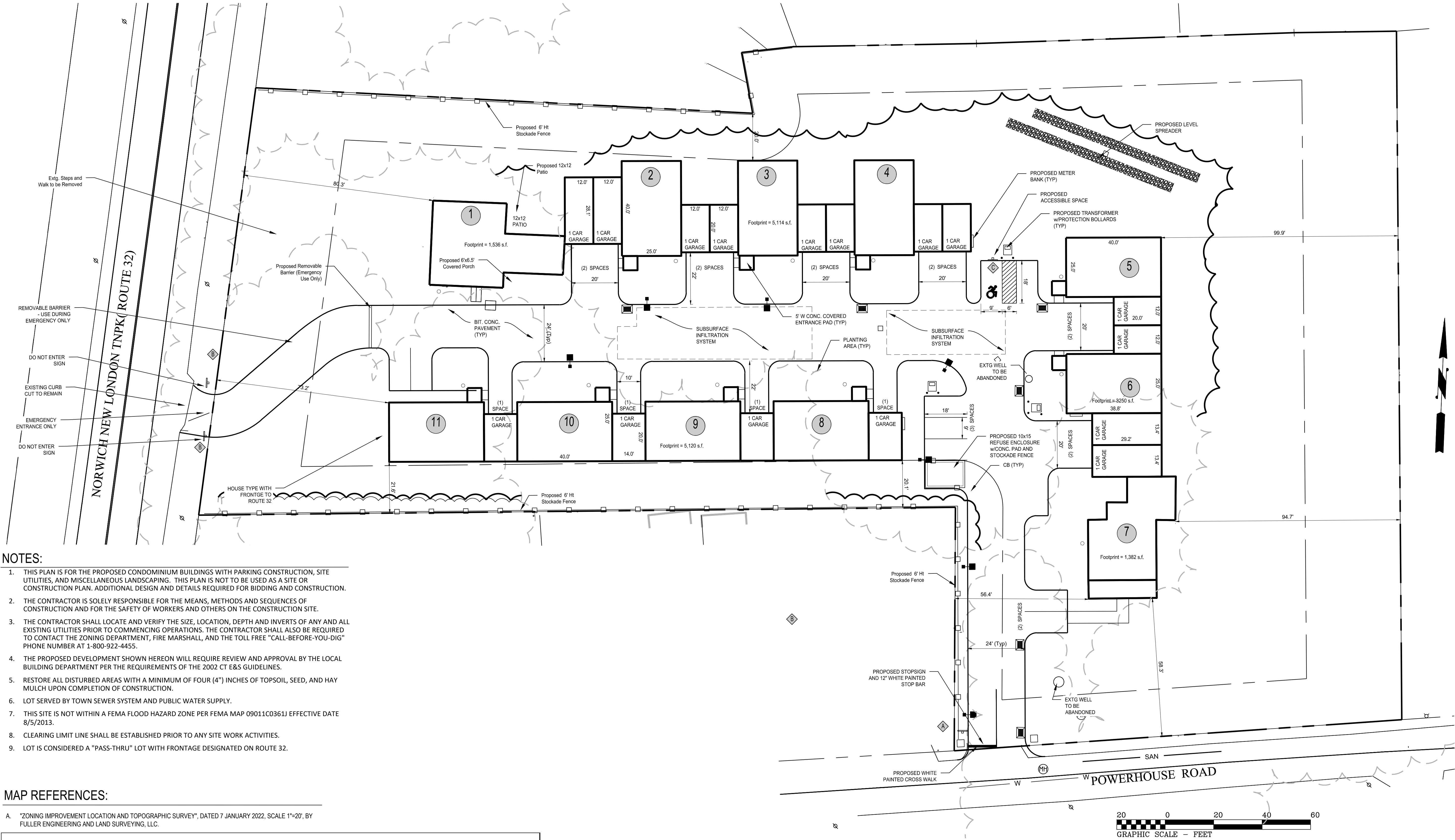
THIS MAP IS NOT VALID UNLESS IT HAS A
LIVE SIGNATURE AND EMBOSSED SEAL
OF KEVIN M. CROWLEY.

TO MY KNOWLEDGE AND BELIEF, THIS
MAP IS SUBSTANTIALLY CORRECT TO THE
STANDARDS OF CLASS "A2" AS NOTED
HEREON.

KEVIN M. CROWLEY
R.L.S. # 70261



525 JOHN STREET
BRIDGEPORT, CT.
PH. 203-333-9465
EMAIL: INFO@FULLERSURVEYORS.COM



NOTES:

1. THIS PLAN IS FOR THE PROPOSED CONDOMINIUM BUILDINGS WITH PARKING CONSTRUCTION, SITE UTILITIES, AND MISCELLANEOUS LANDSCAPING. THIS PLAN IS NOT TO BE USED AS A SITE OR CONSTRUCTION PLAN. ADDITIONAL DESIGN AND DETAILS REQUIRED FOR BIDDING AND CONSTRUCTION.
2. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE MEANS, METHODS AND SEQUENCES OF CONSTRUCTION AND FOR THE SAFETY OF WORKERS AND OTHERS ON THE CONSTRUCTION SITE.
3. THE CONTRACTOR SHALL LOCATE AND VERIFY THE SIZE, LOCATION, DEPTH AND INVERTS OF ANY AND ALL EXISTING UTILITIES PRIOR TO COMMENCING OPERATIONS. THE CONTRACTOR SHALL ALSO BE REQUIRED TO CONTACT THE ZONING DEPARTMENT, FIRE MARSHALL, AND THE TOLL FREE "CALL-BEFORE-YOU-DIG" PHONE NUMBER AT 1-800-922-4455.
4. THE PROPOSED DEVELOPMENT SHOWN HEREON WILL REQUIRE REVIEW AND APPROVAL BY THE LOCAL BUILDING DEPARTMENT PER THE REQUIREMENTS OF THE 2002 CT E&S GUIDELINES.
5. RESTORE ALL DISTURBED AREAS WITH A MINIMUM OF FOUR (4") INCHES OF TOPSOIL, SEED, AND HAY MULCH UPON COMPLETION OF CONSTRUCTION.
6. LOT SERVED BY TOWN SEWER SYSTEM AND PUBLIC WATER SUPPLY.
7. THIS SITE IS NOT WITHIN A FEMA FLOOD HAZARD ZONE PER FEMA MAP 09011C0361J EFFECTIVE DATE 8/5/2013.
8. CLEARING LIMIT LINE SHALL BE ESTABLISHED PRIOR TO ANY SITE WORK ACTIVITIES.
9. LOT IS CONSIDERED A "PASS-THRU" LOT WITH FRONTAGE DESIGNATED ON ROUTE 32.

MAP REFERENCES:

- A. "ZONING IMPROVEMENT LOCATION AND TOPOGRAPHIC SURVEY", DATED 7 JANUARY 2022, SCALE 1"=20", BY FULLER ENGINEERING AND LAND SURVEYING, LLC.

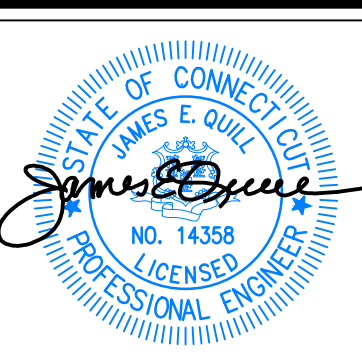
DEVELOPMENT STANDARDS R-20 (OZ) ZONE					
STANDARD	REQUIREMENT R-20	EXISTING Rt 32	EXISTING POWERHOUSE	PROPOSED LOTS MERGED	COMMENTS
Minimum Lot Area (Sewer Served)	20,000 S.F.	59,415 S.F.	50,731 S.F.	110,146 S.F.	
Minimum Lot Frontage	80 Ft	181.6	189	No Change	
Minimum Building Setbacks					
Front Yard Multi-Family	40 Ft.	80.3	58.3	80.3 Ft.	Pass-thru Lot (See Plan)
Side Yard Multi-Family	20 Ft.	43.1 Ft	21.6 Ft	20.0 Ft.	
Rear Yard Multi-Family	40 Ft.	182.6 Ft.	184.6 Ft	94.7 Ft.	
Maximum Height	45 Ft.	<45 Ft.	<45 Ft	<45 Ft.	
Building Coverage		2.6%	2.7%	14.9%	
Lot Coverage (Total Impervious)		9.0%	4.8%	33.2%	

Density	
Requirement	1 per 10,000 SF
Calculation	110,145 sf / 10,000 = 11 units

Parking	Required	Units	Required	Provided Garage Front	Garage Interior	Provided
Minimum Units	2.5	11	27.5	16	16	32
1 Required			0			0
Parking (3 Per 10 Units)	3	3.3	6			9
Parking Provided			33.5			41

A			B			C		
STOP			DO NOT ENTER			RESERVED PARKING		
SIZES (IN)	CONN DOT #	SUPPORTS	SIZES (IN)	CONN DOT #	SUPPORTS	SIZES (IN)	CONN DOT #	SUPPORTS
30"	31-0552	1	18"x24"		1	12"x18" 12"x6"		1

APPROVED BY THE MONTVILLE INLAND WETLAND COMMISSION	
CHAIRMAN	DATE
APPROVED BY THE MONTVILLE PLANNING AND ZONING COMMISSION	
CHAIRMAN	DATE
EXPIRATION DATE	
SEC PLAN APPROVAL DATE	



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MADISON PLACE
LUXURY TOWNHOUSE DEVELOPMENT
18 POWERHOUSE ROAD
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Job Number:
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Job Start Date:
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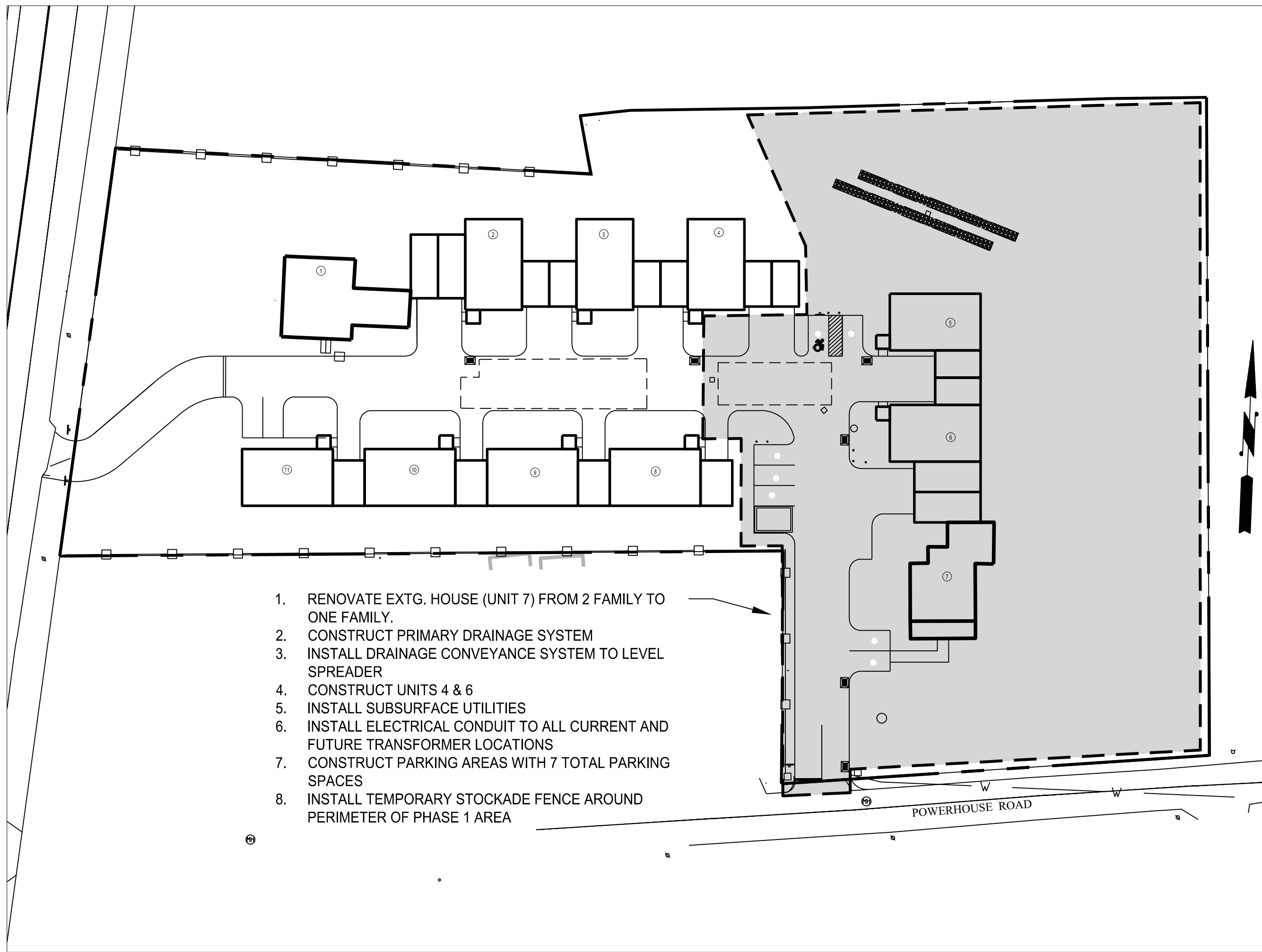
Submission	02/11/25
Staff Review	01/15/25

Drawn By: Checked By:
D.R.R. J.E.Q.

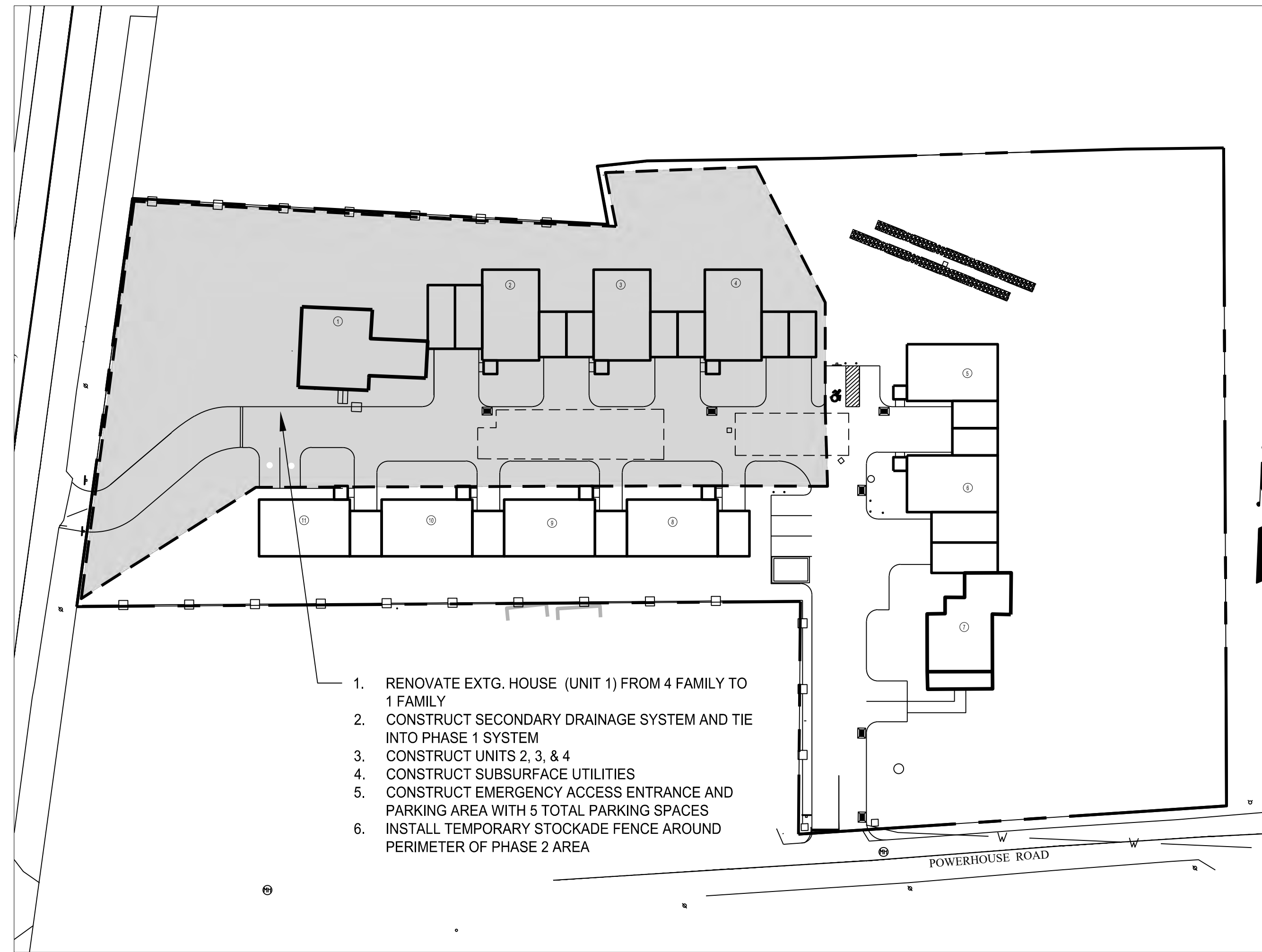
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1" = 20'

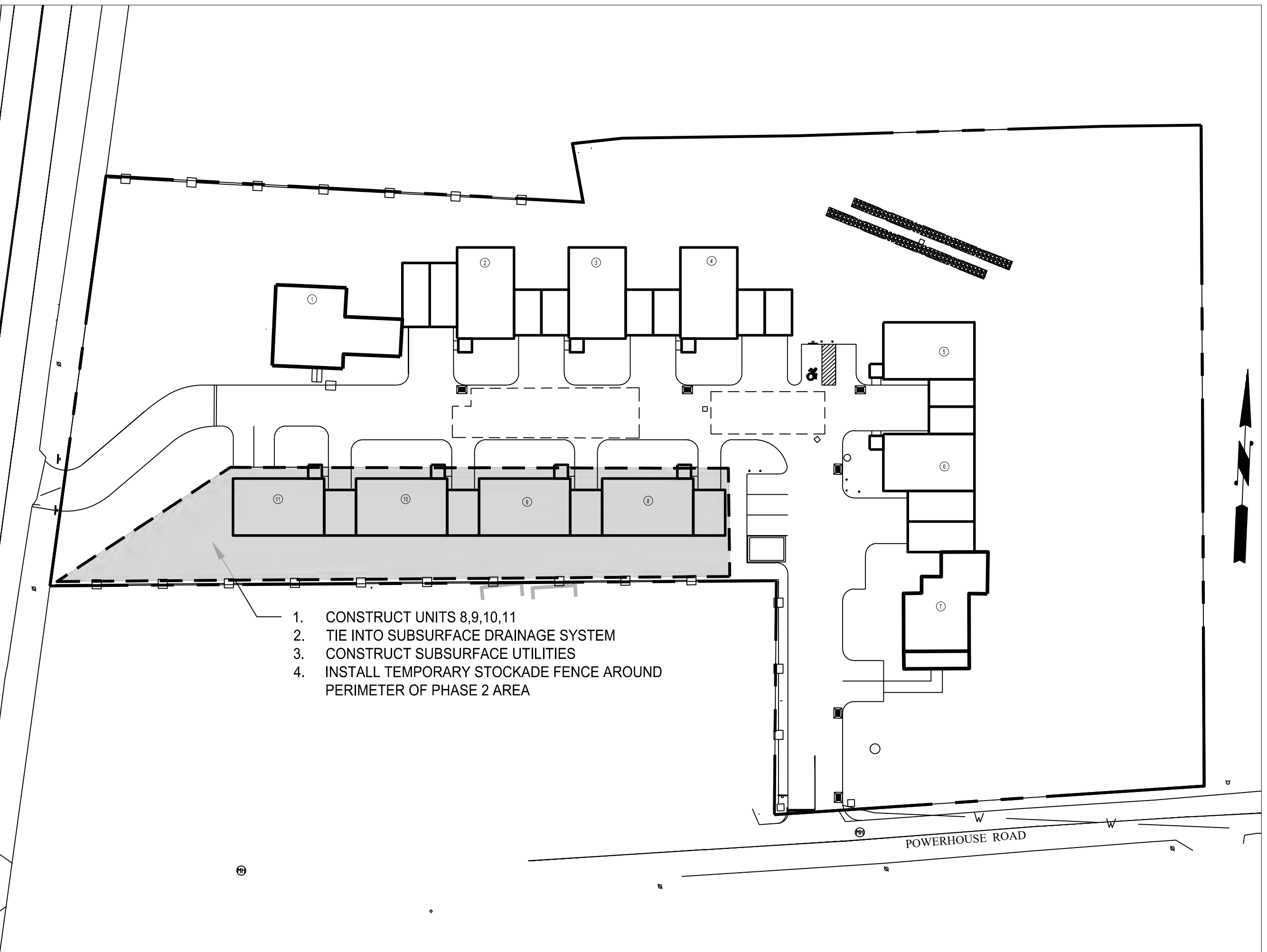
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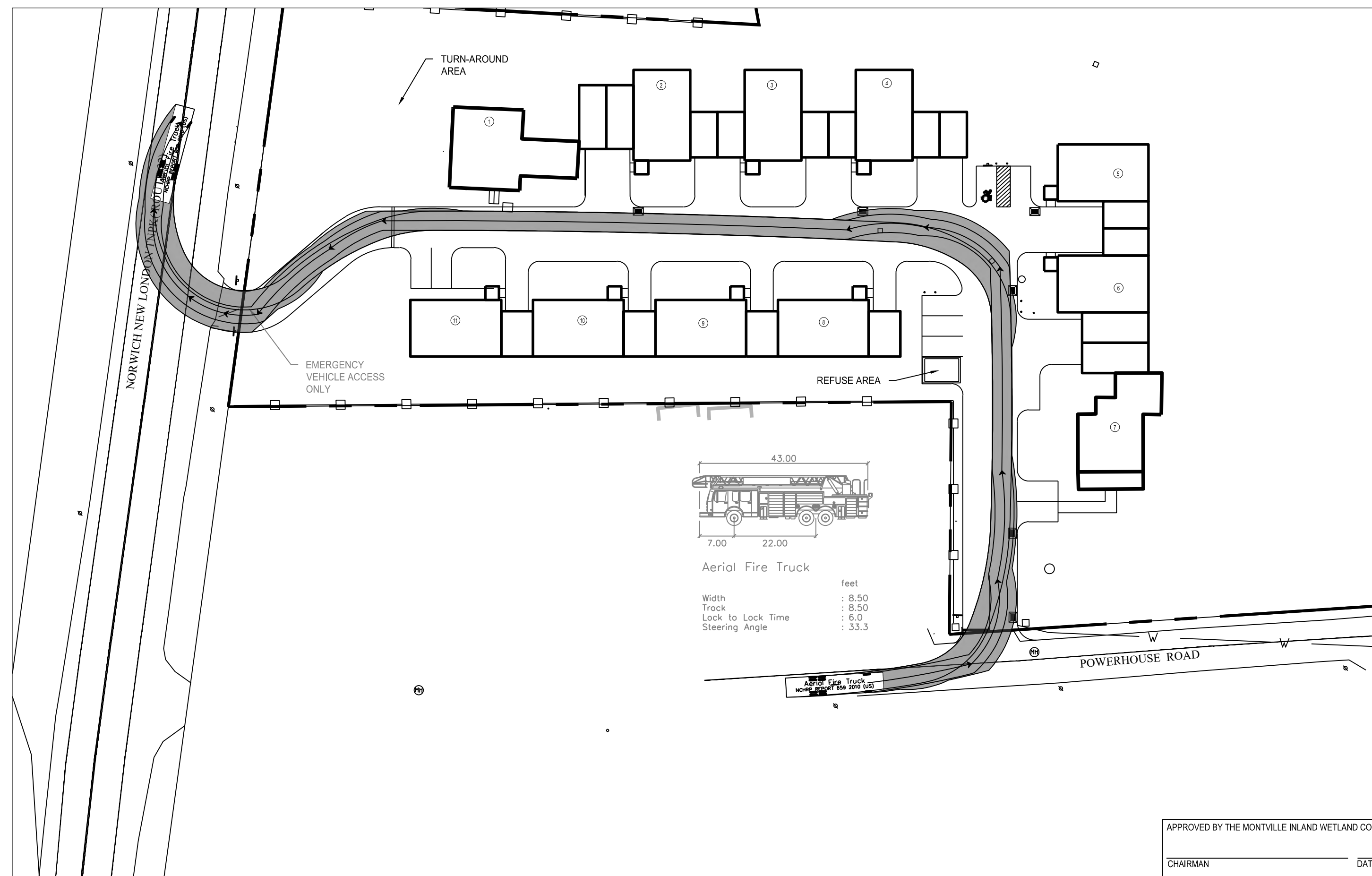
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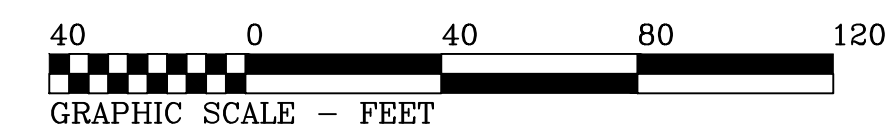
PHASE 2



PHASE 3



FIRE ACCESS TURNING MOVEMENTS



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CHAIRMAN	DATE
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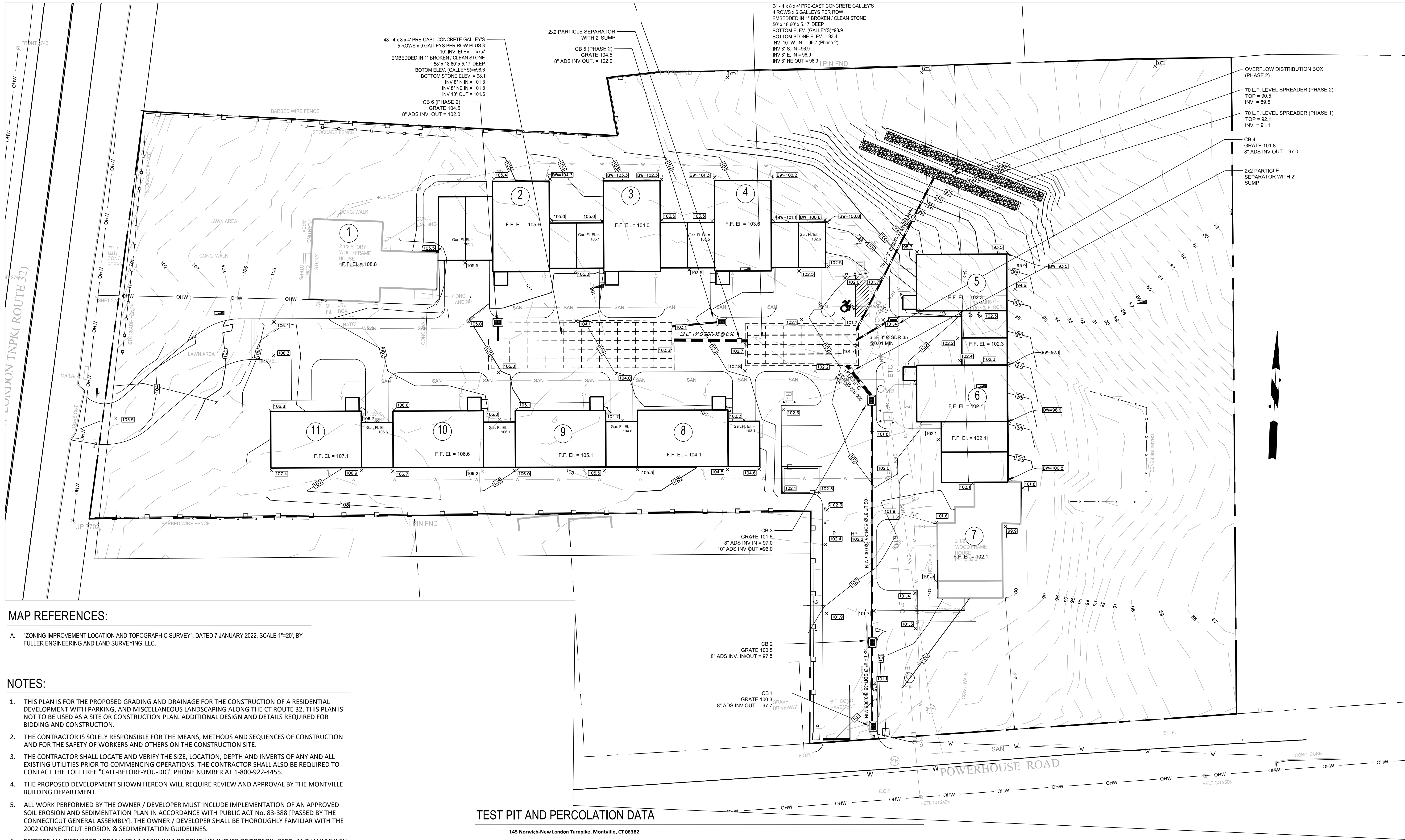
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 D.R.R. J.E.Q.

Sheet Title:
 PHASING PLAN
 &
 FIRE ACCESS

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 1" = 40'

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C-2.2

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MAP REFERENCES:

- A. "ZONING IMPROVEMENT LOCATION AND TOPOGRAPHIC SURVEY", DATED 7 JANUARY 2022, SCALE 1"=20', BY FULLER ENGINEERING AND LAND SURVEYING, LLC.

NOTES:

- THIS PLAN IS FOR THE PROPOSED GRADING AND DRAINAGE FOR THE CONSTRUCTION OF A RESIDENTIAL DEVELOPMENT WITH PARKING, AND MISCELLANEOUS LANDSCAPING ALONG THE CT ROUTE 32. THIS PLAN IS NOT TO BE USED AS A SITE OR CONSTRUCTION PLAN. ADDITIONAL DESIGN AND DETAILS REQUIRED FOR BIDDING AND CONSTRUCTION.
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE MEANS, METHODS AND SEQUENCES OF CONSTRUCTION AND FOR THE SAFETY OF WORKERS AND OTHERS ON THE CONSTRUCTION SITE.
- THE CONTRACTOR SHALL LOCATE AND VERIFY THE SIZE, LOCATION, DEPTH AND INVERTS OF ANY AND ALL EXISTING UTILITIES PRIOR TO COMMENCING OPERATIONS. THE CONTRACTOR SHALL ALSO BE REQUIRED TO CONTACT THE TOLL FREE "CALL-BEFORE-YOU-DIG" PHONE NUMBER AT 1-800-922-4455.
- THE PROPOSED DEVELOPMENT SHOWN HEREON WILL REQUIRE REVIEW AND APPROVAL BY THE MONTVILLE BUILDING DEPARTMENT.
- ALL WORK PERFORMED BY THE OWNER / DEVELOPER MUST INCLUDE IMPLEMENTATION OF AN APPROVED SOIL EROSION AND SEDIMENTATION PLAN IN ACCORDANCE WITH PUBLIC ACT No. 83-388 (PASSED BY THE CONNECTICUT GENERAL ASSEMBLY). THE OWNER / DEVELOPER SHALL BE THOROUGHLY FAMILIAR WITH THE 2002 CONNECTICUT EROSION & SEDIMENTATION GUIDELINES.
- RESTORE ALL DISTURBED AREAS WITH A MINIMUM OF FOUR (4") INCHES OF TOPSOIL, SEED, AND HAY MULCH UPON COMPLETION OF CONSTRUCTION.
- LOT SERVED BY TOWN SEWER SYSTEM AND PUBLIC WATER SUPPLY.
- ALL EXISTING UTILITY LINES THAT WILL BE DISCONNECTED MUST BE CAPPED OR TERMINATED ACCORDING TO THE TOWN OF MONTVILLE AND UTILITY COMPANY STANDARDS.
- FINAL RETAINING WALL SYSTEM TO BE DESIGNED AND INSPECTED BY A CONNECTICUT LICENSED ENGINEER. STRUCTURAL DETAILS TO BE SUBMITTED TO THE SATISFACTION OF THE TOWN ENGINEER PRIOR TO ISSUANCE OF BUILDING PERMIT.
- SEE ENGINEERING REPORT FOR OPERATION AND MAINTENANCE PLAN.

EARTHWORK

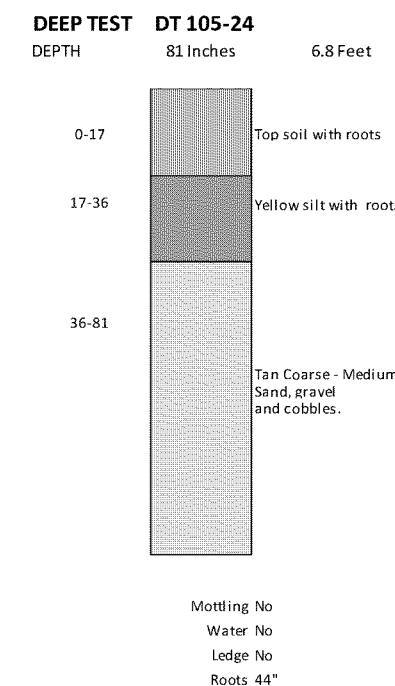
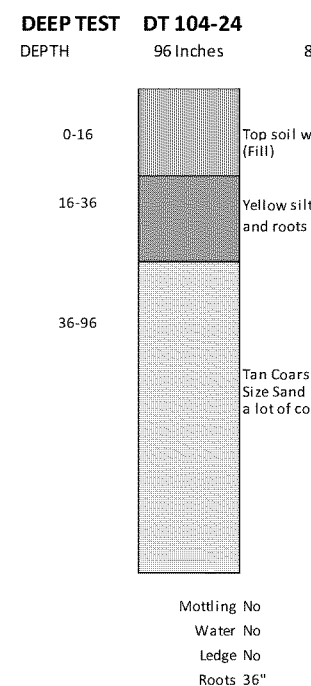
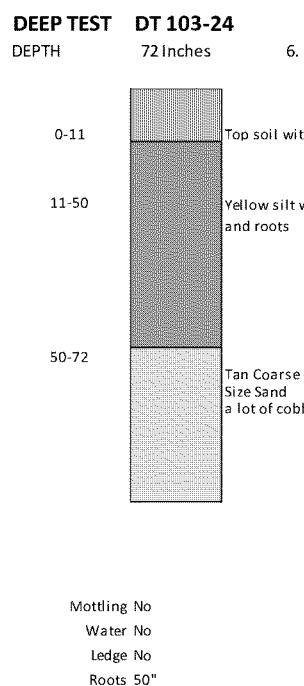
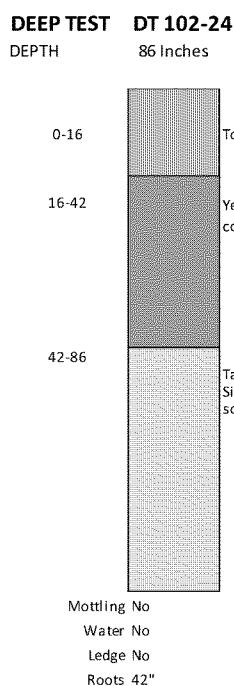
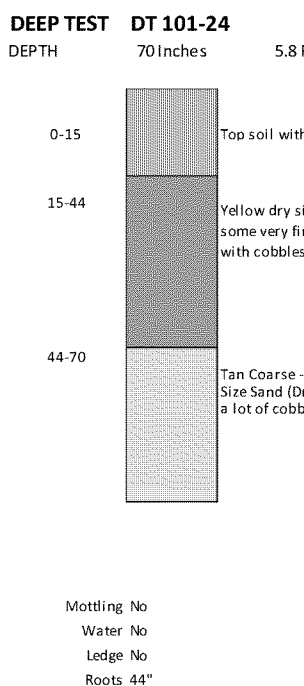
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TEST PIT AND PERCOLATION DATA

145 Norwich-New London Turnpike, Montville, CT 06382

FE24-1889

10/31/2024



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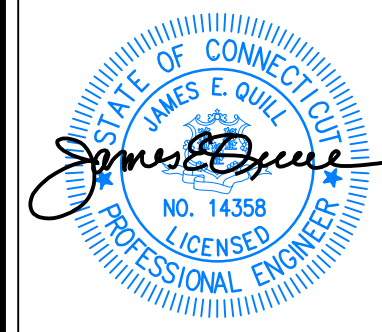
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EXPIRATION DATE _____

SEC PLAN APPROVAL DATE _____



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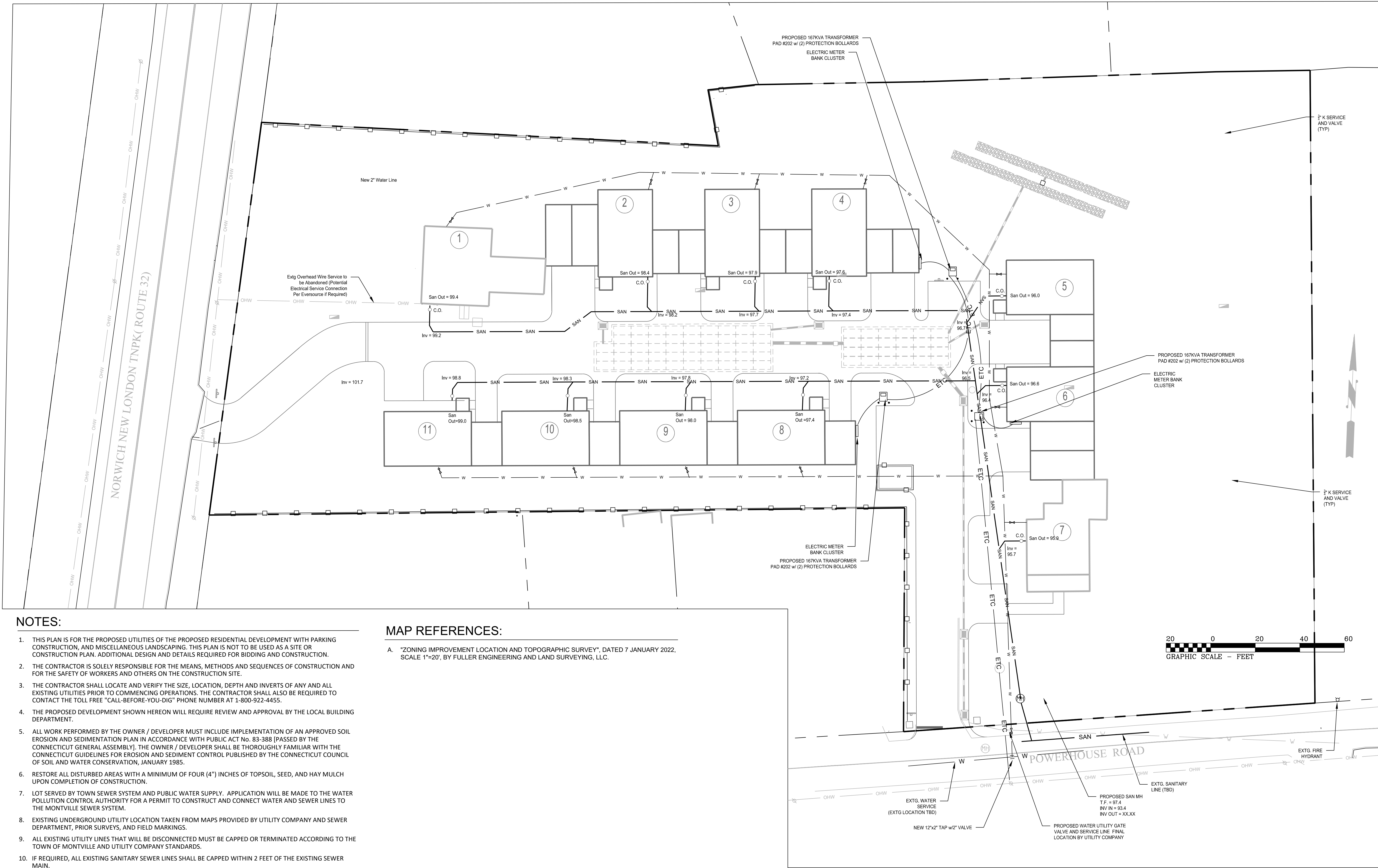
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D.R.R. J.E.Q.

Sheet Title:
GRADING AND DRAINAGE PLAN

Scale:
1" = 20'

Sheet Number:
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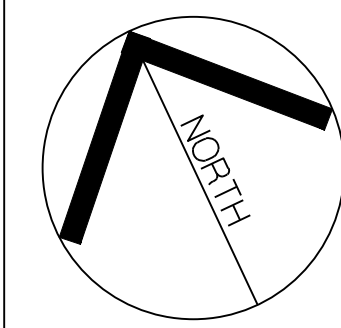
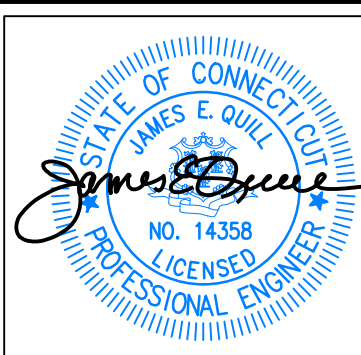
NOTES:

- THIS PLAN IS FOR THE PROPOSED UTILITIES OF THE PROPOSED RESIDENTIAL DEVELOPMENT WITH PARKING CONSTRUCTION, AND MISCELLANEOUS LANDSCAPING. THIS PLAN IS NOT TO BE USED AS A SITE OR CONSTRUCTION PLAN. ADDITIONAL DESIGN AND DETAILS REQUIRED FOR BIDDING AND CONSTRUCTION.
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE MEANS, METHODS AND SEQUENCES OF CONSTRUCTION AND FOR THE SAFETY OF WORKERS AND OTHERS ON THE CONSTRUCTION SITE.
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- THE PROPOSED DEVELOPMENT SHOWN HEREON WILL REQUIRE REVIEW AND APPROVAL BY THE LOCAL BUILDING DEPARTMENT.
- ALL WORK PERFORMED BY THE OWNER / DEVELOPER MUST INCLUDE IMPLEMENTATION OF AN APPROVED SOIL EROSION AND SEDIMENTATION PLAN IN ACCORDANCE WITH PUBLIC ACT No. 83-388 [PASSED BY THE CONNECTICUT GENERAL ASSEMBLY]. THE OWNER / DEVELOPER SHALL BE THOROUGHLY FAMILIAR WITH THE CONNECTICUT GUIDELINES FOR EROSION AND SEDIMENT CONTROL PUBLISHED BY THE CONNECTICUT COUNCIL OF SOIL AND WATER CONSERVATION, JANUARY 1985.
- RESTORE ALL DISTURBED AREAS WITH A MINIMUM OF FOUR (4") INCHES OF TOPSOIL, SEED, AND HAY MULCH UPON COMPLETION OF CONSTRUCTION.
- LOT SERVED BY TOWN SEWER SYSTEM AND PUBLIC WATER SUPPLY. APPLICATION WILL BE MADE TO THE WATER POLLUTION CONTROL AUTHORITY FOR A PERMIT TO CONSTRUCT AND CONNECT WATER AND SEWER LINES TO THE MONTVILLE SEWER SYSTEM.
- EXISTING UNDERGROUND UTILITY LOCATION TAKEN FROM MAPS PROVIDED BY UTILITY COMPANY AND SEWER DEPARTMENT, PRIOR SURVEYS, AND FIELD MARKINGS.
- ALL EXISTING UTILITY LINES THAT WILL BE DISCONNECTED MUST BE CAPPED OR TERMINATED ACCORDING TO THE TOWN OF MONTVILLE AND UTILITY COMPANY STANDARDS.
- IF REQUIRED, ALL EXISTING SANITARY SEWER LINES SHALL BE CAPPED WITHIN 2 FEET OF THE EXISTING SEWER MAIN.
- ALL ROOF LEADERS SHALL BE PIPED AND CONNECTED TO THE SUBSURFACE DRAINAGE SYSTEM. PIPE ROUTING AND GUTTER CONNECTIONS SHALL BE DETERMINED BY CONTRACTOR.
- ALL UNITS ARE DESIGNED TO HAVE SANITARY CONNECTIONS IN EACH BASEMENT AND WILL PUMP UP TO THE MAIN LATERAL AT THE FRONT OF THE BUILDINGS. SANITARY LIFT SYSTEMS ARE REQUIRED TO FACILITATE ALL SEWAGE DISCHARGE TO THE TOWN SEWER SYSTEM IN THE STREET.
- ALL WORK SHALL COMPLY WITH THE FOLLOWING TOWN STANDARDS:
 - TOWN OF MONTVILLE SEWER USE RULES AND REGULATIONS.
 - TOWN OF MONTVILLE SANITARY SEWER MATERIALS AND CONSTRUCTION STANDARDS.
 - TOWN OF MONTVILLE SPECIFICATIONS OF WATER MAINS AND APPURTENANCES.
- SEWER PIPE TO BE PLASTIC PVC-SDR35.
- WATER LINES TO BE TYPE K COPPER TUBING.

MAP REFERENCES:

- A. "ZONING IMPROVEMENT LOCATION AND TOPOGRAPHIC SURVEY", DATED 7 JANUARY 2022, SCALE 1"=20', BY FULLER ENGINEERING AND LAND SURVEYING, LLC.

APPROVED BY THE MONTVILLE INLAND WETLAND COMMISSION	
CHAIRMAN _____	DATE _____
APPROVED BY THE MONTVILLE PLANNING AND ZONING COMMISSION	
CHAIRMAN _____	DATE _____
EXPIRATION DATE _____	
SEC PLAN APPROVAL DATE _____	



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MADISON PLACE
LUXURY TOWNHOUSE DEVELOPMENT
18 POWERHOUSE ROAD
MONTVILLE, CONNECTICUT
PREPARED FOR
JNE HOLDINGS, LLC

Job Number:
FE24-1889

Job Start Date:
3/20/24

Submission	02/11/25
Staff Review	01/15/25

Drawn By: **D.R.R.** Checked By: **J.E.Q.**

Sheet Title:
PROPOSED UTILITIES PLAN

Scale:
1" = 20'

Sheet Number:
C-3.2

