

1. THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300B-1 THRU 20-300B-20 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 SEPTEMBER 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:
145 CT ROUTE 32 - JNE HOLDINGS, LLC, RECORDED IN VOLUME 0641, PAGE 1192 IN THE TOWN OF MONTVILLE TOWN CLERK'S OFFICE.
18 POWERHOUSE ROAD - JNE HOLDINGS, LLC, RECORDED IN VOLUME 0703, PAGE 0541 IN THE TOWN OF MONTVILLE TOWN CLERK'S OFFICE
8. PARCELS ARE LOCATED IN THE R20 ZONE AND ARE LOCATED IN THE ROUTE 32 OVERLAY ZONE (OZ) ON MAP 070, BLOCK 034, LOT 000 & MAP 070, BLOCK 030, LOT 000.
9. 145 CT RT 32 LOT AREA = 59,415 S.F (1.35 ACRES) 18 POWERHOUSE ROAD LOT AREA = 50,731 S.F. (1.16 ACRES). TOTAL SITE AREA 1.33 ACRES.
10. THIS SITE IS NOT WITHIN A FEMA FLOOD HAZARD ZONE PER FEMA MAP 09011C036J1 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 per Multi-family D.U.	10,000 S.F.	59,415 S.F. (1.4 Ac.)	50,731 S.F. (1.2 Ac.)	
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	182.6 Ft	184.6 Ft	
Maximum Height	45 Ft	<45 Ft	< 45 Ft	
Building Coverage		2.6%	2.7%	
Lot Coverage (Total Impervious)		9.0%	4.8%	

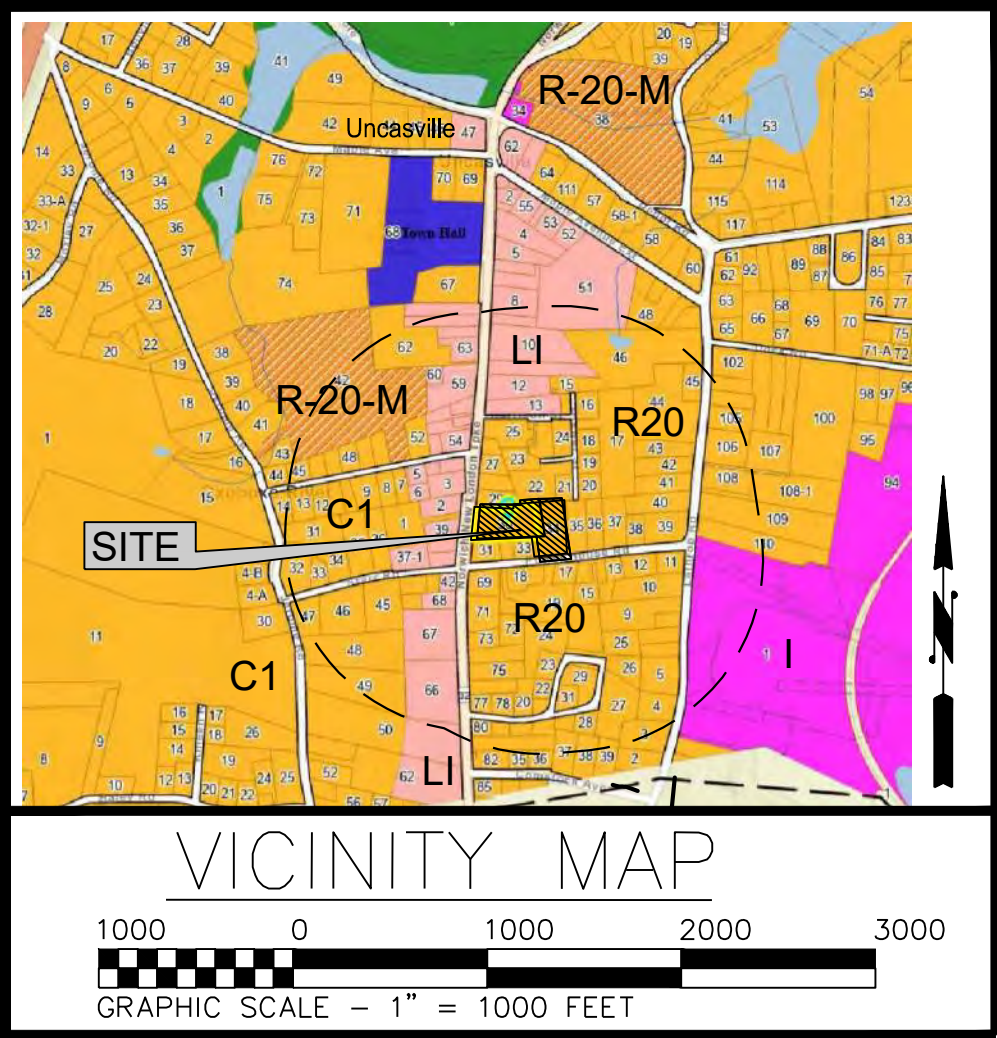
A. "CONNECTICUT STATE HIGHWAY DEPARTMENT. RIGHT OF WAY, TOWN OF MONTVILLE, NORWICH-NEW LONDON ROAD FROM THE WATERFORD TOWN LINE NORTHERLY ABOUT 6,000 FEET. ROUTE NO. 12", DATED FEBRUARY 27, 1931, SCALE 1"=40'.

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

FE22-1709

20 0 20 40 60

GRAPHIC SCALE - FEET

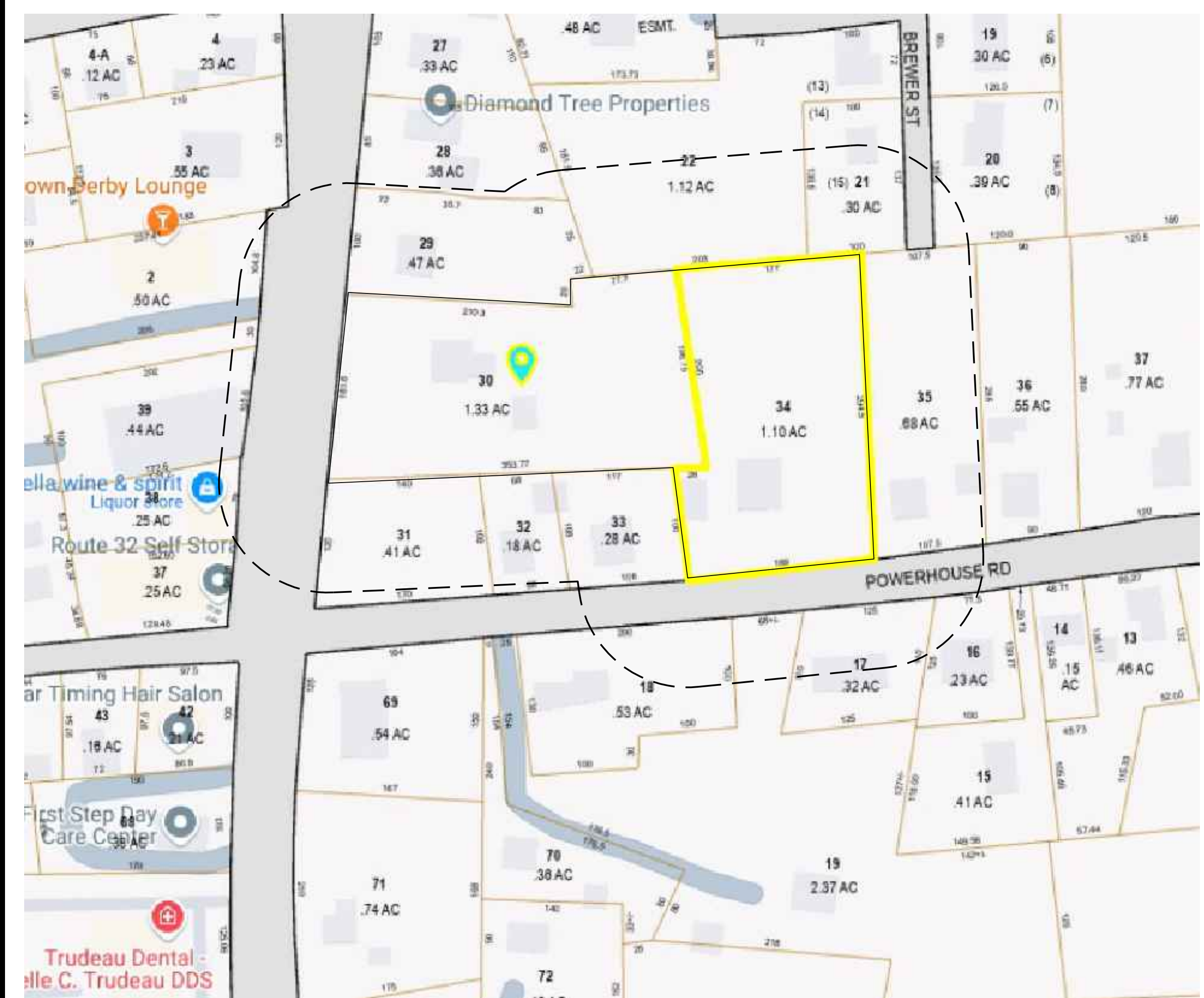


MADISON PLACE LUXURY TOWNHOUSE DEVELOPMENT

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

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

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	02/21/25
	IMPROVEMENT LOCATION & TOPOGRAPHIC PLAN	02/02/22	02/02/22
C-2.1	PROPOSED SITE PLAN	02/11/25	02/21/25
C-2.2	PHASING PLAN & FIRE ACCESS	02/11/25	02/21/25
C-3.1	GRADING AND DRAINAGE PLAN	02/11/25	02/21/25
C-3.2	PROPOSED UTILITY PLAN	02/11/25	02/21/25
C-4.1	SOIL EROSION & SEDIMENT CONTROL PLAN	02/11/25	02/21/25
C-4.2	SOIL EROSION & SEDIMENT CONTROL NOTES & DETAILS	02/11/25	02/21/25
C-5.1	LANDSCAPE PLAN	02/11/25	02/21/25
C-6.1	DETAIL SHEET	02/11/25	02/21/25
C-6.2	DETAIL SHEET	02/11/25	02/21/25
C-6.3	DETAIL SHEET	02/11/25	02/21/25
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

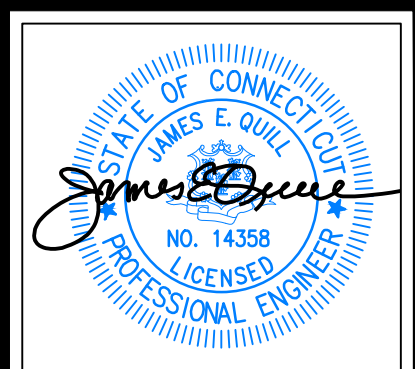
CHAIRMAN _____ DATE _____

APPROVED BY THE MONTVILLE PLANNING AND ZONING COMMISSION

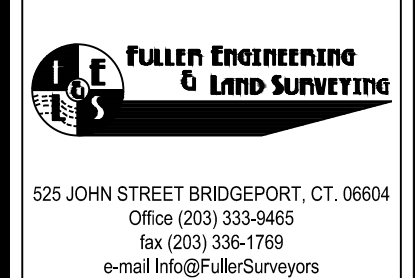
CHAIRMAN _____ DATE _____

EXPIRATION DATE _____

SEC PLAN APPROVAL DATE _____



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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

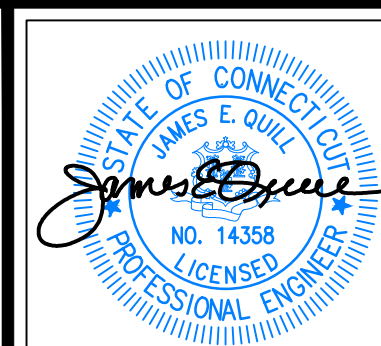
Staff Comments	02/21/25
Submission	02/11/25
Staff Review	01/15/25

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

Sheet Title:
COVER SHEET

Scale:

Sheet Number:
C-0



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FULLER ENGINEERING & LAND SURVEYING
525 JOHN STREET BRIDGEPORT, CT, 06604
Office (203) 333-9485
fax (203) 336-1769
e-mail info@FullerSurveyors

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

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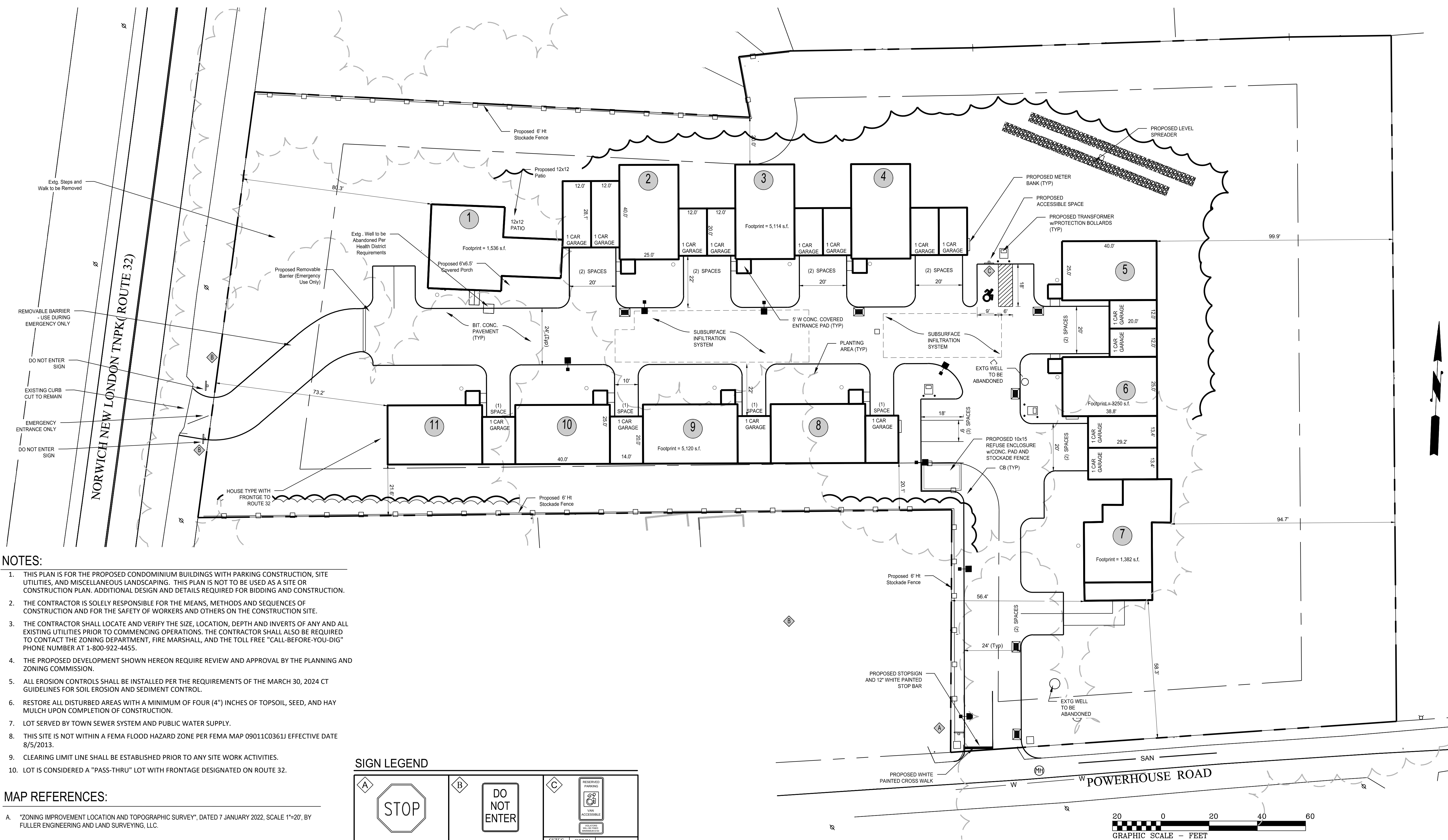
Staff Comments	02/21/25
Submission	02/11/25
Staff Review	01/15/25

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

Sheet Title:
PROPOSED SITE PLAN

Scale:
1" = 20'

Sheet Number:
C-2.1



- 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 REQUIRE REVIEW AND APPROVAL BY THE PLANNING AND ZONING COMMISSION.
 5. ALL EROSION CONTROLS SHALL BE INSTALLED PER THE REQUIREMENTS OF THE MARCH 30, 2024 CT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL.
 6. RESTORE ALL DISTURBED AREAS WITH A MINIMUM OF FOUR (4") INCHES OF TOPSOIL, SEED, AND HAY MULCH UPON COMPLETION OF CONSTRUCTION.
 7. LOT SERVED BY TOWN SEWER SYSTEM AND PUBLIC WATER SUPPLY.
 8. THIS SITE IS NOT WITHIN A FEMA FLOOD HAZARD ZONE PER FEMA MAP 09011C0361J EFFECTIVE DATE 8/5/2013.
 9. CLEARING LIMIT LINE SHALL BE ESTABLISHED PRIOR TO ANY SITE WORK ACTIVITIES.
 10. 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.

A			B			C		
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

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. (1.4 Ac)	50,731 S.F. (1.2 Ac)	110,146 S.F. (2.5 Ac)	
Minimum Lot Frontage	80 Ft	181.6	189	No Change	
Minimum Building Setbacks					
Front Yard Multi-Family	40 Ft.	80.3	58.3	73.2 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%	

ZONING COMPLIANCE TABLE

Parking	Required	Units	Required	Provided Garage Front	Garage Interior	Provided
Condominium Units	2.5	11	27.5	16	16	32
Additional Required			0			0
Guest Parking (3 Per 10 Units)	3	3.3	6			9
Total Parking Provided			33.5			41

APPROVED BY THE MONTVILLE INLAND WETLAND COMMISSION

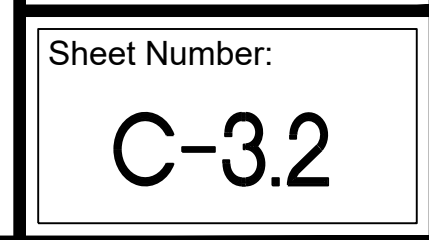
CHAIRMAN _____ DATE _____

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CHAIRMAN _____ DATE _____

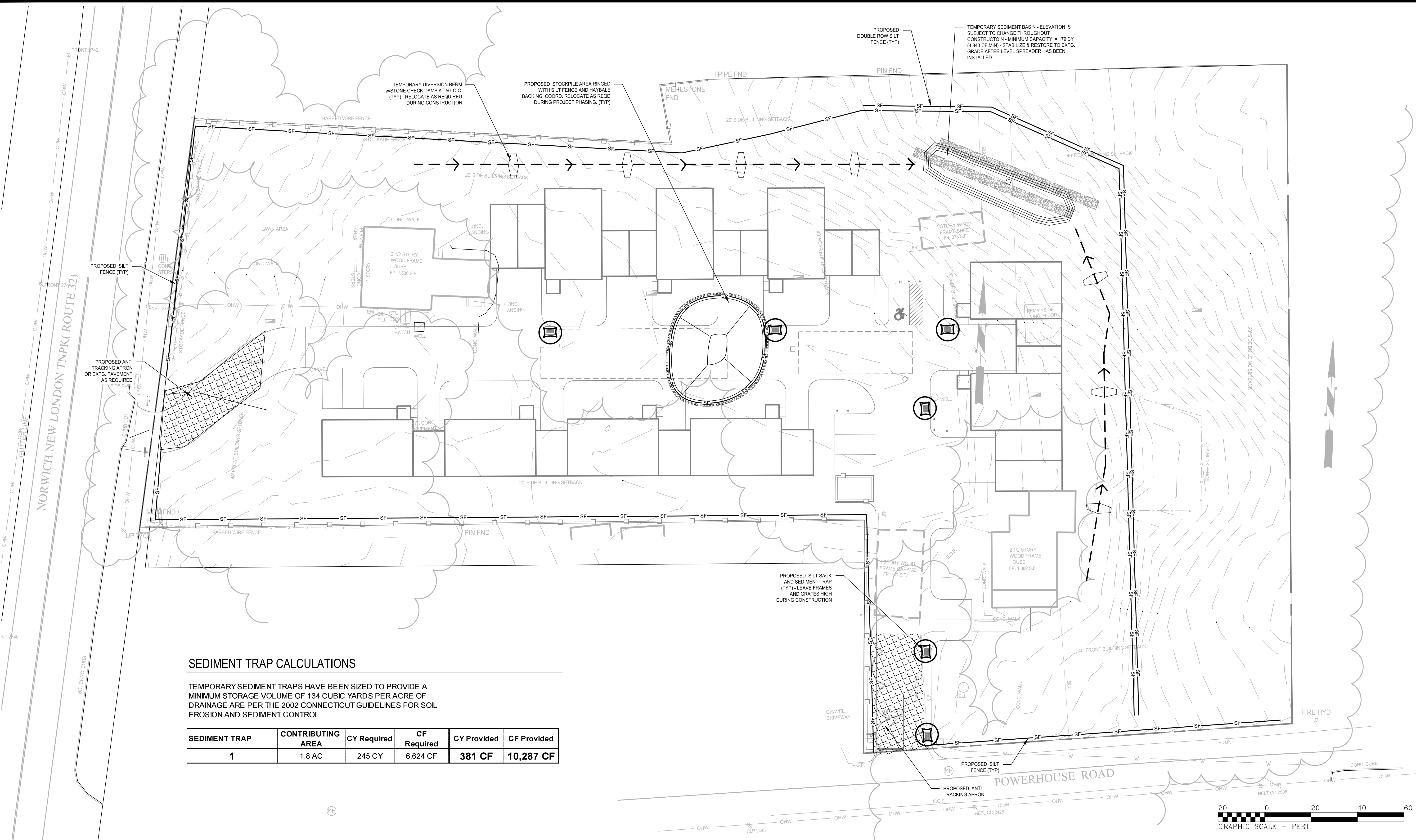
EXPIRATION DATE _____

SEC PLAN APPROVAL DATE _____



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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SEDIMENT TRAP CALCULATIONS

TEMPORARY SEDIMENT TRAPS HAVE BEEN SIZED TO PROVIDE A MINIMUM STORAGE VOLUME OF 134 CUBIC YARDS PER ACRE OF DRAINAGE AREA PER THE 2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL

SEDIMENT TRAP	CONTRIBUTING AREA	CY Required	CF Required	CY Provided	CF Provided
1	1.8 AC	245 CY	6,624 CF	381 CF	10,287 CF

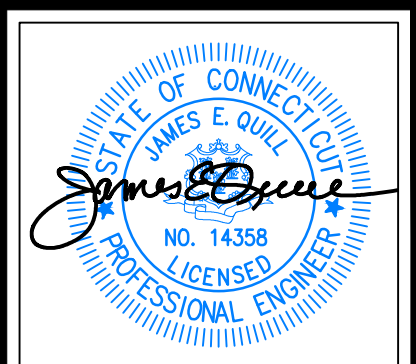
MAP REFERENCES:

- 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 SOIL EROSION AND SEDIMENT CONTROL 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 PROPOSED DEVELOPMENT SHOWN HEREON HAS BEEN DESIGNED IN ACCORDANCE WITH SECTION 15.1 OF THE ZONING REGULATIONS.
- 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 2002 AS AMENDED.
- RESTORE ALL DISTURBED AREAS WITH A MINIMUM OF FOUR (4") INCHES OF TOPSOIL, SEED, AND HAY MULCH UPON COMPLETION OF CONSTRUCTION.
- SEE SHEET C-4.2 FOR EROSION CONTROL NOTES AND DETAILS.

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

Staff Comments	02/21/25
Submission	02/11/25
Staff Review	01/15/25

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

Sheet Title:
TEMPORARY
SOIL EROSION &
SEDIMENT
CONTROL PLAN

Scale:
1" = 20'

Sheet Number:
C-4.1

THE SEDIMENT AND EROSION CONTROL PLAN WAS DEVELOPED TO PROTECT THE EXISTING ROADWAY AND STORM DRAINAGE SYSTEMS, ADJACENT PROPERTIES, AND ANY ADJACENT WETLAND AREA AND WATER COURSE FROM SEDIMENT LADEN SURFACE RUNOFF AND EROSION.

THE DIRECTIVES WITHIN THESE NOTES ARE GENERALIZED IN NATURE AND SOME MEASURES MAY NOT BE APPLICABLE TO THE SPECIFIC REQUIREMENTS OF THIS PROJECT. SEE THE OVERALL SOIL EROSION AND SEDIMENTATION CONTROL PLAN FOR THE SPECIFIC MEASURES REQUIRED.

THE ANTICIPATED STARTING DATE FOR CONSTRUCTION IS SPRING/SUMMER 2025 WITH COMPLETION ANTICIPATED BY DECEMBER 2026. APPROPRIATE EROSION CONTROL MEASURES AS DESCRIBED HEREIN, SHALL BE INSTALLED BY THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF ALL SITE CLEARING OR CONSTRUCTION ACTIVITY. SCHEDULE WORK TO MINIMIZE THE LENGTH OF TIME THAT BARE SOIL WILL BE EXPOSED CONSTRUCTION SEQUENCE

- THE CONTRACTOR SHALL INSTALL ALL SPECIFIED EROSION CONTROL MEASURES AND WILL BE REQUIRED TO MAINTAIN THEM IN THEIR INTENDED FUNCTIONING CONDITION. THE AGENTS OF THE MUNICIPALITY, INLAND WETLANDS COMMISSION AND/OR PROJECT ENGINEER SHALL HAVE THE AUTHORITY TO REQUIRE SUPPLEMENTAL MAINTENANCE OR ADDITIONAL MEASURES IF FIELD CONDITIONS ARE ENCOUNTERED BEYOND WHAT WOULD NORMALLY BE ANTICIPATED.

A. REMOVE ALL TREES, BRUSH, STUMPS, OBSTRUCTIONS, AND OTHER

