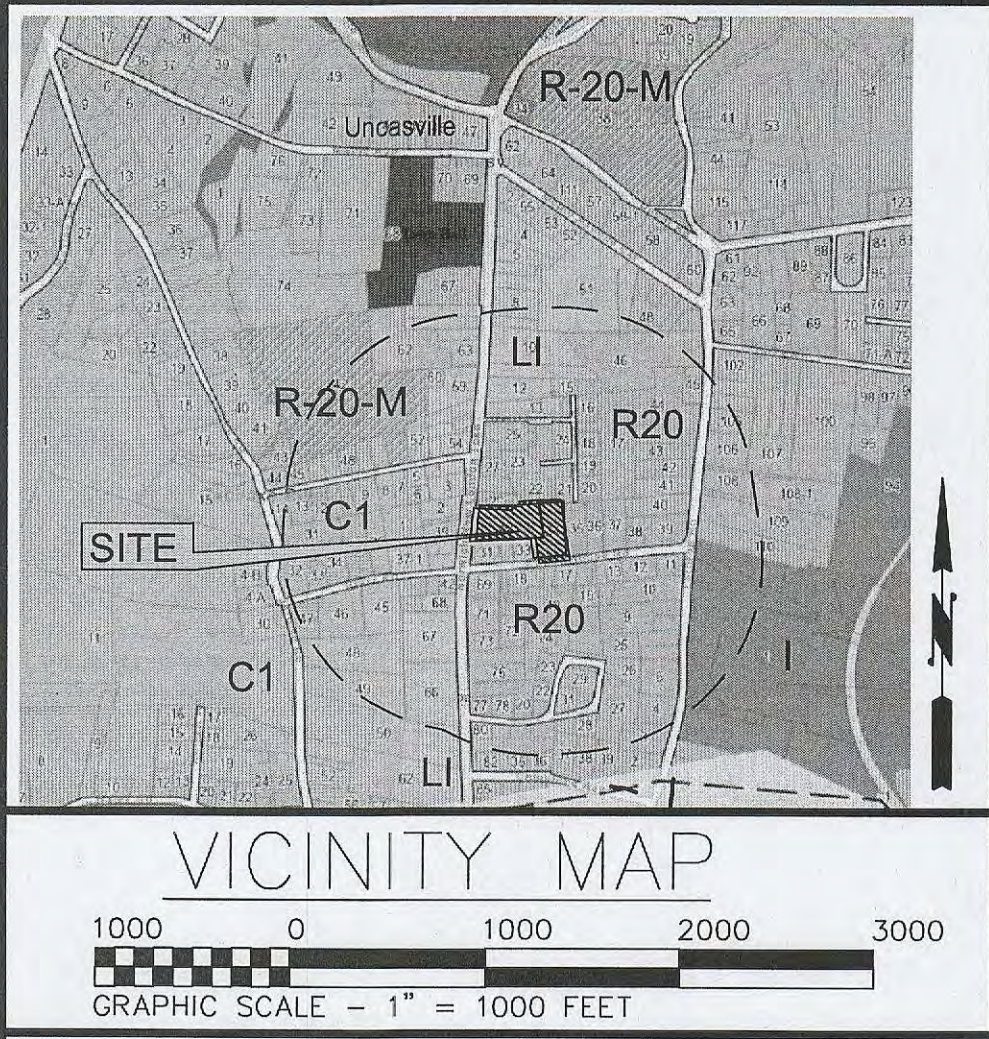


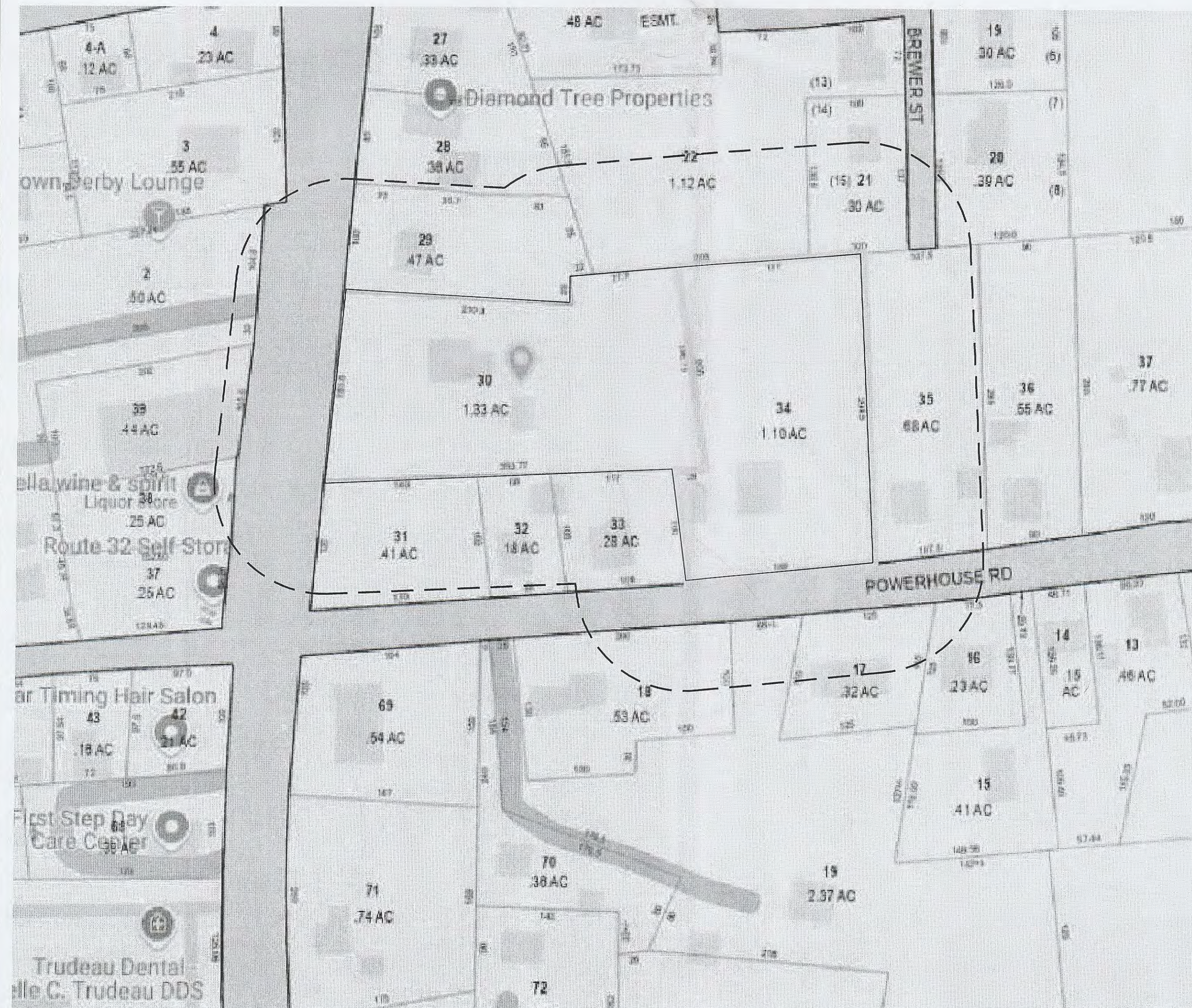


R-20 / RT 32 OZ DISTRICT
MAP 70 LOT 034-000
MAP 70 LOT 030-000

MADISON PLACE LUXURY TOWNHOUSE DEVELOPMENT

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

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



100 FOOT RADIUS MAP

GRAPHIC SCALE - 1" = 1000 FEET

DRAWING LIST

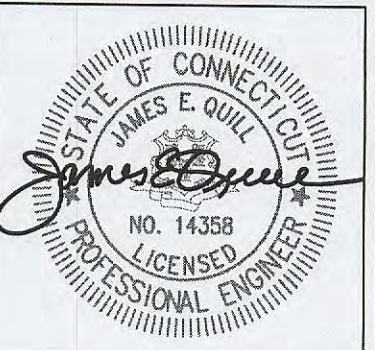
SITE/CIVIL DRAWINGS

SHEET NO.	SHEET NAME	PLAN DATE	LATEST REVISION
C-0	COVER SHEET	02/11/25	03/07/25
	IMPROVEMENT LOCATION & TOPOGRAPHIC PLAN	02/02/22	02/02/22
C-2.1	PROPOSED SITE PLAN	02/11/25	03/07/25
C-2.2	PHASING PLAN & FIRE ACCESS	02/11/25	03/07/25
C-3.1	GRADING AND DRAINAGE PLAN	02/11/25	03/07/25
C-3.2	PROPOSED UTILITY PLAN	02/11/25	03/07/25
C-4.1	SOIL EROSION & SEDIMENT CONTROL PLAN	02/11/25	03/07/25
C-4.2	SOIL EROSION & SEDIMENT CONTROL NOTES & DETAILS	02/11/25	03/07/25
C-5.1	LANDSCAPE PLAN	02/11/25	03/07/25
C-6.1	DETAIL SHEET	02/11/25	03/07/25
C-6.2	DETAIL SHEET	02/11/25	03/07/25
C-6.3	DETAIL SHEET	02/11/25	03/07/25

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	



THIS DRAWING IS THE PROPERTY OF THE ENGINEER. IT HAS BEEN SPECIFICALLY PREPARED FOR THE OWNER FOR THIS PROJECT AT THIS SITE AND IS NOT TO BE USED FOR ANY OTHER PURPOSE, LOCATION OR OWNER WITHOUT WRITTEN CONSENT OF THE ENGINEER.

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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

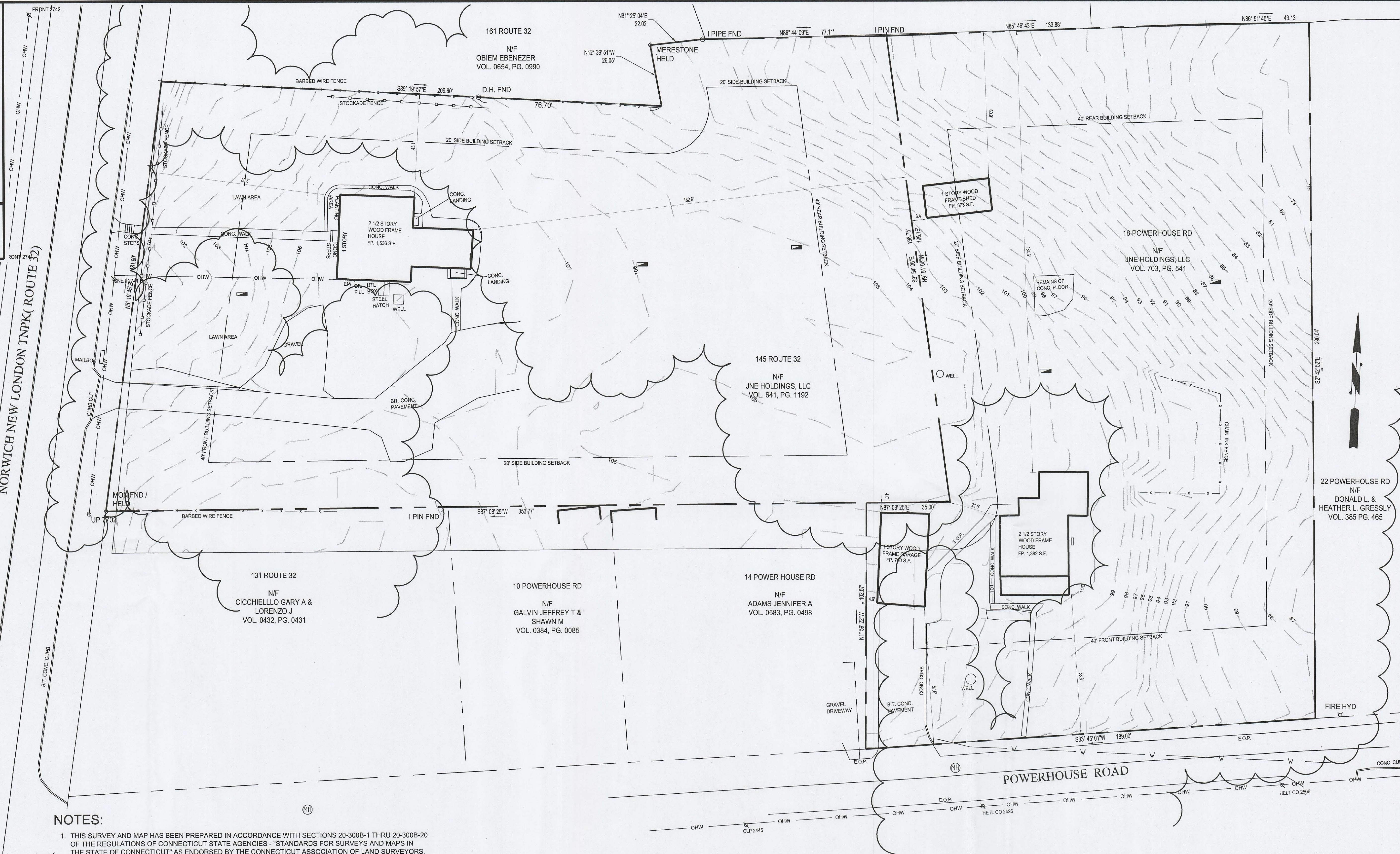
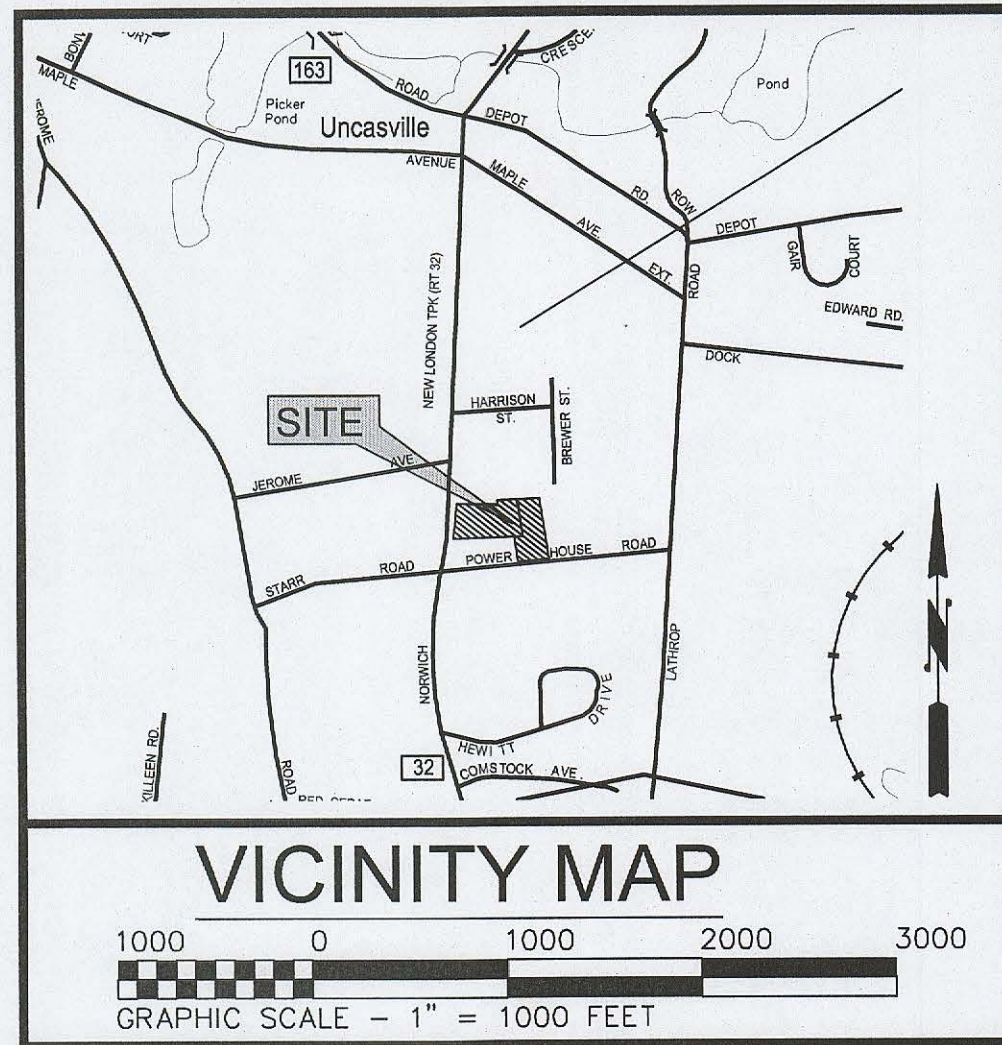
Staff Comments	03/07/25
Staff Comments	02/21/25
Submission	02/11/25
Staff Review	01/15/25

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

Sheet Title:
COVER SHEET

Scale:

Sheet Number:
MAR 10 2025
C-0



NOTES:

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 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:
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 09011C0361J 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%	

MAP REFERENCES:

1. "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**

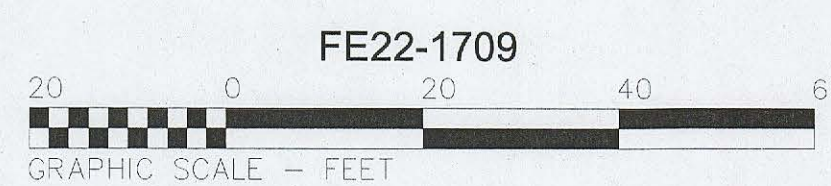
PREPARED FOR:
JNE HOLDINGS, LLC

SCALE 1" = 20' 2 FEBRUARY 2022
REVISED 11 FEBRUARY 2025
REVISED 21 FEBRUARY 2025

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

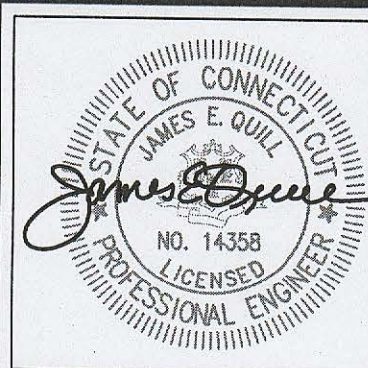
TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT TO THE STANDARDS OF CLASS "A2" AS NOTED HEREON.

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



**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

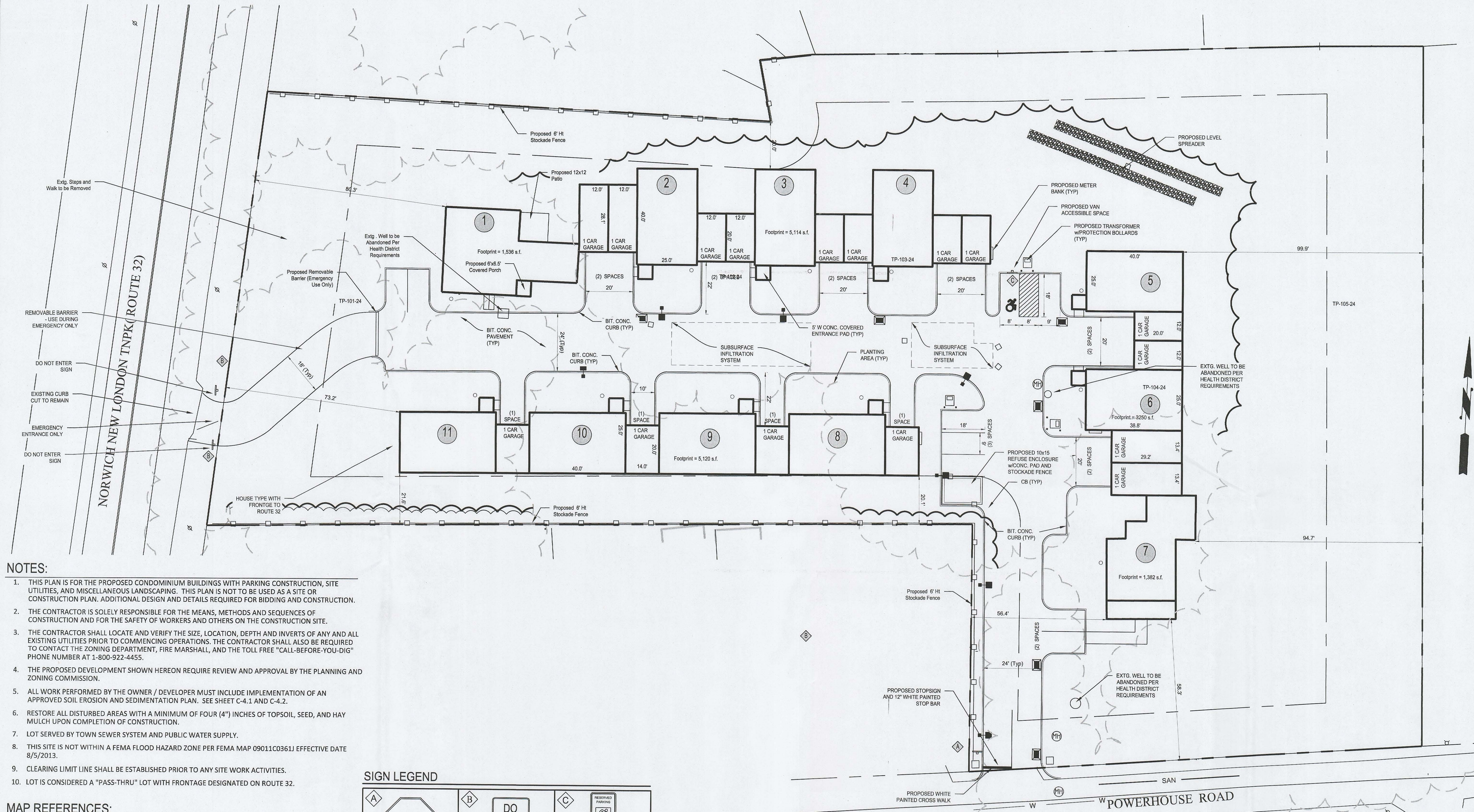
Staff Comments	03/07/25
Staff Comments	02/21/25
Submission	02/11/25
Staff Review	01/15/25

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

Sheet Title:
PROPOSED SITE PLAN

Scale:
1" = 20'

Sheet Number:
C-2.1



- NOTES:**
- 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.
 - 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 ZONING DEPARTMENT, FIRE MARSHALL, AND THE TOLL FREE "CALL-BEFORE-YOU-DIG" PHONE NUMBER AT 1-800-922-4455.
 - THE PROPOSED DEVELOPMENT SHOWN HEREON REQUIRE REVIEW AND APPROVAL BY THE PLANNING AND ZONING COMMISSION.
 - ALL WORK PERFORMED BY THE OWNER / DEVELOPER MUST INCLUDE IMPLEMENTATION OF AN APPROVED SOIL EROSION AND SEDIMENTATION PLAN. SEE SHEET C-4.1 AND C-4.2.
 - 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.
 - THIS SITE IS NOT WITHIN A FEMA FLOOD HAZARD ZONE PER FEMA MAP 09011C0361J EFFECTIVE DATE 8/5/2013.
 - CLEARING LIMIT LINE SHALL BE ESTABLISHED PRIOR TO ANY SITE WORK ACTIVITIES.
 - 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.

SIGN LEGEND

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