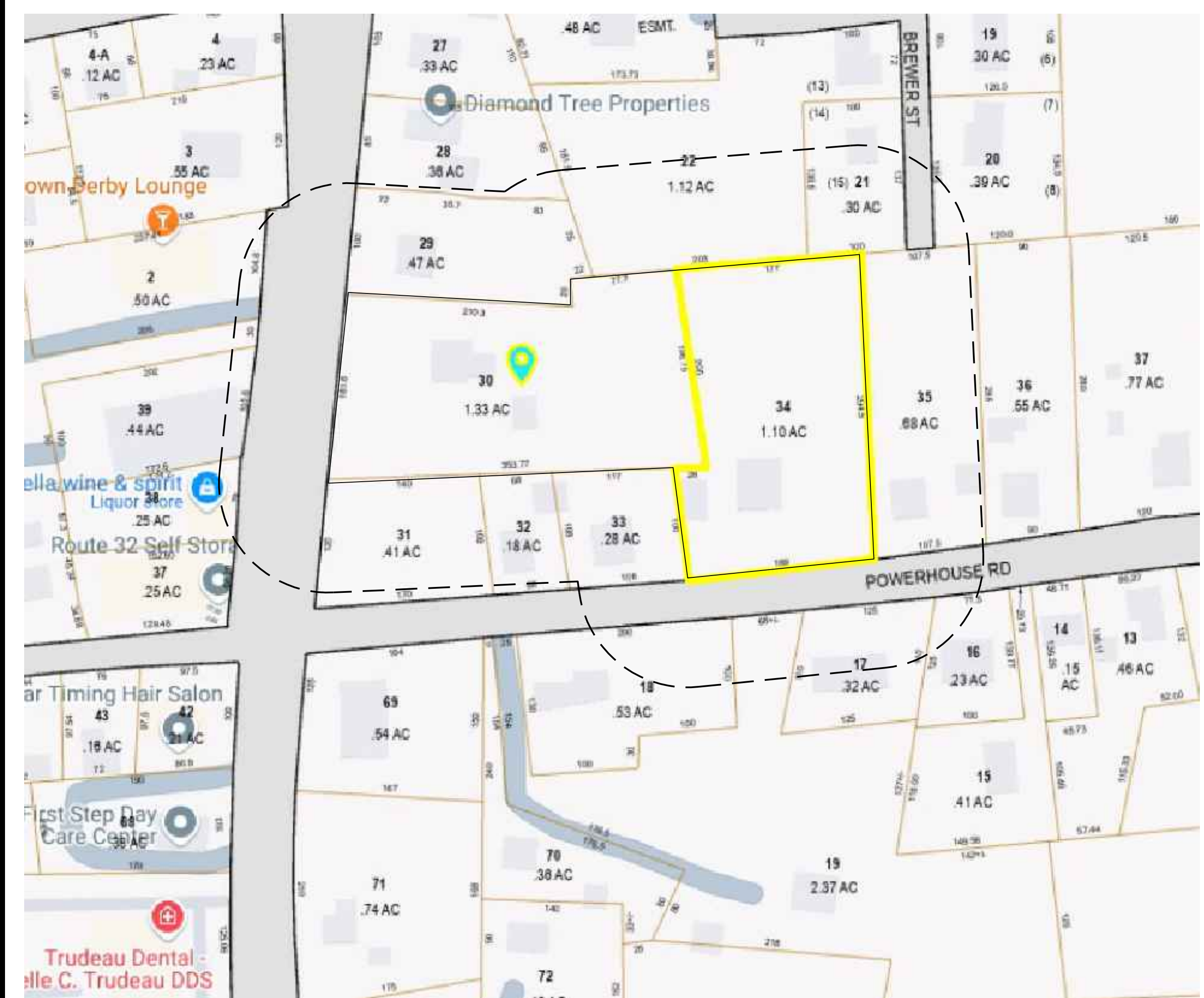


MADISON PLACE LUXURY TOWNHOUSE DEVELOPMENT

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 | 03/31/25 |
| | IMPROVEMENT LOCATION & TOPOGRAPHIC PLAN | 02/02/22 | 02/02/22 |
| C-2.1 | PROPOSED SITE PLAN | 02/11/25 | 03/31/25 |
| C-2.2 | PHASING PLAN & FIRE ACCESS | 02/11/25 | 03/31/25 |
| C-3.1 | GRADING AND DRAINAGE PLAN | 02/11/25 | 03/31/25 |
| C-3.2 | PROPOSED UTILITY PLAN | 02/11/25 | 03/31/25 |
| C-4.1 | SOIL EROSION & SEDIMENT CONTROL PLAN | 02/11/25 | 03/31/25 |
| C-4.2 | SOIL EROSION & SEDIMENT CONTROL NOTES & DETAILS | 02/11/25 | 03/31/25 |
| C-5.1 | LANDSCAPE & LIGHTING PLAN | 02/11/25 | 03/31/25 |
| C-6.1 | DETAIL SHEET | 02/11/25 | 03/31/25 |
| C-6.2 | DETAIL SHEET | 02/11/25 | 03/31/25 |
| C-6.3 | DETAIL SHEET | 02/11/25 | 03/31/25 |
| 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

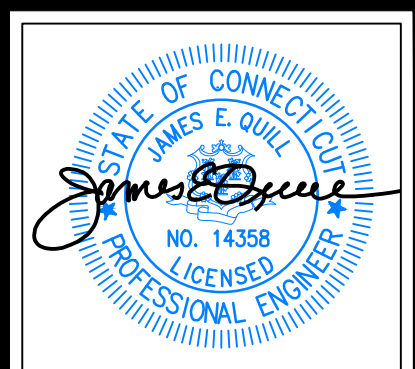
CHAIRMAN _____ DATE _____

APPROVED BY THE MONTVILLE PLANNING AND ZONING COMMISSION

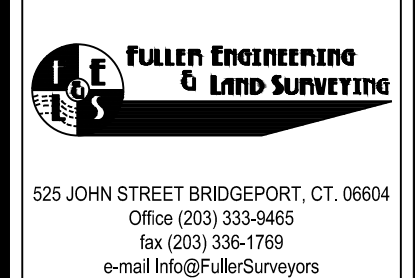
CHAIRMAN _____ DATE _____

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

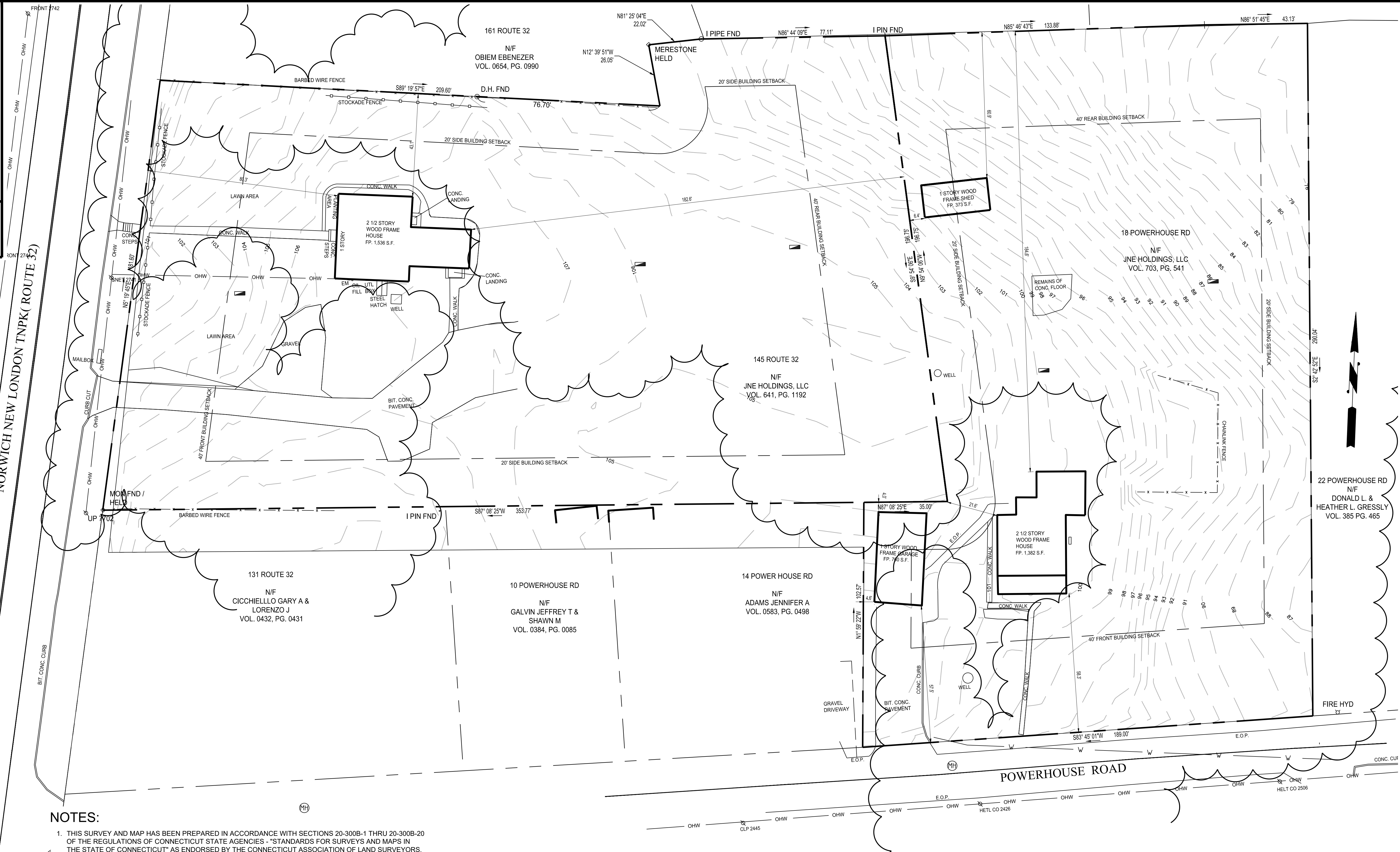
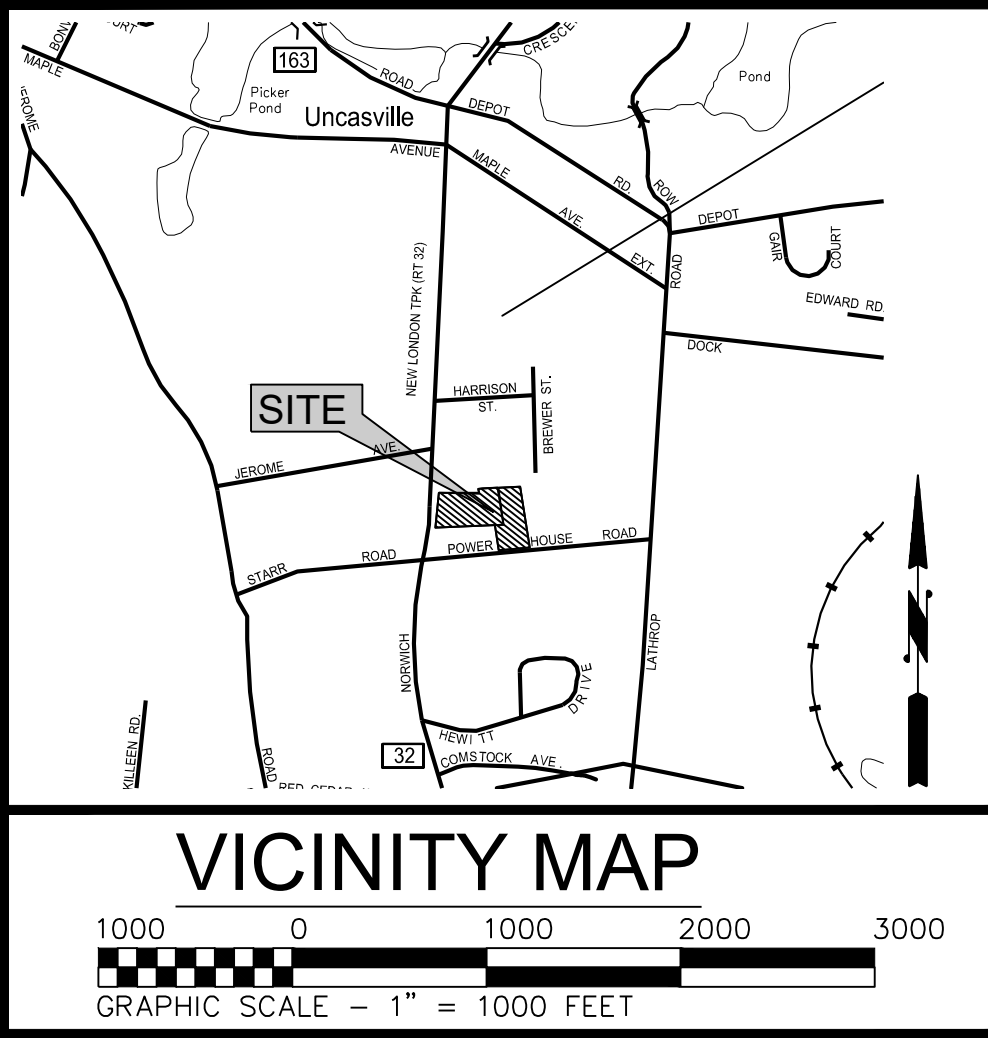
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|----------------|----------|
| Staff Comments | 03/31/25 |
| Staff Comments | 03/18/25 |
| Staff Comments | 03/07/25 |
| Staff Comments | 02/21/25 |
| Submission | 02/11/25 |
| Staff Review | 01/15/25 |

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

Sheet Title:
COVER SHEET

Scale:

Sheet Number:
C-0



- NOTES:**
- 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.
 - THE TYPE OF SURVEY PERFORMED WITH RESPECT TO THE BOUNDARY PERIMETER IS IMPROVEMENT LOCATION MAP.
 - THE BOUNDARY DETERMINATION CATEGORY IS DEPENDENT RESURVEY (SEE MAP REFERENCE).
 - WITH RESPECT TO HORIZONTAL ACCURACY, THIS MAP CONFORMS TO AN ACCURACY CLASS A-2.
 - WITH RESPECT TO VERTICAL ACCURACY, THIS MAP CONFORMS TO AN ACCURACY CLASS T-2, NAVD 88.
 - 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.
 - 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.
 - 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.
 - 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.
 - THIS SITE IS NOT WITHIN A FEMA FLOOD HAZARD ZONE PER FEMA MAP 09011C0361J EFFECTIVE DATE 8/5/2013.
 - 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:

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'.

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

ZONING IMPROVEMENT LOCATION & TOPOGRAPHIC PLAN

145 NORWICH-NEW LONDON ROAD (RT 32) &
18 POWERHOUSE ROAD
MONTVILLE, CONNECTICUT

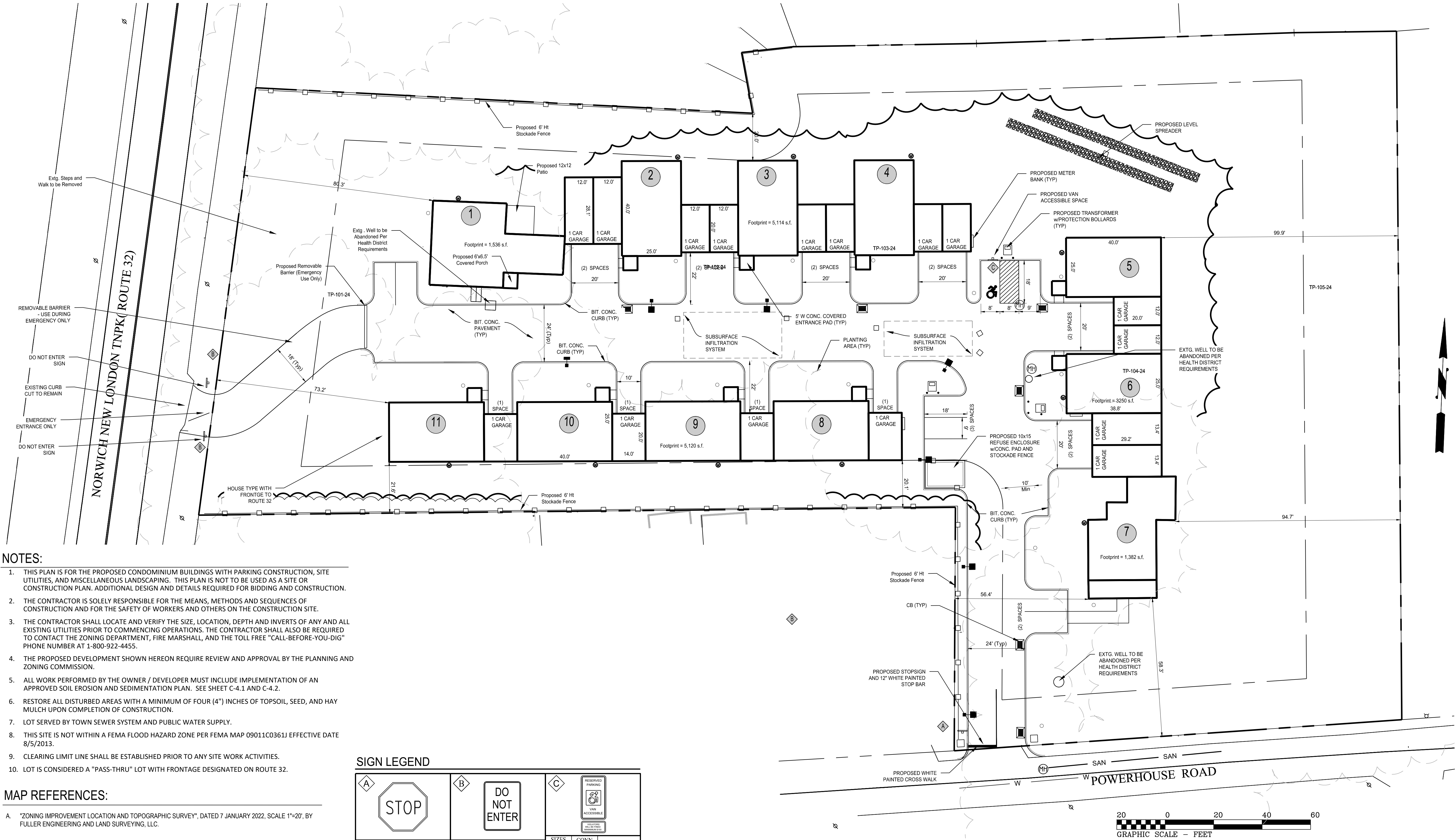
PREPARED FOR:
JNE HOLDINGS, LLC

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



**FULLER ENGINEERING
& LAND SURVEYING**

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 REQUIRE REVIEW AND APPROVAL BY THE PLANNING AND ZONING COMMISSION.
5. 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.
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.

| 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

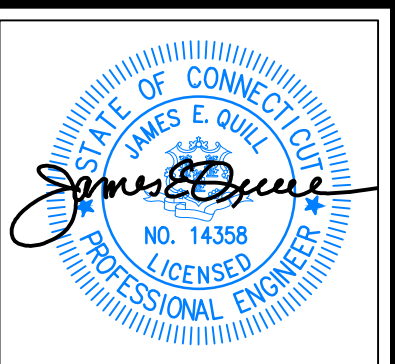
CHAIRMAN _____ DATE _____

APPROVED BY THE MONTVILLE PLANNING AND ZONING COMMISSION

CHAIRMAN _____ DATE _____

EXPIRATION DATE _____

SEC PLAN APPROVAL DATE _____



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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

Job Number:
FE24-1889

Job Start Date:
3/20/24

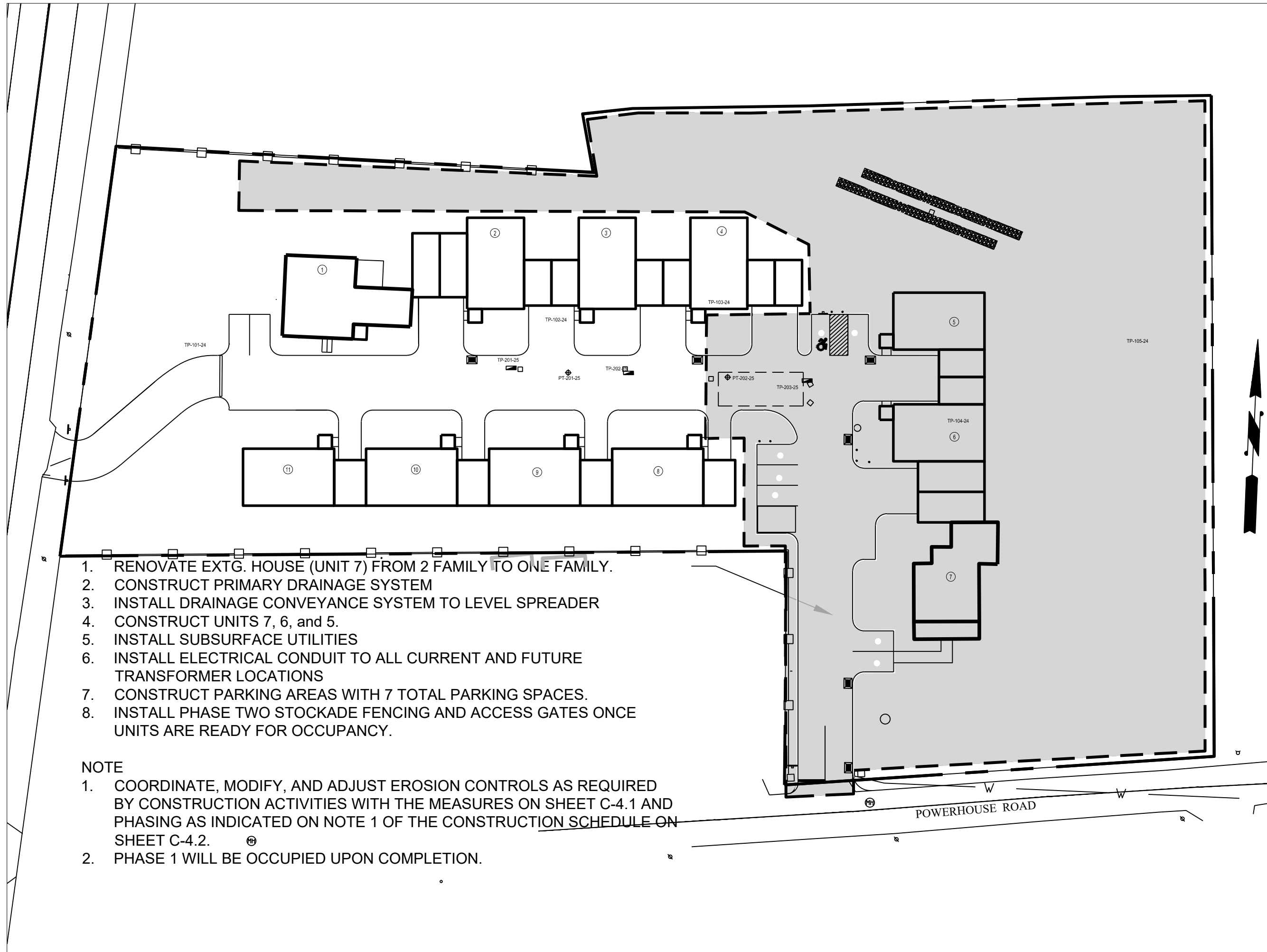
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| Staff Comments | 03/31/25 |
| Staff Comments | 03/18/25 |
| Staff Comments | 03/07/25 |
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| Submission | 02/11/25 |
| Staff Review | 01/15/25 |

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

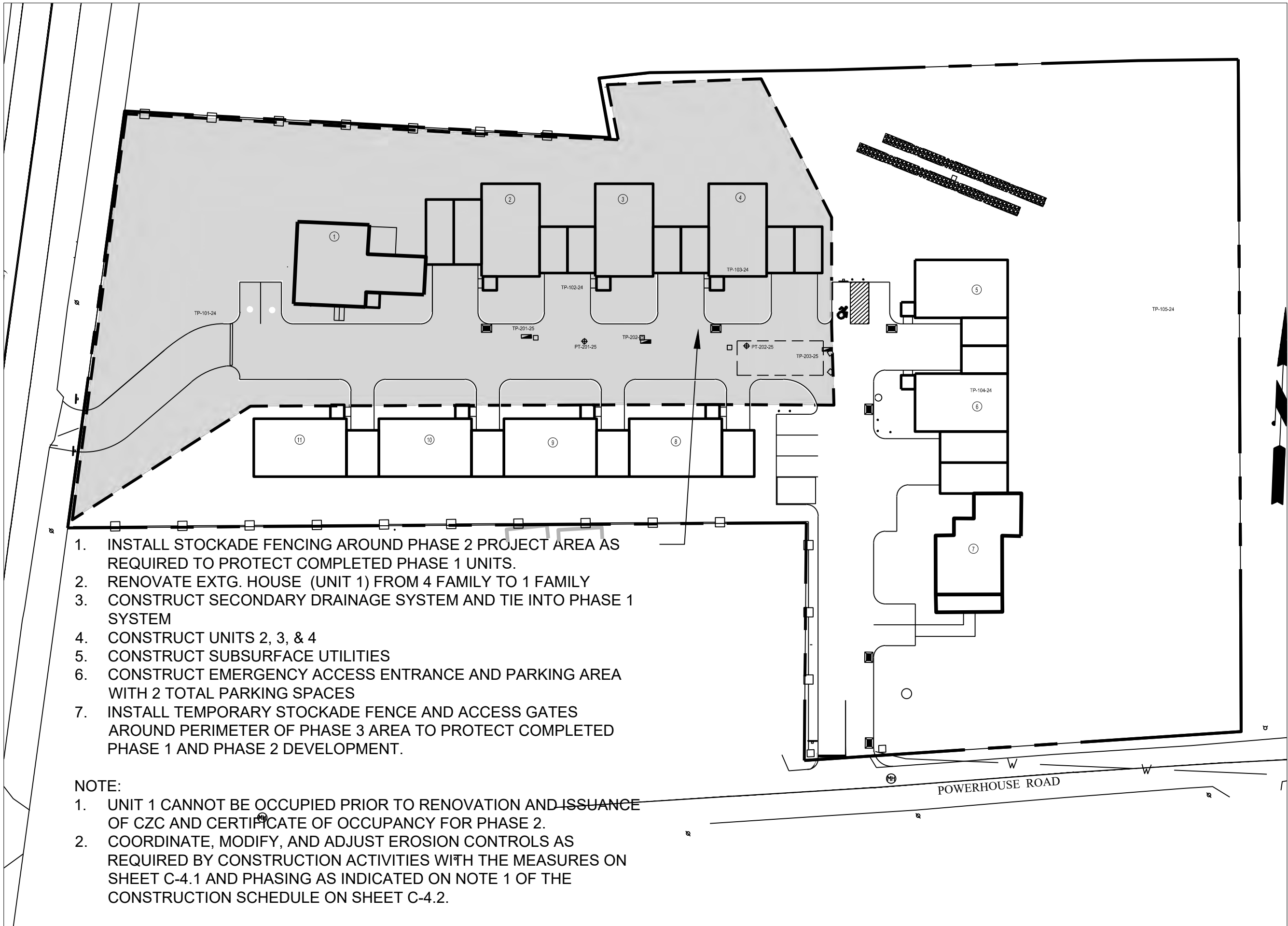
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PROPOSED SITE PLAN

Scale:
1" = 20'

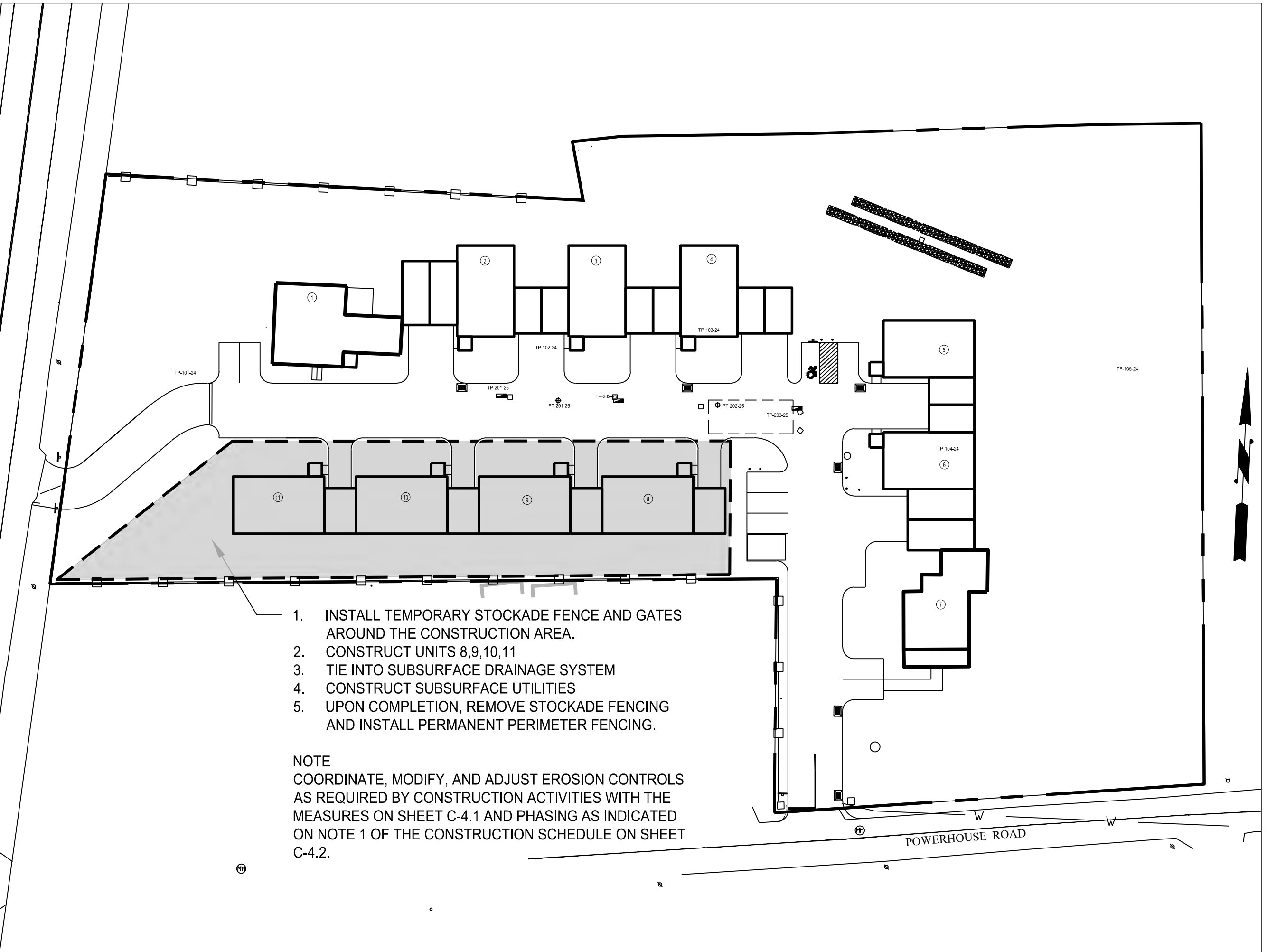
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C-2.1



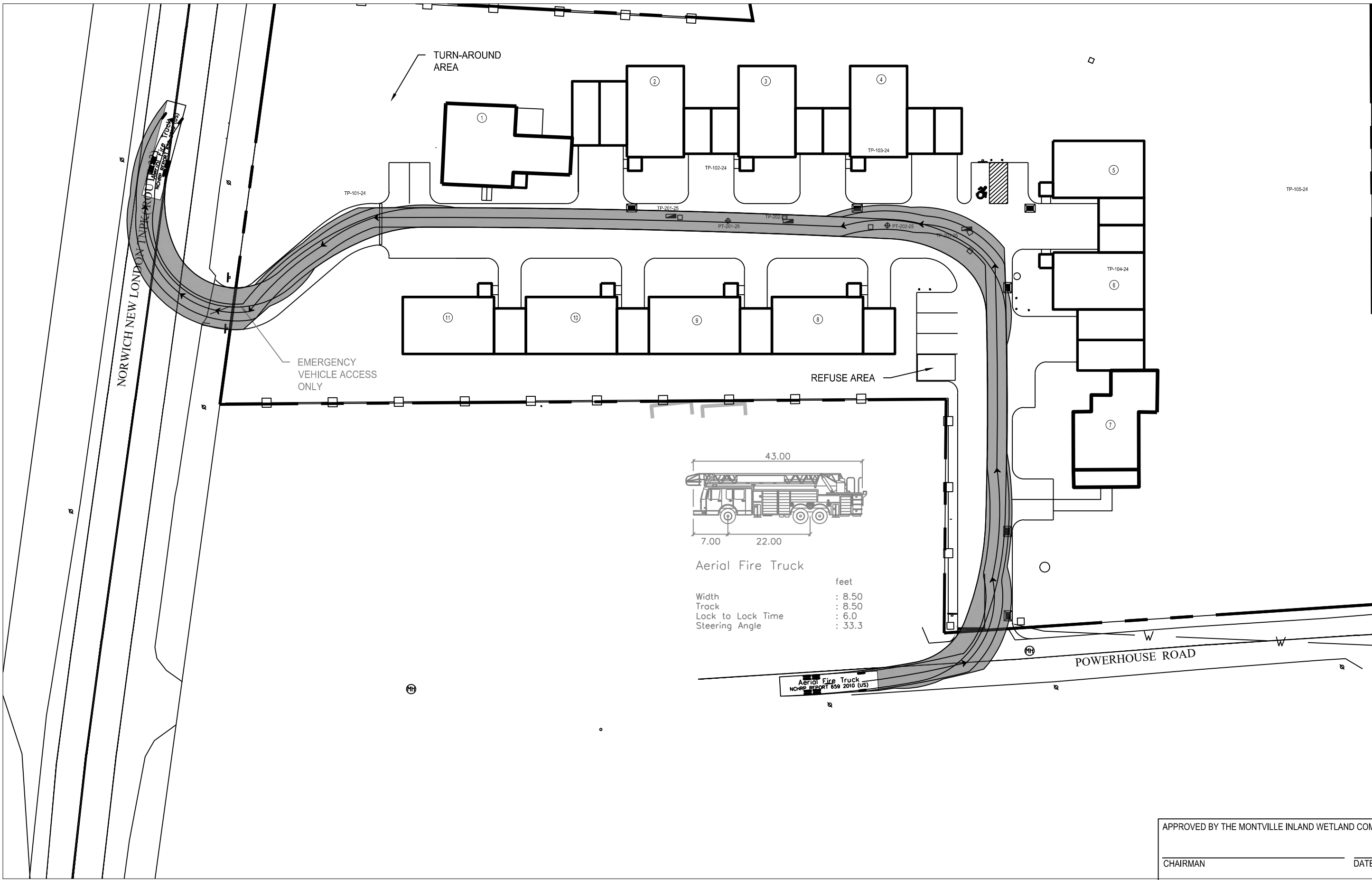
PHASE 1



PHASE 2



PHASE 3



FIRE ACCESS TURNING MOVEMENTS



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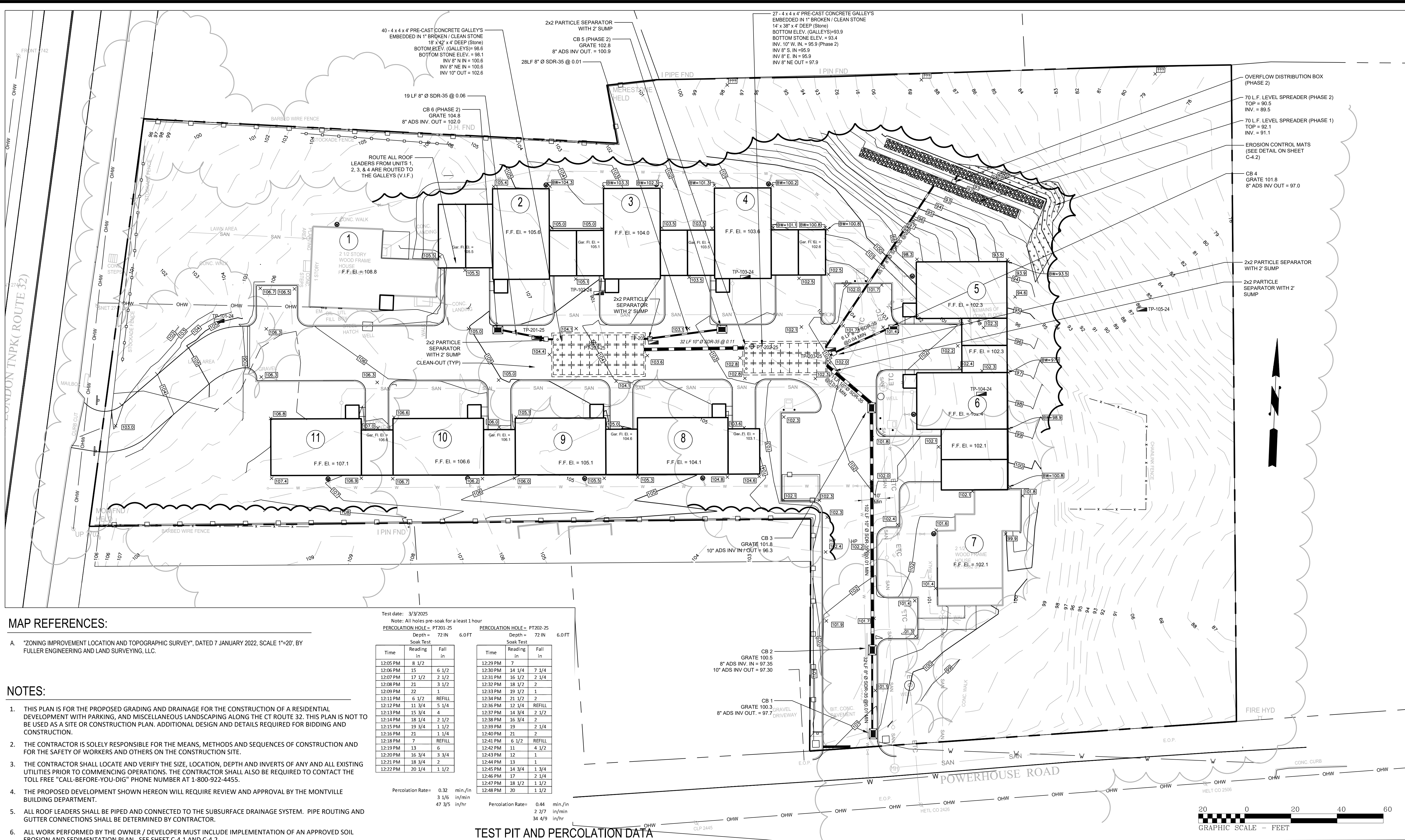
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| Staff Comments | 03/07/25 |
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| Submission | 02/11/25 |
| Staff Review | 01/15/25 |

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

Sheet Title:
PHASING PLAN
&
FIRE ACCESS

Scale:
1" = 40'

Sheet Number:
C-2.2



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 ROOF LEADERS SHALL BE PIPED AND CONNECTED TO THE SUBSURFACE DRAINAGE SYSTEM. PIPE ROUTING AND GUTTER CONNECTIONS SHALL BE DETERMINED BY CONTRACTOR.
- 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.
- ALL EXISTING UTILITY LINES THAT WILL BE DISCONNECTED MUST BE CAPPED OR TERMINATED ACCORDING TO THE TOWN OF MONTVILLE AND UTILITY COMPANY STANDARDS.
- SEE DETAILS FOR TEMPORARY AND PERMANENT TRENCHING WITHIN THE POWERHOUSE ROAD.
- SEE ENGINEERING REPORT FOR OPERATION AND MAINTENANCE PLAN.

EARTHWORK

Cut/Fill Summary

| Name | Cut Factor | Fill Factor | 2d Area | Cut | Fill | Net |
|----------|------------|-------------|------------------|-----------------|----------------|----------------------|
| Surface2 | 1.000 | 1.000 | 59758.81 Sq. Ft. | 1938.12 Cu. Yd. | 803.40 Cu. Yd. | 1134.72 Cu. Yd.<Cut> |
| Totals | | | 59758.81 Sq. Ft. | 1938.12 Cu. Yd. | 803.40 Cu. Yd. | 1134.72 Cu. Yd.<Cut> |

Test date: 3/3/2025

Note: All holes pre-soak for a least 1 hour

PERCOLATION HOLE = PT201-25

Depth = 72 IN

Soak Test

| Time | Reading | Fall |
|----------|---------|--------|
| 12:05 PM | 8 1/2 | |
| 12:06 PM | 15 | 6 1/2 |
| 12:07 PM | 17 1/2 | 2 1/2 |
| 12:08 PM | 21 | 3 1/2 |
| 12:09 PM | 22 | 1 |
| 12:11 PM | 6 1/2 | REFILL |
| 12:12 PM | 11 3/4 | 5 1/4 |
| 12:13 PM | 15 3/4 | 4 |
| 12:14 PM | 18 1/4 | 2 1/2 |
| 12:15 PM | 19 3/4 | 1 1/2 |
| 12:16 PM | 21 | 1 1/4 |
| 12:18 PM | 7 | REFILL |
| 12:19 PM | 13 | 6 |
| 12:20 PM | 16 3/4 | 3 3/4 |
| 12:21 PM | 18 3/4 | 2 |
| 12:22 PM | 20 1/4 | 1 1/2 |

Percolation Rate = 0.32 min./in.
3 1/6 in./min
47 3/5 in/hr

PERCOLATION HOLE = PT202-25

Depth = 72 IN

Soak Test

| Time | Reading | Fall |
|----------|---------|--------|
| 12:29 PM | 7 | |
| 12:30 PM | 14 1/4 | 7 1/4 |
| 12:31 PM | 15 1/2 | 2 1/4 |
| 12:32 PM | 18 1/2 | 2 |
| 12:33 PM | 19 1/2 | 1 |
| 12:34 PM | 21 1/2 | 2 |
| 12:36 PM | 12 1/4 | REFILL |
| 12:37 PM | 14 3/4 | 2 1/2 |
| 12:38 PM | 15 3/4 | 2 |
| 12:39 PM | 19 | 2 1/4 |
| 12:40 PM | 21 | 2 |
| 12:41 PM | 6 1/2 | REFILL |
| 12:42 PM | 11 | 4 1/2 |
| 12:43 PM | 12 | 1 |
| 12:44 PM | 13 | 1 |
| 12:45 PM | 14 3/4 | 1 3/4 |
| 12:46 PM | 17 | 2 1/4 |
| 12:47 PM | 18 1/2 | 1 1/2 |
| 12:48 PM | 20 | 1 1/2 |

Percolation Rate = 0.44 min./in.
2 2/7 in./min
34 4/9 in/hr

TEST PIT AND PERCOLATION DATA

145 Norwich-New London Turnpike, Montville, CT 06382

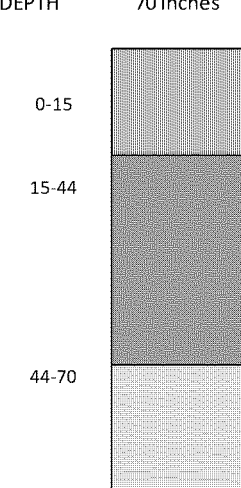
FE24-1889

Test Pits 101-105 conducted on 10/31/2024

Test Pits 201-203 conducted on 03/03/2025

TEST PIT TP 101-24

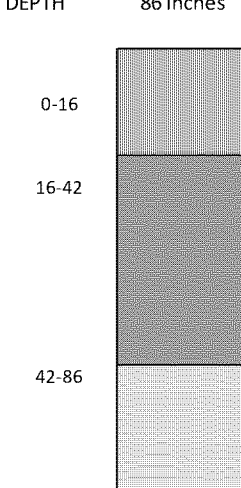
DEPTH 70 inches 5.8 Feet



Mottling No Water No Under No Roots 44"

TEST PIT TP 102-24

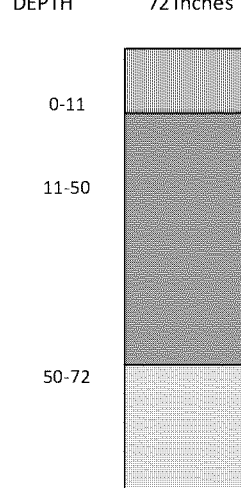
DEPTH 86 inches 7.2 Feet



Mottling No Water No Under No Roots 42"

TEST PIT TP 103-24

DEPTH 72 inches 6 Feet



Mottling No Water No Under No Roots 50"

TEST PIT TP 104-24

DEPTH 96 inches 8 Feet



Mottling No Water No Under No Roots 36"

TEST PIT TP 105-24

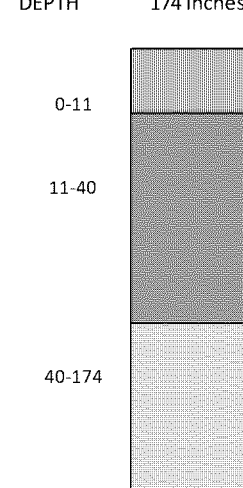
DEPTH 81 inches 6.8 Feet



Mottling No Water No Under No Roots 44"

TEST PIT TP 201-25

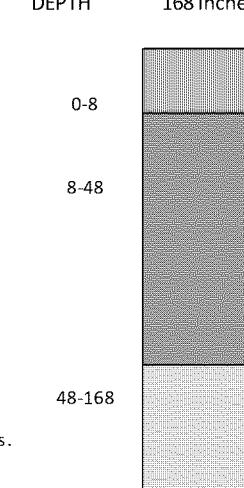
DEPTH 174 inches 14.5 Feet



Mottling No Water No Under No Roots 40"

TEST PIT TP 202-25

DEPTH 168 inches 14 Feet



Mottling No Water No Under No Roots 48"

TEST PIT TP 203-25

DEPTH 174 inches 14.5 Feet



Mottling No Water No Under No Roots 34"

APPROVED BY THE MONTVILLE INLAND WETLAND COMMISSION

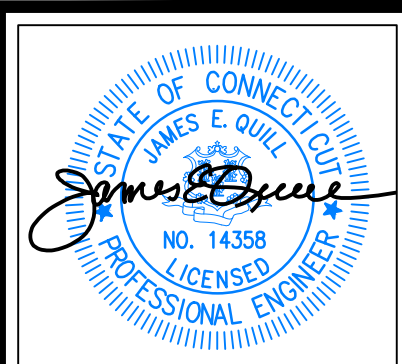
CHAIRMAN DATE

APPROVED BY THE MONTVILLE PLANNING AND ZONING COMMISSION

CHAIRMAN DATE

EXPIRATION DATE

SEC PLAN APPROVAL DATE



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18 POWERHOUSE ROAD
MONTVILLE, CONNECTICUT
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JNE HOLDINGS, LLC

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.

Sheet Title:
GRADING AND DRAINAGE PLAN

Scale:
1" = 20'

Sheet Number:
C-3.1