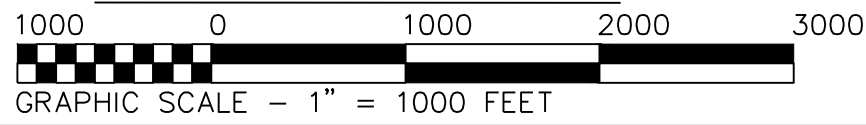
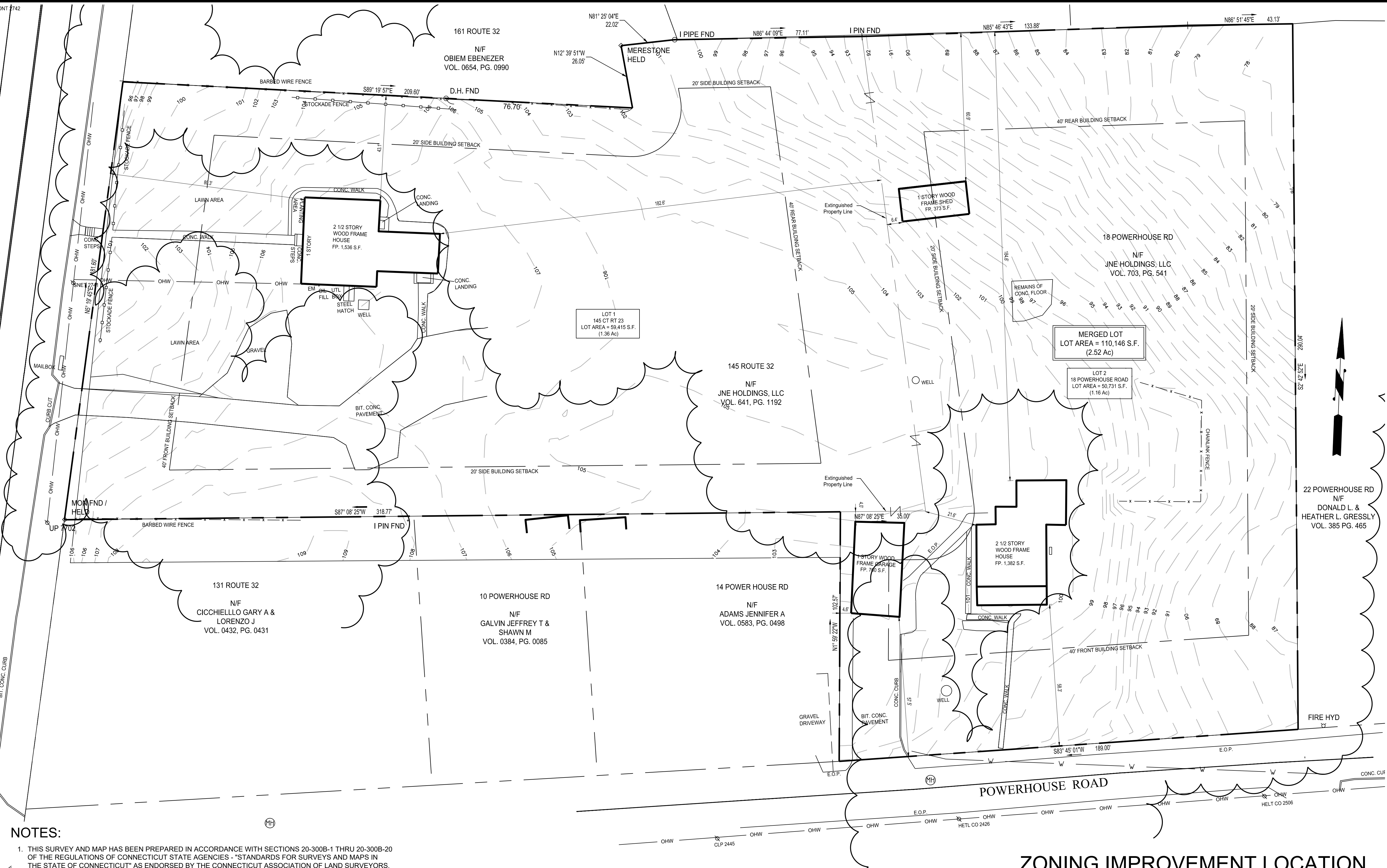


VICINITY MAP



NORWICH NEW LONDON TNPK (ROUTE 32)



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. (1.36 ACRES) 18 POWERHOUSE ROAD LOT AREA = 50,731 S.F. (1.16 ACRES). TOTAL SITE AREA 2.52 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:

- "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

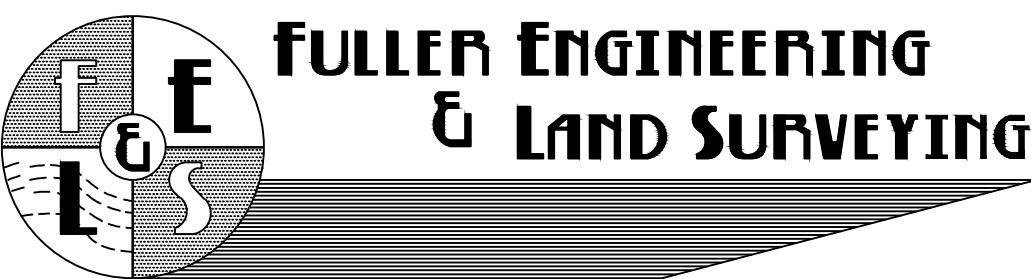
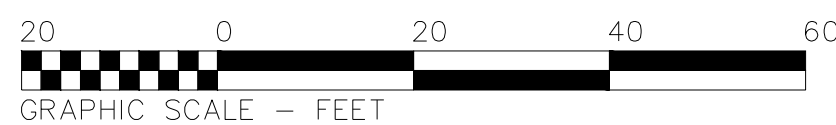
SCALE 1" = 20' 2 FEBRUARY 2022

REVISED 11 FEBRUARY 2025

REVISED 21 FEBRUARY 2025

REVISED 16 APRIL 2025

FE22-1709



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