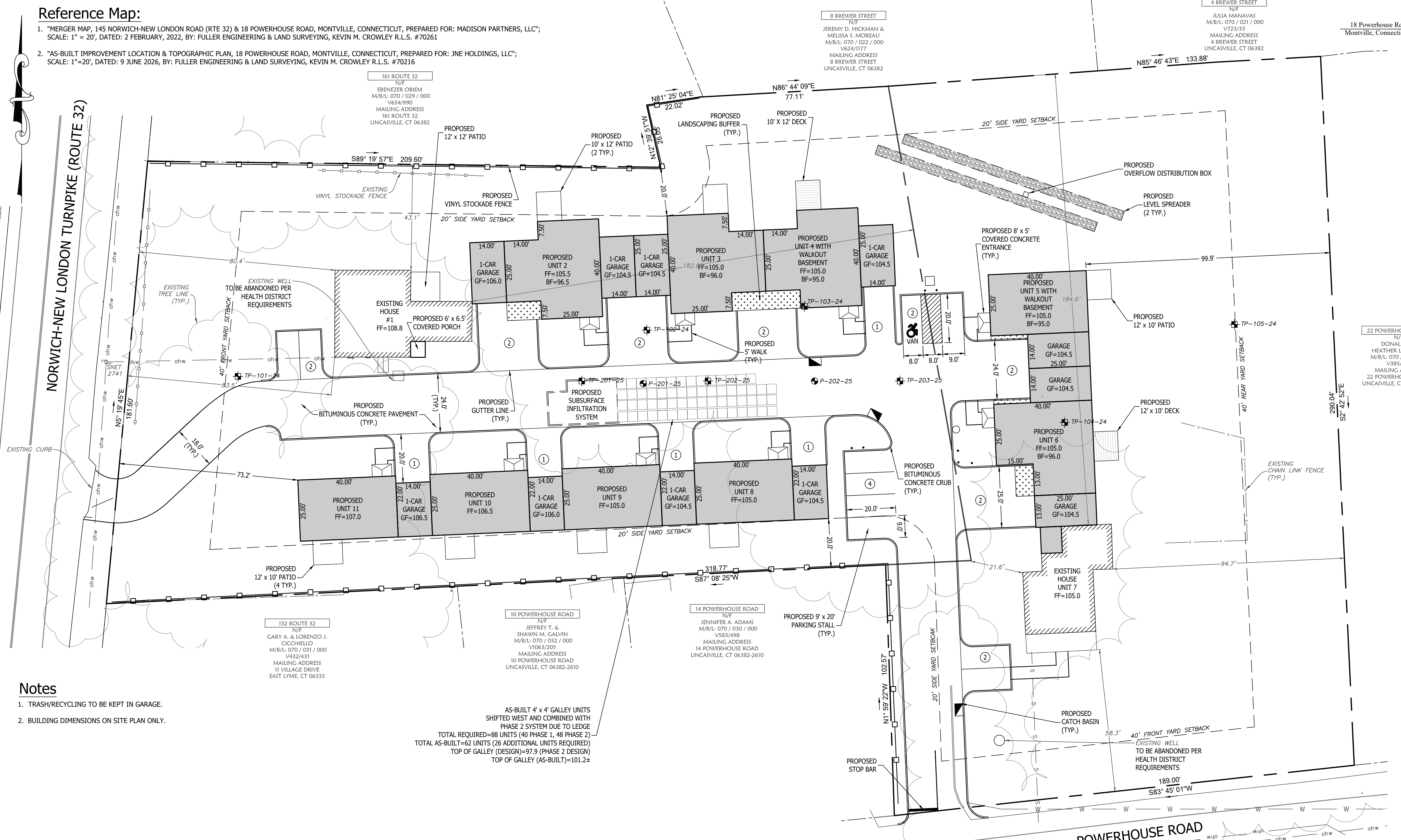
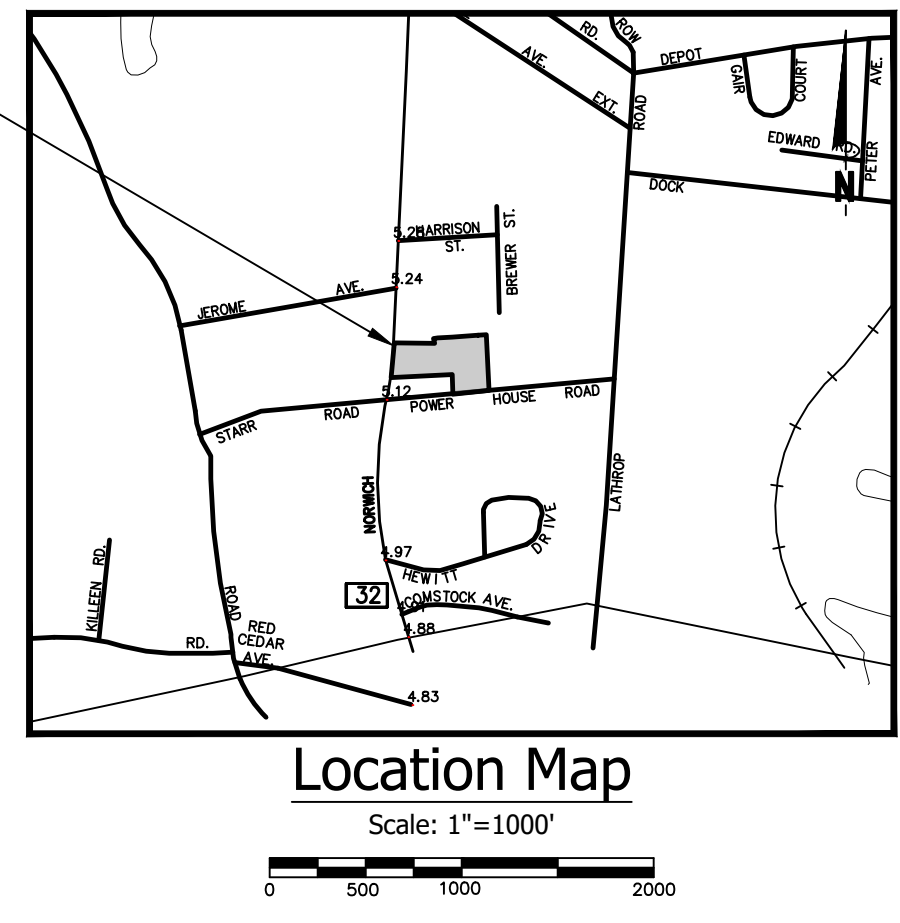


Reference Map:

- "MERGER MAP, 145 NORWICH-NEW LONDON ROAD (RTE 32) & 18 POWERHOUSE ROAD, MONTVILLE, CONNECTICUT, PREPARED FOR: MADISON PARTNERS, LLC"; SCALE: 1" = 20', DATED: 2 FEBRUARY, 2022, BY: FULLER ENGINEERING & LAND SURVEYING, KEVIN M. CROWLEY R.L.S. #70261
- "AS-BUILT IMPROVEMENT LOCATION & TOPOGRAPHIC PLAN, 18 POWERHOUSE ROAD, MONTVILLE, CONNECTICUT, PREPARED FOR: JNE HOLDINGS, LLC"; SCALE: 1"=20', DATED: 9 JUNE 2026, BY: FULLER ENGINEERING & LAND SURVEYING, KEVIN M. CROWLEY R.L.S. #70216



Legend

EXISTING	
SYMBOL	DESCRIPTION
□	MONUMENT
○	EX. 1P / REBAR
○	DRILL HOLE
○	UTILITY POLE W/ LIGHT
○	WATER VALVE
○	FENCE LINE
○	PROPERTY LINE
○	ADJACENT PROPERTY LINE
○	INDEX CONTOUR
○	CONTOUR
○	WETLANDS BOUNDARY/FLAG
○	MEAN LOW WATER LINE
○	MEAN HIGH WATER LINE
○	HIGH TIDE LINE
○	COASTAL JURISDICTIONAL LINE
○	ZONE LINE
○	EASEMENT LINE
○	BUILDING SETBACK LINE
○	EXISTING WATER LINE
○	EXISTING SEWER LINE
○	NOW OR FORMERLY CATCH BASIN
○	(TYP.) TYPICAL
○	SPOT ELEVATION
○	DRILL HOLE
○	POINT OF BEGINNING
○	TEST PIT
○	PERCOLATION TEST
○	UTILITY POLE
○	DRAINAGE MANHOLE
○	SEWER MANHOLE
○	HYDRANT
○	WATER SHUTOFF
PROPOSED	
○	IRON PIN TO BE SET
○	SILT FENCE
○	WATER SERVICE
○	SANITARY SERVICE
○	SPOT ELEVATION
○	INVERT
○	GALLON
○	SCHEDULE
○	HAY BALE BARRIER
○	WATER SHUTOFF

- Notes**
- TRASH/RECYCLING TO BE KEPT IN GARAGE.
 - BUILDING DIMENSIONS ON SITE PLAN ONLY.

AS-BUILT 4' x 4' GALLEY UNITS SHIFTED WEST AND COMBINED WITH PHASE 2 SYSTEM DUE TO LEDGE
 TOTAL REQUIRED=88 UNITS (40 PHASE 1, 48 PHASE 2)
 TOTAL AS-BUILT=62 UNITS (26 ADDITIONAL UNITS REQUIRED)
 TOP OF GALLEY (DESIGN)=97.9 (PHASE 2 DESIGN)
 TOP OF GALLEY (AS-BUILT)=101.2±

R-20 ZONING REQUIREMENTS TABLE

SECTION	REGULATION	REQUIREMENTS	EXISTING		PROPOSED
			145 ROUTE 32	18 POWERHOUSE RD	
9.4	MINIMUM LOT AREA (SEWER SERVED)	20,000 SF	59,415 SF	50,731 SF	110,146 SF
9.5	MINIMUM FRONTAGE	80'	181.60'	189.00'	NO CHANGE
9.6	MINIMUM FRONT YARD (MULTI-FAMILY)	40'	80.3'	58.3'	73.2'
	MINIMUM SIDE YARD (MULTI-FAMILY)	20'	43.1'	21.6'	20.0'
	MINIMUM REAR YARD (MULTI-FAMILY)	40'	182.6'	184.6'	94.7'
9.7	MAXIMUM BUILDING HEIGHT	45'	< 45'	< 45'	< 45'

Subject Parcel Information
 OWNER: JNE HOLDINGS LLC
 PARCEL ADDRESS: 18 POWERHOUSE RD, MONTVILLE, CT 06382
 MAILING ADDRESS: 338 WESTPORT ROAD, WILTON, CT 06897
 MBL: 070/034/000
 DEED: VOLUME 772 PAGE 961
 AREA: 110,416 SF = 2.52 AC
 FLOOD ZONE: ZONE X PER FIRM MAP # 09011C0361J
 EFFECTIVE DATE: 8/5/2013

NO.	DATE	REVISIONS
1	06/14/2026	MODIFIED SEDIMENT BASIN AND STOCKPILE AREAS

Site Plan
 of
18 Powerhouse Road
 Montville, Connecticut
 Prepared For:
Kabo Development
 June 4, 2026

DRAWING SCALE: 1"=20'

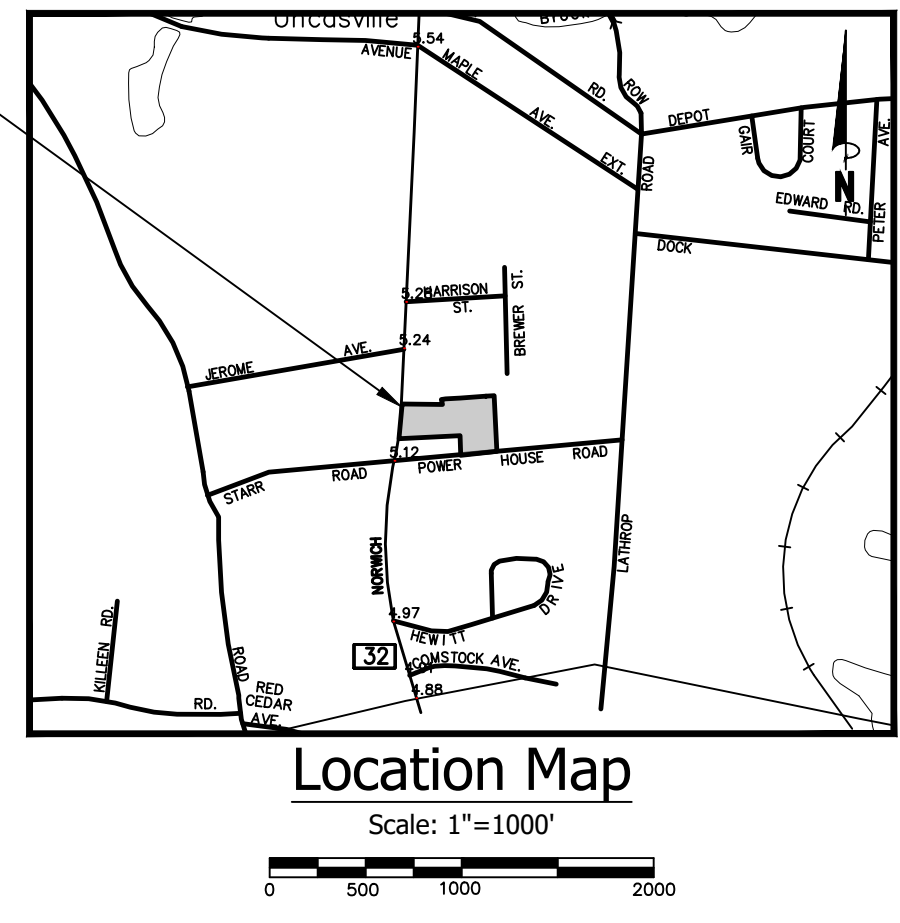
FEDUS ENGINEERING, LLC
 CIVIL ENGINEERS
 Mailing Address: 70 Essex Street Mystic, Connecticut 06355
 Office: (860) 536-7390 Fax: (860) 536-1644

SHEET NO. 1 OF 3 JOB NO. 26-001560 DRAWN BY: ABC

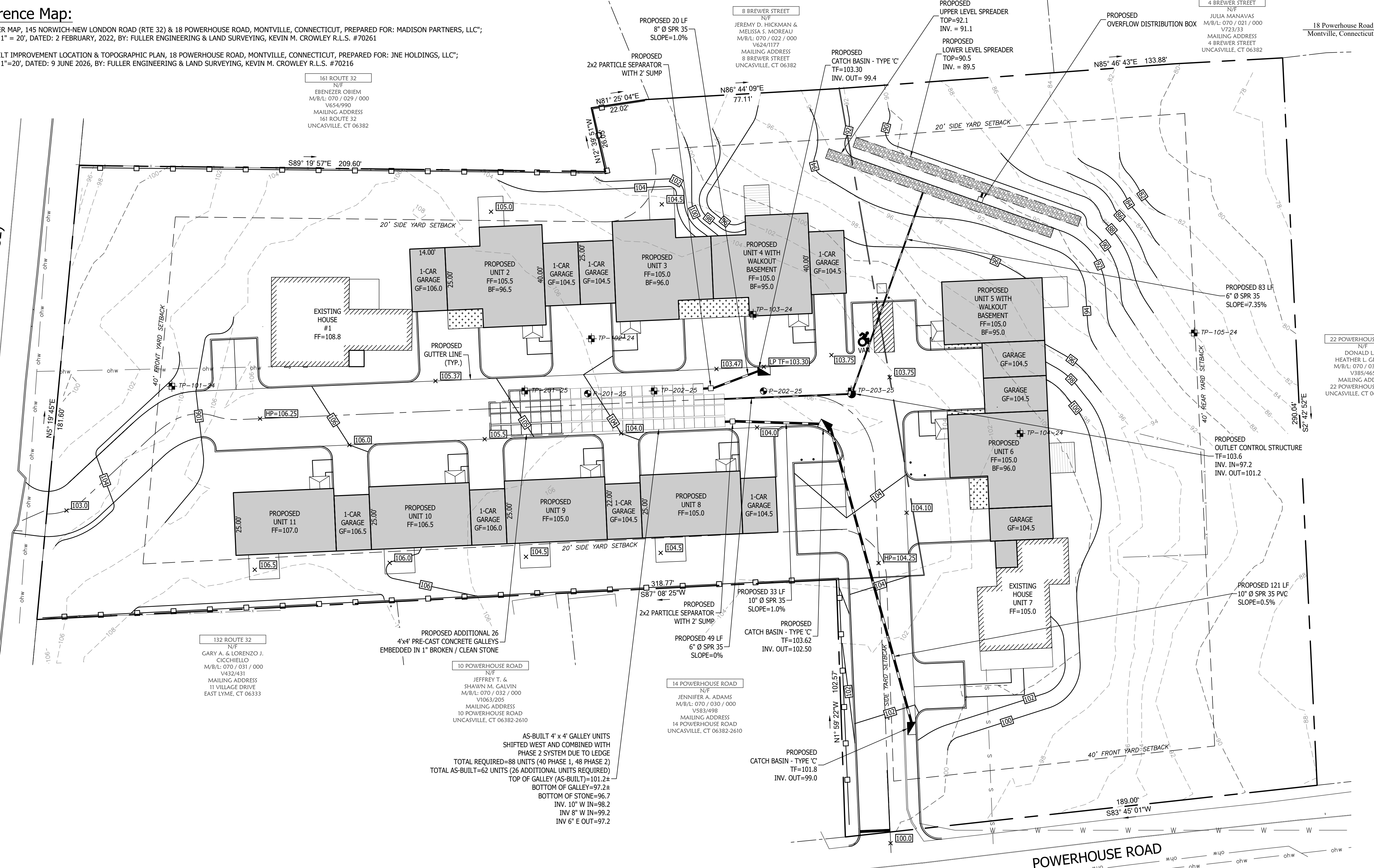
Gregg T. Fedus P.E.
 CT. License No. 21231

Reference Map:

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NORWICH-NEW LONDON TURNPIKE (ROUTE 32)



132 ROUTE 32
N/F
GARY A. & LORENZO J. CICCIELLO
M/B/L: 070 / 031 / 000
V632/431
MAILING ADDRESS
11 VILLAGE DRIVE
EAST LYME, CT 06333

10 POWERHOUSE ROAD
N/F
JEFFREY T. & SHAWN M. GALVIN
M/B/L: 070 / 032 / 000
V1063/205
MAILING ADDRESS
10 POWERHOUSE ROAD
UNCASVILLE, CT 06382-2610

14 POWERHOUSE ROAD
N/F
JENNIFER A. ADAMS
M/B/L: 070 / 030 / 000
V953/498
MAILING ADDRESS
14 POWERHOUSE ROAD
UNCASVILLE, CT 06382-2610

AS-BUILT 4' x 4' GALLEY UNITS
SHIFTED WEST AND COMBINED WITH
PHASE 2 SYSTEM DUE TO LEDGE
TOTAL REQUIRED=88 UNITS (40 PHASE 1, 48 PHASE 2)
TOTAL AS-BUILT=62 UNITS (26 ADDITIONAL UNITS REQUIRED)
TOP OF GALLEY (AS-BUILT)=101.24
BOTTOM OF GALLEY=97.24
BOTTOM OF STONE=96.7
INV. 10' W IN=98.2
INV. 8' W IN=99.2
INV. 6' E OUT=97.2

Legend	
EXISTING	
Symbol	DESCRIPTION
Circle with cross	MONUMENT
Circle with dot	EX. IP / REBAR
Circle with center dot	DRILL HOLE
Circle with crosshair	UTILITY POLE W/ LIGHT
Circle with horizontal lines	STONEWALL
Circle with vertical lines	FENCE LINE
Circle with diagonal lines	WATER VALVE
Circle with horizontal lines and dot	OVERHEAD WIRES
Circle with vertical lines and dot	PROPERTY LINE
Circle with horizontal lines and dot	ADJACENT PROPERTY LINE
Circle with vertical lines and dot	INDEX CONTOUR
Circle with horizontal lines and dot	CONTOUR
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Circle with horizontal lines and dot	BUILDING SETBACK LINE
Circle with vertical lines and dot	EXISTING WATER LINE
Circle with horizontal lines and dot	EXISTING SEWER LINE
Circle with vertical lines and dot	NOW OR FORMERLY
Circle with horizontal lines and dot	CATCH BASIN
Circle with vertical lines and dot	(TYP.)
Circle with horizontal lines and dot	SPOT ELEVATION
Circle with vertical lines and dot	DRILL HOLE
Circle with horizontal lines and dot	POINT OF BEGINNING
Circle with vertical lines and dot	TEST PIT
Circle with horizontal lines and dot	PERCOLATION TEST
Circle with vertical lines and dot	UTILITY POLE
Circle with horizontal lines and dot	DRAINAGE MANHOLE
Circle with vertical lines and dot	SEWER MANHOLE
Circle with horizontal lines and dot	HYDRANT
Circle with vertical lines and dot	WATER SHUTOFF
PROPOSED	
Circle with cross	IRON PIN TO BE SET
Circle with horizontal lines	SILT FENCE
Circle with vertical lines	WATER SERVICE
Circle with horizontal lines and dot	SANITARY SERVICE
Circle with vertical lines and dot	SPOT ELEVATION
Circle with horizontal lines and dot	INVERT
Circle with vertical lines and dot	GALLON
Circle with horizontal lines and dot	SCHEDULE
Circle with vertical lines and dot	HAY BALE BARRIER
Circle with horizontal lines and dot	WATER SHUTOFF

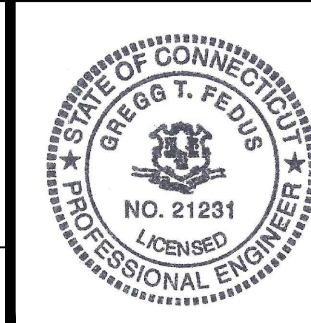
NO.	DATE	REVISIONS
1	06/14/2026	MODIFIED SEDIMENT BASIN AND STOCKPILE AREAS

Grading & Drainage Plan
of
18 Powerhouse Road
Montville, Connecticut
Prepared For:
Kabo Development
June 4, 2026

DRAWING SCALE: 1"=20'

Subject Parcel Information
OWNER: JNE HOLDINGS LLC
PARCEL ADDRESS: 18 POWERHOUSE RD, MONTVILLE, CT 06382
MAILING ADDRESS: 338 WESTPORT ROAD, WILTON, CT 06897
MBL: 070/034/000
DEED: VOLUME 772 PAGE 961
AREA: 110,416 SF = 2.52 AC
FLOOD ZONE: ZONE X PER FIRM MAP # 09011C0361J
EFFECTIVE DATE: 8/5/2013

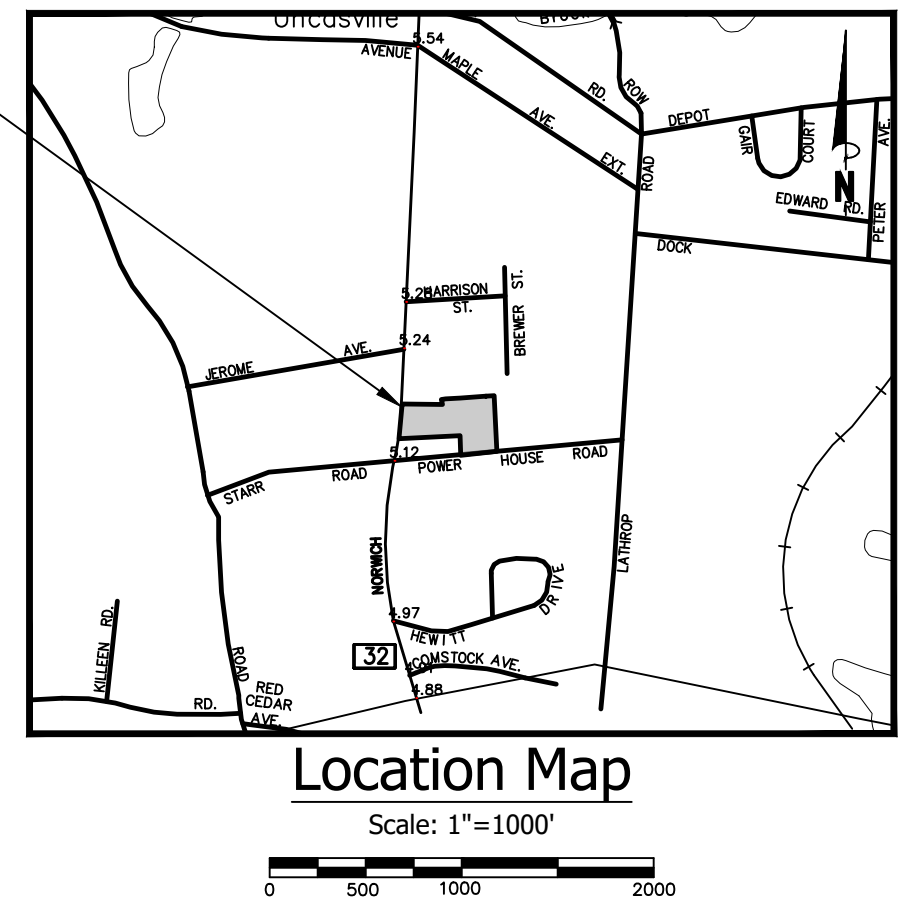
Gregg T. Fedus P.E.
CT. License No. 21231



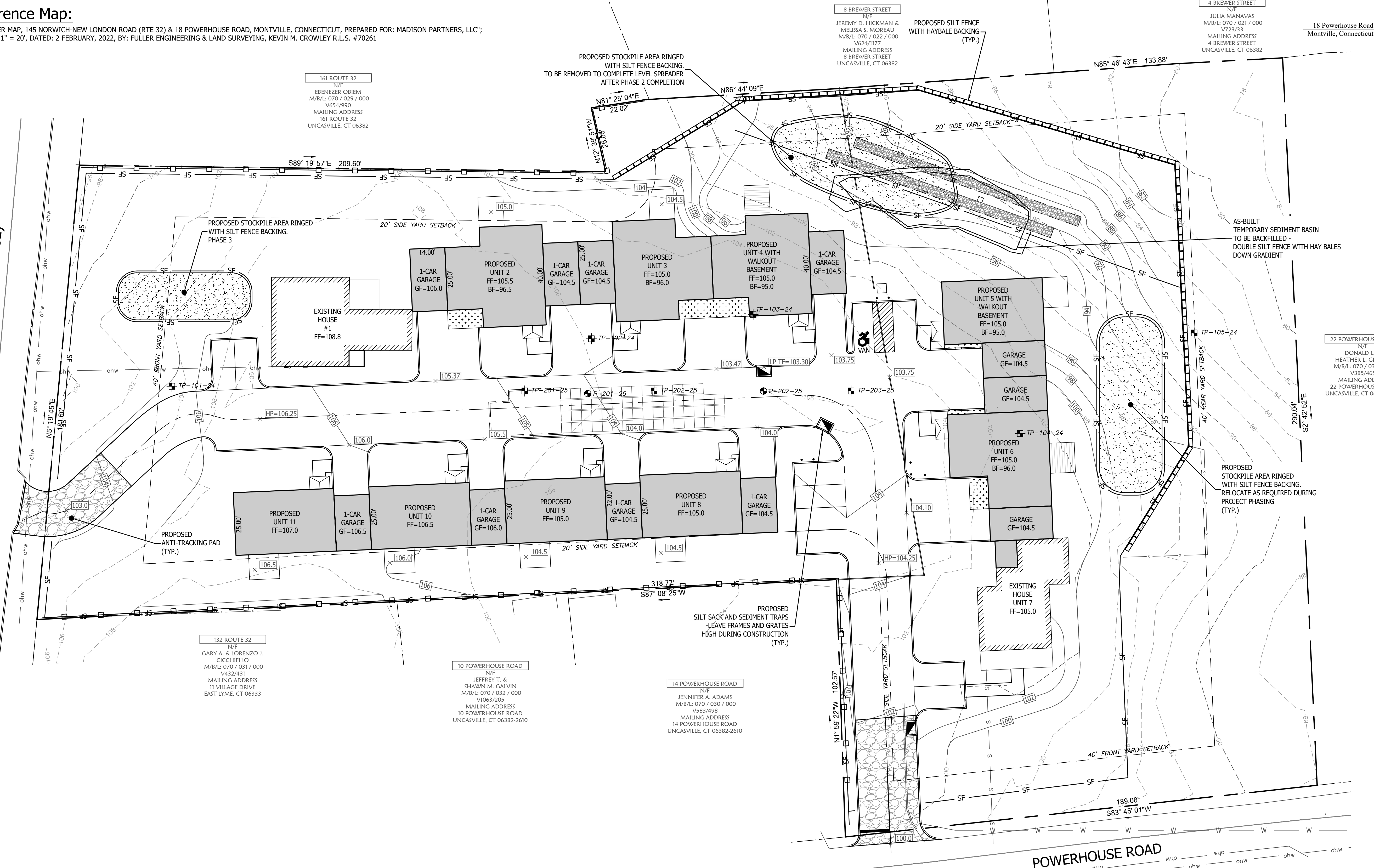
FEDUS ENGINEERING, LLC
CIVIL ENGINEERS
Mailing Address: 70 Essex Street Mystic, Connecticut 06355
Office: (860) 536-7390 Fax: (860) 536-1644

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NORWICH-NEW LONDON TURNPIKE (ROUTE 32)



Legend	
EXISTING	
○	MONUMENT
⊕	EX. IP / REBAR
⊙	DRILL HOLE
⊕	UTILITY POLE W/ LIGHT
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132 ROUTE 32
N/F
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M/B/L: 070 / 031 / 000
V632/431
MAILING ADDRESS
11 VILLAGE DRIVE
EAST LYME, CT 06333

10 POWERHOUSE ROAD
N/F
JEFFREY T. & SHAWN M. GALVIN
M/B/L: 070 / 030 / 000
V1063/205
MAILING ADDRESS
10 POWERHOUSE ROAD
UNCASVILLE, CT 06382-2610

14 POWERHOUSE ROAD
N/F
JENNIFER A. ADAMS
M/B/L: 070 / 030 / 000
V1953/498
MAILING ADDRESS
14 POWERHOUSE ROAD
UNCASVILLE, CT 06382-2610

8 BREWER STREET
N/F
JEREMY D. HICKMAN & MELISSA S. MOREAU
M/B/L: 070 / 022 / 000
V624/1177
MAILING ADDRESS
8 BREWER STREET
UNCASVILLE, CT 06382

4 BREWER STREET
N/F
JULIA MANAVAS
M/B/L: 070 / 021 / 000
V723/33
MAILING ADDRESS
4 BREWER STREET
UNCASVILLE, CT 06382

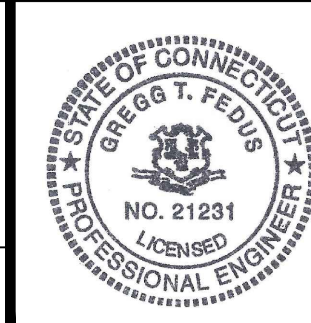
22 POWERHOUSE ROAD
N/F
DONALD L. & HEATHER L. GRESSLY
M/B/L: 070 / 035 / 000
V355/1665
MAILING ADDRESS
22 POWERHOUSE ROAD
UNCASVILLE, CT 06382-2610

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EFFECTIVE DATE: 8/5/2013

NO.	DATE	REVISIONS
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Erosion & Sediment Control Plan
of
18 Powerhouse Road
Montville, Connecticut
Prepared For:
Kabo Development
June 4, 2026

DRAWING SCALE: 1"=20'



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