

SITE PLAN SUBMISSION

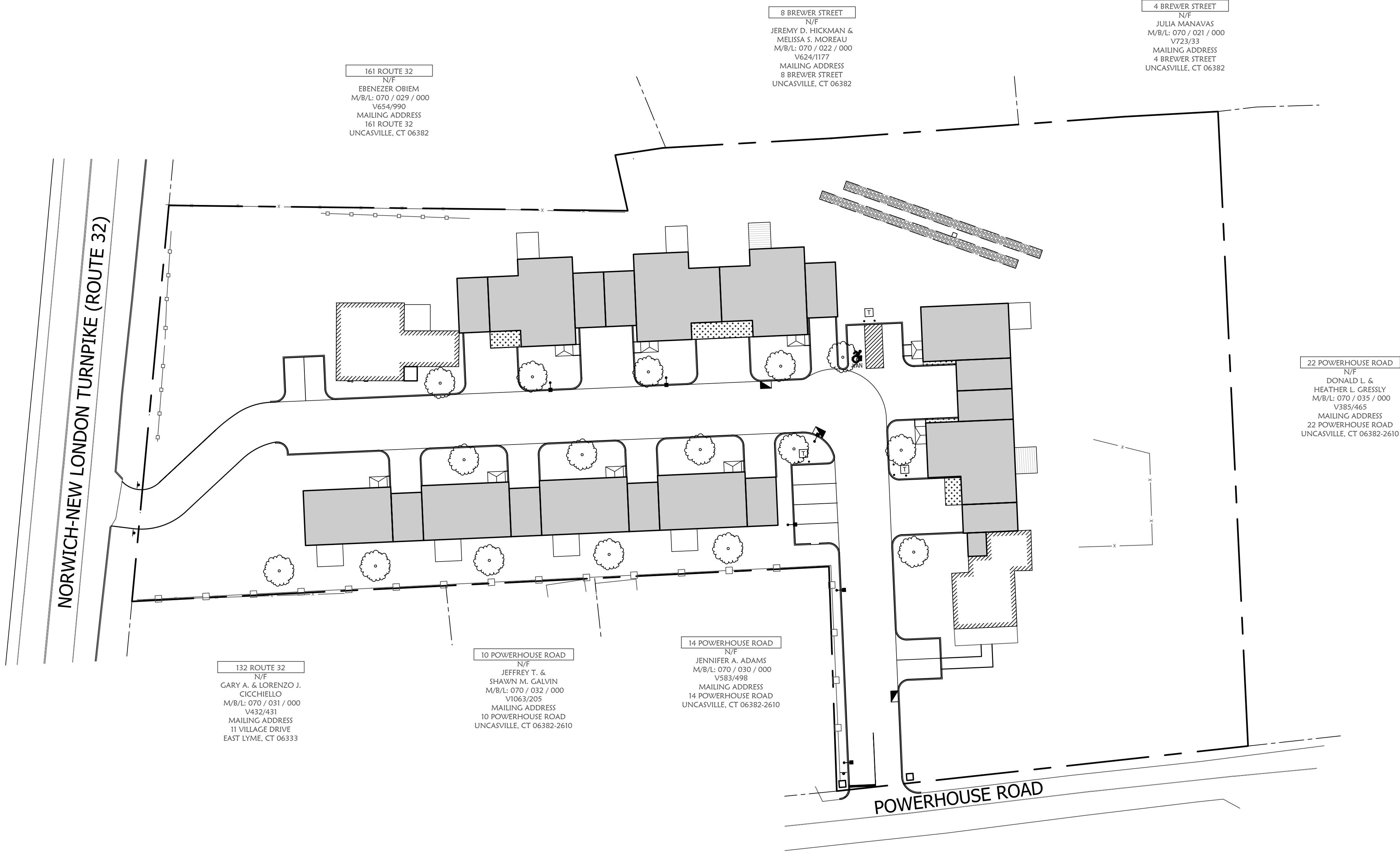
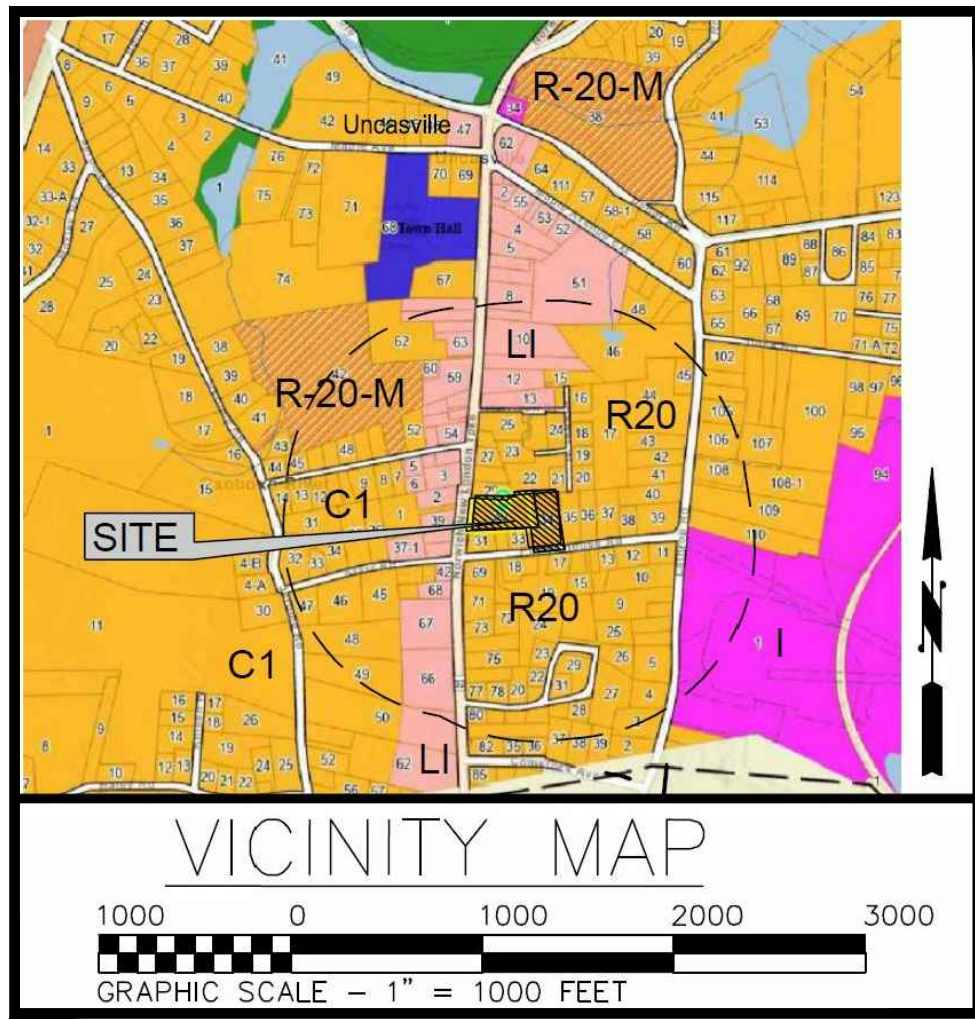
18 POWERHOUSE ROAD

MADISON PLACE LUXURY TOWNHOUSE DEVELOPMENT

18 POWERHOUSE ROAD, MONTVILLE - CONNECTICUT

APPLICANT:

JOHN EOANOU - JNE HOLDINGS LLC



SHEET LIST TABLE	
1 OF 8	COVER SHEET
2 OF 8	APPROVED PLAN OVERLAY
3 OF 8	SITE PLAN
4 OF 8	PHASING PLAN
5 OF 8	GRADING & DRAINAGE PLAN
6 OF 8	EROSION & SEDIMENT CONTROL PLAN
7 OF 8	LANDSCAPING PLAN
8 OF 8	DETAILS

Subject Parcel Information	
OWNER:	JNE HOLDINGS LLC
PARCEL ADDRESS:	18 POWERHOUSE RD, MONTVILLE, CT 06382
MAILING ADDRESS:	338 WESTPORT ROAD, WILTON, CT 06897
APPLICANT:	JOHN EOANOU - JNE HOLDINGS LLC
MAILING ADDRESS:	338 WESTPORT ROAD, WILTON, CT 06897
MBL:	070/034/000
DEED:	VOLUME 0772 PAGE 0961
AREA:	110,146 SF = 2.53 AC
FLOOD ZONE:	ZONE X PER FIRM MAP # 09011C0361J
	EFFECTIVE DATE: 8/5/2013

Legend	
EXISTING	
SYMBOL	DESCRIPTION
	MONUMENT
	EX. IP / REBAR
	DRILL HOLE
	UTILITY POLE W/ LIGHT
	STONEWALL
	FENCE LINE
	WATER VALVE
	OVERHEAD WIRES
	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.) SPOT ELEVATION
	DRILL HOLE
	(POB) POINT OF BEGINNING
	TP1 TEST PIT
	P1 PERCOLATION TEST
	UTILITY POLE
	φ DRAINAGE MANHOLE
	⊙ SEWER MANHOLE
	⊕ HYDRANT
	⊕ WATER SHUTOFF
PROPOSED	
SYMBOL	DESCRIPTION
	○ IRON PIN TO BE SET
	—SF— SILT FENCE
	—W— WATER SERVICE
	—SS— SANITARY SERVICE
	x10.00 SPOT ELEVATION
	INV. INVERT
	GAL. GALLON SCHEDULE
	⊠ HAY BALE BARRIER
	⊕ WATER SHUTOFF

NO.	DATE	REVISIONS
1	06/14/2026	MODIFIED SEDIMENT BASIN AND STOCKPILE AREAS
2	06/29/2026	TECHNICAL COMMENTS

Cover Sheet

of
18 Powerhouse Road
Montville, Connecticut
Prepared For:
JNE Holdings LLC
June 4, 2026

DRAWING SCALE: 1"=30'

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 8 JOB NO. 26-001560 DRAWN BY: JR

APPROVED BY THE MONTVILLE INLAND WETLAND COMMISSION

CHAIRMAN _____ DATE _____

APPROVED BY THE MONTVILLE PLANNING AND ZONING COMMISSION

CHAIRMAN _____ DATE _____

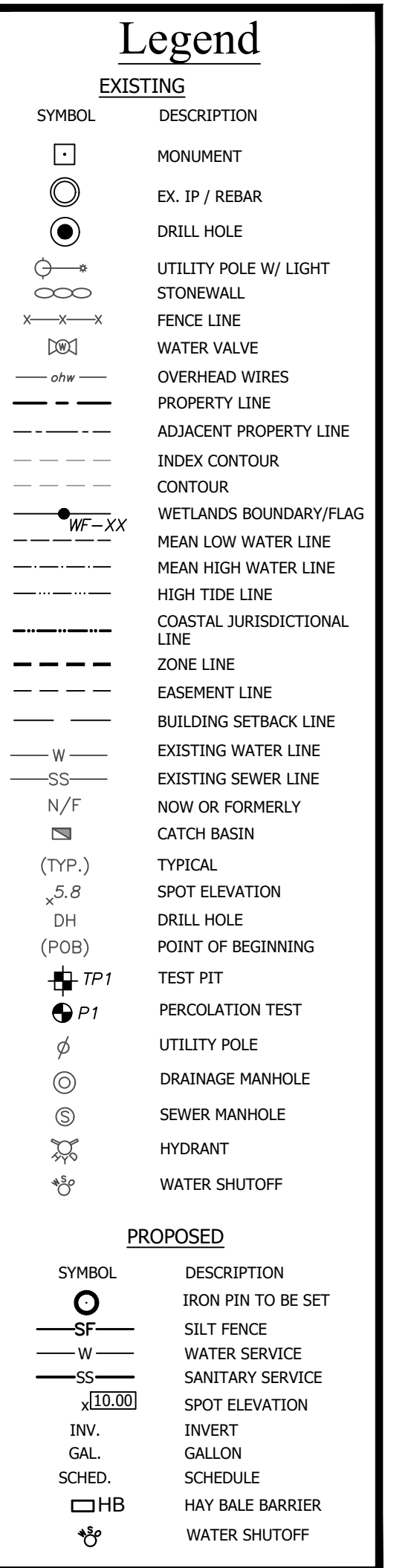
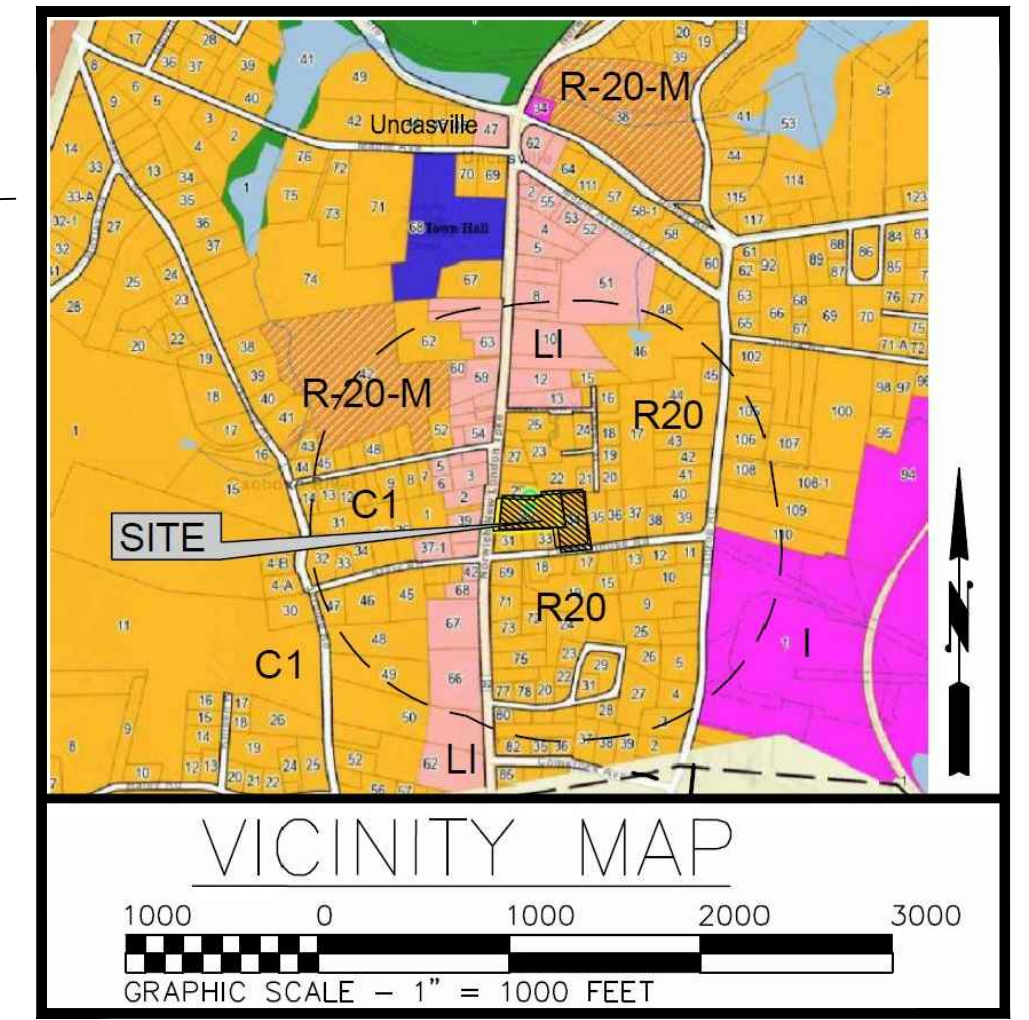
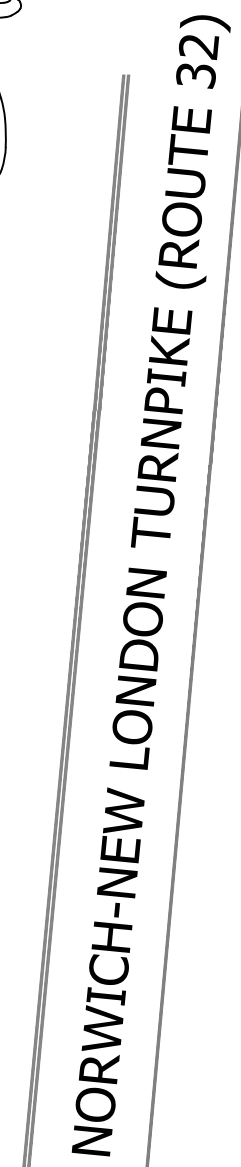
EXPIRATION DATE _____

SEC PLAN APPROVAL DATE _____

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

1. "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

2. "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

[illegible]

Approved Plan Overlay
of
18 Powerhouse Road
Montville, Connecticut
Prepared For:
JNE Holdings LLC
June 4, 2026

DRAWING SCALE: 1"=20'

A horizontal graphic scale bar with alternating black and white segments. It is marked with the numbers 0, 10, 20, and 40, representing feet. The total length of the bar is 40 feet.

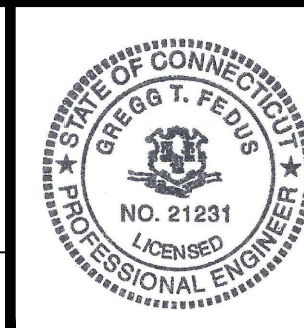
F **FEDUS ENGINEERING, LLC**
CIVIL ENGINEERS
Mailing Address: 70 Essex Street Mystic, Connecticut 06355
Office: (860) 536-7390 Fax: (860) 536-1644

SHEET NO. 2 OF 8	JOB NO. 26-001560	DRAWN BY: ABC, JR
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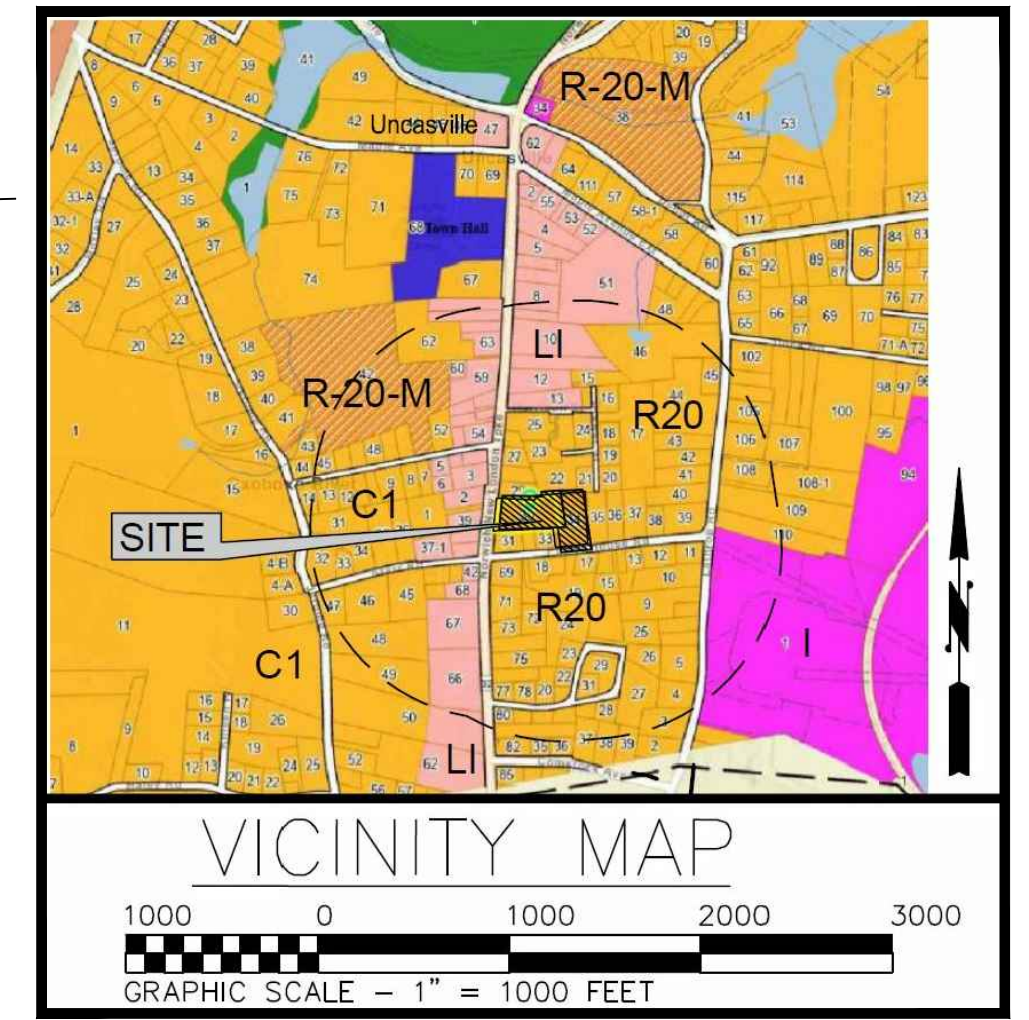
Subject Parcel Information

OWNER: JNE HOLDINGS LLC
PARCEL ADDRESS: 18 POWERHOUSE RD, MONTVILLE, CT 06032
MAILING ADDRESS: 338 WESTPORT ROAD, WILTON, CT 06897
APPLICANT: JOHN EOANOU - JNE HOLDINGS LLC
MAILING ADDRESS: 338 WESTPORT ROAD, WILTON, CT 06897
MBL: 070/034/000
DEED: VOLUME 0772 PAGE 0961
AREA: 110,146 SF = 2.53 AC
FLOOD ZONE: ZONE X PER FIRM MAP # 09011C0361J
EFFECTIVE DATE: 8/5/2013

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EXISTING	
SYMBOL	DESCRIPTION
	MONUMENT
	EX. IP / REBAR
	DRILL HOLE
	UTILITY POLE W/ LIGHT
	STONEWALL
	FENCE LINE
	WATER VALVE
	OVERHEAD WIRES
	PROPERTY LINE
	ADJACENT PROPERTY LINE
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	POINT OF BEGINNING
	TEST PIT
	PERCOLATION TEST
	UTILITY POLE
	DRAINAGE MANHOLE
	SEWER MANHOLE
	HYDRANT
	WATER SHUTOFF

1. TRASH/RECYCLING TO BE KEPT IN GARAGE.
2. BUILDING DIMENSIONS ON SITE PLAN ONLY

PROPOSED UNIT 5 WITH WALKOUT BASEMENT
FF=105.0
BF=96.0

BUILDING HEIGHT DETAIL
SCALE:1"=20'

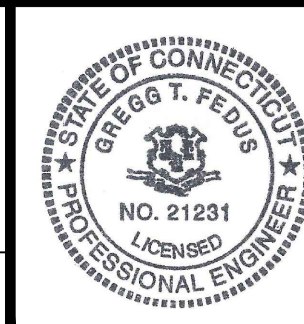
SECTION	REGULATION	REQUIREMENTS	EXISTING	PROPOSED	
9.4	MINIMUM LOT AREA	110,000 SF	110,146 SF	110,146 SF	
9.5	MINIMUM FRONTAGE	80'	181.60'	181.60' (ROUTE 32) 189.00' (POWERHOUSE ROAD)	
9.6.1	MINIMUM FRONT YARD (MULTI-FAMILY)	40'	80.3'	73.2'	NO CHANGE
9.6.2	MINIMUM SIDE YARD (MULTI-FAMILY)	20'	43.1' (N) 58.3' (S)	20'	NO CHANGE
9.6.3	MINIMUM REAR YARD (MULTI-FAMILY)	40'	94.7'	94.7'	NO CHANGE
9.7	MAXIMUM BUILDING HEIGHT	45'	< 45'	38.22'	

USE:	REQUIRED:	PROPOSED:
MULTIFAMILY RESIDENTIAL	2 PARKING SPACES PER LIVING UNIT 11 * 2 = 22	25 - EXTERIOR 11 - GARAGE INTERIOR TOTAL SPACES = 36

OWNER: JNE HOLDINGS LLC
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MBL: 070/034/000
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FLOOD ZONE: ZONE X PER FIRM MAP # 09011C0361J
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Gregg T. Fedus P.E.
CT. License No. 21231



of
18 Powerhouse Road
Montville, Connecticut
Prepared For:
JNE Holdings LLC
June 4, 2026

DRAWING SCALE: 1"=20'

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

SHEET NO. 3 OF 8	JOB NO. 26-001560	DRAWN BY: ABC, JR
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EXISTING	
	MONUMENT
	EX. IP / REBAR
	DRILL HOLE
	UTILITY POLE W/ LIGHT
	STONEWALL
	FENCE LINE
	WATER VALVE
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	(POB)
	POINT OF BEGINNING
	TEST PIT
	PERCOLATION TEST
	UTILITY POLE
	DRAINAGE MANHOLE
	SEWER MANHOLE
	HYDRANT
	WATER SHUTOFF

PROPOSED	
	DESCRIPTION
	IRON PIN TO BE SET
	SILT FENCE
	WATER SERVICE
	SANITARY SERVICE
	SPOT ELEVATION
	INVERT
	GALLON
	SCHEDULE
	HAY BALE BARRIER
	WATER SHUTOFF



1. "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
2. "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

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Phasing Plan
of
18 Powerhouse Road
Montville, Connecticut
Prepared For:
JNE Holdings LLC
June 4, 2026

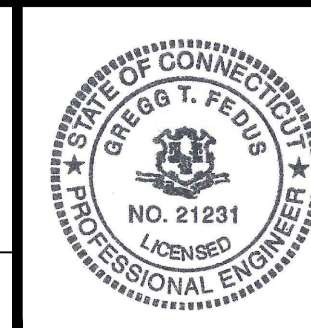
DRAWING SCALE: 1"=40'

A horizontal graphic scale bar with alternating black and white segments. It is marked with the numbers 0, 20, 40, and 80, representing feet.

SHEET NO.	4 OF 8	JOB NO.	26-001560	DRAWN BY:	TR
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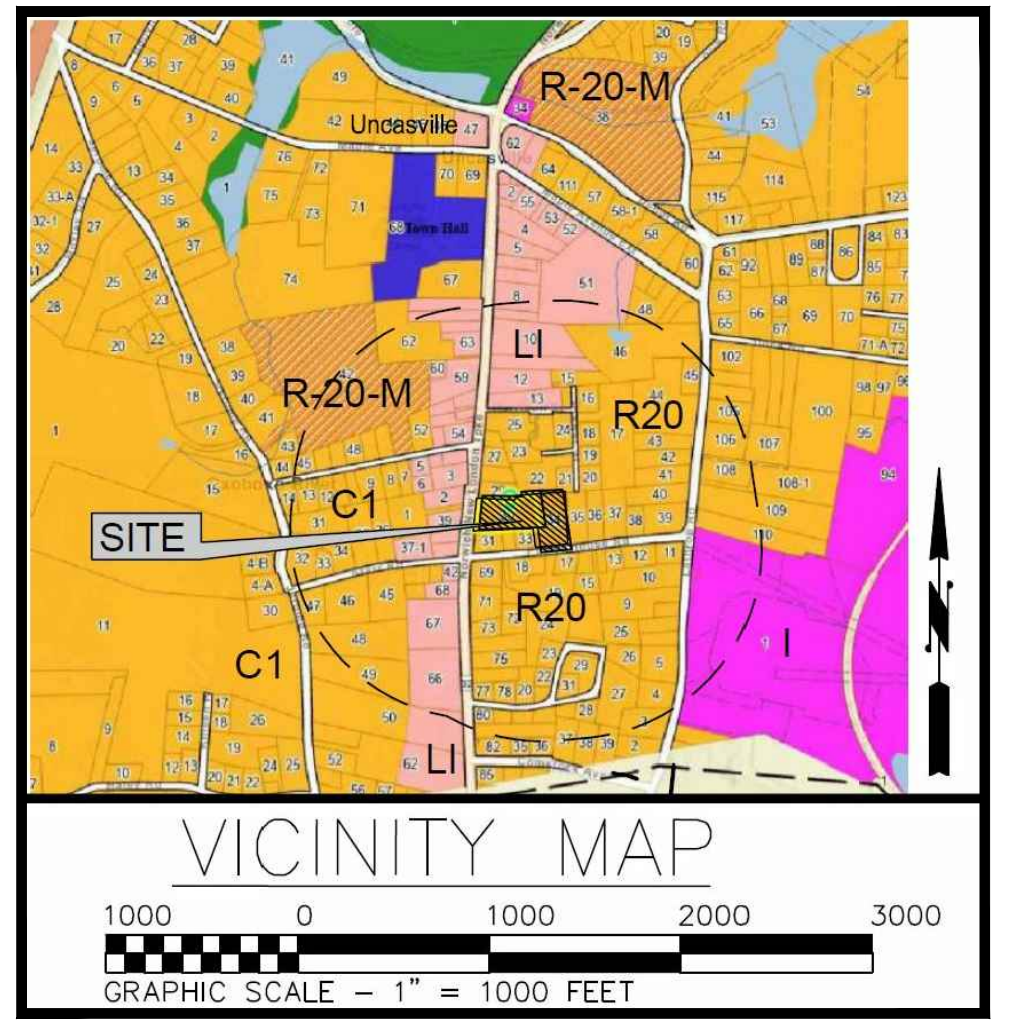
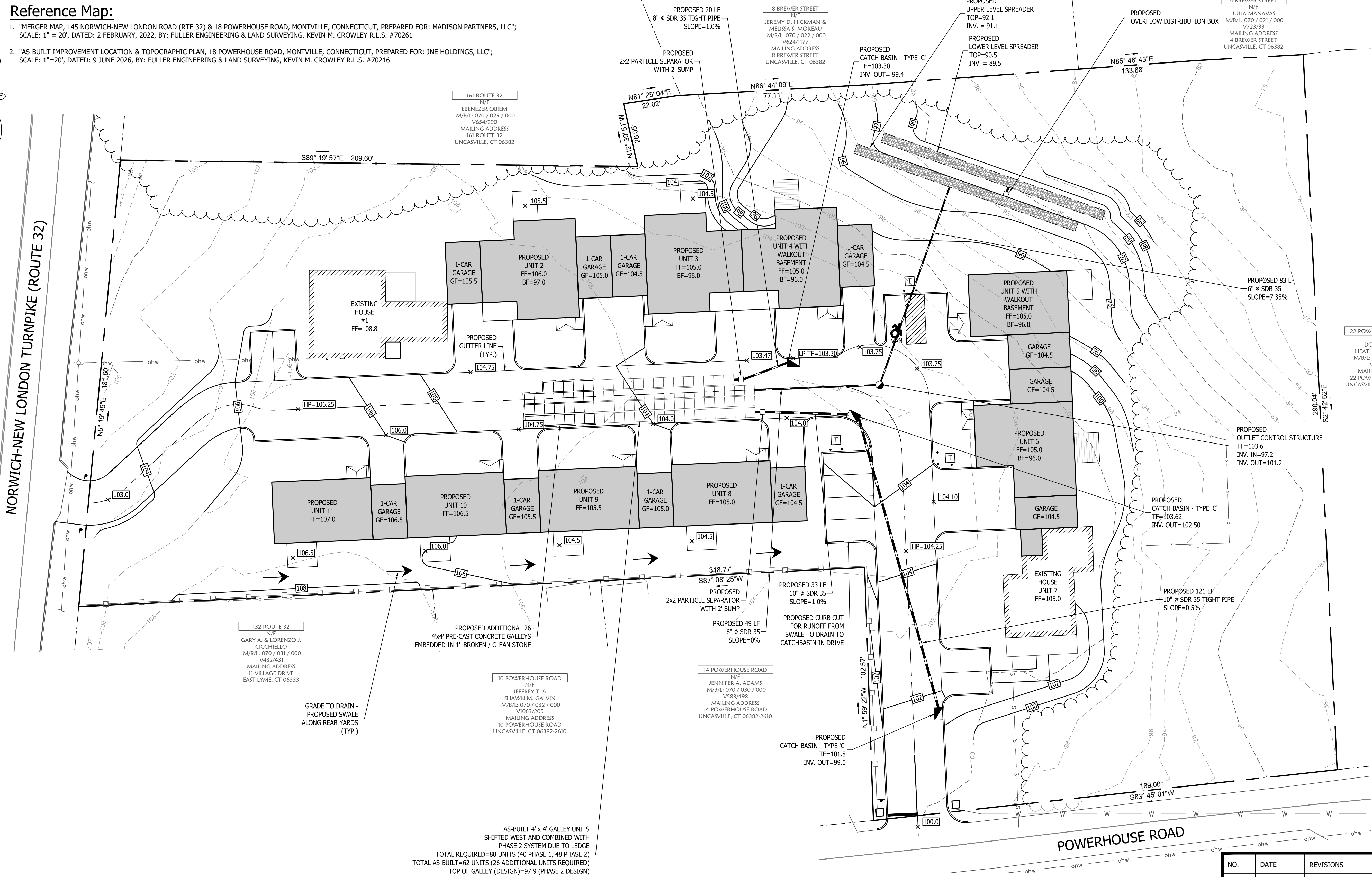
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Legend	
EXISTING	
SYMBOL	DESCRIPTION
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	EX. 1P / REBAR
	DRILL HOLE
	UTILITY POLE W/ LIGHT
	STONEWALL
	FENCE LINE
	WATER VALVE
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SYMBOL	DESCRIPTION
	IRON PIN TO BE SET
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	WATER SERVICE
	SANITARY SERVICE
	SPOT ELEVATION
INV.	INVERT
GAL.	GALLON
SCHED.	SCHEDULE
	HAY BALE BARRIER
	WATER SHUTOFF

[illegible]

Grading & Drainage Plan

of
18 Powerhouse Road
Montville, Connecticut

Prepared For:
JNE Holdings LLC
June 4, 2026

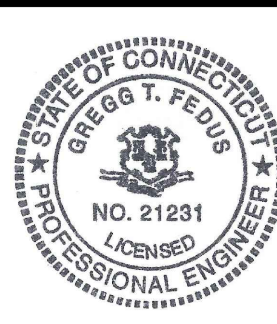
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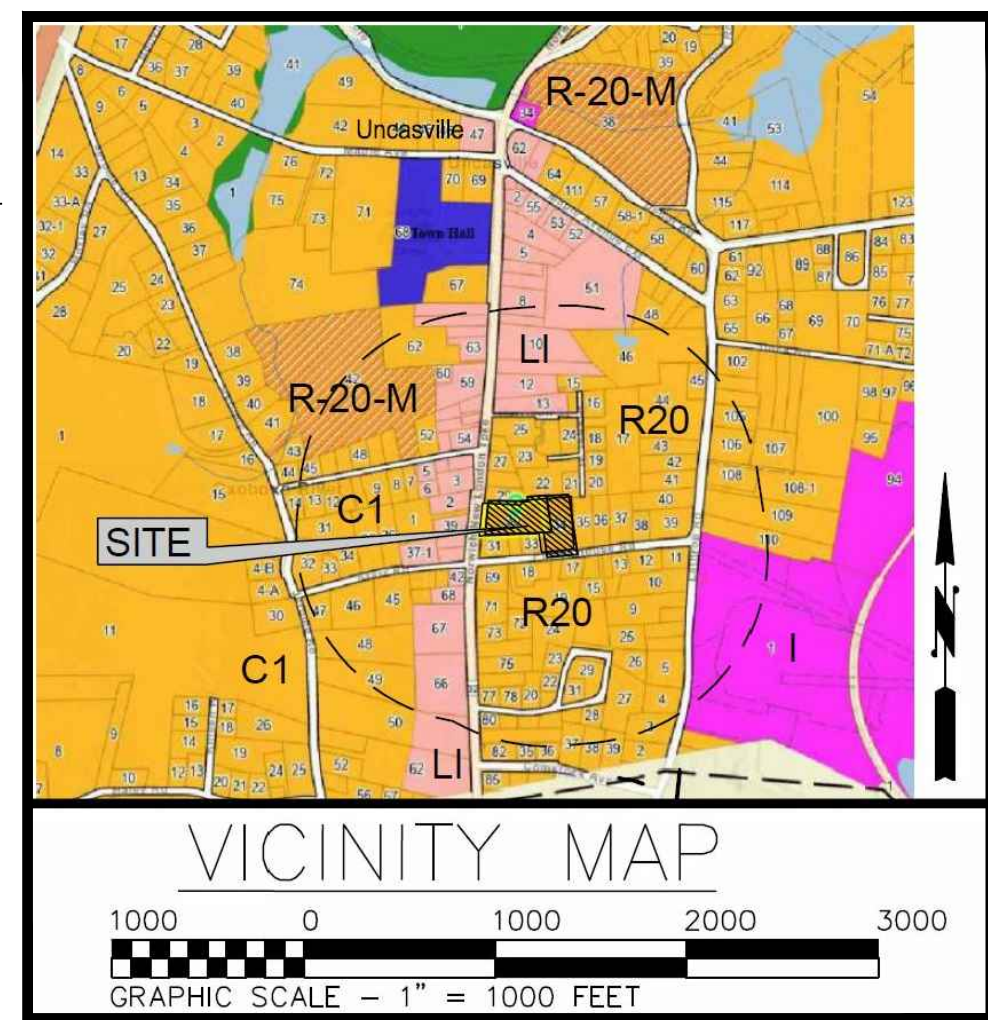
SHEET NO.	5 OF 8	JOB NO.	26-001560	DRAWN BY:	ABC
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OWNER:	JNE HOLDINGS LLC
PARCEL ADDRESS:	18 POWERHOUSE RD, MONTVILLE, CT 06382
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ALL ADJACENT PROPERTIES AND RECEIVING WATERCOURSES AND / OR WETLAND AREAS SHALL BE ADEQUATELY PROTECTED FROM SOIL EROSION AND SEDIMENTATION BOTH DURING AND AFTER CONSTRUCTION.

ALL CONSTRUCTION SITE RUNOFF SHALL BE ROUTED DOWN-GRADIENT TO SILT FENCE. SEDIMENT SHALL BE MONITORED, MAINTAINED AND REMOVED AFTER EACH STORM EVENT IN EXCESS OF 1" OF RAINFALL OR WHEN THE CAPACITY EXCEEDS 50% OF THE STORAGE VOLUME. EROSION AND SEDIMENT CONTROLS SHALL BE INSPECTED WEEKLY AND AFTER ALL RAINFALL EVENTS. E&S CONTROLS SHALL BE REPAIRED OR REPLACED AS NECESSARY WITHIN 24 HOURS THROUGHOUT THE CONSTRUCTION DURATION. INDIVIDUAL STORMWATER SYSTEMS SHALL BE INSTALLED AT CONSTRUCTION SEQUENCE #9 AND DETAILED ON EACH REQUIRED INDIVIDUAL SITE PLAN.

ADDITIONAL EROSION AND SEDIMENT CONTROLS MAY BE REQUIRED BY THE TOWN AND SHALL BE INSTALLED AND MAINTAINED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER INSTALLATION AND MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROLS BEFORE, DURING AND AFTER CONSTRUCTION. THE CONTRACTOR IS ALSO RESPONSIBLE FOR THE PROPER REMOVAL AND DISPOSAL OF ALL EROSION AND SEDIMENT CONTROLS ONCE THE SITE IS COMPLETELY STABILIZED.

ALL EROSION AND SEDIMENT CONTROLS SHALL BE INSPECTED WEEKLY AND AFTER ALL RAINFALL EVENTS. E&S CONTROLS SHALL BE REPAIRED OR REPLACED AS NECESSARY WITHIN 24 HOURS THROUGHOUT THE CONSTRUCTION DURATION.

ALL ACCUMULATED SEDIMENTS AT ALL EROSION AND SEDIMENT CONTROLS SHALL BE PERIODICALLY REMOVED AND SPREAD IN AREAS THAT ARE NOT SUBJECT TO EROSION.

THE PERMITTEE SHALL EMPLOY BEST MANAGEMENT PRACTICES, CONSISTENT WITH THE TERMS AND CONDITIONS OF THE INLAND WETLANDS PERMIT, TO CONTROL STORMWATER DISCHARGES AND TO PREVENT EROSION AND SEDIMENTATION AND TO OTHERWISE PREVENT POLLUTION OF WETLANDS OR WATERCOURSES. THE PERMITTEE SHALL IMMEDIATELY INFORM THE TOWN WETLANDS OFFICER OF ANY PROBLEMS INVOLVING WETLANDS OR WATERCOURSES THAT HAVE DEVELOPED IN THE COURSE OF, OR THAT ARE CAUSED BY, THE AUTHORIZED WORK.

THE RESPONSIBLE CONTACT PERSON FOR THE INSTALLATION AND MAINTENANCE OF EROSION AND SEDIMENTATION CONTROLS ON THIS PROJECT WILL BE THE SITE CONTRACTOR. THE CONTACT INFORMATION FOR THE CONTRACTOR WILL BE MADE AVAILABLE TO THE TOWN AS SOON AS IT IS AVAILABLE.

SCARIFY ALL AREAS TO BE TOPSOILED AND SEEDED. APPLY A MINIMUM OF 4 INCHES OF TOPSOIL ON ALL AREAS TO BE SEEDED. APPLY GRASS SEED, LIME, FERTILIZER AND MULCH ACCORDING TO THE FOLLOWING SCHEDULE:

PERMANENT SEED MIXTURE:	
CREEPING RED FESCUE	2.4 LBS. PER 1,000 SQ. FT.
REDTOP	0.2
TALL FESCUE	2.4
TOTAL	5.0

10-10-10 APPLY AT 7.5 LBS. PER 1,000 SQ. FT.

SPREAD HAY OR STRAW OVER ALL AREAS AFTER SEEDING. USE 1 1/2 TO 2 BALES PER 1,000 SQ. FT. TARGET FOR 100% COVERAGE. ANCHOR BY USING NETTING OR TRACKING AS NECESSARY.

SEEDING DATES IN CONNECTICUT ARE NORMALLY APRIL 1 THROUGH JUNE 15 AND AUGUST 15 THROUGH OCTOBER 1. SEED GERMINATION NORMALLY CANNOT BE EXPECTED FROM NOVEMBER THROUGH FEBRUARY. IF ADEQUATE SEED GERMINATION IS NOT POSSIBLE DUE TO TIME OF YEAR CONSTRAINTS, MULCHING SHALL BE ADEQUATELY PROVIDED TO PROTECT THE SEED FROM WIND AND SURFACE EROSION UNTIL THE WEATHER IMPROVES AND THE SEEDING BECOMES WELL ESTABLISHED.

1. FLAG LIMITS OF CONSTRUCTION TO FACILITATE THE PRE-CONSTRUCTION MEETING. INCLUDING CONSTRUCTION ENTRANCE.
2. HOLD PRE-CONSTRUCTION MEETING WITH TOWN STAFF. POINT OF CONTACT - GREGG FEDUS, PE - 689 550-7392
3. INSTALL ALL EROSION AND SEDIMENT CONTROL AS SHOWN ON APPROVED PLANS.
4. INSPECTION OF EROSION CONTROL INSTALLATION BY TOWN STAFF & DESIGN ENGINEER.
5. CLEAR AND GRUB SITE TO LIMITS OF DISTURBANCE. UTILIZE WOOD CHIPS ON SITE AS NEEDED FOR ADDITIONAL ERS CONTROL.
6. STRIP AND STOCKPILE TOPSOIL WITHIN THE FOOTPRINT OF THE CONSTRUCTION SITE
7. ROUGH GRADE SITE. MAKE ALL CUTS AND FILLS REQUIRED. ESTABLISH SUBGRADE FOR ALL RESPECTIVE AREAS.
8. CONSTRUCT BUILDING.

THE SITE CONTRACTOR MUST FOLLOW ALL GUIDELINES SET FORTH IN THE MANUAL ENTITLED "CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL", PUBLISHED SEPTEMBER 30, 2023, EFFECTIVE MARCH 30, 2024, PUBLISHED BY THE CONNECTICUT COUNCIL ON SOIL AND WATER CONSERVATION IN COOPERATION WITH THE CONNECTICUT DEPARTMENT OF ENVIRONMENTAL PROTECTION. THIS MANUAL IS ALSO KNOWN AS DEP BULLETIN 34. IN ADDITION THE SITE CONTRACTOR MUST FOLLOW THE CITY'S ZONING AND SUBDIVISION REGULATIONS, CITY EMERGENCY STANDARDS AND SPECIFICATIONS, CTDOT FORM 816 WHERE APPLICABLE.

PURPOSE:
TO PROTECT PROPERTIES DOWN-GRADIENT OF THE SUBJECT PROPERTY.

- CONSTRUCTION OF ANTI-TRACKING PADS TO CONTROL THE ENTRANCES AND EXITS TO THE SITE. THE CRUSHED STONE PAD WILL ALLOW MUD AND DEBRIS TO REMAIN ON SITE AS TRUCKS AND VEHICLES LEAVE THE SITE.
- SILT FENCES AND HAY BALES INSTALLED AT THE LIMITS OF CLEARING AND DOWN-GRADIENT OF ALL CONSTRUCTION ACTIVITIES.
- STOCKPILES - PROTECTED BY SILT FENCE TO LIMIT EROSION AND SEDIMENT MOVEMENT.
- WOOD CHIPS STOCKPILED AFTER CLEARING AND GRUBBING HAS BEEN COMPLETED. WOOD CHIPS SHALL BE UTILIZED AS NEEDED OR DIRECTED BY DESIGNER ENGINEER AND/OR WETLANDS DRAINAGE OFFICER TO SUPPLEMENT THE EXISTING AND/OR HAY BALES.
- STORMWATER TREATMENT - INDIVIDUAL LOT STORMWATER SYSTEM NARRATIVE.

1. ALL EXISTING VEGETATION OUTSIDE OF THE CLEARING LIMITS SHALL BE PROTECTED. EXISTING VEGETATION SHALL BE REMOVED ONLY IN AREAS NECESSARY FOR SITE CONSTRUCTION ACTIVITIES.
2. ALL EXISTING VEGETATION WITHIN THE PROPOSED CLEARING LIMITS SHALL BE APPROVED BY THE TOWN STAFF PRIOR TO CLEARING, AS APPLICABLE.
3. ALL AREAS SHALL REMAIN UNDISTURBED UNTIL IMMEDIATELY PRIOR TO SITE DEVELOPMENT.
4. ALL LOGS, BRUSH, CUTTIMP, MATERIALS AND STOCKPILES SHALL NOT BE PLACED OUTSIDE OF THE DISTURBED AREAS.
5. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE CLEANING OF ANY NEARBY STREETS, AS ORDERED BY THE TOWN OR STATE, OF ANY SOIL OR DEBRIS FROM THE SITE CONSTRUCTION ACTIVITIES.
6. ALL TREES, BRUSH, STUMPS, WOOD CHIPS OR OTHER ORGANIC MATTER SHALL BE DISPOSED OF PROPERLY OFF-SITE. WOOD CHIPS MAY BE USED AS A SILTATION BARRIER DURING CONSTRUCTION. BRUSH AND STUMPS THAT ARE NOT UTILIZED, NO ORGANIC MATTER INCLUDING TREES, BRUSH AND STUMPS SHALL BE BURIED ON-SITE.

OWNER: JNE HOLDINGS LLC
PARCEL ADDRESS: 18 POWERHOUSE RD, MONTVILLE, CT 06382
MAILING ADDRESS: 338 WESTPORT ROAD, WILTON, CT 06897
APPLICANT: JOHN EOANOU - JNE HOLDINGS LLC
MAILING ADDRESS: 338 WESTPORT ROAD, WILTON, CT 06897
MBL: 070/034/000
DEED: VOLUME 0772 PAGE 0961
AREA: 110,146 SF = 2.53 AC
FLOOD ZONE: ZONE X PER FIRM MAP # 09011C0361J
EFFECTIVE DATE: 8/5/2013

[illegible]

Gregg T. Fedus P.E.
CT. License No. 2123



of
18 Powerhouse Road
Montville, Connecticut
Prepared For:
JNE Holdings LLC
June 4, 2026

DRAWING SCALE: 1"=20'

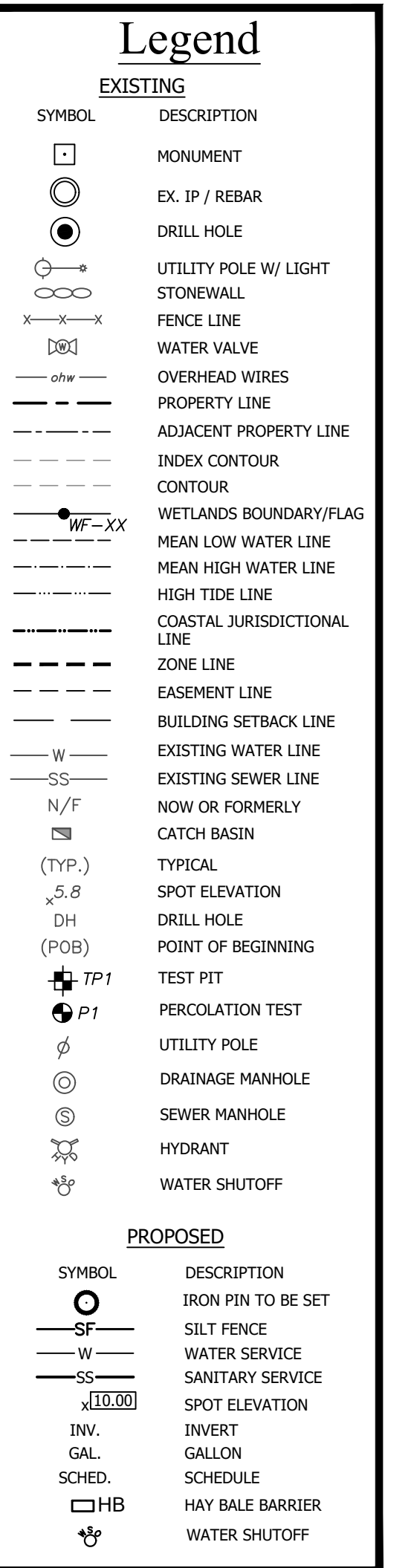
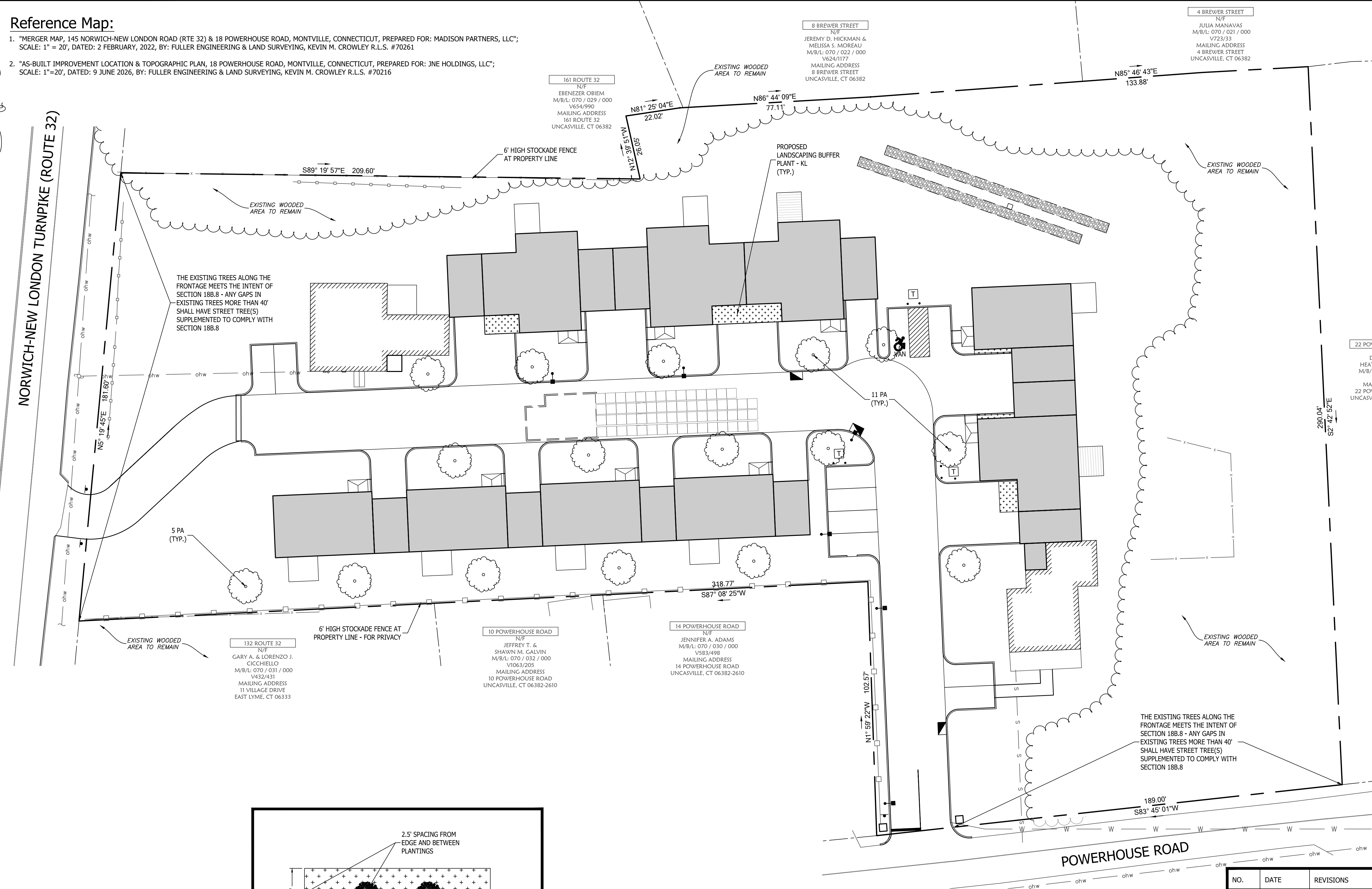
A horizontal graphic scale bar with alternating black and white segments. It is marked with the numbers 0, 10, 20, and 40, representing feet. The total length of the bar is 40 feet.

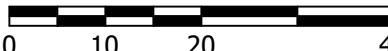
F **FEDUS ENGINEERING, LLC**
CIVIL ENGINEERS

Mailing Address: 70 Essex Street Mystic, Connecticut
Office: (860) 536-7390 Fax: (860) 536-1644

SHEET NO. 6 OF 8	JOB NO. 26-001560	DRAWN BY: ABC
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1. "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
2. "AS-BUILT IMPROVEMENT LOCATION & TOPOGRAPHIC PLAN, 18 POWERHOUSE ROAD, MONTVILLE, CONNECTICUT, PREPARED FOR: JNE HOLDINGS, LLC"; SCALE: 1"=20', DATED: 9 JUNE 2024, BY: FULLER ENGINEERING & LAND SURVEYING, KEVIN M. CROWLEY R.L.S. #70261

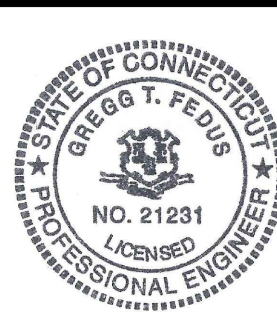


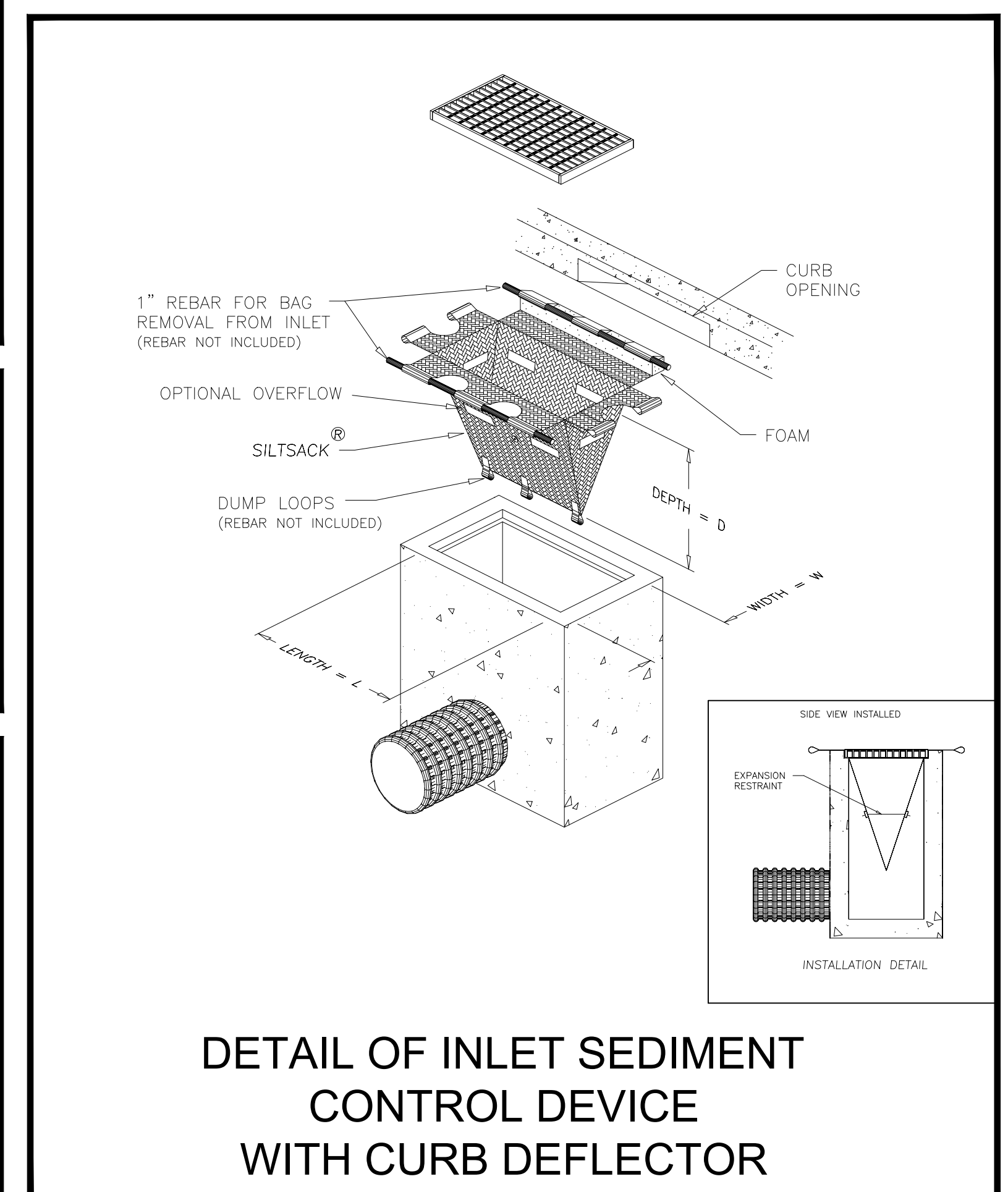
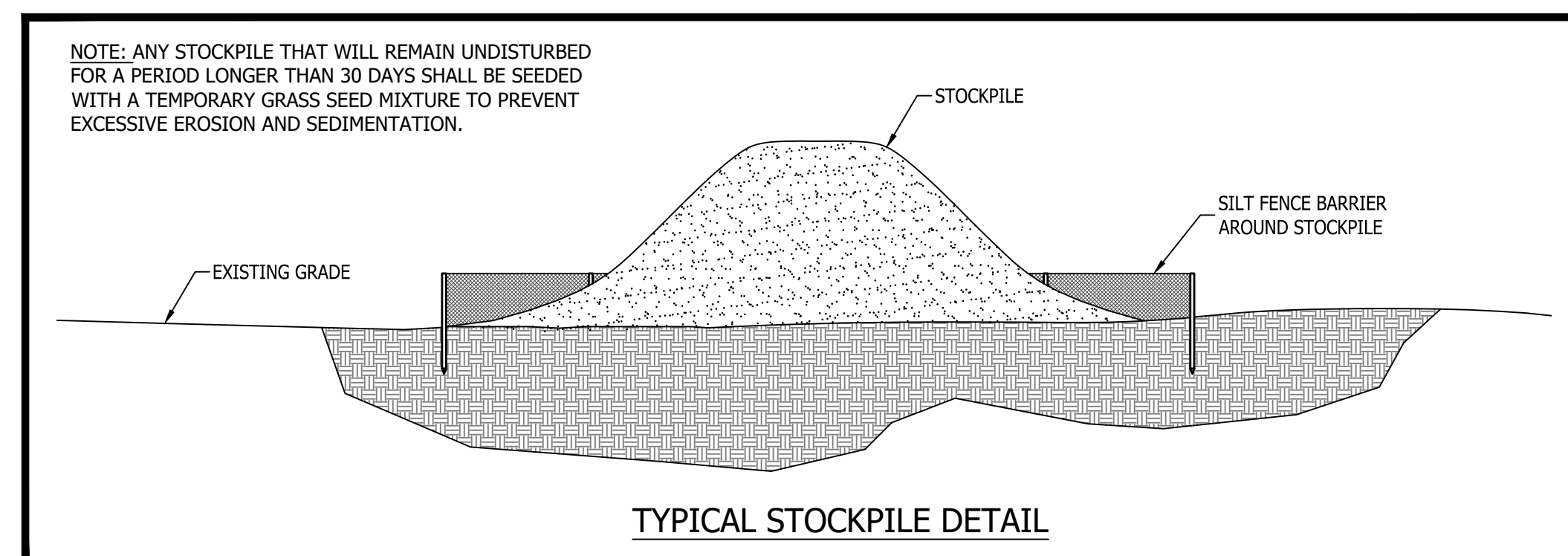
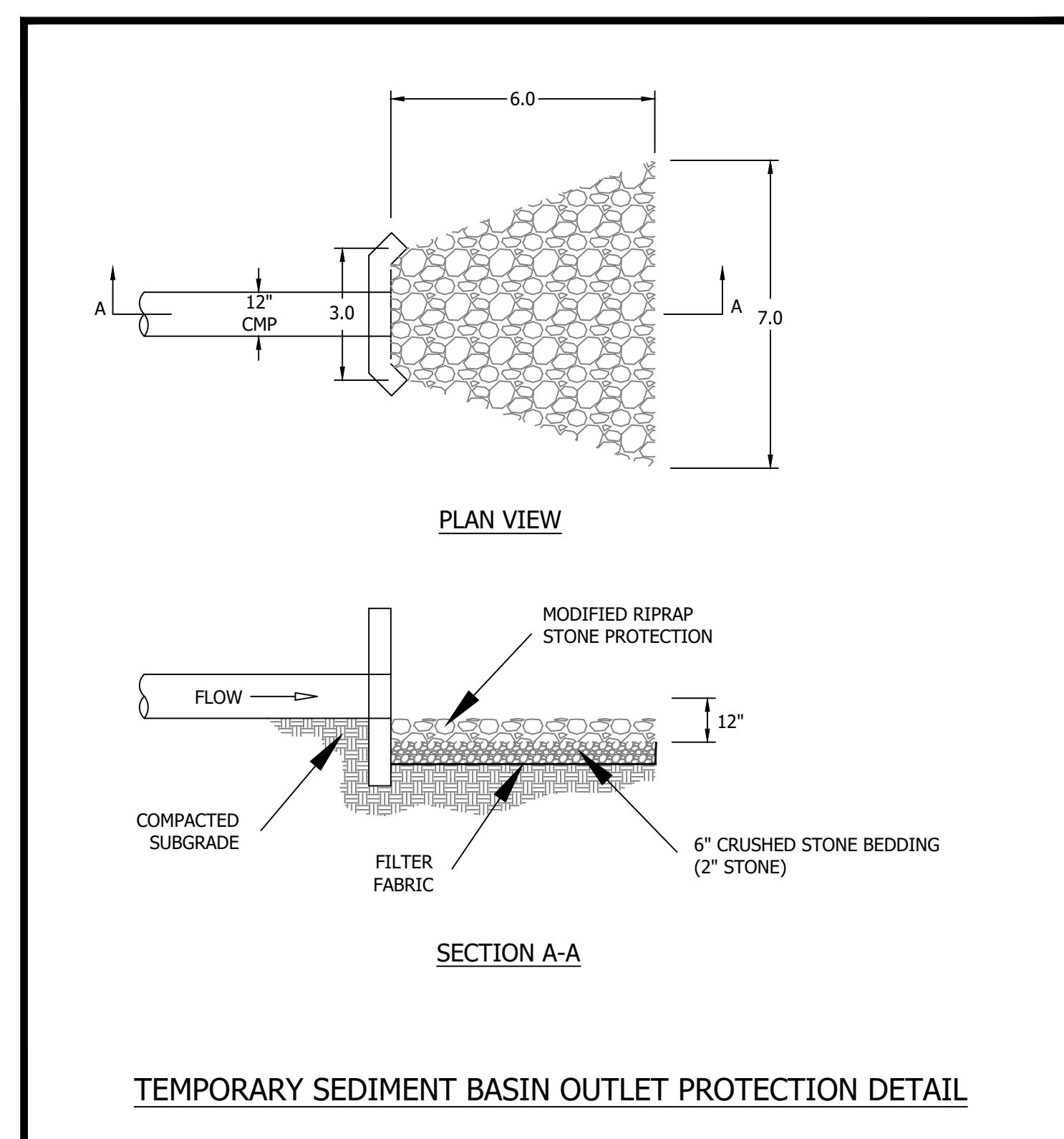
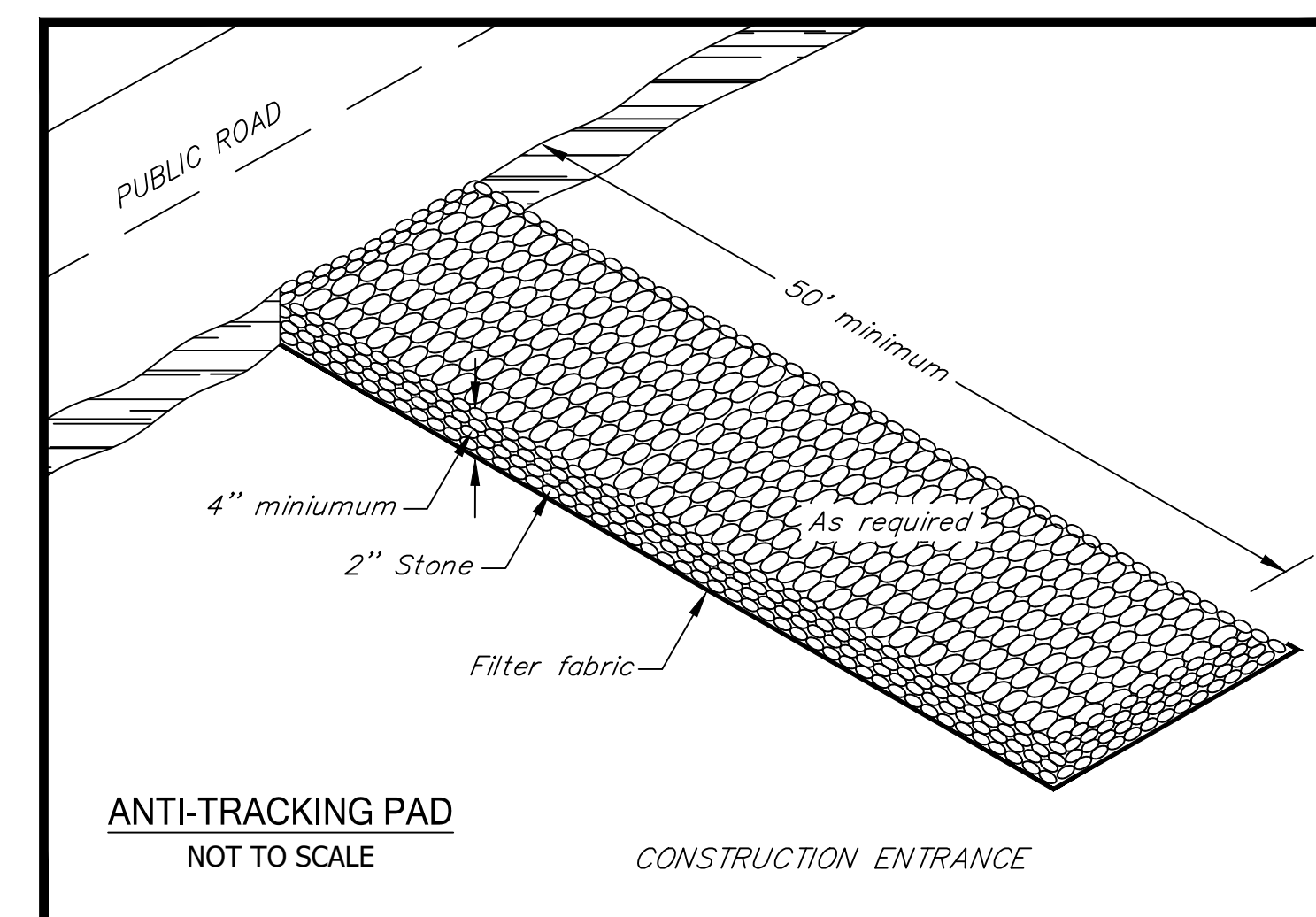
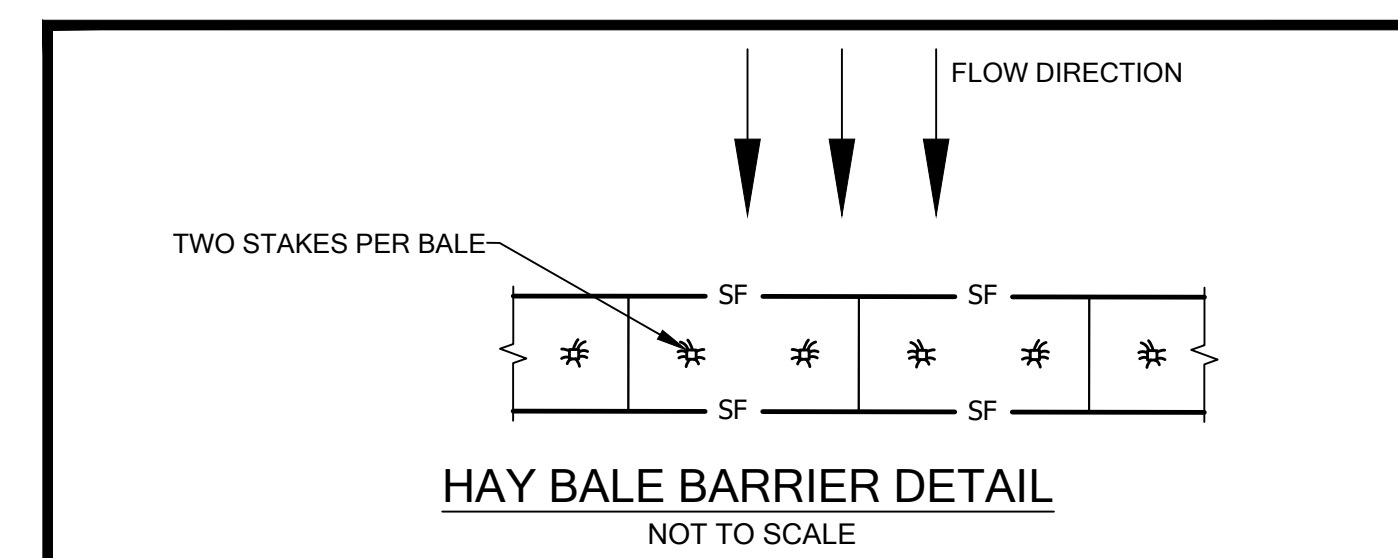
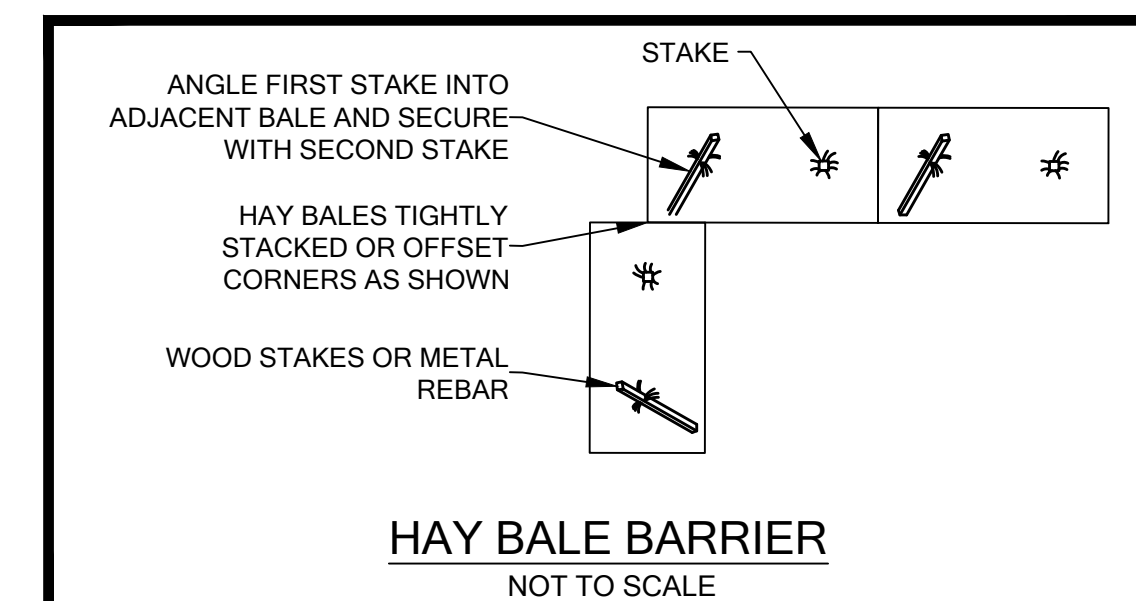
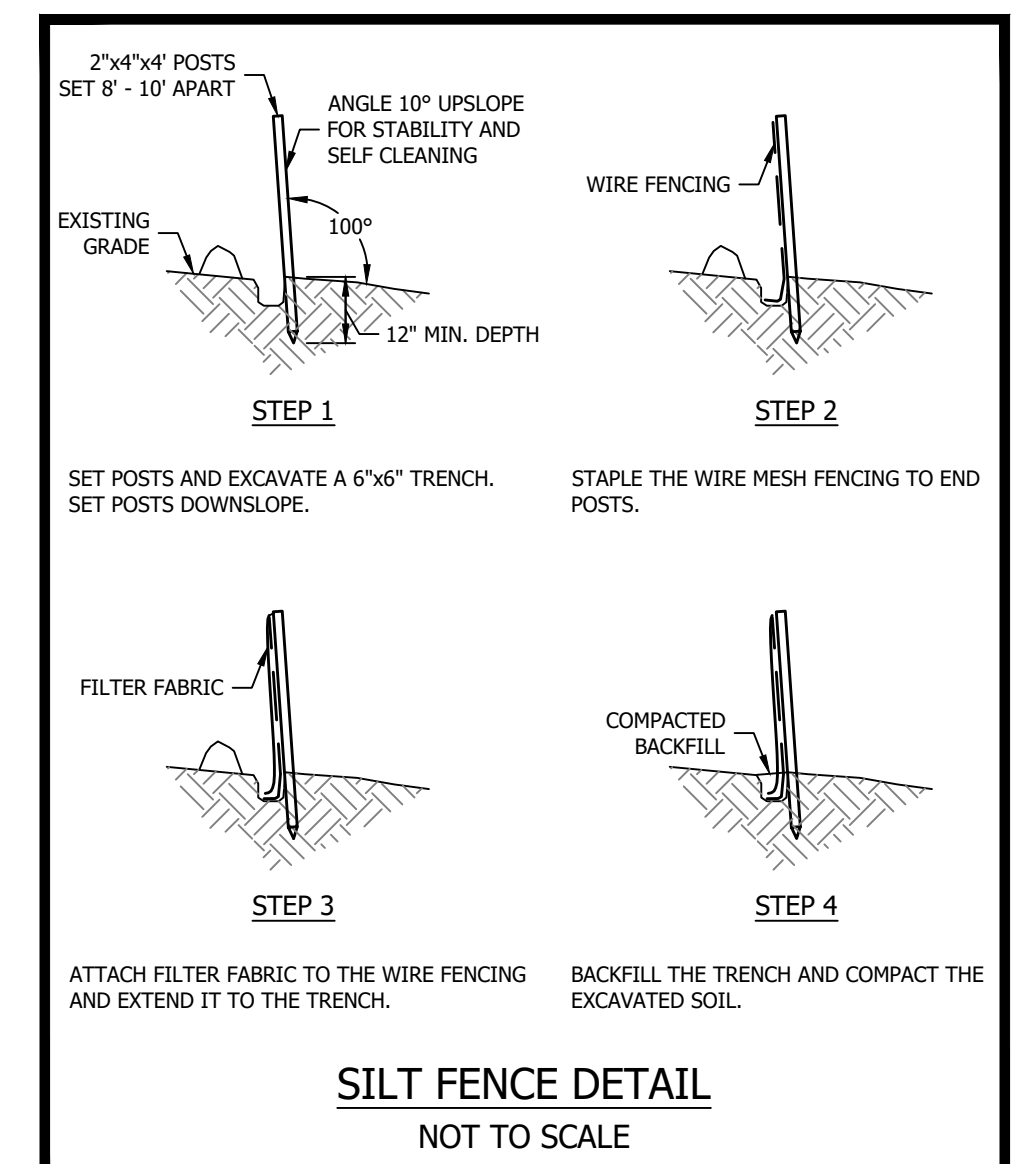
Landscaping Plan of 18 Powerhouse Road Montville, Connecticut Prepared For: JNE Holdings LLC June 4, 2026			
DRAWING SCALE: 1"=20' 			
F FEDUS ENGINEERING, LLC CIVIL ENGINEERS Mailing Address: 70 Essex Street Mystic, Connecticut 06355 Office: (860) 536-7390 Fax: (860) 536-1644			
SHEET NO.	7 OF 8	JOB NO.	26-001560
DRAWN BY:			JR

PLANT LIST				
KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE, ROOTS, REMARKS
PA	16	PRUNUS AVIUM	CHERRY TREE	2-1/2" - 3" CAL, B&B, FULL EXTRA HEAVY
KL	SEE DETAILS	KALMIA LATIFOLIA	MOUNTAIN LAUREL	6'-10'

OWNER:	JNE HOLDINGS LLC
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FLOOD ZONE:	ZONE X PER FIRM MAP # 09011C036J1
	EFFECTIVE DATE: 8/5/2013

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



[illegible]

Details
of
18 Powerhouse Road
Montville, Connecticut
Prepared For:
JNE Holdings LLC
June 4, 2026

DRAWING SCALE: AS-SHOWN

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

SHEET NO. 8 OF 8	JOB NO. 26-001560	DRAWN BY: JR
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Gregg T. Fedus P.E.
CT. License No. 2123

