

SITE PLAN SUBMISSION

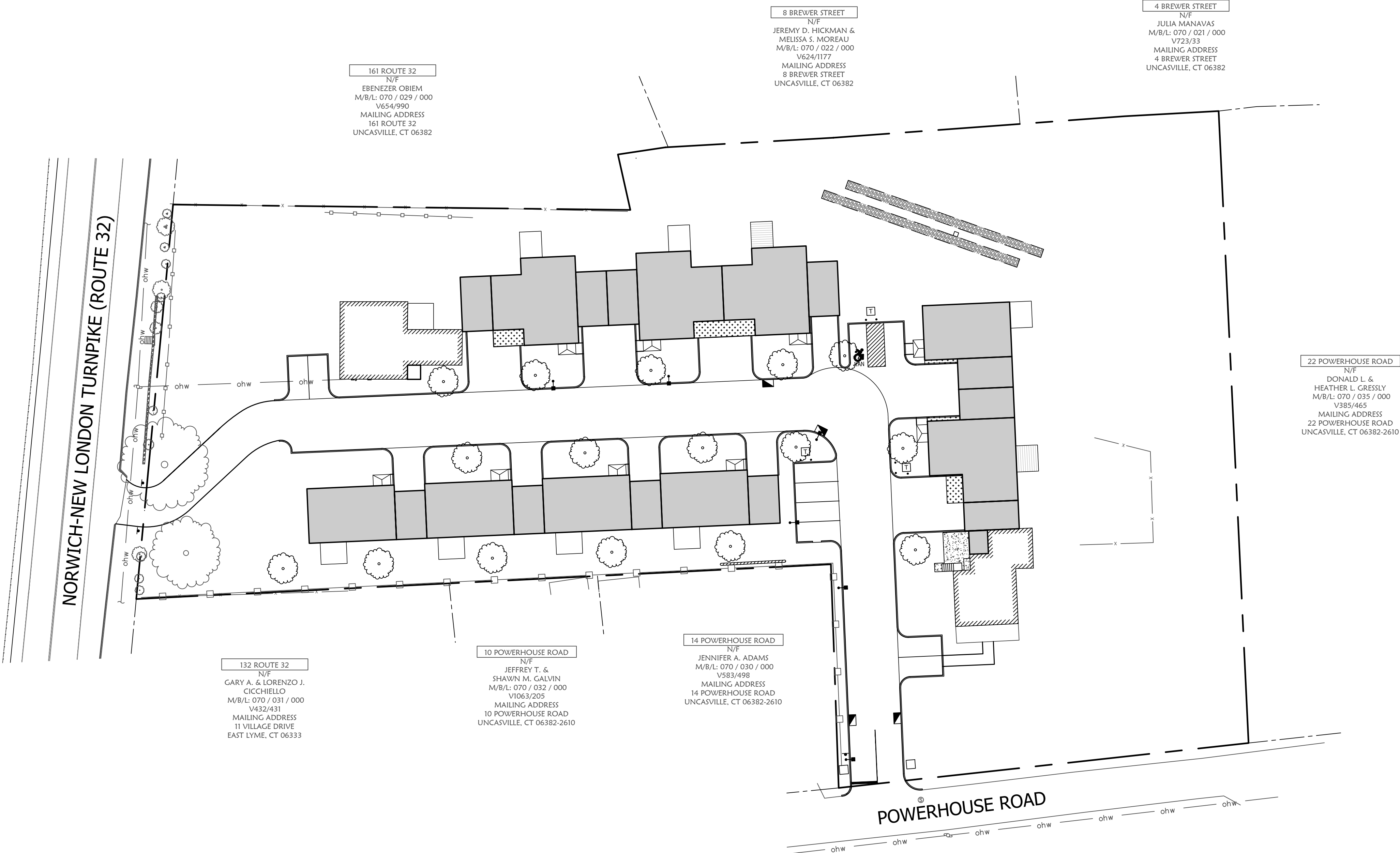
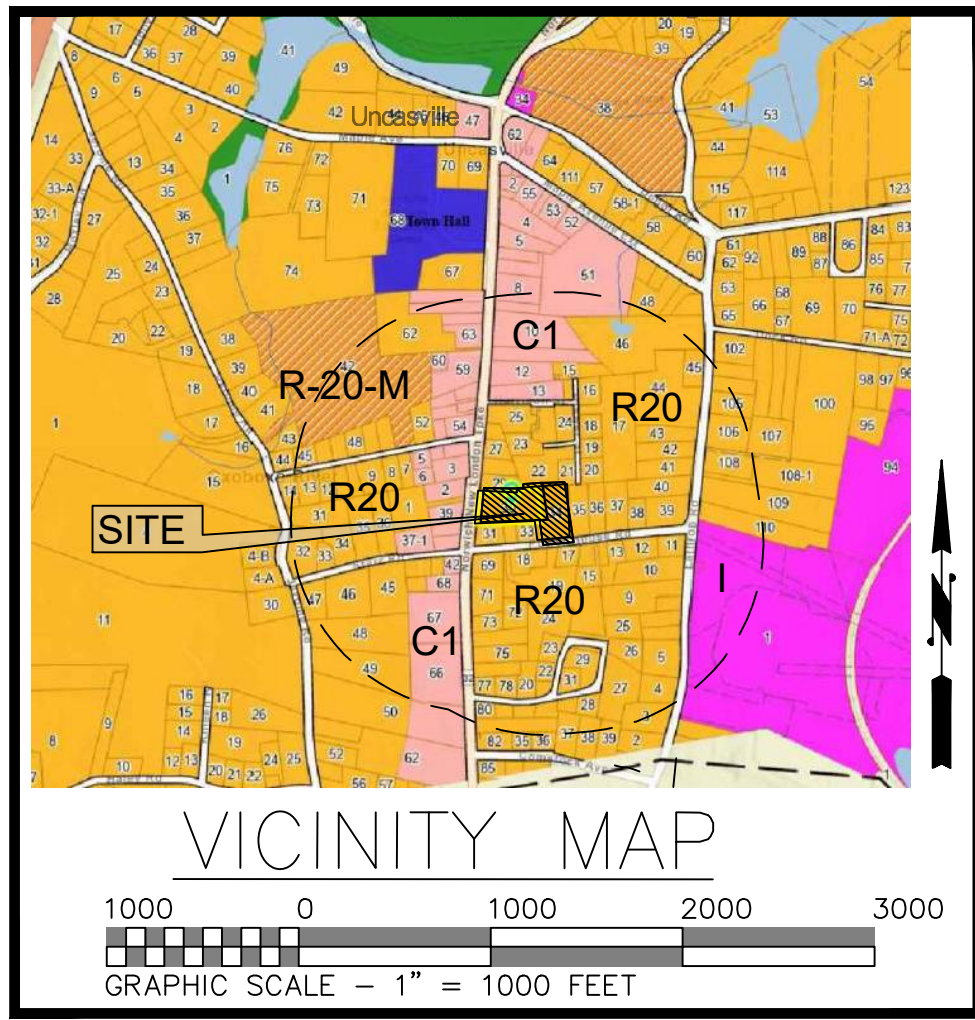
18 POWERHOUSE ROAD

MADISON PLACE LUXURY TOWNHOUSE DEVELOPMENT

18 POWERHOUSE ROAD, MONTVILLE - CONNECTICUT

APPLICANT:

JOHN EOANOU - JNE HOLDINGS LLC



SHEET LIST TABLE	
1 OF 9	COVER SHEET
2 OF 9	APPROVED PLAN OVERLAY
3 OF 9	SITE PLAN
4 OF 9	PHASING PLAN
5 OF 9	GRADING & DRAINAGE PLAN
6 OF 9	EROSION & SEDIMENT CONTROL PLAN
7 OF 9	LANDSCAPING PLAN
8 OF 9	UTILITY PLAN
9 OF 9	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

NO.	DATE	REVISIONS
1	06/14/2026	MODIFIED SEDIMENT BASIN AND STOCKPILE AREAS
2	06/29/2026	TECHNICAL COMMENTS
3	07/15/2026	TECHNICAL & ENGINEER COMMENTS

Cover Sheet

of

18 Powerhouse Road

Montville, Connecticut

Prepared For:

JNE Holdings LLC

June 4, 2026

DRAWING SCALE: 1"=30'

0 15 30 60

Note:

CONSTRUCTION DETAILS AND NOTES CARRIED OVER FROM THE PREVIOUSLY APPROVED PLANS (REFERENCE MAP #3) TITLED:

"MADISON PLACE LUXURY TOWNHOUSE DEVELOPMENT, 18 POWER HOUSE ROAD, MONTVILLE, CONNECTICUT, PREPARED FOR: JNE HOLDINGS LLC";

DATED: 20 MARCH 2024, REVISED: 26 FEBRUARY 2026, BY: FULLER ENGINEERING & LAND SURVEYING, JAMES E. QUILL P.E. #14358

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

NO. 21231

PROFESSIONAL ENGINEER

FEDUS ENGINEERING, LLC

CIVIL ENGINEERS

Mailing Address: 70 Essex Street Mystic, Connecticut 06355

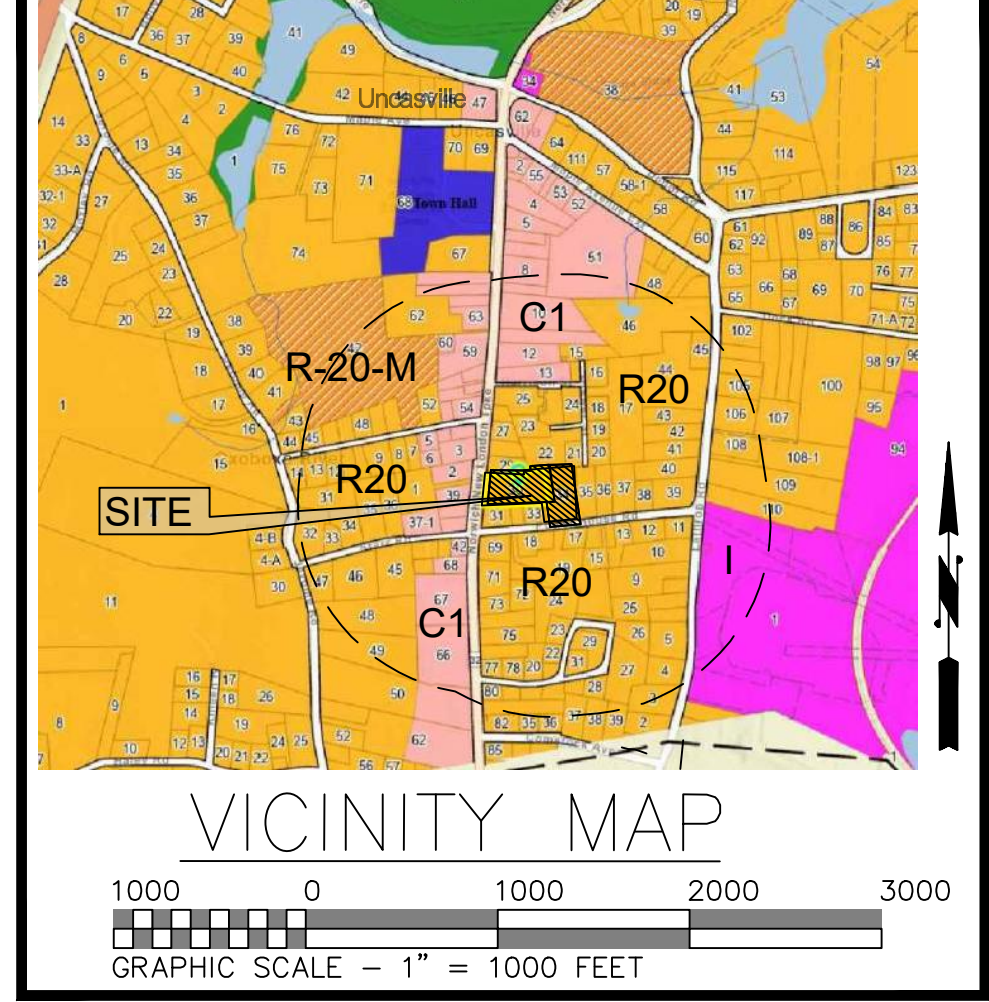
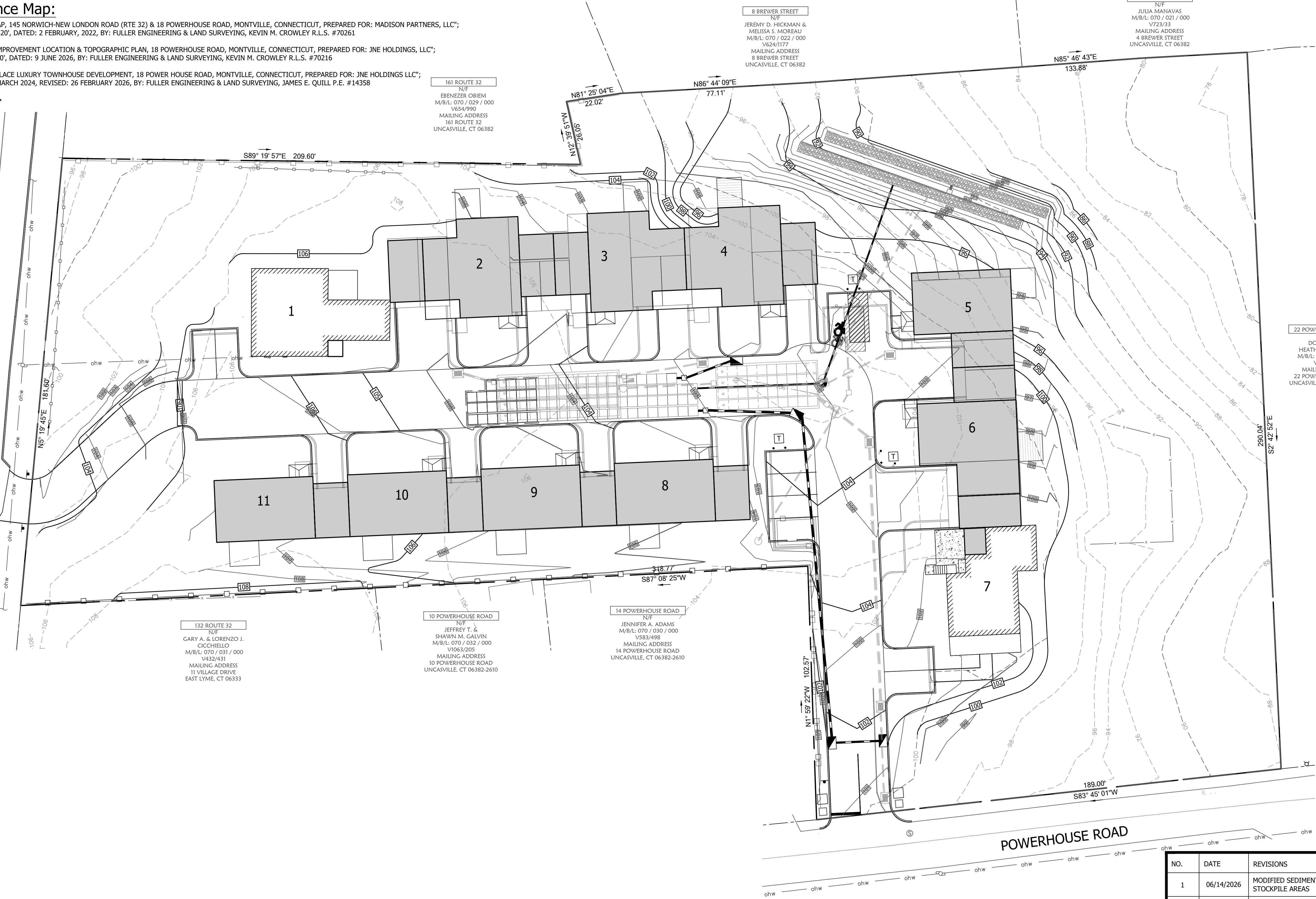
Office: (860) 536-7390 Fax: (860) 536-1644

SHEET NO. 1 OF 9 JOB NO. 26-001560 DRAWN BY: JR

Reference Map:

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
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NORWICH-NEW LONDON TURNPIKE (ROUTE 32)



Legend

EXISTING

SYMBOL	DESCRIPTION
	MONUMENT
	EX. IP / REBAR
	DRILL HOLE
	UTILITY POLE W/ LIGHT
	STONE WALL
	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
	N/F
	CATCH BASIN
	TYPICAL
	SPOT ELEVATION
	DRILL HOLE
	POINT OF BEGINNING
	TEST PIT
	PERCOLATION TEST
	UTILITY POLE
	DRAINAGE MANHOLE
	SEWER MANHOLE
	HYDRANT
	WATER SHUTOFF

PROPOSED

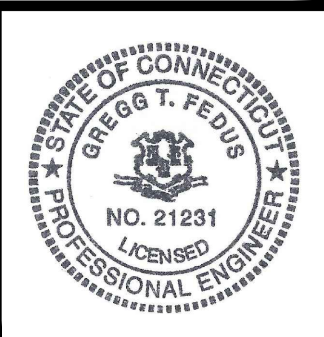
SYMBOL	DESCRIPTION
	IRON PIN TO BE SET
	SILT FENCE
	WATER SERVICE
	SANITARY SERVICE
	SPOT ELEVATION
	INVERT
	GALLON
	SCHEDULE
	HAY BALE BARRIER
	WATER SHUTOFF

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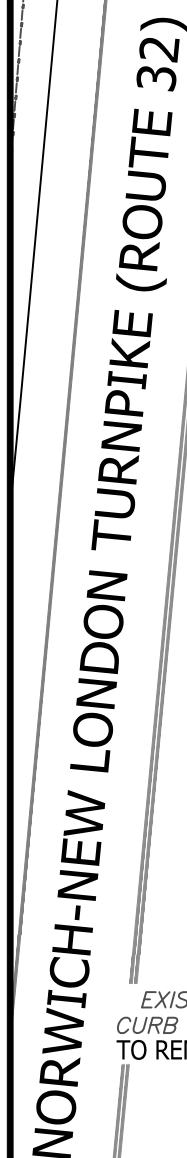
Approved Plan Overlay
of
18 Powerhouse Road
Montville, Connecticut
Prepared For:
JNE Holdings LLC
June 4, 2026

DRAWING SCALE: 1"=20'

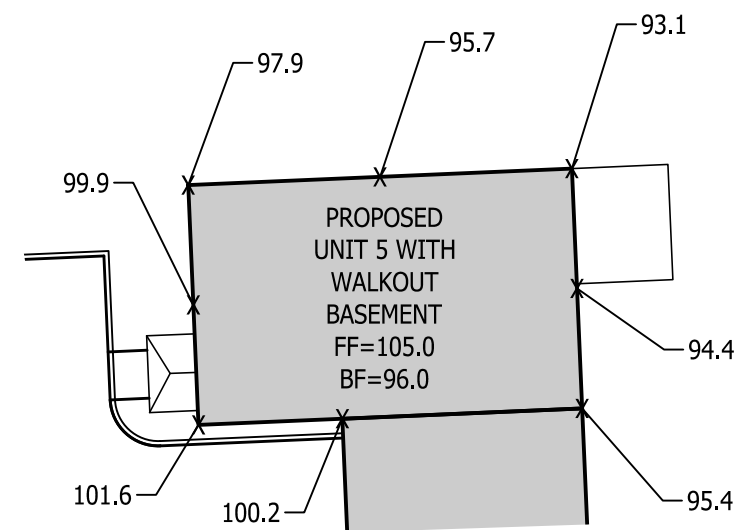
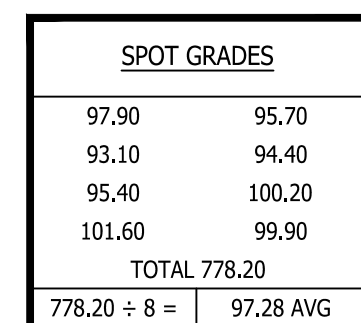
FEDUS ENGINEERING, LLC
CIVIL ENGINEERS
Mailing Address: 70 Essex Street Mystic, Connecticut 06355
Office: (860) 536-7390 Fax: (860) 536-1644

SHEET NO. 2 OF 9 JOB NO. 26-001560 DRAWN BY: ABC, JR

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



<u>BUILDING HEIGHT CALCULATION</u>	
HIGHEST RIDGE ELEV.	135.50
AVERAGE EXISTING GRADE	97.28
135.50 - 97.28 = PROP. BUILDING HEIGHT	38.22

BUILDING HEIGHT DETAIL
SCALE: 1"=20'

USE:	REQUIRED:	APPROVED REQUIRED:	PROPOSED:	APPROVED PROPOSED:
MULTIFAMILY RESIDENTIAL	2 PARKING SPACES PER LIVING UNIT 11 * 2 = 22	2.5 PARKING SPACES PER CONDOMINIUM UNIT & 3 GUEST PARKING SPACES PER 10 UNITS (2.5 * 11) + 3 * 2 = 33.5	25 - EXTERIOR 11 - GARAGE INTERIOR TOTAL SPACES = 36	16 - PROVIDED GARAGE FRONT 16 - GARAGE INTERIOR 9 - GUEST PARKING TOTAL SPACES = 41

SECTION	REGULATION	REQUIREMENTS	EXISTING	PROPOSED	
9.4	MINIMUM LOT AREA	20,000 SF (PUBLIC SEWER)	110,146 SF	110,146 SF	
9.5	MINIMUM FRONTAGE	80'	181.60'	181.60' (ROUTE 32)	
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'	90.2'	NO CHANGE
9.7	MAXIMUM BUILDING HEIGHT	45'	< 45'	38.22'	

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FLOOD ZONE: ZONE X PER FIRM MAP # 09011C0361J
EFFECTIVE DATE: 8/5/2013

[illegible]

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



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

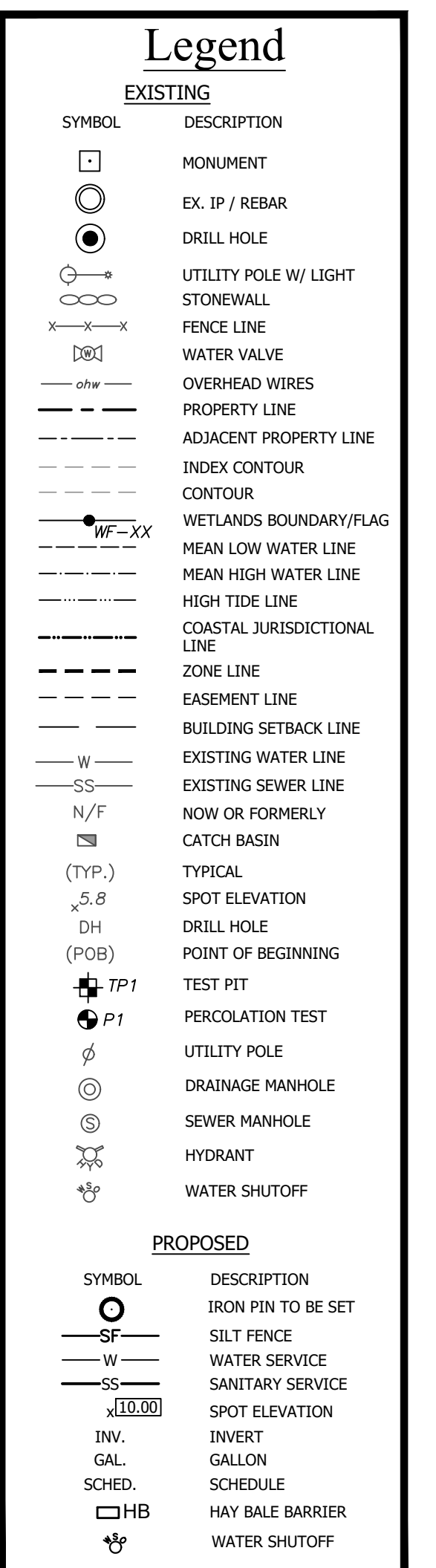
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SHEET NO.	3 OF 9	JOB NO.	26-001560	DRAWN BY:	ABC, JR
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1. "MERGER MAP, 145 NORWICH-NEW LONDON ROAD (RTE 32) & 18 POWERHOUSE ROAD, MONTVILLE, CONNECTICUT, PREPARED FOR: MADISON PARTNERS, LLC"; SCALE: 1" = 20', DATED: 2 FEBRUARY, 2022, BY: FULLER ENGINEERING & LAND SURVEYING, KEVIN M. CROWLEY R.L.S. # 70261
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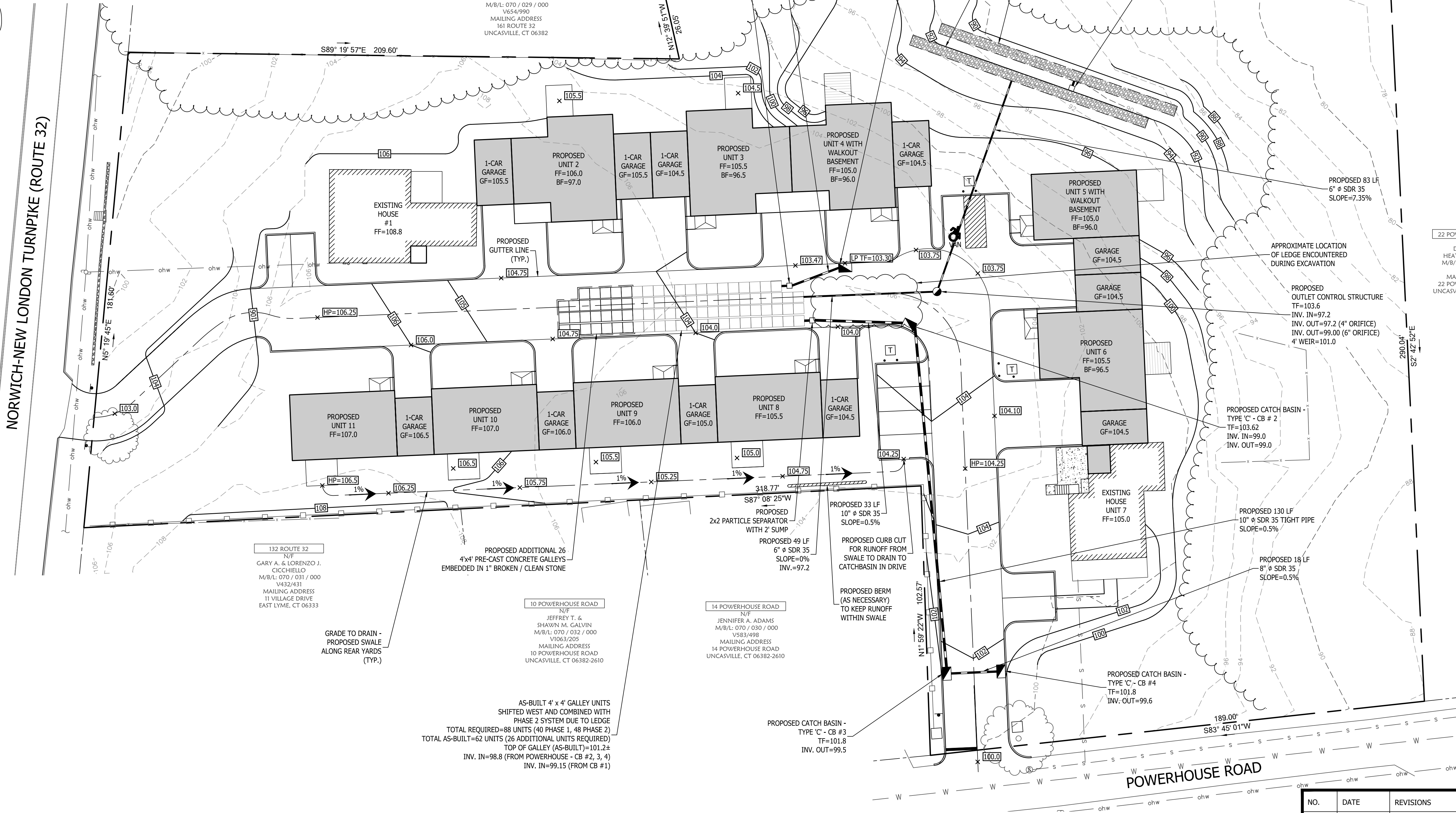
Phasing Plan
of
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June 4, 2026

F **FEDUS ENGINEERING, LLC**
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EXISTING	
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	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
	TYPICAL
	SPOT ELEVATION
	DRILL HOLE
	POINT OF BEGINNING
	TEST PIT
	PERCOLATION TEST
	UTILITY POLE
	DRAINAGE MANHOLE
	SEWER MANHOLE
	HYDRANT
	WATER SHUTOFF
PROPOSED	
SYMBOL	DESCRIPTION
	IRON PIN TO BE SET
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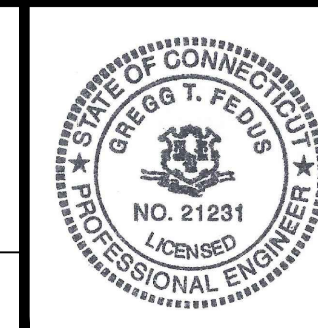
DRAWING SCALE: 1"=20'

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

SHEET NO.	5 OF 9	JOB NO.	26-001560	DRAWN BY:	ABC
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NORWICH-NEW LONDON TURNPIKE (ROUTE 32)

SOIL EROSION AND SEDIMENT CONTROLS

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. EBS 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. EBS 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 OR 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.

VEGETATIVE TURF ESTABLISHMENT PROCEDURE

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.
REDFEST	0.2
TALL FESCUE	2.4
TOTAL	5.0

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

APPLY AT 150 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.

SOIL EROSION AND SEDIMENT CONTROL PLAN NARRATIVE

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 AND DESCRIPTION OF THE PROJECT:

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

DESCRIPTION:

- 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 DESIGN ENGINEER AND/OR WETLANDS ENFORCEMENT OFFICER TO SUPPLEMENT SILT FENCE AND HAY BALES.
- STORMWATER DESIGN - INDIVIDUAL LOT STORMWATER SYSTEM NARRATIVE.

LAND DISTURBANCE

- ALL EXISTING VEGETATION OUTSIDE OF THE CLEARING LIMITS SHALL BE PROTECTED. EXISTING VEGETATION SHALL BE REMOVED ONLY IN AREAS NECESSARY FOR SITE CONSTRUCTION ACTIVITIES. ANY ADDITIONAL CLEARING OUTSIDE OF THE PROPOSED CLEARING LIMITS SHALL BE APPROVED BY TOWN STAFF PRIOR TO CLEARING, AS APPLICABLE.
- ALL AREAS SHALL REMAIN UNDISTURBED UNTIL IMMEDIATELY PRIOR TO SITE DEVELOPMENT.
- ALL CONSTRUCTION EQUIPMENT, MATERIALS AND STOCKPILES SHALL NOT BE PLACED OUTSIDE OF THE DISTURBED AREAS.
- 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.
- 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 AND SPREAD AFTER SITE IS STABILIZED. NO ORGANIC MATTER INCLUDING TREES, BRUSH AND STUMPS SHALL BE BURIED ON-SITE.

CONSTRUCTION SEQUENCE - PER BUILDING/SEE PHASING PLAN IN ADDITION - COORDINATE BETWEEN THE TWO

- FLAG LIMITS OF CONSTRUCTION TO FACILITATE THE PRE-CONSTRUCTION MEETING, INCLUDING CONSTRUCTION ENTRANCE.
- HOLD PRE-CONSTRUCTION MEETING WITH TOWN STAFF. POINT OF CONTACT - GREGG FEDUS, P.E. 860-536-7390.
- INSTALL ALL EROSION AND SEDIMENT CONTROL AS SHOWN ON APPROVED PLANS.
- INSPECTION OF EROSION CONTROL INSTALLATION BY TOWN STAFF & DESIGN ENGINEER.
- CLEAR AND GRUB SITE TO LIMITS OF DISTURBANCE. UTILIZE WOOD CHIPS ON SITE AS NEEDED FOR ADDITIONAL ESS CONTROL.
- STRIP AND STOCKPILE TOPSOIL WITHIN THE FOOTPRINT OF THE CONSTRUCTION SITE
- ROUGH GRADE SITE. MAKE ALL CUTS AND FILLS REQUIRED. ESTABLISH SUBGRADE FOR ALL RESPECTIVE AREAS.
- CONSTRUCT BUILDING.
 - EXCAVATE FOUNDATION OF BUILDING
 - FORM AND POUR FOOTINGS AND WALLS
 - INSTALL FOOTING DRAINS
 - STRIP FORMS, WATERPROOF FOUNDATIONS AND BACKFILL
 - COMPACT LOWER LEVEL FLOOR AND POUR CONCRETE FLOORS
 - FRAME BUILDING AND ROOFING
 - INSTALL WINDOWS AND DOORS
 - INSTALL SIDING
 - ROUGH MECHANICALS
 - INSULATE
 - SHEETROCK
 - INTERIOR TRIM AND DOORS
 - FLOORING
 - FINISH MECHANICALS
 - PAINT
- CONSTRUCT DRAINAGE SYSTEM.
- INSTALL SEPTIC SYSTEM.
- INSTALL WATER LINE.
- INSTALL UNDERGROUND ELECTRIC.
- INSTALL SUBGRADE AND COMPACT IN PAVED AREAS.
- PLACE BINDER COURSE.
- INSTALL SURFACE COURSE.
- LOAM AND SEED DISTURBED AREAS.
- LANDSCAPE FINISHED AREAS.
- FINAL STABILIZATION OF SITE.
- FINAL CLEANING OF STORMWATER SYSTEM AND GENERAL SITE CLEANUP.
- OBTAIN FINAL INSPECTIONS.
- REMOVE EROSION AND SEDIMENTATION CONTROL DEVICES.

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

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



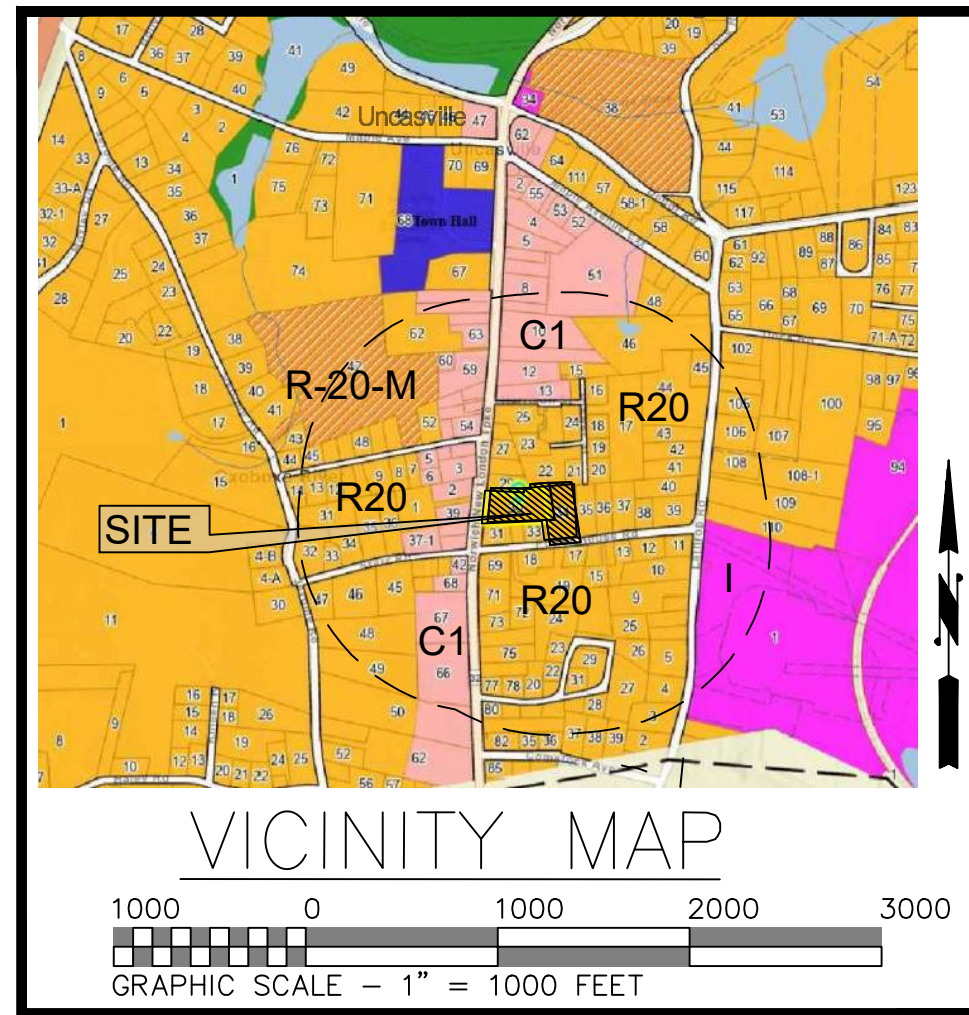
Erosion & Sediment Control Plan

of
18 Powerhouse Road
Montville, Connecticut
Prepared For:
JNE Holdings LLC
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. 6 OF 9 JOB NO. 26-001560 DRAWN BY: ABC



Legend

EXISTING

SYMBOL	DESCRIPTION
	MONUMENT
	EX. IP / REBAR
	DRILL HOLE
	UTILITY POLE W/ LIGHT
	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
	TYPICAL
	SPOT ELEVATION
	DRILL HOLE
	POINT OF BEGINNING
	TEST PIT
	PERCOLATION TEST
	UTILITY POLE
	DRAINAGE MANHOLE
	SEWER MANHOLE
	HYDRANT
	WATER SHUTOFF

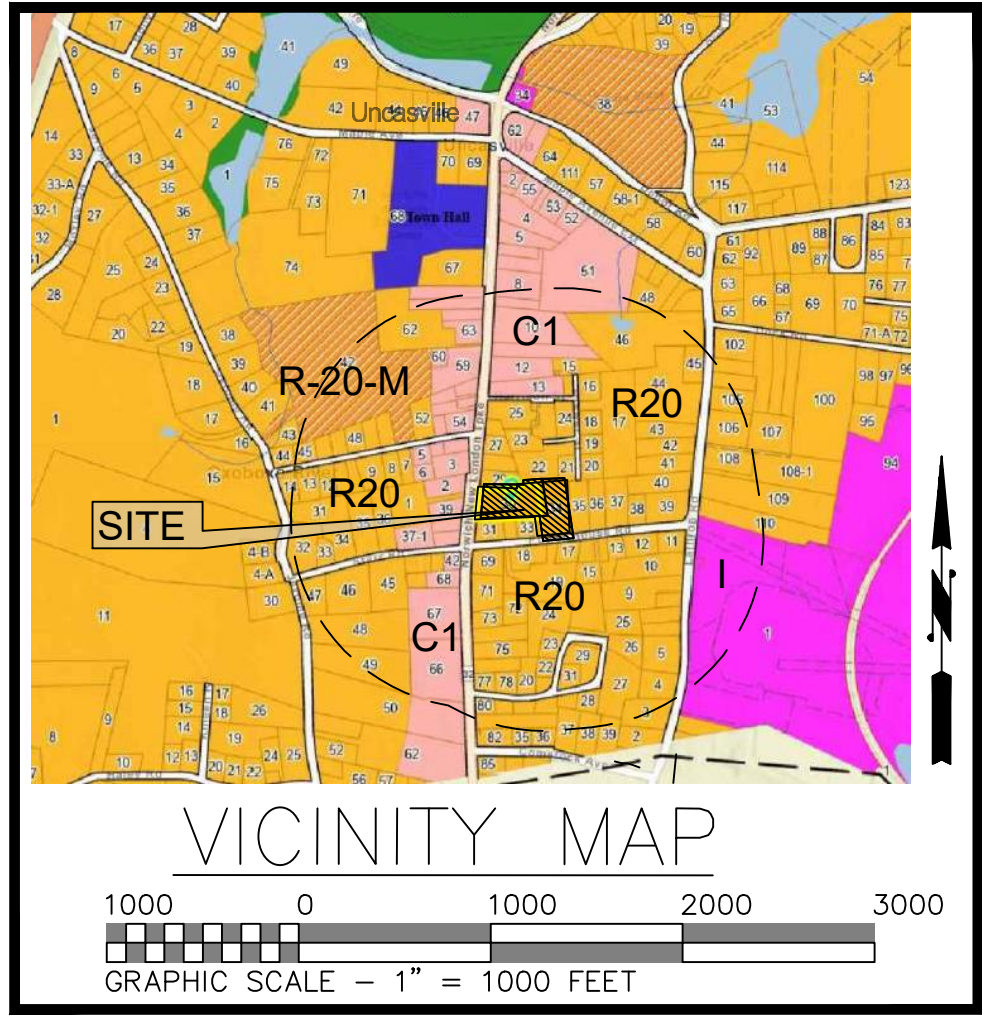
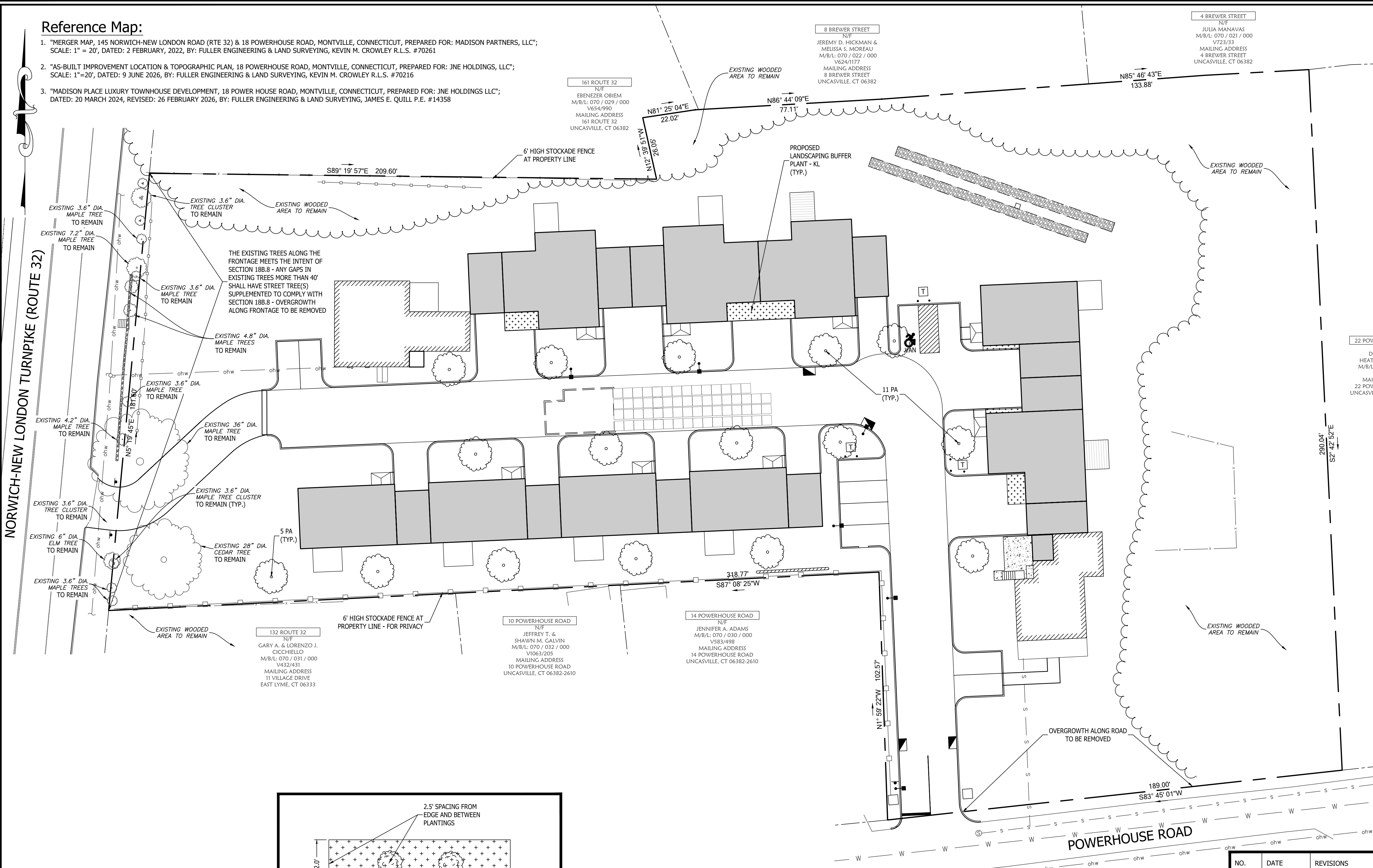
PROPOSED

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

Reference Map:

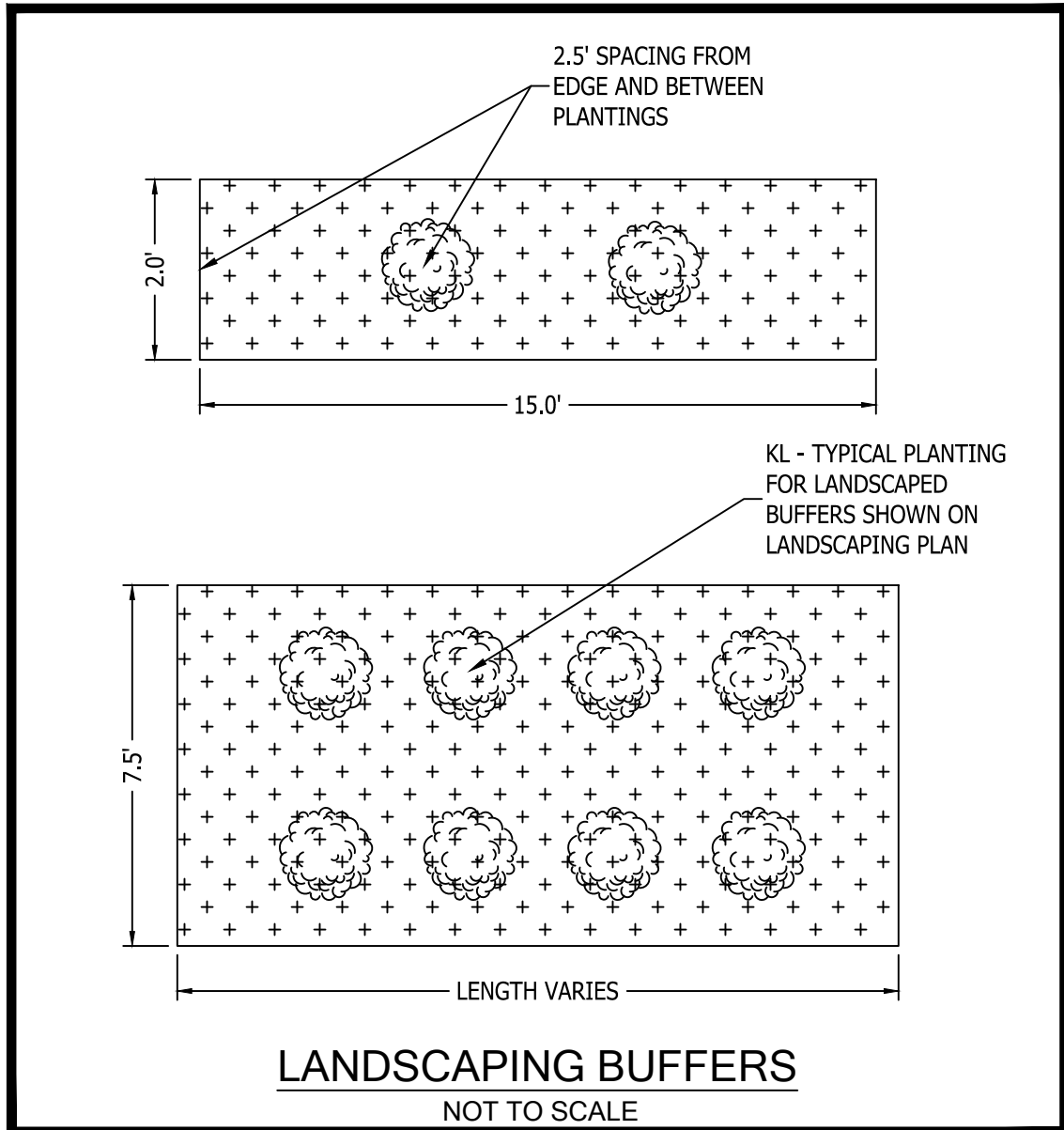
- "MERGER MAP, 145 NORWICH-NEW LONDON ROAD (RTE 32) & 18 POWERHOUSE ROAD, MONTVILLE, CONNECTICUT, PREPARED FOR: MADISON PARTNERS, LLC"; SCALE: 1" = 20', DATED: 2 FEBRUARY, 2022, BY: FULLER ENGINEERING & LAND SURVEYING, KEVIN M. CROWLEY R.L.S. #70261
- "AS-BUILT IMPROVEMENT LOCATION & TOPOGRAPHIC PLAN, 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
- "MADISON PLACE LUXURY TOWNHOUSE DEVELOPMENT, 18 POWER HOUSE ROAD, MONTVILLE, CONNECTICUT, PREPARED FOR: JNE HOLDINGS LLC"; DATED: 20 MARCH 2024, REVISED: 26 FEBRUARY 2026, BY: FULLER ENGINEERING & LAND SURVEYING, JAMES E. QUILL P.E. #14358

NORWICH-NEW LONDON TURNPIKE (ROUTE 32)



Legend

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



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'

Subject Parcel Information

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

NO.	DATE	REVISIONS
1	06/14/2026	MODIFIED SEDIMENT BASIN AND STOCKPILE AREAS
2	06/29/2026	TECHNICAL COMMENTS
3	07/15/2026	TECHNICAL & ENGINEER COMMENTS

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



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

DRAWING SCALE: 1"=20'

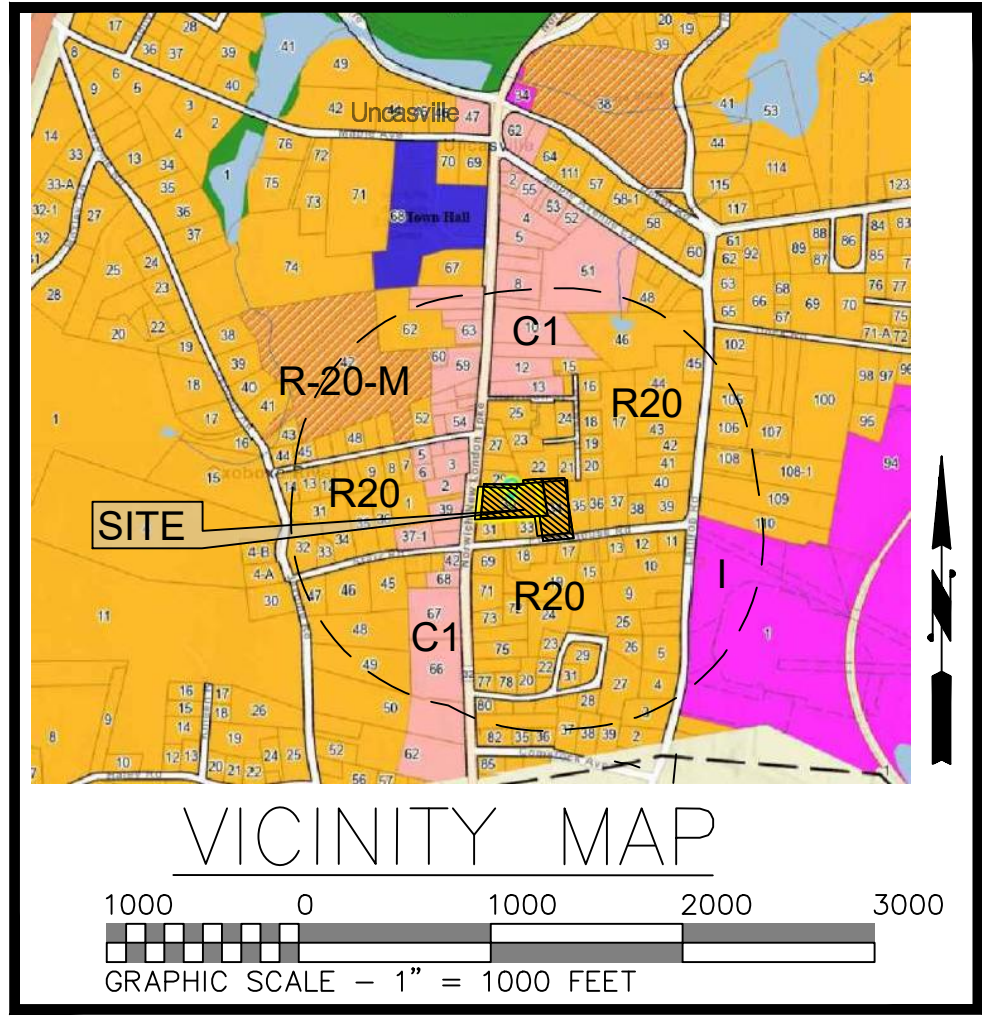
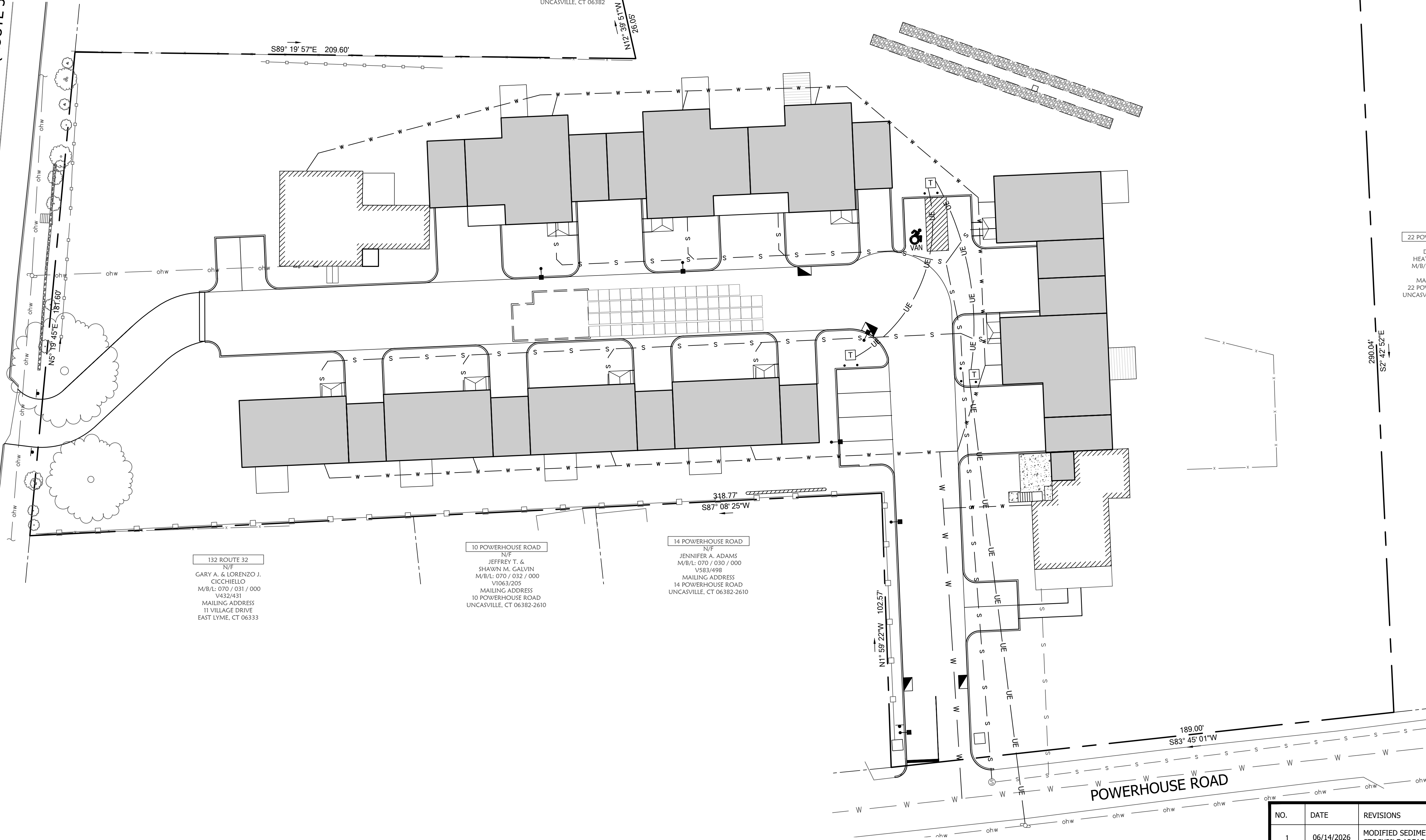
FEDUS ENGINEERING, LLC
Mailing Address: 70 Essex Street Mystic, Connecticut 06355
Office: (860) 536-7390 Fax: (860) 536-1644

SHEET NO. 7 OF 9 JOB NO. 26-001560 DRAWN BY: JR

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
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NORWICH-NEW LONDON TURNPIKE (ROUTE 32)



Legend

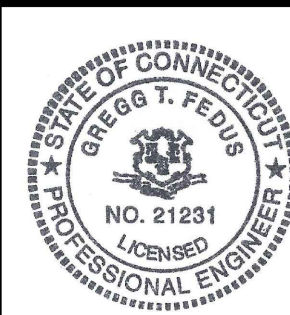
EXISTING	
SYMBOL	DESCRIPTION
	MONUMENT
	EX. IP / REBAR
	DRILL HOLE
	UTILITY POLE W/ LIGHT
	STONEWALL
	FENCE LINE
	WATER VALVE
	OVERHEAD WIRES
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DEED: VOLUME 0772 PAGE 0961
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EFFECTIVE DATE: 8/5/2013

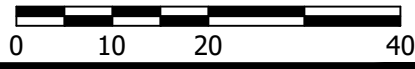
NO.	DATE	REVISIONS
1	06/14/2026	MODIFIED SEDIMENT BASIN AND STOCKPILE AREAS
2	06/29/2026	TECHNICAL COMMENTS
3	07/15/2026	TECHNICAL & ENGINEER COMMENTS

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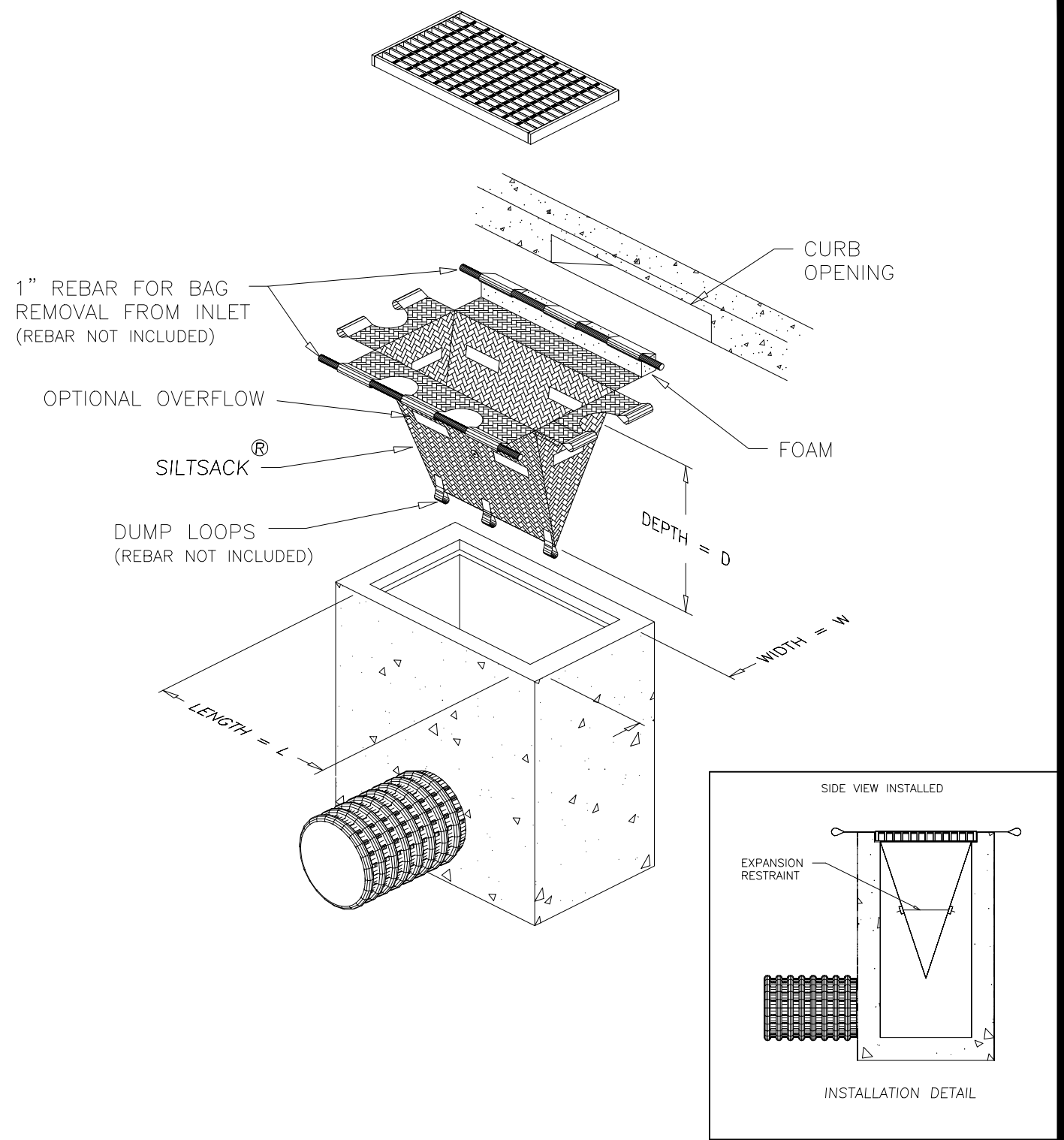
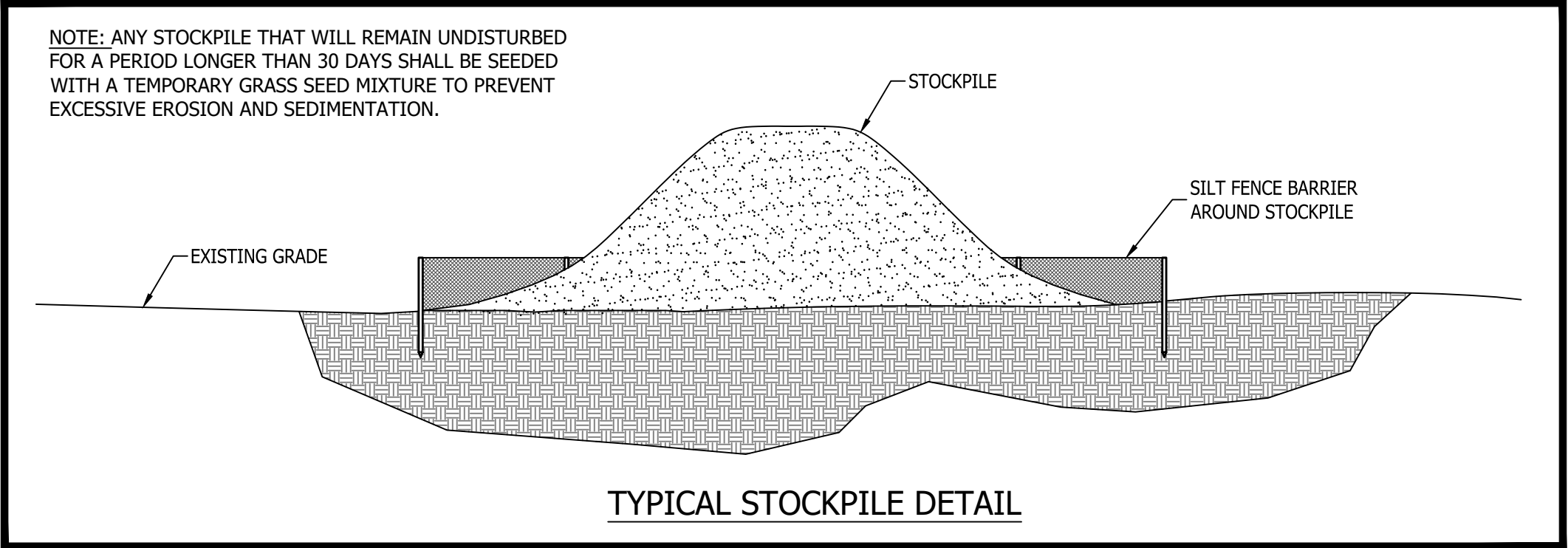
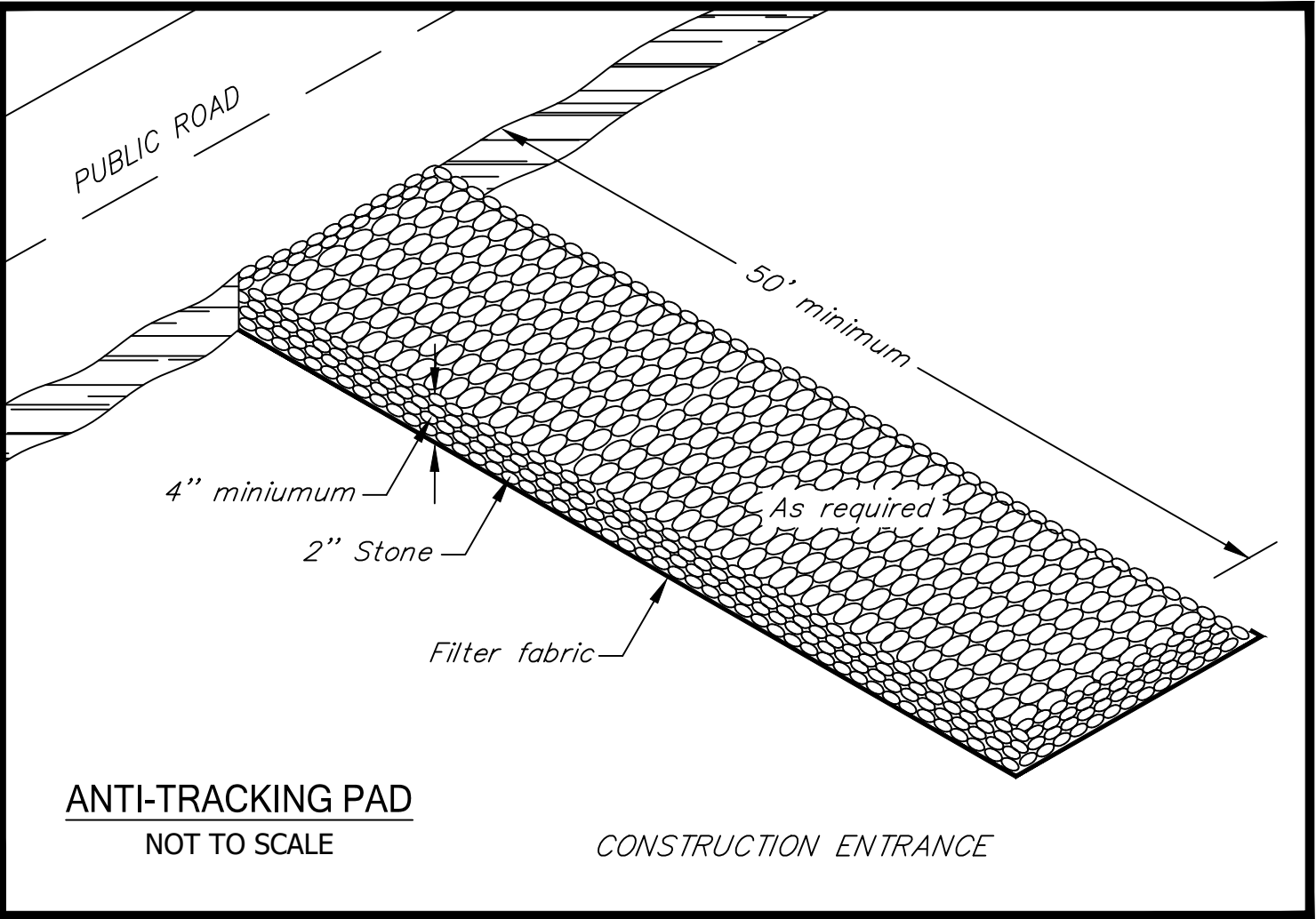
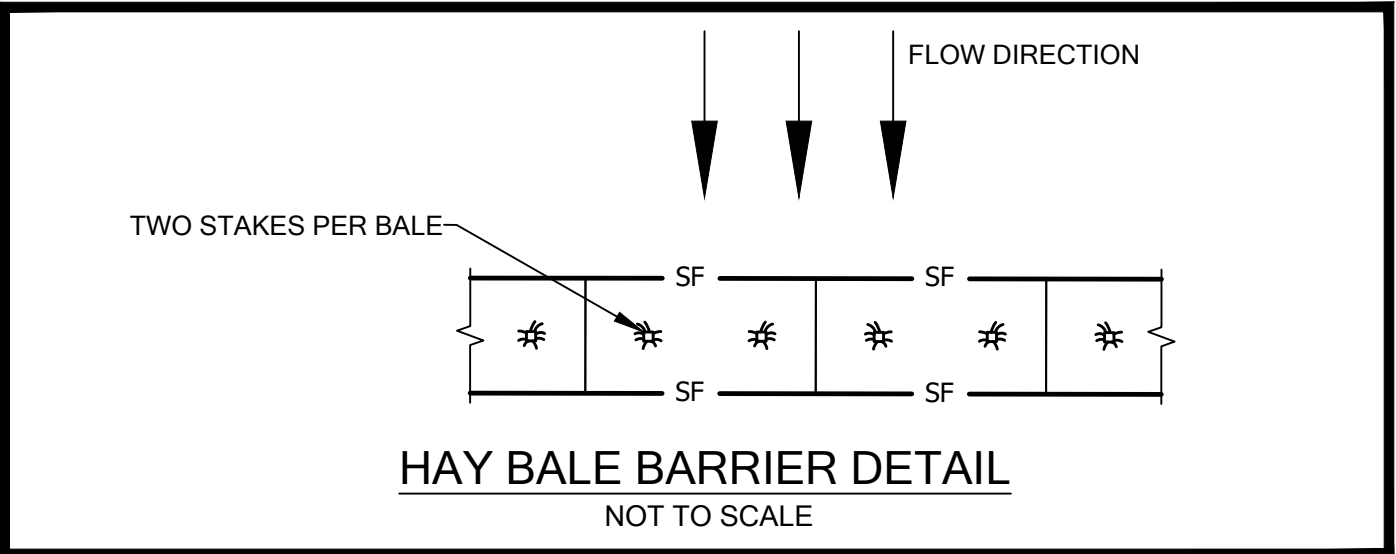
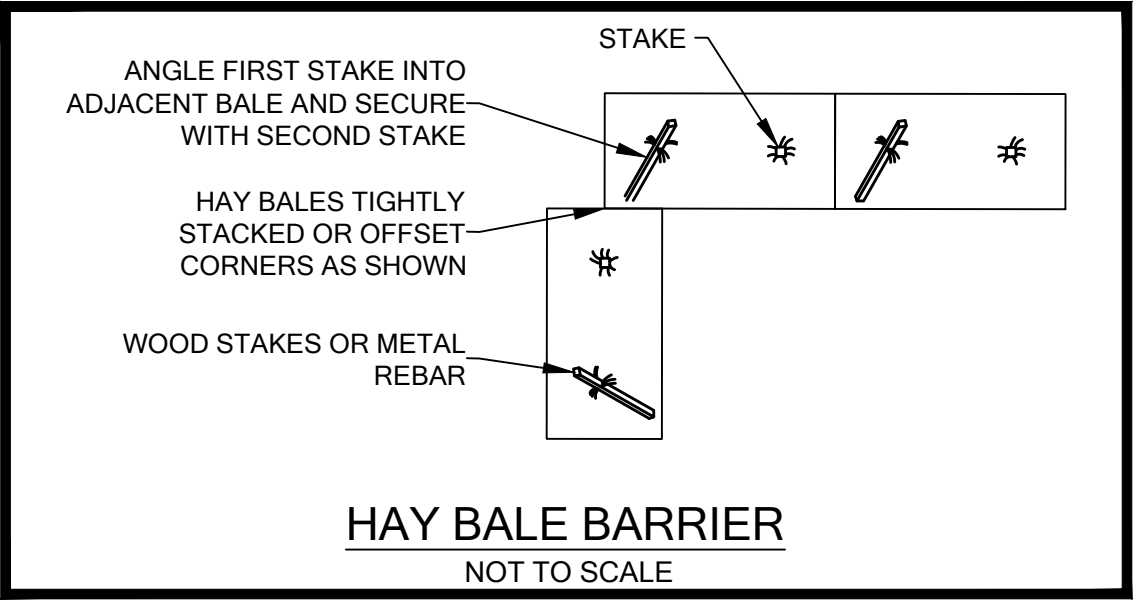
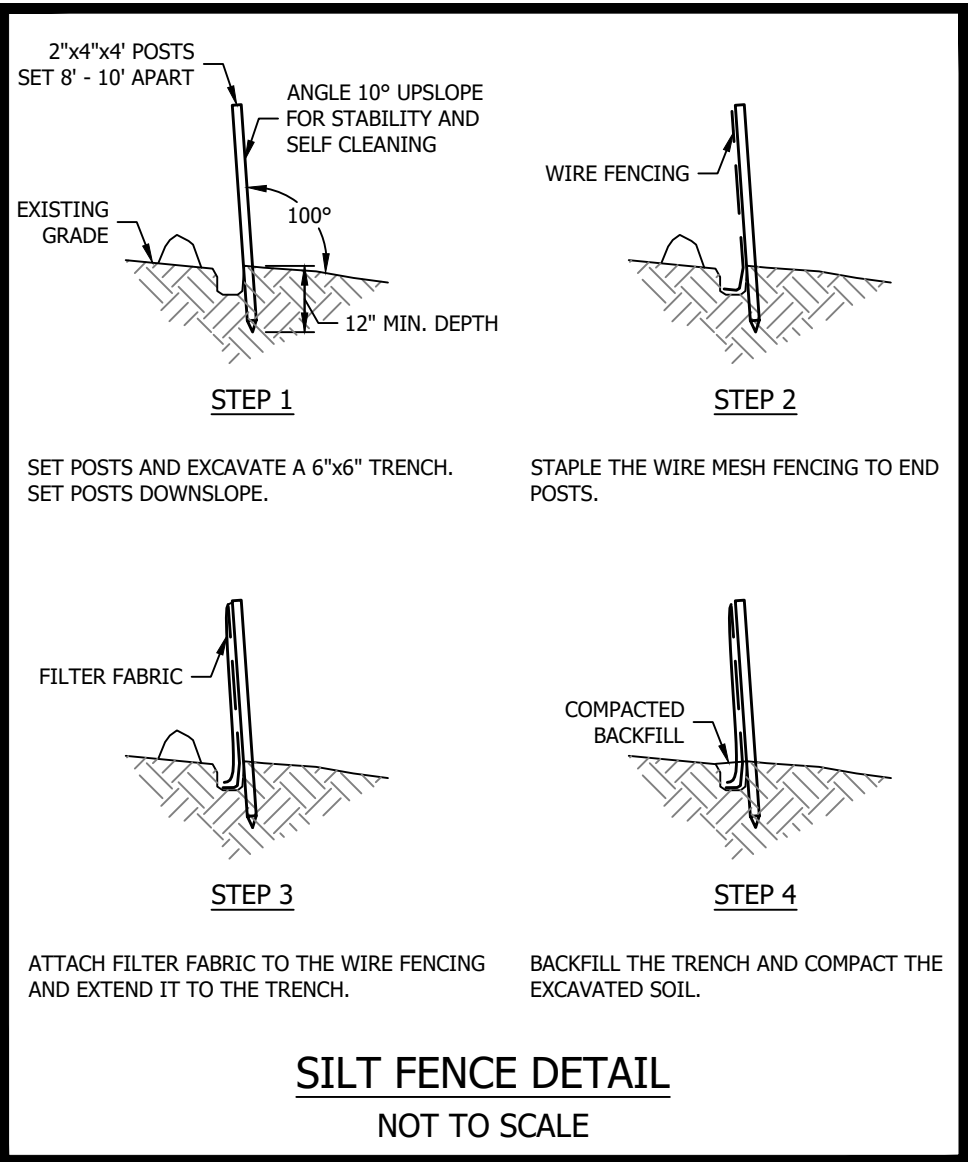
Utility Plan
of
18 Powerhouse Road
Montville, Connecticut
Prepared For:
JNE Holdings LLC
June 4, 2026

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. 8 OF 9 JOB NO. 26-001560 DRAWN BY: JR



NO.	DATE	REVISIONS
1	06/14/2026	MODIFIED SEDIMENT BASIN AND STOCKPILE AREAS
2	06/29/2026	TECHNICAL COMMENTS
3	07/15/2026	TECHNICAL & ENGINEER COMMENTS

Sh

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



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

DRAWING SCALE: AS-SHOWN 0 0.5" 1" 2"

FEDUS ENGINEERING, LLC
CIVIL ENGINEERS
Mailing Address: 70 Essex Street Mystic, Connecticut 06355
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SHEET NO. 9 OF 9 JOB NO. 26-001560 DRAWN BY: JR