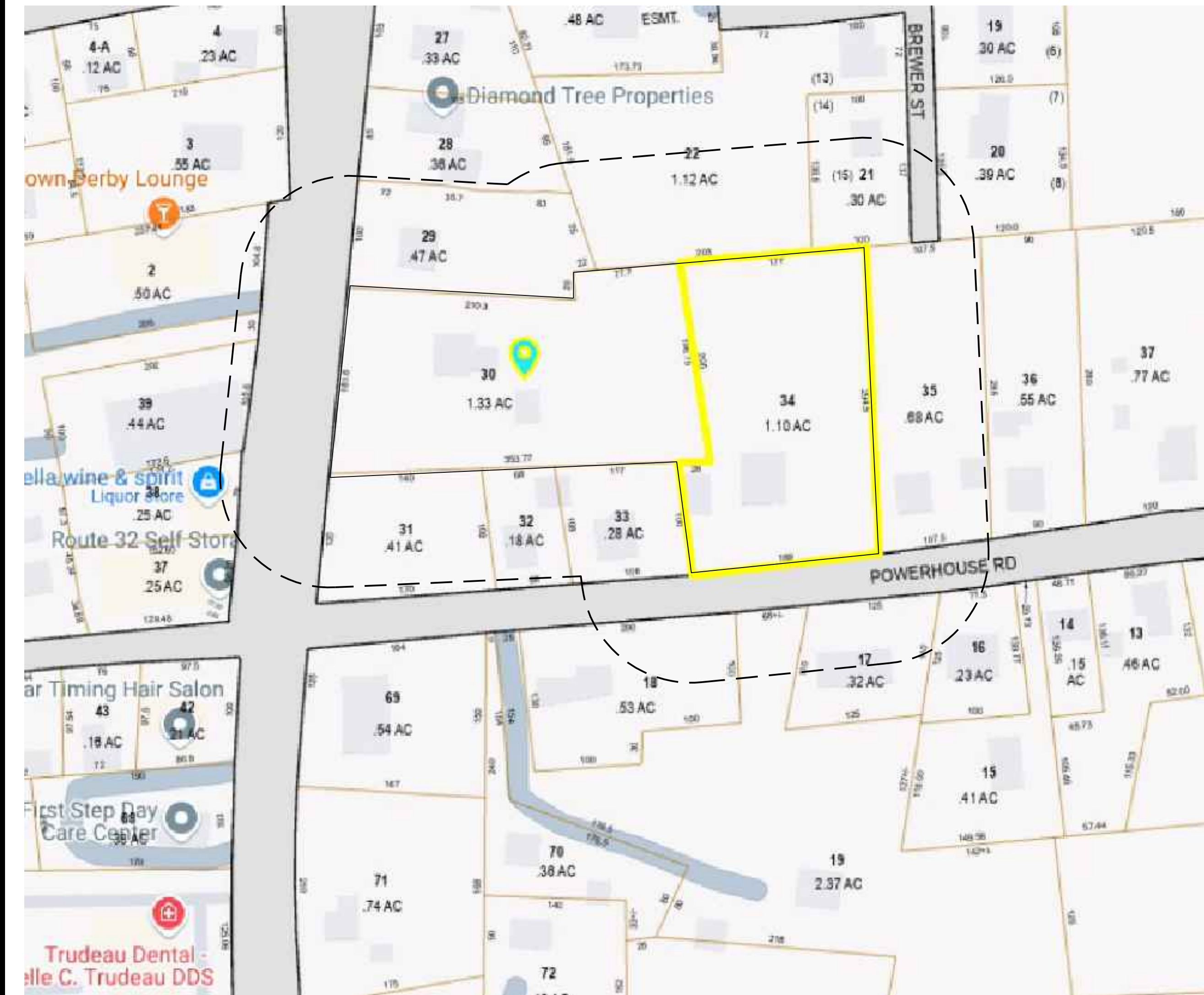


MADISON PLACE LUXURY TOWNHOUSE DEVELOPMENT

18 POWERHOUSE ROAD &
145 CONNECTICUT ROUTE 32)
MONTVILLE, CONNECTICUT

OWNER / APPLICANT
JNE HOLDINGS, LLC
338 Westport Road
Wilton, CT

R-20 / RT 32 OZ DISTRICT
MAP 70 LOT 034-000
MAP 70 LOT 030-000



DRAWING LIST

SITE/CIVIL DRAWINGS

SHEET NO.	SHEET NAME	PLAN DATE	LATEST REVISION
C-0	COVER SHEET	02/11/25	03/18/25
	IMPROVEMENT LOCATION & TOPOGRAPHIC PLAN	02/02/22	02/02/22
C-2.1	PROPOSED SITE PLAN	02/11/25	03/18/25
C-2.2	PHASING PLAN & FIRE ACCESS	02/11/25	03/18/25
C-3.1	GRADING AND DRAINAGE PLAN	02/11/25	03/18/25
C-3.2	PROPOSED UTILITY PLAN	02/11/25	03/18/25
C-4.1	SOIL EROSION & SEDIMENT CONTROL PLAN	02/11/25	03/18/25
C-4.2	SOIL EROSION & SEDIMENT CONTROL NOTES & DETAILS	02/11/25	03/18/25
C-5.1	LANDSCAPE PLAN	02/11/25	03/18/25
C-6.1	DETAIL SHEET	02/11/25	03/18/25
C-6.2	DETAIL SHEET	02/11/25	03/18/25
C-6.3	DETAIL SHEET	02/11/25	03/18/25

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

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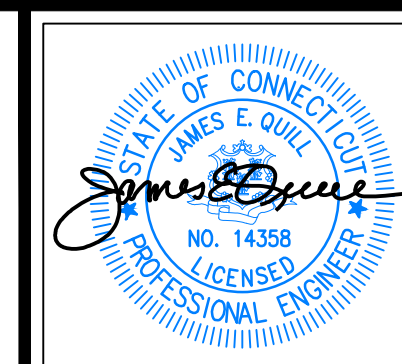
CHAIRMAN _____ DATE _____

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

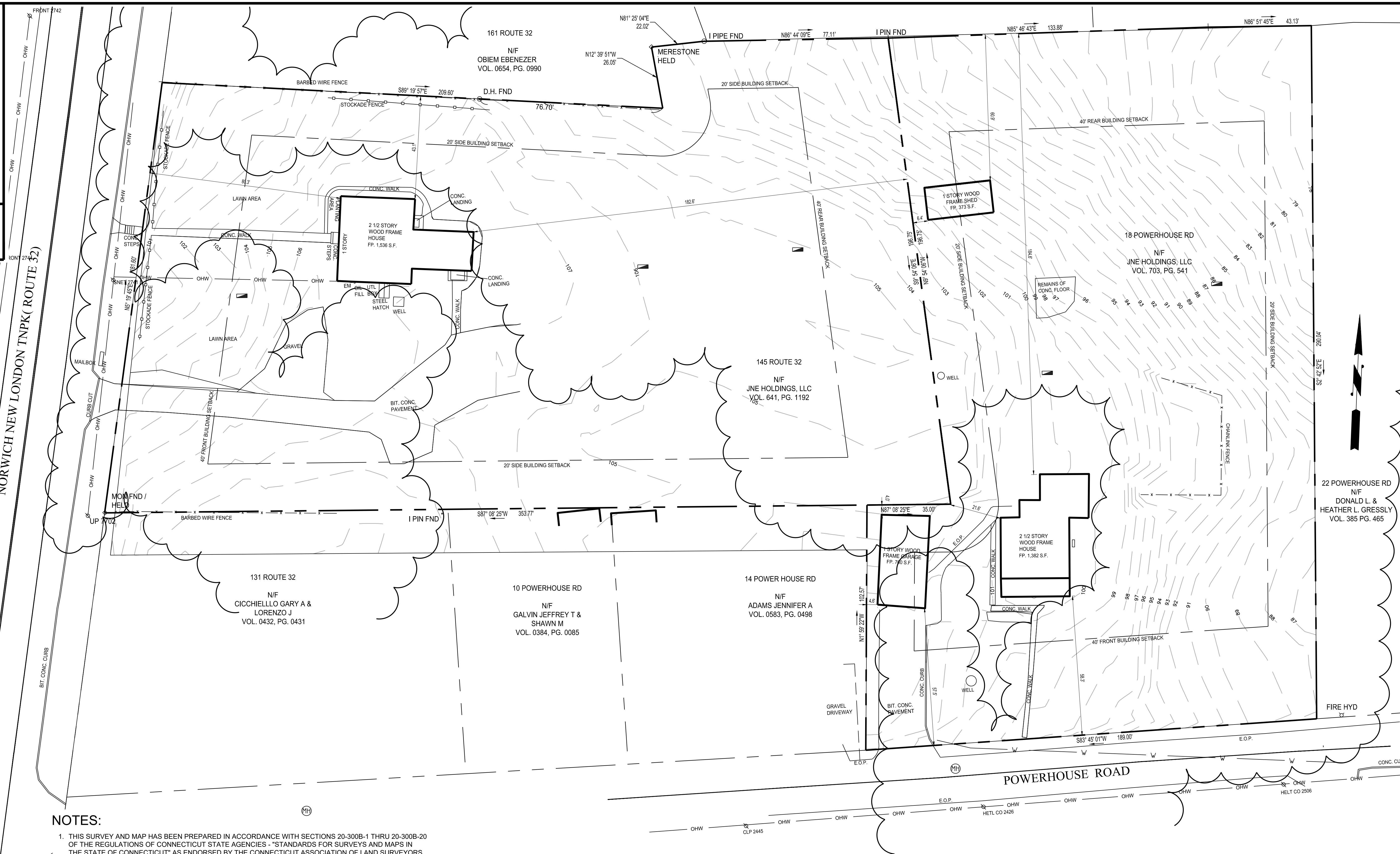
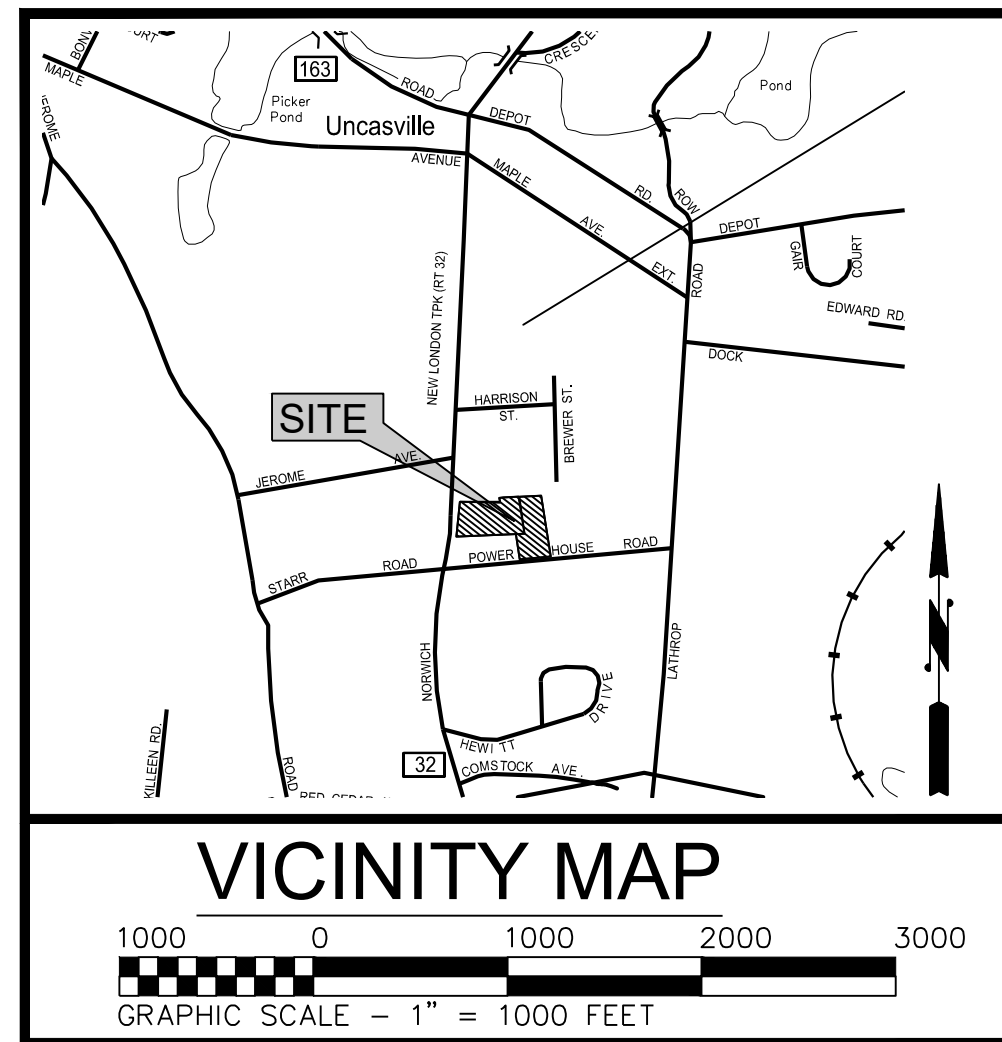
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Staff Comments	03/07/25
Staff Comments	02/21/25
Submission	02/11/25
Staff Review	01/15/25

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

Sheet Title:
COVER SHEET

Scale:

Sheet Number:
C-0



NOTES:

1. THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300B-1 THRU 20-300B-8 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.
2. THE TYPE OF SURVEY PERFORMED WITH RESPECT TO THE BOUNDARY PERIMETER IS IMPROVEMENT LOCATION MAP.
3. THE BOUNDARY DETERMINATION CATEGORY IS DEPENDENT RESURVEY (SEE MAP REFERENCE).
4. WITH RESPECT TO HORIZONTAL ACCURACY, THIS MAP CONFORMS TO AN ACCURACY CLASS A-2.
5. WITH RESPECT TO VERTICAL ACCURACY, THIS MAP CONFORMS TO AN ACCURACY CLASS T-2, NAVD 88.
6. 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.
7. 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
8. 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.
9. 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.
10. THIS SITE IS NOT WITHIN A FEMA FLOOD HAZARD ZONE PER FEMA MAP 0901C036J1 EFFECTIVE DATE 8/5/2013.
11. 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

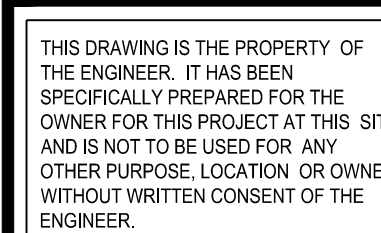
145 NORWICH-NEW LONDON ROAD (RT 32) &
18 POWERHOUSE ROAD
MONTVILLE, CONNECTICUT

PREPARED FOR:
JNE HOLDINGS, LLC

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

FE22-1709





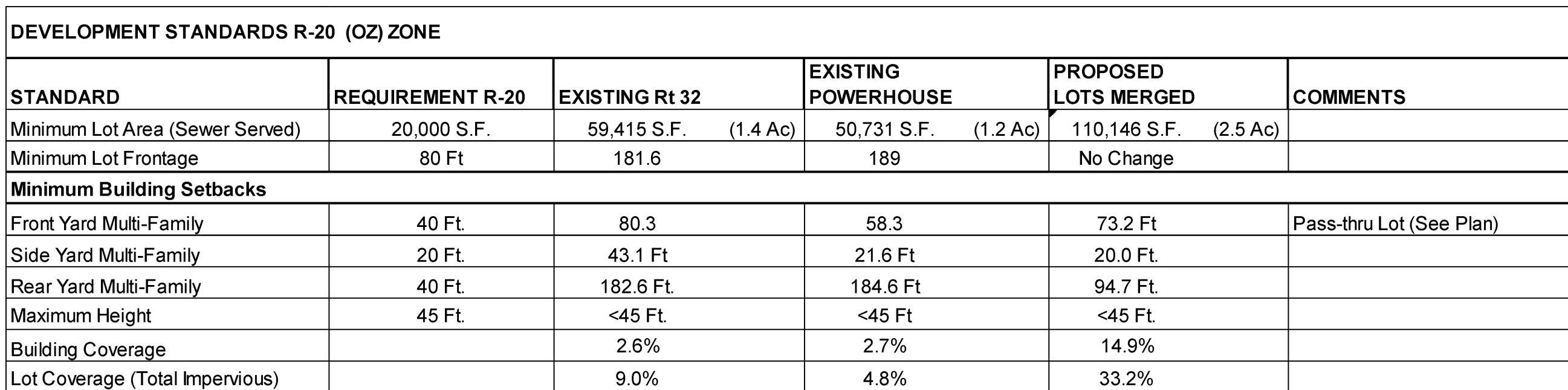
MADISON PLACE
LUXURY TOWNHOUSE DEVELOPMENT
18 POWERHOUSE ROAD
MONTVILLE, CONNECTICUT
PREPARED FOR
JANE HOLDINGS, LLC

Job Start Date:
3/20/24

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

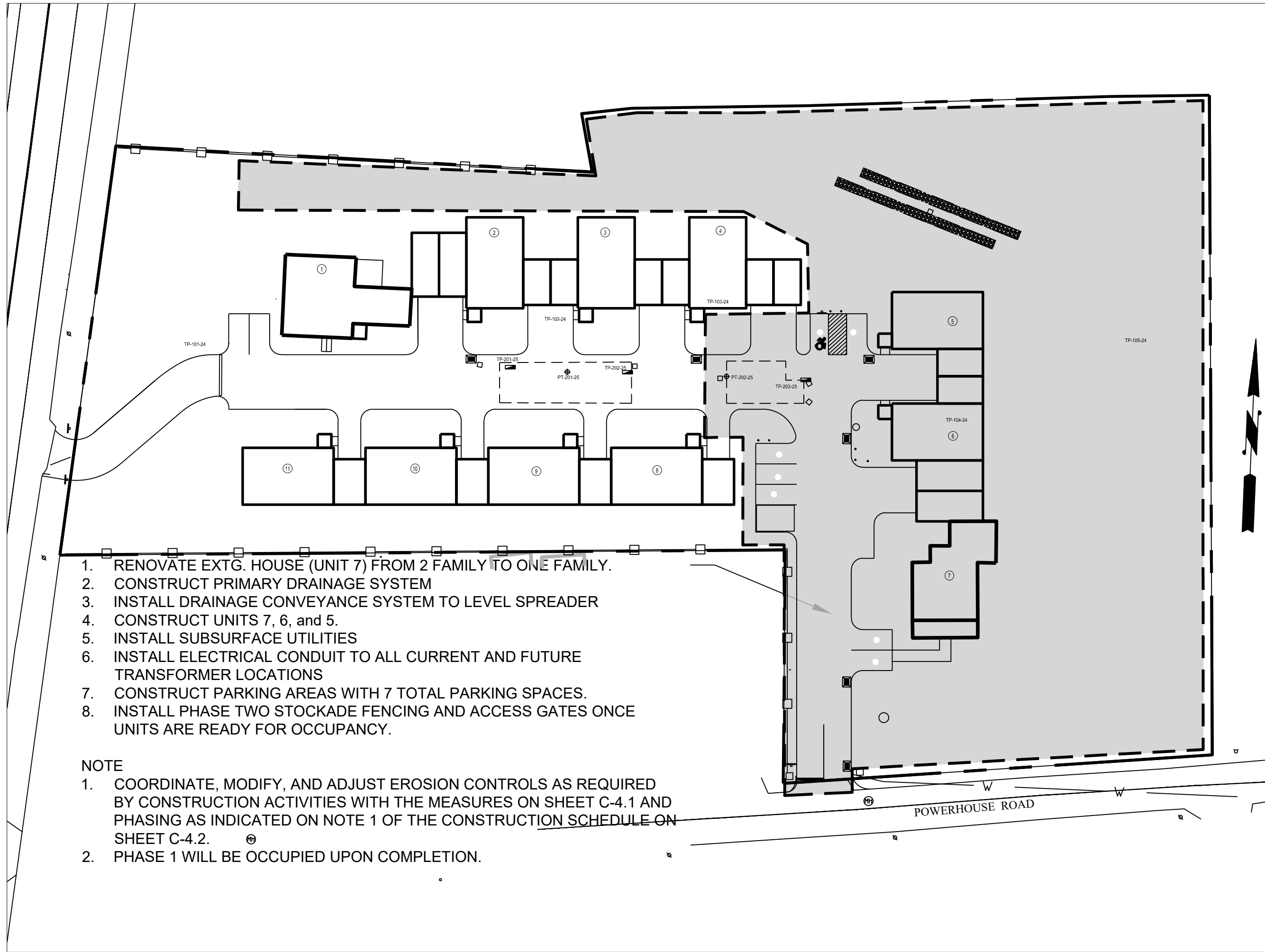
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1" = 20'

C-2.1

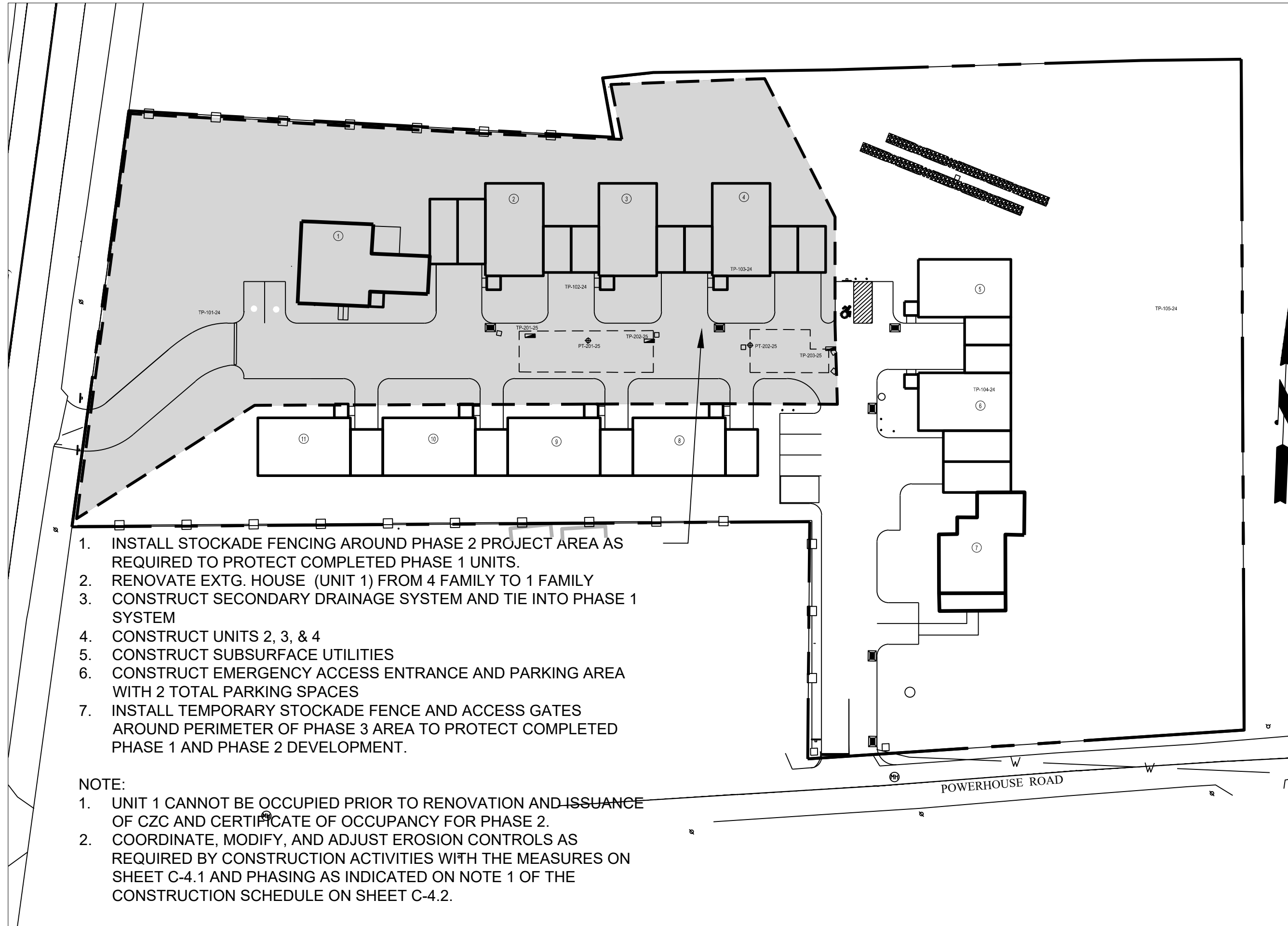


Parking	Required	Units	Required	Provided Garage Front	Garage Interior	Provided
Condominium Units	2.5	11	27.5	16	16	32
Additional Required			0			0
Guest Parking (3 Per 10 Units)	3	3.3	6			9
Total Parking Provided			33.5			41

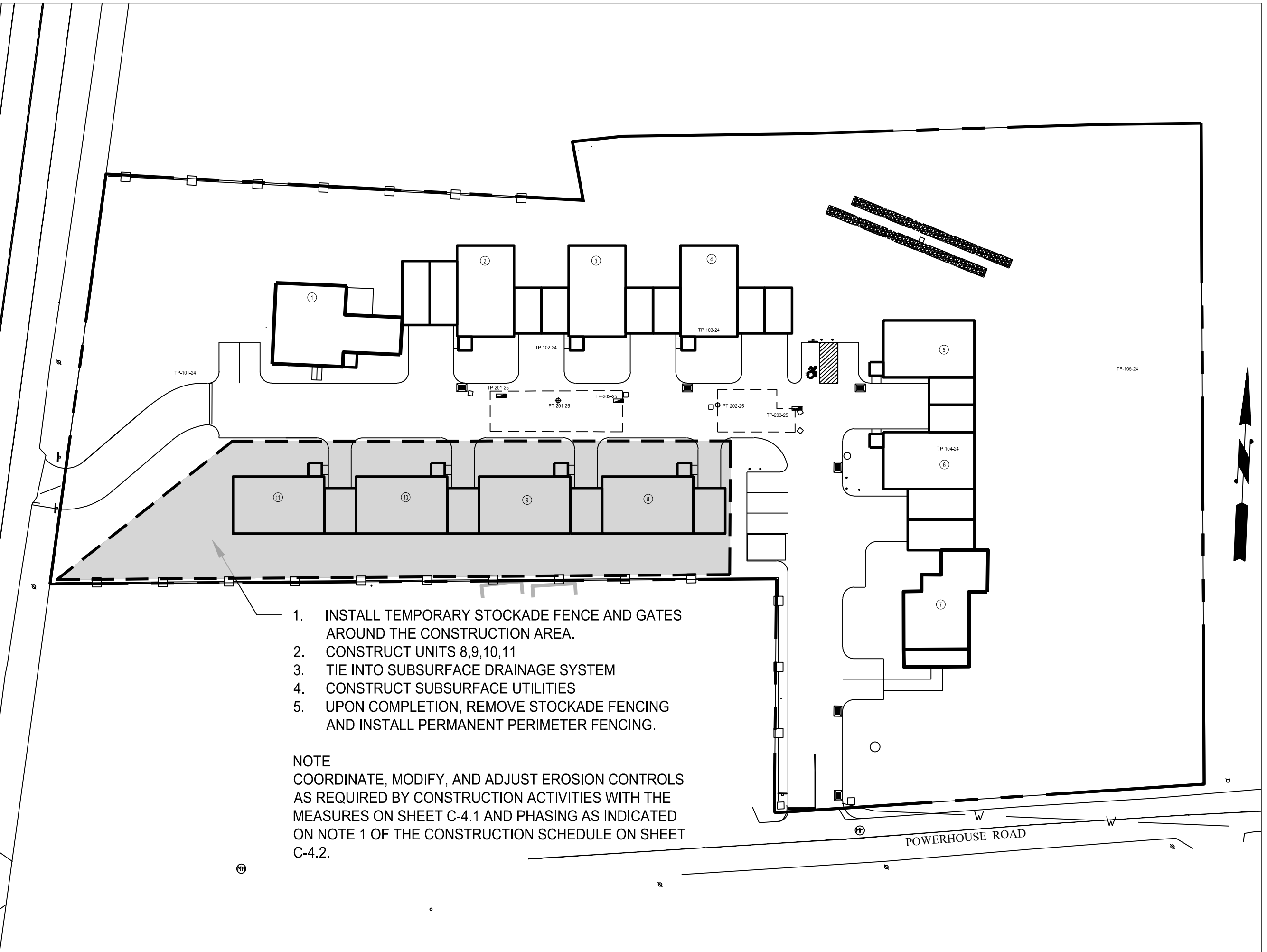
APPROVED BY THE MONTVILLE INLAND WETLAND COMMISSION	
CHAIRMAN _____	DATE _____
APPROVED BY THE MONTVILLE PLANNING AND ZONING COMMISSION	
CHAIRMAN _____	DATE _____
EXPIRATION DATE _____	
SEC PLAN APPROVAL DATE _____	



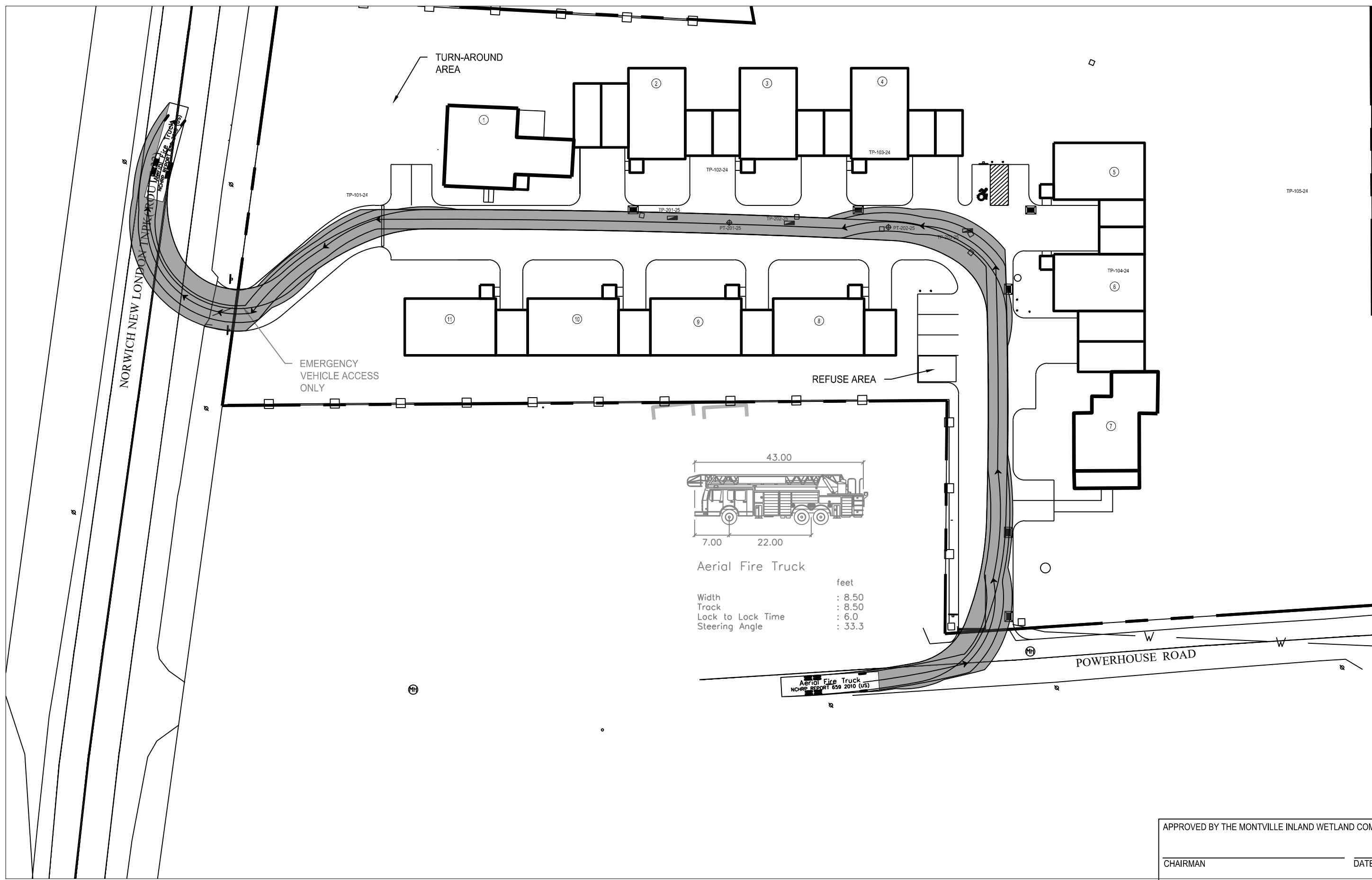
PHASE 1



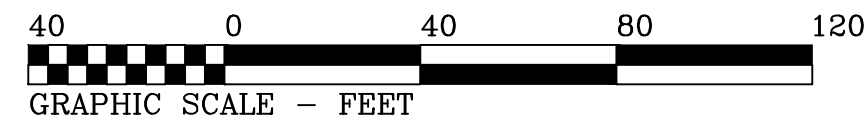
PHASE 2



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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MADISON PLACE
LUXURY TOWNHOUSE DEVELOPMENT
18 POWERHOUSE ROAD
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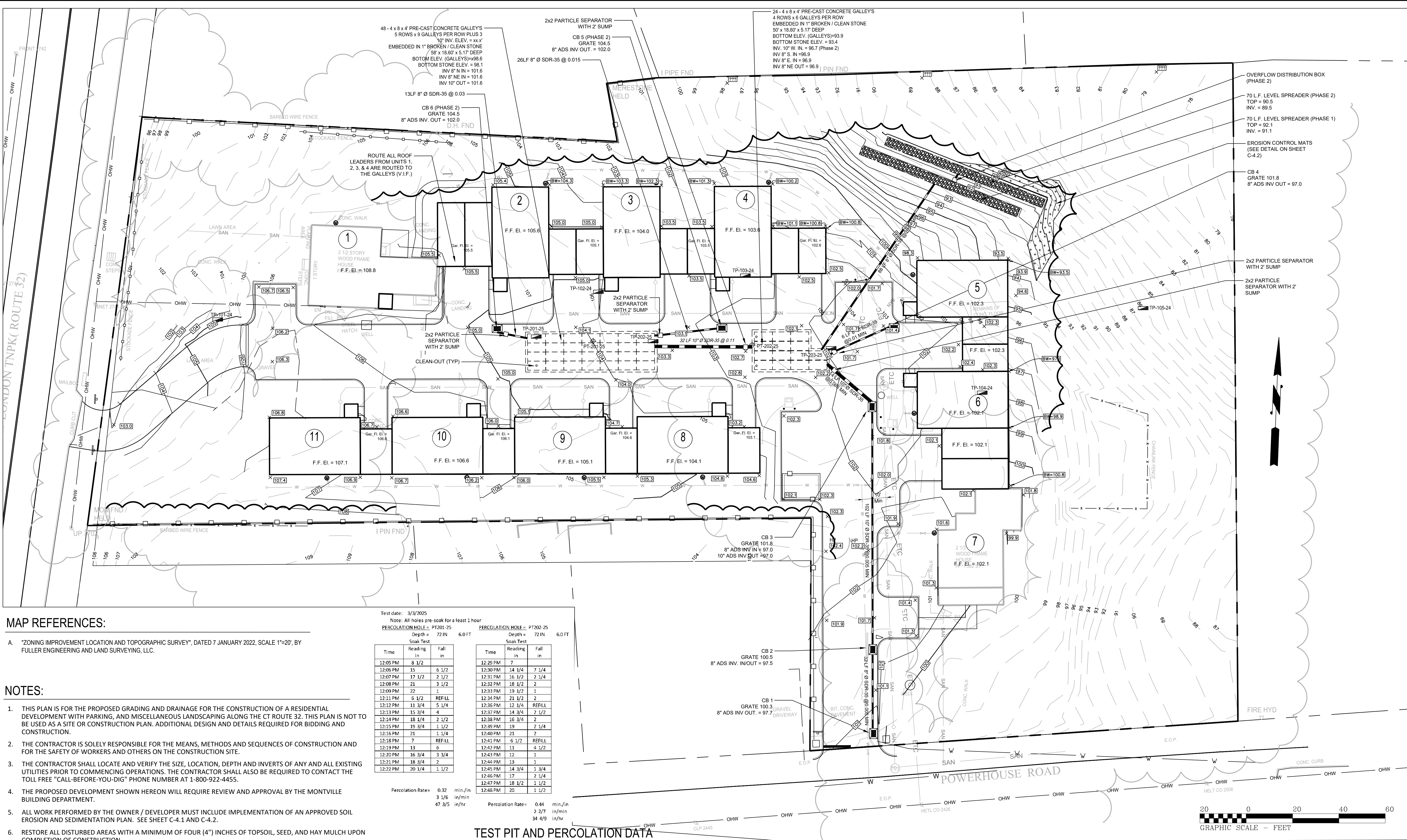
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Submission	02/11/25
Staff Review	01/15/25

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 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.
- FINAL RETAINING WALL SYSTEM TO BE DESIGNED AND INSPECTED BY A CONNECTICUT LICENSED ENGINEER. STRUCTURAL DETAILS TO BE SUBMITTED TO THE SATISFACTION OF THE TOWN ENGINEER PRIOR TO ISSUANCE OF BUILDING PERMIT.
- 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 = PT302-25

Depth = 72 IN

Soak Test

Time	Reading	Fall
12:29 PM	7	
12:30 PM	14 1/4	7 1/4
12:31 PM	16 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	16 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	14 3/4	2 1/4
12:45 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 201-205 conducted on 03/03/2025

TEST PIT TP 101-24

DEPTH 70 inches 5.8 Feet

0-15	Top soil with roots
15-44	Yellow dry silt with some very fine sand with cobbles and roots
44-70	Tan Coarse Medium Size Sand (dry) a lot of cobbles

Mottling No Water No Under No Roots 44"

TEST PIT TP 102-24

DEPTH 86 inches 7.2 Feet

0-16	Top soil with roots
16-42	Yellow dry silt with cobbles and roots
42-86	Tan Coarse Medium Size Sand some cobbles

Mottling No Water No Under No Roots 42"

TEST PIT TP 103-24

DEPTH 72 inches 6 Feet

0-11	Top soil with roots
11-50	Yellow silt with cobbles and roots
50-72	Tan Coarse Medium Size Sand a lot of cobbles

Mottling No Water No Under No Roots 50"

TEST PIT TP 104-24

DEPTH 96 inches 8 Feet

0-16	Top soil with cobbis (fill)
16-36	Yellow silt with cobbles
36-96	Tan Coarse Medium Size Sand a lot of cobbles

Mottling No Water No Under No Roots 36"

TEST PIT TP 105-24

DEPTH 81 inches 6.8 Feet

0-17	Top soil with roots
17-36	Yellow silt with cobbles
36-81	Tan Coarse Medium Size Sand a lot of cobbles

Mottling No Water No Under No Roots 44"

TEST PIT TP 201-25

DEPTH 174 inches 14.5 Feet

0-11	Top soil with roots
11-40	Yellow silt with cobbles and roots
40-174	Tan Coarse Medium Size Sand a lot of cobbles

Mottling No Water No Under No Roots 40"

TEST PIT TP 202-25

DEPTH 158 inches 14 Feet

0-8	Top soil with roots
8-48	Yellow silt with cobbles and roots
48-168	Tan Coarse Medium Size Sand a lot of cobbles

Mottling No Water No Under No Roots 48"

TEST PIT TP 203-25

DEPTH 174 inches 14.5 Feet

0-18	Top soil with roots
18-34	Yellow silt with roots some sand
34-174	Tan Coarse Medium Size Sand a lot of cobbles

Mottling No Water No Under No Roots 34"

APPROVED BY THE MONTVILLE INLAND WETLAND COMMISSION

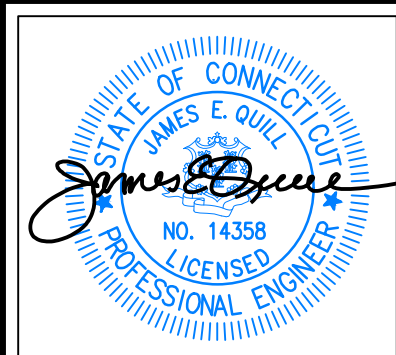
CHAIRMAN DATE

APPROVED BY THE MONTVILLE PLANNING AND ZONING COMMISSION

CHAIRMAN DATE

EXPIRATION DATE

SEC PLAN APPROVAL DATE



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MADISON PLACE
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18 POWERHOUSE ROAD
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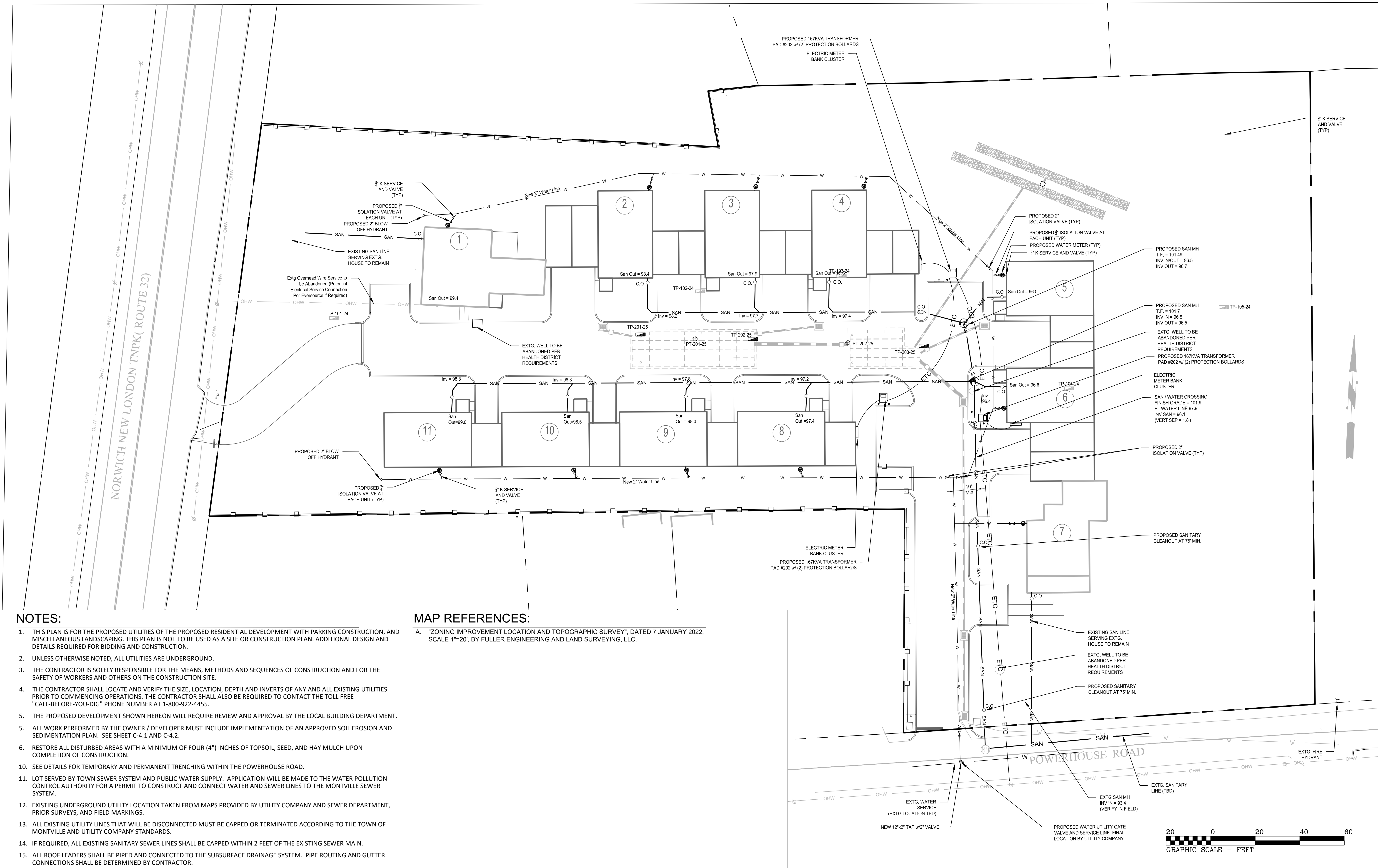
Drawn By: Checked By:
D.R.R. J.E.Q.

Sheet Title:
GRADING AND DRAINAGE PLAN

Scale:
1" = 20'

Sheet Number:
C-3.1

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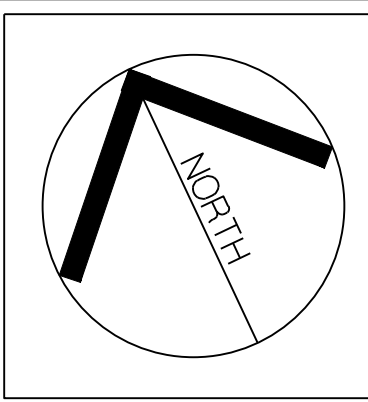
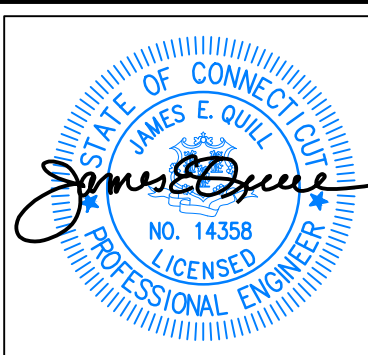


NOTES:

- THIS PLAN IS FOR THE PROPOSED UTILITIES OF THE PROPOSED RESIDENTIAL DEVELOPMENT WITH PARKING CONSTRUCTION, 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.
- UNLESS OTHERWISE NOTED, ALL UTILITIES ARE UNDERGROUND.
- 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 LOCAL BUILDING DEPARTMENT.
- 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.
- SEE DETAILS FOR TEMPORARY AND PERMANENT TRENCHING WITHIN THE POWERHOUSE ROAD.
- LOT SERVED BY TOWN SEWER SYSTEM AND PUBLIC WATER SUPPLY. APPLICATION WILL BE MADE TO THE WATER POLLUTION CONTROL AUTHORITY FOR A PERMIT TO CONSTRUCT AND CONNECT WATER AND SEWER LINES TO THE MONTVILLE SEWER SYSTEM.
- EXISTING UNDERGROUND UTILITY LOCATION TAKEN FROM MAPS PROVIDED BY UTILITY COMPANY AND SEWER DEPARTMENT, PRIOR SURVEYS, AND FIELD MARKINGS.
- ALL EXISTING UTILITY LINES THAT WILL BE DISCONNECTED MUST BE CAPPED OR TERMINATED ACCORDING TO THE TOWN OF MONTVILLE AND UTILITY COMPANY STANDARDS.
- IF REQUIRED, ALL EXISTING SANITARY SEWER LINES SHALL BE CAPPED WITHIN 2 FEET OF THE EXISTING SEWER MAIN.
- ALL ROOF LEADERS SHALL BE PIPED AND CONNECTED TO THE SUBSURFACE DRAINAGE SYSTEM. PIPE ROUTING AND GUTTER CONNECTIONS SHALL BE DETERMINED BY CONTRACTOR.
- ALL UNITS ARE DESIGNED TO HAVE SANITARY CONNECTIONS IN EACH BASEMENT AND WILL PUMP UP TO THE MAIN LATERAL AT THE FRONT OF THE BUILDINGS. SANITARY LIFT SYSTEMS ARE REQUIRED TO FACILITATE ALL SEWAGE DISCHARGE TO THE TOWN SEWER SYSTEM IN THE STREET.
- ALL WORK SHALL COMPLY WITH THE FOLLOWING TOWN STANDARDS:
 - TOWN OF MONTVILLE SEWER USE RULES AND REGULATIONS.
 - TOWN OF MONTVILLE SANITARY SEWER MATERIALS AND CONSTRUCTION STANDARDS.
 - TOWN OF MONTVILLE SPECIFICATIONS OF WATER MAINS AND APPURTENANCES.
- SEWER PIPE TO BE PLASTIC PVC-SDR35.
- WATER LINES TO BE TYPE K COPPER TUBING.
- GRINDER PUMPS SHALL BE INSTALLED IN ALL UNITS.

MAP REFERENCES:

- "ZONING IMPROVEMENT LOCATION AND TOPOGRAPHIC SURVEY", DATED 7 JANUARY 2022, SCALE 1"=20", BY FULLER ENGINEERING AND LAND SURVEYING, LLC.



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MADISON PLACE
LUXURY TOWNHOUSE DEVELOPMENT
18 POWERHOUSE ROAD
MONTVILLE, CONNECTICUT
PREPARED FOR
JNE HOLDINGS, LLC

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Staff Review	01/15/25

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

Sheet Title:
PROPOSED UTILITIES PLAN

Scale:
1" = 20'

Sheet Number:
C-3.2

APPROVED BY THE MONTVILLE INLAND WETLAND COMMISSION

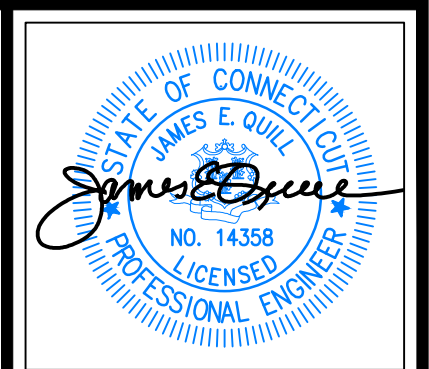
CHAIRMAN _____ DATE _____

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

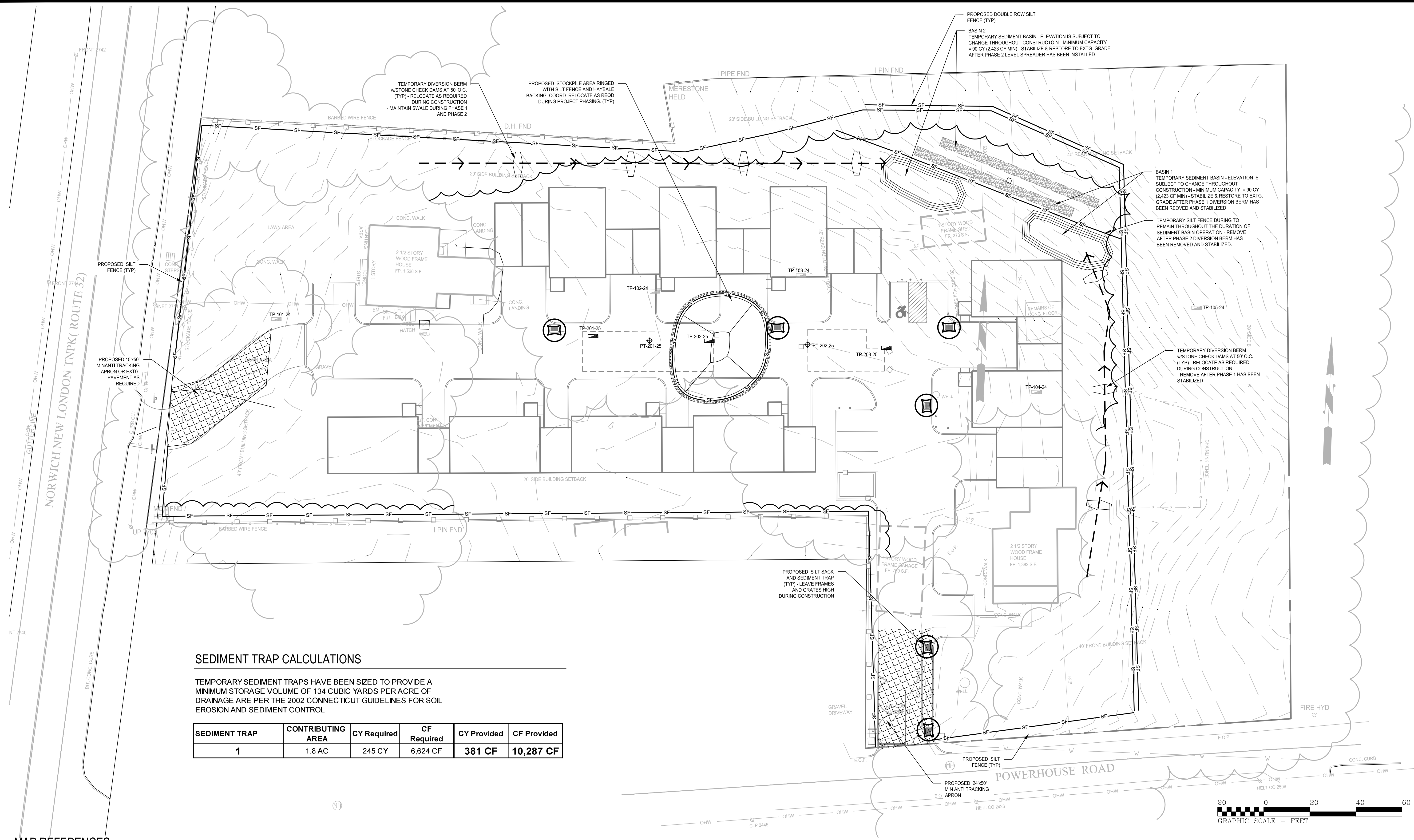
Staff Comments	03/18/25
Staff Comments	03/07/25
Staff Comments	02/21/25
Submission	02/11/25
Staff Review	01/15/25

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

Sheet Title:
**TEMPORARY
SOIL EROSION &
SEDIMENT
CONTROL PLAN**

Scale:
1" = 20'

Sheet Number:
C-4.1



SEDIMENT TRAP CALCULATIONS

TEMPORARY SEDIMENT TRAPS HAVE BEEN SIZED TO PROVIDE A MINIMUM STORAGE VOLUME OF 134 CUBIC YARDS PER ACRE OF DRAINAGE AREA PER THE 2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL

SEDIMENT TRAP	CONTRIBUTING AREA	CY Required	CF Required	CY Provided	CF Provided
1	1.8 AC	245 CY	6,624 CF	381 CF	10,287 CF

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 SOIL EROSION AND SEDIMENT CONTROL 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 PROPOSED DEVELOPMENT SHOWN HEREON HAS BEEN DESIGNED IN ACCORDANCE WITH SECTION 15.1 OF THE ZONING REGULATIONS.
- ALL WORK PERFORMED BY THE OWNER / DEVELOPER MUST INCLUDE IMPLEMENTATION OF AN APPROVED SOIL EROSION AND SEDIMENTATION PLAN. SEE SHEET C-4.2 FOR EROSION CONTROL NOTES AND DETAILS.
- RESTORE ALL DISTURBED AREAS WITH A MINIMUM OF FOUR (4") INCHES OF TOPSOIL, SEED, AND HAY MULCH UPON COMPLETION OF CONSTRUCTION.

APPROVED BY THE MONTVILLE INLAND WETLAND COMMISSION

CHAIRMAN	DATE
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APPROVED BY THE MONTVILLE PLANNING AND ZONING COMMISSION

CHAIRMAN	DATE
EXPIRATION DATE	
SEC PLAN APPROVAL DATE	

