

Site Operations/Development Plan  
125 & 133 Depot Road  
Prepared For  
GATEWAY MONTVILLE, LLC  
125 & 133 Depot Road, Uncasville, Connecticut  
May 2022

Applicant:

Gateway Montville, LLC  
400 Waterfront Street  
New Haven, CT 06512

Owner:

Uncasville, LLC  
1515 Des Peres Road  
Saint Louis, MO 63131

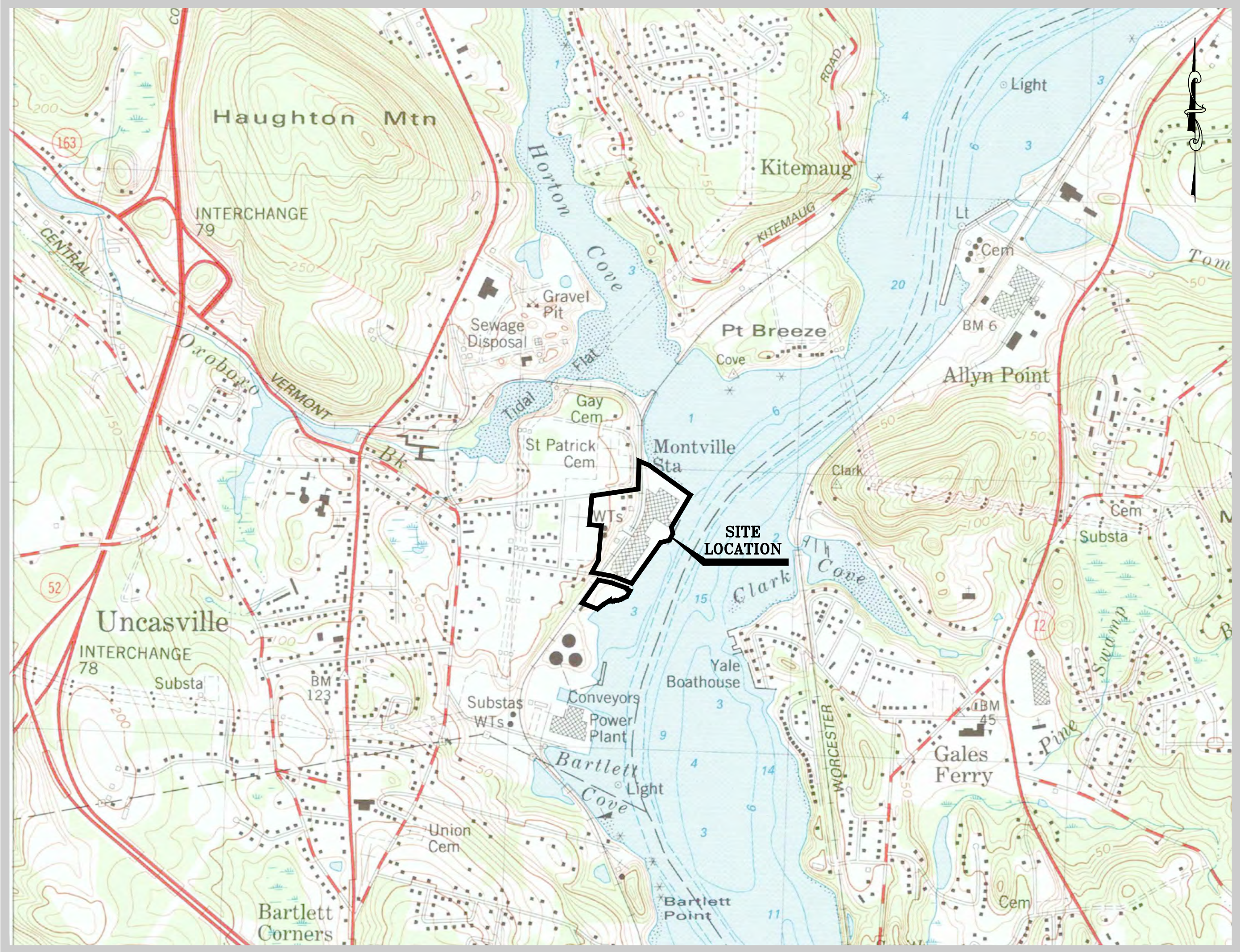
Property Information:

Address: 133 Depot Road  
Montville Assessor's ID: 071-001-000  
Area: 6.28± Ac.  
Zoning: Industrial  
Volume/Page: 657/1163

Address: Depot Road  
Montville Assessor's ID: 071-013-000  
Area: 1.16± Ac.  
Zoning: Industrial  
Volume/Page: 657/1163

Address: 125 Depot Road  
Montville Assessor's ID: 071-007-000  
Area: 11.85± Ac.  
Zoning: Industrial  
Volume/Page: 657/1163

Address: 55 Dock Road  
Montville Assessor's ID: 071-008-000  
Area: 2.57± Ac.  
Zoning: Industrial  
Volume/Page: 657/1163



Site Location Map

Scale: 1" = 1000'

Drawing Index

Sheet No.	Sheet Title
1	Cover Sheet
2	Overall Key Map
3	Improvement Location & Topographic Survey - North
4	Improvement Location & Topographic Survey - South
5	Site Preparation/Erosion & Sediment Control Plan - North
6	Site Preparation/Erosion & Sediment Control Plan - South
7	Phase 1 Site Operations/Development Plan - North
8	Phase 1 Site Operations/Development Plan - South
9	Phase 1 Grading and Stormwater Plan - North
10	Phase 1 Grading and Stormwater Plan - South
11	Phase 2 Site Operations/Development Plan - North
12	Phase 2 Site Operations/Development Plan - South
13	Phase 2 Grading and Stormwater Plan - North
14	Phase 2 Grading and Stormwater Plan - South
15	Utility Improvements Plan
16	Proposed Access Driveway Plan & Profile
17	55 Dock Road Site Plan
18	Stormwater Pollution Prevention Notes
19	Stormwater Pollution Prevention Notes and Details
20	Notes and Details - 1
21	Notes and Details - 2
22	Adjacent Properties List and Zoning Map

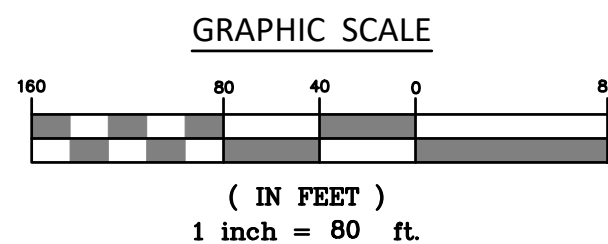
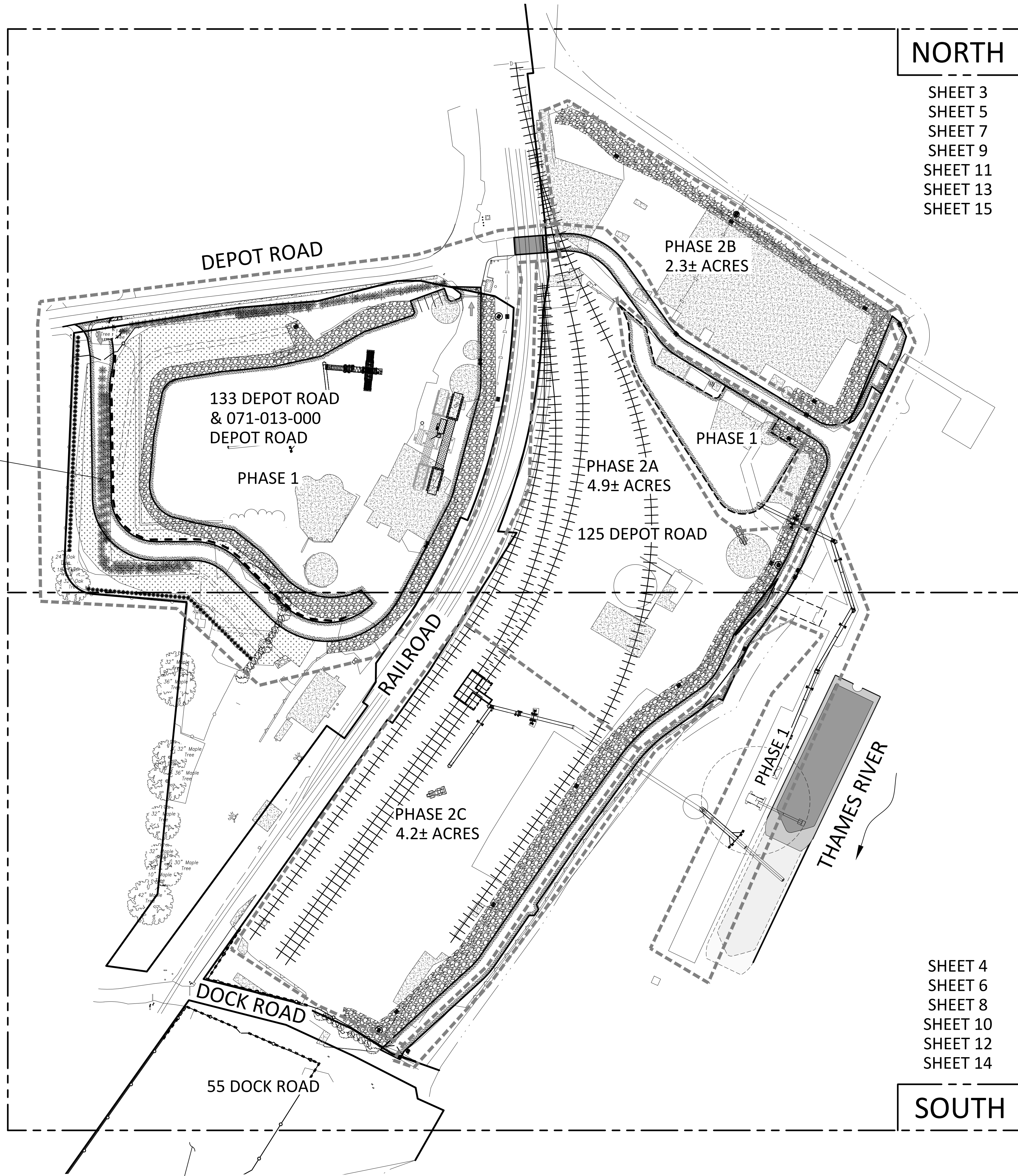
Note: Plan Set Signatures For Sheets 1-22



11792\_168.2.3 PROJECTS\CIVIL 3D PROJECTS\2021\22-3140 GATEWAY TERMINAL\DWG\DESIGN\DEPOT ROAD SITE PLAN.DWG

SEE SHEET 16 FOR  
DRIVEWAY PLAN & PROFILE

SEE SHEET 17 FOR  
55 DOCK ROAD SITE PLAN



NORTH

SHEET 3  
SHEET 5  
SHEET 7  
SHEET 9  
SHEET 11  
SHEET 13  
SHEET 15

SOUTH

PROJECT DESCRIPTION:

**PHASE 1**  
CONSTRUCT NEW ACCESS DRIVEWAY AND SALT STORAGE PAD ON 133 DEPOT ROAD. IMPROVE ACCESS TO PIER AND INSTALL CONVEYORS FOR OFF-LOADING BARGE. STORMWATER MANAGEMENT IMPROVEMENTS ALONG SEA WALL.

**PHASE 2A**  
PLACE 23,700± CUBIC YARDS OF FILL FOR FUTURE RAIL SIDINGS ON 4.9± ACRE AREA OF 125 DEPOT ROAD. CONSTRUCT NEW ACCESS DRIVEWAY ON 125 DEPOT ROAD AND INSTALL STORMWATER MANAGEMENT IMPROVEMENTS TO COLLECT AND TREAT RUNOFF PRIOR TO DISCHARGE.

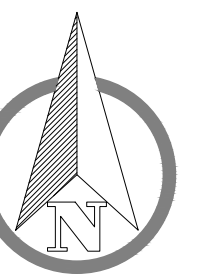
**PHASE 2B**  
PLACE 6,500± CUBIC YARDS OF FILL FOR FUTURE MATERIAL STOCKPILE AREA ON 2.3± ACRE AREA OF 125 DEPOT ROAD. CONSTRUCT NEW ACCESS DRIVEWAY ON 125 DEPOT ROAD AND INSTALL STORMWATER MANAGEMENT IMPROVEMENTS TO COLLECT AND TREAT RUNOFF PRIOR TO DISCHARGE.

**PHASE 2C**  
PLACE 36,600± CUBIC YARDS OF FILL FOR FUTURE MATERIAL STOCKPILE AREA ON 4.2± ACRE AREA OF 125 DEPOT ROAD. CONSTRUCT NEW ACCESS DRIVEWAY ON 125 DEPOT ROAD AND INSTALL STORMWATER MANAGEMENT IMPROVEMENTS TO COLLECT AND TREAT RUNOFF PRIOR TO DISCHARGE.

**55 DOCK ROAD**  
INSTALL SECURITY FENCE.

Site Operations/Development Plan  
"Overall Key Map"

Prepared for  
Gateway Montville, LLC  
125 & 133 Depot Road - Uncasville, Connecticut



SCALE:  
1" = 80'  
DATE:  
May 2022  
JOB I.D. NO.  
22-3140

Revisions

SHEET NO.

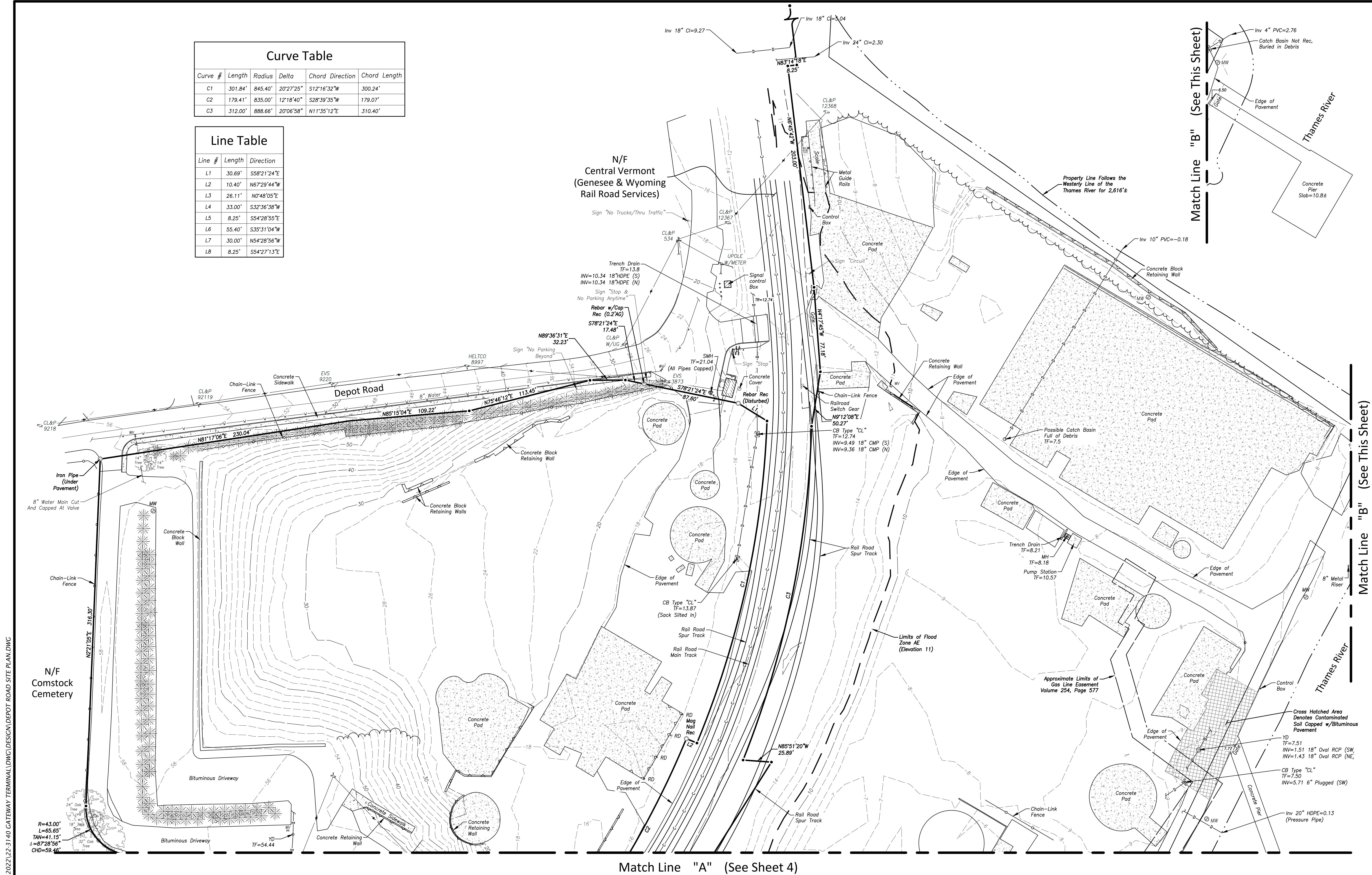
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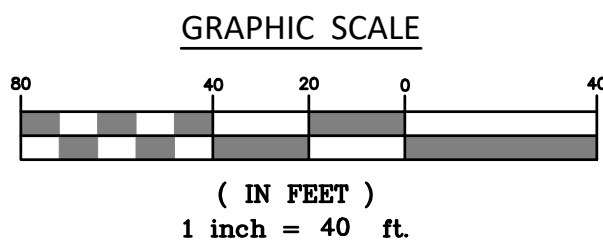
Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	301.84'	845.40'	20°27'25"	S12°16'32"W	300.24'
C2	179.41'	835.00'	12°18'40"	S28°39'35"W	179.07'
C3	312.00'	888.66'	20°06'58"	N11°35'12"E	310.40'

Line Table		
Line #	Length	Direction
L1	30.69'	S58°21'24"E
L2	10.40'	N67°29'44"W
L3	26.11'	N0°48'05"E
L4	33.00'	S32°36'38"W
L5	8.25'	S54°28'55"E
L6	55.40'	S35°31'04"W
L7	30.00'	N54°28'56"W
L8	8.25'	S54°27'13"E



Match Line "A" (See Sheet 4)

Match Line "B" (See This Sheet)

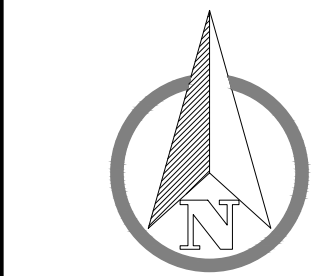


Note: See Sheet 4 for Notes, Legend & Abbreviations

"TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON."

JOHN U. FAULISE JR., L.S. LICENSE NO. DATE

Site Operations/Development Plan  
"Improvement Location & Topographic Survey - North"  
Prepared for  
Gateway Montville, LLC  
125 & 133 Depot Road - Uncasville, Connecticut



SCALE: 1" = 40'  
DATE: May 2022  
JOB I.D. NO. 22-3140  
Revisions

SHEET NO.

3

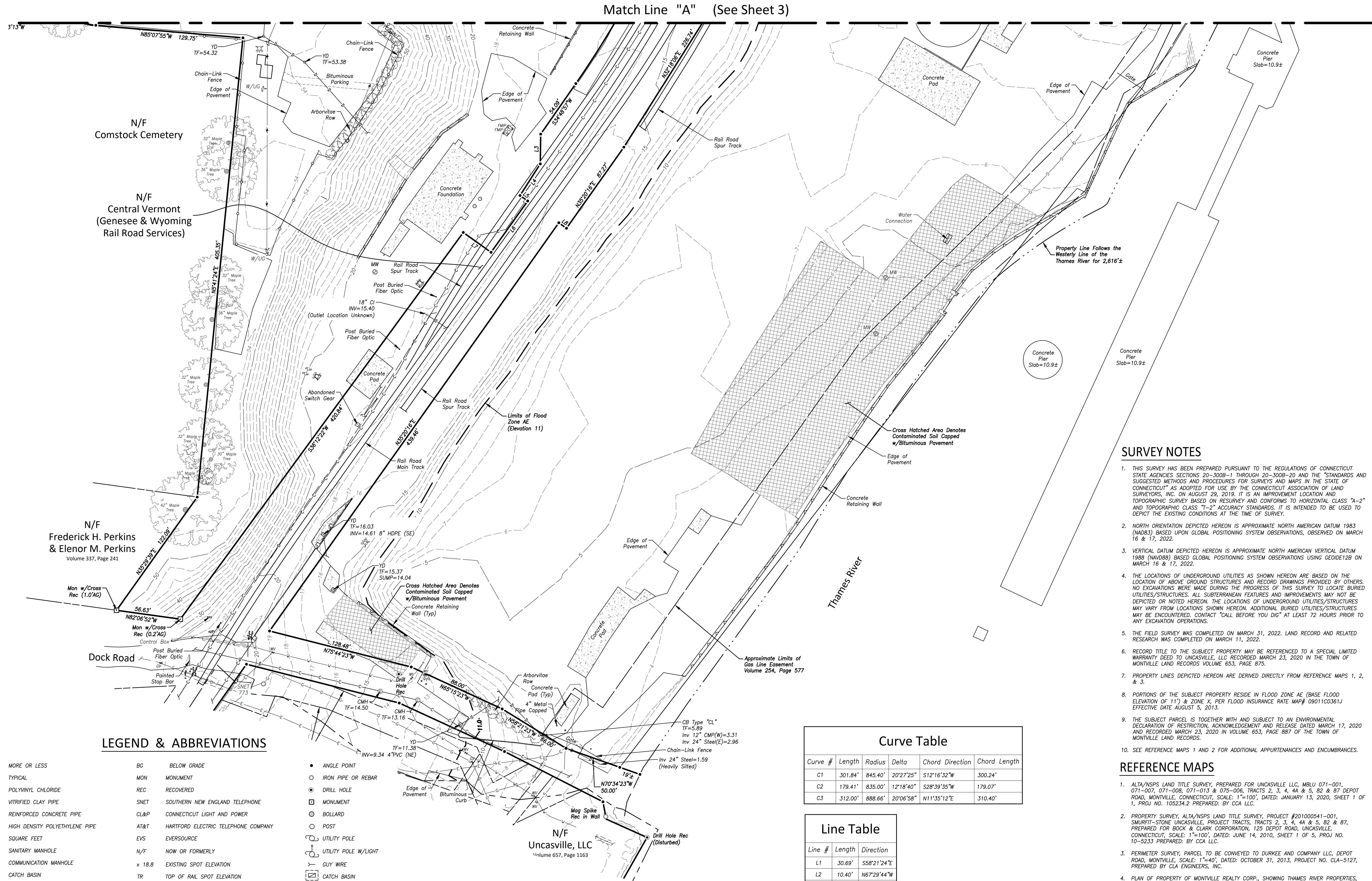
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1192.168.2.3\PROJECTS\CIVIL 3D PROJECTS\2022\22-3140 GATEWAY TERMINAL.DWG\DESIGN\DEPOT ROAD SITE PLAN.DWG

±	MORE OR LESS	BG	BELOW GRADE	●	ANGLE POINT
TYP	TYPICAL	MON	MONUMENT	○	IRON PIPE OR REBAR
PVC	POLYVINYL CHLORIDE	REC	RECOVERED	○	DRILL HOLE
VCP	VITRIFIED CLAY PIPE	SNET	SOUTHERN NEW ENGLAND TELEPHONE	□	MONUMENT
RCP	REINFORCED CONCRETE PIPE	CL&P	CONNECTICUT LIGHT AND POWER	○	BOLLARD
HDPE	HIGH DENSITY POLYETHYLENE PIPE	AT&T	HARTFORD ELECTRIC TELEPHONE COMPANY	○	POST
SF	SQUARE FEET	EVS	EVERSOURCE	○	UTILITY POLE
MH	SANITARY MANHOLE	N/F	NOW OR FORMERLY	○	UTILITY POLE W/LIGHT
CMH	COMMUNICATION MANHOLE	x 18.8	EXISTING SPOT ELEVATION	—	GUY WIRE
CB	CATCH BASIN	TR	TOP OF RAIL SPOT ELEVATION	□	CATCH BASIN
YD	YARD DRAIN	—	BUILDING SETBACK LINE	○	YARD DRAIN
TF	TOP OF FRAME	— 12 —	EXISTING CONTOUR	⊙	MANHOLE
INV	INVERT	—	TREE LINE	⊙	COMMUNICATIONS MANHOLE
GV	GAS VALVE	—	RETAINING WALL	⊗	WATER OR GAS VALVE
WV	WATER VALVE	—	STONE WALL	⊙	MONITORING WELL
HH	HANDHOLE	—	OVERHEAD WIRES	□	FIRE MAIN INDICATOR POST
MB	MAILBOX	—	GAS	—	SIGN
W/	WITH	—	WATER	—	DECIDUOUS TREE
AG	ABOVE GRADE	—	COMMUNICATIONS	—	CONIFER TREE
		—	CHAIN LINK FENCE		

**B** © 2022 BOUNDARIES LLC  
THIS DRAWING IS THE PROPERTY OF BOUNDARIES LLC AND HAS BEEN SPECIFICALLY PREPARED FOR THE OWNER OF THIS PROJECT, AT THIS SITE, AND IS NOT TO BE DUPLICATED OR USED IN PART OR WHOLE FOR ANY OTHER PURPOSE. PROJECT, LOCATION OR OWNER WITHOUT THE EXPRESSED WRITTEN CONSENT OF BOUNDARIES LLC.



## LEGEND & ABBREVIATIONS

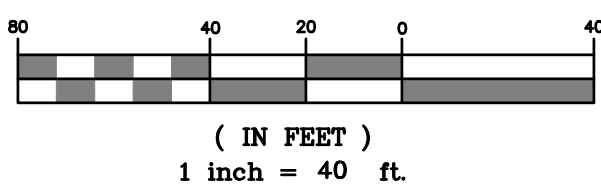
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## GRAPHIC SCALE



## SURVEY NOTES

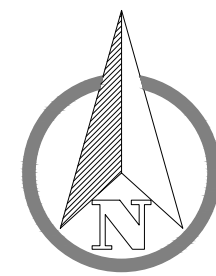
- THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300B-1 THROUGH 20-300B-20 AND THE "STANDARDS AND SUGGESTED METHODS AND PROCEDURES FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED FOR USE BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON AUGUST 29, 2019. IT IS AN IMPROVEMENT LOCATION AND TOPOGRAPHIC SURVEY BASED ON RESURVEY AND CONFORMS TO HORIZONTAL CLASS "A-2" AND TOPOGRAPHIC CLASS "1-2" ACCURACY STANDARDS. IT IS INTENDED TO BE USED TO DEPICT THE EXISTING CONDITIONS AT THE TIME OF SURVEY.
- NORTH ORIENTATION DEPICTED HEREON IS APPROXIMATE NORTH AMERICAN DATUM 1983 (NAD83) BASED UPON GLOBAL POSITIONING SYSTEM OBSERVATIONS, OBSERVED ON MARCH 16 & 17, 2022.
- VERTICAL DATUM DEPICTED HEREON IS APPROXIMATE NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88) BASED GLOBAL POSITIONING SYSTEM OBSERVATIONS USING GEODE12B ON MARCH 16 & 17, 2022.
- THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON THE LOCATION OF ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED BY OTHERS. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES. ALL SUBTERRANEAN FEATURES AND IMPROVEMENTS MAY NOT BE DEPICTED OR NOTED HEREON. THE LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. CONTACT "CALL BEFORE YOU DIG" AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION OPERATIONS.
- THE FIELD SURVEY WAS COMPLETED ON MARCH 31, 2022. LAND RECORD AND RELATED RESEARCH WAS COMPLETED ON MARCH 11, 2022.
- RECORD TITLE TO THE SUBJECT PROPERTY MAY BE REFERENCED TO A SPECIAL LIMITED WARRANTY DEED TO UNCASVILLE, LLC RECORDED MARCH 23, 2020 IN THE TOWN OF MONTVILLE LAND RECORDS VOLUME 653, PAGE 875.
- PROPERTY LINES DEPICTED HEREON ARE DERIVED DIRECTLY FROM REFERENCE MAPS 1, 2, & 3.
- PORTIONS OF THE SUBJECT PROPERTY RESIDE IN FLOOD ZONE AE (BASE FLOOD ELEVATION OF 11') & ZONE X, PER FLOOD INSURANCE RATE MAP# 09011C0361J EFFECTIVE DATE AUGUST 5, 2013.
- THE SUBJECT PARCEL IS TOGETHER WITH AND SUBJECT TO AN ENVIRONMENTAL DECLARATION OF RESTRICTION, ACKNOWLEDGEMENT AND RELEASE DATED MARCH 17, 2020 AND RECORDED MARCH 23, 2020 IN VOLUME 653, PAGE 887 OF THE TOWN OF MONTVILLE LAND RECORDS.
- SEE REFERENCE MAPS 1 AND 2 FOR ADDITIONAL APPURTENANCES AND ENCUMBRANCES.

## REFERENCE MAPS

- ALTA/NSPS LAND TITLE SURVEY, PREPARED FOR UNCASVILLE, LLC, MBLU 071-001, 071-007, 071-008, 071-013 & 079-006, TRACTS 2, 3, 4, 4A & 5, 82 & 87 DEPOT ROAD, MONTVILLE, CONNECTICUT, SCALE: 1"=100', DATED: JANUARY 13, 2020, SHEET 1 OF 1, PROJ. NO. 105234.2 PREPARED: BY CCA LLC.
- PROPERTY SURVEY, ALTA/NSPS LAND TITLE SURVEY, PROJECT #201000541-001, SMURFIT-STONE UNCASVILLE, PROJECT TRACTS, TRACTS 2, 3, 4, 4A & 5, 82 & 87, PREPARED FOR BOCK & CLARK CORPORATION, 125 DEPOT ROAD, UNCASVILLE, CONNECTICUT, SCALE: 1"=100', DATED: JUNE 14, 2010, SHEET 1 OF 5, PROJ. NO. 10-5235 PREPARED: BY CCA LLC.
- PERIMETER SURVEY, PARCEL TO BE CONVEYED TO DURKEE AND COMPANY LLC, DEPOT ROAD, MONTVILLE, SCALE: 1"=40', DATED: OCTOBER 31, 2013, PROJECT NO. CLA-5127, PREPARED BY GLA ENGINEERS, INC.
- PLAN OF PROPERTY OF MONTVILLE REALTY CORP., SHOWING THAMES RIVER PROPERTIES, TOWN OF MONTVILLE, CONNECTICUT, SCALE: 1"=100', DATED: AUGUST 18, 1972, PREPARED BY: CHANDLER, PALMER & KING.
- RIGHT OF WAY AND TRACK MAP, NEW LONDON NORTHERN R.R. CO. OPERATED BY THE CENTRAL VERMONT RY. CO. STATION 264+00 TO STATION 316+80, SCALE: 1"=100', DATED: JUNE 30, 1912, MAP V1-6.
- RIGHT OF WAY AND TRACK MAP, NEW LONDON NORTHERN R.R. CO. OPERATED BY THE CENTRAL VERMONT RY. CO. STATION 316+80 TO STATION 369+60, SCALE: 1"=100', DATED: JUNE 30, 1912, MAP V1-7.

"TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON."

JOHN U. FAULISE JR. L.S. LICENSE NO. DATE



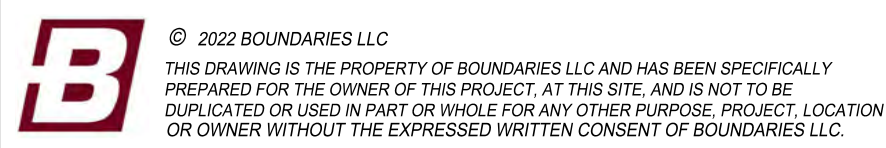


(ALL WORK TO BE PERFORMED IN ACCORDANCE WITH CONNECTICUT  
GENERAL STATUTES SEC. 29-402 THROUGH SEC. 29-414.)

1. OBTAIN CERTIFICATE OF NOTICE FROM ALL PUBLIC UTILITY COMPANIES STATING THAT SERVICE CONNECTIONS HAVE BEEN TERMINATED.
2. DEMOLITION MATERIALS SHALL REMOVED FROM THE SITE BY THE CONTRACTOR AND DELIVERED FOR DISPOSAL TO A SITE APPROVED TO RECEIVE SUCH MATERIALS.
3. ALL ATTEMPTS SHOULD BE MADE TO LIMIT THE TIME THAT CRAWL SPACES, FOUNDATIONS, OR EXCAVATIONS UNCOVERED DURING DEMOLITION ARE LEFT OPEN.
4. THE CONTRACTOR SHALL SEGREGATE RECYCLABLE MATERIALS AND DELIVER SUCH MATERIALS TO THE APPROPRIATE RECYCLING CENTER.
5. DUST CONTROL SHALL BE ACCOMPLISHED BY SPRAYING WITH WATER.
6. EXISTING UTILITY LOCATIONS ARE APPROXIMATE. CONTACT CALL BEFORE YOU DIG: 1-800-922-4455 AT LEAST 72 HOURS PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES.



( IN FEET )  
1 inch = 40 ft.

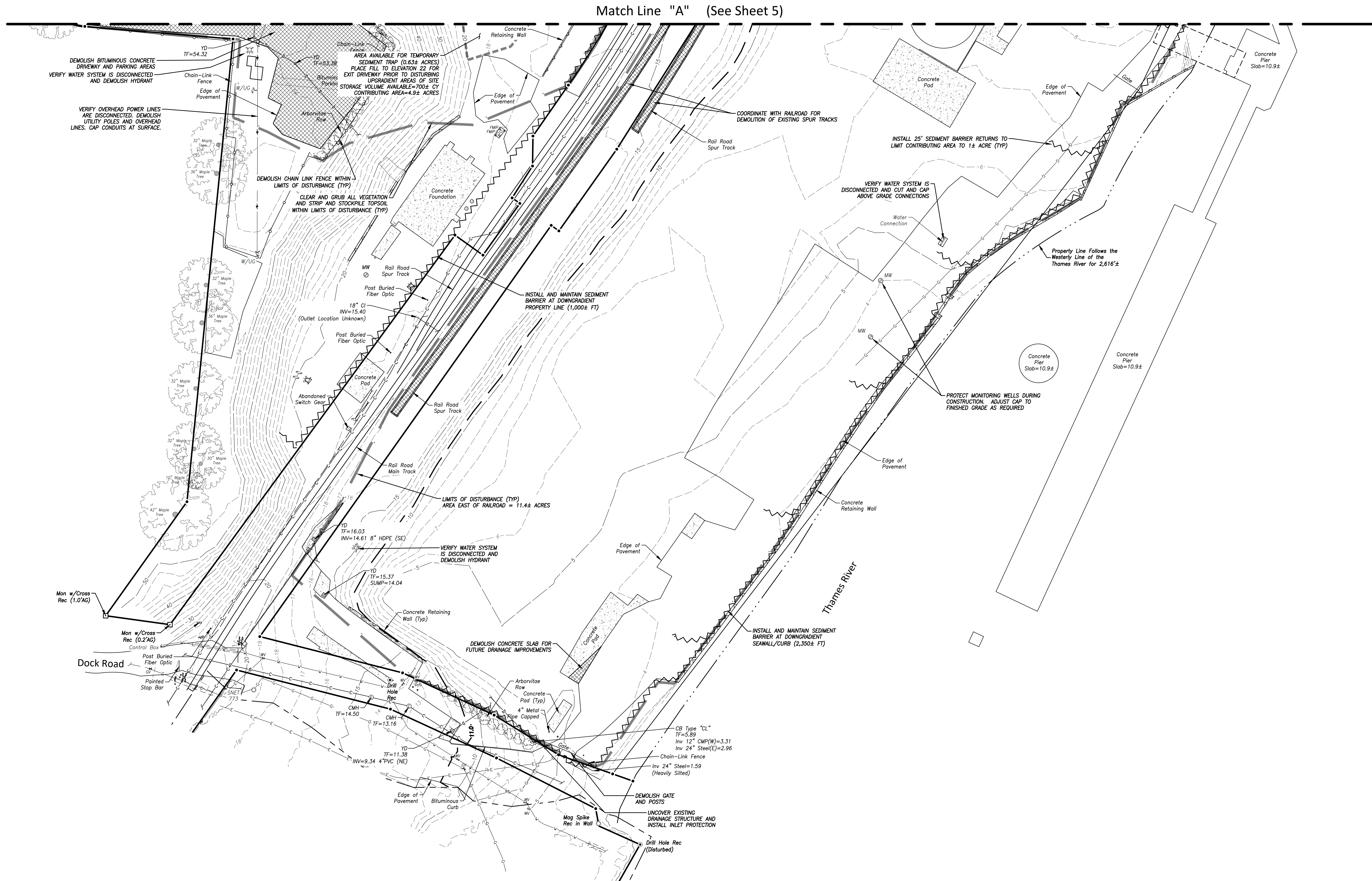




\\192.168.2.3\PROJECTS\CIVIL 3D PROJECTS\2022\22-3140 GATEWAY TERMINAL.DWG\DESIGN\DEPOT ROAD SITE PLAN.DWG

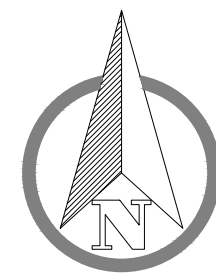


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Site Operations/Development Plan  
"Site Preparation/E&S Control Plan - South"

Prepared for  
Gateway Montville, LLC  
125 & 133 Depot Road - Uncasville, Connecticut



SCALE: 1" = 40'

DATE: May 2022

JOB I.D. NO. 22-3140

Revisions

SHEET NO.

6

22



USE  
TRANSPORTATION, CONSTRUCTION, WHOLESALE TRADE AND WAREHOUSE USES PERMITTED  
PER ZONING REGULATION SECTION 13.2.1.  
WATER DEPENDENT USES PERMITTED PER ZONING REGULATION SECTION 13.2.10.

PARKING  
PER ZONING REGULATION 18.2.1 PARKING SPACES SHALL BE 180 SF MINIMUM WITH A  
MINIMUM WIDTH OF 5' AND MINIMUM LENGTH OF 18'. THE PROPOSED 10' BY 20'  
PARKING SPACES CONTAIN 200 SF.

PER ZONING REGULATION 18.3.14 INDUSTRIAL USES REQUIRE 1 PARKING SPACE PER 3  
EMPLOYEES. THERE WILL BE A MAXIMUM OF 5 EMPLOYEES AT THE SITE. A TOTAL  
OF 5 PARKING SPACES HAVE BEEN PROVIDED.

