

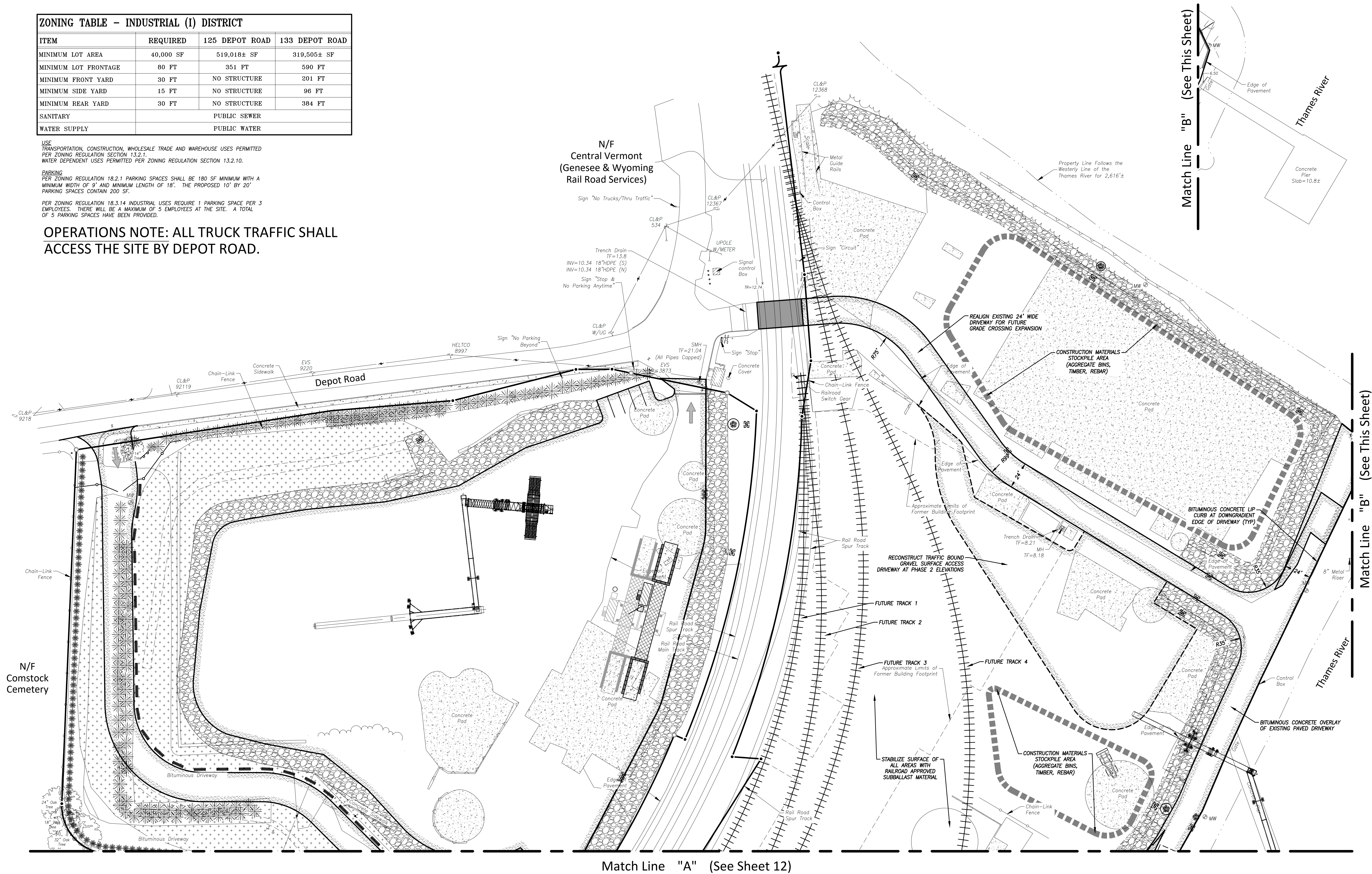
ZONING TABLE - INDUSTRIAL (I) DISTRICT			
ITEM	REQUIRED	125 DEPOT ROAD	133 DEPOT ROAD
MINIMUM LOT AREA	40,000 SF	519,018± SF	319,505± SF
MINIMUM LOT FRONTAGE	80 FT	351 FT	590 FT
MINIMUM FRONT YARD	30 FT	NO STRUCTURE	201 FT
MINIMUM SIDE YARD	15 FT	NO STRUCTURE	96 FT
MINIMUM REAR YARD	30 FT	NO STRUCTURE	384 FT
SANITARY		PUBLIC SEWER	
WATER SUPPLY		PUBLIC WATER	

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 9' 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.

OPERATIONS NOTE: ALL TRUCK TRAFFIC SHALL
ACCESS THE SITE BY DEPOT ROAD.



\\192.168.2.3\PROJECTS\CIVIL 3D PROJECTS\CIVIL 3D GATEWAY TERMINAL\DWG\DESIGN\DEPOT ROAD SITE PLAN.DWG

CIVIL ENGINEERING LAND SURVEYING LAND USE PLANNING SOIL SCIENCE

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Site Operations/Development Plan

"Phase 2 Site Operations/Development Plan - 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

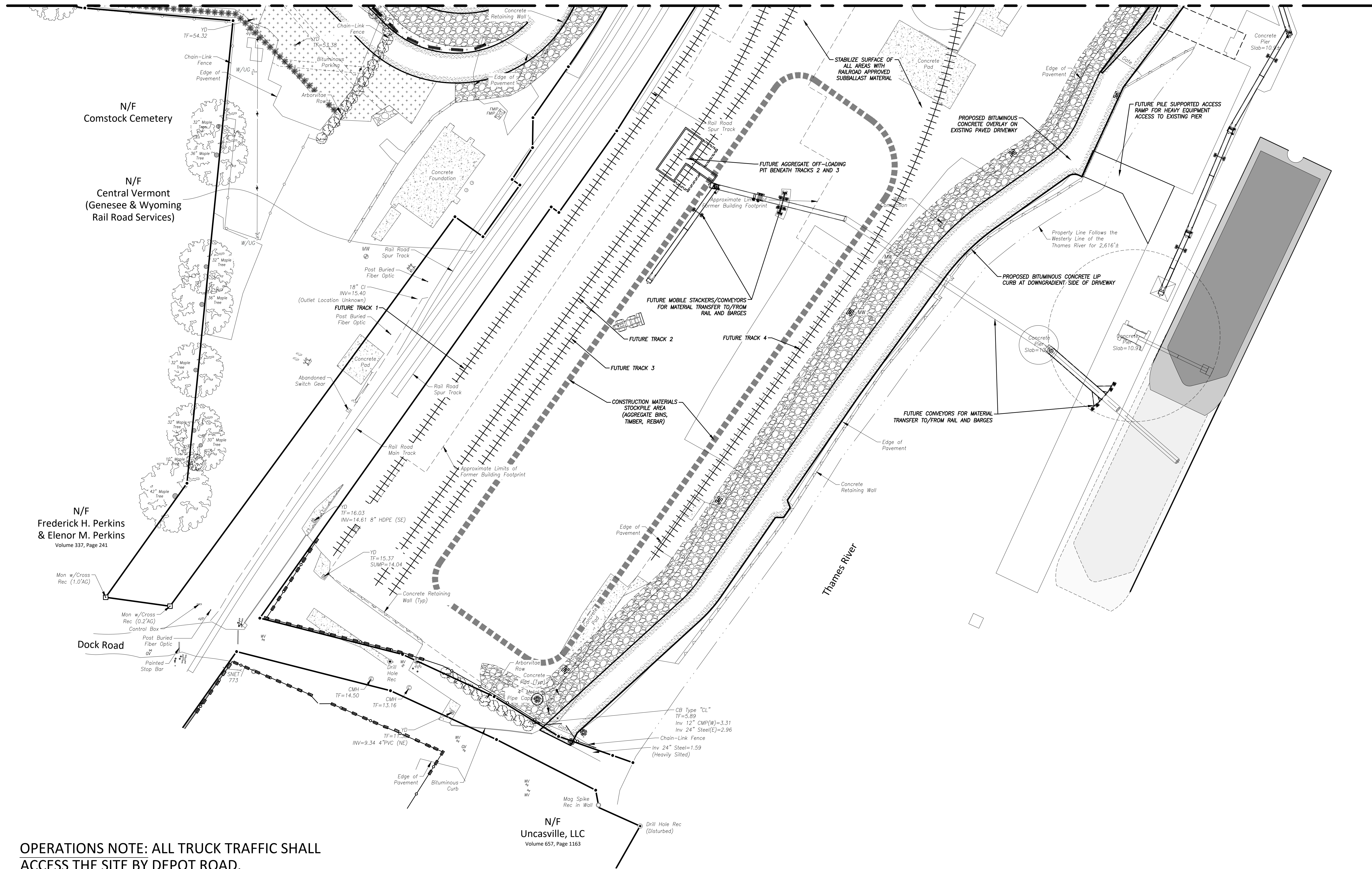
Rev. A - Per Town Staff
Review - 6/17/22

SHEET NO.

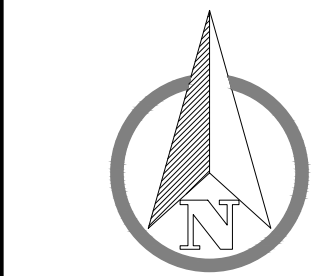
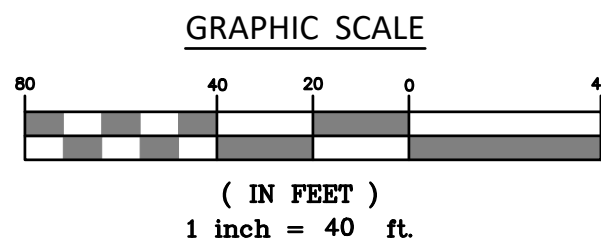
11

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Match Line "A" (See Sheet 11)



OPERATIONS NOTE: ALL TRUCK TRAFFIC SHALL ACCESS THE SITE BY DEPOT ROAD.



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FLOOD DAMAGE PREVENTION AND CONTROL INFORMATION	
FEMA FLOOD INSURANCE RATE MAP*	09011C0361J (EFFECTIVE 8/5/2013)
BASE FLOOD ELEVATION	TIDALLY INFLUENCED ZONE AR - ELEV. 11
LOWEST FLOOR ELEVATION	NO PROPOSED STRUCTURES
WATERCOURSE ALTERATION	NONE
NEW CONSTRUCTION	NO PROPOSED STRUCTURES
PLACED FILL IN FLOOD PLAIN FOR CONSTRUCTION OF RAIL SPURS BELOW BASE FLOOD ELEVATION	40,642 CY
COMPENSATORY STORAGE VOLUME PROVIDED FROM DEMOLITION OF FACTORY AND POWER PLANT BELOW BASE FLOOD ELEVATION	27,691 CY
EXCESS FILL PLACED IN FLOOD PLAIN*	12,951 CY

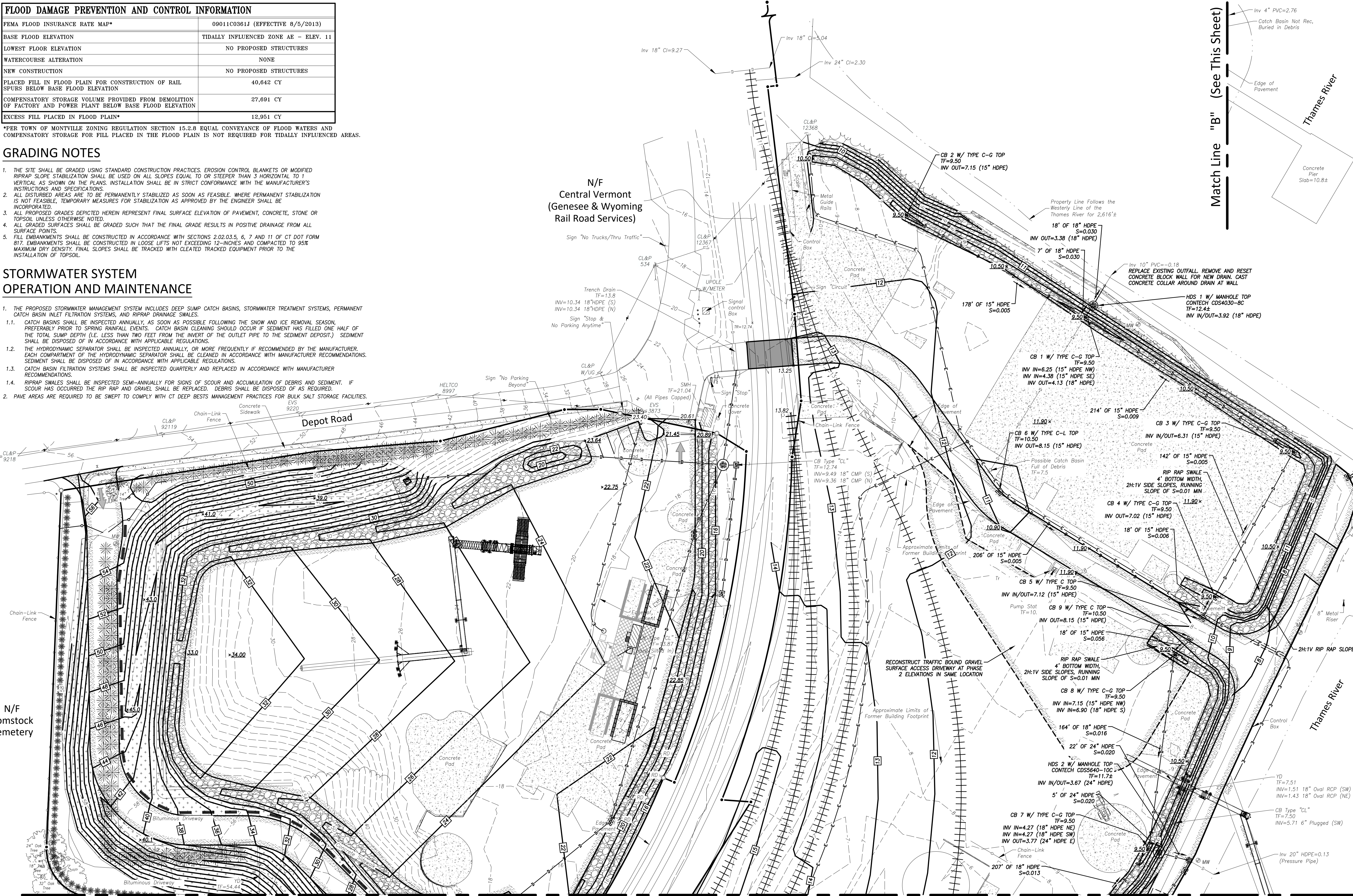
*PER TOWN OF MONTVILLE ZONING REGULATION SECTION 15.2.8 EQUAL CONVEYANCE OF FLOOD WATERS AND COMPENSATORY STORAGE FOR FILL PLACED IN THE FLOOD PLAIN IS NOT REQUIRED FOR TIDALLY INFLUENCED AREAS.

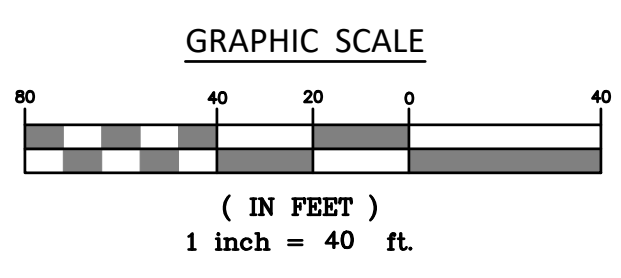
GRADING NOTES

- THE SITE SHALL BE GRADED USING STANDARD CONSTRUCTION PRACTICES. EROSION CONTROL BLANKETS OR MODIFIED RIPRAP SLOPE STABILIZATION SHALL BE USED ON ALL SLOPES EQUAL TO OR STEEPER THAN 3 HORIZONTAL TO 1 VERTICAL AS SHOWN ON THE PLANS. INSTALLATION SHALL BE IN STRICT CONFORMANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS.
- ALL DISTURBED AREAS ARE TO BE PERMANENTLY STABILIZED AS SOON AS FEASIBLE. WHERE PERMANENT STABILIZATION IS NOT FEASIBLE, TEMPORARY MEASURES FOR STABILIZATION AS APPROVED BY THE ENGINEER SHALL BE INCORPORATED.
- ALL PROPOSED GRADES DEPICTED HEREIN REPRESENT FINAL SURFACE ELEVATION OF PAVEMENT, CONCRETE, STONE OR TOPSOIL UNLESS OTHERWISE NOTED.
- ALL GRADED SURFACES SHALL BE GRADED SUCH THAT THE FINAL GRADE RESULTS IN POSITIVE DRAINAGE FROM ALL SURFACE POINTS.
- FILL EMBANKMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTIONS 2.02.03.5, 6, 7 AND 11 OF CT DOT FORM 817. EMBANKMENTS SHALL BE CONSTRUCTED IN LOOSE LIFTS NOT EXCEEDING 12-INCHES AND COMPACTED TO 95% MAXIMUM DRY DENSITY. FINAL SLOPES SHALL BE TRACKED WITH CLEATED TRACKED EQUIPMENT PRIOR TO THE INSTALLATION OF TOPSOIL.

STORMWATER SYSTEM OPERATION AND MAINTENANCE

- THE PROPOSED STORMWATER MANAGEMENT SYSTEM INCLUDES DEEP SUMP CATCH BASINS, STORMWATER TREATMENT SYSTEMS, PERMANENT CATCH BASIN INLET FILTRATION SYSTEMS, AND RIPRAP DRAINAGE SWALES.
- CATCH BASINS SHALL BE INSPECTED ANNUALLY, AS SOON AS POSSIBLE FOLLOWING THE SNOW AND ICE REMOVAL SEASON, PREFERABLY PRIOR TO SPRING RAINFALL EVENTS. CATCH BASIN CLEANING SHOULD OCCUR IF SEDIMENT HAS FILLED ONE HALF OF THE TOTAL SUMP DEPTH (I.E. LESS THAN TWO FEET FROM THE INVERT OF THE OUTLET PIPE TO THE SEDIMENT DEPOSIT.) SEDIMENT SHALL BE DISPOSED OF IN ACCORDANCE WITH APPLICABLE REGULATIONS.
- THE HYDRODYNAMIC SEPARATOR SHALL BE INSPECTED ANNUALLY, OR MORE FREQUENTLY IF RECOMMENDED BY THE MANUFACTURER. EACH COMPARTMENT OF THE HYDRODYNAMIC SEPARATOR SHALL BE CLEANED IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS. SEDIMENT SHALL BE DISPOSED OF IN ACCORDANCE WITH APPLICABLE REGULATIONS.
- CATCH BASIN FILTRATION SYSTEMS SHALL BE INSPECTED QUARTERLY AND REPLACED IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS.
- RIPPAP SWALES SHALL BE INSPECTED SEMI-ANNUALLY FOR SIGNS OF SCOUR AND ACCUMULATION OF DEBRIS AND SEDIMENT. IF SCOUR HAS OCCURRED, THE RIP RAP AND GRAVEL SHALL BE REPLACED. DEBRIS SHALL BE DISPOSED OF AS REQUIRED.
- PAVE AREAS ARE REQUIRED TO BE SWEEPED TO COMPLY WITH CT DEEP BESTS MANAGEMENT PRACTICES FOR BULK SALT STORAGE FACILITIES.

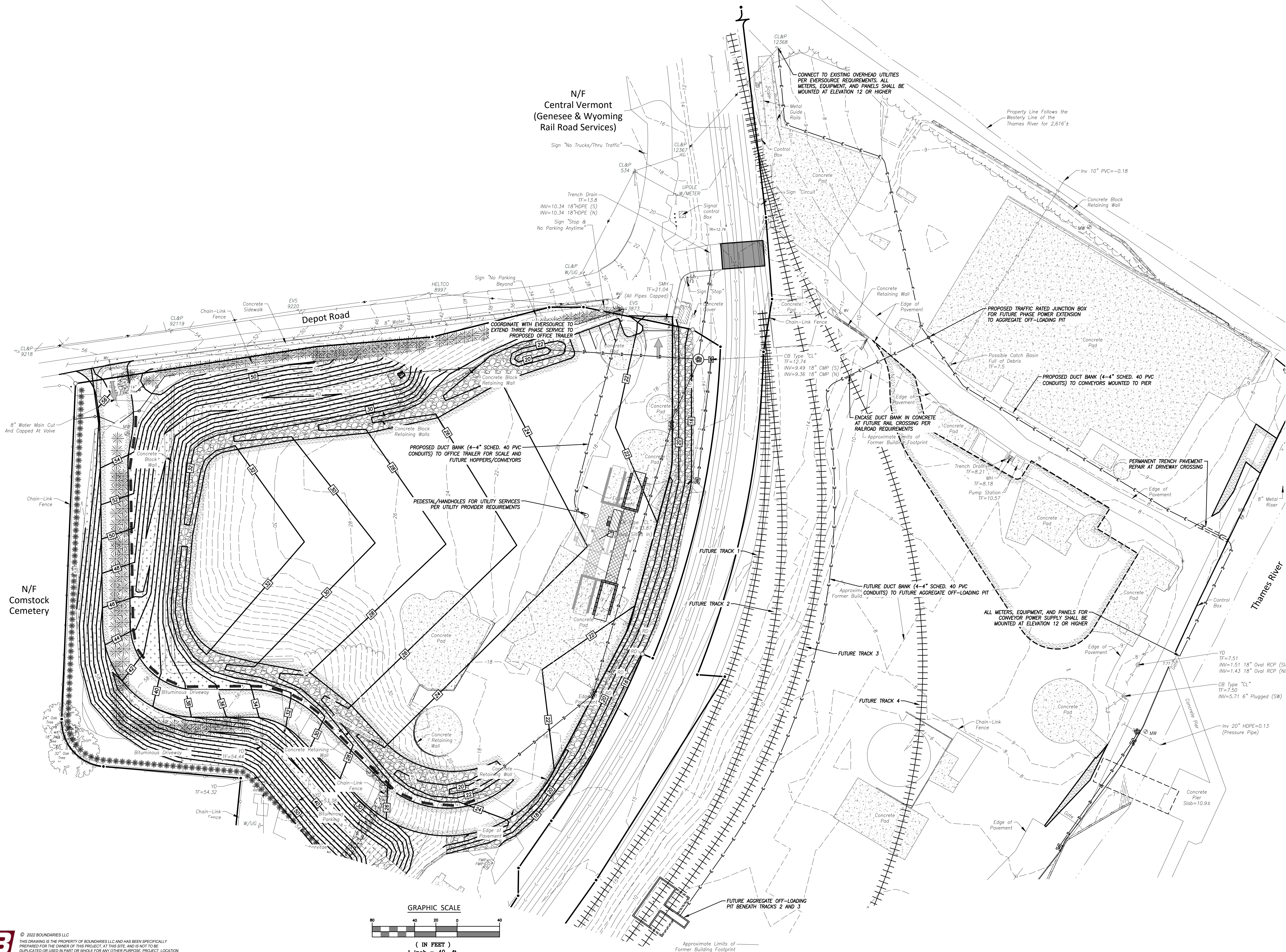




\\192.168.2.3\PROJECTS\CIVIL 3D PROJECTS\2021\22-3140 GATEWAY TERMINAL.DWG\DESIGN\DEPOT ROAD SITE PLAN.DWG

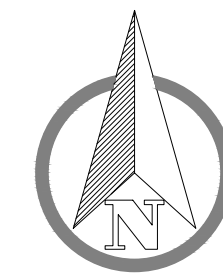


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OR OWNER WITHOUT THE EXPRESSED WRITTEN CONSENT OF BOUNDARIES LLC.



Site Operations/Development Plan
"Utility Improvements Plan"

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



SCALE: As Noted
DATE: May 2022
JOB I.D. NO. 22-3140
Revisions
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