

Site Operations/Development Plan

Prepared For

GATEWAY MONTVILLE, LLC

125 Depot Rd (M/B/L 071-007-000), 133 Depot Rd (M/B/L 071-001-000),
Depot Rd (M/B/L 071-013-000) and 55 Dock Rd (M/B/L 071-008-000)

Uncasville, Connecticut

May 2022

Rev. A - Per Town Staff Review - 6/28/22

Rev. B - Per Town Staff Review - 7/7/22

Applicant:

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

Owner:

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

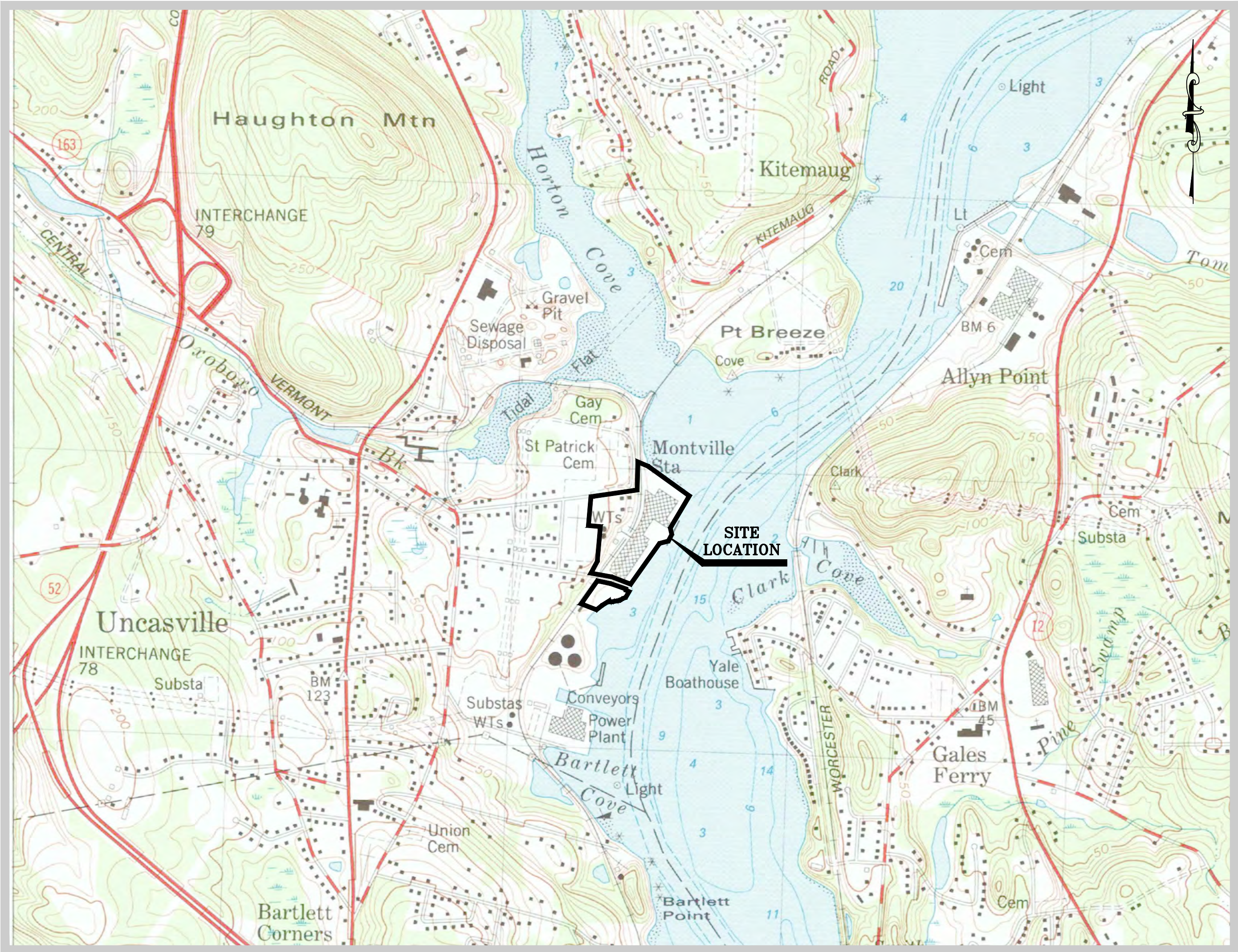
Property Information:

Address: 133 Depot Road
Montville Assessor's ID: 071-001-000
Area: 6.23± Ac.
Zoning: Industrial
Volume/Page: 657/1163

Address: Depot Road
Montville Assessor's ID: 071-013-000
Area: 1.10± Ac.
Zoning: Industrial
Volume/Page: 657/1163

Address: 125 Depot Road
Montville Assessor's ID: 071-007-000
Area: 11.92± Ac.
Zoning: Industrial
Volume/Page: 657/1163

Address: 55 Dock Road
Montville Assessor's ID: 071-008-000
Area: 2.51± 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	Improvement Location & Topographic Survey - 55 Dock Road
6	Site Preparation/Erosion & Sediment Control Plan - North
7	Site Preparation/Erosion & Sediment Control Plan - South
8	Phase 1 Site Operations/Development Plan - North
9	Phase 1 Site Operations/Development Plan - South
10	Phase 1 Grading and Stormwater Plan - North
11	Phase 1 Grading and Stormwater Plan - South
12	Phase 2A/2B Site Operations/Development Plan - North
13	Phase 2B/2C Site Operations/Development Plan - South
14	Phase 2A/2B Grading and Stormwater Plan - North
15	Phase 2B/2C Grading and Stormwater Plan - South
16	Utility Improvements Plan
17	Proposed Access Driveway Plan & Profile
18	55 Dock Road Site Plan
19	Stormwater Pollution Prevention Notes
20	Stormwater Pollution Prevention Notes and Details
21	Notes and Details - 1
22	Notes and Details - 2
23	Adjacent Properties List, Zoning Map and Overall Aerial Figure
24	Site Lighting Plan

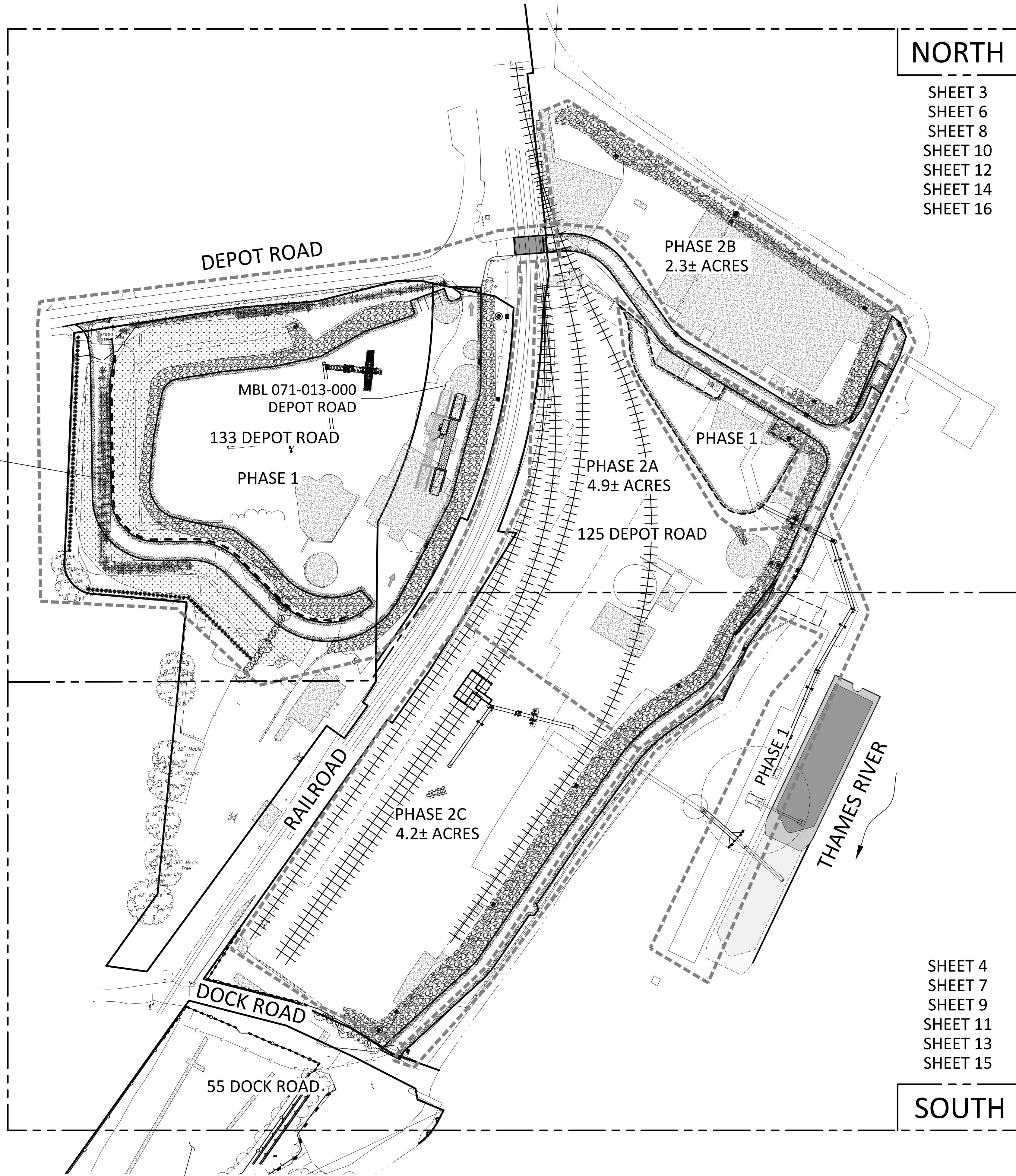
Note: Plan Set Signatures For Sheets 1-24

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



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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.

SEE SHEET 17 FOR
DRIVEWAY PLAN & PROFILE



SEE SHEET 5 FOR 55 DOCK ROAD SURVEY
AND SHEET 18 FOR 55 DOCK ROAD SITE PLAN

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.

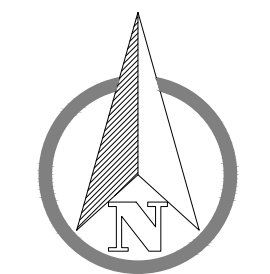
PHASE 2B
PLACE 6,500± CUBIC YARDS OF FILL FOR FUTURE MATERIAL STOCKPILE AREA ON 2.3± ACRE AREA OF 125 DEPOT ROAD. CONSTRUCT NEW ACCESS DRIVEWAY ON 125 DEPOT ROAD AND INSTALL STORMWATER MANAGEMENT IMPROVEMENTS TO COLLECT AND TREAT RUNOFF PRIOR TO DISCHARGE.

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 AND RETAINING WALL.

Site Operations/Development Plan "Overall Key Map"

Prepared for
Gateway Montville, LLC
125 Depot Rd (M/B/L 071-007-000), 133 Depot Rd (M/B/L 071-001-000), Depot Rd
(M/B/L 071-013-000) and 55 Dock Rd (M/B/L 071-008-000) - Uncasville, Connecticut



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

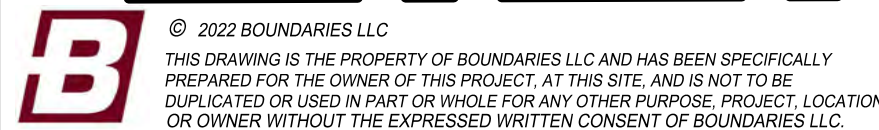
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Rev. A - Per Town Staff
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SHEET NO.

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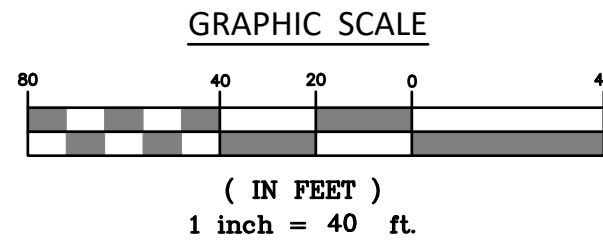
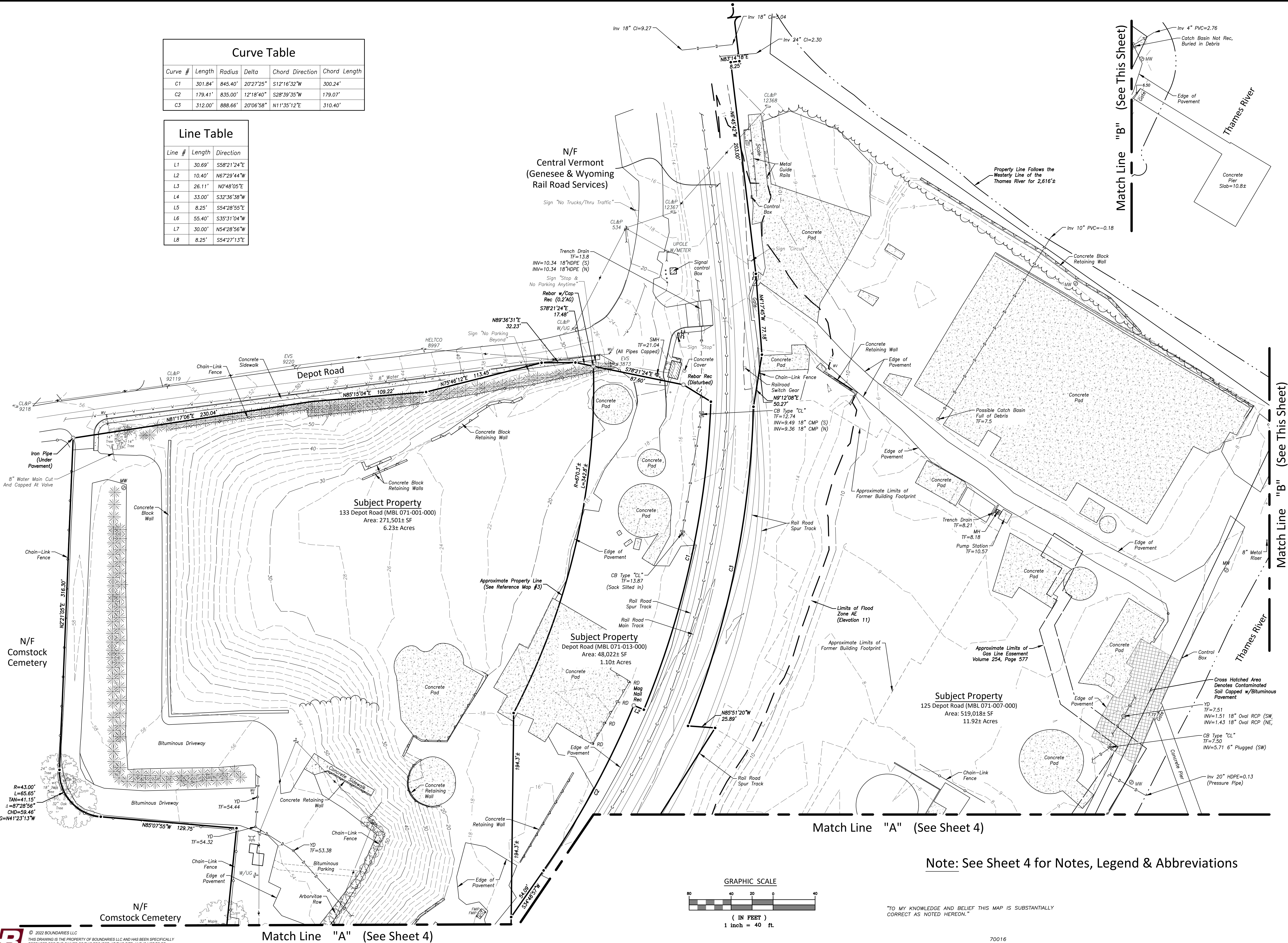
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1192.168.2.3 PROJECTS\CIVIL 3D PROJECTS\2022\23-3140 GATEWAY TERMINAL.DWG\DESIGN\DEPOT ROAD SITE PLAN.DWG



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'

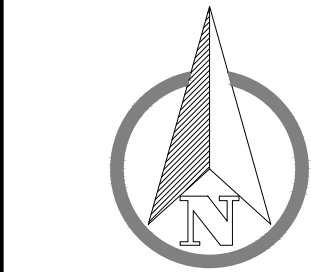
Line Table		
Line #	Length	Direction
L1	30.69'	S58°21'24"E
L2	10.40'	N67°29'44"W
L3	26.11'	N0°48'05"E
L4	33.00'	S32°36'38"W
L5	8.25'	S54°28'55"E
L6	55.40'	S35°31'04"W
L7	30.00'	N54°28'56"W
L8	8.25'	S54°27'13"E



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

JOHN U. FAULISE JR. L.S. 70016
LICENSE NO. DATE

Site Operations/Development Plan
"Improvement Location & Topographic Survey - North"
Prepared for
Gateway Montville, LLC
125 Depot Rd (M/B/L 071-007-000), 133 Depot Rd (M/B/L 071-001-000), Depot Rd (M/B/L 071-013-000) and 55 Dock Rd (M/B/L 071-008-000) - Uncasville, Connecticut



SCALE: 1" = 40'
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1192.168.2.3\PROJECTS\CIVIL 3D PROJECTS\2022\22-3140 GATEWAY TERMINAL\DWG\DESIGN\DEPOT ROAD SITE PLAN.DWG

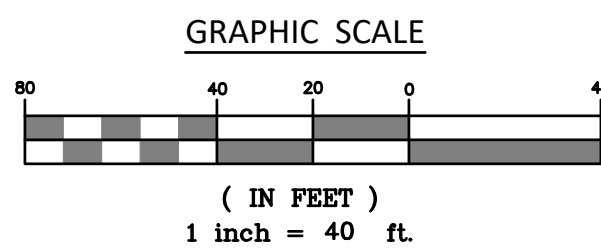


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±	MORE OR LESS	BG	BELOW GRADE
TYP	TYPICAL	MON	MONUMENT
PVC	POLYVINYL CHLORIDE	REC	RECOVERED
VCP	VITRIFIED CLAY PIPE	SNET	SOUTHERN NEW ENGLAND TELEPHONE
RCP	REINFORCED CONCRETE PIPE	CL&P	CONNECTICUT LIGHT AND POWER
HDPE	HIGH DENSITY POLYETHYLENE PIPE	AT&T	HARTFORD ELECTRIC TELEPHONE COMPANY
SF	SQUARE FEET	EVS	EVERSOURCE
MH	SANITARY MANHOLE	N/F	NOW OR FORMERLY
CMH	COMMUNICATION MANHOLE	x 18.8	EXISTING SPOT ELEVATION
CB	CATCH BASIN	TR	TOP OF RAIL SPOT ELEVATION
YD	YARD DRAIN	—B—	BUILDING SETBACK LINE
TF	TOP OF FRAME	—12—	EXISTING CONTOUR
INV	INVERT	—T—	TREE LINE
GV	GAS VALVE	—R—	RETAINING WALL
WV	WATER VALVE	—S—	STONE WALL
HH	HANDHOLE	—W—	OVERHEAD WIRES
MB	MAILBOX	—G—	GAS
W/	WITH	—W—	WATER
AG	ABOVE Grade	—C—	COMMUNICATIONS
		—O—	CHAIN LINK FENCE

●	ANGLE POINT
○	IRON PIPE OR REBAR
○	DRILL HOLE
□	MONUMENT
○	BOLLARD
○	POST
○	UTILITY POLE
○	UTILITY POLE W/LIGHT
—	GUY WIRE
□	CATCH BASIN
□	YARD DRAIN
⊙	MANHOLE
⊙	COMMUNICATIONS MANHOLE
⊗	WATER OR GAS VALVE
⊙	MONITORING WELL
FMIP	FIRE MAIN INDICATOR POST
—	SIGN
⊙	DECIDUOUS TREE
⊙	CONIFER TREE

See Sheet 5 For
Continuation of Survey



Curve Table				
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SURVEY NOTES

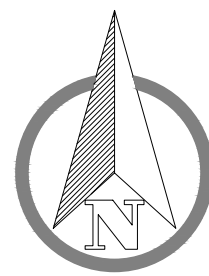
- THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300B-1 THROUGH 20-300B-20 AND THE STANDARDS AND SUGGESTED METHODS AND PROCEDURES FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT AS ADOPTED FOR USE BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, 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 (NAV88) BASED UPON 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, MBL 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, SMURIT-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.

"Improvement Location & Topographic Survey - South"

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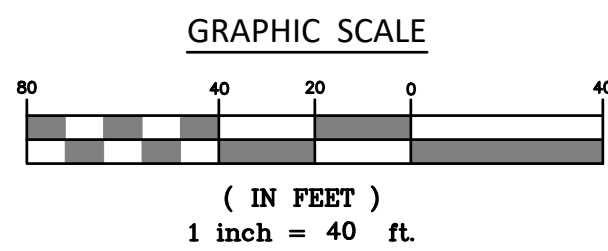


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