

DEMOLITION NOTES:

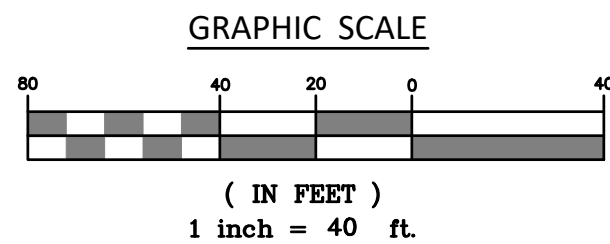
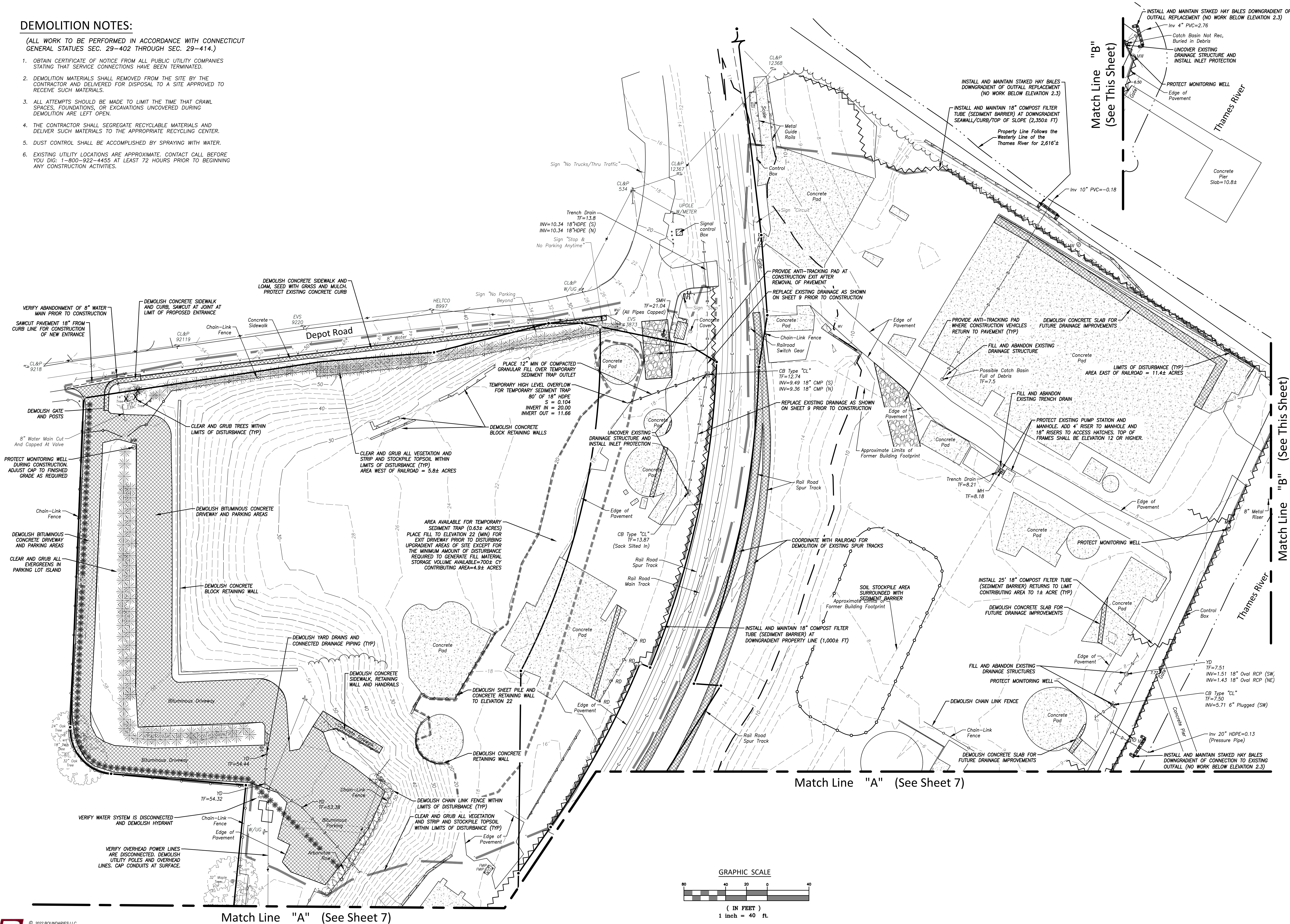
(ALL WORK TO BE PERFORMED IN ACCORDANCE WITH CONNECTICUT GENERAL STATUTES SEC. 29-402 THROUGH SEC. 29-414.)

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

11192_168.2.3 PROJECTS\CIVIL 3D PROJECTS\2022\22-3140 GATEWAY TERMINAL.DWG\DESIGN\DEPOT ROAD SITE PLAN.DWG

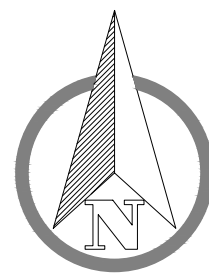


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Site Operations/Development Plan
"Site Preparation/E&S Control Plan - North"

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

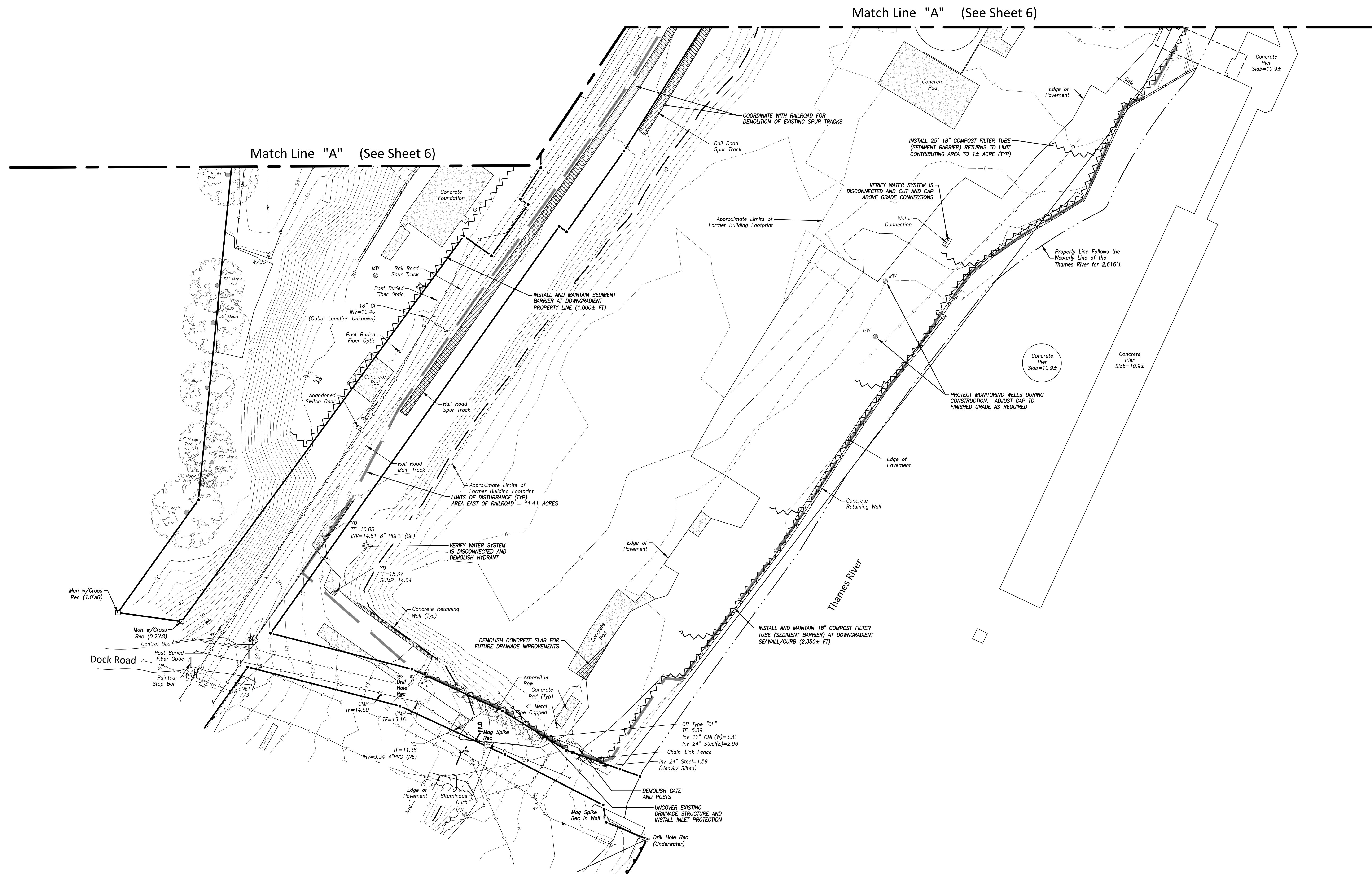


SCALE:	1" = 40'
DATE:	May 2022
JOB I.D. NO.	22-3140
Revisions	
Rev. A - Per Town Staff	
Review - 6/28/22	
Rev. B - Per Town Staff	
Review - 7/7/22	

SHEET NO.

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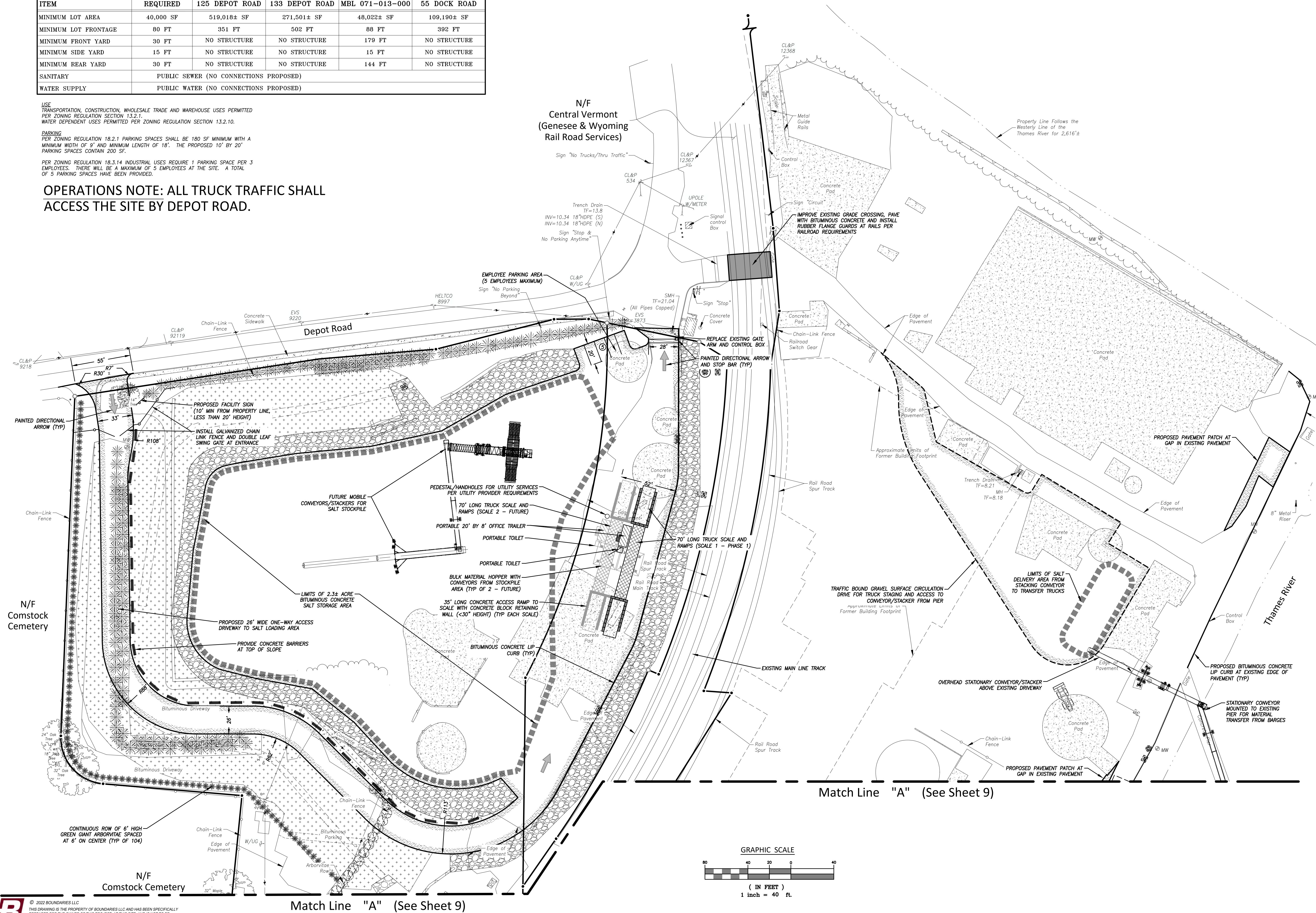
ITEM	REQUIRED	125 DEPOT ROAD	133 DEPOT ROAD	MBL 071-013-000	55 DOCK ROAD
MINIMUM LOT AREA	40,000 SF	519,018± SF	271,501± SF	48,022± SF	109,190± SF
MINIMUM LOT FRONTAGE	80 FT	351 FT	502 FT	88 FT	392 FT
MINIMUM FRONT YARD	30 FT	NO STRUCTURE	NO STRUCTURE	179 FT	NO STRUCTURE
MINIMUM SIDE YARD	15 FT	NO STRUCTURE	NO STRUCTURE	15 FT	NO STRUCTURE
MINIMUM REAR YARD	30 FT	NO STRUCTURE	NO STRUCTURE	144 FT	NO STRUCTURE
SANITARY	PUBLIC SEWER (NO CONNECTIONS PROPOSED)				
WATER SUPPLY	PUBLIC WATER (NO CONNECTIONS PROPOSED)				

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.

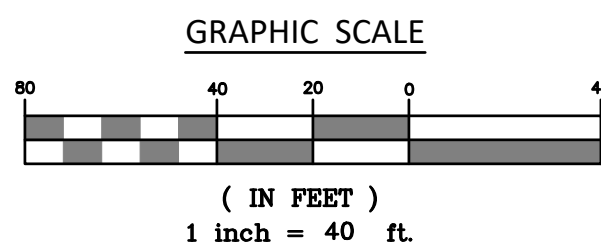
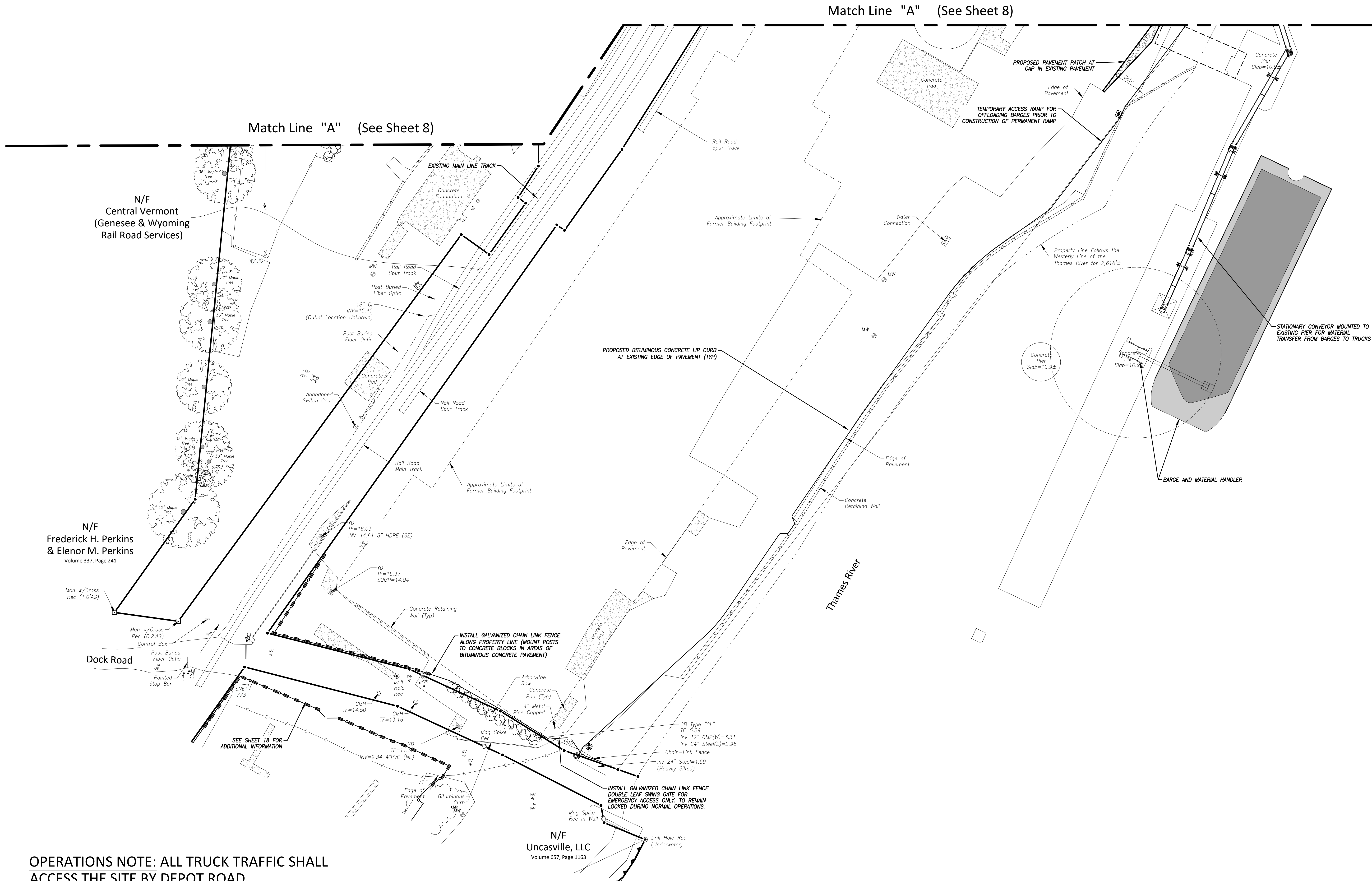


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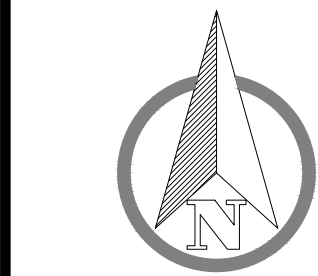
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OPERATIONS NOTE: ALL TRUCK TRAFFIC SHALL
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"Phase 1 Site Operations/Development Plan - South"

Site Operations/Development Plan
Phase 1 Site Operations/Development Plan - South
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



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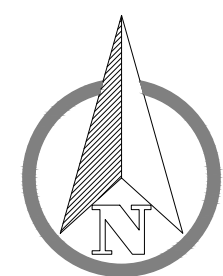
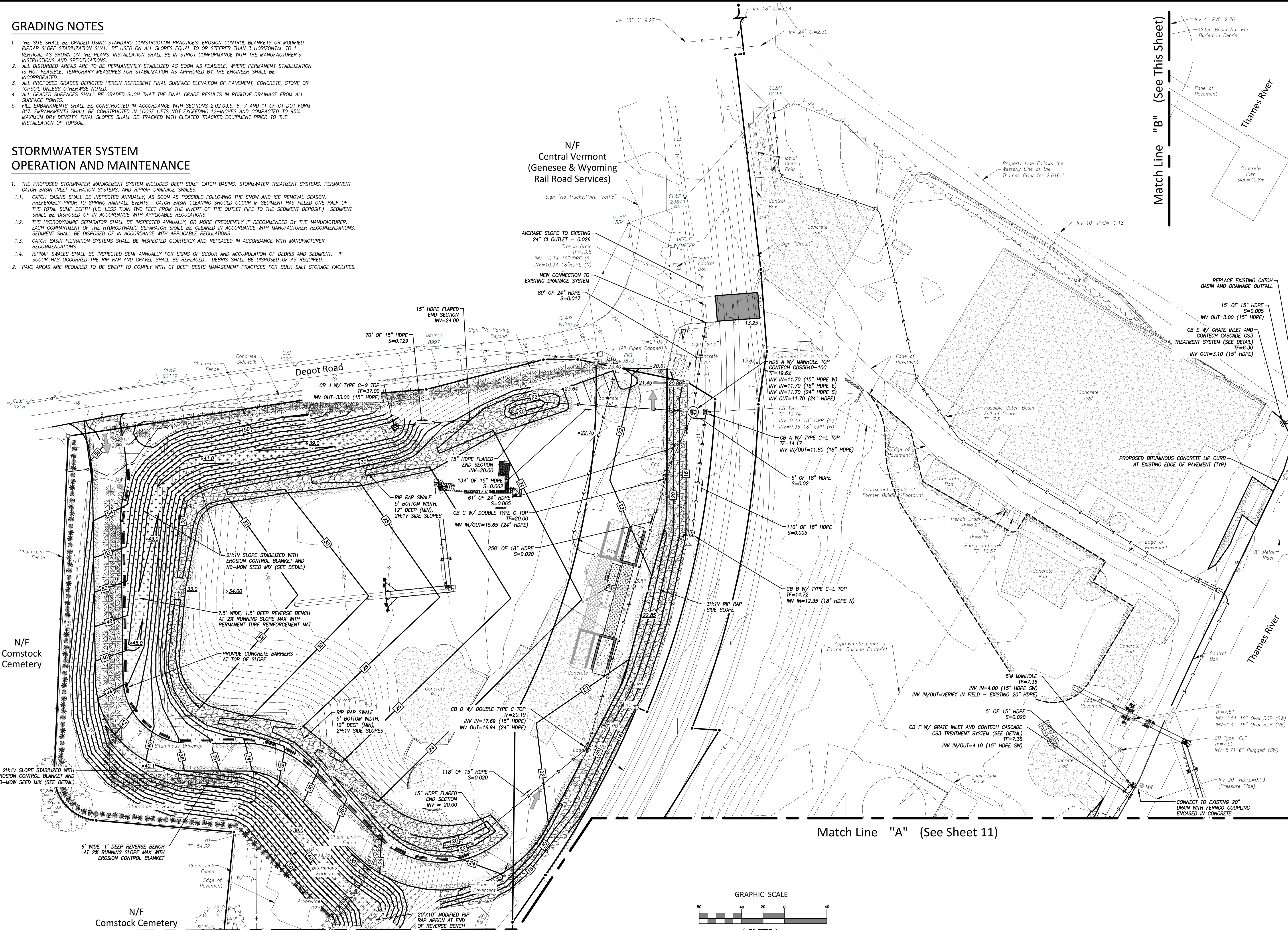
GRADING NOTES

- 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.
- RIPRAP 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.

N/F
Central Vermont
(Genesee & Wyoming
Rail Road Services)



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