

Gateway Uncasville Marine Materials Transloading Site

125 Depot Road
Uncasville, Connecticut

Prepared for Town of Montville Planning and Zoning Commission

Sheet Index

1	Title Page
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5	Erosions & Sedimentation Control, Spill Prevention and Safety Plan Detail
6	Traffic Plan Detail
7	Lighting and Signage Plan Detail

Applicant

KKSH2, LLC
3 Wilderness Drive, North Branford, CT 06471
Attn: Alfred Kovalik (203) 858-4034

Operator

Marine Materials Management, LLC (M3)
47 Oswegatchi Hills Road
Niantic, CT 06357
Attn: Alfred Kovalik (203) 858-4034

Property Owner

Uncasville, LLC
1515 Des Peres Rd, St. Louis, MO 63131

Property Lessee

Gateway Montville, LLC
125 Depot Road, Montville, CT 06382
Attn: Greg Baribault (203) 895-6367

Site Civil/Surveyor

Boundaries, LLC
Griswold, CT

Traffic Engineer

F.A. Hesketh and Associates, Inc.
East Grandby, CT

Sediment Management Consultant

Tipping Point Resources Group, LLC
New Haven, CT

"APPROVED BY THE MONTVILLE PLANNING AND ZONING
COMMISSION"

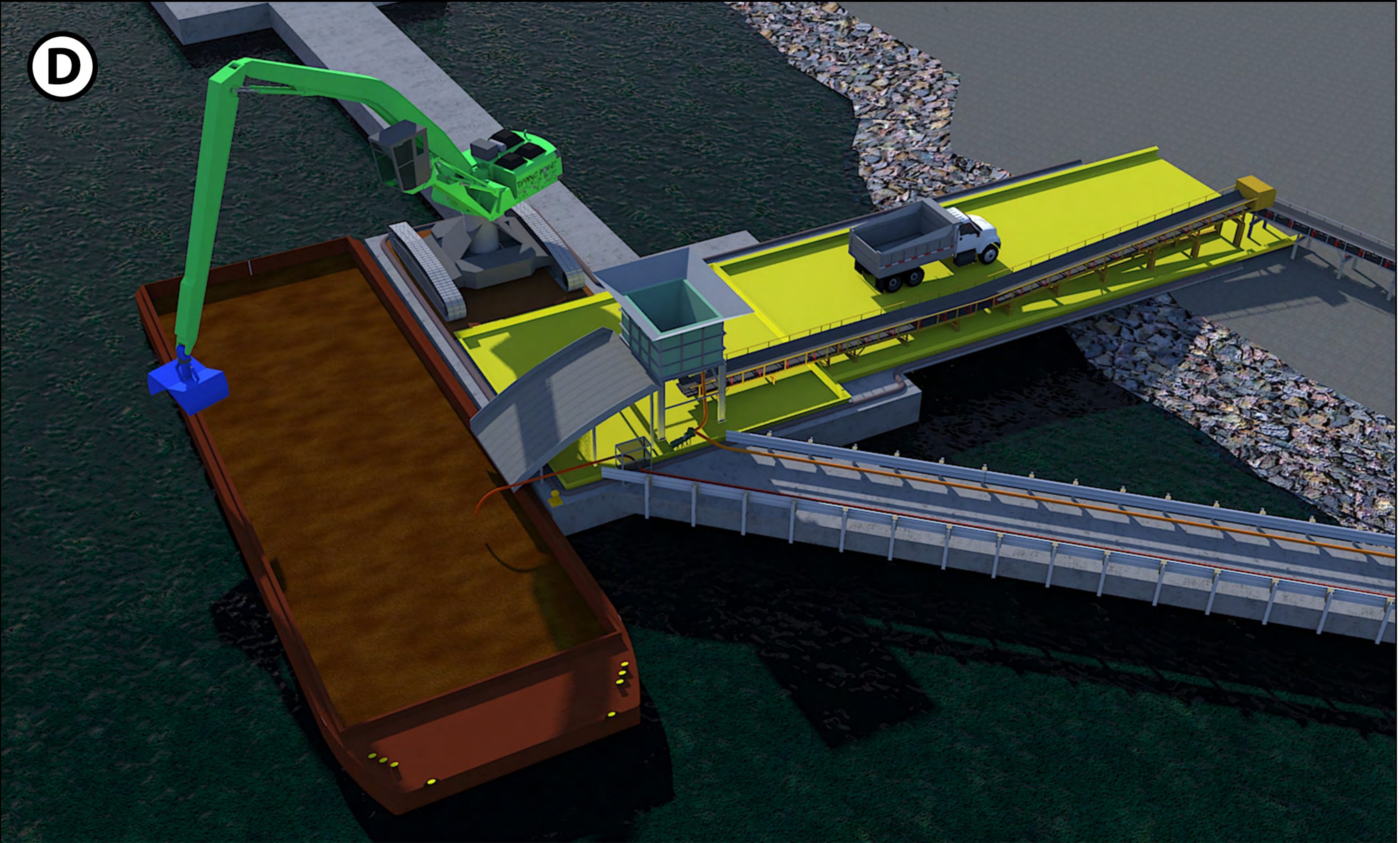
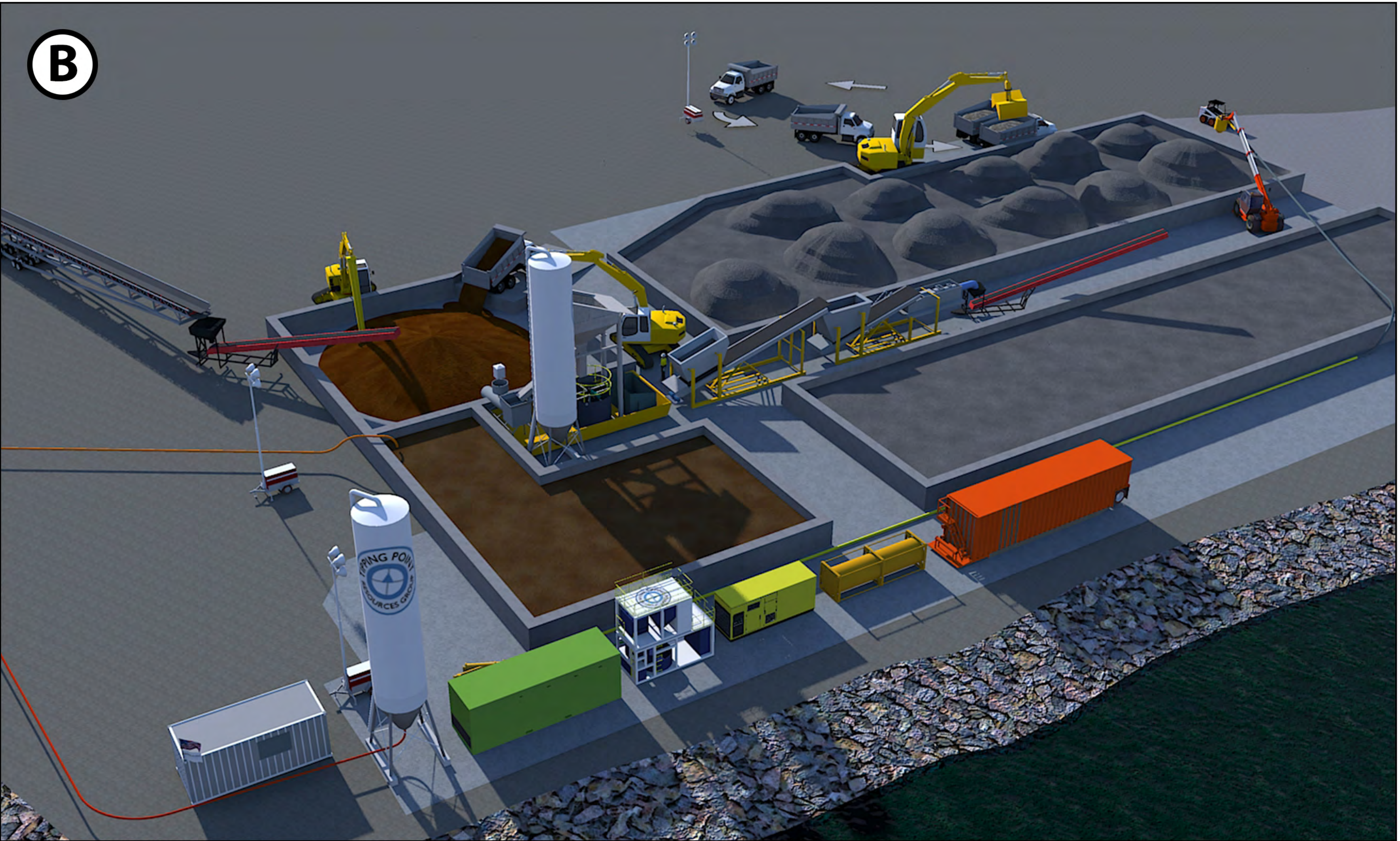
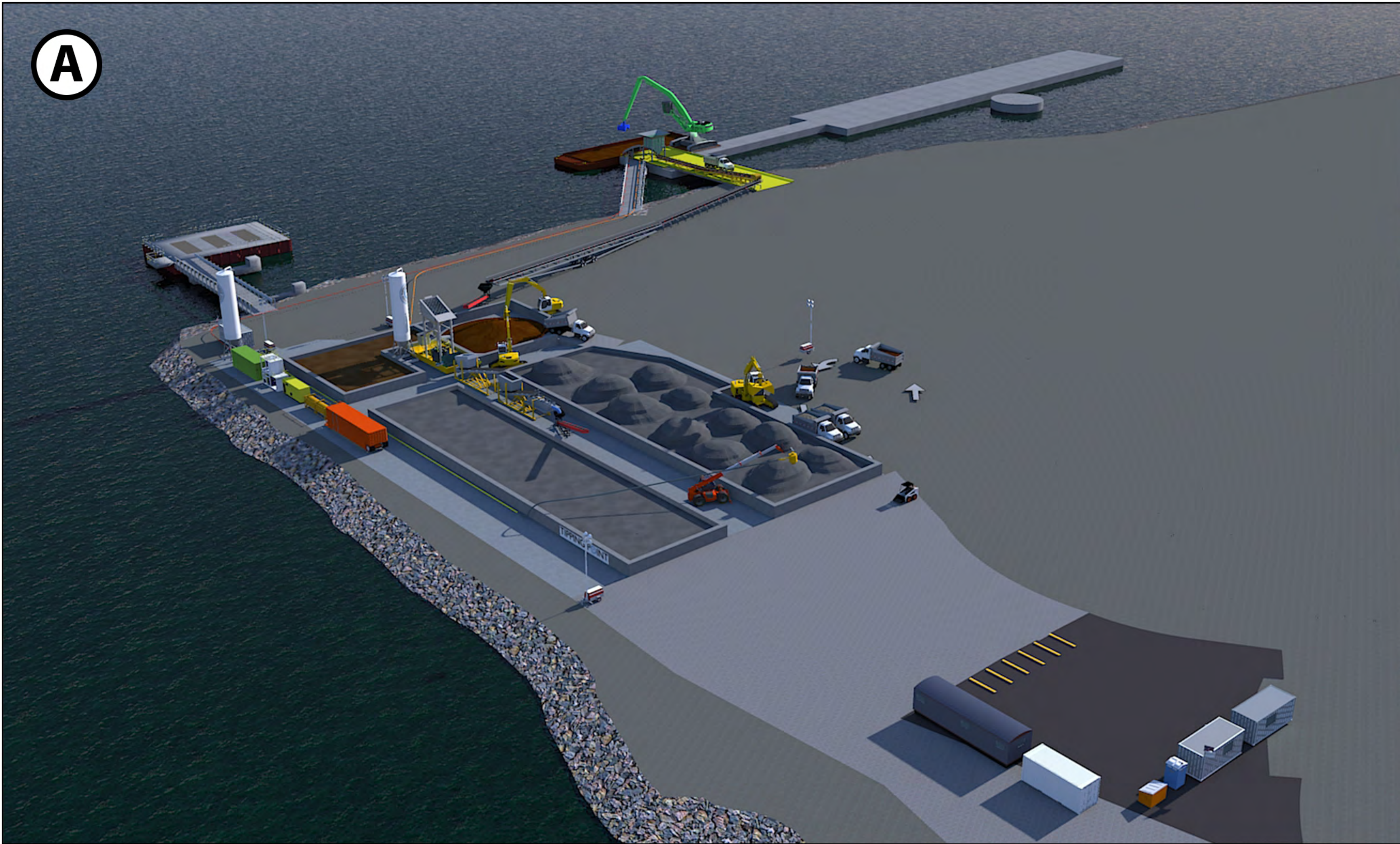
SIGNATURE OF CHAIRMAN OR SECRETARY DATE

NOTE:
Background drawings shown in grayscale provided by Boundaries, LLC.
Current application plans and details shown in bold on accompanying drawings.

Date
11 September 2023
Version
1.2
Scale
N/A

Gateway Uncasville Marine
Materials Transloading Site

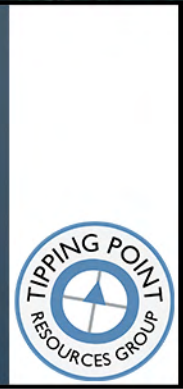


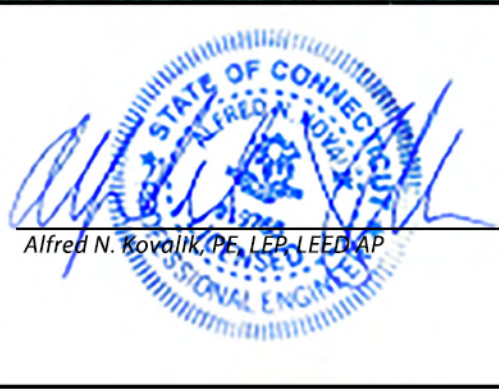


Prepared by Tipping Point Resources Group, LLC

Date	Description
07 September 2023	A) Site Overview - View NorthWest to SouthEast
Version	B) Processing - View NorthEast to SouthWest
1.3	C) Loading and Processing - View West to East
Scale	D) Offloading from Barge - View NorthEast to SouthWest
N/A	

Artist Renderings of Site

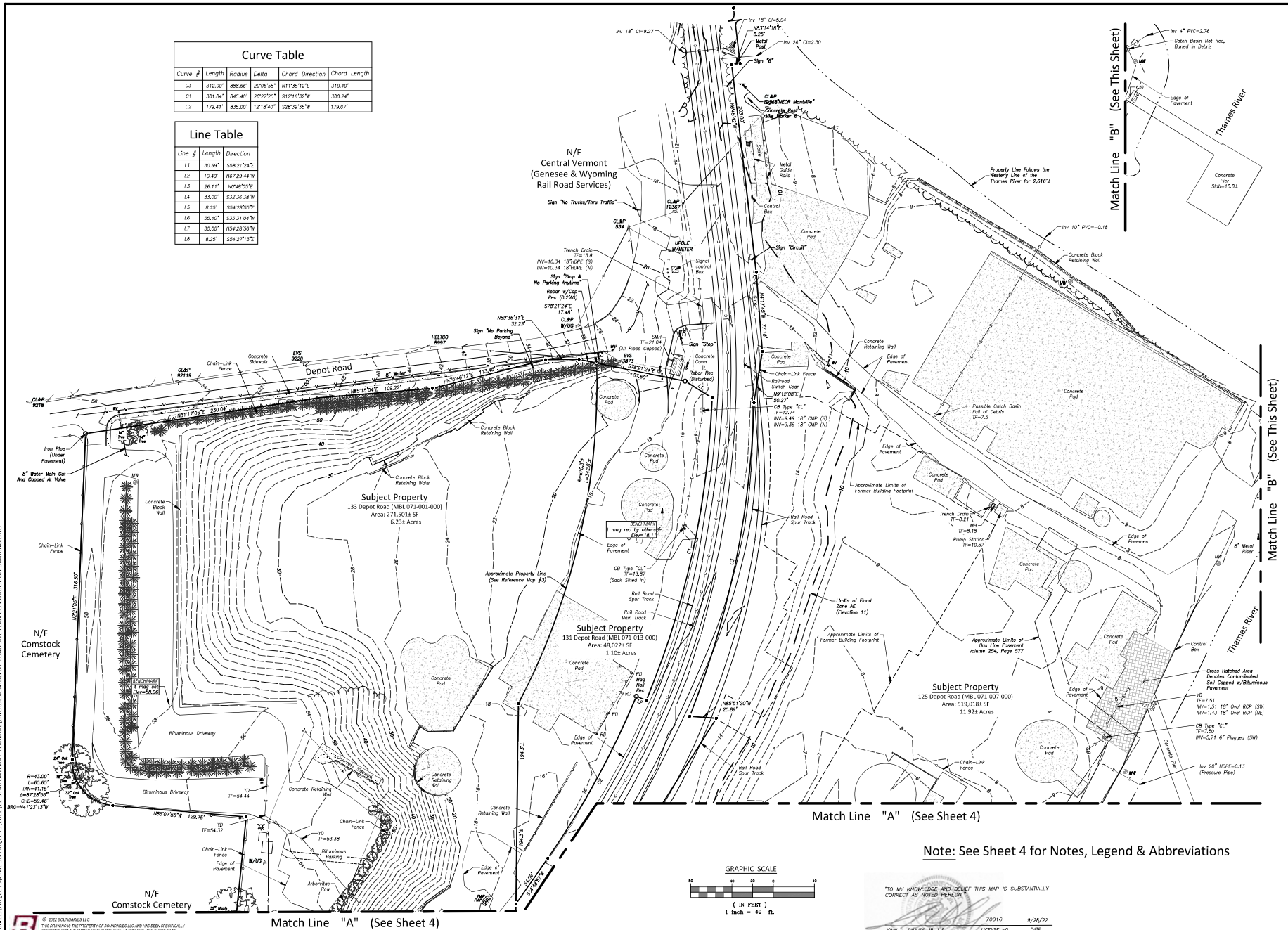




19765 04 September 2023
License No. DATE

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	312.50'	888.66'	20°56'38"	N1°15'12"E	310.40'
C2	301.84'	845.48'	20°22'25"	S1°12'13"W	300.34'
C3	179.41'	835.00'	12°18'40"	S28°39'35"W	179.07'

Line #	Length	Direction
1	30.88'	S58°21'24"E
2	10.40'	N67°25'44"W
3	36.11'	N4°44'10"E
4	11.00'	S52°36'18"W
5	8.25'	S54°28'50"E
6	65.40'	S35°31'04"W
7	30.00'	N54°28'58"W
8	8.25'	S54°27'13"E



11/22/2022 11:00 AM PROJECT/CIVIL/2022/22-3140 GATEWAY TERMINAL/LOW DESIGN/DEPOT ROAD SITE PLAN CONSTRUCTION DRAWING.DWG

B © 2022 BOUNDARIES, LLC
THIS DRAWING IS THE PROPERTY OF BOUNDARIES, LLC AND HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE CLIENT. IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF BOUNDARIES, LLC.

BOUNDARIES
BOUNDARIES, LLC
1175 Peachtree Road, Suite 400, Atlanta, GA 30309
404.525.1200 | www.boundaries.net

"Improvement Location & Topographic Survey - North"

Site Operations/Development Plan
Prepared for
Gateway Montville, LLC
125 Depot Rd (MB/L 071-007-000), 131 Depot Rd (MB/L 071-013-000), 133 Depot Rd (MB/L 071-001-000) and 55 Dock Rd (MB/L 071-008-000) - Uncasville, Connecticut

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

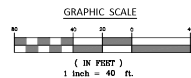
Revisions

Rev. A - Per Town Staff Review - 6/28/22
Rev. B - Per Town Staff Review - 7/7/22
Rev. C - Per Conditions of Approval - 7/11/22
Rev. D - Modified Grading and Stormwater - 9/26/22
Rev. E - 55 Dock Road Retaining Wall - 10/10/22
Rev. F - Add Curb Ramp Details - 12/2/22

SHEET NO.

3
24

Note: See Sheet 4 for Notes, Legend & Abbreviations



"TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON."
JOHN U. FADUSE JR., L.S.
70016
9/28/22
LICENSE NO. DATE

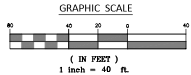
11/02/2022 10:00:00 AM PROJECT: 2022-12-13 140 GATWAY TERRACE/ROAD DESIGN/DEVELOPMENT ROAD SITE PLAN CONSTRUCTION DRAWING.DWG

A	MORE OR LESS	BS	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	CLAP	CONNECTOUT LIGHT AND POWER	○	ROLLBAR
NPE	HIGH DENSITY POLYETHYLENE PIPE	ATAT	AT&T WIRELESS TELEPHONE COMPANY	○	POST
SF	SQUARE FEET	DVS	EVERSOURCE	○	UTILITY POLE
NPE	SAUTARY MANHOLE	N/F	NOW OR FORMERLY	○	UTILITY POLE W/LIGHT
CWH	CONCRETE MANHOLE	TR	EXISTING SPOT ELEVATION	○	QUAY WIRE
CB	CATCH BASIN	TP	TOP OF RAIL SPOT ELEVATION	○	CATCH BASIN
YO	YARD DRAIN	BL	BUILDING SETBACK LINE	○	HARD DRAIN
TF	TOP OF FRAME	EX	EXISTING CONTOUR	○	MANHOLE
INV	INVERT	TL	TRENT LINE	○	COMMUNICATIONS MANHOLE
OV	OAS VALVE	RM	RETAINING WALL	○	WATER OR GAS VALVE
WV	WATER VALVE	SM	STONE WALL	○	MONITORING WELL
HW	HATCH HOLE	OW	OVERHEAD WIRE	○	FIRE MAIN INDICATOR POST
MB	MAILBOX	GA	GAS	○	SIGN
W/	W/TH	WA	WATER	○	DECIDUOUS TREE
AC	ABOVE GRADE	CO	COMMUNICATIONS	○	CONIFER TREE
		CL	CHAIN LINK FENCE	○	

LEGEND & ABBREVIATIONS

●	ANGLE POINT
○	IRON PIPE OR REBAR
○	DRILL HOLE
○	MONUMENT
○	ROLLBAR
○	POST
○	UTILITY POLE
○	UTILITY POLE W/LIGHT
○	QUAY WIRE
○	CATCH BASIN
○	HARD DRAIN
○	MANHOLE
○	COMMUNICATIONS MANHOLE
○	WATER OR GAS VALVE
○	MONITORING WELL
○	FIRE MAIN INDICATOR POST
○	SIGN
○	DECIDUOUS TREE
○	CONIFER TREE

See Sheet 5 For Continuation of Survey



Match Line "A" (See Sheet 3)

Match Line "A" (See Sheet 3)

Subject Property
133 Depot Road (MBL 071-001-000)
Area: 271,501± SF
6.23± Acres

Subject Property
125 Depot Road (MBL 071-007-000)
Area: 519,018± SF
11.92± Acres

Thames River

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	312.00'	886.66'	20°06'38"	N11°35'12"E	310.40'
C2	301.84'	845.40'	20°27'25"	S12°16'32"W	300.24'
C3	179.41'	835.00'	12°18'40"	S28°39'35"W	179.01'

Line Table

Line #	Length	Direction
L1	30.69'	S59°21'24"E
L2	10.40'	N67°29'44"W
L3	26.11'	N0°48'02"E
L4	33.00'	S32°36'38"W
L5	8.25'	S54°28'53"E
L6	55.40'	S30°31'54"W
L7	30.00'	N54°28'56"W
L8	8.25'	S54°27'11"E

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

JOHN O. FAULSTICH JR., L.S.
70016
LICENSE NO.
9/28/22
DATE

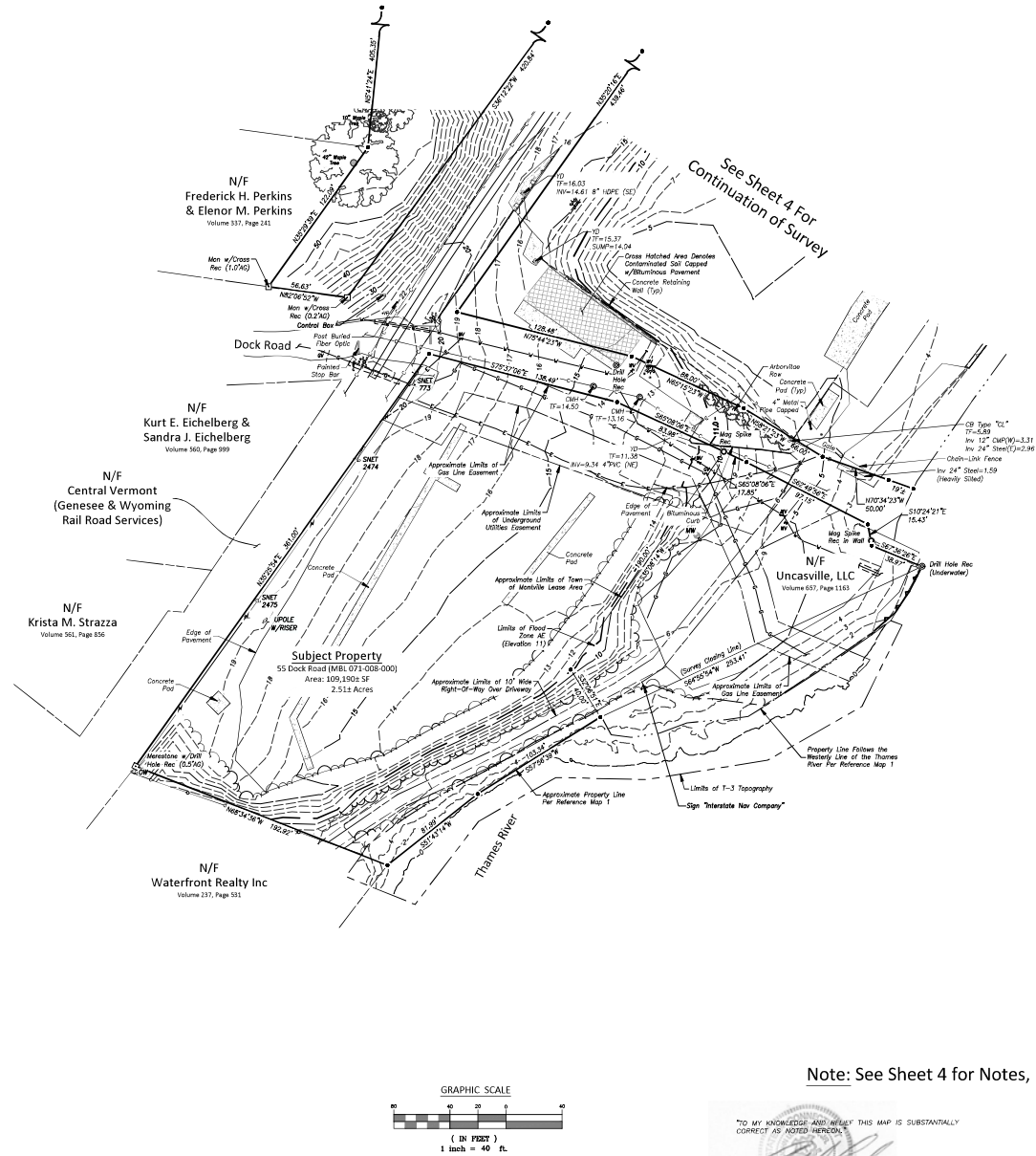
SURVEY NOTES

- 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 SPECIFICATIONS" AND PROCEDURES FOR SURVEY AND MAPS IN THE STATE OF CONNECTICUT AS ADOPTED FOR USE BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON AUGUST 28, 2018. IT IS AN IMPROVED LOCATION AND TOPOGRAPHIC SURVEY BASED ON RESURVEY AND COMPARED TO HORIZONTAL CLASS "A-2" AND TOPOGRAPHIC CLASS "A-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 DATUM 1988 (NAD88), BASED UPON GLOBAL POSITIONING SYSTEM OBSERVATIONS USING GODET128 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 ALIQUOT UTILITIES/STRUCTURES. ALL SUBTERRANEAN FEATURES AND IMPROVEMENTS MAY NOT BE DEPICTED OR NOTED HEREON. THE LOCATION 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 655, 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 117' & ZONE X, PER FLOOD INSURANCE RATE MAP# 0901102081) EFFECTIVE DATE AUGUST 5, 2015.
- THE SUBJECT PARCEL IS TOGETHER WITH AND SUBJECT TO AN ENVIRONMENTAL DECLARATION OF RESTRICTION, ACKNOWLEDGMENT AND RELEASE DATED MARCH 17, 2020 AND RECORDED MARCH 23, 2020 IN VOLUME 655, PAGE 887 OF THE TOWN OF MONTVILLE LAND RECORDS.
- SEE REFERENCE MAPS 1 AND 2 FOR ADDITIONAL APPURTENANCES AND ENCUMBRANCES.

REFERENCE MAPS

- ALTA/NOTES LAND TITLE SURVEY, PREPARED FOR UNCASVILLE, LLC, MBL 071-001-001, 071-002, 071-003, 071-004, 071-005 & 071-006, 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. 15024-2, PREPARED BY C&A LLC.
- PROPERTY SURVEY, ALTA/NOTES LAND TITLE SURVEY, PROJECT 001000041-001, SAKNETT-STONE UNCLASSED, PROJECT TRACTS, TRACTS 2, 3, 4, 4A & 5, 82 & 87, PREPARED FOR ROAD & CLAY CORPORATION, 155 DEPOT ROAD, UNCASVILLE, CONNECTICUT, SCALE: 1"=100', DATED JUNE 14, 2010, SHEET 1 OF 5, PROJ. NO. 10-003, PREPARED BY C&A LLC.
- PERMETER SURVEY, PARCEL TO BE CONVEYED TO BARNEYS AND COMPANY LLC, DEPOT ROAD, MONTVILLE, SCALE: 1"=40', DATED: OCTOBER 31, 2013, PROJECT NO. CLA-5127, PREPARED BY C&A ENGINEERS, INC.
- PLAN OF PROPERTY OF MONTVILLE REALTY CORP., SHOWING TRACTS' PHASE PROPERTIES, TOWN OF MONTVILLE, CONNECTICUT, SCALE: 1"=100', DATED: AUGUST 18, 1972, PREPARED BY: CHANDLER, PHILIP & SONS.
- RIGHT OF WAY AND TRUCK MAP, NEW LONDON NORTHERN R.R. CO., OPERATED BY THE CENTRAL VENTURE, INC., STATION 264+00 TO STATION 316+00, SCALE: 1"=100', DATED: JUNE 30, 1912, MAP VI-6.
- RIGHT OF WAY AND TRUCK MAP, NEW LONDON NORTHERN R.R. CO., OPERATED BY THE CENTRAL VENTURE, INC., STATION 316+00 TO STATION 369+00, SCALE: 1"=100', DATED: JUNE 30, 1912, MAP VI-7.

\\1182.1\662.3\PROJECTS\CIVIL 3D PROJECTS\2023\225-1140 GATWAY TERMINAL\LOWING DESIGN\DOT ROAD SITE PLAN CONSTRUCTION DRAWING.DWG



Note: See Sheet 4 for Notes, Legend & Abbreviations

TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY
CORRECT AS NOTED HEREBY.
JOHN D. FRAJER, JR., D.S. 77016 9/28/22
LICENSE NO. DATE



"Improvement Location & Topographic Survey - 55 Dock Road"

Prepared for
Gateway Montville, LLC
125 Depot Rd (M/B/L 071-007-000), 131 Depot Rd (M/B/L 071-013-000), 133 Depot Rd
(M/B/L 071-001-000) and 55 Dock Rd (M/B/L 071-008-000) - Uncasville, Connecticut

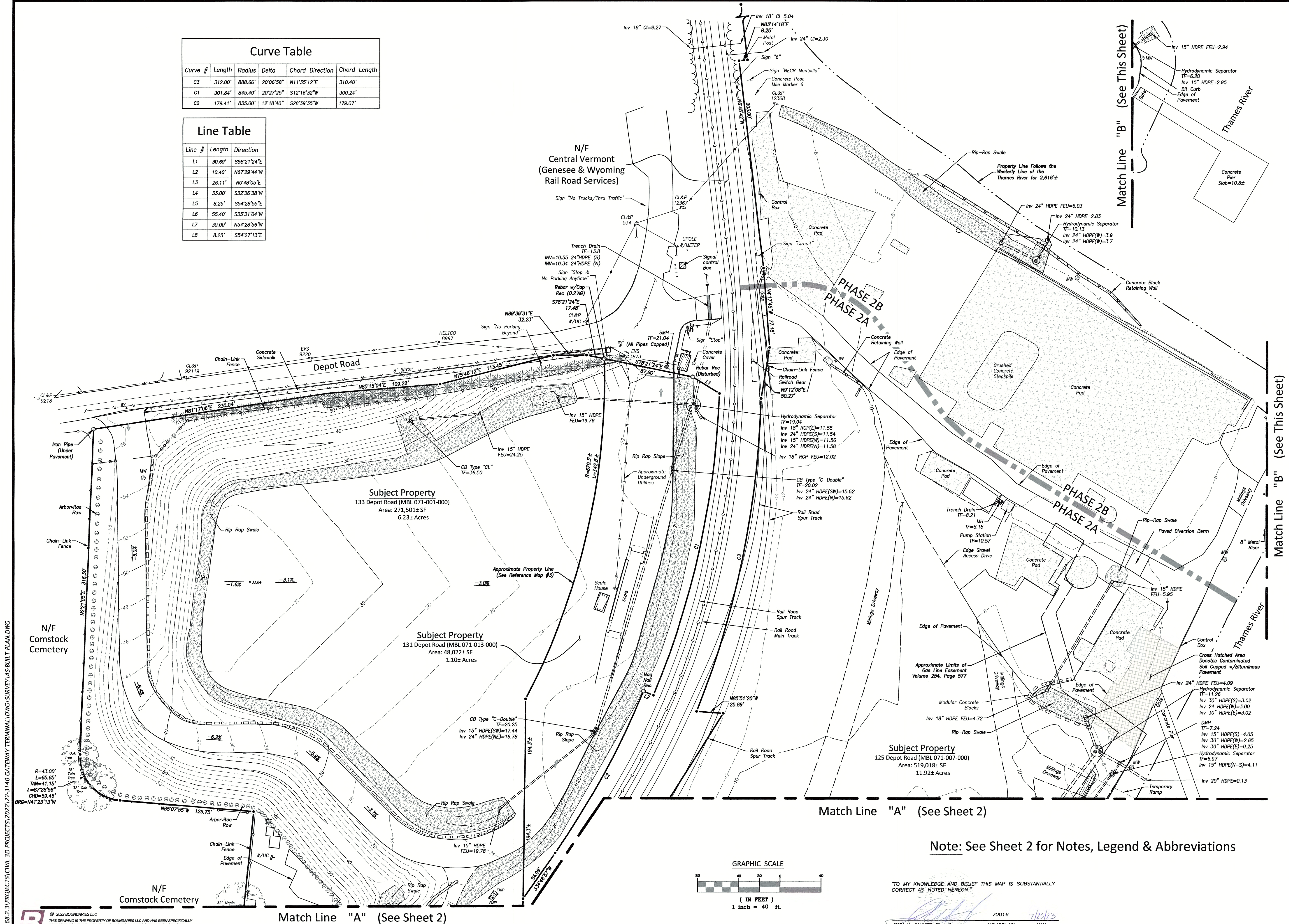


SCALE:	1" = 40'
DATE:	May 2022
JOB I.D. NO.	22-3140
Revisions	
Rev. A - Per Town Staff Review - 6/28/22	
Rev. B - Per Town Staff Review - 7/7/22	
Rev. C - Per Conditions of Approval - 7/11/22	
Rev. D - Modified Gridding and Stormwater - 10/26/22	
Rev. E - 55 Dock Road Retaining Wall - 10/18/22	
Rev. F - Add Curb Ramp Details - 12/2/22	
SHEET NO.	

5
24

Curve Table					
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Line Table		
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L7	30.00'	N54°28'56"W
L8	8.25'	S54°27'13"E



BOUNDARIES

CIVIL ENGINEERING, LAND SURVEYING, AND SITE PLANNING

179 Pelham River Drive, Groveland, CT 06031
T 860.376.2006 | www.boundariesllc.net

Improvement Location & Topographic Survey

Record As-Built Plan - North

Prepared for
Gateway Montville, LLC

125 Depot Rd (M/B/L 071-007-000), 131 Depot Rd (M/B/L 071-013-000), 133 Depot Rd (M/B/L 071-001-000) and 55 Dock Rd (M/B/L 071-008-000) - Uncasville, Connecticut

SCALE: 1" = 40'

DATE: December 2022

JOB I.D. NO. 22-3140-4

Revisions

Rev 1, Add Phase 2A/2B Area, 4/24/2023

Rev 2, Add Phase 2C/3 Area, 7/25/2023

SHEET NO. 1

1