Tuesday, October 17, 2023 4:57:46 PM

Gateway Uncasville Marine Materials Transloading Site

125 Depot Road
Uncasville, Connecticut

Prepared for KKSH2, LLC (M3) Town of Montville Planning and Zoning Commission Submission

Sheet Index

Applicant

KKSHS, 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*

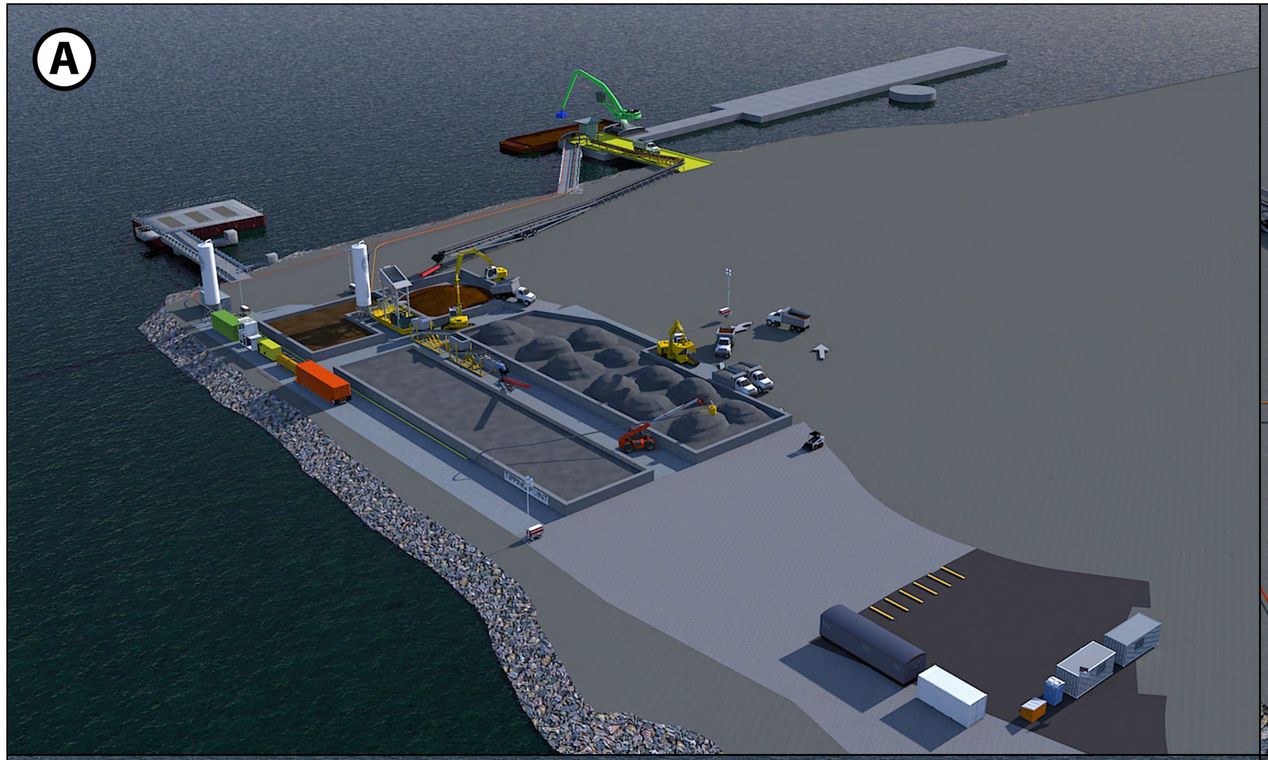
Date
October 10, 2023
Version
1.5
Scale
N/A

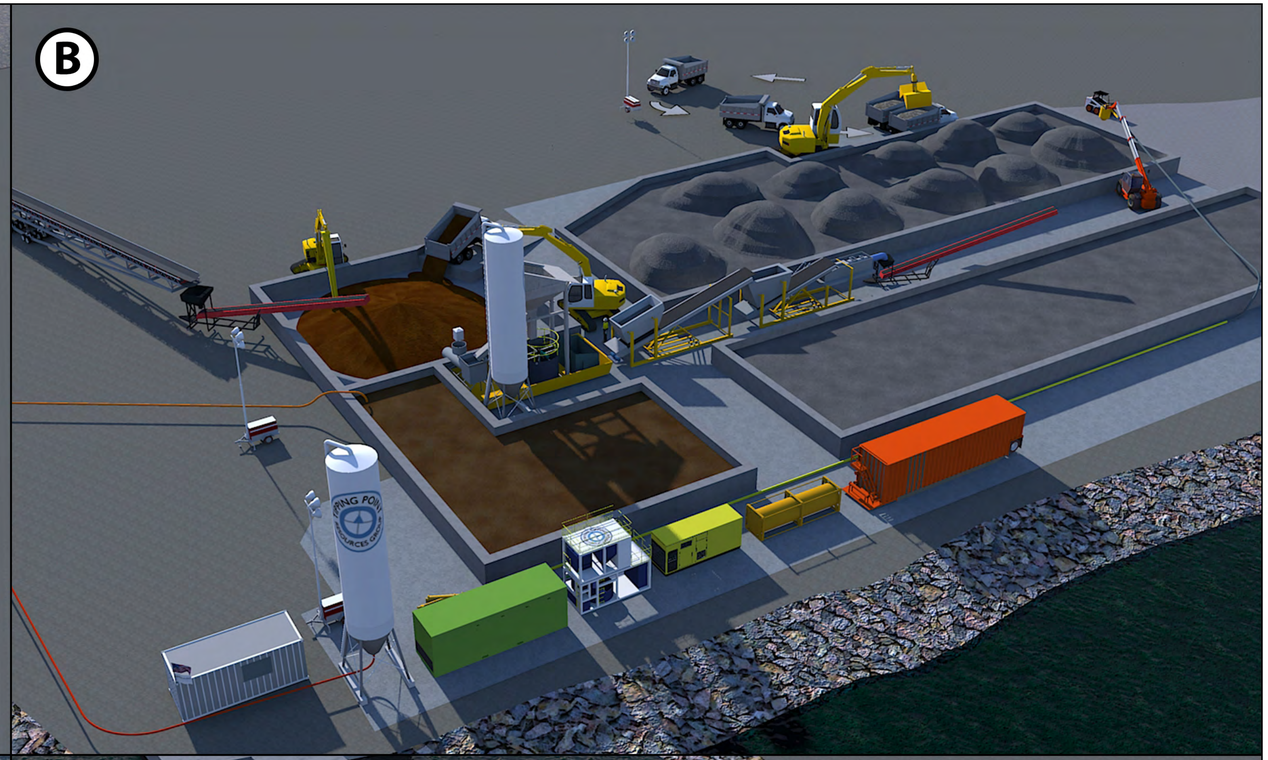
Gateway Uncasville Marine Materials Transloading Site

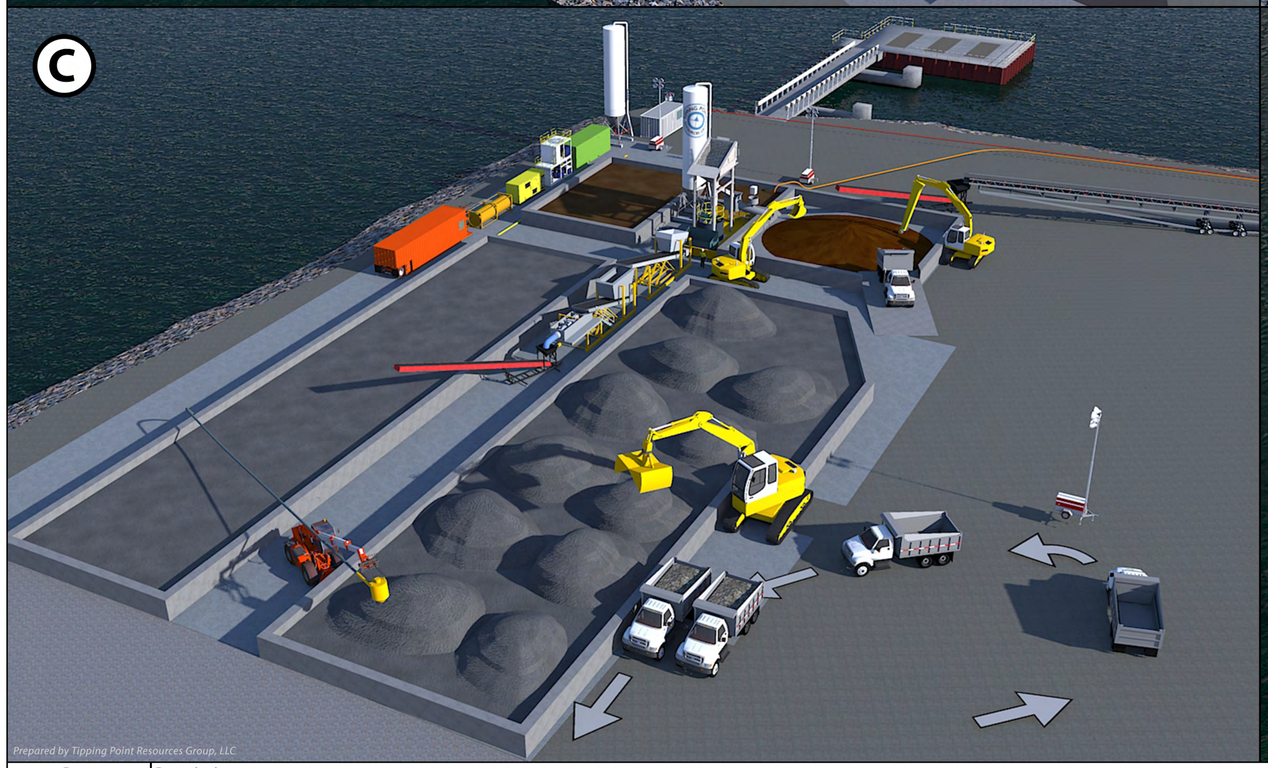
STATE OF CONNECTICUT — ALFRED N. KOVALIK JR. — LICENSED LAND SURVEYOR

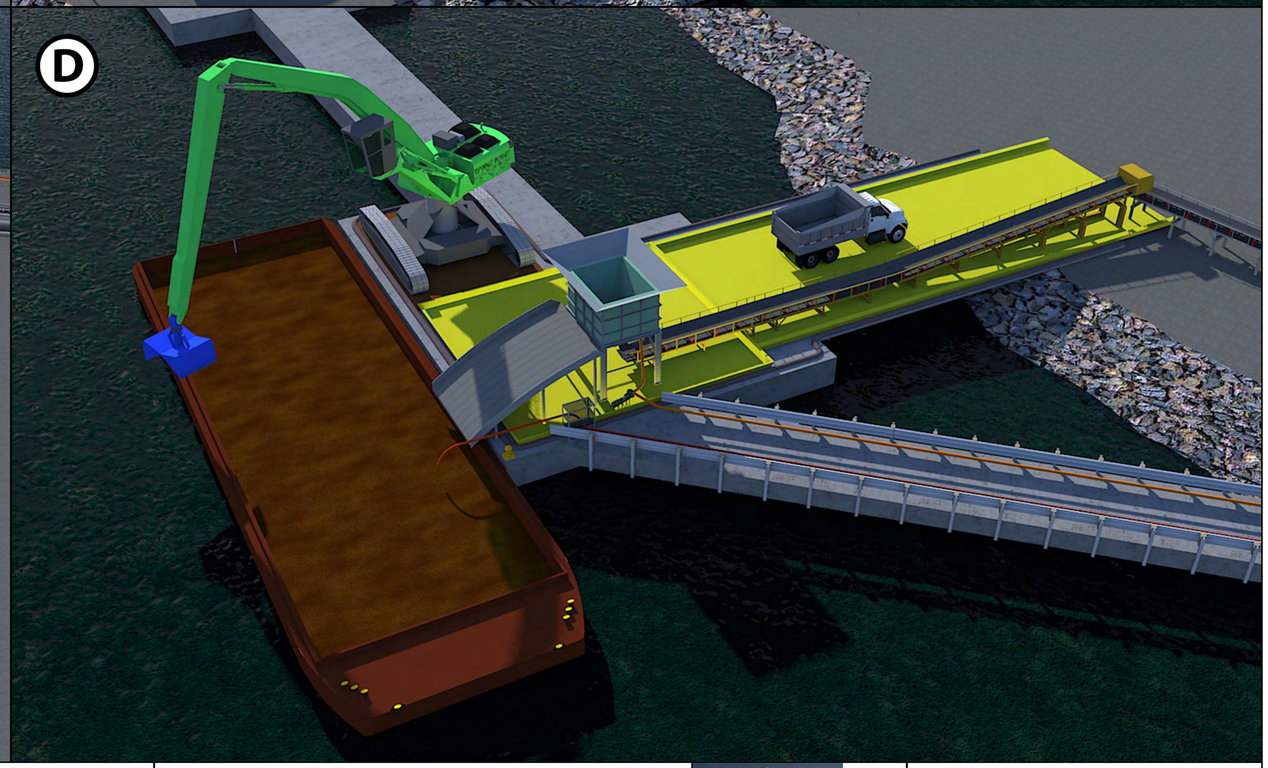
Alfred N. Kovalik, JR., LS, LEED AP *19765* *License NO.* *04 September 2023* *DATE*

231012-1A.DWG









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

Artist Renderings of Site

M3 MARINE MATERIALS MANAGEMENT

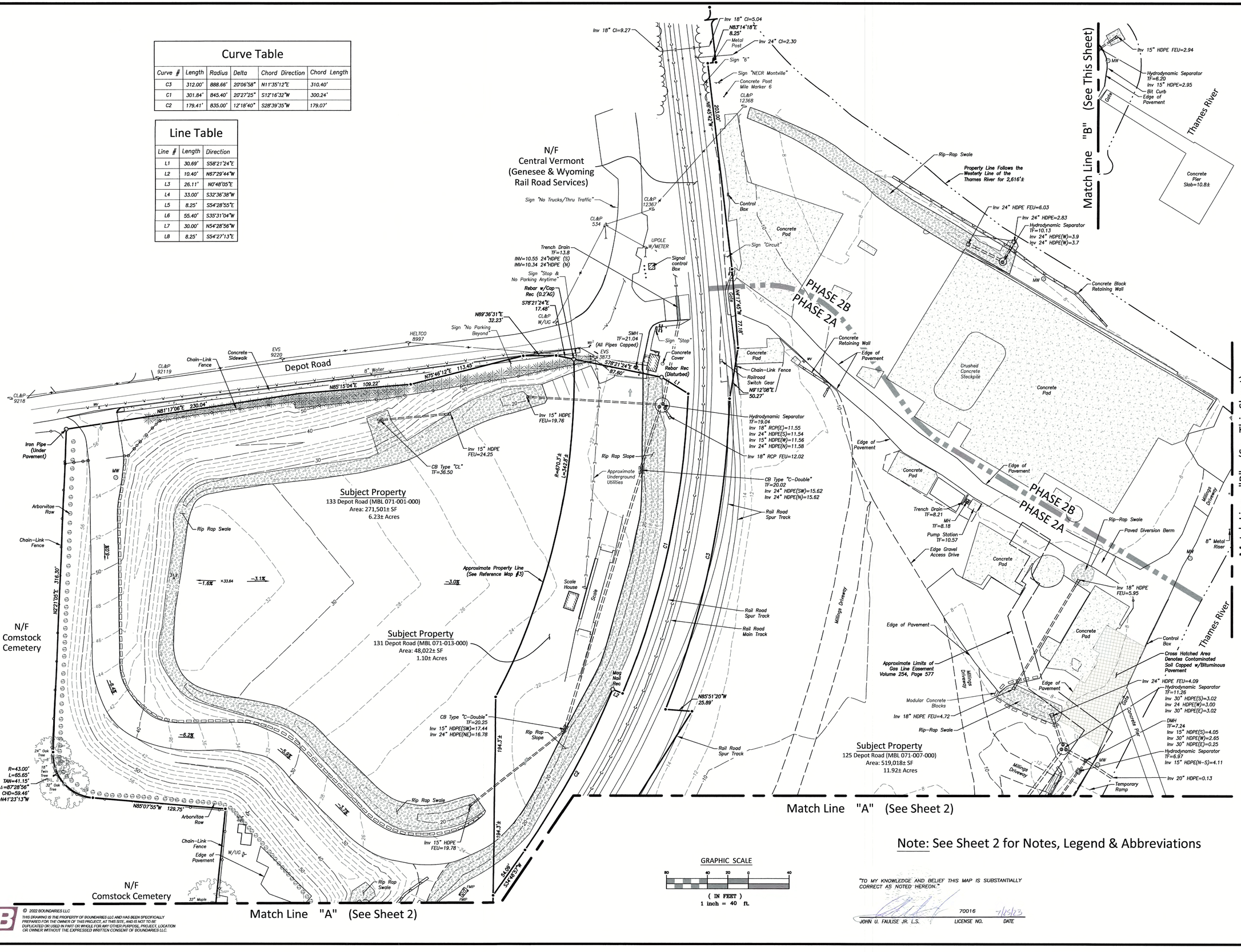
TIPPING POINT RESOURCES GROUP

STATE OF CONNECTICUT · ALFRED N. BOWLICK · 19765 · REGISTERED PROFESSIONAL ENGINEER

Alfred N. Bowlick, PE, LEED AP — License N0. 19765 — 04 September2023 — DATE

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C3	312.00'	888.66'	20°06'58"	N11°35'12"E	310.40'
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'

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 "B" (See This Sheet)

Note: See Sheet 2 for Notes, Legend & Abbreviations

GRAPHIC SCALE

80 40 20 0 40

(IN FEET)
1 inch = 40 ft.

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

JOHN U. FAULISE JR. L.S. — LICENSE NO. 70016 — DATE 7/25/23

CIVIL ENGINEERING · LAND SURVEYING · LAND DEVELOPMENT PLANNING · SOIL SCIENCE
BOUNDARIES
Boundaries LLC
179 Pachaug River Drive, Griswold, CT 06351
T 860.376.2006 | www.boundariesllc.net

Improvement Location & Topographic Survey
Record As-Built Plan - North

Prepared for
Gateway Montville, LLC

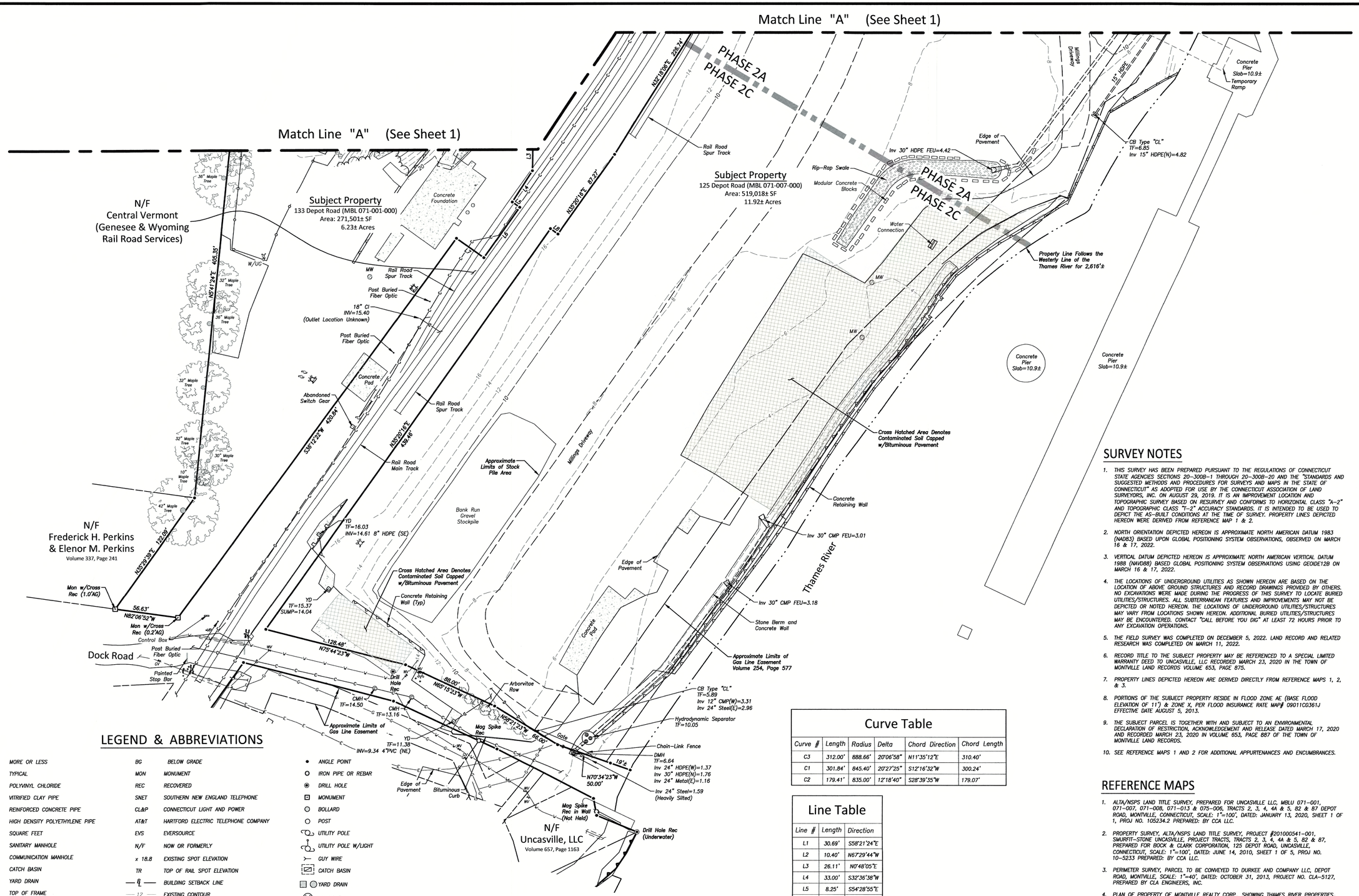
125 Depot Rd (M/B/L 071-007-000), 131 Depot Rd (M/B/L 071-013-000), 133 Depot Rd (M/B/L 071-001-000) and 55 Dock Rd (M/B/L 071-008-000) - Uncasville, Connecticut

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
3

\\192.168.2.3\PROJECTS\CIVIL 3D PROJECTS\2022\22-3140 GATEWAY TERMINAL\DWG\SURVEY\AS-BUILT PLAN.DWG



LEGEND & ABBREVIATIONS

±	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		BUILDING SETBACK LINE
TF	TOP OF FRAME	12	EXISTING CONTOUR
INV	INVERT		TREE LINE
GV	GAS VALVE		RETAINING WALL
WV	WATER VALVE		STONE WALL
HH	HANDHOLE		OVERHEAD WIRES
MB	MAILBOX	G	GAS
W/	WITH	W	WATER
AG	ABOVE GRade	C	COMMUNICATIONS
			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
MW	MONITORING WELL
FMIP	FIRE MAIN INDICATOR POST
	SIGN
	DECIDUOUS TREE
	CONIFER TREE

GRAPHIC SCALE

80 40 20 0 40

(IN FEET)
1 inch = 40 ft.

Curve Table

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

SURVEY NOTES

1. 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 "T-2" ACCURACY STANDARDS. IT IS INTENDED TO BE USED TO DEPICT THE AS-BUILT CONDITIONS AT THE TIME OF SURVEY. PROPERTY LINES DEPICTED HEREON WERE DERIVED FROM REFERENCE MAP 1 & 2.
2. NORTH ORIENTIATION DEPICTED HEREON IS APPROXIMATE NORTH AMERICAN DATUM 1983 (NAD83) BASED UPON GLOBAL POSITIONING SYSTEM OBSERVATIONS, OBSERVED ON MARCH 16 & 17, 2022.
3. VERTICAL DATUM DEPICTED HEREON IS APPROXIMATE NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88) BASED GLOBAL POSITIONING SYSTEM OBSERVATIONS USING GEOIDE12B ON MARCH 16 & 17, 2022.
4. 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.
5. THE FIELD SURVEY WAS COMPLETED ON DECEMBER 5, 2022. LAND RECORD AND RELATED RESEARCH WAS COMPLETED ON MARCH 11, 2022.
6. 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.
7. PROPERTY LINES DEPICTED HEREON ARE DERIVED DIRECTLY FROM REFERENCE MAPS 1, 2, & 3.
8. 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.
9. 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.
10. SEE REFERENCE MAPS 1 AND 2 FOR ADDITIONAL APPURTENANCES AND ENCUMBRANCES.

REFERENCE MAPS

1. ALTA/NSPS LAND TITLE SURVEY, PREPARED FOR UNCASVILLE LLC, MBLU 071-001, 071-007, 071-008, 071-013 & 075-006, 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.
2. 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. 10-5233 PREPARED: BY CCA LLC.
3. 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 CLA ENGINEERS, INC.
4. 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.
5. 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
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.
7. SITE OPERATIONS/DEVELOPMENT PLAN, PREPARED FOR GATEWAY MONTVILLE, LLC. 125, 131 & 133 DEPOT ROAD AND 55 DOCK ROAD, UNCASVILLE, CONNECTICUT, DATED: MAY 2022, LAST REVISED SEPTEMBER 28, 2022, SHEETS: 1-24, PREPARED BY: BOUNDARIES LLC.
8. BOUNDARY SURVEY PREPARED FOR TOWN OF MONTVILLE, PROPERTY OF ROCKTENN CP, LLC (FIFTH PARCEL), SCALE: 1"=20', DATED: OCTOBER 7, 2019, LAST REVISED FEBRUARY 10, 2020, PREPARED BY CLA ENGINEERS, INC

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BOUNDARIES
Boundaries LLC
179 Pachaug River Drive, Griswold, CT 06351
T 860.376.7006 | www.boundariesllc.net

Improvement Location & Topographic Survey
Record As-Built Plan - South

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 and 55 Dock Rd (M/B/L 071-008-000) - Uncasville, Connecticut

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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.
2
3

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Dock Road

Pointed Stop Bar

SNET 773

S75°37'06"E 138.49'

CMH TF=14.50

CMH TF=13.16

Approximate Limits of Gas Line Easement

S65°08'06"E 83.98'

Bituminous Curb

Mag Spike Rec

S65°08'06"E 17.85'

S82°49'56"E 97.15'

S10°24'21"E 15.43'

Mag Spike Rec in Wall (Not Held)

S87°36'26"E 38.97'

Drill Hole Rec (Underwater)

N/F
Kurt E. Eichelberg &
Sandra J. Eichelberg
Volume 560, Page 999

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

N/F
Krista M. Strazza
Volume 561, Page 856

SNET 2474

SNET 2475

UPOLE W/RISER

N55°25'54"E 351.00'

Edge of Pavement

Concrete Pad

Approximate Limits of Underground Utilities Easement (Per Reference Map 1)

Edge of Pavement

Concrete Pad

Concrete Block Retaining Wall

Approximate Limits of Town of Montville Lease Area

Subject Property
55 Dock Road (MBL 071-008-000)
Area: 107,975± SF
2.48± Acres

Inv 4" PVC=7.47

MW

190.00'

S35°08'14"W

Bituminous Parking Area

N/F
Uncasville, LLC
Volume 657, Page 1163

Edge Bituminous Driveway

S64°55'54"W 253.41' (Survey Closing Line)

Inv 4" PVC=7.43

S32°26'51"E 40.00'

Approximate Limits of Gas Line Easement

Sign "Interstate Nav Company"

Property Line Follows the Westerly Line of the Thames River 250'± (Per Reference Map 1 & 2)

Thames River

Gravel Driveway

103.34'

S57°56'39"W

Approximate Limits of 10' Wide Right-Of-Way Over Driveway (Per Reference Map 1)

Approximate Property Line Per Reference Map 1

Merestone w/Drill Hole Rec (0.5'AG)

Edge of Gravel Driveway

N68°34'36"W 192.92'

81.59'

S51°43'14"W

N/F
Waterfront Realty Inc
Volume 237, Page 531

GRAPHIC SCALE

40 20 10 0 20

(IN FEET)
1 inch = 20 ft.

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CIVIL ENGINEERING LAND SURVEYING LAND USE PLANNING SOIL SCIENCE
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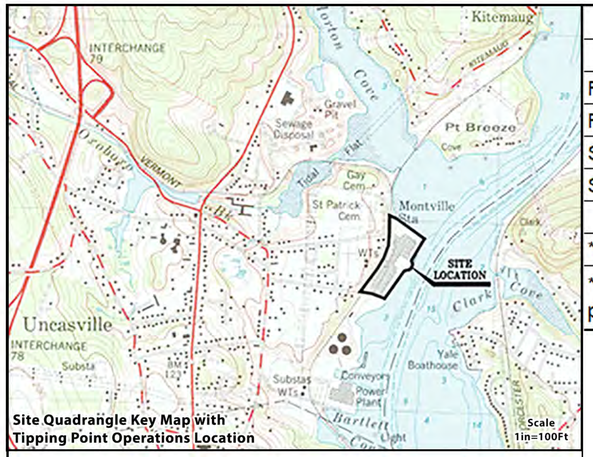


Site Quadrangle Key Map with Tipping Point Operations Location

Operating Capacity		
	Square Feet	Cubic Yards*
Receiving Bin 1	3306	490
Receiving Bin 2	2901	430
Storage Bin 1	10190	1600
Storage Bin 2	8010	1200
Subtotal	24407	3720**

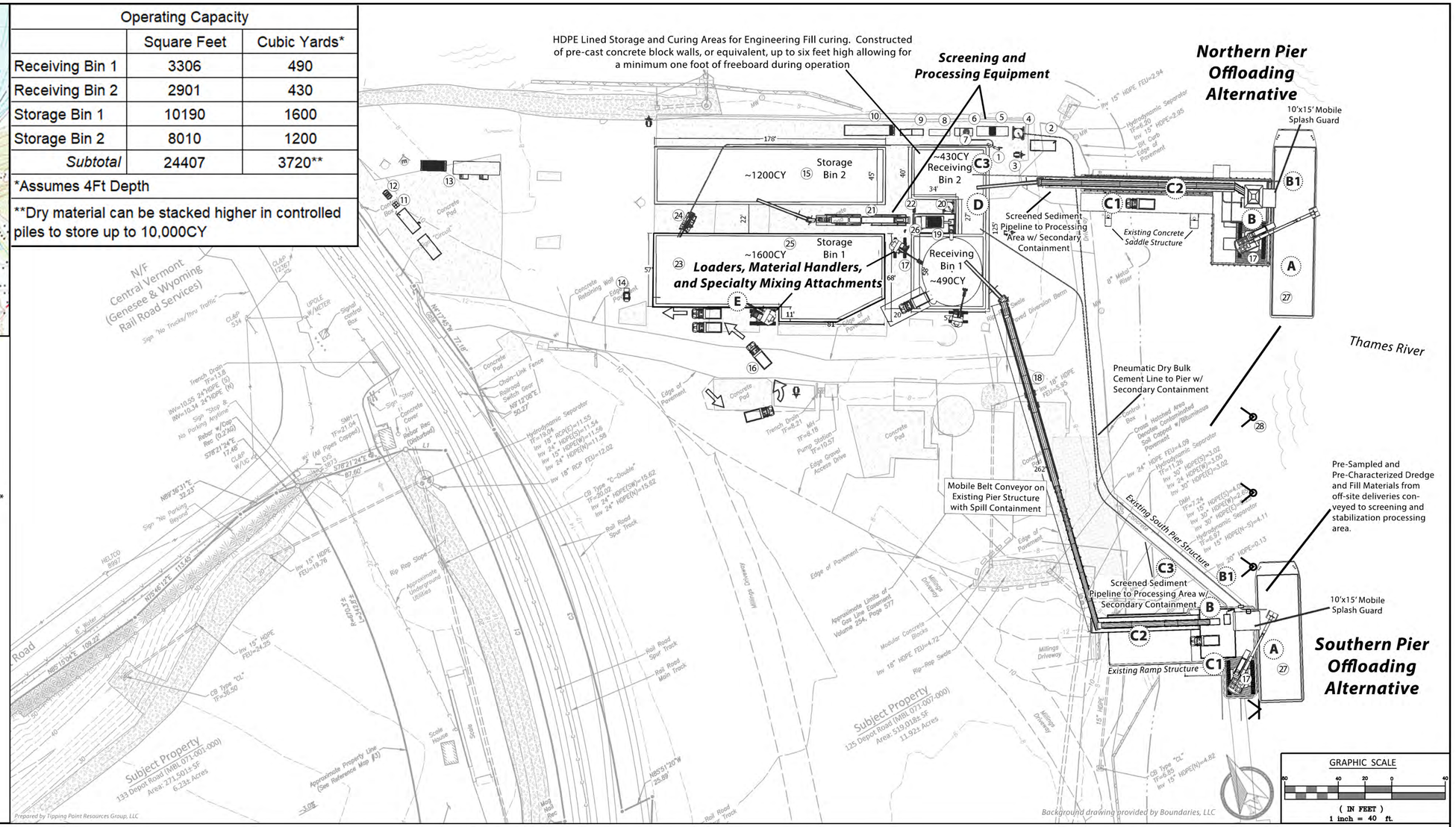
*Assumes 4Ft Depth

**Dry material can be stacked higher in controlled piles to store up to 10,000CY

Equipment List

1. Pneumatic Flow Tube Mixing Tool (PFTM)
2. Mobile Equipment Control Center
3. Mobile Light Stand (typ)
4. Mobile 60 Ton Cement Silo*
5. Mobile Air Compressor *
6. Mobile Cement Batch Plant*
7. Grout Pump
8. 600kW Mobile Generator* (typ)
9. 2000gal cap. Diesel Fuel Above Ground Storage Tank w/ Secondary Containment*
10. 21,000gal Water Storage Frac Tank
11. Sanitary Facilities
12. 2CY MSW Dumpster
13. Field Office
14. Skid Steer (typ)
15. Engineered Fill Storage Area during Curing
16. 22 Ton Tri-Axle Dump Truck
17. Material Handler / Excavator with option for Specialty Mixing Head(typ)
18. Mobile Sediment Materials Conveyor w/ Spill Protection
19. Mobile Bar Screener
20. Mobile Binder Silo
21. Mobile Pugmill
22. High Solids Sediment Pump
23. Placement of Amended Processed Material and Storage for Aggregate
24. Telehandler
25. Engineered Fill Material Curing Bin
26. Oversized Screened rocks, wood, and other dredged material
27. Hopper or Deck Barges
28. Temporary Dock Improvements for Receiving Barges

*Anchored to prevent flotation, collapse or lateral movement of the structure.



PROJECT NARRATIVE

The proposed project/site operations consist of the intended use of 125 Depot Road for receiving large rock and other construction related aggregate which may include sediment processing to produce engineered fill products from sediments stabilized with Portland cement. Subsequent transloading will take place at the 125 Depot Road that will include offsite transport to the receiving entity. Conversely, water-borne scows may receive construction material for over the water transport.

Typical sources of dredged material/sediment for operations will be as is of poor geotechnical quality. Typically, it is amended with a cementitious product/binder to give it a geotechnical matrix and/or strength. The dredged material will be pre-sampled and analyzed for environmental constituents by a State-certified laboratory. Cement stabilization strengthens and locks together poor-quality material for use as a construction grade material in offsite construction projects, including for capping and regrading. The State of Connecticut Department of Energy and Environmental Protection (CT DEEP) Approval for dredged material management requires pre-characterization of incoming material. Operations at the site will be in accordance with CT-DEEP SWDP Authorization 08601340-DP dated January 2022 for the 125 Depot Road property. No hazardous materials or hazardous wastes will be accepted/handled at the site. All activities will be performed under state and federal compliance as applicable.

Preparation of the Site, including grading and Stormwater Management, was previously approved as Phase 2 of Application #22-SITE-5. No additional earth disturbing activities will be required by the proposed project. 125 Depot Road is intended to be used for the staging and cement mixing/addition to bulk dredged material/sediment which may include aggregates, rock, cement, and brick debris. Trash and other undesirable screened material, such as rebar, wood, etc., will be recycled and/or disposed of offsite according to applicable requirements.

All stormwater runoff from the site will be collected by the approved Stormwater Management System constructed during Phase 2 and treated prior to discharge as previously submitted. When active processing with cement (and subsequent curing) is being performed, stormwater from within the bins will be collected in an onsite frac tank and recycled into the cement batch plant process. A minimum "free-board" of 1 foot will be maintained within the bin walls to allow for the collection of storm water during a rain event.

Set-up for the proposed project is anticipated to start immediately upon Town of Montville Planning and Zoning approval with the receipt of bulk materials to begin immediately following set-up activities.

According to the Natural Resources Conservation Service (NRCS) Web Soil Survey, the soils located on the subject project are 307 Urban Land.

Hours of Operation shall be Monday through Saturday, from 7am to 6pm.

No fixed-permanent equipment is currently proposed. A list of mobile equipment is presented within this application package. Equipment will be fueled by a diesel fuel truck or the proposed onsite 2000-gallon AST and shall be accomplished on impervious surfaces only. One OSHA approved spill kit shall be provided onsite at all times during this operation. Spill protection and containment structures will be deployed as shown in the attached drawing anytime materials are being loaded/offloaded. Any necessary repairs to equipment shall be offsite or be performed utilizing portable containment devices to contain and control any discharges of oils or fluids which may occur during repair. Any such discharges shall be disposed of according to applicable law.

Transportation of materials (raw cement, processed engineered fill, etc.) to/from the site will be via Depot Road to CT Route #32/CT #163. It is anticipated the operation will service between 100,000 and 150,000 tons per year via 22-ton capacity triaxle trucks. Only engineered fill dry enough to meet the CT DOT required "paint filter test" for moisture shall be transported. Average and Peak trucks per day during the winter season are anticipated to be 91 and 120. The peak operating period of the engineered fill production at 125 Depot Road is October to February, with other limited project related work to take place from March through September.

Date
07 September 2023
Version
1.3
Scale
1"=40'

Abutting Properties

49 DOCK RD
Mailing Address: EICHELBERG KURT E & SANDRA J
4 FAWN DR GALES FERRY, CT 06335

POINT BREEZE RD Mailing Address: CV PROPERTIES INCORPORATED PROPERTY TAX PO BOX 8100 DOWNTOWN STATION MONTREAL, QC H3C3N4

DEPOT RD EXT Mailing Address: UNCASVILLE LLC
1515 DES PERES RD ST LOUIS, MO 63131

133 DEPOT RD Mailing Address: UNCASVILLE LLC
1515 DES PERES RD ST LOUIS, MO 63131

General Process Description

A. Secure Hopper Barge to Dock
B. Prepare for Offloading
  Excess Water Management
    B1) Portland Cement Addition
    B2) Pump Water
C. Offloading
  Option C1) Truck Material to Bins
  Option C2) Conveyor Material to Bins
  Option C3) Slurry Pump Material to Bins
D. Stabilize Material with Portland Cement and Cure
E. Load Material and Transport Offsite

Operations Plan Detail

M3 MARINE MATERIALS MANAGEMENT

TIPPING POINT RESOURCES GROUP

STATE OF CONNECTICUT ALFRED N. ROWE 19765 PROFESSIONAL ENGINEER

Alfred N. Rowe, P.E., LEED AP — 19765 License N0. — 04 September2023 DATE