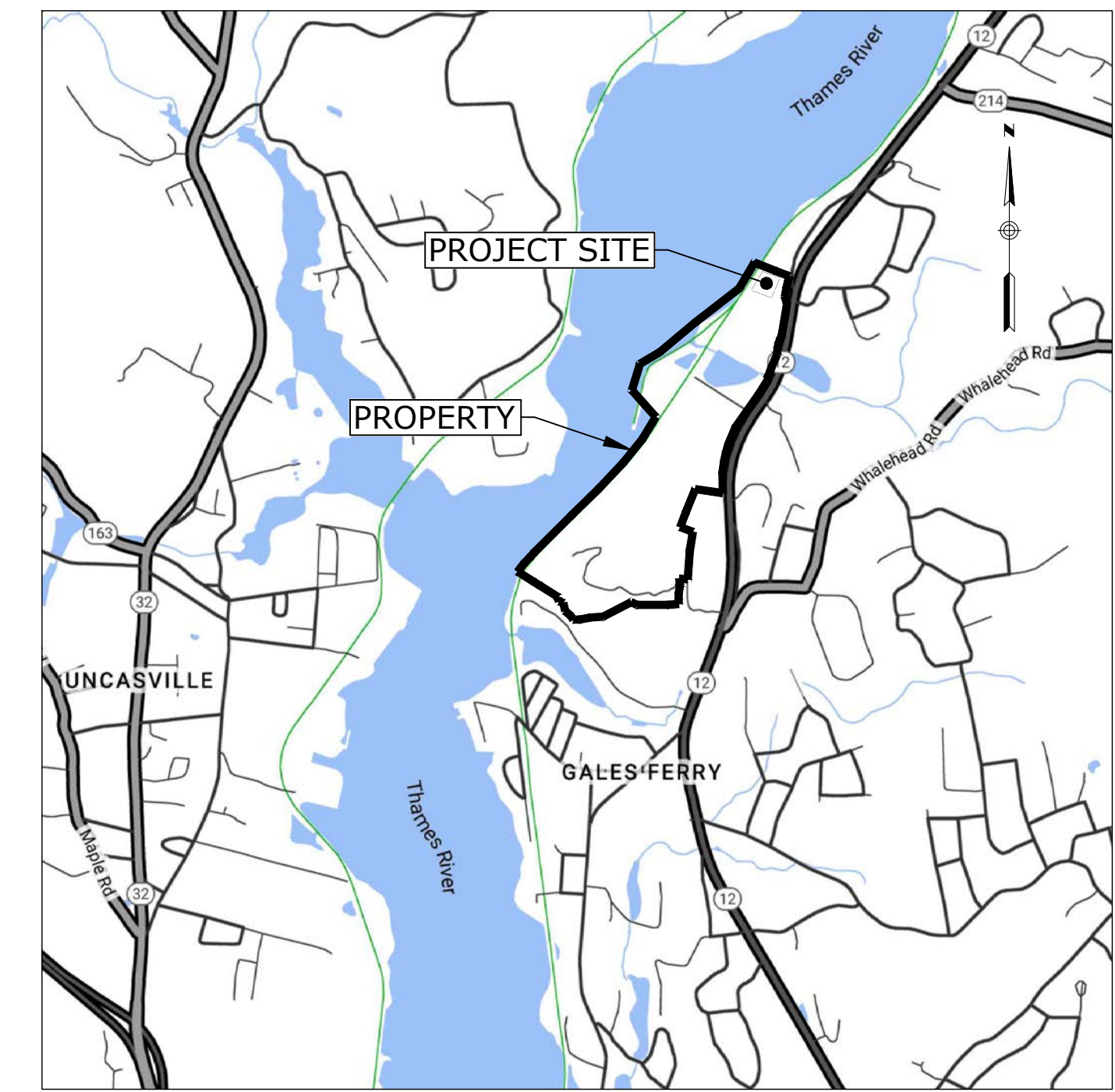


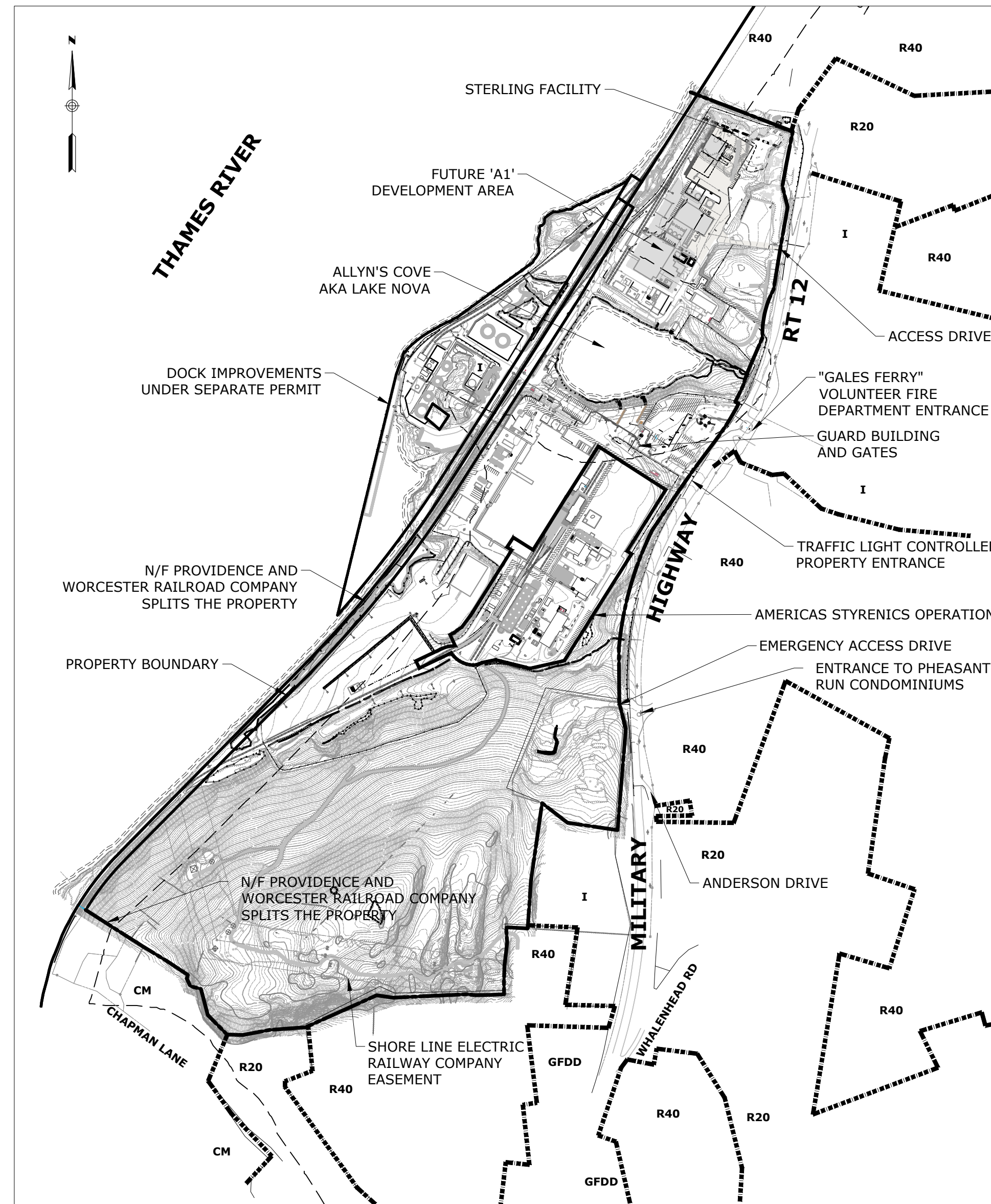
# GALES FERRY INTERMODAL STERLING FACILITY

1761 ROUTE 12  
GALES FERRY, CONNECTICUT 06335

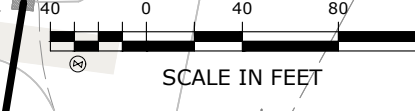
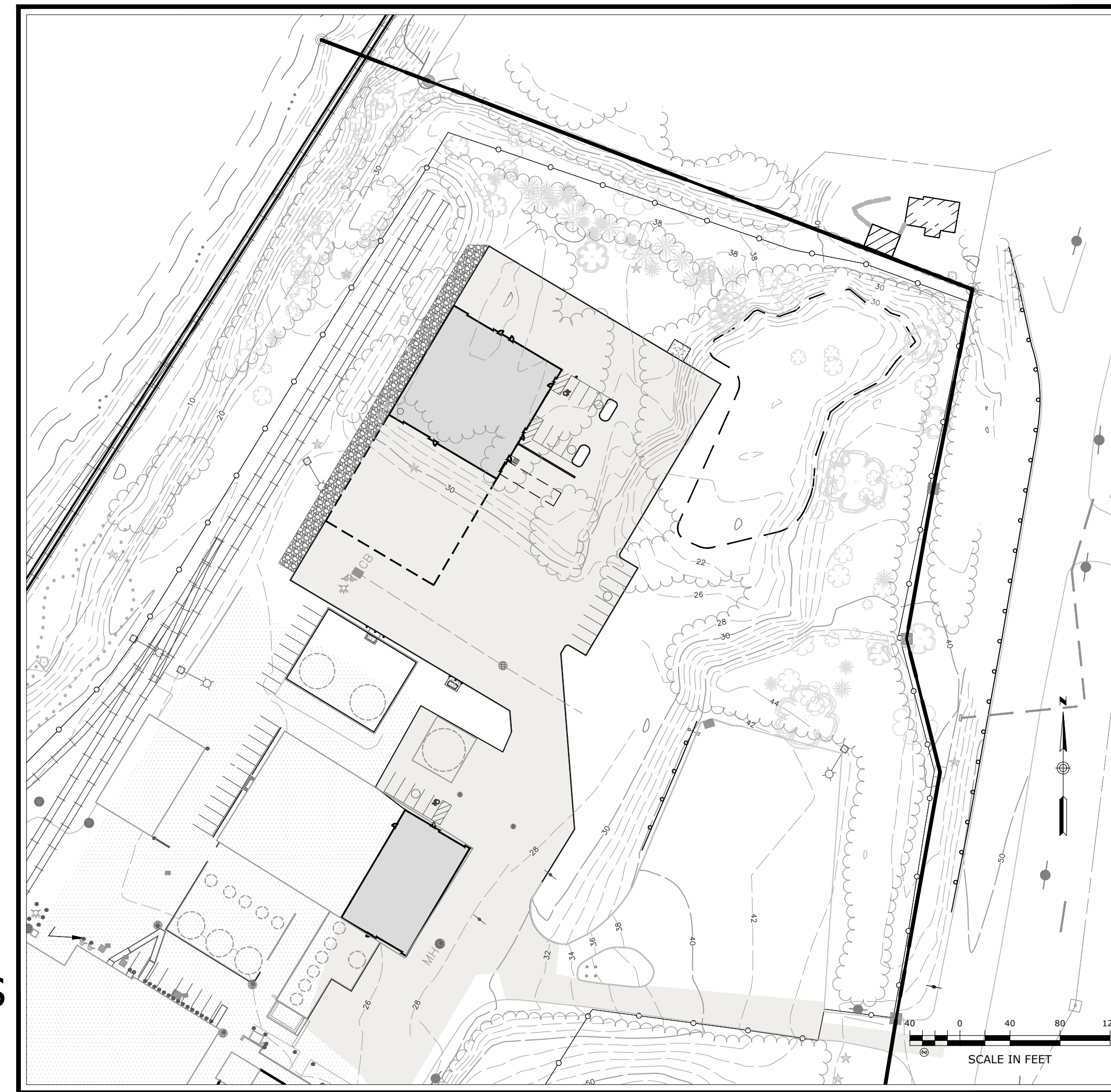
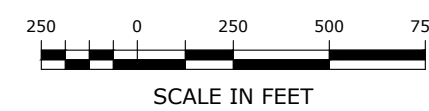
MARCH 07, 2023  
REVISED: APRIL 6, 2023  
REVISED: MAY 1, 2023  
REVISED: JUNE 21, 2023  
REVISED: JULY 13, 2023



LOCATION MAP  
SCALE: 1"=±2,000'



PROPERTY MAP, ZONING, AND ADJACENT FEATURES



DRAWING INDEX		
SHEET NO.	DRAWING	TITLE
1	-	COVER SHEET
2	C-1	NOTES, LEGEND, AND ABBREVIATIONS
3	#2010063	PROPERTY SURVEY
4	C-2	OVERALL SITE PLAN
5	C-3	SITE PREPARATION AND DEMOLITION PLAN
6	C-4	SITE LAYOUT PLAN
7	C-5	GRADING AND DRAINAGE PLAN
8	C-6	UTILITY PLAN
9	C-7	SUBSURFACE SEWAGE DISPOSAL SYSTEM PLAN
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11	C-9	SOIL EROSION AND SEDIMENT CONTROL PLAN
12	L-1	LANDSCAPING PLAN
13	C-10	PHOTOMETRIC AND LIGHTING PLAN
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16	C-13	SITE DETAILS 2
17	C-14	SITE DETAILS 3
18	C-15	SOIL EROSION AND SEDIMENT CONTROL DETAILS
19	C-16	SIGHTLINE DEMONSTRATION PLAN

Property Owner / Applicant:

GALES FERRY INTERMODAL LLC  
549 SOUTH STREET  
QUINCY, MA 02169



Prepared By:

Engineer:  
Loureiro Engineering Associates, Inc.  
100 Northwest Drive · Plainville, Connecticut 06062  
Phone: 860-747-6181 · Fax: 860-747-8822  
An Employee Owned Company · www.Loureiro.com  
Engineering · Construction · EH&S · Energy  
Waste · Facility Services · Laboratory



PZC PERMIT # _____	DATE OF APPROVAL _____	EXPIRATION DATE _____
PZC CHAIRMAN OR SECRETARY _____	DATE _____	

**SURVEY NOTES**

- THIS PLAN IS BASED ON MAP REFERENCE A AND B.
- REFERENCE IS MADE TO THE TOWN OF LEDYARD, CT LAND EVIDENCE RECORDS VOLUME 621 AT PAGE 981 FOR THE SUBJECT PROPERTY.
- THE SUBJECT PROPERTY IS LOCATED ENTIRELY WITHIN THE "I" INDUSTRIAL ZONE DISTRICT.
- "NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP NEW LONDON COUNTY, CONNECTICUT ALL JURISDICTIONS PANEL 354, TOWN OF LEDYARD, MAP NUMBER 09011C0354G EFFECTIVE DATE JULY 18, 2011 FEDERAL EMERGENCY MANAGEMENT AGENCY" INDICATES THE SUBJECT PROPERTY IS LOCATED IN ZONE AE (EL 12) AND ZONE X.
- THE SUBJECT PROPERTY IS SHOWN ON THE TOWN OF LEDYARD, CT TAX ASSESSOR MAP 61 BLOCK 2120 AS LOT 1761 WHICH HAS ASSIGNED STREET ADDRESSES OF 1761 ROUTE 12, GALES FERRY, CONNECTICUT 06335.
- UNDERGROUND UTILITIES MUST BE FIELD VERIFIED PRIOR TO ANY EXCAVATION.
- INLAND WETLANDS WERE DELINEATED IN THE FIELD BY JMM WETLAND CONSULTING SERVICES, LLC AND LOCATED BY LOUREIRO ENGINEERING ASSOCIATES, INC., GROTON, CONNECTICUT.
- LIMITS OF FLOOD ZONE SHOWN ON PROPOSED PLAN ARE FROM FEMA NFIP MAP NUMBER 09011C0354G, EFFECTIVE DATE JULY 18, 2011.
- LIMITS OF NATURAL DIVERSITY DATA BASE AREAS SHOWN ON THE OVERALL SITE PLAN ARE FROM THE CONNECTICUT DEPARTMENT OF ENERGY & ENVIRONMENTAL PROTECTION BUREAU OF NATURAL RESOURCES WILDLIFE DIVISION LEDYARD, CT MAP, DATED DECEMBER 2022.

**MAP REFERENCES**

- PROPERTY SURVEY, PROPERTY OF TRINSEO LLC, #1737 & #1761 MILITARY HIGHWAY (ROUTE 12), LEDYARD, GALES FERRY, CT, PREPARED FOR: JAY CASHMAN, INC., 549 SOUTH STREET, QUINCY, MA, SCALE: 1"=100', DATE: 5/10/2022, BY CHA.
- PROPERTY AND TOPOGRAPHIC SURVEY, #1737 & #1761 MILITARY HIGHWAY (ROUTE 12), LEDYARD, GALES FERRY, CT, PREPARED FOR: STYRON LLC "ALLYN'S POINT PLANT", BY CME, DATED SEPT. 2, 2010. THE FOLLOWING NOTES ARE FROM THIS MAP REFERENCE:
  - THE TYPE OF SURVEY PERFORMED IS A PERIMETER AND TOPOGRAPHIC SURVEY CONFORMING TO THE STANDARDS OF ACCURACY FOR A HORIZONTAL CLASS A-2 AND IS A RESURVEY OF THE SUBJECT PROPERTY.
  - VERTICAL INFORMATION DEPICTED HEREON CONFORMS TO VERTICAL CLASS T-3 STANDARDS OF ACCURACY. CONTOURS, PHYSICAL FEATURES AND OTHER INFORMATION WAS DERIVED FROM AERIAL MAPPING DONE BY GOLDEN AERIAL SURVEYS, INC. MAPPING SCALE 1"=40' PHOTO SCALE: 1"=500' PHOTO DATE: 04-27-2001
  - THIS SURVEY WAS PREPARED TO DEPICT THE BOUNDARY AND EXISTING CONDITIONS OF THE SUBJECT PROPERTY.
  - THE PROPERTY SURVEY, SHEET 1 OF 2, PREPARED BY CHA DATED 5/10/2022 - NOTE 6 STATES THE PURPOSE OF THE INDUSTRIAL ZONE REFERENCING SECTION 4.5A OF THE ZONING REGULATIONS. THE REGULATIONS HAVE SINCE BEEN UPDATED AND THE NEW "PURPOSE" IS: TO ENCOURAGE THE ADOPTION, CONTINUOUS AND EXPANSION OF MANUFACTURING, RESEARCH, AND INDUSTRIAL USES IN A WAY THAT PROTECTS OUR NATURAL ASSETS.
  - DRAINAGE IN THE ROUTE 12 RIGHT-OF-WAY FROM THE CONNECTICUT STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP, TOWN OF LEDYARD, NORWICH-GROTON ROAD, FROM ALLYN'S BROOK NORTHERLY TO LEDYARD-PRESTON TOWN LINE, MAP NUMBER 71-16, DATED NOVEMBER 5, 1957.

**SITE NOTES:**

- THE APPLICANT/OWNER IS GALES FERRY INTERMODAL LLC OF 549 SOUTH STREET, QUINCY, MA.
- THE APPLICANT IS PROPOSING TO CONSTRUCT A 6,000 SF INDUSTRIAL BUILDING AS WELL AS A 10,000 SF INDUSTRIAL BUILDING WITH A FUTURE 10,000 SF ADDITION, WHICH WILL BE UTILIZED BY THE APPLICANT, AND/OR ITS AFFILIATES, FOR STORAGE AND REPAIR OF MARINE EQUIPMENT AND APPURTENANCES WHICH ARE UTILIZED BY THE APPLICANT'S AFFILIATES IN CONJUNCTION WITH ITS MARINE CONTRACTING AND DREDGING OPERATIONS.
- OTHER USES ON THE SITE CURRENTLY INCLUDE MANUFACTURING OF STYROFOAM PRODUCTS BY AMERICAS STYRENICS, A TENANT OF THE PROPERTY.
- THE PURPOSE OF THESE PLANS IS FOR REVIEW BY THE LEDGE LIGHT HEALTH DISTRICT FOR COMPLIANCE WITH THE PUBLIC HEALTH CODE AND THE TOWN OF LEDYARD PLANNING & ZONING COMMISSION FOR A SPECIAL PERMIT APPLICATION FOR THE NEW INDUSTRIAL BUILDING. THESE PLANS ARE FOR PERMIT PURPOSES ONLY AND ARE NOT TO BE USED FOR CONTRACT DOCUMENTS.
- FOR EXACT BUILDING DIMENSIONS, SEE BUILDING PLANS PROVIDED.
- THE SUBJECT PROPERTY IS LOCATED WITHIN THE "I" INDUSTRIAL ZONE. THE PARCEL DOES LIE WITHIN THE COASTAL AREA MANAGEMENT ZONE. A PORTION OF THE SITE IS WITHIN THE FEMA AE (EL 12) AND ZONE X WHILE THE PROPOSED BUILDING IS LOCATED OUTSIDE OF ANY FEMA FLOOD ZONES.
- LOT COVERAGE CALCULATIONS:
  - ALLOWED @ 70% = 70% X 6,882,480 SF = 4,817,736 SF
  - PROVIDED: 2,091,741 (EXISTING) + 72,996 (PROPOSED) / 6,882,480 SF = 31.4 %
- PARKING CALCULATIONS FOR NEW INDUSTRIAL BUILDING:
  - REQUIRED:
    - SPACE PER EMPLOYEE ON MAX SHIFT PLUS 1 SPACE PER FLEET VEHICLE 10,000 SF BUILDING:
      - SPACE PER EMPLOYEE ON MAX SHIFT X 10 EMPLOYEES PLUS 1 SPACE PER FLEET VEHICLE X 7 FLEET VEHICLES = 17 SPACES REQUIRED
    - 6,000 SF BUILDING:
      - SPACE PER EMPLOYEE ON MAX SHIFT X 3 EMPLOYEES PLUS 1 SPACE PER FLEET VEHICLE X 2 FLEET VEHICLES = 5 SPACES REQUIRED
    - TOTAL REQUIRED = 17 + 5 = 22
  - PROPOSED:
    - 22 SPACES

NOTE: OTHER ON-SITE BUILDINGS AND USES WERE NOT EVALUATED FOR PARKING REQUIREMENTS.
- THERE SHALL BE NO ACTIVITY WITHIN THE WETLAND OR 100 FOOT INLAND WETLAND UPLAND REVIEW AREA UNLESS OTHERWISE PERMITTED AND AS SHOWN ON THESE PLANS.
- ANY MODIFICATION TO THE PLANS, INCLUDING ANY RECONFIGURATION OF THE PROPOSED FLOOR PLAN, IMPOSED BY ANOTHER FEDERAL, STATE OR LOCAL AGENCY SHALL REQUIRE ADDITIONAL REVIEW BY TOWN STAFF OR THE COMMISSION, WHICHEVER IS APPROPRIATE.
- THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS INCLUDING A CONNECTICUT D.O.T. ENCROACHMENT PERMIT FOR ALL WORK WITHIN THE D.O.T. RIGHT-OF-WAY PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL OBTAIN, REVIEW AND ADHERE TO ALL REQUIREMENTS AND ANY CONDITIONS OF APPROVAL OF THE TOWN OF LEDYARD.
- NO SIGNAGE IS PROPOSED WITH THIS APPLICATION. ANY FUTURE SIGNAGE SHALL MEET THE ZONING REGULATIONS REQUIREMENTS AND WILL REQUIRE THE NECESSARY PERMITS.
- ANY EXTERIOR LIGHTING SHALL BE FULL CUTOFF AND SHALL BE SHIELDED TO DIRECT LIGHT AND CLARE AWAY FROM ALL ADJOINING PROPERTIES.
- ALL PROPOSED PAVEMENT MARKINGS SHALL BE INSTALLED IN THE LOCATIONS SHOWN WITH DURABLE WHITE PAVEMENT MARKING PAINT AND IN ACCORDANCE WITH THE MANUAL FOR UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.). THE HANDICAP PARKING SYMBOLS SHALL BE WHITE WITH STANDARD HANDICAP BLUE BACKGROUNDS. ALL TRAFFIC CONTROL SIGNS SHALL CONFORM TO M.U.T.C.D. STANDARDS.
- NEW SIDEWALKS, RAMPS AND DRIVEWAYS SHALL BE INSTALLED TO PROVIDE SMOOTH TRANSITION FOR PEDESTRIANS AND VEHICLES.
- ALL CURB/HANDICAP RAMP DESIGNS SHALL CONFORM TO ANSI STANDARDS OR ADA ACT OF 1991, WHICHEVER IS MOST RESTRICTIVE.
- ALL JOINTS BETWEEN EXISTING AND NEW PAVEMENT SHALL BE PROPERLY SAWCUT, TACK COATED AND SEALED AS APPLICABLE. ALL PROPOSED JOINTS SHALL BE FLUSH AND MATCH EXISTING GRADES. SAWCUT LINES MAY BE MODIFIED AS NECESSARY TO MEET CONSTRUCTION REQUIREMENTS UPON REVIEW AND APPROVAL BY THE DESIGN ENGINEER.
- ALL EXISTING CURBING, PAVEMENT, ETC. DISTURBED AS A RESULT OF CONSTRUCTION ACTIVITIES SHALL BE REPLACED/RESTORED TO ORIGINAL CONDITION BY THE CONTRACTOR.
- ALL TRAFFIC CONTROL SIGNS AND PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES" STANDARDS.

**UTILITY NOTES:**

- UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY LOCATIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL CONTACT CALL BEFORE YOU DIG® AT 1-800-922-4455 PRIOR TO INITIATION OF THIS PROJECT. IF UTILITIES DIFFER FROM THOSE SHOWN ON THIS PLAN, ENGINEER SHALL BE NOTIFIED.
- SCHEMATIC UNDERGROUND UTILITIES (ELECTRIC, TELEPHONE, COMMUNICATIONS, WATER) ARE SHOWN ON THESE PLANS FOR INFORMATIONAL PURPOSES ONLY. FINAL LOCATIONS WILL BE DETERMINED BY RESPECTIVE UTILITY AUTHORITIES AND INSTALLATION SHALL CONFORM TO UTILITY AUTHORITY POLICIES AND PRACTICES.
- ALL NEW UTILITIES, INCLUDING CATV, WILL BE LOCATED UNDERGROUND.
- ELECTRIC, TELEPHONE AND COMMUNICATION SERVICES SHALL CONFORM TO THE POLICIES AND PRACTICES OF THE APPROPRIATE UTILITY AUTHORITIES.
- UTILITY SERVICE SIZES, MATERIALS, AND INSTALLATIONS SHALL BE APPROVED AND INSPECTED BY THE APPROPRIATE UTILITY COMPANY.
- PROVIDE MINIMUM VERTICAL SEPARATION OF 12" FROM WATER MAIN TO DRAINAGE PIPING AND 18" TO SEWER PIPING.
- LOCATION AND SIZE OF ALL BUILDING UTILITY CONNECTIONS SHALL BE COORDINATED WITH BUILDING ARCHITECTURAL PLANS AND APPROPRIATE UTILITY AUTHORITY.
- WATER LINE INSTALLATION NOTES:
  - DOMESTIC AND FIRE PROTECTION WATER SERVICES SHALL BE SIZED BASED ON DEMAND AND COORDINATED WITH GROTON UTILITIES, THE PROVIDER THROUGH THE TOWN OF LEDYARD WPCA.
  - SITE MUST BE AT SUBGRADE BEFORE WATER UTILITIES CAN BE INSTALLED.
  - ALL WATER MAIN AND SERVICE INSTALLATIONS SHALL CONFORM TO THE CITY OF GROTON, DEPARTMENT OF UTILITIES, WATER MAIN AND SERVICE CONSTRUCTION SPECIFICATIONS, WITH MOST CURRENT REVISIONS.
  - APPROVED BACKFLOW PREVENTERS ARE REQUIRED ON ALL FIRE SPRINKLER AND DOMESTIC WATER LINES.
  - MINIMUM COVER OVER TOP OF WATER LINES SHALL BE 4.5' FROM FINISHED GRADE.
  - NO BACKFILLING OF PIPE SHALL BE DONE UNTIL A DESIGNATED REPRESENTATIVE OF THE CITY OF GROTON, DEPARTMENT OF UTILITIES HAS MADE AN INSPECTION AND INSTALLATION HAS BEEN APPROVED.
  - PIPE SEPARATIONS:
    - 10' MINIMUM BETWEEN WATER AND SEWER
    - 10' MINIMUM BETWEEN WATER AND BUILDINGS
    - 5' MINIMUM BETWEEN WATER AND CATCH BASINS OR DRAIN PIPES
  - WATER LINE GATE VALVES TO BE "OPEN LEFT, CLOSE RIGHT".
  - NEW WATER LINES TO BE CHLORINATED, PRESSURE TESTED, WATER QUALITY SAMPLED, AND FLUSHED PER CITY OF GROTON, DEPARTMENT OF UTILITIES REQUIREMENTS PRIOR TO BEING PLACED INTO SERVICE.
  - MINIMUM 6' SEPARATION BETWEEN ELECTRIC AND ALL OTHER PIPES SUCH AS WATER, SEWER AND DRAINS.
  - ALL UTILITIES AND ON-SITE STORM DRAINAGE SHALL BE STRUCTURALLY SUPPORTED TO MINIMIZE DISRUPTION FROM SETTLEMENT UNDERLYING SOIL.
  - UTILITY SERVICE TRENCHES LOCATED WITHIN 25 FEET OF THE SEPTIC SYSTEM SHALL BE BACKFILLED WITH NON-FREE DRAINING MATERIAL.

**STORMWATER MANAGEMENT SYSTEM MAINTENANCE PLAN:**

- GENERAL
  - THE ACCESS DRIVE AND PARKING AREAS SHOULD BE SWEEPED AT LEAST ONCE PER YEAR, PREFERABLY AFTER THE END OF THE WINTER SANDING SEASON.
- CATCH BASINS AND MANHOLES
  - A CONNECTICUT-LICENSED HAULER SHALL PUMP THE SUMPS OF ON-SITE CATCH BASINS AND MANHOLES, AND SHALL DISPOSE OF THE PUMPING LEGALLY. ROAD SAND MAY BE REUSED FOR WINTER SANDING, BUT MAY NOT BE STORED ON-SITE. AS PART OF THE HAULING CONTRACT, THE HAULER SHALL NOTIFY THE PROPERTY OWNER IN WRITING WHERE THE MATERIAL IS BEING DISPOSED.
  - EACH CATCH BASIN SHALL BE INSPECTED EVERY FOUR MONTHS, WITH ONE INSPECTION OCCURRING DURING THE MONTH OF APRIL. ANY DEBRIS OCCURRING WITHIN ONE FOOT FROM THE BOTTOM OF EACH SUMP SHALL BE REMOVED BY VACUUM "VACTOR" TYPE OF MAINTENANCE EQUIPMENT.
- INFILTRATION
  - THE INFILTRATION BASIN SHALL BE INSPECTED EVERY SIX MONTHS AND/OR AFTER STORM EVENTS OF 2 INCHES OF RAINFALL OR GREATER. INSPECTIONS SHALL INCLUDE THE FOLLOWING:
    - INSPECT FOR STANDING WATER OR OTHER EVIDENCE OF CLOGGING.
    - CHECK FOR SEDIMENT ACCUMULATION, TRASH, AND DEBRIS.
    - CHECK FOR BLOCKAGES, STRUCTURAL INTEGRITY, AND EVIDENCE OF EROSION AT INLETS, OUTLETS, AND OVERFLOW SPILLWAYS;
  - REGULAR MAINTENANCE INCLUDES THE FOLLOWING:
    - PRUNE TREES AND SHRUBS AS NEEDED.
    - REMOVE EXCESS LEAVES, DEBRIS AND EXCESS SEDIMENT FROM THE BOTTOM OF THE BASIN AS NECESSARY AND CUT OR MOW MEADOW GRASSES BETWEEN NOVEMBER 15-APRIL 1. LEAVE STEM STUBBLE 12"-18" FOR POLLINATOR NESTING HABITAT. PLANT MATTER SHALL BE LEFT IN PLACE OVER WINTER MONTHS TO INSULATE THE SOIL AND ADD ORGANIC MATTER TO THE SOIL. REMOVAL CRITERIA SHALL INCLUDE WHEN PLANT MATTER IS SMOTHERING OR KILLING VEGETATION AND AESTHETICS.
    - REMOVE SEDIMENT GREATER THAN 3.0 INCH DEEP IN MARCH-APRIL IN A MANNER TO MINIMIZE DAMAGE TO VEGETATION. DISPOSE OF SEDIMENT OFF-SITE IN ACCORDANCE WITH ALL LOCAL AND STATE REQUIREMENTS.
    - INSPECT SOIL AND REPAIR ERODED AREAS SEASONALLY OR AS NECESSARY.
    - REMOVE ANY INVASIVE SPECIES (INCLUDING ROOTS) THAT HAVE BECOME ESTABLISHED WITHIN THE BASIN AND EMBANKMENTS.
    - ADD SUPPLEMENTAL SEED AS NEEDED TO MAINTAIN 80% AREA COVER.
    - IF THERE IS STANDING WATER IN THE INFILTRATION AREA 48 HOURS AFTER STORM EVENT, ROTOTILL OR CULTIVATE SURFACE OF FILTER MEDIA TO BREAK UP ANY HARD PACKED SEDIMENT AND RE-VEGETATE.
    - DO NOT ADD LIME, FERTILIZER, HERBICIDE OR PESTICIDES. THE USE OF HERBICIDE IS RESTRICTED TO INVASIVE NON-NATIVE PLANT CONTROL UNDER THE DIRECTION OF A QUALIFIED ENVIRONMENTAL PROFESSIONAL.
- HYDRODYNAMIC SEPARATOR
  - THE SEPARATOR SHALL BE CLEANED PERIODICALLY DURING CONSTRUCTION, AND AT THE END OF CONSTRUCTION ONCE THE LANDSCAPED AREAS ARE FULLY STABILIZED.
  - FOR THE FIRST YEAR OF OPERATION FOLLOWING CONSTRUCTION, THE SEPARATOR SHALL BE INSPECTED ONCE EVERY 4 MONTHS FOR THE MONTHS OF NOVEMBER, MARCH, AND JULY. A GRADUATED MEASURING DEVICE SHALL BE INSERTED INTO MANHOLE AND MEASUREMENTS OF ANY ACCUMULATIONS WILL BE RECORDED. CLEANING WILL OCCUR WHEN DEBRIS HAS ACCUMULATED TO A DEPTH OF 20" OR GREATER.
  - AFTER THE FIRST YEAR OF OPERATION, THE SEPARATOR SHALL BE INSPECTED A MINIMUM OF TWICE PER YEAR IN THE SAME MANNER AS DESCRIBED ABOVE. WHEN THE DEPTH OF ACCUMULATION REACHES 20", A CLEAN-OUT SHOULD BE PERFORMED AND SEDIMENT PROPERLY DISPOSED OF OFF-SITE. DEBRIS WILL BE REMOVED BY VACUUM "VACTOR" TYPE OF EQUIPMENT. THE MANHOLE SHOULD THEN BE PRESSURE WASHED TO REMOVE REMAINING SEDIMENT AND DEBRIS AND THE WATER SHOULD THEN BE VACUUMED OUT. ONCE CLEANING IS COMPLETE THE MANHOLE SHOULD BE REFILLED WITH WATER.
  - A DETAILED MAINTENANCE LOGBOOK SHALL BE KEPT FOR THE UNIT. INFORMATION IS TO INCLUDE THE DATE OF INSPECTION, RECORD OF GRIT DEPTH, CONDITION OF TANK, OBSERVATION OF ANY FLOATABLE DEBRIS, AND DATE OF CLEANING PERFORMED.

**DRAINAGE TEST PIT RESULTS**

OBSERVED BY LOUREIRO ENGINEERING ASSOCIATES ON JUNE 2, 2023

TEST PIT "TP-G1"  
 0'-28" DARK BROWN SILT, ORGANICS  
 28"-31" LIGHT BROWN SILTY SAND, SOME GRAVEL  
 31"-98" LIGHT GREY FINE TO MEDIUM SAND, SOME COBBLES, TRACE MOLLUSK SHELLS

GROUNDWATER @ 98"  
 NO MOTTLING  
 PERMEABILITY SAMPLE TAKEN @ 62"

TEST PIT "TP-G2"  
 0-32" DARK BROWN SILT, ORGANICS  
 32"-35" LIGHT BROWN SILTY SAND, SAND GRAVEL  
 35"-105" LIGHT GREY FINE TO MEDIUM SAND, SOME COBBLES

GROUNDWATER @ 105"  
 NO MOTTLING  
 PERMEABILITY SAMPLE TAKEN @ 50"

ZONING DATA TABLE		
'I' INDUSTRIAL ZONE USE - COMMERCIAL		
ITEM	REQUIRED	PROVIDED
LOT AREA	200,000 SQ FT (4.59 AC)	6,882,480 SQ FT (158 AC)
FRONTAGE	200 FT	3700 ± FT
LOT WIDTH	200 FT	> 200 FT
FRONT SETBACK	35 FT	309.51 FT
SIDE SETBACK	25 FT	160.20 FT
REAR SETBACK	25 FT	116.8 ± FT
LOT COVERAGE (%) (SEE SITE NOTE 5)	70% (4,817,736 SQ FT)	31.4 % ( 2,164,737 SQ FT)
BUILDING HEIGHT	65 FT	32 ± FT. (SEE ARCHITECTURAL PLANS)
PARKING (# OF SPACES) (SEE SITE NOTE 6)	22 SPACES	22 SPACES
WATER SUPPLY	MUNICIPAL	
SANITARY DISPOSAL	ONSITE SSDS	

SRM	07/13/2023	RESPONSE TO REVIEW COMMENTS
SRM	06/21/2023	RESPONSE TO REVIEW COMMENTS
SRM	05/01/2023	REVISED PER UPDATED LAYOUT
SRM	04/06/2023	REVISED PER UPDATED LAYOUT
APPR.	DATE	DESCRIPTION OF REVISION



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 Loureiro Engineering Associates, Inc.  
 1761 ROUTE 12, GALES FERRY, CONNECTICUT 06335  
 Phone: 860-747-0418 • Fax: 860-747-8627  
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SCALE	NOT TO SCALE
DRAWN BY	DATE
ESP	04/06/2023
APPROVED BY	DATE
SRM	04/06/2023

**NOTES, LEGEND, AND ABBREVIATIONS**

**GALES FERRY INTERMODAL LLC**  
 1761 ROUTE 12, GALES FERRY, CONNECTICUT 06335

**GALES FERRY INTERMODAL LLC**  
 549 SOUTH STREET, QUINCY, MA 02469

LEGEND			
AC	ACRES	---	EXISTING CONTOUR
BIT CONC	BITUMINOUS CONCRETE	---	EXISTING INDEX CONTOUR
TC	TOP OF CURB	x6.1	NEW SPOT GRADE
CHD	CONNECTICUT HIGHWAY DEPARTMENT MONUMENT	— —	NEW MINOR CONTOUR
BC	BOTTOM OF CURB	— —	NEW MAJOR CONTOUR
C.O.	CLEAN OUT	— —	BUILDING SETBACK LINE
CL&P	CONNECTICUT LIGHT & POWER	—W—	MUNICIPAL WATER
LLR	LEDYARD LAND RECORDS	—E—	UNDERGROUND ELECTRIC
FF	FINISHED FLOOR	☐	CATCH BASIN W/ E&S
INV	INVERT	☐	SEDIMENT FENCE
M/L	MORE OR LESS	○	SIGN
MIN	MINIMUM	○	UTILITY POLE
N/F	NOW OR FORMERLY	○	DECIDUOUS TREE
SF	SQUARE FEET	13	
TYP	TYPICAL		

SOIL TYPE - TAKEN FROM NATURAL RESOURCES CONSERVATION SERVICE, WEBSOIL SURVEY, NATIONAL COOPERATIVE SOIL SURVEY

PZC PERMIT # \_\_\_\_\_ DATE OF APPROVAL \_\_\_\_\_ EXPIRATION DATE \_\_\_\_\_

PZC CHAIRMAN OR SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_

V:\CT\GALES FERRY\ROUTE 12, 1761\040523\04 LOCAL PERMIT FOR STEELING BUILDING\DWG\NOTES LEGEND AND ABBREVIATIONS.dwg, 7/13/2023, 12:31 PM, by: ESCAMBER, 213, 2023, 2.08 MB

PREPARED FOR:  
**JAY CASHMAN, INC.**  
549 SOUTH STREET  
QUINCY, MA

PROPERTY OF  
**TRINSEO LLC**  
#1737 & 1761 MILITARY  
HIGHWAY (ROUTE 12)  
LEDYARD, GALES FERRY, CT

**PROPERTY SURVEY**

Designed By: --- Drawn By: CB Checked By: CB  
Issue Date: 5/10/2022 Project No: 076625 Scale: 1" = 100'

Drawing No.:  
**SHEET 1 OF 2**

**MAP REFERENCES**

- "RIGHT OF WAY AND TRACK MAP OPERATED BY THE NORWICH AND WORCESTER R.R. CO. OPERATED BY THE NEW YORK NEW HAVEN AND HARTFORD R.R. CO. FROM WORCESTER TO GROTON STATION 3379+20 TO STATION 3405+60 TOWN OF LEDYARD, STATE OF CONN" SCALE: 1"=50' DATE: JUNE 30, 1915 REVISED THROUGH OCTOBER 9, 1947, OFFICE OF VALUATION ENGINEER, BOSTON MASS. MAP NO. V.5063 / 129.
- "RIGHT OF WAY AND TRACK MAP OPERATED BY THE NORWICH AND WORCESTER R.R. CO. OPERATED BY THE NEW YORK NEW HAVEN AND HARTFORD R.R. CO. FROM WORCESTER TO GROTON STATION 3405+60 TO STATION 32+00. TOWN OF LEDYARD, STATE OF CONN" SCALE: 1"=50' DATE: JUNE 30, 1915, OFFICE OF VALUATION ENGINEER, BOSTON MASS. MAP NO. V.5063 / 130.
- "RIGHT OF WAY AND TRACK MAP OPERATED BY THE NORWICH AND WORCESTER R.R. CO. OPERATED BY THE NEW YORK NEW HAVEN AND HARTFORD R.R. CO. FROM WORCESTER TO GROTON STATION 32+00 TO STATION 58+40 TOWN OF LEDYARD, STATE OF CONN" SCALE: 1"=50' DATE: JUNE 30, 1915 REVISED THROUGH APRIL 11, 1951, OFFICE OF VALUATION ENGINEER, BOSTON MASS. MAP NO. V.5063 / 131.
- "RIGHT OF WAY AND TRACK MAP OPERATED BY THE NORWICH AND WORCESTER R.R. CO. OPERATED BY THE NEW YORK NEW HAVEN AND HARTFORD R.R. CO. FROM WORCESTER TO GROTON STATION 58+40 TO STATION 84+80 TOWN OF LEDYARD, STATE OF CONN" SCALE: 1"=50' DATE: JUNE 30, 1915 REVISED THROUGH APRIL 11, 1951, OFFICE OF VALUATION ENGINEER, BOSTON MASS. MAP NO. V.5063 / 132.

**MAP REFERENCES-CONTINUED**

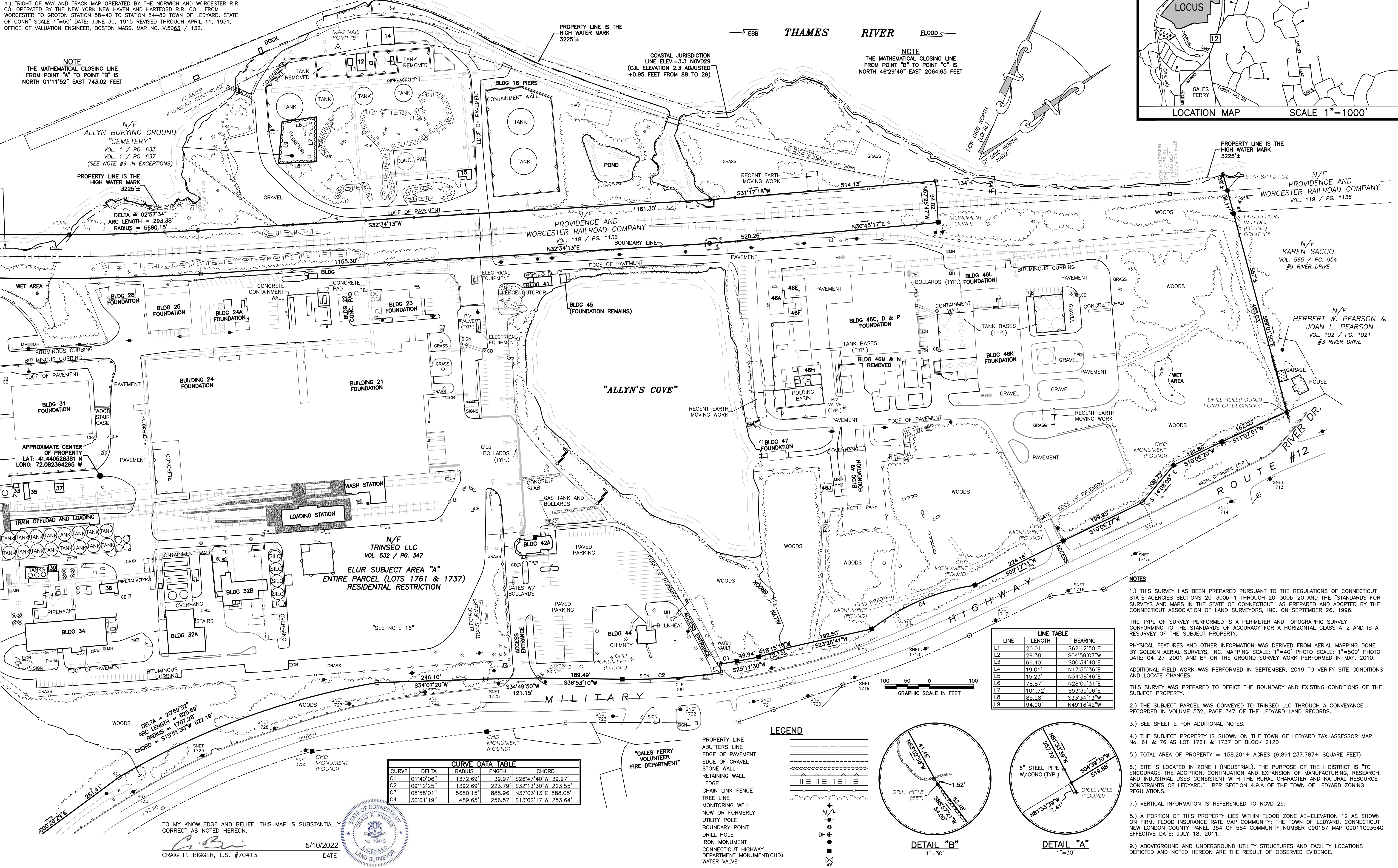
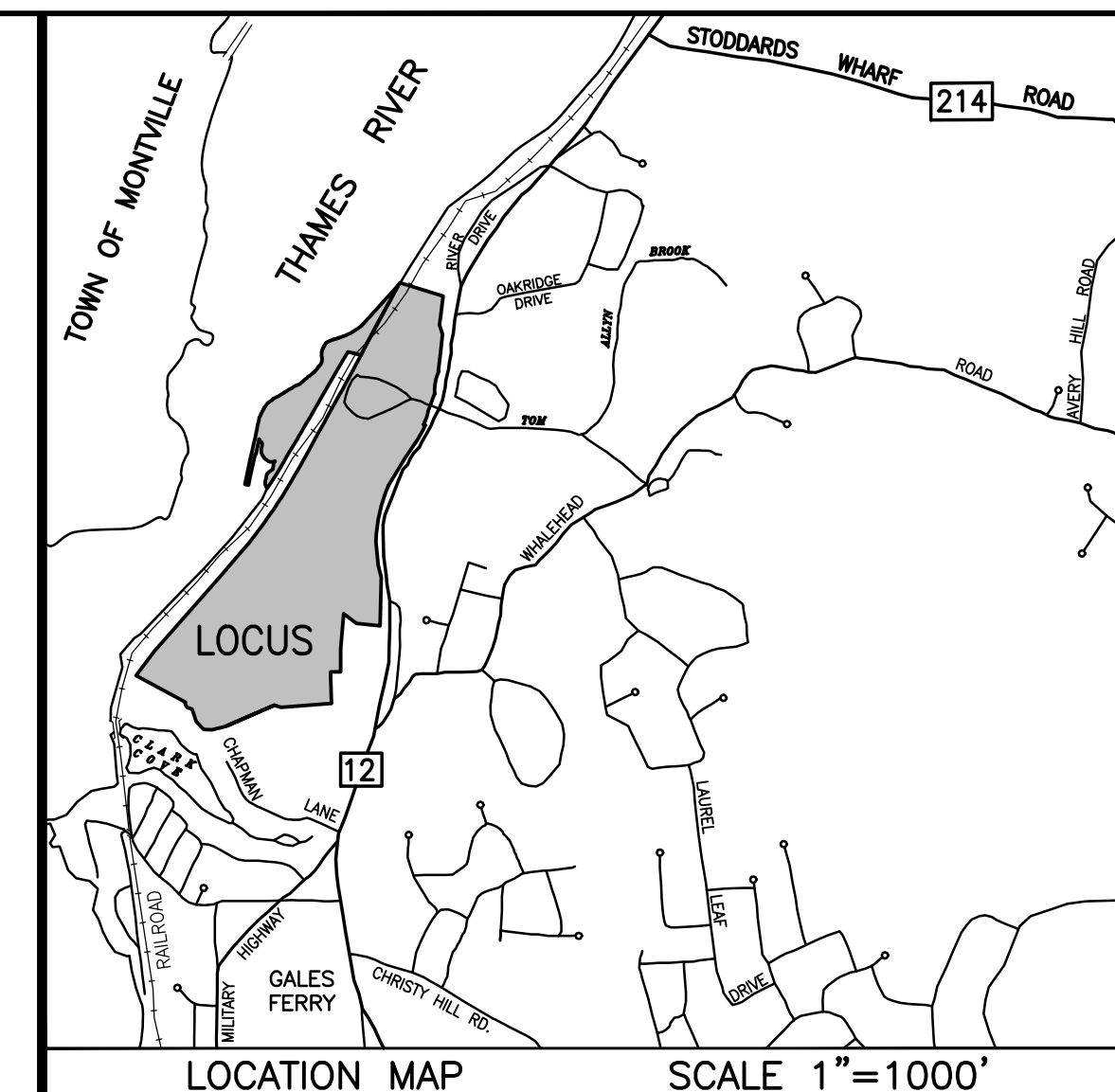
- "NORWICH AND WORCESTER RAILROAD REAL ESTATE & RIGHT OF WAY DEPARTMENT LAND IN LEDYARD, CONN. TO BE CONVEYED TO THE DOW CHEMICAL COMPANY" SCALE: 1"=200' DATE: SEPTEMBER 1950 REVISED THROUGH OCTOBER 1950. ON FILE AS MAP NO. 8A.
- "LOCATION OF THE RIGHT OF WAY OF THE CONNECTICUT LIGHT & POWER COMPANY ACROSS THE PROPERTY OF THE DOW CHEMICAL COMPANY, TOWN OF LEDYARD, COUNTY OF NEW LONDON, STATE OF CONNECTICUT" SCALE: 1"=200' DATE: APRIL 17, 1951.
- "MAP OF PROPERTY OWNED BY THE DOW CHEMICAL COMPANY LOCATED AT ALLYN'S POINT ON THE WEST SIDE OF ROUTE 12 AND EAST OF THE NEW YORK NEW HAVEN & HARTFORD RAILROAD CO. LEDYARD, CONN." SCALE: 1"=100' DATE: JULY 1952 REVISED AUGUST 1953, G.L. BILDERBECK CONSULTING ENGINEERS, NEW LONDON, CONN.
- "MAP SHOWING PROPERTY OWNED BY DOW CHEMICAL COMPANY, ALLYN'S POINT, LEDYARD, CONN." SCALE: 1"=100' DATE: DECEMBER 1953, G.L. BILDERBECK, CONSULTING ENGINEERS, NEW LONDON, CONN. ON FILE AS MAP NO. 43A.

**MAP REFERENCES-CONTINUED**

- "CONNECTICUT STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP TOWN OF LEDYARD GROTON-NORWICH ROAD FROM ALLYN'S BROOK NORTHERLY TO LEDARD-PRESTON TOWN LINE" SCALE: 1"=40' DATE: NOVEMBER 5, 1957, SHEETS 1 THROUGH 3 OF 9 PROJECT NUMBER: 71-16. THESE MAPS SUPERSEDE PROJECT 71-05, SHEET 3 REVISED AUGUST 25, 1967.
- "CONNECTICUT STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP TOWN OF LEDYARD GROTON-NORWICH ROAD FROM ALLYN'S BROOK NORTHERLY TO LEDARD-PRESTON TOWN LINE" SCALE: 1"=40' DATE: NOVEMBER 5, 1957, SHEETS 1 THROUGH 4 OF 4, PROJECT NUMBER 71-15. THESE MAPS SUPERSEDE PROJECT 71-04, SHEET 1 REVISED THROUGH MAY 17, 2004.
- "PLAN SHOWING LANDS NOW AND FORMERLY OF H. WINTHROP HUERTLUBT LEDYARD, CONNECTICUT" SCALE: 1"=100' DATE: OCTOBER 1964, GEORGE H. DIETER, LAND SURVEYOR, ON FILE AS MAP # 226.
- "PLAN OF PROPERTY TO BE CONVEYED TO THE TOWN OF LEDYARD BY THE DOW CHEMICAL COMPANY, TOWN OF LEDYARD, CONN." SCALE: 1"=100' DATE: APRIL 1972, CHANDLER, PALMER & KING, NORWICH, CONN.

**MAP REFERENCES-CONTINUED**

- "PLAN SHOWING PARCELS OF LAND WITH BUILDINGS PROPERTY OF JAMES L. LEWIS AND ALICE L. LEWIS, PENTWAY AT WEST END CHAPMAN LANE LEDYARD, CONNECTICUT" SCALE: 1"=20' DATE: JUNE 1976, GEORGE H. DIETER, LAND SURVEYOR, ON FILE AS MAP # 672.
- "TOPOGRAPHICAL PLAN, PLAN OF A PORTION OF DOW CHEMICAL CO. ALLYN'S POINT PLANT GALES FERRY, CONN." SCALE: 1"=40' DATE: JULY 9, 1984 REVISIONS THROUGH AUGUST 28, 1984, CHANDLER, PALMER & KING, NORWICH, CONN.
- "MONUMENTED PROPERTY SURVEY MAP DEPICTING LAND OF GALES FERRY MARINA, INC. A PORTION OF LAND OF JAMES L. LEWIS AND LUCILLE A. LUPINACCI, CHAPMAN LANE, GALES FERRY, LEDYARD, CONNECTICUT" SCALE: 1"=40' DATE: MARCH 26, 1994 REVISED APRIL 19, 1994, DAVID L. STEIN, LAND SURVEYOR, WESTBROOK, CONNECTICUT, ON FILE AS MAP #1753.
- "COMPILED PLAN MAP SHOWING EASEMENT AREA TO BE GRANTED TO THE YANKEE GAS SERVICES COMPANY ACROSS THE PROPERTY OF DOW CHEMICAL COMPANY (ALLYN'S POINT PLANT) #1761 ROUTE 12 GALES FERRY-LEDYARD CONNECTICUT SCALE: 1"=60' SHEET 1 OF 1 DATE: 03-04-2010 YANKEE FILE #E0048, BY CME ASSOCIATES, INC. ON FILE AS MAP #2629.



**NOTE**  
THE MATHEMATICAL CLOSING LINE FROM POINT "A" TO POINT "B" IS NORTH 01°11'52" EAST 743.02 FEET

**NOTE**  
THE MATHEMATICAL CLOSING LINE FROM POINT "B" TO POINT "C" IS NORTH 46°29'46" EAST 2064.65 FEET

PROPERTY LINE IS THE HIGH WATER MARK 3225'±

APPROXIMATE CENTER OF PROPERTY  
LAT: 41.440528381 N  
LONG: 72.082364265 W

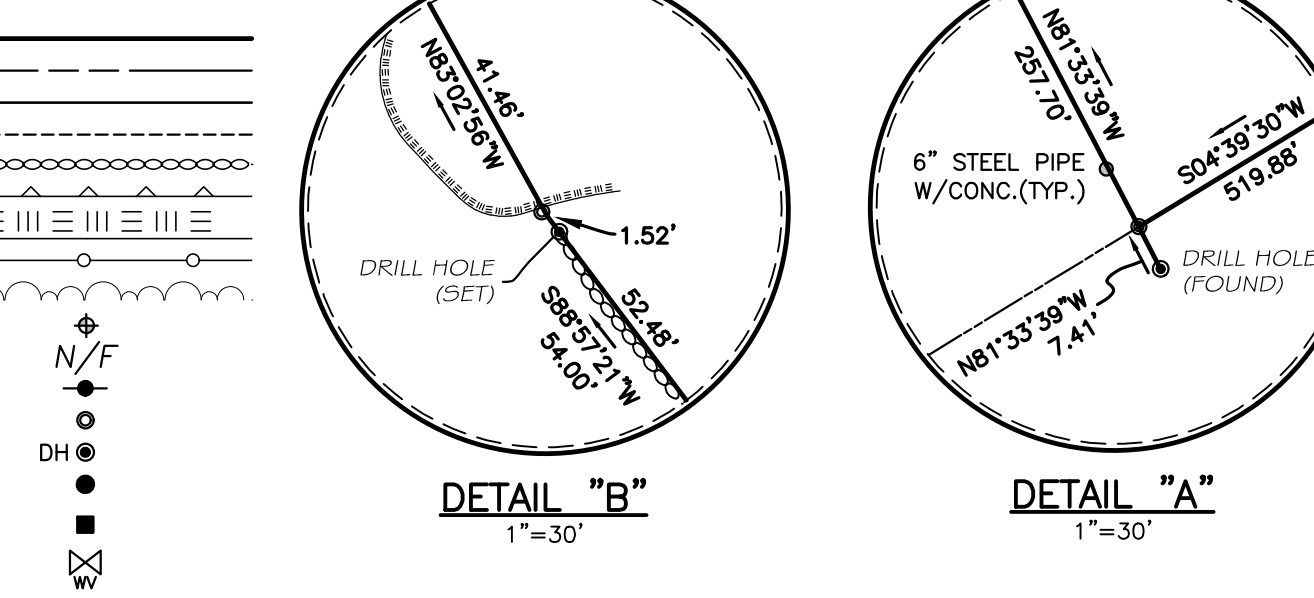
N/F TRINSEO LLC  
VOL. 532 / PG. 347  
ELUR SUBJECT AREA "A"  
ENTIRE PARCEL (LOTS 1761 & 1737)  
RESIDENTIAL RESTRICTION

DELTA = 20°58'52"  
ARC LENGTH = 625.69'  
RADIUS = 518°51'30" 622.19'

CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	01°40'06"	1372.69'	39.97'	S2°6'47"40"W 39.97'
C2	09°12'25"	1392.69'	223.79'	S32°13'30"W 223.55'
C3	08°58'01"	5680.15'	888.96'	N37°03'13"E 888.05'
C4	30°01'19"	489.65'	256.57'	S13°02'17"W 253.64'

LINE	LENGTH	BEARING
L1	20.01'	S62°12'50"E
L2	23.38'	S04°59'07"W
L3	66.40'	S00°34'40"E
L4	19.01'	N17°55'36"E
L5	15.23'	N34°38'46"E
L6	78.87'	N28°09'31"E
L7	101.72'	S53°35'06"E
L8	85.28'	S33°34'13"W
L9	94.90'	N49°16'42"W

**LEGEND**



- NOTES**
- THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-200-1 THROUGH 20-200-20 AND THE STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT AS PREPARED AND ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996.
  - THE TYPE OF SURVEY PERFORMED IS A PERIMETER AND TOPOGRAPHIC SURVEY CONFORMING TO THE STANDARDS OF ACCURACY FOR A HORIZONTAL CLASS A-2 AND IS A RESURVEY OF THE SUBJECT PROPERTY.
  - PHYSICAL FEATURES AND OTHER INFORMATION WAS DERIVED FROM AERIAL MAPPING DONE BY GOLDEN AERIAL SURVEYS, INC. MAPPING SCALE: 1"=40' PHOTO SCALE: 1"=500' PHOTO DATE: 04-27-2001 AND BY ON THE GROUND SURVEY WORK PERFORMED IN MAY, 2010.
  - ADDITIONAL FIELD WORK WAS PERFORMED IN SEPTEMBER, 2019 TO VERIFY SITE CONDITIONS AND LOCATE CHANGES.
  - THIS SURVEY WAS PREPARED TO DEPICT THE BOUNDARY AND EXISTING CONDITIONS OF THE SUBJECT PROPERTY.
  - THE SUBJECT PARCEL WAS CONVEYED TO TRINSEO LLC THROUGH A CONVEYANCE RECORDED IN VOLUME 532, PAGE 347 OF THE LEDYARD LAND RECORDS.
  - SEE SHEET 2 FOR ADDITIONAL NOTES.
  - THE SUBJECT PARCEL IS SHOWN ON THE TOWN OF LEDYARD TAX ASSESSOR MAP No. 61 & 76 AS LOT 1761 & 1737 OF BLOCK 2120
  - TOTAL AREA OF PROPERTY = 158.201± ACRES (6,891,237.787± SQUARE FEET).
  - SITE IS LOCATED IN ZONE I (INDUSTRIAL). THE PURPOSE OF THE I DISTRICT IS "TO ENCOURAGE THE ADOPTION, CONTINUATION AND EXPANSION OF MANUFACTURING, RESEARCH, AND INDUSTRIAL USES CONSISTENT WITH THE RURAL CHARACTER AND NATURAL RESOURCE CONSTRAINTS OF LEDYARD." PER SECTION 4.9A OF THE TOWN OF LEDYARD ZONING REGULATIONS.
  - VERTICAL INFORMATION IS REFERENCED TO NGVD 29.
  - A PORTION OF THIS PROPERTY LIES WITHIN FLOOD ZONE AE-ELEVATION 12 AS SHOWN ON FIRM, FLOOD INSURANCE RATE MAP COMMUNITY: THE TOWN OF LEDYARD, CONNECTICUT NEW LONDON COUNTY PANEL 354 OF 554 COMMUNITY NUMBER 090157 MAP 090110354G EFFECTIVE DATE: JULY 18, 2011.
  - ABOVEGROUND AND UNDERGROUND UTILITY STRUCTURES AND FACILITY LOCATIONS DEPICTED AND NOTED HEREON ARE THE RESULT OF OBSERVED EVIDENCE.

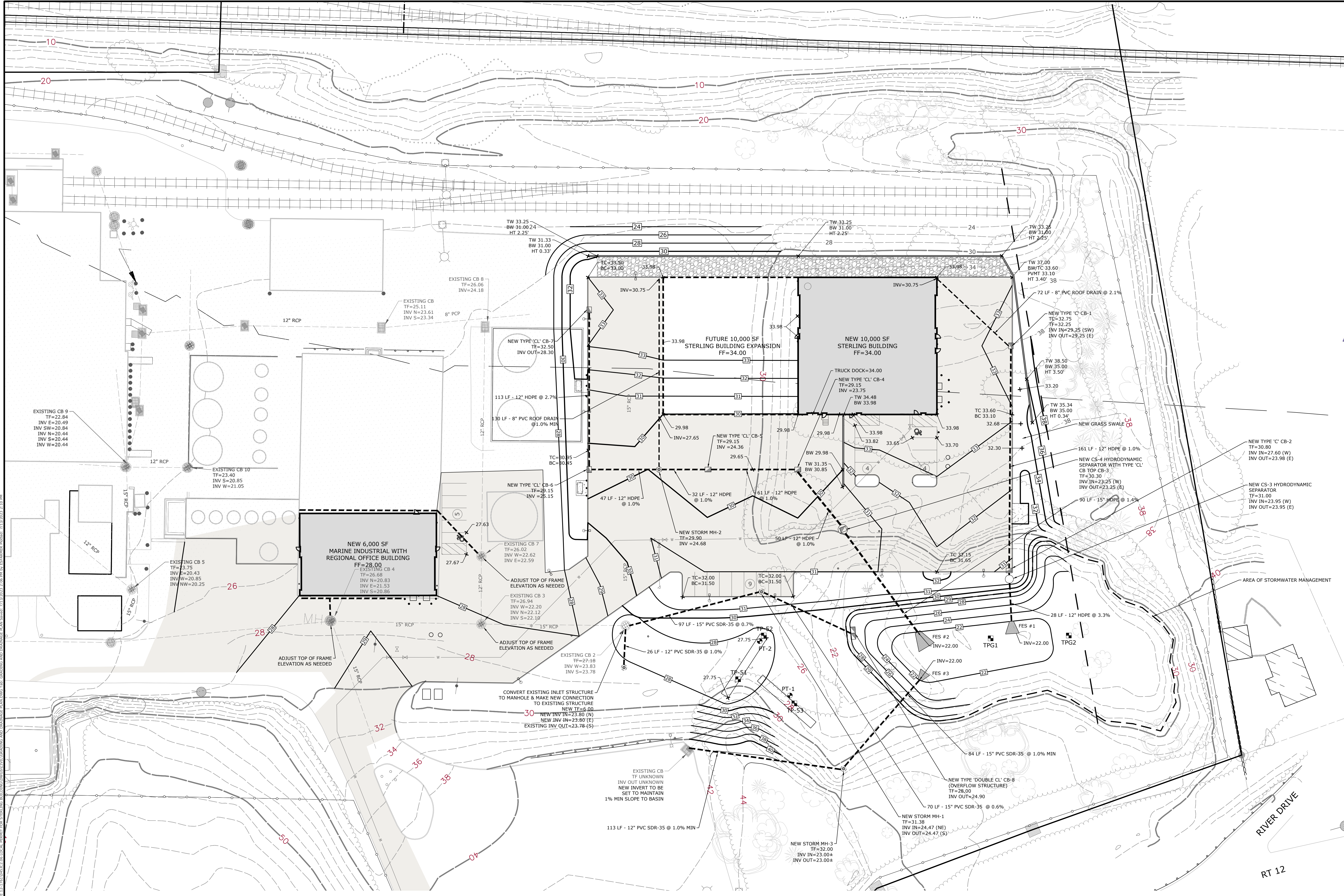
TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.  
**CRAIG P. BIGGER, L.S. #70413**  
5/10/2022 DATE



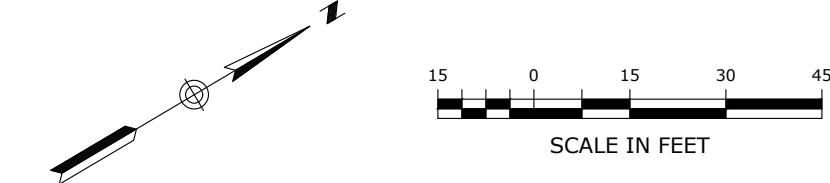






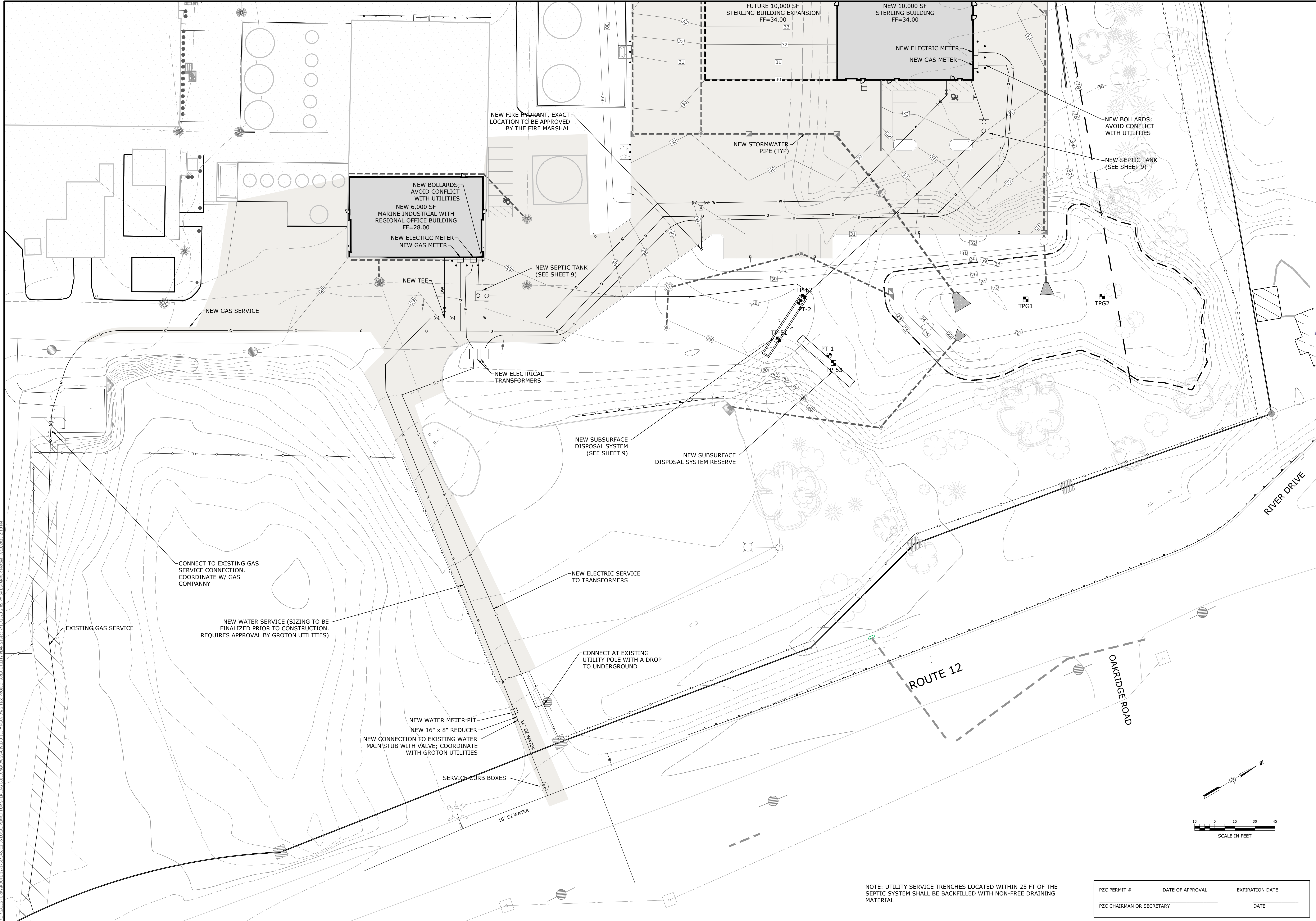


V:\CT\GALES FERRY\ROUTE 12, 1761\045122\045122.DWG: GRADING AND DRAINAGE PLAN.DWG: 2:26 PM by ESF/AMR/PHH 7/11/2023 2:10 PM



PZC PERMIT #	DATE OF APPROVAL	EXPIRATION DATE
PZC CHAIRMAN OR SECRETARY		DATE

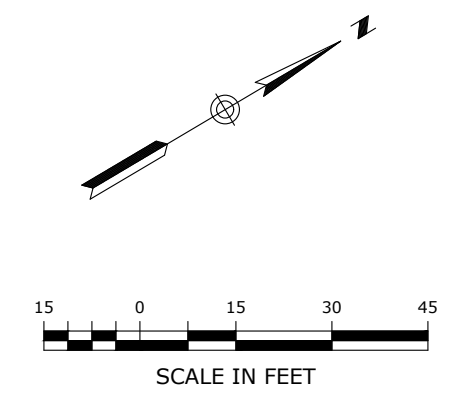
<p><b>GRADING AND DRAINAGE PLAN</b></p> <p><b>GALES FERRY INTERMODAL</b> 1761 ROUTE 12, GALES FERRY, CONNECTICUT 06335</p> <p><b>GALES FERRY INTERMODAL LLC</b> 389 SOUTH STREET, DANBURY, CT 06810</p> <p>SCALE: 1"=30'</p> <p>CADW. NO. 045122.06</p> <p>DATE: 04/06/2023</p> <p>DRAWN BY: ESF</p> <p>APPROVED BY: SRM</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center;"> <p>STATE OF CONNECTICUT</p> <p>PROFESSIONAL ENGINEER</p> <p>No. 11628</p> <p>LOUREIRO</p> <p>Water &amp; Facility Services &amp; Laboratory</p> <p>Loureiro Engineering Associates, Inc.</p> <p>1761 Route 12, Gales Ferry, CT 06335</p> <p>Phone: 860-747-0101 Fax: 860-747-8827</p> <p>An Employee Owned Company • www.loureiro.com</p> <p>© Loureiro Engineering Associates, Inc. All Rights Reserved 2023</p> </td> <td style="width: 50%; text-align: center;"> <p>DATE</p> <p>04/06/2023</p> <p>REV.</p> <p>1</p> <p>2</p> <p>3</p> <p>4</p> <p>DESCRIPTION OF REVISION</p> </td> </tr> </table>	<p>STATE OF CONNECTICUT</p> <p>PROFESSIONAL ENGINEER</p> <p>No. 11628</p> <p>LOUREIRO</p> <p>Water &amp; Facility Services &amp; Laboratory</p> <p>Loureiro Engineering Associates, Inc.</p> <p>1761 Route 12, Gales Ferry, CT 06335</p> <p>Phone: 860-747-0101 Fax: 860-747-8827</p> <p>An Employee Owned Company • www.loureiro.com</p> <p>© Loureiro Engineering Associates, Inc. All Rights Reserved 2023</p>	<p>DATE</p> <p>04/06/2023</p> <p>REV.</p> <p>1</p> <p>2</p> <p>3</p> <p>4</p> <p>DESCRIPTION OF REVISION</p>
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V:\CT\GALES FERRY\ROUTE 12\1761045C2.06\LOCAL PERMIT FOR STERLING BUILDINGS\UTILITY PLAN.DWG (JOB: PROJECT AREA UTILITY PLAN Saved: 2/13/2023 2:48 PM by: ESPANER) Printed: 2/13/2023 2:10 PM

NOTE: UTILITY SERVICE TRENCHES LOCATED WITHIN 25 FT OF THE SEPTIC SYSTEM SHALL BE BACKFILLED WITH NON-FREE DRAINING MATERIAL

PZC PERMIT # _____	DATE OF APPROVAL _____	EXPIRATION DATE _____
PZC CHAIRMAN OR SECRETARY _____	DATE _____	

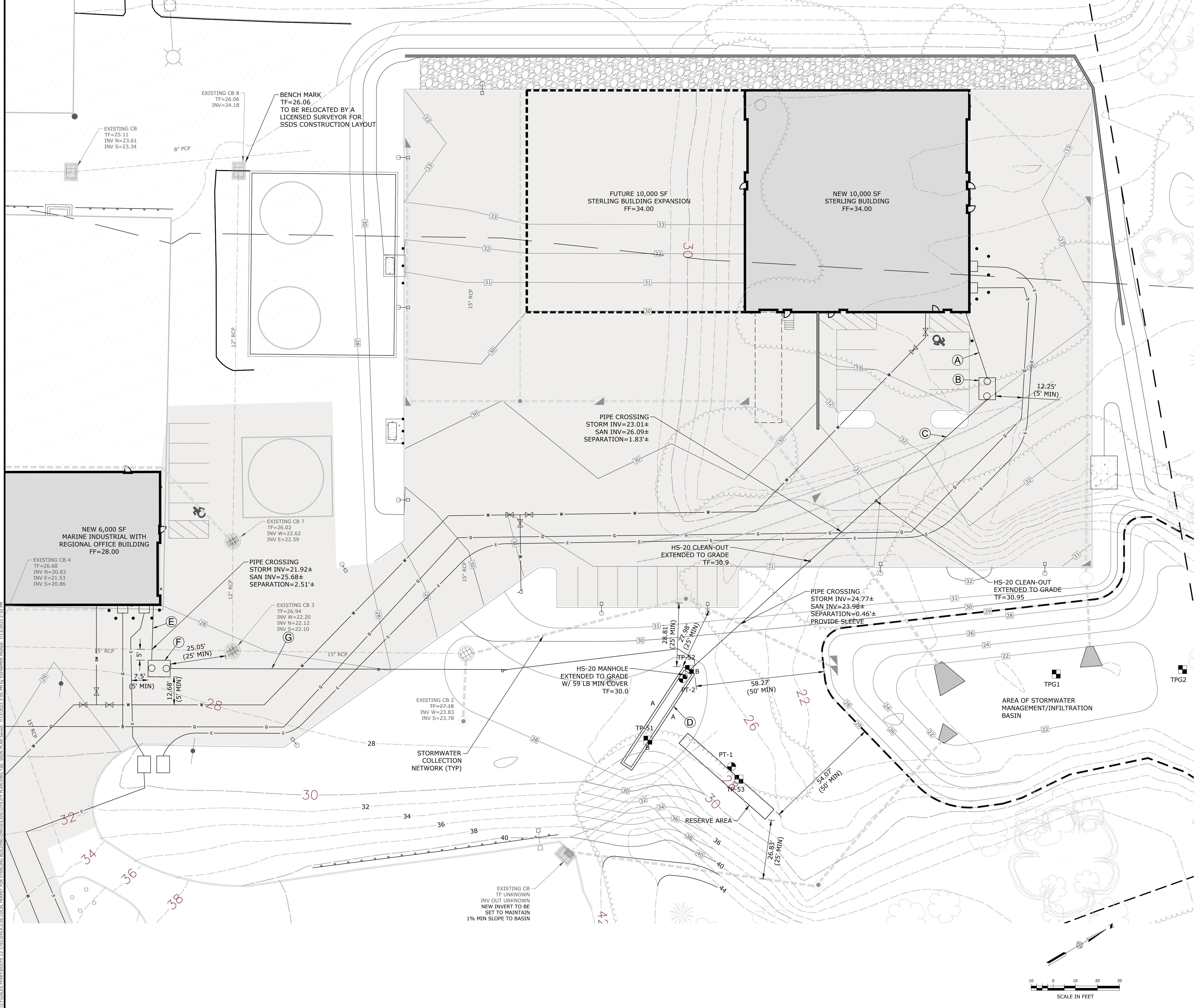


<b>UTILITY PLAN</b> <b>GALES FERRY INTERMODAL</b> 1761 ROUTE 12, GALES FERRY, CONNECTICUT 06335 <b>GALES FERRY INTERMODAL LLC</b> <small>383 SOUTH STREET, DANBURY, CT 06810</small>	SCALE <b>1" = 30'</b> DRAWING NO. <b>0451C2.06</b> DATE <b>04/06/2023</b> DRAWN BY <b>ESP</b> APPROVED BY <b>SRM</b>															
SCALE IN FEET 	DATE <b>04/06/2023</b> DATE <b>04/06/2023</b>															
<b>C-6</b> SHEET NO. <b>8</b> NO. OF SHEETS <b>19</b>	DESCRIPTION OF REVISION <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>REV.</th> <th>DATE</th> <th>DESCRIPTION OF REVISION</th> </tr> <tr> <td>1</td> <td>04/06/2023</td> <td>REVISED PER UPDATED LAYOUT</td> </tr> <tr> <td>2</td> <td>05/01/2023</td> <td>REVISED PER COMMENTS</td> </tr> <tr> <td>3</td> <td>06/21/2023</td> <td>RESPONSE TO REVIEW COMMENTS</td> </tr> <tr> <td>4</td> <td>07/13/2023</td> <td>RESPONSE TO REVIEW COMMENTS</td> </tr> </table>	REV.	DATE	DESCRIPTION OF REVISION	1	04/06/2023	REVISED PER UPDATED LAYOUT	2	05/01/2023	REVISED PER COMMENTS	3	06/21/2023	RESPONSE TO REVIEW COMMENTS	4	07/13/2023	RESPONSE TO REVIEW COMMENTS
REV.	DATE	DESCRIPTION OF REVISION														
1	04/06/2023	REVISED PER UPDATED LAYOUT														
2	05/01/2023	REVISED PER COMMENTS														
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4	07/13/2023	RESPONSE TO REVIEW COMMENTS														

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Loureiro Engineering Associates, Inc.  
 1000 Main Street, Danbury, CT 06810  
 Tel: 860-747-0111 Fax: 860-747-8827  
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**SUBSURFACE SEWAGE DISPOSAL SYSTEM (SSDS) BASIS OF DESIGN:**

- PLAN REFERENCES AND SITE NOTES
- "PROPERTY AND TOPOGRAPHIC SURVEY PREPARED FOR STYRON LLC 'ALLYN'S POINT PLANT' 1737 & 1761 MILITARY HIGHWAY - ROUTE 12, GALES FERRY, LEDYARD, CONNECTICUT PREPARED BY CME ASSOCIATES, INC. DATED SEPTEMBER 2, 2010
  - TOWN OF LEDYARD GIS - PUBLIC WATER IS AVAILABLE ON THIS SITE AND ALL ADJUTING PROPERTIES
- BASIS OF DESIGN
- SSDS DESIGN IS IN ACCORDANCE WITH THE CONNECTICUT PUBLIC HEALTH CODE, ON-SITE SEWAGE DISPOSAL REGULATIONS AND TECHNICAL STANDARDS FOR SUBSURFACE SEWAGE DISPOSAL SYSTEMS.
  - EQUIPMENT MAINTENANCE GARAGE - 10,000 SF; DESIGN FLOWS - 20,000 SQUARE FOOT (SF) EQUIPMENT MAINTENANCE GARAGE. NUMBER OF EMPLOYEES - 10. ASSUME TWO SHIFTS AS A REASONABLE FACTOR OF SAFETY ALLOCATING 20 EMPLOYEES AT 25 GALLONS PER DAY (GPD) PER EMPLOYEE. DESIGN FLOW - 500 GPD. THIS FACILITY WILL INCLUDE SERVICE TO THE PROJECT OWNER'S DREDGING EQUIPMENT. AS SUCH, THE ACTIVITY DOES NOT FIT THE INDUSTRIAL ALLOCATION. AS SUCH, THE DESIGN FLOW HAS BEEN CALCULATED BASED ON STAFFING. WE HAVE DOUBLED THE CALCULATED FLOWS ASSUMING A SECOND SHIFT. FURTHER, THE ORIGINAL DESIGN FOR THIS FACILITY INCLUDED A 20,000 SF BUILDING FOR THE SAME USE AND WE HAVE MAINTAINED THE SAME FLOW ESTIMATES FOR THE 10,000 SF BUILDING AS A FURTHER FACTOR OF SAFETY. REGIONAL OFFICE AND INDUSTRIAL STORAGE BUILDING - 6,000 SF; THIS FACILITY WILL INCLUDE THE SAME ACTIVITY AS THE ABOVE DESCRIBED FACILITY. IT INCLUDES A SMALL OFFICE, LAVATORY, AND DRIVE THROUGH EQUIPMENT SERVICE AREA. THIS FACILITY WILL HAVE A MAXIMUM OF FOUR EMPLOYEES, ASSUME TWO SHIFTS AS A REASONABLE FACTOR OF SAFETY ALLOCATING 8 EMPLOYEES AT 25 GALLONS PER DAY PER EMPLOYEE. DESIGN FLOW = 200 GPD. TOTAL DESIGN FLOW = 500 + 200 = 700 GPD
  - SEPTIC TANK REQUIRED - MINIMUM 1,000 GALLONS. SEPTIC TANK PROVIDED - 1,250 HS-20 DESIGNED FOR TRAFFIC AREAS FOR EACH BUILDING.
  - LEACHING SYSTEM DESIGN - USING 48 INCH CONCRETE LEACHING GALLEYS HS-20 DESIGNED FOR TRAFFIC AREA. PERCOLATION RATE = <10.0 MIN/INCH. APPLICATION RATE = 1.5 GPD/SF OF EFFECTIVE LEACHING AREA (ELA) ELA REQUIRED = 700 GPD/1.5 GPD/SF = 467 SF. LEACHING SYSTEM: 48-INCH HIGH CONCRETE LEACHING GALLEYS = 9.2 SF/LF ELA ELA PROVIDED = THIRTEEN 4-FOOT LONG GALLEYS WITH 12-INCHES OF NO. 4 CRUSHED STONE AROUND 52-FOOT OF GALLEYS PLUS 2-FEET OF CRUSHED STONE AT THE ENDS 54-FEET X 9.2 SF/LF ELA = 496 SF ELA
  - ALL FILL AND TOPSOIL WITHIN FIVE FEET SURROUNDING THE LEACHING SYSTEM AREA SHALL BE REMOVED AND REPLACED WITH SUITABLE SELECT FILL AS NEEDED.
  - M.L.S.S.: AVERAGE DEPTH TO RESTRICTIVE LAYER: CATEGORY 2 NATIVE SOIL = 55" 55" + 24" OF SELECT FILL = 79" > 60" NO MISS REQUIRED
  - CONNECTICUT DEPARTMENT OF PUBLIC HEALTH REVIEW AND APPROVAL WILL BE REQUIRED SINCE TWO BUILDINGS WILL BE SERVED BY ONE SUBSURFACE SEWAGE DISPOSAL SYSTEM.
  - THE CONSTRUCTION OF THE FUTURE 10,000 SF BUILDING ADDITION WILL REQUIRE A B100A APPLICATION AND REVIEW FROM LEDGE LIGHT HEALTH DISTRICT.

**SEPTIC SYSTEM KEY**

A	30 L.F. 4" SCH. 40 PVC ASTM D1785 BUILDING SEWER PIPE INSTALLED @ 1/4" PER FT. MIN. SLOPE AND 12" MIN. COVER
B	1,250-GALLON HS-20 CONCRETE SEPTIC TANK
C	182 L.F. 4" SCH 40 PVC ASTM D1785 DISTRIBUTION PIPE INSTALLED @ 1% MIN. SLOPE
D	(1) ROW OF 48" HIGH HS-20 CONCRETE LEACHING GALLEYS @ 52 L.F. TOTAL WITH 1" CRUSHED NO. 4 STONE AROUND ALL SIDES
E	25 L.F. 4" SCH 40 PVC ASTM D1785 BUILDING SEWER PIPE INSTALLED @ 1/4" PER FT. MIN. SLOPE AND 12" MIN. COVER
F	1,250-GALLON HS-20 CONCRETE SEPTIC TANK
G	238 L.F. 4" SCH 40 PVC ASTM D1785 DISTRIBUTION PIPE INSTALLED @ 0.98% MIN. SLOPE

REFER TO SYSTEM INVERT TABLE ON THIS SHEET FOR PROPOSED INVERT ELEVATIONS.

**SEPTIC SYSTEM B INVERT SCHEDULE**

BUILDING SEWER INVERT		30.00
SEPTIC TANK STRUCTURE	TOP	30.66
	BOTTOM	25.95
SEPTIC TANK INVERTS	IN	29.37
	OUT	29.12
LEACHING GALLEYS	TOP	23.75
	BOTTOM	19.75
LEACHING GALLEY INVERT		22.92

**SEPTIC SYSTEM F INVERT SCHEDULE**

BUILDING SEWER INVERT		26.10
SEPTIC TANK STRUCTURE	TOP	26.92
	BOTTOM	22.22
SEPTIC TANK INVERTS	IN	25.58
	OUT	25.33

**NO. 4 STONE AGGREGATE**  
AKA 1 & 1/4" STONE

SIEVE SIZE	PERCENT PASSING (BY WEIGHT)
2"	100
1 1/2"	90-100
1"	20-55
3/4"	0-15
1/2"	N/A
3/8"	0-5
#4	N/A
#40	0-3
#200	0-1 1/2

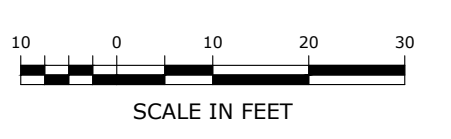
**SELECT FILL**

SIEVE SIZE	PERCENT PASSING (BY WEIGHT)	
	WET SIEVE	DRY SIEVE
#4	100	100
#10	70-100	70-100
#40	10-50*	10-75
#100	0-20	0-5
#200	0-5	0-2.5

\* PERCENT PASSING THE #40 SIEVE CAN BE INCREASED TO NO GREATER THAN 75 IF THE PERCENT PASSING THE #100 SIEVE DOES NOT EXCEED 10 AND THE #200 SIEVE DOES NOT EXCEED 5.

PZC PERMIT # \_\_\_\_\_ DATE OF APPROVAL \_\_\_\_\_ EXPIRATION DATE \_\_\_\_\_

PZC CHAIRMAN OR SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_



**SUBSURFACE SEWAGE DISPOSAL SYSTEM PLAN**

**GALES FERRY INTERMODAL**  
1761 ROUTE 12, GALES FERRY, CONNECTICUT 06335

**GALES FERRY INTERMODAL LLC**  
389 SOUTH STREET, DANIELSON, CT 06248

SCALE: 1" = 20'

CROWN NO. 045122.06

DATE: 04/06/2023

DRAWN BY: ESP

APPROVED BY: SRM

DATE: 04/06/2023

DATE: 07/13/2023

DATE: 06/21/2023

DATE: 05/01/2023

DATE: 04/06/2023

DATE: \_\_\_\_\_

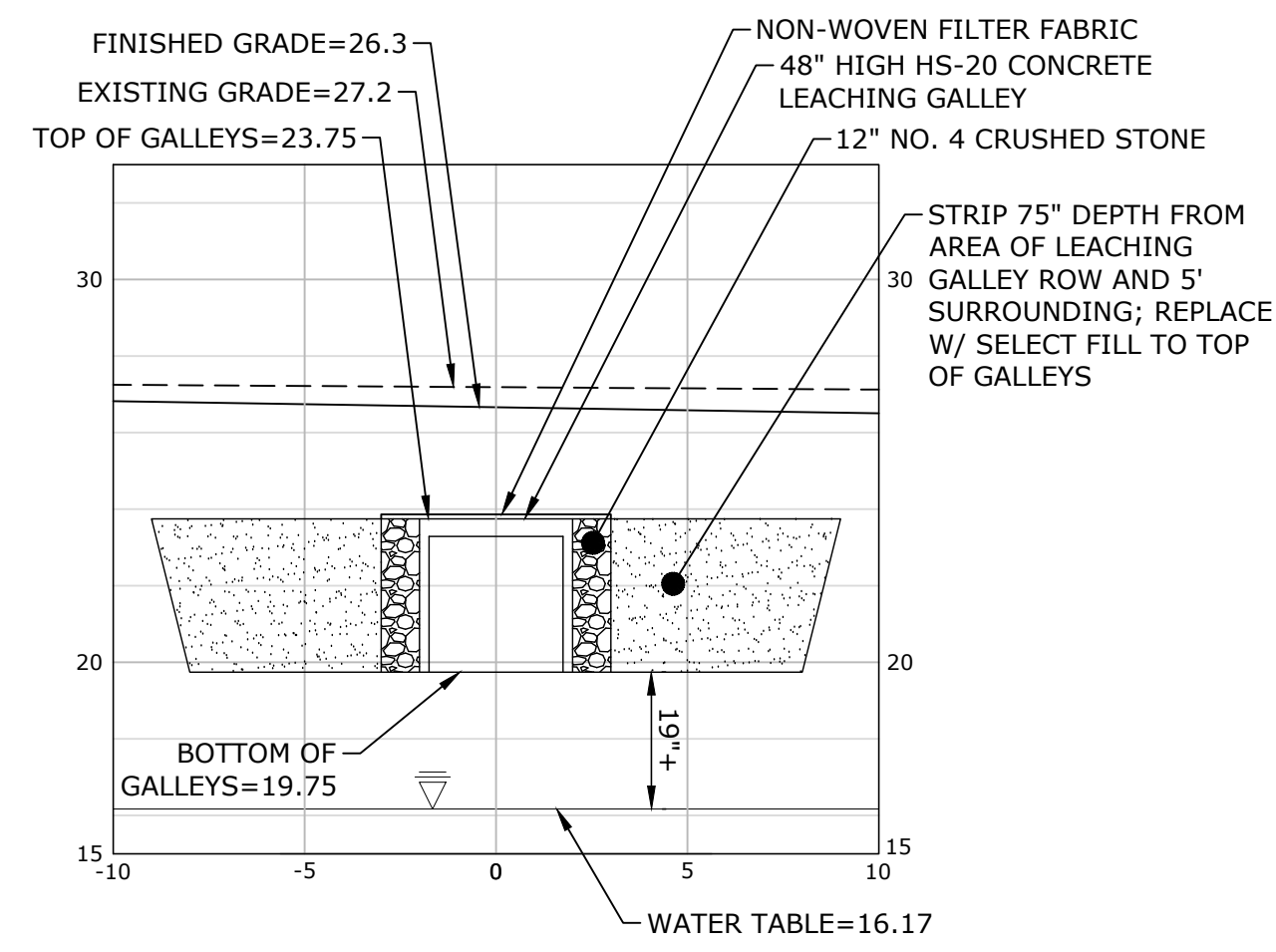
DESCRIPTION OF REVISION

NO. OF SHEETS: 19

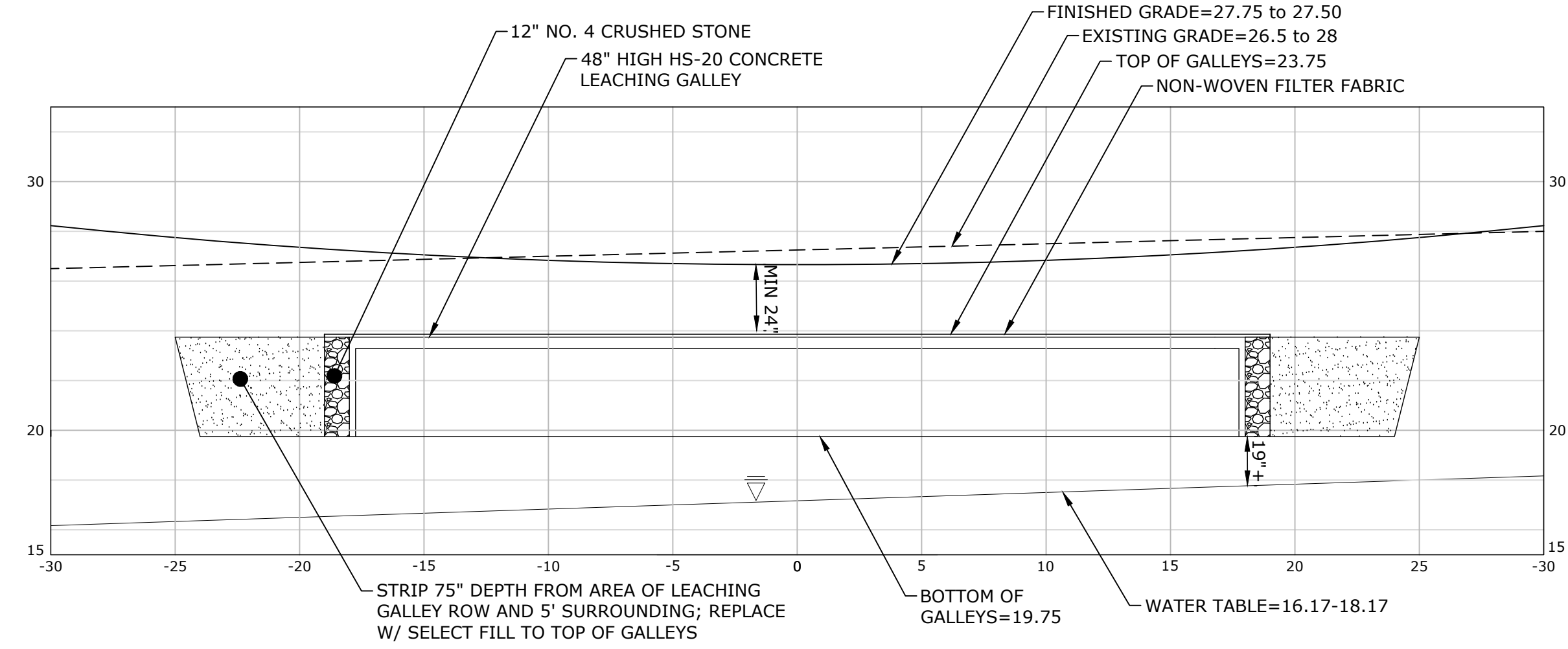
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DATE: \_\_\_\_\_

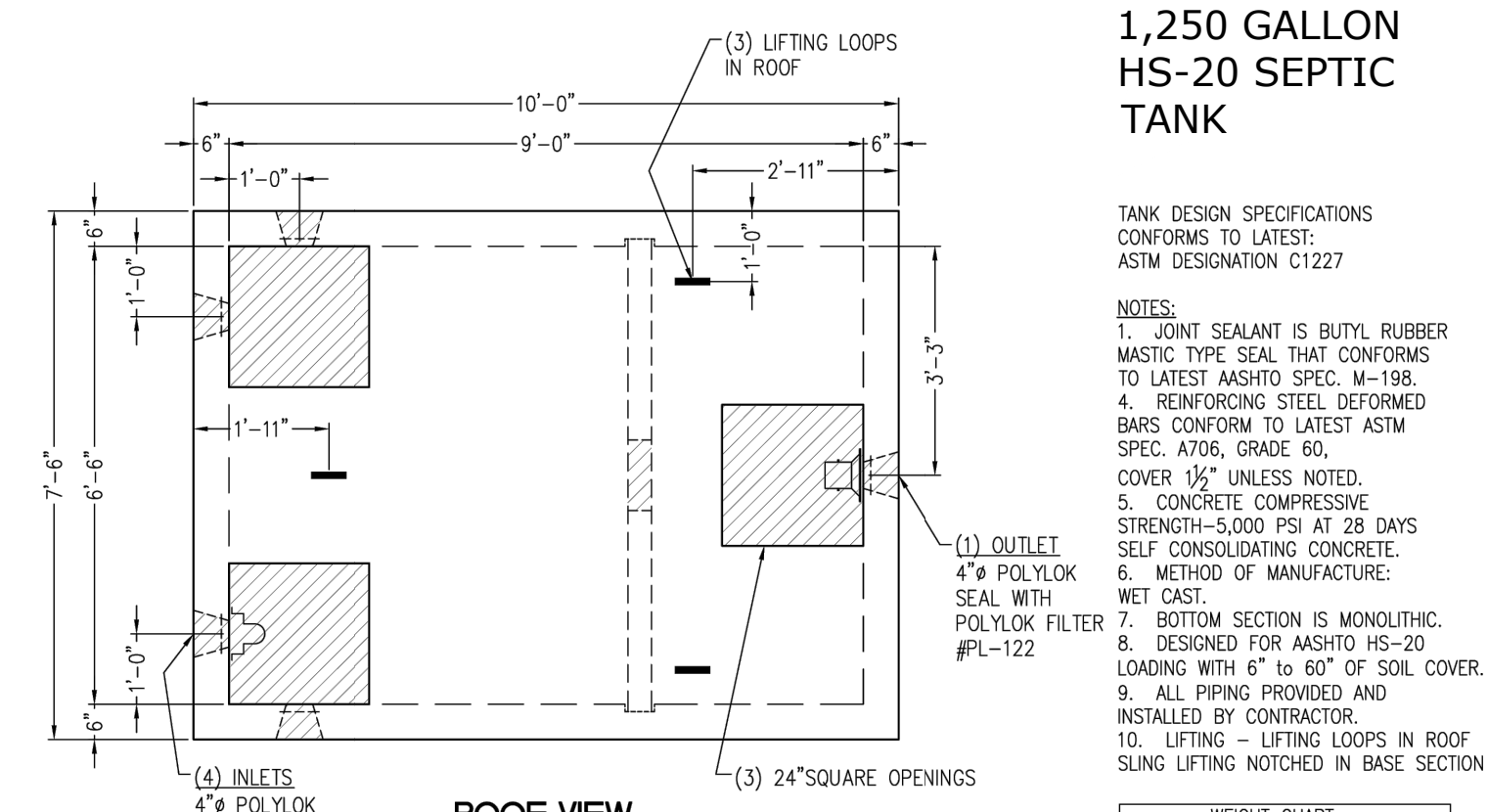
V:\CT\GALES FERRY\ROUTE 12, 1761\045122.06 LOCAL PERMIT FOR STERLING BUILDING\DWG\CIVILITY PLAN.DWG (tbl. SSDB PLAN Sheet\_ 2)11/2023 2:10 PM



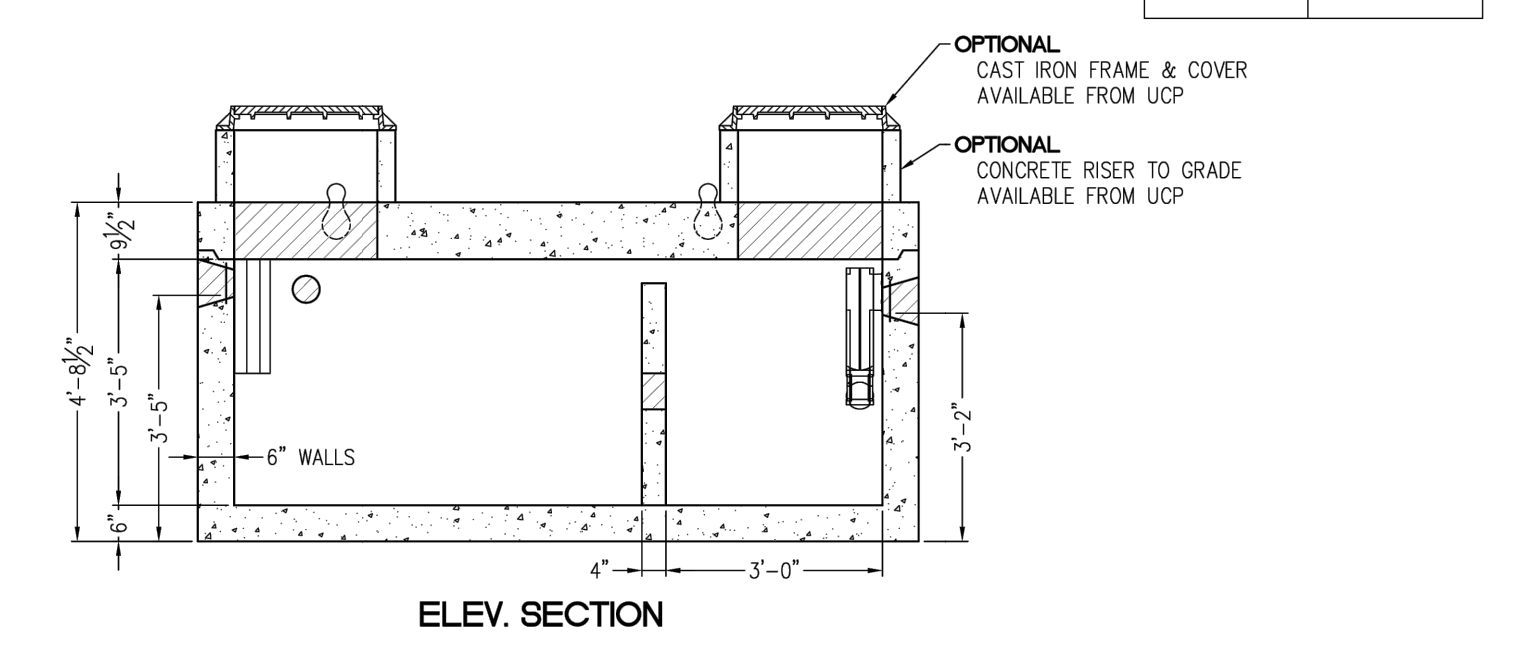
**A-A SECTION VIEW**  
SCALE: 1"=5'H&V



**B-B SECTION VIEW**  
SCALE: 1"=5'H&V



**ROOF VIEW**



**ELEV. SECTION**

**1,250 GALLON HS-20 SEPTIC TANK**

TANK DESIGN SPECIFICATIONS CONFORMS TO LATEST ASTM DESIGNATION C1227

- NOTES:
- JOINT SEALANT IS BUTYL RUBBER MASTIC TYPE SEAL THAT CONFORMS TO LATEST AASHTO SPEC. M-398.
  - REINFORCING STEEL DEFORMED BARS CONFORM TO LATEST ASTM SPEC. A706, GRADE 60.
  - COVER 1/2" UNLESS NOTED.
  - CONCRETE COMPRESSIVE STRENGTH-5000 PSI AT 28 DAYS SELF CONSOLIDATING CONCRETE.
  - METHOD OF MANUFACTURE: WET CAST.
  - DESIGNED FOR AASHTO HS-20 LOADING WITH 6" TO 60" OF SOIL COVER.
  - ALL PIPING PROVIDED AND INSTALLED BY CONTRACTOR.
  - LIFTING - LIFTING LOOPS IN ROOF SLING LIFTING NOTCHED IN BASE SECTION.

WEIGHT CHART	
PRODUCT	APPROX. WEIGHT
TANK W/Baffle	24,900 LBS.

**1,250 GALLON HS-20 SEPTIC TANK**  
NOT TO SCALE

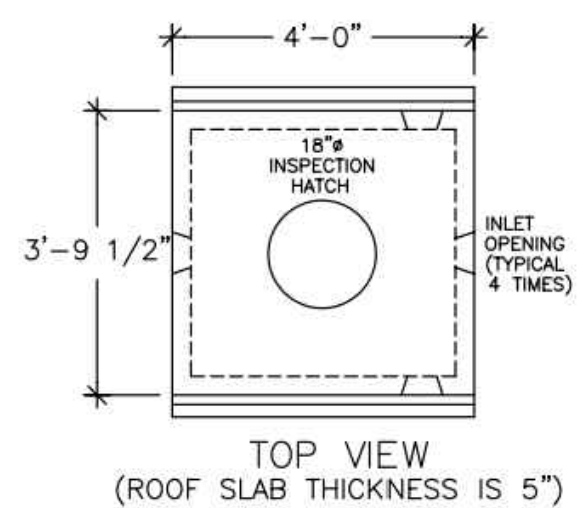
**4'x4'x4' GALLEY HS-20 LEACHING CHAMBER**

GALLEY DESIGN SPECIFICATIONS CONFORMS TO LATEST ASTM DESIGNATION C913

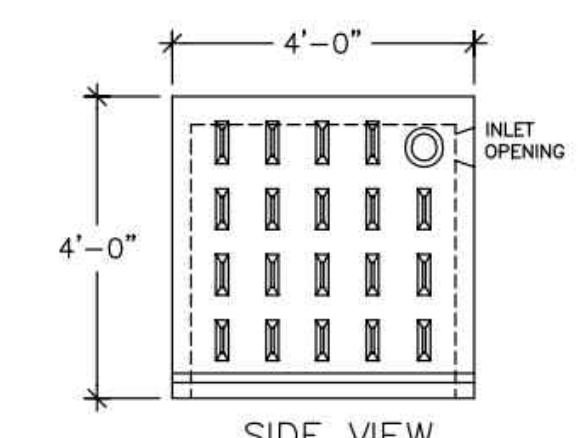
- NOTES:
- PIPE INLET LOCATIONS HAVE 4" DIAMETER KNOCKOUTS, TYPICAL. CUSTOM KNOCKOUTS CAN BE CAST ON REQUEST.
  - REINFORCING STEEL DEFORMED BARS CONFORM TO LATEST ASTM SPECIFICATION A615.
  - CONCRETE COMPRESSIVE STRENGTH- 4000 PSI AT 28 DAYS.
  - METHOD OF MANUFACTURE: WET CAST.
  - SECTION IS MONOLITHIC.
  - THE GALLEY IS DESIGNED FOR HS-20 LOADING w/18" OF SOIL COVER.

WEIGHT CHART	
PRODUCT	APPROX. WEIGHT
4'x4'x4' GALLEY	2200 LBS.

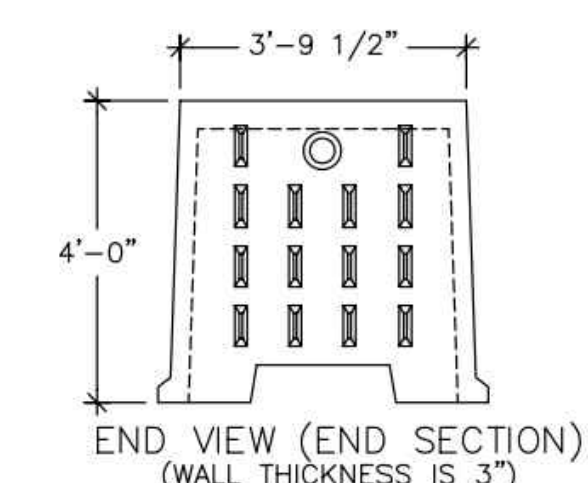
LEACHING DATA			
FLOW LINE (INCHES)	LEACHING (Gals/LF)	LEACHING (FT <sup>2</sup> /UNIT)	INSIDE CAPACITY (GALLONS)
38	9.2	36.8	330



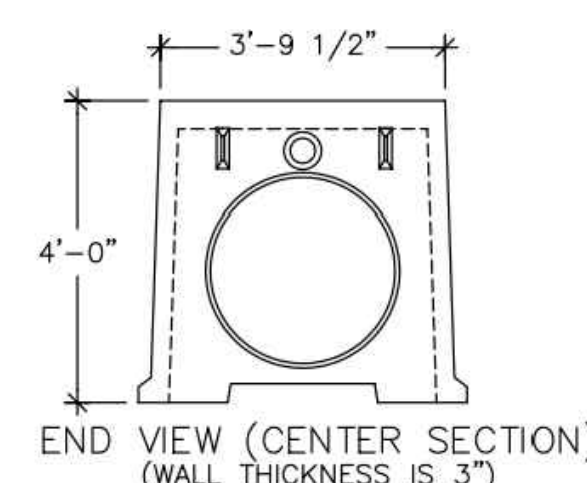
**TOP VIEW**  
(ROOF SLAB THICKNESS IS 5")



**SIDE VIEW**  
(WALL THICKNESS IS 3")



**END VIEW (END SECTION)**  
(WALL THICKNESS IS 3")



**END VIEW (CENTER SECTION)**  
(WALL THICKNESS IS 3")

**48" HIGH HS-20 LEACHING GALLEY**  
NOT TO SCALE

**SUBSURFACE SEWAGE DISPOSAL SYSTEM (SSDS) CONSTRUCTION NOTES:**

- REFER TO SOIL EROSION AND SEDIMENT CONTROL PLAN FOR EROSION PROTECTION.
- PROCEDURES FOR THE INSTALLATION OF FILL:
  - NO EXCAVATION SHALL OCCUR PRIOR TO NOTIFYING "CALL-BEFORE-YOU-DIG" AT 1-800-922-4455 OR 811.
  - INSTALL EROSION CONTROL ALONG THE DOWN-GRADIENT LIMITS OF FILL IN ACCORDANCE WITH THE SOIL EROSION AND SEDIMENT CONTROL PLAN.
  - STRIP ALL VEGETATION, ORGANIC MATTER AND UNSUITABLE OVERBURDEN INCLUDING THE BURIED TOPSOIL TO A DEPTH OF 75-INCHES BELOW GRADE IN THE AREA OF AND TEN FEET SURROUNDING THE NEW LEACHING SYSTEM. REMOVE ANY UNSUITABLE MATERIAL WHICH MAY INTERFERE WITH THE PROPER FUNCTION OF THE SYSTEM.
  - SCARIFY THE SURFACE IN THE PROPOSED LEACHING SYSTEM AREA PRIOR TO PLACING ANY SELECT FILL MATERIAL. AVOID COMPACTING THE SCARIFIED AREA. FILL SHALL NOT BE PLACED OVER SNOW OR FROZEN GROUND. DISCONTINUE FILL PLACEMENT DURING HEAVY RAINFALL AND A MINIMUM OF 24 HOURS THEREAFTER.
  - SELECT FILL SHALL BE PLACED WITHIN OR ADJACENT TO THE LEACHING SYSTEM PER THE PLAN AND SHALL MEET THE REQUIREMENTS OF SECTION VIII.A OF THE TECHNICAL STANDARDS. SELECT FILL SHALL BE PLACED TO THE TOP OF THE PROPOSED LEACHING GALLEYS AND SHALL EXTEND A MINIMUM OF FIVE FEET LATERALLY IN ALL DIRECTIONS BEYOND THE OUTER PERIMETER OF THE LEACHING SYSTEM AND TO DEPTHS INDICATED IN THE CROSS SECTION. THE SELECT FILL MATERIAL SHALL BE PLACED IN 12" LIFTS AND COMPACTED TO 90% DENSITY.
  - A SIEVE ANALYSIS FROM A SOIL TESTING LABORATORY SHALL BE PROVIDED TO LEDGE LIGHT HEALTH DISTRICT FOR ALL SELECT FILL MATERIAL TO DEMONSTRATE COMPLIANCE WITH THE TECHNICAL STANDARDS.
  - NATIVE SOIL OR COMMON FILL SHALL BE USED AS BACKFILL BEYOND THE LIMITS OF SELECT FILL AND BELOW THE TOPSOIL LAYER.
- NO UTILITIES SHALL BE INSTALLED THROUGH ANY PORTION OF THE LEACHING SYSTEM.
- SEPTIC TANK SHALL BE SET LEVEL ON A MINIMUM OF SIX INCHES OF PROCESSED AGGREGATE OR BROKEN STONE PLACED ON COMPACTED SUBGRADE. BACKFILL AROUND THE TANK SHALL BE PLACED AND COMPACTED IN SIX INCH LIFTS.
- HS-20 SEPTIC TANK SHALL BE EQUIPPED WITH RISERS TO GRADE EQUIPPED WITH CAST IRON MANHOLE COVERS WITH A MINIMUM WEIGHT OF 59 POUNDS EQUIPPED WITH A LOCKING FEATURE.
- THE NEW SSDS SHALL BE STAKED BY A LICENSED SURVEYOR AND A BENCH MARK SHALL BE ESTABLISHED AT THE LOCATION SHOWN ON THE SSDS PLAN.
- THE INSTALLER SHALL SUBMIT TO LEDGE LIGHT HEALTH DISTRICT UPON 30 DAYS OF COMPLETION SCALED OR TIED AS-BUILT DRAWINGS OF ALL SSDS COMPONENTS. THE DRAWING SHALL INCLUDE THE NAME OF THE INSTALLER, DATE AND PROPERTY LOCATION/ADDRESS.
- ALL STORM AND/OR ROOF DRAINS WITHIN 25 FEET OF THE SEPTIC SYSTEM SHALL BE TIGHT PIPE WITH NO FREE-DRAINING BEDDING MATERIAL IN TRENCH.
- UTILITY TRENCHES LOCATED WITHIN 25 FT OF THE SEPTIC SYSTEM SHALL BE BACKFILLED WITH NON-FREE DRAINING MATERIAL.
- ALL TANKS REQUIRING RISERS SHALL MAINTAIN THE ORIGINAL COVERS ON THE TANKS, OR INSTALL A SECONDARY SAFETY DEVICE IN THE RISER TO PREVENT INDIVIDUALS FROM FALLING INTO TANK. ALL BELOW GRADE TANK OR RISER COVER HANDLES SHALL CONTAIN OR BE FILLED WITH A MATERIAL THAT CAN BE LOCATED WITH A METAL DETECTOR.

**PERCOLATION TEST RESULTS**  
CONDUCTED BY LOUREIRO ENGINEERING ASSOCIATES ON MARCH 24, 2023

PT-1 DEPTH: 122"

TIME (MIN)	MEASURE (INCHES)	RATE (MIN/IN)
0	5.75	---
1	7	0.80
2	8.25	0.80
3	8.75	2.0
4	9.125	2.7
5	9.5	2.7
6	10	2.0
7	10.375	2.7
8	10.75	2.7
9	11	4.0
10	11.5	2.0
11	11.875	2.7
12	12.125	4.0
13	12.375	4.0
14	12.5	8.0
15	13	2.0
16	13.125	8.0
17	13.25	8.0
18	13.5	4.0
19	13.75	4.0
20	14	4.0
21	14.25	4.0

\*2" OF WATER REMAINING  
PERC RATE = 4.0 MIN/INCH

PT-2 DEPTH: 108"

TIME (MIN)	MEASURE (INCHES)	RATE (MIN/IN)
0	11.5	---
1	12.5	1.0
2	13.5	1.0
3	14.375	1.1
4	15.125	1.3
5	15.875	1.3
6	16.375	2.0
7	17	1.6
8	17.5	2.0

PERC RATE = 2.0 MIN/INCH

**TEST PIT LOG: TP-51**  
OBSERVED BY LOUREIRO ENGINEERING ASSOCIATES AND LEDGE LIGHT HEALTH DISTRICT ON MARCH 7, 2023

DEPTH	OBSERVATIONS
0-24"	GRAVEL, FILL
24"-68"	DARK BROWN FINE SANDY LOAM. CONCRETE DEBRIS W/ REBAR FOUND
68"-75"	BURIED TOPSOIL LAYER
75"-93"	TAN GREY FINE SANDY LOAM WITH GRAVEL
93"-150"	ORANGE BROWN MEDIUM-COARSE SAND AND GRAVEL W/ COBBLES

\*ROOTS TO 93"  
\*GROUNDWATER AT 130"  
\*NO REFUSAL

**TEST PIT LOG: TP-52**  
OBSERVED BY LOUREIRO ENGINEERING ASSOCIATES AND LEDGE LIGHT HEALTH DISTRICT ON MARCH 24, 2023

DEPTH	OBSERVATIONS
0-62"	FILL
62"-84"	ORIGINAL TOPSOIL
84"-111"	DARK BROWN MEDIUM-COARSE SAND WITH GRAVEL AND COBBLES
111"-150"	TAN MEDIUM SAND, SOME GRAVEL

\*ROOTS TO 62"  
\*GROUNDWATER AT 130"  
\*NO REFUSAL  
\*NO MOTTLING

**TEST PIT LOG: TP-53**  
OBSERVED BY LOUREIRO ENGINEERING ASSOCIATES AND LEDGE LIGHT HEALTH DISTRICT ON MARCH 24, 2023

DEPTH	OBSERVATIONS
0-79"	FILL
79"-105"	ORIGINAL TOPSOIL
105"-128"	ORANGE BROWN MEDIUM-COARSE SAND WITH GRAVEL AND COBBLES

\*ROOTS TO 105"  
\*GROUNDWATER AT 128"  
\*NO REFUSAL  
\*NO MOTTLING

V:\CT\GALES FERRY\ROUTE 12, 1761\045322.dwg LOCAL PERMIT FOR STEELING BUILDING\DWG\SSDS\UTILITY PLAN.DWG Job: CROSS SECTIONS, Sheet: 2/11/2023 11:11 AM

DATE	04/06/2023
REVISION	1
DESCRIPTION OF REVISION	REVISED PER UPDATED LAYOUT
DATE	05/01/2023
REVISION	2
DESCRIPTION OF REVISION	REVISED PER UPDATED LAYOUT
DATE	06/21/2023
REVISION	3
DESCRIPTION OF REVISION	RESPONSE TO REVIEW COMMENTS
DATE	07/13/2023
REVISION	4
DESCRIPTION OF REVISION	RESPONSE TO REVIEW COMMENTS

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Water & Utility Services & Laboratory  
Engineers • Constructors • EPC • Energy  
1761 Route 12, Gales Ferry, Connecticut 06335  
Tel: 860-747-4616 Fax: 860-747-8822  
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**SUBSURFACE SEWAGE DISPOSAL SECTIONS, DETAILS & NOTES**

SCALE (CLICK TO SELECT)  
DRAWN BY: ESP DATE: 04/06/2023  
APPROVED BY: SRM DATE: 04/06/2023

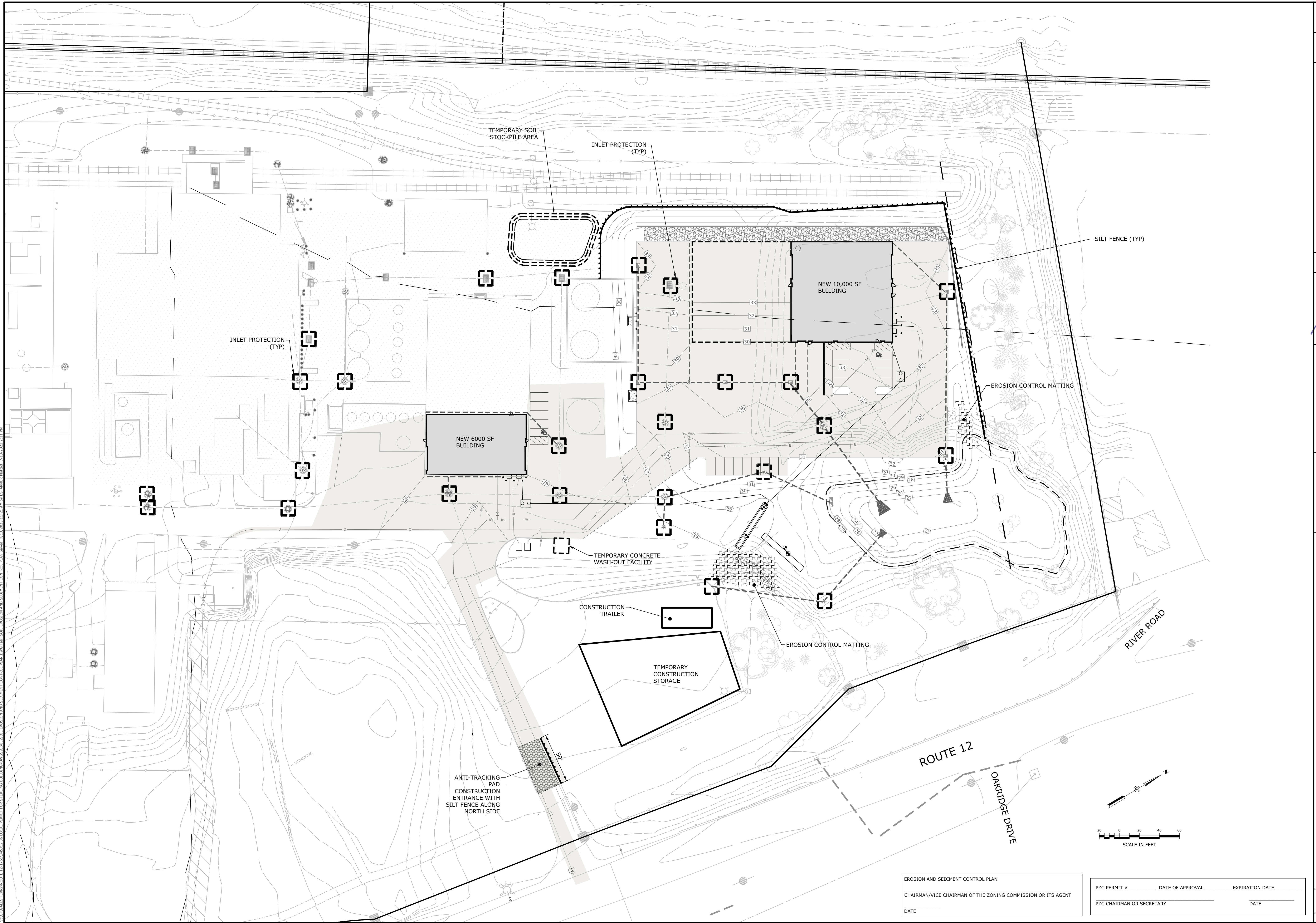
**GALES FERRY INTERMODAL**  
1761 ROUTE 12, GALES FERRY, CONNECTICUT 06335  
**GALES FERRY INTERMODAL LLC**  
389 SOUTH STREET, DANIELSON, CT 06248

DRAWING NO. **C-8**

PZC PERMIT # \_\_\_\_\_ DATE OF APPROVAL \_\_\_\_\_ EXPIRATION DATE \_\_\_\_\_  
PZC CHAIRMAN OR SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_

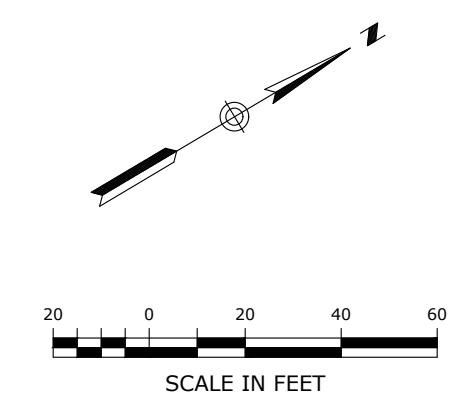
SHEET NO. 10 NO. OF SHEETS 19

V:\CT\GALES FERRY\ROUTE 12, 1761\04512.06 LOCAL PERMIT FOR STEELING BUILDINGS\SOIL EROSION AND SEDIMENT CONTROL PLAN SHEET 1710203.11.01.dwg, 04/06/2023 2:11 PM



EROSION AND SEDIMENT CONTROL PLAN  
 CHAIRMAN/VICE CHAIRMAN OF THE ZONING COMMISSION OR ITS AGENT  
 DATE \_\_\_\_\_

PZC PERMIT # \_\_\_\_\_ DATE OF APPROVAL \_\_\_\_\_ EXPIRATION DATE \_\_\_\_\_  
 PZC CHAIRMAN OR SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_

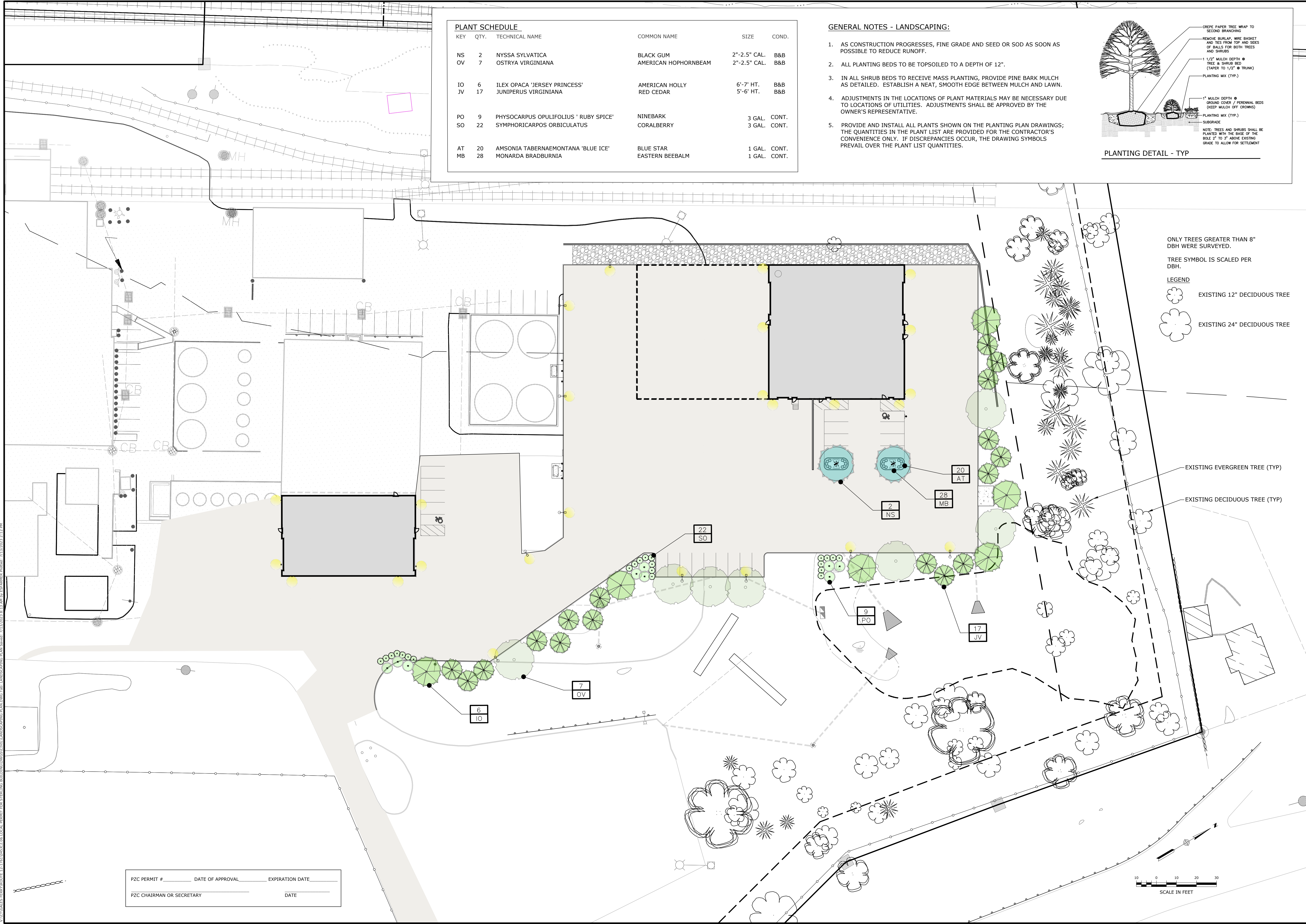
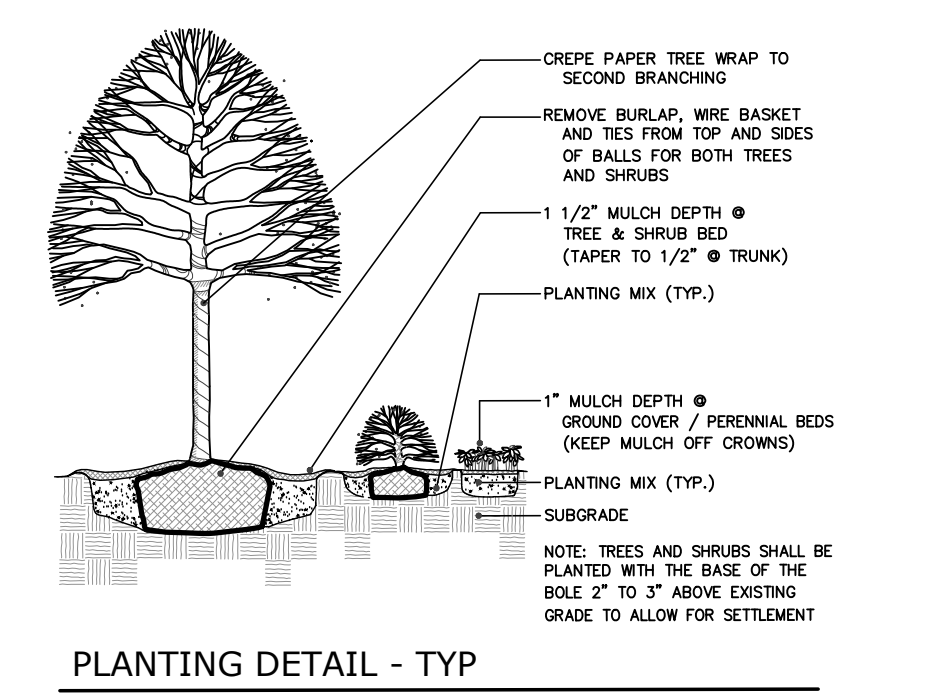


<p><b>SOIL EROSION AND SEDIMENT CONTROL PLAN</b></p> <p><b>GALES FERRY INTERMODAL</b>                  1761 ROUTE 12, GALES FERRY, CONNECTICUT 06335</p> <p><b>GALES FERRY INTERMODAL LLC</b>                  389 SOUTH STREET, DANBURY, CT 06810</p>	<p>SCALE: 1"=40'</p> <p>DRAWN BY: ESP DATE: 04/06/2023</p> <p>APPROVED BY: SRM DATE: 04/06/2023</p>															
<p><b>Loureiro</b>                  Water • Facility Services • Laboratory                  Engineering • Construction • EPC • Energy</p> <p>Loureiro Engineering Associates, Inc.                  1761 Route 12, Gales Ferry, CT 06335                  Tel: 860-747-0181 Fax: 860-747-8827                  An Employee Owned Company • www.loureiro.com                  © Loureiro 2023. All Rights Reserved 2023.</p>	<p>REVISIONS:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>REV.</th> <th>DESCRIPTION OF REVISION</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>REVISED PER UPDATED LAYOUT</td> <td>04/06/2023</td> </tr> <tr> <td>2</td> <td>REVISED PER UPDATED LAYOUT</td> <td>05/01/2023</td> </tr> <tr> <td>3</td> <td>RESPONSE TO REVIEW COMMENTS</td> <td>06/21/2023</td> </tr> <tr> <td>4</td> <td>RESPONSE TO REVIEW COMMENTS</td> <td>07/13/2023</td> </tr> </tbody> </table>	REV.	DESCRIPTION OF REVISION	DATE	1	REVISED PER UPDATED LAYOUT	04/06/2023	2	REVISED PER UPDATED LAYOUT	05/01/2023	3	RESPONSE TO REVIEW COMMENTS	06/21/2023	4	RESPONSE TO REVIEW COMMENTS	07/13/2023
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<p>DRAWING: <b>C-9</b></p> <p>SHEET NO. 11 NO. OF SHEETS 19</p>	<p>DATE: 04/06/2023</p>															

V:\CT\GALES FERRY\ROUTE 12, 1761\045122.06 LOCAL PERMIT FOR STEELING BUILDING\SCHEMATIC\LANDSCAPING PLAN.DWG, Thu, 04/06/2023 12:13 PM by ESP/AMR/Revit/2711/2023 12:13 PM

PLANT SCHEDULE					
KEY	QTY.	TECHNICAL NAME	COMMON NAME	SIZE	COND.
NS	2	NYSSA SYLVATICA	BLACK GUM	2"-2.5" CAL.	B&B
OV	7	OSTRYA VIRGINIANA	AMERICAN HOPHORNBEAM	2"-2.5" CAL.	B&B
IO	6	ILEX OPACA 'JERSEY PRINCESS'	AMERICAN HOLLY	6'-7' HT.	B&B
JV	17	JUNIPERUS VIRGINIANA	RED CEDAR	5'-6' HT.	B&B
PO	9	PHYSCARPUS OPULIFOLIUS 'RUBY SPICE'	NINEBARK	3 GAL.	CONT.
SO	22	SYMPHORICARPOS ORBICULATUS	CORALBERRY	3 GAL.	CONT.
AT	20	AMSONIA TABERNAEMONTANA 'BLUE ICE'	BLUE STAR	1 GAL.	CONT.
MB	28	MONARDA BRADBURNIA	EASTERN BEEBALM	1 GAL.	CONT.

- GENERAL NOTES - LANDSCAPING:**
- AS CONSTRUCTION PROGRESSES, FINE GRADE AND SEED OR SOD AS SOON AS POSSIBLE TO REDUCE RUNOFF.
  - ALL PLANTING BEDS TO BE TOPSOILED TO A DEPTH OF 12".
  - IN ALL SHRUB BEDS TO RECEIVE MASS PLANTING, PROVIDE PINE BARK MULCH AS DETAILED. ESTABLISH A NEAT, SMOOTH EDGE BETWEEN MULCH AND LAWN.
  - ADJUSTMENTS IN THE LOCATIONS OF PLANT MATERIALS MAY BE NECESSARY DUE TO LOCATIONS OF UTILITIES. ADJUSTMENTS SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE.
  - PROVIDE AND INSTALL ALL PLANTS SHOWN ON THE PLANTING PLAN DRAWINGS; THE QUANTITIES IN THE PLANT LIST ARE PROVIDED FOR THE CONTRACTOR'S CONVENIENCE ONLY. IF DISCREPANCIES OCCUR, THE DRAWING SYMBOLS PREVAIL OVER THE PLANT LIST QUANTITIES.



ONLY TREES GREATER THAN 8" DBH WERE SURVEYED.

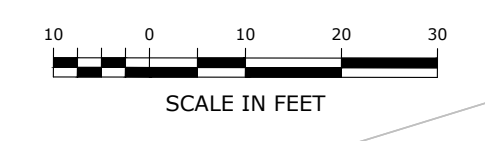
TREE SYMBOL IS SCALED PER DBH.

**LEGEND**

- EXISTING 12" DECIDUOUS TREE
- EXISTING 24" DECIDUOUS TREE
- EXISTING EVERGREEN TREE (TYP)
- EXISTING DECIDUOUS TREE (TYP)

PZC PERMIT # \_\_\_\_\_ DATE OF APPROVAL \_\_\_\_\_ EXPIRATION DATE \_\_\_\_\_

PZC CHAIRMAN OR SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_



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SCALE	NOT TO SCALE
DATE	04/06/2023
DRAWN BY	ESP
APPROVED BY	SRM
DATE	04/06/2023

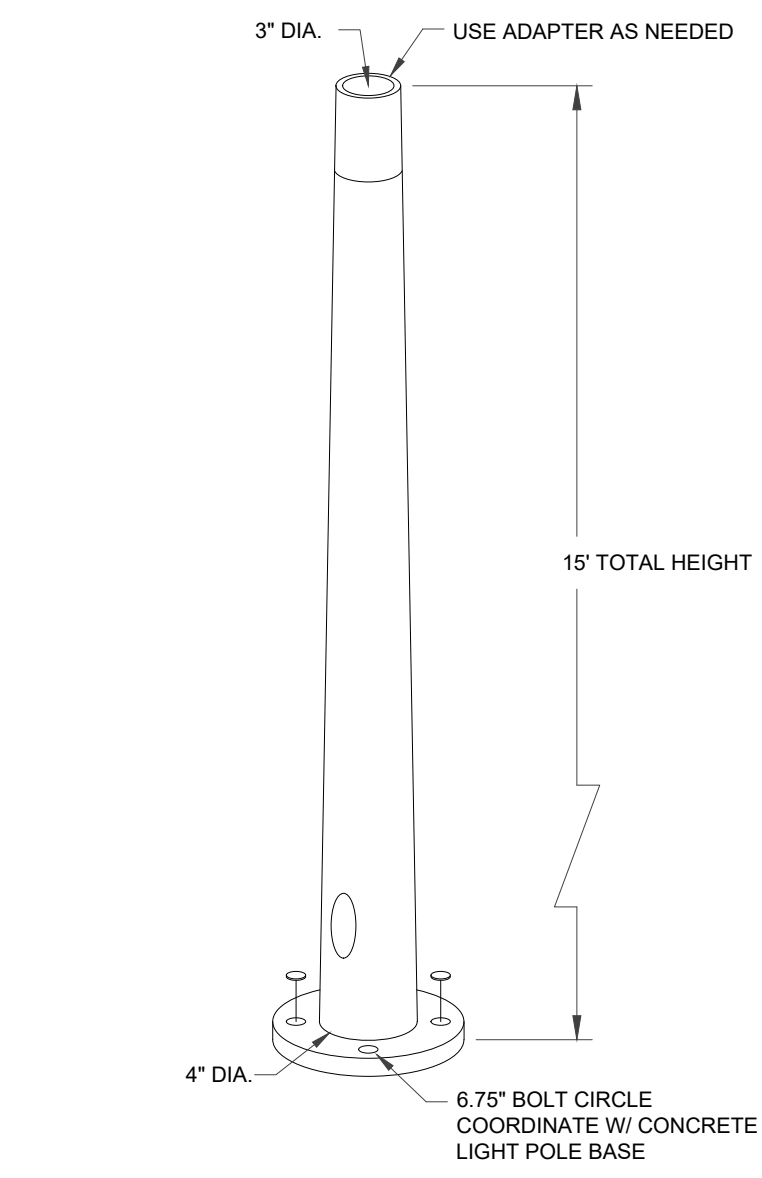
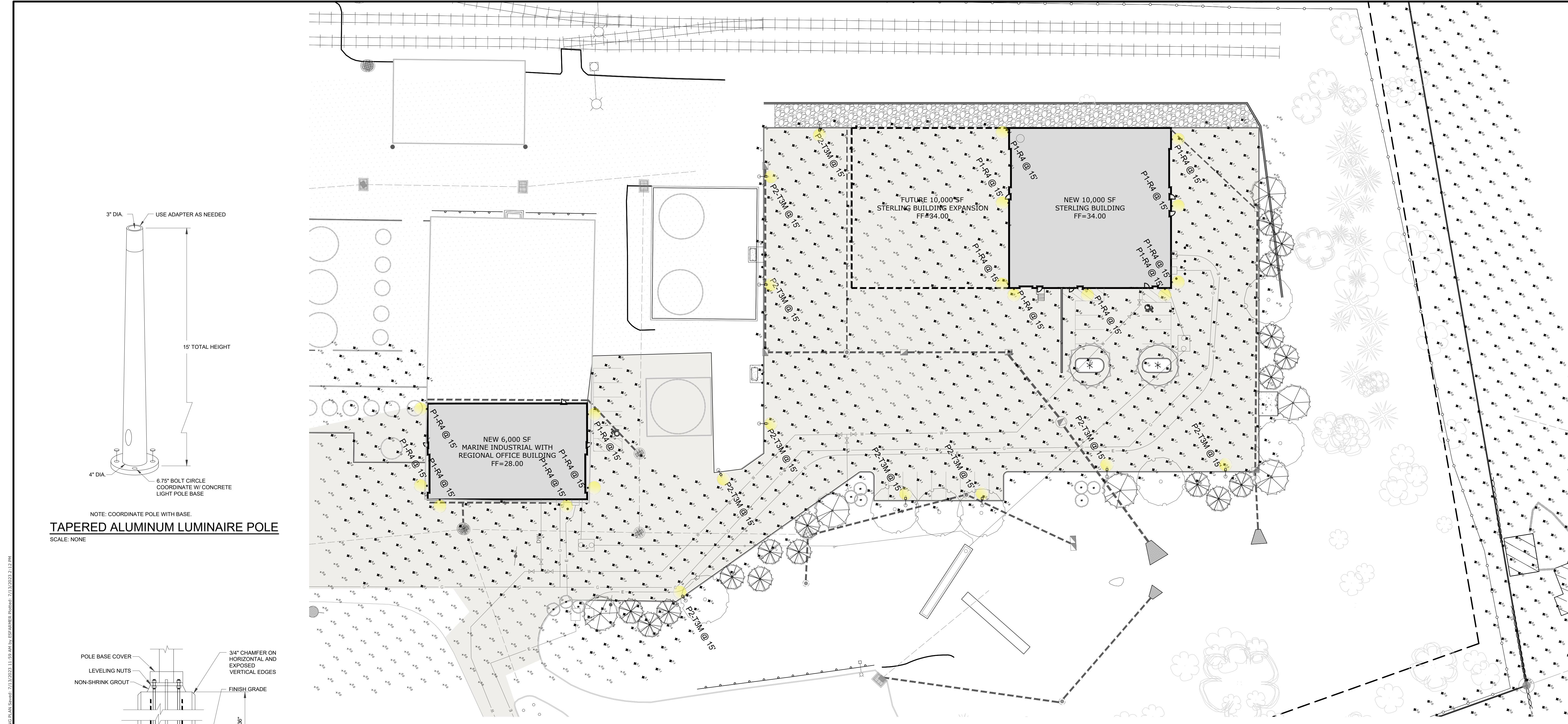
**LANDSCAPING PLAN**

**GALES FERRY INTERMODAL LLC**  
 1761 ROUTE 12, GALES FERRY, CONNECTICUT 06335

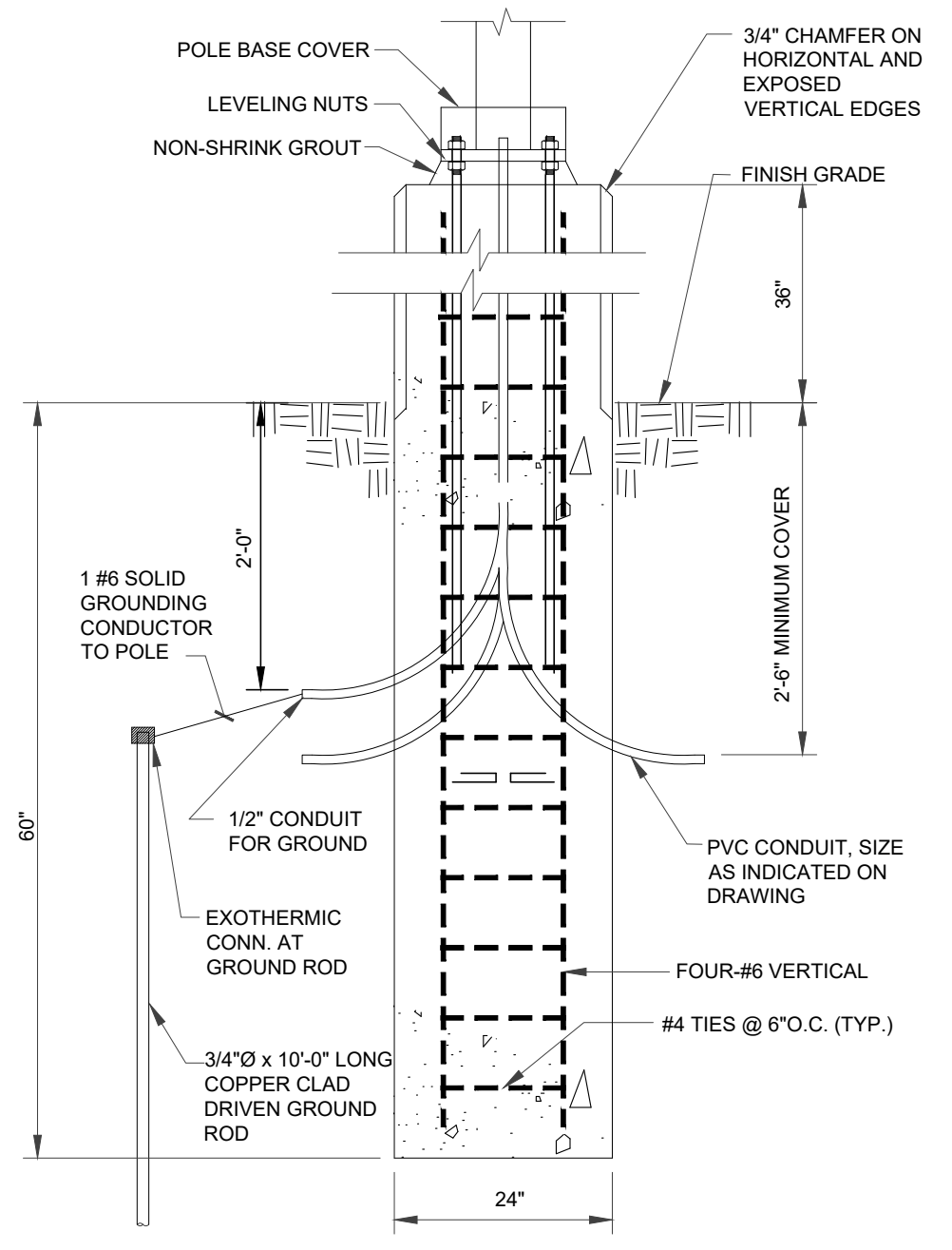
**GALES FERRY INTERMODAL LLC**  
 383 SOUTH STREET, DANBURY, CT 06810

DRAWING  
**1-1**

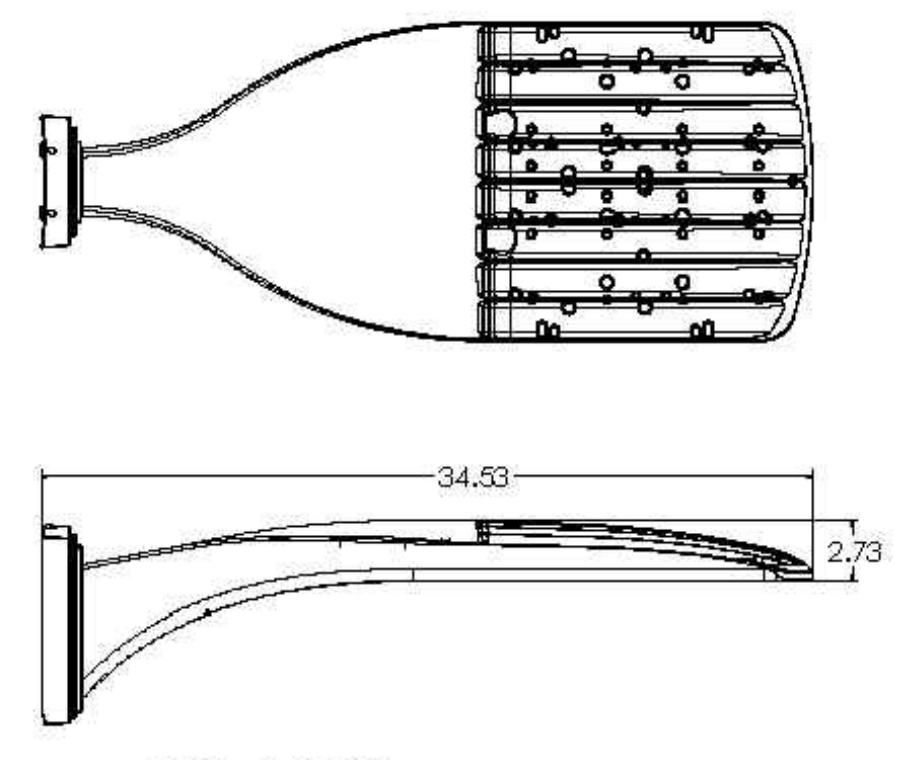
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NOTE: COORDINATE POLE WITH BASE.  
**TAPERED ALUMINUM LUMINAIRE POLE**  
 SCALE: NONE



**LIGHT POLE BASE**  
 SCALE: NONE



**DSX1 with WBA**  
**POLE MOUNTED LIGHT**  
 SCALE: NONE



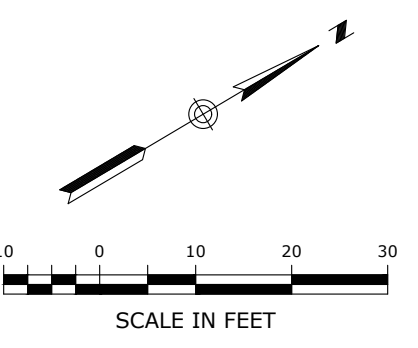
**WDG3 LED**  
 Architectural Wall Sconce

**Specifications**  
 Depth (D1): 8"  
 Depth (D2): 1.5"  
 Height: 9°  
 Width: 18"  
 Weight: 19.5 lbs (without options)

**WALL PACK LIGHT**  
 SCALE: NONE

SYMBOL	LABEL	QUANTITY	MANUFACTURER	CATALOG NUMBER	DESCRIPTION	NUMBER LAMPS	LUMENS PER LAMP	LIGHT LOSS FACTOR	WATTAGE
-	P3-TWX2	9	LITHONIA LIGHTING	TWX2 LED P3 40K	TWX2 LED WITH P3-PERFORMANCE PACKAGE, 4000K	1	5295	0.85	39.1538
⬇	P2-T3M	11	LITHONIA LIGHTING	DSX1 LED P2 40K T3M MVOLT	DSX1 LED P2 40K T3M MVOLT	1	8641	0.85	70

DESCRIPTION	SYMBOL	AVG	MAX	MIN	MAX/MIN	AVG/MIN
PARKING LOT		+ 1.2 fc	7.6 fc	0.0 fc	N/A	N/A
PARKING LOT (BUILDING FRONT)		+ 1.0 fc	5.2 fc	0.1 fc	52.0:1	10.0:1
PROPERTY LINE		+ 0.0 fc	0.1 fc	0.0 fc	N/A	N/A



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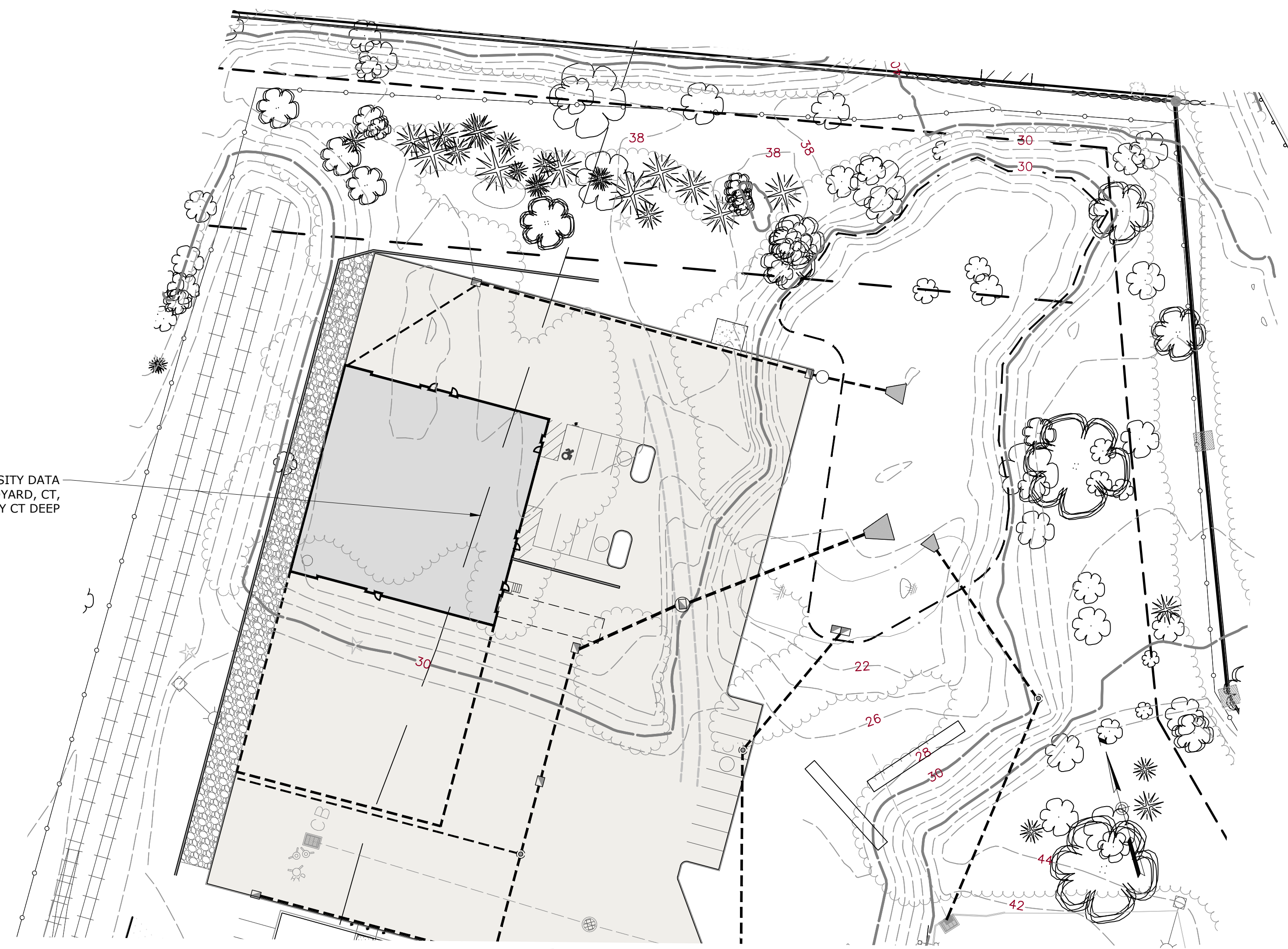
<b>PHOTOMETRIC AND LIGHTING PLAN</b> <b>GALES FERRY INTERMODAL</b> 1761 ROUTE 12, GALES FERRY, CONNECTICUT 06335 <b>GALES FERRY INTERMODAL LLC</b> <small>389 SOUTH STREET, DANBURY, CT 06810</small>	SCALE: 1" = 20' DRAWING NO: 0451C2.06 DATE: 04/06/2023 DRAWN BY: ESP APPROVED BY: SRM
<b>PHOTOMETRIC AND LIGHTING PLAN</b> <b>GALES FERRY INTERMODAL</b> 1761 ROUTE 12, GALES FERRY, CONNECTICUT 06335 <b>GALES FERRY INTERMODAL LLC</b> <small>389 SOUTH STREET, DANBURY, CT 06810</small>	SCALE: 1" = 20' DRAWING NO: 0451C2.06 DATE: 04/06/2023 DRAWN BY: ESP APPROVED BY: SRM
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REV.	DESCRIPTION OF REVISION	DATE
1	REVISED PER UPDATED LAYOUT	04/06/2023
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PZC PERMIT # _____	DATE OF APPROVAL _____	EXPIRATION DATE _____
PZC CHAIRMAN OR SECRETARY _____		DATE _____

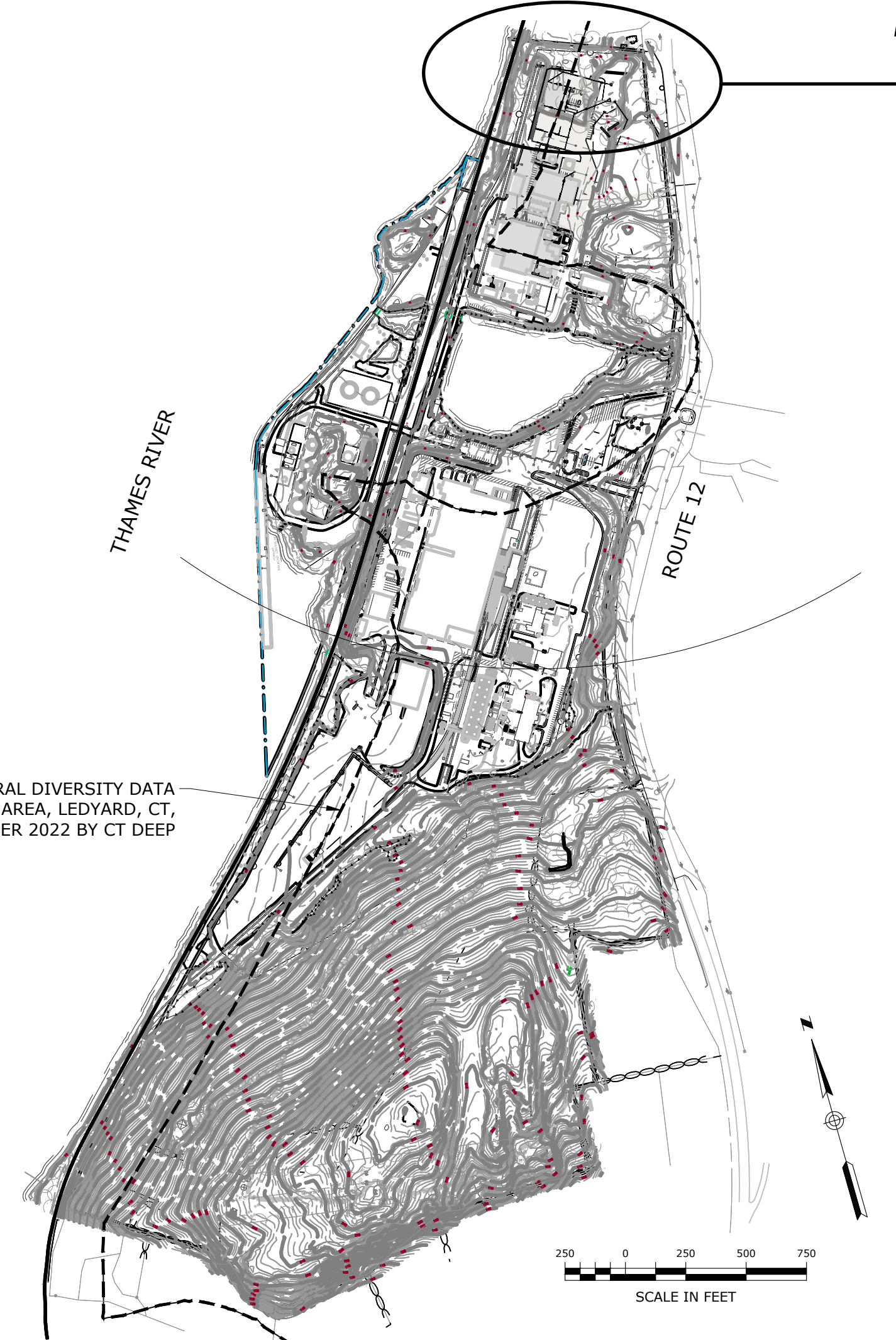
DRAWING NO: <b>C-10</b>	NO. OF SHEETS: 19
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NATURAL DIVERSITY DATA  
BASE AREA, LEDYARD, CT,  
DECEMBER 2022 BY CT DEEP



SCALE IN FEET  
0 20 40 60

NATURAL DIVERSITY DATA  
BASE AREA, LEDYARD, CT,  
DECEMBER 2022 BY CT DEEP

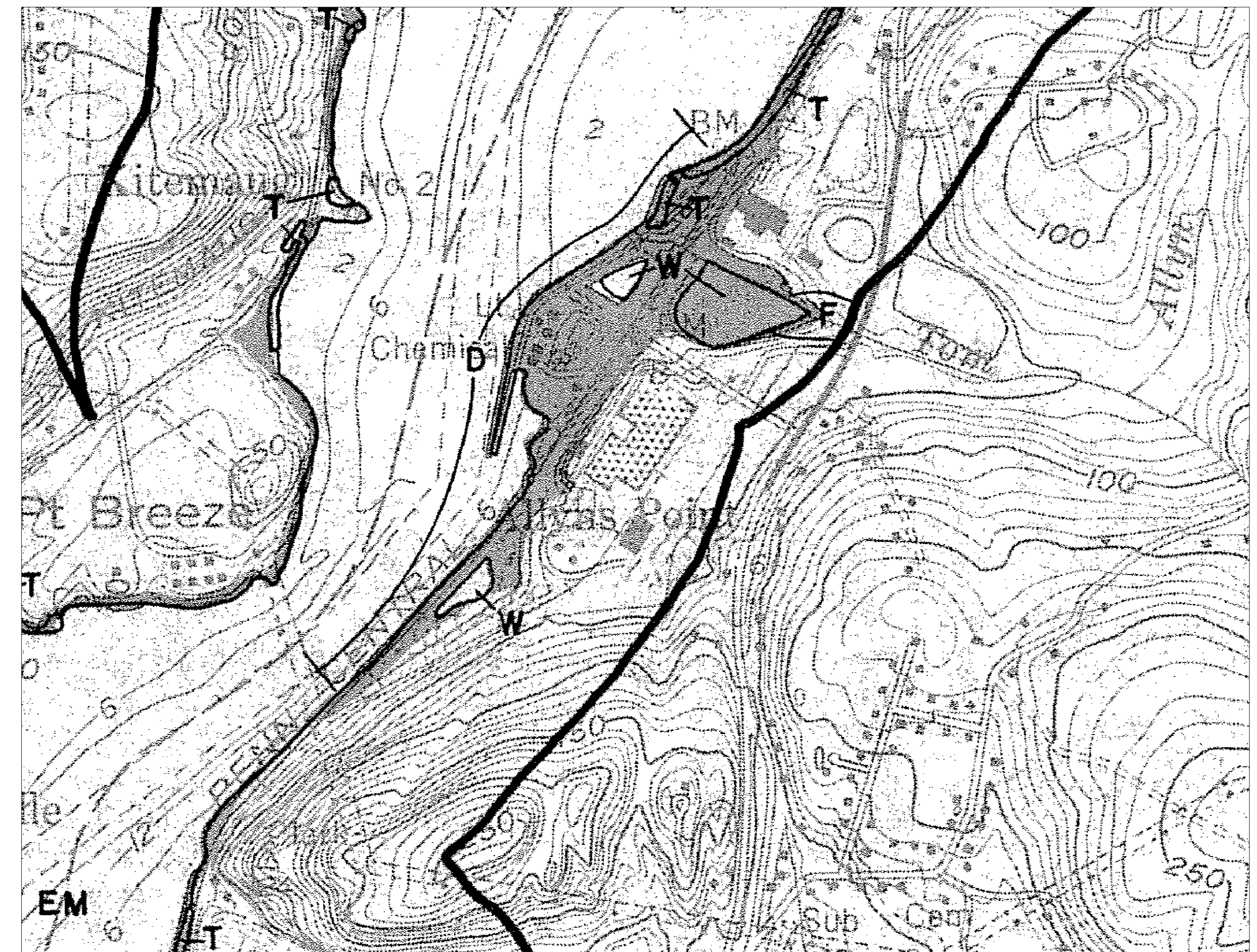


SCALE IN FEET  
0 250 500 750

PROPERTY MAP

### COASTAL RESOURCES

1. D - DEVELOPED SHOREFRONT: PORT AND HARBOR AREAS WHICH HAVE BEEN HIGHLY ENGINEERED AND DEVELOPED RESULTING IN THE FUNCTIONAL IMPAIRMENT OR SUBSTANTIAL ALTERATION OF THEIR NATURAL PHYSIOGRAPHIC FEATURES OR SYSTEMS.
2. W - WATER: OPEN WATER BODIES SUCH AS BUT NOT LIMITED TO LAKES AND PONDS SUBJECT TO REGULATION UNDER SECTIONS 22A-36 TO 22A-45 OF THE CONNECTICUT GENERAL STATUTES.
3. T - REGULATED TIDAL WETLANDS: OFFICIAL STATE DESIGNATED AND REGULATED TIDAL WETLANDS LOCATED WITHIN THE COASTAL BOUNDARY. THE AREAS DEPICTED ON THIS MAP SHALL IN NO WAY SUPERSEDE THE OFFICIAL STATE REGULATED TIDAL WETLAND MAPS AT THE SCALE OF 1:2400.
4. COASTAL 'FLOOD' HAZARD AREA: 100 YEAR COASTAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA). ON THOSE COASTAL ISLANDS CURRENTLY UNMAPPED BY FEMA, THE FLOOD HAZARD AREA IS CONSERVATIVELY APPROXIMATED BY THE 10' CONTOUR INTERVAL.
5. EM - ESTUARINE EMBAYMENTS: PROTECTED COASTAL WATER BODIES WITH AN OPEN CONNECTION TO THE SOUND INCLUDING TIDAL RIVERS, BAYS, COVES AND LAGOONS.
6. SHORELANDS: UPLAND AREAS AT ELEVATIONS IN EXCESS OF THE 100 YEAR STILL WATER FLOOD LEVEL AND LOCATED WITHIN THE COASTAL BOUNDARY.



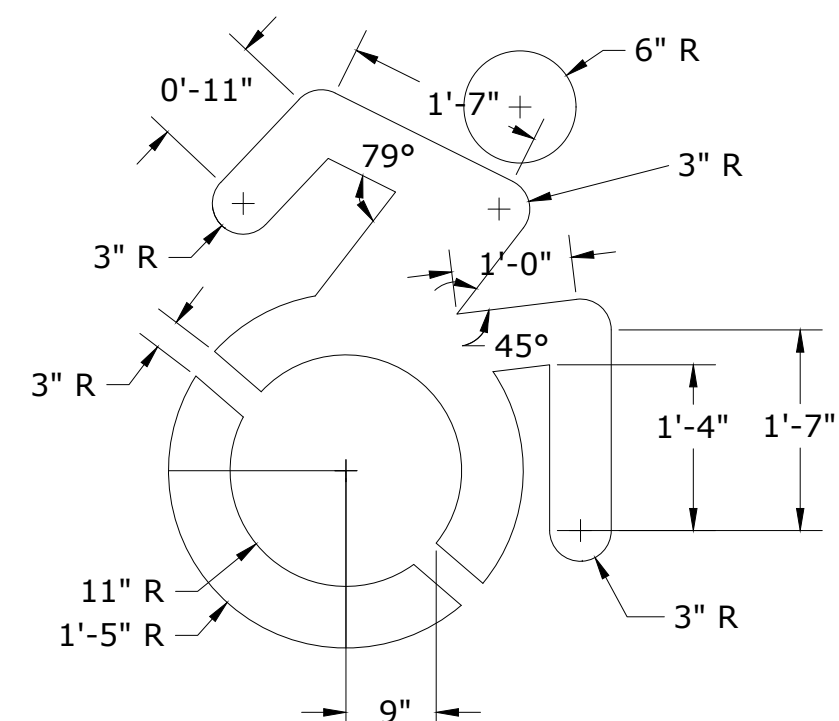
### COASTAL RESOURCES

1979. PREPARED BY COASTAL AREA MANAGEMENT PROGRAM, CONNECTICUT DEPARTMENT OF ENVIRONMENTAL PROTECTION

PZC PERMIT # \_\_\_\_\_ DATE OF APPROVAL \_\_\_\_\_ EXPIRATION DATE \_\_\_\_\_  
PZC CHAIRMAN OR SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_

STATE OF CONNECTICUT GEORGE F. ANGLIM No. 10285 LICENSED PROFESSIONAL ENGINEER	
<p><b>Loureiro</b> Water &amp; Facility Services &amp; Laboratory Loureiro Engineering Associates, Inc. 1761 ROUTE 12, GALES FERRY, CONNECTICUT 06335 Tel: 860-747-0111 Fax: 860-747-8827 An Employee Owned Company • www.loureiro.com © Loureiro Engineering Associates, Inc. All Rights Reserved 2023</p>	
SCALE AS NOTED DRAWING NO. 0451C2.06	DATE 04/06/2023
DRAWN BY ESF	APPROVED BY SRM
<p><b>COASTAL AREA MANAGEMENT PLAN</b> <b>GALES FERRY INTERMODAL</b> 1761 ROUTE 12, GALES FERRY, CONNECTICUT 06335 <b>GALES FERRY INTERMODAL, LLC</b> 389 SOUTH STREET, GAITHERSBURG, MD 20878</p>	
<p>DRAWING <b>C-11</b></p>	
SHEET NO. 14	NO. OF SHEETS 19

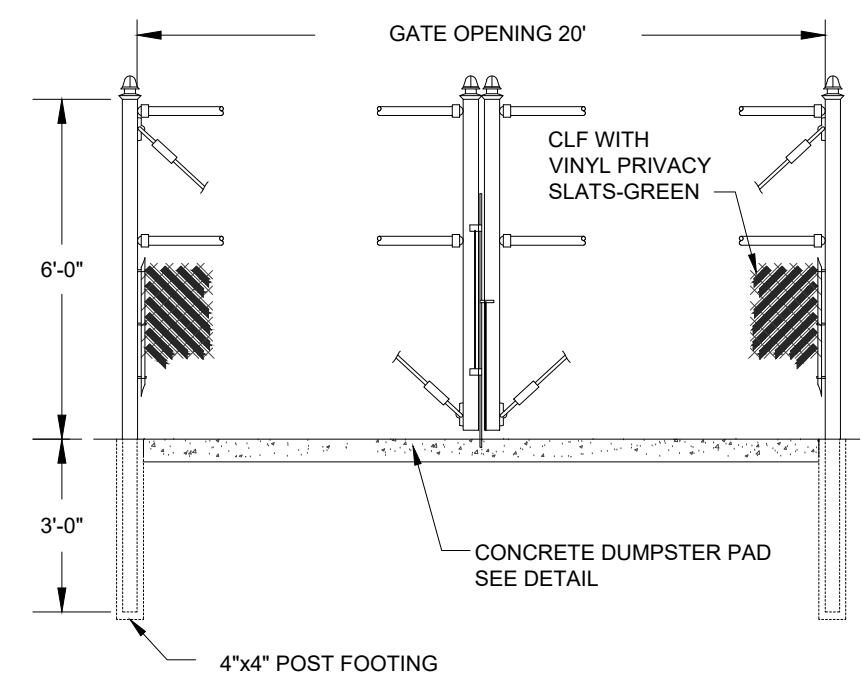
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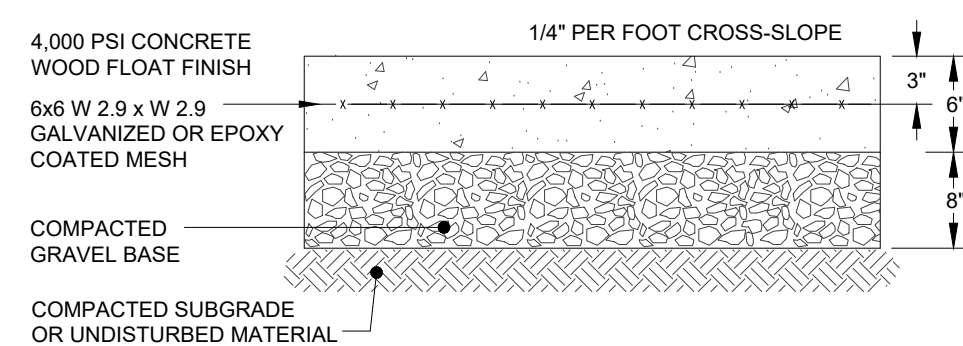
**DYNAMIC ACCESSIBILITY PARKING SYMBOL®**  
SCALE: NONE



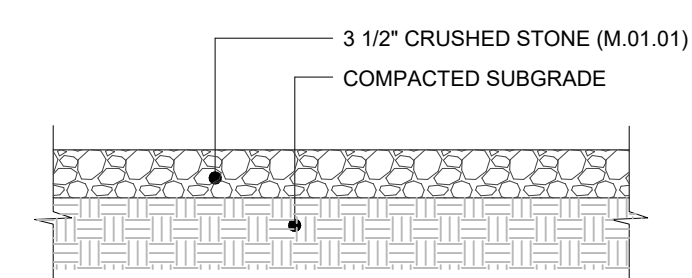
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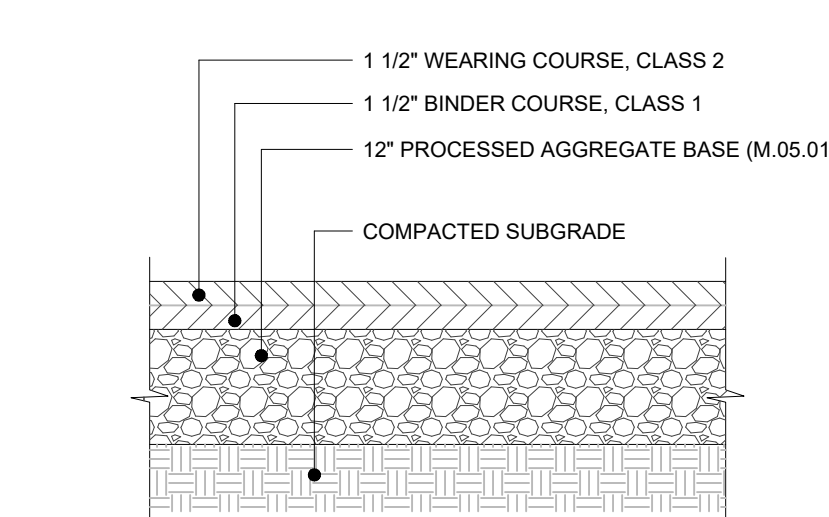
**DUMPSTER ENCLOSURE DETAIL**  
SCALE: NONE



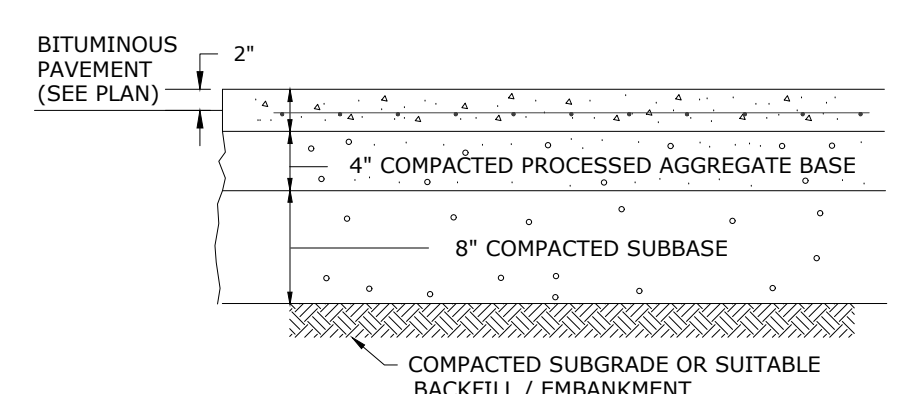
**CONCRETE DUMPSTER PAD DETAIL**  
SCALE: NONE



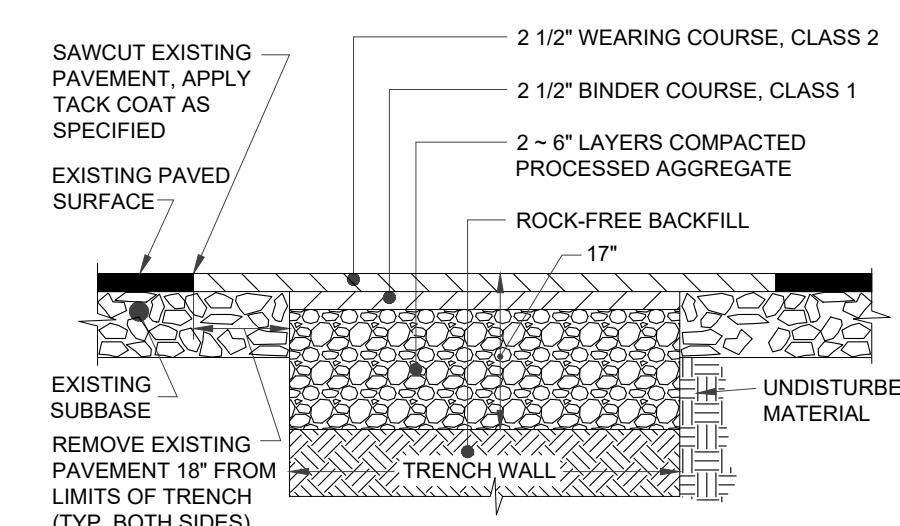
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SCALE: NONE



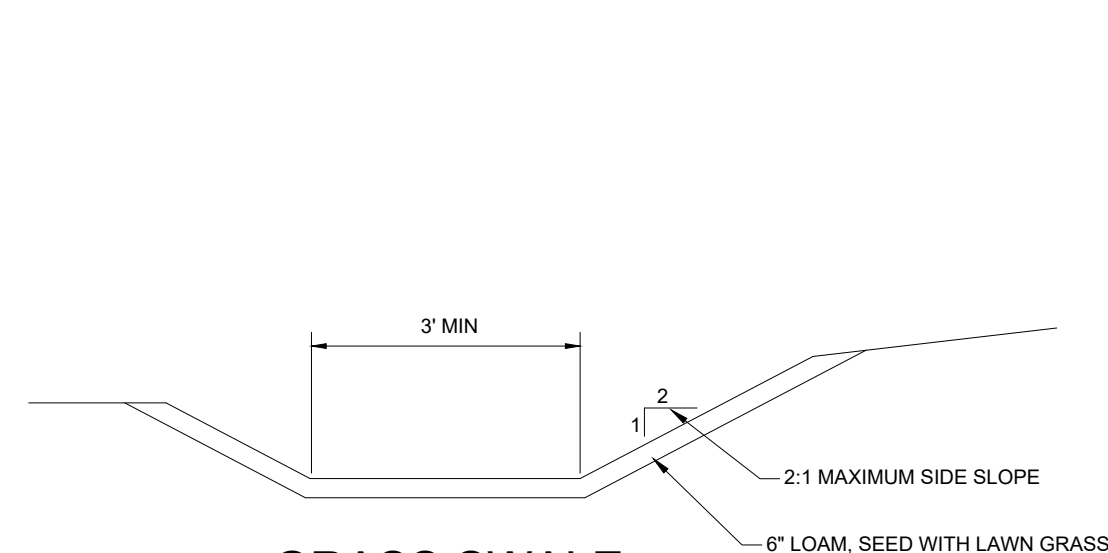
**BITUMINOUS CONCRETE PAVING**  
SCALE: NONE



**CONCRETE PAD**  
SCALE: NONE



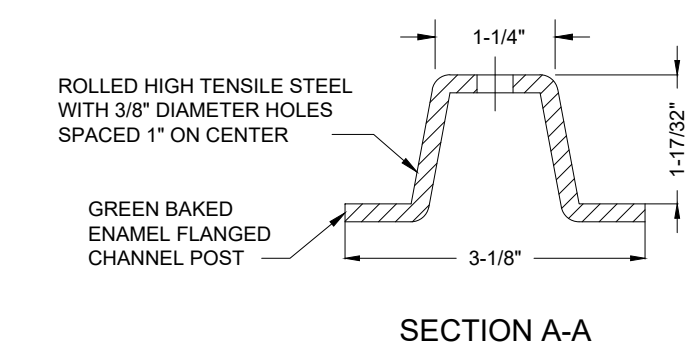
**PAVEMENT REPLACEMENT DETAIL**  
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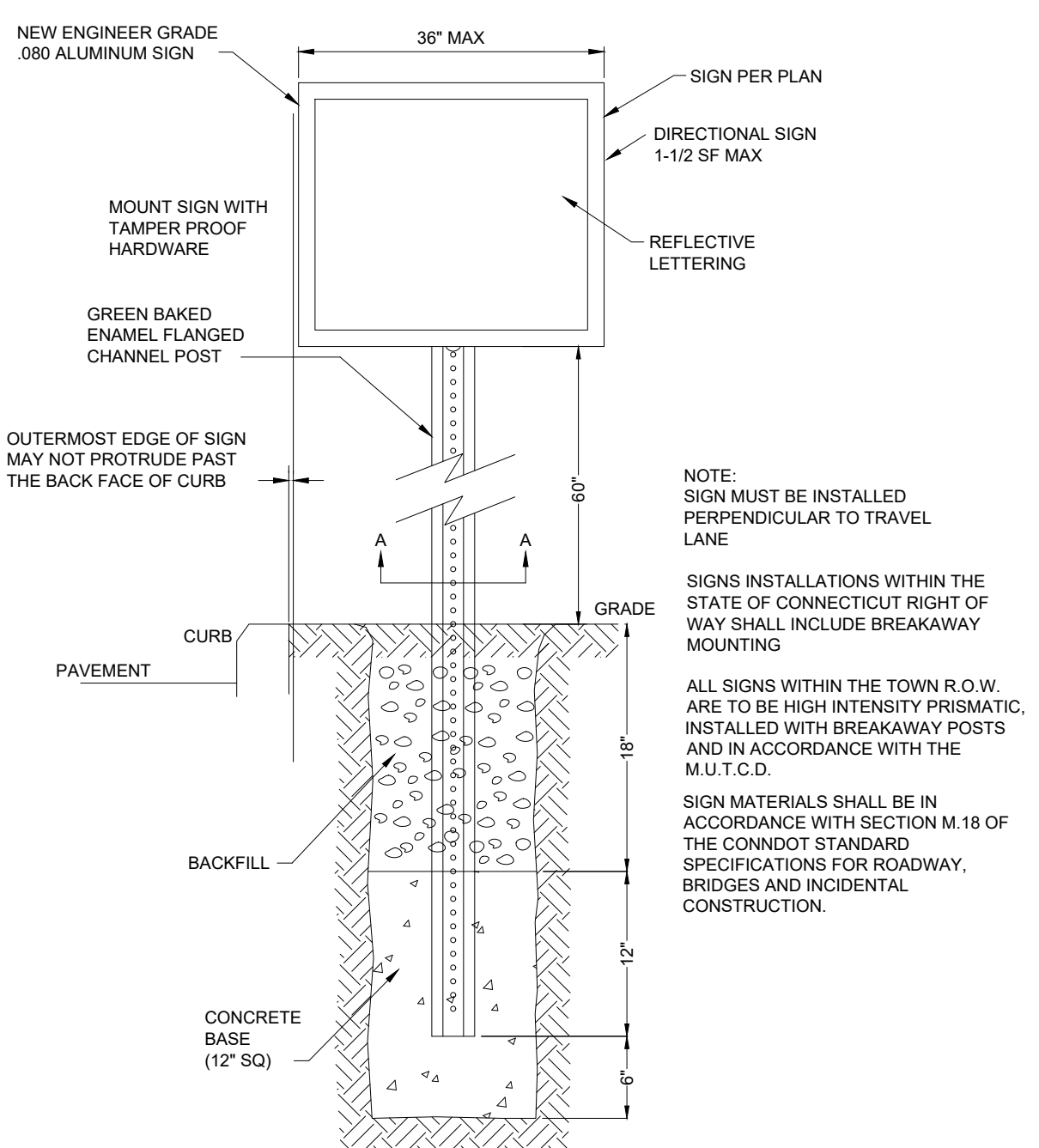
**GRASS SWALE**  
SCALE: NONE



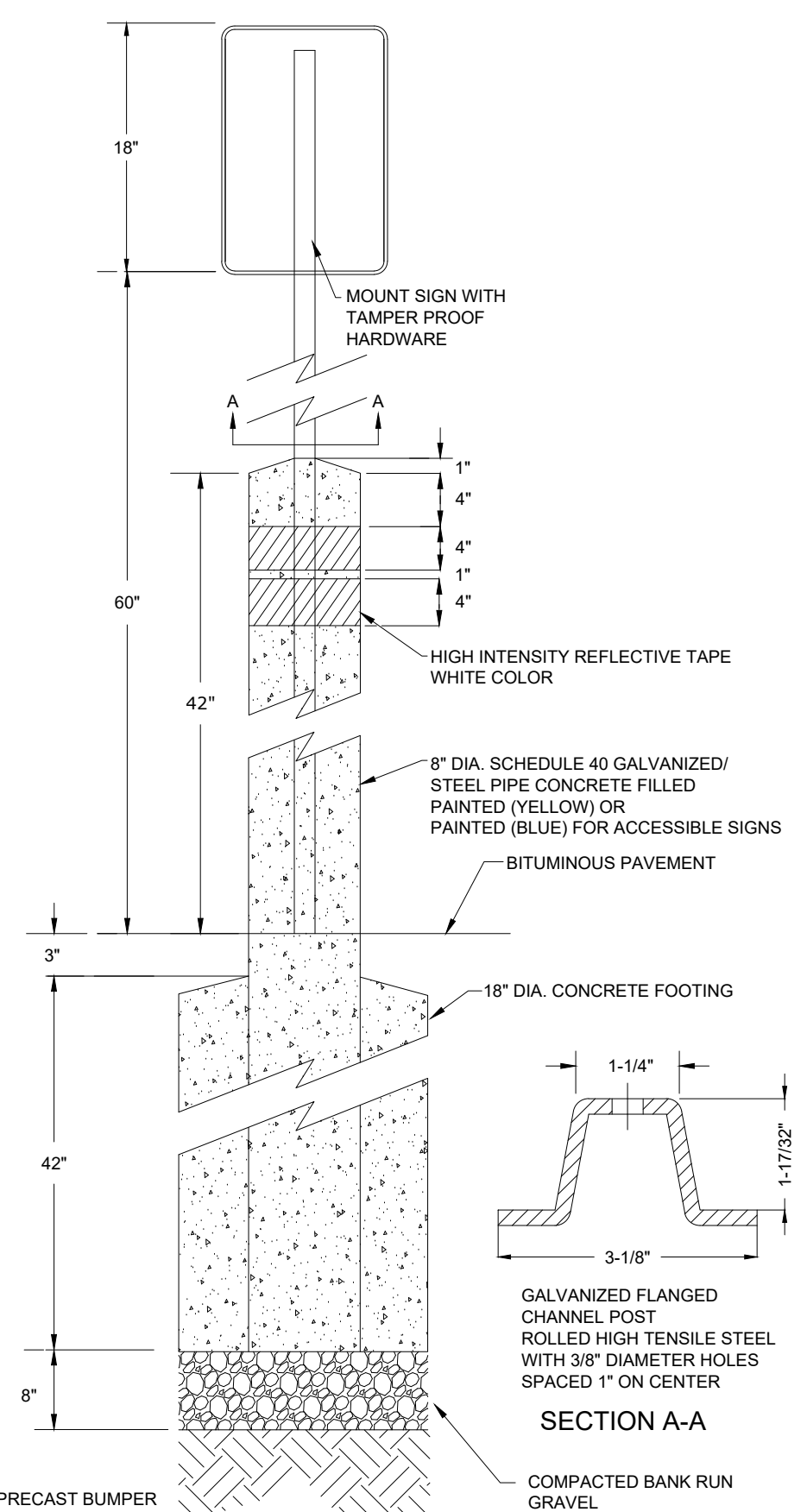
**GAS CYLINDER STORAGE LOCKER**  
SCALE: NONE



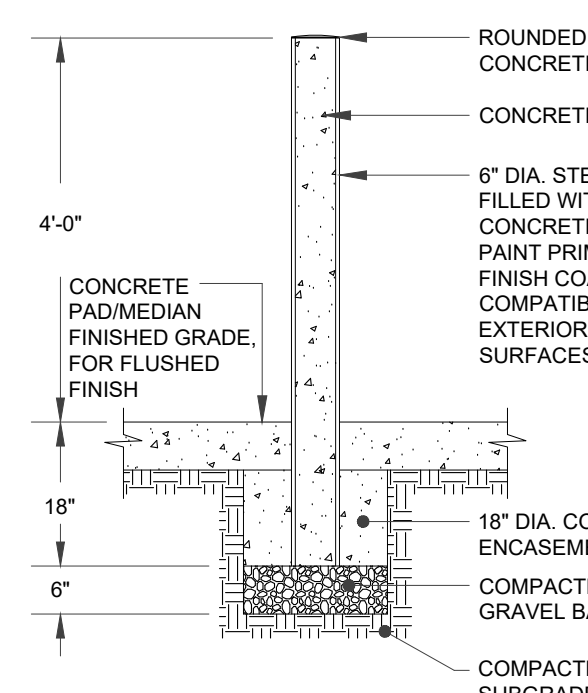
**SECTION A-A**



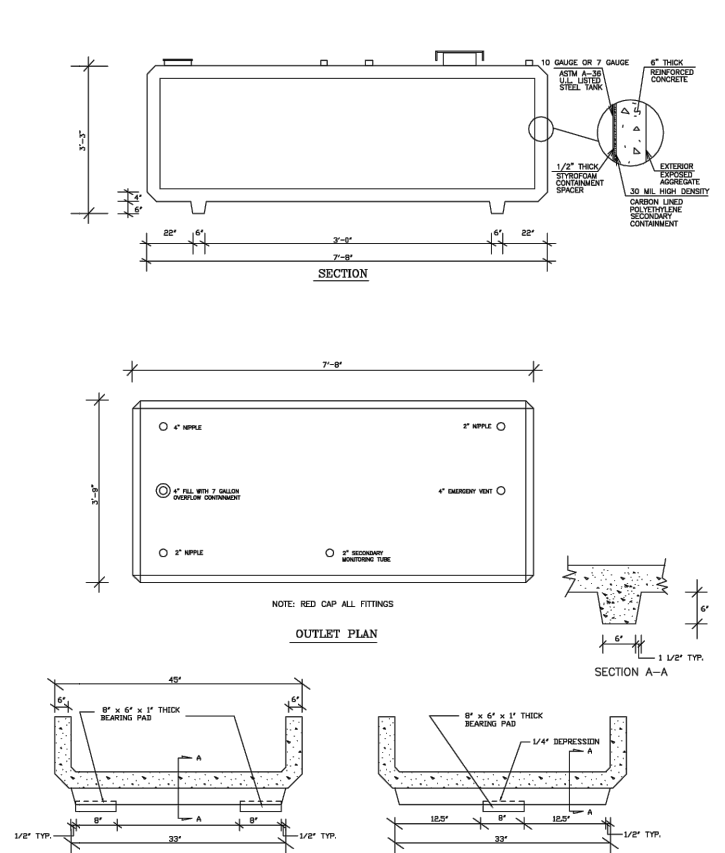
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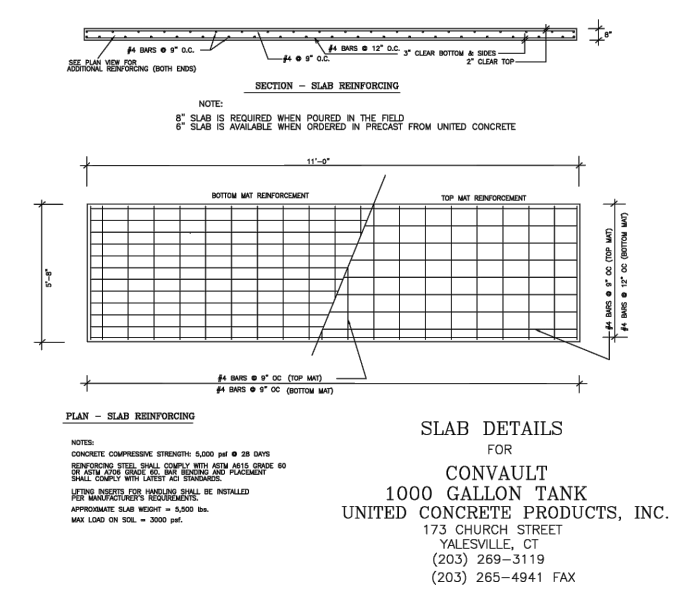
**BOLLARD MOUNTED SIGNAGE**  
SCALE: NONE



**STEEL BOLLARD**  
SCALE: NONE



**1,000 GAL DIESEL STORAGE TANK**  
SCALE: NONE



**SLAB DETAILS FOR 1000 GALLON TANK**

- NOTES:**
- ALLOWABLE DESIGN STRESSES: CLASS "A" CONCRETE BASED ON  $f_c = 3000$  psi. REINFORCEMENT: (ASTM A 615 GRADE 60)  $f_s = 24000$  psi
  - REINFORCEMENT COVER: ALL STEM REINFORCEMENT SHALL HAVE 2" COVER UNLESS OTHERWISE NOTED. ALL FOOTING REINFORCEMENT SHALL HAVE 3" COVER.
  - AFTER EXCAVATION CONTRACTOR SHOULD NOTIFY THE ENGINEER FOR THE INSPECTION OF THE EXISTING SOIL.
  - ALL REINFORCEMENT IN THE STEM, INCLUDING THE FOOTING DOWELS, SHALL BE EPOXY COATED.

PZC PERMIT # \_\_\_\_\_ DATE OF APPROVAL \_\_\_\_\_ EXPIRATION DATE \_\_\_\_\_  
PZC CHAIRMAN OR SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_

SRM	07/13/2023	RESPONSE TO REVIEW COMMENTS
SRM	06/21/2023	RESPONSE TO REVIEW COMMENTS
SRM	05/01/2023	REVISED PER UPDATED LAYOUT
SRM	04/06/2023	REVISED PER UPDATED LAYOUT
APPR.		DESCRIPTION OF REVISION

STATE OF CONNECTICUT  
PROFESSIONAL ENGINEER  
No. 11628  
Loureiro Engineering Associates, Inc.  
Water & Facility Services • Laboratory  
1761 ROUTE 12, GALES FERRY, CONNECTICUT 06335  
Tel: 860-747-0111 Fax: 860-747-8827  
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NOT TO SCALE  
DRAWN BY: ESP  
DATE: 04/06/2023  
APPROVED BY: SRM  
DATE: 04/06/2023

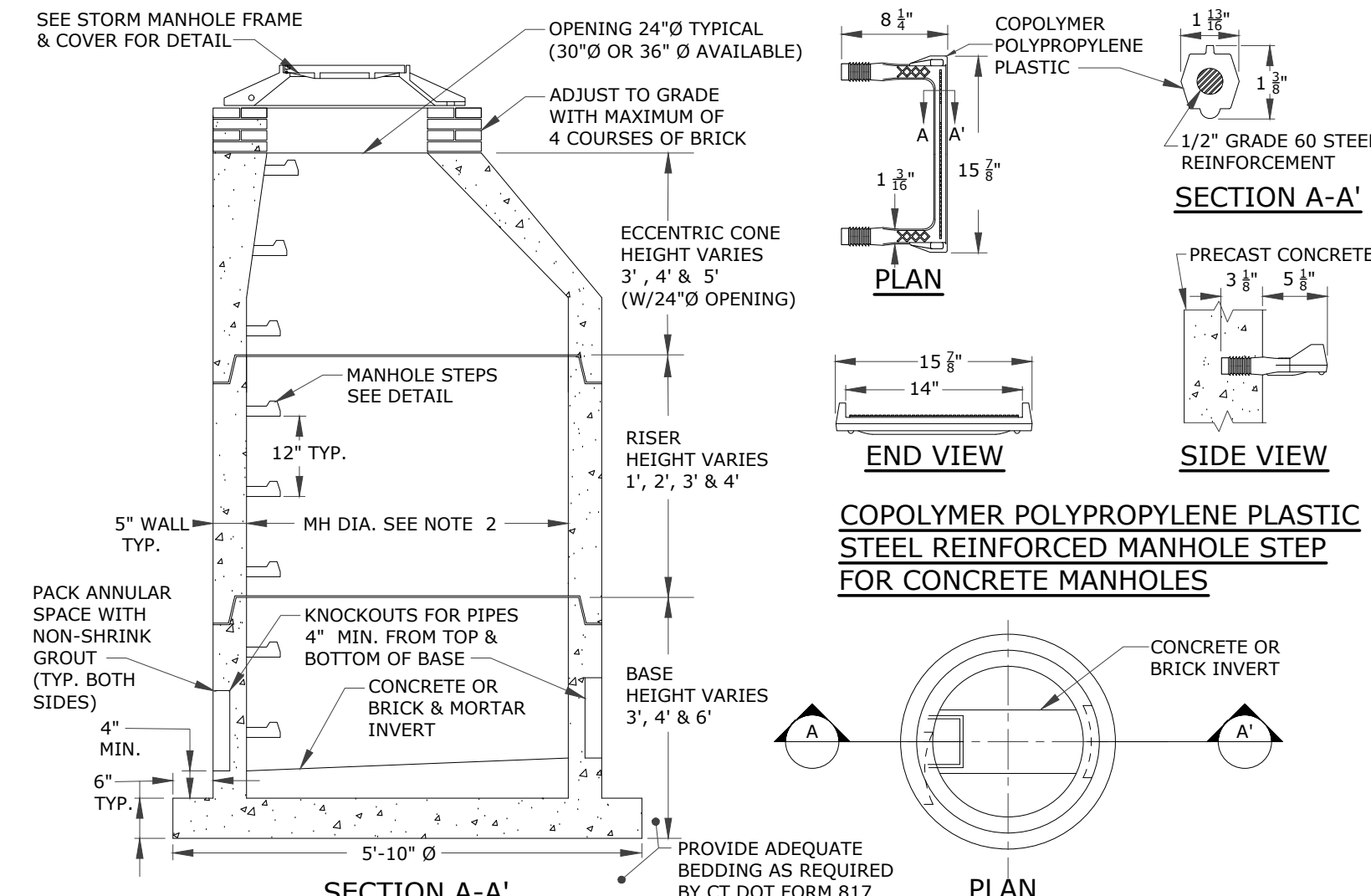
**SITE DETAILS 1**

**GALES FERRY INTERMODAL**  
1761 ROUTE 12, GALES FERRY, CONNECTICUT 06335  
**GALES FERRY INTERMODAL LLC**  
353 SOUTH STREET, DANIELSON, CT 06248

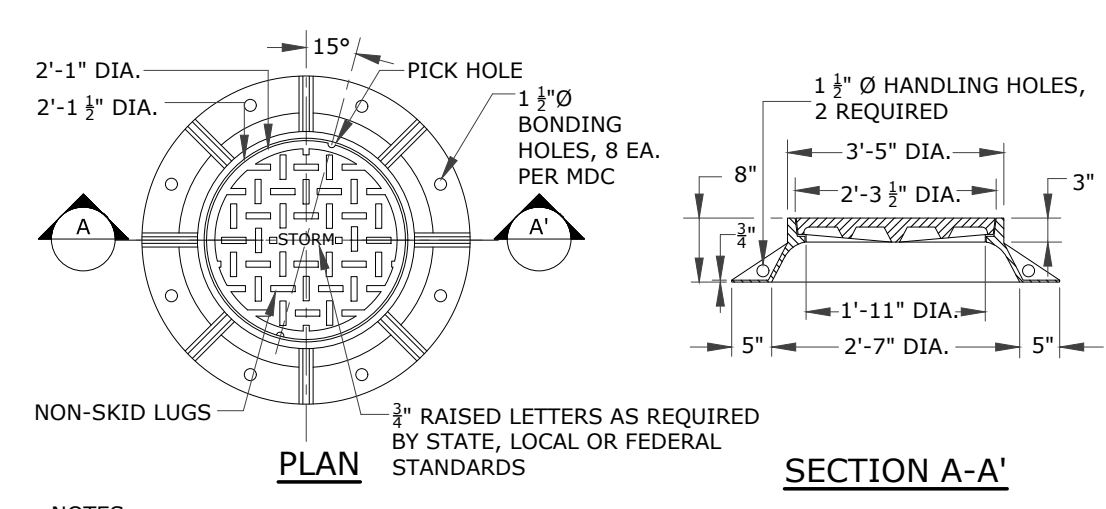
DESIGNED FOR SHEET C-12

V:\CT\GALES FERRY\ROUTE 12\_1761\04522\_061\LOCAL PERMIT FOR STEELING BUILDING\DWG\DETAILS\1\_Signage\_7/13/2023\11-03.dwg Plt: 04/06/2023 2:13 PM



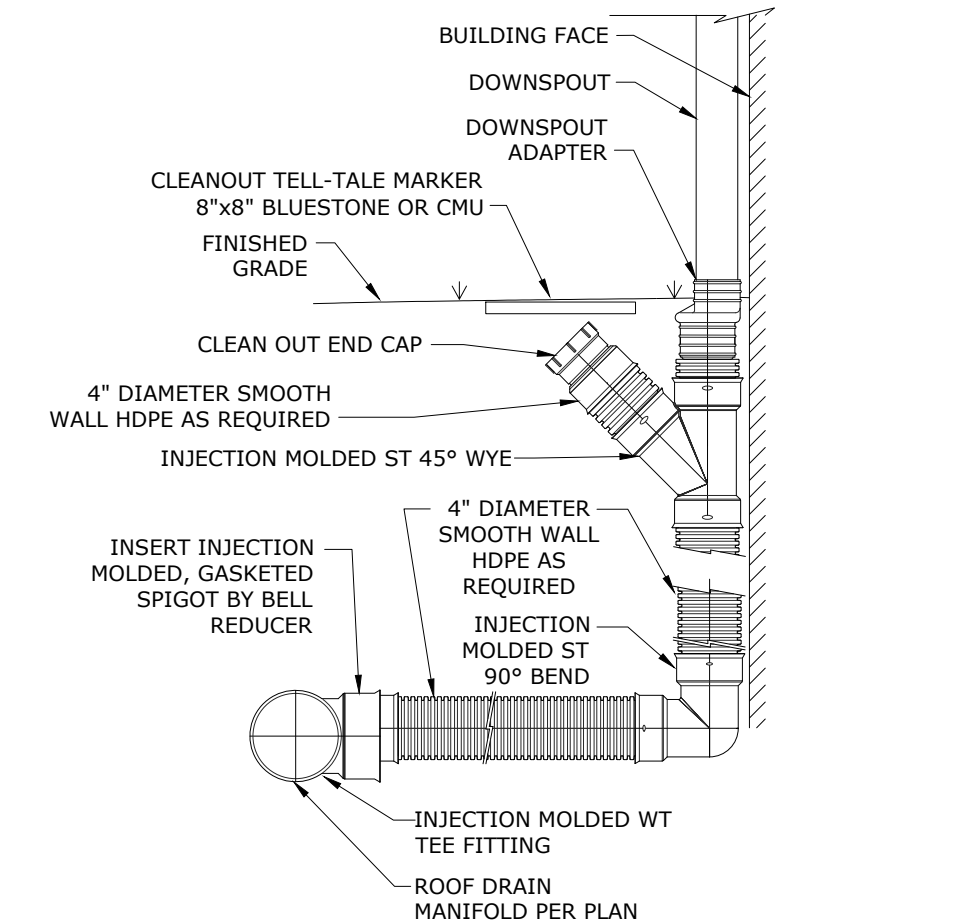
- NOTES:**
1. PRECAST CONCRETE MANHOLE COMPONENTS SHALL CONFORM TO CTDOT STANDARD SHEET HW-507\_10 AS AMENDED.
  2. 4" 5" OR 6" PRECAST CONCRETE BASE DIAMETERS MAY BE USED WHEN REQUIRED DUE TO SIZE OR NUMBER OF PIPES AT THE MANHOLE. PRECAST REDUCERS WILL BE PLACED ABOVE THE 5" AND 6" BASES AS DIRECTED BY THE ENGINEER. WALL THICKNESS SHALL INCREASE 1" FOR EACH 1' OF INSIDE DIAMETER INCREASE.
  3. JOINT SEALANT SHALL BE BUTYL RUBBER MASTIC TYPE SEAL THAT CONFORMS TO LATEST AASHTO SPECIFICATION M-198 & MEETS FEDERAL SPECIFICATION SS-5-0022(210-A).
  4. REINFORCING STEEL DEFORMED BARS ARE NOT SHOWN AND SHALL CONFORM TO LATEST CTDOT STANDARDS & SUPPLEMENTAL AND ASTM SPECIFICATION A615, GRADE 60, MINIMUM COVER 2", UNLESS OTHERWISE NOTED.
  5. ALL PIPE OPENINGS SHALL BE CLOSED USING MATERIALS WHICH CONFORM TO STATE OF CT STANDARD SPECIFICATIONS SECTION M.08.02.
  6. REINFORCING STEEL WELDED WIRE FABRIC SHALL CONFORM TO LATEST ASTM SPECIFICATION A185.
  7. CONCRETE COMPRESSIVE STRENGTH SHALL BE MINIMUM 4000 PSI AT 28 DAYS, SELF COMPACTING CONCRETE MIX.
  8. MANHOLE STEPS SHALL MEET LATEST OSHA REGULATIONS, (29 CFR 1910.27), SECTION 16 OF ASTM SPECIFICATION C478 AND SECTION 10 OF ASTM SPECIFICATION C497.
  9. WHEN SPECIFIED, MANHOLES ARE TO BE COATED WITH BAY OIL, "EBONY".
  10. METHOD OF MANUFACTURE SHALL BE WET CAST.
  11. BASE SECTION IS MONOLITHIC.
  12. MANHOLE INTERIOR DIAMETER:  
4'-0" FOR 8" TO 36" PIPE DIAMETERS  
5'-0" FOR 42" PIPE DIAMETER  
6'-0" FOR 48" PIPE DIAMETER.

**STANDARD PRECAST CONCRETE STORM MANHOLE DETAIL**  
SCALE: NONE

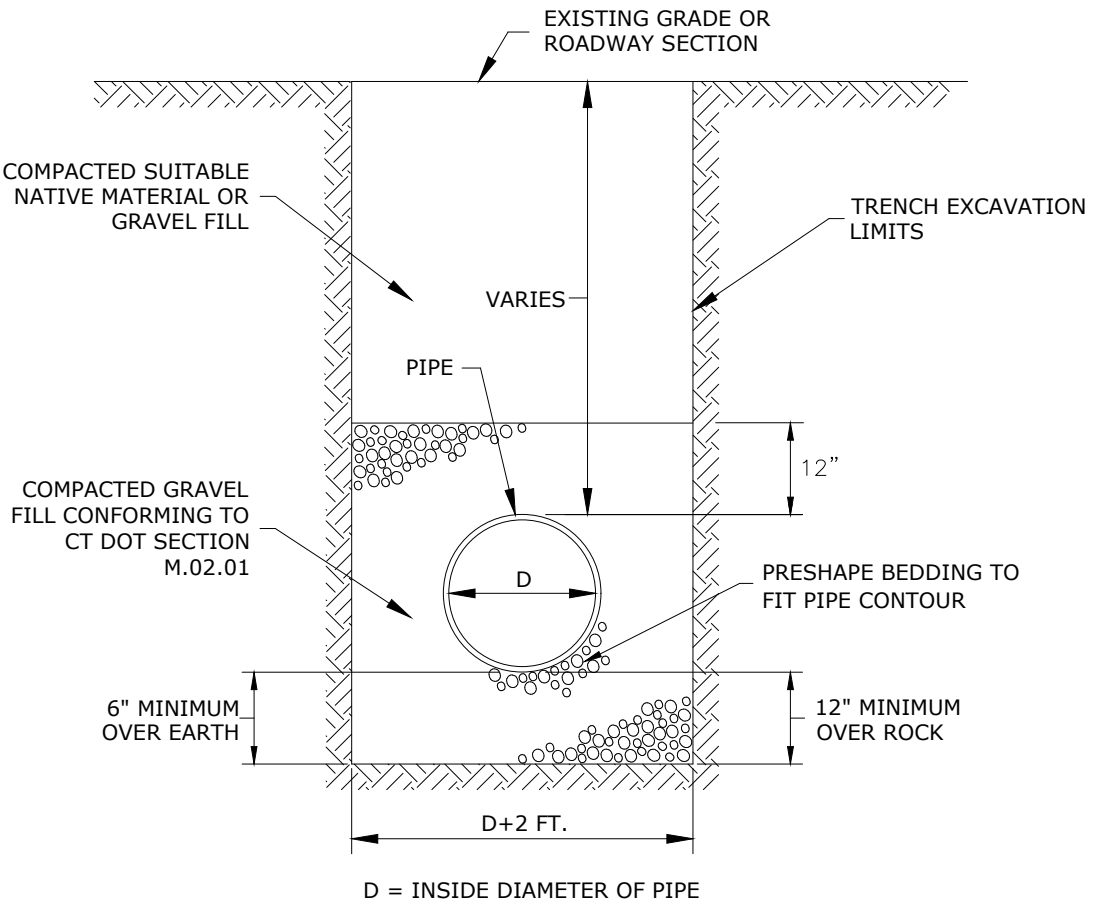


- NOTES:**
1. STORM MANHOLE FRAMES AND COVERS SHALL CONFORM TO CTDOT FORM 817 STANDARD SPECIFICATION FOR ROADS, BRIDGES AND INCIDENTAL CONSTRUCTION AND CT DOT HIGHWAY STANDARD SHEETS HW-507\_10, AS AMENDED.
  2. CHANNELS MAY BE SHAPED IN CONCRETE BASE OF MANHOLE OR FORMED USING BRICK OR MASONRY, UNLESS OTHERWISE DIRECTED.
  3. A FRAME OF 3'-3" WITH 4" FLANGE SHALL BE USED WHEN THE TOP DIAMETER OF A PRECAST CONE IS LESS THAN 3'-6". ALL OTHER FRAME DIMENSIONS SHALL REMAIN THE SAME.
  4. ALL DIMENSIONS SUBJECT TO MANUFACTURING TOLERANCES.

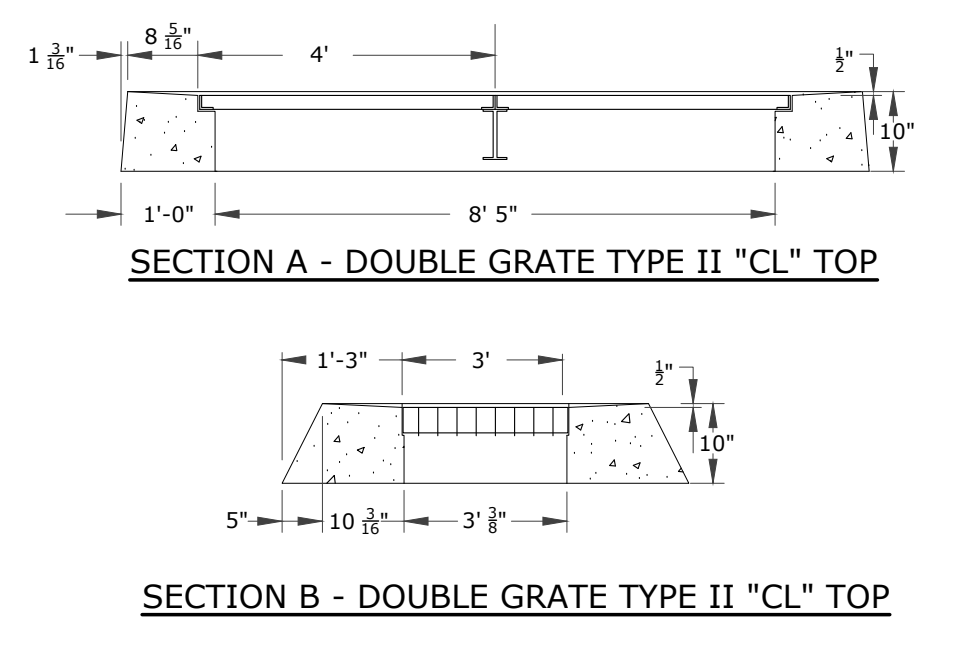
**STORM MANHOLE FRAME & COVER DETAIL**  
SCALE: NONE



**ROOF DRAIN DOWNSPOUT CONNECTION**  
SCALE: NONE

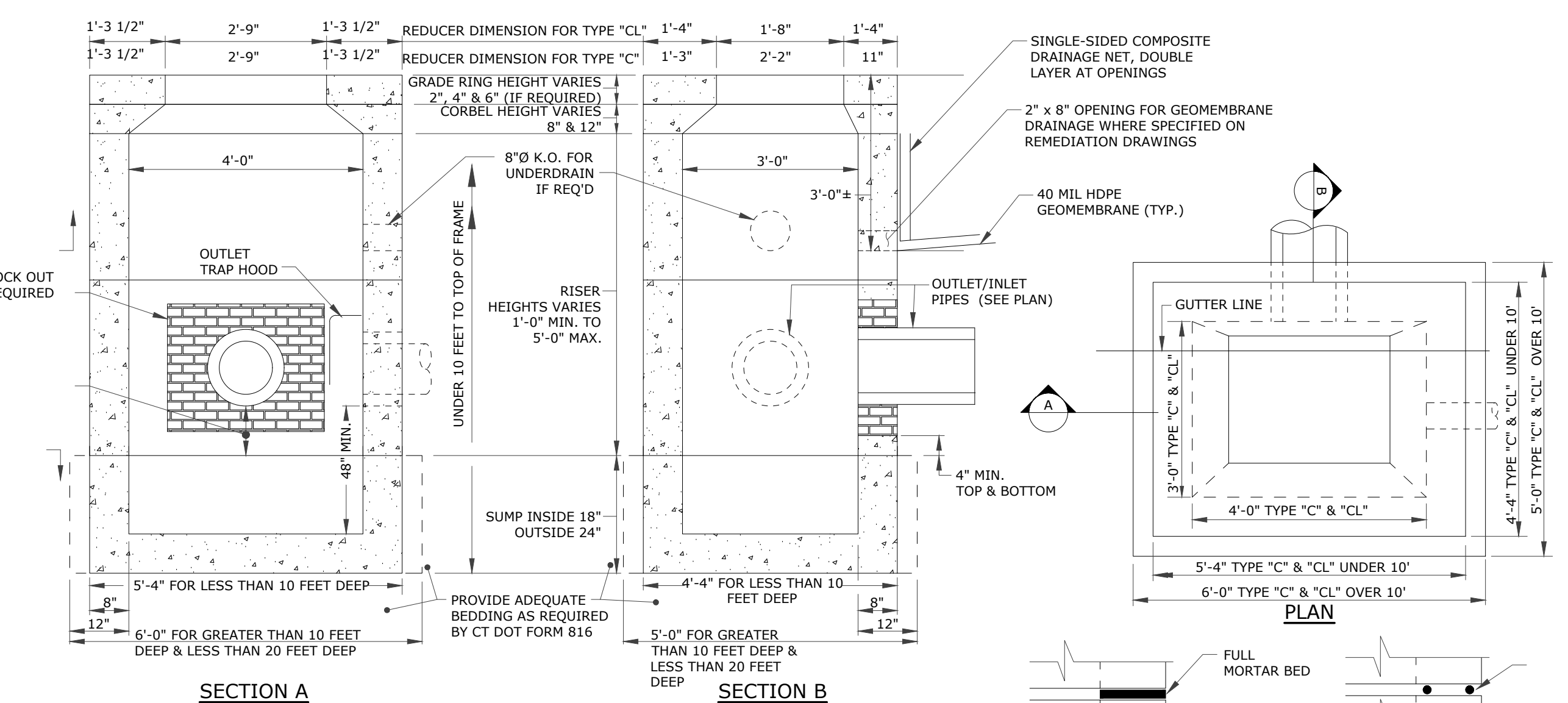


**STORM DRAIN TRENCH**  
SCALE: NONE



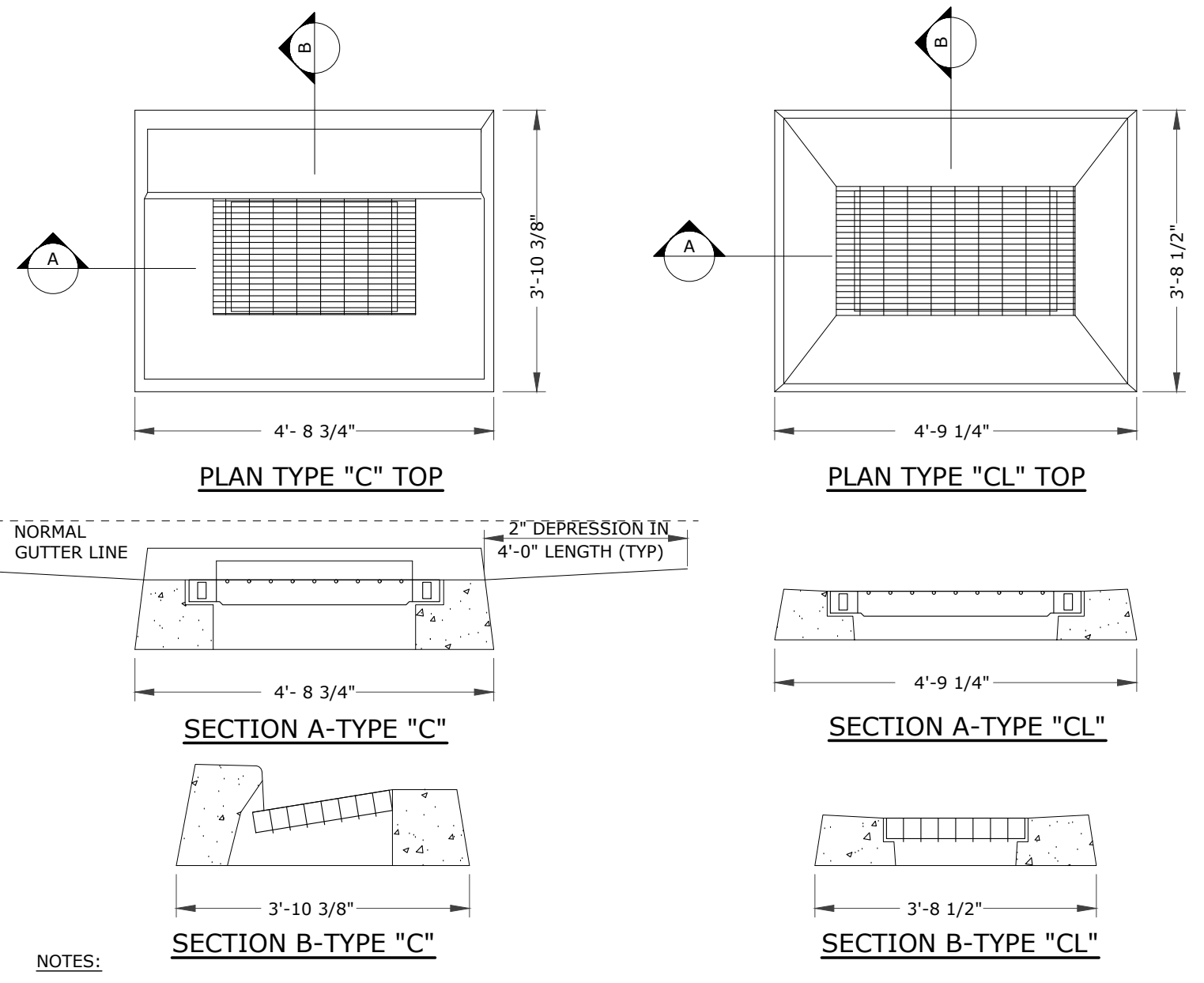
- NOTES:**
1. CATCH BASIN TOPS, CURBS AND GRATE COMPONENTS SHALL CONFORM TO CTDOT FORM 817 STANDARD SPECIFICATION FOR ROADS, BRIDGES AND INCIDENTAL CONSTRUCTION AND CTDOT HIGHWAY STANDARD SHEETS HW-507\_07 AND HW-507\_08, AS AMENDED.
  2. REINFORCING STEEL DEFORMED BARS ARE NOT SHOWN AND SHALL CONFORM TO LATEST CTDOT STANDARDS & SUPPLEMENTALS AND ASTM SPECIFICATION A615, GRADE 60, MINIMUM COVER 2" UNLESS OTHERWISE NOTED.
  3. ALL STEEL, EXCEPT REINFORCING BARS, SHALL BE GALVANIZED IN CONFORMANCE WITH SECTION M06.03 OF CONNECTICUT STANDARD SPECIFICATIONS.
  4. TYPE 'C' CATCH BASIN DEPRESSED GUTTER STRIPS SHALL CONFORM TO CTDOT STANDARD SHEET HW-507\_01, AS AMENDED.

**DOUBLE GRATE TYPE II, OUTLET CONTROL STRUCTURE TOP DETAIL**  
SCALE: NONE



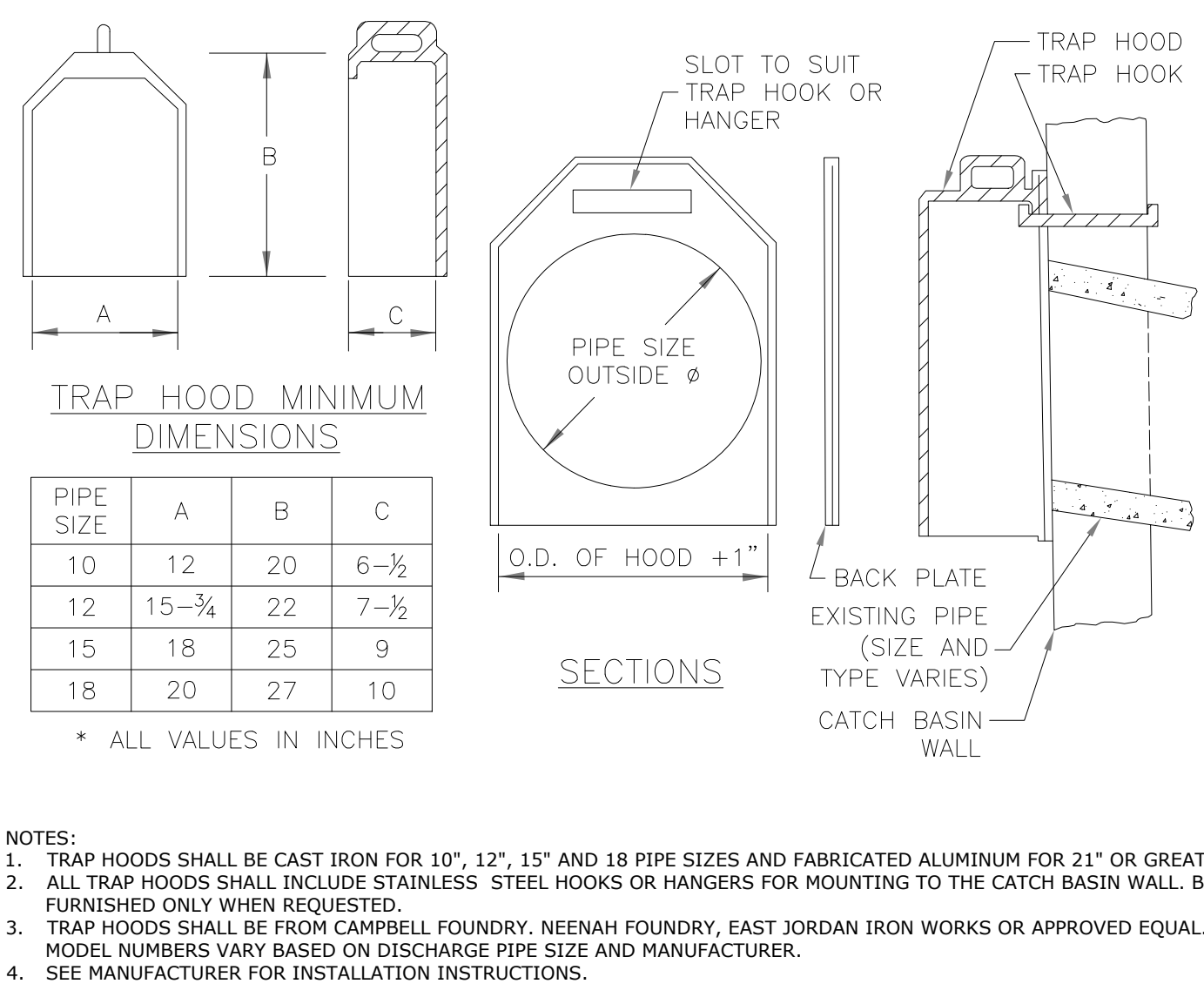
- NOTES:**
1. PRECAST CONCRETE CATCH BASIN COMPONENTS SHALL CONFORM TO CTDOT FORM 816 STANDARD SPECIFICATION FOR ROADS, BRIDGES AND INCIDENTAL CONSTRUCTION AND CTDOT HIGHWAY STANDARD SHEETS HW-507\_04, AS AMENDED.
  2. THIS DETAIL IS BASED ON CTDOT PRECAST CONCRETE TYPE 'C' & 'CL' CATCH BASIN COMPONENTS, (UNDER 10" DEEP SHOWN).
  3. REINFORCING STEEL DEFORMED BARS ARE NOT SHOWN AND SHALL CONFORM TO LATEST CTDOT STANDARDS & SUPPLEMENTAL AND ASTM SPECIFICATION A615, GRADE 60, MINIMUM COVER 2" UNLESS OTHERWISE NOTED.
  4. METHOD OF MANUFACTURE SHALL BE WET CAST.
  5. SUMP SECTION SHALL BE MONOLITHIC.
  6. DESIGN LOAD SHALL BE AASHTO H-20.

**TYPE 'C' & 'C-L' PRECAST CONCRETE CATCH BASIN DETAIL**  
SCALE: NONE



- NOTES:**
1. CATCH BASIN TOPS, CURBS AND GRATE COMPONENTS SHALL CONFORM TO CTDOT FORM 816 STANDARD SPECIFICATION FOR ROADS, BRIDGES AND INCIDENTAL CONSTRUCTION AND CTDOT HIGHWAY STANDARD SHEETS HW-507\_07 AND HW-507\_08, AS AMENDED.
  2. REINFORCING STEEL DEFORMED BARS ARE NOT SHOWN AND SHALL CONFORM TO LATEST CTDOT STANDARDS & SUPPLEMENTAL AND ASTM SPECIFICATION A615, GRADE 60, MINIMUM COVER 2" UNLESS OTHERWISE NOTED.
  3. ALL STEEL, EXCEPT REINFORCING BARS, SHALL BE GALVANIZED IN CONFORMANCE WITH SECTION M06.03 OF CONNECTICUT STANDARD SPECIFICATIONS.
  4. TYPE 'C' CATCH BASIN DEPRESSED GUTTER STRIPS SHALL CONFORM TO CTDOT STANDARD SHEET HW-507\_01, APPROVED 07-21-2013.

**TYPE 'C' & 'C-L' CATCH BASIN TOP DETAILS**  
SCALE: NONE



- NOTES:**
1. TRAP HOODS SHALL BE CAST IRON FOR 10", 12", 15" AND 18" PIPE SIZES AND FABRICATED ALUMINUM FOR 21" OR GREATER.
  2. ALL TRAP HOODS SHALL INCLUDE STAINLESS STEEL HOOKS OR HANGERS FOR MOUNTING TO THE CATCH BASIN WALL. BACK PLATES SHALL BE FURNISHED ONLY WHEN REQUESTED.
  3. TRAP HOODS SHALL BE FROM CAMPBELL FOUNDRY, NEENAH FOUNDRY, EAST JORDAN IRON WORKS OR APPROVED EQUAL. DIMENSIONS AND MODEL NUMBERS VARY BASED ON DISCHARGE PIPE SIZE AND MANUFACTURER.
  4. SEE MANUFACTURER FOR INSTALLATION INSTRUCTIONS.

**CATCH BASIN TRAP HOOD**  
SCALE: NONE

NO.	DATE	DESCRIPTION OF REVISION
1	04/06/2023	REVISED PER UPDATED LAYOUT
2	05/01/2023	REVISED PER UPDATED COMMENTS
3	06/21/2023	RESPONSE TO REVIEW COMMENTS
4	07/13/2023	RESPONSE TO REVIEW COMMENTS



**Loureiro**  
Water & Facility Services • Laboratory  
Loureiro Engineering Associates, Inc.  
1761 ROUTE 12, GALES FERRY, CONNECTICUT 06335  
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SCALE	NOT TO SCALE
04/06/2023	04/06/2023
ESP	SRM

DATE	DATE
04/06/2023	04/06/2023

**SITE DETAILS 2**

**GALES FERRY INTERMODAL**  
1761 ROUTE 12, GALES FERRY, CONNECTICUT 06335  
**GALES FERRY INTERMODAL LLC**  
383 SOUTH STREET, SUITE 101, DANBURY, CT 06810

DATE OF APPROVAL	EXPIRATION DATE



V:\C\GALES FERRY\ROUTE 12\176104352\061\LOCAL PERMIT FOR STEELING BUILDING\DWG\CASCADE\CS-3-DTL.DWG 01/18/2023 2:13 PM

I:\COMMON\CAD\TREATMENT\1\CASCADE\40 STANDARD DRAWINGS\DWG\CS-3-DTL.DWG 01/18/2023 4:23 PM

DATE

NO. OF SHEETS

17

SHEET NO.

C-14

DRAWING

PZC CHAIRMAN OR SECRETARY

DATE

PZC PERMIT #

DATE OF APPROVAL

EXPIRATION DATE

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NOT TO SCALE

DRAWN BY

DATE

APPROVED BY

DATE

DESCRIPTION OF REVISION

1

REV.

2

REVISED PER UPDATED LAYOUT

3

REVISED PER UPDATED LAYOUT

4

RESPONSE TO REVIEW COMMENTS

05/01/2023

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06/21/2023

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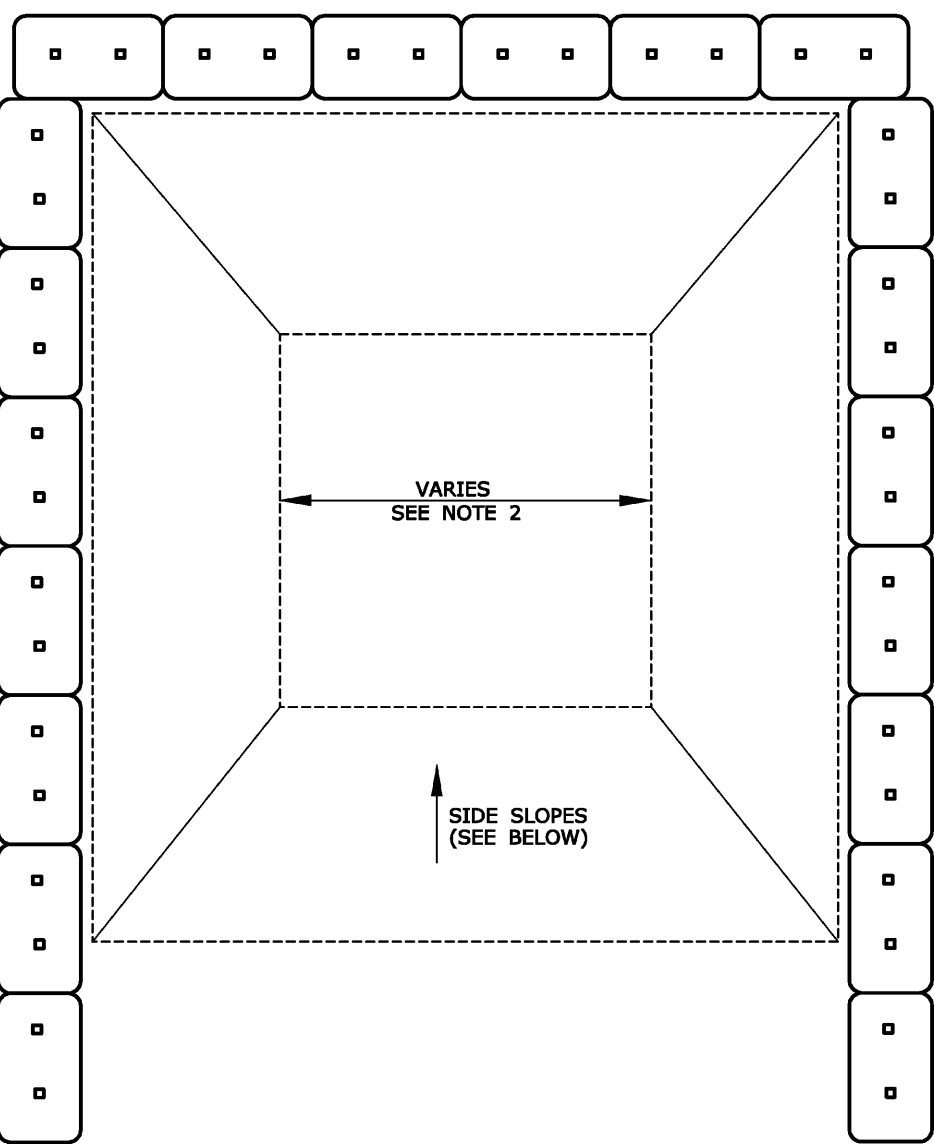
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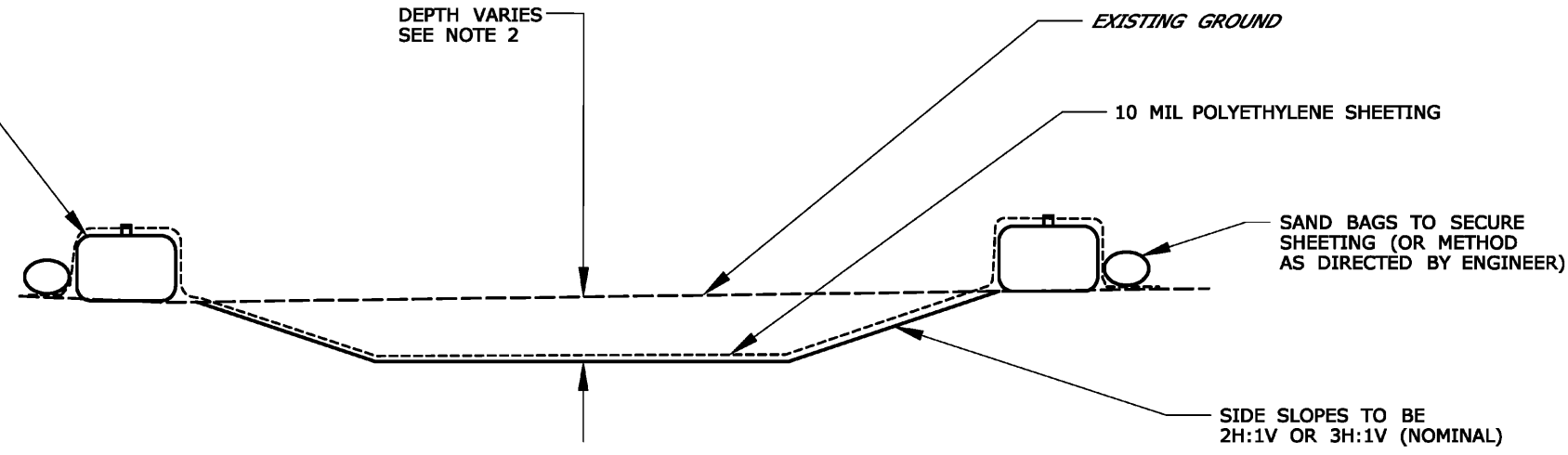
**GENERAL NOTES:**

1. CONCRETE WASHOUT AREA(S) SHALL BE INSTALLED PRIOR TO CONCRETE PLACEMENT ON SITE. THE CONCRETE WASHOUT AREA SHALL BE ENTIRELY SELF-CONTAINED.
2. THE CONTRACTOR SHALL SUBMIT THE DESIGN, LOCATION AND SIZING OF THE CONCRETE WASHOUT AREA(S) WITH THE PROJECT'S EROSION AND SEDIMENTATION CONTROL PLAN AND SHALL BE APPROVED BY THE ENGINEER.  
LOCATION: WASHOUT AREA(S) ARE TO BE LOCATED AT LEAST 50 FEET FROM ANY STREAM, WETLAND, STORM DRAINS, OR OTHER SENSITIVE RESOURCE. THE FLOOD CONTINGENCY PLAN MUST ADDRESS THE CONCRETE WASHOUT IF THE WASHOUT IS TO BE LOCATED WITHIN THE FLOODPLAIN.  
SIZE: THE WASHOUT MUST HAVE SUFFICIENT VOLUME TO CONTAIN ALL LIQUID AND CONCRETE WASTE GENERATED BY WASHOUT OPERATIONS INCLUDING, BUT NOT LIMITED TO, OPERATIONS ASSOCIATED WITH GROUT AND MORTAR.
3. SURFACE DISCHARGE IS UNACCEPTABLE. THEREFORE, HAY BALES OR OTHER CONTROL MEASURES, AS APPROVED BY THE ENGINEER, SHOULD BE USED AROUND THE PERIMETER OF THE CONCRETE WASHOUT AREA FOR CONTAINMENT.
4. SIGNS SHOULD BE PLACED AT THE CONSTRUCTION ENTRANCE, AT THE CONCRETE AREA(S) AND ELSEWHERE AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CONCRETE WASHOUT TO OPERATORS OF CONCRETE TRUCKS AND PUMP RIGS. WASHOUT AREA(S) SHOULD BE FLAGGED WITH SAFETY FENCING OR OTHER APPROVED METHOD.
5. WASHOUT AREA(S) ARE TO BE INSPECTED AT LEAST ONCE A WEEK FOR STRUCTURAL INTEGRITY, ADEQUATE HOLDING CAPACITY AND CHECKED FOR LEAKS, TEARS, OR OVERFLOWS. (AS REQUIRED BY THE CONSTRUCTION SITE ENVIRONMENTAL INSPECTION REPORT) WASHOUT AREA(S) SHOULD BE CHECKED AFTER HEAVY RAINS.
6. HARDENED CONCRETE WASTE SHOULD BE REMOVED AND DISPOSED OF WHEN THE WASTE HAS ACCUMULATED TO HALF OF THE CONCRETE WASHOUT'S DEPTH. THE WASTE CAN BE STORED AT AN UPLAND LOCATION, AS APPROVED BY THE ENGINEER. ALL CONCRETE WASTE SHALL BE DISPOSED OF IN A MANNER CONSISTENT WITH ALL APPLICABLE LAWS, REGULATIONS, AND GUIDELINES.
7. PAYMENT FOR THIS ITEM IS TO BE INCLUDED UNDER THE GENERAL COST OF THE WORK FOR THE PROJECT, INCLUDING SITE RESTORATION.

**PLAN**

HAY BALES OR COMPACTED EARTH BERM (SEE NOTE 3)

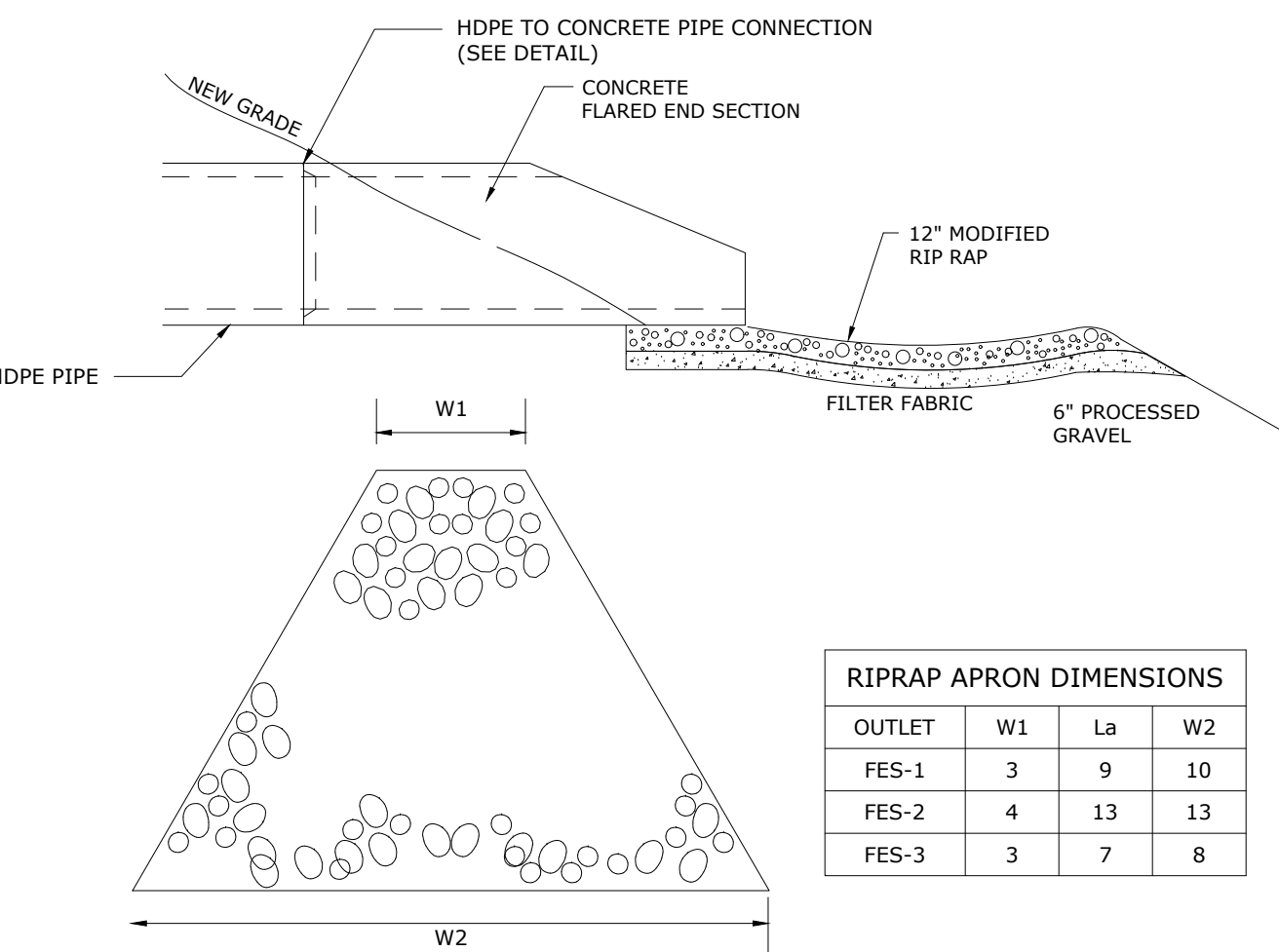
DEPTH VARIES SEE NOTE 2



**CONCRETE WASHOUT AREA**

SCALE: NONE

- NOTE:
1. CONTRACTOR TO LOCATE, ERECT, AND MAINTAIN.

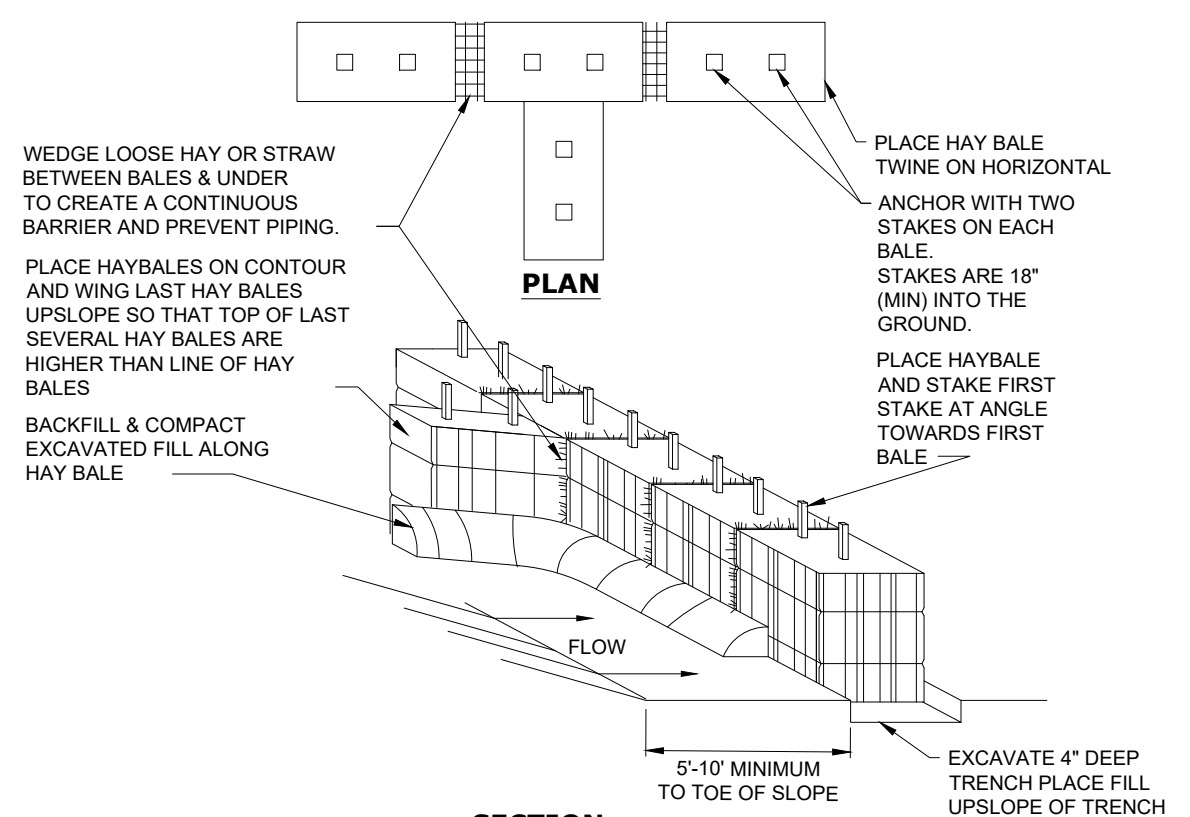


OUTLET	W1	La	W2
FES-1	3	9	10
FES-2	4	13	13
FES-3	3	7	8

NOTE: IN ACCORDANCE WITH CT DOT DRAINAGE MANUAL SECTION 11.13 - OUTLET PROTECTION, ALL APRON STONE SHALL BE MODIFIED RIPRAP (DISCHARGE VELOCITY <8 FT/S)

**RIPRAP APRON**

SCALE: NONE

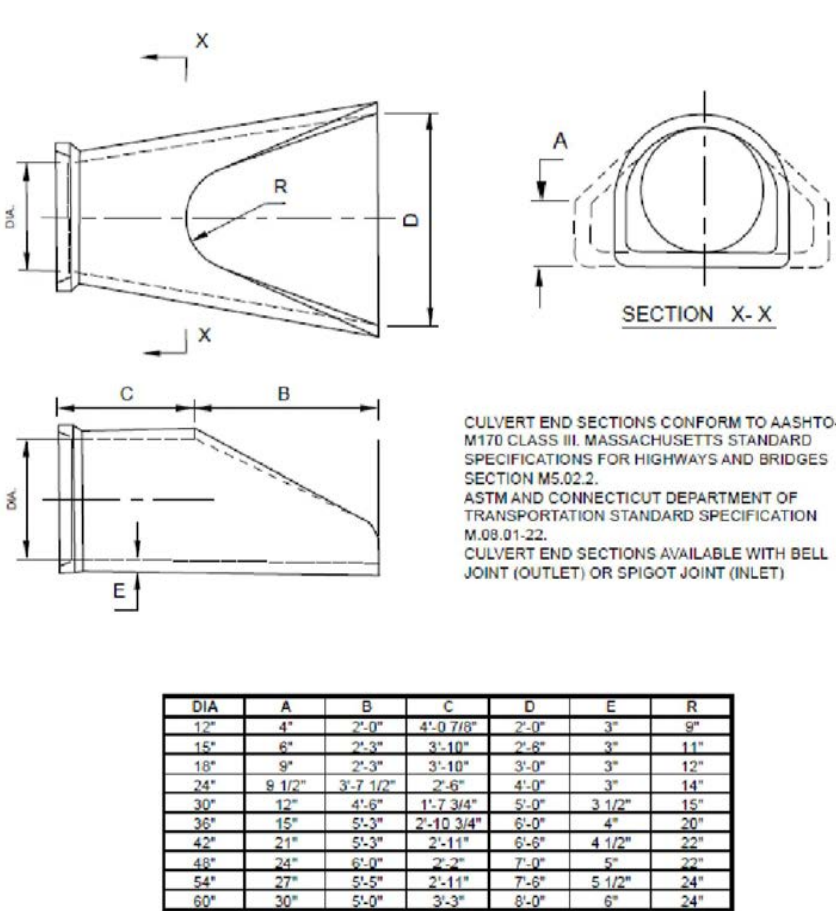


**HAYBALE BARRIER**

SCALE: NONE

**FLARED END SECTION**

SCALE: NONE



**EROSION AND SEDIMENTATION (E&S) CONTROL PLAN:**

**NARRATIVE**

1. THIS EROSION AND SEDIMENTATION CONTROL (ESC) PLAN IS FOR THE CONSTRUCTION OF A 6,000 SF INDUSTRIAL BUILDING AS WELL AS A 10,000 SF INDUSTRIAL BUILDING WITH A FUTURE 10,000 SF ADDITION, WITH ASSOCIATED LOADING DOCKS, ACCESS DRIVE, PARKING, UTILITY IMPROVEMENTS, LANDSCAPING IMPROVEMENTS, STORMWATER MANAGEMENT IMPROVEMENTS, A NEW SUBSURFACE SEWAGE DISPOSAL SYSTEM, AND OTHER ASSOCIATED SITE IMPROVEMENTS.
2. THE TOPOGRAPHY VARIES ACROSS THE SITE AND GENERALLY SLOPES FROM ROUTE 12 TO THE EXISTING ON-SITE INLAND WETLANDS. THE PORTION OF THE SITE WHERE THE PROPOSED WORK IS LOCATED SLOPES TO THE NORTH, SOUTH AND WEST. THE UNDERLYING SOIL ON THE SITE MOSTLY CONSISTS OF, FINE LOAMY SAND, HYDROLOGIC SOIL GROUP B.
3. A LARGE PORTION OF THE UPLAND SOILS WILL BE DISTURBED BY EARTHWORK ACTIVITIES AND THE INTENT OF THIS EROSION AND SEDIMENT CONTROL PLAN IS TO ESTABLISH STORMWATER CONTROLS DURING CONSTRUCTION TO PREVENT THE DISCHARGE OF SEDIMENT LADEN RUNOFF FROM ENTERING THE EXISTING INLAND WETLANDS.
4. EROSION CONTROL MEASURES INTENDED TO MINIMIZE SOIL EROSION AND TO CONTROL SEDIMENTATION DURING CONSTRUCTION INCLUDE:
  - A. THE INSTALLATION OF SILT FENCE ALONG THE DOWN-GRADIENT LIMIT OF DISTURBANCE. INSTALL HAYBALES AS SHOWN ON PLANS.
  - B. INSTALL SILTSACKS IN EXISTING CATCH BASINS IN THE PROJECT AREA. INSTALL SILT SACKS IN NEW CATCH BASINS DURING CONSTRUCTION.
  - C. THE IMMEDIATE STABILIZATION OF FINAL GRADED AREAS THROUGH THE PLACEMENT OF RIPRAP, TOPSOIL, SEED, MULCH AND EROSION CONTROL NETTING.
  - D. DEVELOPMENT OF A CONSTRUCTION OPERATIONS PLAN IN CONSIDERATION OF BASIC CONSTRUCTION SEQUENCING OUTLINED HEREIN.
5. IT IS ANTICIPATED THAT SITE WORK CONSTRUCTION WILL BEGIN IN THE SPRING OF 2023 AND WILL BE COMPLETED IN THE FALL OF 2023.

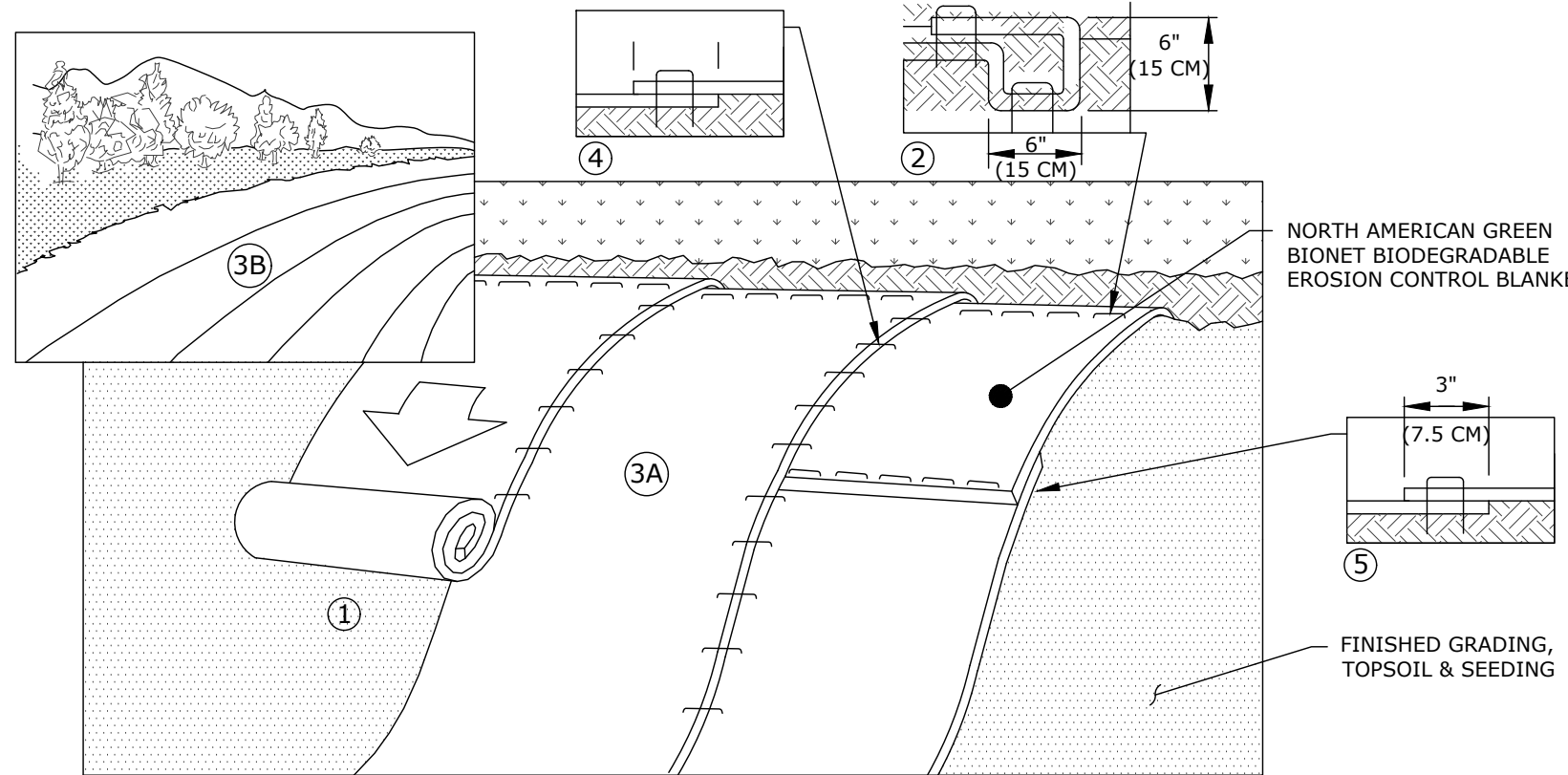
**GENERAL E&S REQUIREMENTS**

1. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL MEET WITH THE TOWN REPRESENTATIVE TO DISCUSS ESC REQUIREMENTS AND STORMWATER MANAGEMENT PROCEDURES.
2. CONSTRUCTION ENTRANCE SHALL BE INSTALLED BEFORE CONSTRUCTION TRAFFIC INTO AND OUT OF THE SITE BEGINS.
3. THE CONTRACTOR SHALL INSTALL HAYBALES AND SILT FENCING AS SHOWN ON THE EROSION & SEDIMENT CONTROL PLAN PRIOR TO INITIATING CONSTRUCTION ACTIVITIES AND SHALL BE MAINTAINED/REPAIRED UNTIL FINAL STABILIZATION OF ALL DISTURBED AREAS.
4. THE CONTRACTOR SHALL SEED AND MULCH DISTURBED AREAS EXPECTED TO REMAIN UNSTABILIZED FOR A PERIOD OF MORE THAN 30 DAYS.
5. THE CONTRACTOR SHALL COMPLETE PERMANENT SEEDING BETWEEN APRIL 15TH THROUGH JUNE 15TH AND AUGUST 15TH THROUGH SEPTEMBER 15TH. APPLY PERMANENT SOIL STABILIZATION MEASURES TO ALL GRADED AREAS WITHIN 7 DAYS OF ESTABLISHING FINAL GRADE AT A RATE OF 90 POUNDS PER 1,000 SQUARE FEET. RECOMMENDED SEED MIXTURE: FUTURA 2000 BY THE CHAS. C. HART CO. CONTAINING THE FOLLOWING VARIETIES OF PERENNIAL RYEGRASSES: FIESTA II, BLAZER II, DASHER II AND EXPRESS.
6. UPON COMPLETION OF CONSTRUCTION, ALL DRAINAGE STRUCTURES SHALL BE CLEANED OF SEDIMENT AND DEBRIS. ALL REMOVED SEDIMENTS AND DEBRIS SHALL BE DISPOSED OF.
7. THE CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL DURING THE CONSTRUCTION PROCESS. THE CONSTRUCTION MANAGER SHALL INSPECT THE SITE TO ASSURE DUST IS ADEQUATELY CONTROLLED. IF THE CONSTRUCTION MANAGER DETERMINES DUST CONTROL MEASURES ARE NOT ADEQUATE, THE CONTRACTOR SHALL BE REQUIRED TO INCREASE THESE MEASURES AS DIRECTED BY THE CONSTRUCTION MANAGER.
8. THE CONTRACTOR SHALL MAINTAIN EROSION CONTROLS.
9. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE STATE OF CONNECTICUT SOIL EROSION AND SEDIMENT CONTROL HANDBOOK. ALL MEASURES SHALL BE MAINTAINED AND UPGRADED TO ACHIEVE PROPER SEDIMENT CONTROL DURING CONSTRUCTION.
10. THE CONSTRUCTION MANAGER SHALL BE RESPONSIBLE FOR IMPLEMENTING AND INSPECTING EROSION AND SEDIMENT CONTROL MEASURES PER THIS PLAN AND SHALL INFORM ALL CONTRACTORS OF THE OBJECTIVES AND REQUIREMENTS OF THE PLAN. THE OWNER SHALL NOTIFY THE PROPER TOWN AGENCY OF ANY TRANSFER OF THIS RESPONSIBILITY AND SHALL ADVISE THE TOWN REGARDING THE NEED FOR IMPLEMENTING ADDITIONAL CONTROL MEASURES OR MAINTAINING EXISTING MEASURES AS DEEMED NECESSARY DURING CONSTRUCTION. WEEKLY INSPECTIONS SHALL BE CONDUCTED AND/OR WITHIN 24 HOURS OF THE END OF A STORM HAVING A RAINFALL AMOUNT OF 1/4 INCH OR GREATER. MONTHLY WRITTEN REPORTS SHALL BE PREPARED INFORMING THE TOWN OF LEDYARD OBSERVATIONS, MAINTENANCE, AND CORRECTIVE ACTIONS.
11. THE INDIVIDUAL RESPONSIBLE FOR MONITORING THE EROSION AND SEDIMENT CONTROL IMPLEMENTED PER THE PLAN AND WITH WHOM AN INSPECTOR FOR THE TOWN CAN CONTACT ROUTINELY IS CHASE DAVIS FROM GALES FERRY INTERMODAL LLC WITH PHONE NUMBER 781-789-9397.

**CONSTRUCTION SEQUENCE**

THE INTENT OF THE FOLLOWING CONSTRUCTION SEQUENCE IS TO ESTABLISH STORMWATER CONTROLS DURING EARTHWORK ACTIVITIES TO PREVENT THE DISCHARGE OF SEDIMENT LADEN RUNOFF FROM ENTERING STORM DRAIN SYSTEMS, WETLANDS AND WATERCOURSES. THE ESC PLAN SHOWS THE PROPOSED GRADING WHICH DEPICTS THE APPROXIMATE EXCAVATION LIMITS AND RESULTING DRAINAGE PATTERNS UPON WHICH THE ESC MEASURES ARE PREDICATED. THE CONTRACTOR SHALL DEVELOP A CONSTRUCTION EXCAVATION PLAN BASED ON THEIR OPERATIONAL REQUIREMENTS.

1. CONTACT "CALL BEFORE YOU DIG" TO MARK OUT ALL UTILITY LOCATIONS PRIOR TO ANY CONSTRUCTION ACTIVITIES.
2. ENSURE ALL LAND USE PERMITS HAVE BEEN SECURED. OBTAIN ALL NECESSARY PERMITS.



**Notes:**

1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED. WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN A 6" (15CM), DEEP X 6" (15CM), WIDE TRENCH WITH APPROXIMATELY 12" (30CM), OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30CM), APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" (30CM), PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" (30CM), APART ACROSS THE WIDTH OF THE BLANKET. IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" (15 CM), MAY BE NECESSARY TO PROPERLY SECURE THE BLANKETS.
3. ROLL THE BLANKETS (A) DOWN OR (B) HORIZONTALLY ACROSS THE SLOPE. BLANKETS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING OPTIONAL DOT SYSTEM™, STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2" (5CM)-12 (30CM), OVERLAP DEPENDING ON BLANKET TYPE. TO ENSURE PROPER SEAM ALIGNMENT, PLACE THE EDGE OF THE OVERLAPPING BLANKET (BLANKET BEING INSTALLED ON TOP) EVEN WITH THE COLORED SEAM STITCH™ ON THE PREVIOUSLY INSTALLED BLANKET.
5. CONSECUTIVE BLANKETS SPliced DOWN THE SLOPE MUST BE PLACED END OVER END (SINGLE STYLE) WITH AN APPROXIMATE 3" (7.5CM), OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" (30CM), APART ACROSS ENTIRE BLANKET WIDTH.

**EROSION CONTROL BLANKET DETAIL**

SCALE: NONE

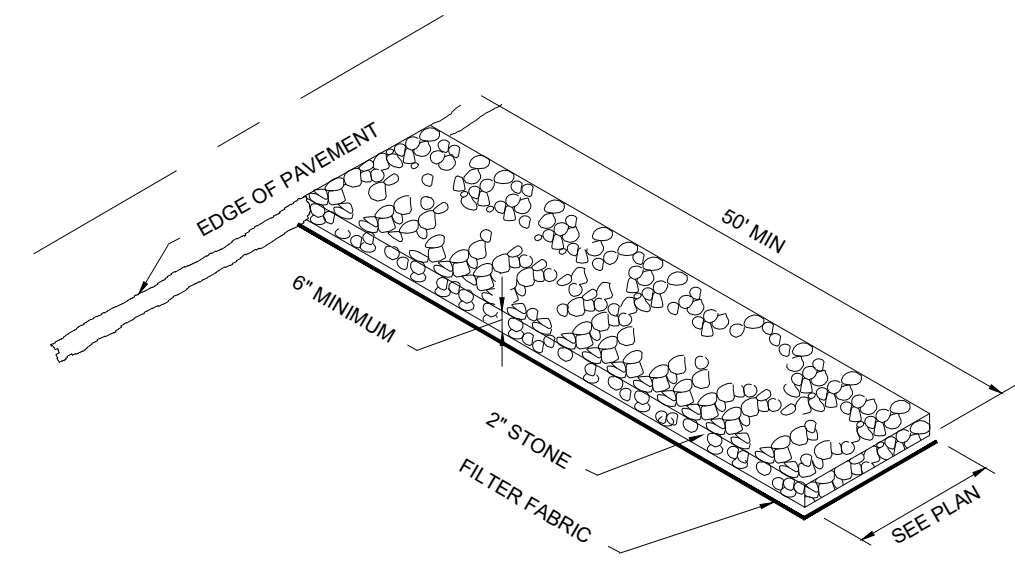
**TEMPORARY CONSTRUCTION ENTRANCE**

SCALE: NONE

3. THE PROJECT LAND SURVEYOR SHALL STAKE OUT PROPOSED CLEARING LIMITS PRIOR TO CONSTRUCTION.
4. INSTALL TEMPORARY CONSTRUCTION ENTRANCE, SEDIMENT FENCES AND/OR HAY BALE BARRIERS AS SHOWN ON THE EROSION & SEDIMENT CONTROL PLAN.
5. REMOVE ALL TREES, BRUSH AND STUMPS WITHIN CLEARING LIMITS AS NECESSARY. PROTECT WETLANDS AT ALL TIMES. THERE SHALL BE NO BURLING OF CONSTRUCTION DEBRIS, STUMPS, BRUSH OR UNSUITABLE MATERIAL ON SITE.
6. EXCAVATE AND/OR FILL WORK SITE TO SUBGRADE LEVEL.
  - A. NO ROCK CRUSHING AND/OR BLASTING IS PROPOSED. IF BLASTING IS REQUIRED FOR ROCK REMOVAL, A PRE-BLAST SURVEY SHALL BE PERFORMED. IF BLASTING AND ROCK CRUSHING ARE REQUIRED THEN APPROVAL OF THE PLANNING AND ZONING COMMISSION IS REQUIRED.
  - B. FILL WILL BE PLACED AND COMPACTED IN 8 INCH LIFTS AND SHALL BE FREE OF BRUSH, RUBBISH, LOGS, BUILDING DEBRIS, OR ANY OTHER OBJECTIONABLE MATERIAL.
  - C. MOISTEN SOIL SURFACE PERIODICALLY WITH WATER TO MINIMIZE DUST.
7. THE PROPOSED BUILDING AND SEPTIC SYSTEM SHALL BE STAKED OUT BY A LICENSED LAND SURVEYOR PRIOR TO CONSTRUCTION.
8. BEGIN CONSTRUCTION OF BUILDINGS, SEPTIC SYSTEM, AND INSTALL UTILITIES. ADD EROSION CONTROL DEVICES AS NEEDED.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTING THE BUILDING AND SEPTIC SYSTEM IN THE EXACT LOCATION SHOWN AND SHALL BE CONSTRUCTED TO THE EXACT DIMENSIONS SHOWN ON THE LATEST SITE AND ARCHITECTURAL PLANS IN ACCORDANCE WITH THE APPROVED PLANS.
10. INSTALL STORMWATER MANAGEMENT IMPROVEMENTS AND DRAINAGE STRUCTURES STARTING FROM THE MOST DOWNGRADIENT IMPROVEMENTS.
11. ALL DISTURBED AREAS NOT COVERED BY BUILDINGS, PARKING, SIDEWALKS, GRAVEL SURFACES, ETC., SHALL BE GRADED AND STABILIZED AS FOLLOWS:
  - A. PLACE MINIMUM 4 INCHES OF TOPSOIL IN ALL AREAS.
  - B. APPLY RECOMMENDED SEED MIXTURE AT RECOMMENDED RATE.
  - C. APPLY STRAW OR HAY MULCH ON ALL SEEDED AREAS. ALL GRADED AREAS WITH SLOPES GRADED AT 3H:1V OR STEEPER SHALL BE STABILIZED WITH EROSION CONTROL BLANKETS.
12. PLACE AND COMPACT BASE MATERIAL TO FINAL GRADE. INSTALL PAVEMENT, CURB, SIDEWALKS, GRAVEL, STEPS, ETC.
13. INSTALL FINAL PAVEMENT COURSE.
14. FINAL GRADE AND PLACE TOPSOIL SEED AND MULCH.
15. WHEN ALL GRADED AREAS ARE PERMANENTLY STABILIZED, REMOVE ALL EROSION AND SEDIMENT CONTROLS. REMOVE TRAPPED SEDIMENT.

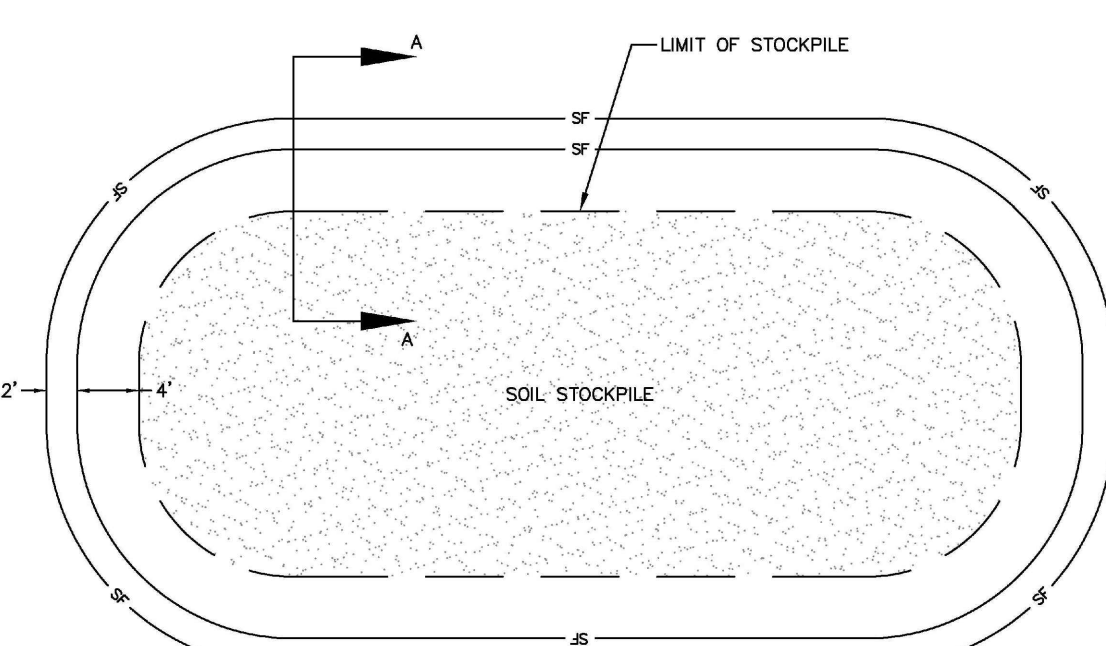
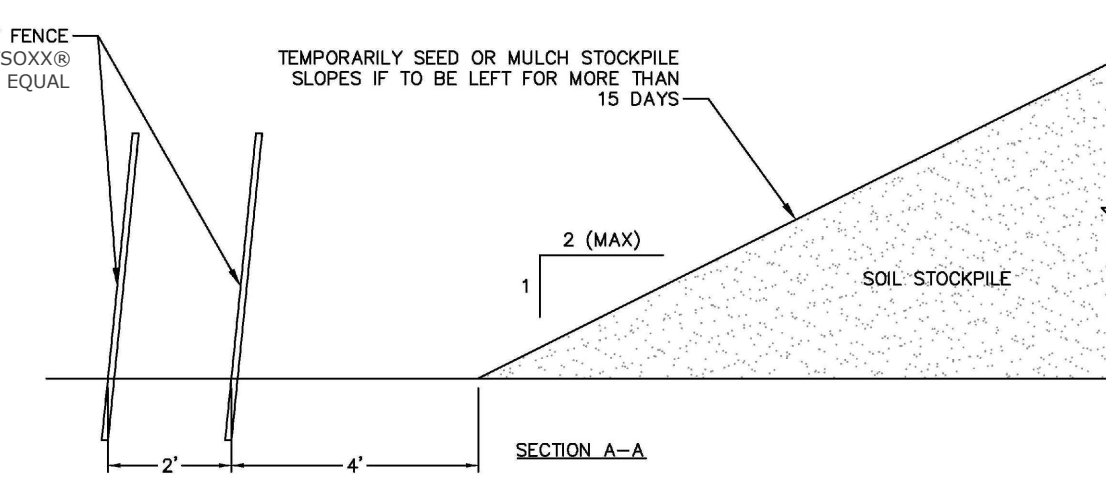
**TEMPORARY CONSTRUCTION ENTRANCE**

SCALE: NONE



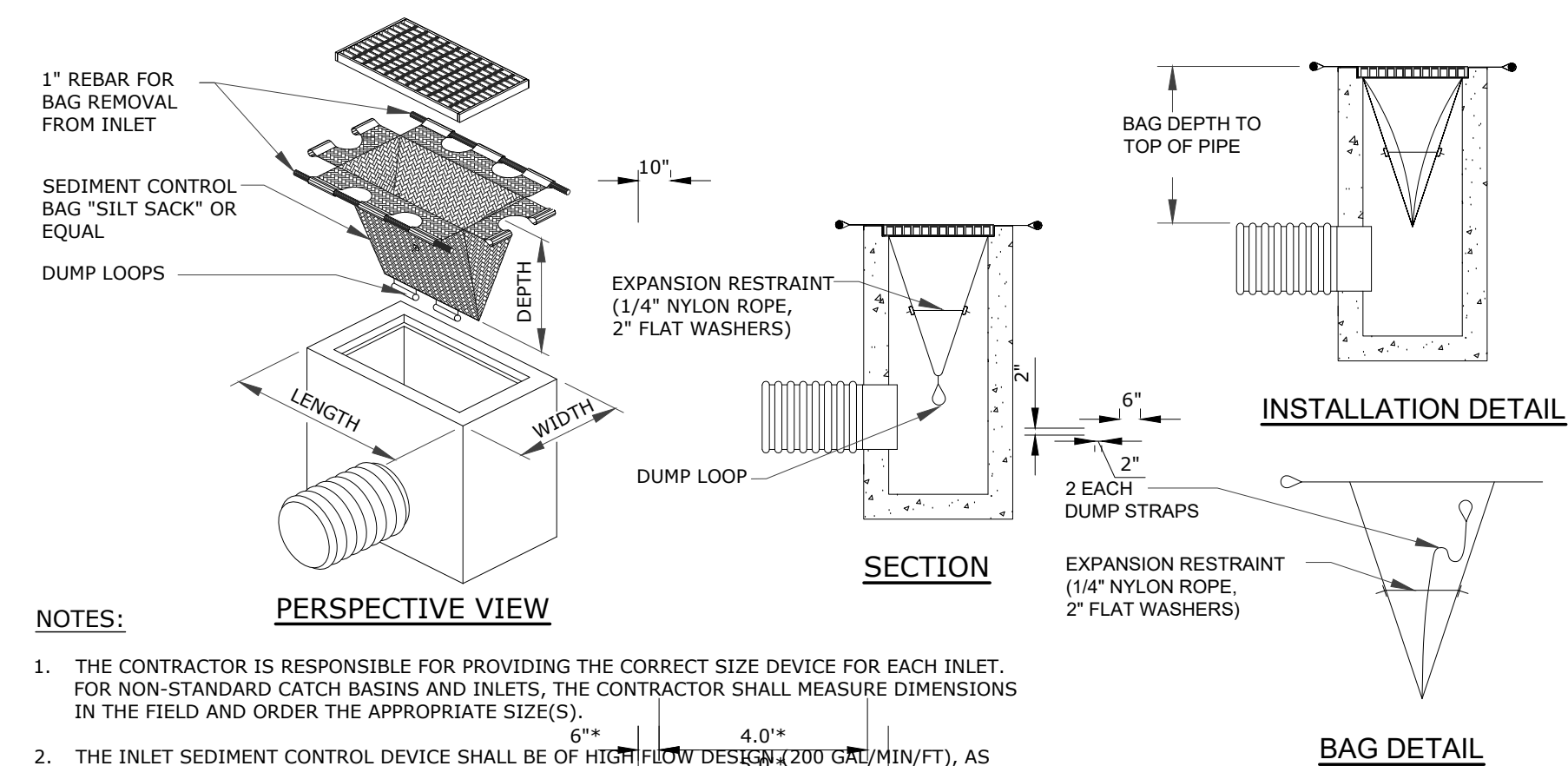
**MAINTENANCE OF EROSION CONTROL DEVICES:**

1. HAYBALE BARRIERS/GEOTEXTILE SILT FENCES:
  - A. INSPECT HAY BALE BARRIERS/GEOTEXTILE SILT FENCE AT LEAST ONCE A WEEK AND WITHIN 24 HOURS AFTER THE END OF A STORM WITH A RAINFALL AMOUNT OF 1/2" OR GREATER TO DETERMINE MAINTENANCE NEEDS.
  - B. REMOVE SEDIMENT DEPOSITS OR INSTALL A SECONDARY BARRIER/FENCE WHEN SEDIMENT DEPOSITS REACH APPROXIMATELY ONE HALF HEIGHT OF THE BARRIER/FENCE.
  - C. REPLACE OR REPAIR THE BARRIER/FENCE WITHIN 24 HOURS OF OBSERVED FAILURE. IF REPETITIVE FAILURE OCCURS, CONSULT 2002 GUIDELINES FOR TROUBLESHOOTING FAILURES.
  - D. MAINTAIN THE HAY BALE BARRIER/SILT FENCE UNTIL THE CONTRIBUTING AREA IS STABILIZED.
  - E. AFTER UPSLOPE AREAS HAVE BEEN PERMANENTLY STABILIZED, REMOVE STAKES FROM HAY BALES; PULL UP FENCE SUPPORT POSTS AND CUT OFF GEOTEXTILE AT GROUND. UNLESS OTHERWISE REQUIRED, HAY BALES MAY BE LEFT IN PLACE OR BROKEN UP FOR GROUND COVER. IF ACCUMULATED SEDIMENT EXCEEDS 6 INCHES, RE-GRADE OR REMOVE SEDIMENT. STABILIZE ANY DISTURBED SOILS.
2. CONSTRUCTION ENTRANCES AND ROADWAYS:
  - A. MAINTAIN THE ENTRANCE IN A CONDITION WHICH WILL PREVENT TRACKING AND WASHING OF SEDIMENTS ONTO PAVED SURFACES.
  - B. PROVIDE PERIODIC TOP DRESSING AND ADDITIONAL STONE OR LENGTH AS NECESSARY.
  - C. IMMEDIATELY REMOVE ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PAVED SURFACES. ROADS ADJACENT TO THE CONSTRUCTION SITE SHALL BE LEFT CLEAN EVERY DAY.



**TEMPORARY SOIL STOCKPILE DETAIL**

SCALE: NONE



**NOTES:**

1. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE CORRECT SIZE DEVICE FOR EACH INLET. FOR NON-STANDARD CATCH BASINS AND INLETS, THE CONTRACTOR SHALL MEASURE DIMENSIONS IN THE FIELD AND ORDER THE APPROPRIATE SIZE(S).
2. THE INLET SEDIMENT CONTROL DEVICE SHALL BE OF HIGH FLOW DESIGN (200 GPM/IN/FT), AS PER THE MANUFACTURER'S SPECS.
3. THE SEDIMENT CONTROL DEVICE SHALL BE INSPECTED DAILY BY THE CONTRACTOR AND CLEANED AND MAINTAINED A MINIMUM ONCE PER MONTH OR WITHIN THE 48 HOURS FOLLOWING A STORM EVENT. THE FILTER SHALL BE REPLACED OR CLEANED WHEN THE BAG BECOMES HALF FULL. THE FILTER SHALL BE CLEANED IN A MANNER WHICH ENSURES THAT ALL SEDIMENT REMAINS ON SITE.
4. SUBSTITUTION OF A SHEET OF FILTER FABRIC PLACED OVER THE OPENING OF THE INLET IS NOT APPROVED.
5. RECESSED CURB INLET CATCH BASINS MUST BE BLOCKED WHEN USING FILTER FABRIC INLET SACKS, SIZE OF FILTER INLET SACK TO BE DETERMINED BY MANUFACTURER.
6. THE FILTER DEVICE SHALL BE MANUFACTURED BY ACF ENVIRONMENTAL OR APPROVED EQUAL.

**CATCH BASIN FILTER (SILT SACK) DETAIL**

SCALE: NONE

EROSION AND SEDIMENT CONTROL PLAN	PZC PERMIT # _____	DATE OF APPROVAL _____	EXPIRATION DATE _____
CHAIRMAN/VICE CHAIRMAN OF THE ZONING COMMISSION OR ITS AGENT	PZC CHAIRMAN OR SECRETARY _____	DATE _____	DATE _____
DATE _____			

**SOIL EROSION AND SEDIMENT CONTROL DETAILS**

**GALES FERRY INTERMODAL**  
1761 ROUTE 12, GALES FERRY, CONNECTICUT 06335  
**GALES FERRY INTERMODAL LLC**  
389 SOUTH STREET, DANBURY, CT 06810

DATE: 04/06/2023  
DRAWN BY: ESP  
APPROVED BY: SRM

SCALE: NOT TO SCALE  
OWN: 045122.06

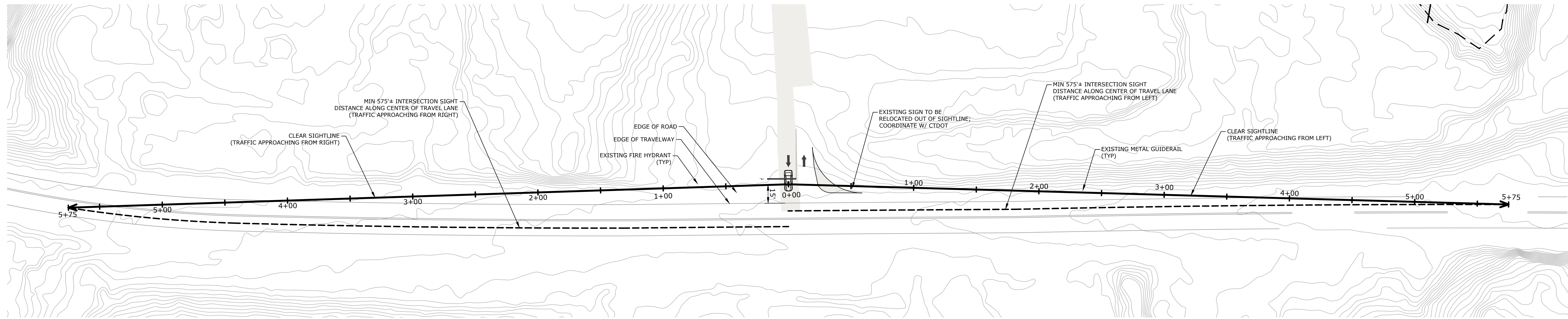
REVISIONS:

NO.	REV.	DATE	DESCRIPTION OF REVISION
1	1	04/06/2023	REVISED PER UPDATED LAYOUT
2	2	05/01/2023	RESPONSE TO REVIEW COMMENTS
3	3	06/21/2023	RESPONSE TO REVIEW COMMENTS
4	4	07/13/2023	RESPONSE TO REVIEW COMMENTS

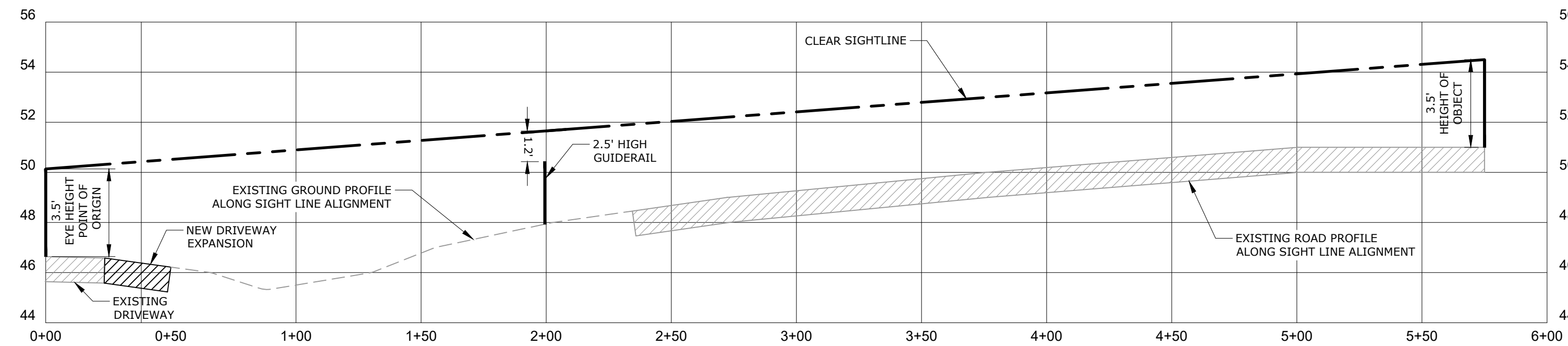
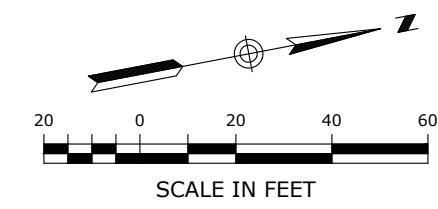
PROFESSIONAL ENGINEER  
STATE OF CONNECTICUT  
No. 10281  
ACF Environmental, Inc.

NO. OF SHEETS: 19  
SHEET NO.: 18

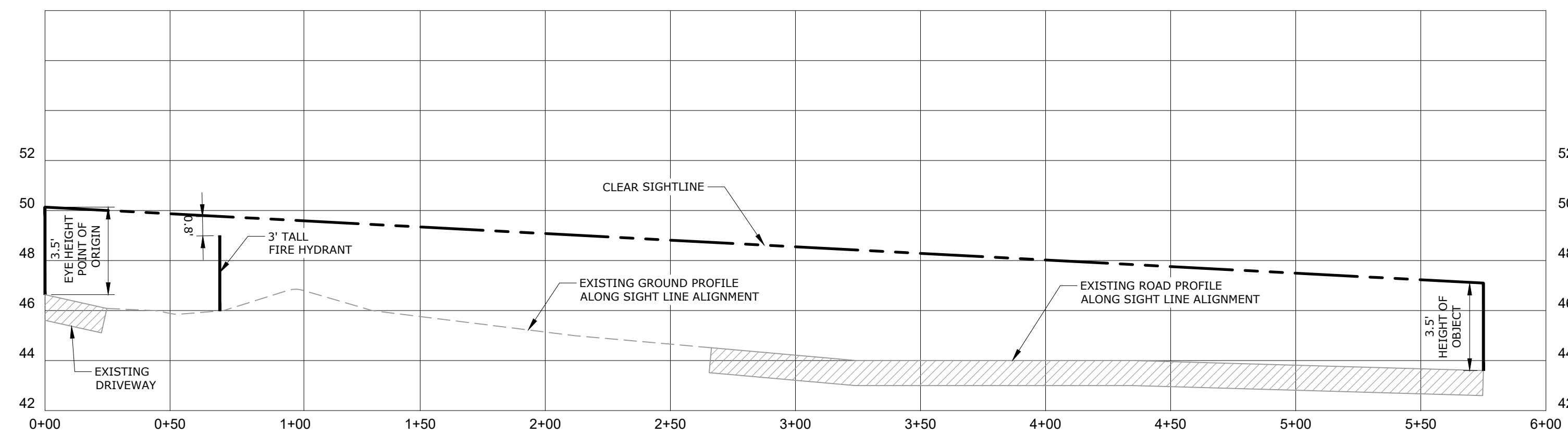
**C-15**



SIGHTLINE PLAN  
1" = 40'



PROFILE - SIGHTLINE TO THE LEFT  
HORIZONTAL SCALE: 1" = 40'  
VERTICAL SCALE: 1" = 4'



PROFILE - SIGHTLINE TO THE RIGHT  
HORIZONTAL SCALE: 1" = 40'  
VERTICAL SCALE: 1" = 4'

**NOTES:**

- EXISTING ROADSIDE VEGETATION WILL BE REMOVED / TRIMMED AS NEEDED TO PROVIDE THE CLEAR SIGHTLINES DEPICTED ON THIS PLAN. REFER TO SITE PREPARATION AND DEMOLITION PLAN.
- TOPOGRAPHY AND ELEVATIONS DEPICTED ON THIS PLAN WERE OBTAINED FROM CTECO 2016 LIDAR.
- INTERSECTION SIGHT DISTANCE (ISD) OF 575' IS BASED UPON RECORDED 85TH PERCENTILE SPEED OF 52 MPH, PROVIDED BY CTDOT.

V:\CT\GALES FERRY\ROUTE 12\1761\045122\04 LOCAL PERMIT FOR STEELING BUILDINGS\CONSTRUCTION\DEMOS\CONSTRUCTION PLAN\DWG\04 SIGHTLINE DEMONSTRATION PLAN.dwg, Sheet: 6/21/2023 11:35 AM by: ESABARBER, Pinned: 7/13/2023 2:14 PM

REV.	DESCRIPTION OF REVISION	DATE
4	RESPONSE TO REVIEW COMMENTS	07/13/2023
3	RESPONSE TO REVIEW COMMENTS	06/21/2023
2	REVISED PER UPDATED LAYOUT	05/01/2023
1	REVISED PER UPDATED LAYOUT	04/06/2023



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Loureiro Engineering Associates, Inc.  
1761 Route 12, Gales Ferry, Connecticut 06335  
Tel: 860-747-0181 Fax: 860-747-8827  
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SCALE	DATE
1" = 40'	04/06/2023
045122.06	04/06/2023

**SIGHTLINE DEMONSTRATION PLAN**  
**GALES FERRY INTERMODAL**  
1761 ROUTE 12, GALES FERRY, CONNECTICUT 06335  
**GALES FERRY INTERMODAL LLC**  
389 SOUTH STREET, DANBURY, CT 06810

PZC PERMIT # \_\_\_\_\_ DATE OF APPROVAL \_\_\_\_\_ EXPIRATION DATE \_\_\_\_\_  
PZC CHAIRMAN OR SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_