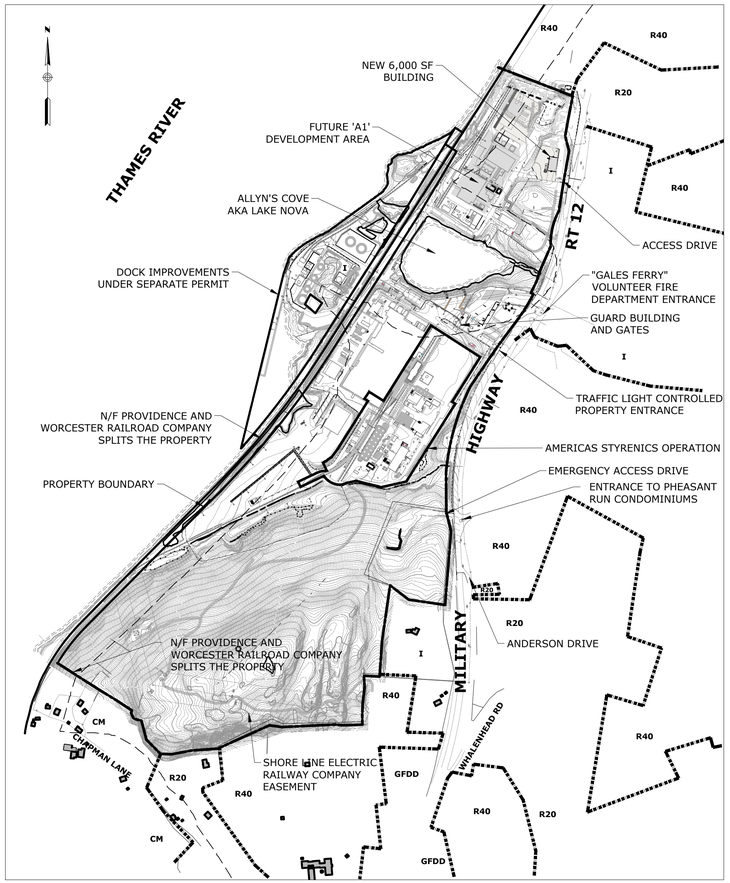
GALES FERRY INTERMODAL

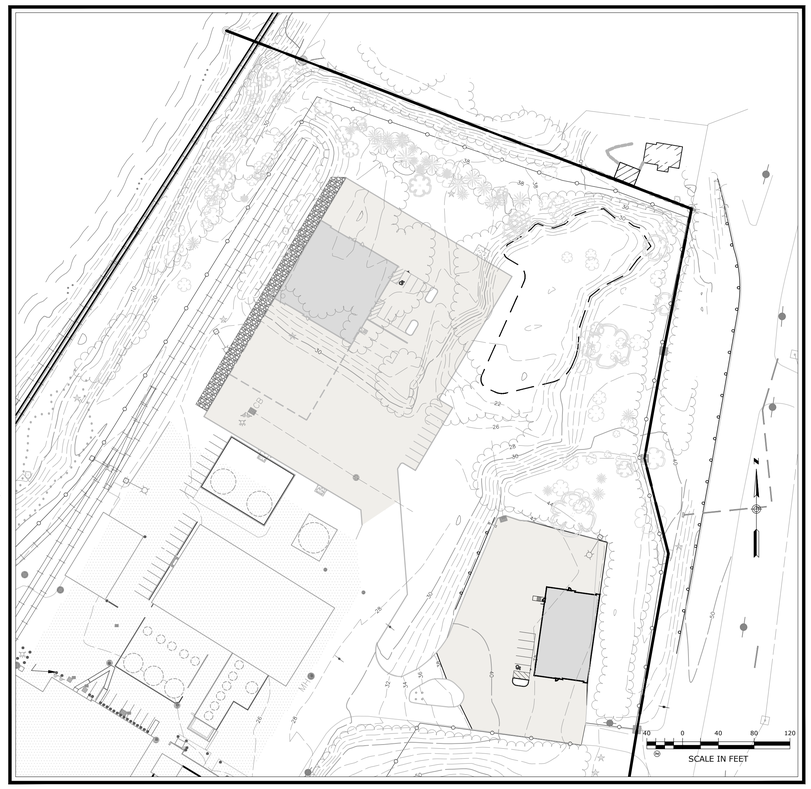
SITE PLAN APPLICATION

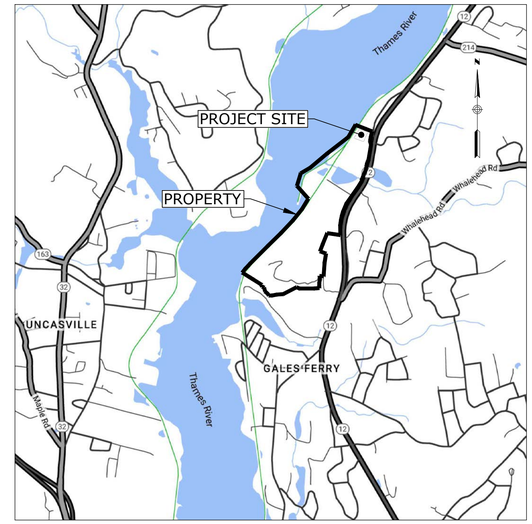
1761 ROUTE 12
GALES FERRY, CONNECTICUT 06335

APRIL 25, 2024



PROPERTY MAP, ZONING, AND ADJACENT FEATURES





LOCATION MAP
SCALE: 1"=±2,000'

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PZC PERMIT #_____ DATE OF APPROVAL_____ EXPIRATION DATE_____

PZC CHAIRMAN OR SECRETARY DATE

Property Owner / Applicant:

GALES FERRY INTERMODAL LLC
549 SOUTH STREET
QUINCY, MA 02169

STATE OF CONNECTICUT · GEORGE F. ANDERSON · No. 16281 · LICENSED PROFESSIONAL ENGINEER

Prepared By:

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LEA# 045JC2.06

SURVEY NOTES

1. THIS PLAN IS BASED ON MAP REFERENCE A AND B.
2. REFERENCE IS MADE TO THE TOWN OF LEDYARD, CT LAND EVIDENCE RECORDS VOLUME 621 AT PAGE 981 FOR THE SUBJECT PROPERTY.
3. THE SUBJECT PROPERTY IS LOCATED ENTIRELY WITHIN THE "I" INDUSTRIAL ZONE DISTRICT.
4. "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.
5. 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.
6. UNDERGROUND UTILITIES MUST BE FIELD VERIFIED PRIOR TO ANY EXCAVATION.
7. INLAND WETLANDS WERE DELINEATED IN THE FIELD BY JMM WETLAND CONSULTING SERVICES, LLC AND LOCATED BY LOUREIRO ENGINEERING ASSOCIATES, INC., GROTON, CONNECTICUT.
8. LIMITS OF FLOOD ZONE SHOWN ON PROPOSED PLAN ARE FROM FEMA NFIP MAP NUMBER 09011C0354G, EFFECTIVE DATE JULY 18, 2011.
9. 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

A. 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.

B. 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:

B.A. 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.

B.B. 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

B.C. THIS SURVEY WAS PREPARED TO DEPICT THE BOUNDARY AND EXISTING CONDITIONS OF THE SUBJECT PROPERTY.

C. 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 4.9A 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.

D. 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:

1. THE APPLICANT/OWNER IS GALES FERRY INTERMODAL LLC OF 549 SOUTH STREET, QUINCY, MA.
2. PER SPECIAL PERMIT PZ#23-4SUP, THE APPLICANT RECEIVED APPROVAL TO 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.
3. THE APPLICANT IS PROPOSING TO MOVE THE LOCATION OF THE APPROVED 6,000 SF INDUSTRIAL BUILDING AS SHOWN ON THESE PLANS.
4. OTHER USES ON THE SITE CURRENTLY INCLUDE MANUFACTURING OF STYROFOAM PRODUCTS BY AMERICAS STYRENICS, A TENANT OF THE PROPERTY.
5. 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 SITE PLAN APPLICATION FOR THE NEW INDUSTRIAL BUILDING. THESE PLANS ARE FOR PERMIT PURPOSES ONLY AND ARE NOT TO BE USED FOR CONTRACT DOCUMENTS.
6. FOR EXACT BUILDING DIMENSIONS, SEE BUILDING PLANS PROVIDED.
7. 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.
8. LOT COVERAGE CALCULATIONS:
   A. ALLOWED @ 70% = 70% X 6,882,480 SF = 4,817,736 SF
   B. PROVIDED: 2,091,741 (EXISTING) + 72,996 (PROPOSED) / 6,882,480 SF = 31.4 %
9. PARKING CALCULATIONS FOR NEW INDUSTRIAL BUILDING:
   A. REQUIRED:
      1 SPACE PER EMPLOYEE ON MAX SHIFT PLUS 1 SPACE PER FLEET VEHICLE
      10,000 SF BUILDING:
      1 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:
      1 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
   B. PROPOSED:
      22 SPACES
   NOTE: OTHER ON-SITE BUILDINGS AND USES WERE NOT EVALUATED FOR PARKING REQUIREMENTS.
10. 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.
11. 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.
12. 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.
13. THE CONTRACTOR SHALL OBTAIN, REVIEW AND ADHERE TO ALL REQUIREMENTS AND ANY CONDITIONS OF APPROVAL OF THE TOWN OF LEDYARD.
14. NO SIGNAGE IS PROPOSED WITH THIS APPLICATION. ANY FUTURE SIGNAGE SHALL MEET THE ZONING REGULATIONS REQUIREMENTS AND WILL REQUIRE THE NECESSARY PERMITS.
15. ANY EXTERIOR LIGHTING SHALL BE FULL CUTOFF AND SHALL BE SHIELDED TO DIRECT LIGHT AND GLARE AWAY FROM ALL ADJOINING PROPERTIES.
16. 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.
17. NEW SIDEWALKS, RAMPS AND DRIVEWAYS SHALL BE INSTALLED TO PROVIDE SMOOTH TRANSITION FOR PEDESTRIANS AND VEHICLES.
18. ALL CURB/HANDICAP RAMP DESIGNS SHALL CONFORM TO ANSI STANDARDS OR ADA ACT OF 1991, WHICHEVER IS MOST RESTRICTIVE.
19. 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.
20. ALL EXISTING CURBING, PAVEMENT, ETC. DISTURBED AS A RESULT OF CONSTRUCTION ACTIVITIES SHALL BE REPLACED/RESTORED TO ORIGINAL CONDITION BY THE CONTRACTOR.
21. ALL TRAFFIC CONTROL SIGNS AND PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES" STANDARDS.
22. ALL OUTSTANDING TECHNICAL ITEMS WILL BE ADDRESSED PRIOR TO APPLYING FOR A BUILDING PERMIT.

UTILITY NOTES:

1. 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.
2. 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.
3. ALL NEW UTILITIES, INCLUDING CATV, WILL BE LOCATED UNDERGROUND.
4. ELECTRIC, TELEPHONE AND COMMUNICATION SERVICES SHALL CONFORM TO THE POLICIES AND PRACTICES OF THE APPROPRIATE UTILITY AUTHORITIES.
5. UTILITY SERVICE SIZES, MATERIALS, AND INSTALLATIONS SHALL BE APPROVED AND INSPECTED BY THE APPROPRIATE UTILITY COMPANY.
6. PROVIDE MINIMUM VERTICAL SEPARATION OF 12" FROM WATER MAIN TO DRAINAGE PIPING AND 18" TO SEWER PIPING.
7. LOCATION AND SIZE OF ALL BUILDING UTILITY CONNECTIONS SHALL BE COORDINATED WITH BUILDING ARCHITECTURAL PLANS AND APPROPRIATE UTILITY AUTHORITY.
8. WATER LINE INSTALLATION NOTES:
   A. DOMESTIC AND FIRE PROTECTION WATER SERVICES SHALL BE SIZED BASED ON DEMAN AND COORDINATED WITH GROTON UTILITIES, THE PROVIDER THROUGH THE TOWN OF LEDYARD WPCA.
   B. SITE MUST BE AT SUBGRADE BEFORE WATER UTILITIES CAN BE INSTALLED.
   C. 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.
   D. APPROVED BACKFLOW PREVENTERS ARE REQUIRED ON ALL FIRE SPRINKLER AND DOMESTIC WATER LINES.
   E. MINIMUM COVER OVER TOP OF WATER LINES SHALL BE 4.5' FROM FINISHED GRADE.
   F. 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.
   G. PIPE SEPARATIONS:
      a. 10' MINIMUM BETWEEN WATER AND SEWER
      b. 10' MINIMUM BETWEEN WATER AND BUILDINGS
      c. 5' MINIMUM BETWEEN WATER AND CATCH BASINS OR DRAIN PIPES
   H. WATER LINE GATE VALVES TO BE "OPEN LEFT, CLOSE RIGHT".
   I. 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.
9. MINIMUM 6' SEPARATION BETWEEN ELECTRIC AND ALL OTHER PIPES SUCH AS WATER, SEWER AND DRAINS.
10. ALL UTILITIES AND ON-SITE STORM DRAINAGE SHALL BE STRUCTURALLY SUPPORTED TO MINIMIZE DISRUPTION FROM SETTLEMENT OF UNDERLYING SOIL.
11. UTILITY SERVICE TRENCHES LOCATED WITHIN 25 FEET OF THE SEPTIC SYSTEM SHALL BE BACKFILLED WITH NON-FREE DRAINING MATERIAL.

STORMWATER MANAGEMENT SYSTEM MAINTENANCE PLAN:

1. GENERAL
   A. THE ACCESS DRIVE AND PARKING AREAS SHOULD BE SWEPT AT LEAST ONCE PER YEAR, PREFERABLY AFTER THE END OF THE WINTER SANDING SEASON.
2. CATCH BASINS AND MANHOLES
   A. 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.
   B. 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.
3. INFILTRATION
   A. 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:
      a. INSPECT FOR STANDING WATER OR OTHER EVIDENCE OF CLOGGING.
      b. CHECK FOR SEDIMENT ACCUMULATION, TRASH, AND DEBRIS.
      c. CHECK FOR BLOCKAGES, STRUCTURAL INTEGRITY, AND EVIDENCE OF EROSION AT INLETS, OUTLETS, AND OVERFLOW SPILLWAYS;
   B. REGULAR MAINTENANCE INCLUDES THE FOLLOWING:
      a. PRUNE TREES AND SHRUBS AS NEEDED.
      b. 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 INSULATES THE SOIL AND ADD ORGANIC MATTER TO THE SOIL. REMOVAL CRITERIA SHALL INCLUDE WHEN PLANT MATTER IS SMOTHERING OR KILLING VEGETATION AND AESTHETICS.
      c. 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.
      d. INSPECT SOIL AND REPAIR ERODED AREAS SEASONALLY OR AS NECESSARY.
      e. REMOVE ANY INVASIVE SPECIES (INCLUDING ROOTS) THAT HAVE BECOME ESTABLISHED WITHIN THE BASIN AND EMBANKMENTS.
      f. ADD SUPPLEMENTAL SEED AS NEEDED TO MAINTAIN 80% AREA COVER.
      g. 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.
      h. 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
4. HYDRODYNAMIC SEPARATOR
   A. THE SEPARATOR SHALL BE CLEANED PERIODICALLY DURING CONSTRUCTION, AND AT THE END OF CONSTRUCTION ONCE THE LANDSCAPED AREAS ARE FULLY STABILIZED.
   B. 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.
   C. 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.
   D. 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
PARCEL ID 61-2120-1761

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	63.91 FT
SIDE SETBACK	25 FT	160.2 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	

PZC PERMIT #_____ DATE OF APPROVAL_____ EXPIRATION DATE_____

_____ _____
PZC CHAIRMAN OR SECRETARY DATE

LEGEND

AC	ACRES
BIT CONC	BITUMINOUS CONCRETE
TC	TOP OF CURB
CHD	CONNECTICUT HIGHWAY DEPARTMENT MONUMENT
BC	BOTTOM OF CURB
C.O.	CLEAN OUT
CL&P	CONNECTICUT LIGHT & POWER
LLR	LEDYARD LAND RECORDS
FF	FINISHED FLOOR
INV	INVERT
M/L	MORE OR LESS
MIN	MINIMUM
N/F	NOW OR FORMERLY
SF	SQUARE FEET
TYP	TYPICAL

—1—	EXISTING CONTOUR
—5—	EXISTING INDEX CONTOUR
x6.1	NEW SPOT GRADE
	NEW MINOR CONTOUR
	NEW MAJOR CONTOUR
	BUILDING SETBACK LINE
—W—	MUNICIPAL WATER
—E—	UNDERGROUND ELECTRIC
	CATCH BASIN W/ E&SC
	SEDIMENT FENCE
	SIGN
	UTILITY POLE
	DECIDUOUS TREE
13	SOIL TYPE - TAKEN FROM NATURAL RESOURCES CONSERVATION SERVICE, WEBSOIL SURVEY, NATIONAL COOPERATIVE SOIL SURVEY

NO.	DESCRIPTION OF REVISION	DATE	APPR.
REV.			

STATE OF CONNECTICUT — GEORGE F. ANDRUSKEVICH — No. 19281 — LICENSED PROFESSIONAL ENGINEER

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SCALE: NOT TO SCALE
COMM. NO.: 045SC.106
DRAWN BY: ESF
DATE: 04/25/2024
APPROVED BY: SRM
DATE: 04/25/2024

NOTES, LEGEND, AND ABBREVIATIONS

GALES FERRY INTERMODAL LLC
1761 ROUTE 12, GALES FERRY, CONNECTICUT 06335
PREPARED FOR:
GALES FERRY INTERMODAL LLC
549 SOUTH STREET, QUINCY, MA 02169

DRAWING
C-1

SHEET NO. 2 NO. OF SHEETS 19

V:\CT\GALES FERRY\ROUTE 12-1761\045SC2.06 LOCAL PERMIT FOR STERLING BUILDING\DWGS\CIVIL\NOTES LEGEND AND ABBREVIATIONS.DWG Tab: NOTES LEGEND AND ABBREVIATIONS Saved: 4/25/2024 11:15 AM by ESFARMER Plotted: 4/25/2024 1:17 PM

MAP REFERENCES

1.) "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.

2.) "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.

3.) "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.

4.) "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

5.) "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.

6.) "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.

7.) "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.

8.) "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

9.) "CONNECTICUT STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP TOWN OF LEDYARD NORWICH–GROTON 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.

10.) "CONNECTICUT STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP TOWN OF LEDYARD GROTON–NORWICH ROAD GALES FERRY ROAD TO ALLYN'S BROOK" 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.

11.) "PLAN SHOWING LANDS NOW AND FORMALLY OF H. WINTHROP HURLBUTT LEDYARD, CONNECTICUT" SCALE 1"=100' DATE: OCTOBER 1964, GEORGE H. DIETER, LAND SURVEYOR, ON FILE AS MAP # 226.

12.) "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.

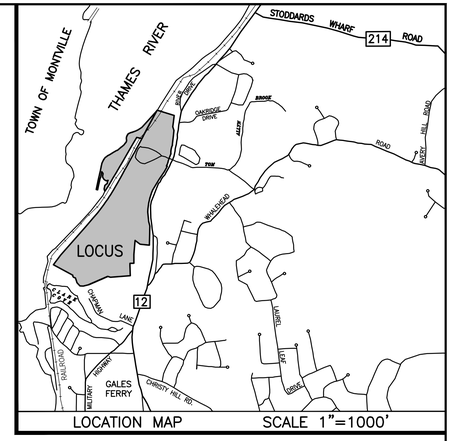
MAP REFERENCES–CONTINUED

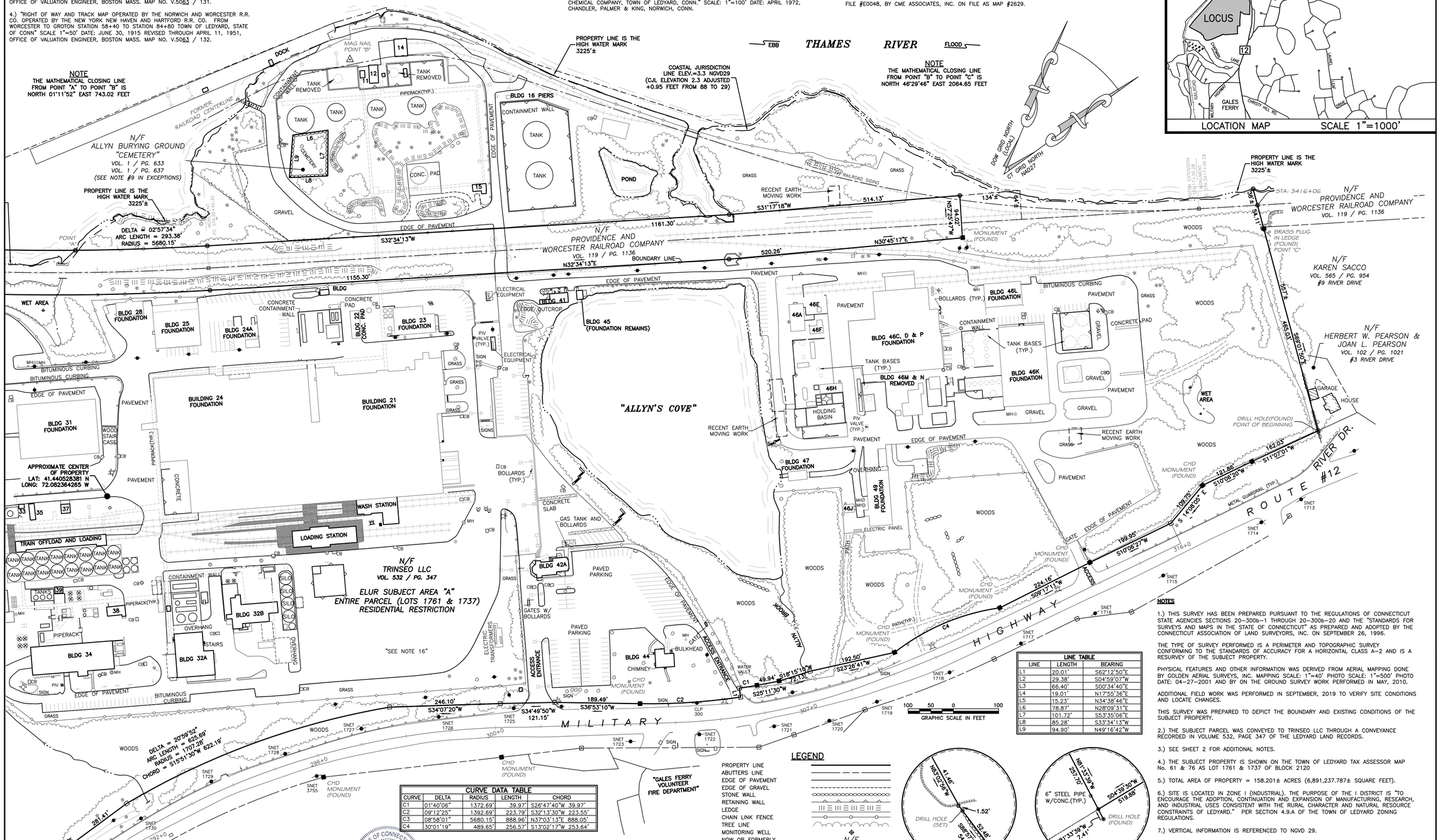
13.) "PLAN SHOWING PARCELS OF LAND WITH BUILDINGS PROPERTY OF JAMES L. LEWIS AND ALICE L. LEWIS, PENTWAY AT WEST END CHAPMAN LANE LEDYARD, CONNECTICUT" SCALE 1"=20' DATE JUNE 1976, GEORGE H. DIETER, LAND SURVEYOR, ON FILE AS MAP # 672.

14.) "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.

15.) "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.

16.) COMPILATION 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.



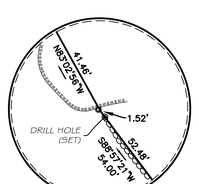


LINE TABLE		
LINE	LENGTH	BEARING
L1	20.01'	S62°12'50"E
L2	29.38'	S04°59'07"W
L3	66.40'	S00°34'40"E
L4	19.01'	N17°55'36"E
L5	15.23'	N34°38'46"E
L6	78.87'	N28°09'31"E
L7	101.72'	S53°35'06"E
L8	85.28'	S33°34'13"W
L9	94.90'	N49°16'42"W

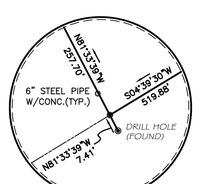
CURVE DATA TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	01°40'06"	1372.69'	39.97'	S26°47'40"W 39.97'
C2	09°12'25"	1392.69'	223.79'	S32°13'30"W 223.55'
C3	08°58'01"	5680.15'	888.96'	N37°03'13"E 888.05'
C4	30°01'19"	489.65'	256.57'	S13°02'17"W 253.64'

LEGEND

PROPERTY LINE
ABUTTERS LINE
EDGE OF PAVEMENT
EDGE OF GRAVEL
STONE WALL
RETAINING WALL
LEDGE
CHAIN LINK FENCE
TREE LINE
MONITORING WELL
NOW OR FORMERLY — N/F
UTILITY POLE
BOUNDARY POINT
DRILL HOLE — DH
IRON MONUMENT
CONNECTICUT HIGHWAY DEPARTMENT MONUMENT(CHD)
WATER VALVE — WV



DETAIL "B"
1"=30'



DETAIL "A"
1"=30'

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 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.

2.) THE SUBJECT PARCEL WAS CONVEYED TO TRINSEO LLC THROUGH A CONVEYANCE RECORDED IN VOLUME 532, PAGE 347 OF THE LEDYARD LAND RECORDS.

3.) SEE SHEET 2 FOR ADDITIONAL NOTES.

4.) THE SUBJECT PROPERTY IS SHOWN ON THE TOWN OF LEDYARD TAX ASSESSOR MAP No. 61 & 76 AS LOT 1761 & 1737 OF BLOCK 2120

5.) TOTAL AREA OF PROPERTY = 158.201± ACRES (6,891,237.787± SQUARE FEET).

6.) 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 4.9.A OF THE TOWN OF LEDYARD ZONING REGULATIONS.

7.) VERTICAL INFORMATION IS REFERENCED TO NGVD 29.

8.) 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 09011C0354G EFFECTIVE DATE: JULY 18, 2011.

9.) 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

STATE OF CONNECTICUT CRAIG P. BIGGER No. 70413 LICENSED LAND SURVEYOR

CHA
33 Wilbur Cross Way, Mansfield, CT 06268
101 East River Drive, 1st Floor
East Hartford, CT 06108
860-885-1055 | www.chacompanies.com

PREPARED FOR:

JAY CASHMAN, INC.

549 SOUTH STREET
QUINCY, MA

PROPERTY OF

TRINSEO LLC

#1737 & 1761 MILITARY HIGHWAY (ROUTE 12) LEDYARD, GALES FERRY, CT

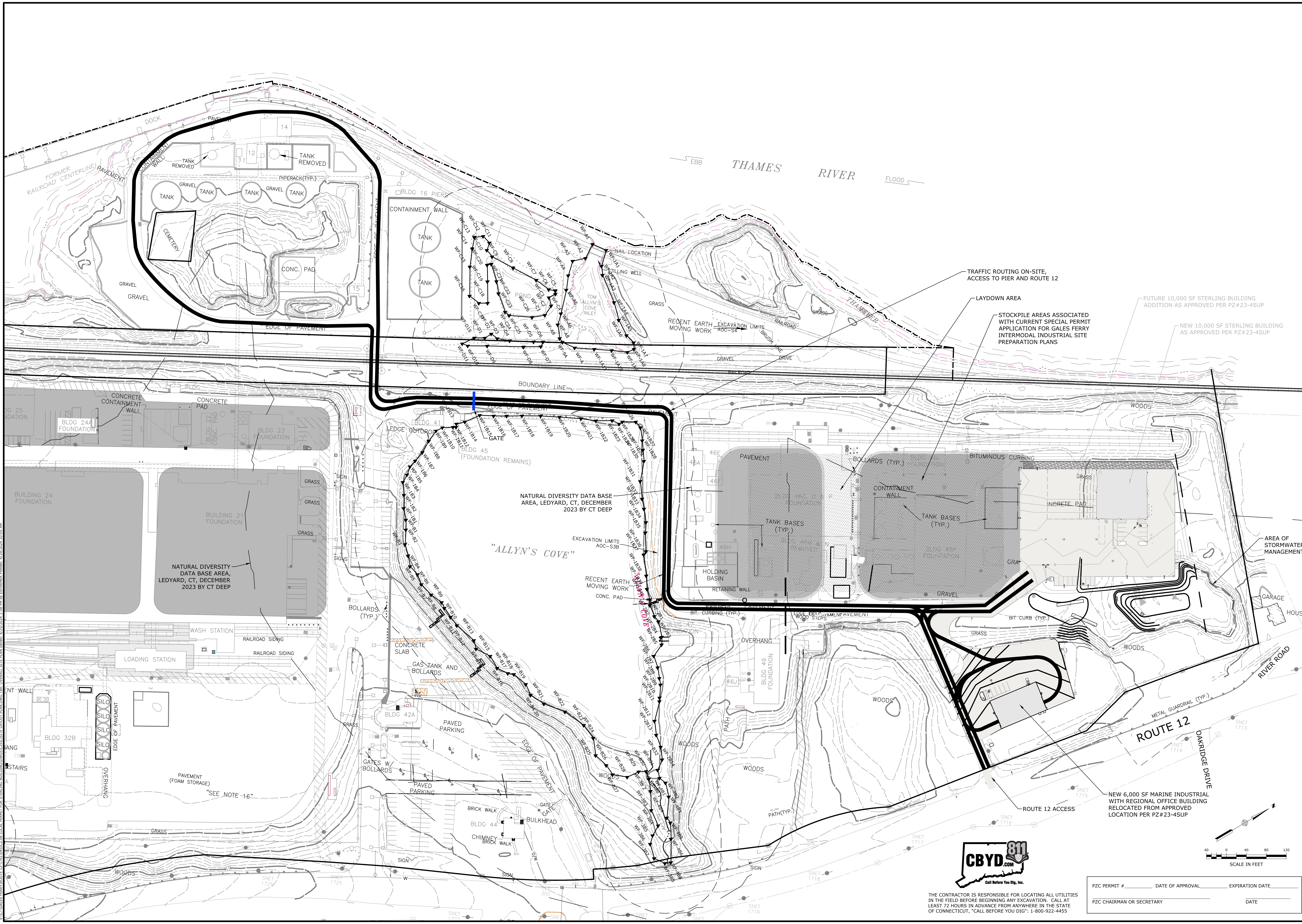
No.	Submittal / Revision	App'd.	By	Date

PROPERTY SURVEY

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

Drawing No.:

SHEET 1 OF 2



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PZC PERMIT #__________ DATE OF APPROVAL__________ EXPIRATION DATE__________

PZC CHAIRMAN OR SECRETARY ______________________ DATE __________

REV.	DESCRIPTION OF REVISION	DATE	APPR.

STAMP: STATE OF CONNECTICUT, GEORGE F. ANDREWS, JR., No. 19286, LICENSED PROFESSIONAL ENGINEER

Loureiro
Engineering • Construction • EH&S • Energy
Waste • Facility Services • Laboratory

Loureiro Engineering Associates, Inc.
100 Northwest Drive • Plainville, Connecticut 06062
Phone: 860-747-6181 • Fax: 860-747-8822
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SCALE	COMM. NO.	DRAWN BY	DATE	APPROVED BY	DATE
1"=100'	045JC2.06	ESF	04/25/2024	SRM	04/25/2024

OVERALL SITE PLAN

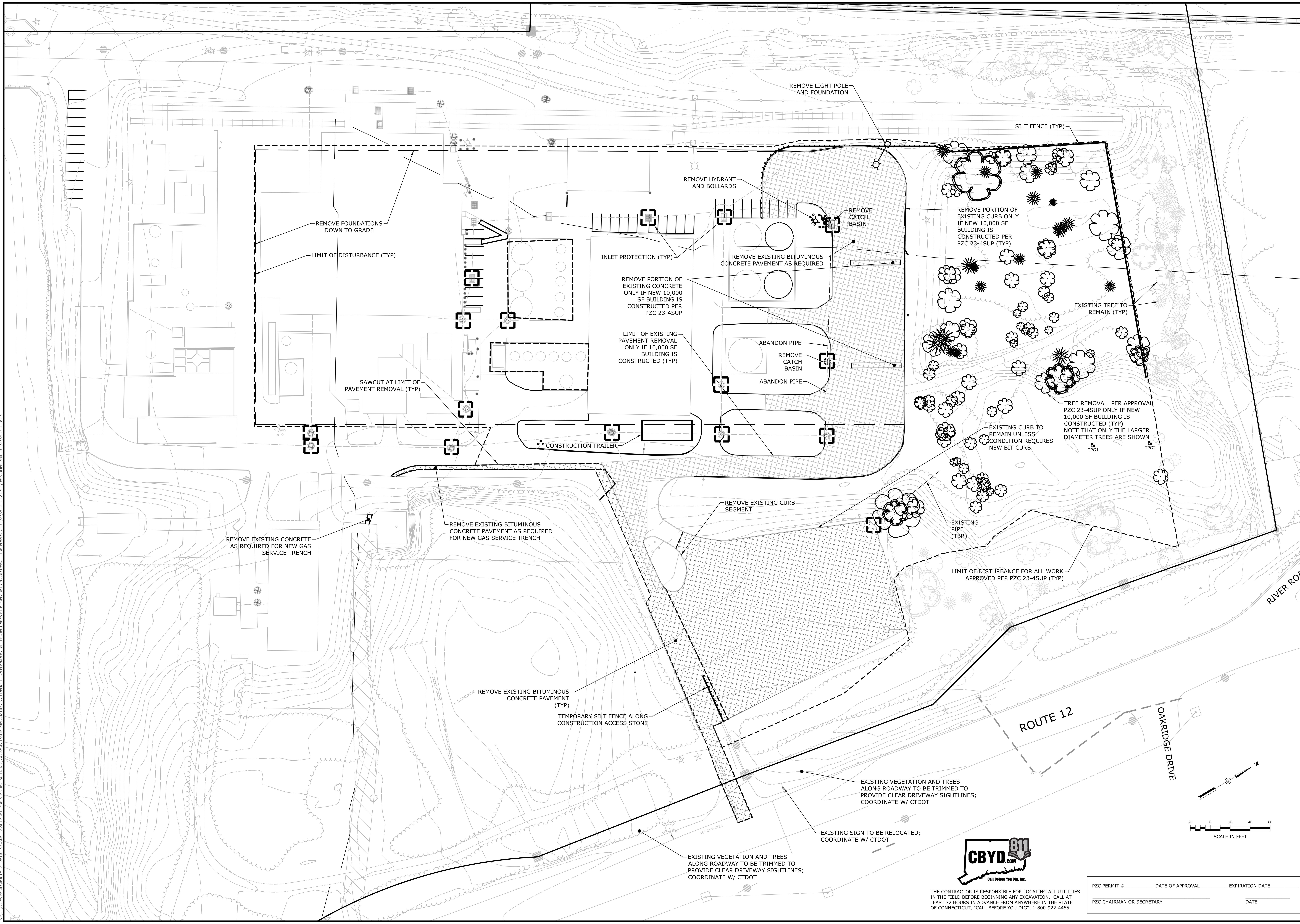
GALES FERRY INTERMODAL
1761 ROUTE 12, GALES FERRY, CONNECTICUT 06335

PREPARED FOR:

GALES FERRY INTERMODAL LLC
549 SOUTH STREET, QUINCY, MA 02169

DRAWING C-2

SHEET NO. 4 NO. OF SHEETS 19



REMOVE LIGHT POLE AND FOUNDATION
SILT FENCE (TYP)
REMOVE HYDRANT AND BOLLARDS
REMOVE CATCH BASIN
REMOVE PORTION OF EXISTING CURB ONLY IF NEW 10,000 SF BUILDING IS CONSTRUCTED PER PZC 23-4SUP (TYP)
REMOVE FOUNDATIONS DOWN TO GRADE
LIMIT OF DISTURBANCE (TYP)
INLET PROTECTION (TYP)
REMOVE EXISTING BITUMINOUS CONCRETE PAVEMENT AS REQUIRED
REMOVE PORTION OF EXISTING CONCRETE ONLY IF NEW 10,000 SF BUILDING IS CONSTRUCTED PER PZC 23-4SUP
EXISTING TREE TO REMAIN (TYP)
LIMIT OF EXISTING PAVEMENT REMOVAL ONLY IF 10,000 SF BUILDING IS CONSTRUCTED (TYP)
ABANDON PIPE
REMOVE CATCH BASIN
ABANDON PIPE
SAWCUT AT LIMIT OF PAVEMENT REMOVAL (TYP)
TREE REMOVAL PER APPROVAL PZC 23-4SUP ONLY IF NEW 10,000 SF BUILDING IS CONSTRUCTED (TYP) NOTE THAT ONLY THE LARGER DIAMETER TREES ARE SHOWN
EXISTING CURB TO REMAIN UNLESS CONDITION REQUIRES NEW BIT CURB
TPG1
TPG2
CONSTRUCTION TRAILER
REMOVE EXISTING CURB SEGMENT
REMOVE EXISTING BITUMINOUS CONCRETE PAVEMENT AS REQUIRED FOR NEW GAS SERVICE TRENCH
REMOVE EXISTING CONCRETE AS REQUIRED FOR NEW GAS SERVICE TRENCH
EXISTING PIPE (TBR)
LIMIT OF DISTURBANCE FOR ALL WORK APPROVED PER PZC 23-4SUP (TYP)
RIVER ROAD
REMOVE EXISTING BITUMINOUS CONCRETE PAVEMENT (TYP)
TEMPORARY SILT FENCE ALONG CONSTRUCTION ACCESS STONE
ROUTE 12
OAKRIDGE DRIVE
EXISTING VEGETATION AND TREES ALONG ROADWAY TO BE TRIMMED TO PROVIDE CLEAR DRIVEWAY SIGHTLINES; COORDINATE W/ CTDOT
EXISTING SIGN TO BE RELOCATED; COORDINATE W/ CTDOT
EXISTING VEGETATION AND TREES ALONG ROADWAY TO BE TRIMMED TO PROVIDE CLEAR DRIVEWAY SIGHTLINES; COORDINATE W/ CTDOT
20 0 20 40 60
SCALE IN FEET
CBYD.COM 811
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PZC CHAIRMAN OR SECRETARY ________ DATE

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SCALE	1"=40'
COMM. NO.	045JC2.06
DRAWN BY	ESF
DATE	04/25/2024
APPROVED BY	SRM
DATE	04/25/2024

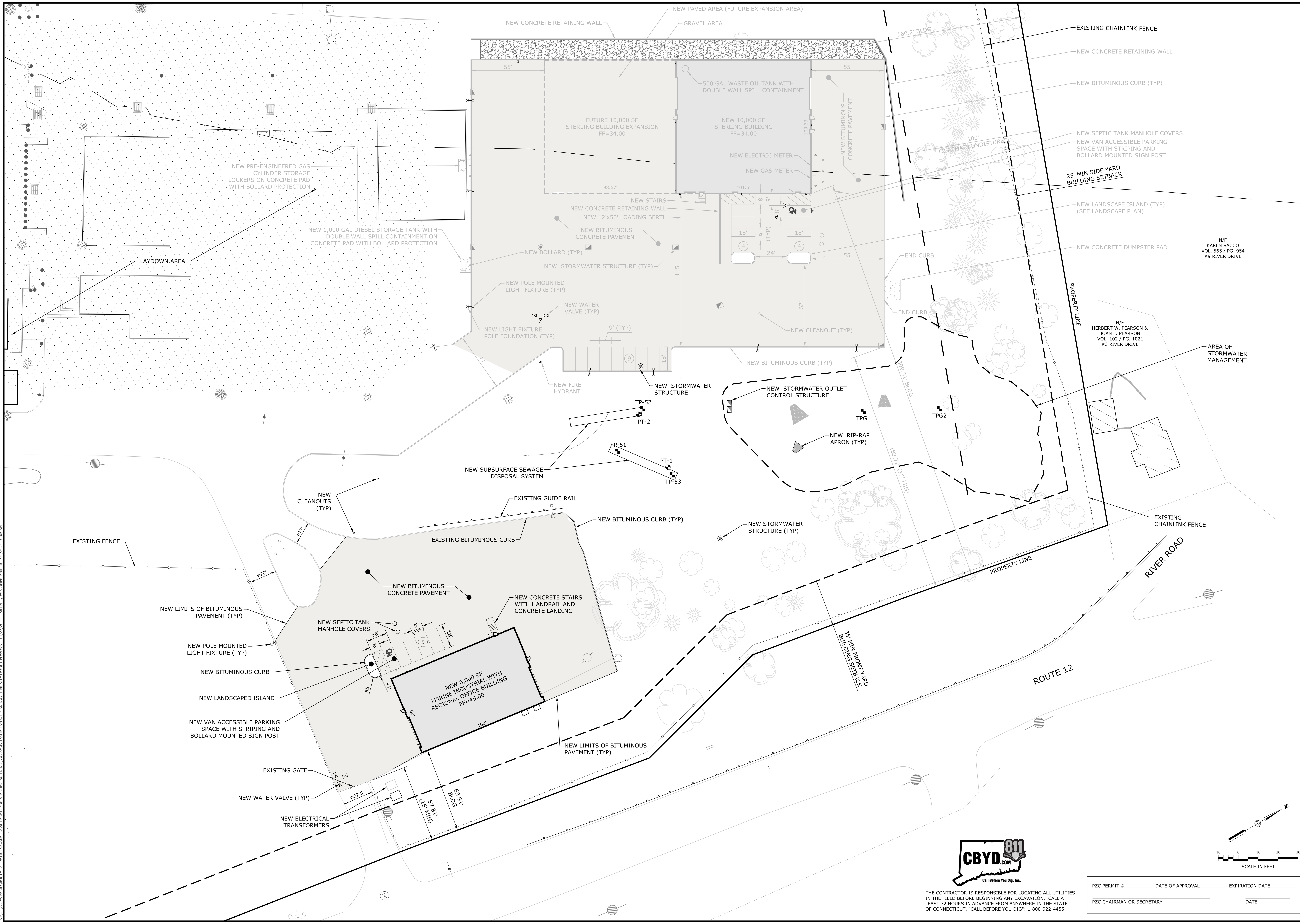
SITE PREPARATION AND DEMOLITION PLAN

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

PREPARED FOR:

GALES FERRY INTERMODAL LLC
549 SOUTH STREET, QUINCY, MA 02169

DRAWING **C-3**



NEW PAVED AREA (FUTURE EXPANSION AREA)
NEW CONCRETE RETAINING WALL
GRAVEL AREA
EXISTING CHAINLINK FENCE
NEW CONCRETE RETAINING WALL
NEW BITUMINOUS CURB (TYP)
500 GAL WASTE OIL TANK WITH DOUBLE WALL SPILL CONTAINMENT
FUTURE 10,000 SF STERLING BUILDING EXPANSION FF=34.00
NEW 10,000 SF STERLING BUILDING FF=34.00
NEW BITUMINOUS CONCRETE PAVEMENT
NEW ELECTRIC METER
NEW GAS METER
NEW SEPTIC TANK MANHOLE COVERS
NEW VAN ACCESSIBLE PARKING SPACE WITH STRIPING AND BOLLARD MOUNTED SIGN POST
100' TO REMAIN UNDISTURBED
25' MIN SIDE YARD BUILDING SETBACK
NEW PRE-ENGINEERED GAS CYLINDER STORAGE LOCKERS ON CONCRETE PAD WITH BOLLARD PROTECTION
NEW STAIRS
NEW CONCRETE RETAINING WALL
NEW 12'x50' LOADING BERTH
NEW BITUMINOUS CONCRETE PAVEMENT
NEW LANDSCAPE ISLAND (TYP) (SEE LANDSCAPE PLAN)
NEW 1,000 GAL DIESEL STORAGE TANK WITH DOUBLE WALL SPILL CONTAINMENT ON CONCRETE PAD WITH BOLLARD PROTECTION
NEW BOLLARD (TYP)
NEW CONCRETE DUMPSTER PAD
N/F KAREN SACCO VOL. 565 / PG. 954 #9 RIVER DRIVE
LAYDOWN AREA
NEW STORMWATER STRUCTURE (TYP)
END CURB
NEW POLE MOUNTED LIGHT FIXTURE (TYP)
NEW WATER VALVE (TYP)
END CURB
PROPERTY LINE
N/F HERBERT W. PEARSON & JOAN L. PEARSON VOL. 102 / PG. 1021 #3 RIVER DRIVE
NEW LIGHT FIXTURE POLE FOUNDATION (TYP)
NEW CLEANOUT (TYP)
AREA OF STORMWATER MANAGEMENT
NEW BITUMINOUS CURB (TYP)
NEW FIRE HYDRANT
NEW STORMWATER STRUCTURE
NEW STORMWATER OUTLET CONTROL STRUCTURE
TP-52
PT-2
TPG1
TPG2
NEW RIP-RAP APRON (TYP)
TP-51
PT-1
TP-53
NEW SUBSURFACE SEWAGE DISPOSAL SYSTEM
NEW CLEANOUTS (TYP)
EXISTING GUIDE RAIL
NEW BITUMINOUS CURB (TYP)
EXISTING CHAINLINK FENCE
NEW STORMWATER STRUCTURE (TYP)
EXISTING BITUMINOUS CURB
EXISTING FENCE
PROPERTY LINE
RIVER ROAD
NEW BITUMINOUS CONCRETE PAVEMENT
NEW CONCRETE STAIRS WITH HANDRAIL AND CONCRETE LANDING
NEW LIMITS OF BITUMINOUS PAVEMENT (TYP)
NEW SEPTIC TANK MANHOLE COVERS
NEW POLE MOUNTED LIGHT FIXTURE (TYP)
35' MIN FRONT YARD BUILDING SETBACK
NEW BITUMINOUS CURB
NEW 6,000 SF MARINE INDUSTRIAL WITH REGIONAL OFFICE BUILDING FF=45.00
ROUTE 12
NEW LANDSCAPED ISLAND
NEW VAN ACCESSIBLE PARKING SPACE WITH STRIPING AND BOLLARD MOUNTED SIGN POST
NEW LIMITS OF BITUMINOUS PAVEMENT (TYP)
EXISTING GATE
NEW WATER VALVE (TYP)
NEW ELECTRICAL TRANSFORMERS
57.81' (15' MIN)
63.91' BLDG
SCALE IN FEET

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APPROVED BY SRM | DATE 04/25/2024

SITE LAYOUT PLAN

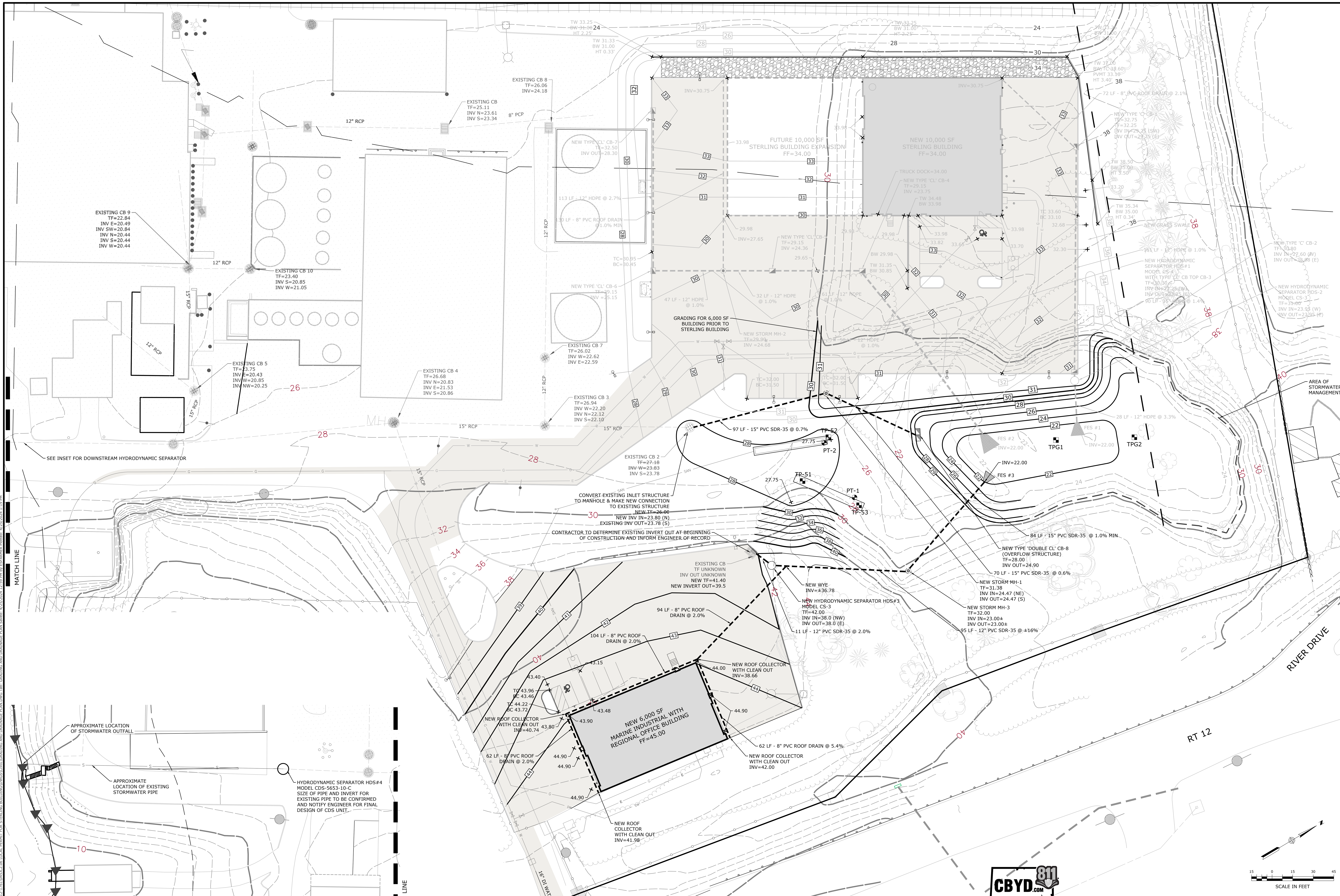
GALES FERRY INTERMODAL
1761 ROUTE 12, GALES FERRY, CONNECTICUT 06335

PREPARED FOR:

GALES FERRY INTERMODAL LLC
549 SOUTH STREET, QUINCY, MA 02169

DRAWING C-4

SHEET NO. 6 | NO. OF SHEETS 19


NEW 10,000 SF
STERLING BUILDING
FF=34.00
FUTURE 10,000 SF
STERLING BUILDING EXPANSION
FF=34.00
NEW 6,000 SF
MARINE INDUSTRIAL WITH
REGIONAL OFFICE BUILDING
FF=45.00
GRADING FOR 6,000 SF
BUILDING PRIOR TO
STERLING BUILDING
EXISTING CB 9
TF=22.84
INV E=20.49
INV SW=20.84
INV N=20.44
INV S=20.44
INV W=20.44
EXISTING CB 10
TF=23.40
INV S=20.85
INV W=21.05
EXISTING CB 5
TF=23.75
INV E=20.43
INV W=20.85
INV NW=20.25
EXISTING CB 4
TF=26.68
INV N=20.83
INV E=21.53
INV S=20.86
EXISTING CB 7
TF=26.02
INV W=22.62
INV E=22.59
EXISTING CB 3
TF=26.94
INV W=22.20
INV N=22.12
INV S=22.10
EXISTING CB 8
TF=26.06
INV=24.18
EXISTING CB
TF=25.11
INV N=23.61
INV S=23.34
EXISTING CB 2
TF=27.18
INV W=23.83
INV S=23.78
SEE INSET FOR DOWNSTREAM HYDRODYNAMIC SEPARATOR
97 LF - 15" PVC SDR-35 @ 0.7%
CONVERT EXISTING INLET STRUCTURE
TO MANHOLE & MAKE NEW CONNECTION
TO EXISTING STRUCTURE
NEW TF=26.00
NEW INV IN=23.80 (N)
EXISTING INV OUT=23.78 (S)
CONTRACTOR TO DETERMINE EXISTING INVERT OUT AT BEGINNING
OF CONSTRUCTION AND INFORM ENGINEER OF RECORD
EXISTING CB
TF UNKNOWN
INV OUT UNKNOWN
NEW TF=41.40
NEW INVERT OUT=39.5
NEW WYE
INV=±36.78
NEW HYDRODYNAMIC SEPARATOR HDS#3
MODEL CS-3
TF=42.00
INV IN=38.0 (NW)
INV OUT=38.0 (E)
11 LF - 12" PVC SDR-35 @ 2.0%
94 LF - 8" PVC ROOF
DRAIN @ 2.0%
104 LF - 8" PVC ROOF
DRAIN @ 2.0%
NEW ROOF COLLECTOR
WITH CLEAN OUT
INV=38.66
NEW ROOF COLLECTOR
WITH CLEAN OUT
INV=40.74
62 LF - 8" PVC ROOF
DRAIN @ 2.0%
62 LF - 8" PVC ROOF DRAIN @ 5.4%
NEW ROOF COLLECTOR
WITH CLEAN OUT
INV=42.00
NEW ROOF
COLLECTOR
WITH CLEAN OUT
INV=41.98
84 LF - 15" PVC SDR-35 @ 1.0% MIN
NEW TYPE 'DOUBLE CL' CB-8
(OVERFLOW STRUCTURE)
TF=28.00
INV OUT=24.90
70 LF - 15" PVC SDR-35 @ 0.6%
NEW STORM MH-1
TF=31.38
INV IN=24.47 (NE)
INV OUT=24.47 (S)
NEW STORM MH-3
TF=32.00
INV IN=23.00±
INV OUT=23.00±
95 LF - 12" PVC SDR-35 @ ±16%
AREA OF
STORMWATER
MANAGEMENT
TPG1
TPG2
FES #1
FES #2
FES #3
INV=22.00
TP-51
TP-52
TP-53
PT-1
PT-2
APPROXIMATE LOCATION
OF STORMWATER OUTFALL
APPROXIMATE
LOCATION OF EXISTING
STORMWATER PIPE
HYDRODYNAMIC SEPARATOR HDS#4
MODEL CDS-5653-10-C
SIZE OF PIPE AND INVERT FOR
EXISTING PIPE TO BE CONFIRMED
AND NOTIFY ENGINEER FOR FINAL
DESIGN OF CDS UNIT.
MATCH LINE
MATCH LINE
16" DI WATER
RIVER DRIVE
RT 12
SCALE IN FEET
15 0 15 30 45

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PZC CHAIRMAN OR SECRETARY ________ DATE ________

REV.	DESCRIPTION OF REVISION	DATE	APPR.

STATE OF CONNECTICUT — LICENSED PROFESSIONAL ENGINEER

GRADING AND DRAINAGE PLAN

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

PREPARED FOR:

GALES FERRY INTERMODAL LLC
549 SOUTH STREET, QUINCY, MA 02169

SCALE	1"=30'
COMM. NO.	045JC2.06
DRAWN BY	ESF
DATE	04/25/2024
APPROVED BY	SRM
DATE	04/25/2024

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DRAWING C-5

FUTURE 10,000 SF
STERLING BUILDING EXPANSION
FF=34.00

NEW 10,000 SF
STERLING BUILDING
FF=34.00

NEW ELECTRIC METER

NEW GAS METER

NEW BOLLARDS; AVOID CONFLICT WITH UTILITIES

NEW SEPTIC TANK (SEE SHEET 9)

NEW STORMWATER PIPE (TYP)

NEW FIRE HYDRANT, EXACT LOCATION TO BE APPROVED BY THE FIRE MARSHAL

TP-52

PT-2

TP-51

PT-1

TP-53

TPG1

TPG2

NEW GAS SERVICE

NEW GAS SERVICE FOR STERLING BUILDING

NEW SUBSURFACE DISPOSAL SYSTEM (SEE SHEET 9)

NEW SUBSURFACE DISPOSAL SYSTEM RESERVE

NEW SEPTIC TANK (SEE SHEET 9)

NEW 6,000 SF
MARINE INDUSTRIAL WITH
REGIONAL OFFICE BUILDING
FF=45.00

CONNECT TO EXISTING GAS SERVICE CONNECTION. COORDINATE W/ GAS COMPANNY

EXISTING GAS SERVICE

NEW WATER SERVICE (SIZING TO BE FINALIZED PRIOR TO CONSTRUCTION. REQUIRES APPROVAL BY GROTON UTILITIES)

NEW ELECTRIC SERVICEFOR THE STERLING BUILDING

NEW WATER SERVICE FOR THE STERLING BUILDING

NEW ELECTRIC METER

NEW GAS METER

NEW TEE

NEW ELECTRICAL TRANSFORMER FOR THE STERLING BUILDING

NEW ELECTRICAL TRANSFORMER

NEW WATER METER PIT

NEW 16" x 8" REDUCER

NEW CONNECTION TO EXISTING WATER MAIN STUB WITH VALVE; COORDINATE WITH GROTON UTILITIES

CONNECT AT EXISTING UTILITY POLE WITH A DROP TO UNDERGROUND

EXISTING SERVICE CURB BOXES

16" DI WATER

6" DI WATER

RIVER DRIVE

ROUTE 12

OAKRIDGE ROAD

CBYD.COM 811
Call Before You Dig, Inc.

THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UTILITIES IN THE FIELD BEFORE BEGINNING ANY EXCAVATION. CALL AT LEAST 72 HOURS IN ADVANCE FROM ANYWHERE IN THE STATE OF CONNECTICUT, "CALL BEFORE YOU DIG": 1-800-922-4455

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

15 0 15 30 45
SCALE IN FEET

REV.	DESCRIPTION OF REVISION	DATE	APPR.

STATE OF CONNECTICUT
GEORGE F. ANDRADE JR.
No. 18281
LICENSED PROFESSIONAL ENGINEER

Loureiro
Engineering Associates
Science • Planning • Design
Water • Facility Services • Laboratory

Loureiro Engineering Associates, Inc.
100 Northfield Street, Greenwich, CT 06830
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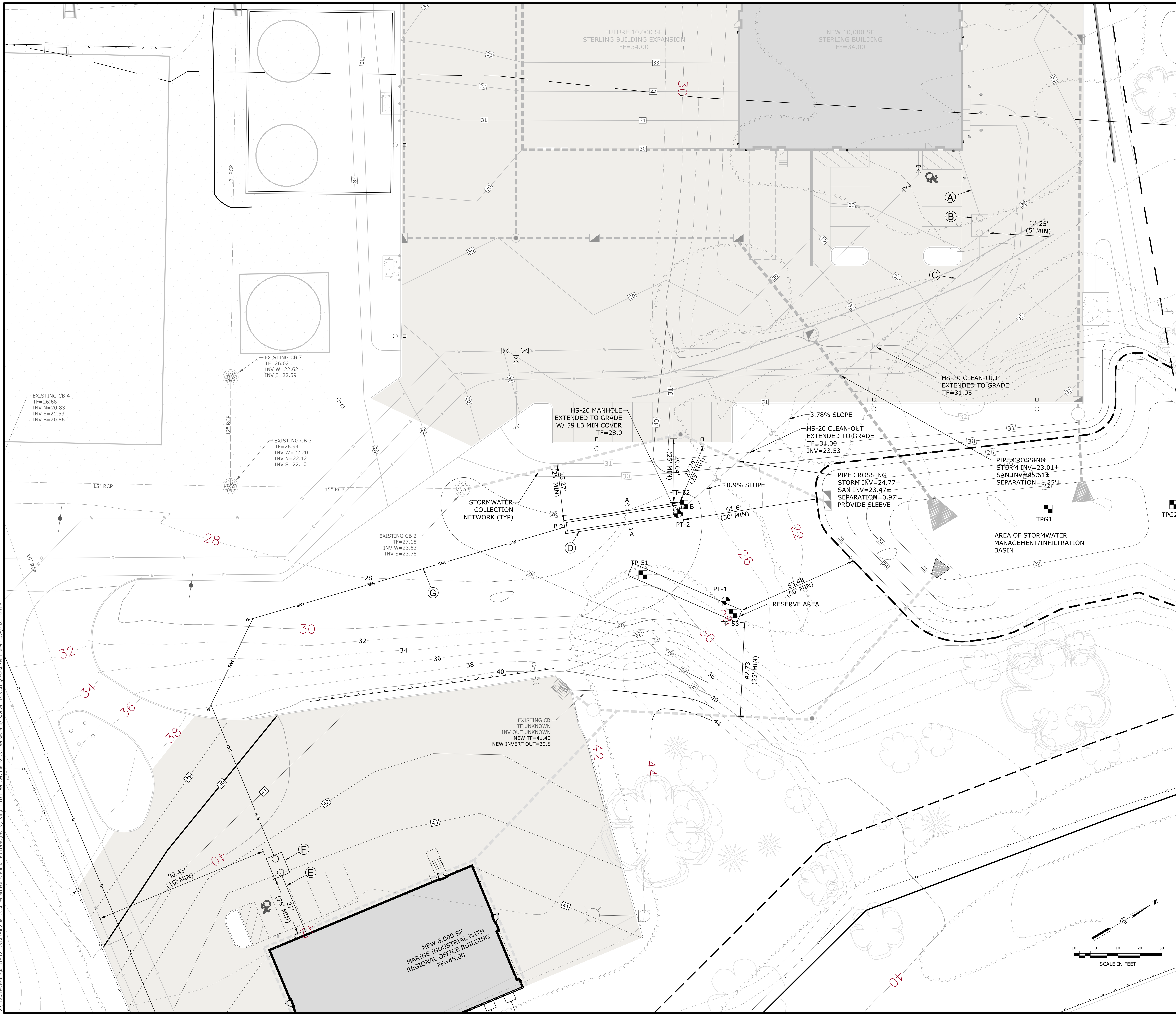
UTILITY PLAN

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

PREPARED FOR:
GALES FERRY INTERMODAL LLC
549 SOUTH STREET, QUINCY, MA 02169

DRAWING
C-6

SHEET NO. 8 NO. OF SHEETS 19



SUBSURFACE SEWAGE DISPOSAL SYSTEM (SSDS) BASIS OF DESIGN:

PLAN REFERENCES AND SITE NOTES

A. "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, IN. DATED SEPTEMBER 2, 2010

B. TOWN OF LEDYARD GIS - PUBLIC WATER IS AVAILABLE ON THIS SITE.

BASIS OF DESIGN

1. SSDS DESIGN IS IN ACCORDANCE WITH THE CONNECTICUT PUBLIC HEALTH CODE, ON-SITE SEWAGE DISPOSAL REGULATIONS AND TECHNICAL STANDARDS FOR SUBSURFACE SEWAGE DISPOSAL SYSTEMS.

2. 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

3. SEPTIC TANK REQUIRED - MINIMUM 1,000 GALLONS. SEPTIC TANK PROVIDED - 1,250 HS-20 DESIGNED FOR TRAFFIC AREAS FOR EACH BUILDING.

4. 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-FEET OF GALLEYS PLUS 2-FEET OF CRUSHED STONE AT THE ENDS

   54-FEET X 9.2 SF/LF ELA = 496 SF ELA

5. ALL FILL AND TOPSOIL WITHIN FIVE FEET SURROUNDING THE LEACHING SYSTEM AREA SHALL BE REMOVED AND REPLACED WITH SUITABLE SELECT FILL AS NEEDED.

6. MLSS:

   AVERAGE DEPTH TO RESTRICTIVE LAYER:

   CATEGORY 2

   NATIVE SOIL = 55"

   55" + 24" OF SELECT FILL = 79" > 60"

   NO MLSS REQUIRED

7. CONNECTICUT DEPARTMENT OF PUBLIC HEALTH REVIEW AND APPROVAL WILL BE REQUIRED SINCE TWO BUILDINGS WILL BE SERVED BY ONE SUBSURFACE SEWAGE DISPOSAL SYSTEM.

8. 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	31 L.F. 4" SCH. 40 PVC ASTM D1785 BUILDING SEWER PIPE INSTALLED @ ¼" PER FT. MIN. SLOPE AND 12" MIN. COVER
B	1,250-GALLON HS-20 CONCRETE SEPTIC TANK
C	187 L.F. 4" SCH 40 PVC ASTM D1785 DISTRIBUTION PIPE INSTALLED @ 0.9% 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	29 L.F. 4" SCH 40 PVC ASTM D1785 BUILDING SEWER PIPE INSTALLED @ ¼" PER FT. MIN. SLOPE AND 12" MIN. COVER
F	1,250-GALLON HS-20 CONCRETE SEPTIC TANK
G	270 L.F. 4" SCH 40 PVC ASTM D1785 DISTRIBUTION PIPE INSTALLED @ 2.0% 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 BOTTOM	30.66 25.95
SEPTIC TANK INVERTS	IN OUT	29.37 29.12
LEACHING GALLEYS	TOP BOTTOM	24.00 20.00
LEACHING GALLEY INVERT		23.17

SEPTIC SYSTEM F INVERT SCHEDULE

BUILDING SEWER INVERT		40.50
SEPTIC TANK STRUCTURE	TOP BOTTOM	40.16 35.46
SEPTIC TANK INVERTS	IN OUT	38.40 38.15
LEACHING GALLEY INVERT		23.17

NO. 4 STONE AGGREGATE

AKA 1 & ¼" STONE

SIEVE SIZE	PERCENT PASSING (BY WEIGHT)
2"	100
1 ½"	90-100
1"	20-55
¾"	0-15
½"	N/A
⅜"	0-5
#4	N/A
#40	0-3
#200	0-1 ½

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

REV. | DESCRIPTION OF REVISION | DATE | APPR.

STAMP: STATE OF CONNECTICUT GEORGE F. ANDREWS JR. No. 19286 LICENSED PROFESSIONAL ENGINEER

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1"=20'	045JC2.06	ESF	04/25/2024	SRM	04/25/2024

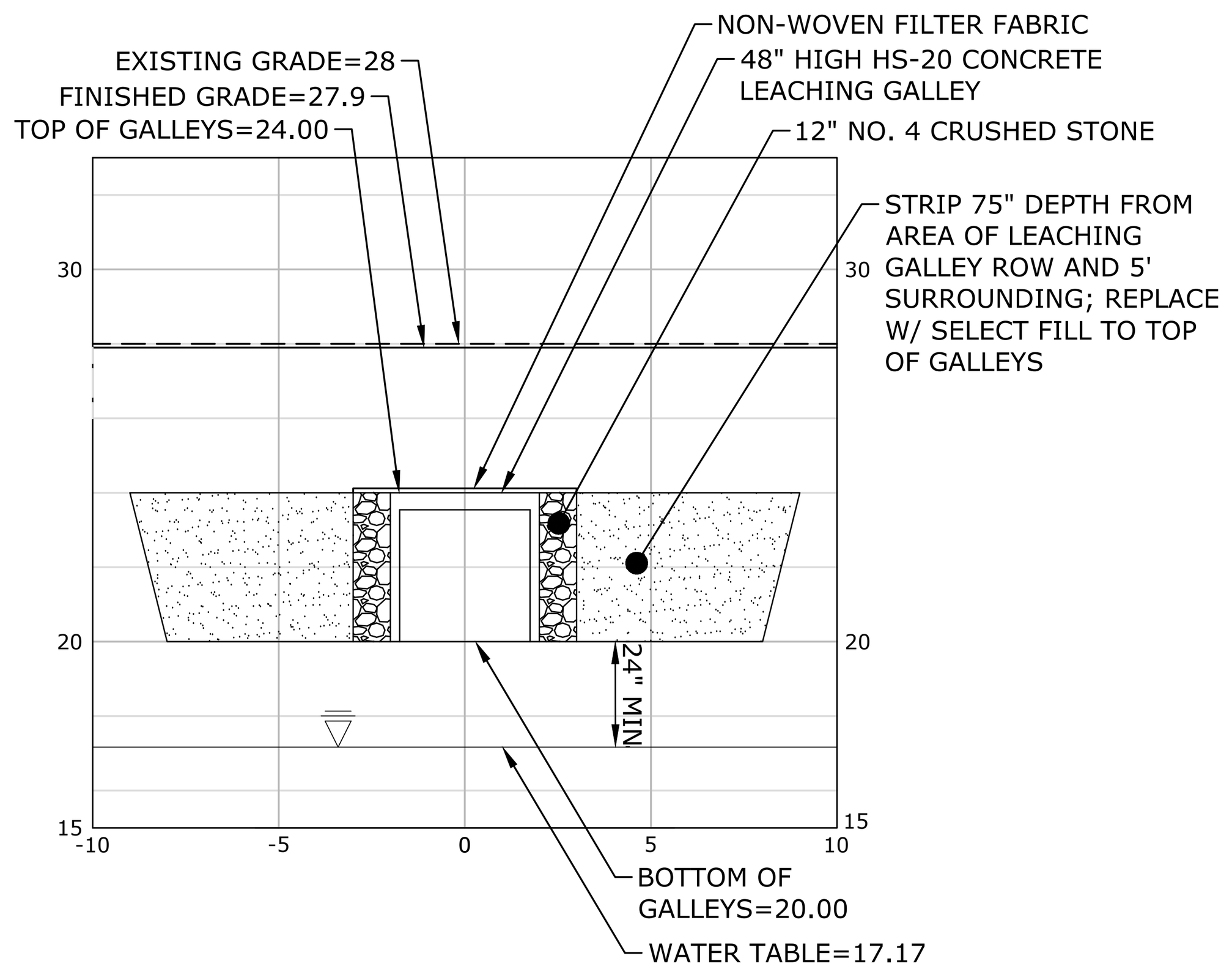
SUBSURFACE SEWAGE DISPOSAL SYSTEM PLAN

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

PREPARED FOR:

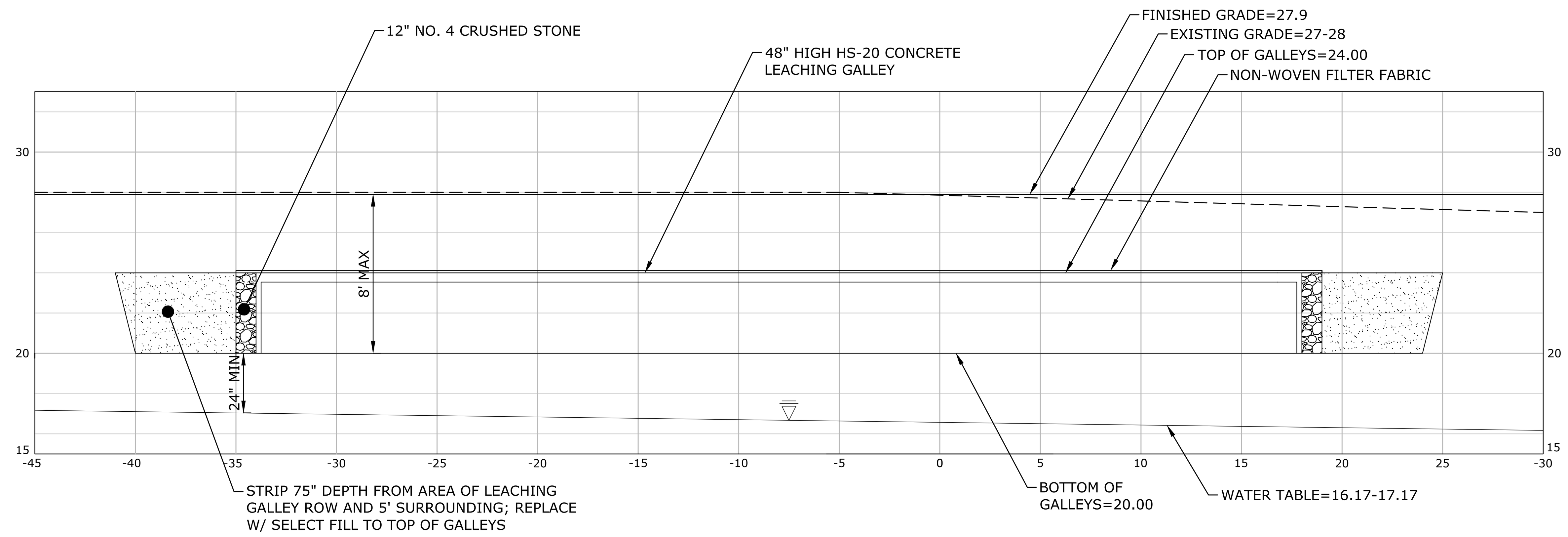
GALES FERRY INTERMODAL LLC
549 SOUTH STREET, QUINCY, MA 02169

DRAWING C-7



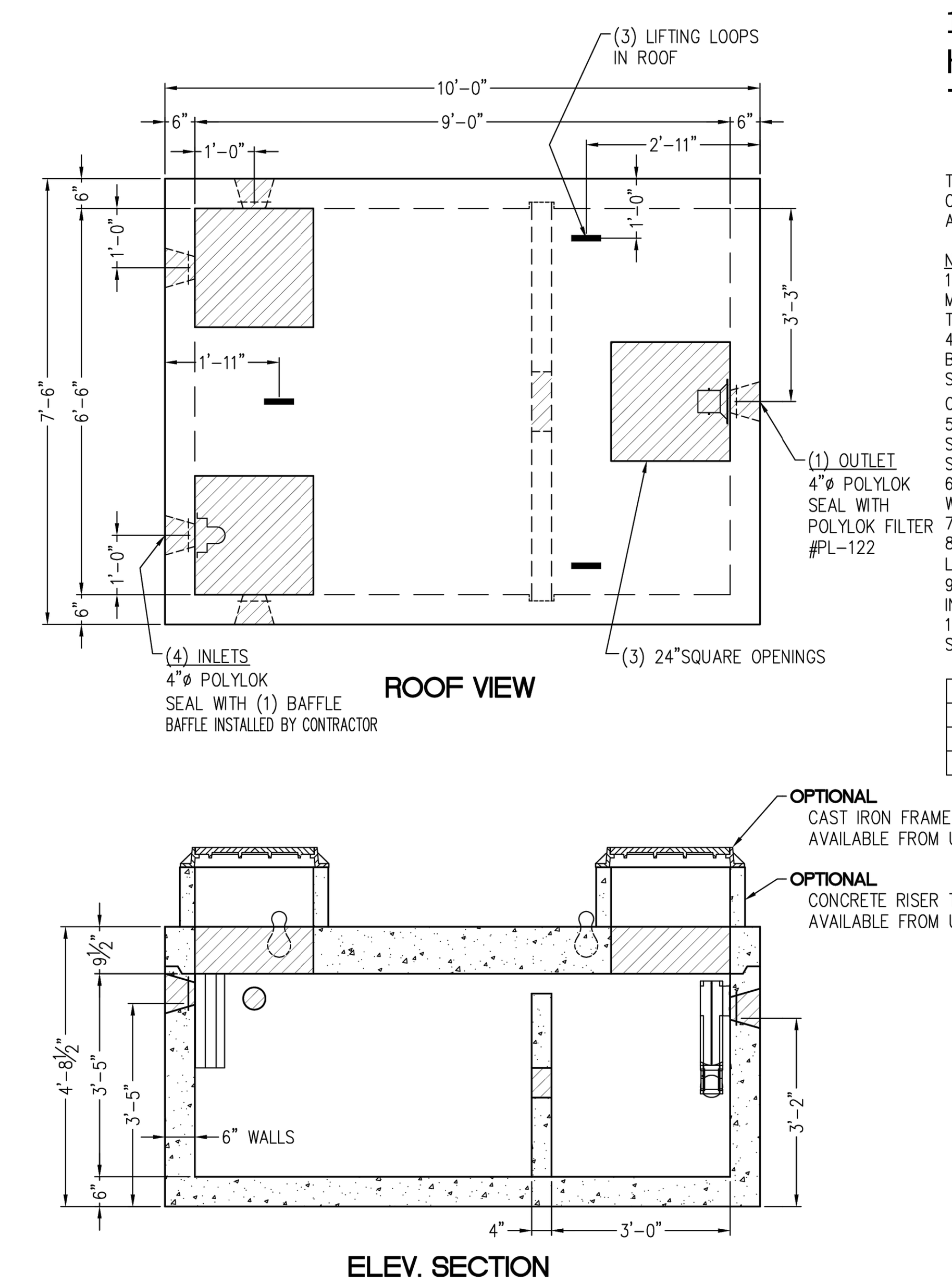
A-A SECTION VIEW

SCALE: 1"=5'H&V



B-B SECTION VIEW

SCALE: 1"=5'H&V



1,250 GALLON HS-20 SEPTIC TANK

TANK DESIGN SPECIFICATIONS
CONFORMS TO LATEST:
ASTM DESIGNATION C1227

NOTES:

1. JOINT SEALANT IS BUTYL RUBBER MASTIC TYPE SEAL THAT CONFORMS TO LATEST AASHTO SPEC. M–198.
4. REINFORCING STEEL DEFORMED BARS CONFORM TO LATEST ASTM SPEC. A706, GRADE 60, COVER 1½" UNLESS NOTED.
5. CONCRETE COMPRESSIVE STRENGTH–5,000 PSI AT 28 DAYS SELF CONSOLIDATING CONCRETE.
6. METHOD OF MANUFACTURE: WET CAST.
7. BOTTOM SECTION IS MONOLITHIC.
8. DESIGNED FOR AASHTO HS–20 LOADING WITH 6" to 60" OF SOIL COVER.
9. ALL PIPING PROVIDED AND INSTALLED BY CONTRACTOR.
10. 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

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
	DRY	

PERC RATE = 2.0 MIN/INCH

SUBSURFACE SEWAGE DISPOSAL SYSTEM (SSDS) CONSTRUCTION NOTES:

1) REFER TO SOIL EROSION AND SEDIMENT CONTROL PLAN FOR EROSION PROTECTION.

2) PROCEDURES FOR THE INSTALLATION OF FILL:

2.1) NO EXCAVATION SHALL OCCUR PRIOR TO NOTIFYING "CALL-BEFORE-YOU-DIG" AT 1-800-922-4455 OR 811.

2.2) INSTALL EROSION CONTROL ALONG THE DOWN-GRADIENT LIMITS OF FILL IN ACCORDANCE WITH THE SOIL EROSION AND SEDIMENT CONTROL PLAN.

2.3) 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.

2.4) 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.

2.5) 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.

2.6) 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.

2.7) NATIVE SOIL OR COMMON FILL SHALL BE USED AS BACKFILL BEYOND THE LIMITS OF SELECT FILL AND BELOW THE TOPSOIL LAYER.

3) NO UTILITIES SHALL BE INSTALLED THROUGH ANY PORTION OF THE LEACHING SYSTEM.

4) 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.

5) 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.

6) 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.

7) 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.

8) 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.

9) UTILITY TRENCHES AND WATER MAINS/SERVICES LOCATED WITHIN 25 FT OF THE SEPTIC SYSTEM SHALL BE BACKFILLED WITH NON-FREE DRAINING MATERIAL.

10) 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.

11) PLACEMENT OF PIPE JOINTS WHERE DRAINAGE OR WATER LINES CROSS OVER ANY SSDS PIPES SHALL BE AVOIDED.

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

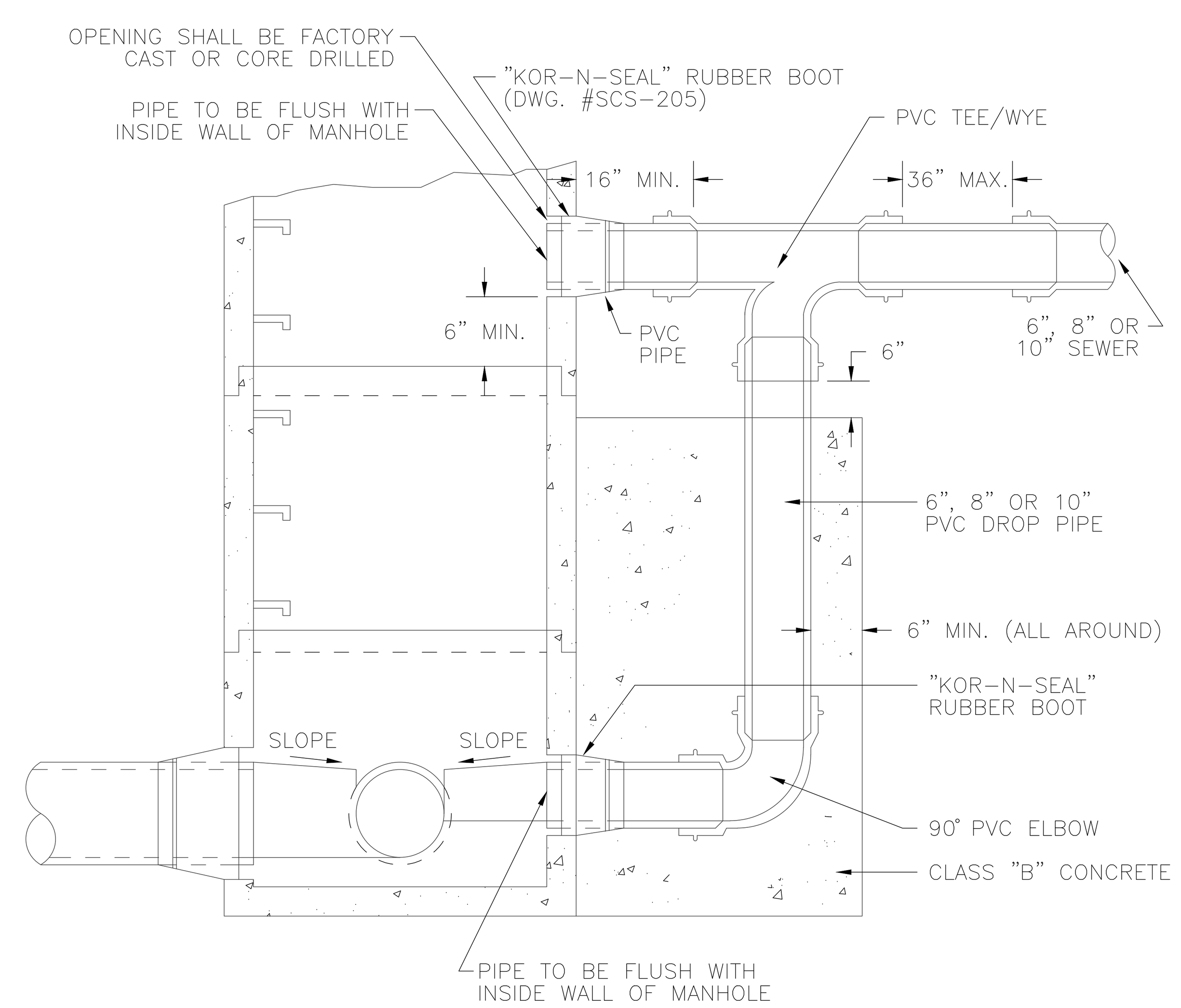
*ROOTS TO 62"
*GROUNDWATER AT 130"
*NO REFUSAL
*NO MOTTLING

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



DROP SEWER MANHOLE

NOT TO SCALE

4'x4'x4' GALLEY HS–20 LEACHING CHAMBER

GALLEY DESIGN SPECIFICATIONS
CONFORMS TO LATEST:
ASTM DESIGNATION C913

NOTES:

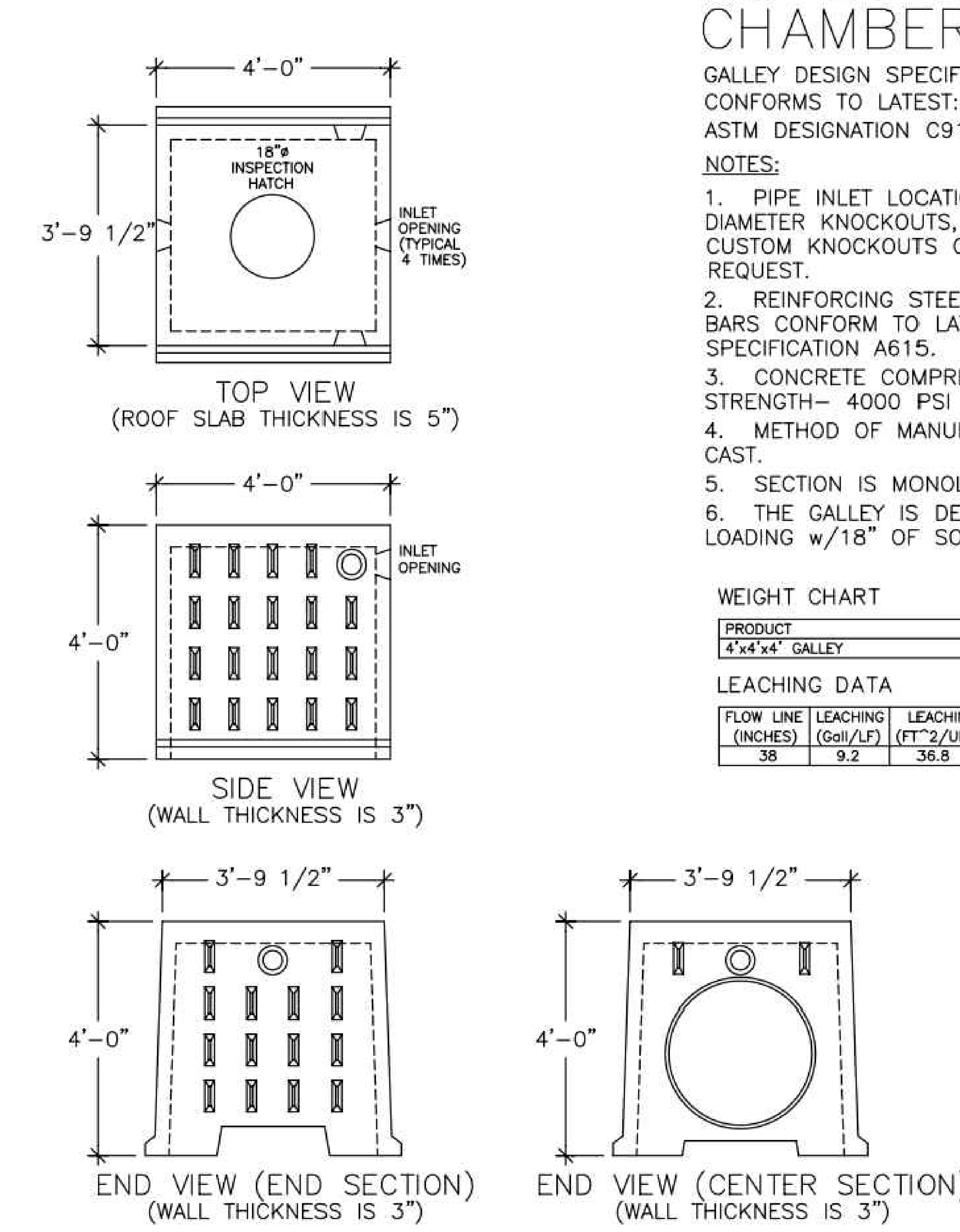
1. PIPE INLET LOCATIONS HAVE 4" DIAMETER KNOCKOUTS, TYPICAL. CUSTOM KNOCKOUTS CAN BE CAST ON REQUEST.
2. REINFORCING STEEL DEFORMED BARS CONFORM TO LATEST ASTM SPECIFICATION A615.
3. CONCRETE COMPRESSIVE STRENGTH– 4000 PSI AT 28 DAYS.
4. METHOD OF MANUFACTURE: WET CAST.
5. SECTION IS MONOLITHIC.
6. THE 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 (Gall/LF)	LEACHING (FT^2/UNIT)	INSIDE CAPACITY (GALLONS)
38	9.2	36.8	330



48" HIGH HS-20 LEACHING GALLEY

NOT TO SCALE

PZC PERMIT #__________ DATE OF APPROVAL__________ EXPIRATION DATE__________

PZC CHAIRMAN OR SECRETARY ______________________ DATE __________

SCALE	AS NOTED
COMM. NO.	045JC2.06
DRAWN BY	ESF
DATE	04/25/2024
APPROVED BY	SRM
DATE	04/25/2024

SUBSURFACE SEWAGE DISPOSAL SECTIONS, DETAILS & NOTES

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

PREPARED FOR:
GALES FERRY INTERMODAL LLC
549 SOUTH STREET, QUINCY, MA 02169

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STAMP: STATE OF CONNECTICUT LICENSED PROFESSIONAL ENGINEER No. 19286

REV. | DATE | DESCRIPTION OF REVISION | APPR.

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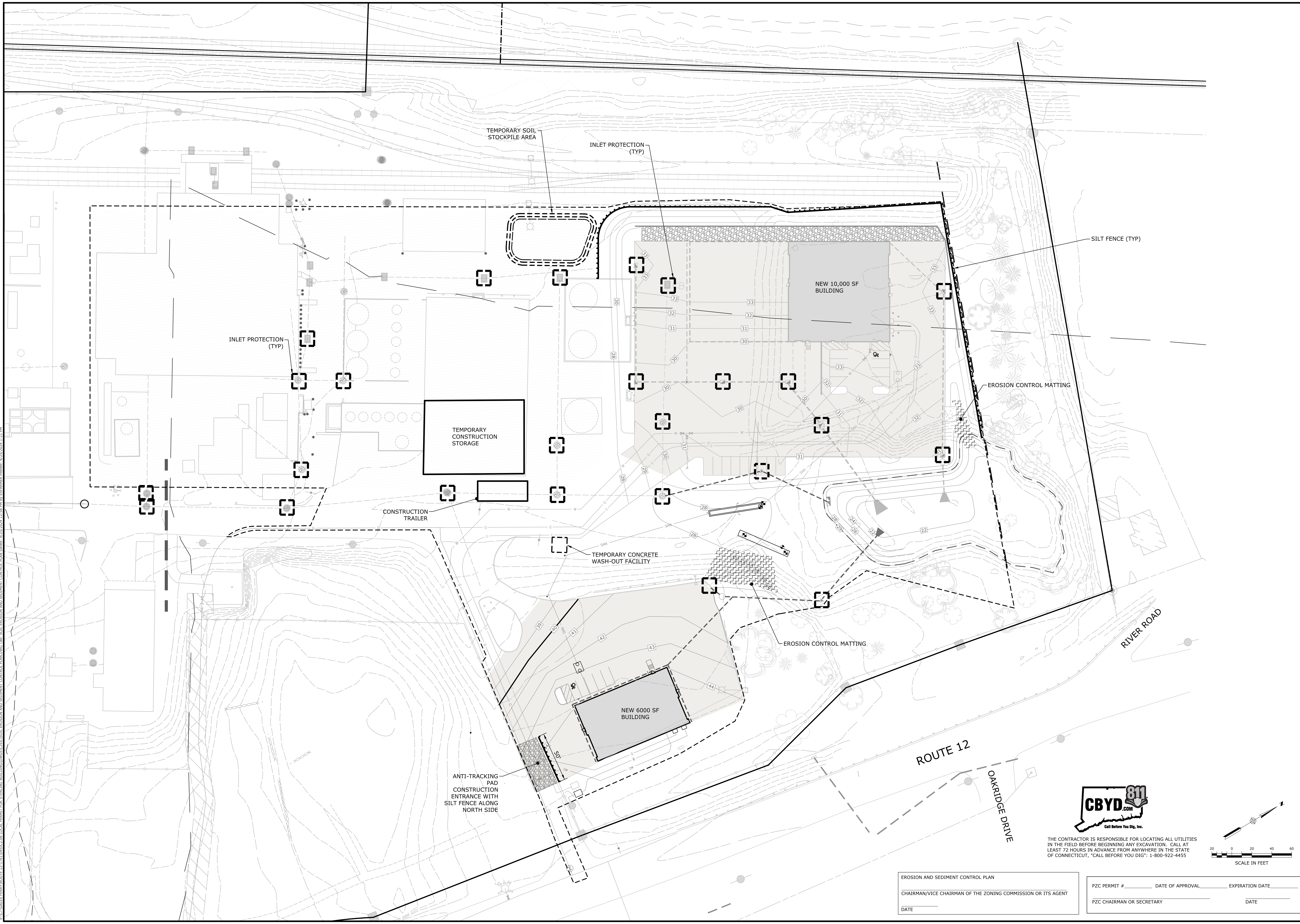

EROSION AND SEDIMENT CONTROL PLAN

CHAIRMAN/VICE CHAIRMAN OF THE ZONING COMMISSION OR ITS AGENT

DATE

PZC PERMIT #__________ DATE OF APPROVAL__________ EXPIRATION DATE__________

PZC CHAIRMAN OR SECRETARY DATE

REV.	DESCRIPTION OF REVISION	DATE	APPR.

STAMP: STATE OF CONNECTICUT, GEORGE F. ANDREWS JR., No. 19286, LICENSED PROFESSIONAL ENGINEER

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SCALE 1"=40'	COMM. NO. 045JC2.06
DRAWN BY ESF	DATE 04/25/2024
APPROVED BY SRM	DATE 04/25/2024

SOIL EROSION AND SEDIMENT CONTROL PLAN

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

PREPARED FOR:

GALES FERRY INTERMODAL LLC
549 SOUTH STREET, QUINCY, MA 02169

DRAWING C-9

SHEET NO. 11 NO. OF SHEETS 19

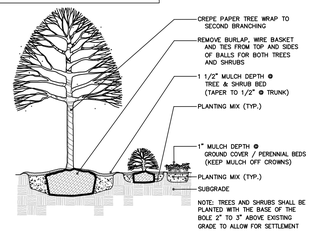
PLANT SCHEDULE AS APPROVED PER SPECIAL PERMIT PZ#23-4SUP

PLANT SCHEDULE

KEY	QTY.	TECHNICAL NAME	COMMON NAME	SIZE	COND.
DECIDUOUS TREES					
ARA	4	ACER RUBRUM 'ARMSTRONG'	ARMSTRONG RED MAPLE	2"-2.5" CAL.	B&B
CFN	4	CORNUS FLORIDA 'CLOUD 9'	CELESTIAL DOGWOOD	2"-2.5" CAL.	B&B
BG	3	NYSSA SYLVATICA	BLACK GUM	2"-2.5" CAL.	B&B
OV	7	OSTRYA VIRGINIANA	AMERICAN HOPHORNBEAM	2"-2.5" CAL.	B&B
EVERGREEN TREES					
JV	21	JUNIPERUS VIRGINIANA	RED CEDAR	5'-6' HT.	B&B
NS	4	PICEA ABIES	NORWAY SPRUCE	6'-8' HT.	B&B
DECIDUOUS SHRUBS					
SO	22	SYMPHORICARPOS ORBICULATUS	CORALBERRY	3 GAL.	CONT.
PO	9	PHYSOCARPUS OPULIFOLIUS ' RUBY SPICE'	NINEBARK	3 GAL.	CONT.
AT	30	AMSONIA TABERNAEMONTANA 'BLUE ICE'	BLUE STAR	1 GAL.	CONT.
MB	38	MONARDA BRADBURNIA	EASTERN BEEBALM	1 GAL.	CONT.
EVERGREEN SHRUBS					
IO	6	ILEX OPACA 'JERSEY PRINCESS'	AMERICAN HOLLY	6'-7' HT.	B&B
TOS	45	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN ARBORVITAE	5'-6' HT.	CONT.

GENERAL NOTES - LANDSCAPING:

1. AS CONSTRUCTION PROGRESSES, FINE GRADE AND SEED OR SOD AS SOON AS POSSIBLE TO REDUCE RUNOFF.
2. ALL PLANTING BEDS TO BE TOPSOILED TO A DEPTH OF 12".
3. IN ALL SHRUB BEDS TO RECEIVE MASS PLANTING, PROVIDE PINE BARK MULCH AS DETAILED. ESTABLISH A NEAT, SMOOTH EDGE BETWEEN MULCH AND LAWN.
4. ADJUSTMENTS IN THE LOCATIONS OF PLANT MATERIALS MAY BE NECESSARY DUE TO LOCATIONS OF UTILITIES. ADJUSTMENTS SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE.
5. 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.
6. FINAL LOCATION AND QUANTITY OF PROPOSED TREES TO BE DETERMINED ON-SITE BY APPROVAL OF TOWN STAFF.



PLANTING DETAIL - TYP

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)

4 NS
20 AT
2 BG
28 MB
22 SO
9 PO
21 JV
4 CFN
45 TOS
4 ARA
7 OV
6 IO
10 AT
1 BG
10 MB
WOODS
16" DI WATER
316+0
SNET 1713
SNET 1714

SCALE IN FEET: 15 0 15 30 45

CBYD.com 811 Call Before You Dig, Inc.

THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UTILITIES IN THE FIELD BEFORE BEGINNING ANY EXCAVATION. CALL AT LEAST 72 HOURS IN ADVANCE FROM ANYWHERE IN THE STATE OF CONNECTICUT, "CALL BEFORE YOU DIG": 1-800-922-4455

PZC PERMIT #_____ DATE OF APPROVAL_____ EXPIRATION DATE_____

PZC CHAIRMAN OR SECRETARY DATE

REV.	DESCRIPTION OF REVISION	DATE	APPR.

STATE OF CONNECTICUT GEORGE F. ANDRADE No. 19281 LICENSED PROFESSIONAL ENGINEER

Loureiro Engineering Associates, Inc.
100 Northfield Street, Greenwich, CT 06830
Phone: 860-747-6181 • Fax: 860-747-8822
An Employee Owned Company • www.Loureiro.com

SCALE 1"=30'
COMM. NO. 0453C2.06
DRAWN BY ESF
DATE 04/25/2024
APPROVED BY SRM
DATE 04/25/2024

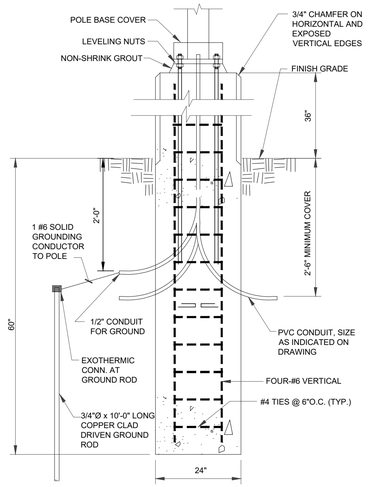
LANDSCAPING PLAN

GALES FERRY INTERMODAL LLC
1761 ROUTE 12, GALES FERRY, CONNECTICUT 06335
PREPARED FOR:
GALES FERRY INTERMODAL LLC
549 SOUTH STREET, QUINCY, MA 02169

DRAWING L-1

SHEET NO. 12 NO. OF SHEETS 19

V:\CT\GALES FERRY\ROUTE 12-1761\0453C2.06 LOCAL PERMIT FOR STERLING BUILDING\DWGS\CIVIL\LANDSCAPING PLAN.DWG Tab: LANDSCAPING PLAN Saved: 4/25/2024 12:56 PM by ESFARMER Printed: 4/25/2024 1:21 PM



NOTES
1. CONCRETE SHALL BE 3000 PSI COMPRESSIVE STRENGTH AT 28 DAYS.
2. REINFORCING STEEL SHALL BE ASTM A615 GRADE 60.
3. LAP ALL BARS 36 BAR DIAMETERS.
4. GRIND AND GROUT CLEAN ALL EXPOSED CONCRETE SURFACES TO OBTAIN UNIFORM FINISH APPEARANCE.
5. BASE CAN BE CAST-IN-PLACE OR PRECAST AT CONTRACTOR'S OPTION.

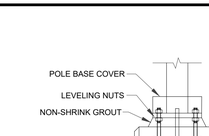
LIGHT POLE BASE

SCALE: NONE

NOTE: COORDINATE POLE WITH BASE.

TAPERED ALUMINUM LUMINAIRE POLE

SCALE: NONE



WDGE3 LED
Architectural Wall Sconce

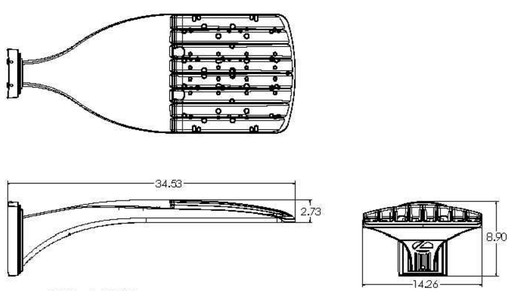
Specifications

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

NOTES
LITHONIA LIGHTING COMMERCIAL OUTDOOR, WDGE3 LED ARCHITECTURAL WALL SCONCE FULL CUT OFF LUMINAIRE TO BE COORDINATED IN SHOP DRAWING TO REFLECT PHOTOMETRIC DISTRIBUTION SHOWN.

WALL PACK LIGHT

SCALE: NONE

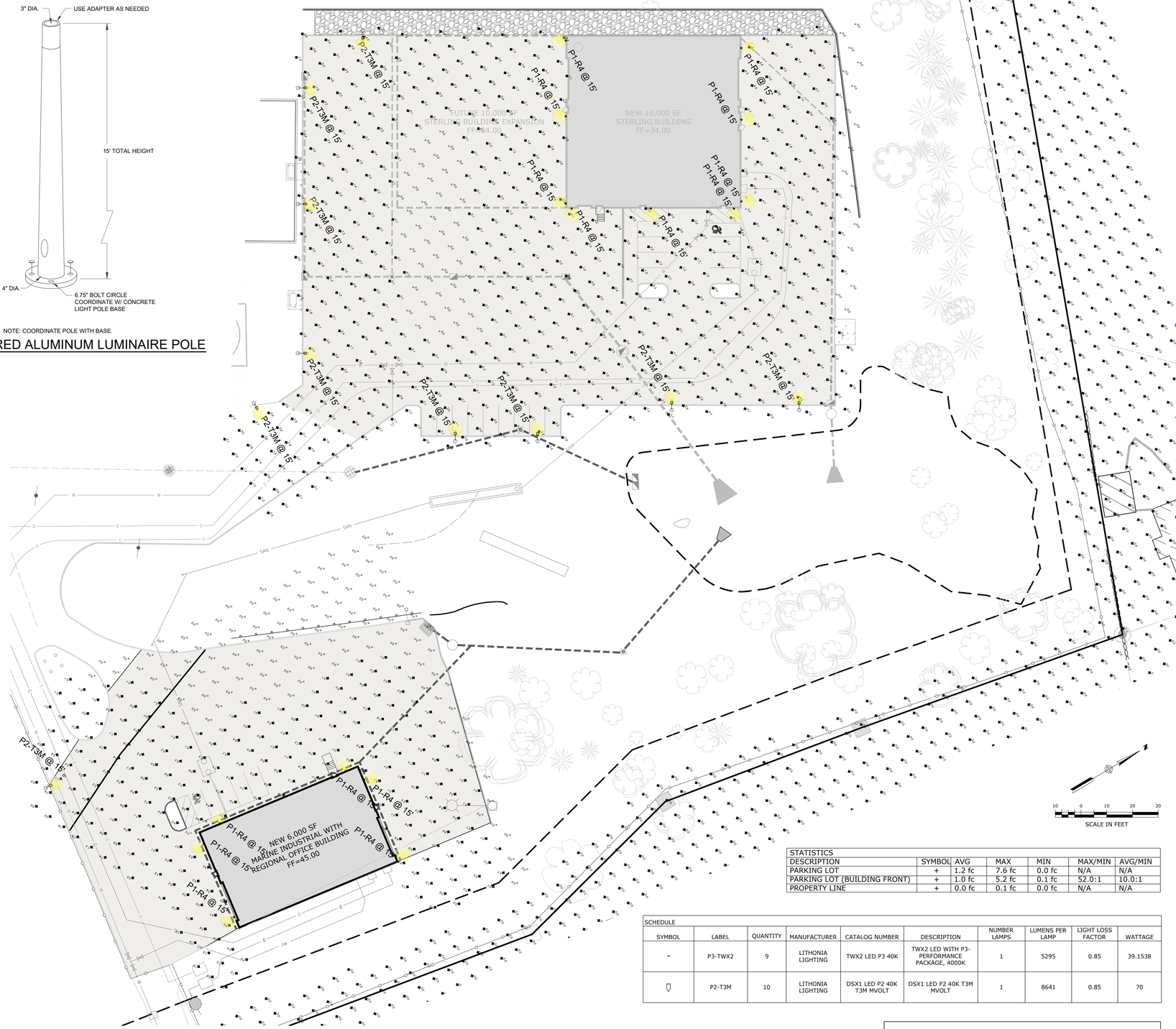


DSX1 with WBA

NOTES
LITHONIA LIGHTING, DSX1 LED WITH WBA, P2, 40K,T3M/TFTM, MVOLT, HS (POLE MOUNT).

POLE MOUNTED LIGHT

SCALE: NONE



STATISTICS						
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

SCHEDULE

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	10	LITHONIA LIGHTING	DSX1 LED P2 40K T3M MVOLT	DSX1 LED P2 40K T3M MVOLT	1	8641	0.85	70

PZC PERMIT #_____ DATE OF APPROVAL_____ EXPIRATION DATE_____

_____ _____
PZC CHAIRMAN OR SECRETARY DATE

REV.	DESCRIPTION OF REVISION	DATE	APPR.

STATE OF CONNECTICUT GEORGE F. ANDRASKO JR. No. 19281 LICENSED PROFESSIONAL ENGINEER

Loureiro Engineering Associates, Inc.
100 Northfield Street • Greenwich, CT 06830
Phone: 860-747-6181 • Fax: 860-747-8822
An Employee Owned Company • www.Loureiro.com

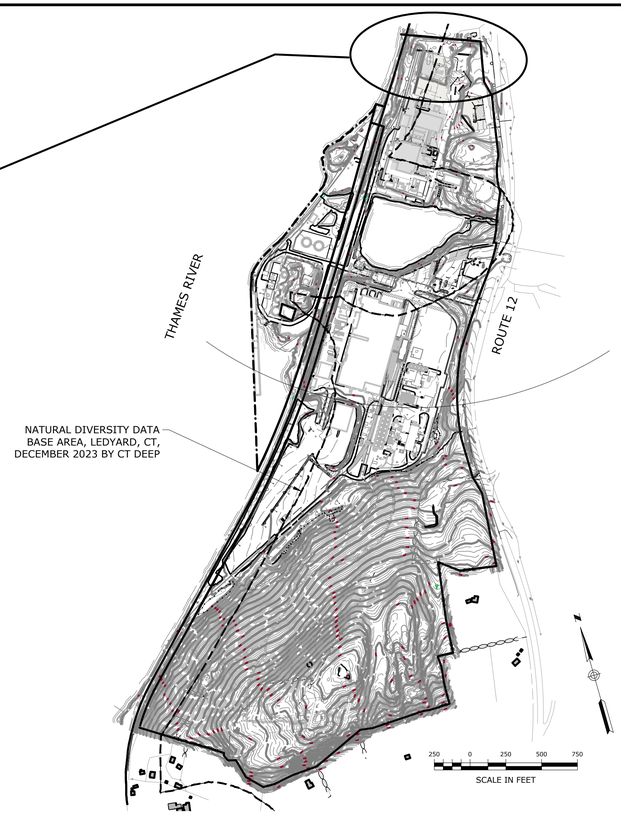
SCALE: 1"=20'
COMM. NO.: 0453C2.06
DRAWN BY: ESF
DATE: 04/25/2024
APPROVED BY: SRM
DATE: 04/25/2024

PHOTOMETRIC AND LIGHTING PLAN

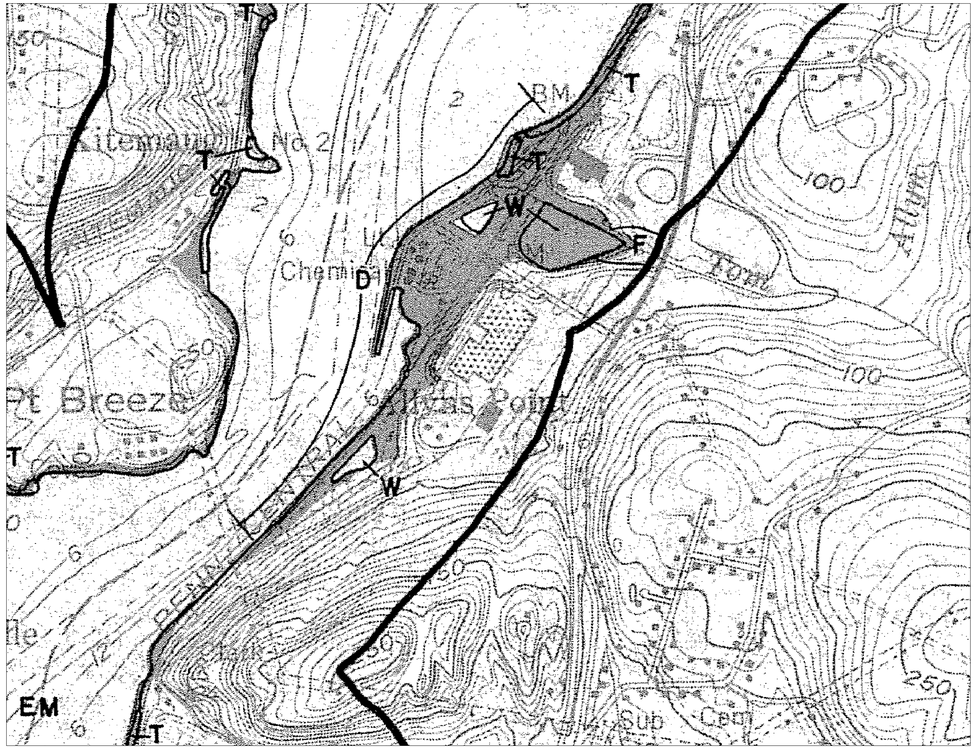
GALES FERRY INTERMODAL
1761 ROUTE 12, GALES FERRY, CONNECTICUT 06335
PREPARED FOR:
GALES FERRY INTERMODAL LLC
549 SOUTH STREET, QUINCY, MA 02169

DRAWING
C-10

SHEET NO. 13 NO. OF SHEETS 19



PROPERTY MAP



COASTAL RESOURCES

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

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 STATUES.
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.

PZC PERMIT #_____ DATE OF APPROVAL_____ EXPIRATION DATE_____

_____ _____

PZC CHAIRMAN OR SECRETARY DATE

REV.	DESCRIPTION OF REVISION	DATE	APPR.

STATE OF CONNECTICUT
GEORGE F. ANDRADE JR.
No. 18281
LICENSED PROFESSIONAL ENGINEER

Loureiro
Engineering Associates
Science • Planning • Design
Water • Facility Services • Laboratory
Loureiro Engineering Associates, Inc.
100 Northfield Street • Greenwich, Connecticut 06830
Phone: 860-747-6181 • Fax: 860-747-8822
An Employee Owned Company • www.Loureiro.com

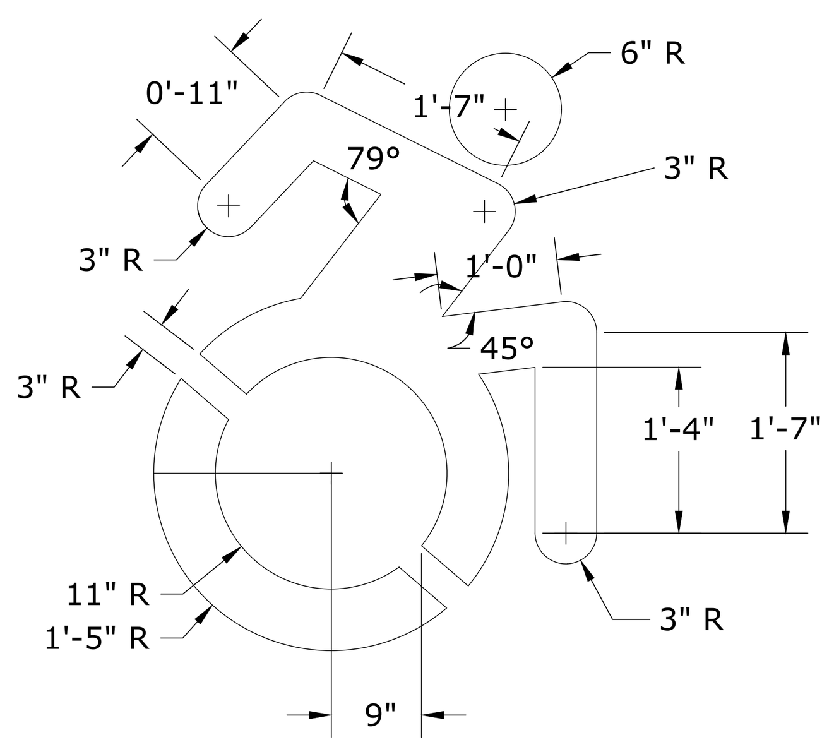
SCALE: SCALE AS NOTED
COMP. NO.: 045-C2.06
DRAWN BY: ESF — DATE: 04/25/2024
APPROVED BY: SRM — DATE: 04/25/2024

COASTAL AREA MANAGEMENT PLAN

GALES FERRY INTERMODAL
1761 ROUTE 12, GALES FERRY, CONNECTICUT 06335
PREPARED FOR:
GALES FERRY INTERMODAL, LLC
449 SOUTH STREET, QUINCY, MA 02169

DRAWING
C-11

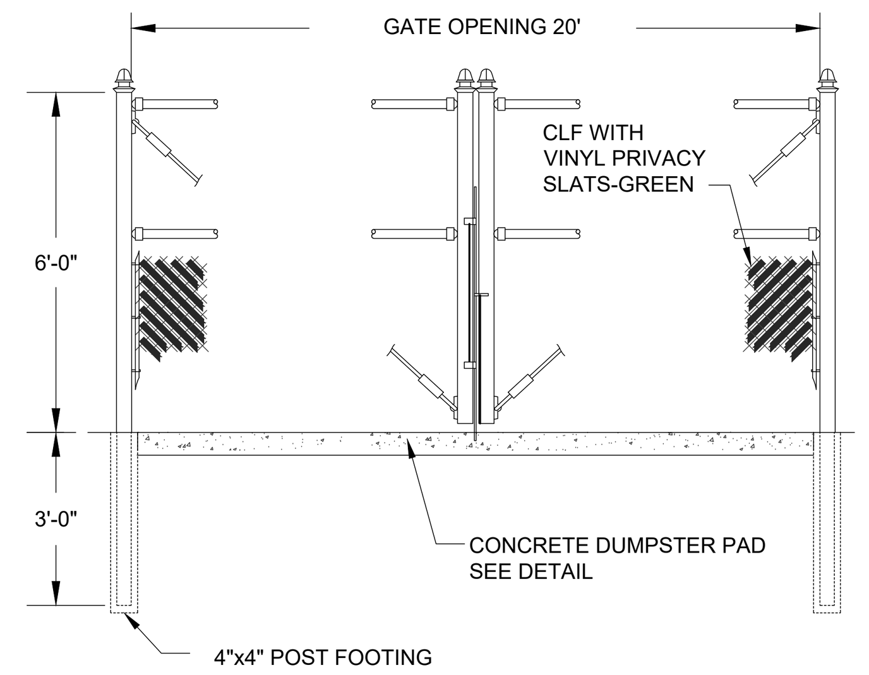
SHEET NO. 14 NO. OF SHEETS 19



DYNAMIC ACCESSIBILITY PARKING SYMBOL®
SCALE: NONE

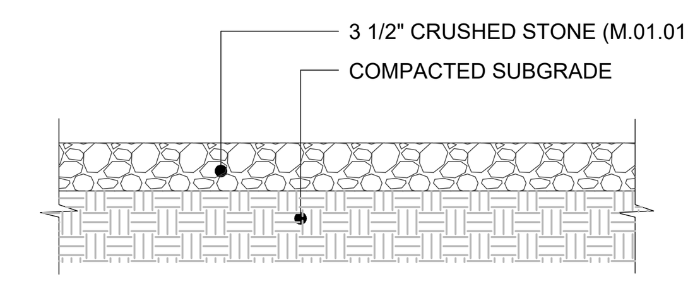
STOP SIGN:
R1-1; 31-0552-30"

SIGN DETAIL
SCALE: NONE



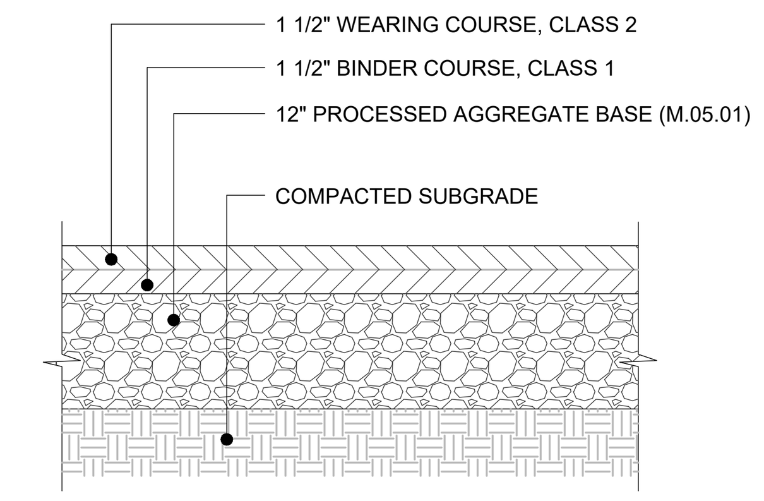
NOTES:
1. DUMPSTER ENCLOSURE TO BE EQUIPPED WITH VINYL PRIVACY SLATS - GREEN, ALL SIDES.
2. REFER TO CHAIN LINK FENCE DETAIL FOR ADDITIONAL DETAILS.
3. DEPTH OF THE ENCLOSURE IS 8'.

DUMPSTER ENCLOSURE DETAIL
SCALE: NONE

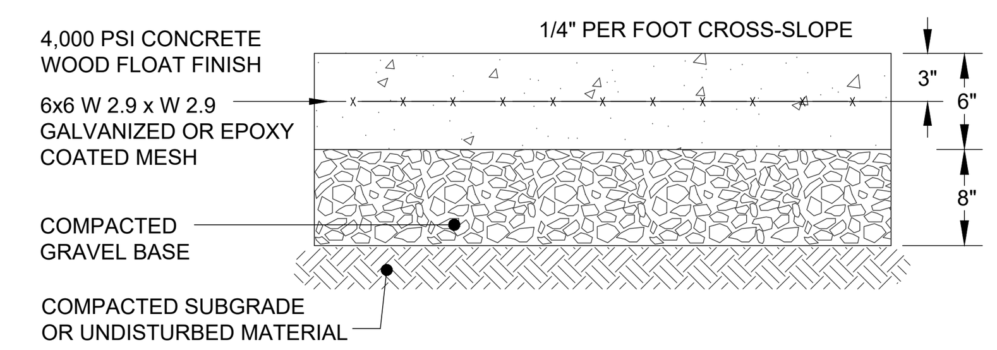


NOTES:
1. CRUSHED STONE SHALL CONSIST OF WASHED NO. 6 STONE AND SHALL BE IN ACCORDANCE WITH THE CONNECTICUT DEPARTMENT OF TRANSPORTATION SPECIFICATION SECTION M.01.01
2. ALL COMPACTION TO BE 95% STANDARD PROCTOR DENSITY

GRAVEL SURFACE X-SECTION
SCALE: NONE

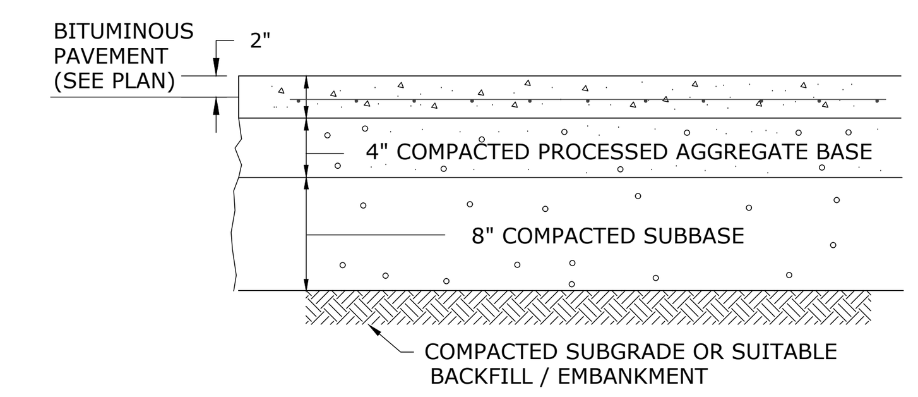


BITUMINOUS CONCRETE PAVING
SCALE: NONE



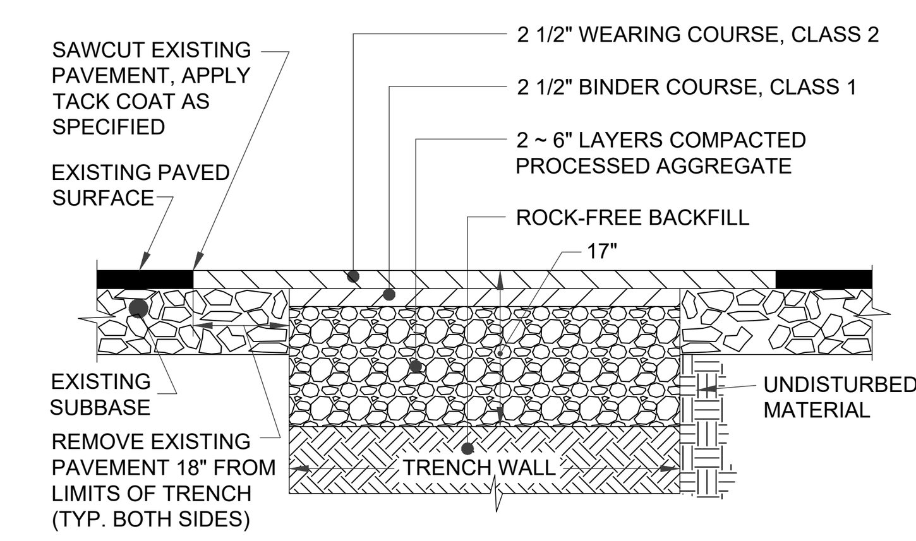
NOTE:
SEE PLAN FOR LOCATION AND SIZE OF PAD.

CONCRETE DUMPSTER PAD DETAIL
SCALE: NONE

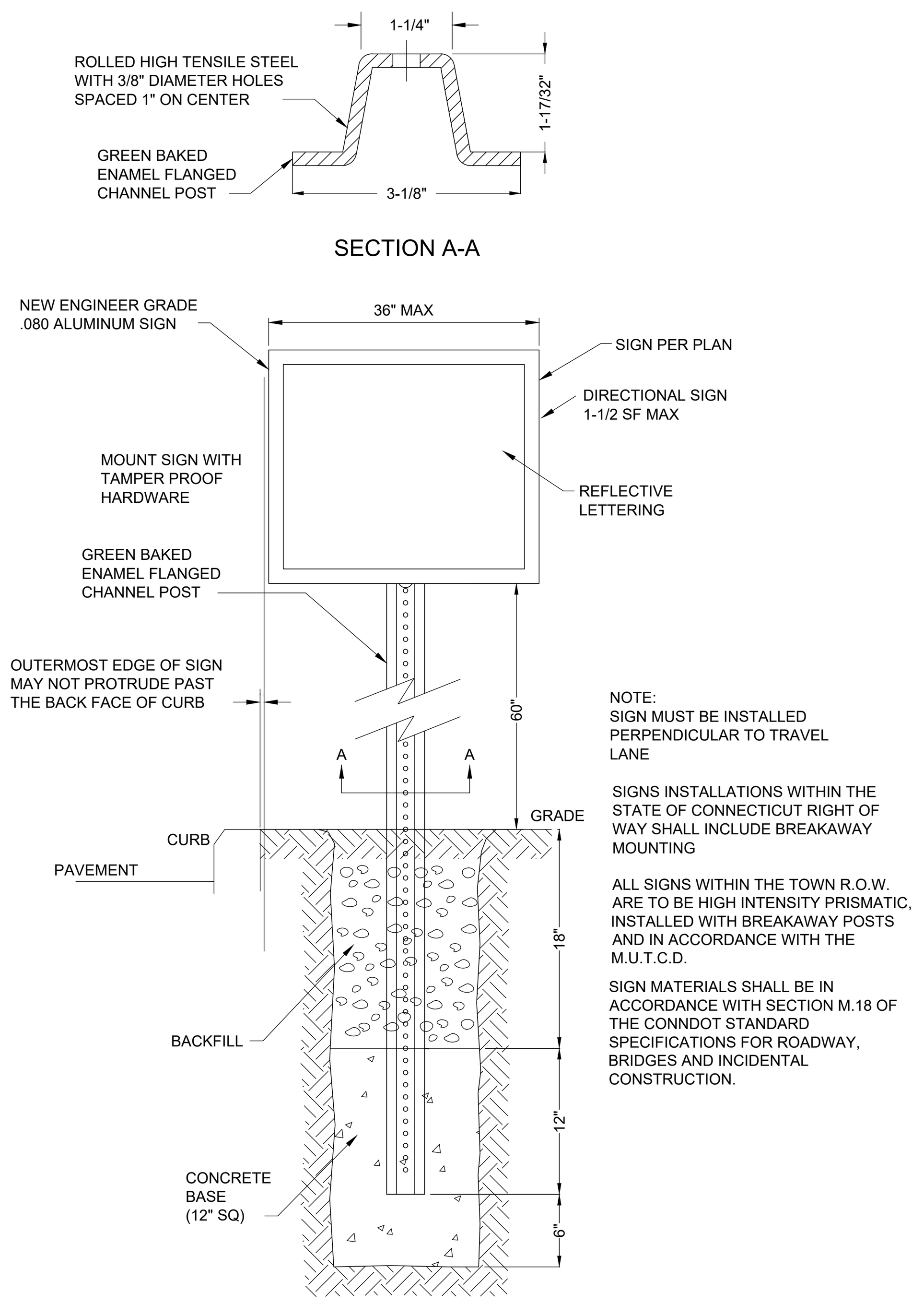


NOTES:
1. ALL COMPACTION TO BE 95% STANDARD PROCTOR DENSITY.
2. CONCRETE TO BE 3500 PSI COMPRESSIVE STRENGTH AT 28 DAYS.

CONCRETE PAD
SCALE: NONE



PAVEMENT REPLACEMENT DETAIL
SCALE: NONE



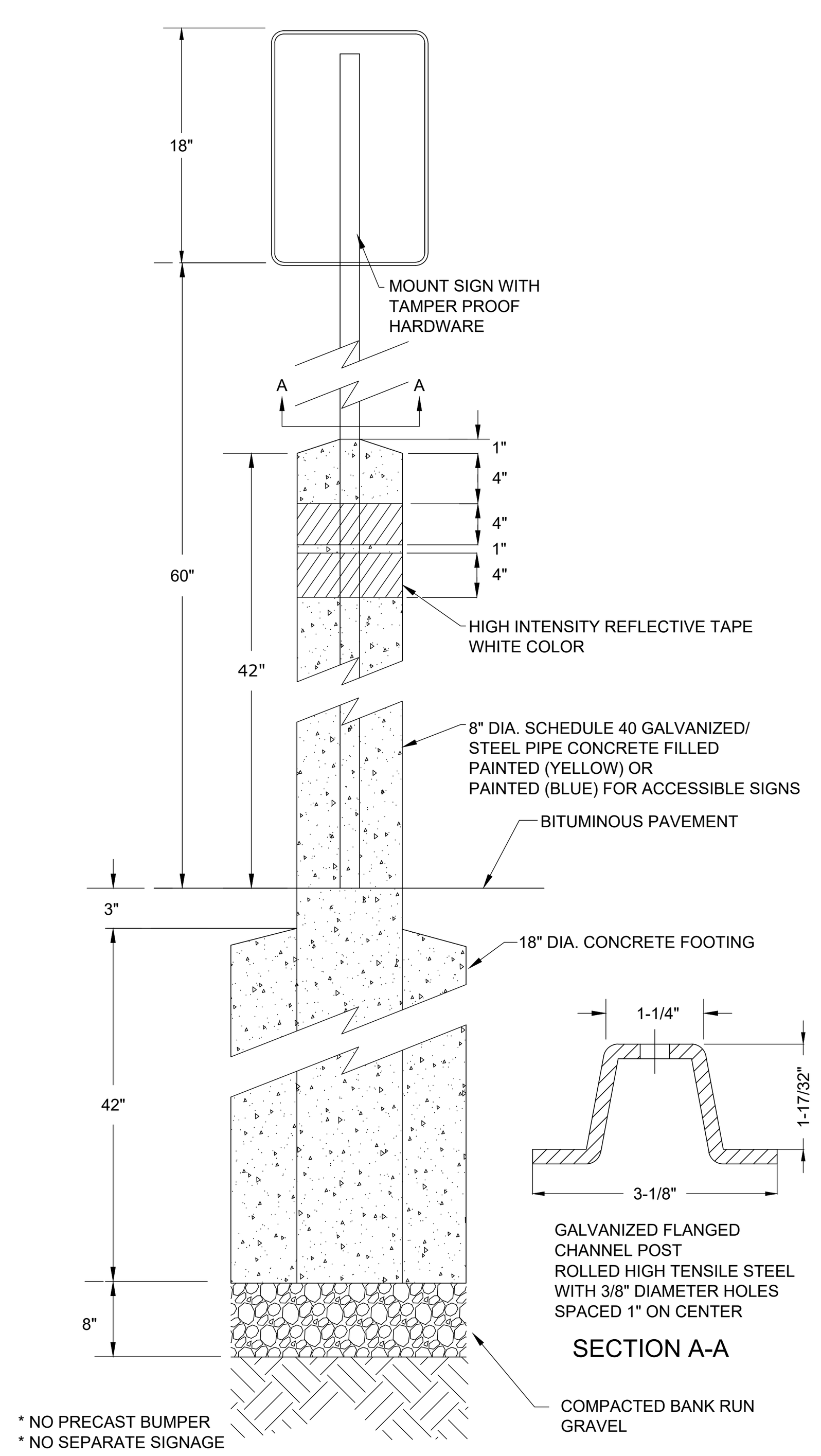
NOTE:
SIGN MUST BE INSTALLED PERPENDICULAR TO TRAVEL LANE

SIGNS INSTALLATIONS WITHIN THE STATE OF CONNECTICUT RIGHT OF WAY SHALL INCLUDE BREAKAWAY MOUNTING

ALL SIGNS WITHIN THE TOWN R.O.W. ARE TO BE HIGH INTENSITY PRISMATIC, INSTALLED WITH BREAKAWAY POSTS AND IN ACCORDANCE WITH THE M.U.T.C.D.

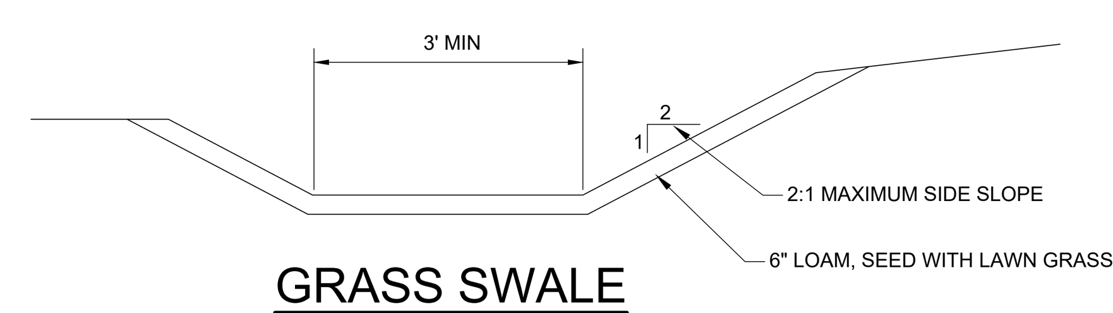
SIGN MATERIALS SHALL BE IN ACCORDANCE WITH SECTION M.18 OF THE CONNDOT STANDARD SPECIFICATIONS FOR ROADWAY, BRIDGES AND INCIDENTAL CONSTRUCTION.

SIGN POST
SCALE: NONE

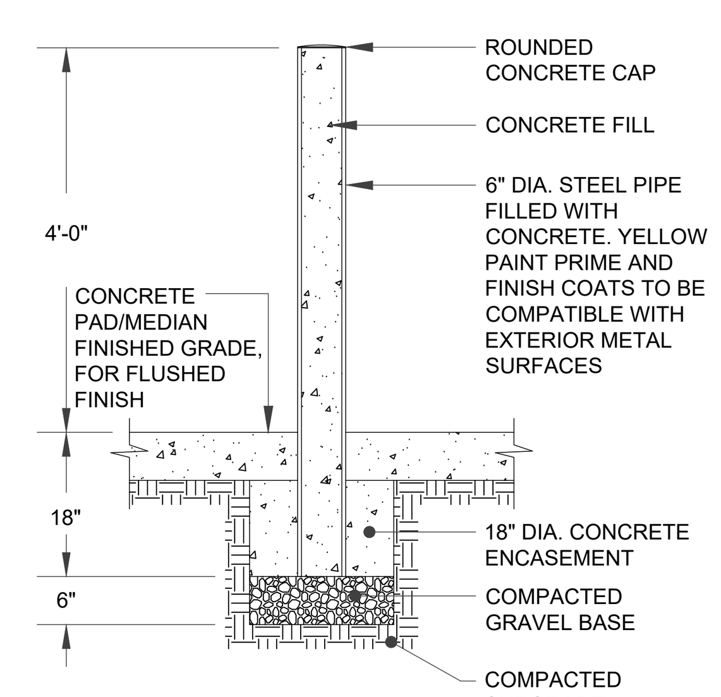


* NO PRECAST BUMPER
* NO SEPARATE SIGNAGE

BOLLARD MOUNTED SIGNAGE
SCALE: NONE



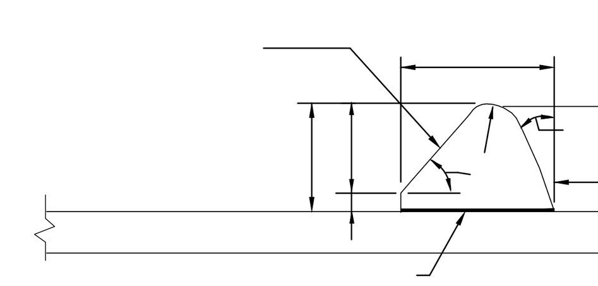
GRASS SWALE
SCALE: NONE



NOTE: CONCRETE: ACI301, 3000 PSI COMPRESSIVE STRENGTH AT 28 DAYS

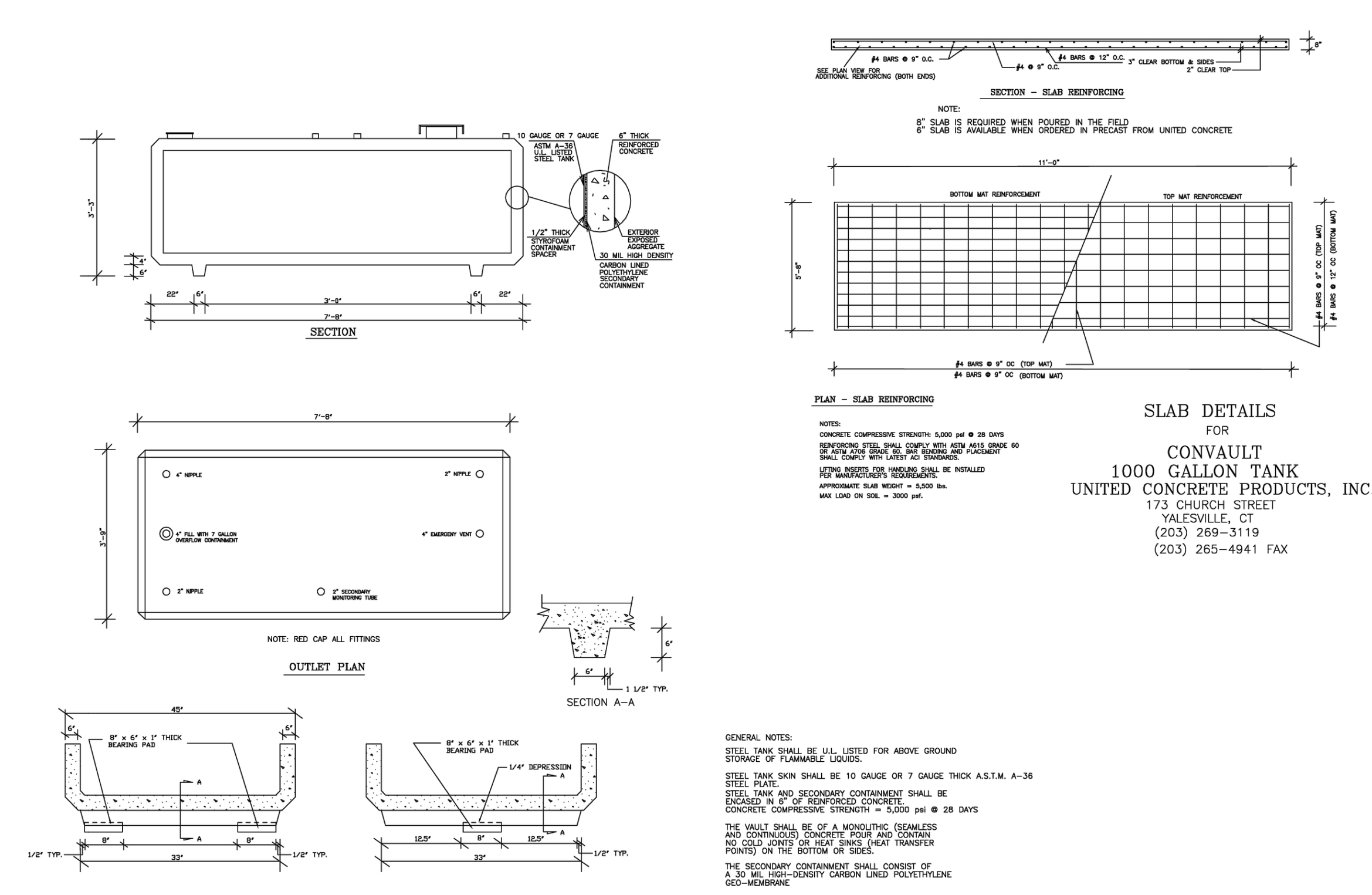
STEEL BOLLARD
SCALE: NONE

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



BITUMINOUS CONCRETE LIP CURB (BCLC)
SCALE: NONE

GAS CYLINDER STORAGE LOCKER
SCALE: NONE



1,000 GAL DIESEL STORAGE TANK
SCALE: NONE

PZC PERMIT #__________ DATE OF APPROVAL__________ EXPIRATION DATE__________

PZC CHAIRMAN OR SECRETARY __________ DATE __________

REV.	DESCRIPTION OF REVISION	DATE	APPR.

STATE OF CONNECTICUT · GEORGE F. ANDREWS · No. 19260 · LICENSED PROFESSIONAL ENGINEER

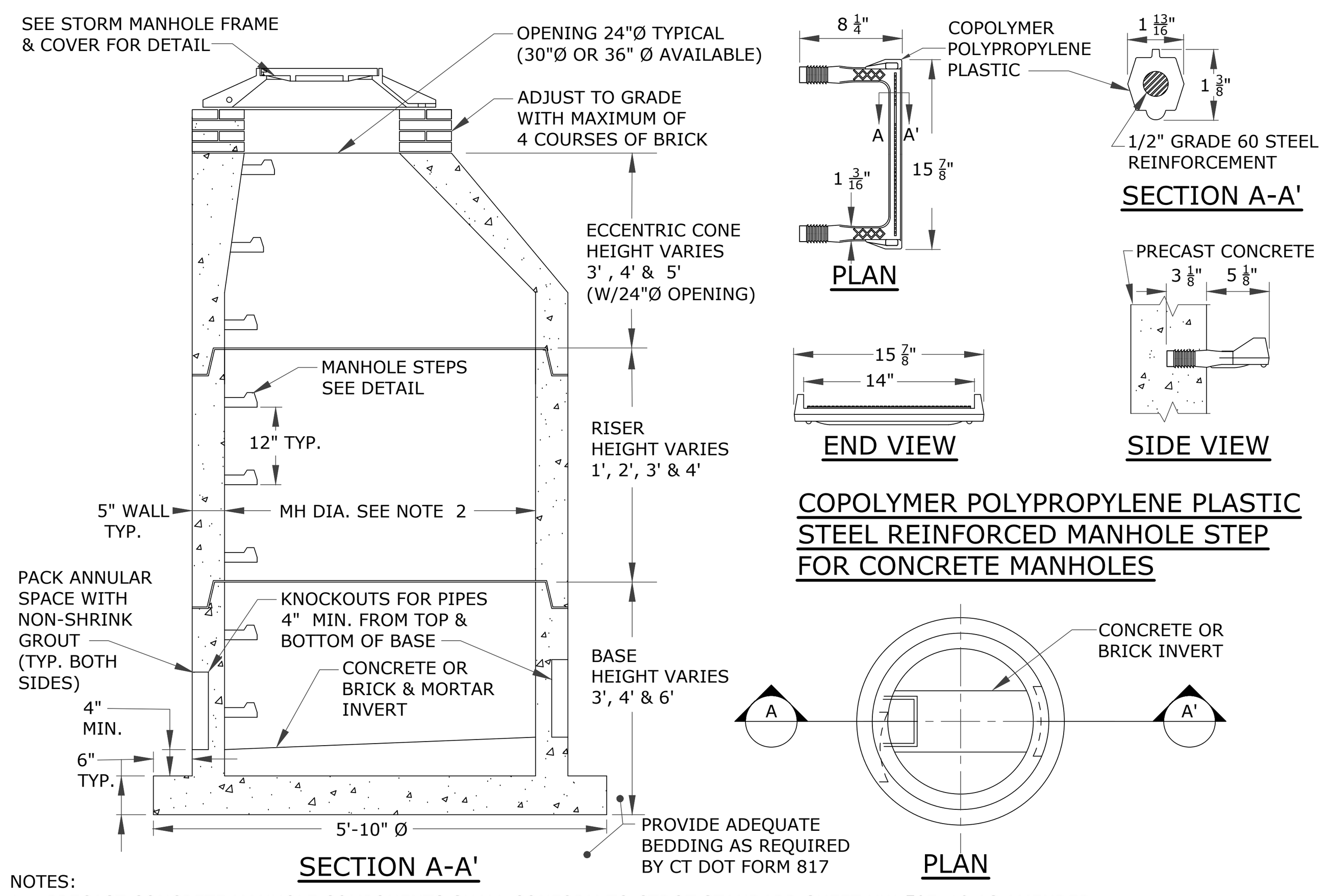
Loureiro
Engineering • Construction • EHS • Energy
Waste • Facility Services • Laboratory
Loureiro Engineering Associates, Inc.
100 Northwest Drive • Plainville, Connecticut 06062
Phone: 860.747.6181 • Fax: 860.747.8822
An Employee Owned Company • www.Loureiro.com

SCALE	COMM. NO.	DRAWN BY	DATE	APPROVED BY	DATE
NOT TO SCALE	045JC2.06	ESF	04/25/2024	SRM	04/25/2024

SITE DETAILS 1

GALES FERRY INTERMODAL
1761 ROUTE 12, GALES FERRY, CONNECTICUT 06335
PREPARED FOR:
GALES FERRY INTERMODAL LLC
549 SOUTH STREET, QUINCY, MA 02169

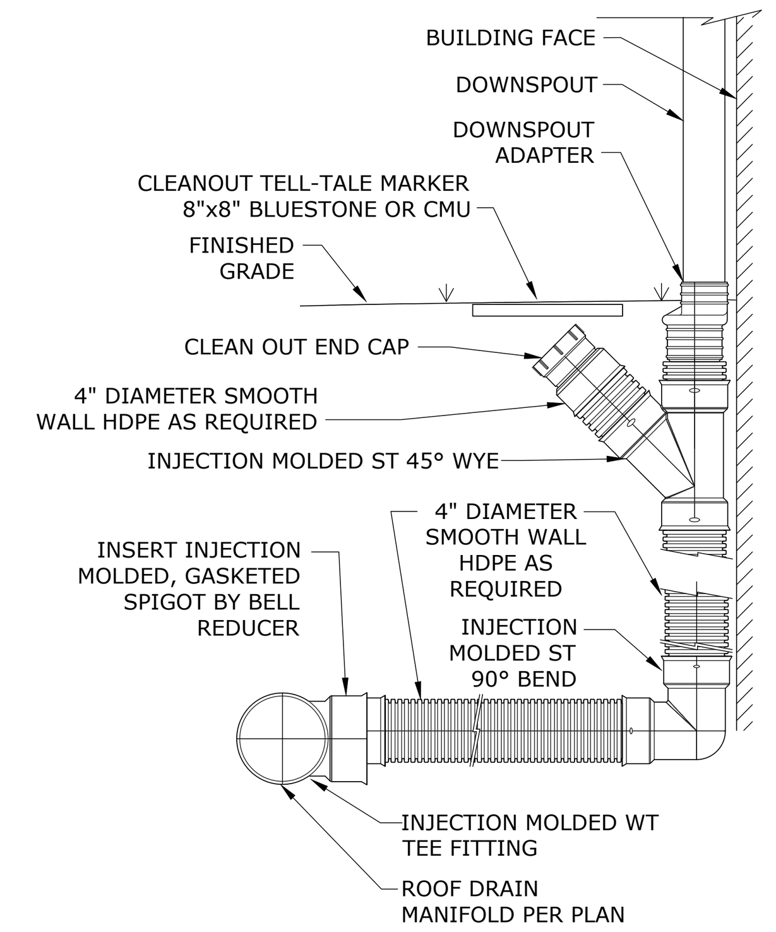
DRAWING
C-12



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-S-0021(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.

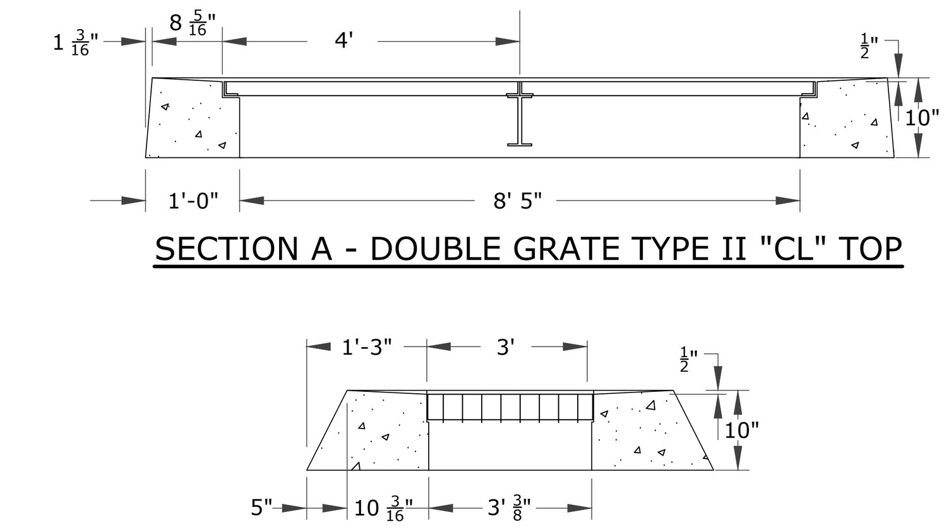
STANDARD PRECAST CONCRETE STORM MANHOLE DETAIL

SCALE: NONE



ROOF DRAIN DOWNSPOUT CONNECTION

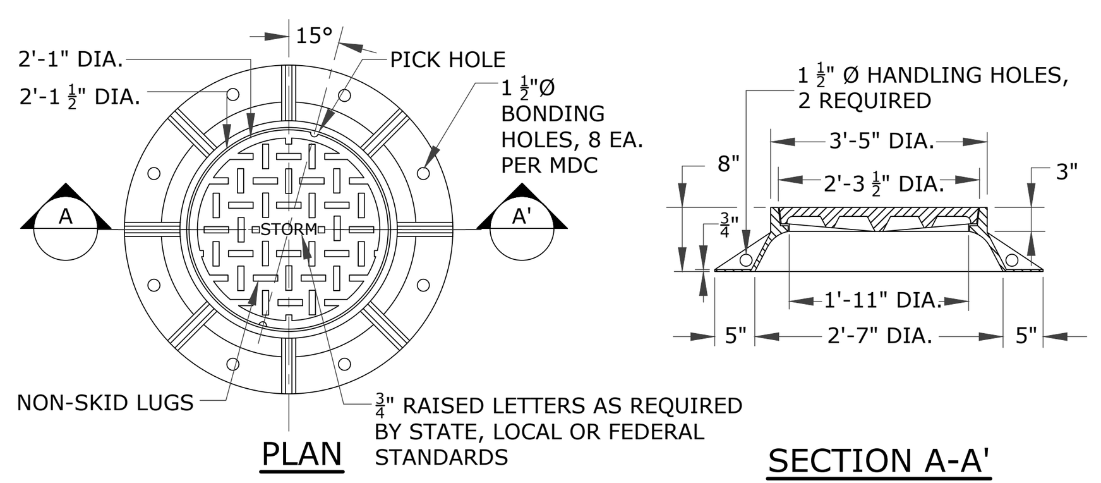
SCALE: NONE



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.
3. 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.
4. ALL STEEL, EXCEPT REINFORCING BARS, SHALL BE GALVANIZED IN CONFORMANCE WITH SECTION M06.03 OF CONNECTICUT STANDARD SPECIFICATIONS.
5. 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

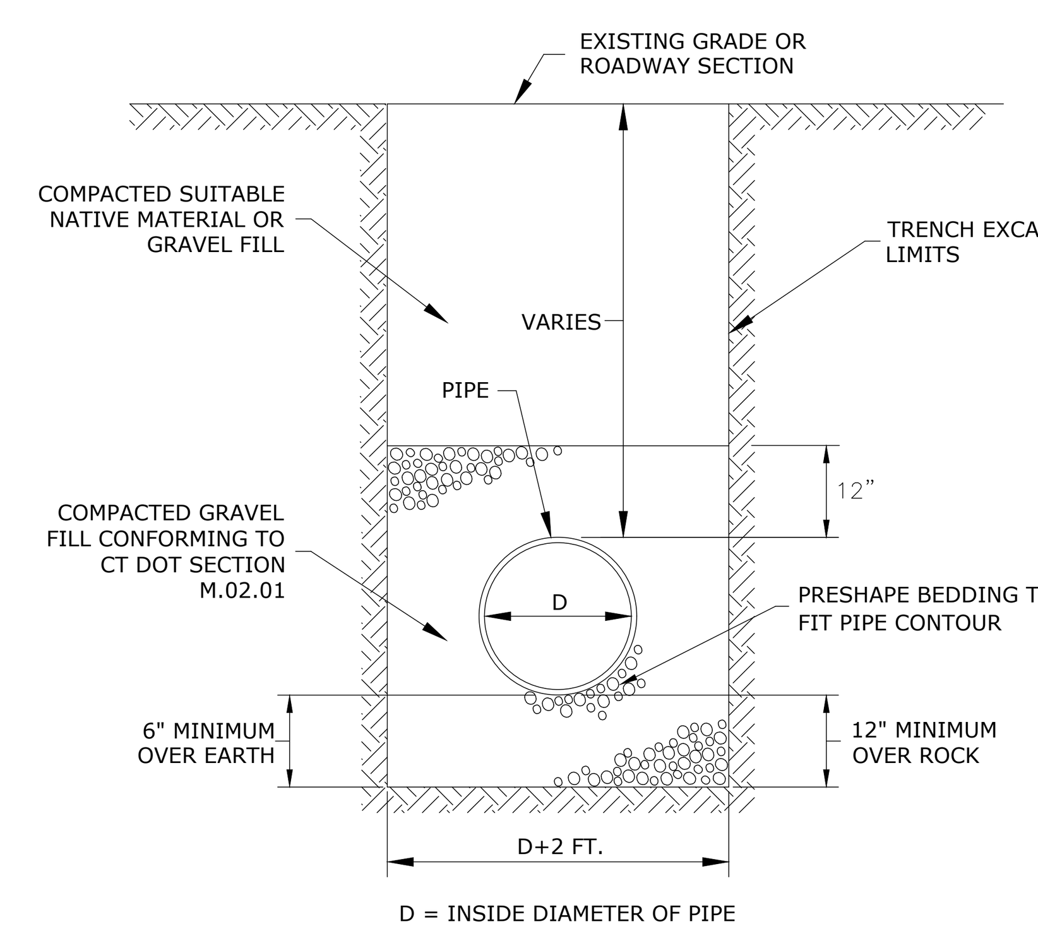
SCALE: NONE



NOTES:
1. 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.
2. 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.
3. ALL DIMENSIONS SUBJECT TO MANUFACTURING TOLERANCES.

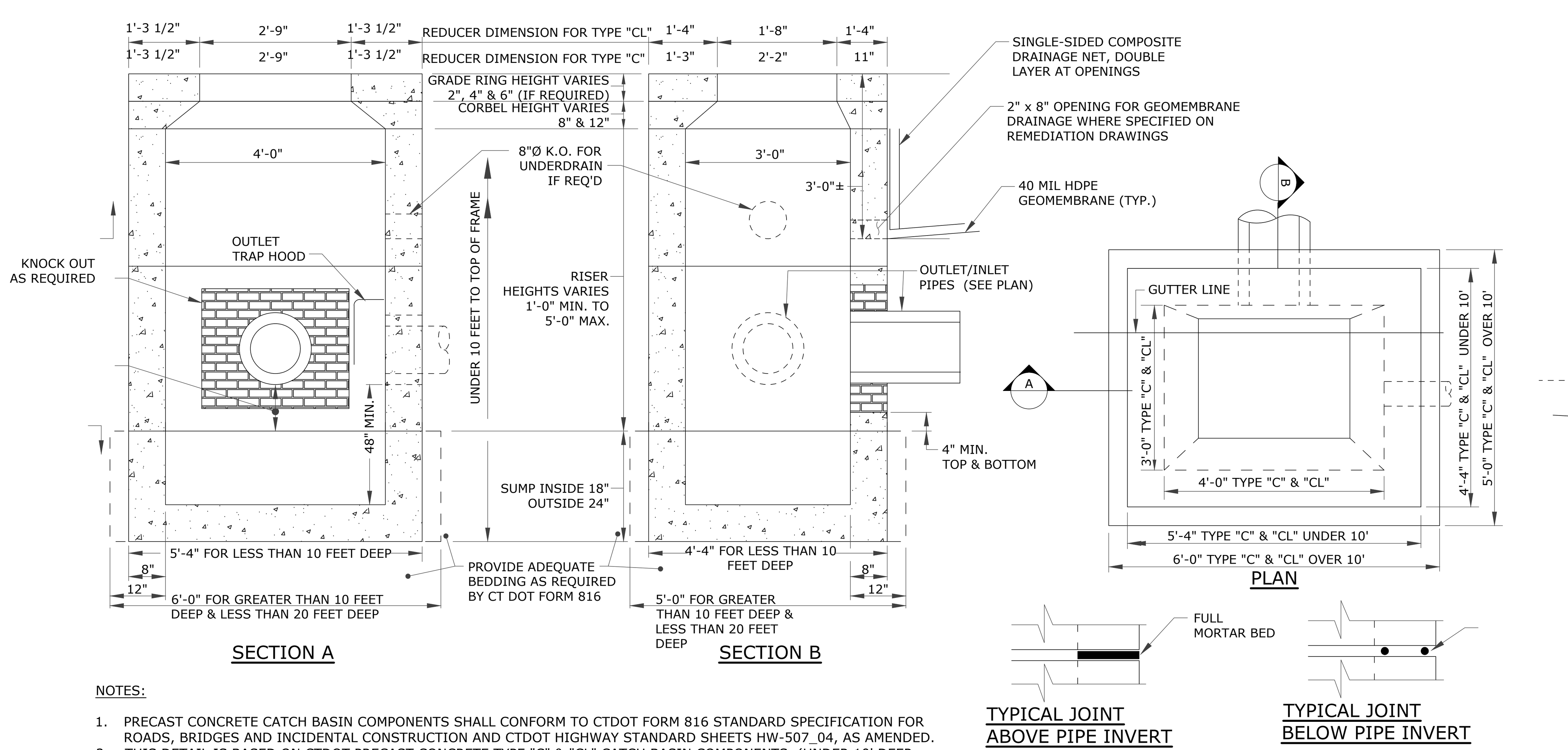
STORM MANHOLE FRAME & COVER DETAIL

SCALE: NONE



STORM DRAIN TRENCH

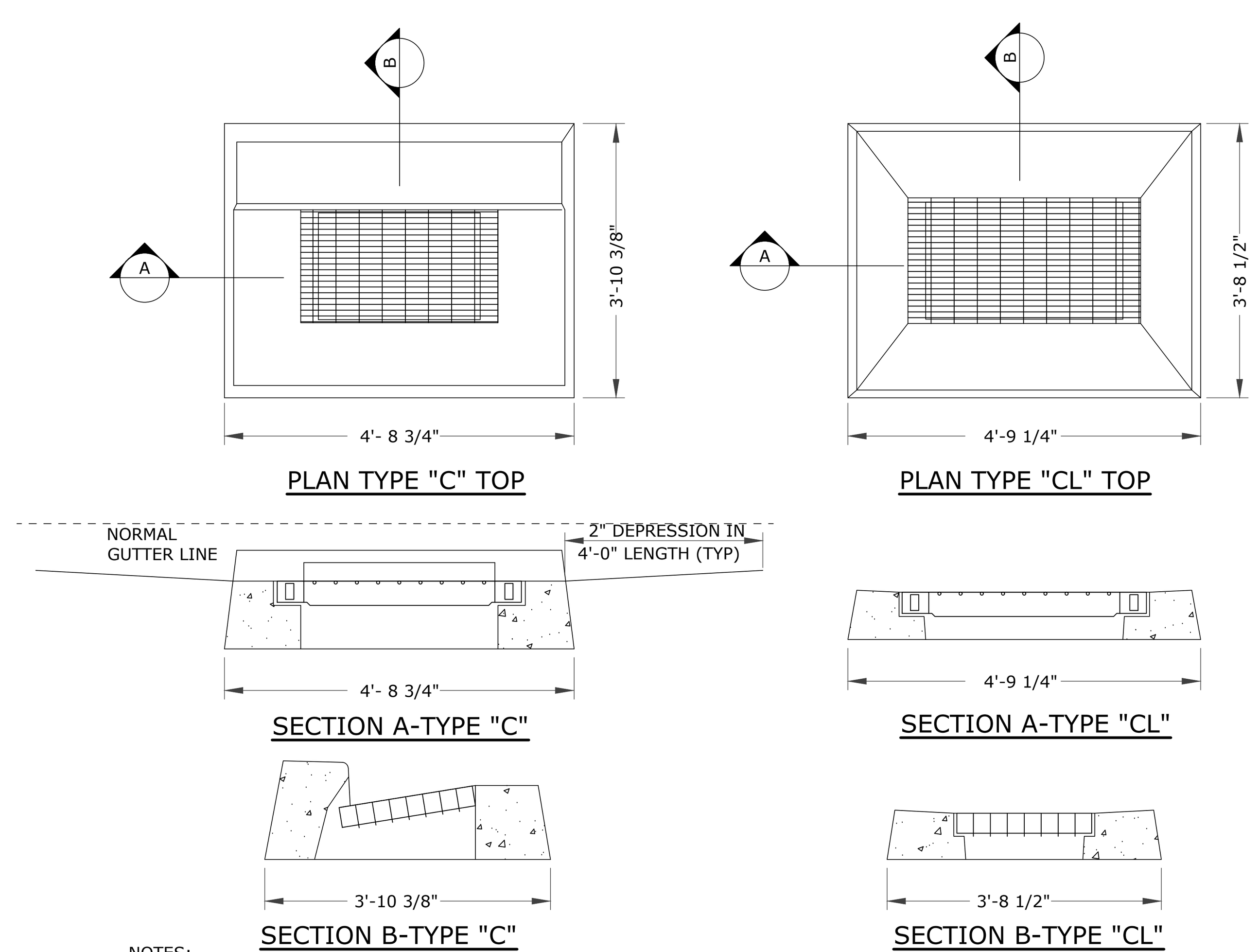
SCALE: NONE



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

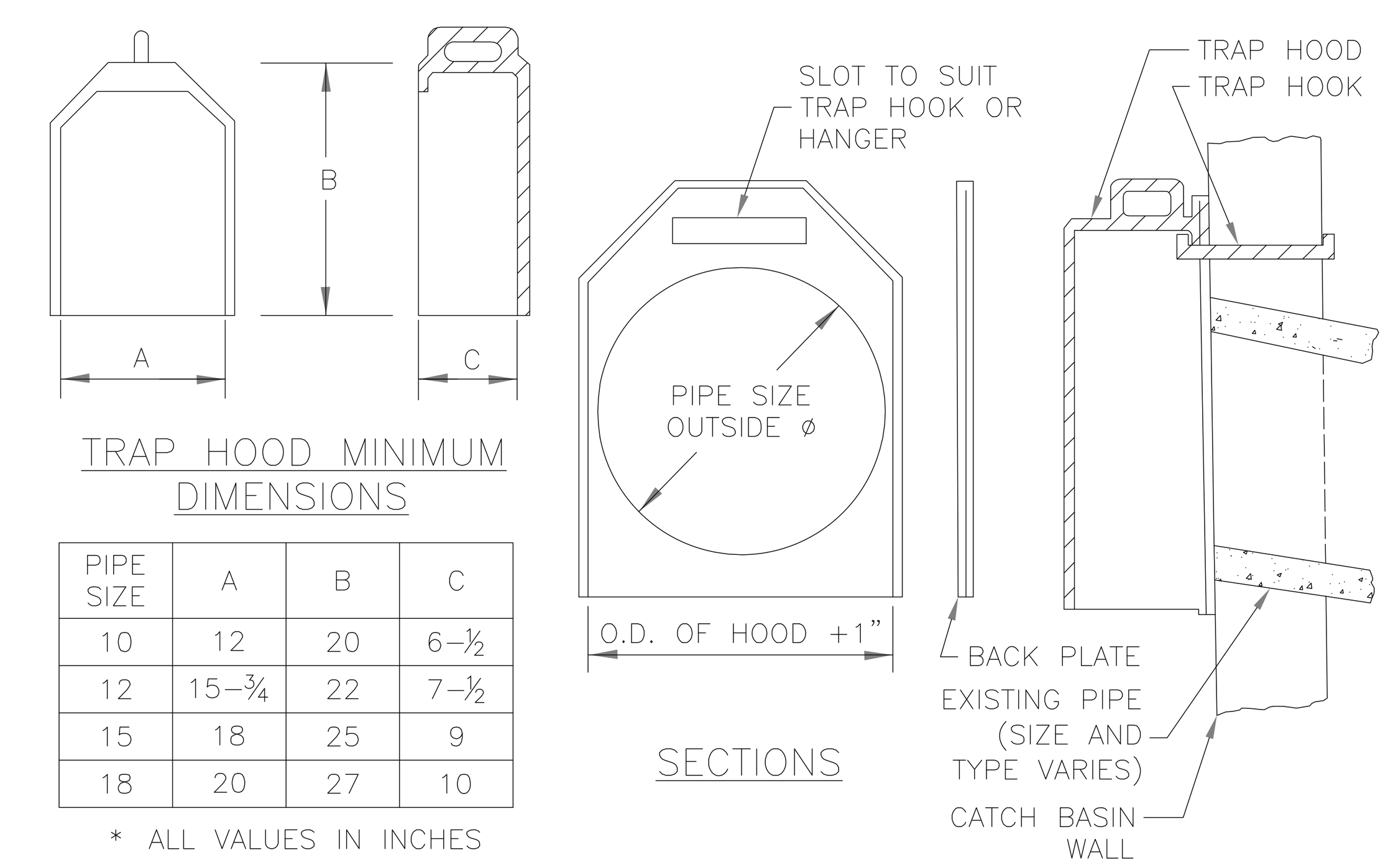
SCALE: NONE



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



TRAP HOOD MINIMUM DIMENSIONS

PIPE SIZE	A	B	C
10	12	20	6-½
12	15-¾	22	7-½
15	18	25	9
18	20	27	10

* ALL VALUES IN INCHES

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.

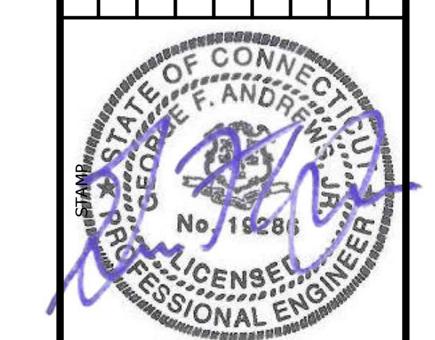
CATCH BASIN TRAP HOOD

SCALE: NONE

PZC PERMIT # __________ DATE OF APPROVAL__________ EXPIRATION DATE__________

PZC CHAIRMAN OR SECRETARY __________ DATE __________

REV.	DESCRIPTION OF REVISION	DATE	APPR.



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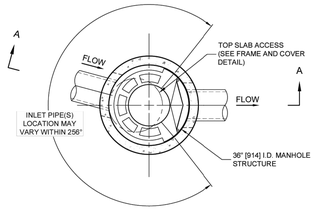
SCALE: NOT TO SCALE
COMM. NO. 045JC2.06
DRAWN BY: ESF — DATE: 04/25/2024
APPROVED BY: SRM — DATE: 04/25/2024

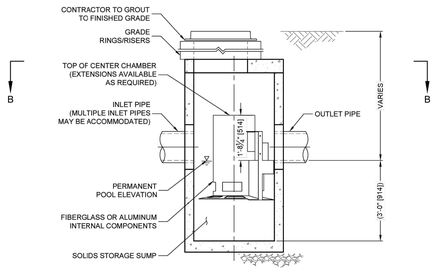
SITE DETAILS 2

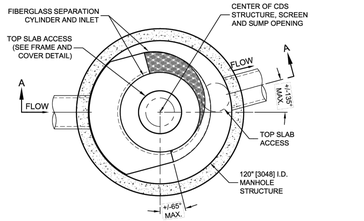
GALES FERRY INTERMODAL
1761 ROUTE 12, GALES FERRY, CONNECTICUT 06335
PREPARED FOR:
GALES FERRY INTERMODAL LLC
549 SOUTH STREET, QUINCY, MA 02169

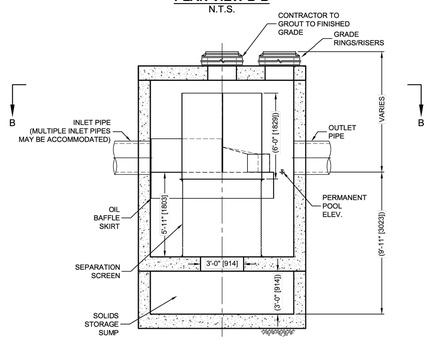
DRAWING **C-13**

SHEET NO. 16 NO. OF SHEETS 19









PLAN VIEW B-B
NOT TO SCALE

ELEVATION A-A
NOT TO SCALE

CASCADE
separator™

CASCADE SEPARATOR DESIGN NOTES

THE STANDARD CS-3 CONFIGURATION IS SHOWN. ALTERNATE CONFIGURATIONS ARE AVAILABLE AND ARE LISTED BELOW. SOME CONFIGURATIONS MAY BE COMBINED TO SUIT SITE REQUIREMENTS.

CONFIGURATION DESCRIPTION
GRATED INLET ONLY (NO INLET PIPE)
GRATED INLET WITH INLET PIPE OR PIPES
CURB INLET ONLY (NO INLET PIPE)
CURB INLET WITH INLET PIPE OR PIPES

FRAME AND COVER
(DIAMETER VARIES)
NOT TO SCALE

SITE SPECIFIC DATA REQUIREMENTS

STRUCTURE ID			
WATER QUALITY FLOW RATE (cfs [L/s])			
PEAK FLOW RATE (cfs [L/s])			
RETURN PERIOD OF PEAK FLOW (yrs)			
RIM ELEVATION			
PIPE DATA:	INVERT	MATERIAL	DIAMETER
INLET PIPE 1			
INLET PIPE 2			
OUTLET PIPE			
NOTES / SPECIAL REQUIREMENTS:			

GENERAL NOTES
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.ContechES.com
3. CASCADE SEPARATOR WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
4. CASCADE SEPARATOR STRUCTURE SHALL MEET AASHTO HS20 LOAD RATING, ASSUMING EARTH COVER OF 0' - 2' [610], AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M306 AND BE CAST WITH THE CONTECH LOGO.
5. CASCADE SEPARATOR STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C478 AND AASHTO LOAD FACTOR DESIGN METHOD.
6. ALTERNATE UNITS ARE SHOWN IN MILLIMETERS [mm].

INSTALLATION NOTES
A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CASCADE SEPARATOR MANHOLE STRUCTURE.
C. CONTRACTOR TO INSTALL JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS AND ASSEMBLE STRUCTURE.
D. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT INLET AND OUTLET PIPE(S). MATCH PIPE INVERTS WITH ELEVATIONS SHOWN. ALL PIPE CENTERLINES TO MATCH PIPE OPENING CENTERLINES.
E. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.

CONTECH®
ENGINEERED SOLUTIONS LLC
www.contechES.com
9025 Centre Pointe Dr., Suite 400, West Chester, OH 45069
800-338-1122 513-645-7000 513-645-7993 FAX

CS-3
CASCADE SEPARATOR
STANDARD DETAIL

PLAN VIEW B-B
N.T.S.

ELEVATION A-A
N.T.S.

CDS®
THIS PRODUCT MAY BE PROTECTED BY ONE OR MORE OF THE FOLLOWING U.S. PATENTS: 5,788,848; 6,641,720; 6,511,595; 6,581,783; RELATED FOREIGN PATENTS, OR OTHER PATENTS PENDING.

CDS5653-10-C DESIGN NOTES

THE STANDARD CDS5653-10-C CONFIGURATION IS SHOWN. ALTERNATE CONFIGURATIONS ARE AVAILABLE AND ARE LISTED BELOW. SOME CONFIGURATIONS MAY BE COMBINED TO SUIT SITE REQUIREMENTS.

CONFIGURATION DESCRIPTION
GRATED INLET ONLY (NO INLET PIPE)
GRATED INLET WITH INLET PIPE OR PIPES
CURB INLET ONLY (NO INLET PIPE)
CURB INLET WITH INLET PIPE OR PIPES
SEPARATE OIL BAFFLE (SINGLE INLET PIPE REQUIRED FOR THIS CONFIGURATION)
SEDIMENT WEIR FOR NJDEP / NJCAT CONFORMING UNITS

FRAME AND COVER
(DIAMETER VARIES)
N.T.S.

SITE SPECIFIC DATA REQUIREMENTS

STRUCTURE ID			
WATER QUALITY FLOW RATE (CFS OR L/s)			*
PEAK FLOW RATE (CFS OR L/s)			*
RETURN PERIOD OF PEAK FLOW (YRS)			*
SCREEN APERTURE (2400 OR 4700)			*
PIPE DATA:	I.E.	MATERIAL	DIAMETER
INLET PIPE 1	*	*	*
INLET PIPE 2	*	*	*
OUTLET PIPE	*	*	*
RIM ELEVATION			*
ANTI-FLOTATION BALLAST		WIDTH	HEIGHT
		*	*
NOTES/SPECIAL REQUIREMENTS:			

* PER ENGINEER OF RECORD

GENERAL NOTES
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. DIMENSIONS MARKED WITH ( ) ARE REFERENCE DIMENSIONS. ACTUAL DIMENSIONS MAY VARY.
3. FOR FABRICATION DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHTS, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.contechEScom
4. CDS WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING.
5. STRUCTURE SHALL MEET AASHTO HS20 LOAD RATING, ASSUMING GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET HS20 (AASHTO M 306) AND BE CAST WITH THE CONTECH LOGO.
6. IF REQUIRED, PVC HYDRAULIC SHEAR PLATE IS PLACED ON SHELF AT BOTTOM OF SCREEN CYLINDER. REMOVE AND REPLACE AS NECESSARY DURING MAINTENANCE CLEANING.

INSTALLATION NOTES
A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CDS MANHOLE STRUCTURE (LIFTING CLUTCHES PROVIDED).
C. CONTRACTOR TO ADD JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS, AND ASSEMBLE STRUCTURE.
D. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT PIPES. MATCH PIPE INVERTS WITH ELEVATIONS SHOWN.
E. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.

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CDS5653-10-C
INLINE CDS
STANDARD DETAIL

PLAN VIEW B-B
NOT TO SCALE

ELEVATION A-A
NOT TO SCALE

CASCADE
separator™

CASCADE SEPARATOR DESIGN NOTES

THE STANDARD CS-4 CONFIGURATION IS SHOWN. ALTERNATE CONFIGURATIONS ARE AVAILABLE AND ARE LISTED BELOW. SOME CONFIGURATIONS MAY BE COMBINED TO SUIT SITE REQUIREMENTS.

CONFIGURATION DESCRIPTION
GRATED INLET ONLY (NO INLET PIPE)
GRATED INLET WITH INLET PIPE OR PIPES
CURB INLET ONLY (NO INLET PIPE)
CURB INLET WITH INLET PIPE OR PIPES

FRAME AND COVER
(DIAMETER VARIES)
NOT TO SCALE

SITE SPECIFIC DATA REQUIREMENTS

STRUCTURE ID			
WATER QUALITY FLOW RATE (cfs [L/s])			
PEAK FLOW RATE (cfs [L/s])			
RETURN PERIOD OF PEAK FLOW (yrs)			
RIM ELEVATION			
PIPE DATA:	INVERT	MATERIAL	DIAMETER
INLET PIPE 1			
INLET PIPE 2			
OUTLET PIPE			
NOTES / SPECIAL REQUIREMENTS:			

GENERAL NOTES
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.ContechES.com
3. CASCADE SEPARATOR WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
4. CASCADE SEPARATOR STRUCTURE SHALL MEET AASHTO HS20 LOAD RATING, ASSUMING EARTH COVER OF 0' - 2' [610], AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M306 AND BE CAST WITH THE CONTECH LOGO.
5. CASCADE SEPARATOR STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C478 AND AASHTO LOAD FACTOR DESIGN METHOD.
6. ALTERNATE UNITS ARE SHOWN IN MILLIMETERS [mm].

INSTALLATION NOTES
A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CASCADE SEPARATOR MANHOLE STRUCTURE.
C. CONTRACTOR TO INSTALL JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS AND ASSEMBLE STRUCTURE.
D. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT INLET AND OUTLET PIPE(S). MATCH PIPE INVERTS WITH ELEVATIONS SHOWN. ALL PIPE CENTERLINES TO MATCH PIPE OPENING CENTERLINES.
E. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.

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CS-4
CASCADE SEPARATOR
STANDARD DETAIL

WATER LINE TRENCH
SCALE: NONE

NOTE: NUMBER AND TYPE OF CONDUITS VARY

ELECTRICAL LINE TRENCH
SCALE: NONE

PZC PERMIT #__________ DATE OF APPROVAL__________ EXPIRATION DATE__________

PZC CHAIRMAN OR SECRETARY __________ DATE __________

REV.	DESCRIPTION OF REVISION	DATE	APPR.

STAMP

STATE OF CONNECTICUT
GEORGE F. ANDREWS, JR.
No. 19286
LICENSED PROFESSIONAL ENGINEER

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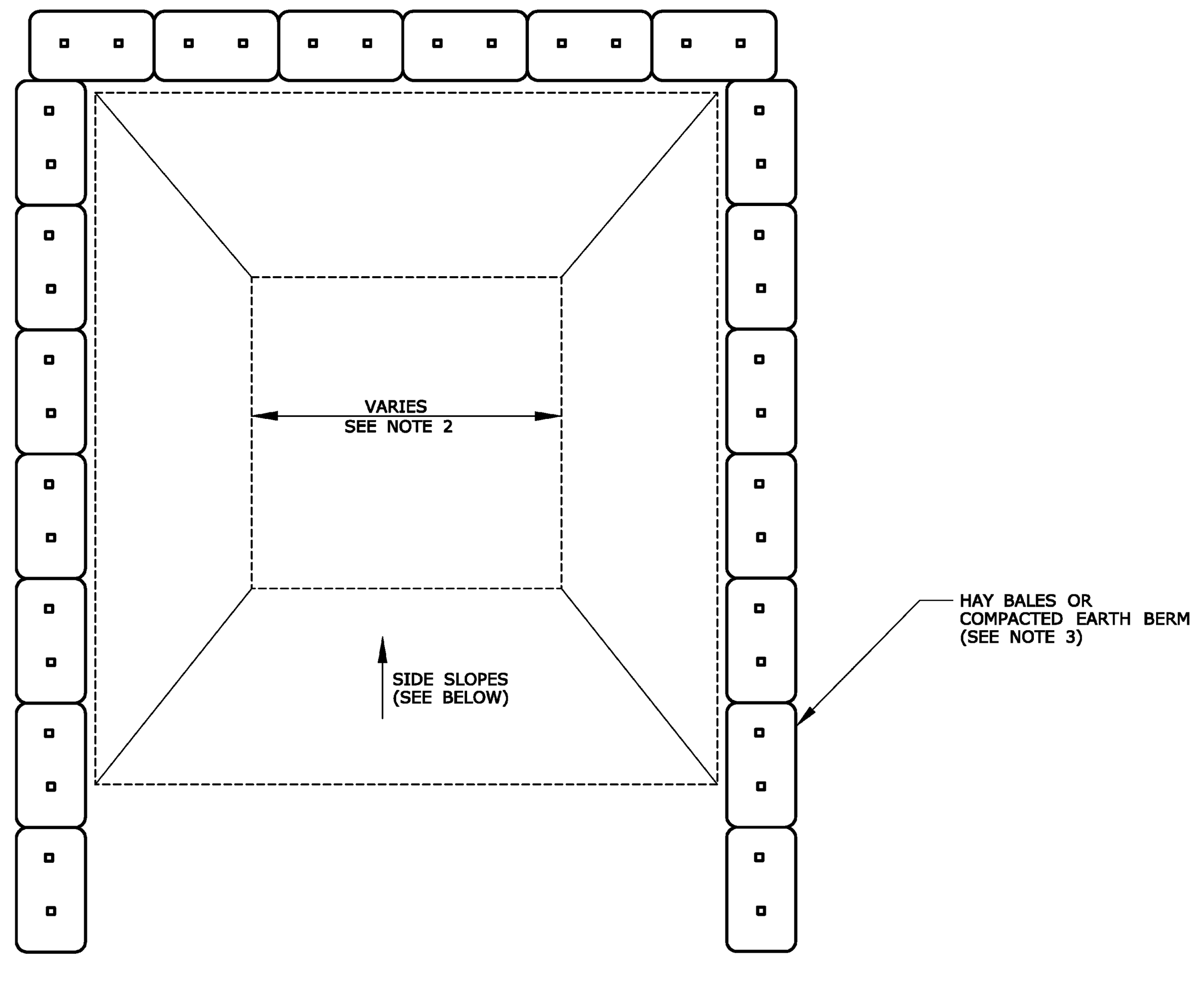
SCALE	NOT TO SCALE
COMM. NO.	045JC2.06
DRAWN BY	ESF
DATE	04/25/2024
APPROVED BY	SRM
DATE	04/25/2024

SITE DETAILS 3

GALES FERRY INTERMODAL
1761 ROUTE 12, GALES FERRY, CONNECTICUT 06335
PREPARED FOR:
GALES FERRY INTERMODAL LLC
549 SOUTH STREET, QUINCY, MA 02169

DRAWING
C-14
SHEET NO. 17 NO. OF SHEETS 19



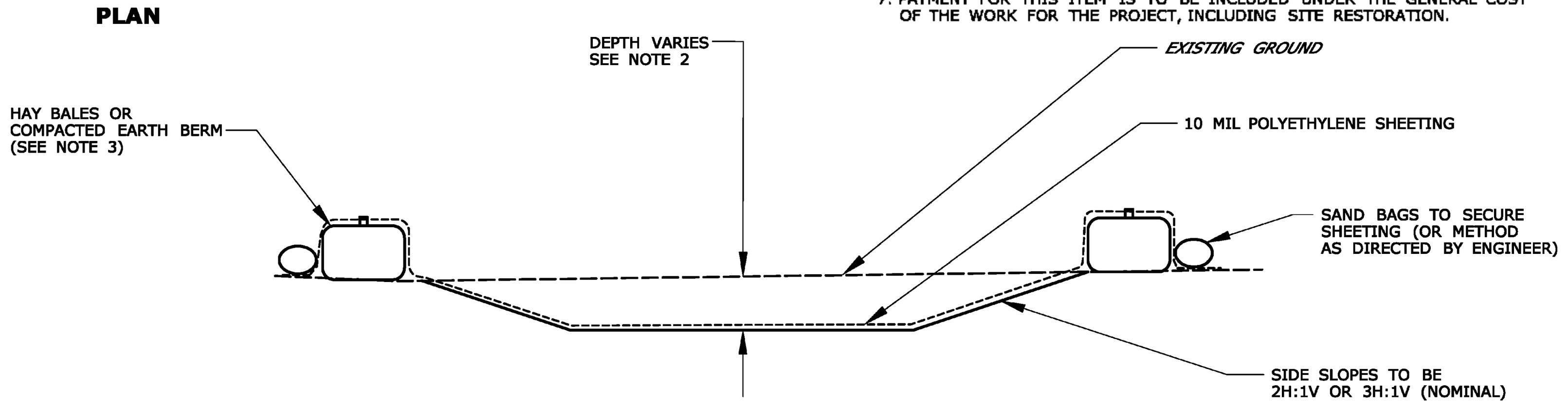
PLAN

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.

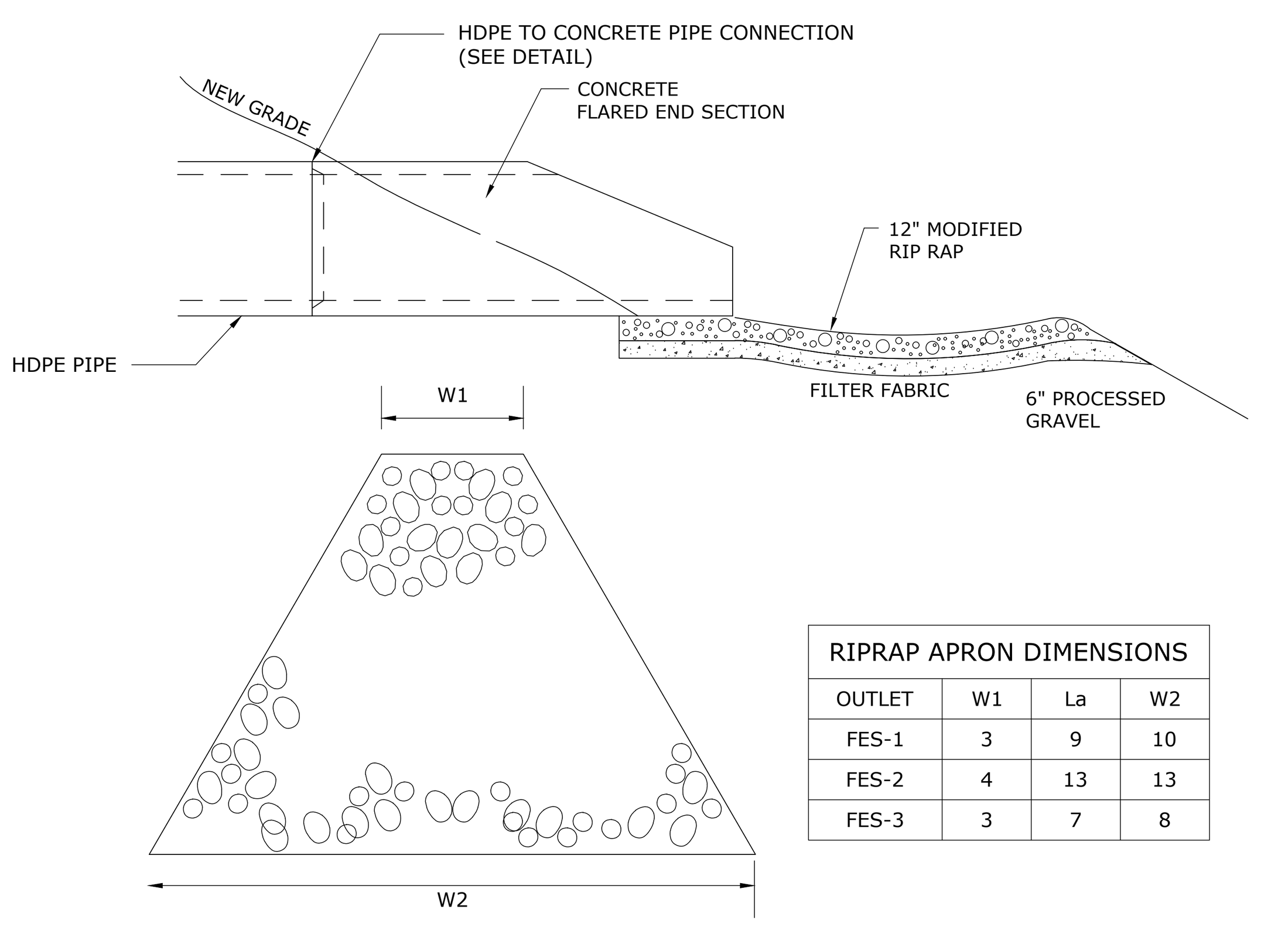
   SIZE: THE WASHOUT MUST HAVE SUFFICIENT VOLUME TO CONTAIN ALL LIQUID AND CONCRETE WASTE GENERATED BY WASHOUT OPERATIONS INCLUDING, BUT NOT LIMITED TO, OPERATIONS ASSOCIATED WITH GROUT AND MORTAR.
3. SURFACE DISCHARGE IS UNACCEPTABLE. THEREFORE, HAY BALES OR OTHER CONTROL MEASURES, AS APPROVED BY THE ENGINEER, 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.



CONCRETE WASHOUT AREA

SCALE: NONE

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



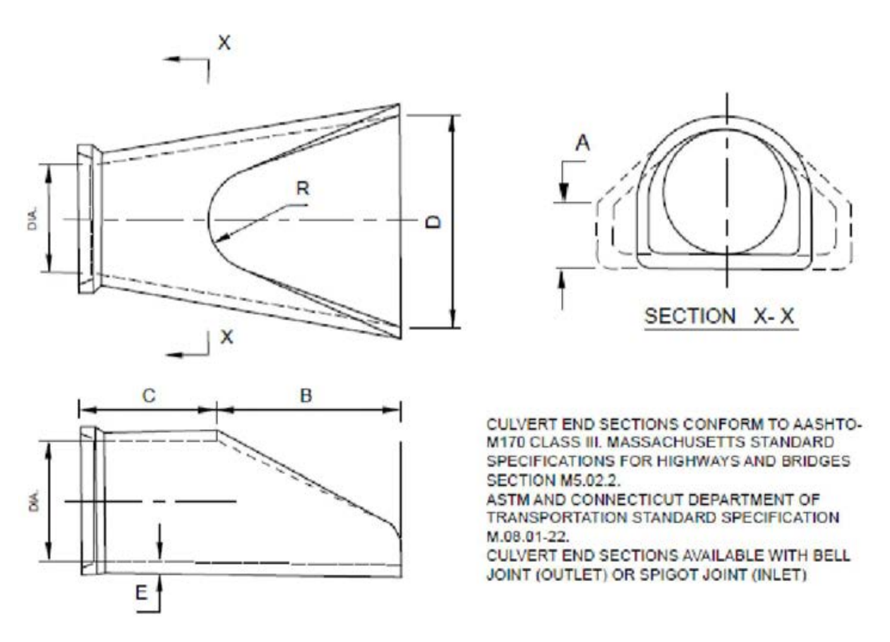
RIPRAP APRON DIMENSIONS

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

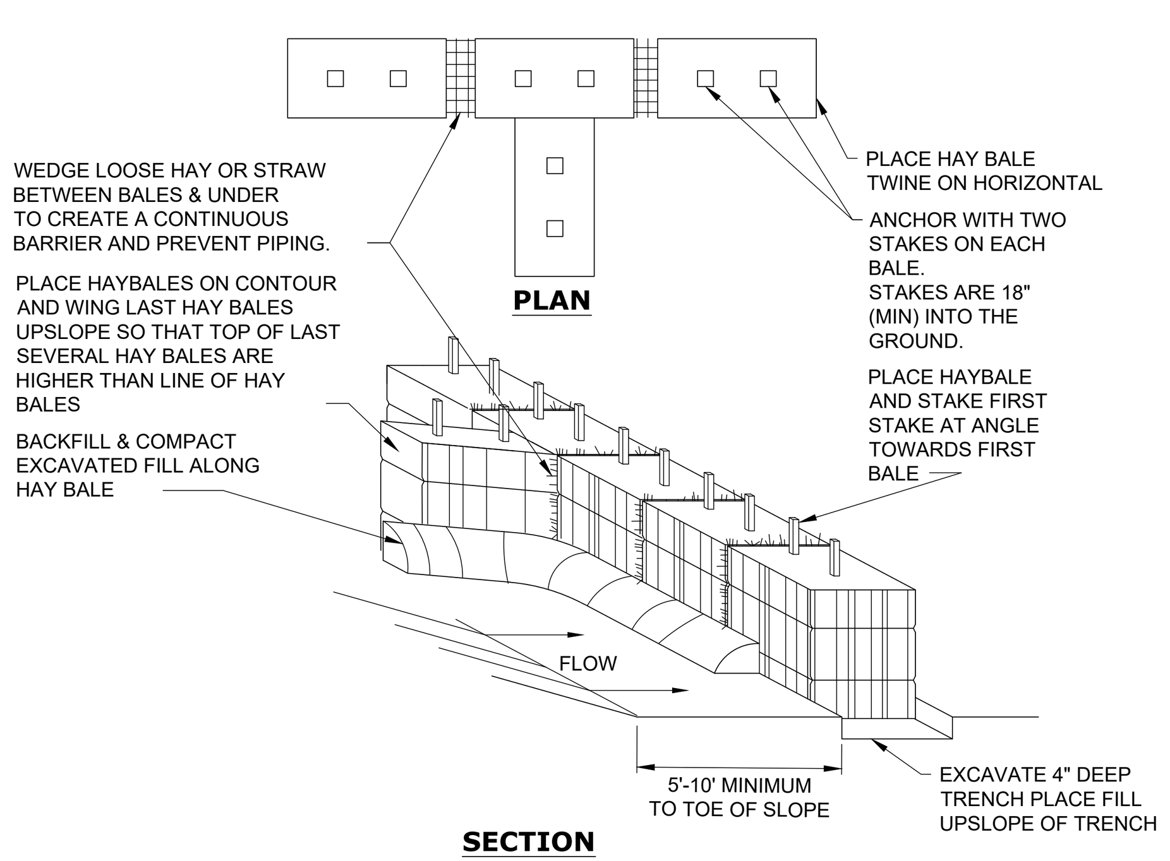


CULVERT END SECTIONS CONFORM TO AASHTO-M170 CLASS III. MASSACHUSETTS STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES SECTION M5.02.2.
ASTM AND CONNECTICUT DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATION M.08.01-22.
CULVERT END SECTIONS AVAILABLE WITH BELL JOINT (OUTLET) OR SPIGOT JOINT (INLET)

DIA	A	B	C	D	E	R
12"	4"	2'-0"	4'-0 7/8"	2'-0"	3"	9"
15"	6"	2'-3"	3'-10"	2'-6"	3"	11"
18"	9"	2'-3"	3'-10"	3'-0"	3"	12"
24"	9 1/2"	3'-7 1/2"	2'-6"	4'-0"	3"	14"
30"	12"	4'-6"	1'-7 3/4"	5'-0"	3 1/2"	15"
36"	15"	5'-3"	2'-10 3/4"	6'-0"	4"	20"
42"	21"	5'-3"	2'-11"	6'-6"	4 1/2"	22"
48"	24"	6'-0"	2'-2"	7'-0"	5"	22"
54"	27"	5'-5"	2'-11"	7'-6"	5 1/2"	24"
60"	30"	5'-0"	3'-3"	8'-0"	6"	24"

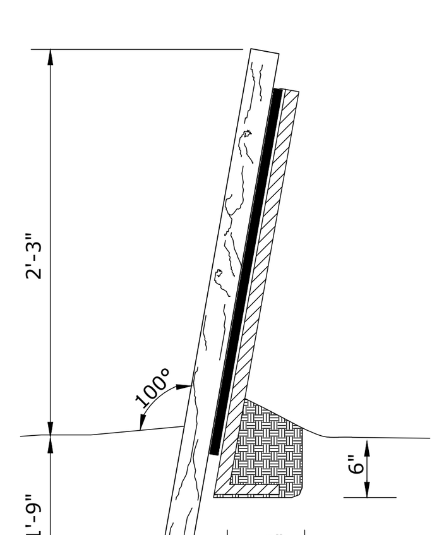
FLARED END SECTION

SCALE: NONE



HAYBALE BARRIER

SCALE: NONE



NOTE: PREMANUFACTURED FENCE MAY BE USED.

SILT FENCE

SCALE: NONE

EROSION AND SEDMIENTATION (E&S) CONTROL PLAN:

NARRATIVE

1. THIS EROSION AND SEDIMENTATION CONTROL (ESC) PLAN IS FOR THE CONSTRUCTION OF A NEW 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 2024 AND WILL BE COMPLETED IN THE SUMMER OF 2024.

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 ½ 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.

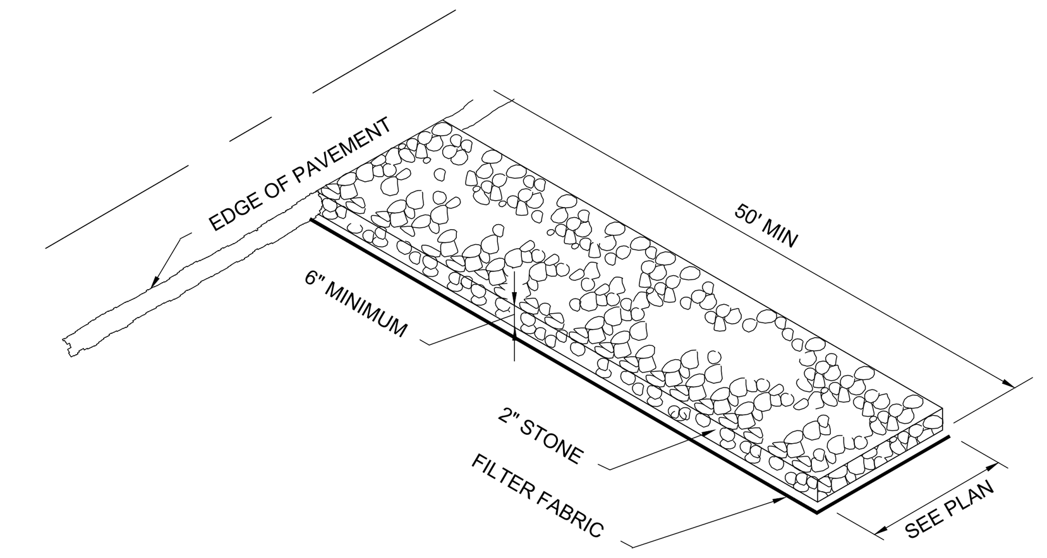
THE ESC PLAN SHOWS THE PROPOSED GRADING WHICH DEPICTS THE APPROXIMATE EXCAVATION LIMITS AND RESULTING DRAINAGE PATTERNS UPON WHICH THE ESC MEASURES ARE PREDICATED. THE CONTRACTOR SHALL DEVELOP A CONSTRUCTION EXCAVATION PLAN BASED ON THEIR OPERATIONAL REQUIREMENTS.

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.
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 BURIAL 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.

11. PLACE AND COMPACT BASE MATERIAL TO FINAL GRADE. INSTALL PAVEMENT, CURB, SIDEWALKS, GRAVEL, STEPS, ETC.
12. INSTALL FINAL PAVEMENT COURSE.
13. FINAL GRADE AND PLACE TOPSOIL SEED AND MULCH.
14. WHEN ALL GRADED AREAS ARE PERMANENTLY STABILIZED, REMOVE ALL EROSION AND SEDIMENT CONTROLS. REMOVE TRAPPED SEDIMENT.

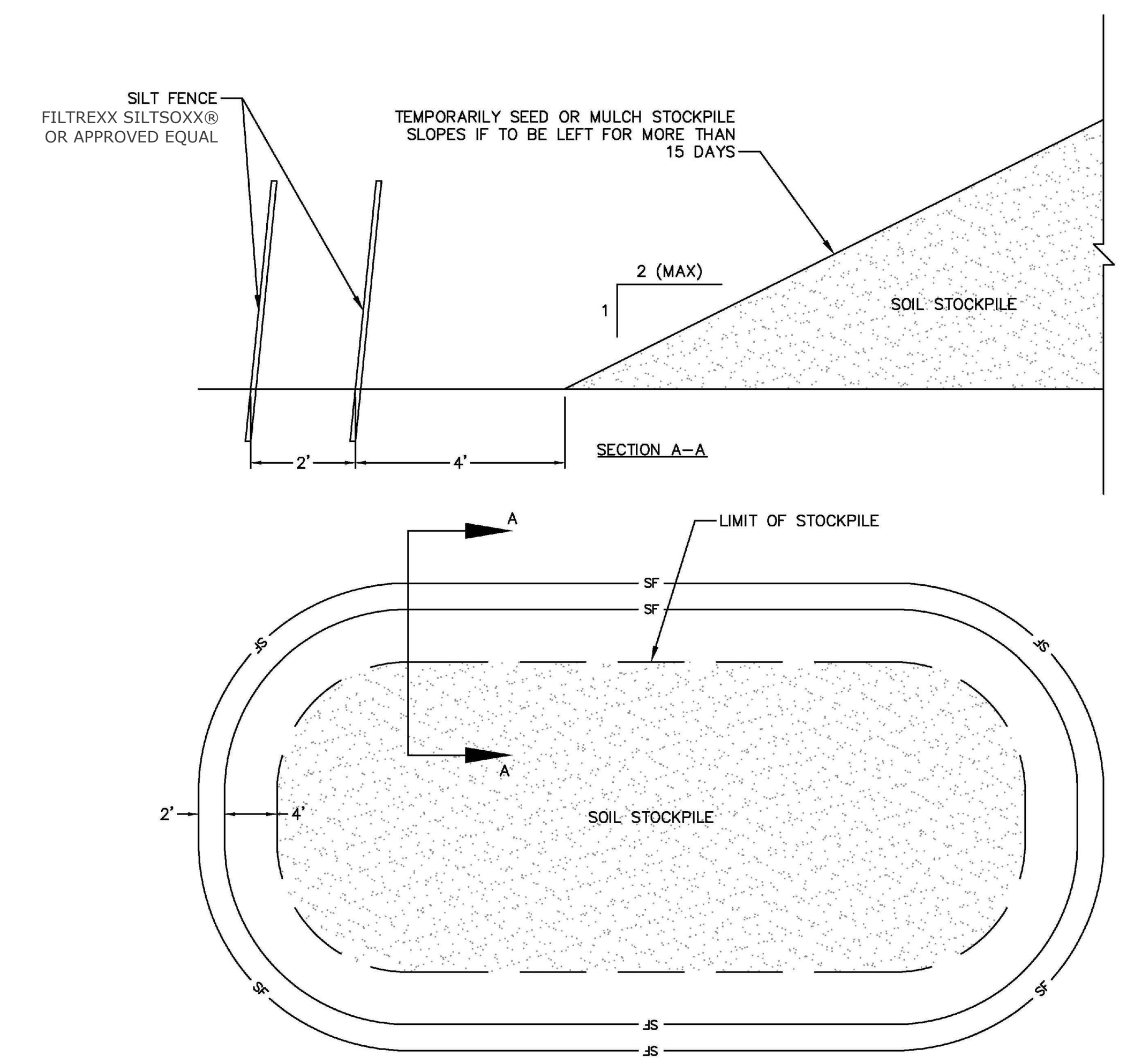
MAINTENANCE OF EROSION CONTROL DEVICES:

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.



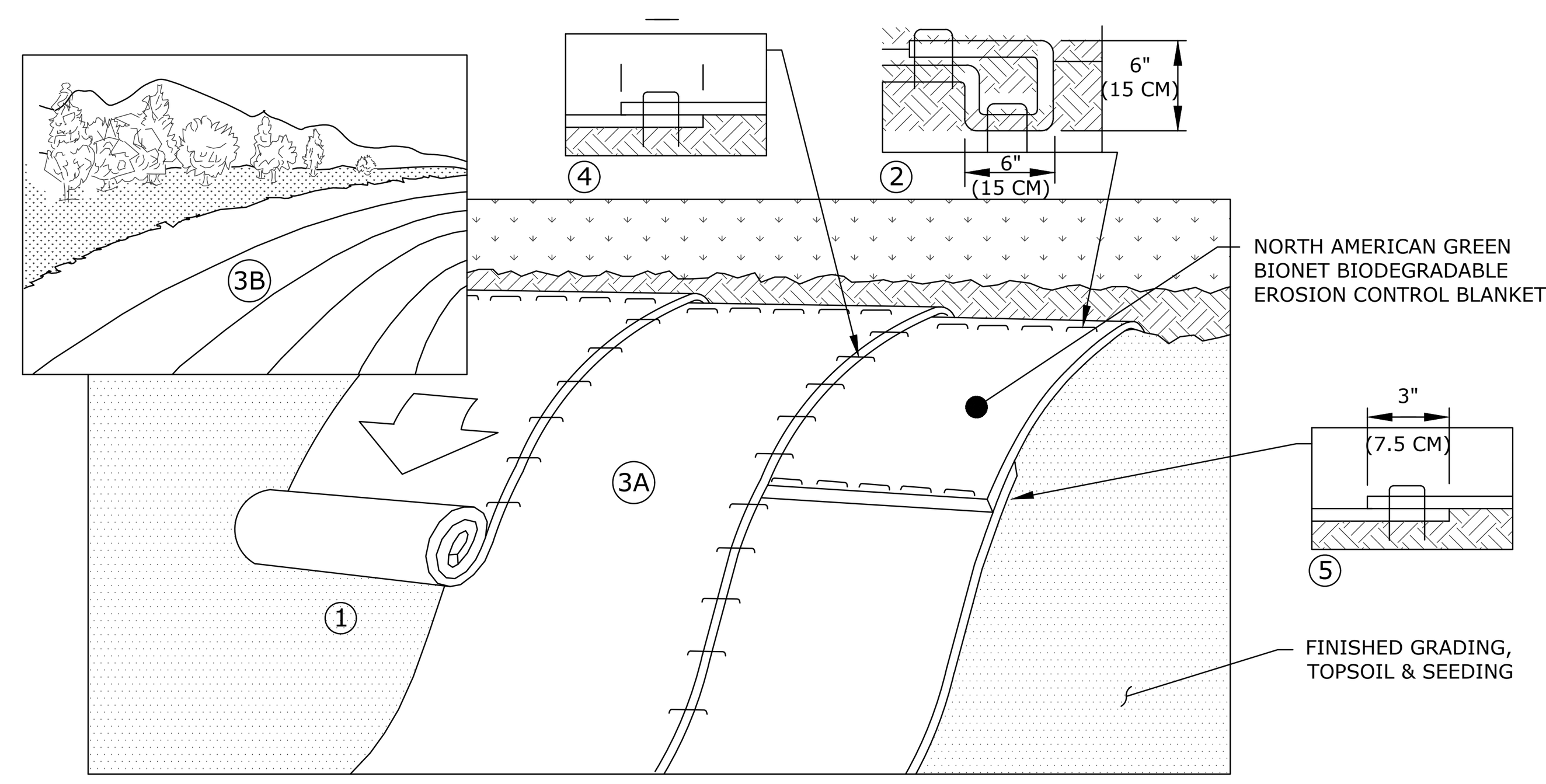
TEMPORARY CONSTRUCTION ENTRANCE

SCALE: NONE



TEMPORARY SOIL STOCKPILE DETAIL

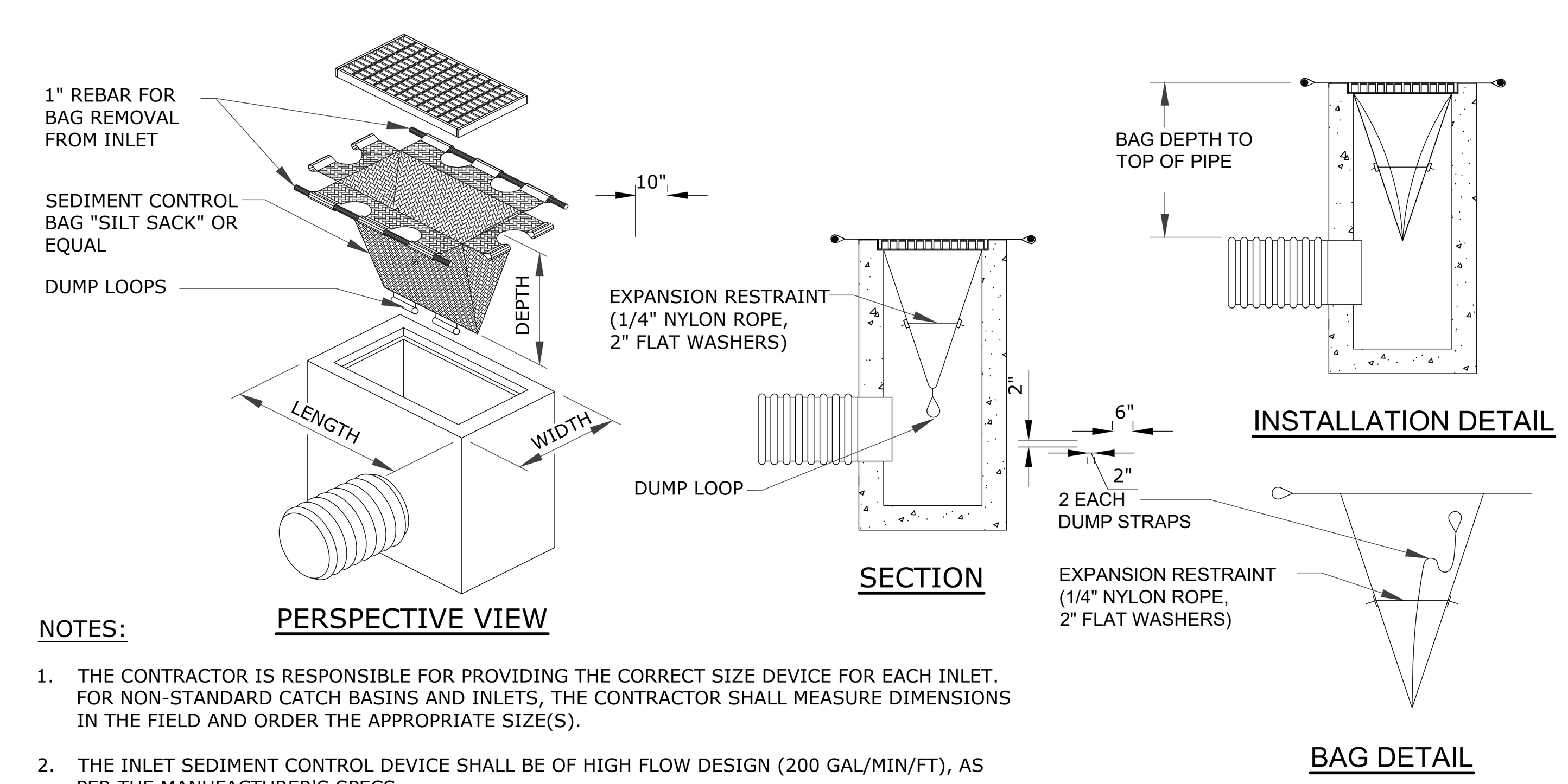
SCALE: NONE



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"-5" ,(5CM-12.5CM), 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 (SHINGLE 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



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 GAL/MIN/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

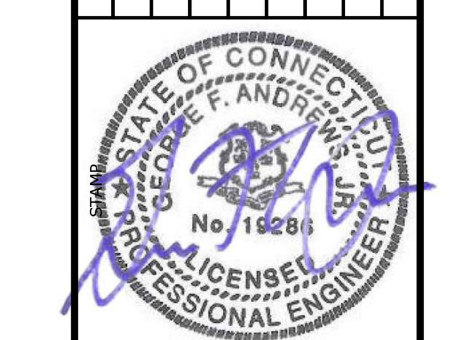
CHAIRMAN/VICE CHAIRMAN OF THE ZONING COMMISSION OR ITS AGENT

DATE

PZC PERMIT #__________ DATE OF APPROVAL__________ EXPIRATION DATE__________

PZC CHAIRMAN OR SECRETARY DATE

REV.	DESCRIPTION OF REVISION	DATE	APPR.



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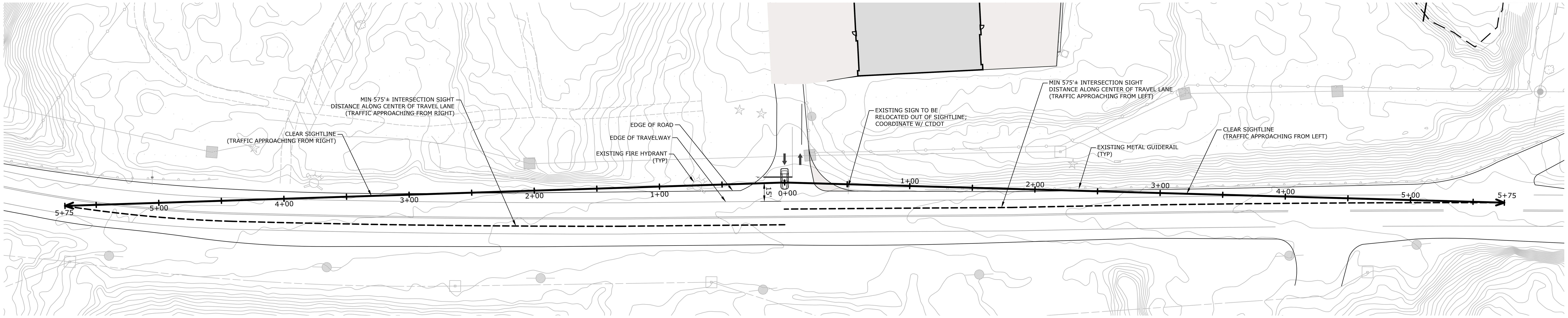
SCALE	COMM. NO.	DRAWN BY	DATE	APPROVED BY	DATE
NOT TO SCALE	045JC2.06	ESF	04/25/2024	SRM	04/25/2024

SOIL EROSION AND SEDIMENT CONTROL DETAILS

GALES FERRY INTERMODAL
1761 ROUTE 12, GALES FERRY, CONNECTICUT 06335
PREPARED FOR
GALES FERRY INTERMODAL LLC
549 SOUTH STREET, QUINCY, MA 02169

DRAWING
C-15

SHEET NO. 18 NO. OF SHEETS 19



SIGHTLINE PLAN
1" = 40'

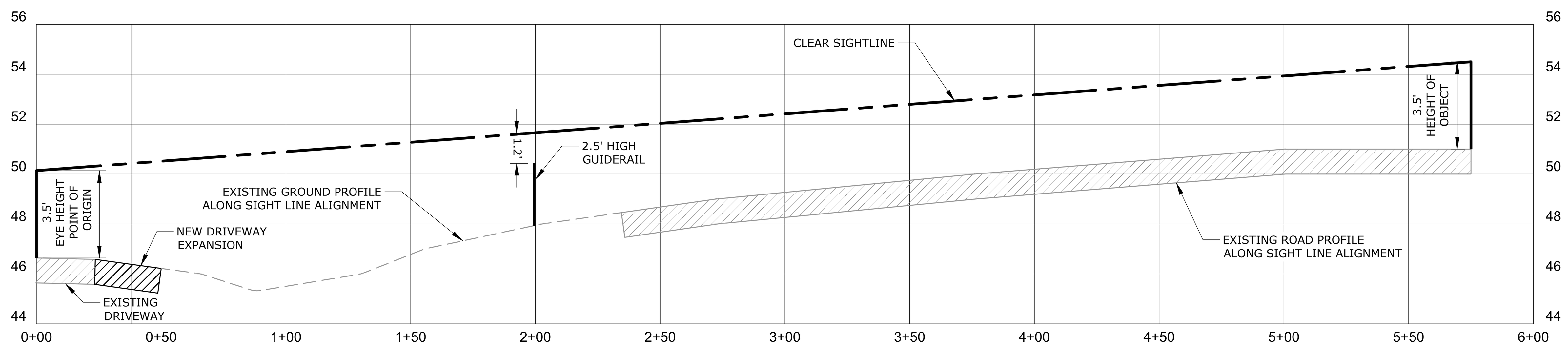
20 0 20 40 60
SCALE IN FEET

NOTES:

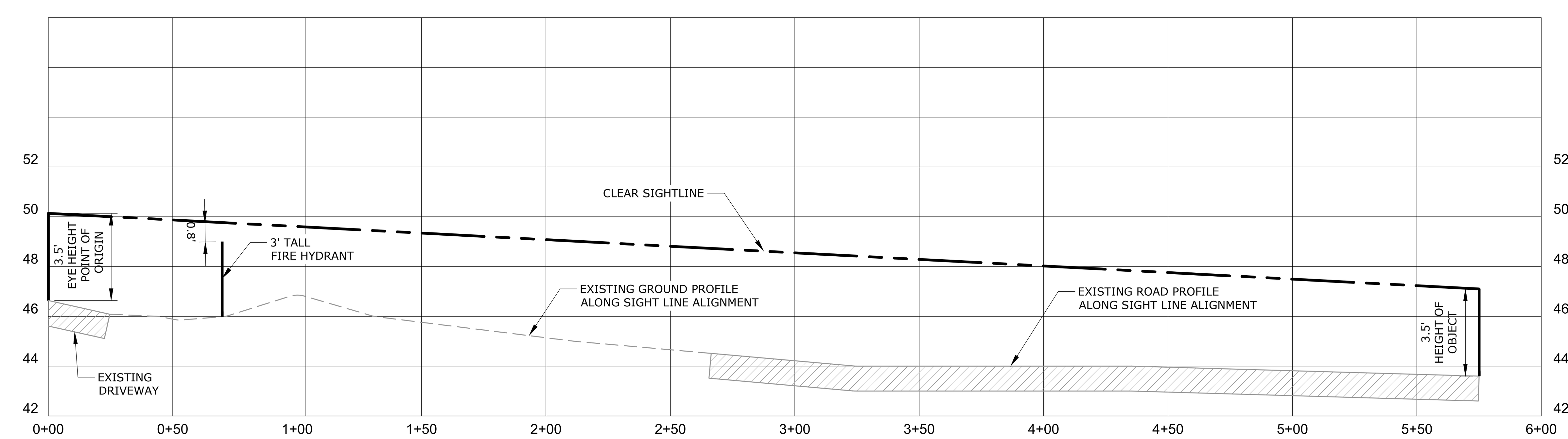
1) EXISTING ROADSIDE VEGETATION WILL BE REMOVED / TRIMMED AS NEEDED TO PROVIDE THE CLEAR SIGHTLINES DEPICTED ON THIS PLAN. REFER TO SITE PREPARATION AND DEMOLITION PLAN.

2) TOPOGRAPHY AND ELEVATIONS DEPICTED ON THIS PLAN WERE OBTAINED FROM CTECO 2016 LIDAR.

3) INTERSECTION SIGHT DISTANCE (ISD) OF 575' IS BASED UPON RECORDED 85TH PERCENTILE SPEED OF 52 MPH, PROVIDED BY CTDOT.



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'

PZC PERMIT #__________ DATE OF APPROVAL__________ EXPIRATION DATE__________

PZC CHAIRMAN OR SECRETARY __________ DATE __________

REV.	DESCRIPTION OF REVISION	DATE	APPR.

STATE OF CONNECTICUT — LICENSED PROFESSIONAL ENGINEER — No. 1826[?]

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SCALE 1"=40'
COMM. NO. 045JC2.06
DRAWN BY TCG — DATE 04/25/2024
APPROVED BY SRM — DATE 04/25/2024

SIGHTLINE DEMONSTRATION PLAN

GALES FERRY INTERMODAL
1761 ROUTE 12, GALES FERRY, CONNECTICUT 06335
PREPARED FOR
GALES FERRY INTERMODAL LLC
549 SOUTH STREET, QUINCY, MA 02169

DRAWING C-16
SHEET NO. 19 NO. OF SHEETS 19