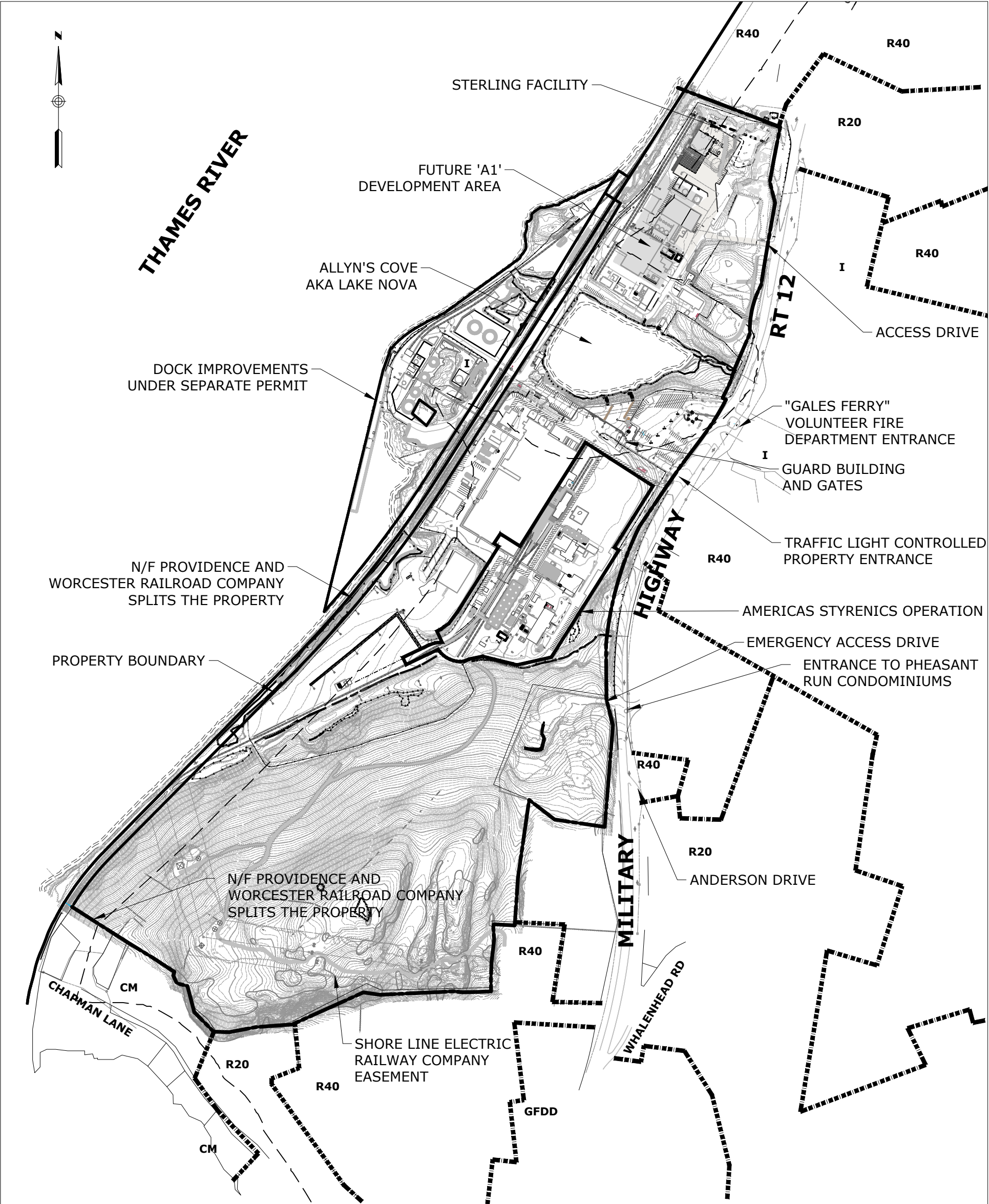
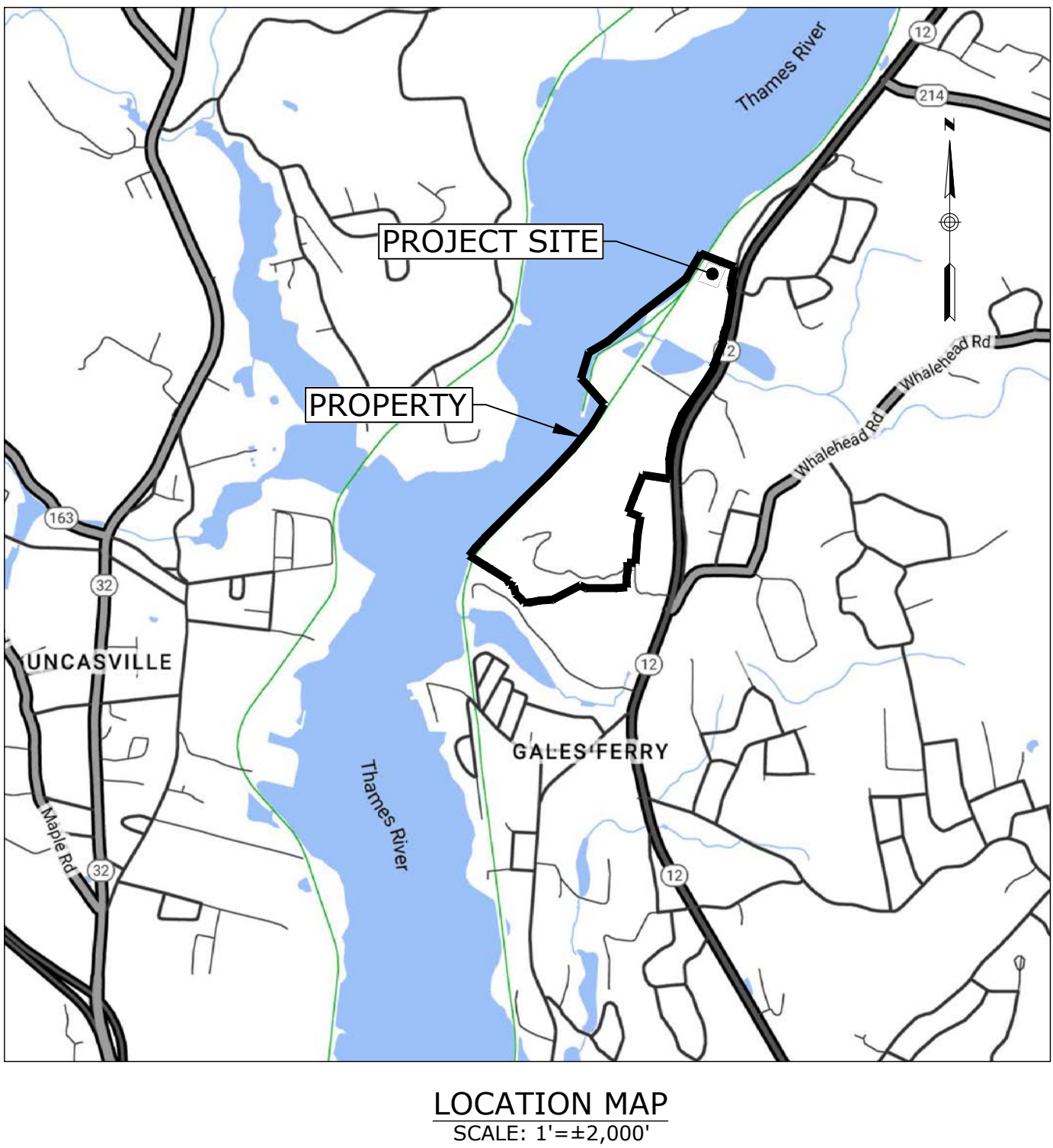


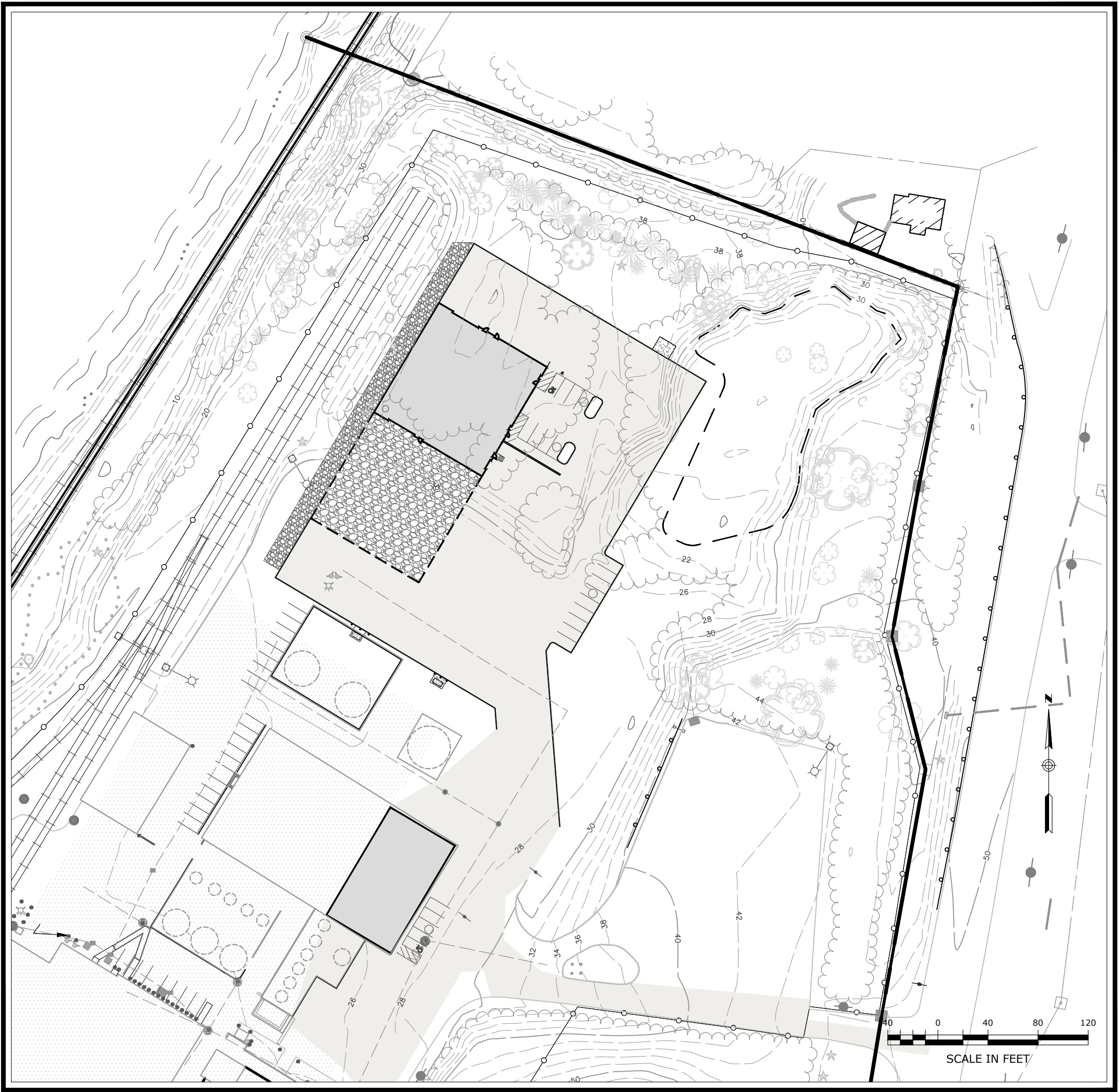
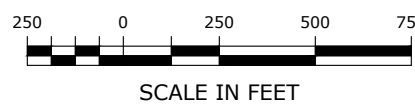
# GALES FERRY INTERMODAL STERLING FACILITY

1761 ROUTE 12  
GALES FERRY, CONNECTICUT 06335

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



PROPERTY MAP, ZONING, AND ADJACENT FEATURES



DRAWING INDEX		
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19	C-16	SIGHTLINE DEMONSTRATION PLAN

Property Owner / Applicant:

GALES FERRY INTERMODAL LLC  
549 SOUTH STREET  
QUINCY, MA 02169



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Engineering · Construction · EH&S · Energy  
Waste · Facility Services · Laboratory



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



## SURVEY NOTES

1. THIS PLAN IS BASED ON MAP REFERENCE C 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 FLOOR INSURANCE RATE MAP NEW LONDON COUNTY, CONNECTICUT ALL JURISDICTIONS P001 354, TOWN OF LEDYARD, MAP NUMBER 0901 LC03BAG EFFECTIVE DATE JULY 18, 2011 FEDERAL AGENCY MANAGEMENT AGENCY".
5. THE SUBJECT PROPERTY IS LOCATED IN ZONE EA-(E)-12 AND ZONE X.
6. 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.
7. UNDERGROUND UTILITIES MUST BE FIELD VERIFIED PRIOR TO ANY EXCAVATION.
8. INLAND WETLANDS WERE DELINEATED IN THE FIELD BY JMM WETLAND CONSULTING SERVICES, LLC AND DATED BY LOUREIRO ENGINEERING ASSOCIATES, INC., GROTON, CONNECTICUT.
9. LIMITS OF FLOOD ZONE SHOWN ON PROPOSED PLAN ARE FROM FEMA FP# MAP NUMBER 0901 LC03BAG EFFECTIVE DATE JULY 18, 2011.
10. 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 DECMBER 2022.

## MAP REFERENCES

- A. PROPERTY SURVEY, PROPERTY OF TRINSELO LLC #1737 & #1761 MILITARY HIGHWAY (ROUTE 12), LEDYARD, GALESFERRY, CT, PREPARED FOR: JAY CASHMAN, INC., 549 SOUTH STREET, QUINCY, MA 01906, BY: JAY CASHMAN, INC., 549 SOUTH STREET, QUINCY, MA 01906. BY CHA.
- B. PROPERTY AND TOPOGRAPHIC SURVEY, #1737 & #1761 MILITARY HIGHWAY (ROUTE 12), LEDYARD, GALESFERRY, CT, PREPARED FOR: STYRON LLC "ALYNN'S POINT PLANT", BY CME DATED SEP. 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 2-A AND IS A RESUMERY 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 OBTAINED FROM THE 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.
- D. THE PROPERTY SURVEY, SHEET 1 OF 2, PREPARED BY CHA DATED 5/10/2002 - 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 PROVIDE FOR THE ADOPTION OF THE REGULATIONS OF THE DEPARTMENT OF MANUFACTURING, RESEARCH, AND INDUSTRIAL USES IN A WAY THAT PROTECTS OUR NATURAL ASSETS.
- E. 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 ALLYNS POINT, NORWICH TO LEDYARD-PRESTON TOWN LINE, MAP NUMBER 71-16, DATED NOVEMBER 5, 1957.

SITE NOTES:

1. THE APPLICANT/OWNER IS GALES FERRY INTERMEDIAL, LLC OF 549 SOUTH STREET, QUINCY, MA.
2. THE APPLICANT IS PROPOSING TO CONSTRUCT A 6,000 SF INDUSTRIAL BUILDING AS WELL AS A 10,000 SF INDUSTRIAL BUILDING WITH A FUTURE 10,000 SF ADDITION, WHICH WILL BE UTILIZED BY THE APPLICANT, AND/OR ITS AFFILIATES, FOR STORAGE AND REPAIRS OF MARINE EQUIPMENT AND APPURTENANCES WHICH ARE UTILIZED BY THE APPLICANT'S AFFILIATES IN CONJUNCTION WITH ITS MARINE CONTRACTING AND DREDGING OPERATIONS.
3. OTHER USES ON THE SITE CURRENTLY INCLUDE MANUFACTURING OF STYROFOAM PRODUCTS BY AMERICAS STRENGTHS, A TENANT OF THE PROPERTY.
4. 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 LEDGE LIGHT PLANNING & ZONING COMMISSION FOR A SPECIAL PERMIT APPLICATION FOR THE NEW INDUSTRIAL BUILDING. THESE PLANS ARE FOR PERMIT PURPOSES ONLY AND ARE NOT TO BE USED FOR CONSTRUCTION WITHOUT THE NECESSARY PERMITS.
5. FOR EXACT BUILDING DIMENSIONS, SEE BUILDING PLANS PROVIDED.
6. 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 FLOOD ZONE FLOOD ZONES.
5. 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 %
6. 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 5 FLEET VEHICLES = 5 SPACES REQUIRED
  - B. PROPOSED:
    - 22 SPACES
- NOTE: OTHER ON-SITE BUILDINGS AND USES WERE NOT EVALUATED FOR PARKING REQUIREMENTS.
7. 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.
8. ANY MODIFICATION TO THE PLANS, INCLUDING ANY RECONFIGURATION OF THE PROPOSED FLOOR PLAN, IMPOSED BY ANOTHER FEDERAL, STATE OR LOCAL AGENCY SHALL REQUIRE APPROVAL BY TOWN STAFF OR THE COMMISSION, WHICHEVER IS APPROPRIATE.
9. 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.
10. THE CONTRACTOR SHALL OBTAIN, REVIEW AND ADHERE TO ALL REQUIREMENTS AND ANY CONDITIONS IMPOSED BY THE STATE OF CONNECTICUT.
11. NO SIGNAGE IS PROPOSED WITH THIS APPLICATION. ANY FUTURE SIGNAGE SHALL MEET THE ZONING REGULATIONS REQUIREMENTS AND WILL REQUIRE THE NECESSARY PERMITS.
12. ANY EXTERIOR LIGHTING SHALL BE FULL CUTOFF AND SHALL BE SHIELDED TO DIRECT LIGHT AND GLARE AWAY FROM ALL ADJOINING PROPERTIES.
13. 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 CONTROL DEVICES (M.U.C.D.) OF THE NATIONAL PARKING SYMBOLS SHALL BE WHITE WITH STANDARD HANDICAP BLUE BACKGROUNDS. ALL TRAFFIC CONTROL SIGNS SHALL CONFORM TO M.U.T.C.D. STANDARDS.
14. NEW SIDEWALKS, RAMPS AND DRIVEWAYS SHALL BE INSTALLED TO PROVIDE SMOOTH TRANSITION FOR PEDESTRIANS AND VEHICLES.
15. ALL CURB/HANDICAP RAMP DESIGNS SHALL CONFORM TO ANSI STANDARDS OR ADA ACT OF 1990, WHICHEVER IS MOST STRINGENT.
16. JOINTS BETWEEN EXISTING AND NEW PAVEMENT SHALL BE PROPERLY SEALED, 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 AND APPROVAL BY THE DESIGN ENGINEER.
17. ALL EXISTING CURBING, PAVEMENT, ETC. DISTURBED AS A RESULT OF CONSTRUCTION ACTIVITIES SHALL BE REPLACED/RESTORED TO ORIGINAL CONDITION BY THE CONTRACTOR.
18. ALL TRAFFIC CONTROL SIGNS AND PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES" STANDARDS.

UTILITY NOTES:

1. UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY LOCATIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL CONTACT "CALIFORNIA DIG" AT 800-922-4845 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 CATCH, 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 AUTHORITIES.
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 DEMAND AND COORDINATED WITH GROTON UTILITIES, THE PROVIDER THROUGH THE TOWN OF LEAVEN WCA.
  - 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.
9. 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
  - d. WATER LINE GATE VALVES TO BE "OPEN LEFT, CLOSED RIGHT".
10. 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 GAS.
10. ALL UTILITIES AND ON-SITE STORM DRAINAGE SHALL BE STRUCTURALLY SUPPORTED TO MINIMIZE DISRUPTION FROM SETTLEMENT OF UNDERLYING SOIL.

## STORMWATER MANAGEMENT SYSTEM MAINTENANCE PLAN

- A. THE ACCESS DRIVE AND PARKING AREAS SHOULD BE SWEEPED 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 SUMP(S) ON LEGALLY 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. A COPY OF THE CONTRACT FOR THE HAULING SHALL BE KEPT ON-SITE TO VERIFY THE 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 THE SUMP SHALL BE REMOVED BY VACUUM "VACUUM" TYPE OF MAINTENANCE EQUIPMENT.
- 3. STORMTIECH UNDERGROUND INFILTRATION/DETENTION SYSTEM
  - A. THE ISOLATOR ROWS SHALL BE CLEANED AT THE END OF CONSTRUCTION ONCE THE CONTRIBUTING AREAS ARE FULLY STABILIZED. FOR THE FIRST YEAR OF OPERATION FOLLOWING CONSTRUCTION, THE CHAMBER ROWS SHALL BE INSPECTED ONCE EVERY 4 MONTHS.
  - B. AFTER THE FIRST YEAR OF OPERATION, THE CHAMBERS SHALL BE INSPECTED AT MINIMUM OF ONCE PER YEAR. IF UPON VISUAL INSPECTION IT IS FOUND THAT SEDIMENT HAS ACCUMULATED, A STADIA ROD SHOULD BE INSERTED TO DETERMINE THE DEPTH OF THE SEDIMENT. WHEN THE AVERAGE DEPTH OF ACCUMULATION EXCEEDS 3", A CLEAN-OUT SHOULD BE PERFORMED AND PROPERLY DISPOSED OFF-SITE. CLEAN-OUT SHOULD BE ACCOMPLISHED USING A JETVAC PROCESS.
  - C. A DETAILED MAINTENANCE LOGBOOK SHALL BE KEPT ON-SITE FOR THE UNITS BY THE PROPERTY OWNER/MANAGER. INFORMATION IS TO INCLUDE, BUT NOT BE LIMITED TO, THE DATE OF INSPECTION, RECORD OF SEDIMENT DEPTH, GENERAL OBSERVATIONS, AND DATE OF CLEANING PERFORMED.
- 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 THE SEPARATOR TO RECORD THE DEPTH OF ACCUMULATION. DEBRIS TO 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 AT MINIMUM OF TWICE PER YEAR IN THE SAME MANNER AS DESCRIBED ABOVE. WHEN THE DEPTH OF ACCUMULATION EXCEEDS 3", A CLEAN-OUT SHOULD BE PERFORMED AND SEDIMENT PROPERLY DISPOSED OF OFF-SITE. DEBRIS WILL BE REMOVED BY VACUUM "VACUUM" TYPE OF EQUIPMENT. THE MANHOLE SHOULD THEN BE PRESSURE WASHED TO REMOVE ANY REMAINING DEBRIS. THE 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 THE 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"

### LEGEND

AC	ACRES		EXISTING CONTOUR
BIT CONC	BITUMINOUS CONCRETE		EXISTING INDEX CONTOUR
TC	TOP OF CURB	x6.1	NEW SPOT GRADE
CHD	CONNECTICUT HIGHWAY DEPARTMENT MONUMENT		NEW CONTOUR
BC	BOTTOM OF CURB		NEW INDEX CONTOUR
C.O.	CLEAN OUT		BUILDING SETBACK LINE
CL&P	CONNECTICUT LIGHT & POWER		MUNICIPAL WATER
LLR	LEDYARD LAND RECORDS		UNDERGROUND ELECTRIC
FF	FINISHED FLOOR		CATCH BASIN W/ E&SC
INV	INVERT		SEDIMENT FENCE
M/L	MORE OR LESS		SIGN
MIN	MINIMUM		UTILITY POLE
N/F	NOW OR FORMERLY		DECIDUOUS TREE
SF	SQUARE FEET		SOIL TYPE - TAKEN FROM NATURAL RESOURCES CONSERVATION SERVICE, WEB/ISO SURVEY, NATIONAL COOPERATIVE
TYP	TYPICAL		

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

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

DRAWING		C-1		SHEET NO. 2		NO. OF SHEETS 10	
NOTES, LEGEND, AND ABBREVIATIONS							
GALES FERRY INTERMODAL LLC 1761 ROUTE 12, GALES FERRY, CONNECTICUT 06335				SCALE NOT TO SCALE			
GALES FERRY INTERMODAL LLC 343 SOUTH STREET, SUITE 200, NAUASOG 06390-1000, CONNECTICUT				CORR. NO. 045IC2.06		DATE 04/06/2023	
				DRAWN BY ESF		DATE 04/06/2023	
				APPROVED BY SRM		DATE 04/06/2023	
				DESCRIPTION OF REVISION 1 REVISED PER UPDATED LAYOUT 1		DATE 04/06/2023	
 <p><b>Loureiro Engineering Associates, Inc.</b> 100 Popple, 850-747-6181 • Fax: 860-729-8822 All rights reserved. www.loureiroeng.com ©Loureiro Engineering Associates, Inc. All Rights Reserved 2023</p>				RESPONSE TO REVIEW COMMENTS 3		06/21/2023 SRM	
				REVISED PER UPDATED LAYOUT 2		05/01/2023 SRM	
						04/06/2023 SRM	
						DATE APPR.	



# 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

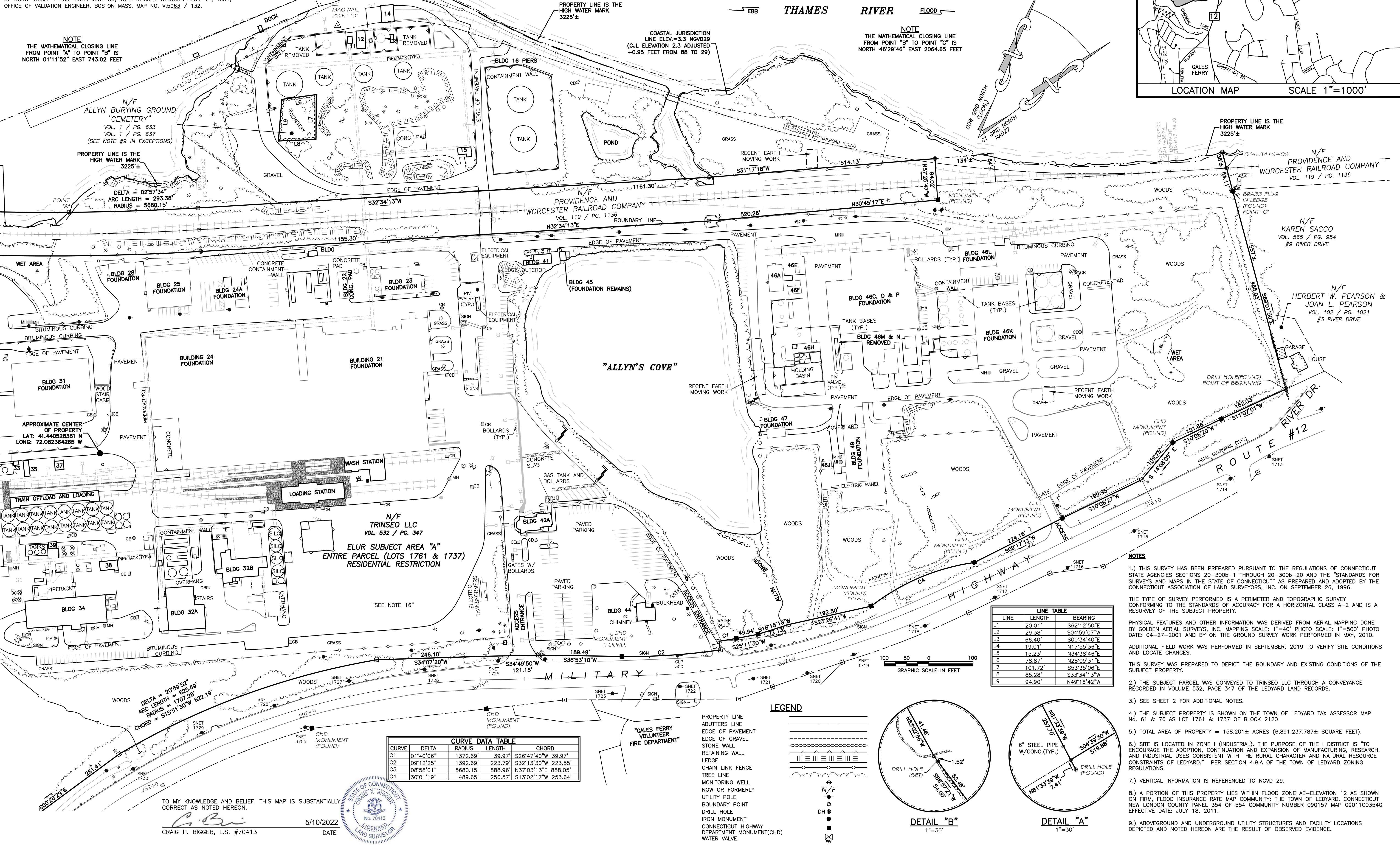
- 5.) "NORWICH AND WORCESTER RAILROAD REAL ESTATE & RIGHT OF WAY DEPARTMENT LAND IN LEDYARD, CONN. TO BE CONVEYED TO THE DOW CHEMICAL COMPANY" SCALE 1"=200' DATE: SEPTEMBER 1950 REVISED THROUGH OCTOBER 1950. ON FILE AS MAP NO. 8A.
- 6.) "LOCATION OF THE RIGHT OF WAY OF THE CONNECTICUT LIGHT & POWER COMPANY 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 GALES FERRY ROAD TO 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.) "COMPILED PLAN MAP SHOWING EASEMENT AREA TO BE GRANTED TO THE YANKEE GAS SERVICES COMPANY ACROSS THE PROPERTY OF DOW CHEMICAL COMPANY (ALLYN'S POINT PLANT) #1761 ROUTE 12 GALES FERRY-LEDYARD CONNECTICUT SCALE: 1"=60' SHEET 1 OF 1 DATE: 03-04-2010 YANKEE FID #E0048, BY CME ASSOCIATES, INC. ON FILE AS MAP #2629.



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

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

**PROPERTY SURVEY**  
  

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

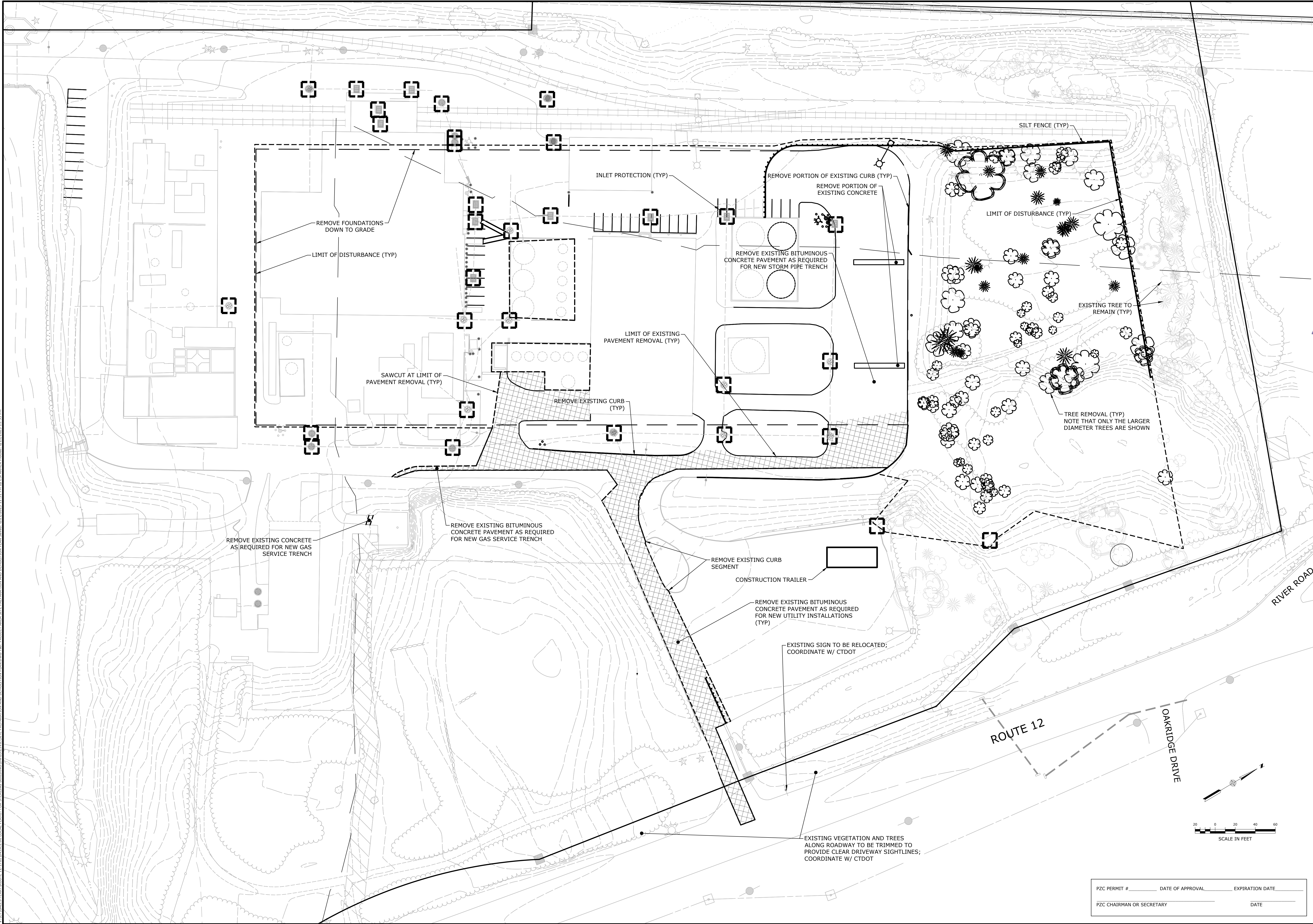
  
Drawing No.:  
**SHEET 1 OF 2**







V:\ACT\GALES FERRY\ROUTE 12-1761\0451C2.dwg LOCAL PERMIT FOR STEELING BUILDINGS\SCULPTURE SITE PREPARATION AND DEMOLITION PLAN.DWG 04/06/2023 11:31 PM BY: ELSABETH RICHES 04/06/2023 11:31 PM

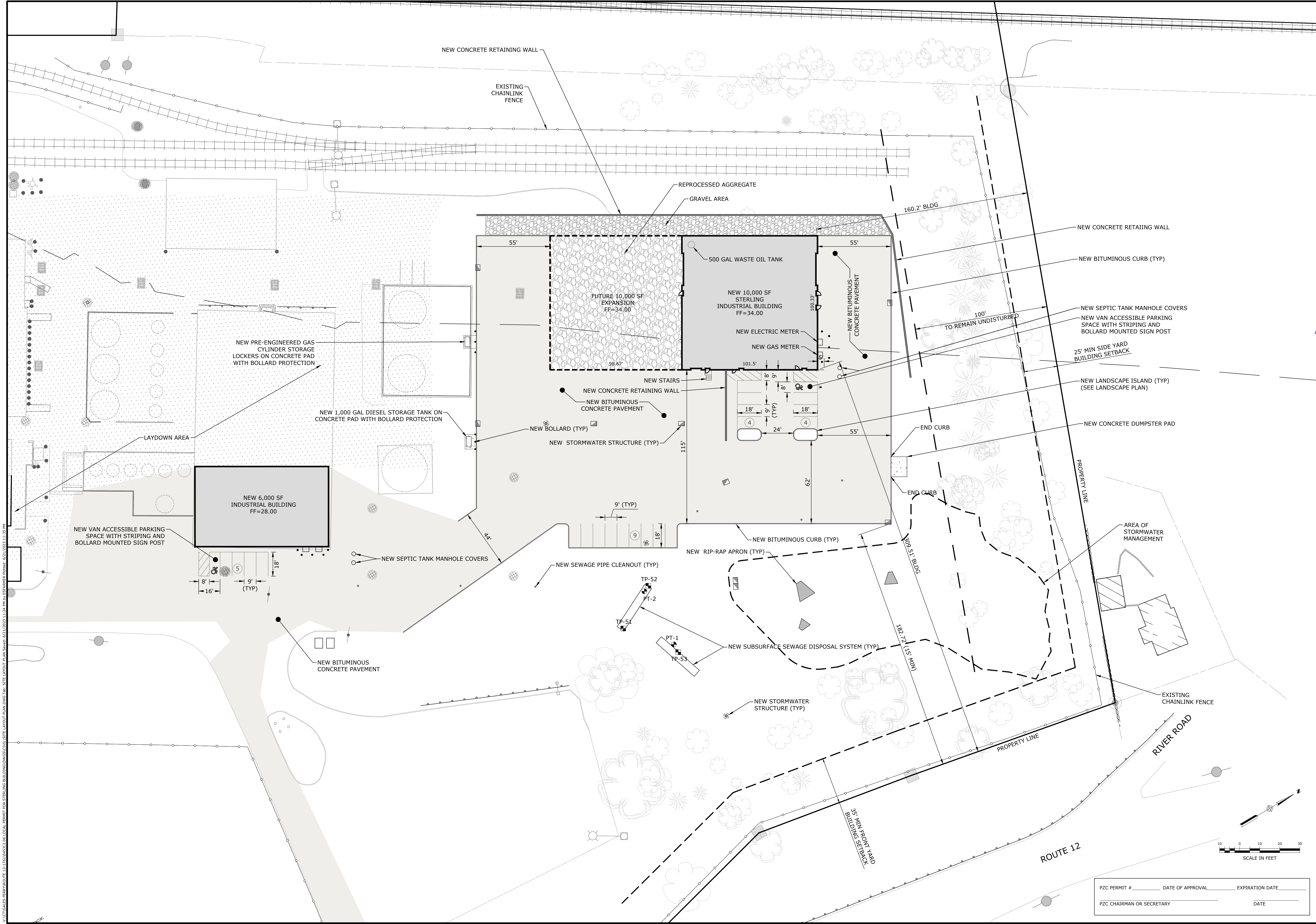


PZC PERMIT #	DATE OF APPROVAL	EXPIRATION DATE
PZC CHAIRMAN OR SECRETARY	DATE	

SCALE 1"=40'		CROWN NO. 0451C2.06		DATE 04/06/2023	
DRAWN BY ESP		APPROVED BY SRM		DATE 04/06/2023	
SITE PREPARATION AND DEMOLITION PLAN				GALES FERRY INTERMODAL 1761 ROUTE 12, GALES FERRY, CONNECTICUT 06335 GALES FERRY INTERMODAL LLC 383 SOUTH STREET, SUITE 101, DANBURY, CT 06810	
C-3				NO. OF SHEETS 19	
REVISIONS				DESCRIPTION OF REVISION	
1				REV.	
2				REV.	
3				REV.	
RESPONSE TO REVIEW COMMENTS				DATE	
REVISED PER UPDATED LAYOUT				DATE	
REVISED PER UPDATED LAYOUT				DATE	
APPROVED				DATE	

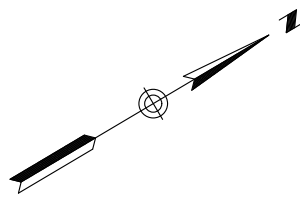
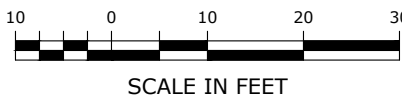
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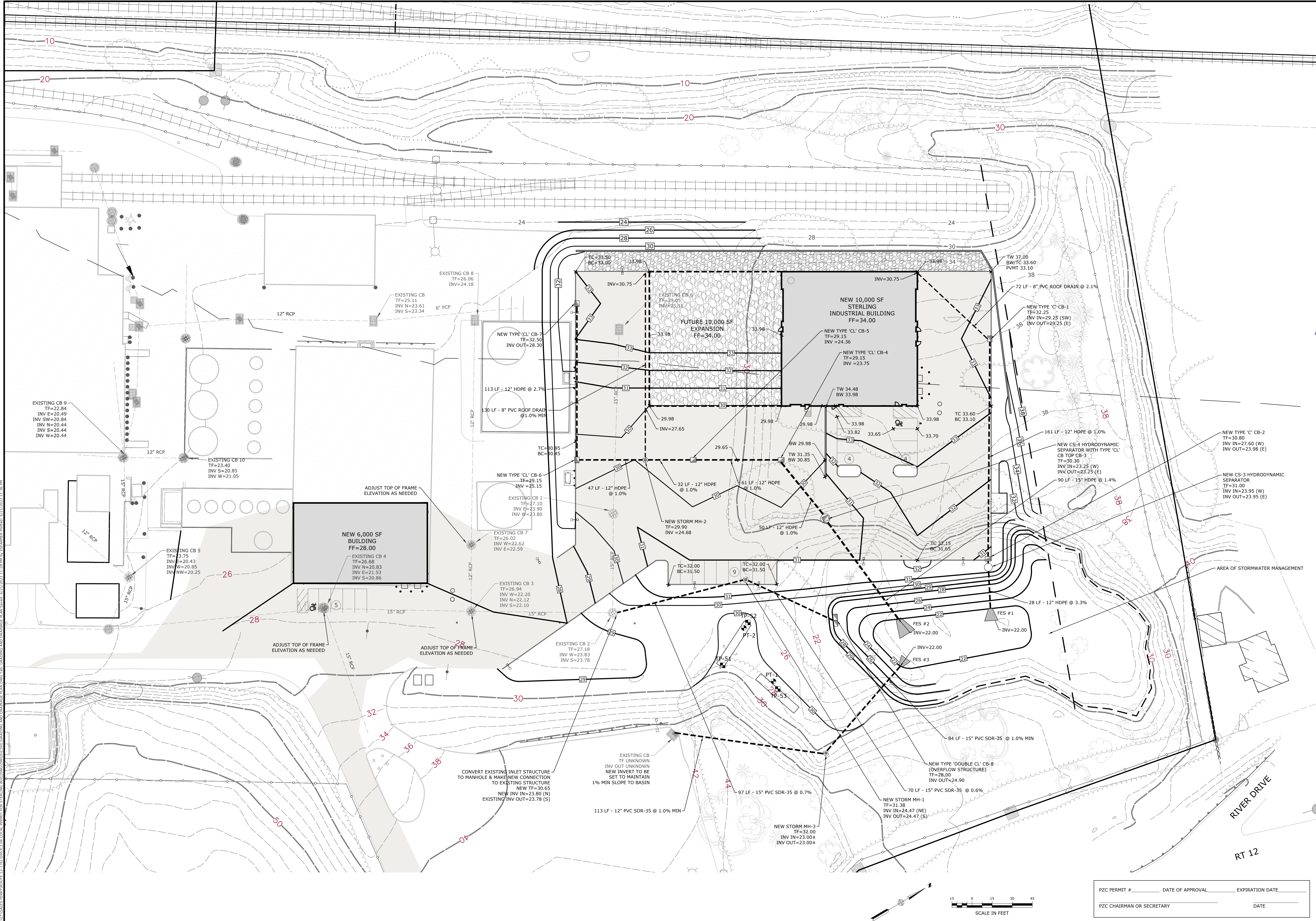
V:\CT\GALES FERRY\ROUTE 12-1761\USC2\04 LOCAL PERMIT FOR STERLING BUILDING\DWG\04 SITE LAYOUT PLAN.DWG Job: SITE LAYOUT PLAN Sheet: 021/023 11:24 AM by: ESABMER Permet: 021/023 11:15 AM

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



SHEET NO. 6		NO. OF SHEETS 19	
DRAWING <b>C-4</b>			
SITE LAYOUT PLAN <b>GALES FERRY INTERMODAL</b> 1761 ROUTE 12, GALES FERRY, CONNECTICUT 06335 <b>GALES FERRY INTERMODAL LLC</b> 383 SOUTH STREET, SUITE 100, DANBURY, CT 06810			
SCALE 1"=30'		DRAWN BY ESF	
DATE 04/06/2023		APPROVED BY SRM	
COWI NO. 0451C2.06		DATE 04/06/2023	
Loureiro Engineering Associates, Inc. Water • Facility Services • Laboratory Engineers • Constructors • EIRCS • Energy No. 10285 Professional Engineer As Permitted: 860-747-6181 • Fax: 860-747-8822 An Employee-Owned Company • www.loureiro.com © Loureiro Engineering Associates, Inc. All Rights Reserved 2023		REVISIONS 3 RESPONSE TO REVIEW COMMENTS 2 REVISED PER UPDATED LAYOUT 1 REVISED PER UPDATED LAYOUT REV. DATE DESCRIPTION OF REVISION	
SRM		DATE	
06/21/2023		APPR.	
05/01/2023		SRM	
04/06/2023		SRM	





\\CT\GALES FERRY\ROUTE 12\TRA\USK2\04 LOCAL\PROJECT FOR STERLING BUILDING\USK2\04 GRADING AND DRAINAGE PLAN.DWG 04/06/2023 11:28 PM by: ESABRHE Printed: 04/17/2023 11:36 AM

SCALE 1"=30'		DRAWN BY ESP		DATE 04/06/2023	
CORN. NO. 0451C2.06		APPROVED BY SRM		DATE 04/06/2023	
<b>GRADING AND DRAINAGE PLAN</b>					
<b>GALES FERRY INTERMODAL</b> 1761 ROUTE 12, GALES FERRY, CONNECTICUT 06335					
<b>GALES FERRY INTERMODAL LLC</b> 389 SOUTH STREET, SUITE 100, DANBURY, CT 06810					
DRAWING <b>C-5</b>		SHEET NO. 7		NO. OF SHEETS 19	
PZC PERMIT #		DATE OF APPROVAL		EXPIRATION DATE	
PZC CHAIRMAN OR SECRETARY				DATE	
RESPONSE TO REVIEW COMMENTS		3		06/21/2023	
REVISED PER UPDATED LAYOUT		2		05/01/2023	
REVISED PER UPDATED LAYOUT		1		04/06/2023	
REV.		1		DATE	
DESCRIPTION OF REVISION					

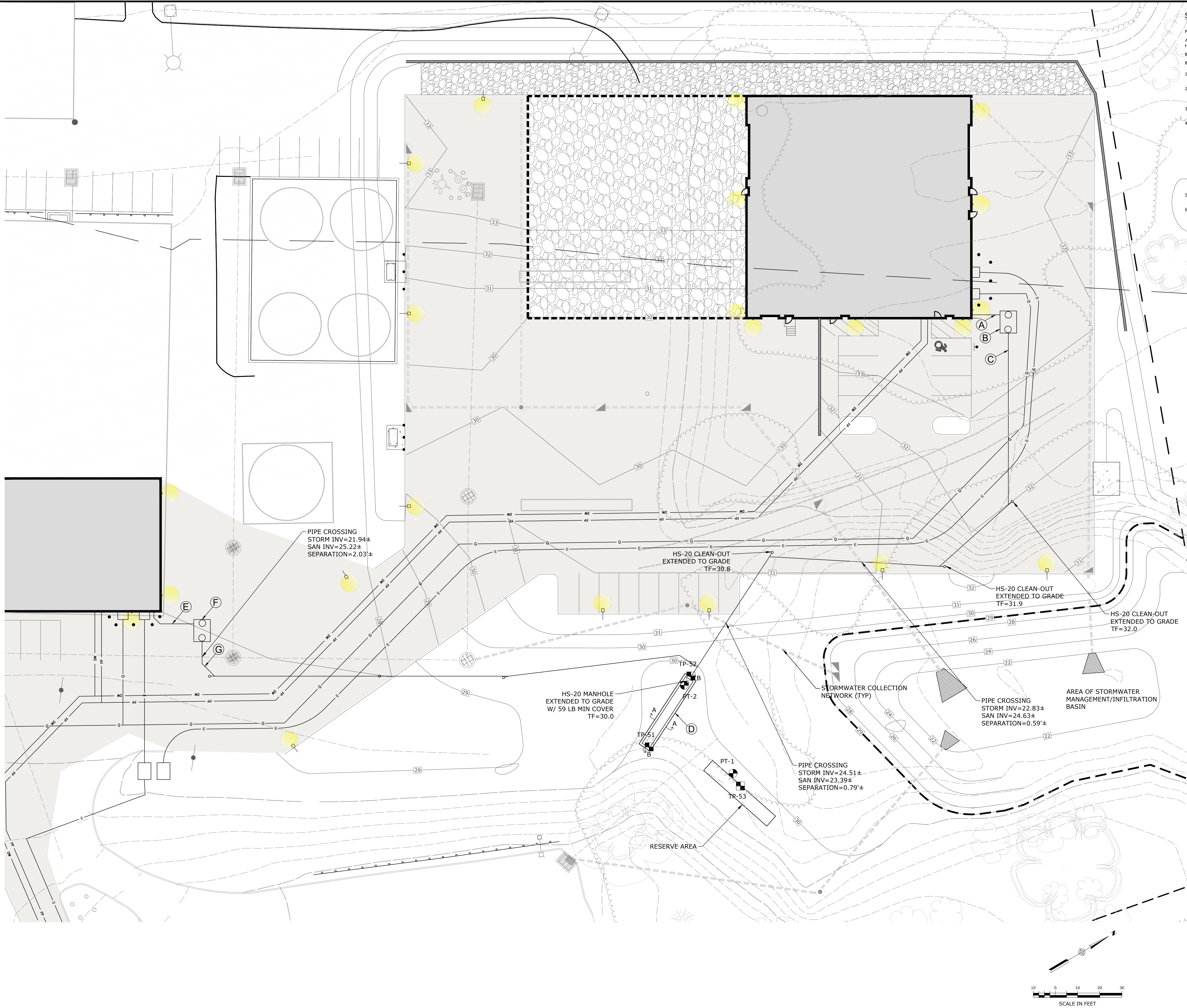
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V:\ACT\GALES FERRY\ROUTE 12-1761\SUBS2.dwg LOCAL PERMIT FOR STEELING BUILDINGS\SUBS2.dwg SUBS PLAN Issue: 02/1/2023 9:05 PM by: SPANGLAARDT Printed: 02/1/2023 11:36 PM



**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, INC. DATED SEPTEMBER 2, 2010

B. TOWN OF LEDYARD GIS - PUBLIC WATER IS AVAILABLE ON THIS SITE AND ALL ADJUTING PROPERTIES

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. DESIGN FLOWS - 20,000 SQUARE FOOT (SF) EQUIPMENT MAINTENANCE GARAGE, 6,000 SF INDUSTRIAL BUILDING, 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.

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

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 = 500 GPD/1.5 GPD/SF = 334 SF LEACHING SYSTEM: 48-INCH HIGH CONCRETE LEACHING GALLEYS = 9.2 SF/LF ELA ELA PROVIDED = NINE 4-FOOT LONG GALLEYS WITH 12-INCHES OF NO. 4 CRUSHED STONE AROUND 36-FEET OF GALLEYS PLUS 2-FEET OF CRUSHED STONE AT THE ENDS 38-FEET X 9.2 SF/LF ELA = 349 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. MLLS: AVERAGE DEPTH TO RESTRICTIVE LAYER: CATEGORY 2 NATIVE SOIL = 55" 55" + 24" OF SELECT FILL = 79" > 60" NO MISS REQUIRED

SEPTIC SYSTEM KEY	
(A)	13 L.F. 4" SCH. 40 PVC ASTM D1785 BUILDING SEWER PIPE INSTALLED @ 1/4" PER FT. MIN. SLOPE AND 12" MIN. COVER
(B)	1,250-GALLON HS-20 CONCRETE SEPTIC TANK
(C)	261 L.F. 4" SDR 35 ASTM D3034 DISTRIBUTION PIPE INSTALLED @ 1% MIN. SLOPE
(D)	(1) ROW OF 48" HIGH HS-20 CONCRETE LEACHING GALLEYS @ 38 L.F. TOTAL WITH 1' CRUSHED NO. 4 STONE AROUND ALL SIDES
(E)	22 L.F. 4" SCH. 40 PVC ASTM D1785 BUILDING SEWER PIPE INSTALLED @ 1/4" PER FT. MIN. SLOPE AND 12" MIN. COVER
(F)	1,250-GALLON HS-20 CONCRETE SEPTIC TANK
(G)	238 L.F. 4" SDR 35 ASTM D3034 DISTRIBUTION PIPE INSTALLED @ 1% MIN. SLOPE
REFER TO SYSTEM INVERT TABLE ON THIS SHEET FOR PROPOSED INVERT ELEVATIONS.	

SEPTIC SYSTEM B INVERT SCHEDULE	
BUILDING SEWER INVERT	27.8
SEPTIC TANK STRUCTURE	TOP 28.64 BOTTOM 23.93
SEPTIC TANK INVERTS	IN 27.35 OUT 27.10
LEACHING GALLEYS	TOP 23.75 BOTTOM 19.75
LEACHING GALLEY INVERT	22.92

SEPTIC SYSTEM F INVERT SCHEDULE	
BUILDING SEWER INVERT	26.00
SEPTIC TANK STRUCTURE	TOP 26.83 BOTTOM 22.12
SEPTIC TANK INVERTS	IN 25.54 OUT 25.29

NO. 4 STONE AGGREGATE	
AKA 1 & 1/2" STONE	
SIEVE SIZE	PERCENT PASSING (BY WEIGHT)
2"	100
1 1/2"	90-100
1"	20-55
3/4"	0-15
1/2"	N/A
3/8"	0-5
#4	N/A
#40	0-3
#200	0-1 1/2

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

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

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

STATE OF CONNECTICUT  
JULIAN G. BORDO  
Professional Engineer  
No. 10285  
Exp. 12/31/2024

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SCALE  
1"=20'

CORN. NO.  
0451C2.06

DATE  
04/06/2023

DRAWN BY  
ESF

DATE  
04/06/2023

APPROVED BY  
SRM

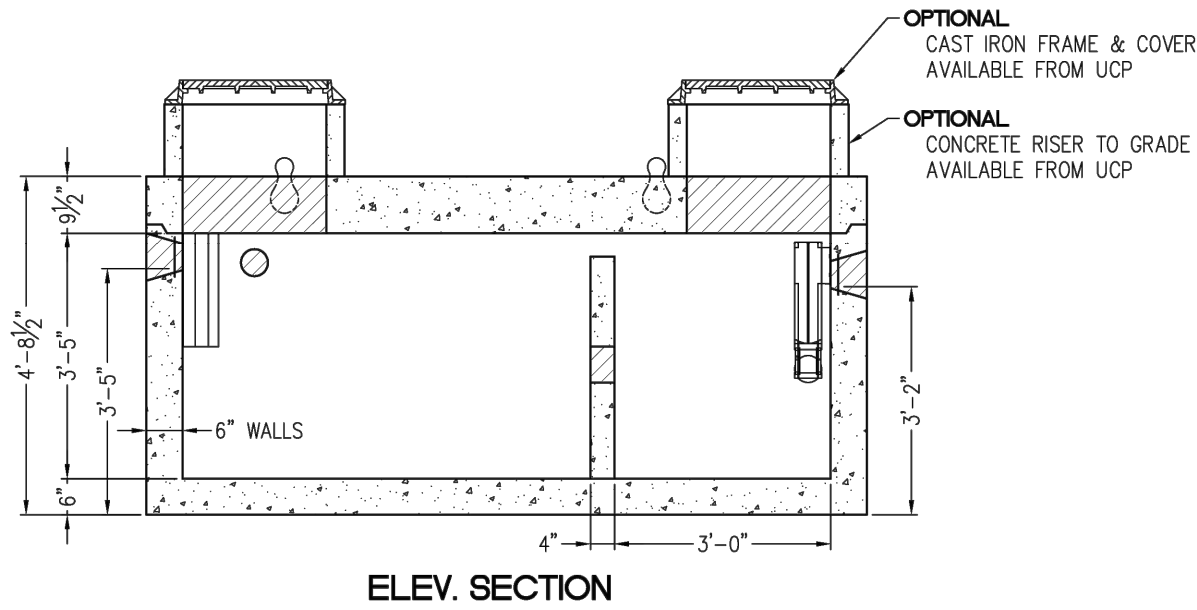
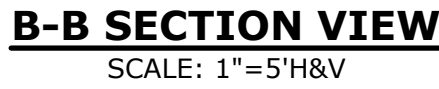
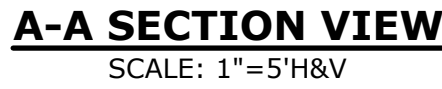
**SUBSURFACE SEWAGE DISPOSAL SYSTEM PLAN**

**GALES FERRY INTERMODAL**  
1761 ROUTE 12, GALES FERRY, CONNECTICUT 06335  
**GALES FERRY INTERMODAL LLC**  
383 SOUTH STREET, SUITE 100, GALESFERRY, CT 06335

DRAWING  
**C-7**

SHEET NO. 9 NO. OF SHEETS 19






PERC RATE = 2.0 MIN/INCH

TEST PIT LOG: TP-51	
OBSERVED BY LOUREIRO ENGINEERING ASSOCIATES AND LEDGE LIGHT HEALTH DISTRICT ON MARCH 7, 2023	
DEPTH	OBSERVATIONS
0-24"	GRAVEL, FILL
24"-68"	DARK BROWN FINE SANDY LOAM. CONCRETE DEBRIS W/ REBAR FOUND
68"-75"	BURIED TOPSOIL LAYER
75"-93"	TAN GREY FINE SANDY LOAM WITH GRAVEL
93"-150"	ORANGE BROWN MEDIUM-COARSE SAND AND GRAVEL W/ COBBLES
	* ROOTS TO 93"
	* GROUNDWATER AT 130"
	* NO REFUSAL
TEST PIT LOG: TP-52	
OBSERVED BY LOUREIRO ENGINEERING ASSOCIATES AND LEDGE LIGHT HEALTH DISTRICT ON MARCH 24, 2023	
DEPTH	OBSERVATIONS
0-62"	FILL
62"-84"	ORIGINAL TOPSOIL
84"-111"	DARK BROWN MEDIUM-COARSE SAND WITH GRAVEL AND COBBLES
111"-150"	TAN MEDIUM SAND, SOME GRAVEL
	*ROOTS TO 62"
	*GROUNDWATER AT 130"
	* NO REFUSAL
	* NO MOTTLING
TEST PIT LOG: TP-53	
OBSERVED BY LOUREIRO ENGINEERING ASSOCIATES AND LEDGE LIGHT HEALTH DISTRICT ON MARCH 24, 2023	
DEPTH	OBSERVATIONS
0-79"	FILL
79"-105"	ORIGINAL TOPSOIL
105"-128"	ORANGE BROWN MEDIUM-COARSE SAND WITH GRAVEL AND COBBLES
	*ROOTS TO 105"
	*GROUNDWATER AT 128"
	* NO REFUSAL
	* NO MOTTLING

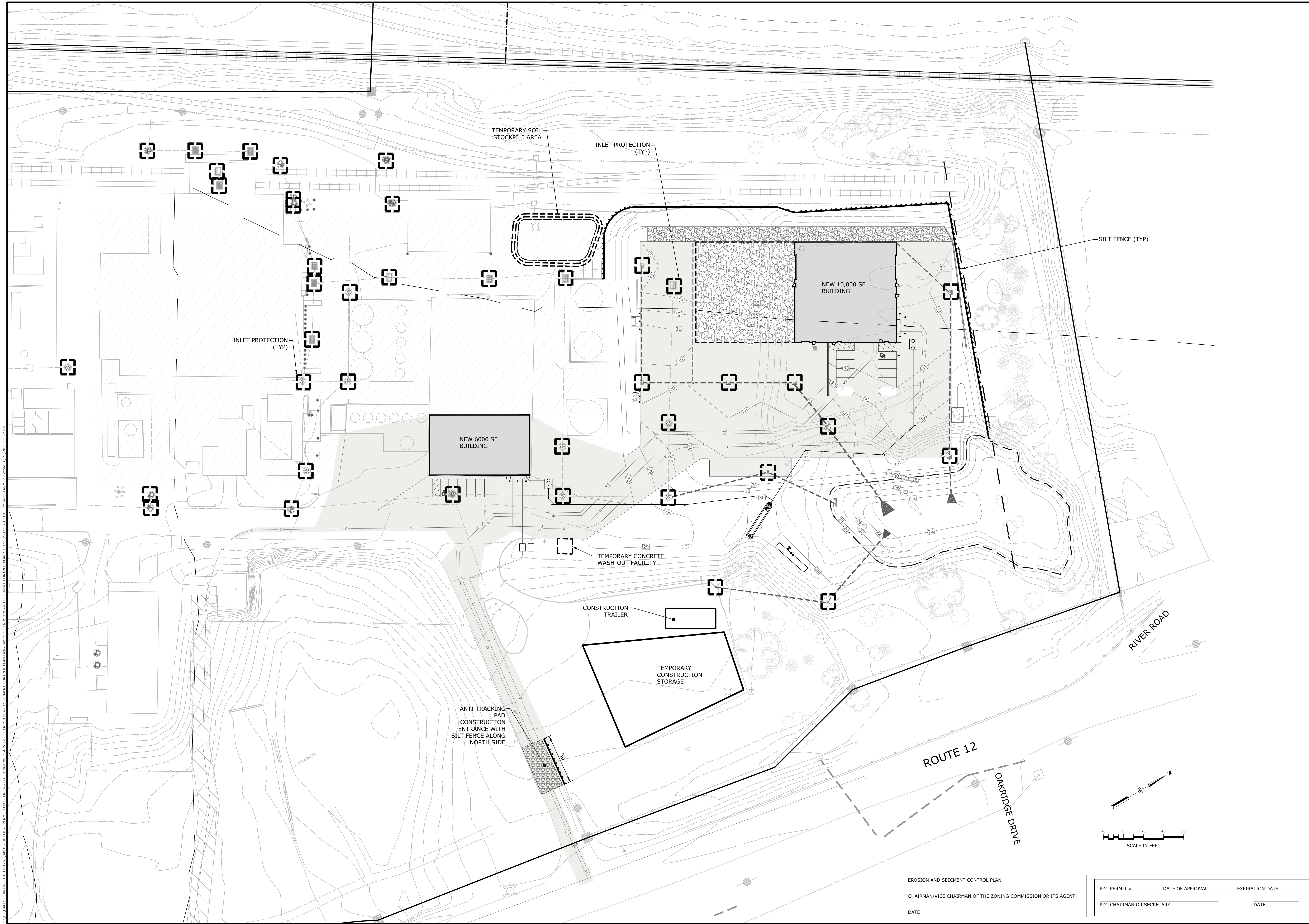
- ## SUBSURFACE SEWAGE DISPOSAL SYSTEM (SSDS) CONSTRUCTION NOTES:
- 1) REFER TO SOIL EROSION AND SEDIMENT CONTROL PLAN FOR EROSION PROTECTION.
  - 2) PROCEDURES FOR THE INSTALLATION OF FILL:
    - 2.1) NO EXCAVATION SHALL OCCUR PRIOR TO NOTIFYING "CALL-BEFORE-YOU-DIG" AT 1-800-922-4455 OR 811.
    - 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 VII.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 LATEROALLY 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.

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

DRAWING		SUBSURFACE SEWAGE DISPOSAL SECTIONS, DETAILS & NOTES		Loureiro ENGINEERS & CONSULTANTS • EIR • ENERGY Loureiro Engineering Associates, Inc. 100 North Main Street, Suite 200 • Gales Ferry, CT 06335 Tel: 860-741-8181 • Fax: 860-741-8122 An Employee Owned Company • www.Loureiro.com © Loureiro, Inc. All rights reserved 2021.																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																					
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\\ACT\GALES\_FERRY\ROUTE 12-1761\USC2-06-LOCAL PERMIT FOR STERLING BUILDING\SC05\SOIL EROSION AND SEDIMENT CONTROL PLAN SWD-021\2023.11.03 PM 10.55\ESABRHE\_Plot.dwg 02/1/2023 11:37 AM



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

SOIL EROSION AND SEDIMENT CONTROL PLAN



GALES FERRY INTERMODAL  
1761 ROUTE 12, GALES FERRY, CONNECTICUT 06335  
GALES FERRY INTERMODAL LLC  
383 SOUTH STREET, SUITE 100, GALESFERRY, CT 06335

SCALE 1"=40'  
CORN. NO. 0451C2.06  
DRAWN BY ESP  
DATE 04/06/2023  
APPROVED BY SRM  
DATE 04/06/2023

EROSION AND SEDIMENT CONTROL PLAN

CHAIRMAN/VICE CHAIRMAN OF THE ZONING COMMISSION OR ITS AGENT

DATE



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RESPONSE TO REVIEW COMMENTS  
REVISED PER UPDATED LAYOUT  
05/01/2023  
SRM

1  
REV.  
04/06/2023  
SRM

3  
06/21/2023  
SRM

DATE  
04/06/2023  
APPR.

NO. OF SHEETS 19

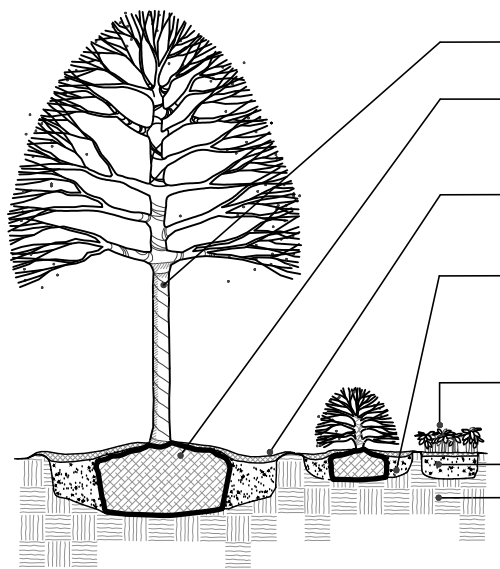
SHEET NO. 11

C-9



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

- ## GENERAL NOTES - LANDSCAPING:
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.



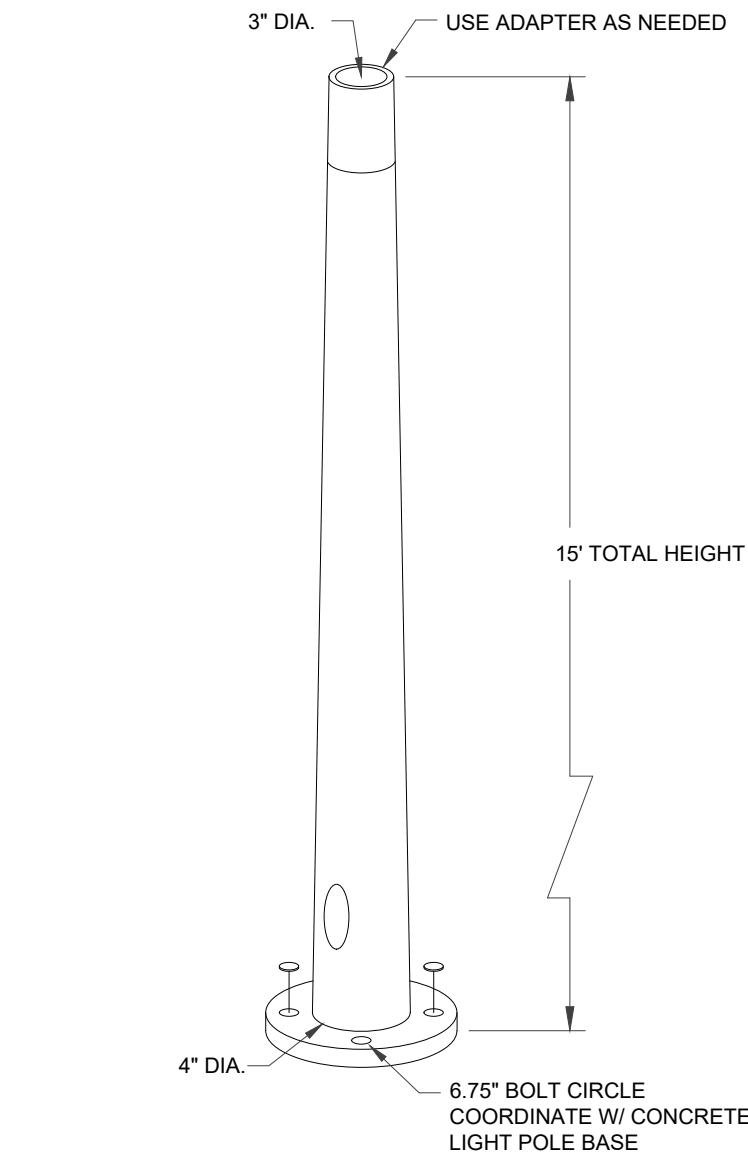
## PLANTING DETAIL - TYP

[illegible]

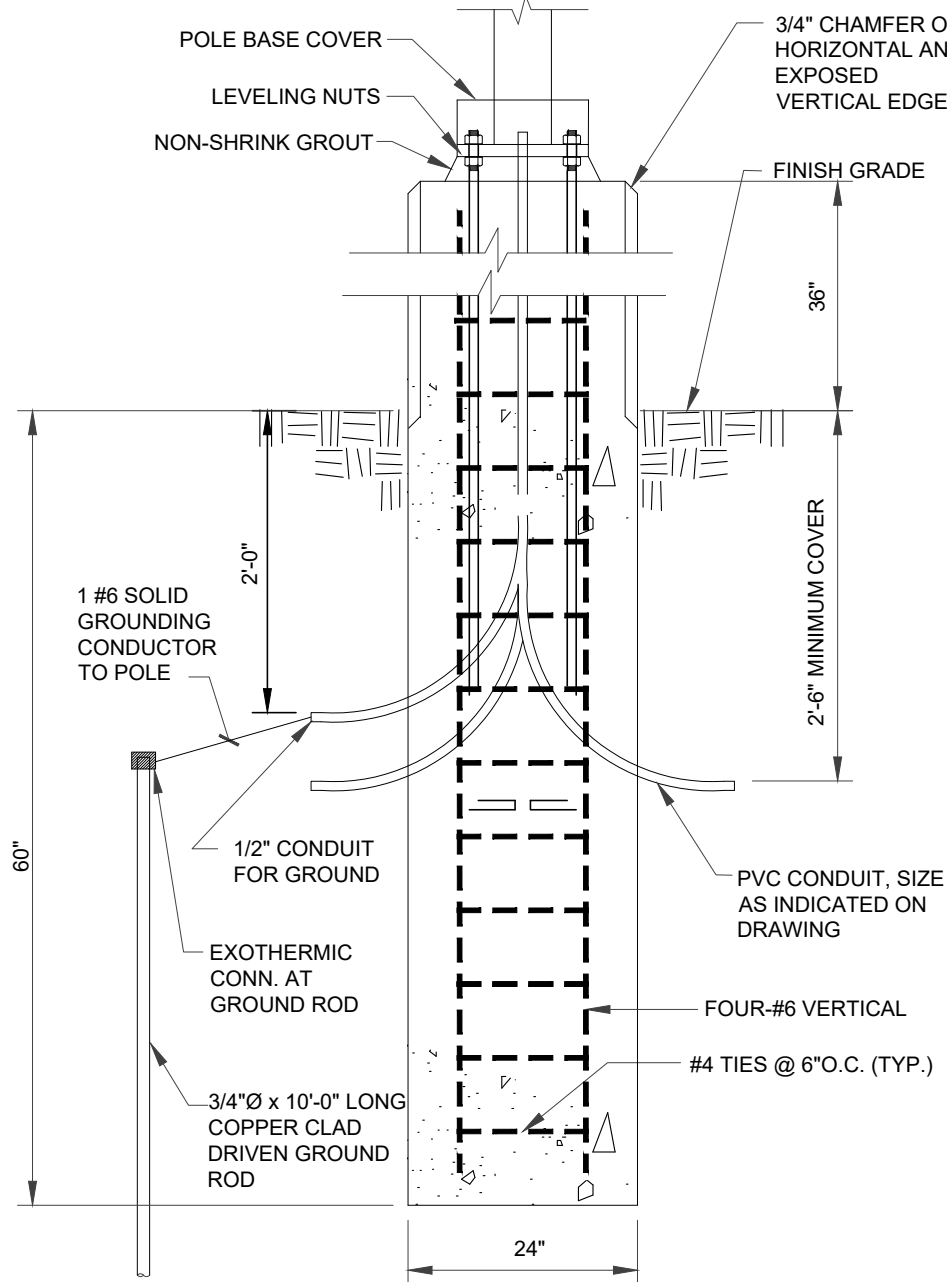
SHEET NO. 12  NO. OF SHEETS 19	DRAWING  <b>L-1</b>	<b>LANDSCAPING PLAN</b>		<b>GALES FERRY INTERMODAL LLC</b> -7611 ROUTE 12, GALES FERRY, CONNECTICUT 06535 PREPARED FOR: <b>GALES FERRY INTERMODAL LLC</b> 549 SOUTH STREET, QUINCY, MA 02169	
		SCALE NOT TO SCALE		DRAWN BY ESF	
		CORR. NO. 0451C2.06		DATE 04/06/2023	
				APPROVED BY SRM	
				DATE 04/06/2023	



V:\CT\GALES FERRY\ROUTE 12-174\USC2.dwg LOCAL PERMIT FOR STERLING BUILDING\SCOTLPHOTOMETRIC AND LIGHTING PLAN.dwg Tab: PHOTOMETRIC AND LIGHTING PLAN Saved: 4/21/2023 2:11 PM by: ESBARNER Plotted: 4/21/2023 11:38 AM

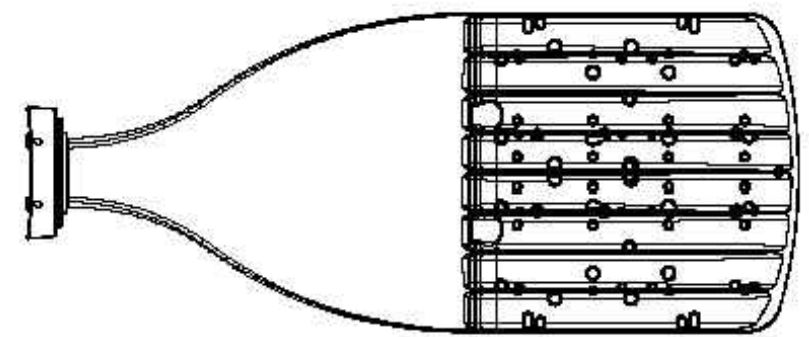


NOTE: COORDINATE POLE WITH BASE.  
**TAPERED ALUMINUM LUMINAIRE POLE**  
SCALE: NONE



- 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.

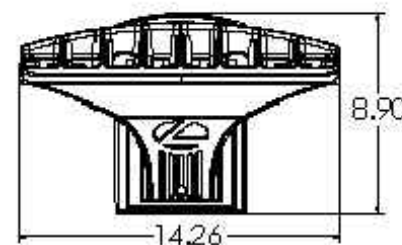
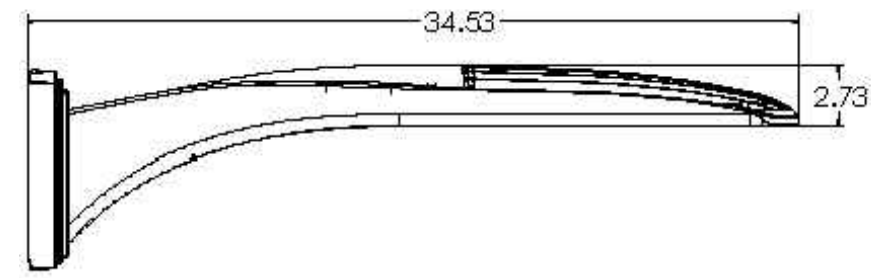
**LIGHT POLE BASE**  
SCALE: NONE



**DSX1 with WBA**

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

**POLE MOUNTED LIGHT**  
SCALE: NONE



**WEDGE3 LED**  
Architectural Wall Sconce



**Specifications**

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



- NOTES
- LITHONIA LIGHTING COMMERCIAL OUTDOOR, WEDGE3 LED ARCHITECTURAL WALL SCONCE FULL CUT OFF LUMINAIRE TO BE COORDINATED IN SHOP DRAWING TO REFLECT PHOTOMETRIC DISTRIBUTION SHOWN.

**WALL PACK LIGHT**

SCALE: NONE

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

STATISTICS	SYMBOL	AVG	MAX	MIN	MAX/MIN	AVG/MIN
DESCRIPTION						
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

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

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

**PHOTOMETRIC AND LIGHTING PLAN**

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



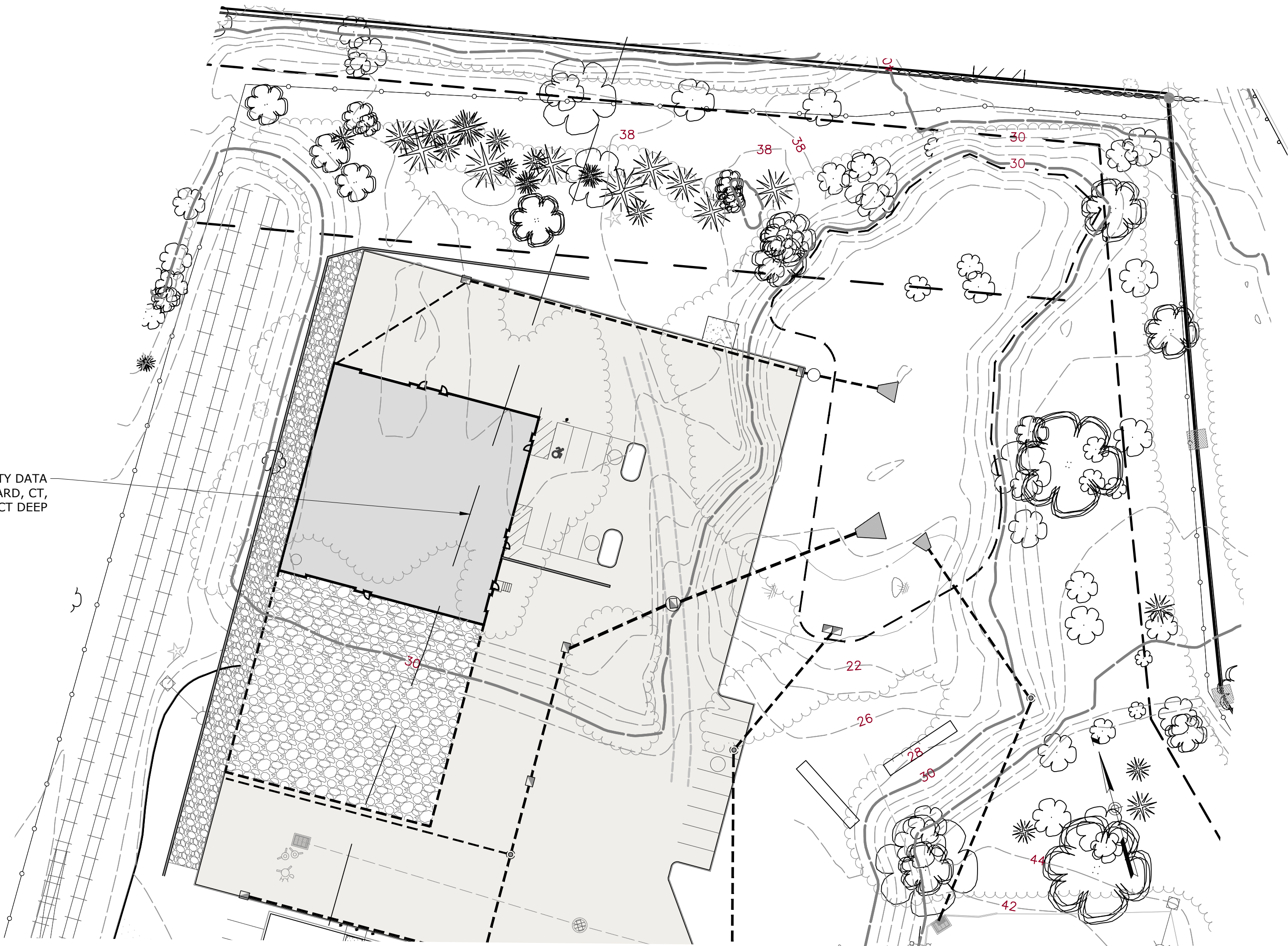
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REV.	DATE	DESCRIPTION OF REVISION
3	06/21/2023	RESPONSE TO REVIEW COMMENTS
2	05/01/2023	REVISED PER UPDATED LAYOUT
1	04/06/2023	REVISED PER UPDATED LAYOUT

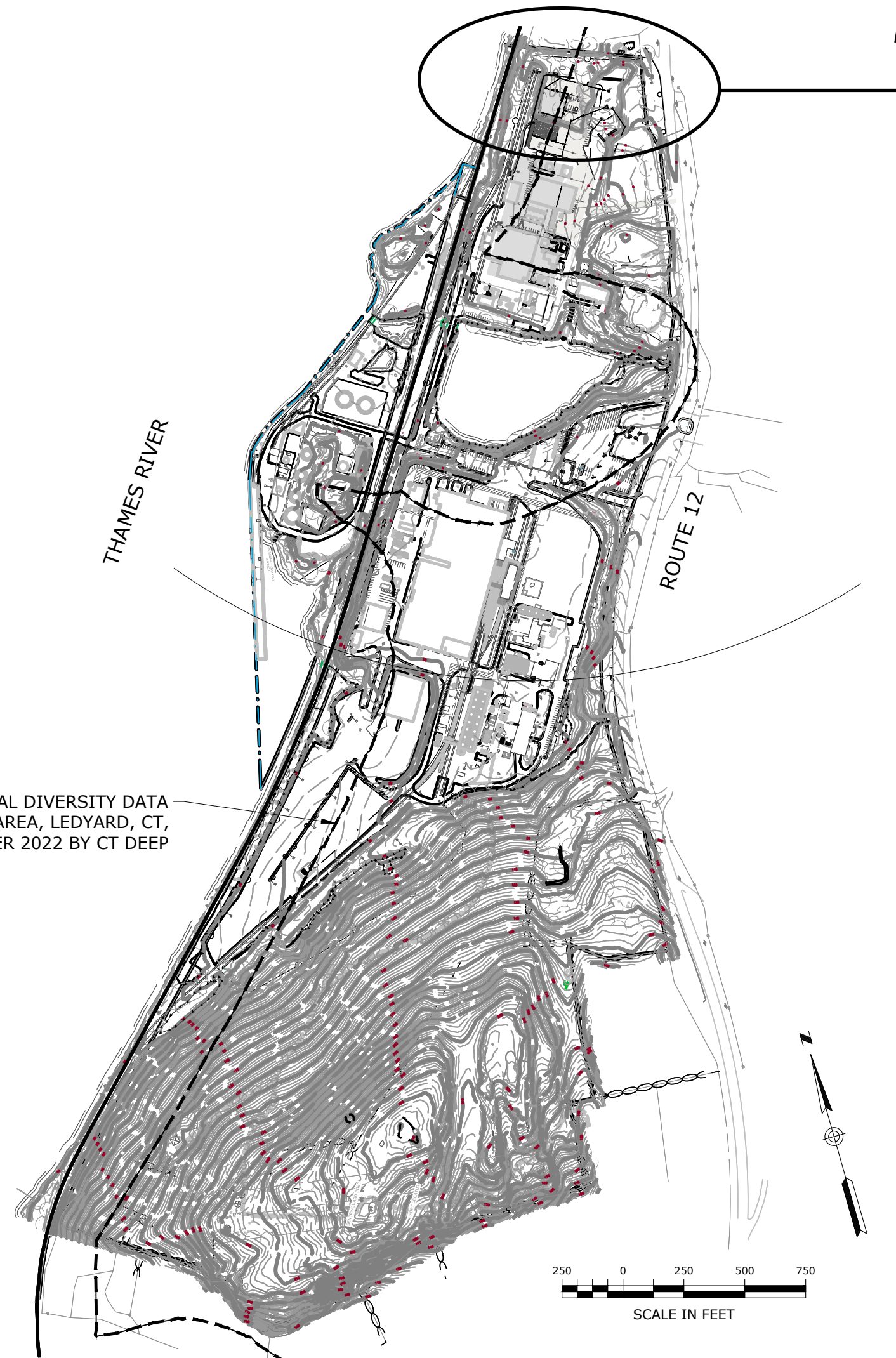


V:\ACT\GALES FERRY\ROUTE 12-17\1045C2.dwg LOCAL PERMIT FOR STEELING BUILDING\CONSTRUCTION\COASTAL AREA MANAGEMENT PLAN\DWG 12-COASTAL AREA MANAGEMENT PLAN Sheet 6-27/1045C2.dwg 2:58 pm by: ESEA/ARW/10/2023 6/27/2023 11:39 AM

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



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



PROPERTY MAP

### COASTAL RESOURCES

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



### COASTAL RESOURCES

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

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

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

DATE \_\_\_\_\_

### COASTAL AREA MANAGEMENT PLAN

**GALES FERRY INTERMODAL**  
1761 ROUTE 12, GALES FERRY, CONNECTICUT 06335  
**GALES FERRY INTERMODAL, LLC**  
349 SOUTH STREET, SUITE 101, GALESFERRY, CT 06335

DRAWING  
**C-11**

SHEET NO. 14 NO. OF SHEETS 19

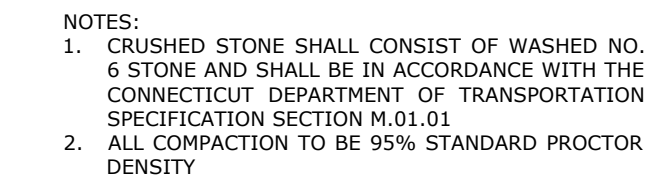
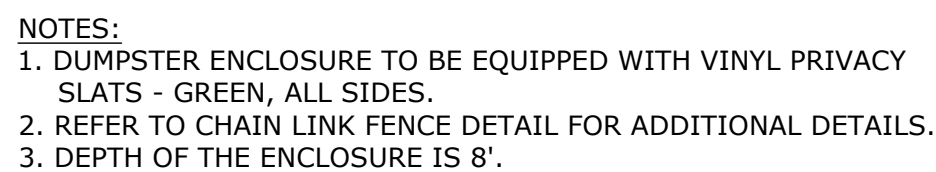


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SCALE AS NOTED  
SCALE NO.  
0451C2.06  
DATE  
04/06/2023  
DRAWN BY  
ESF  
APPROVED BY  
SRM

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





## GRAVEL SURFACE X-SECTION



**CONCRETE PAD**  
SCALE: NONE




- NOTES:**
1. ALLOWABLE DESIGN STRESSES: CLASS "A" CONCRETE BASED ON  $f'_c = 3000$  psi. REINFORCEMENT: (ASTM A 615 GRADE 60)  $f_s = 24000$  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.

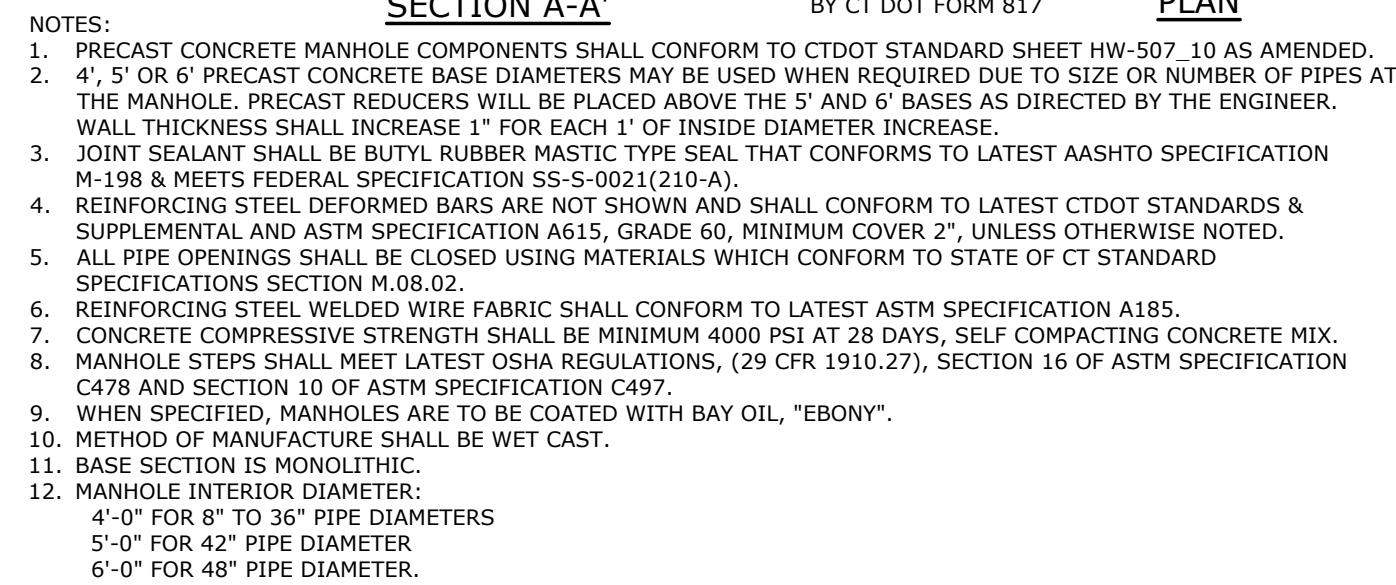


PZC PERMIT # \_\_\_\_\_ DATE OF APPROVAL \_\_\_\_\_ EXPIRATION DATE \_\_\_\_\_

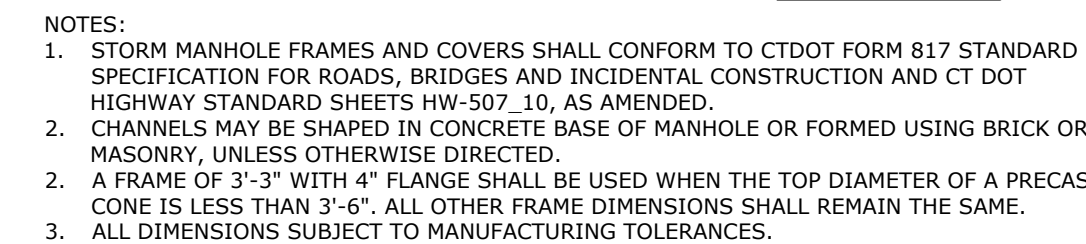
\_\_\_\_\_  
PZC CHAIRMAN OR SECRETARY DATE

DRAWING		C-12		SITE DETAILS 1		SCALE NOT TO SCALE							
SHEET NO. 15		NO. OF SHEETS		GALES FERRY INTERMODAL 1761 ROUTE 12, GALE FERRY, CONNECTICUT 06335 PREPARED FOR:		CORR. NO. 0451C2.06		Loureiro Engineering & Construction • ENEC • Energy www.Loureiro.com					
				GALES FERRY INTERMODAL LLC 549 SOUTH STREET, QUINCY, MA 02269		DRAWN BY ESF		Loureiro Engineering Associates, Inc. 100 Northwest Drive • Plainville, Connecticut 06062 An Employee Owned Company • www.Loureiro.com ©Loureiro Engineering Associates, Inc. All Rights Reserved 2023		3		RESPONSE TO REVIEW COMMENTS	
						DATE 04/06/2023				2		REVISED PER UPDATED LAYOUT	
						APPROVED BY SRM				1		REVISED PER UPDATED LAYOUT	
										REV.		DESCRIPTION OF REVISION	
												DATE	
												APPR.	

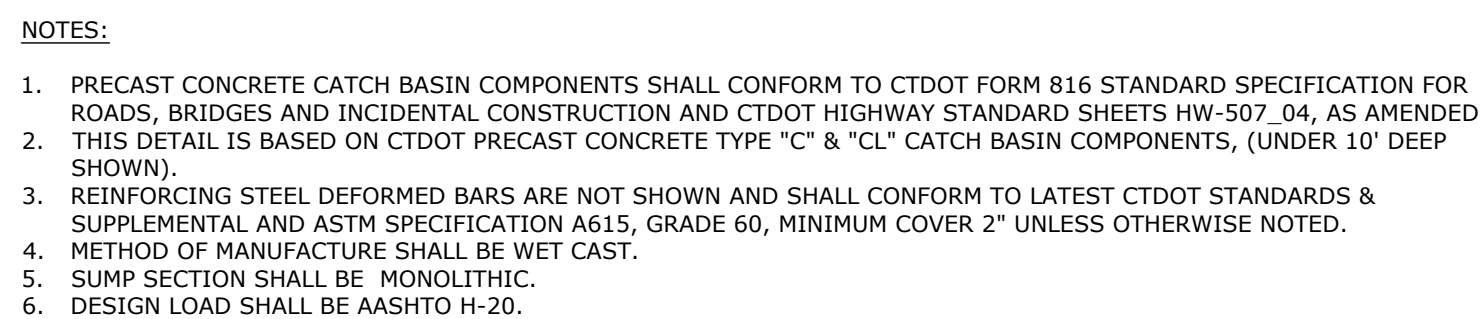




## SCALE: NONE



## SCALE: NONE

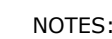


## SCALE: NONE



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, OR HW-507.08, AS AMENDED.
2. REINFORCED 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.

## SCALE: NONE



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

SCALE: NONE




**GALES FERRY INTERMODAL**  
1761 ROUTE 12, GALES FERRY, CONNECTICUT 06335  
PREPARED FOR:  
**GALES FERRY INTERMODAL LLC**  
549 SOUTH STREET, QUINCY, MA 02269

SHEET NO.	16	NO. OF SHEETS	19
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PZC PERMIT # \_\_\_\_\_ DATE OF APPROVAL \_\_\_\_\_ EXPIRATION DATE \_\_\_\_\_

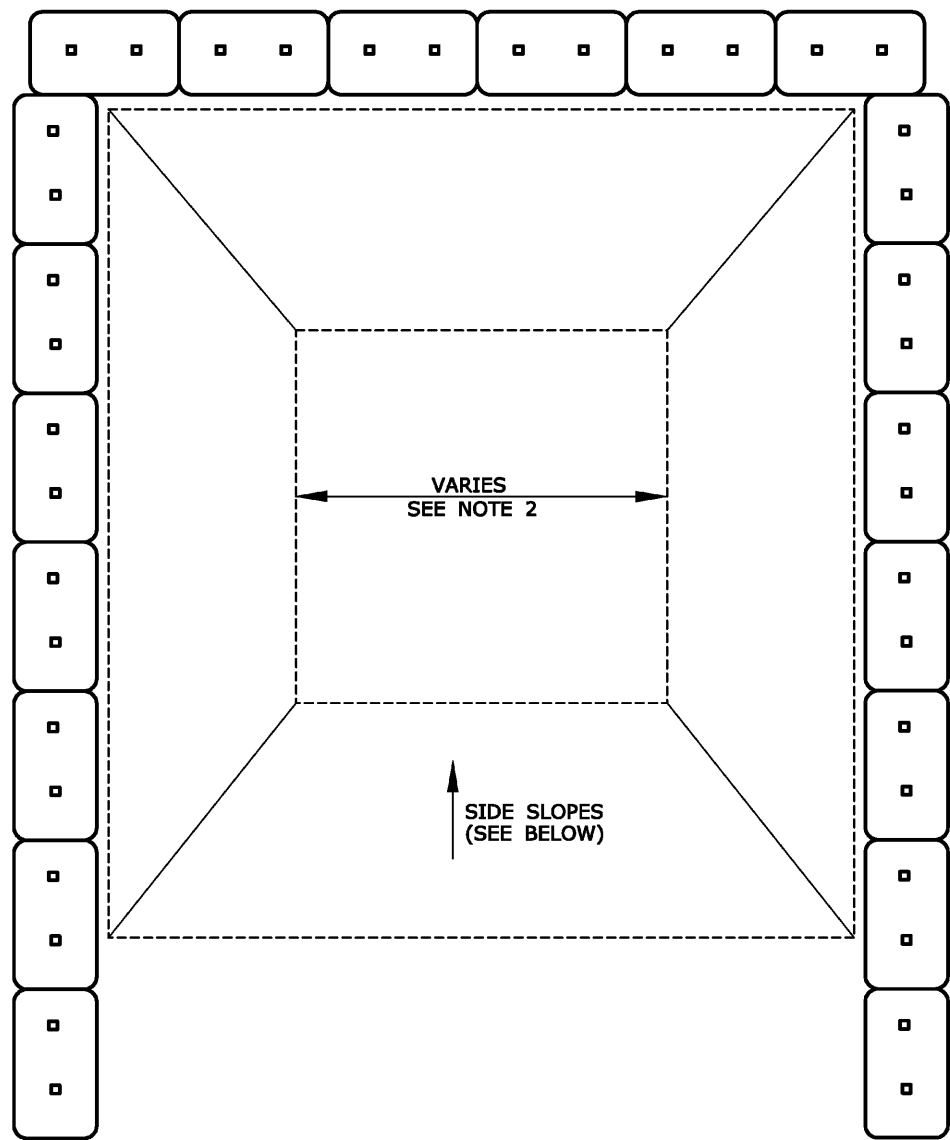
PZC CHAIRMAN OR SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_







V:\CT\GALES FERRY\ROUTE 12-170\ASB\CT2.dwg LOCAL PERMIT FOR STEELING BUILDING\CONSTRUCTION\DETAILS.DWG Job: DES: DETAILS Sheet: 4/21/2023 10:15 PM by: GSA/AMW Printed: 4/21/2023 11:39 PM



PLAN

HAY BALES OR  
COMPACTED EARTH BERM  
(SEE NOTE 3)

DEPTH VARIES  
SEE NOTE 2

EXISTING GROUND

10 MIL POLYETHYLENE SHEETING

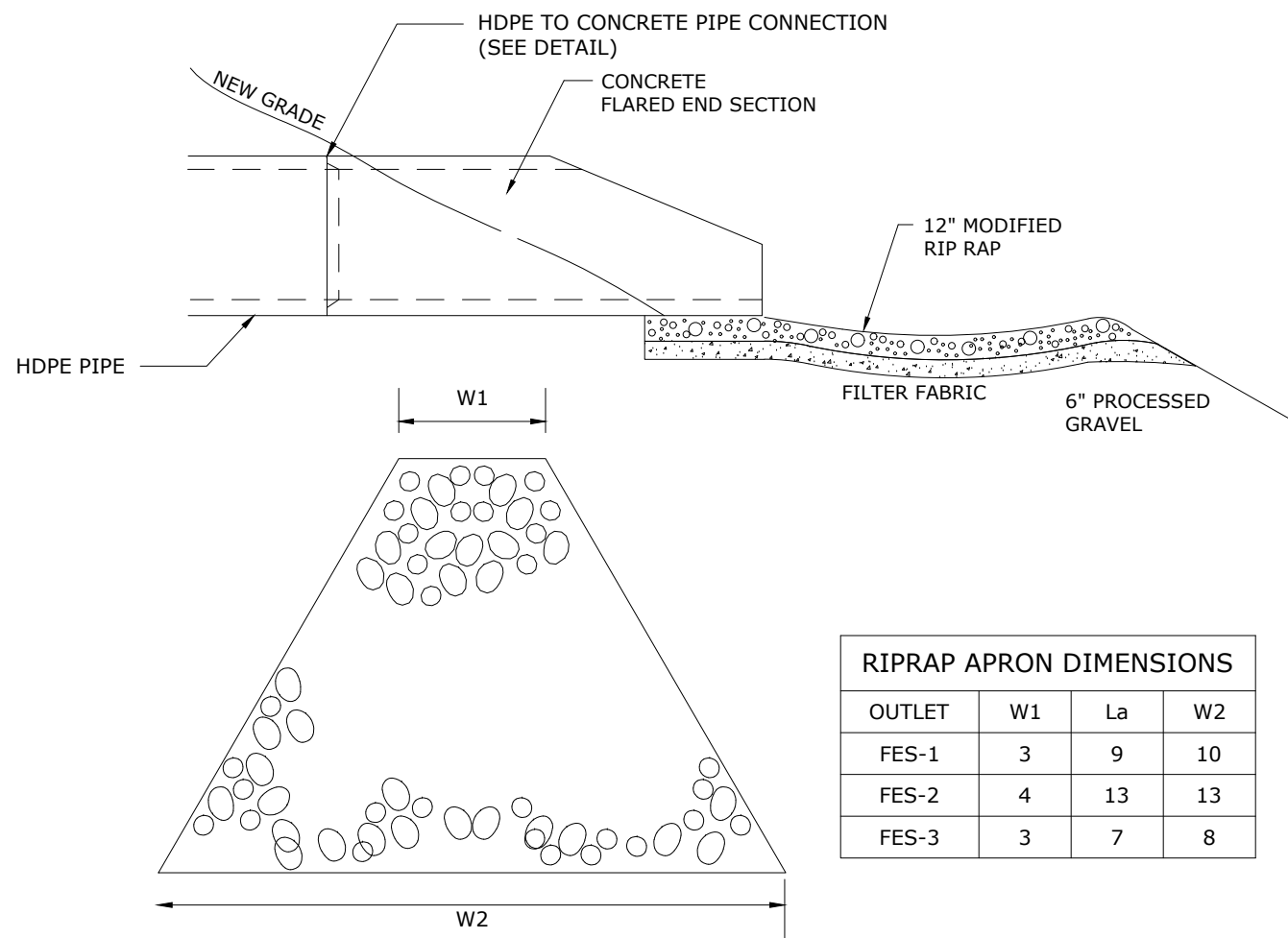
SAND BAGS TO SECURE  
SHEETING (OR METHOD  
AS DIRECTED BY ENGINEER)

SIDE SLOPES TO BE  
2H:1V OR 3H:1V (NOMINAL)

## CONCRETE WASHOUT AREA

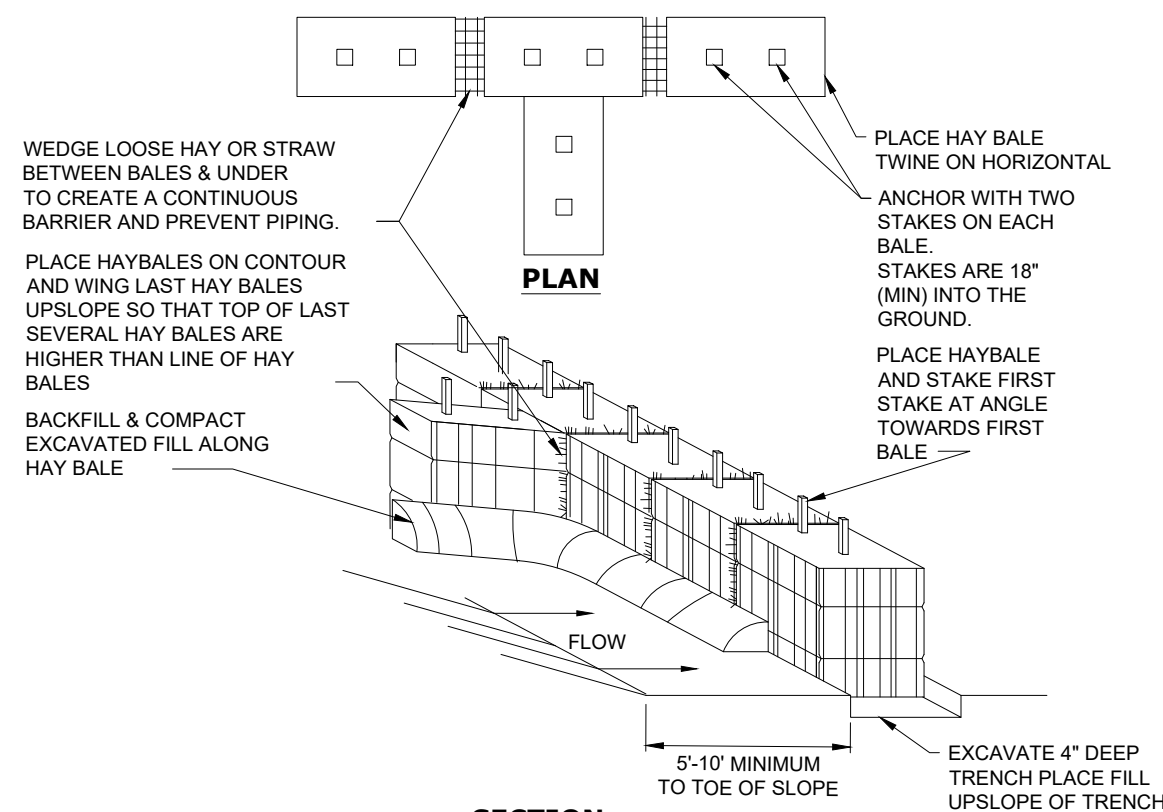
SCALE: NONE

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



## RIPRAP APRON

SCALE: NONE



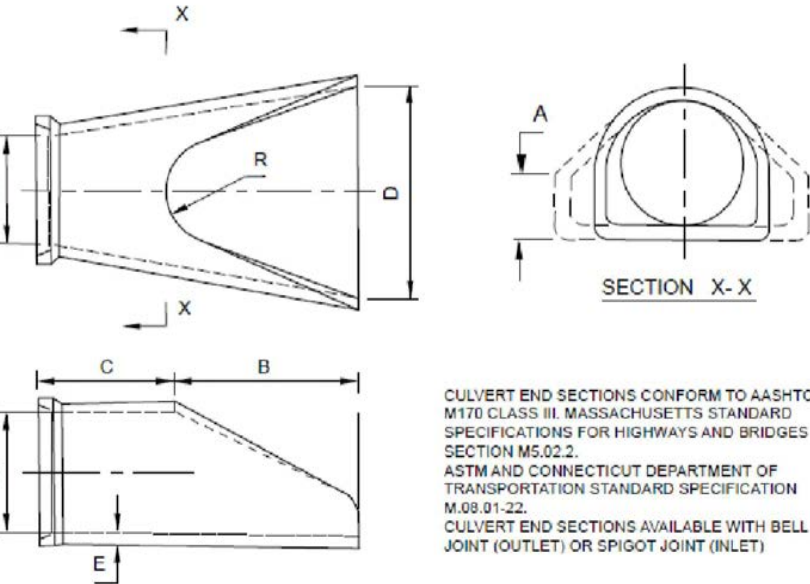
SECTION

## HAYBALE BARRIER

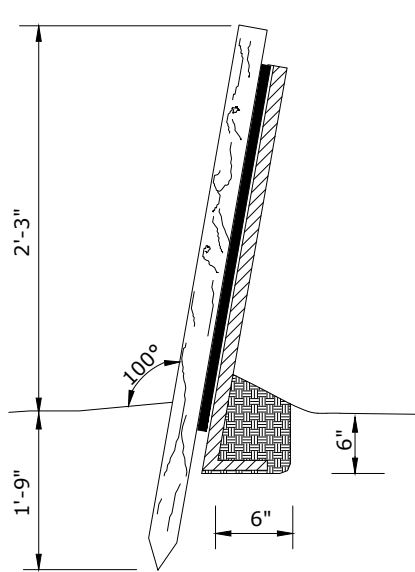
SCALE: NONE

## FLARED END SECTION

SCALE: NONE



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



## SILT FENCE

SCALE: NONE

## EROSION AND SEDMIENTATION (E&S) CONTROL PLAN:

### NARRATIVE

- 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, ACCESSWAYS, PARKING, UTILITY IMPROVEMENTS, LANDSCAPING IMPROVEMENTS, STORMWATER MANAGEMENT IMPROVEMENTS, A NEW SUBSURFACE SEWAGE DISPOSAL SYSTEM, AND OTHER ASSOCIATED SITE IMPROVEMENTS.
- 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.
- 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.
- EROSION CONTROL MEASURES INTENDED TO MINIMIZE SOIL EROSION AND TO CONTROL SEDIMENTATION DURING CONSTRUCTION INCLUDE:
  - THE INSTALLATION OF SILT FENCE ALONG THE DOWN-GRADIENT LIMIT OF DISTURBANCE. INSTALL HAYBALES AS SHOWN ON PLANS.
  - INSTALL SILTSACKS IN EXISTING CATCH BASINS IN THE PROJECT AREA. INSTALL SILT SACKS IN NEW CATCH BASINS DURING CONSTRUCTION.
  - THE IMMEDIATE STABILIZATION OF FINAL GRADED AREAS THROUGH THE PLACEMENT OF RIPRAP, TOPSOIL, SEED, MULCH AND EROSION CONTROL NETTING.
  - DEVELOPMENT OF A CONSTRUCTION OPERATIONS PLAN IN CONSIDERATION OF BASIC CONSTRUCTION SEQUENCING OUTLINED HEREIN.
- IT IS ANTICIPATED THAT SITE WORK CONSTRUCTION WILL BEGIN IN THE SPRING OF 2023 AND WILL BE COMPLETED IN THE FALL OF 2023.

### GENERAL E&S REQUIREMENTS

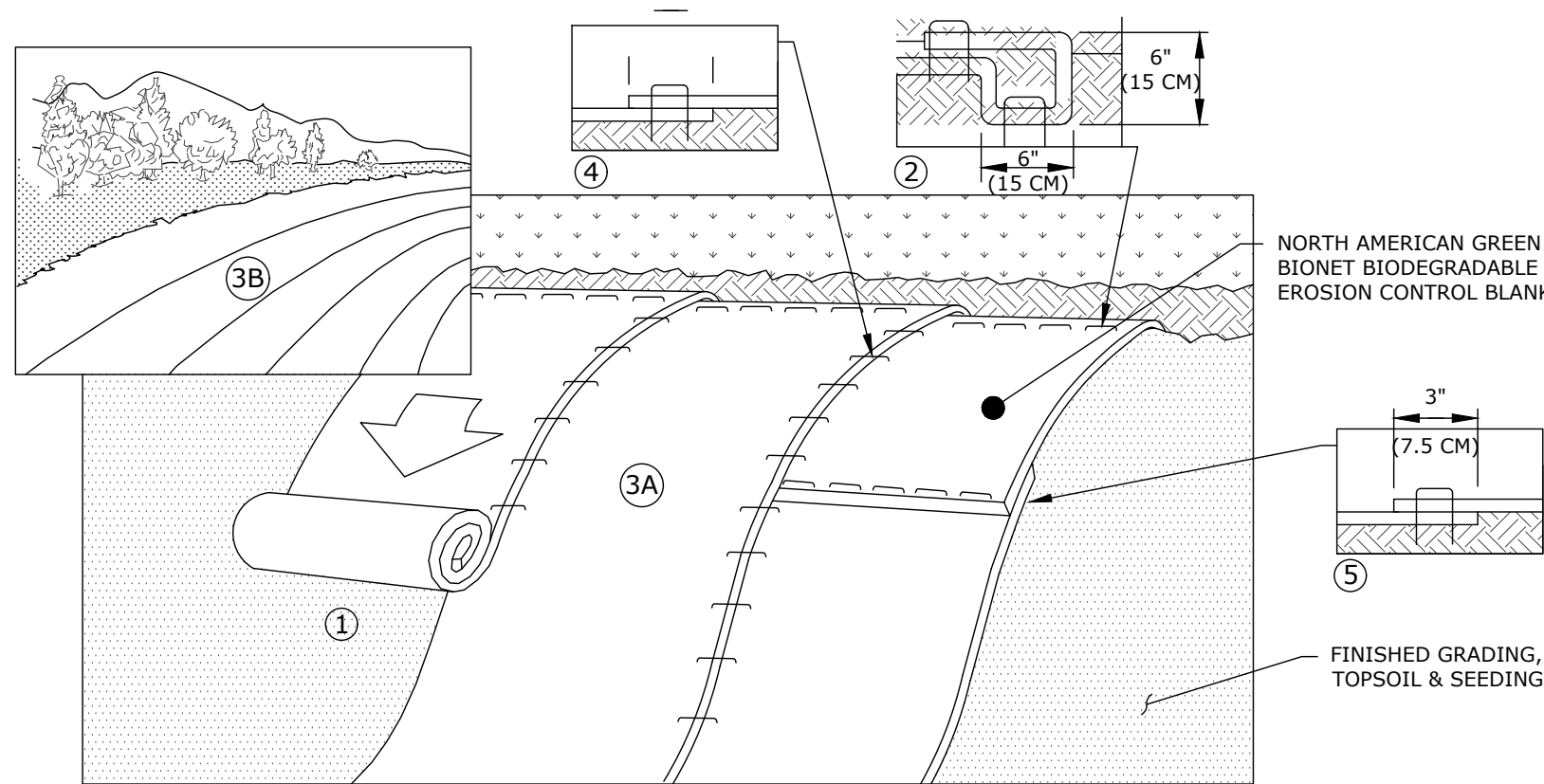
- PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL MEET WITH THE TOWN REPRESENTATIVE TO DISCUSS ESC REQUIREMENTS AND STORMWATER MANAGEMENT PROCEDURES.
- CONSTRUCTION ENTRANCE SHALL BE INSTALLED BEFORE CONSTRUCTION TRAFFIC INTO AND OUT OF THE SITE BEGINS.
- THE CONTRACTOR SHALL INSTALL HAYBALES 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.
- THE CONTRACTOR SHALL SEED AND MULCH DISTURBED AREAS EXPECTED TO REMAIN UNSTABILIZED FOR A PERIOD OF MORE THAN 30 DAYS.
- 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.
- UPON COMPLETION OF CONSTRUCTION, ALL DRAINAGE STRUCTURES SHALL BE CLEANED OF SEDIMENT AND DEBRIS. ALL REMOVED SEDIMENTS AND DEBRIS SHALL BE DISPOSED OF.
- 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.
- THE CONTRACTOR SHALL MAINTAIN EROSION CONTROLS.
- 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.
- THE CONSTRUCTION MANAGER SHALL BE RESPONSIBLE FOR IMPLEMENTING AND INSPECTING EROSION AND SEDIMENT CONTROL MEASURES PER THIS PLAN AND SHALL INFORM ALL CONTRACTORS OF THE OBJECTIVES AND REQUIREMENTS OF THE PLAN. THE OWNER SHALL NOTIFY THE PROPER TOWN AGENCY OF ANY TRANSFER OF THIS RESPONSIBILITY AND SHALL ADVISE THE TOWN REGARDING THE NEED FOR IMPLEMENTING ADDITIONAL CONTROL MEASURES OR MAINTAINING EXISTING MEASURES AS DEEMED NECESSARY DURING CONSTRUCTION. WEEKLY INSPECTIONS SHALL BE CONDUCTED AND/OR WITHIN 24 HOURS OF THE END OF A STORM HAVING A RAINFALL AMOUNT OF 1/4 INCH OR GREATER. MONTHLY WRITTEN REPORTS SHALL BE PREPARED INFORMING THE TOWN OF LEDYARD OBSERVATIONS, MAINTENANCE, AND CORRECTIVE ACTIONS.
- THE INDIVIDUAL RESPONSIBLE FOR MONITORING THE EROSION AND SEDIMENT CONTROL IMPLEMENTED PER THE PLAN AND WITH WHOM AN INSPECTOR FOR THE TOWN CAN 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.

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



- Notes:
- 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.
  - 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.
  - 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 "X", STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
  - 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 "X" ON THE PREVIOUSLY INSTALLED BLANKET.
  - 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

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

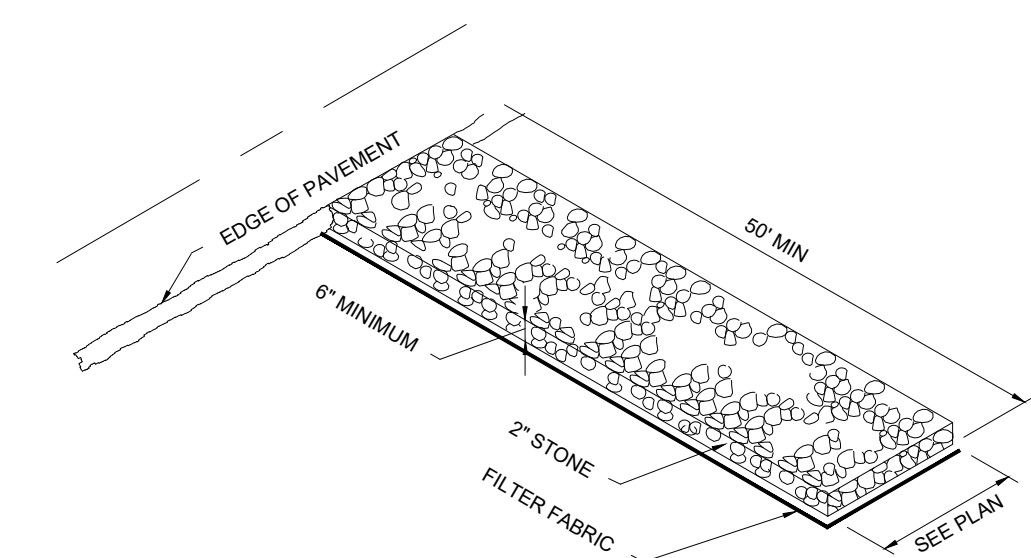
DATE

## CATCH BASIN FILTER (SILT SACK) DETAIL

SCALE: NONE

### NOTES:

- 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).
- THE INLET SEDIMENT CONTROL DEVICE SHALL BE OF HIGH FLOW DESIGN (200 GAL/MIN/FT), AS PER THE MANUFACTURER'S SPECS.
- 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.
- SUBSTITUTION OF A SHEET OF FILTER FABRIC PLACED OVER THE OPENING OF THE INLET IS NOT APPROVED.
- RECESSED CURB INLET CATCH BASINS MUST BE BLOCKED WHEN USING FILTER FABRIC INLET SACKS, SIZE OF FILTER INLET SACK TO BE DETERMINED BY MANUFACTURER.
- THE FILTER DEVICE SHALL BE MANUFACTURED BY ACF ENVIRONMENTAL OR APPROVED EQUAL.

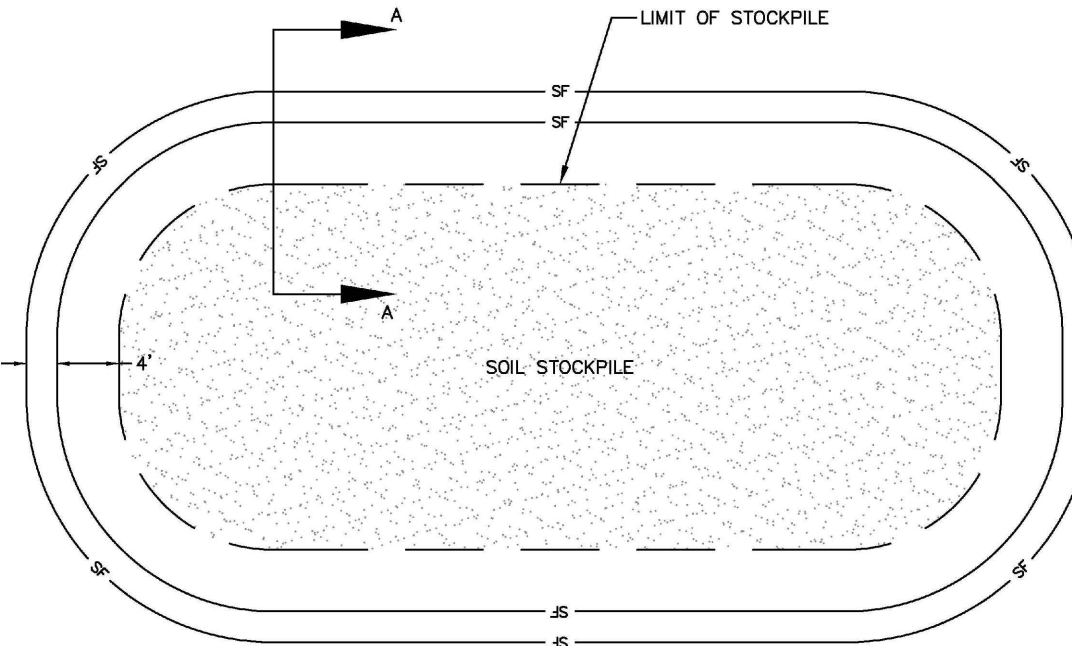
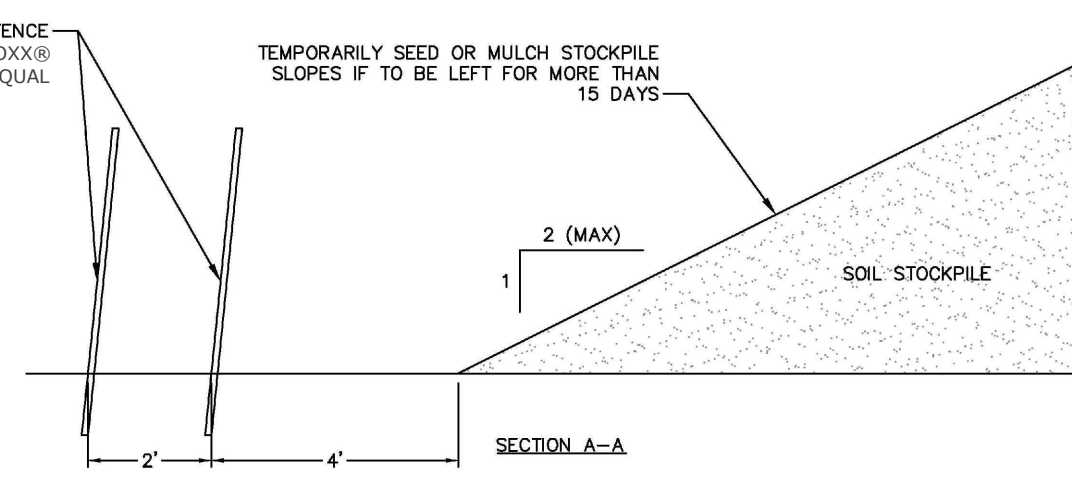


## TEMPORARY CONSTRUCTION ENTRANCE

SCALE: NONE

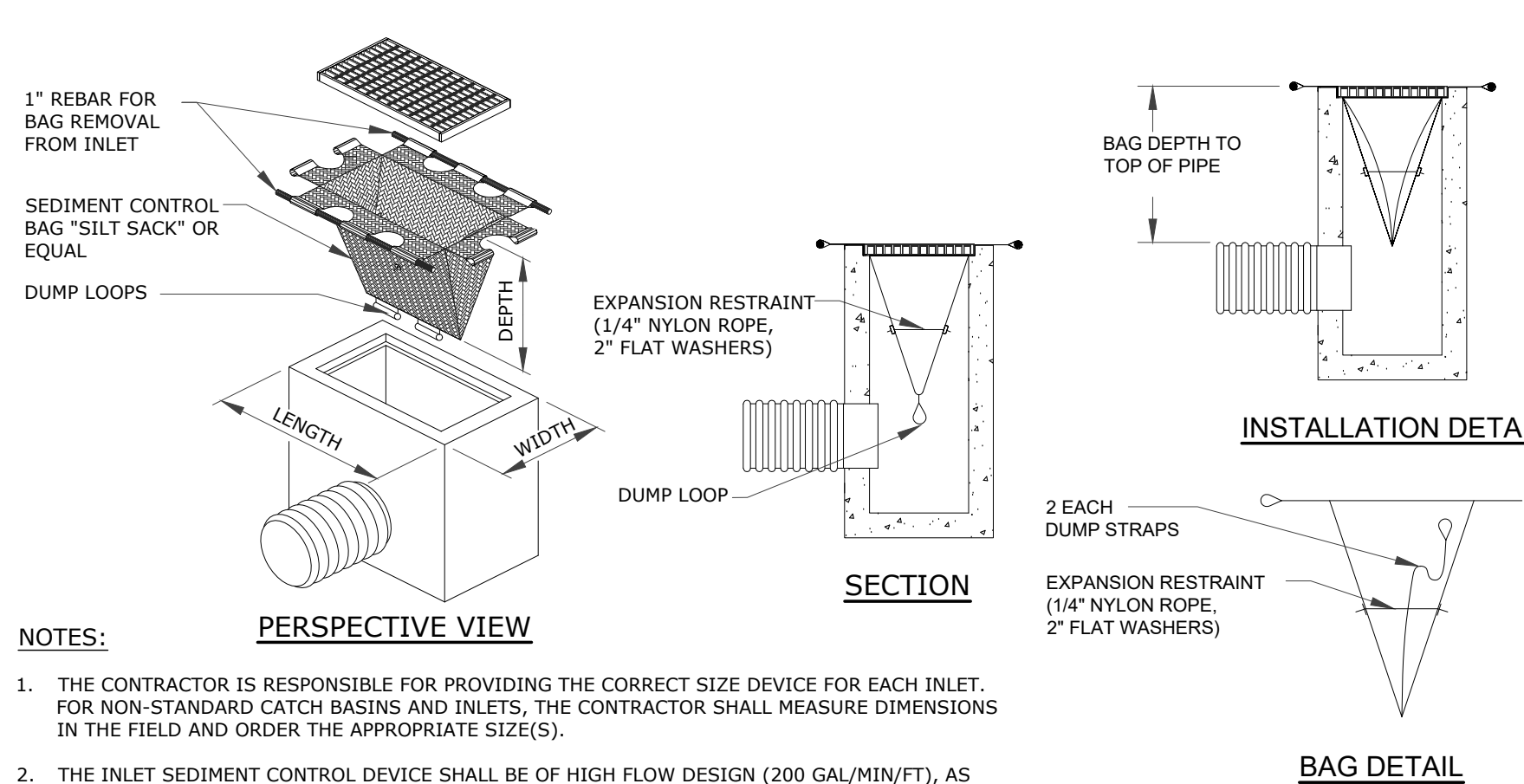
### MAINTENANCE OF EROSION CONTROL DEVICES:

- HAYBALE BARRIERS/GEOTEXTILE SILT FENCES:
  - 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.
  - REMOVE SEDIMENT DEPOSITS OR INSTALL A SECONDARY BARRIER/FENCE WHEN SEDIMENT DEPOSITS REACH APPROXIMATELY ONE HALF HEIGHT OF THE BARRIER/FENCE.
  - REPLACE OR REPAIR THE BARRIER/FENCE WITHIN 24 HOURS OF OBSERVED FAILURE. IF REPETITIVE FAILURE OCCURS, CONSULT 2002 GUIDELINES FOR TROUBLESHOOTING FAILURES.
  - MAINTAIN THE HAY BALE BARRIER/SILT FENCE UNTIL THE CONTRIBUTING AREA IS STABILIZED.
  - 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.
- CONSTRUCTION ENTRANCES AND ROADWAYS:
  - MAINTAIN THE ENTRANCE IN A CONDITION WHICH WILL PREVENT TRACKING AND WASHING OF SEDIMENTS ONTO PAVED SURFACES.
  - PROVIDE PERIODIC TOP DRESSING AND ADDITIONAL STONE OR LENGTH AS NECESSARY.
  - IMMEDIATELY REMOVE ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PAVED SURFACES. ROADS ADJACENT TO THE CONSTRUCTION SITE SHALL BE LEFT CLEAN EVERY DAY.



## TEMPORARY SOIL STOCKPILE DETAIL

SCALE: NONE



## SOIL EROSION AND SEDIMENT CONTROL DETAILS

DRAWING  
**C-15**

SHEET NO. 18 NO. OF SHEETS 19

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



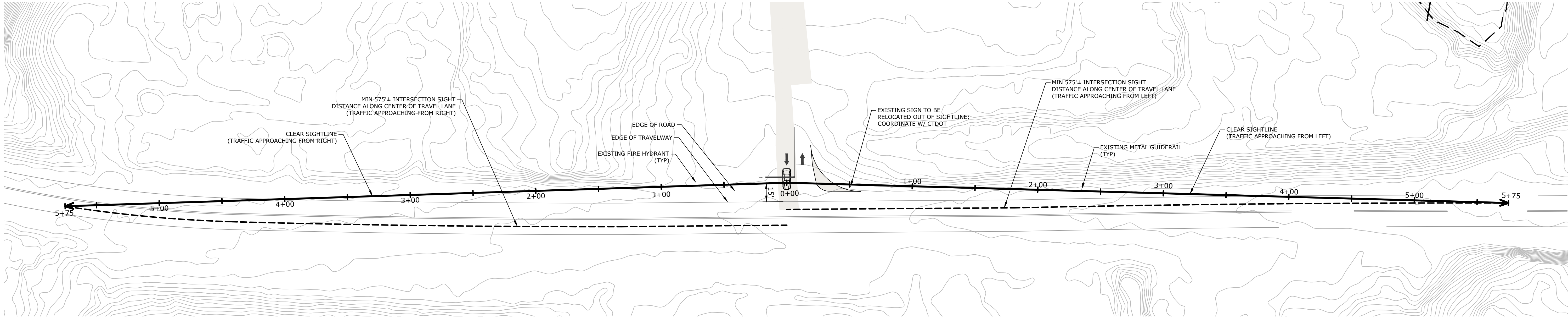
**Loureiro**  
Water • Facility Services • Laboratory  
Engineering • Construction • EIR • Energy  
Loureiro Engineering Associates, Inc.  
1761 ROUTE 12, GALES FERRY, CONNECTICUT 06335  
Tel: 860-747-6316 • Fax: 860-747-6822  
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SCALE	NOT TO SCALE
CROWN NO. 0451C2.06	DATE 04/06/2023 DRAWN BY ESP APPROVED BY SRM

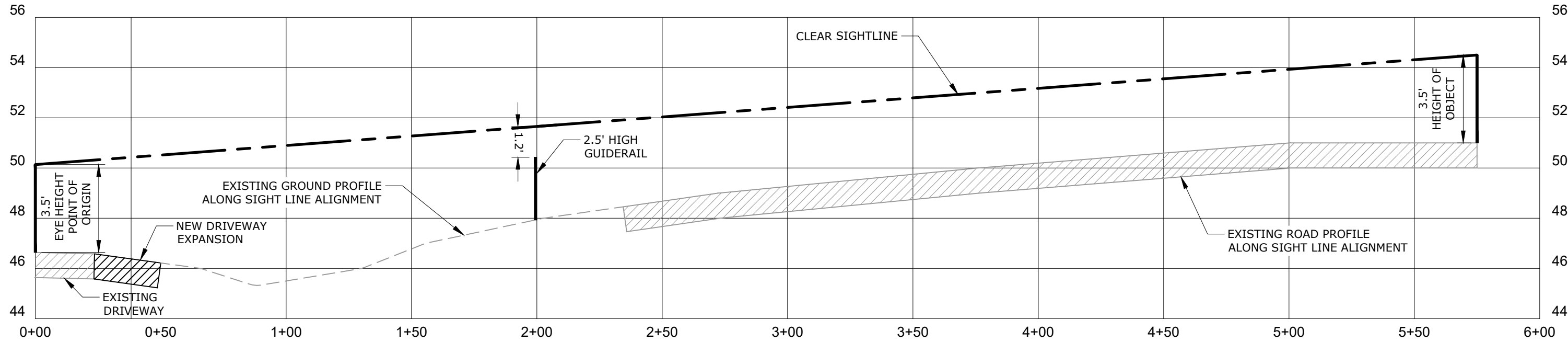
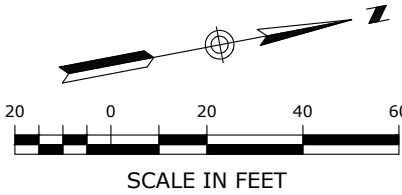
**GALES FERRY INTERMODAL**  
1761 ROUTE 12, GALES FERRY, CONNECTICUT 06335  
**GALES FERRY INTERMODAL LLC**  
383 SOUTH STREET, SUITE 100, B02169



V:\ACT\GALES FERRY\ROUTE 12-17A\0451C2.dwg LOCAL PRINT FOR STEELING BUILDING\0451C2\0451C2\0451C2.dwg: SIGHTLINE DEMONSTRATION PLAN Saved: 6/21/2023 4:25 PM by ESAMMER Printed: 6/21/2023 11:39 PM



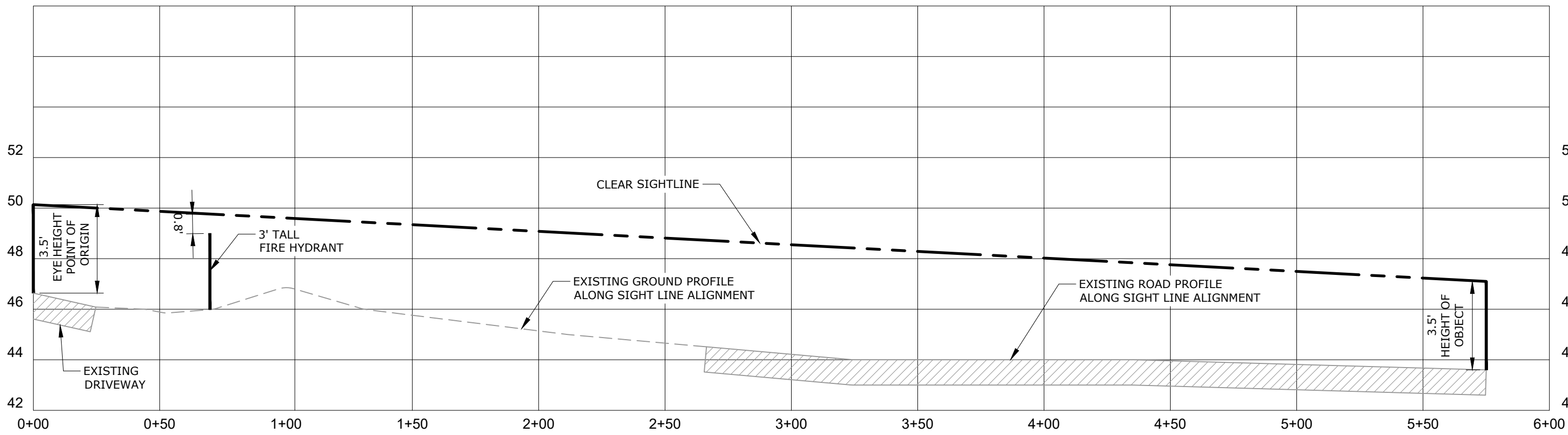
SIGHTLINE PLAN  
1" = 40'



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

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 RIGHT  
HORIZONTAL SCALE: 1" = 40'  
VERTICAL SCALE: 1" = 4'

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

SIGHTLINE DEMONSTRATION PLAN		GALES FERRY INTERMODAL 1761 ROUTE 12, GALES FERRY, CONNECTICUT 06335 GALES FERRY INTERMODAL LLC 383 SOUTH STREET, SUITE 101, BRIDGEPORT, CT 06610	
SCALE: 1" = 40'		DRAWING NO. 0451C2.06	
DATE: 04/06/2023	DATE: 04/06/2023	DATE: 04/06/2023	DATE: 04/06/2023
DESIGNED BY: TCG	DESIGNED BY: SRM	DESIGNED BY: SRM	DESIGNED BY: SRM
APPROVED BY: SRM	APPROVED BY: SRM	APPROVED BY: SRM	APPROVED BY: SRM
PZC PERMIT #		PZC CHAIRMAN OR SECRETARY	
DATE OF APPROVAL		EXPIRATION DATE	
DATE		DATE	
SHEET NO. 19		NO. OF SHEETS 19	
C-16		C-16	