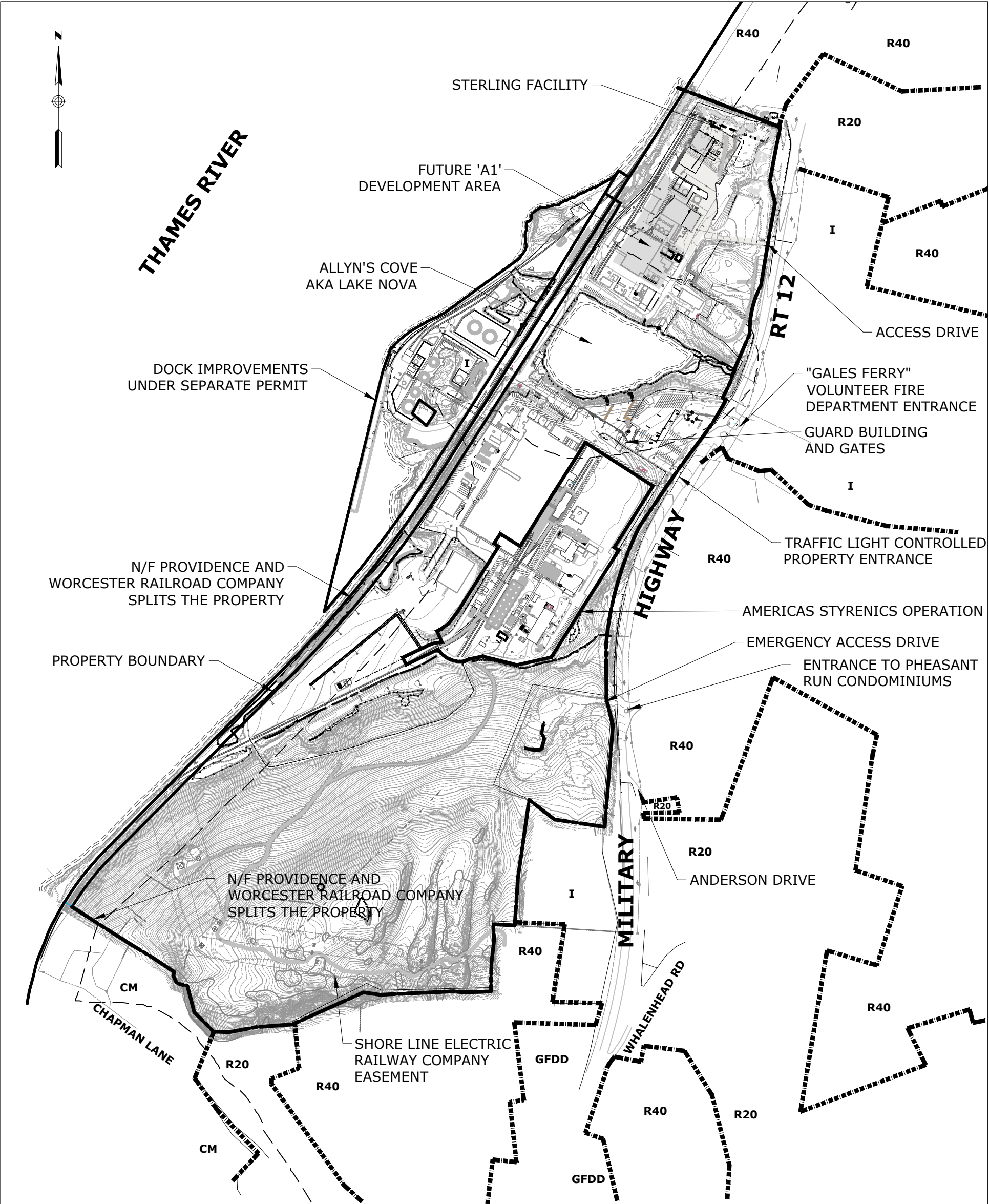
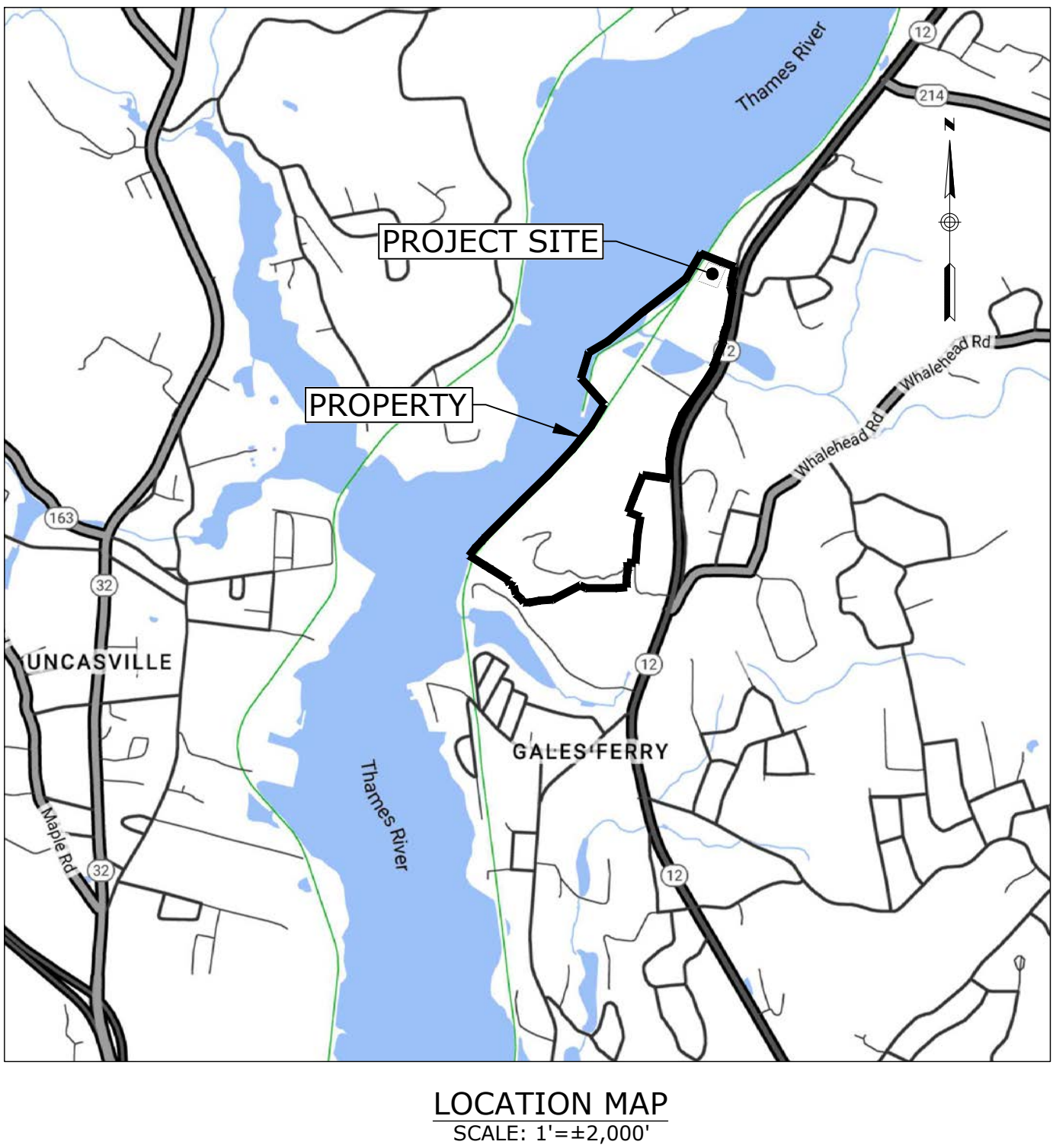


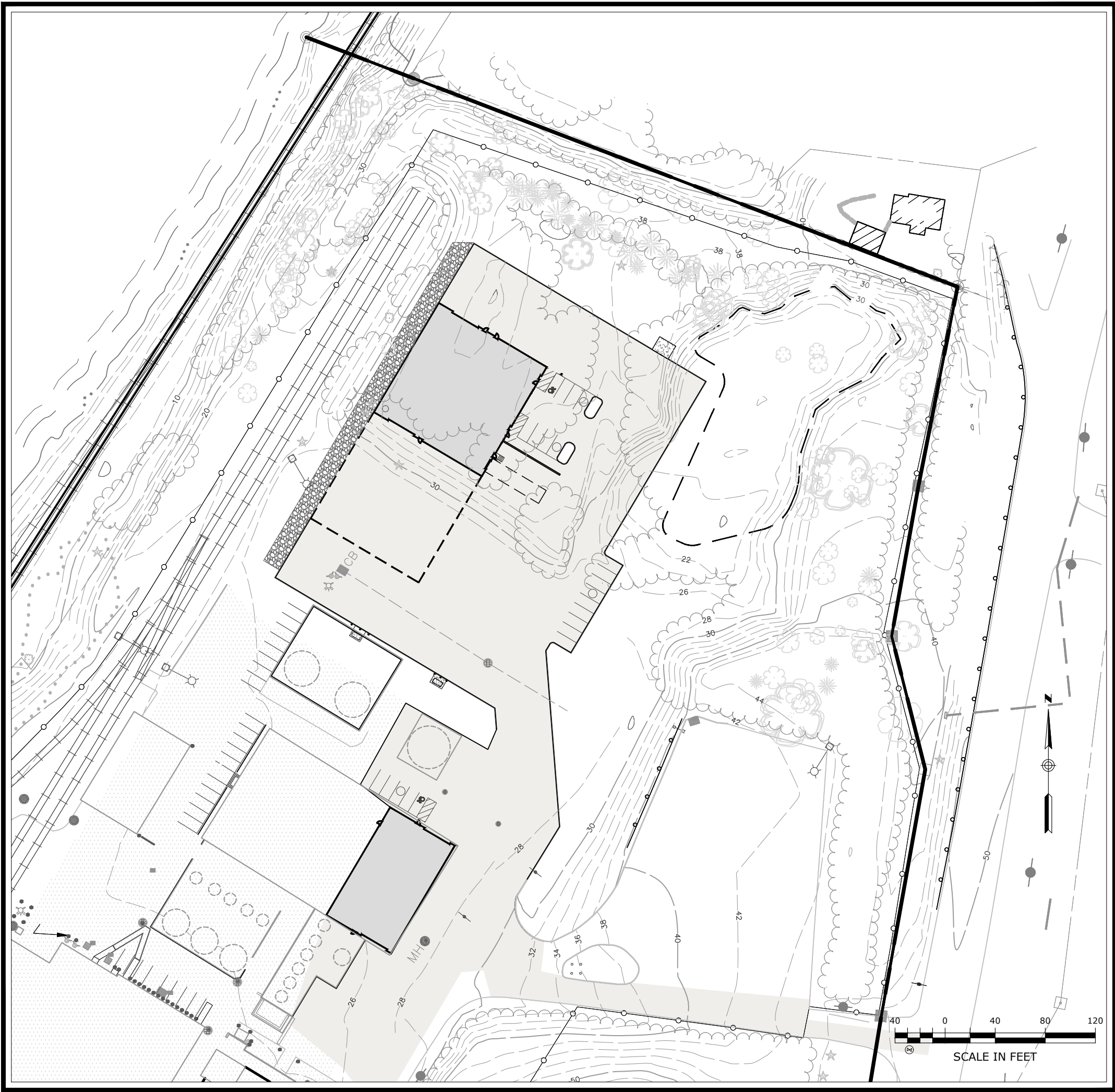
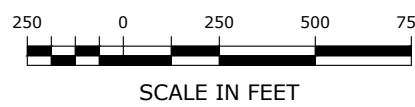
GALES FERRY INTERMODAL STERLING FACILITY

1761 ROUTE 12
GALES FERRY, CONNECTICUT 06335

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



PROPERTY MAP, ZONING, AND ADJACENT FEATURES



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

Property Owner / Applicant:

GALES FERRY INTERMODAL LLC
549 SOUTH STREET
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Waste · Facility Services · Laboratory

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

V:\CT\GALES FERRY\ROUTE 12-TRAIL\ASCT2.dwg LOCAL PERMIT FOR EXISTING BUILDINGS\NOTES\LEGEND AND ABBREVIATIONS.dwg Titled: 7/13/2023 12:31 PM by: ESHARBER, Eshar, 7/13/2023 2:08 PM

SURVEY NOTES

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

MAP REFERENCES

- 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:

- THE APPLICANT/OWNER IS GALES FERRY INTERMODAL LLC OF 549 SOUTH STREET, QUINCY, MA.
- THE APPLICANT IS PROPOSING TO CONSTRUCT A 6,000 SF INDUSTRIAL BUILDING AS WELL AS A 10,000 SF INDUSTRIAL BUILDING WITH A FUTURE 10,000 SF ADDITION, WHICH WILL BE UTILIZED BY THE APPLICANT, AND/OR ITS AFFILIATES, FOR STORAGE AND REPAIR OF MARINE EQUIPMENT AND APPURTENANCES WHICH ARE UTILIZED BY THE APPLICANT'S AFFILIATES IN CONJUNCTION WITH ITS MARINE CONTRACTING AND DREDGING OPERATIONS.
- OTHER USES ON THE SITE CURRENTLY INCLUDE MANUFACTURING OF STYROFOAM PRODUCTS BY AMERICAS STYRENICS, A TENANT OF THE PROPERTY.
- THE PURPOSE OF THESE PLANS IS FOR REVIEW BY THE LEDGE LIGHT HEALTH DISTRICT FOR COMPLIANCE WITH THE PUBLIC HEALTH CODE AND THE TOWN OF LEDYARD PLANNING & ZONING COMMISSION FOR A SPECIAL PERMIT APPLICATION FOR THE NEW INDUSTRIAL BUILDING. THESE PLANS ARE FOR PERMIT PURPOSES ONLY AND ARE NOT TO BE USED FOR CONTRACT DOCUMENTS.
- FOR EXACT BUILDING DIMENSIONS, SEE BUILDING PLANS PROVIDED.
- THE SUBJECT PROPERTY IS LOCATED WITHIN THE "I" INDUSTRIAL ZONE. THE PARCEL DOES LIE WITHIN THE COASTAL AREA MANAGEMENT ZONE, A PORTION OF THE SITE IS WITHIN THE FEMA AE (EL 12) AND ZONE X WHILE THE PROPOSED BUILDING IS LOCATED OUTSIDE OF ANY FEMA FLOOD ZONES.
- LOT COVERAGE CALCULATIONS:
 - ALLOWED @ 70% = 70% X 6,882,480 SF = 4,817,736 SF
 - PROVIDED: 2,091,741 (EXISTING) + 72,996 (PROPOSED) / 6,882,480 SF = 31.4 %
- PARKING CALCULATIONS FOR NEW INDUSTRIAL BUILDING:
 - REQUIRED:
 - SPACE PER EMPLOYEE ON MAX SHIFT PLUS 1 SPACE PER FLEET VEHICLE
 - 10,000 SF BUILDING:
 - SPACE PER EMPLOYEE ON MAX SHIFT X 10 EMPLOYEES PLUS 1 SPACE PER FLEET VEHICLE X 7 FLEET VEHICLES = 17 SPACES REQUIRED
 - 6,000 SF BUILDING:
 - SPACE PER EMPLOYEE ON MAX SHIFT X 3 EMPLOYEES PLUS 1 SPACE PER FLEET VEHICLE X 2 FLEET VEHICLES = 5 SPACES REQUIRED
 - TOTAL REQUIRED = 17 + 5 = 22
 - PROPOSED:
 - 22 SPACESNOTE: OTHER ON-SITE BUILDINGS AND USES WERE NOT EVALUATED FOR PARKING REQUIREMENTS.
- THERE SHALL BE NO ACTIVITY WITHIN THE WETLAND OR 100 FOOT INLAND WETLAND UPLAND REVIEW AREA UNLESS OTHERWISE PERMITTED AND AS SHOWN ON THESE PLANS.
- ANY MODIFICATION TO THE PLANS, INCLUDING ANY RECONFIGURATION OF THE PROPOSED FLOOR PLAN, IMPOSED BY ANOTHER FEDERAL, STATE OR LOCAL AGENCY SHALL REQUIRE ADDITIONAL REVIEW BY TOWN STAFF OR THE COMMISSION, WHICHEVER IS APPROPRIATE.
- THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS INCLUDING A CONNECTICUT D.O.T. ENDOACHMENT PERMIT FOR ALL WORK WITHIN THE D.O.T. RIGHT-OF-WAY PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL OBTAIN, REVIEW AND ADHERE TO ALL REQUIREMENTS AND ANY CONDITIONS OF APPROVAL OF THE TOWN OF LEDYARD.
- NO SIGNAGE IS PROPOSED WITH THIS APPLICATION. ANY FUTURE SIGNAGE SHALL MEET THE ZONING REGULATIONS REQUIREMENTS AND WILL REQUIRE THE NECESSARY PERMITS.
- ANY EXTERIOR LIGHTING SHALL BE FULL CUTOFF AND SHALL BE SHIELDED TO DIRECT LIGHT AND GLARE AWAY FROM ALL ADJOINING PROPERTIES.
- ALL PROPOSED PAVEMENT MARKINGS SHALL BE INSTALLED IN THE LOCATIONS SHOWN WITH DURABLE WHITE PAVEMENT MARKING PAINT AND IN ACCORDANCE WITH THE MANUAL FOR UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.). THE HANDICAP PARKING SYMBOLS SHALL BE WHITE WITH STANDARD HANDICAP BLUE BACKGROUNDS. ALL TRAFFIC CONTROL SIGNS SHALL CONFORM TO M.U.T.C.D. STANDARDS.
- NEW SIDEWALKS, RAMPS AND DRIVEWAYS SHALL BE INSTALLED TO PROVIDE SMOOTH TRANSITION FOR PEDESTRIANS AND VEHICLES.
- ALL CURB/HANDICAP RAMP DESIGNS SHALL CONFORM TO ANSI STANDARDS OR ADA ACT OF 1991, WHICHEVER IS MOST RESTRICTIVE.
- ALL JOINTS BETWEEN EXISTING AND NEW PAVEMENT SHALL BE PROPERLY SAWCUT, TACK COATED AND SEALED AS APPLICABLE. ALL PROPOSED JOINTS SHALL BE FLUSH AND MATCH EXISTING GRADES. SAWCUT LINES MAY BE MODIFIED AS NECESSARY TO MEET CONSTRUCTION REQUIREMENTS UPON REVIEW AND APPROVAL BY THE DESIGN ENGINEER.
- ALL EXISTING CURBING, PAVEMENT, ETC. DISTURBED AS A RESULT OF CONSTRUCTION ACTIVITIES SHALL BE REPLACED/RESTORED TO ORIGINAL CONDITION BY THE CONTRACTOR.
- ALL TRAFFIC CONTROL SIGNS AND PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES" STANDARDS.

UTILITY NOTES:

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

STORMWATER MANAGEMENT SYSTEM MAINTENANCE PLAN:

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

DRAINAGE TEST PIT RESULTS

OBSERVED BY LOUREIRO ENGINEERING ASSOCIATES ON JUNE 2, 2023

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

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

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

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

ZONING DATA TABLE

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

LEGEND

| | | | |
|----------|--|------|------------------------|
| AC | ACRES | --- | EXISTING CONTOUR |
| BIT CONC | BITUMINOUS CONCRETE | --- | EXISTING INDEX CONTOUR |
| TC | TOP OF CURB | x6.1 | NEW SPOT GRADE |
| CHD | CONNECTICUT HIGHWAY DEPARTMENT MONUMENT | == | NEW MINOR CONTOUR |
| BC | BOTTOM OF CURB | == | NEW MAJOR CONTOUR |
| C.O. | CLEAN OUT | --- | BUILDING SETBACK LINE |
| CL&P | CONNECTICUT LIGHT & POWER | --- | 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 | 13 | |
| TYP | TYPICAL | | |

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

NOTES, LEGEND, AND ABBREVIATIONS

GALES FERRY INTERMODAL LLC
1761 ROUTE 12, GALES FERRY, CONNECTICUT 06335
GALES FERRY INTERMODAL LLC
549 SOUTH STREET, QUINCY, MA 02469

DRAWING

C-1

SHEET NO. 2 NO. OF SHEETS 19



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Engineering • Construction • EIR • Energy
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- 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 W.C. GROTON TO GROTON STATION 3405+60 TO STATION 3405+60 TOWN OF LEYDARD, STATE OF CONN" SCALE "1"="50" DATE: JUNE 30, 1915 REVISD THROUGH OCTOBER 9, 1947. OFFICE OF VALUATION ENGINEER, BOSTON MASS. MAP NO. V.5062 / 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 LEYDARD, 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 LEYDARD, STATE OF CONN" SCALE "1"="50" DATE: JUNE 30, 1915 REVISD 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 LEYDARD, STATE OF CONN" SCALE "1"="50" DATE: JUNE 30, 1915 REVISD THROUGH APRIL 11, 1951, OFFICE OF VALUATION ENGINEER, BOSTON MASS. MAP NO. V.5063 / 132.

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, 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.

9.) "CONNECTICUT STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP TOWN OF LEDYARD NORWICH--GROTON ROAD FROM ARLYN'S BROOK NORTHERLY TO LEDARD--PRESTON TOWN LINE" SCALE: 1"=40' DATE: NOVEMBER 5, 1957, SHEETS 1 THROUGH 3 OF 9 PROJECT NUMBER 17-11-6. THESE MAPS SUPERSEDE PROJECT 71-05. SHEET 3 REVISED AUGUST 25, 1967.

10.) "CONNECTICUT STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP TOWN OF LEDYARD NORWICH--GROTON--ROAD GAGES FERRY ROAD TO ARLYN'S BROOK" SCALE: 1"=40' DATE: NOVEMBER 5, 1957, SHEETS 1 THROUGH 4 OF 4. PROJECT NUMBER 17-15. THESE MAPS SUPERSEDE PROJECT 71-04. SHEET 4 REVISED THROUGH 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.

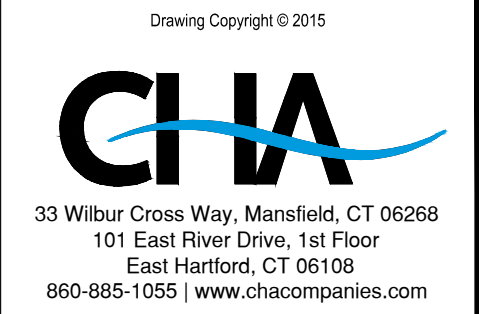
12.) "PLAN OF PROPERTY TO BE CONVEYED TO THE TOWN OF LEDYARD BY THE DOW CHEMICAL COMPANY, TOWN OF LEDYARD, CONN." SCALE: 1"=100' DATE: APRIL 1972, CHANDLER, PALMER & KING, NORWICH, CONN.

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" MAP #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 GALE'S FERRY, CONN." MAP #1=40' DATE: JULY 9, 1984 REVISIONS THROUGH AUGUST 28, 1984, CHANDLER PALMER & KING, NORWICH, CONN.

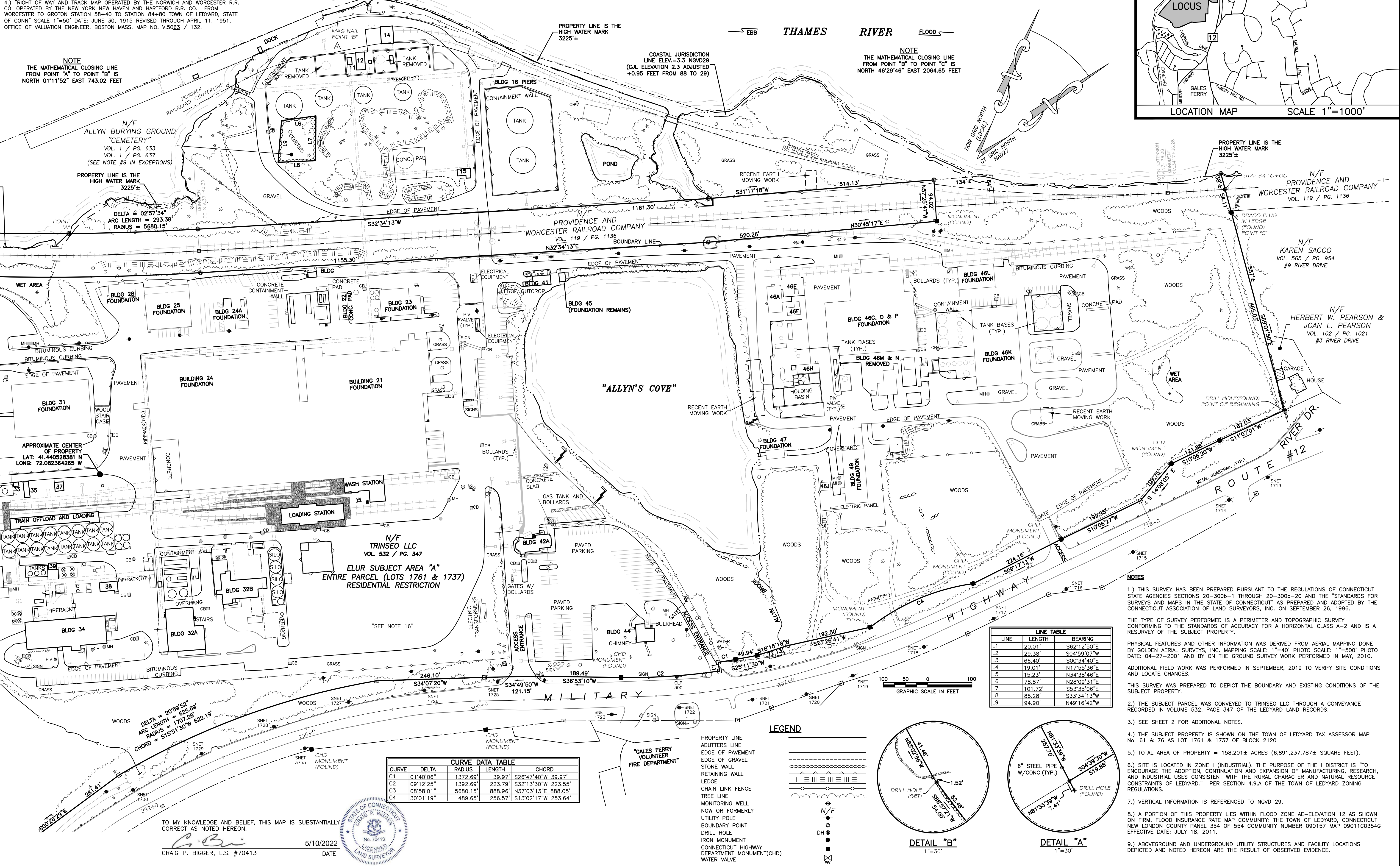
15.) "MONUMENTED PROPERTY SURVEY MAP DEPICTING LAND OF GALE'S FERRY MARINA, INC. A PORTION OF LAND OF JAMES L. LEWIS AND LUCILLE A. LUPINACCI, CHAPMAN LANE, GALE'S FERRY, LEDYARD, CONNECTICUT" MAP #1=40' DATE: MARCH 26, 1994 REVISED APRIL 19, 1994, DAVID L. STEIN, LAND SURVEYOR, WESTBROOK, CONNECTICUT, 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 MAP: #1=60" SHEET 1 OF 1 DATE: 03-04-2010 YANKEE FILE #00048, BY CME ASSOCIATES, INC. ON FILE AS MAP #2629.

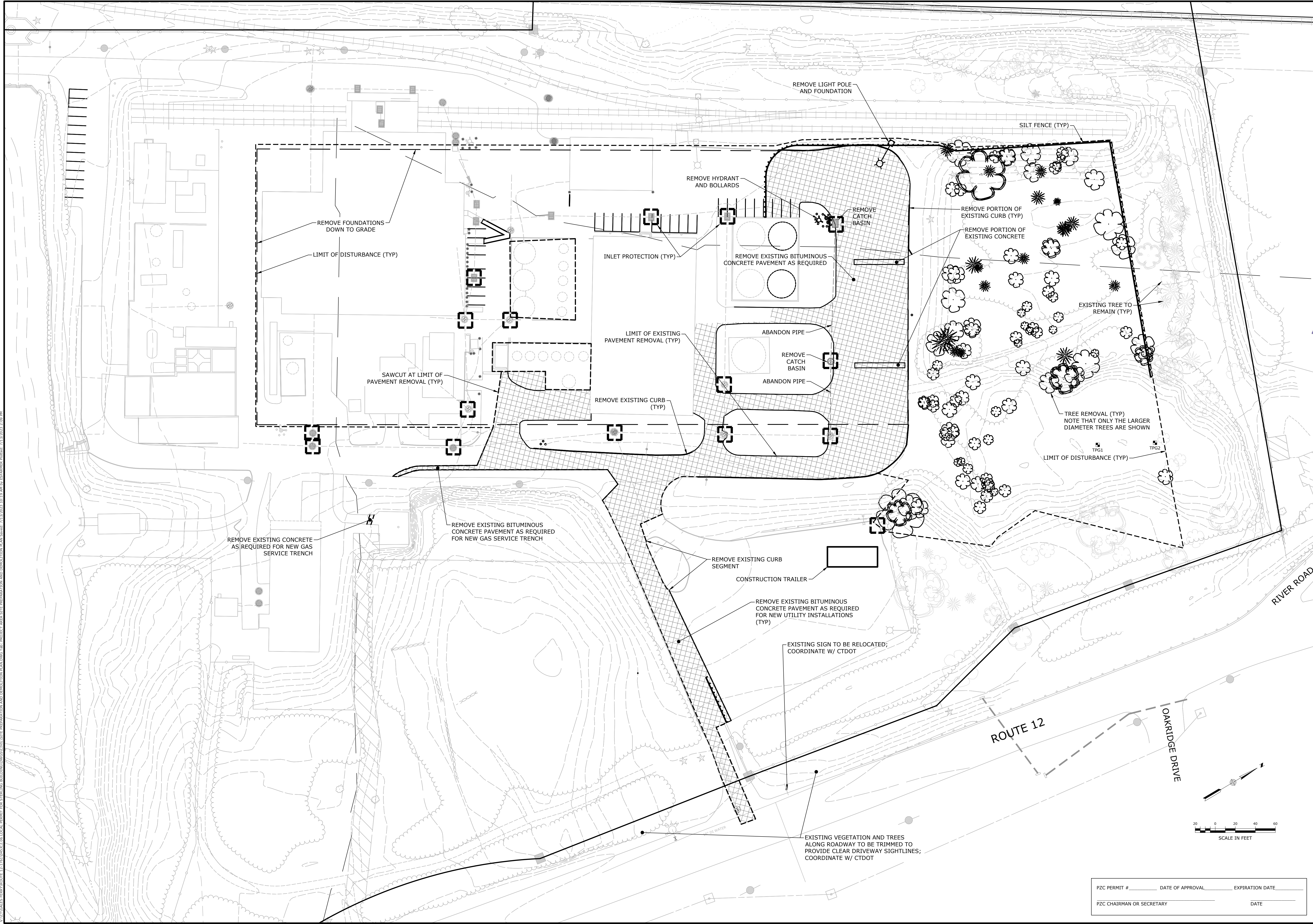


IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND SURVEYOR TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE STAMP OF A LICENSED PROFESSIONAL IS ALTERED, THE ALTERING ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND SURVEYOR SHALL STAMP THE DOCUMENT AND INCLUDE THE NOTATION "ALTERED BY" FOLLOWED BY THEIR SIGNATURE, THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

| | | |
|--------------------------|------------------------|---------------------|
| PROPERTY SURVEY | | |
| Designed By: --- | Drawn By: CB | Checked By: CB |
| Issue Date: 5/10/2022 | Project No.: 076625 | Scale: 1" = 100' |
| Drawing No.: | | |
| SHEET 1 OF 2 | | |





V:\ACT\GALES FERRY\ROUTE 12-1761\0451C2.dwg LOCAL PERMIT FOR STEELING BUILDINGS\SCULPTURE PREPARATION AND DEMOLITION PLAN.DWG 7/13/2023 10:19 AM by: JESAMINE RICHIE 7/13/2023 2:09 PM

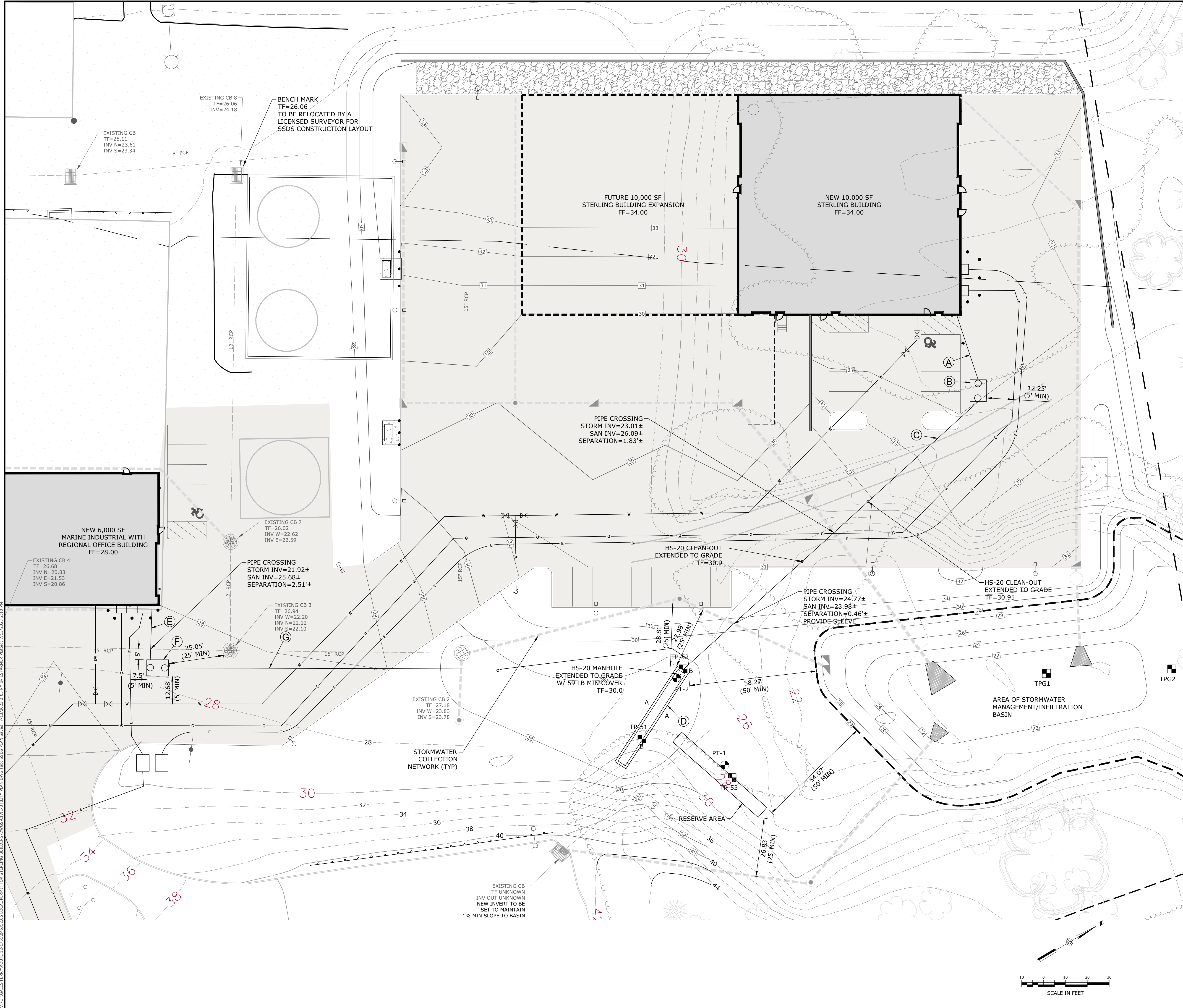


| | | |
|---------------------------|------------------|-----------------|
| PZC PERMIT # | DATE OF APPROVAL | EXPIRATION DATE |
| PZC CHAIRMAN OR SECRETARY | DATE | |

| | | | | | |
|--|---------------------|--------------------|--|--------------------|-----------------------------|
| SCALE 1"=40' | | DRAWN BY ESP | | DATE 04/06/2023 | |
| CROWN NO. 0451C2.06 | | 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 333 SOUTH STREET, SUITE 100, GALESFERRY, CT 06335 | | | | | |
| DRAWING C-3 | | | | | |
| SHEET NO. 5 | NO. OF SHEETS 19 | | | | DATE 04/06/2023 |
| DESCRIPTION OF REVISION | | | | | REV. |
| 1 | | | | | 2 |
| REVISED PER UPDATED LAYOUT | | | | | REVISED PER UPDATED LAYOUT |
| SRM | | | | | SRM |
| 05/01/2023 | | | | | 05/01/2023 |
| RESPONSE TO REVIEW COMMENTS | | | | | RESPONSE TO REVIEW COMMENTS |
| 3 | | | | | 4 |
| REVISED PER UPDATED LAYOUT | | | | | REVISED PER UPDATED LAYOUT |
| SRM | | | | | SRM |
| 06/21/2023 | | | | | 06/21/2023 |
| RESPONSE TO REVIEW COMMENTS | | | | | RESPONSE TO REVIEW COMMENTS |
| 4 | | | | | 5 |
| 07/13/2023 | | | | | 07/13/2023 |
| APPROVED | | | | | APPROVED |



Loureiro Engineering Associates, Inc.
Waste • Facility Services • Laboratory
Engineering • Construction • EIR • Energy
1761 ROUTE 12, SUITE 100, GALESFERRY, CT 06335
Phone: 860-747-6181 • Fax: 860-747-8822
An Employee-Owned Company • www.loureiro.com
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- 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 ABUTTING PROPERTIES
- BASIS OF DESIGN
- SSDS DESIGN IS IN ACCORDANCE WITH THE CONNECTICUT PUBLIC HEALTH CODE, ON-SITE SEWAGE DISPOSAL REGULATIONS AND TECHNICAL STANDARDS FOR SUBSURFACE SEWAGE DISPOSAL SYSTEMS.
 - EQUIPMENT MAINTENANCE GARAGE - 10,000 SF:
DESIGN FLOWS - 20,000 SQUARE FOOT (SF) EQUIPMENT MAINTENANCE GARAGE. NUMBER OF EMPLOYEES - 10. ASSUME TWO SHIFTS AS A REASONABLE FACTOR OF SAFETY ALLOCATING 20 EMPLOYEES AT 25 GALLONS PER DAY (GPD) PER EMPLOYEE. DESIGN FLOW - 500 GPD.
THIS FACILITY WILL INCLUDE SERVICE TO THE PROJECT OWNER'S DREDGING EQUIPMENT. AS SUCH, THE ACTIVITY DOES NOT FIT THE INDUSTRIAL ALLOCATION. AS SUCH, THE DESIGN FLOW HAS BEEN CALCULATED BASED ON STAFFING. WE HAVE DOUBLED THE CALCULATED FLOWS ASSUMING A SECOND SHIFT. FURTHER, THE ORIGINAL DESIGN FOR THIS FACILITY INCLUDED A 20,000 SF BUILDING FOR THE SAME USE AND WE HAVE MAINTAINED THE SAME FLOW ESTIMATES FOR THE 10,000 SF BUILDING AS A FURTHER FACTOR OF SAFETY.
 - REGIONAL OFFICE AND INDUSTRIAL STORAGE BUILDING - 5,000 SF:
THIS FACILITY WILL INCLUDE THE SAME ACTIVITY AS THE ABOVE DESCRIBED FACILITY. IT INCLUDES A SMALL OFFICE, LAVATORY, AND DRIVE THROUGH EQUIPMENT SERVICE AREA. THIS FACILITY WILL HAVE A MAXIMUM OF FOUR EMPLOYEES, ASSUME TWO SHIFTS AS A REASONABLE FACTOR OF SAFETY ALLOCATING 8 EMPLOYEES AT 25 GALLONS PER DAY PER EMPLOYEE. DESIGN FLOW - 200 GPD.
TOTAL DESIGN FLOW = 500 + 200 = 700 GPD
 - SEPTIC TANK REQUIRED - MINIMUM 1,000 GALLONS. SEPTIC TANK PROVIDED - 1,250 HS-20 DESIGNED FOR TRAFFIC AREAS FOR EACH BUILDING.
 - LEACHING SYSTEM DESIGN - USING 48-INCH CONCRETE LEACHING GALLEYS HS-20 DESIGNED FOR TRAFFIC AREA. PERCOLATION RATE = <10.0 MIN/INCH.
APPLICATION RATE = 1.5 GPD/SF OF EFFECTIVE LEACHING AREA (ELA)
ELA REQUIRED = 700 GPD/1.5 GPD/SF = 467 SF
LEACHING SYSTEM: 48-INCH HIGH CONCRETE LEACHING GALLEYS = 9.2 SF/LF ELA
ELA PROVIDED = THIRTEEN 4-FOOT LONG GALLEYS WITH 12-INCHES OF NO. 4 CRUSHED STONE AROUND 52-FEET OF GALLEYS PLUS 2-FEET OF CRUSHED STONE AT THE ENDS
54-FEET X 9.2 SF/LF ELA = 496 SF ELA
 - ALL FILL AND TOPSOIL WITHIN FIVE FEET SURROUNDING THE LEACHING SYSTEM AREA SHALL BE REMOVED AND REPLACED WITH SUITABLE SELECT FILL AS NEEDED.
 - MUSS:
AVERAGE DEPTH TO RESTRICTIVE LAYER:
CATEGORY 2
NATIVE SOIL = 55"
55" + 24" OF SELECT FILL = 79" > 60"
NO MUSS REQUIRED
 - CONNECTICUT DEPARTMENT OF PUBLIC HEALTH REVIEW AND APPROVAL WILL BE REQUIRED SINCE TWO BUILDINGS WILL BE SERVED BY ONE SUBSURFACE SEWAGE DISPOSAL SYSTEM.
 - THE CONSTRUCTION OF THE FUTURE 10,000 SF BUILDING ADDITION WILL REQUIRE A B100a APPLICATION AND REVIEW FROM LEDGE LIGHT HEALTH DISTRICT.

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

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

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

| SEPTIC SYSTEM F INVERT SCHEDULE | |
|---------------------------------|---------------------------|
| BUILDING SEWER INVERT | 26.10 |
| SEPTIC TANK STRUCTURE | TOP 26.92 BOTTOM 22.22 |
| SEPTIC TANK INVERTS | IN 25.58 OUT 25.33 |

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

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

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

PZC PERMIT # _____ DATE OF APPROVAL _____ EXPIRATION DATE _____

PZC CHAIRMAN OR SECRETARY _____ DATE _____

REVISIONS

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

PROFESSIONAL ENGINEER

STATE OF CONNECTICUT
No. 16285
LOUREIRO
Professional Engineer

SCALE

1"=20'

DATE

04/06/2023

DRAWN BY

ESP

APPROVED BY

SRM

NO. OF SHEETS

19

SHEET NO.

9

SUBSURFACE SEWAGE DISPOSAL SYSTEM PLAN

GALES FERRY INTERMODAL

1761 ROUTE 12, GALES FERRY, CONNECTICUT 06335

GALES FERRY INTERMODAL LLC

383 SOUTH STREET, SUITE 101, LEDYARD, CT 06348

DRAWING

C-7

V:\ACT\GALES FERRY\ROUTE 12-1761\SSSDS.dwg LOCAL PERMIT FOR STEELING BUILDINGS\CONCRETE\UTILITY PLAN.DWG Tab: CROSS SECTIONS Sheet: 2/11/2023 2:05 PM by: ES&AMEE Printed: 2/11/2023 2:11 PM

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 | 17.5 | 1.6 |
| 8 | 17.5 | 2.0 |

PERC RATE = 2.0 MIN/INCH

TEST PIT LOG: TP-51

OBSERVED BY LOUREIRO ENGINEERING ASSOCIATES AND LEDGE
LIGHT HEALTH DISTRICT ON MARCH 7, 2023

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

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

TEST PIT LOG: TP-52

OBSERVED BY LOUREIRO ENGINEERING ASSOCIATES AND LEDGE
LIGHT HEALTH DISTRICT ON MARCH 24, 2023

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

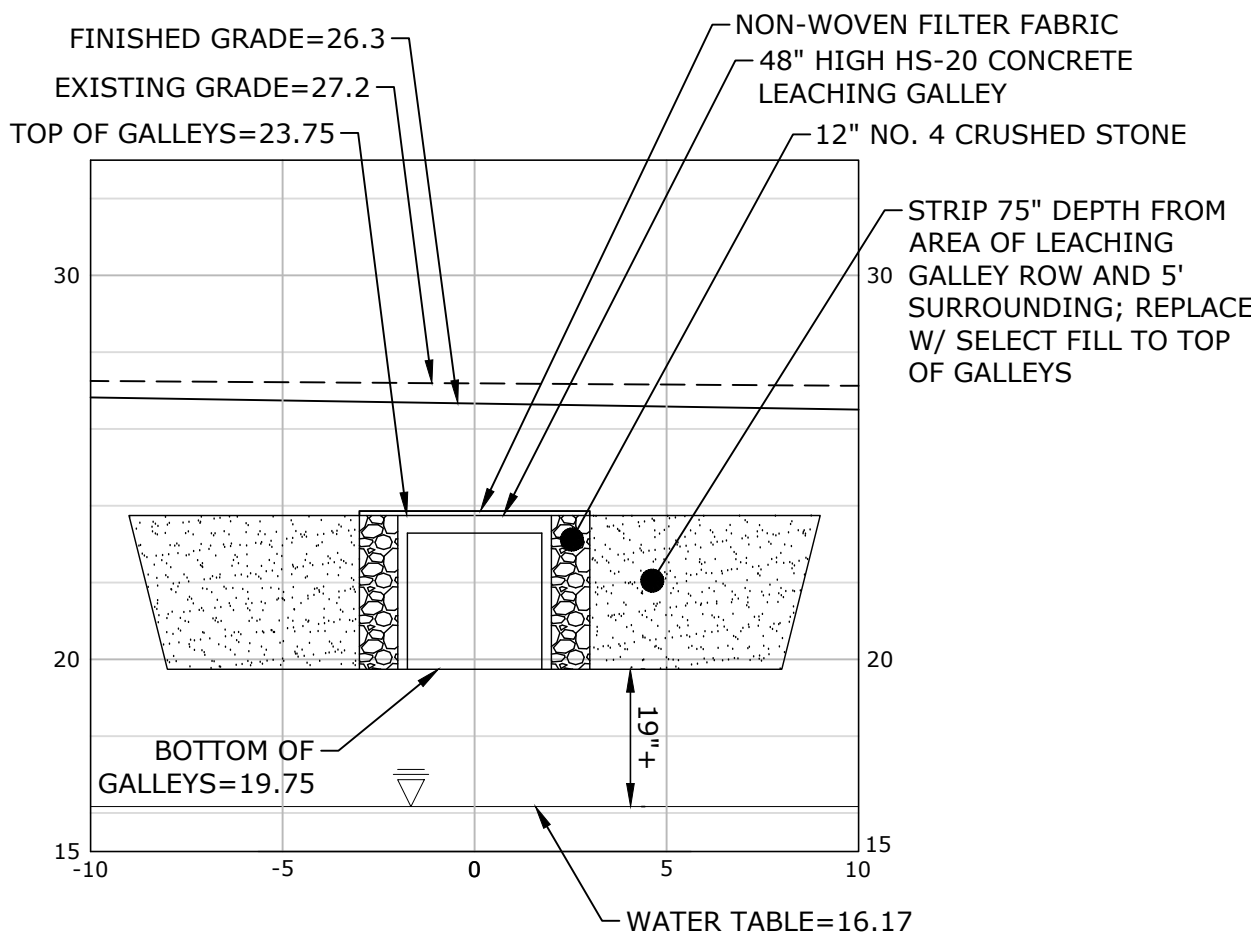
*ROOTS TO 62"
*GROUNDWATER AT 130"
*NO REFUSAL
*NO MOTTLING

TEST PIT LOG: TP-53

OBSERVED BY LOUREIRO ENGINEERING ASSOCIATES AND LEDGE
LIGHT HEALTH DISTRICT ON MARCH 24, 2023

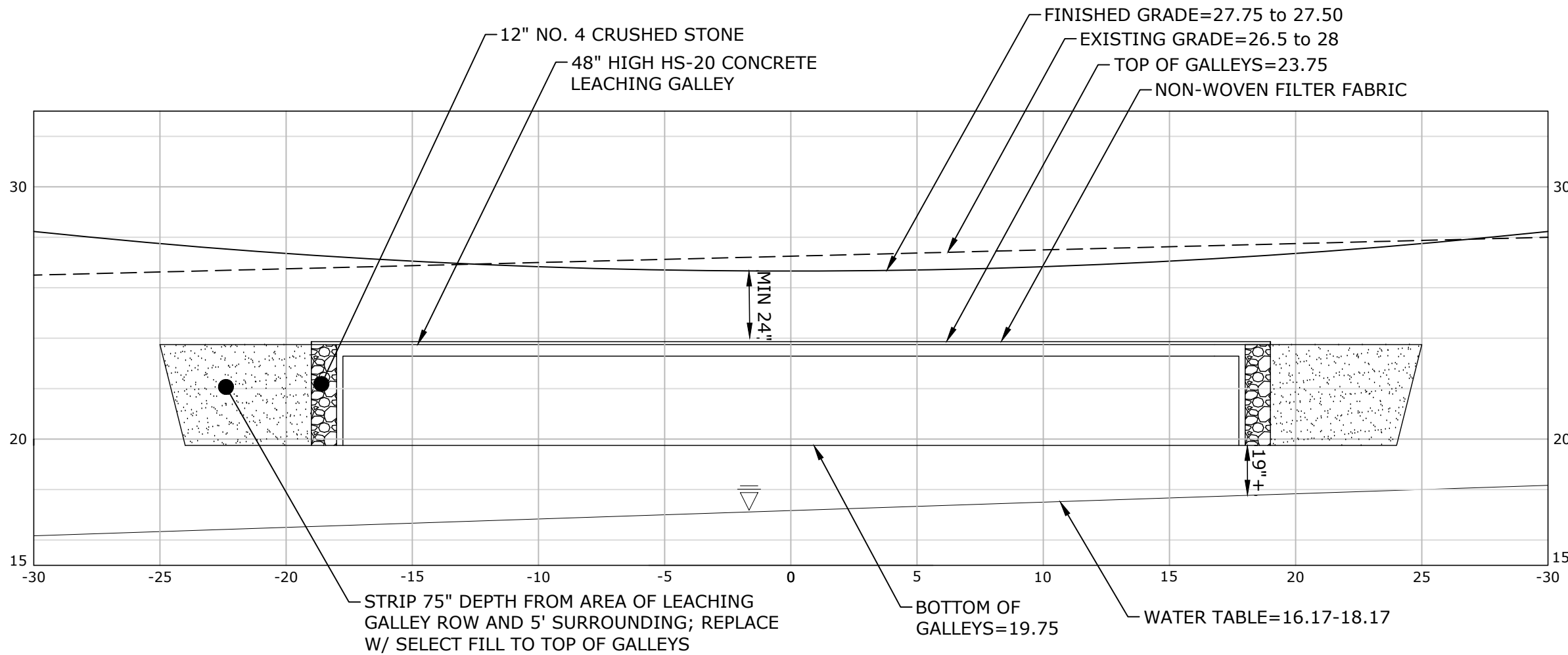
| DEPTH | OBSERVATIONS |
|-----------|---|
| 0-79" | FILL |
| 79"-105" | ORIGINAL TOPSOIL |
| 105"-128" | ORANGE BROWN MEDIUM-COARSE SAND WITH GRAVEL AND COBBLES |

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



A-A SECTION VIEW

SCALE: 1"=5'H&V

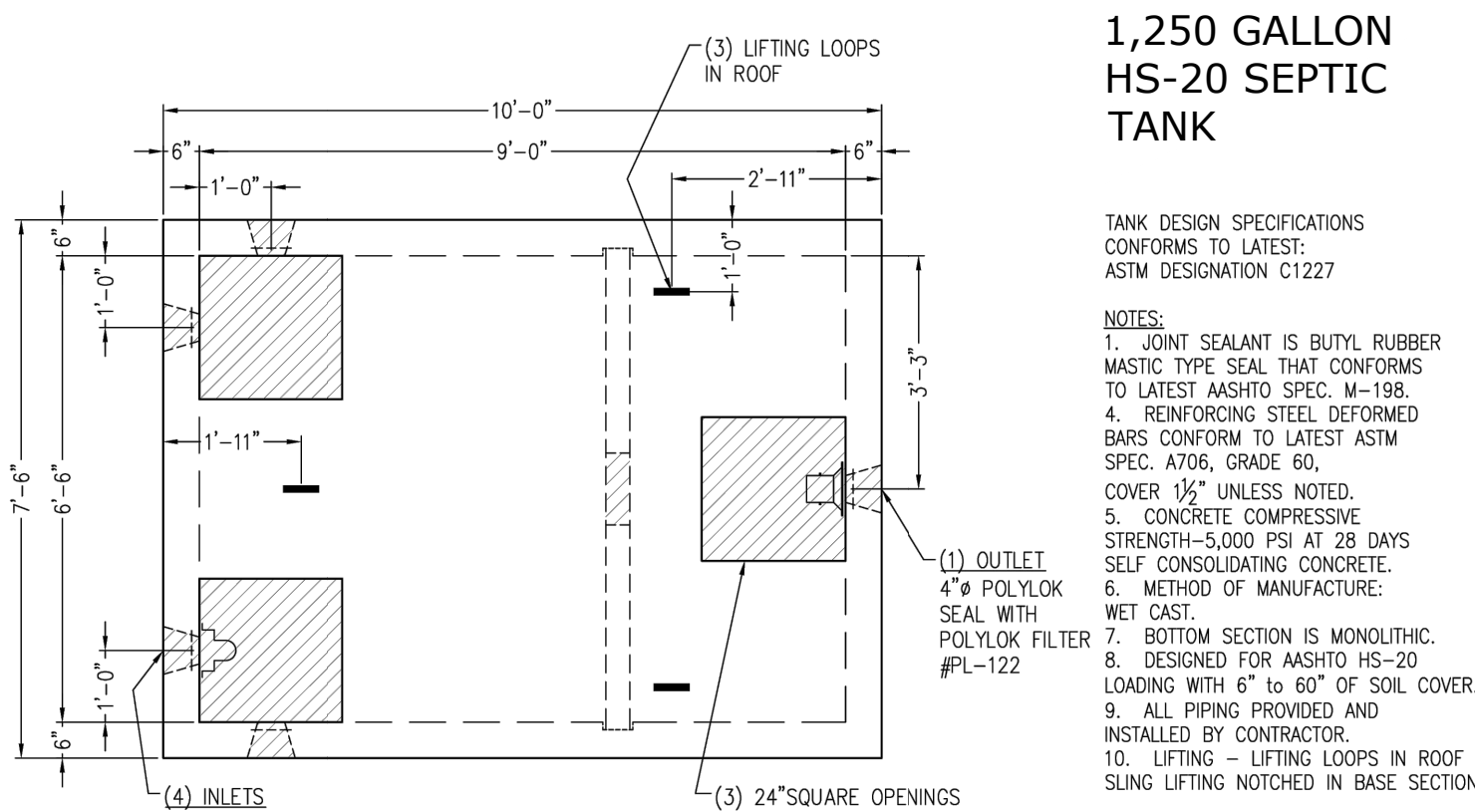


B-B SECTION VIEW

SCALE: 1"=5'H&V

SUBSURFACE SEWAGE DISPOSAL SYSTEM (SSDS) CONSTRUCTION NOTES:

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

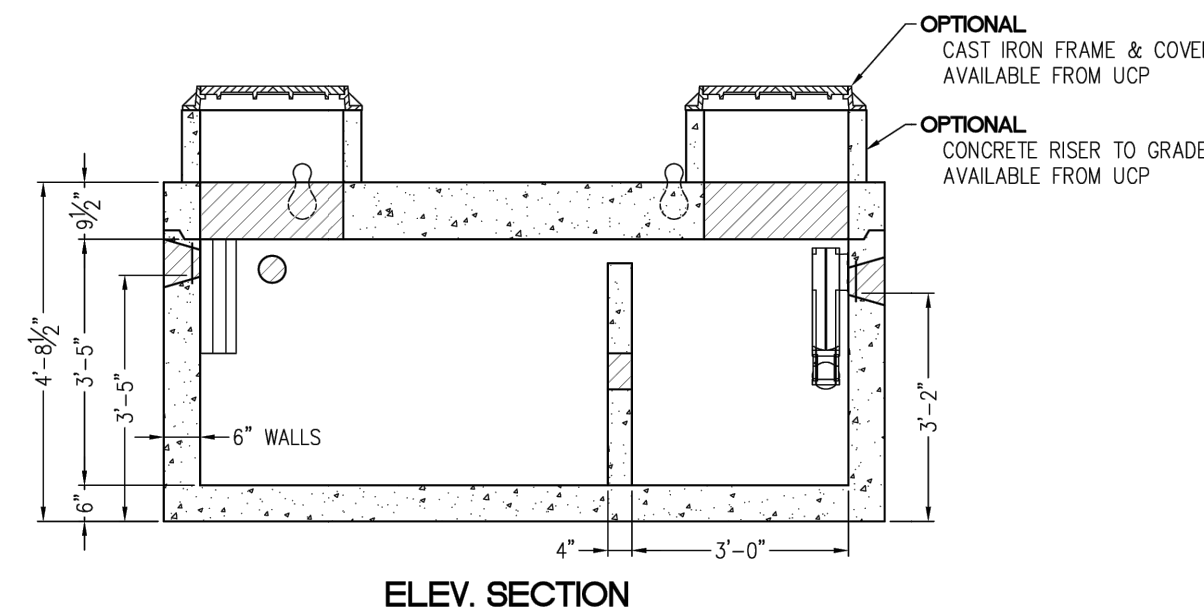


1,250 GALLON
HS-20 SEPTIC
TANK

TANK DESIGN SPECIFICATIONS
CONFORMS TO LATEST:
ASTM DESIGNATION C1227

- NOTES:
- JOINT SEALANT IS BUTYL RUBBER MASTIC TYPE SEAL THAT CONFORMS TO LATEST AASHTO SPEC. M-198.
 - REINFORCING STEEL DEFORMED BARS CONFORM TO LATEST ASTM SPEC. A706, GRADE 60.
 - COVER 1/2" UNLESS NOTED.
 - CONCRETE COMPRESSIVE STRENGTH-5,000 PSI AT 28 DAYS. SELF CONSOLIDATING CONCRETE.
 - METHOD OF MANUFACTURE: WET CAST.
 - BOTTOM SECTION IS MONOLITHIC.
 - DESIGNED FOR AASHTO HS-20 LOADING WITH 6" to 60" OF SOIL COVER.
 - ALL PIPING PROVIDED AND INSTALLED BY CONTRACTOR.
 - LIFTING - LIFTING LOOPS IN ROOF SLING LIFTING NOTCHED IN BASE SECTION

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



1,250 GALLON HS-20 SEPTIC TANK

NOT TO SCALE

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

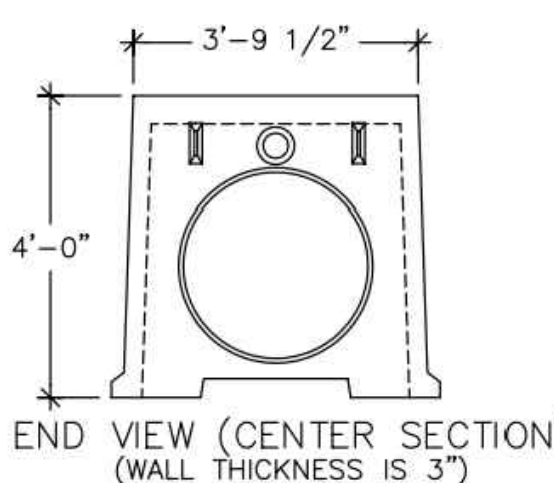
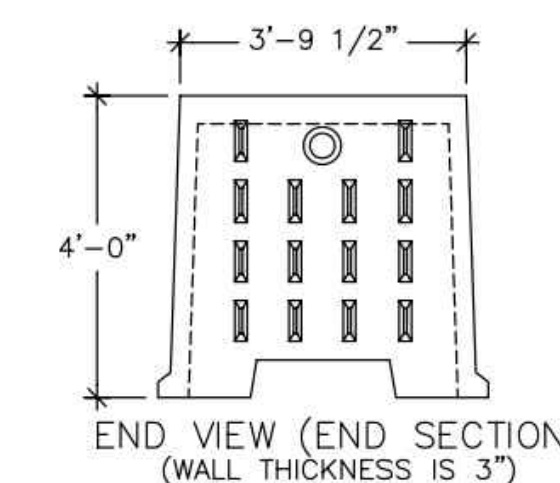
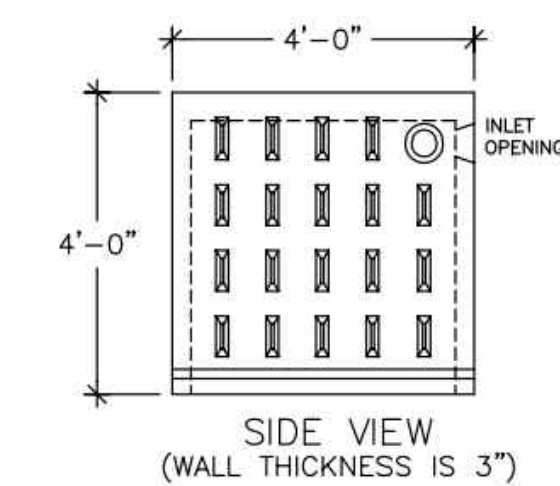
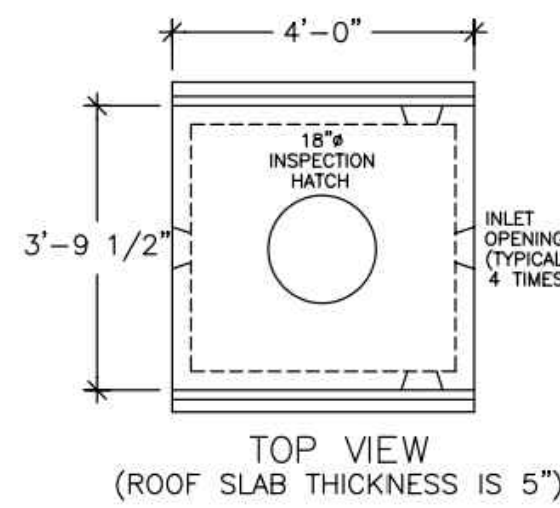
GALLEY DESIGN SPECIFICATIONS
CONFORMS TO LATEST:
ASTM DESIGNATION C913

NOTES:

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

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

| LEACHING DATA | | | |
|--------------------|--------------------|----------------------------------|---------------------------|
| FLOW LINE (INCHES) | LEACHING (Gals/LF) | LEACHING (FT 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 _____ | |

SUBSURFACE SEWAGE DISPOSAL SECTIONS, DETAILS & NOTES

DRAWING

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

C-8

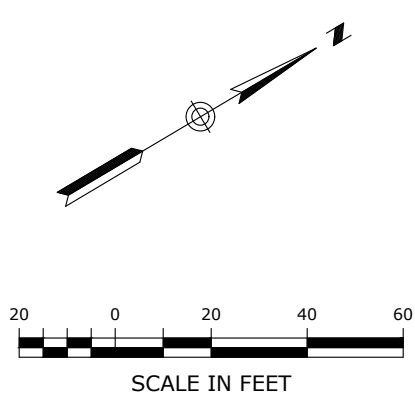
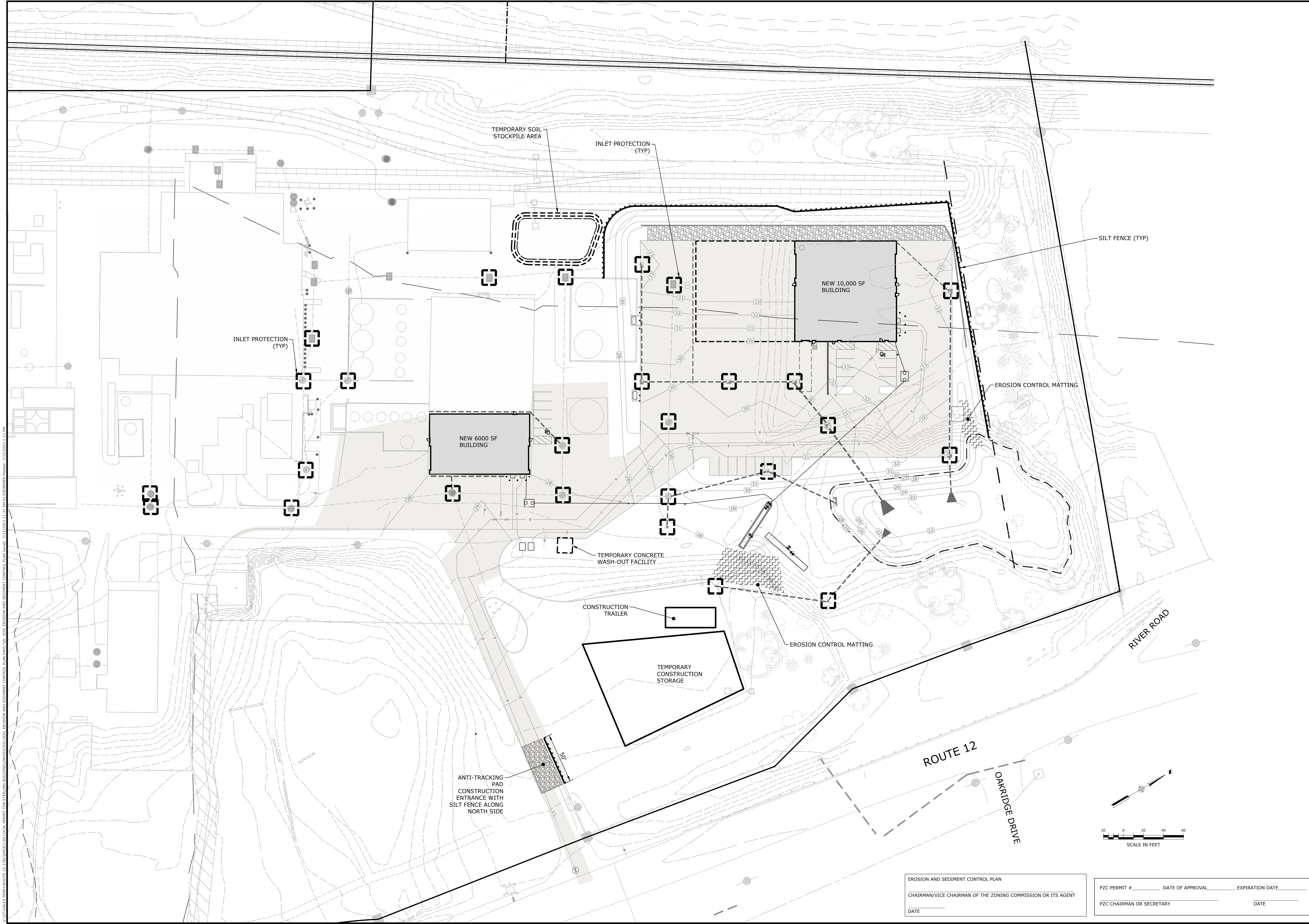
SHEET NO. 10 NO. OF SHEETS 19



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Water & Utility Services & Laboratory
Engineering • Construction • EIR • Energy
Loureiro Engineering Associates, Inc.
1761 Route 12, Gales Ferry, CT 06335
Phone: (860) 747-6161 • Fax: (860) 747-6822
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| SRM | DATE | DESCRIPTION OF REVISION |
|------------|------|-----------------------------|
| 07/13/2023 | | |
| 06/21/2023 | | |
| 05/01/2023 | | |
| 04/06/2023 | | |
| 1 | | REV. |
| 2 | | REVISED PER UPDATED LAYOUT |
| 3 | | RESPONSE TO REVIEW COMMENTS |
| 4 | | RESPONSE TO REVIEW COMMENTS |

\\ACT\GALES_FERRY\ROUTE 12-1761\USC2-06-LOCAL PERMIT FOR STEELING BUILDINGS\SOIL EROSION AND SEDIMENT CONTROL PLAN SWD- 7/13/2023 11:21 AM by ESABAME P0000: 7/13/2023 2:11 PM



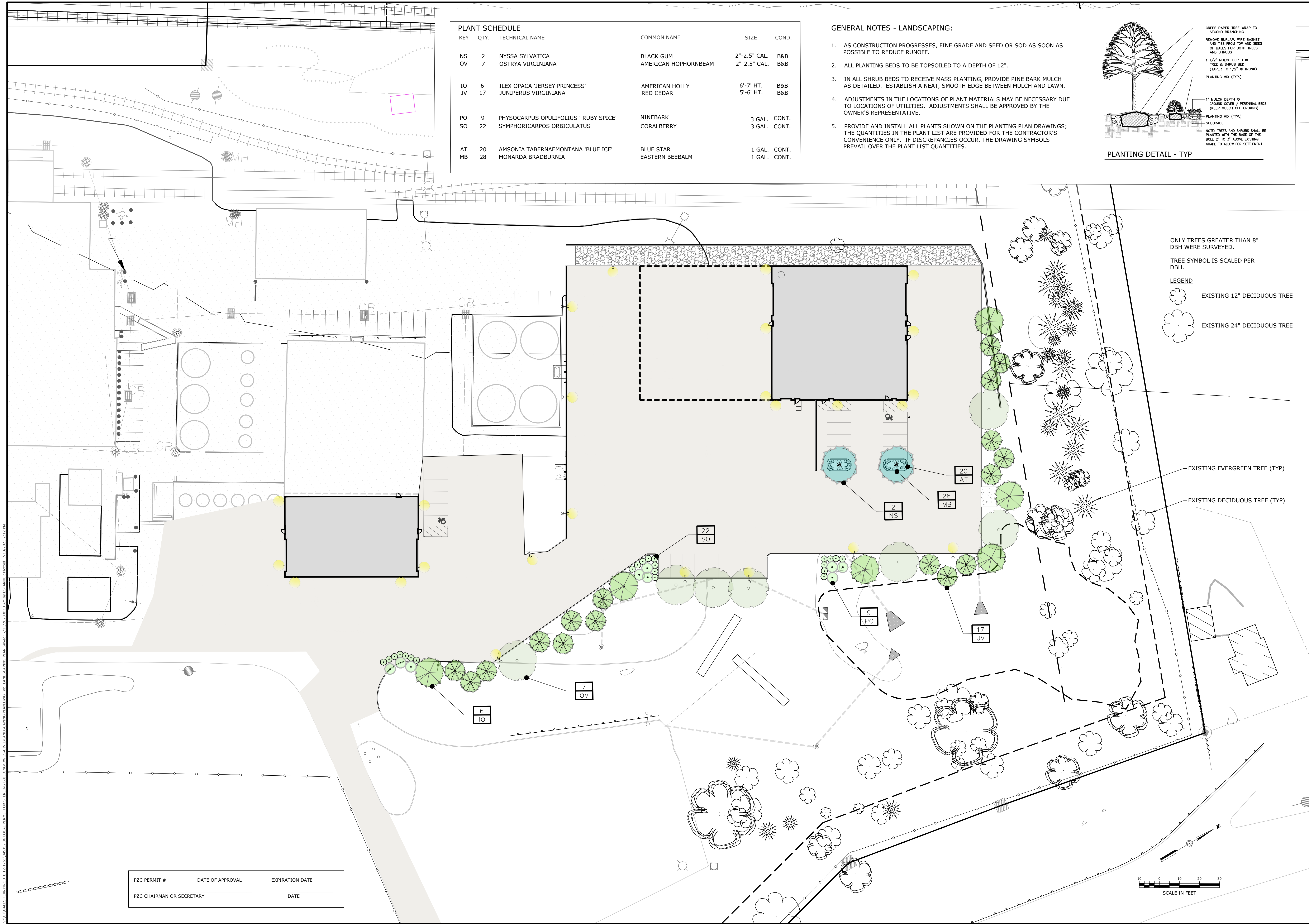
EROSION AND SEDIMENT CONTROL PLAN
CHAIRMAN/VICE CHAIRMAN OF THE ZONING COMMISSION OR ITS AGENT
DATE _____

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

| | | | | | | | |
|---|--|------------------------|--------------------|--------------------|-----------------------------|------------|-------|
| SCALE 1"=40' | | CROWN NO. 0451C2.06 | | DATE 04/06/2023 | | | |
| | | DRAWN BY ESP | APPROVED BY SRM | DATE 04/06/2023 | DATE 04/06/2023 | | |
| SOIL EROSION AND SEDIMENT CONTROL PLAN GALES FERRY INTERMODAL 1761 ROUTE 12, GALES FERRY, CONNECTICUT 06335 GALES FERRY INTERMODAL LLC 383 SOUTH STREET, SUITE 101, GALESFERRY, CT 06335 | | | | REVISION | | DATE | |
| | | | | 4 | RESPONSE TO REVIEW COMMENTS | 07/13/2023 | SRM |
| | | | | 3 | RESPONSE TO REVIEW COMMENTS | 06/21/2023 | SRM |
| | | | | 2 | REVISED PER UPDATED LAYOUT | 05/01/2023 | SRM |
| | | | | 1 | REVISED PER UPDATED LAYOUT | 04/06/2023 | SRM |
| | | | | REV. | | | APPR. |

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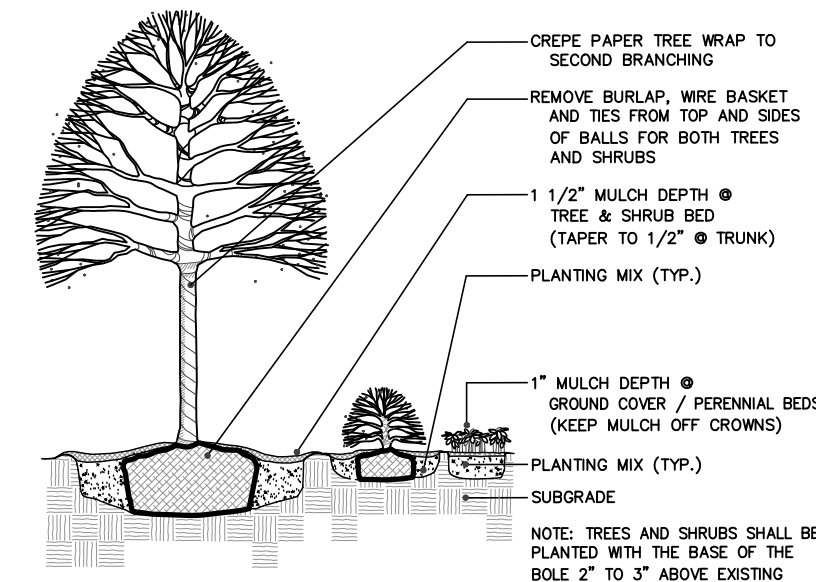
V:\ACT\GALES FERRY\ROUTE 12-1761\0451C2.06 LOCAL PERMIT FOR STEELING BUILDING\SCULPT\LANDSCAPING PLAN.dwg Date: 7/11/2023 8:13 AM by: ESRAM/BS Printed: 7/11/2023 2:12 PM



| PLANT SCHEDULE | | | | | |
|----------------|------|--------------------------------------|----------------------|--------------|-------|
| KEY | QTY. | TECHNICAL NAME | COMMON NAME | SIZE | COND. |
| NS | 2 | NYSSA SYLVATICA | BLACK GUM | 2"-2.5" CAL. | B&B |
| OV | 7 | OSTRYA VIRGINIANA | AMERICAN HOPHORNBEAM | 2"-2.5" CAL. | B&B |
| IO | 6 | ILEX OPACA 'JERSEY PRINCESS' | AMERICAN HOLLY | 6'-7' HT. | B&B |
| JV | 17 | JUNIPERUS VIRGINIANA | RED CEDAR | 5'-6' HT. | B&B |
| PO | 9 | 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:

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



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)

| | | |
|---------------------------|------------------|-----------------|
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| | | | | | |
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| DRAWN BY | | APPROVED BY | | DATE | |
| ESF | | SRM | | 04/06/2023 | |
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| DATE | | DATE | | DATE | |
| APPR. | | APPR. | | APPR. | |

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333 SOUTH STREET, SUITE 100, GALESFERRY, CT 06335

SCALE

NOT TO SCALE

CROWN NO.

0451C2.06

DATE

04/06/2023

DRAWN BY

ESF

APPROVED BY

SRM

DATE

04/06/2023

REVISION

1

2

3

REV.

DESCRIPTION OF REVISION

DATE

APPR.

GALES FERRY INTERMODAL LLC

1761 ROUTE 12, GALES FERRY, CONNECTICUT 06335

GALES FERRY INTERMODAL LLC

333 SOUTH STREET, SUITE 100, GALESFERRY, CT 06335

LANDSCAPING PLAN

GALES FERRY INTERMODAL LLC

1761 ROUTE 12, GALES FERRY, CONNECTICUT 06335

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GALES FERRY INTERMODAL LLC

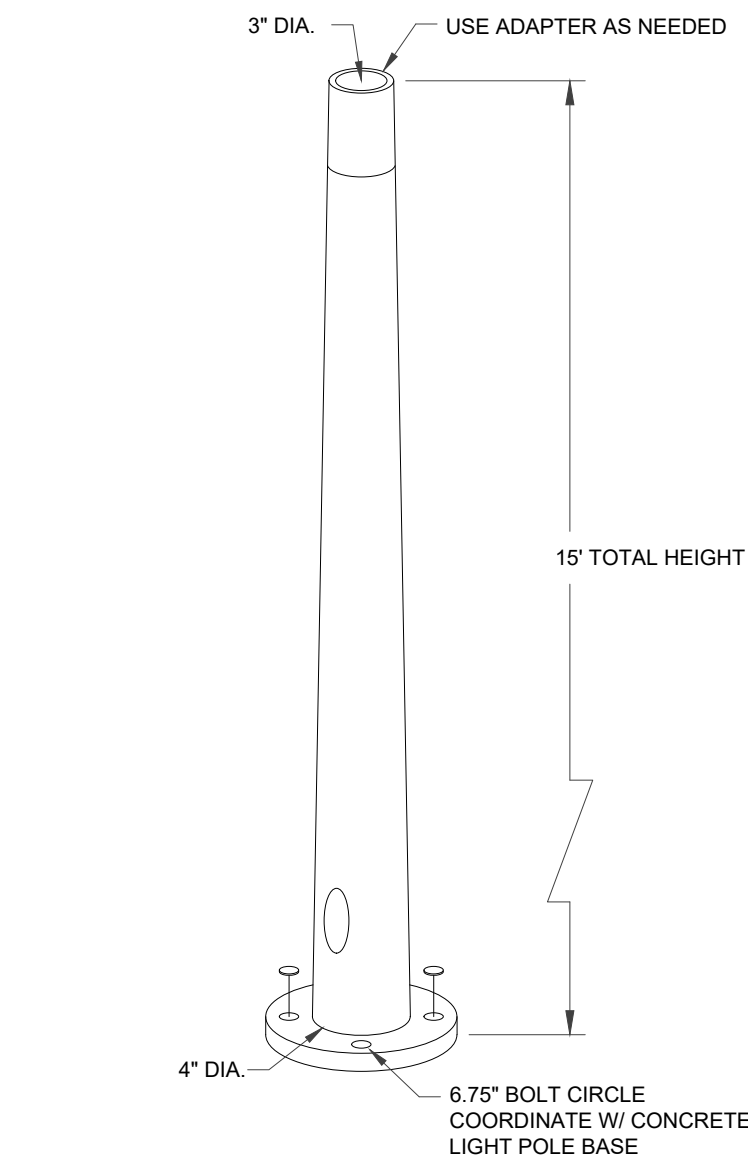
333 SOUTH STREET, SUITE 100, GALESFERRY, CT 06335

LANDSCAPING PLAN

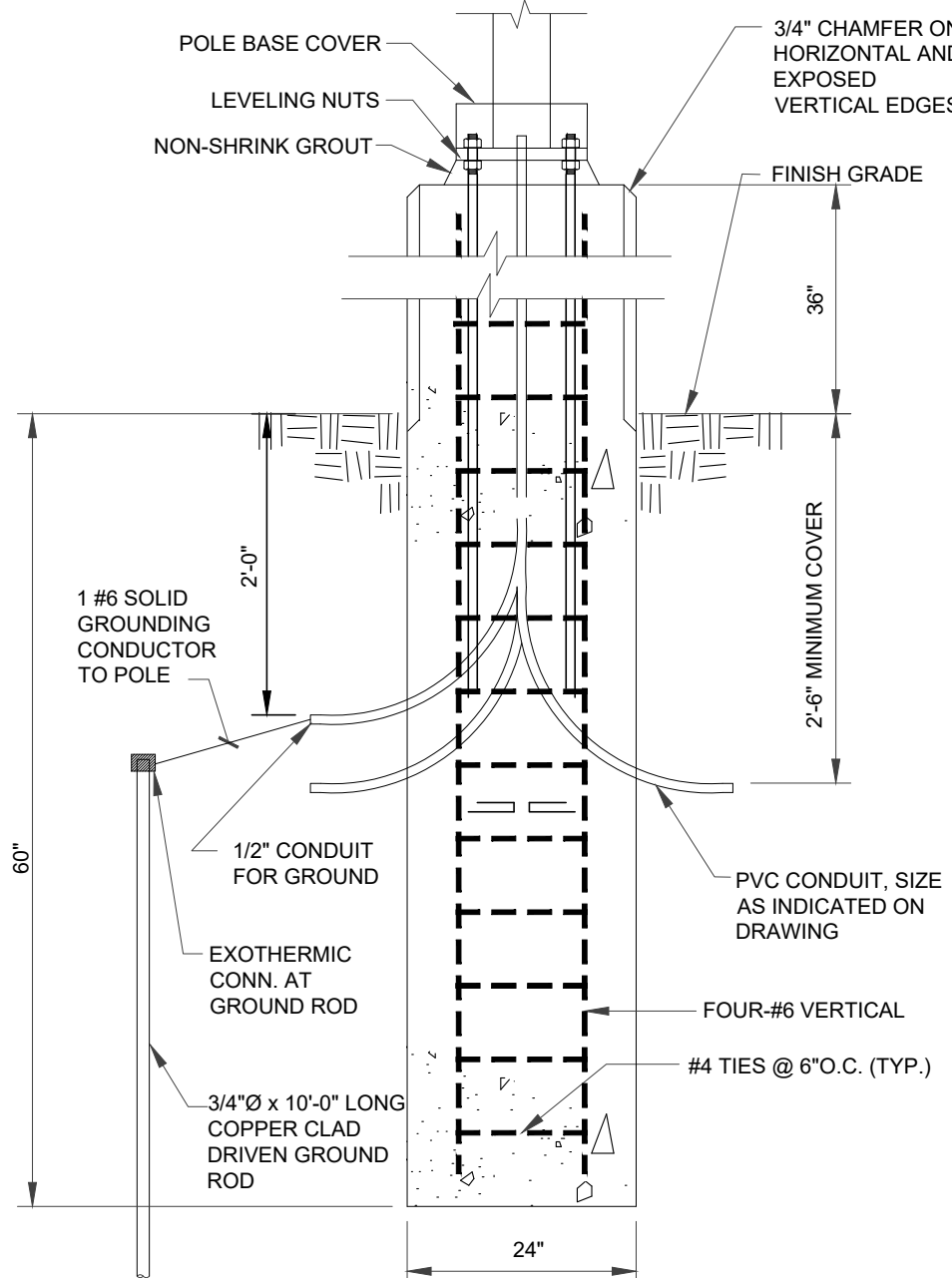
GALES FERRY INTERMODAL LLC

1761 ROUT

V:\ACT\GALES FERRY\ROUTE 12-176\USC2-06 LOCAL PERMIT FOR STERLING BUILDING\SC04\PHOTOMETRIC AND LIGHTING PLAN.DWG Job: PHOTOMETRIC AND LIGHTING PLAN.DWG Saved: 7/13/2023 11:59 AM by: GSA6898B Plotter: 7/13/2023 2:12 PM

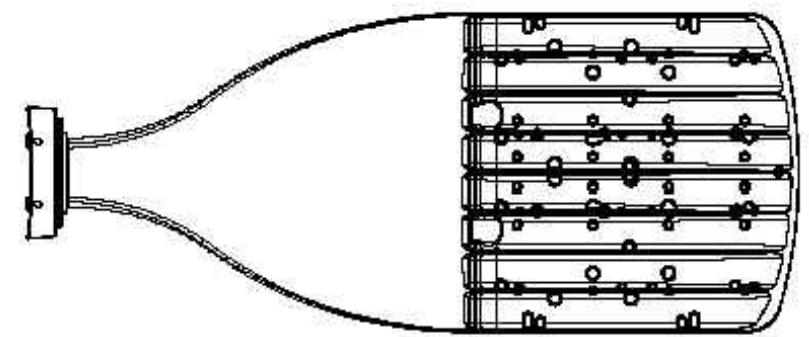


NOTE: COORDINATE POLE WITH BASE.
TAPERED ALUMINUM LUMINAIRE POLE
SCALE: NONE



- 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

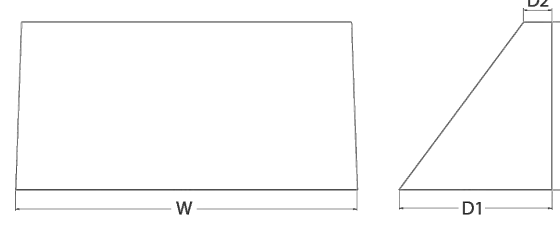


WEDGE3 LED
Architectural Wall Sconce



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 | | | | | | |
| | | 70 | | | | | | |

| 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 |

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, DANBURY, CT 06810

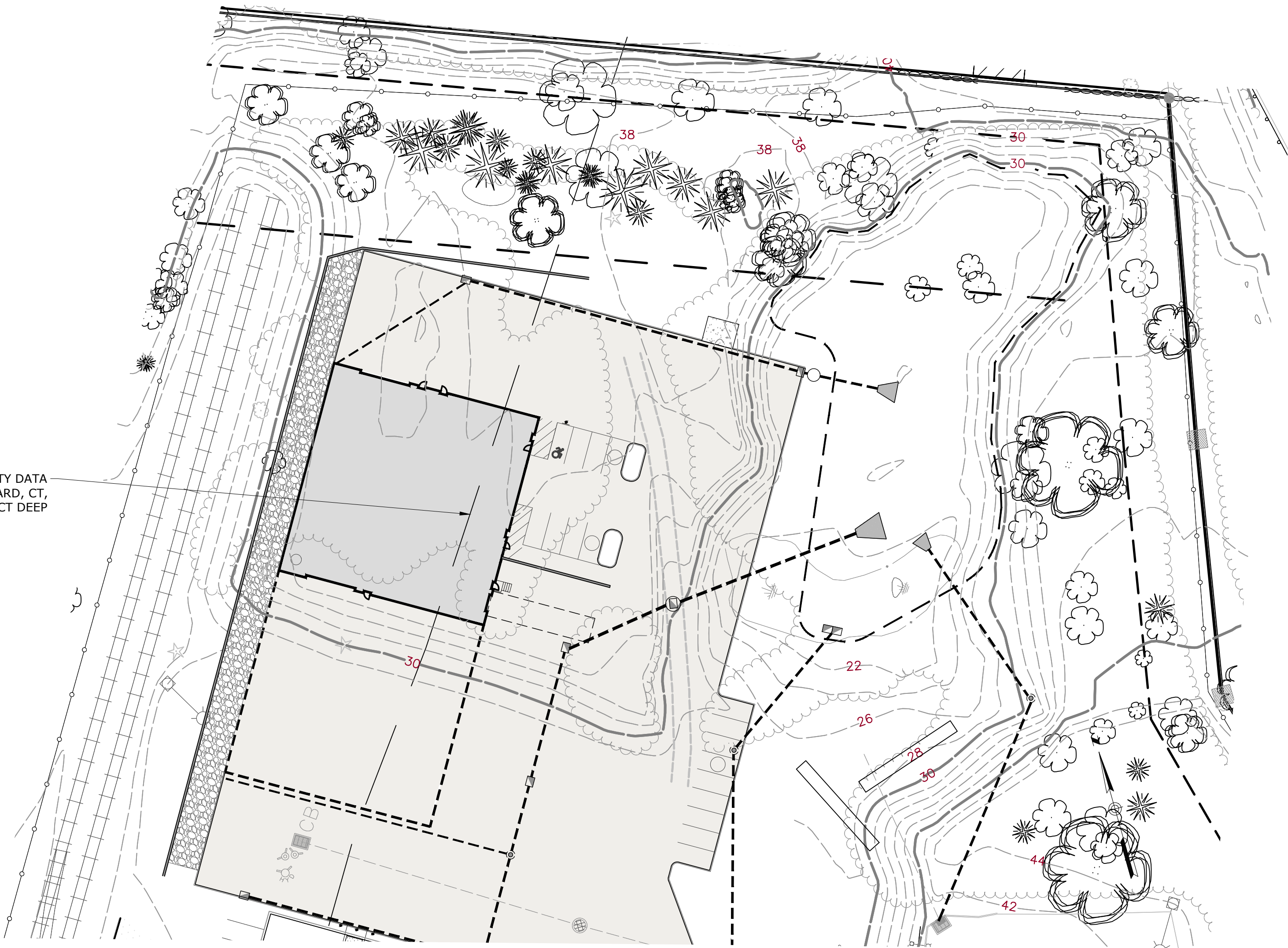


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Loureiro Engineering Associates, Inc.
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1761 ROUTE 12, GALES FERRY, CT 06335
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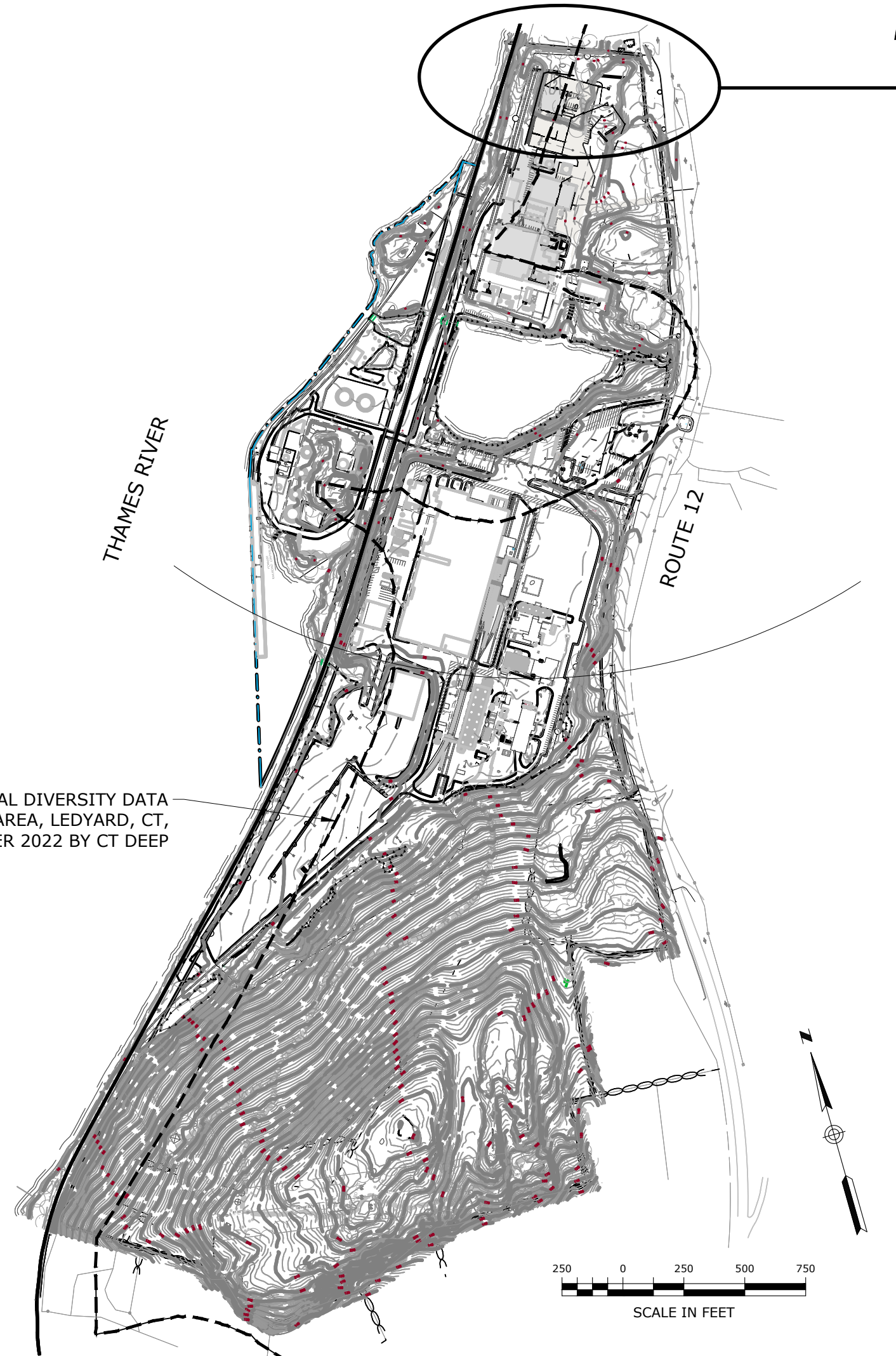
| REV. | DATE | DESCRIPTION OF REVISION |
|------|------------|-----------------------------|
| 1 | 04/06/2023 | REVISED PER UPDATED LAYOUT |
| 2 | 05/01/2023 | REVISED PER UPDATED LAYOUT |
| 3 | 06/21/2023 | RESPONSE TO REVIEW COMMENTS |
| 4 | 07/13/2023 | RESPONSE TO REVIEW COMMENTS |

V:\CT\GALES FERRY\ROUTE 12-1761\AS2\2.06 LOCAL PERMIT FOR STEELING BUILDINGS\COASTAL AREA MANAGEMENT PLAN\DWG C-11 COASTAL AREA MANAGEMENT PLAN.dwg, 7/13/2023 12:06 PM by: ESK48H8R, Printed: 7/13/2023 2:13 PM

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

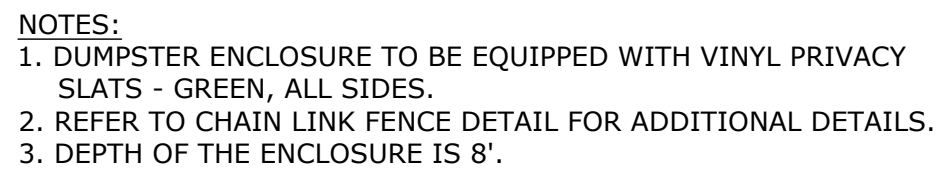
DRAWING
C-11

SHEET NO. 14 NO. OF SHEETS 19



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Engineering • Construction • EIRIS • Energy
Loureiro Engineering Associates, Inc.
1761 ROUTE 12, SUITE 101, GALESFERRY, CT 06335
Phone: 860-747-6181 • Fax: 860-747-6822
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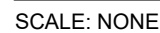
| REV. | DATE | DESCRIPTION OF REVISION |
|-----------------------------|------------|----------------------------|
| 1 | 04/06/2023 | REVISED PER UPDATED LAYOUT |
| 2 | 05/01/2023 | SRM |
| 3 | 06/21/2023 | SRM |
| 4 | 07/13/2023 | SRM |
| RESPONSE TO REVIEW COMMENTS | | |



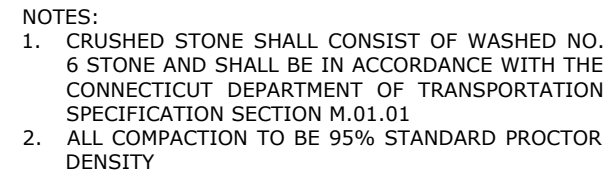
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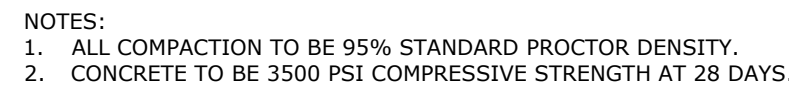
SCALE: NONE



- 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 OTHERWISE: 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.



SCALE: NONE




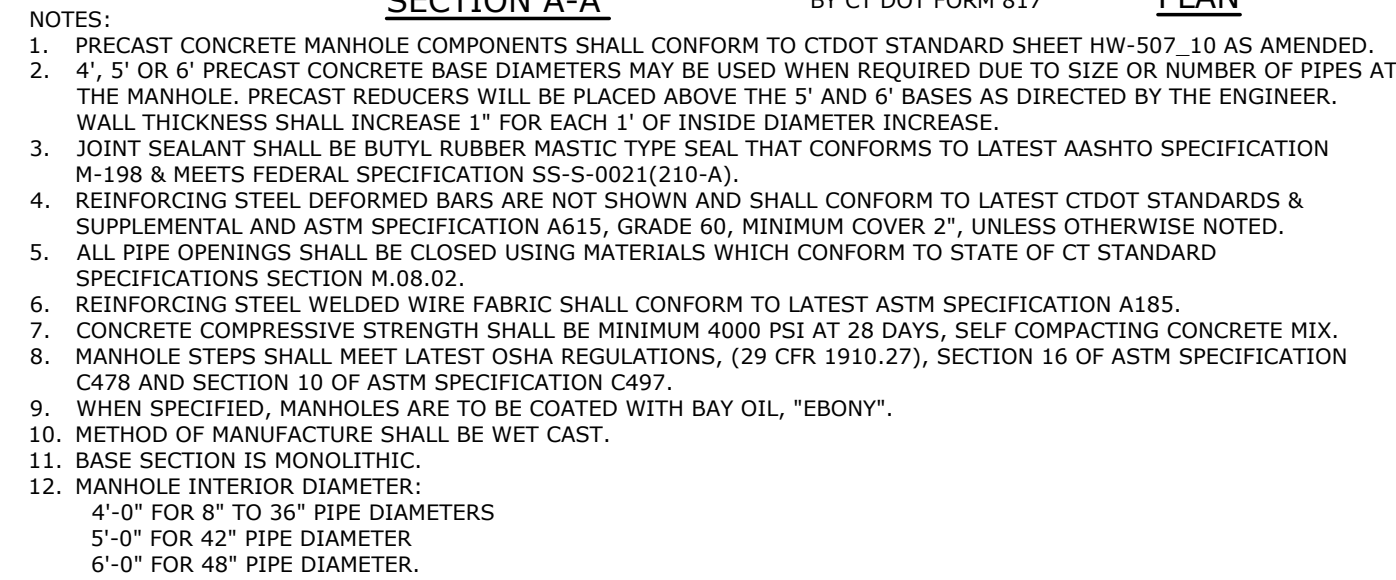
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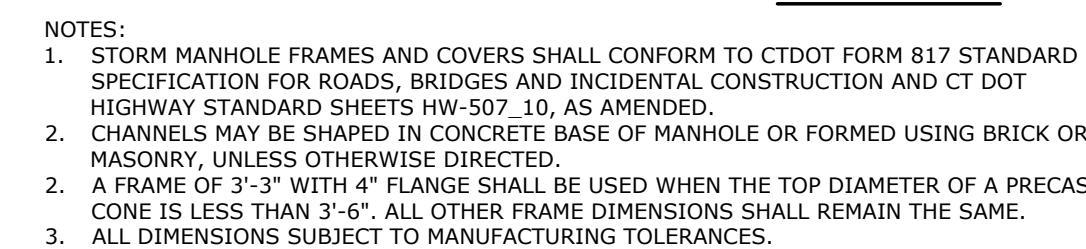
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PZC CHAIRMAN OR SECRETARY DATE

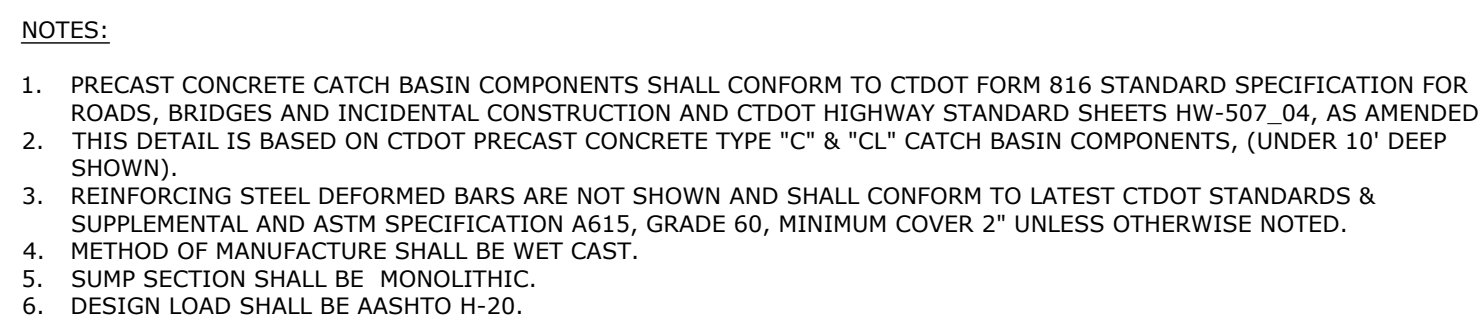
| | | | | | | | | | | | |
|--|----|---------------|----|----------------|--|--|--|--|--|---|--|
| DRAWING | | C-12 | | SITE DETAILS 1 | | SCALE NOT TO SCALE CORR. NO. 0451C2.06 | |  | | | |
| GALES FERRY INTERMODAL 1761 ROUTE 12, GALE FERRY, CONNECTICUT 06335 PREPARED FOR: | | DRAWN BY | | DATE | | Loureiro Engineering & Construction, LLC • Energy 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 | | | | | |
| | | ESF | | 04/06/2023 | | | | | | | |
| | | APPROVED BY | | DATE | | | | | | | |
| | | SRM | | 04/06/2023 | | | | | | | |
| GALES FERRY INTERMODAL LLC 549 SOUTH STREET, QUINCY, MA 02269 | | | | | | | | 4 RESPONSE TO REVIEW COMMENTS 3 RESPONSE TO REVIEW COMMENTS 2 REVISED PER UPDATED LAYOUT 1 REVISED PER UPDATED LAYOUT REV. DESCRIPTION OF REVISION | | 07/13/2023 SRM 06/21/2023 SRM 05/01/2023 SRM 04/06/2023 SRM DATE APR. | |
| SHEET NO. | 15 | NO. OF SHEETS | 19 | | | | | | | | |



SCALE: NONE



SCALE: NONE

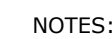


SCALE: NONE



1. CATCH BASIN TOPS, CURBS AND GRATE COMPONENTS SHALL CONFORM TO CTDOT FORM 816 STANDARD SPECIFICATION FOR RATCHES, 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 & SUPPLEMENTA 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

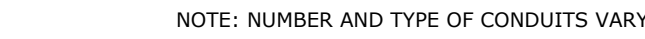
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GALES FERRY INTERMODAL
1761 ROUTE 12, GALES FERRY, CONNECTICUT 06335
PREPARED FOR:
GALES FERRY INTERMODAL LLC
549 SOUTH STREET, QUINCY, MA 02269

| | | | |
|-----------|----|---------------|----|
| SHEET NO. | 16 | NO. OF SHEETS | 19 |
|-----------|----|---------------|----|

PZC PERMIT # _____ DATE OF APPROVAL _____ EXPIRATION DATE _____

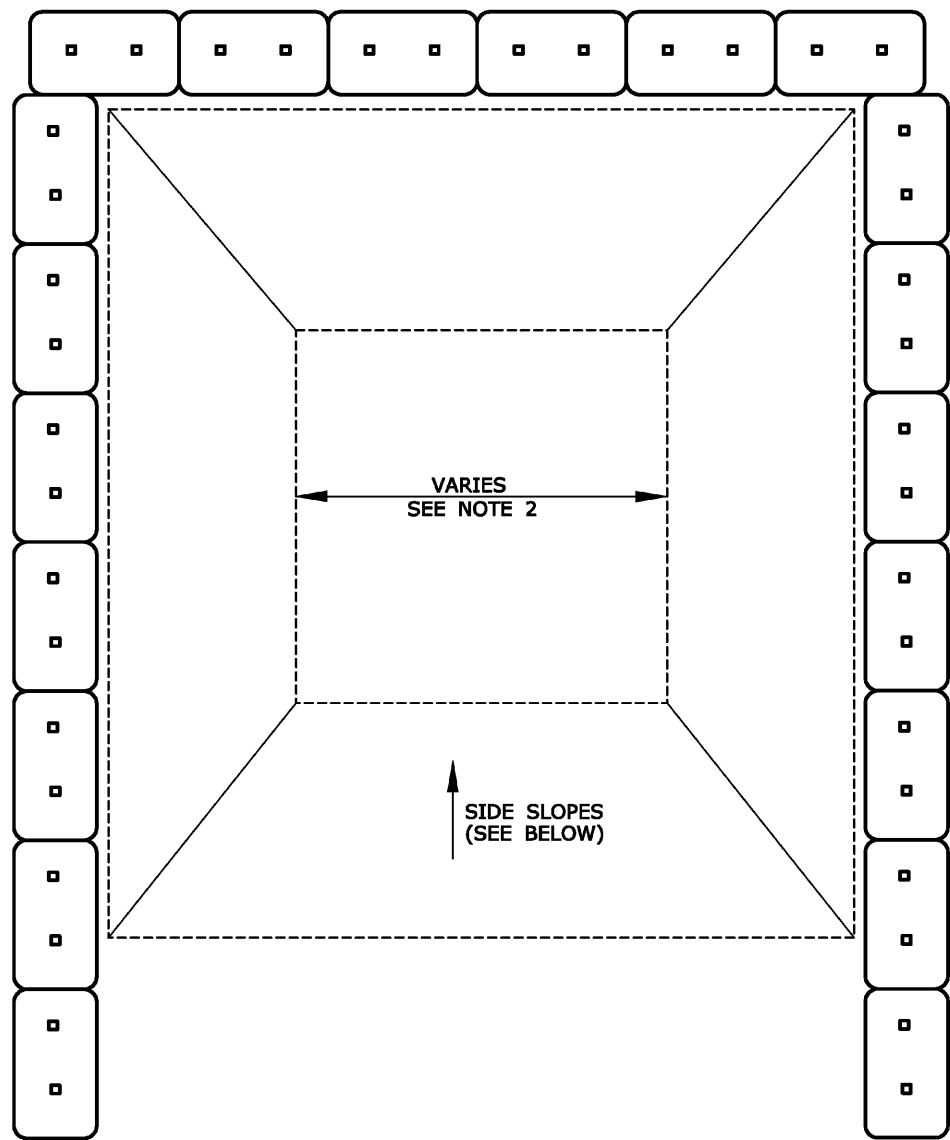
PZC CHAIRMAN OR SECRETARY _____ DATE _____



SCALE: NONE

PZC PERMIT # _____ DATE OF APPROVAL _____ EXPIRATION DATE _____

\\CT\GALLES_FERRY\ROUTE 12-170\AS2C2\06\LOCAL\EROSION AND SEDIMENT CONTROL DETAILS.DWG Job: 0557 DTA: 05/23 11:43 AM by: ERS/ANW/06/23 11:43 AM



PLAN

HAY BALES OR
COMPACTED EARTH BERM
(SEE NOTE 3)

DEPTH VARIES
SEE NOTE 2

EXISTING GROUND

10 MIL POLYETHYLENE SHEETING

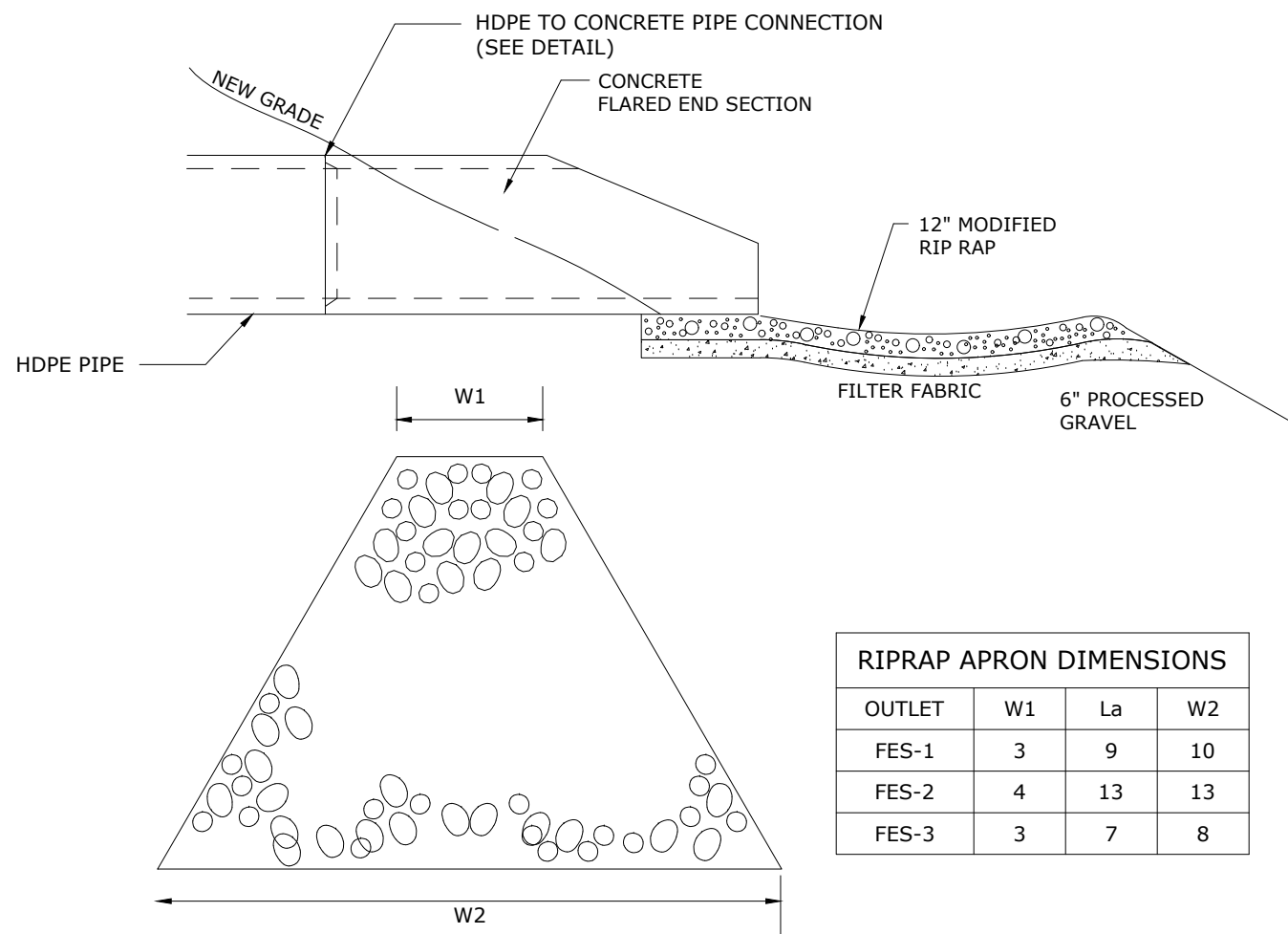
SAND BAGS TO SECURE
SHEETING (OR METHOD
AS DIRECTED BY ENGINEER)

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

CONCRETE WASHOUT AREA

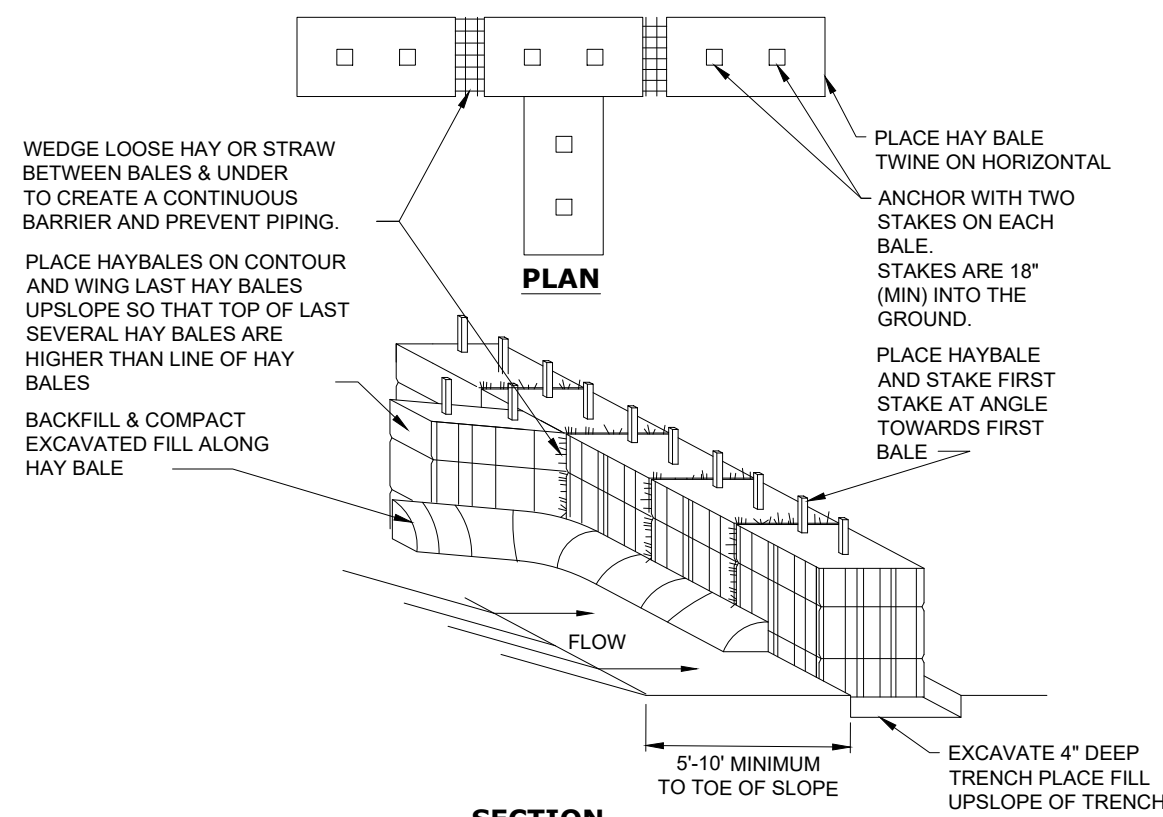
SCALE: NONE

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



RIPRAP APRON

SCALE: NONE

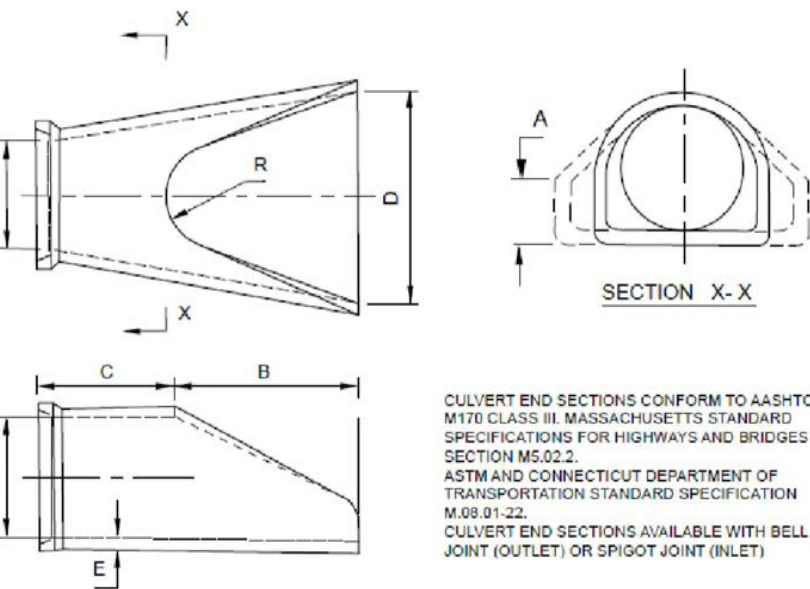


HAYBALE BARRIER

SCALE: NONE

FLARED END SECTION

SCALE: NONE



CULVERT END SECTIONS CONFORM TO AASHTO M118 CLASS III MASSACHUSETTS STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES SECTION M6.02.2.1 AND MASSACHUSETTS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATION M6B.01.22.1. CULVERT END SECTIONS AVAILABLE WITH BELL JOINT (OUTLET) OR SPIGOT JOINT (INLET).

| 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)

EROSION AND SEDIMENTATION (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, ACCESS DRIVE, 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

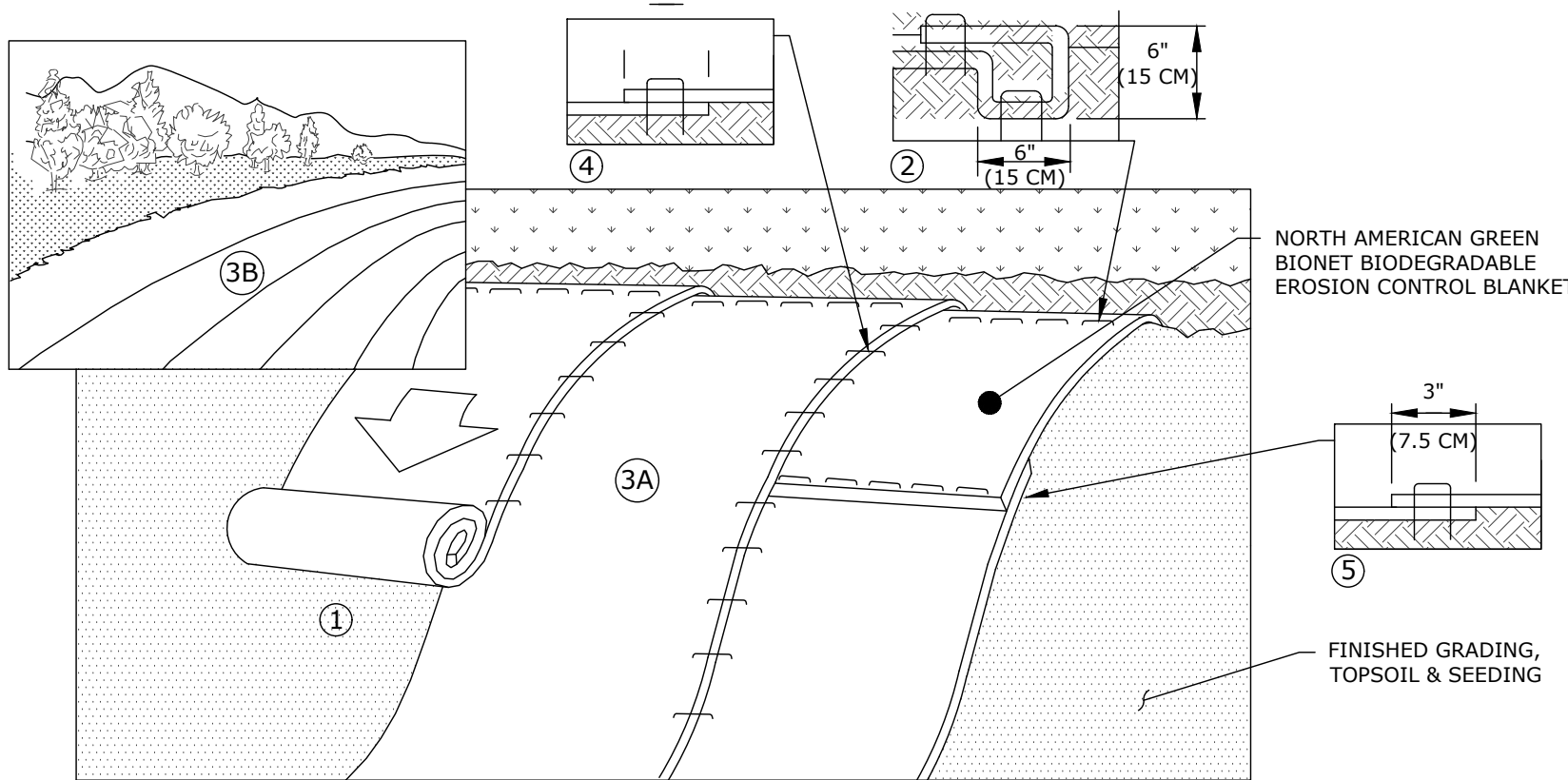
- PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL MEET WITH THE TOWN REPRESENTATIVE TO DISCUSS ESC REQUIREMENTS AND STORMWATER MANAGEMENT PROCEDURES.
- CONSTRUCTION ENTRANCE SHALL BE INSTALLED BEFORE CONSTRUCTION TRAFFIC INTO AND OUT OF THE SITE BEGINS.
- THE CONTRACTOR SHALL INSTALL HAYBALES 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 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. AKA 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:

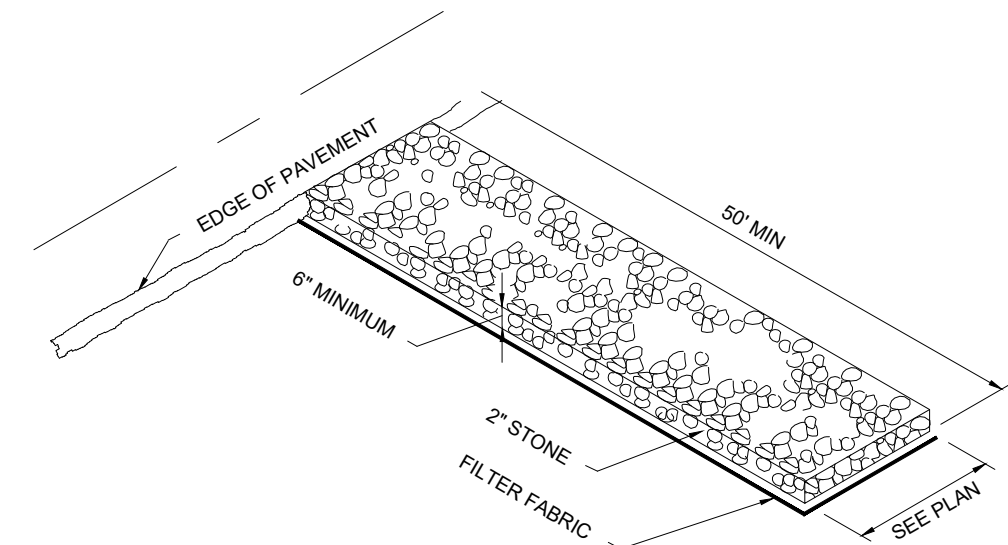
- PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED. WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
- BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN A 6" (15CM), DEEP X 6" (15CM), 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™, 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" (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 OR 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

TEMPORARY CONSTRUCTION ENTRANCE

SCALE: NONE

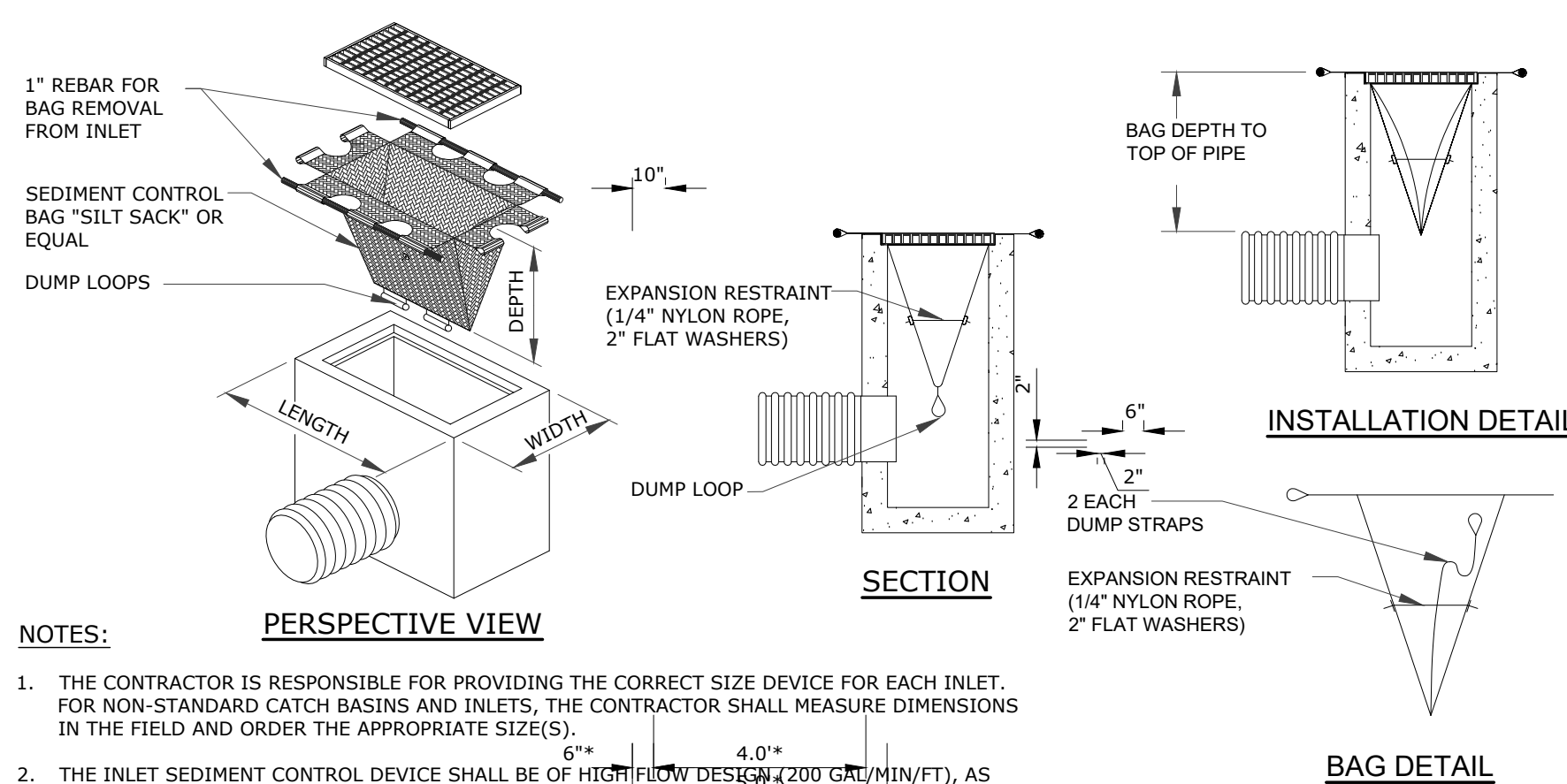
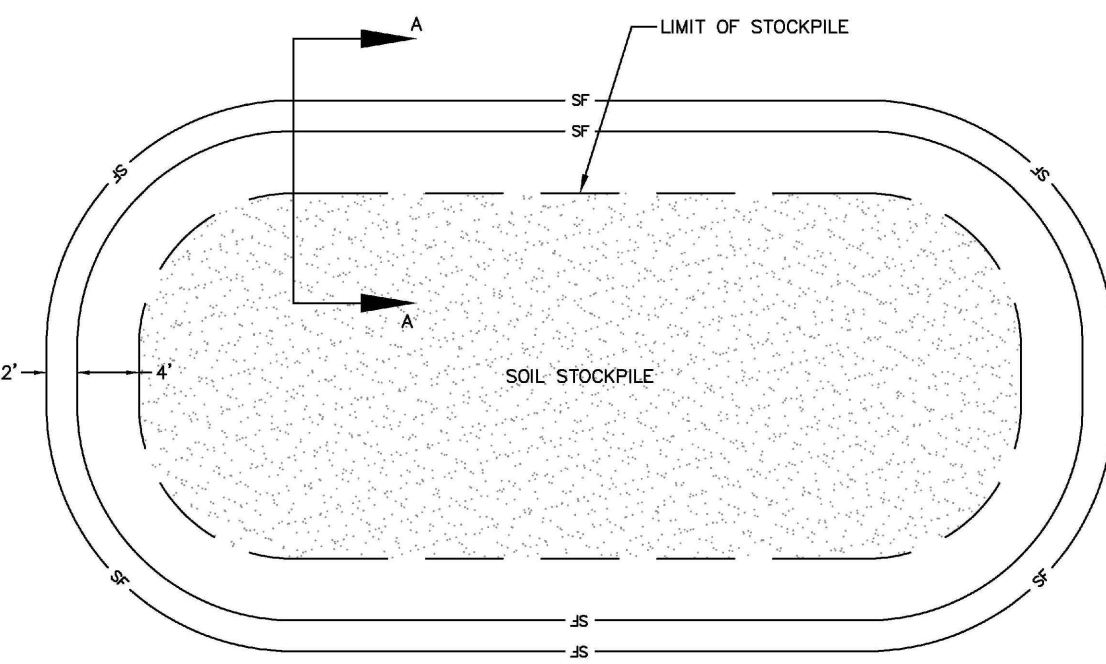


MAINTENANCE OF EROSION CONTROL DEVICES:

- 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



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 GPM/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.

CATCH BASIN FILTER (SILT SACK) DETAIL

SCALE: NONE

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

SOIL EROSION AND SEDIMENT CONTROL DETAILS

DRAWING
C-15

SHEET NO. 18 NO. OF SHEETS 19

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

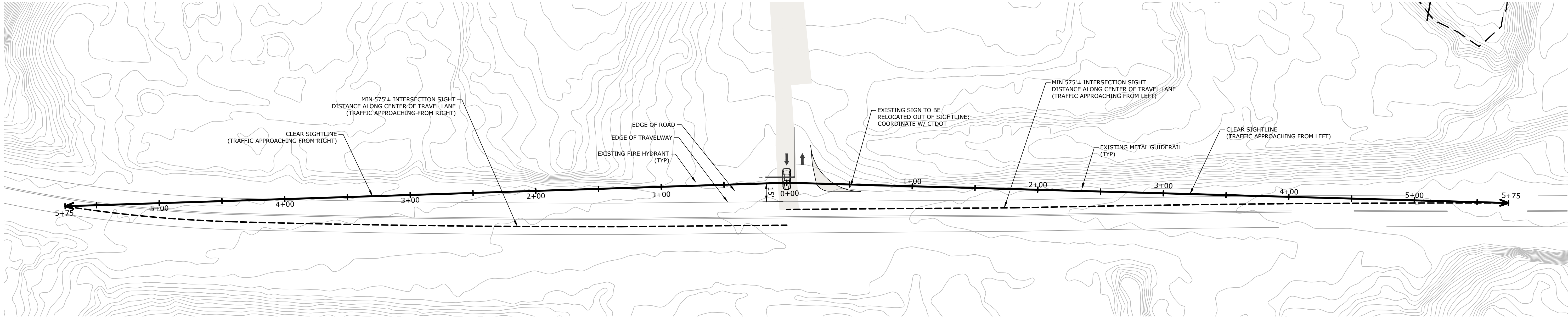


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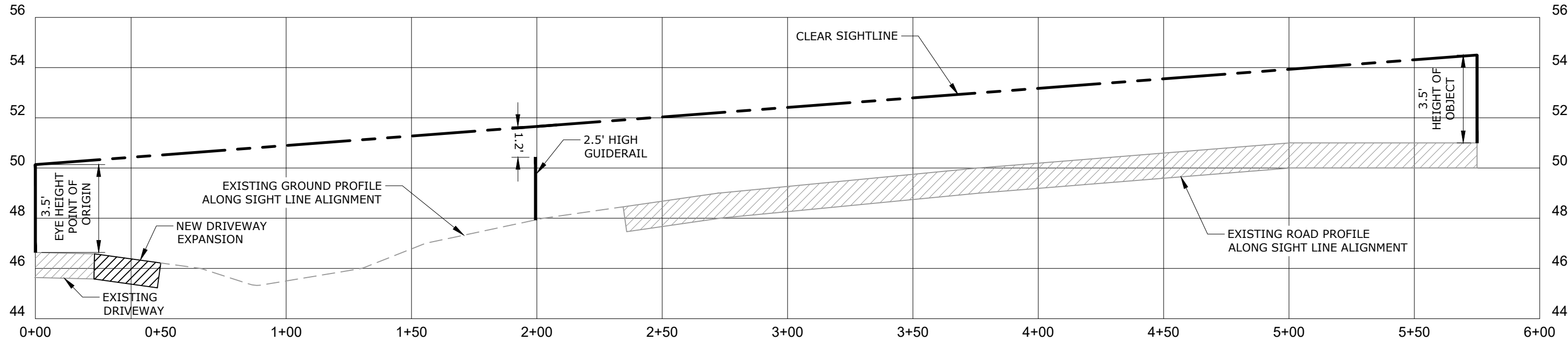
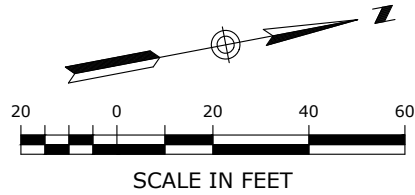
| | |
|-------------|--------------|
| SCALE | NOT TO SCALE |
| CROWN NO. | 0451C2.06 |
| DRAWN BY | ESP |
| DATE | 04/06/2023 |
| APPROVED BY | SRM |
| DATE | 04/06/2023 |

GALES FERRY INTERMODAL
1761 ROUTE 12, GALES FERRY, CONNECTICUT 06335
GALES FERRY INTERMODAL LLC
383 SOUTH STREET, SUITE 102, DANBURY, CT 06810

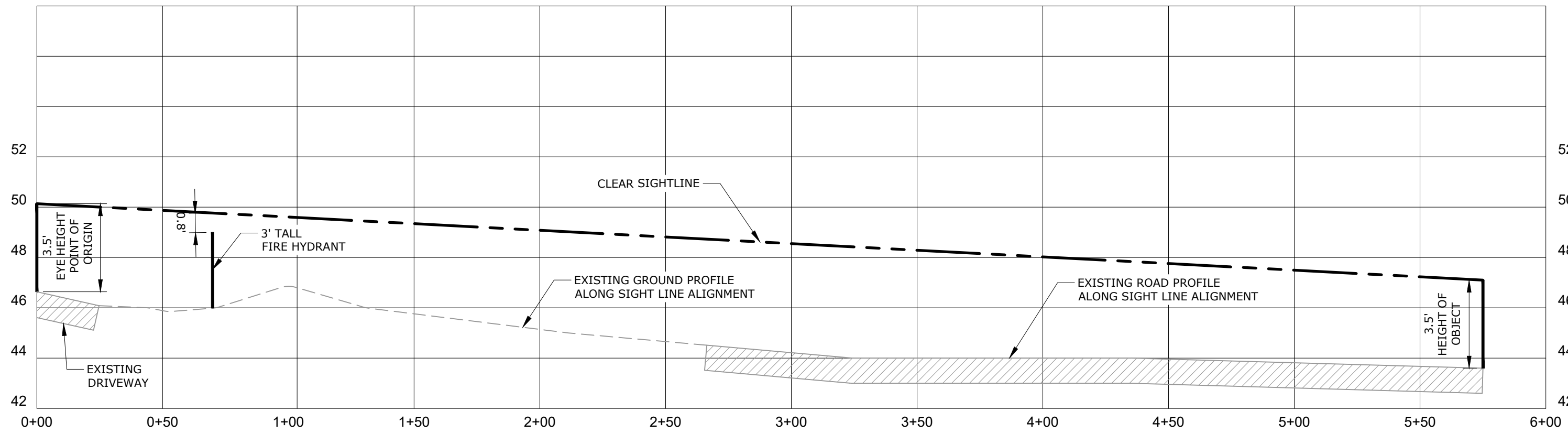
V:\ACT\GALES FERRY\ROUTE 12-17A\0451C2.dwg LOCAL PRINT FOR STEELING BUILDING\0451C2\0451C2\0451C2.dwg SIGHTLINE DEMONSTRATION PLAN Saved: 6/21/2023 4:25 PM by ESAMMER Printed: 7/13/2023 2:14 PM



SIGHTLINE PLAN
1" = 40'



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



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

NOTES:

- 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.

| | | |
|---------------------------------|------------------------|-----------------------|
| 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, GALESFERRY, CT 06433 | |
| DRAWING C-16 | | SHEET NO. 19 NO. OF SHEETS 19 | |
| SCALE 1" = 40' | | CORN. NO. 0451C2.06 | |
| DRAWN BY TCG | | DATE 04/06/2023 | |
| APPROVED BY SRM | | DATE 04/06/2023 | |
| 4 | | RESPONSE TO REVIEW COMMENTS | |
| 3 | | RESPONSE TO REVIEW COMMENTS | |
| 2 | | REVISED PER UPDATED LAYOUT | |
| 1 | | REVISED PER UPDATED LAYOUT | |
| REV. | | DESCRIPTION OF REVISION | |
| DATE | | DATE | |
| SRM | | SRM | |
| 05/01/2023 | | 05/01/2023 | |
| 06/21/2023 | | 06/21/2023 | |
| 07/13/2023 | | 07/13/2023 | |
| SRM | | SRM | |

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