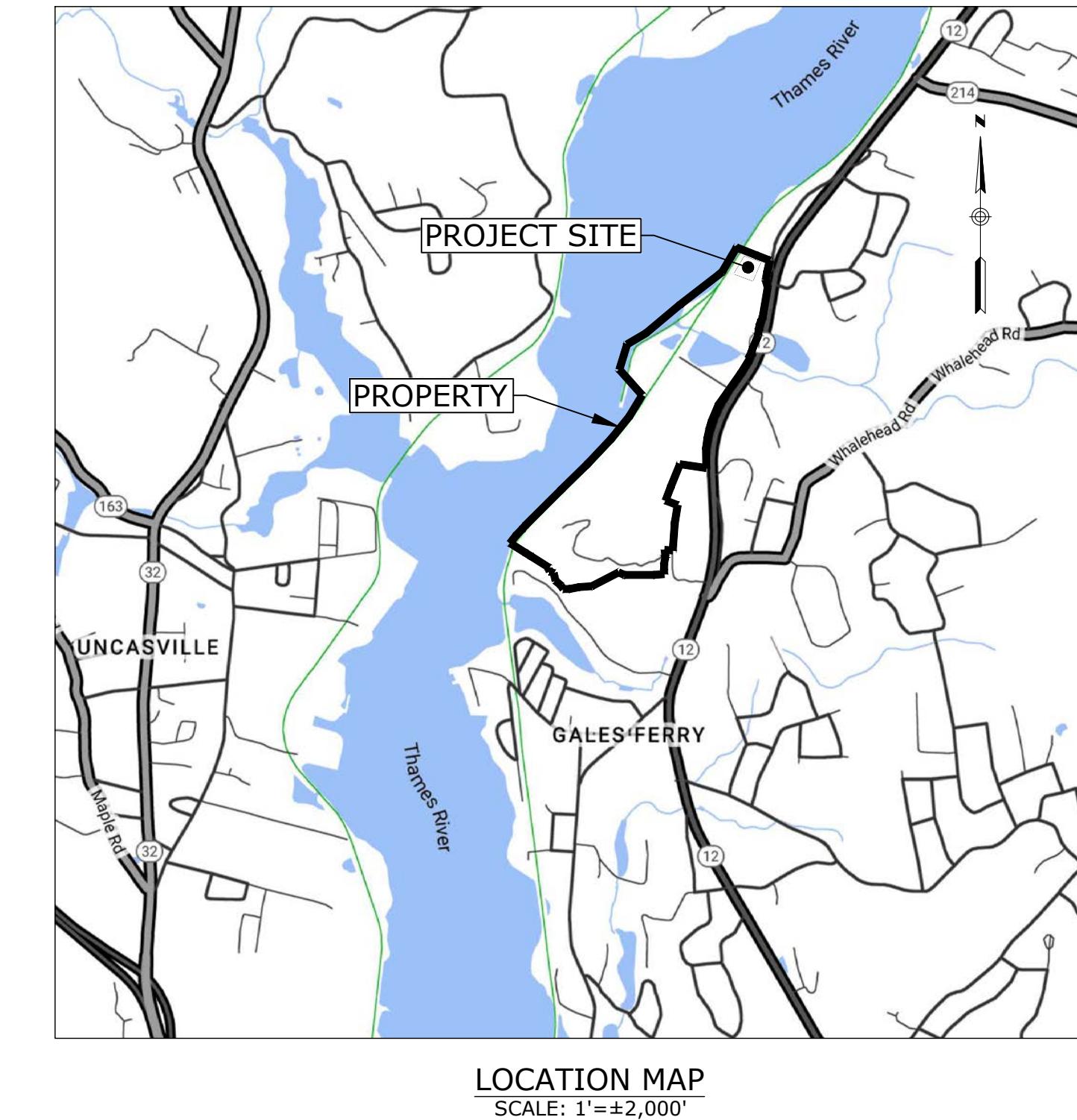
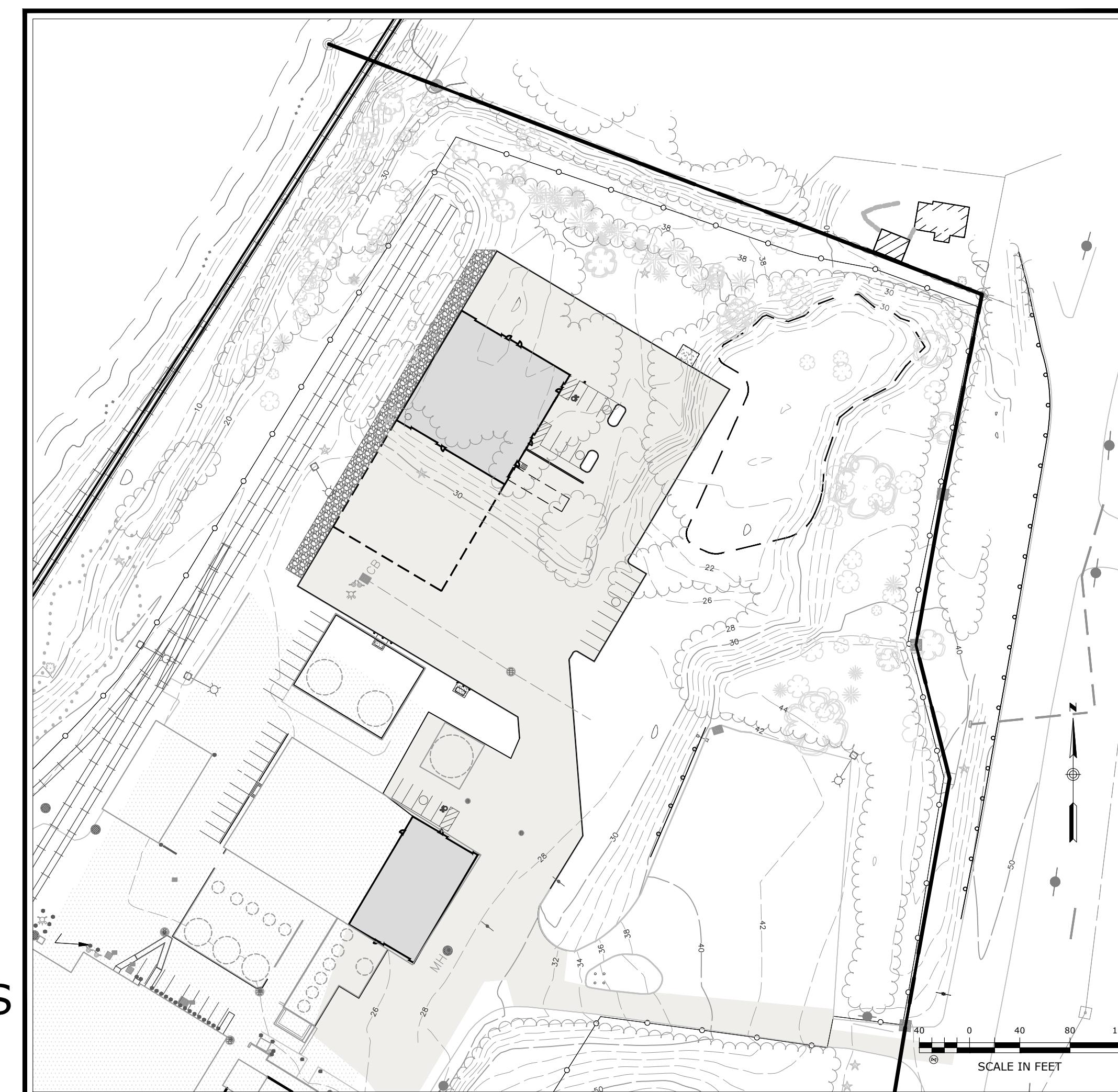
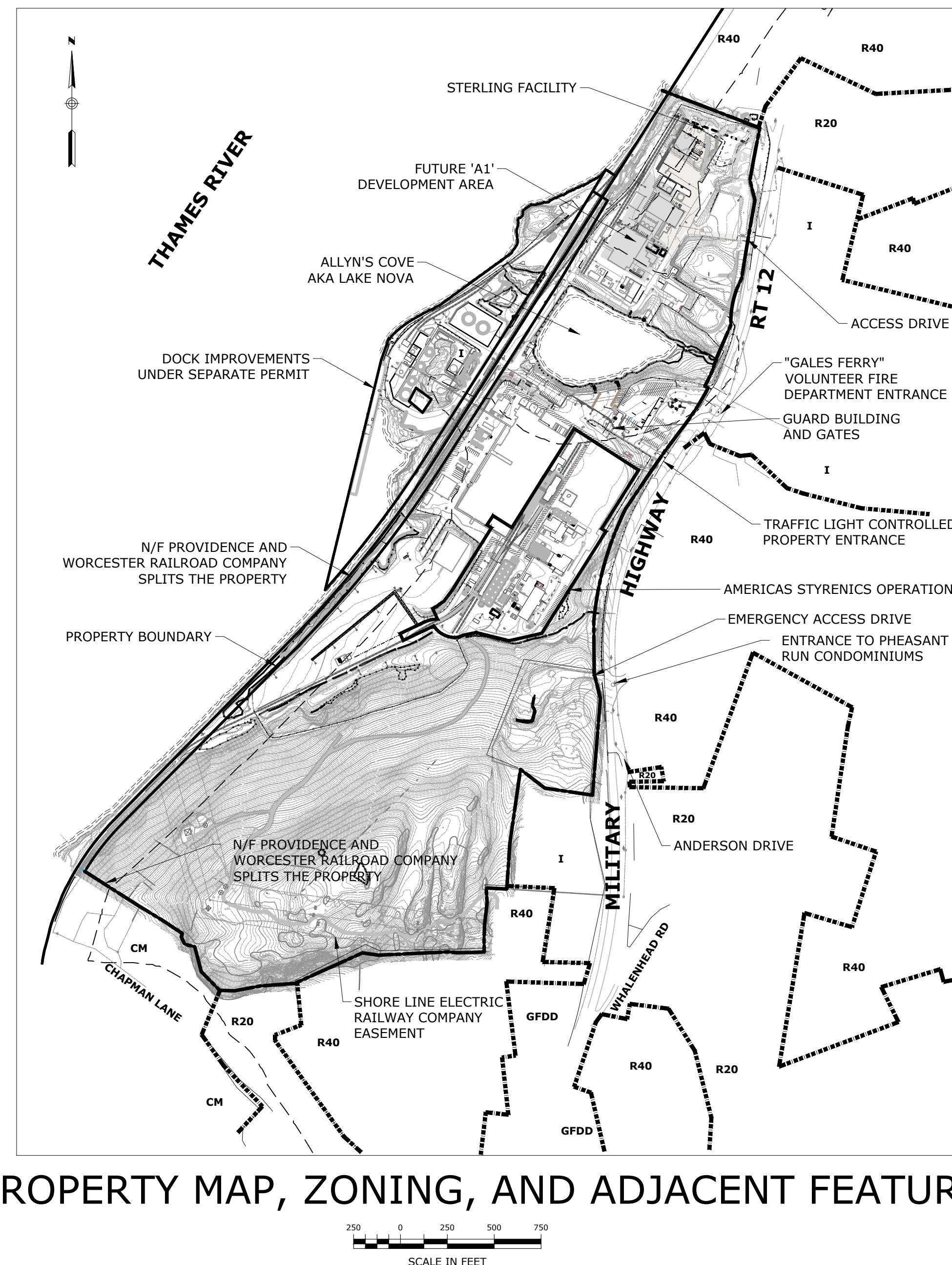


GALES FERRY INTERMODAL STERLING FACILITY

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



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Property Owner / Applicant:

GALES FERRY INTERMODAL LLC
549 SOUTH STREET
QUINCY, MA 02169



Prepared By:

Engineer:

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An Employee Owned Company • www.Loureiro.com
Engineering • Construction • EH&S • Energy
Waste • Facility Services • Laboratory



SURVEY NOTES

1. THIS PLAN IS BASED ON MAP REFERENCE A AND B.
2. REFERENCE IS MADE TO THE TOWN OF LEDYARD, CT LAND EVIDENCE RECORDS VOLUME 621 AT PAGE 981 FOR THE SUBJECT PROPERTY.
3. THE SUBJECT PROPERTY IS LOCATED ENTIRELY WITHIN THE "I" INDUSTRIAL ZONE DISTRICT.
4. "NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP NEW LONDON COUNTY, CONNECTICUT ALL JURISDICTIONS PANEL 354, TOWN OF LEDYARD, MAP NUMBER 09011C03546 EFFECTIVE DATE JULY 18, 2011 FEDERAL EMERGENCY MANAGEMENT AGENCY" INDICATES THE SUBJECT PROPERTY IS LOCATED IN ZONE AE (EL 12) AND ZONE X.
5. THE SUBJECT PROPERTY IS SHOWN ON THE TOWN OF LEDYARD, CT TAX ASSESSOR MAP 61, BLOCK 2120 & LOT 1761 WHICH HAS ASSIGNED STREET ADDRESSES OF 1761 ROUTE 12, GALES FERRY, CONNECTICUT 06335.
6. UNDERGROUND UTILITIES MUST BE FIELD VERIFIED PRIOR TO ANY EXCAVATION.
7. INLAND WETLANDS WERE DELINEATED IN THE FIELD BY JMM WETLAND CONSULTING SERVICES, LLC AND LOCATED BY LOUREIRO ENGINEERING ASSOCIATES, INC., GROTON, CONNECTICUT.
8. LIMITS OF FLOOD ZONE SHOWN ON PROPOSED PLAN ARE FROM FEMA NFIP MAP NUMBER 09011C03546, EFFECTIVE DATE JULY 18, 2011.
9. LIMITS OF NATURAL DIVERSITY DATA BASE AREAS SHOWN ON THE OVERALL SITE PLAN ARE FROM THE CONNECTICUT DEPARTMENT OF ENERGY & ENVIRONMENTAL PROTECTION BUREAU OF NATURAL RESOURCES WILDLIFE DIVISION LEDYARD, CT MAP, DATED DECEMBER 2022.

MAP REFERENCES

- A. PROPERTY SURVEY, PROPERTY OF TRINSEO LLC, #1737 & #1761 MILITARY HIGHWAY (ROUTE 12), LEDYARD, GALES FERRY, CT, PREPARED FOR: JAY CASHMAN, INC., 549 SOUTH STREET, QUINCY, MA, SCALE: 1"=100'. DATE: 5/10/2022, BY CHA.
- B. PROPERTY AND TOPOGRAPHIC SURVEY, #1737 & #1761 MILITARY HIGHWAY (ROUTE 12), LEDYARD, GALES FERRY, CT, PREPARED FOR: STRYON 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 HERON 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 PLACEMENT OF THE INDUSTRIAL ZONE "PURPOSE" IS TO ENCOURAGE THE ADDITION, CONTINUOUS AND EXPANSION OF MANUFACTURING, RESEARCH, AND INDUSTRIAL USES IN A WAY THAT PROTECTS OUR NATURAL ASSETS.
- D. DRAINAGE IN THE ROUTE 12 RIGHT-OF-WAY FROM THE CONNECTICUT STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP, TOWN OF LEDYARD, NORWICH-GROTON ROAD, FROM ALLYN'S BROOK NORTHERLY TO LEDYARD-PRESTON TOWN LINE, MAP NUMBER 71-16, DATED NOVEMBER 5, 1957.

SITE NOTES:

1. THE APPLICANT/OWNER IS GALES FERRY INTERMODAL LLC OF 549 SOUTH STREET, QUINCY, MA.
2. 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 RELATED EQUIPMENT AS WELL AS MAINTENANCE PROVIDED BY THE APPLICANT'S AFFILIATES IN CONJUNCTION WITH ITS MARINE CONTRACTING AND DREDGING OPERATIONS.
3. OTHER USERS ON THE SITE CURRENTLY INCLUDE MANUFACTURING OF STYROFOAM PRODUCTS BY AMERICAS STRENCHESS, 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 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.
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 FEMA FLOOD ZONES.
7. 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 %
8. PARKING REQUIREMENTS FOR NEW INDUSTRIAL BUILDING:
 - A. REQUIRED:
 - 1 SPACE PER EMPLOYEE ON MAX SHIFT PLUS 1 SPACE PER FLEET VEHICLE
 - 10,000 SF BUILDING:
 - 1 SPACE PER EMPLOYEE ON MAX SHIFT X 10 EMPLOYEES PLUS 1 SPACE PER FLEET VEHICLE X 7 FLEET VEHICLES = 17 SPACES REQUIRED
 - 6,000 SF BUILDING:
 - 1 SPACE PER EMPLOYEE ON MAX SHIFT X 3 EMPLOYEES PLUS 1 SPACE PER FLEET VEHICLE X 2 FLEET VEHICLES = 5 SPACES REQUIRED
 - B. PROPOSED: 22 SPACES

NOTE: OTHER SITE BUILDINGS AND USES WERE NOT EVALUATED FOR PARKING REQUIREMENTS.
9. 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.
10. 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.
11. 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.
12. THE CONTRACTOR SHALL OBTAIN, REVIEW AND ADHERE TO ALL REQUIREMENTS AND ANY CONDITIONS OF APPROVAL OF THE TOWN OF LEDYARD.
13. NO SIGNAGE IS PROPOSED WITH THIS APPLICATION, ANY FUTURE SIGNAGE SHALL MEET THE ZONING REGULATIONS REQUIREMENTS AND WILL REQUIRE THE NECESSARY PERMITS.
14. ANY EXTERIOR LIGHTING SHALL BE FULL CUTOFF AND SHALL BE SHIELDED TO DIRECT LIGHT AND GLARE AWAY FROM ALL ADJOINING PROPERTIES.
15. ALL PROPOSED PAVEMENT MARKINGS SHALL BE INSTALLED IN THE LOCATIONS SHOWN WITH DURABLE, PAINTED MARKINGS THAT ARE IN ACCORDANCE WITH THE MANUAL FOR UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.). THE HANDICAP MARKING SYMBOLS SHALL BE WHITE WITH STANDARD HANDICAP BLUE BACKGROUNDS. ALL TRAFFIC CONTROL SIGNS SHALL CONFORM TO M.U.T.C.D. STANDARDS.
16. NEW SIDEWALKS, RAMPS, AND DRIVEWAYS SHALL BE INSTALLED TO PROVIDE SMOOTH TRANSITION FOR PEDESTRIANS AND VEHICLES.
17. ALL CURB/HANDICAP RAMP DESIGNS SHALL CONFORM TO ANSI STANDARDS OR ADA ACT OF 1991, WHICHEVER IS MOST RESTRICTIVE.
18. 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.
19. ALL EXISTING CURBING, PAVEMENT, ETC. DISTURBED AS A RESULT OF CONSTRUCTION ACTIVITIES SHALL BE REPLACED/RESTORED TO ORIGINAL CONDITION BY THE CONTRACTOR.
20. 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 "CALL BEFORE YOU DIG" AT 1-800-922-4455 PRIOR TO INITIATION OF THIS PROJECT. IF UTILITIES DIFFER FROM THOSE SHOWN ON THIS PLAN, ENGINEER SHALL BE NOTIFIED.
2. SCHEMATIC UNDERGROUND UTILITIES (ELECTRIC, TELEPHONE, COMMUNICATIONS, WATER) ARE SHOWN. THESE PLANS FOR INFORMATION PURPOSES ONLY. FINAL LOCATIONS WILL BE DETERMINED BY RESPECTIVE UTILITY AUTHORITIES AND INSTALLATION SHALL CONFORM TO UTILITY AUTHORITY POLICIES AND PRACTICES.
3. ALL NEW UTILITIES, INCLUDING CATV, WILL BE LOCATED UNDERGROUND.
4. ELECTRIC, TELEPHONE AND COMMUNICATION SERVICES SHALL CONFORM TO THE POLICIES AND PRACTICES OF THE APPROPRIATE UTILITY AUTHORITIES.
5. UTILITY SERVICE SIZES, MATERIALS, AND INSTALLATIONS SHALL BE APPROVED AND INSPECTED BY THE APPROPRIATE UTILITY COMPANY.
6. PROVIDE MINIMUM VERTICAL SEPARATION OF 12' FROM WATER MAIN TO DRAINAGE PIPING AND 18' TO SEWER PIPING.
7. LOCATION AND SIZE OF ALL BUILDING UTILITY CONNECTIONS SHALL BE COORDINATED WITH BUILDING ARCHITECTURAL PLANS AND APPROPRIATE UTILITY AUTHORITY.
8. WATER LINE INSTALLATION NOTES:
 - A. DOMESTIC AND FIRE PROTECTION WATER SERVICES SHALL BE SIZED BASED ON DEMAN AND COORDINATED WITH GROTON UTILITIES, THE PROVIDER THROUGH THE TOWN OF LEDYARD WPCA.
 - B. SITE MUST BE AT SUBGRADE BEFORE WATER UTILITIES CAN BE INSTALLED.
 - C. ALL WATER MAIN AND SERVICE INSTALLATIONS SHALL CONFORM TO THE CITY OF GROTON, DEPARTMENT OF UTILITIES, WATER MAIN AND SERVICE CONSTRUCTION SPECIFICATIONS, WITH MOST CURRENT REVISIONS.
 - D. APPROVED BACKFLOW PREVENTERS ARE REQUIRED ON ALL FIRE SPRINKLER AND DOMESTIC WATER LINES.
 - E. MINIMUM COVER OVER TOP OF WATER LINES SHALL BE 4.5' FROM FINISHED GRADE.
 - F. NO BACKFILLING OF PIPE SHALL BE DONE UNTIL A DESIGNATED REPRESENTATIVE OF THE CITY OF GROTON, DEPARTMENT OF UTILITIES HAS MADE AN INSPECTION AND INSTALLATION HAS BEEN APPROVED.
 - G. PIPE SEPARATIONS:
 - 10' MINIMUM BETWEEN WATER AND SEWER
 - 10' MINIMUM BETWEEN WATER AND BUILDINGS
 - 5' MINIMUM BETWEEN WATER AND CATCH BASINS OR DRAIN PIPES
 - H. WATER LINE GATE VALVES TO BE "OPEN LEFT, CLOSE RIGHT".
 - I. NEW WATER LINES TO BE CHLORINATED, PRESSURE TESTED, WATER QUALITY SAMPLED, AND FLUSHED PER CITY OF GROTON, DEPARTMENT OF UTILITIES REQUIREMENTS PRIOR TO BEING PLACED INTO SERVICE.
 - J. MINIMUM 6' SEPARATION BETWEEN ELECTRIC AND ALL OTHER PIPES SUCH AS WATER, SEWER AND DRAINS.
 - K. ALL UTILITIES AND ON-SITE STORM DRAINAGE SHALL BE STRUCTURALLY SUPPORTED TO MINIMIZE DISRUPTION FROM SETTLEMENT OF UNDERLYING SOIL.
 - L. UTILITY SERVICE TRENCHES LOCATED WITHIN 25 FEET OF THE SEPTIC SYSTEM SHALL BE BACKFILLED WITH NON-FREE DRaining MATERIAL.

STORMWATER MANAGEMENT SYSTEM MAINTENANCE PLAN:

1. GENERAL
 - A. THE ACCESS DRIVE AND PARKING AREAS SHOULD BE SWEEP 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 SEDIMENT OF ON-SITE CATCH BASINS AND MANHOLES, AND SHALL DISPOSE OF THE PUMPING LEGALLY. ROAD SAND MAY BE REUSED FOR WINTER SANDING, BUT MAY NOT BE STORED ON-SITE. AS PART OF THE HAULING CONTRACT, THE HAULER SHALL NOTIFY THE PROPERTY OWNER IN WRITING WHERE THE MATERIAL IS BEING DISPOSED.
 - B. EACH CATCH BASIN SHALL BE INSPECTED EVERY FOUR MONTHS, WITH ONE INSPECTION OCCURRING DURING THE MONTH OF APRIL ANY DEBRIS OCCURRING WITHIN ONE FOOT FROM THE BOTTOM OF EACH SUMM SHALL BE REMOVED BY VACUUM "VACTOR" TYPE OF MAINTENANCE EQUIPMENT.
3. INFILTRATION
 - A. THE INFILTRATION BASIN SHALL BE INSPECTED EVERY SIX MONTHS AND/OR AFTER STORM EVENTS OF 2 INCHES OF RAINFALL OR GREATER. INSPECTIONS SHALL INCLUDE THE FOLLOWING:
 - 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;
 - B. REGULAR MAINTENANCE INCLUDES THE FOLLOWING:
 - PRUNE TREES AND SHRUBS AS NEEDED.
 - REMOVE EXCESS LEAVES, DEBRIS AND EXCESS SEDIMENT FROM THE BOTTOM OF THE BASIN AS NECESSARY AND CUT OR MOW MEADOW GRASSES BETWEEN NOVEMBER 15-APRIL 1. LEAVE STEM STUBBLE 12"-18" FOR POLLINATOR NESTING HABITAT. PLANT MATTER SHALL BE LEFT IN PLACE OVER WINTER MONTHS TO INSULATE SOIL, AND ADD ORGANIC MATTER TO THE SOIL. REMOVE GROWTH IF IT IS SHROTTING PLANT MATTER 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.
 - C. IF THERE IS STANDING WATER IN THE INFILTRATION AREA 48 HOURS AFTER STORM EVENT, ROTOTILL OR CULTIVATE SURFACE OF FILTER MEDIA TO BREAK UP HARDEDGED SEDIMENT AND REOPEN PORES.
 - D. DO NOT ADD LIME, FERTILIZER, HERBICIDE OR PESTICIDES. THE USE OF HERBICIDE IS PROHIBITED TO INVASIVE NON-NATIVE PLANT CONTROL UNDER THE DIRECTION OF A QUALIFIED ENVIRONMENTAL PROFESSIONAL.
4. HYDRODYNAMIC SEPARATOR
 - A. THE SEPARATOR SHALL BE CLEANED PERIODICALLY DURING CONSTRUCTION, AND AT THE END OF CONSTRUCTION ONCE THE LANDSCAPED AREAS ARE FULLY STABILIZED.
 - B. FOR THE FIRST YEAR OF OPERATION FOLLOWING CONSTRUCTION, THE SEPARATOR SHALL BE INSPECTED ONCE EVERY 4 MONTHS FOR THE MONTHS OF NOVEMBER, MARCH, AND JULY. A GRADUATED MEASURING DEVICE SHALL BE INSERTED INTO MANHOLE AND MEASUREMENTS OF ANY ACCUMULATIONS WILL BE RECORDED. CLEANING WILL OCCUR WHEN DEBRIS HAS ACCUMULATED TO A DEPTH OF 20' OR GREATER.
 - C. AFTER THE FIRST YEAR OF OPERATION, THE SEPARATOR SHALL BE INSPECTED A MINIMUM OF TWICE PER YEAR IN THE SAME MANNER AS DESCRIBED ABOVE. WHEN THE DEPTH OF ACCUMULATION REACHES 20', A CLEAN-OUT SHOULD BE PERFORMED AND SEDIMENT PROPERLY DISPOSED OFF-SITE. DEBRIS WILL BE REMOVED BY VACUUM "VACTOR" TYPE OF EQUIPMENT. THE MANHOLE SHOULD THEN BE PRESSURE WASHED TO REMOVE REMAINING SEDIMENT AND DEBRIS AND THE WATER SHOULD THEN BE VACUUMED OUT. ONCE CLEANING IS COMPLETE THE MANHOLE SHOULD BE REFILLED WITH WATER.
 - D. A MAINTENANCE LOGBOOK SHALL BE KEPT FOR THE UNIT. INFORMATION IS TO INCLUDE THE DATE OF INSPECTION, RECORD OF GRT DEPTH, CONDITION OF TANK, OBSERVATION OF ANY FLOATABLE DEBRIS, AND DATE OF CLEANING PERFORMED.

ZONING DATA TABLE		
'I' INDUSTRIAL ZONE USE - COMMERCIAL		
ITEM	REQUIRED	PROVIDED
LOT AREA	200,000 SF	6,882,480 SF (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 SF)	31.4 % (2,164,737 SF)
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

NOTES, LEGEND, AND ABBREVIATIONS

 <p>Loureiro Engineering • Construction • Civil • Energy Water • Facility Services • Laboratory 100 Main Street • P.O. Box 1288 • Groton, CT 06390 Phone: 860-427-5181 • Fax: 860-427-5822 ©Loureiro Engineering Associates, Inc. An Employee-Owned Company • www.Loureiro.com All Rights Reserved 2023</p>	SCALE	NOT TO SCALE
	COM. NO.	045C2.06
	DATE	04/06/2023
	DRAWN BY	ESF
	APPROVED BY	SRM
	DATE	04/06/2023
	REVIEW COMMENTS	4
	REVISION COMMENTS	3
	REvised FOR UPDATED LAYOUT	2
	REvised FOR UPDATED LAYOUT	1
	DESCRIPTION OF REVISION	REV.
	APPR.	

LEGEND

AC	ACRES	— 1 — EXISTING CONTOUR
BIT CONC	BITUMINOUS CONCRETE	— 5 — EXISTING INDEX CONTOUR
TC	TOP OF CURB	x6.1 NEW SPOT GRADE
CHD	CONNECTICUT HIGHWAY	■ NEW MINOR CONTOUR
BC	CONNECTICUT HIGHWAY DEPARTMENT MONUMENT	■■ NEW MAJOR CONTOUR
C.O.	CLEAN OUT	— W — MUNICIPAL WATER
CL&P	CONNECTICUT LIGHT & POWER	— E — UNDERGROUND ELECTRIC
LLD	LEDYARD LAND RECORDS	■ CATCH BASIN W/ E&SC
FF	FINISHED FLOOR	■ SEDIMENT FENCE
INV	INVERT	■ SIGN
M/L	MORE OR LESS	○ UTILITY POLE
MIN	MINIMUM	○/○ DECIDUOUS TREE
N/F	NOW OR FORMERLY	13 SOIL TYPE - TAKEN FROM NATURAL RESOURCES CONSERVATION SERVICE, WEBSOI SURVEY, NATIONAL COOPERATIVE SOIL SURVEY
SF	SQUARE FEET	
TYP	TYPICAL	

C-1

MAP REFERENCES

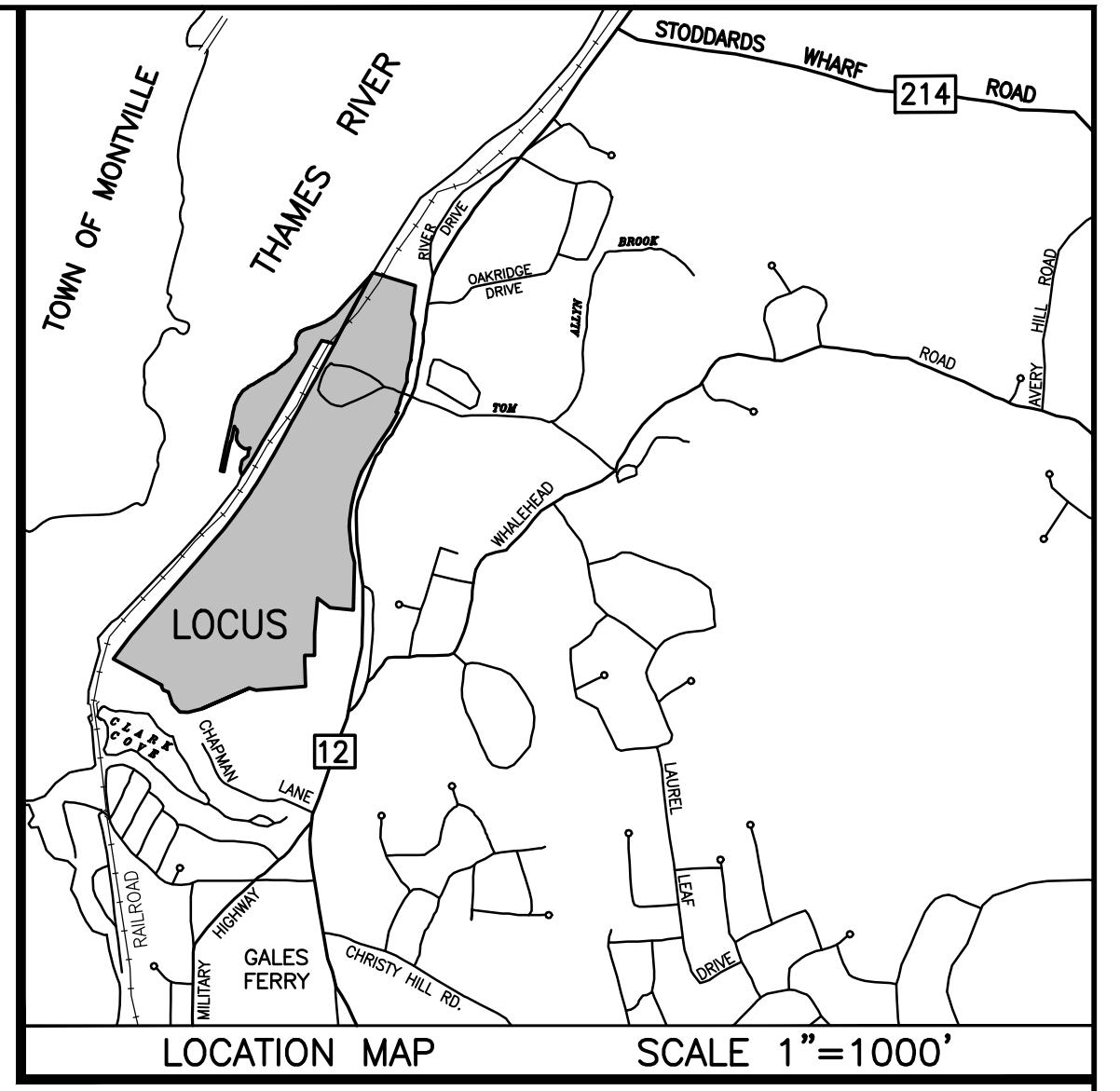
- 1.) "RIGHT OF WAY AND TRACK MAP OPERATED BY THE NORWICH AND WORCESTER R.R. CO. OPERATED BY THE NEW YORK NEW HAVEN AND HARTFORD R.R. CO. FROM WORCESTER TO GROTON STATION 3379+20 TO STATION 3405+60 TOWN OF LEDYARD, STATE OF CONN" SCALE 1"=50' DATE: JUNE 30, 1915 REVISED THROUGH OCTOBER 9, 1947, OFFICE 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

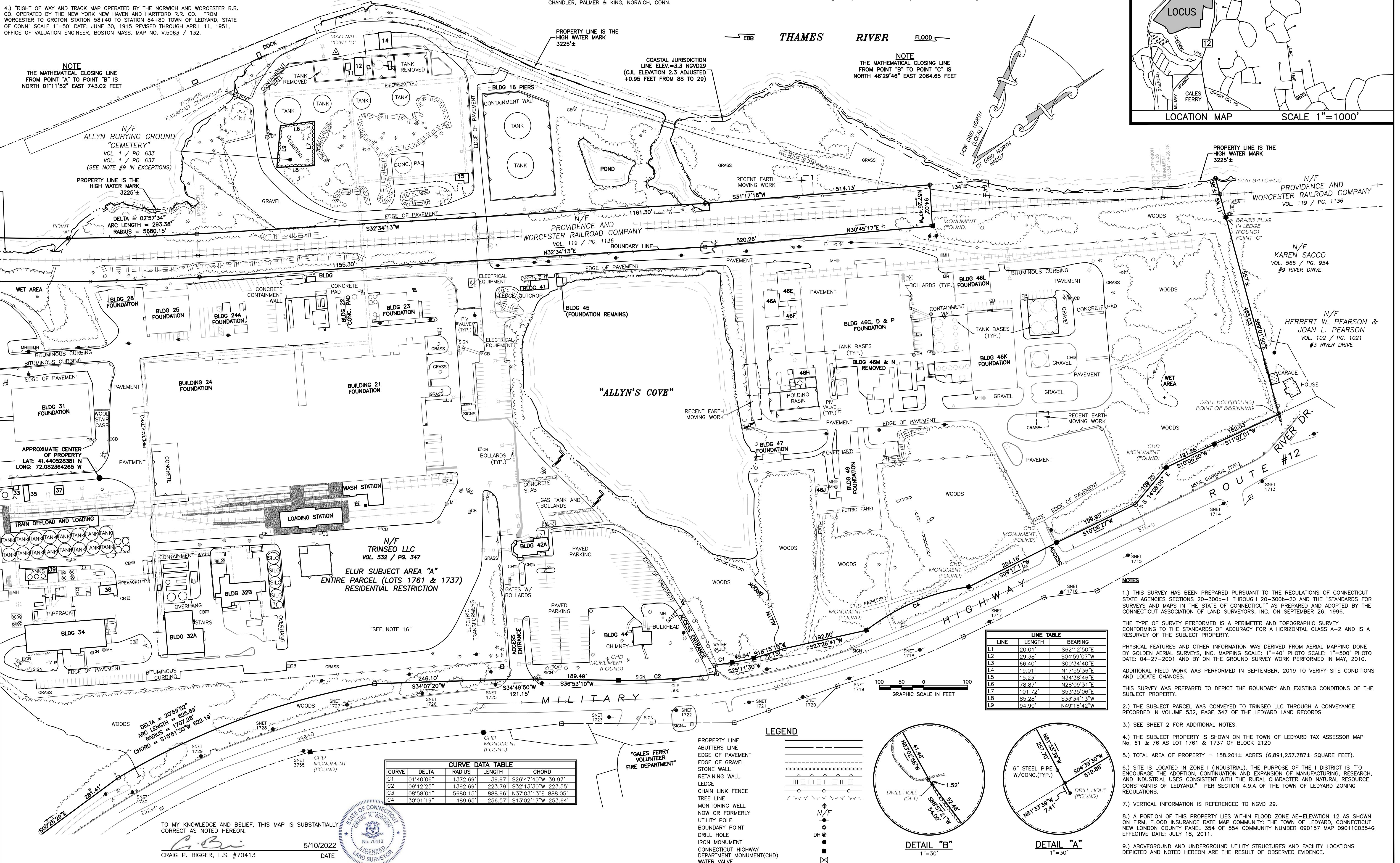
- 5.) "NORWICH AND WORCESTER RAILROAD REAL ESTATE & RIGHT OF WAY DEPARTMENT LAND IN LEDYARD, CONN, TO BE CONVEYED TO THE DOW CHEMICAL COMPANY" SCALE 1"=200' DATE: SEPTEMBER 1950 REVISED THROUGH OCTOBER 1950. FILE ON FILE AS MAP NO. 68.
- 6.) "LOCATION OF THE RIGHT OF WAY OF THE CONNECTICUT LIGHT & POWER 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, THESE MAPS SUPERSEDE PROJECT 71-05. SHEET 3 REVISED AUGUST 25, 1967.
- 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.
- 10.) "MAP OF PROPERTY OWNED BY 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: NOVEMBER 5, 1957, SHEETS 1 THROUGH 3 OF 9 PROJECT NUMBER 71-05. SHEET 3 REVISED AUGUST 25, 1967.
- 11.) "PLAN SHOWING LANDS NOW AND FORMALLY OF H. WINTHROP HURLBURTT 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.

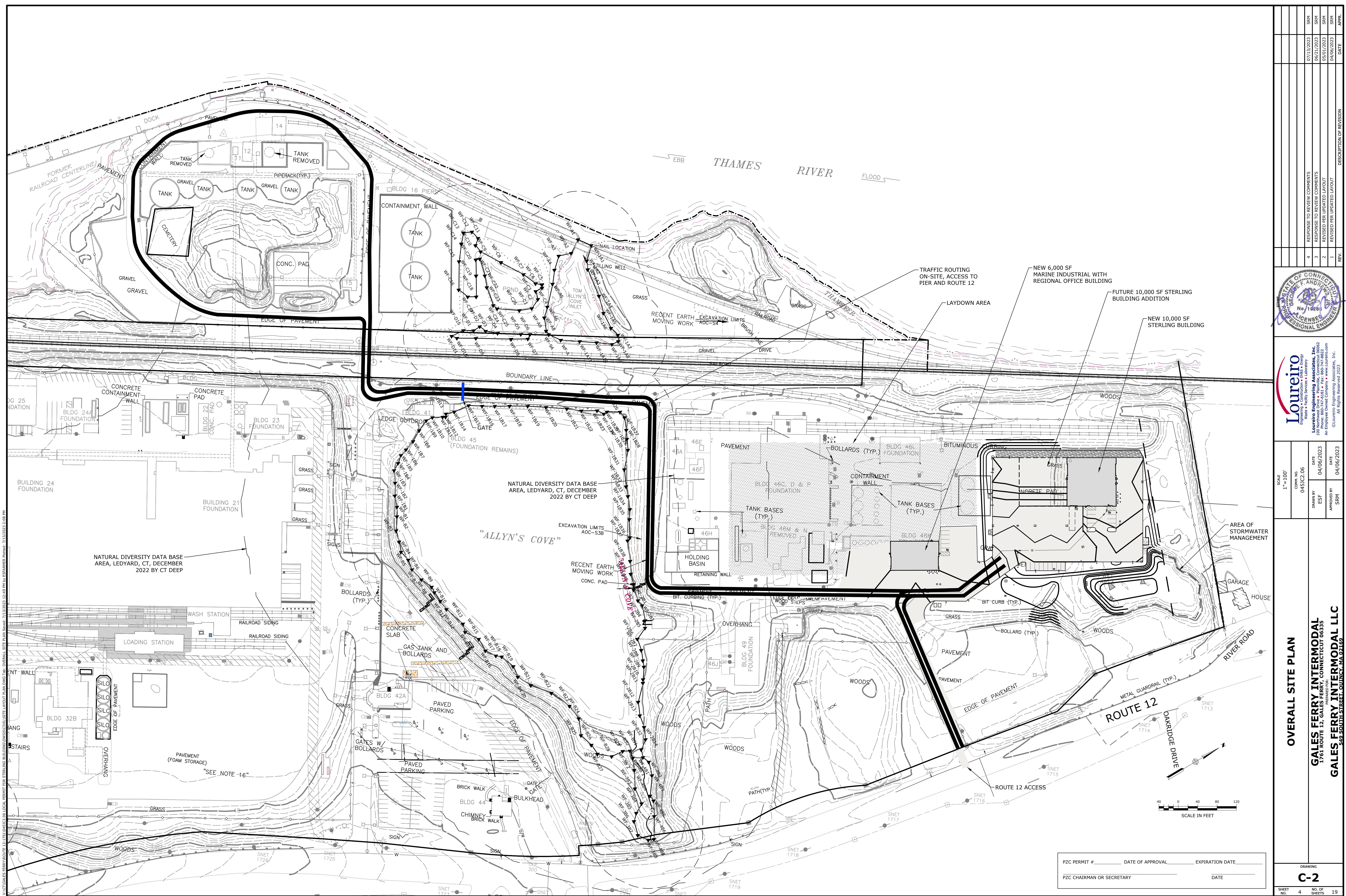
MAP REFERENCES—CONTINUED

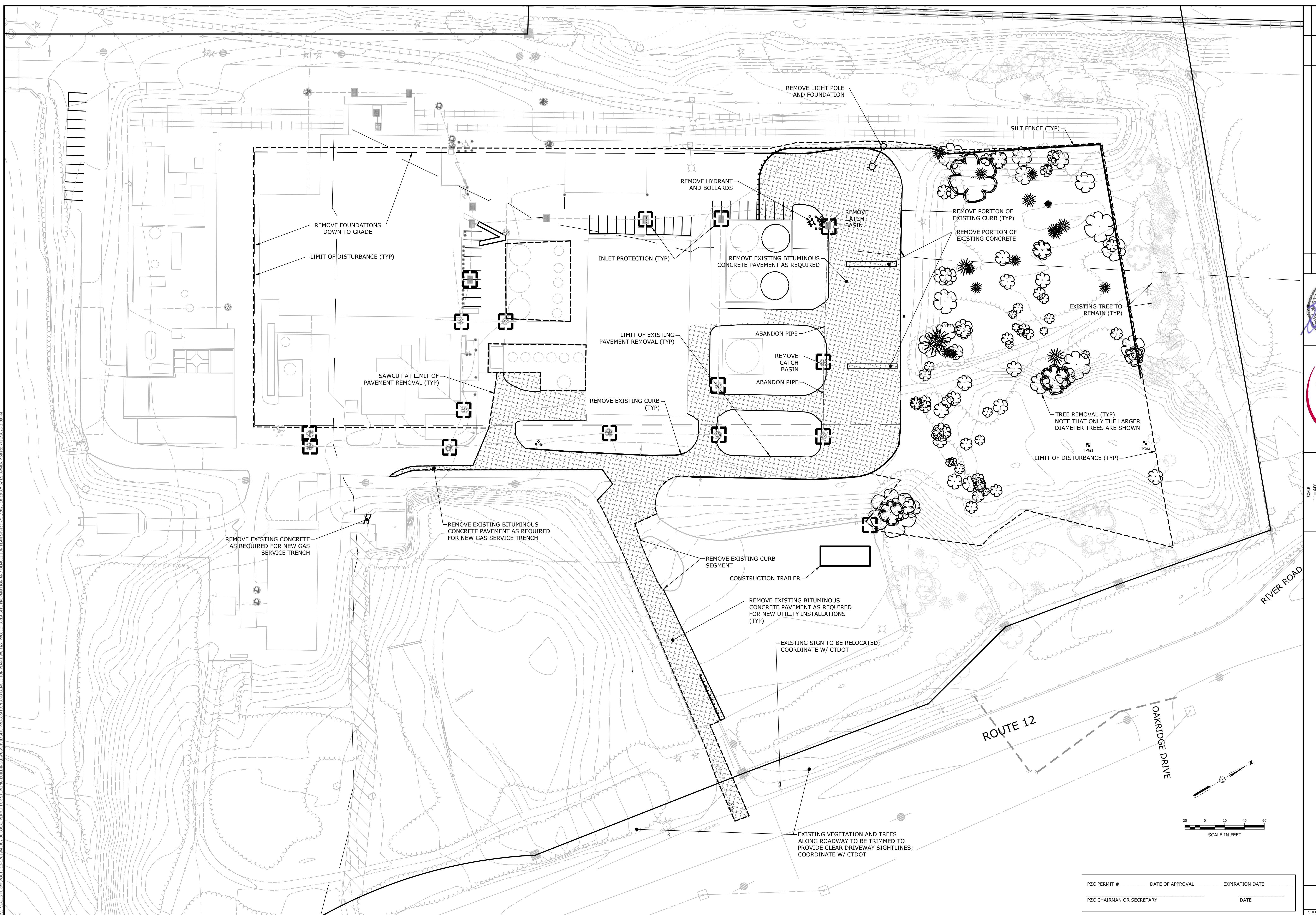
- 13.) "PLAN SHOWING PARCELS OF LAND WITH BUILDINGS PROPERTY OF JAMES L. LEWIS AND ALICE L. LEWIS, PENTWAY AT WEST END CHAPMAN LANE LEDYARD, CONNECTICUT" SCALE 1"=20' DATE JUNE 1976, GEORGE H. DIETER, LAND SURVEYOR, ON FILE AS MAP # 672.
- 14.) "TOPOGRAPHICAL PLAN, PLAN OF A PORTION OF DOW CHEMICAL CO. 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. LIPUNACCI, 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 FILE #E0048, BY CME ASSOCIATES, INC. ON FILE AS MAP #2629.



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







REV.	DESCRIPTION OF REVISION	DATE	APPR.
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

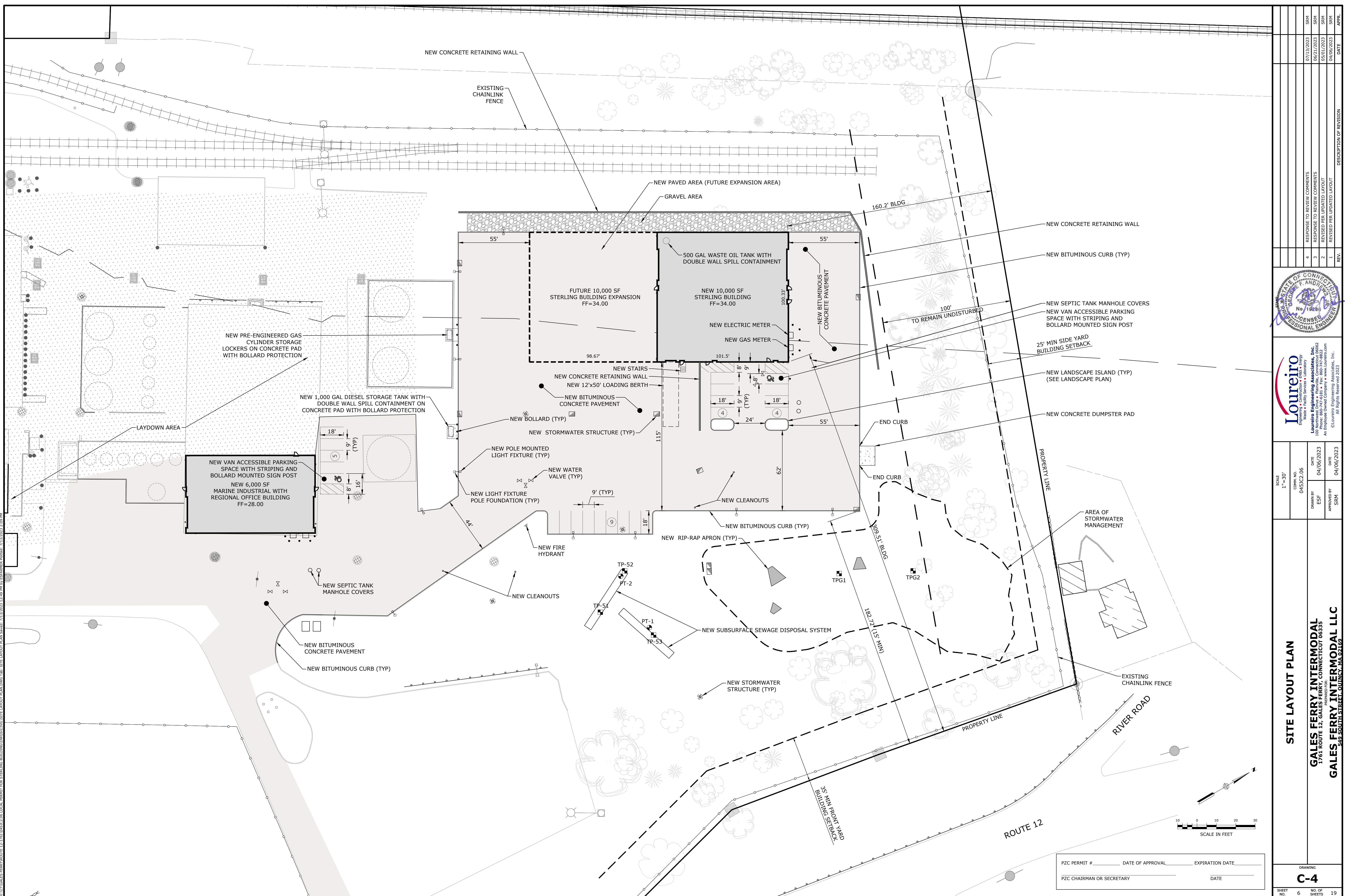
COMM. NO. 045JC2.06	DATE 04/06/2023	DATE 04/06/2023
DRAWN BY ESF	APPROVED BY SRM	APPROVED BY SRM

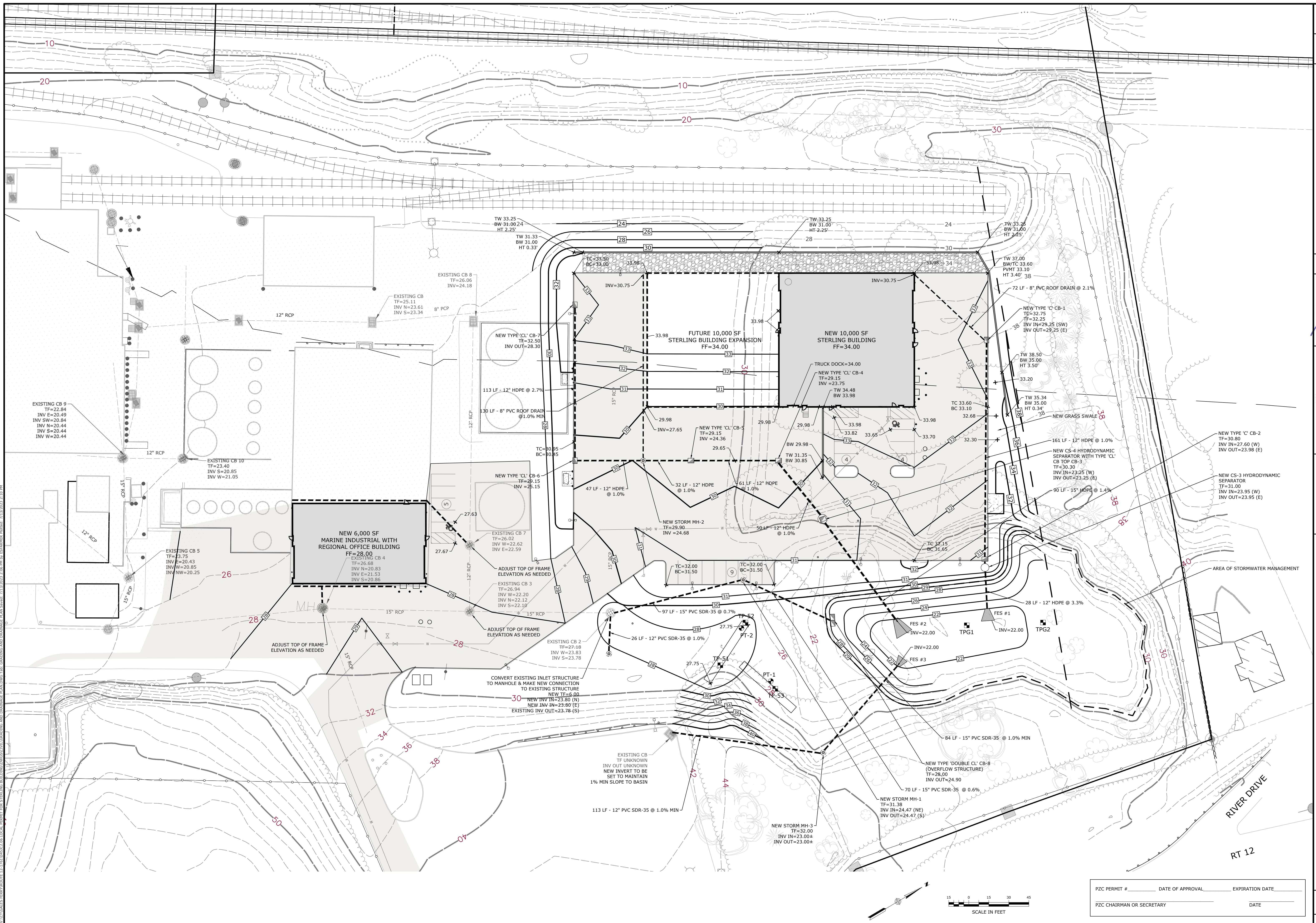
SITE PREPARATION AND DEMOLITION PLAN

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

PREPARED FOR:

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





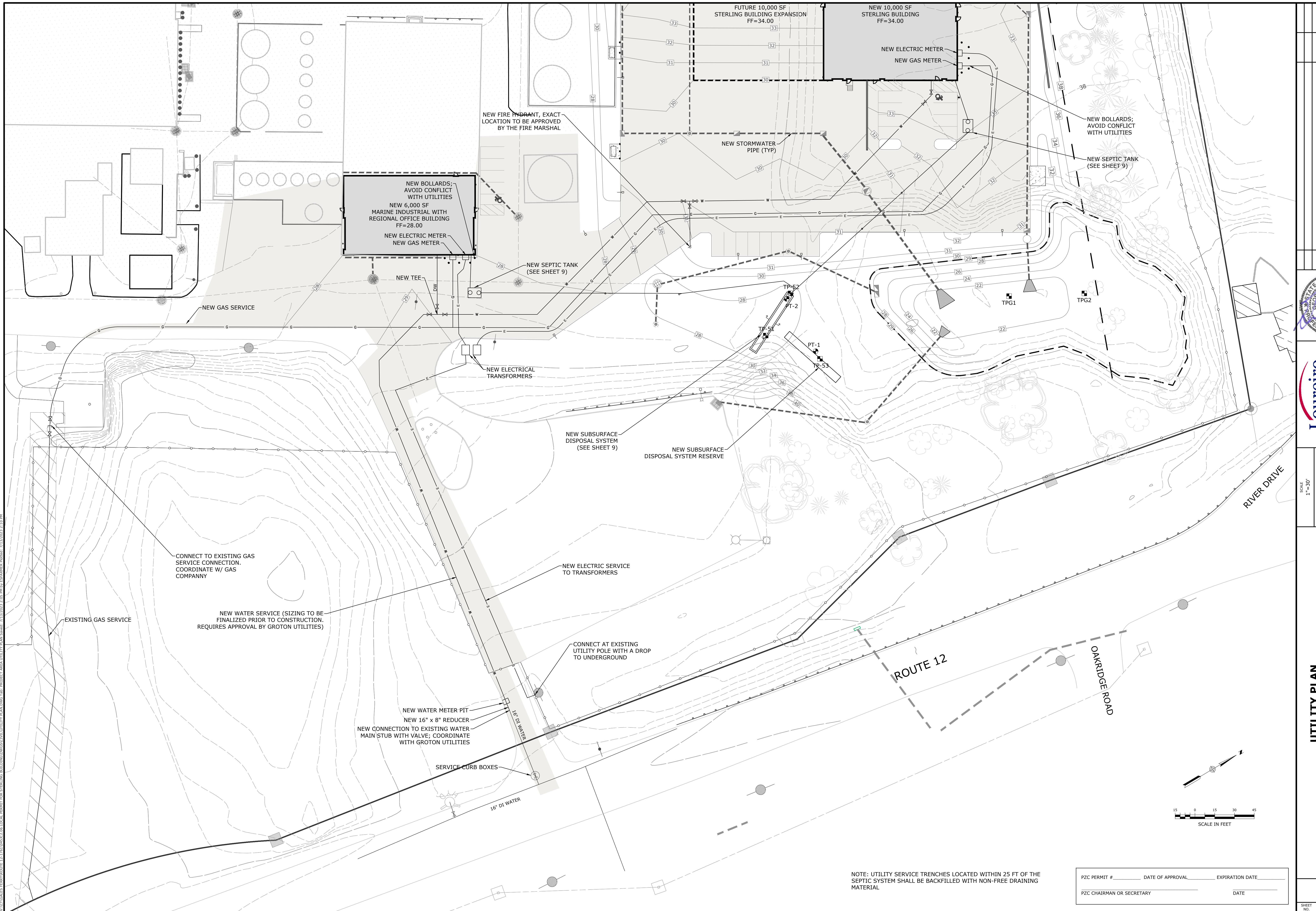
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4	RESPONSE TO REVIEW COMMENTS	07/13/2023	SRM
3	RESPONSE TO REVIEW COMMENTS	06/21/2023	SRM
2	REVISED PER UPDATED LAYOUT	05/01/2023	SRM
1	REVISED PER UPDATED LAYOUT	04/06/2023	SRM

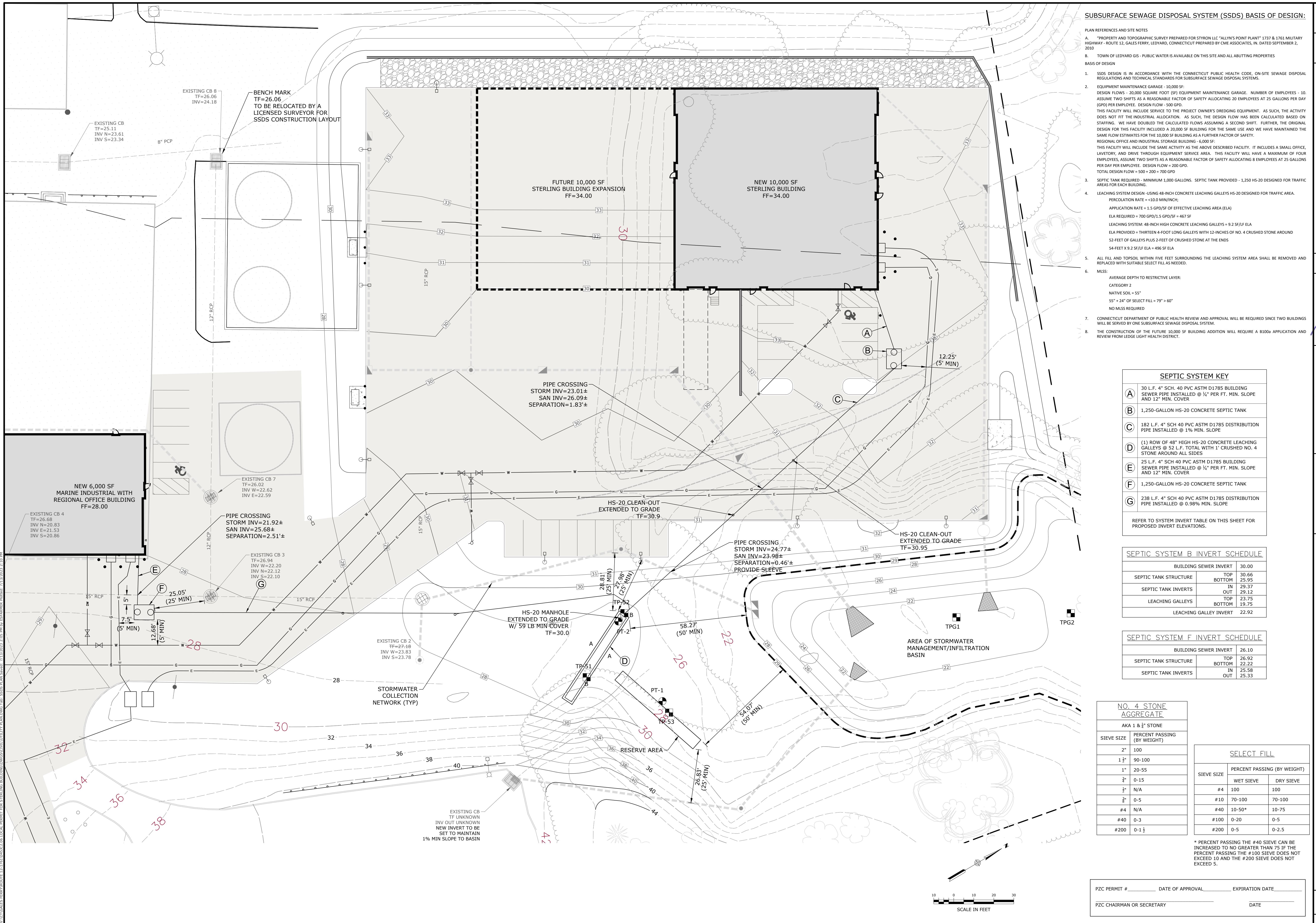
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		APPROVED BY SRM	DATE 04/06/2023

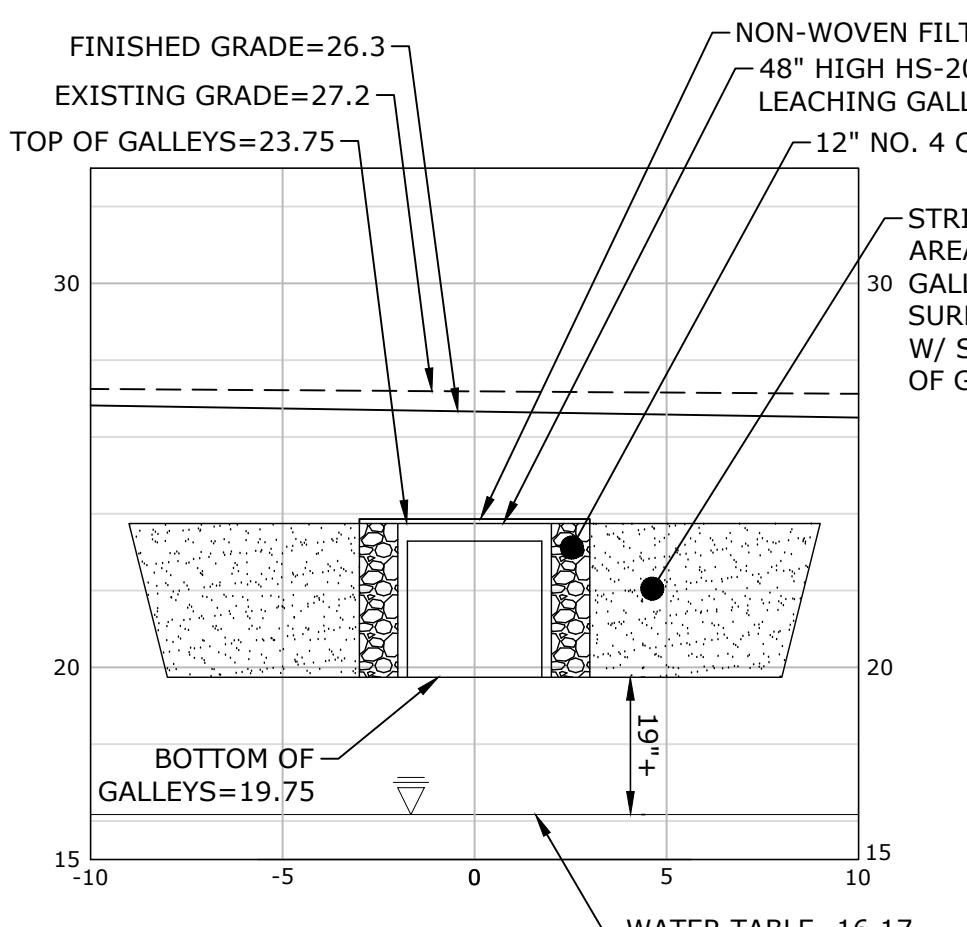
GRADING AND DRAINAGE PLAN

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

DRAWING	
C-5	
SHEET NO.	7
NO. OF SHEETS	
19	



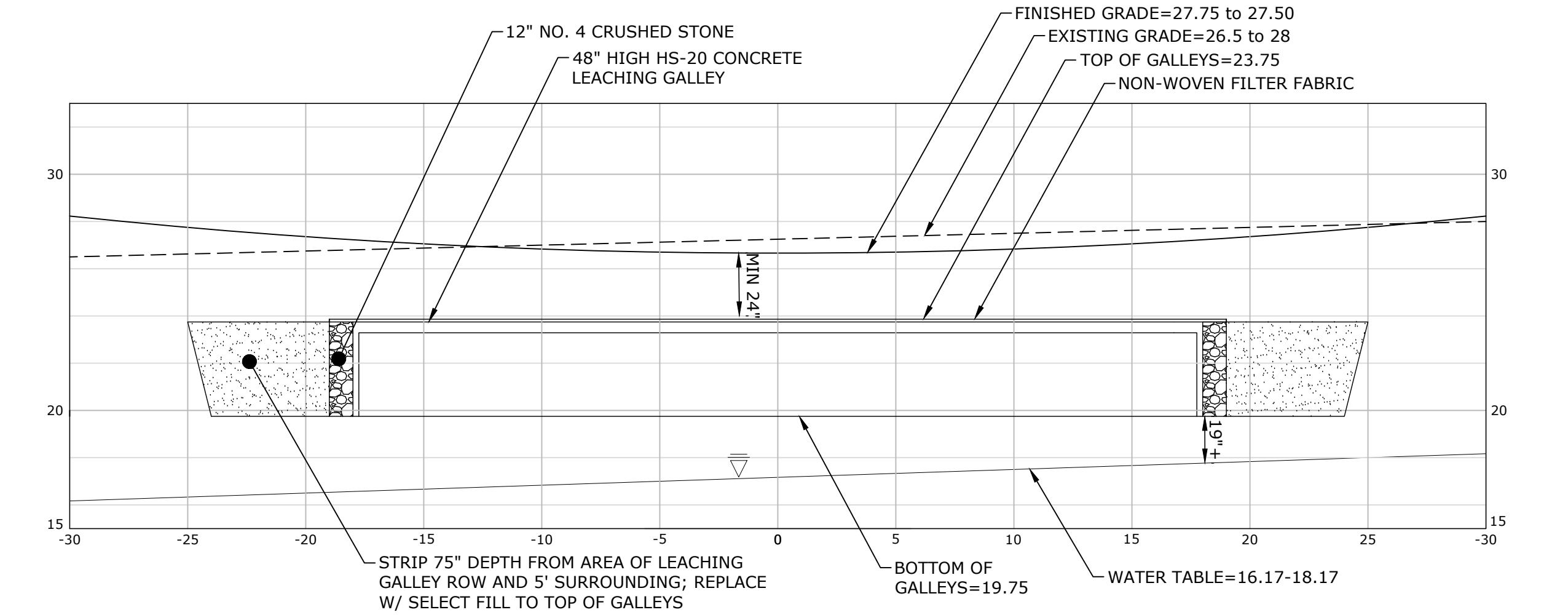




A-A SECTION VIEW

SCALE: 1"=5'H&V

PERCOLATION TEST RESULTS		
CONDUCTED BY LOUREIRO ENGINEERING		
ASSOCIATES ON MARCH 24, 2023		
<u>PT-1</u>		
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		
<u>PT-2</u>		
DEPTH: 108"		
TIME (MIN)	MEASURE (INCHES)	RATE (MIN/IN)
0	11.5	---
1	12.5	1.0
2	13.5	1.0
3	14.375	1.1
4	15.125	1.3
5	15.875	1.3
6	16.375	2.0
7	17	1.6
8	17.5	2.0
	DRY	
PERC RATE = 2.0 MIN/INCH		



-B SECTION VIEW

SCALE: 1"=5'H&V

UBSURFACE SEWAGE DISPOSAL SYSTEM (SSDS) CONSTRUCTION NOTES:

- REFER TO SOIL EROSION AND SEDIMENT CONTROL PLAN FOR EROSION PROTECTION.

PROCEDURES FOR THE INSTALLATION OF FILL:

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

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 OVERTBURDEN INCLUDING THE BURIED TOPSOIL TO A DEPTH OF 75-INCHES BELOW GRADE IN THE AREA OF AND TEN FEET SURROUNDING THE NEW LEACHING SYSTEM. REMOVE ANY UNSUITABLE MATERIAL WHICH MAY INTERFERE WITH THE PROPER FUNCTION OF THE SYSTEM.

2.4) SCARIFY THE SURFACE IN THE PROPOSED LEACHING SYSTEM AREA PRIOR TO PLACING ANY SELECT FILL MATERIAL. AVOID COMPACTING THE SCARIFIED AREA. FILL SHALL NOT BE PLACED OVER SNOW OR FROZEN GROUND. DISCONTINUE FILL PLACEMENT DURING HEAVY RAINFALL AND A MINIMUM OF 24 HOURS THEREAFTER.

2.5) SELECT FILL SHALL BE PLACED WITHIN OR ADJACENT TO THE LEACHING SYSTEM PER THE PLAN AND SHALL MEET THE REQUIREMENTS OF SECTION VIII.A OF THE TECHNICAL STANDARDS. SELECT FILL SHALL BE PLACED TO THE TOP OF THE PROPOSED LEACHING GALLEYS AND SHALL EXTEND A MINIMUM OF FIVE FEET LATERALLY IN ALL DIRECTIONS BEYOND THE OUTER PERIMETER OF THE LEACHING SYSTEM AND TO DEPTHS INDICATED IN THE CROSS SECTION. THE SELECT FILL MATERIAL SHALL BE PLACED IN 12" LIFTS AND COMPACTED TO 90% DENSITY.

2.6) A SIEVE ANALYSIS FROM A SOIL TESTING LABORATORY SHALL BE PROVIDED TO LEDGE LIGHT HEALTH DISTRICT FOR ALL SELECT FILL MATERIAL TO DEMONSTRATE COMPLIANCE WITH THE TECHNICAL STANDARDS.

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

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.

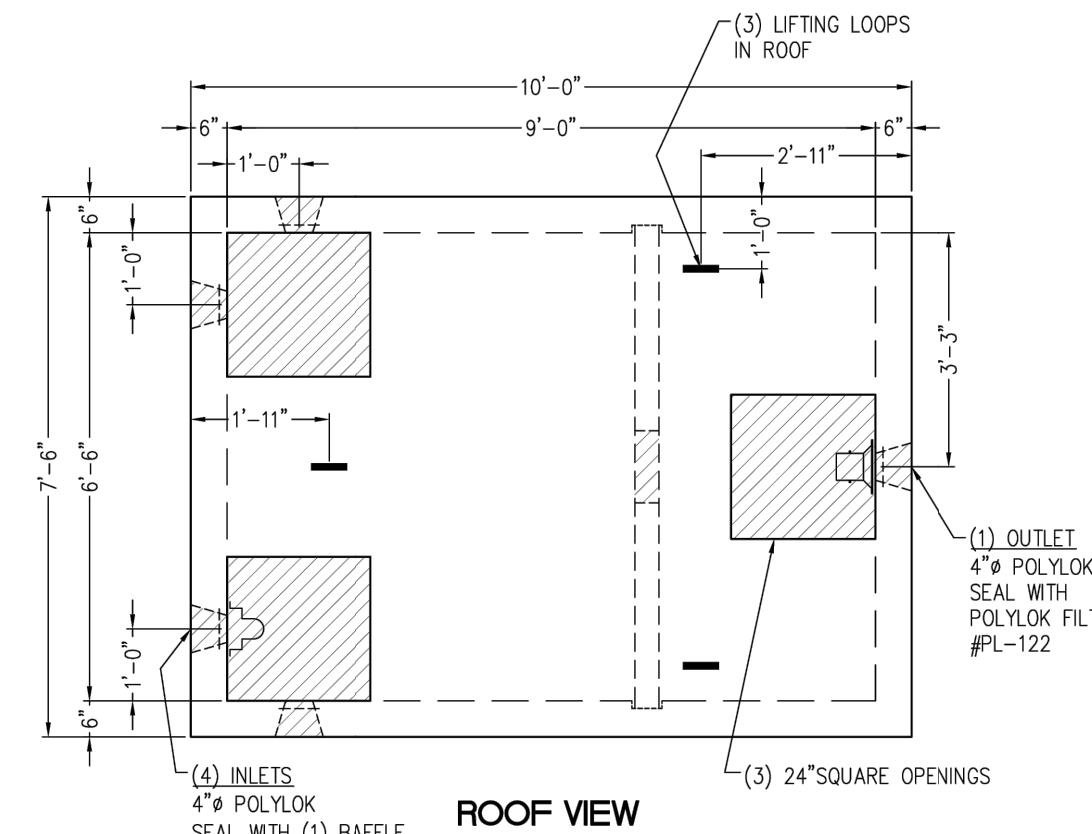
THE NEW SSDS SHALL BE STAKED BY A LICENSED SURVEYOR AND A BENCH MARK SHALL BE ESTABLISHED AT THE LOCATION SHOWN ON THE SSDS PLAN.

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.

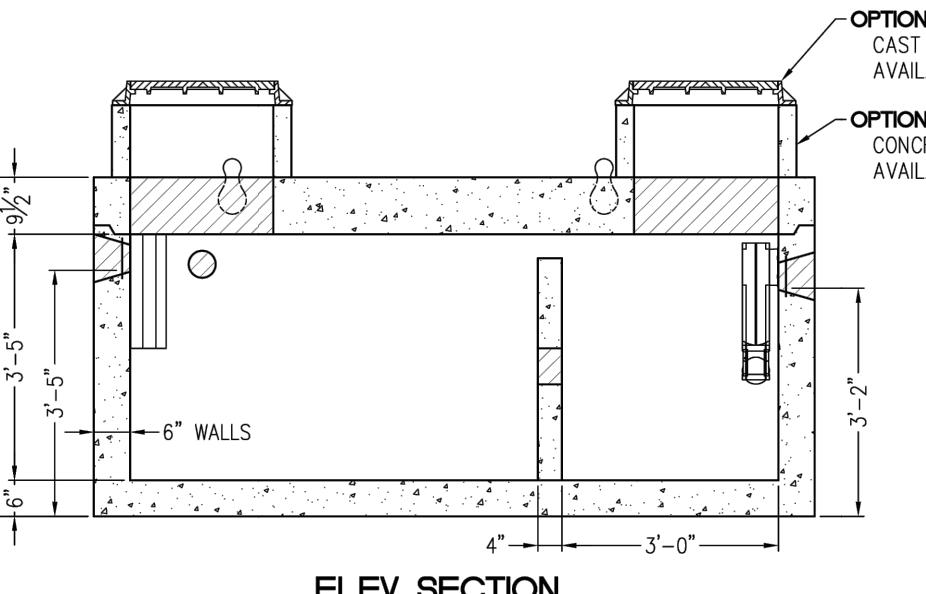
UTILITY TRENCHES LOCATED WITHIN 25 FT OF THE SEPTIC SYSTEM SHALL BE BACKFILLED WITH NON-FREE DRAINING MATERIAL.

9) 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.



OOF VIEW

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



250 GALLON HS-20 SEPTIC TANK

NOT TO SCALE

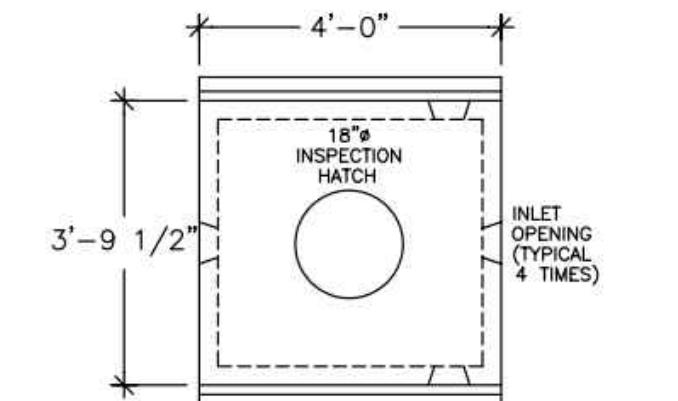
4'x4'x4' GALLEY
S-20 LEACHING
CHAMBER

KEY DESIGN SPECIFICATIONS
REFORMS TO LATEST:
DESIGNATION C913

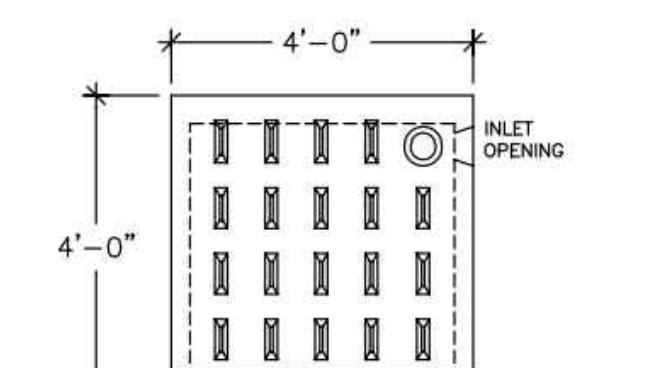
S:

PIPE INLET LOCATIONS HAVE NO INFLUENCE ON DESIGN FLOW

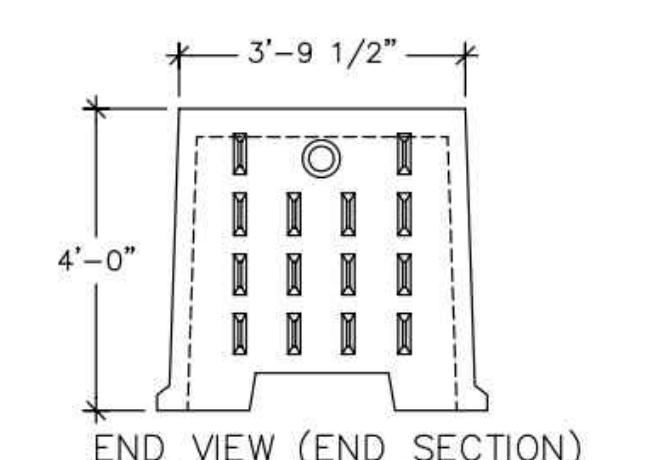
- TER KNOCKOUTS, TYPICAL.
TOM KNOCKOUTS CAN BE CAST ON
QUEST.
REINFORCING STEEL DEFORMED
S CONFORM TO LATEST ASTM
CIFICATION A615.
CONCRETE COMPRESSIVE
NGTH- 4000 PSI AT 28 DAYS.
METHOD OF MANUFACTURE: WET
SECTION IS MONOLITHIC.
THE GALLEY IS DESIGNED FOR HS-20
ING w/18" OF SOIL COVER.



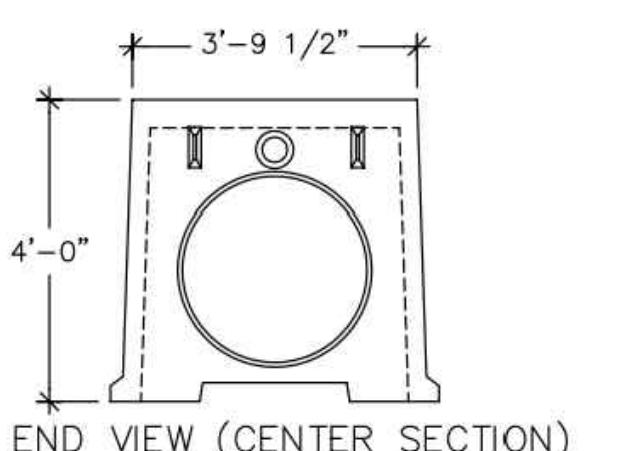
TOP VIEW
(ROOF SLAB THICKNESS IS .5")



SIDE VIEW
(SMALL THICKNESS 12.5")



(WALL THICKNESS IS 3")

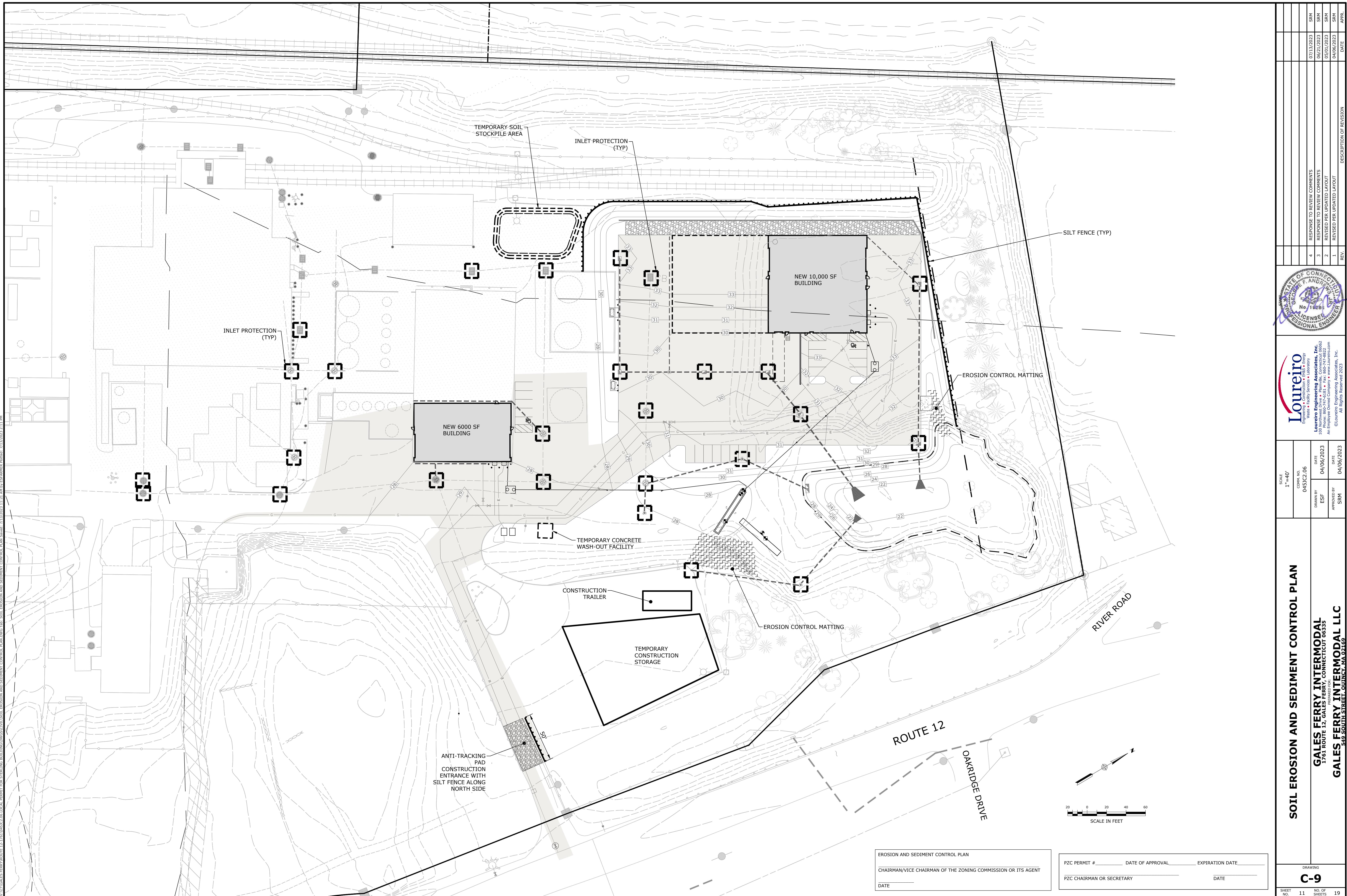


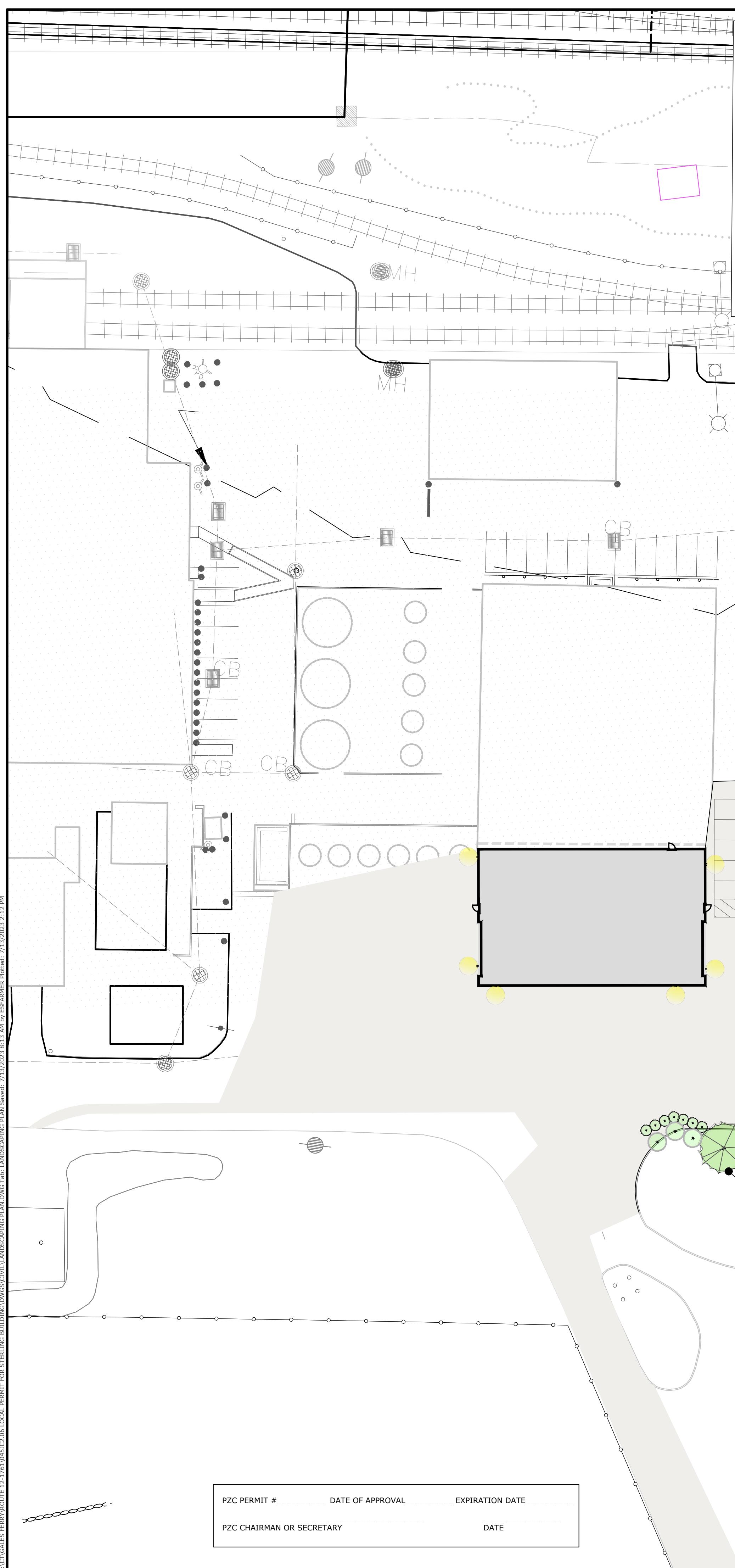
(WALL THICKNESS IS 3")

8" HIGH HS-20 LEACHING GALLEY

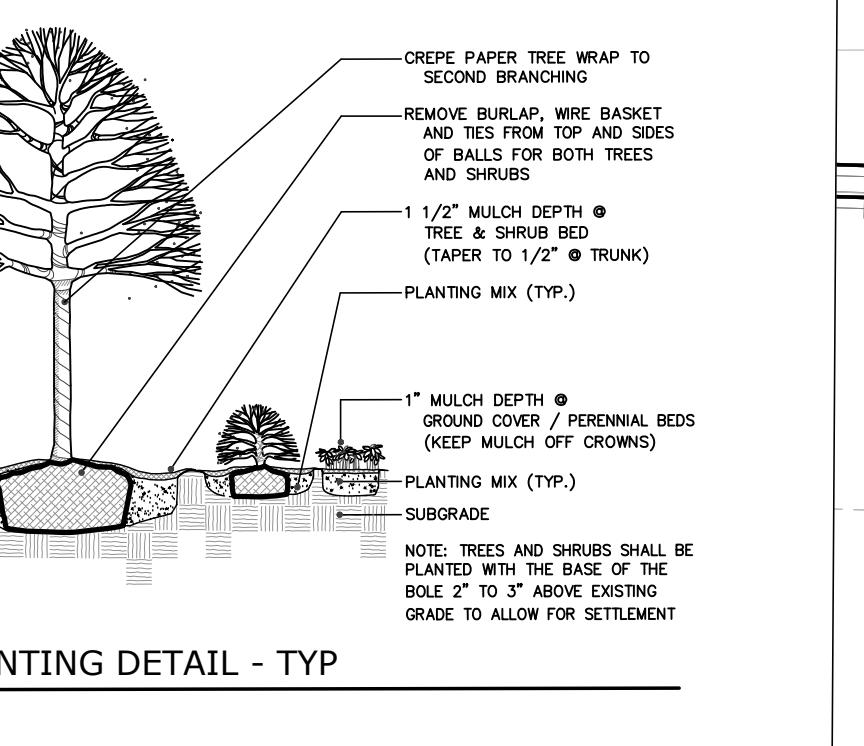
NOT TO SCALE

PERMIT # _____ DATE OF APPROVAL _____ EXPIRATION DATE _____
_____ HAIRMAN OR SECRETARY _____ DATE _____





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

ONLY TREES GREATER THAN 8" DBH WERE SURVEYED.

TREE SYMBOL IS SCALED PER DBH.

LEGEND

EXISTING 12" DECIDUOUS TREE
EXISTING 24" DECIDUOUS TREE

4	RESPONSE TO REVIEW COMMENTS
3	REVISED FOR UPDATED LAYOUT
2	REVISED FOR UPDATED LAYOUT
1	REVISED FOR UPDATED LAYOUT

REV.



Loureiro
Engineering • Construction • Environmental Services • Facility Services • Laboratory
100 Main Street • P.O. Box 27 • Gales Ferry, CT 06335 • Phone: 860-277-5181 • Fax: 860-277-5822
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LANDSCAPING PLAN

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

DRAWING

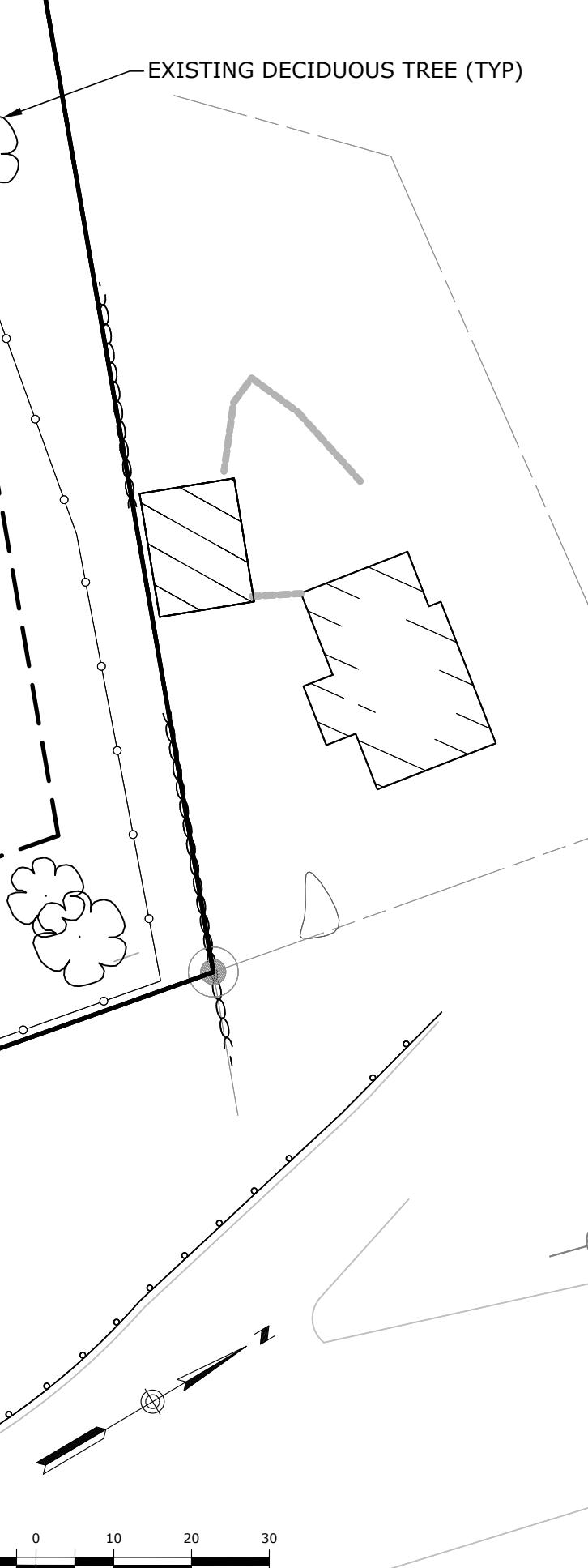
L-1

NO. OF SHEETS

12

19

SHFT. NO.



SCALE IN FEET

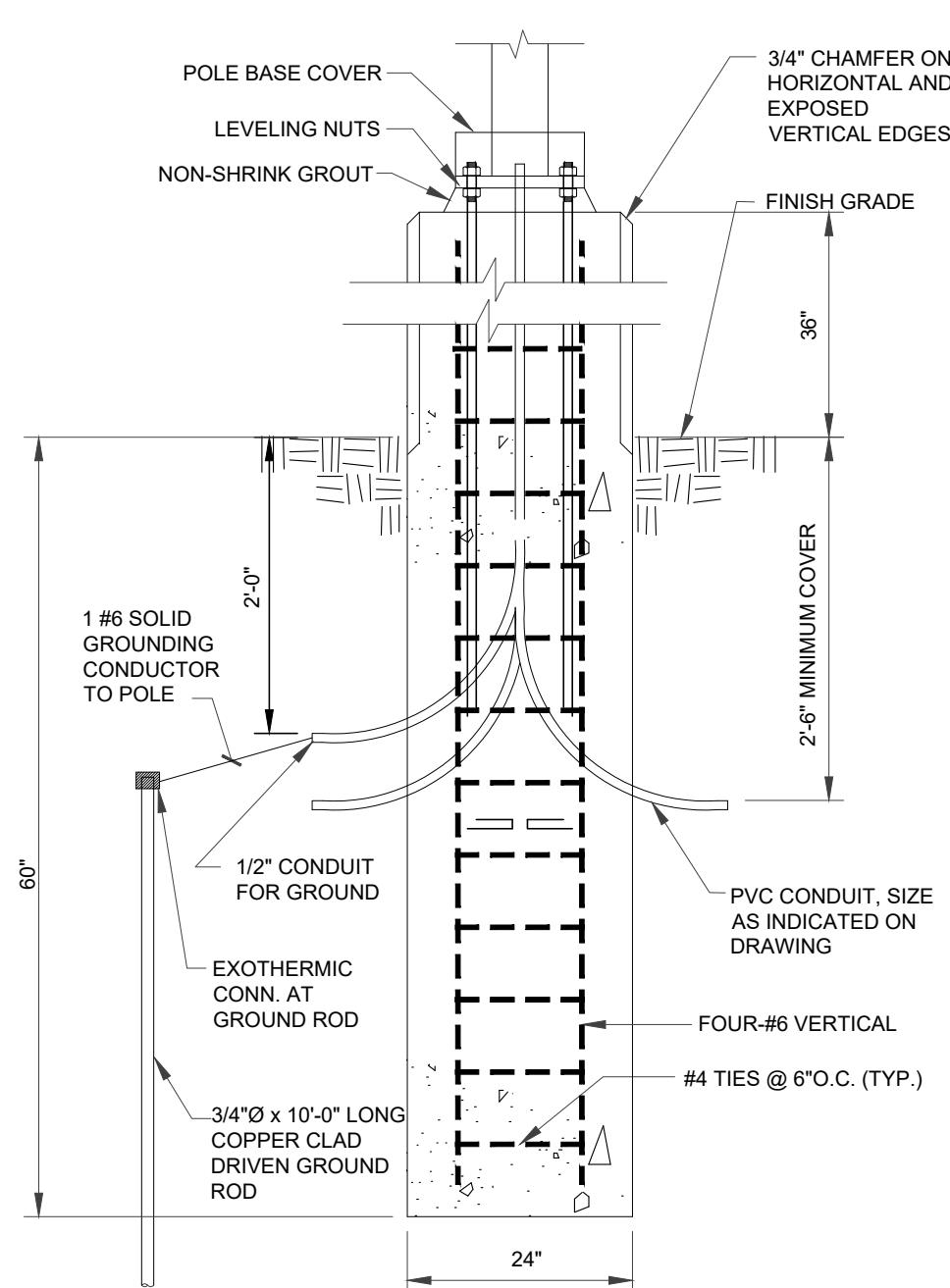
PZC PERMIT #	DATE OF APPROVAL	EXPIRATION DATE
PZC CHAIRMAN OR SECRETARY	DATE	

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.

TAPERED ALUMINUM LUMINAIRE POLE

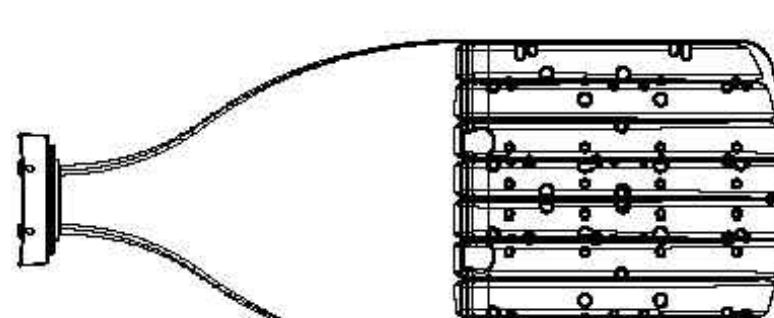
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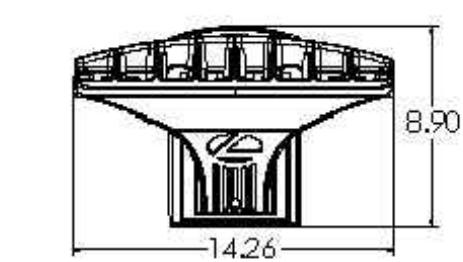
DSX1 with

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

LIGHT



A technical line drawing of a curved component, likely a bracket or a support arm. The component is shown in perspective, curving from the left towards the right. A dimension line with arrows at both ends spans the width of the component at its widest point, labeled '34.53'. The drawing is executed in black lines on a white background.



POLE MOUNTED LIGHT

SCALE: NOM



WDGE3 LED

Architectural Wall Sconce



Specifications

Specification

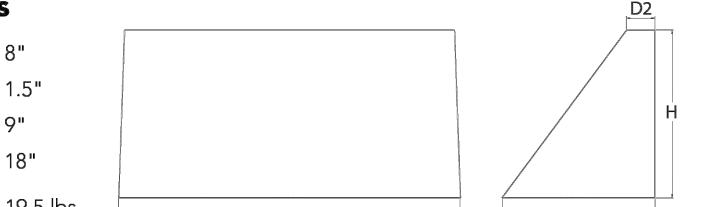
Depth (D1):

Depth (D2):

Height:

Width:

Weight:



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

WALL PACK LIGHT

SCALE: NONE

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

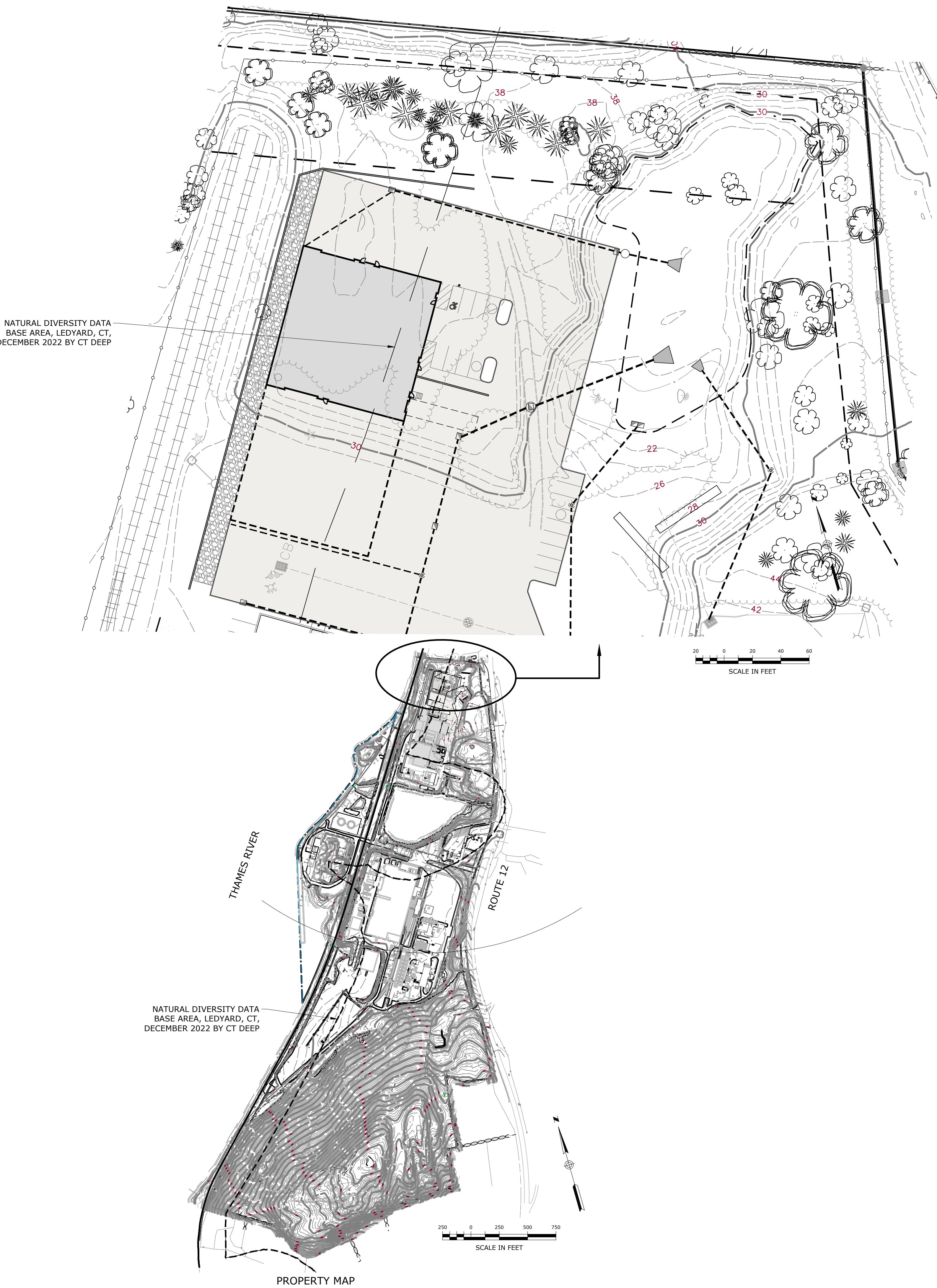
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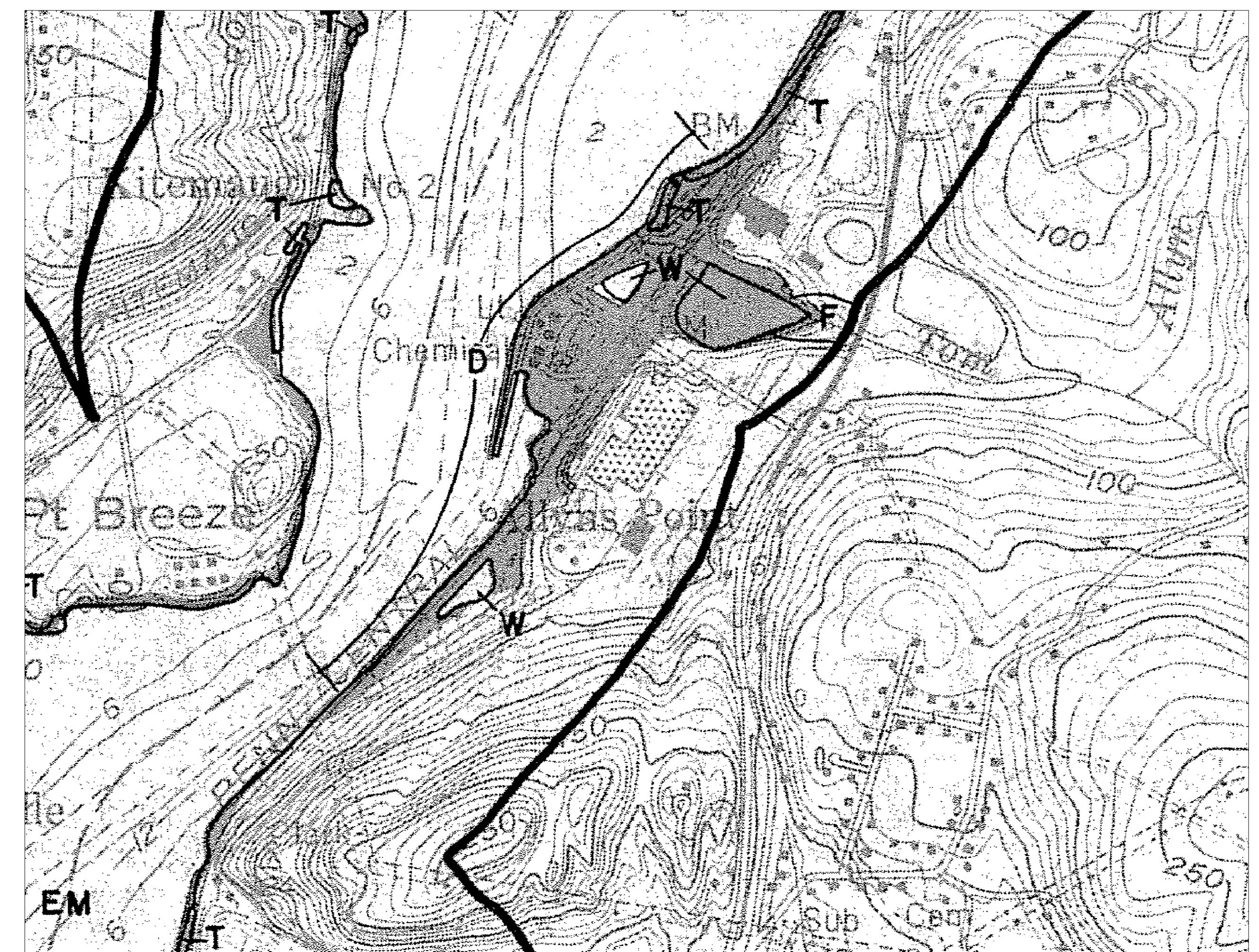
13 NO. OF

15 SHEETS



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 _____

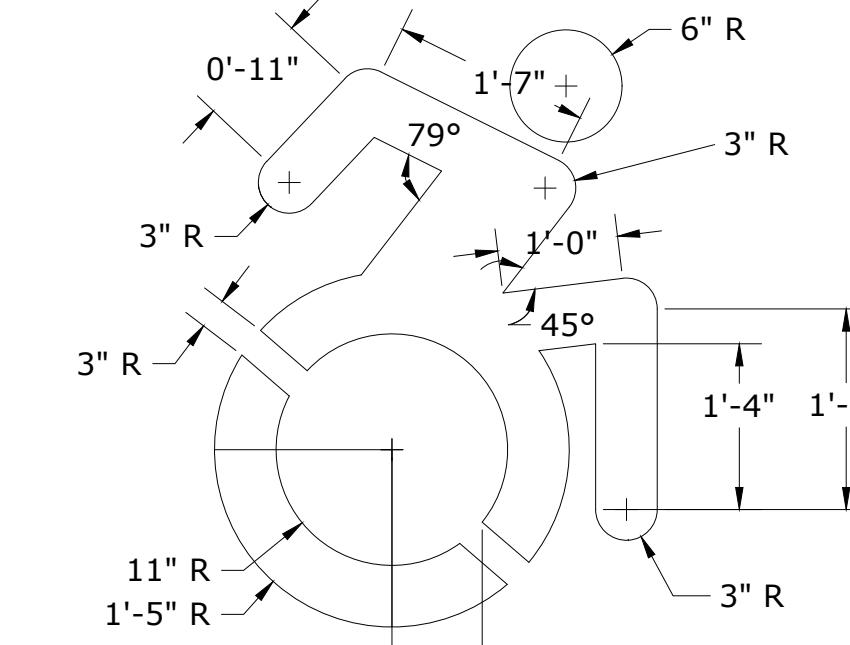
COASTAL AREA MANAGEMENT PLAN

GALES FERRY INTERMODAL
1761 ROUTE 12, GALES FERRY, CONNECTICUT 06335
PREPARED FOR:
GALES FERRY INTERMODAL

REV.	DESCRIPTION OF REVISION	DATE	APPR.
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

SCALE AS NOTED	
SCALE	COMM. NO.
	045JC2.06
DRAWN BY ESF	DATE 04/06/2023
APPROVED BY SRM	DATE 04/06/2023
Loureiro Engineering Associates, Inc. 100 Northwest Drive • Plainville, Connecticut 06062 Phone: 860-747-6181 • Fax: 860-747-8822 An Employee Owned Company • www.Loureiro.com ©Loureiro Engineering Associates, Inc. All Rights Reserved 2023	

DRAWING
C-11



DYNAMIC ACCESSIBILITY PARKING SYMBOL®

SCALE: NOM

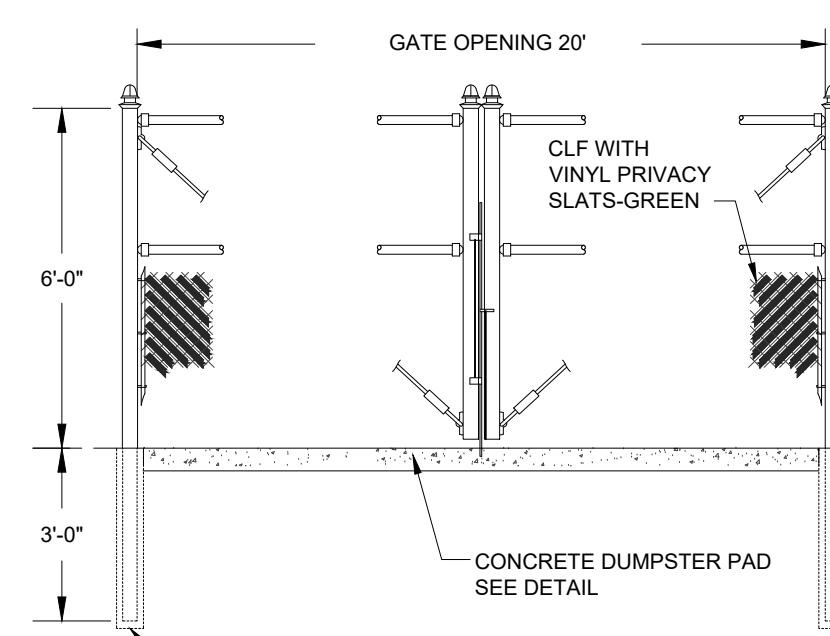


SIGN DETAIL

SCAI



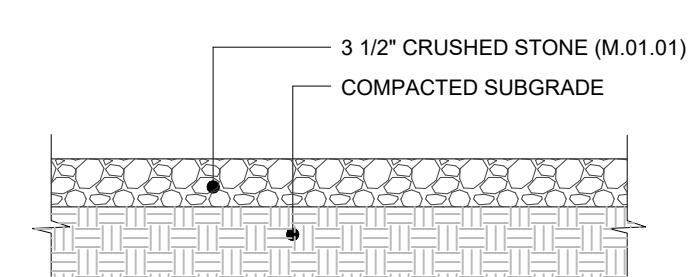
STOP SIGN:
R1-1; 31-0552-3



4"x4" POST FOOTING

NOTES:

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

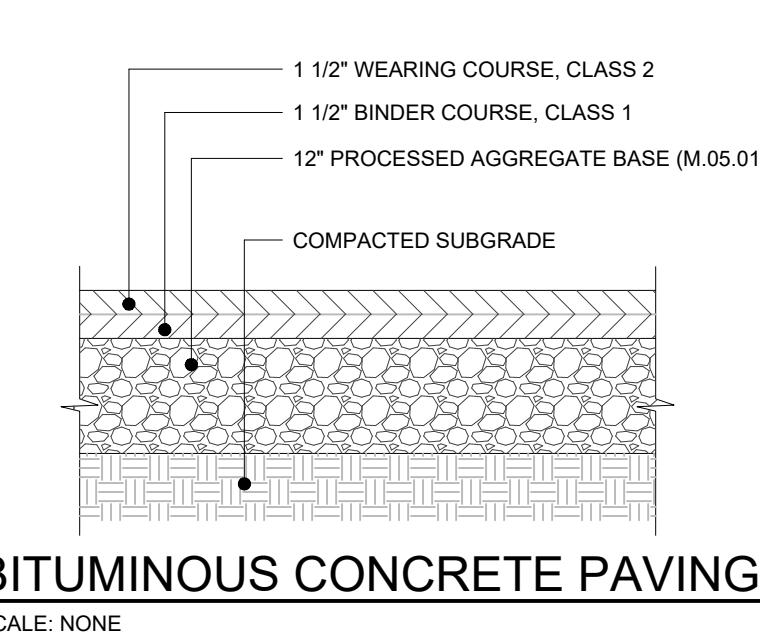


NOTES:

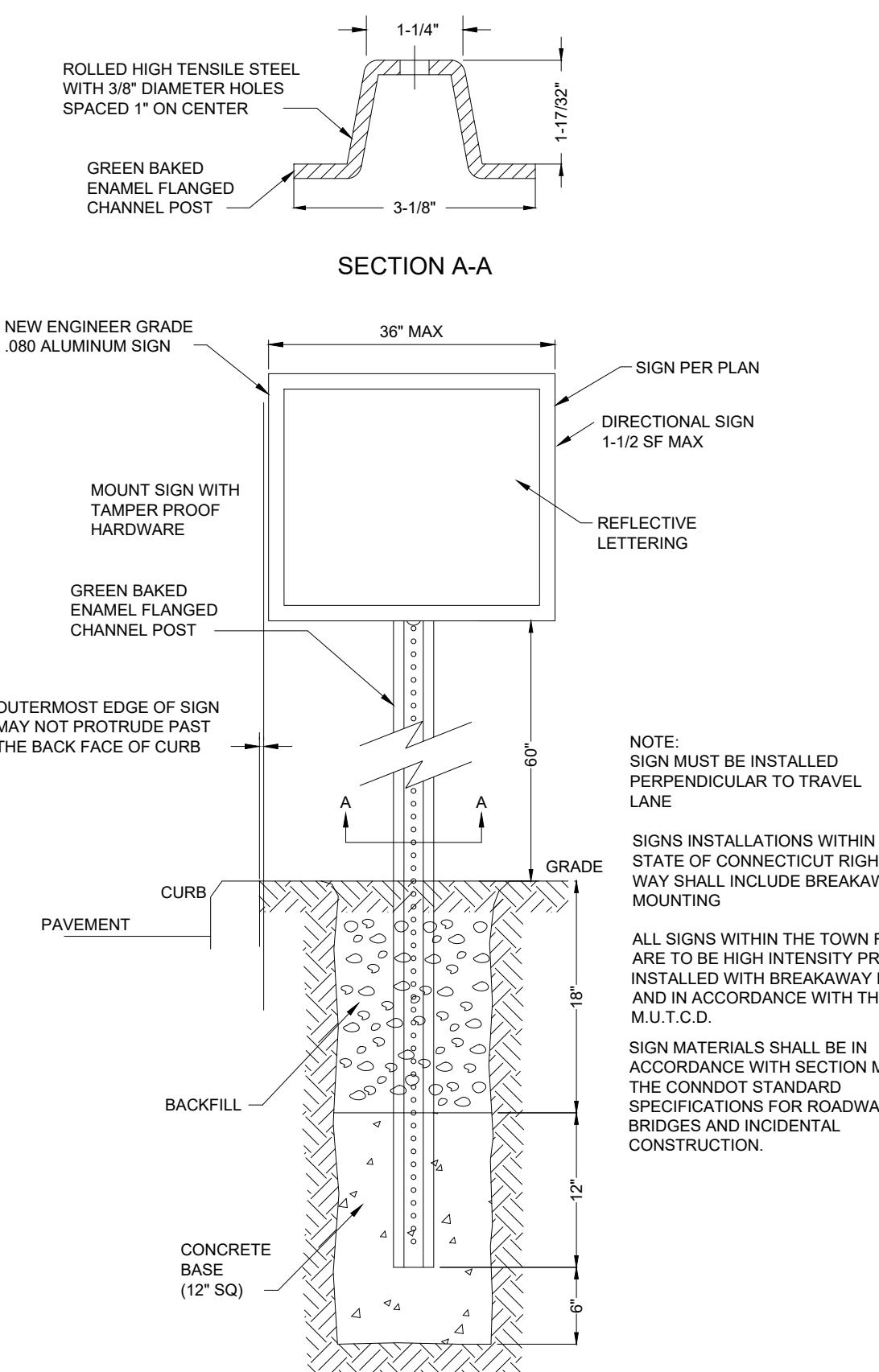
1. CRUSHED STONE SHALL CONSIST OF WASHED NO. 6 STONE AND SHALL BE IN ACCORDANCE WITH THE CONNECTICUT DEPARTMENT OF TRANSPORTATION SPECIFICATION SECTION M.01.01
2. ALL COMPACTION TO BE 95% STANDARD PROCTOR DENSITY

GRAVEL SURFACE X-SECTION

SCALE: NONE

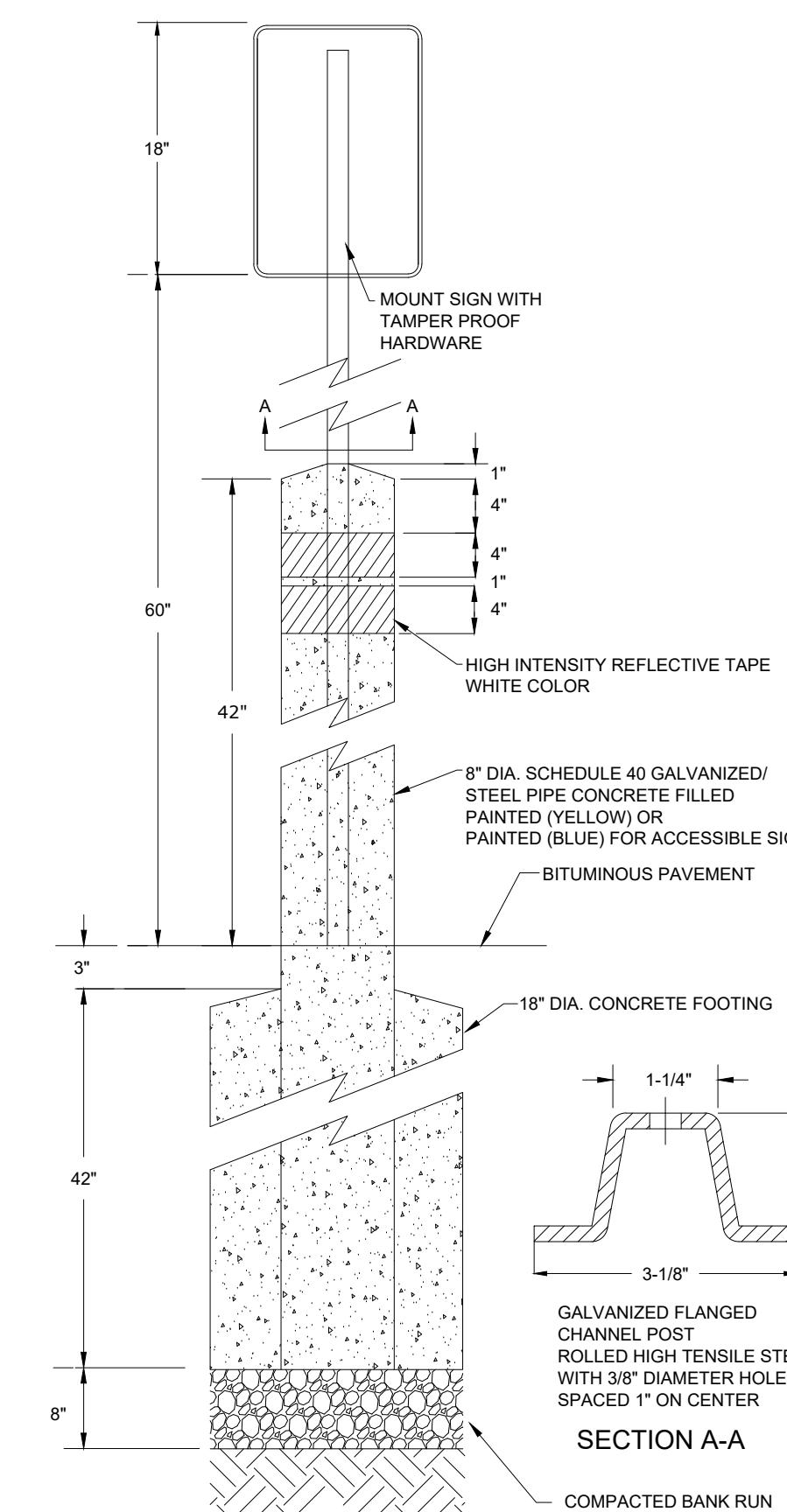


BITUMINOUS CONCRETE PAVING



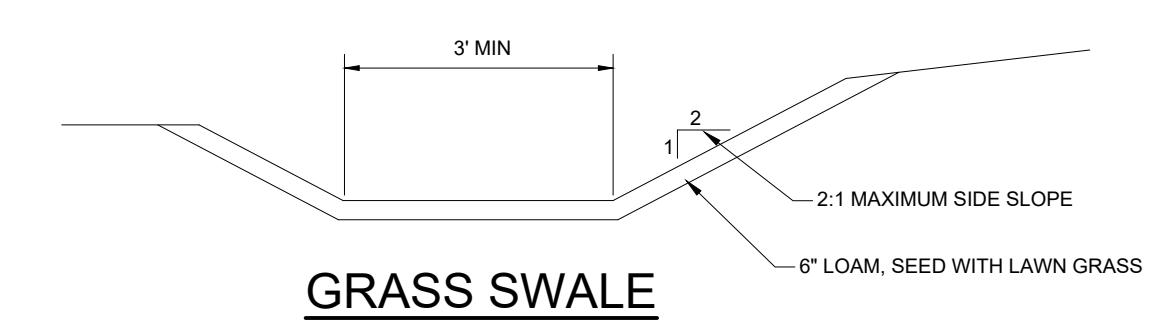
SIGN POST

SCALE: NO



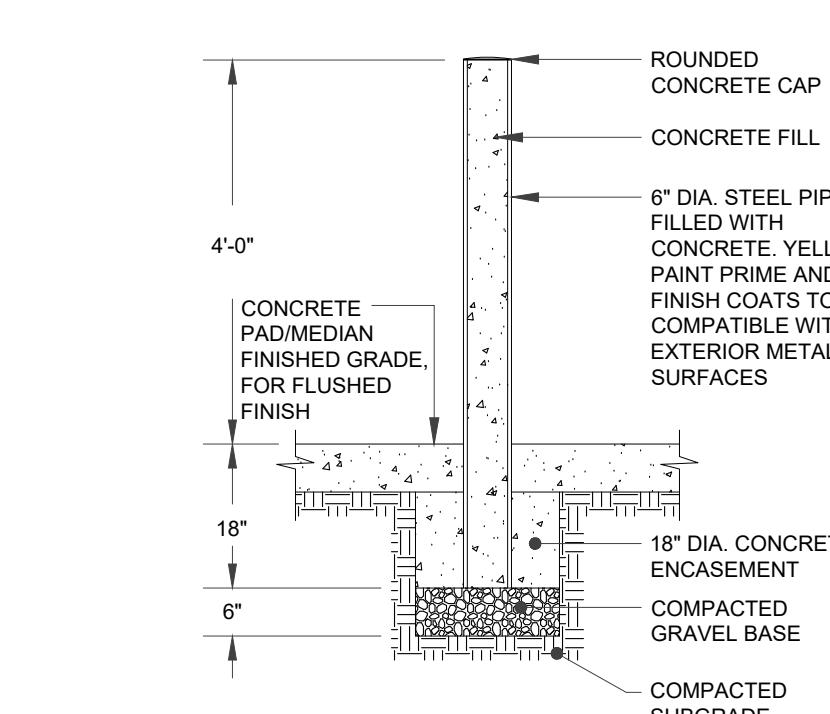
BOLLARD MOUNTED SIGNAGE

—
S

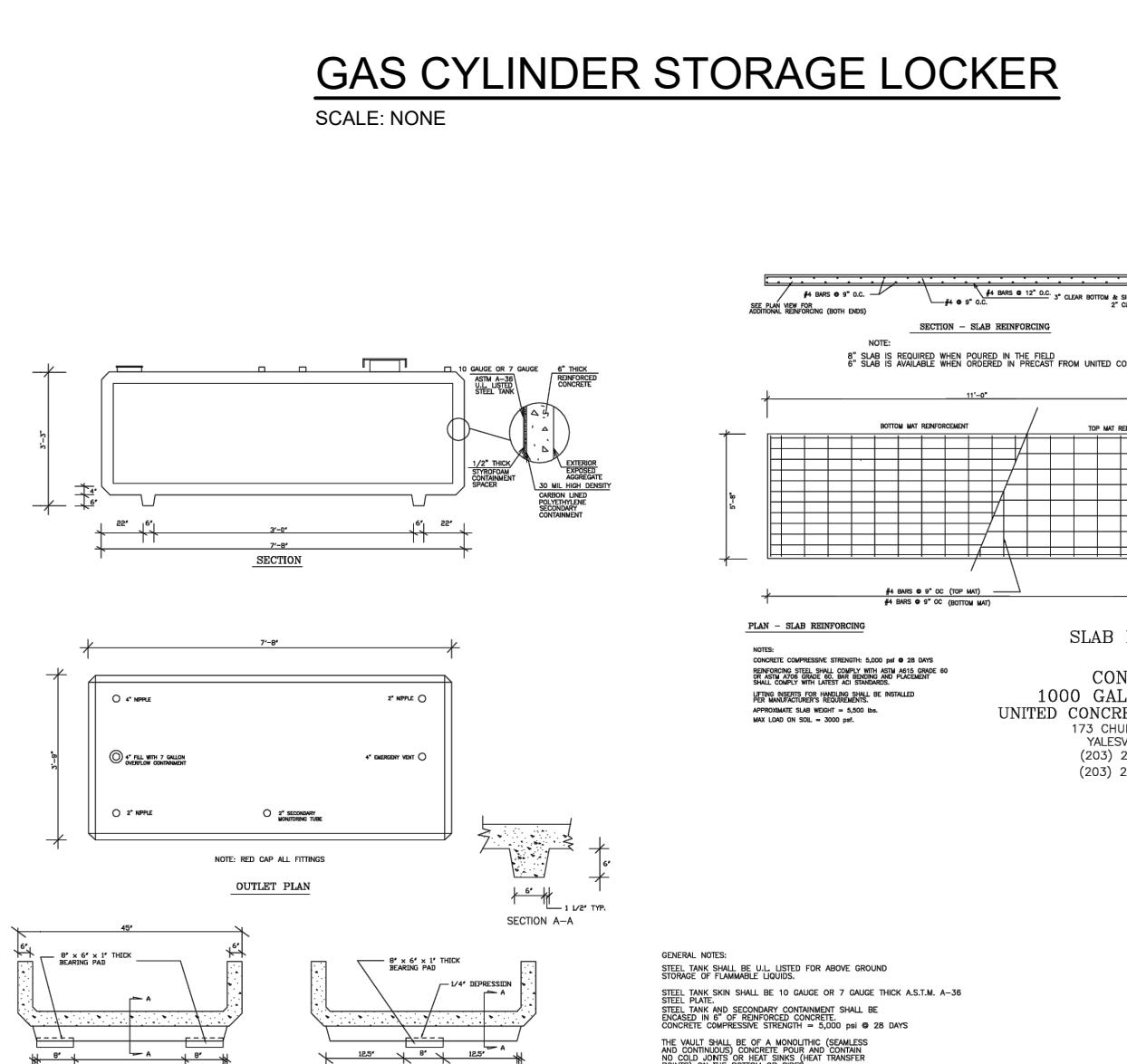


GRASS SWA

GRASS
SCALE: NONE

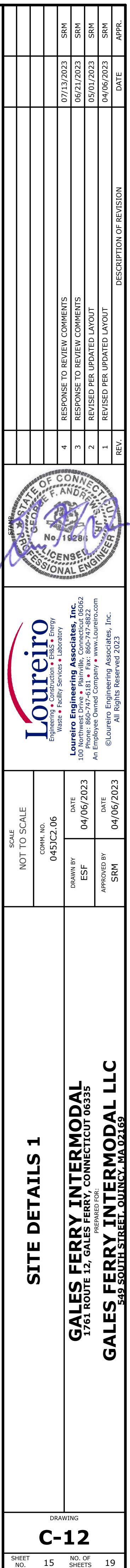


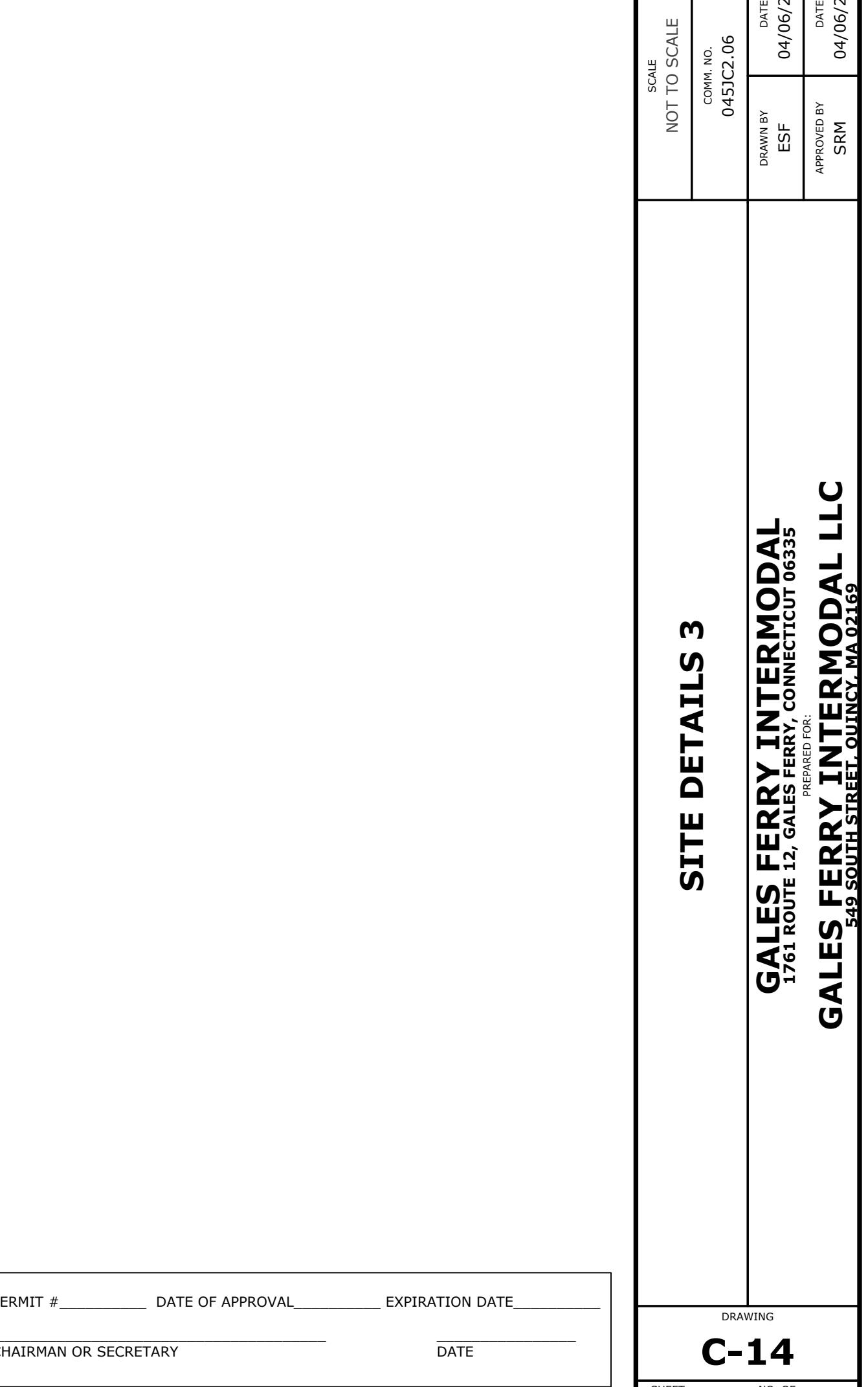
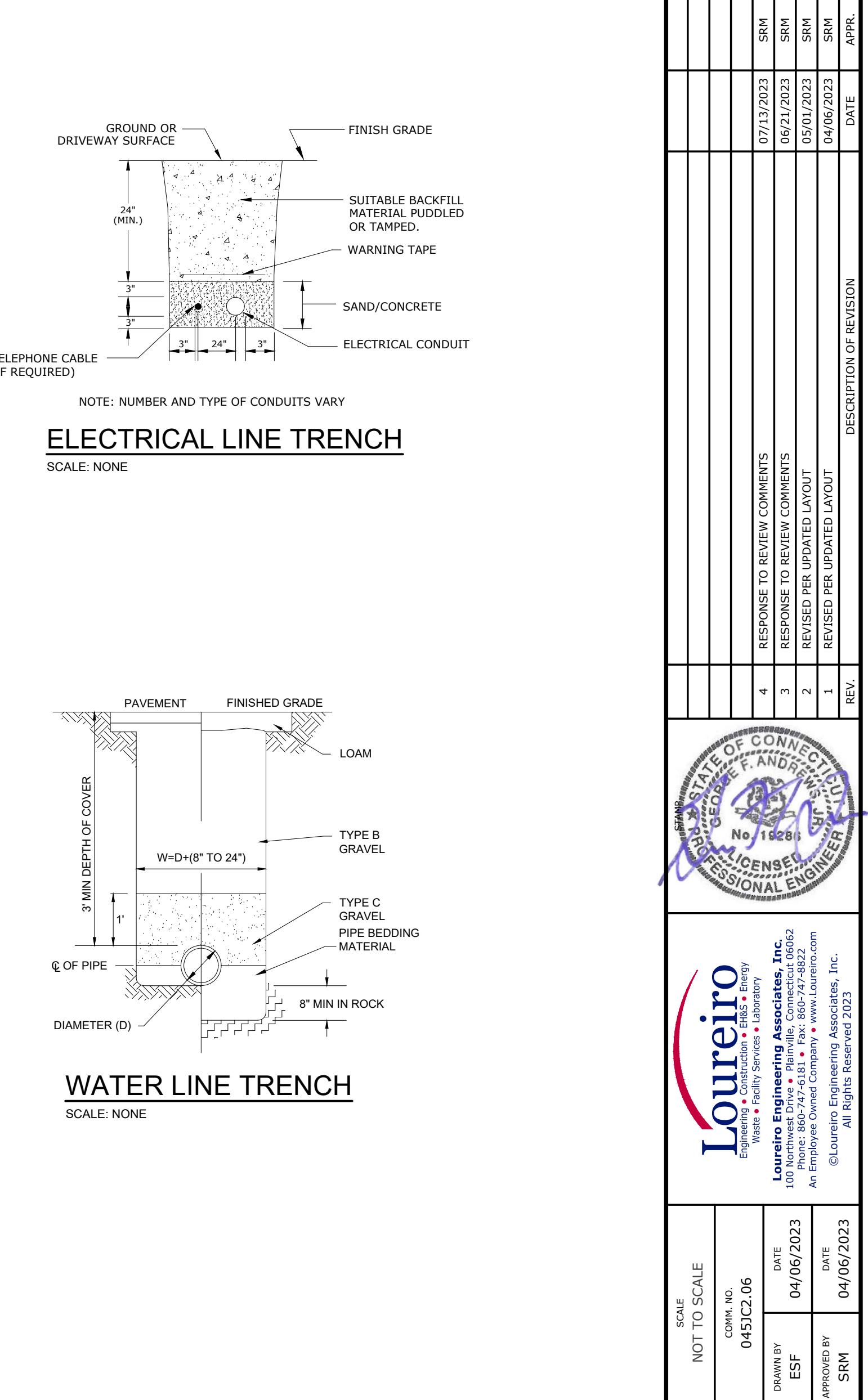
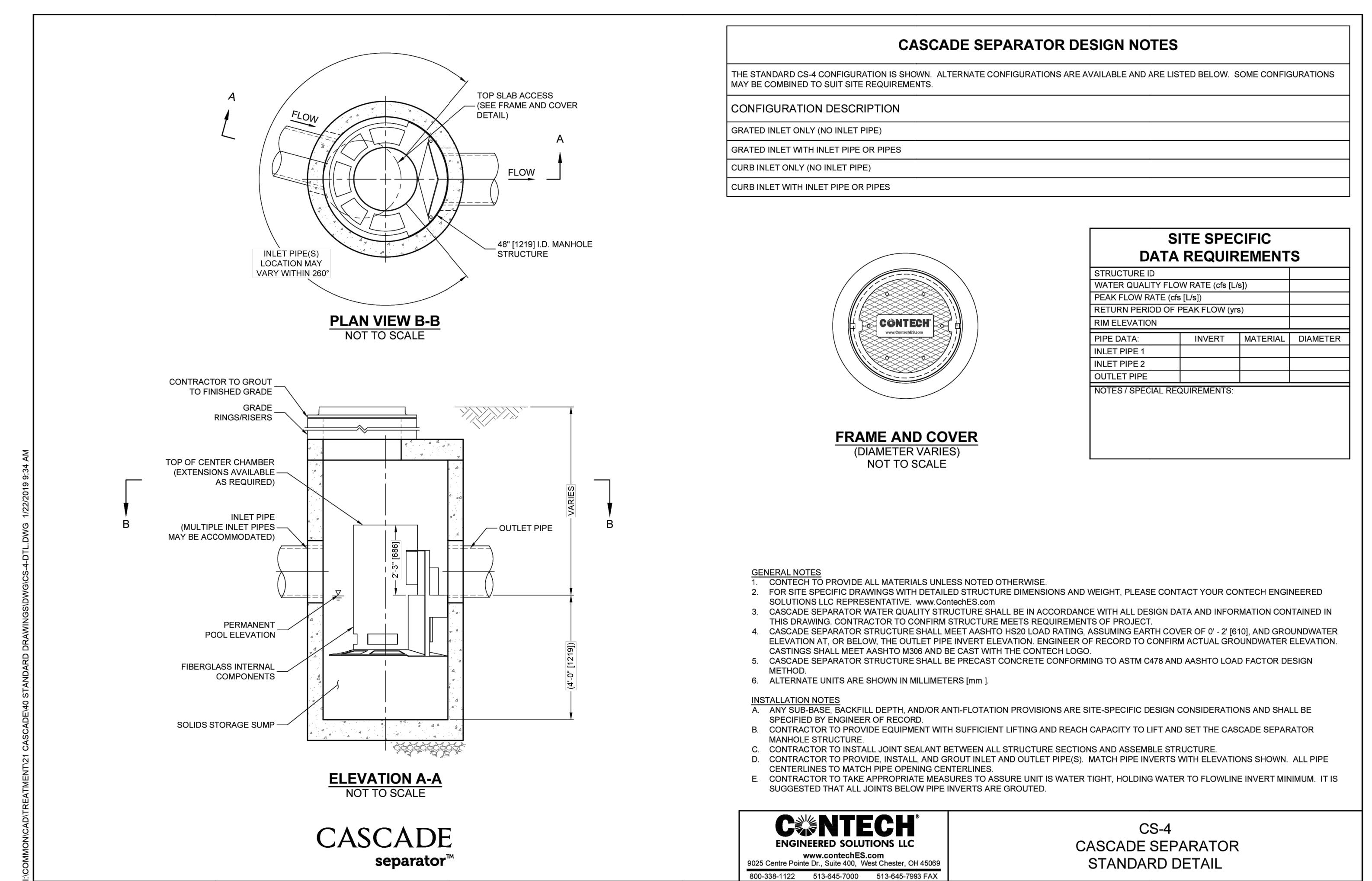
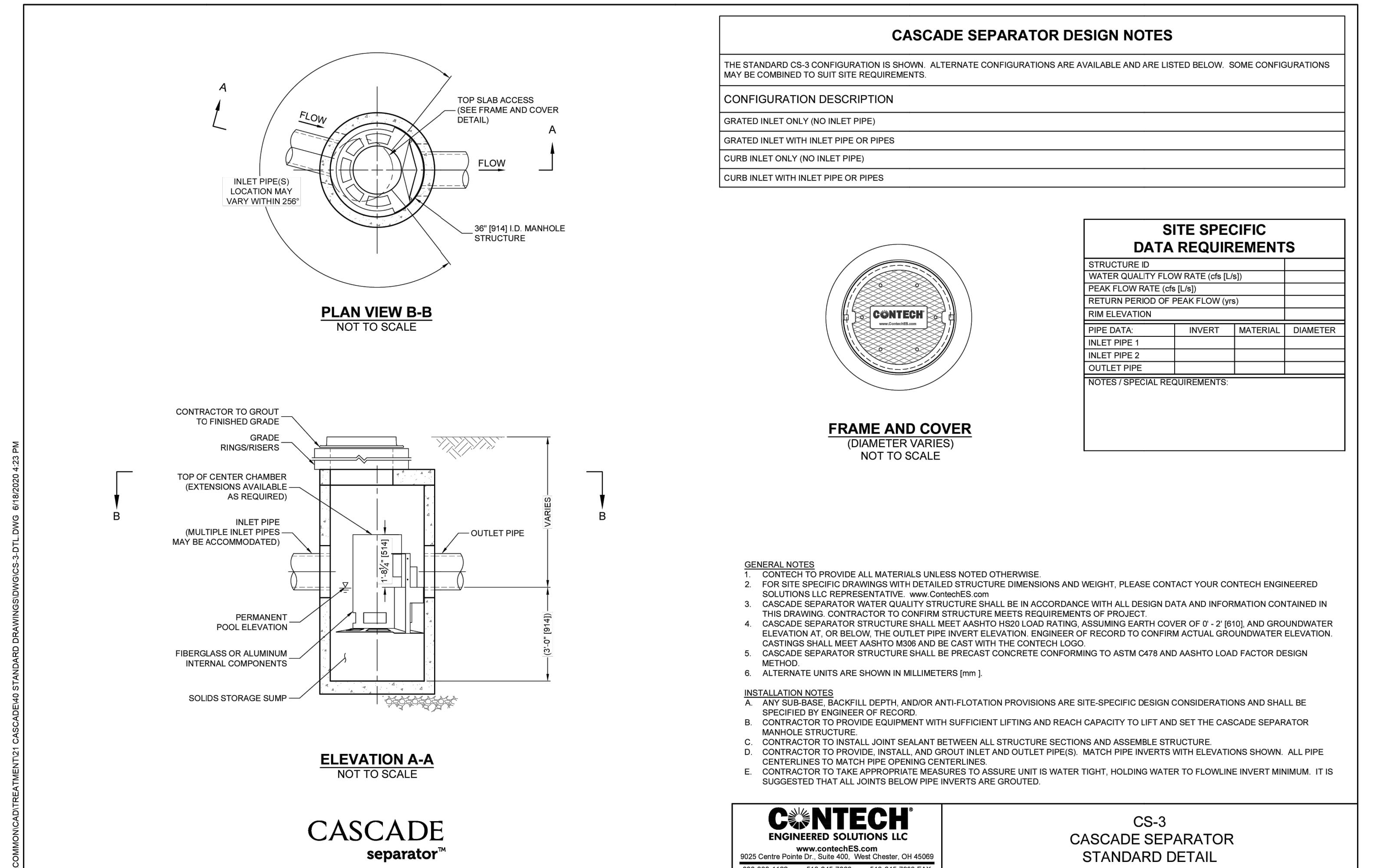
COMPRESSIVE STRENGTH AT 28 DAY STEEL BOLLARD

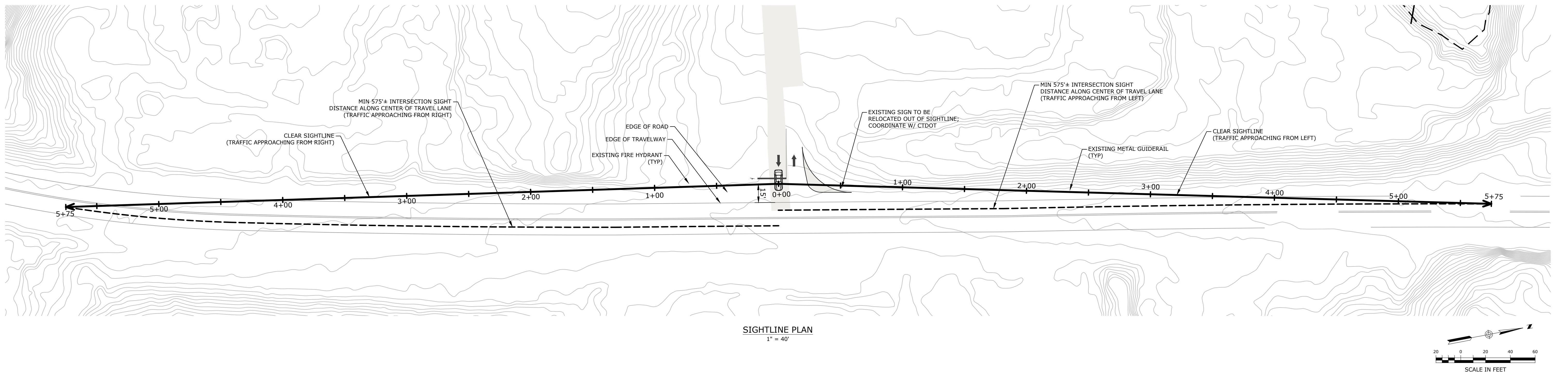


* DESIGNED FOR SNOW LL = 80 psf

1,000 GAMES



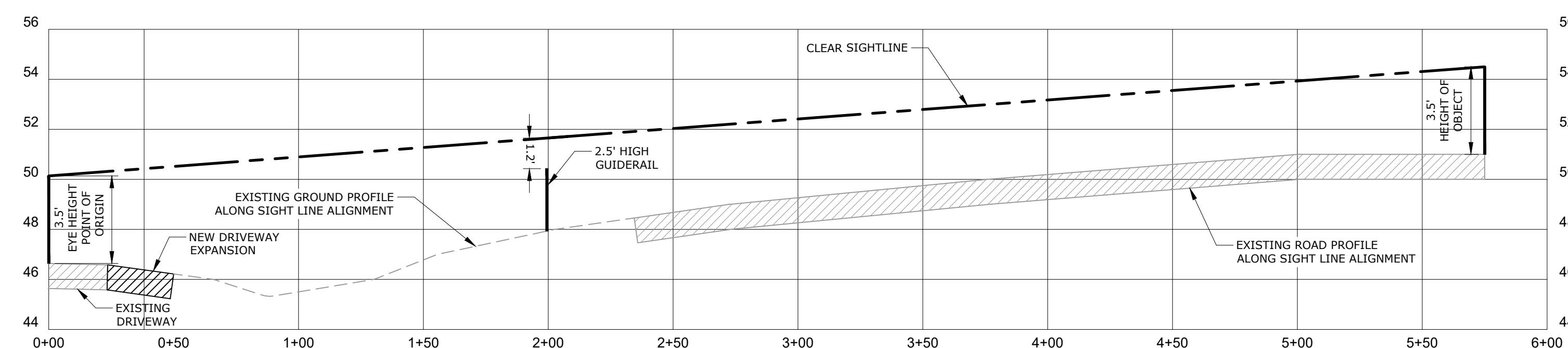




20 0 20 40 60
SCALE IN FEET

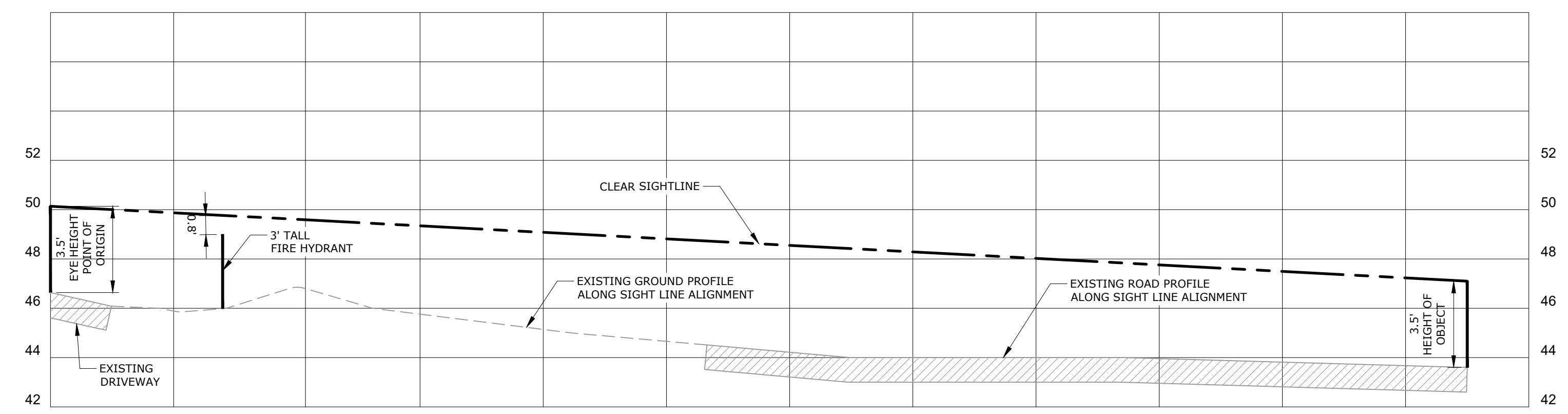
NOTES:

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



SIGHTLINE DEMONSTRATION PLAN

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



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

C-16

NO. OF SHEETS 19