PREVIOUSLY APPROVED LOCATION OF 6,000 SF BUILDING AND PARKING AREA

LOCATION OF NEW 10,000 SF BUILDING, FUTURE EXPANSION, AND PARKING AREA REMAINS THE SAME AS PREVIOUSLY APPROVED

NEW LOCATION OF 6,000 SF MARINE INDUSTRIAL WITH REGIONAL OFFICE BUILDING AND PARKING AREA

NEW PAVED AREA (FUTURE EXPANSION AREA)
NEW CONCRETE RETAINING WALL
GRAVEL AREA
160.2' BLDG
EXISTING CHAINLINK FENCE
NEW CONCRETE RETAINING WALL
500 GAL WASTE OIL TANK WITH DOUBLE WALL SPILL CONTAINMENT
FUTURE 10,000 SF STERLING BUILDING EXPANSION FF=34.00
NEW 10,000 SF STERLING BUILDING FF=34.00
NEW BITUMINOUS CONCRETE PAVEMENT
NEW ELECTRIC METER
NEW GAS METER
NEW SEPTIC TANK MANHOLE COVERS
NEW VAN ACCESSIBLE PARKING SPACE WITH STRIPING AND BOLLARD MOUNTED SIGN POST
100' TO REMAIN UNDISTURBED
25' MIN SIDE YARD BUILDING SETBACK
NEW PRE-ENGINEERED GAS CYLINDER STORAGE LOCKERS ON CONCRETE PAD WITH BOLLARD PROTECTION
NEW 1,000 GAL DIESEL STORAGE TANK WITH DOUBLE WALL SPILL CONTAINMENT ON CONCRETE PAD WITH BOLLARD PROTECTION
NEW STAIRS
NEW CONCRETE RETAINING WALL
NEW 12'x50' LOADING BERTH
NEW BITUMINOUS CONCRETE PAVEMENT
NEW LANDSCAPE ISLAND (TYP) (SEE LANDSCAPE PLAN)
NEW CONCRETE DUMPSTER PAD
N/F KAREN SACCO VOL. 565 / PG. 954 #9 RIVER DRIVE
NEW BOLLARD (TYP)
NEW STORMWATER STRUCTURE (TYP)
END CURB
NEW POLE MOUNTED LIGHT FIXTURE (TYP)
NEW WATER VALVE (TYP)
END CURB
PROPERTY LINE
N/F HERBERT W. PEARSON & JOAN L. PEARSON VOL. 102 / PG. 1021 #3 RIVER DRIVE
NEW LIGHT FIXTURE POLE FOUNDATION (TYP)
NEW CLEANOUT (TYP)
AREA OF STORMWATER MANAGEMENT
NEW BITUMINOUS CURB (TYP)
NEW FIRE HYDRANT
NEW STORMWATER STRUCTURE
NEW STORMWATER OUTLET CONTROL STRUCTURE
TPG1
TPG2
NEW RIP-RAP APRON (TYP)
109.51' BLDG
182.2' (115' MIN)
TP-52
PT-2
TP-51
PT-1
TP-53
NEW SUBSURFACE SEWAGE DISPOSAL SYSTEM
NEW CLEANOUTS (TYP)
EXISTING GUIDE RAIL
EXISTING BITUMINOUS CURB
NEW BITUMINOUS CURB (TYP)
NEW STORMWATER STRUCTURE (TYP)
EXISTING CHAINLINK FENCE
EXISTING FENCE
NEW BITUMINOUS CONCRETE PAVEMENT
NEW CONCRETE STAIRS WITH HANDRAIL AND CONCRETE LANDING
NEW LIMITS OF BITUMINOUS PAVEMENT (TYP)
NEW SEPTIC TANK MANHOLE COVERS
NEW POLE MOUNTED LIGHT FIXTURE (TYP)
NEW BITUMINOUS CURB
NEW LANDSCAPED ISLAND
NEW VAN ACCESSIBLE PARKING SPACE WITH STRIPING AND BOLLARD MOUNTED SIGN POST
NEW 6,000 SF MARINE INDUSTRIAL WITH REGIONAL OFFICE BUILDING FF=45.00
PROPERTY LINE
RIVER ROAD
35' MIN FRONT YARD BUILDING SETBACK
ROUTE 12
NEW LIMITS OF BITUMINOUS PAVEMENT (TYP)
EXISTING GATE
NEW WATER VALVE (TYP)
NEW ELECTRICAL TRANSFORMERS
57.81' (15' MIN)
63.91' BLDG

10 0 10 20 30
SCALE IN FEET

V:\CT\GALES FERRY\ROUTE 12-1761\04\522.04-LOCAL PERMIT FOR STERLING BUILDING\DWGS\CIVIL\NON PLANSET DWG\BUILDING LOCATION EXHIBIT.DWG Tab: BUILDING LOCATION EXHIBIT Saved: 6/10/2024 4:32 PM by: ESFARMER Printed: 6/11/2024 8:34 AM

REV.	DESCRIPTION OF REVISION	DATE	APPR.

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SCALE: 1"=30'
COMM. NO.: 04-5XC-2.06
DRAWN BY: ESF
DATE: 05/11/2024
APPROVED BY: GFA
DATE: 05/11/2024

BUILDING LOCATION EXHIBIT

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

DRAWING: **EX-1**
SHEET NO. 1 NO. OF SHEETS 1