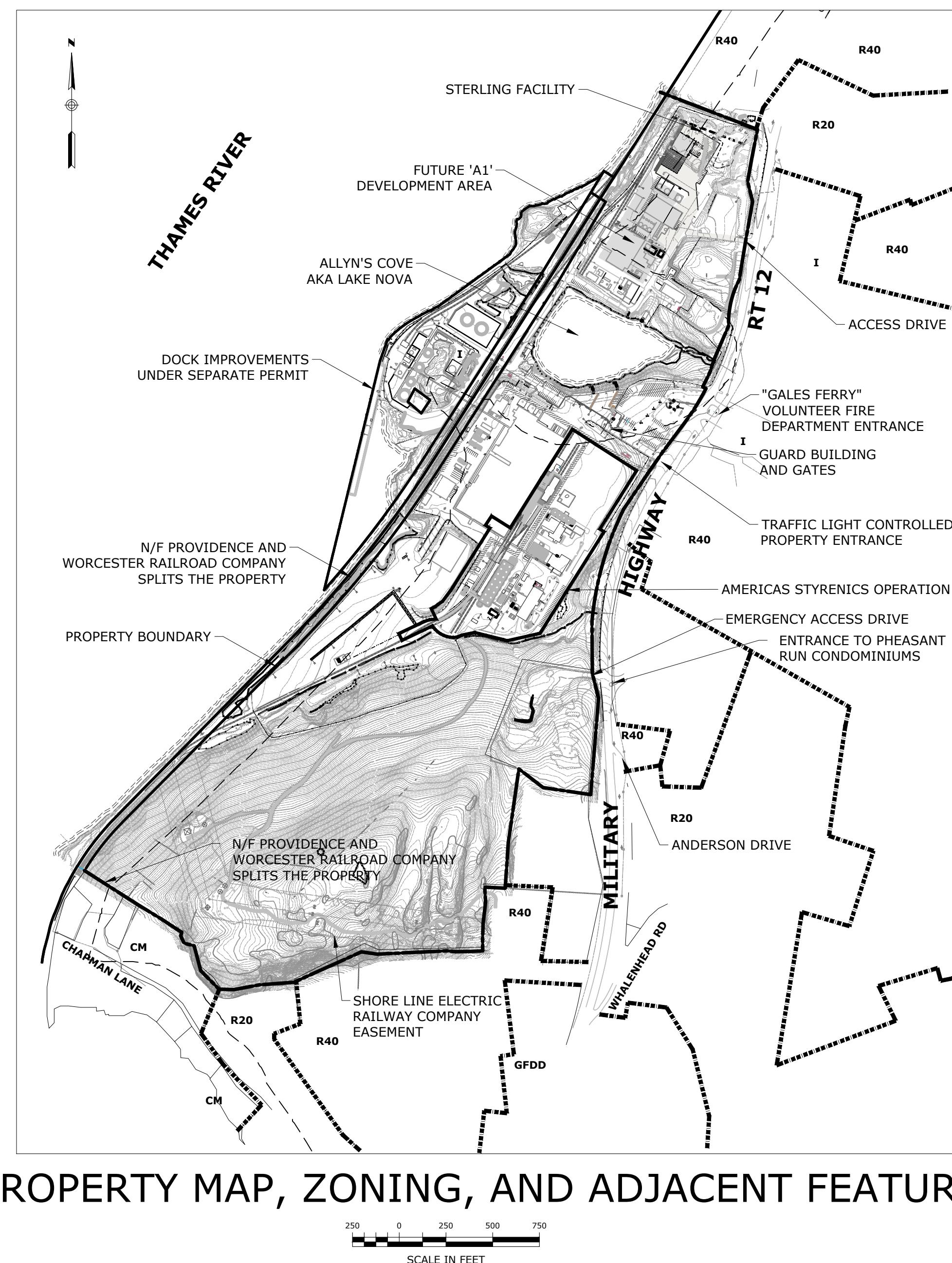


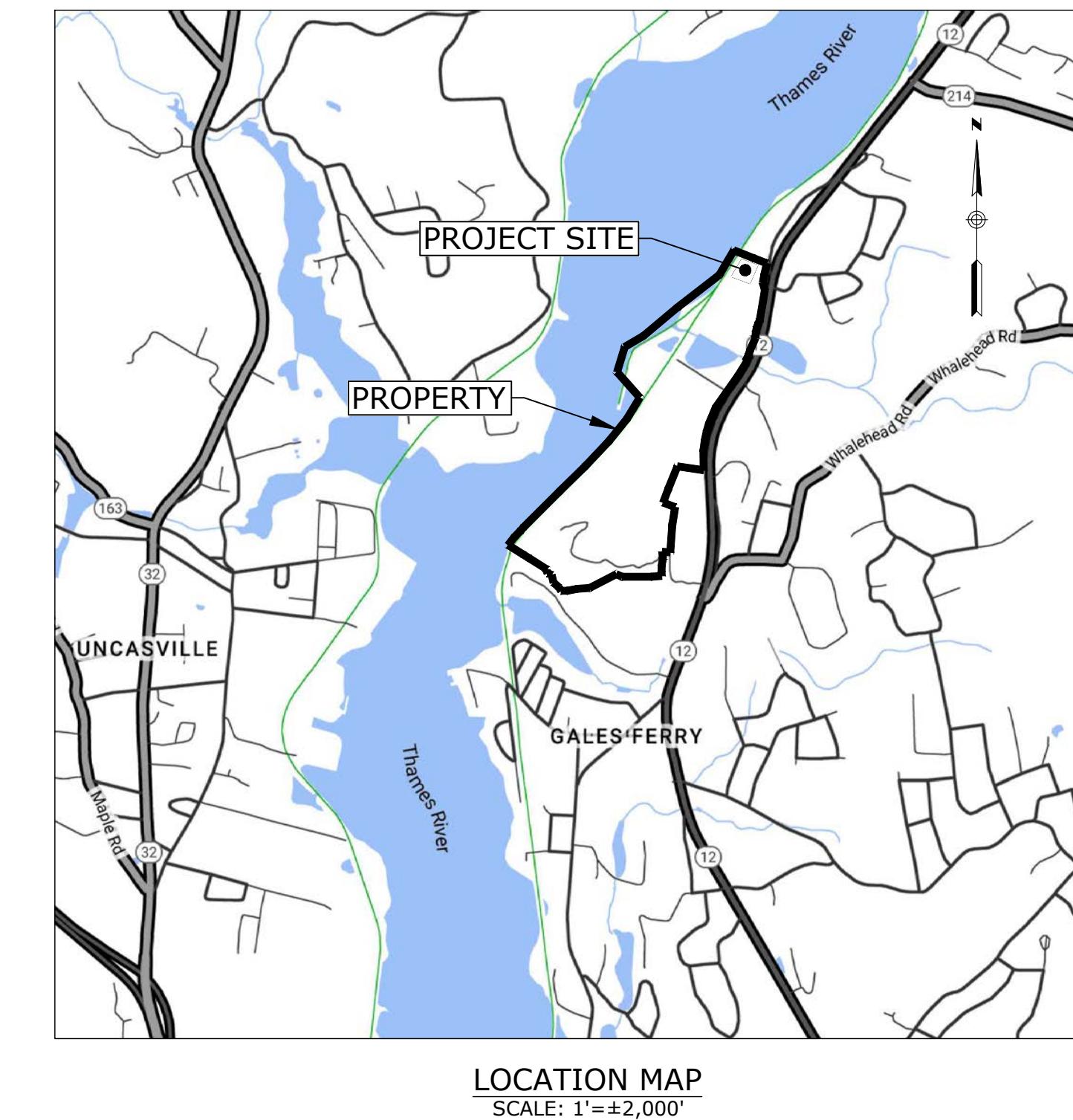
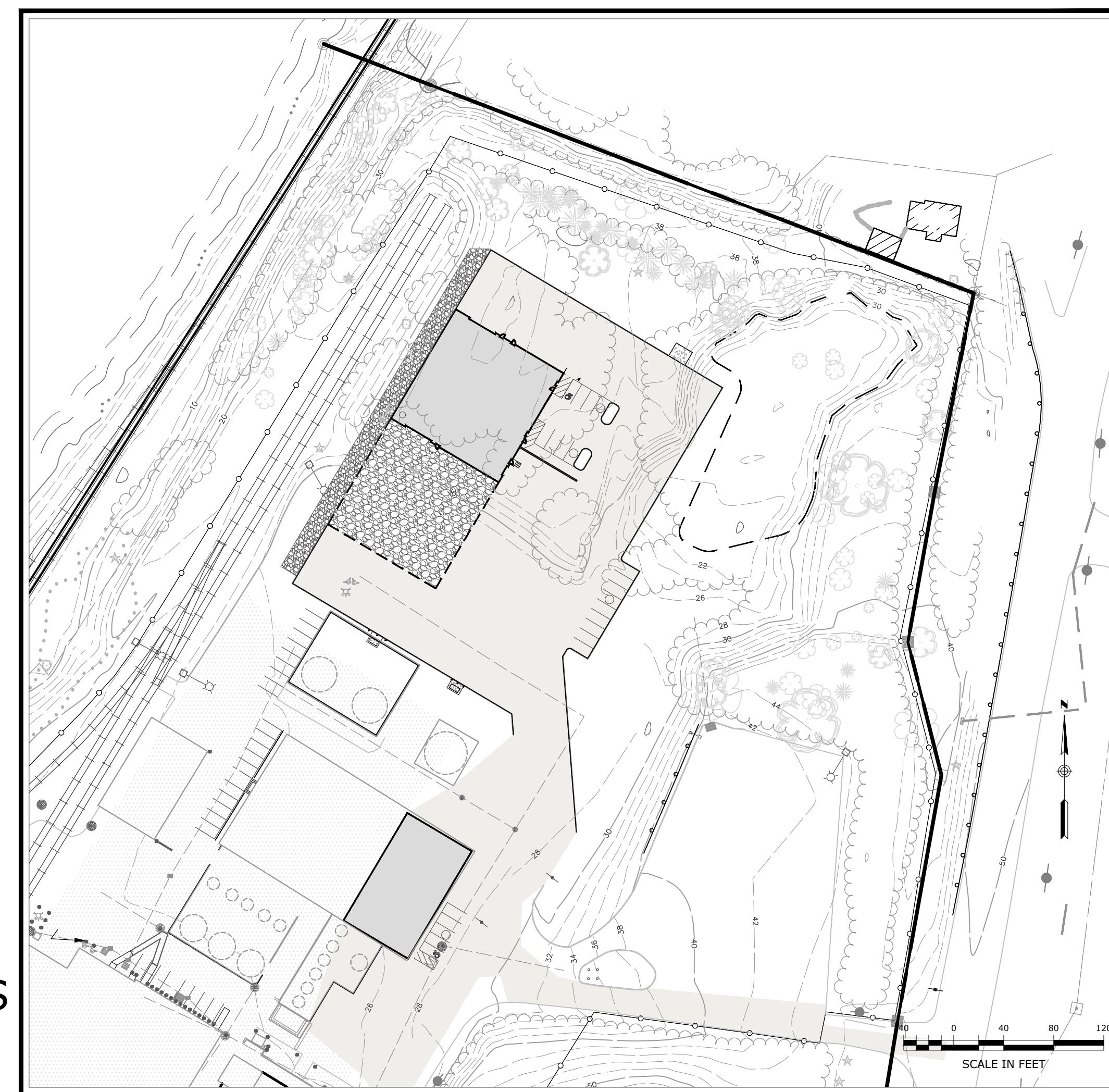
GALES FERRY INTERMODAL STERLING FACILITY

1761 ROUTE 12
GALES FERRY, CONNECTICUT 06335

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



PROPERTY MAP, ZONING, AND ADJACENT FEATURES



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Property Owner / Applicant:

GALES FERRY INTERMODAL LLC
549 SOUTH STREET
QUINCY, MA 02169



Prepared By:

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



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

SURVEY NOTES

1. THIS PLAN IS BASED ON MAP REFERENCE 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 6, BLOCK 2120 AND LOT 1761 WHICH HAS ASSIGNED STREET ADDRESSES OF 1761 ROUTE 6A, 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 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 PURPOSE OF THE INDUSTRIAL ZONE IS THE "PURPOSE IS: TO ENCOURAGE THE ADOPTION, CONTINUOUS AND EXPANSION OF MANUFACTURING, RESEARCH, AND INDUSTRIAL USES IN A WAY THAT PROTECTS OUR NATURAL ASSETS.
- D. DRAINAGE IN THE ROUTE 12 RIGHT-OF-WAY FROM THE CONNECTICUT STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP, TOWN OF LEDYARD, NORWICH-GROTON ROAD, FROM ALLYN'S BROOK NORTHERLY TO LEDYARD-PRESTON TOWN LINE, MAP NUMBER 71-16, DATED NOVEMBER 5, 1957.

SITE NOTES:

1. THE APPLICANT/OWNER IS GALES FERRY INTERMODAL LLC OF 549 SOUTH STREET, QUINCY, MA.
2. 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 CONTRACTING AND DREDGING OPERATIONS IN CONJUNCTION WITH ITS MARINE CONTRACTING AND DREDGING OPERATIONS.
3. OTHER USES 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 (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

 TOTAL REQUIRED = 17 + 5 = 22
 - B. PROPOSED: 22 SPACES

NOTE: OTHER ON-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 DURABILITY AND PAVEMENT MARKING MATERIAL AND 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 DIFFERENT 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 GROTON WPCA.
 - B. SITE MUST BE AT SUBGRADE BEFORE WATER UTILITIES CAN BE INSTALLED.
 - C. ALL WATER MAIN AND SERVICE INSTALLATIONS SHALL CONFORM TO THE CITY OF GROTON, DEPARTMENT OF UTILITIES, WATER MAIN AND SERVICE CONSTRUCTION SPECIFICATIONS, WITH MOST CURRENT REVISIONS.
 - D. APPROVED BACKFLOW PREVENTERS ARE REQUIRED ON ALL FIRE SPRINKLER AND DOMESTIC WATER LINES.
 - E. MINIMUM COVER OVER TOP OF WATER LINES SHALL BE 4.5' FROM FINISHED GRADE.
 - F. NO BACKFILLING OF PIPE SHALL BE DONE UNTIL A DESIGNATED REPRESENTATIVE OF THE CITY OF GROTON, DEPARTMENT OF UTILITIES HAS MADE AN INSPECTION AND INSTALLATION HAS BEEN APPROVED.
 - G. PIPE SEPARATIONS:
 - a. 10' MINIMUM BETWEEN WATER AND SEWER
 - b. 10' MINIMUM BETWEEN WATER AND BUILDINGS
 - c. 5' MINIMUM BETWEEN WATER AND CATCH BASINS OR DRAIN PIPES
 - H. WATER LINE GATE VALVES TO BE "OPEN LEFT, CLOSE RIGHT".
 - I. NEW WATER LINES TO BE CHLORINATED, PRESSURE TESTED, WATER QUALITY SAMPLED, AND FLUSHED PER CITY OF GROTON, DEPARTMENT OF UTILITIES REQUIREMENTS PRIOR TO BEING PLACED INTO SERVICE.
 - 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.

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 SEDIMENTS 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. STORMTECH UNDERGROUND INFILTRATION/DETENTION SYSTEM
 - A. THE ISOLATED ROWS SHALL BE CLEANED AT THE END OF CONSTRUCTION ONCE THE CONTRIBUTING AREAS ARE FULLY STABILIZED. FOR THE FIRST YEAR OF OPERATION FOLLOWING CONSTRUCTION, THE CHAMBER ROWS SHALL BE INSPECTED ONCE EVERY 6 MONTHS.
 - B. AFTER THE FIRST YEAR OF OPERATION, THE CHAMBERS SHALL BE INSPECTED A MINIMUM OF ONCE PER YEAR. IF UPON VISUAL INSPECTION IT IS FOUND THAT SEDIMENT HAS ACCUMULATED, A STADIA ROD SHOULD BE INSERTED TO DETERMINE THE DEPTH OF SEDIMENTATION. IF ANY DEPTH OF ACUMULATION EXCEEDS 12", A CLEAN-OUT SHOULD BE PERFORMED AND PROPERLY DISPOSED OFF-SITE. CLEAN-OUT SHOULD BE ACCOMPLISHED USING A JETVAC PROCESS.
 - C. A DETAILED MAINTENANCE LOGBOOK SHALL BE KEPT ON-SITE FOR THE UNITS BY THE PROPERTY OWNER/MANAGER. INFORMATION IS TO INCLUDE, BUT NOT BE LIMITED TO, THE DATE OF INSPECTION, RECORD OF SEDIMENT DEPTH, GENERAL OBSERVATIONS, AND DATE OF CLEANING PERFORMED.
4. HYDRODYNAMIC SEPARATOR
 - A. THE SEPARATOR SHALL BE CLEANED PERIODICALLY DURING CONSTRUCTION, AND AT THE END OF CONSTRUCTION AS 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 ONCE PER YEAR. IF UPON VISUAL INSPECTION IT IS FOUND THAT 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 GRIFFIN 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

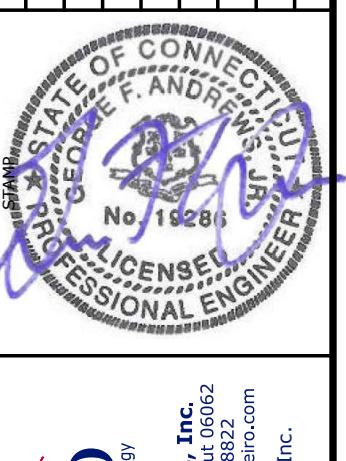
GROUNDWATER @ 98"
NO MOTTLING
PERMEABILITY SAMPLE TAKEN @ 62"

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

NOTES, LEGEND, AND ABBREVIATIONS

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	DATE	DATE
DRAWN BY	04/06/2023	04/06/2023
DESIGNED BY	ESF	
APPROVED BY	SRM	SRM

LEGEND

AC	ACRES	— 5 — EXISTING CONTOUR
BIT CONC	BITUMINOUS CONCRETE	— 5 — EXISTING INDEX CONTOUR
TC	TOP OF CURB	x6.1 NEW SPOT GRADE
CHD	CONNECTICUT HIGHWAY DEPARTMENT MONUMENT	— 5 — NEW CONTOUR
BC	BOTTOM OF CURB	— 5 — NEW INDEX CONTOUR
C.O.	CLEAN OUT	— W — MUNICIPAL WATER
CL&P	CONNECTICUT LIGHT & POWER	— E — UNDERGROUND ELECTRIC
LLD	LEDYARD LAND RECORDS	— C — CATCH BASIN W/ E&SC
FF	FINISHED FLOOR	— S — SEDIMENT FENCE
INV	INVERT	— S — SIGN
M/L	MORE OR LESS	— U — UTILITY POLE
MIN	MINIMUM	— D — 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	

DRAWING

C-1

SHEET NO. 2

NO. OF SHEETS 19

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.

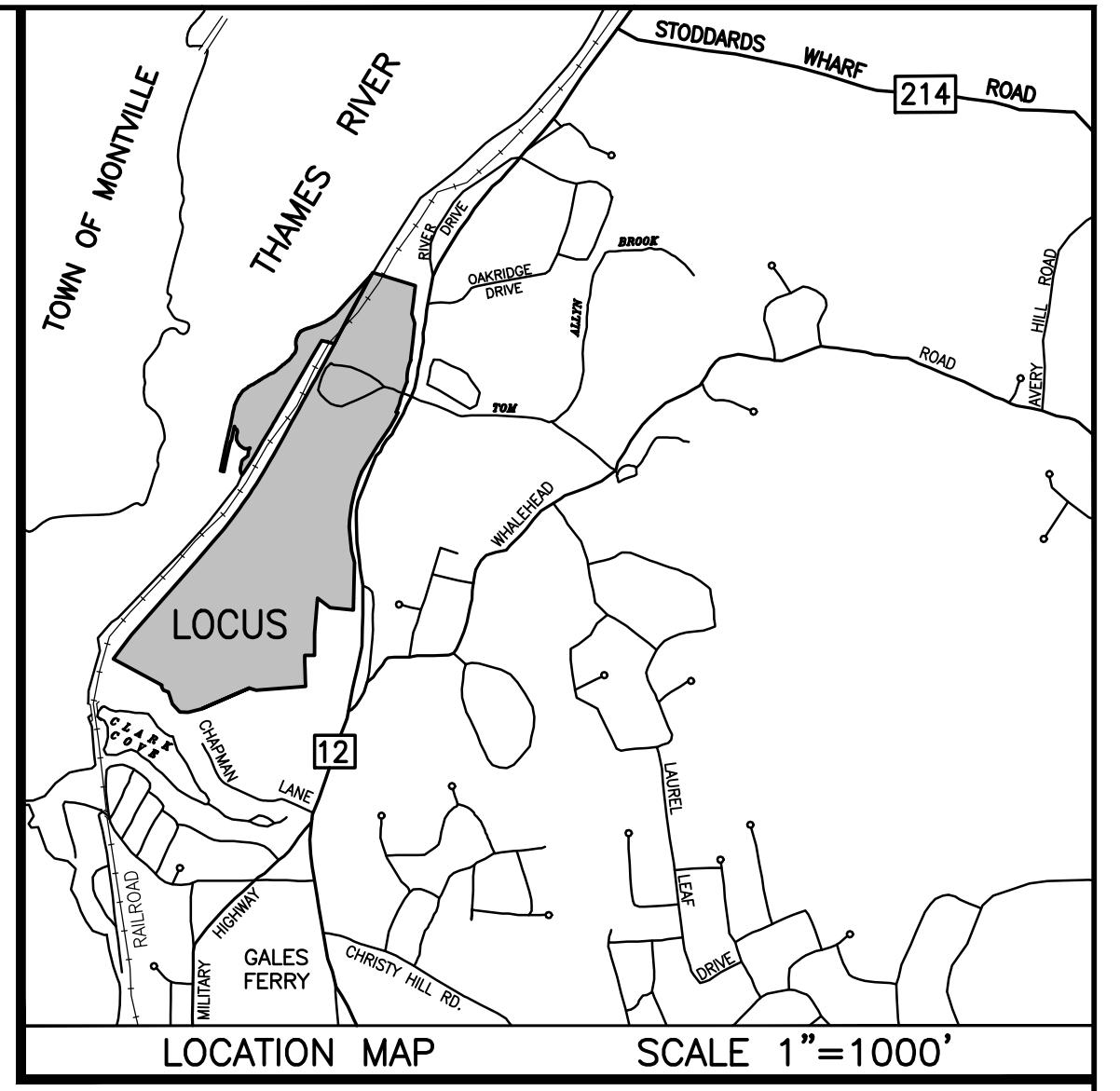
MAP REFERENCES—CONTINUED

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.

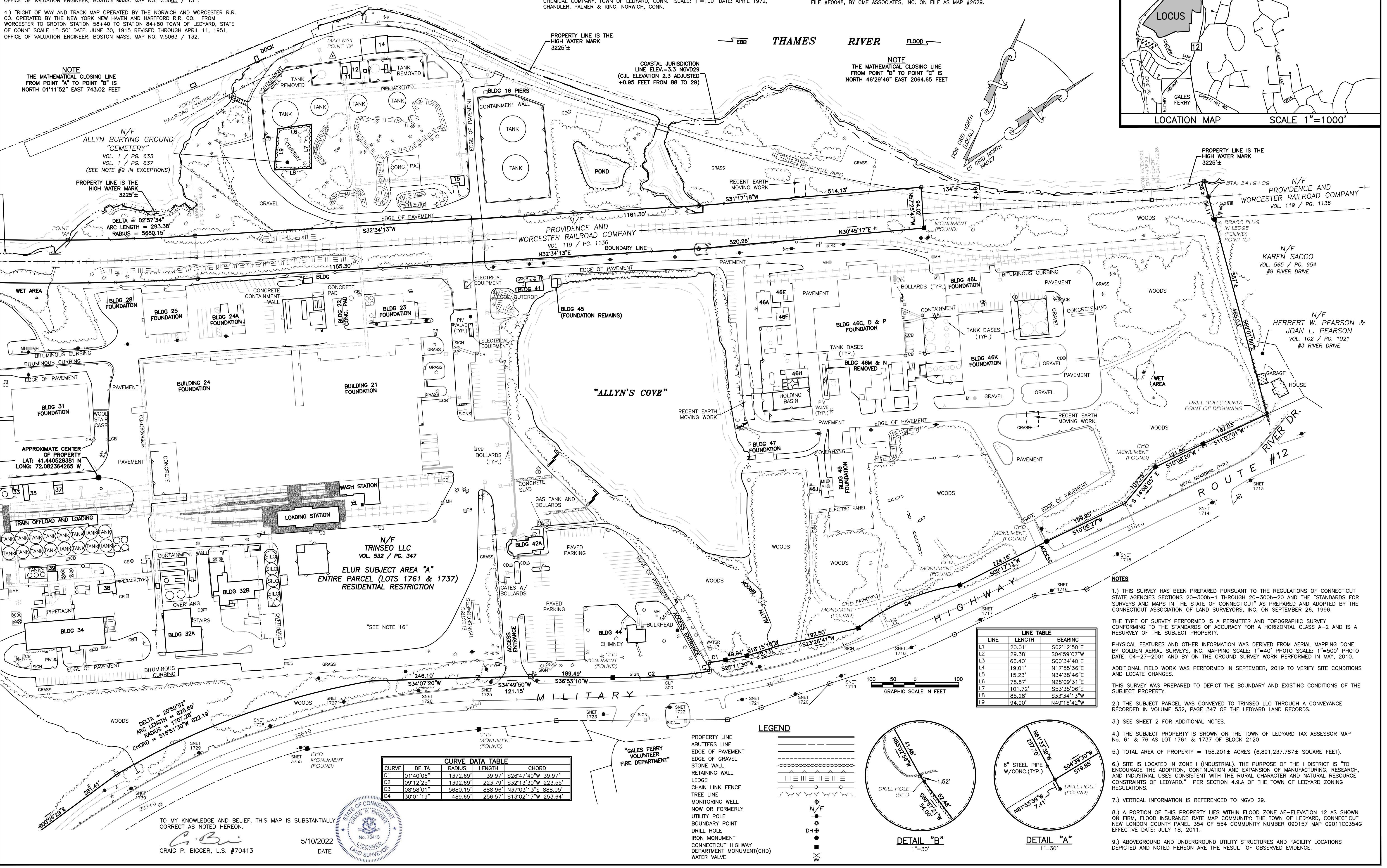
14.) "TOPOGRAPHICAL PLAN, PLAN OF A PORTION OF DOW CHEMICAL CO. ALLYN'S POINT PLANT GALES FERRY, CONN." SCALE: 1"=40' DATE: JULY 9, 1984 REVISIONS THROUGH AUGUST 28, 1984, CHANDLER, PALMER & KING, NORWICH, CONN.

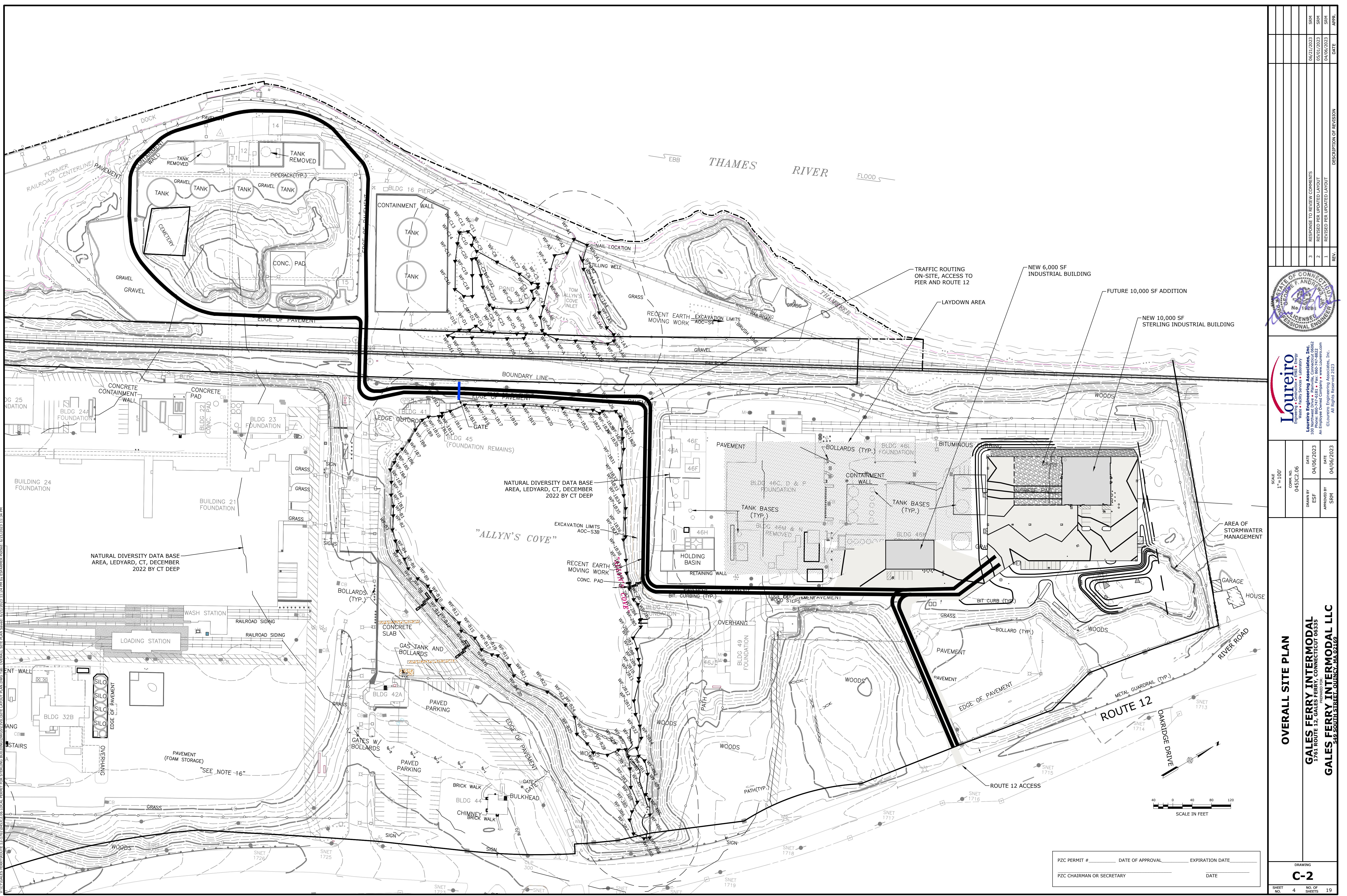
15.) "MONUMENTED PROPERTY SURVEY MAP DEPICTING LAND OF GALES FERRY MARINA, INC. A PORTION OF LAND OF JAMES L. LEWIS AND LUCILLE A. LIPUNACCI, CHAPMAN LANE, GALES FERRY, LEDYARD, CONNECTICUT" SCALE: 1"=40' DATE: MARCH 26, 1994 REVISED APRIL 19, 1994, DAVID L. STEIN, LAND SURVEYOR, WESTBROOK, CONNECTICUT, ON FILE AS MAP # 1753.

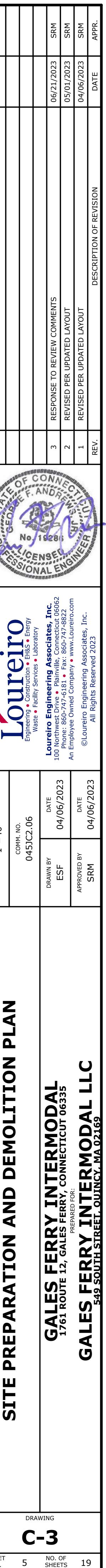
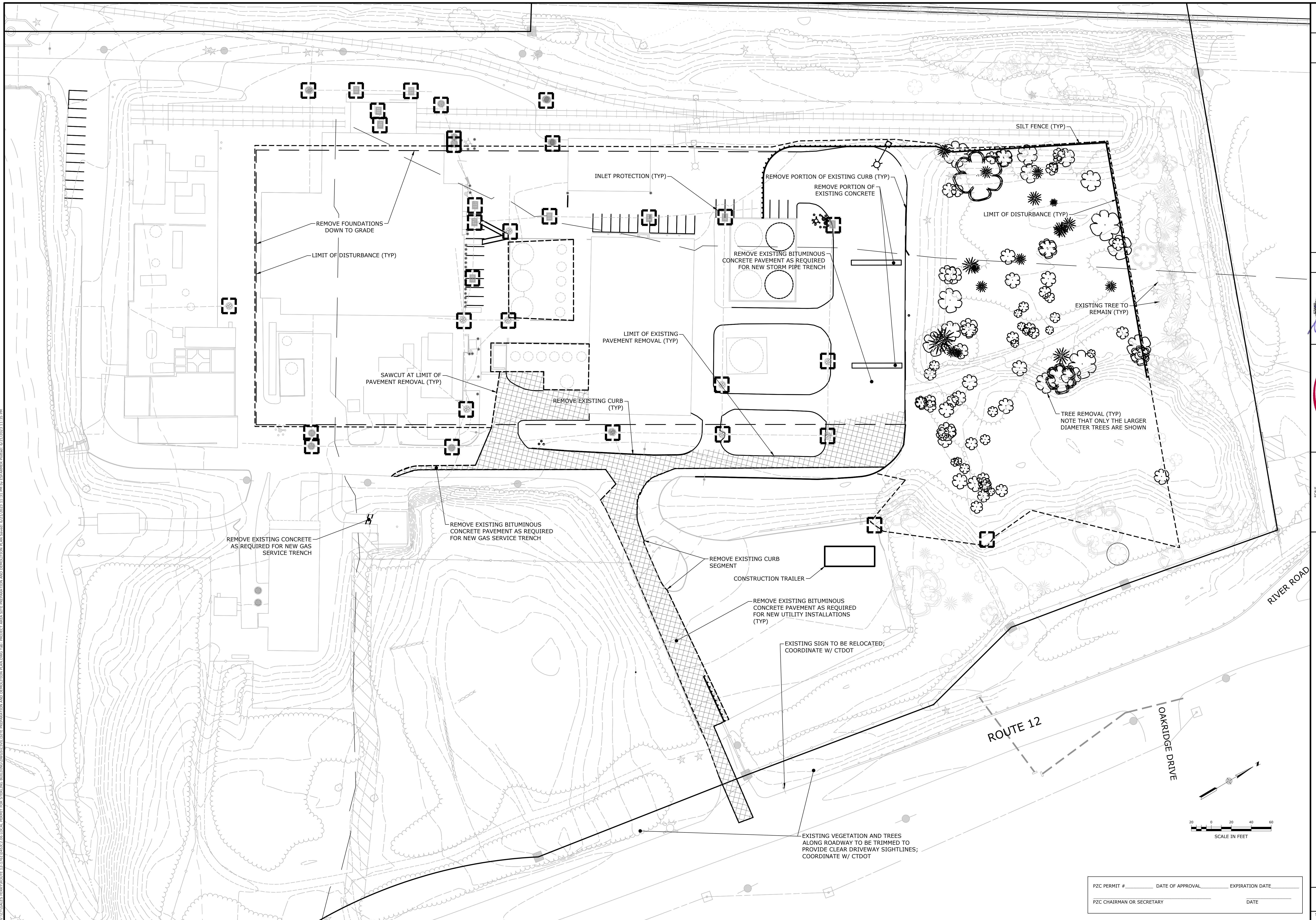
16.) COMPILED PLAN MAP SHOWING EASEMENT AREA TO BE GRANTED TO THE YANKEE GAS SERVICES COMPANY ACROSS THE PROPERTY OF DOW CHEMICAL COMPANY (ALLYN'S POINT PLANT) #1761 ROUTE 12 GALES FERRY-LEDYARD CONNECTICUT SCALE: 1"=60' SHEET 1 OF 1 DATE: 03-04-2010 YANKEE FILE #E0048, BY CME ASSOCIATES, INC. ON FILE AS MAP #6269.

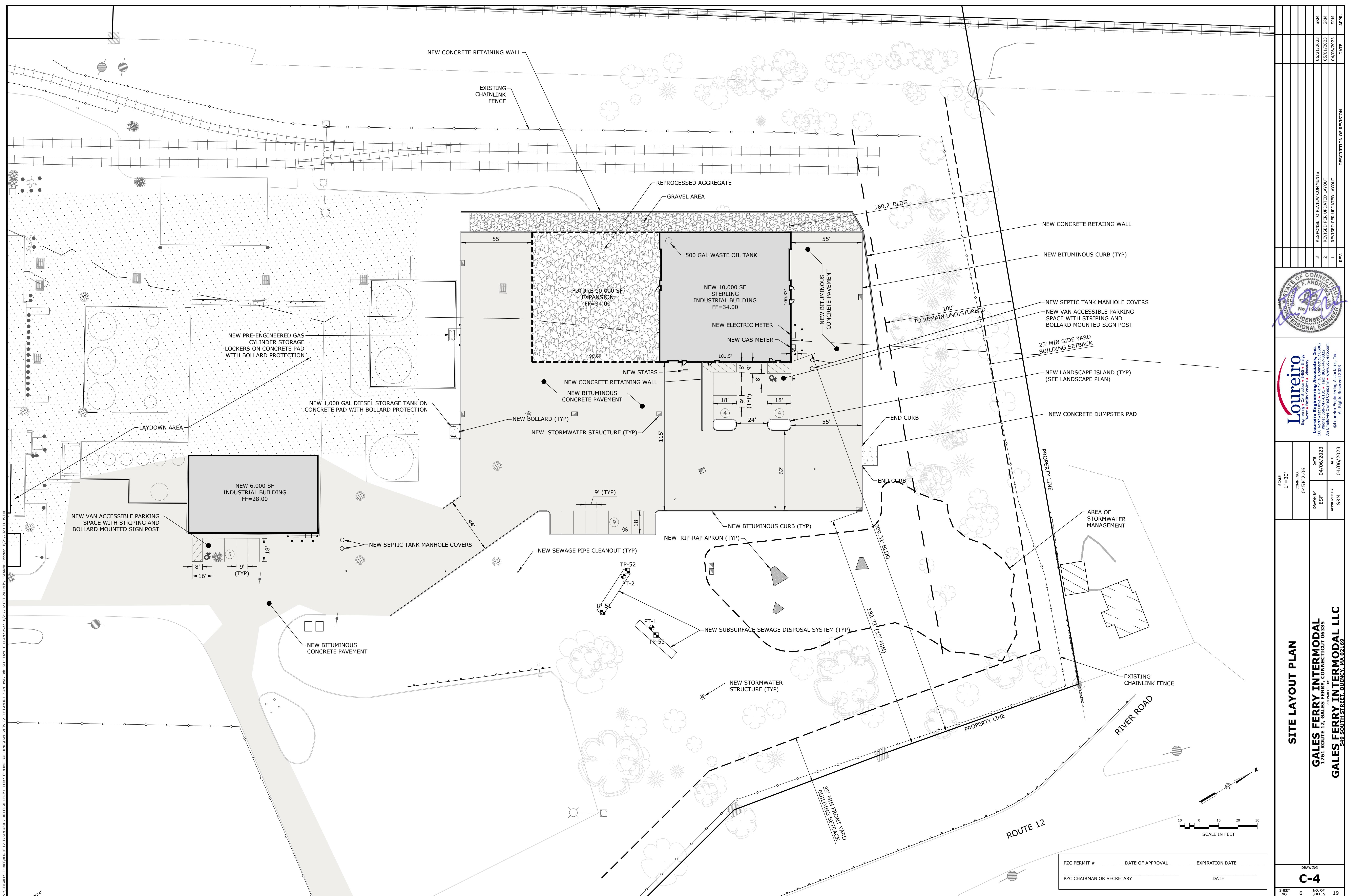


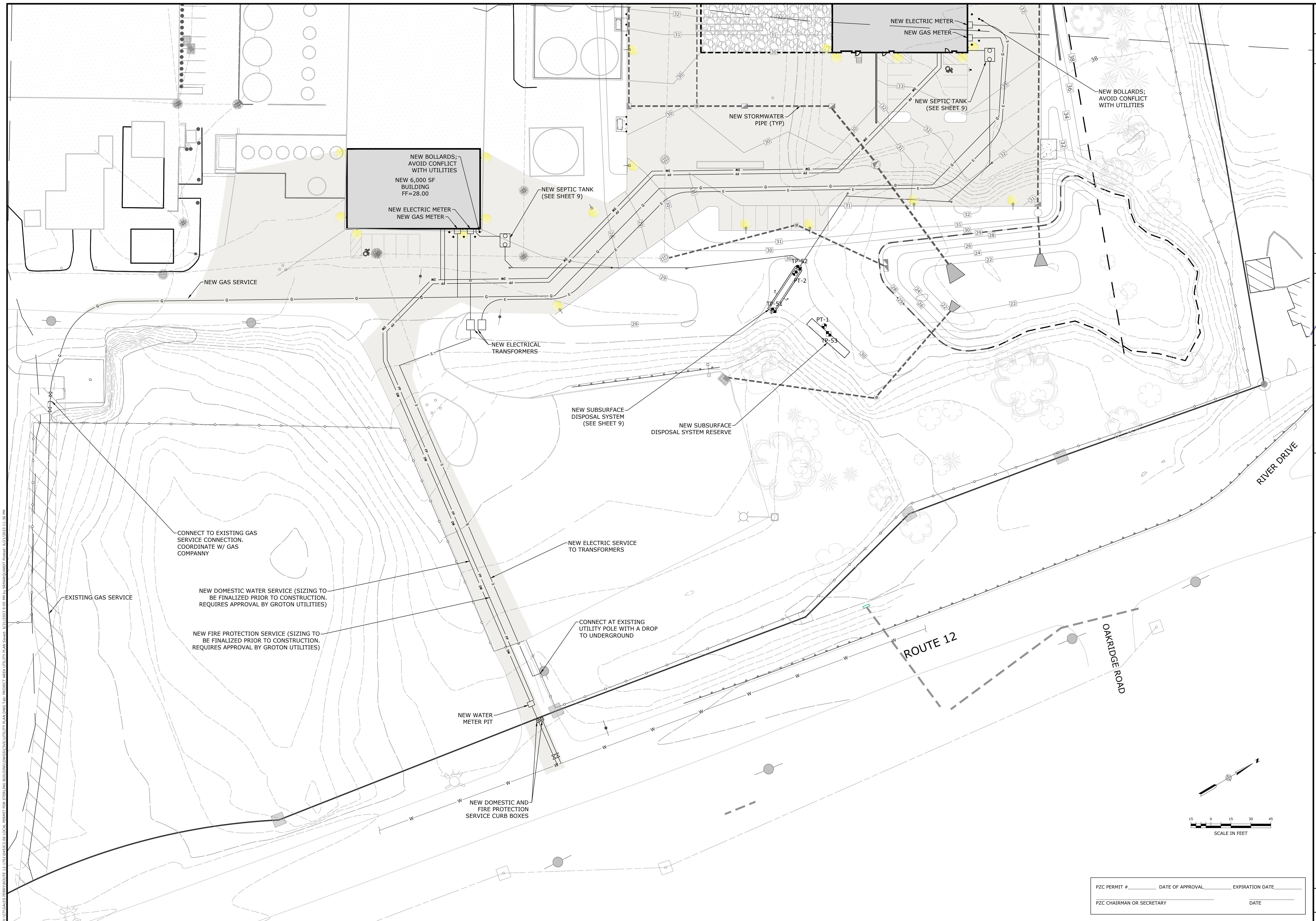
PREPARED FOR:
JAY CASHMAN, INC.
549 SOUTH STREET
QUINCY, MA











REV.	DESCRIPTION OF REVISION	DATE	APPR.
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



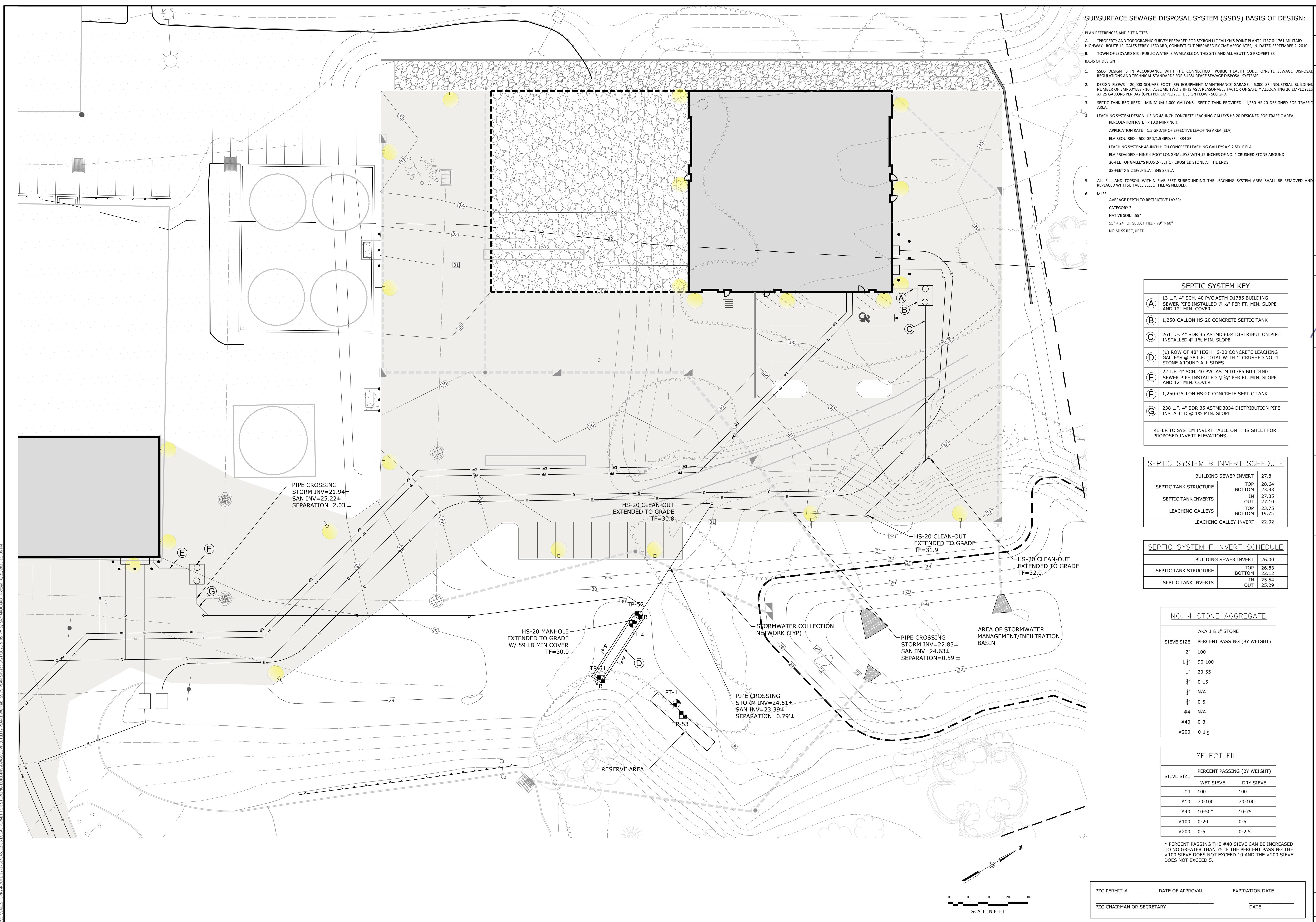
The logo for Loureiro Engineering Associates, Inc. It features a large, stylized, blue serif font for the company name. A thick, red, curved line starts from the bottom left, goes up and over the letter 'L', then down and over the letter 'e', creating a dynamic swoosh. To the right of the logo, the company name is repeated in a smaller, bold, black sans-serif font. Below the name, the company's services are listed: Engineering, Construction, EH&S, Energy, Waste, Facility Services, and Laboratory. To the right of these services, the address is given as Plainville, Connecticut 06062, with the phone number 860-747-5181 and fax 860-747-5822. It also mentions that the company is employee-owned and provides engineering, architecture, and construction services. The copyright notice ©Loureiro Engineering Associates, Inc. All Rights Reserved 2023 is at the bottom right.

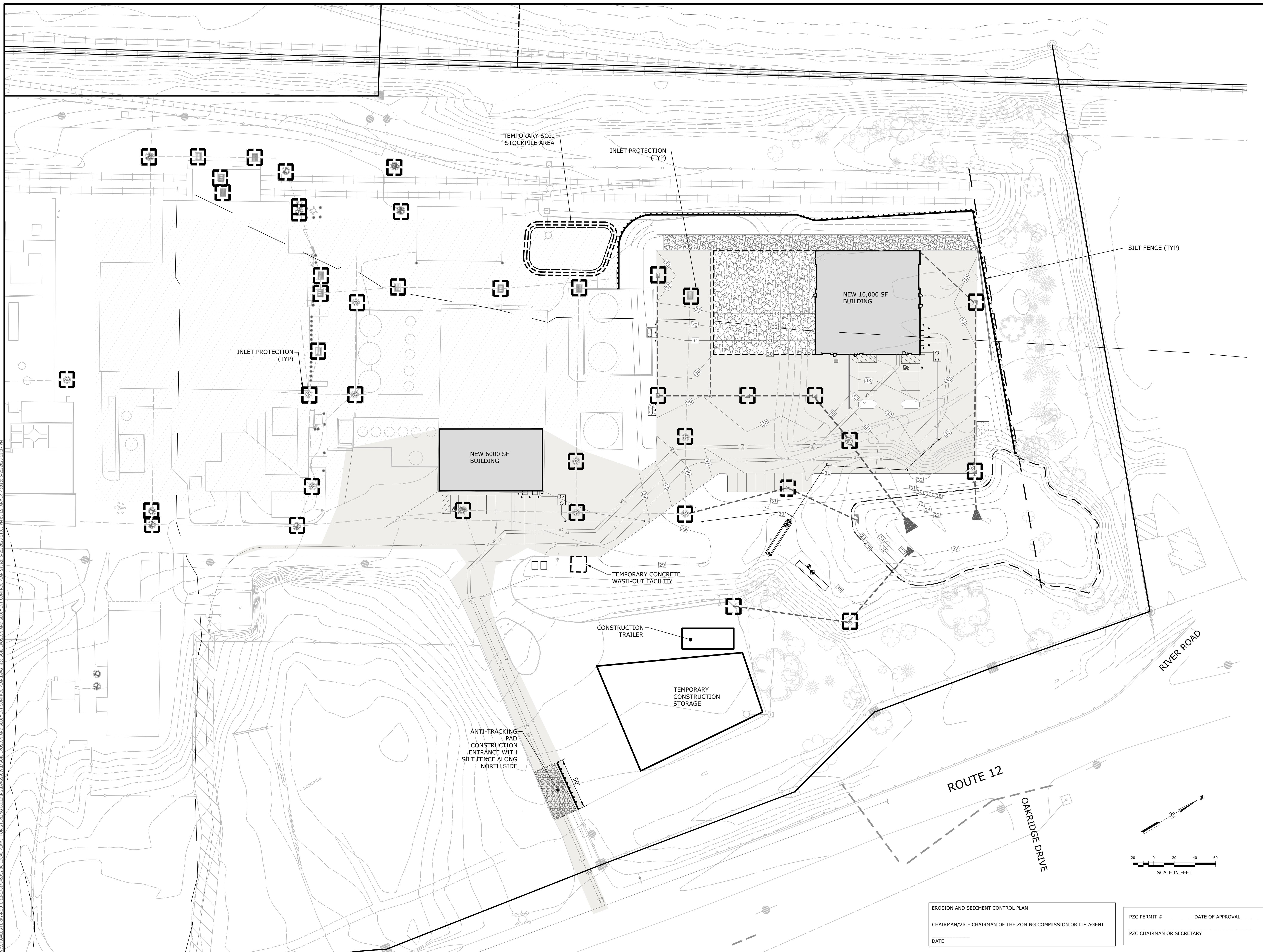
1"=30'		COMM. NO. 045JC2.06	
DRAWN BY ESF	DATE 04/06/2023	APPROVED BY SRM	DATE 04/06/2023
		100	AN E
		Lo	F

UTILITY PLAN

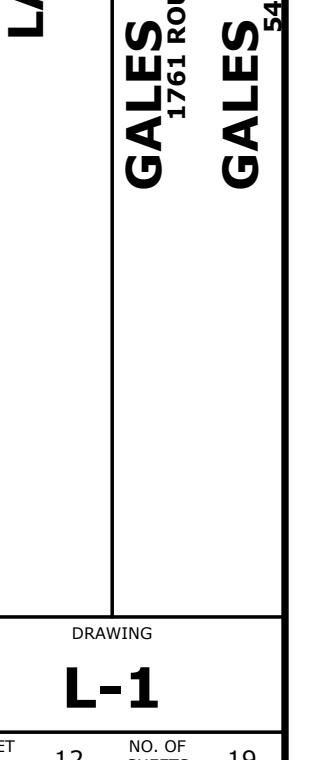
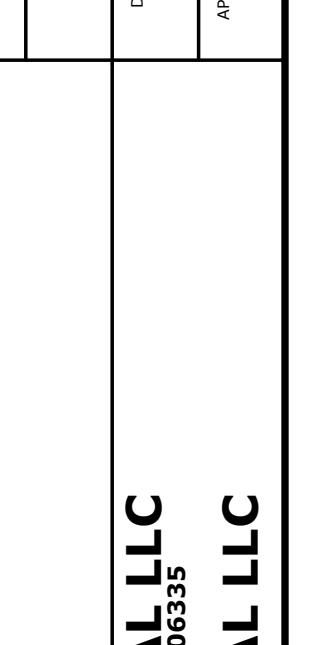
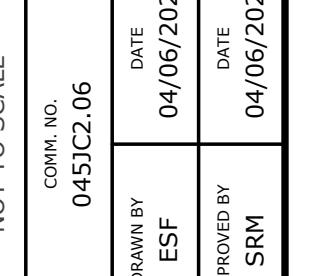
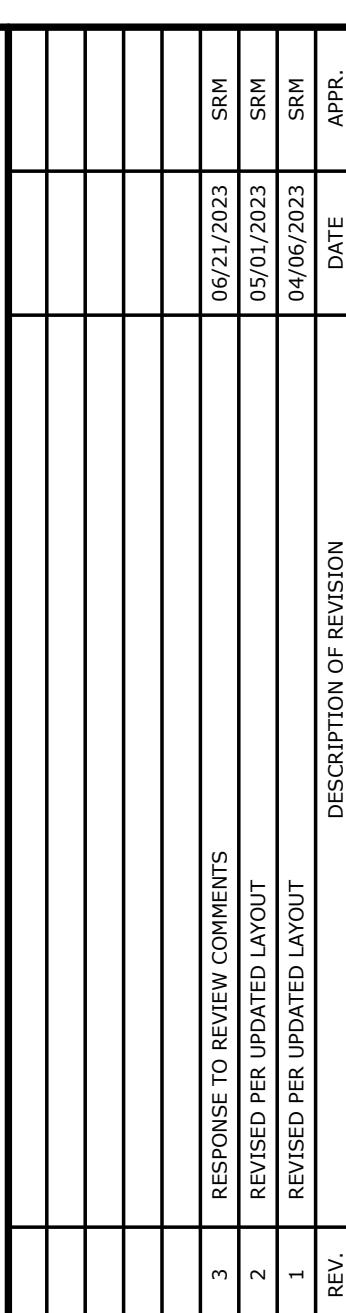
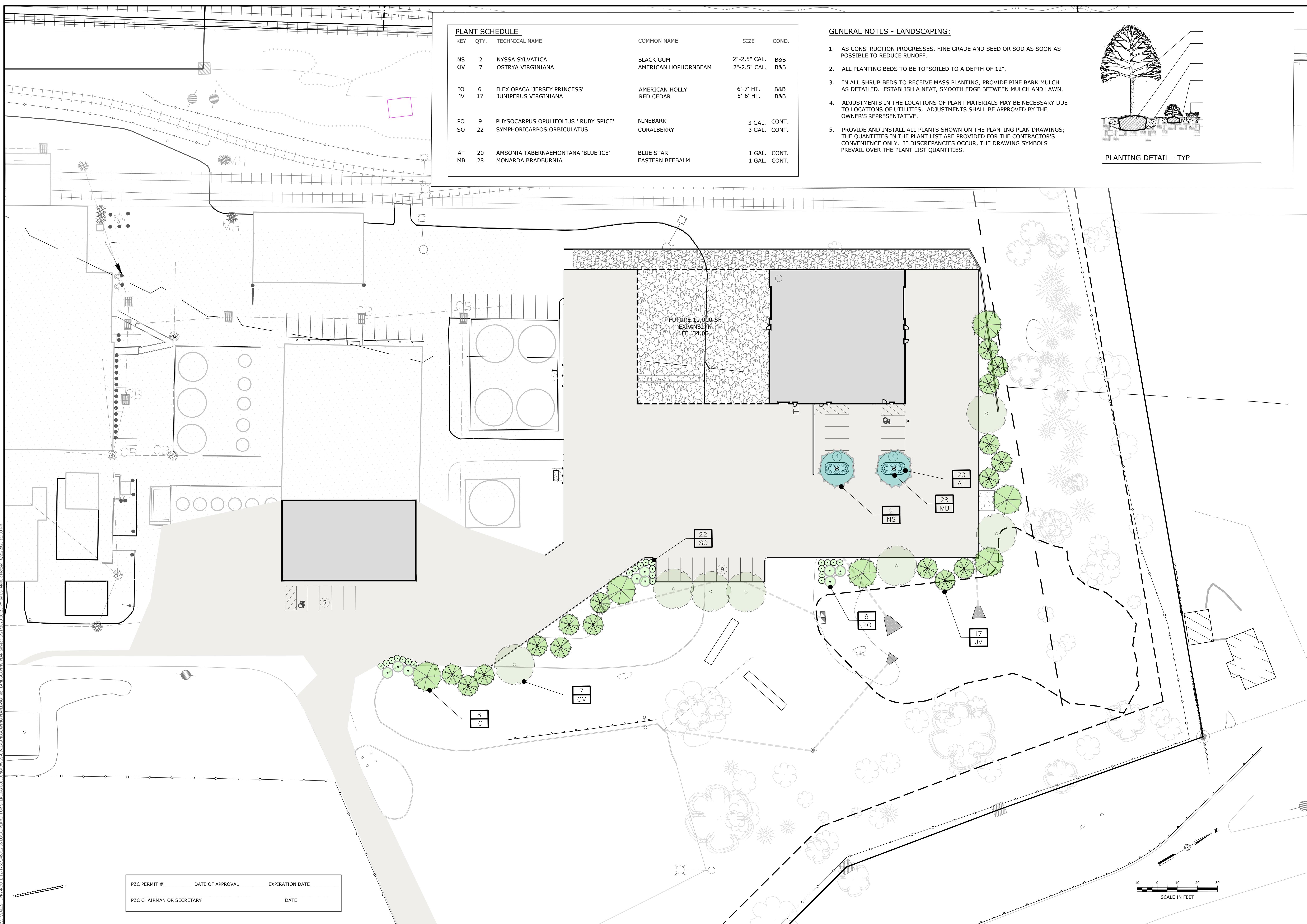
UTILITY PLAN

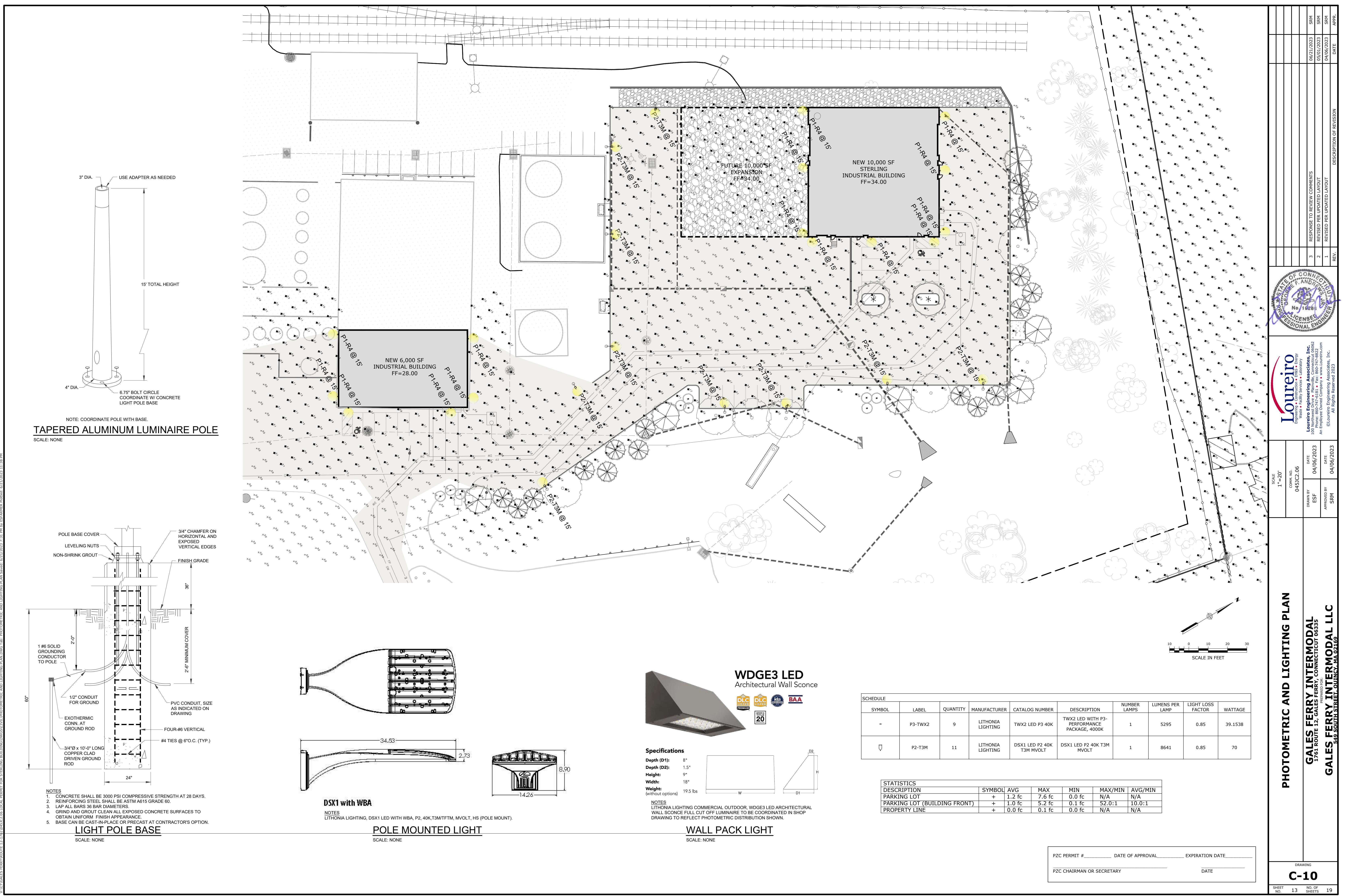
DRAWING		C-6	
SHEET NO.	8	NO. OF SHEETS	19

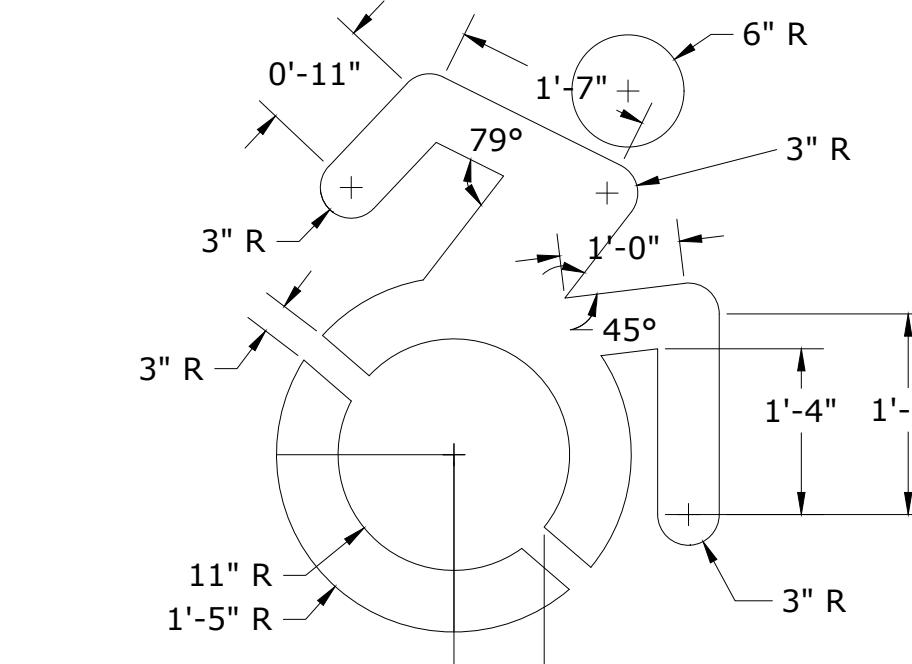




SOIL EROSION AND SEDIMENT CONTROL PLAN		DRAWING C-9	
GALES FERRY INTERMODAL		DRAWING C-9	
176 ROUTE 12, GALES FERRY, CONNECTICUT 06335		DRAWING C-9	
PREPARED FOR:		DRAWING C-9	
GALES FERRY INTERMODAL LLC		DRAWING C-9	
549 SOUTH STREET, QUINCY, MA 02169		DRAWING C-9	
SHEET NO. 11		NO. OF SHEETS 19	
STATE OF CONNECTICUT DEPARTMENT OF ENVIRONMENT LICENSED PROFESSIONAL ENGINEER No. 19286 REV. 04/06/2023			
RESPONSE TO REVIEW COMMENTS 2 REVISED PER UPDATED LAYOUT 3 REVISED PER UPDATED LAYOUT 1 REVISED PER UPDATED LAYOUT REV. 04/06/2023			
DRAWING C-9			
06/21/2023 SRM 05/01/2023 SRM 04/06/2023 SRM REV. DATE			
Loureiro Engineering Associates, Inc. Engineering • Geoscience • Civil • Energy Water • Facility Services • Laboratory 100 Main Street • P.O. Box 860 • 860-747-5181 • Fax: 860-747-5822 ©Loureiro Engineering Associates, Inc. All Rights Reserved 2023			







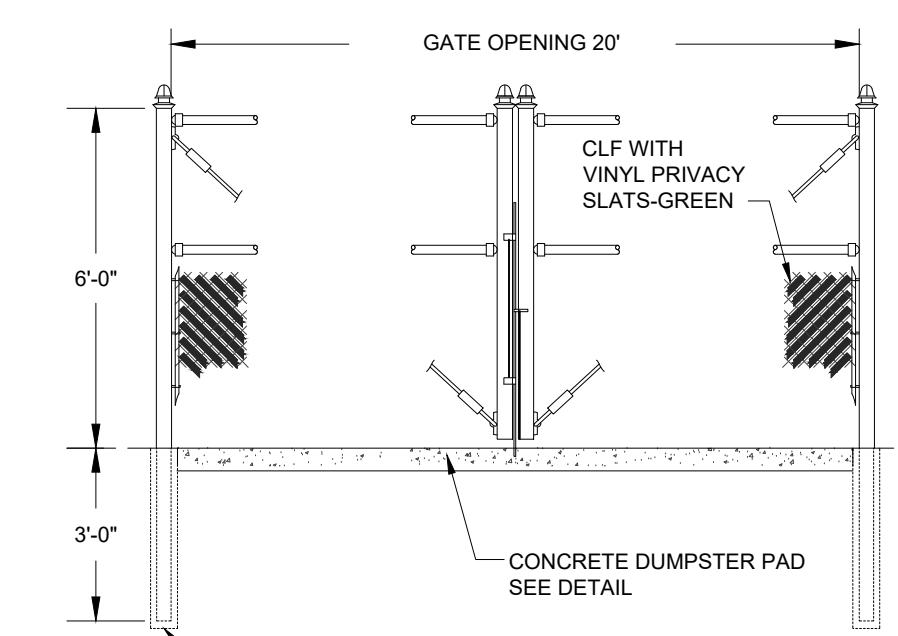
DYNAMIC ACCESSIBILITY PARKING SYMBOL®

SCALE: NONE



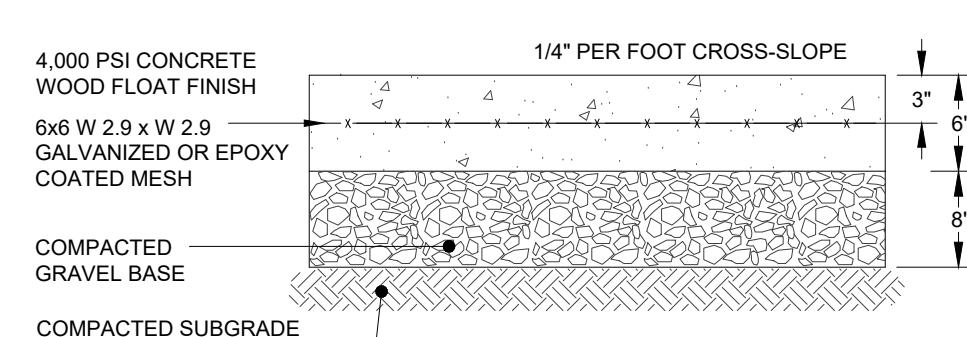
SIGN DETAIL

SCALE: NONE

STOP SIGN:
R1-1; 31-0552-30"STOP SIGN:
R1-1; 31-0552-30"NOTES:
1. DUMPSTER ENCLOSURE TO BE EQUIPPED WITH VINYL PRIVACY SLATS - GREEN, ALL SIDES.
2. REFER TO CHAIN LINK FENCE DETAIL FOR ADDITIONAL DETAILS.
3. DEPTH OF THE ENCLOSURE IS 8'.

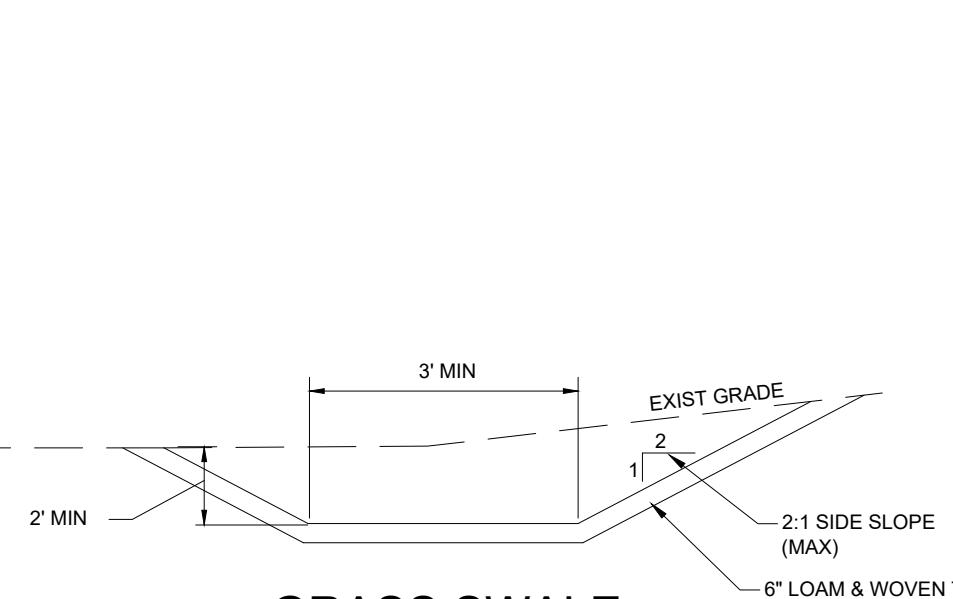
DUMPSTER ENCLOSURE DETAIL

SCALE: NONE

NOTE:
SEE PLAN FOR LOCATION AND SIZE OF PAD.

CONCRETE DUMPSTER PAD DETAIL

SCALE: NONE



GRASS SWALE

SCALE: NONE

2' MIN 3' MIN EXIST GRADE 2:1 SIDE SLOPE (MAX) 6" LOAM & WOVEN TURF REINFORCEMENT MAT

BITUMINOUS PAVEMENT (SEE PLAN)

1/4" PER FOOT CROSS-SLOPE

4" COMPACTED PROCESSED AGGREGATE BASE

8" COMPACTED SUBBASE

COMPACTED SUBGRADE OR SUITABLE BACKFILL / EMBANKMENT

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

CONCRETE PAD

SCALE: NONE

BITUMINOUS PAVEMENT (SEE PLAN)

1/4" PER FOOT CROSS-SLOPE

4" COMPACTED PROCESSED AGGREGATE BASE

8" COMPACTED SUBBASE

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CONCRETE PAD

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8" COMPACTED SUBBASE

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CONCRETE PAD

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8" COMPACTED SUBBASE

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CONCRETE PAD

SCALE: NONE

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1/4" PER FOOT CROSS-SLOPE

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8" COMPACTED SUBBASE

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CONCRETE PAD

SCALE: NONE

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8" COMPACTED SUBBASE

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1/4" PER FOOT CROSS-SLOPE

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SCALE: NONE

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CONCRETE PAD

SCALE: NONE

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CONCRETE PAD

SCALE: NONE

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1/4" PER FOOT CROSS-SLOPE

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CONCRETE PAD

SCALE: NONE

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1/4" PER FOOT CROSS-SLOPE

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CONCRETE PAD

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BITUMINOUS PAVEMENT (SEE PLAN)

1/4" PER FOOT CROSS-SLOPE

4" COMPACTED PROCESSED AGGREGATE BASE

8" COMPACTED SUBBASE

COMPACTED SUBGRADE

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2. CONCRETE TO BE 3500 PSI COMPRESSIVE STRENGTH AT 28 DAYS.

CONCRETE PAD

SCALE: NONE

BITUMINOUS PAVEMENT (SEE PLAN)

1/4" PER FOOT CROSS-SLOPE

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8" COMPACTED SUBBASE

COMPACTED SUBGRADE

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2. CONCRETE TO BE 3500 PSI COMPRESSIVE STRENGTH AT 28 DAYS.

CONCRETE PAD

SCALE: NONE

BITUMINOUS PAVEMENT (SEE PLAN)

1/4" PER FOOT CROSS-SLOPE

4" COMPACTED PROCESSED AGGREGATE BASE

8" COMPACTED SUBBASE

COMPACTED SUBGRADE

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

CONCRETE PAD

SCALE: NONE

BITUMINOUS PAVEMENT (SEE PLAN)

1/4" PER FOOT CROSS-SLOPE

4" COMPACTED PROCESSED AGGREGATE BASE

8" COMPACTED SUBBASE

COMPACTED SUBGRADE

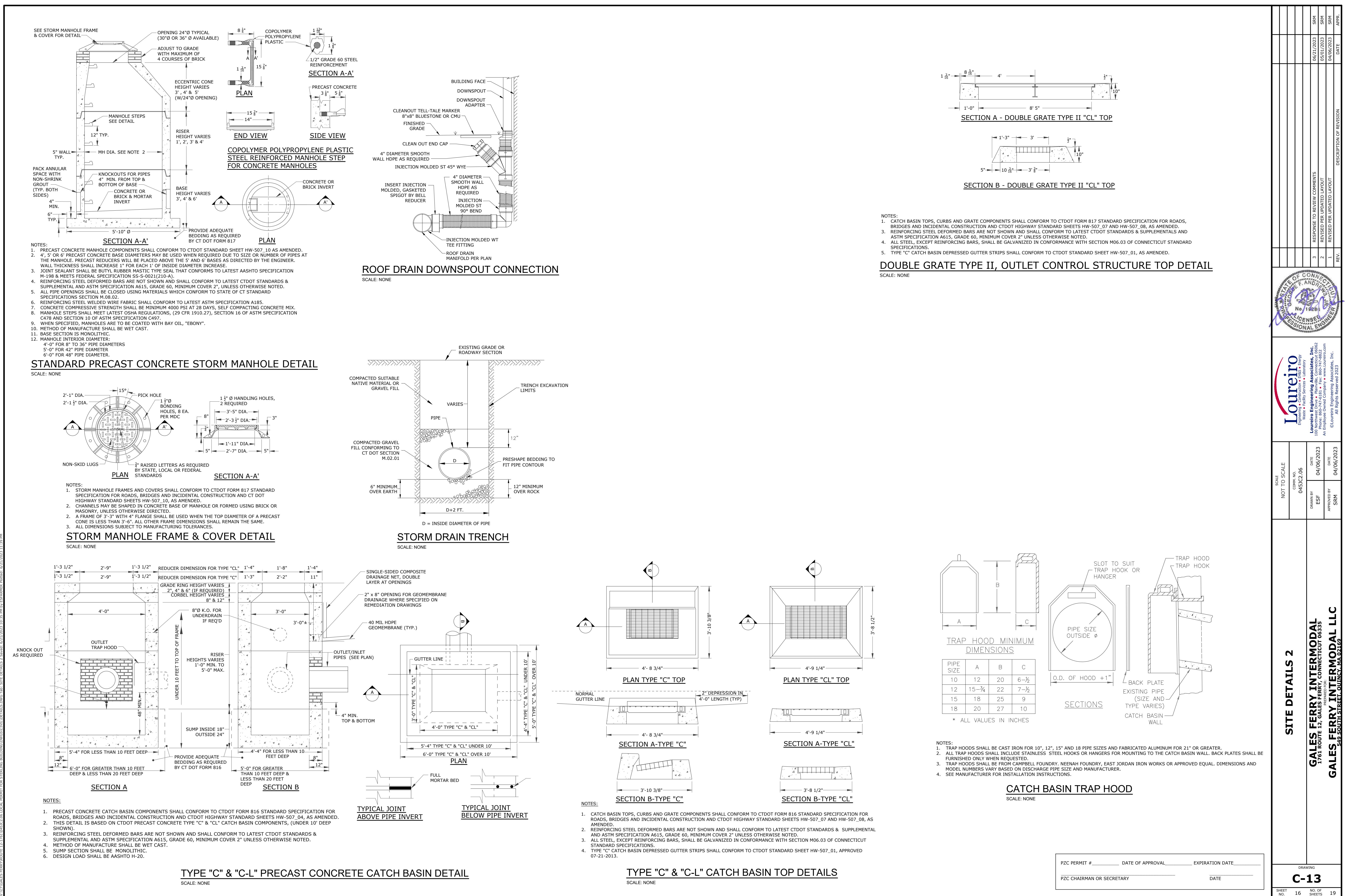
NOTES:
1. ALL COMPACTION TO BE 95% STANDARD PROCTOR DENSITY.
2. CONCRETE TO BE 3500 PSI COMPRESSIVE STRENGTH AT 28 DAYS.

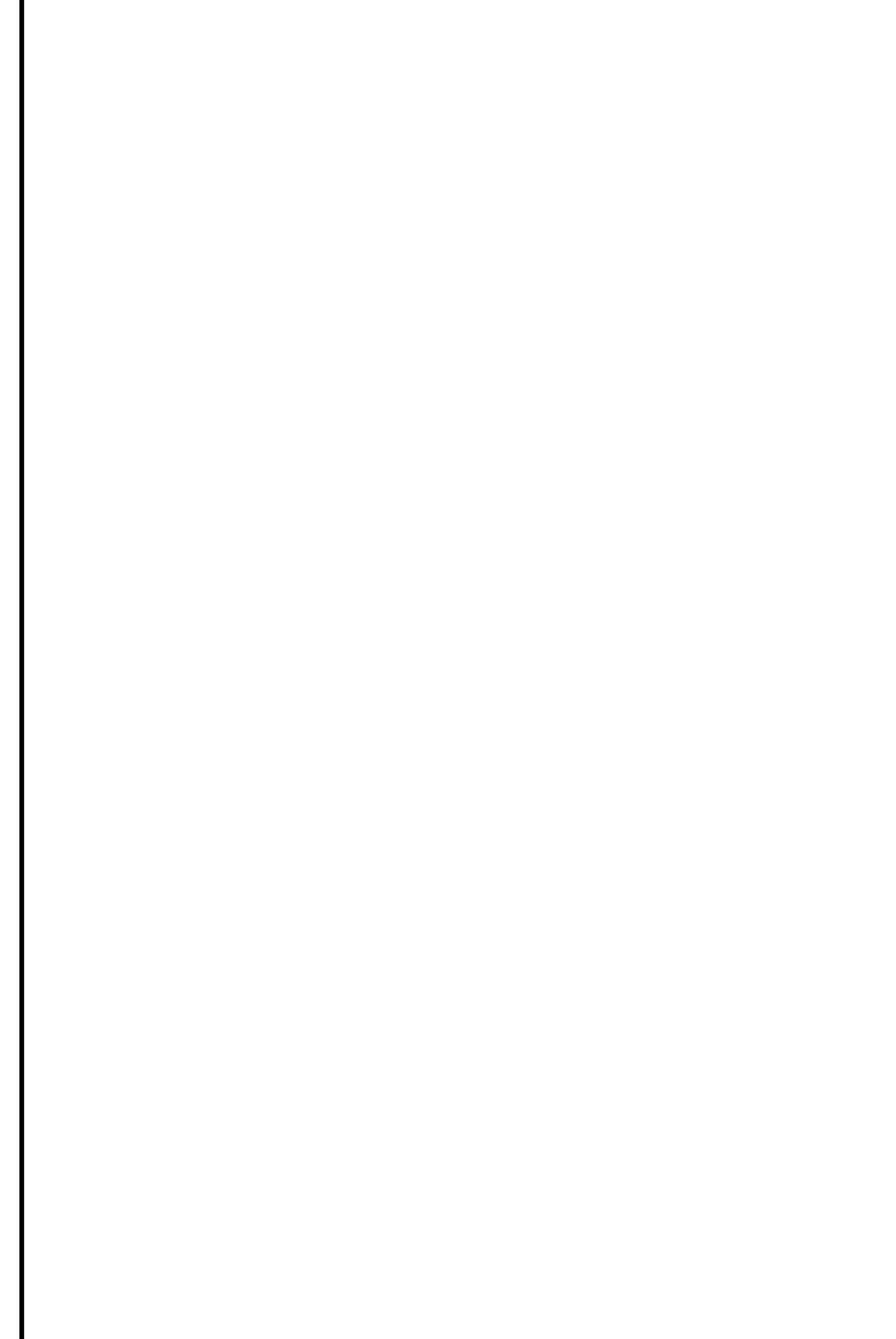
CONCRETE PAD

SCALE: NONE

BITUMINOUS PAVEMENT (SEE PLAN)

1/4" PER FOOT CROSS-SLOPE

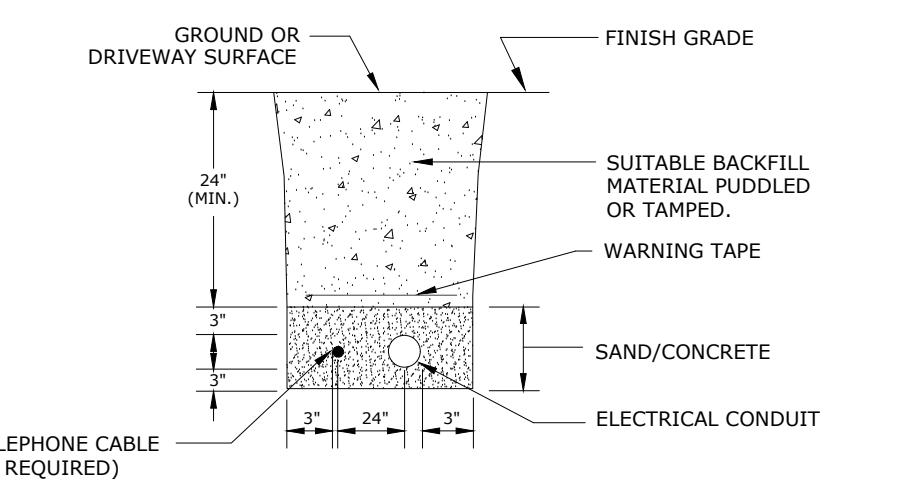




CASCADE separator™

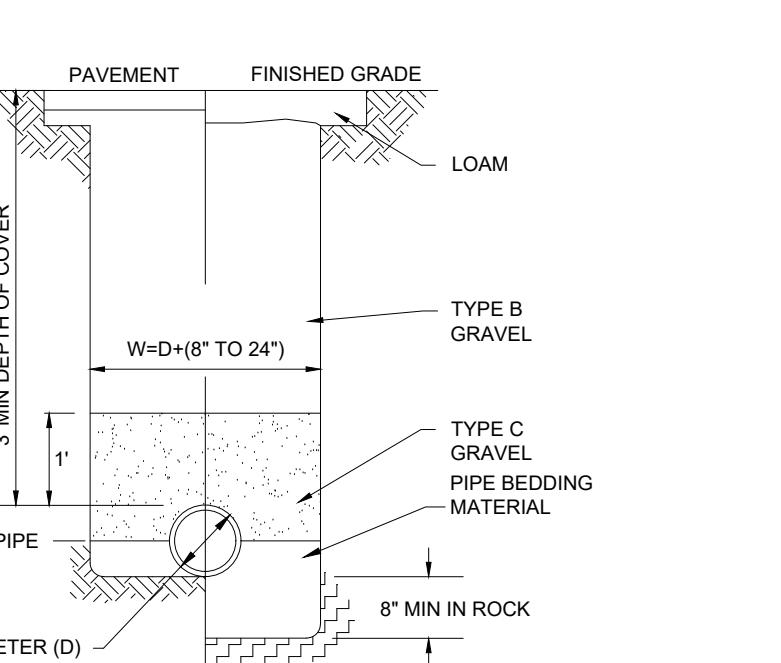
CS-3 CASCADE SEPARATOR STANDARD DETAIL

CASCADE SEPARATOR DESIGN NOTES			
THE STANDARD CS-3 CONFIGURATION IS SHOWN. ALTERNATE CONFIGURATIONS ARE AVAILABLE AND ARE LISTED BELOW. SOME CONFIGURATIONS MAY BE COMBINED TO SUIT SITE REQUIREMENTS.			
CONFIGURATION DESCRIPTION			
GRATED INLET ONLY (NO INLET PIPE)			
GRATED INLET WITH INLET PIPE OR PIPES			
CURB INLET ONLY (NO INLET PIPE)			
CURB INLET WITH INLET PIPE OR PIPES			
SITE SPECIFIC DATA REQUIREMENTS			
STRUCTURE ID			
WATER QUALITY FLOW RATE (cfs [L/s])			
PEAK FLOW RATE (cfs [L/s])			
RETURN PERIOD OF PEAK FLOW (yrs)			
RIM ELEVATION			
PIPE DATA	INVERT	MATERIAL	DIAMETER
INLET PIPE 1			
INLET PIPE 2			
OUTLET PIPE			
NOTES/SPECIAL REQUIREMENTS:			



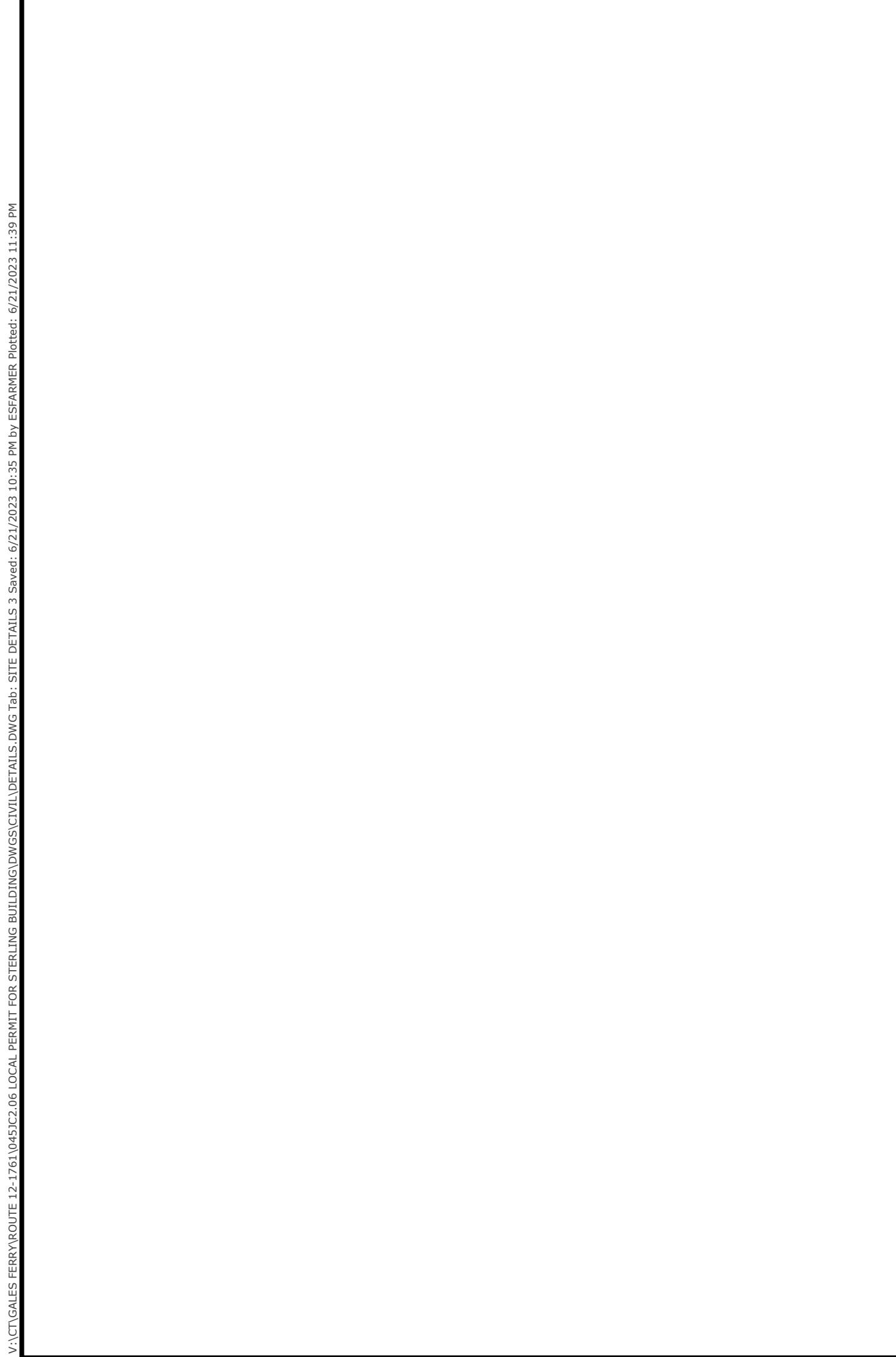
ELECTRICAL LINE TRENCH

SCALE: NONE



WATER LINE TRENCH

SCALE: NONE



CASCADE separator™

CS-4 CASCADE SEPARATOR STANDARD DETAIL

CASCADE SEPARATOR DESIGN NOTES			
THE STANDARD CS-4 CONFIGURATION IS SHOWN. ALTERNATE CONFIGURATIONS ARE AVAILABLE AND ARE LISTED BELOW. SOME CONFIGURATIONS MAY BE COMBINED TO SUIT SITE REQUIREMENTS.			
CONFIGURATION DESCRIPTION			
GRATED INLET ONLY (NO INLET PIPE)			
GRATED INLET WITH INLET PIPE OR PIPES			
CURB INLET ONLY (NO INLET PIPE)			
CURB INLET WITH INLET PIPE OR PIPES			
SITE SPECIFIC DATA REQUIREMENTS			
STRUCTURE ID			
WATER QUALITY FLOW RATE (cfs [L/s])			
PEAK FLOW RATE (cfs [L/s])			
RETURN PERIOD OF PEAK FLOW (yrs)			
RIM ELEVATION			
PIPE DATA	INVERT	MATERIAL	DIAMETER
INLET PIPE 1			
INLET PIPE 2			
OUTLET PIPE			
NOTES/SPECIAL REQUIREMENTS:			

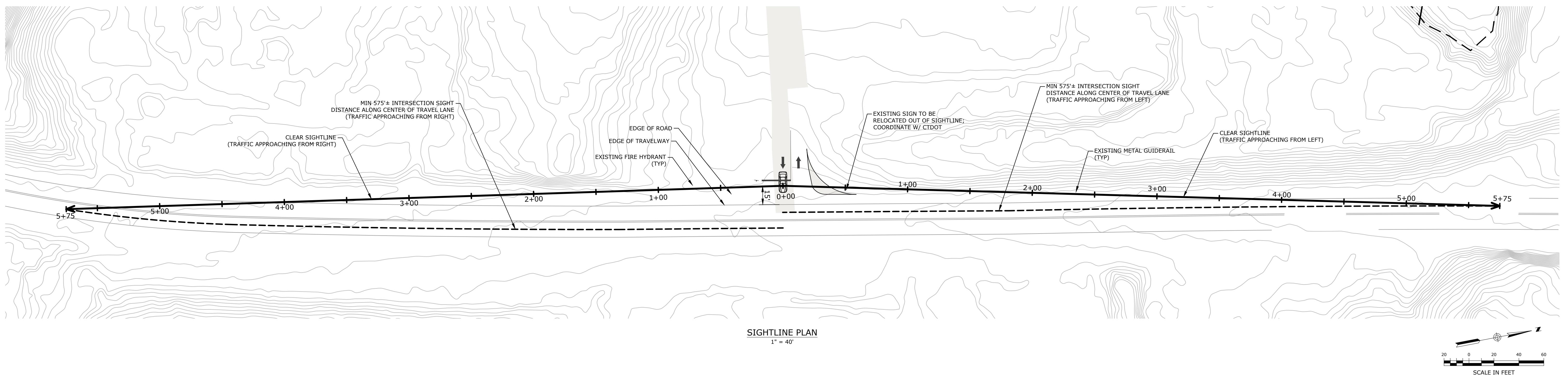
CASCADE SEPARATOR DESIGN NOTES			
THE STANDARD CS-4 CONFIGURATION IS SHOWN. ALTERNATE CONFIGURATIONS ARE AVAILABLE AND ARE LISTED BELOW. SOME CONFIGURATIONS MAY BE COMBINED TO SUIT SITE REQUIREMENTS.			
CONFIGURATION DESCRIPTION			
GRATED INLET ONLY (NO INLET PIPE)			
GRATED INLET WITH INLET PIPE OR PIPES			
CURB INLET ONLY (NO INLET PIPE)			
CURB INLET WITH INLET PIPE OR PIPES			
SITE SPECIFIC DATA REQUIREMENTS			
STRUCTURE ID			
WATER QUALITY FLOW RATE (cfs [L/s])			
PEAK FLOW RATE (cfs [L/s])			
RETURN PERIOD OF PEAK FLOW (yrs)			
RIM ELEVATION			
PIPE DATA	INVERT	MATERIAL	DIAMETER
INLET PIPE 1			
INLET PIPE 2			
OUTLET PIPE			
NOTES/SPECIAL REQUIREMENTS:			

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

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

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

06/21/2023	SRM
05/01/2023	SRM
04/06/2023	SRM
04/06/2023	APPR. DATE
	REV.

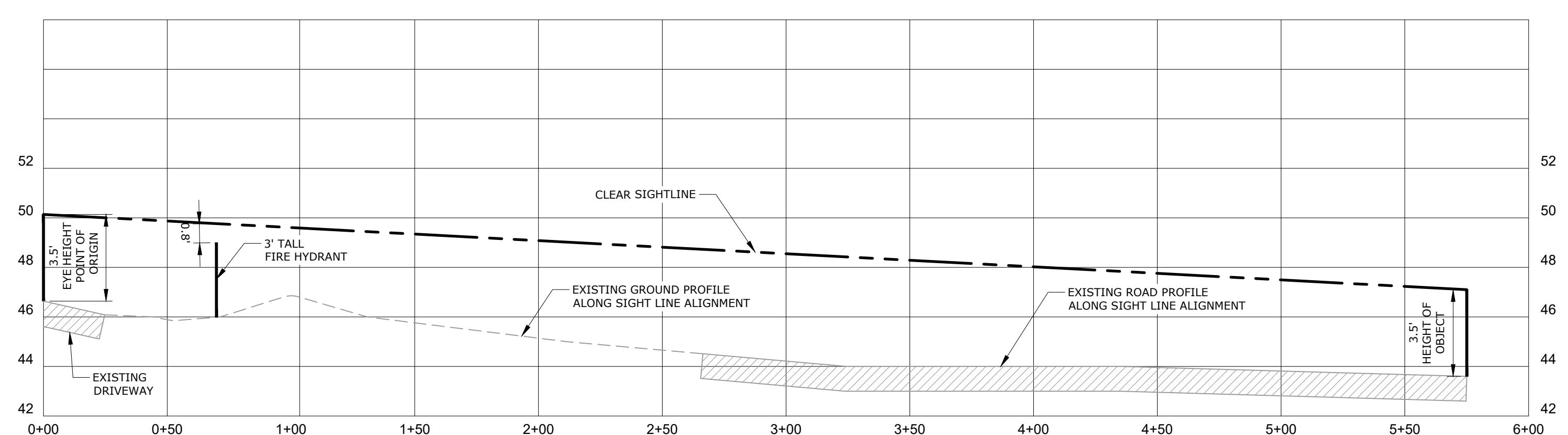
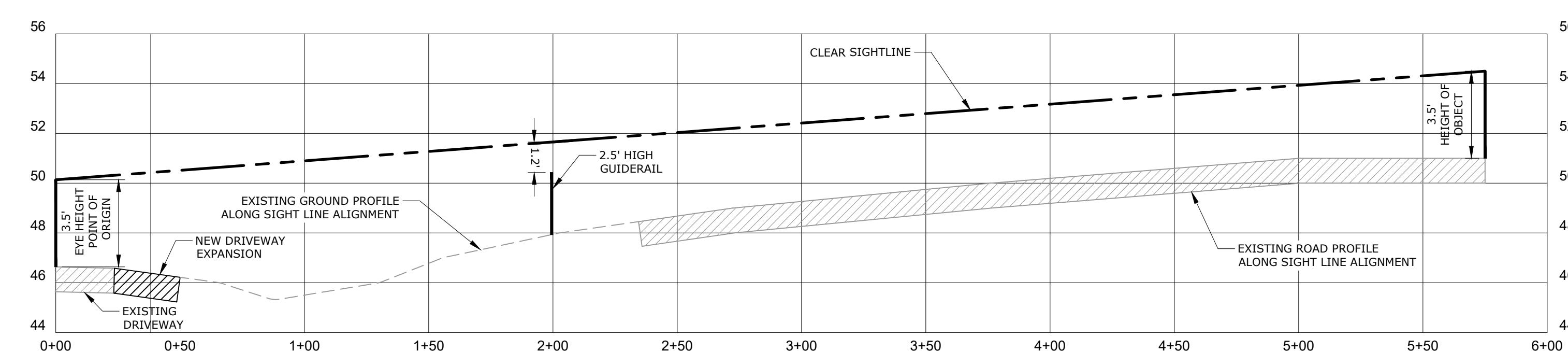


Loureiro
Engineering • Geoscience • Civil • Energy
Water • Facility Services • Laboratory
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Scale: 1" = 40'
Com. No.: 045C2.06
Drawn by: TCG Date: 04/06/2023
Approved by: SRM Date: 04/06/2023

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

Drawing: C-16
Sheet No. 19
No. of Sheets 19
PZC PERMIT # _____ DATE OF APPROVAL _____ EXPIRATION DATE _____
PZC CHAIRMAN OR SECRETARY _____ DATE _____



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.