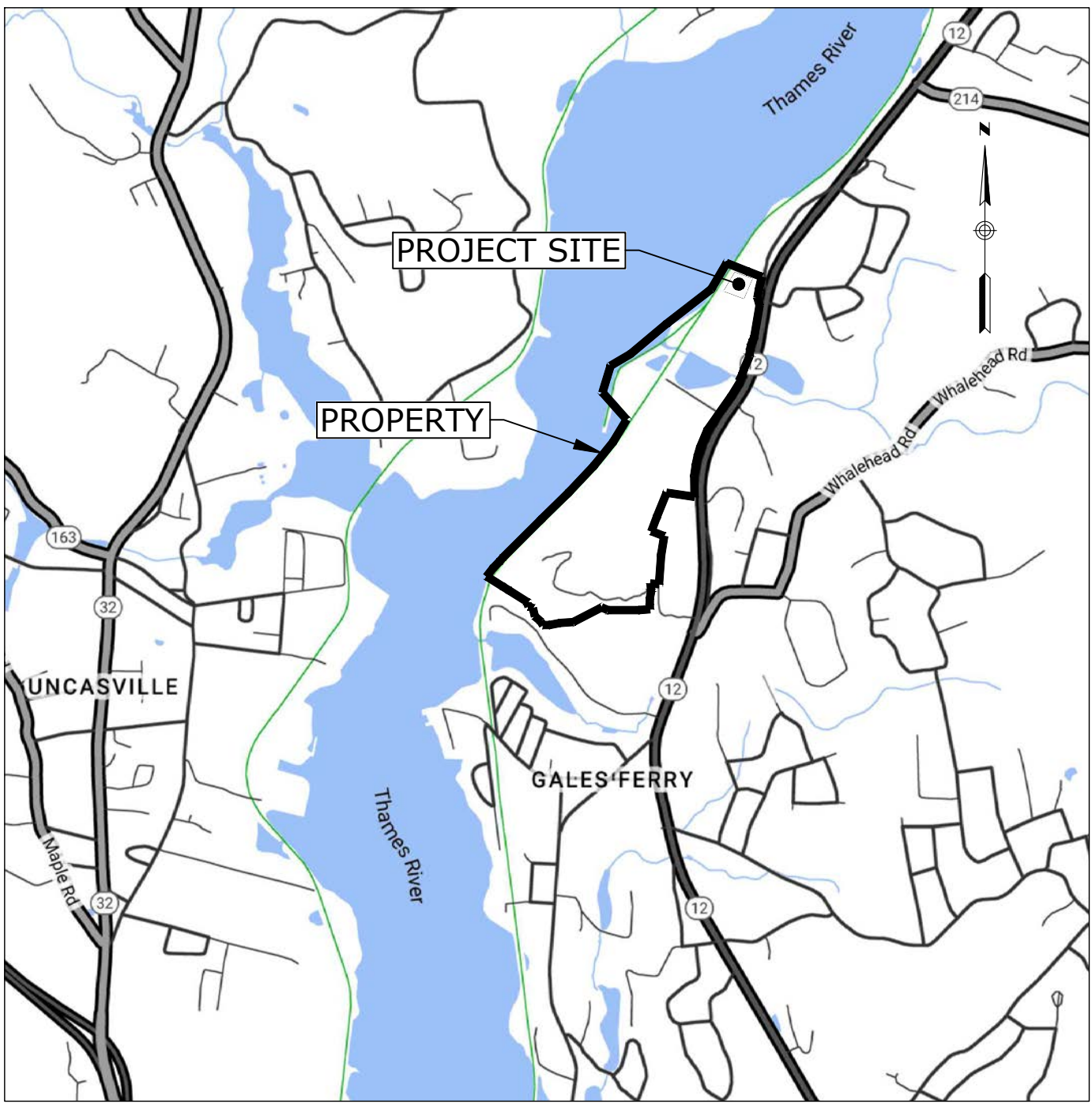


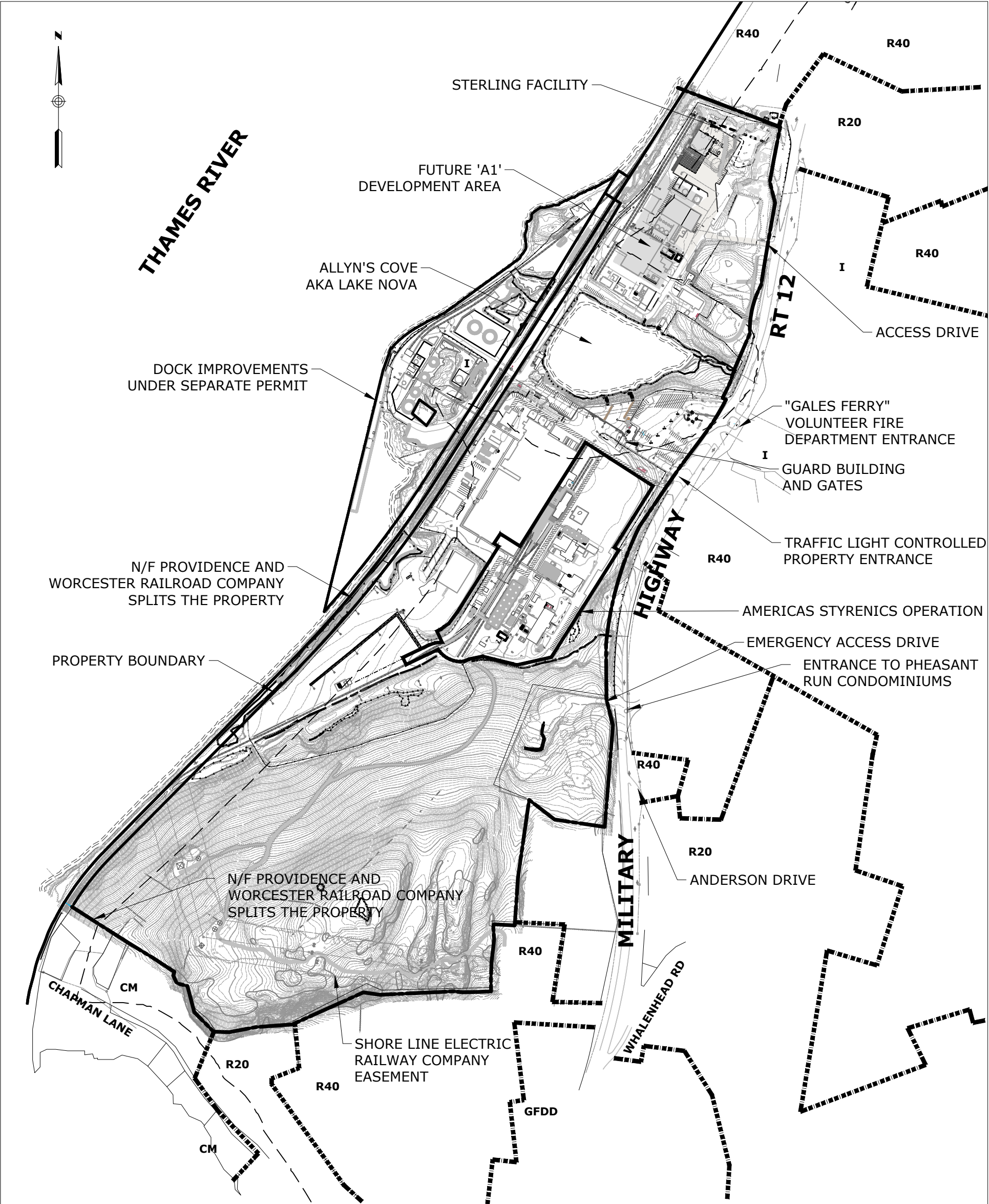
GALES FERRY INTERMODAL STERLING FACILITY

1761 ROUTE 12
GALES FERRY, CONNECTICUT 06335

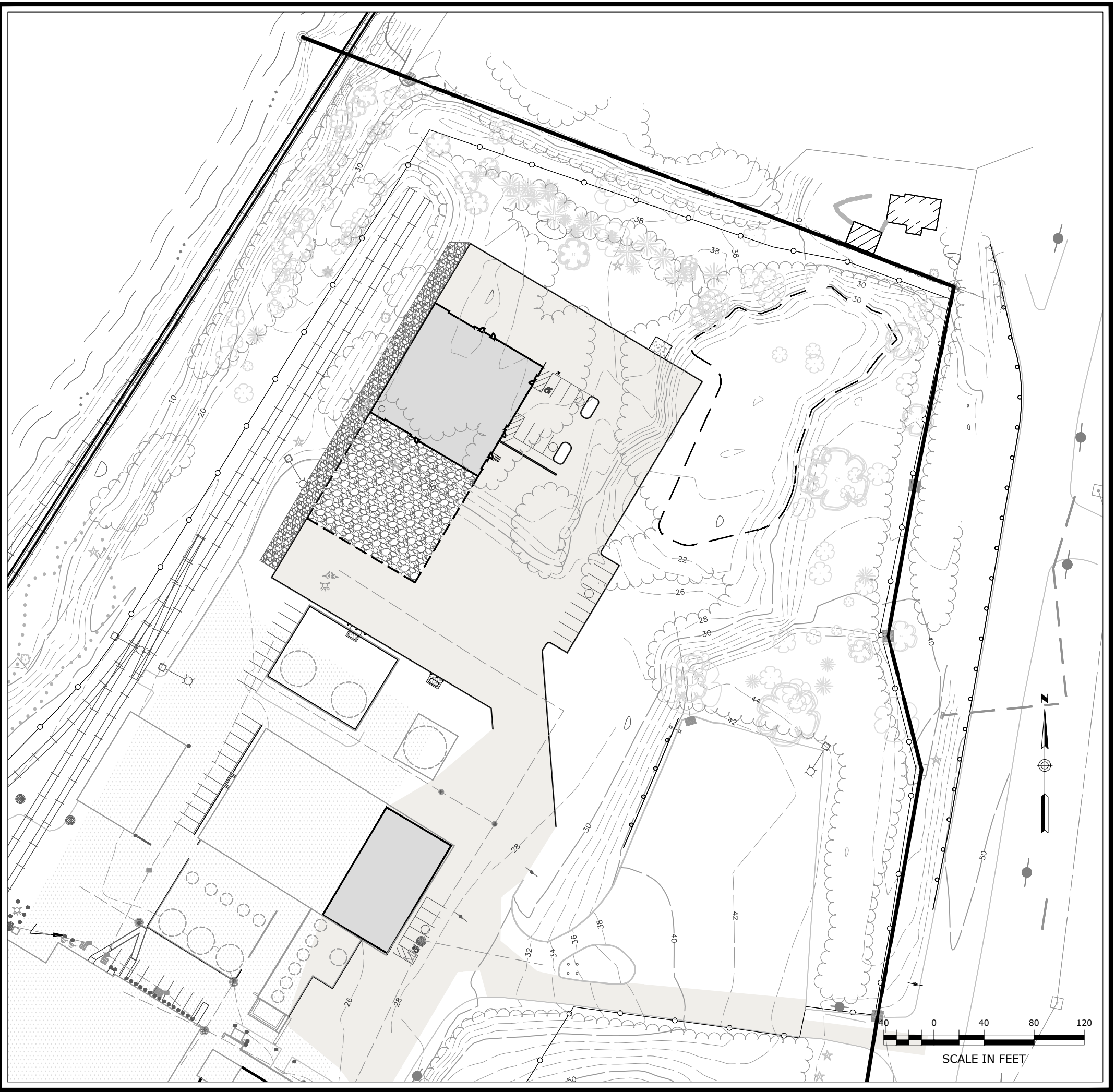
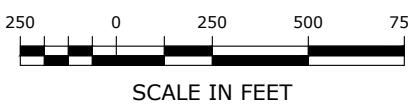
MARCH 07, 2023
REVISED: APRIL 6, 2023
REVISED: MAY 1, 2023
REVISED: JUNE 21, 2023



LOCATION MAP
SCALE: 1"=±2,000'



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
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 C AND B.
2. REFERENCE IS MADE TO THE TOWN OF LEDYARD, CT LAND EVIDENCE RECORDS VOLUME 621 AT PAGE 981 FOR THE SUBJECT PROPERTY.
3. THE SUBJECT PROPERTY IS LOCATED ENTIRELY WITHIN THE "1" INDUSTRIAL ZONE DISTRICT.
4. "NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP NEW LONDON COUNTY, CONNECTICUT ALL JURISDICTIONS PLAN 354, TOWN OF LEDYARD, MAP NUMBER 0901C0354G EFFECTIVE DATE JULY 18, 2011 FEDERAL AGENCY MANAGEMENT AGENCY"
5. THE SUBJECT PROPERTY IS LOCATED IN ZONE AE (EL 12) AND ZONE K.
6. THE SUBJECT PROPERTY IS SHOWN ON THE TOWN OF LEDYARD, CT TAX ASSESSOR MAP 61 BLOCK 2120 AS LOT 1761 WHICH HAS ASSIGNED STREET ADDRESSES OF 1761 ROUTE 12, GALES FERRY, CONNECTICUT 06335.
7. UNDERGROUND UTILITIES MUST BE FIELD VERIFIED PRIOR TO ANY EXCAVATION.
8. INLAND WETLANDS WERE DELINEATED IN THE FIELD BY JMM WETLAND CONSULTING SERVICES, LLC AND LOCATED BY LOUREIRO ENGINEERING ASSOCIATES, INC., GROTON, CONNECTICUT.
9. LIMITS OF FLOOD ZONE SHOWN ON PROPOSED PLAN ARE FROM FEMA NFIP MAP NUMBER 0901C0354G, EFFECTIVE DATE JULY 18, 2011.
10. LIMITS OF NATURAL DIVERSITY DATA BASE AREAS SHOWN ON THE OVERALL SITE PLAN ARE FROM CONNECTICUT DEPARTMENT OF ENVIRONMENT & ENVIRONMENTAL PROTECTION BUREAU OF NATURAL RESOURCES WILDLIFE DIVISION LEDYARD, CT MAP DATED DECEMBER 2002.

MAP REFERENCES

- A. PROPERTY SURVEY, PROPERTY OF TRINSELO LLC, #1737 & 1761 MILITARY HIGHWAY (ROUTE 12), LEDYARD, GALES FERRY, CT, PREPARED FOR: JAY CASHMAN, INC., 549 SOUTH STREET, QUINCY, MA 01906, BY: CM-2501-5/10/2012, BY CMA.
- B. PROPERTY AND TOPOGRAPHIC SURVEY #1737 & 1761 MILITARY HIGHWAY (ROUTE 12), LEDYARD, GALES FERRY, CT, PREPARED FOR: STYRON LLC "ALLYN'S POINT PLANT", BY CM-2501-5/10/2012, 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 DERIVED FROM AERIAL MAPPING DATA OF THE GOLDEN AERIAL SURVEYS, INC. MAPPING SCALE: 1"=400' PHOTO SCALE: 1"=500' PHOTO DATE: 04-27-2001
- C. THIS SURVEY WAS PREPARED TO PREPARE THE BOUNDARY AND EXISTING CONDITIONS OF THE SUBJECT PROPERTY.
- D. THE PROPERTY SURVEY, SHEET 1 OF 2, PREPARED BY CMA DATED 5/10/2012 - NOTE 6 STATES THE PURPOSE OF THE INDUSTRIAL ZONE REFERENCING SECTION 4.9A OF THE ZONING REGULATIONS. THE REGULATIONS HAVE SINCE BEEN UPDATED AND THE NEW "PURPOSE" IS: TO PROVIDE FOR THE ADDITIONAL DEVELOPMENT OF MANUFACTURING AND MANUFACTURE-RELATED 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 LEDYARD ROAD, NORTHERLY TO LEDYARD-PRESTON TOWN LINE, MAP NUMBER 71-16, DATED NOVEMBER 5, 1957.

SITE NOTES:

1. THE APPLICANT/OWNER IS GALES FERRY INTERMODAL LCL 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 APURTHERANCES WHICH ARE UTILIZED BY THE APPLICANT'S AFFILIATES IN CONJUNCTION WITH ITS MARINE CONTRACTING AND DREDGING OPERATIONS.
3. OTHER USES ON THE SITE CURRENTLY INCLUDE MANUFACTURING OF STYROFOAM PRODUCTS BY AMERICAS STYRENICS, A TENANT OF THE PROPERTY.
4. THE PURPOSE OF THESE PLANS IS FOR REVIEW BY THE LEDGE LIGHT HEALTH DISTRICT FOR CONFORMANCE WITH THE PROVISIONS OF THE TOWN OF LEDYARD PLANNING & ZONING COMMISSION FOR A SPECIAL PERMIT APPLICATION FOR THE NEW INDUSTRIAL BUILDINGS. 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 LEDYARD PLANNING & ZONING COMMISSION'S ZONING DISTRICTS OF THE FEMALE 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 6,682,480 SF = 4,677,736 SF
 - B. PROVIDED: 3,091,743 (EXISTING) + 72,996 (PROPOSED) / 6,682,480 SF = 31.4 %
8. PARKING CALCULATIONS FOR NEW INDUSTRIAL BUILDING:
 - A. REQUIRED:
 1. SPACE PER EMPLOYEE ON MAX SHIFT PLUS 1 SPACE PER FLEET VEHICLE
10,000 SF BUILDING:
 1. SPACE PER EMPLOYEE ON MAX SHIFT X 10 EMPLOYEES PLUS 1 SPACE PER FLEET VEHICLE X 7 FLEET VEHICLES = 17 SPACES REQUIRED
 - 6,000 SF BUILDING:
 1. SPACE PER EMPLOYEE ON MAX SHIFT X 3 EMPLOYEES PLUS 1 SPACE PER FLEET VEHICLE X 7 FLEET VEHICLES = 10 SPACES REQUIRED
 2. TOTAL REQUIRED = 17 + 10 = 27 SPACES REQUIRED
 - B. PROPOSED:
 1. 22 SPACES
9. THE NUMBER OF SITE BUILDINGS AND USES WERE NOT EVALUATED FOR PARKING REQUIREMENTS.
10. 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.
11. ANY MODIFICATION TO THE PLANS, INCLUDING ANY RECONFIGURATION OF THE PROPOSED FLOOR PLAN, IMPOSED BY ANOTHER FEDERAL, STATE OR LOCAL AGENCY SHALL REQUIRE A PRELIMINARY REVIEW BY THE HANDICAP BLUE BACKGROUND, ALL TRAFFIC CONTROL SIGNS SHALL CONFORM TO M.U.T.C.D. STANDARDS.
12. 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.
13. THE CONTRACTOR SHALL OBTAIN, REVIEW AND ADHERE TO ALL REQUIREMENTS AND ANY CONDITIONS OF APPROVAL OF THE TOWN OF LEDYARD.
14. NO SIGNAGE IS PROPOSED WITH THIS APPLICATION, ANY FUTURE SIGNAGE SHALL MEET THE ZONING REGULATIONS AND REQUIREMENTS AND WILL REQUIRE THE NECESSARY PERMITS.
15. ANY EXTERIOR LIGHTING SHALL BE FULL CUTOFF AND SHALL BE SHIELDED TO DIRECT LIGHT AND GLARE AWAY FROM ALL ADJOINING PROPERTIES.
16. 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 CONFORM TO M.U.T.C.D. STANDARDS.
17. NEW SIDEWALKS, RAMPS AND DRIVEWAYS SHALL BE INSTALLED TO PROVIDE SMOOTH TRANSITION FOR PEDESTRIANS AND VEHICLES.
18. ALL CURB/HANDICAP RAMP DESIGNS SHALL CONFORM TO ANSI STANDARDS OR ADA ACT OF 1990.
19. ALL JOINTS BETWEEN EXISTING AND NEW PAVEMENT SHALL BE PROPERLY SCAFFED, 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.
20. ALL EXISTING CURBING, PAVEMENT, ETC. DISTURBED AS A RESULT OF CONSTRUCTION ACTIVITY SHALL BE REPLACED OR REGRADUATED TO ORIGINAL CONDITION BY THE CONTRACTOR.
21. 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 "CITY OF GROTON, UT 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 ON THESE PLANS FOR INFORMATIONAL PURPOSES ONLY. FINAL LOCATIONS WILL BE DETERMINED BY RESPECTIVE UTILITY AUTHORITIES AND INSTALLATION SHALL CONFORM TO UTILITY AUTHORITY POLICIES AND PRACTICES.
3. ALL NEW UTILITIES, INCLUDING CATCH, WILL BE LOCATED UNDERGROUND.
4. ELECTRIC, TELEPHONE AND COMMUNICATION SERVICES SHALL CONFORM TO THE POLICIES AND PRACTICES OF THE APPROPRIATE UTILITY AUTHORITIES.
5. UTILITY SERVICE SIZES, MATERIALS, AND INSTALLATIONS SHALL BE APPROVED AND INSPECTED BY THE APPROPRIATE UTILITY 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 DEMAND AND COORDINATED WITH GROTON UTILITIES, THE PROVIDER THROUGH THE TOWN OF GROTON.
 - 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.
9. MINIMUM COVER OVER TOP OF WATER LINES SHALL BE 4.5' FROM FINISHED GRADE.
10. 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.
11. 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
12. WATER LINE GATE VALVES TO BE "OPEN LEFT, CLOSED 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.
13. MINIMUM 6" SEPARATION BETWEEN ELECTRIC AND ALL OTHER PIPES SUCH AS WATER, SEWER
14. 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. 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 SUMPS OF ON-SITE CATCH BASINS AND MANHOLES, AND SHALL DISPOSE OF THE PUMPING LEGALITY, 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 BY WRITTEN NOTICE OF THE DATE WHEN THE SUMP WAS 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 SUMP SHALL BE REMOVED BY VACUUM "VACUOR" TYPE OF MAINTENANCE EQUIPMENT.
3. STORMTIECH UNDERGROUND INFILTRATION/DETENTION SYSTEM
 - A. THE ISOLATOR ROWS SHALL BE CLEANED AT THE END OF CONSTRUCTION ONCE THE CONTRIBUTING AREAS ARE FULLY STABILIZED. FOR THE FIRST YEAR OF OPERATION FOLLOWING CONSTRUCTION, THE CHAMBER ROWS SHALL BE INSPECTED ONCE EVERY 4 MONTHS.
 - B. AFTER THE FIRST YEAR OF OPERATION, THE CHAMBERS SHALL BE INSPECTED 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 THE SEDIMENT. WHEN THE AVERAGE DEPTH OF ACCUMULATION EXCEEDS 3" A CLEAN-OUT SHOULD BE PERFORMED AND PROPERLY DISPOSED OFF-SITE. CLEAN-OUT SHOULD BE ACCOMPLISHED USING A JETVAC PROCESS.
 - C. A DETAILED MAINTENANCE LOGBOOK SHALL BE KEPT ON-SITE FOR THE UNITS BY THE PROPERTY OWNER/MANAGER. INFORMATION IS TO INCLUDE, BUT NOT BE LIMITED TO, THE DATE OF INSPECTION, RECORD OF SEDIMENT DEPTH, GENERAL OBSERVATIONS, AND DATE OF CLEANING PERFORMED.
4. HYDRODYNAMIC SEPARATOR
 - A. THE SEPARATOR SHALL BE CLEANED PERIODICALLY DURING CONSTRUCTION, AND AT THE END OF CONSTRUCTION ONCE THE LANDSCAPED AREAS ARE FULLY STABILIZED.
 - B. FOR THE FIRST YEAR OF OPERATION FOLLOWING CONSTRUCTION, THE SEPARATOR SHALL BE INSPECTED ONCE EVERY 4 MONTHS FOR THE MONTHS OF NOVEMBER, MARCH, AND JULY. A GRADUATED MEASURING DEVICE SHALL BE INSERTED INTO 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 EXCEEDS 20" A CLEAN-OUT SHOULD BE PERFORMED AND SEDIMENT PROPERLY DISPOSED OF OFF-SITE. DEBRIS WILL BE REMOVED BY VACUUM "VACUOR" TYPE OF EQUIPMENT. THE MANHOLE SHOULD THEN BE PRESSURE WASHED TO REMOVE REMAINING SEDIMENT AND DEBRIS AND THE WATER SHOULD BE RUN BY VACUUM-OUT. ONCE CLEANING IS COMPLETE THE MANHOLE SHOULD BE REFILLED WITH WATER.
 - D. A DETAILED MAINTENANCE LOGBOOK SHALL BE KEPT FOR THE UNIT. INFORMATION IS TO INCLUDE THE DATE OF INSPECTION, RECORD OF GRIT DEPTH, CONDITION OF CHECK, OBSERVATION OF ANY FLOATABLE DEBRIS, AND DATE OF CLEANING PERFORMED.

DRAINAGE TEST PIT RESULTS

OBSERVED BY LOUREIRO ENGINEERING ASSOCIATES ON JUNE 2, 2023

TEST PIT 'TP-G1'

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















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

TEST PIT 'TP-G2'

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

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

LEGEND

AC	ACRES		EXISTING CONTOUR
BIT CONC	BITUMINOUS CONCRETE		EXISTING INDEX CONTOUR
TC	TOP OF CURB		NEW SPOT GRADE
CHD	CONNECTICUT HIGHWAY DEPARTMENT MONUMENT		NEW CONTOUR
			NEW INDEX CONTOUR
BC	BOTTOM OF CURB		BUILDING SETBACK LINE
C.O.	CLEAN OUT		MUNICIPAL WATER
CL&P	CONNECTICUT LIGHT & POWER		UNDERGROUND ELECTRIC
LLR	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		
SF	SQUARE FEET		SOIL TYPE - TAKEN FROM NATURAL RESOURCES CONSERVATION SERVICE, WEBSOIL SURVEY, NATIONAL COOPERATIVE
TYP	TYPICAL		

PZC PERMIT # _____ DATE OF APPROVAL _____ EXPIRATION DATE _____

PZC CHAIRMAN OR SECRETARY _____ DATE _____

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

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

GALES FERRY INTERMODAL LLC
349 SOUTH STREET, QUINCY, MA 01469

DRAWING

C-1

SHEET NO. 2 OF 2

NO. OF SHEETS 10

SCALE	NOT TO SCALE	DATE
		04/06/2023
		ESF
		DATE
		04/06/2023
		SRM

COMR. NO.
045/C2.06

DRAWN BY
ESF

APPROVED BY
SRM

LOUREIRO ENGINEERING ASSOCIATES, Inc.
Environmental • Geotechnical • Laboratory
Water • Facility Services • Laboratory

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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 REVERSED 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 REVERSED 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 REVERSED 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 17-11-16. THESE MAPS SUPERSEDE PROJECT 71-05. SHEET 3 REVISED AUGUST 25, 1967.

10.) "CONNECTICUT STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP TOWN OF LEDYARD 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.

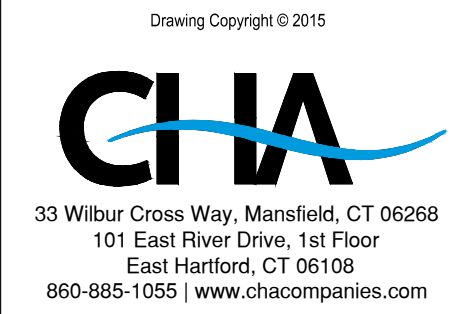
12.) "PLAN OF PROPERTY TO BE CONVEYED TO THE TOWN OF LEDYARD BY THE DOW CHEMICAL COMPANY, TOWN OF LEDYARD, CONN." SCALE: 1"=100' DATE: APRIL 1972, CHANDLER, PALMER & KING, NORWICH, CONN.

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.

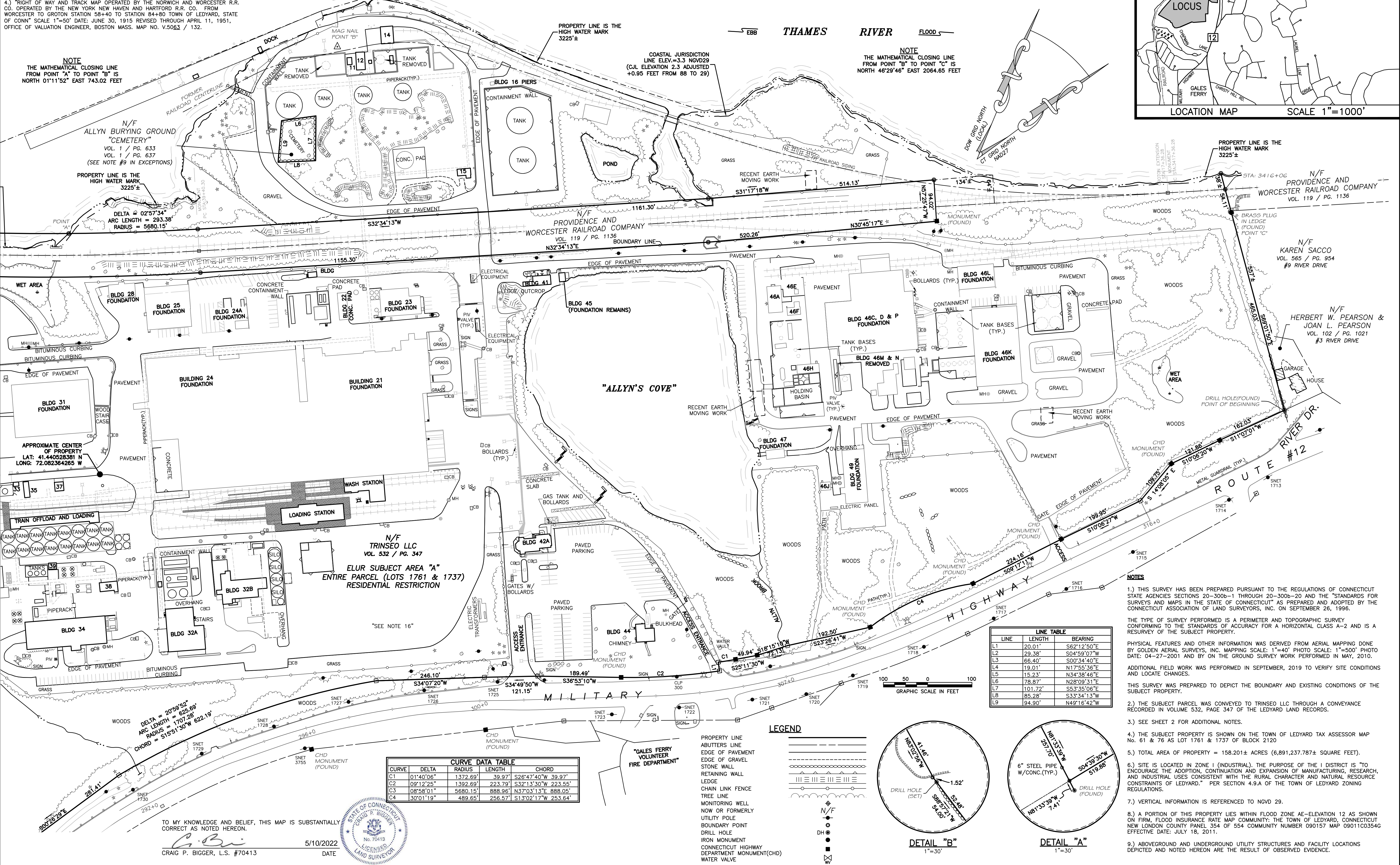
15.) "MONUMENTED PROPERTY SURVEY MAP DEPICTING LAND OF GALE'S FERRY MARINA, INC. A PORTION OF LAND OF JAMES L. LEWIS AND LUCILLE A. LUPINACCI, CHAPMAN LANE, GALE'S FERRY, LEDYARD, CONNECTICUT" MAP #1=40' DATE: MARCH 26, 1994 REVISED APRIL 19, 1994, DAVID L. STEIN, LAND SURVEYOR, WESTBROOK, CONNECTICUT,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

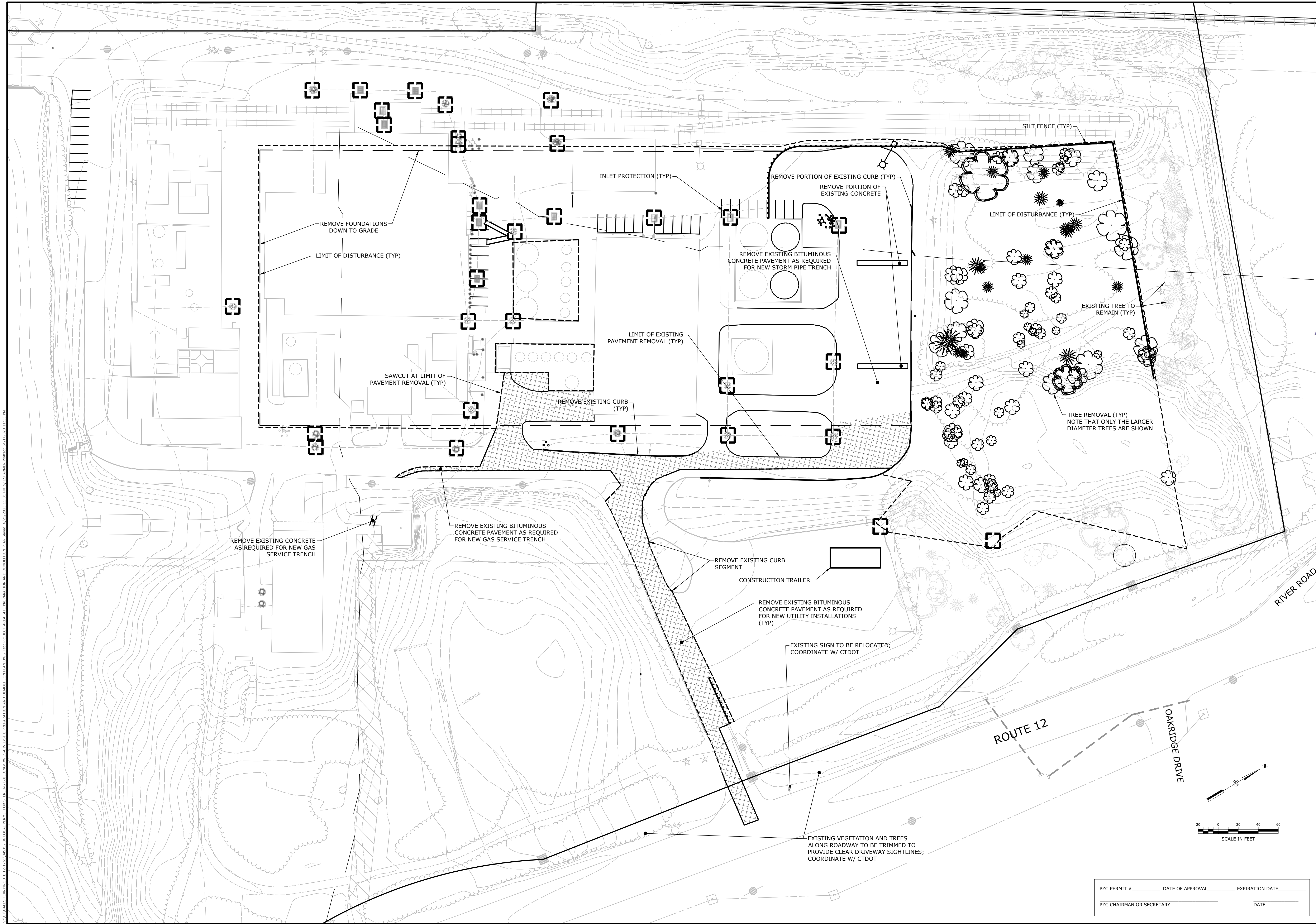


IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND SURVEYOR TO ALTER ANY ITEM OR PART OF AN ITEM BEARING THE STAMP OF A LICENSED PROFESSIONAL, IS ALTERED, THE ALTERING ENGINEER, ARCHITECT, LANDSCAPE 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 SITE PREPARATION AND DEMOLITION PLAN.DWG 04/06/2023 11:31 PM BY: ELSABETH RICHES 04/06/2023 11:38 PM

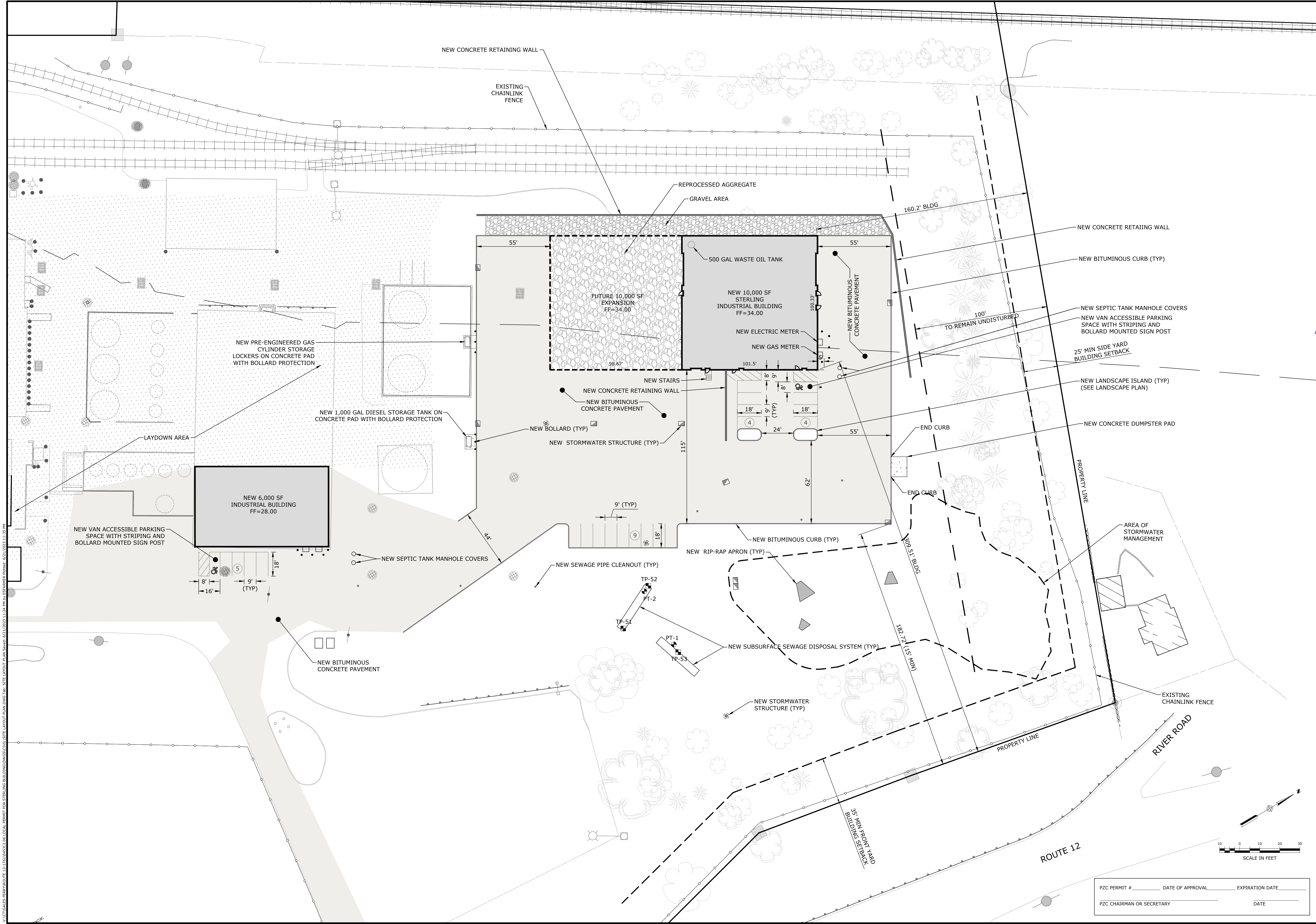


PZC PERMIT #	DATE OF APPROVAL	EXPIRATION DATE
PZC CHAIRMAN OR SECRETARY	DATE	

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

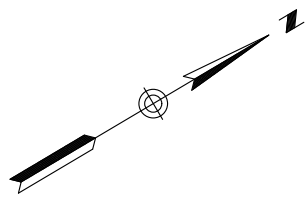
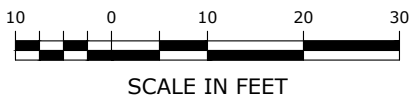


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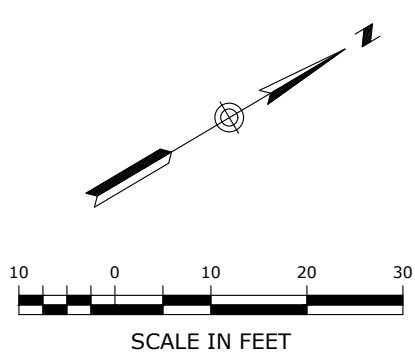


V:\CT\GALES FERRY\ROUTE 12-1761\0451C2-06-LOCAL PERMIT FOR STERLING BUILDING\DWG\0451C2-06-LOCAL PERMIT FOR STERLING BUILDING.DWG SITE LAYOUT PLAN DWG Job: SITE LAYOUT PLAN Scale: 0.41/0.20/21.11:24 PM by: ESR/AMR Period: 0.21/0.20/21.11:35 PM

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



SCALE 1"=30'		CORN. NO. 0451C2.06		DATE 04/06/2023		DRAWN BY ESF		DATE 04/06/2023		APPROVED BY SRM		DATE 04/06/2023		REV.		DESCRIPTION OF REVISION		DATE	
SITE LAYOUT PLAN										GALES FERRY INTERMODAL 1761 ROUTE 12, GALES FERRY, CONNECTICUT 06335 GALES FERRY INTERMODAL LLC 383 SOUTH STREET, SUITE 102, DANBURY, CT 06810									
Loureiro Engineering Associates, Inc. Water • Facility Services • Laboratory Engineers • Constructors • EIRCS • Energy No. 10285 Professional Engineer As Permitted: 860-747-6181 • Fax: 860-747-8822 An Employee-Owned Company • www.loureiro.com © Loureiro Engineering Associates, Inc. All Rights Reserved 2023										STATE OF CONNECTICUT JULY 2023 No. 10285 Professional Engineer									
SHEET NO. 6		NO. OF SHEETS 19		DRAWING C-4															



PLAN REFERENCES AND SITE NOTES

A. "PROPERTY AND TOPOGRAPHIC SURVEY PREPARED FOR STYRON LLC "ALLYN'S POINT PLAN" 1737 & 1761 MILYARD HIGHWAY - ROUTE 12, GALEYS FERRY, LEDYARD, CONNECTICUT PREPARED BY CME ASSOCIATES, INC. DATED SEPTEMBER 2, 2015

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

BASIS OF DESIGN

1. SDDS DESIGN IS IN ACCORDANCE WITH THE CONNECTICUT PUBLIC HEALTH CODE, ON-SITE SEWAGE DISPOSAL REGULATIONS AND TECHNICAL STANDARDS FOR SUBSURFACE SEWAGE DISPOSAL SYSTEMS.

2. DESIGN FLOWS - 20,000 SQUARE FOOT (SF) EQUIPMENT MAINTENANCE GARAGE. 6,000 SF INDUSTRIAL BUILDING. NUMBER OF EMPLOYEES - 10. ASSUME TWO SHIFTS AT A REASONABLE FACTOR OF SAFETY ALLOWING 20 EMPLOYEES AT 25 GALLONS PER DAY (GPD) PER EMPLOYEE. DESIGN FLOW - 500 GPD.

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

4. LEACHING SYSTEM DESIGN -USING 48-INCH CONCRETE LEACHING GALLEYS HS-20 DESIGNED FOR TRAFFIC AREA.
PERCOLATION RATE = <10.0 MIN/INCH
APPLICATION RATE = 1.5 GPD/SF OF EFFECTIVE LEACHING AREA (ELA)
ELA REQUIRED = 500 GPD / 1.5 GPD/SF = 334 SF
LEACHING SYSTEM: 48-INCH CONCRETE LEACHING GALLEYS = 8.2 SF / FLA
ELA PROVIDED = NINE 4-FOOT LONG GALLEYS WITH 12-INCHES OF NO. 4 CRUSHED STONE AROUND
36- FEET OF GALLEYS PLUS 2- FEET OF CRUSHED STONE AT THE ENDS
38- FEET X 9.2 SF / FLA = 349 SF ELA

5. ALL FILL AND TOPSOIL WITHIN FIVE FEET SURROUNDING THE LEACHING SYSTEM AREA SHALL BE REMOVED AND REPLACED WITH SUITABLE SELECT FILL AS NEEDED.

6. MLSS:
AVERAGE DEPTH TO RESTRICTIVE LAYER:
CATEGORY 2
NATIVE SOIL = 55"
55" + 24" OF SELECT FILL = 79" > 60"
NO MLSS REQUIRED

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

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 _____

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	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

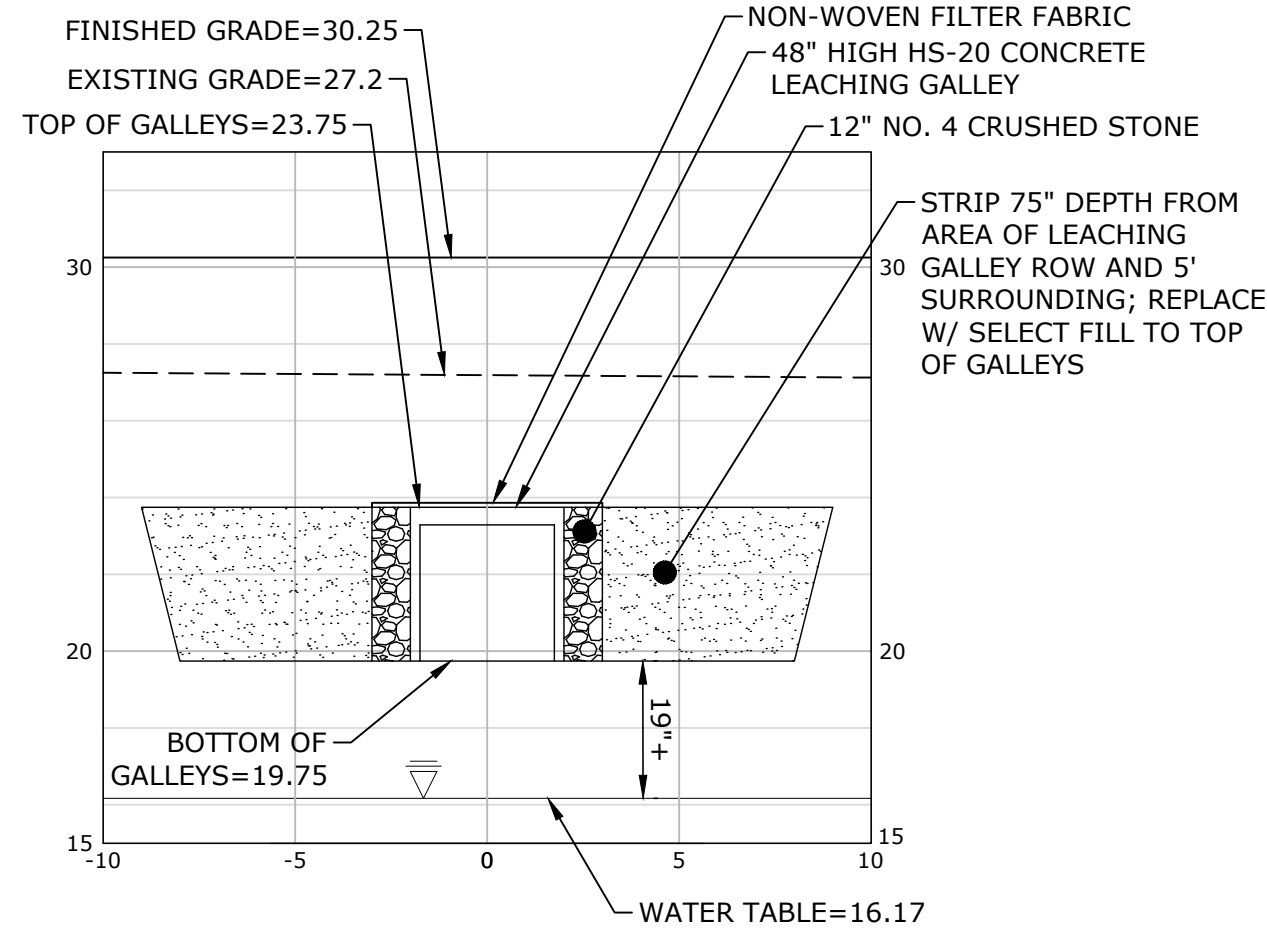
*ROOTS TO 62"
*GROUNDWATER AT 130"
*NO REFUSAL
*NO MOTTLING

TEST PIT LOG: TP-53

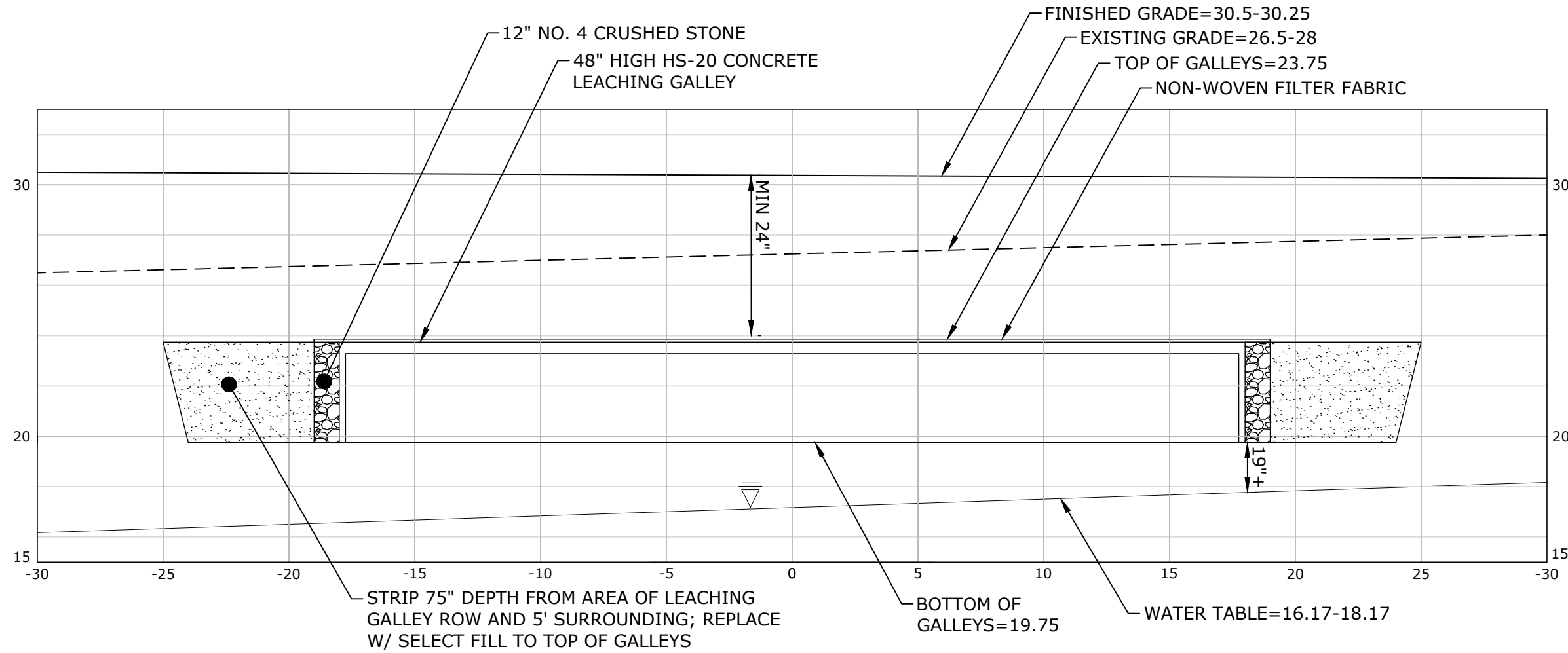
OBSERVED BY LOUREIRO ENGINEERING ASSOCIATES AND LEDGE
LIGHT HEALTH DISTRICT ON MARCH 24, 2023

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



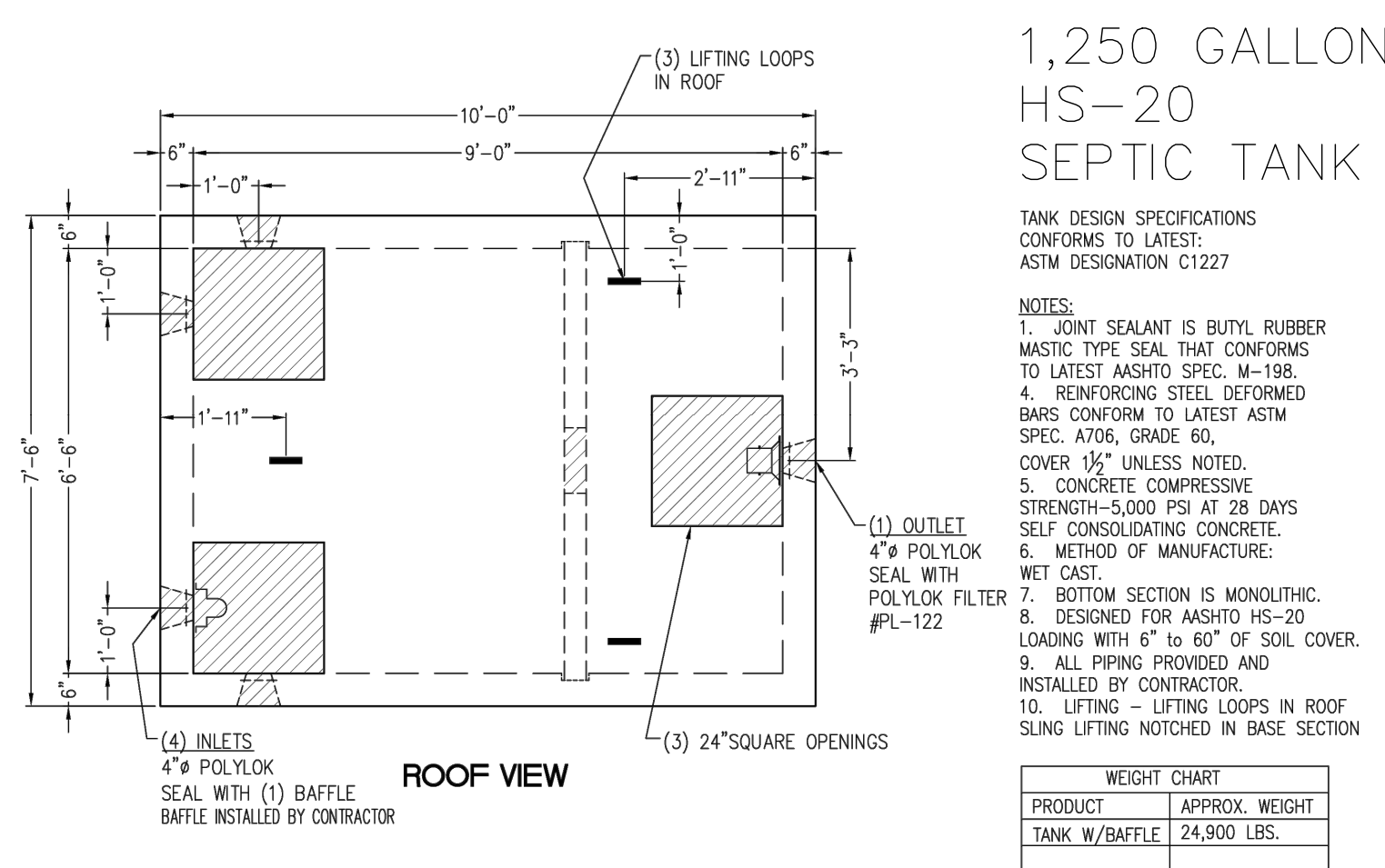
A-A SECTION VIEW
SCALE: 1"=5'H&V



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 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.
 - 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.

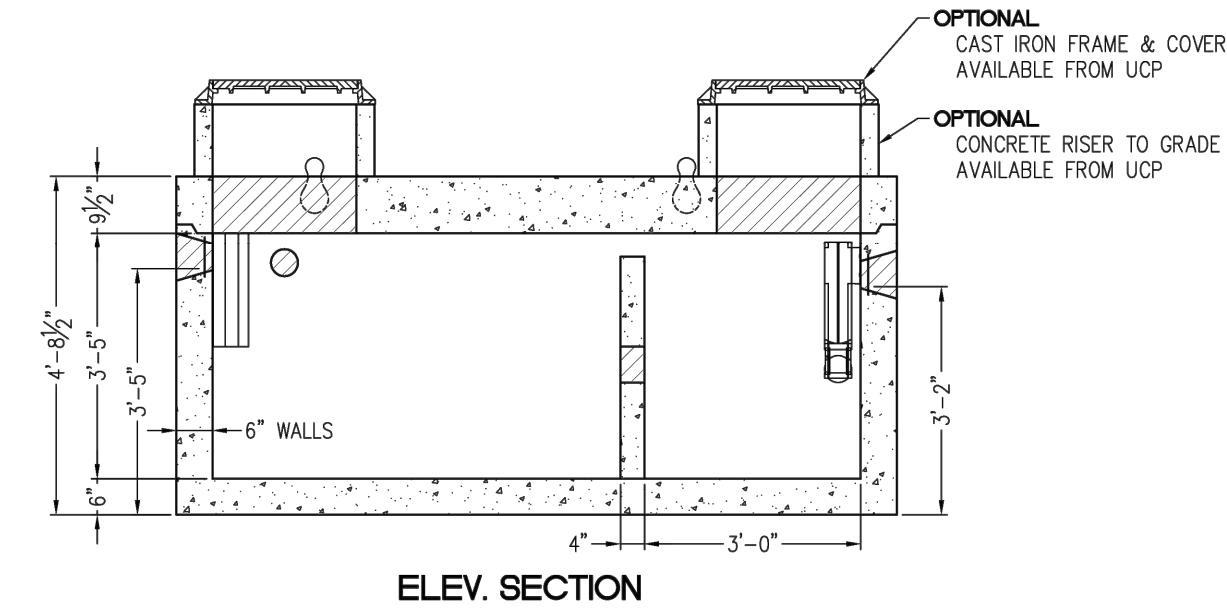


1,250 GALLON
HS-20
SEPTIC TANK

TANK DESIGN SPECIFICATIONS
CONFORMS TO LATEST:
ASTM DESIGNATION C1227

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

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:

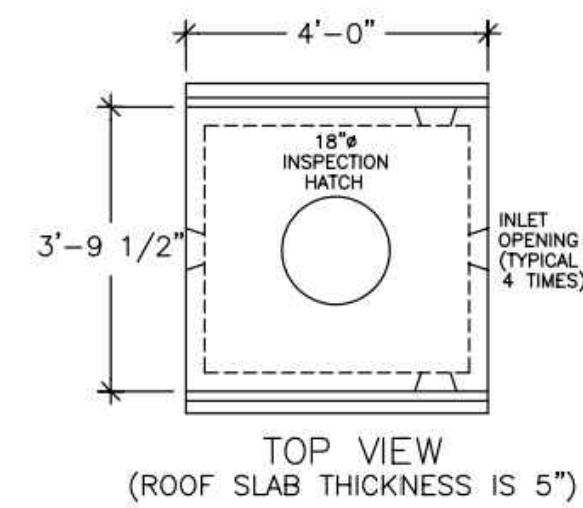
- PIPE INLET LOCATIONS HAVE 4" DIAMETER KNOCKOUTS, TYPICAL. CUSTOM KNOCKOUTS CAN BE CAST ON REQUEST.
- REINFORCING STEEL DEFORMED BARS CONFORM TO LATEST ASTM SPECIFICATION A615.
- CONCRETE COMPRESSIVE STRENGTH- 4000 PSI AT 28 DAYS.
- METHOD OF MANUFACTURE: WET CAST.
- SECTION IS MONOLITHIC.
- THE GALLEY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

WEIGHT CHART

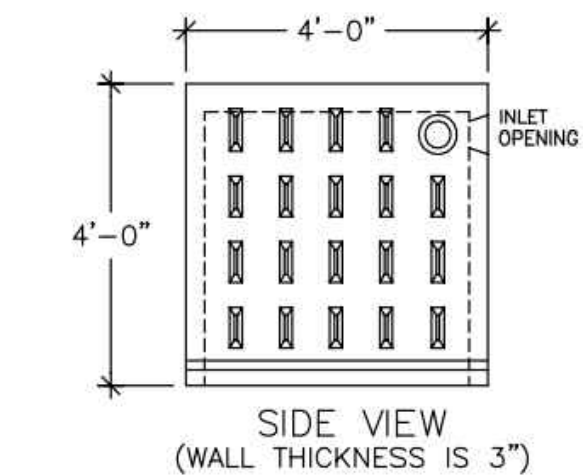
PRODUCT	APPROX. WEIGHT
4'x4'x4' GALLEY	2200 LBS.

LEACHING DATA

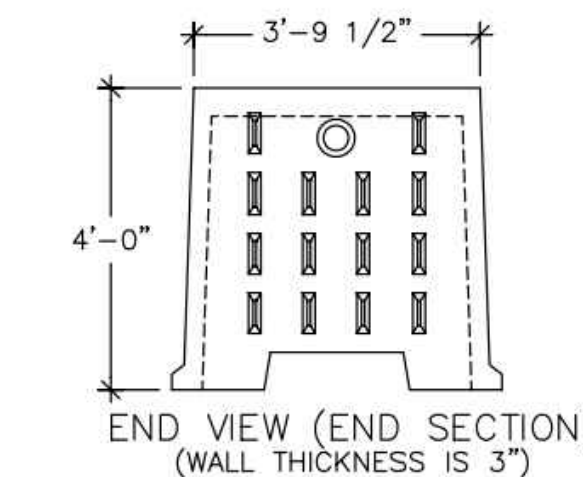
FLOW LINE (INCHES)	LEACHING (Gph/LF)	LEACHING (FT 2/UNIT)	INSIDE CAPACITY (GALLONS)
38	9.2	36.8	330



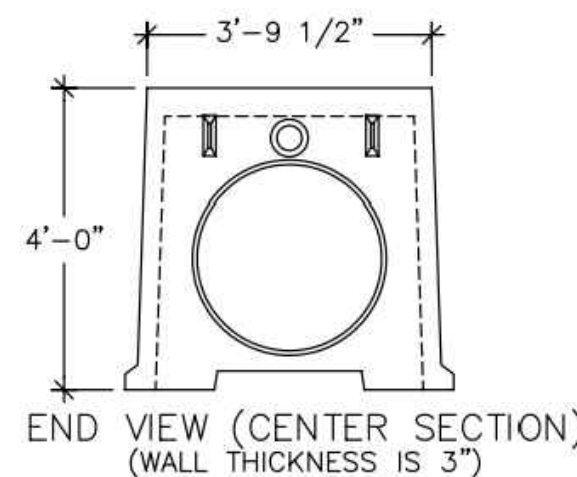
TOP VIEW
(ROOF SLAB THICKNESS IS 5")



SIDE VIEW
(WALL THICKNESS IS 3")



END VIEW (END SECTION)
(WALL THICKNESS IS 3")



END VIEW (CENTER SECTION)
(WALL THICKNESS IS 3")

48" HIGH HS-20 LEACHING GALLEY
NOT TO SCALE

PZC PERMIT # _____ DATE OF APPROVAL _____ EXPIRATION DATE _____

PZC CHAIRMAN OR SECRETARY _____ DATE _____

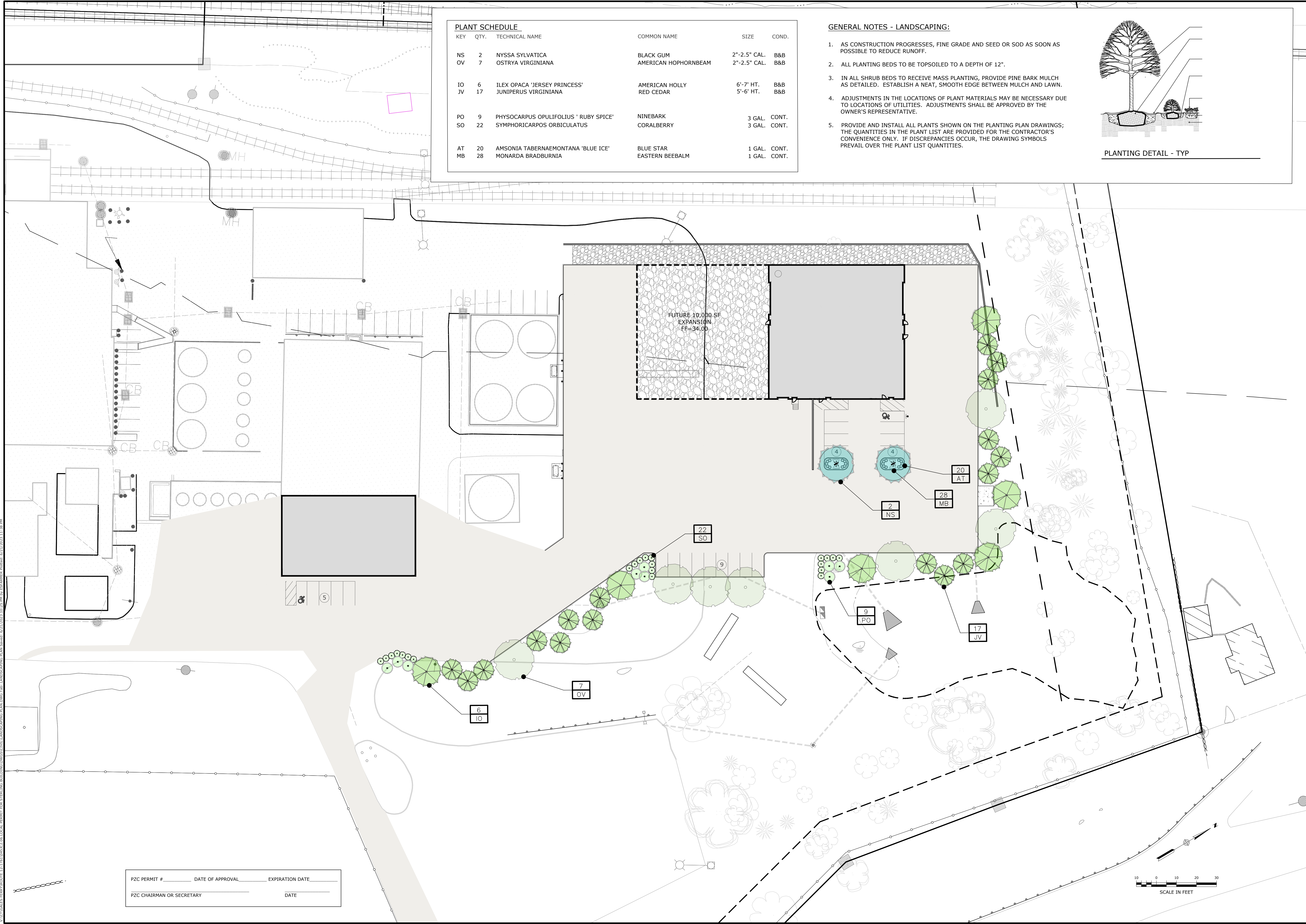
SUBSURFACE SEWAGE DISPOSAL SECTIONS, DETAILS & NOTES

GALES FERRY INTERMODAL
1761 ROUTE 12, GALES FERRY, CONNECTICUT 06335
GALES FERRY INTERMODAL LLC
349 SOUTH STREET, QUINCY, MA 02269

C-8

SHEET NO. 10 NO. OF SHEETS 19

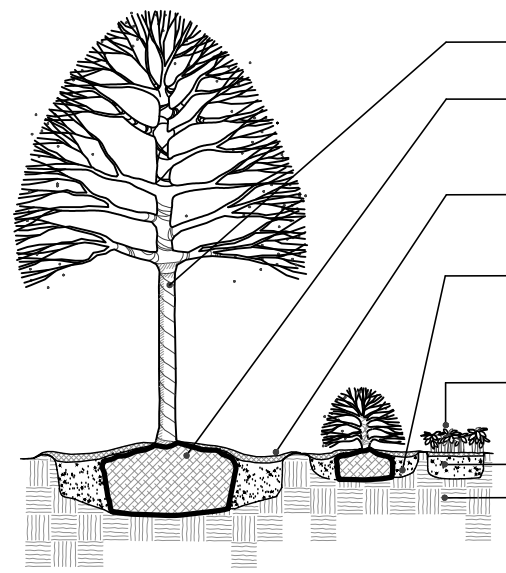
V:\CT\GALES FERRY\ROUTE 12-1761\0451C2.dwg LOCAL PERMIT FOR STEELING BUILDINGS\0451C2.LANDSCAPING PLAN.Sheet: 04/06/2023 10:24 PM by: ESKANWA printed: 04/06/2023 11:38 PM



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

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



LANDSCAPING PLAN

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

GALES FERRY INTERMODAL LLC
383 SOUTH STREET, SUITE 100, BRIDGEPORT, CT 06610

SCALE: NOT TO SCALE

CROWN NO: 0451C2.06

DATE: 04/06/2023

APPROVED BY: SRM

DATE: 04/06/2023

APPROVED BY: SRM

Waste • Facility Services • Laboratory

Loureiro

Engineering • Construction • EIRCS • Energy

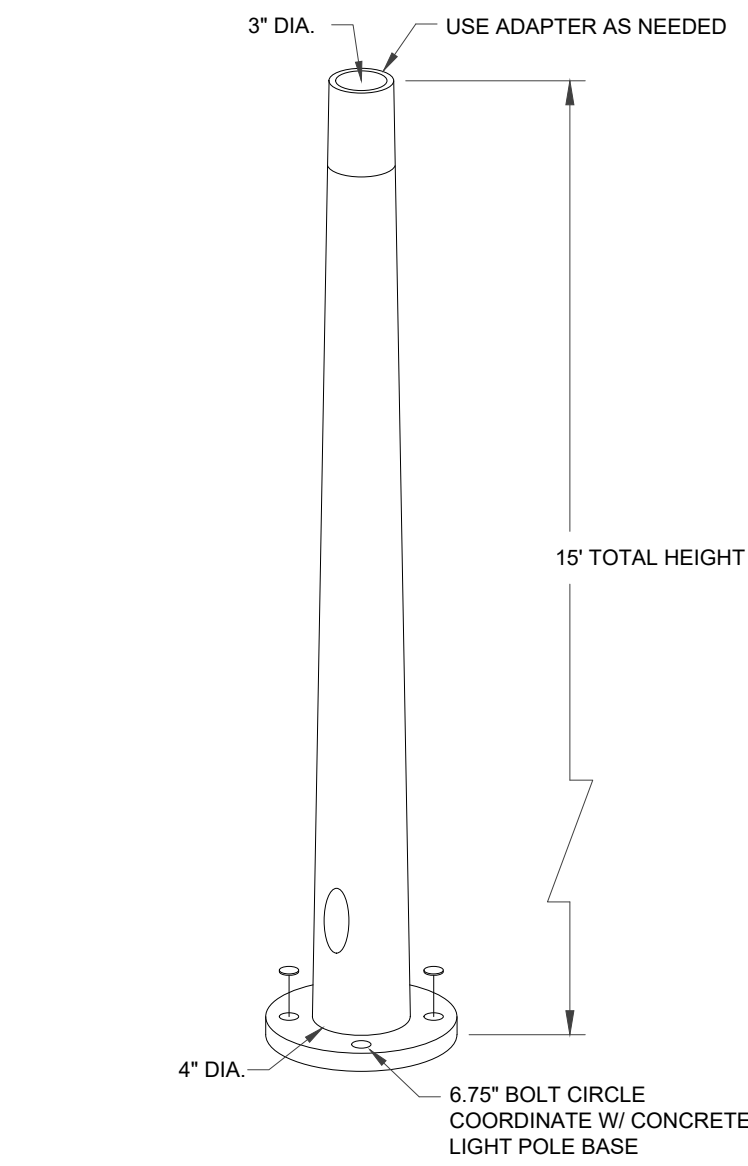
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DRAWING: L-1

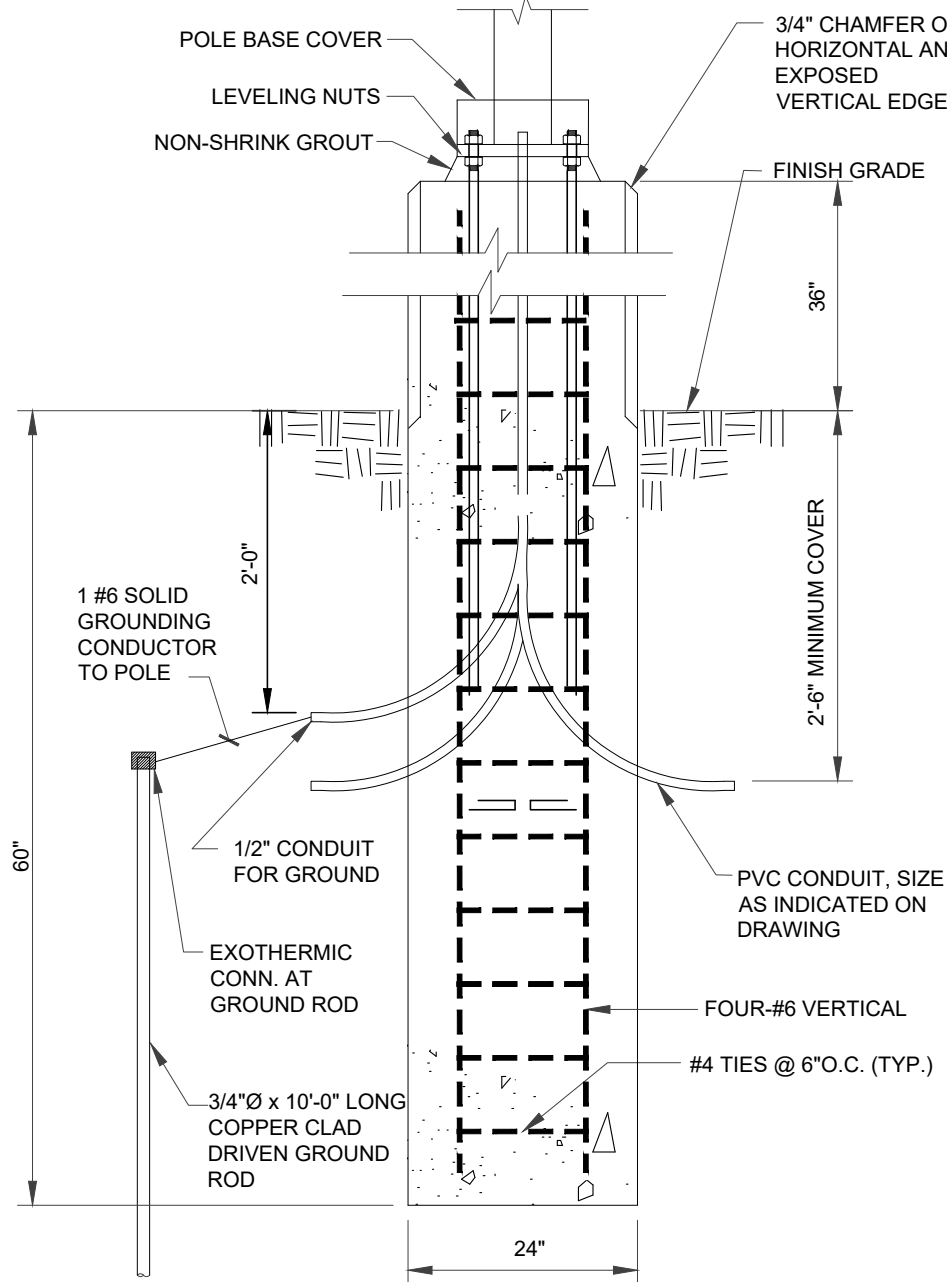
SHEET NO: 12

NO. OF SHEETS: 19

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

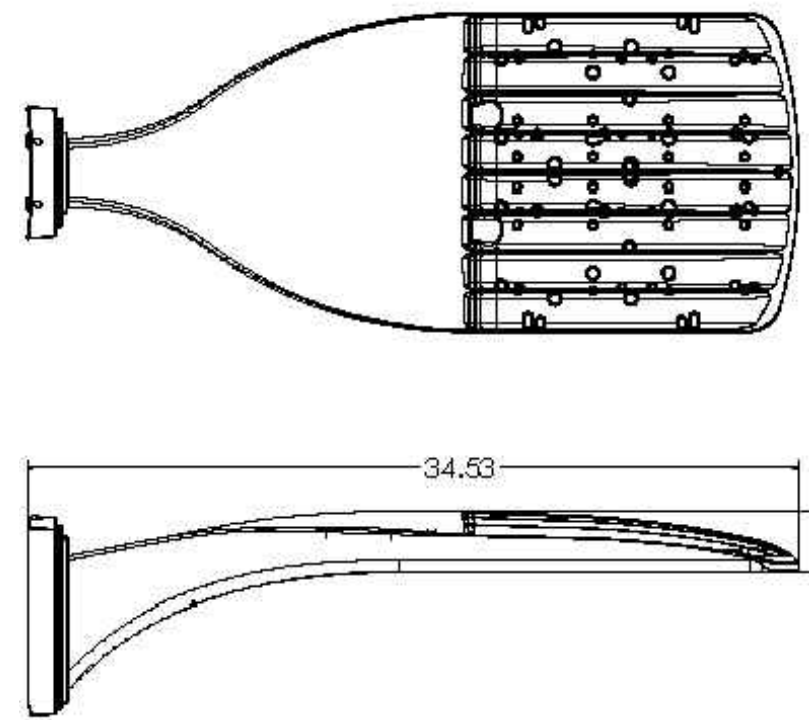


NOTE: COORDINATE POLE WITH BASE.
TAPERED ALUMINUM LUMINAIRE POLE
SCALE: NONE



- NOTES
1. CONCRETE SHALL BE 3000 PSI COMPRESSIVE STRENGTH AT 28 DAYS.
 2. REINFORCING STEEL SHALL BE ASTM A615 GRADE 60.
 3. LAP ALL BARS 36 BAR DIAMETERS.
 4. GRIND AND GROUT CLEAN ALL EXPOSED CONCRETE SURFACES TO OBTAIN UNIFORM FINISH APPEARANCE.
 5. BASE CAN BE CAST-IN-PLACE OR PRECAST AT CONTRACTOR'S OPTION.

LIGHT POLE BASE
SCALE: NONE



DSX1 with WBA

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

POLE MOUNTED LIGHT
SCALE: NONE

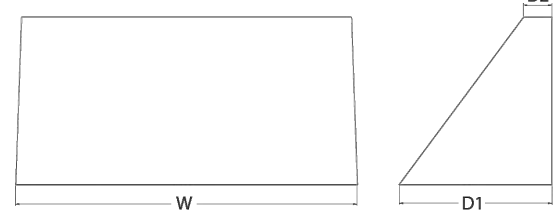


WEDGE3 LED
Architectural Wall Sconce



Specifications

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



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

WALL PACK LIGHT
SCALE: NONE

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

STATISTICS	SYMBOL	AVG	MAX	MIN	MAX/MIN	AVG/MIN
DESCRIPTION						
PARKING LOT	+	1.2 fc	7.6 fc	0.0 fc	N/A	N/A
PARKING LOT (BUILDING FRONT)	+	1.0 fc	5.2 fc	0.1 fc	52.0:1	10.0:1
PROPERTY LINE	+	0.0 fc	0.1 fc	0.0 fc	N/A	N/A

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

PHOTOMETRIC AND LIGHTING PLAN

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

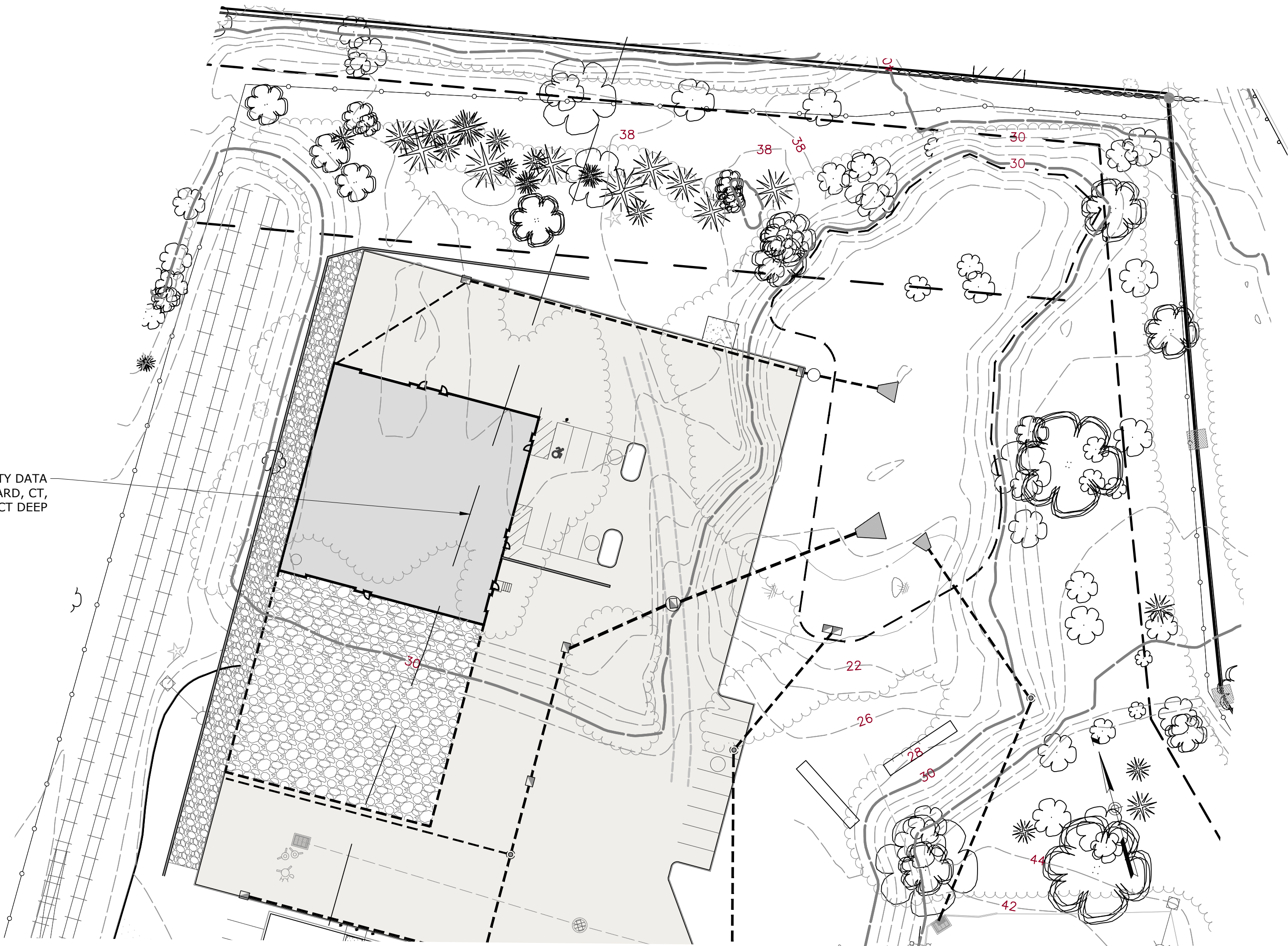


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1761 ROUTE 12, SUITE 101, GALESFERRY, CT 06335
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www.loureiroeng.com
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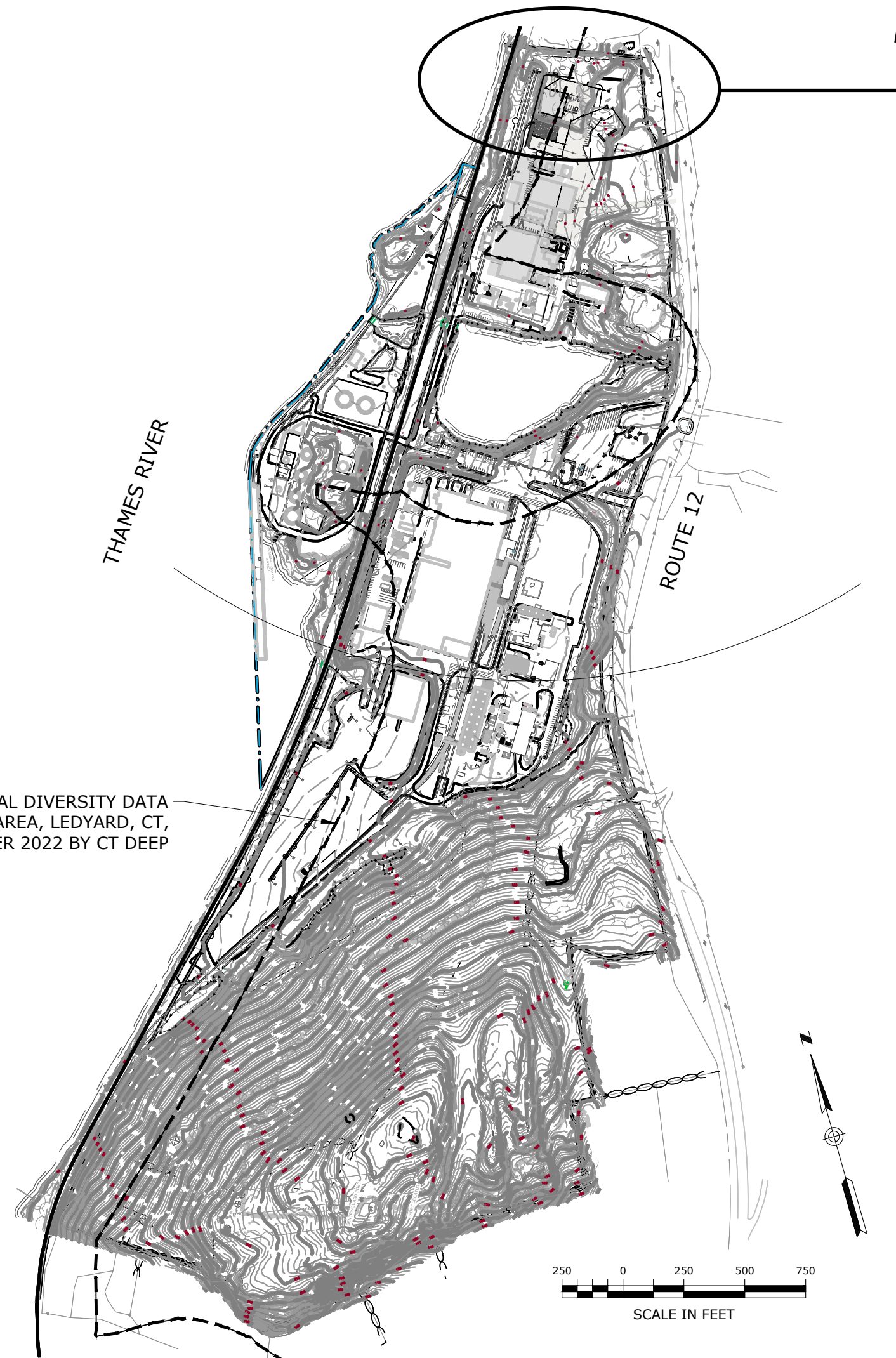
REV.	DATE	DESCRIPTION OF REVISION
3	06/21/2023	RESPONSE TO REVIEW COMMENTS
2	05/01/2023	REVISED PER UPDATED LAYOUT
1	04/06/2023	REVISED PER UPDATED LAYOUT

V:\CT\GALES FERRY\ROUTE 12-17\0451C2.dwg LOCAL PERMIT FOR STEELING BUILDING\DESIGN\COASTAL AREA MANAGEMENT PLAN.dwg CT DEEP 6/21/2023 2:58 PM BY: ESEA/ARW/ARW 6/21/2023 11:39 AM

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



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



PROPERTY MAP

COASTAL RESOURCES

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



COASTAL RESOURCES

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

PZC PERMIT # _____ DATE OF APPROVAL _____ EXPIRATION DATE _____

PZC CHAIRMAN OR SECRETARY _____

DATE _____

COASTAL AREA MANAGEMENT PLAN

GALES FERRY INTERMODAL
1761 ROUTE 12, GALES FERRY, CONNECTICUT 06335
GALES FERRY INTERMODAL, LLC
349 SOUTH STREET, COUNCIL, BA 02469

DRAWING

C-11

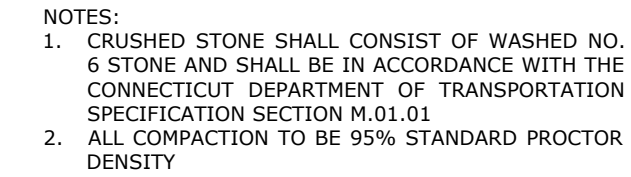
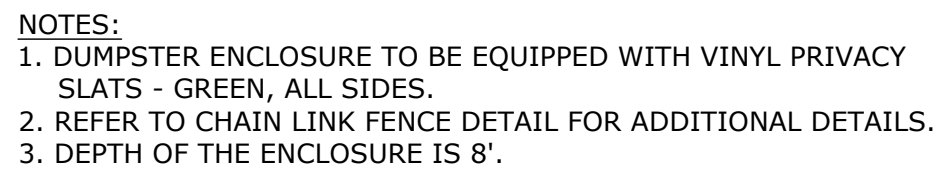
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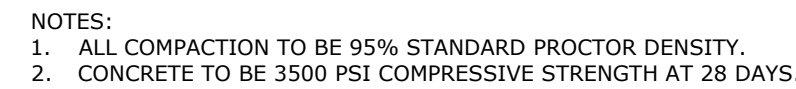
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Email: info@loureiroeng.com www.loureiroeng.com
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SCALE AS NOTED
SCALE NO.
0451C2.06
DATE
04/06/2023
DRAWN BY
ESF
APPROVED BY
SRM

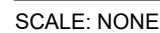
REV.	DATE	DESCRIPTION OF REVISION
3	06/21/2023	RESPONSE TO REVIEW COMMENTS
2	05/01/2023	REVISED PER UPDATED LAYOUT
1	04/06/2023	REVISED PER UPDATED LAYOUT



SCALE: NONE



SCALE: NONE



- SCALE: NONE
- NOTES:**
1. ALLOWABLE DESIGN STRESSES: CLASS "A" CONCRETE BASED ON $f'_c = 3000$ psi. REINFORCEMENT: (ASTM A 615 GRADE 60) IS $f_y = 24000$ psi
 2. REINFORCEMENT COVER: ALL STEM REINFORCEMENT SHALL HAVE 2" COVER. LESS OTHERWISE NOTED. ALL FOOTING REINFORCEMENT SHALL HAVE 4" COVER.
 3. AFTER EXCAVATION CONTRACTOR SHOULD NOTIFY THE ENGINEER FOR THE INSPECTION OF THE EXISTING SOIL.
 4. ALL REINFORCEMENT IN THE STEM, INCLUDING THE FOOTING DOWELS, SHALL BE EPOXY COATED.

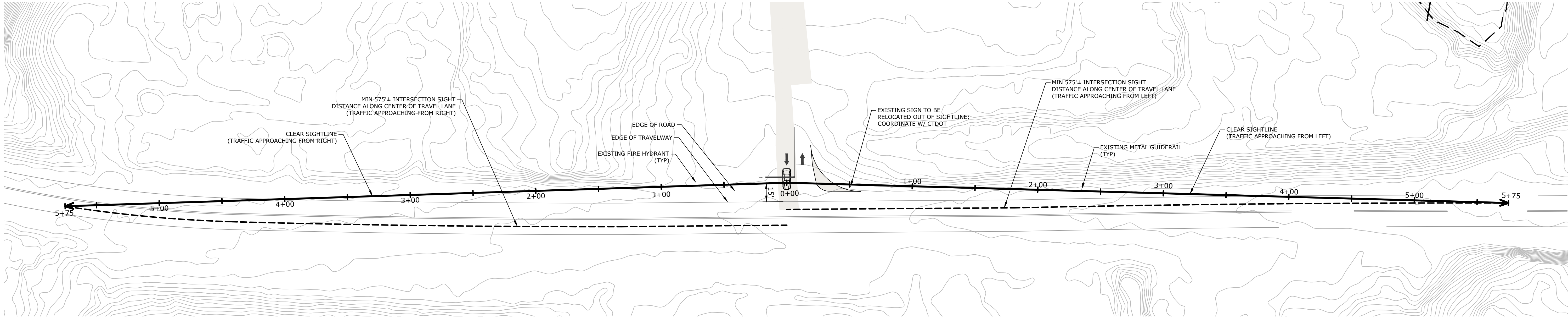


PZC PERMIT # _____ DATE OF APPROVAL _____ EXPIRATION DATE _____

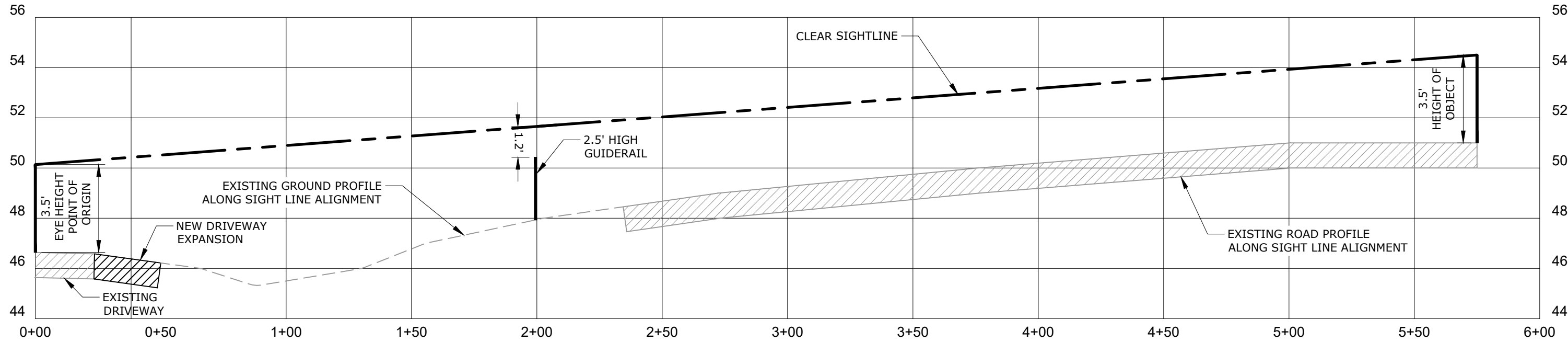
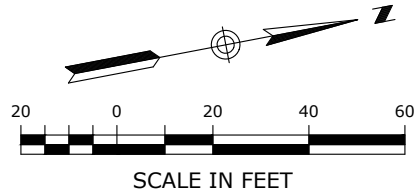
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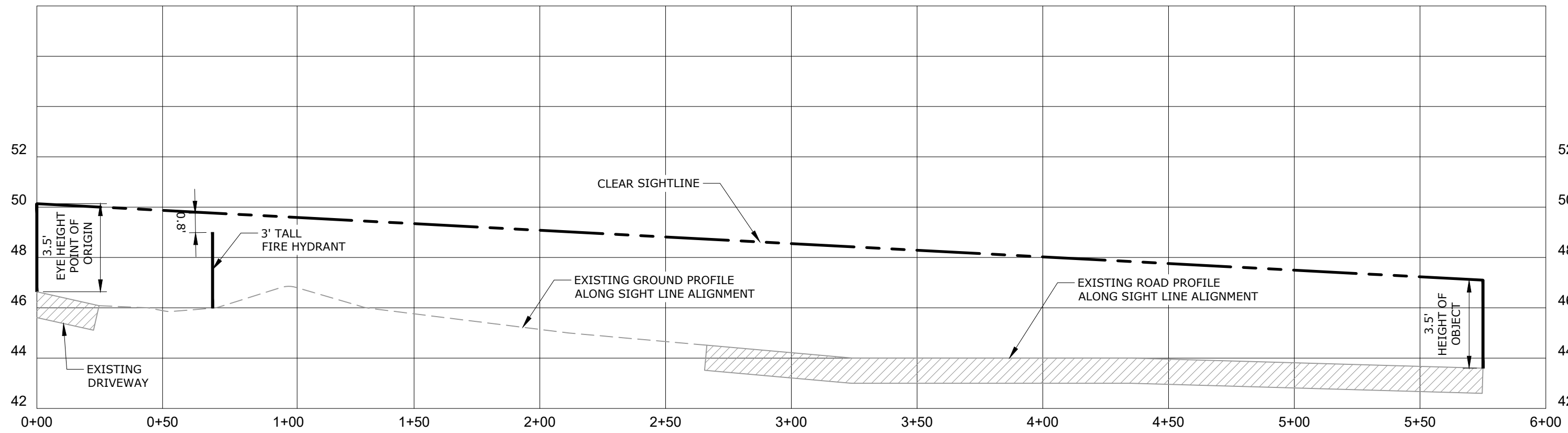
V:\ACT\GALES FERRY\ROUTE 12-17A\0451C2.dwg LOCAL PRINT FOR STEELING BUILDING\0451C2\0451C2\0451C2.dwg: SIGHTLINE DEMONSTRATION PLAN Saved: 6/21/2023 4:25 PM by ESAMMER Printed: 6/21/2023 11:39 PM



SIGHTLINE PLAN
1" = 40'



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



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 333 SOUTH STREET, SUITE 101, BRIDGEPORT, CT 06610	
SCALE 1" = 40'		DRAWN BY TLC	
COWI NO. 0451C2.06		DATE 04/06/2023	
APPROVED BY SRM		DATE 04/06/2023	
DRAWING C-16		SHEET NO. 19 OF 19	
REVISIONS		REVISIONS	
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
DESCRIPTION OF REVISION		DATE	
APPROVED BY		DATE	

