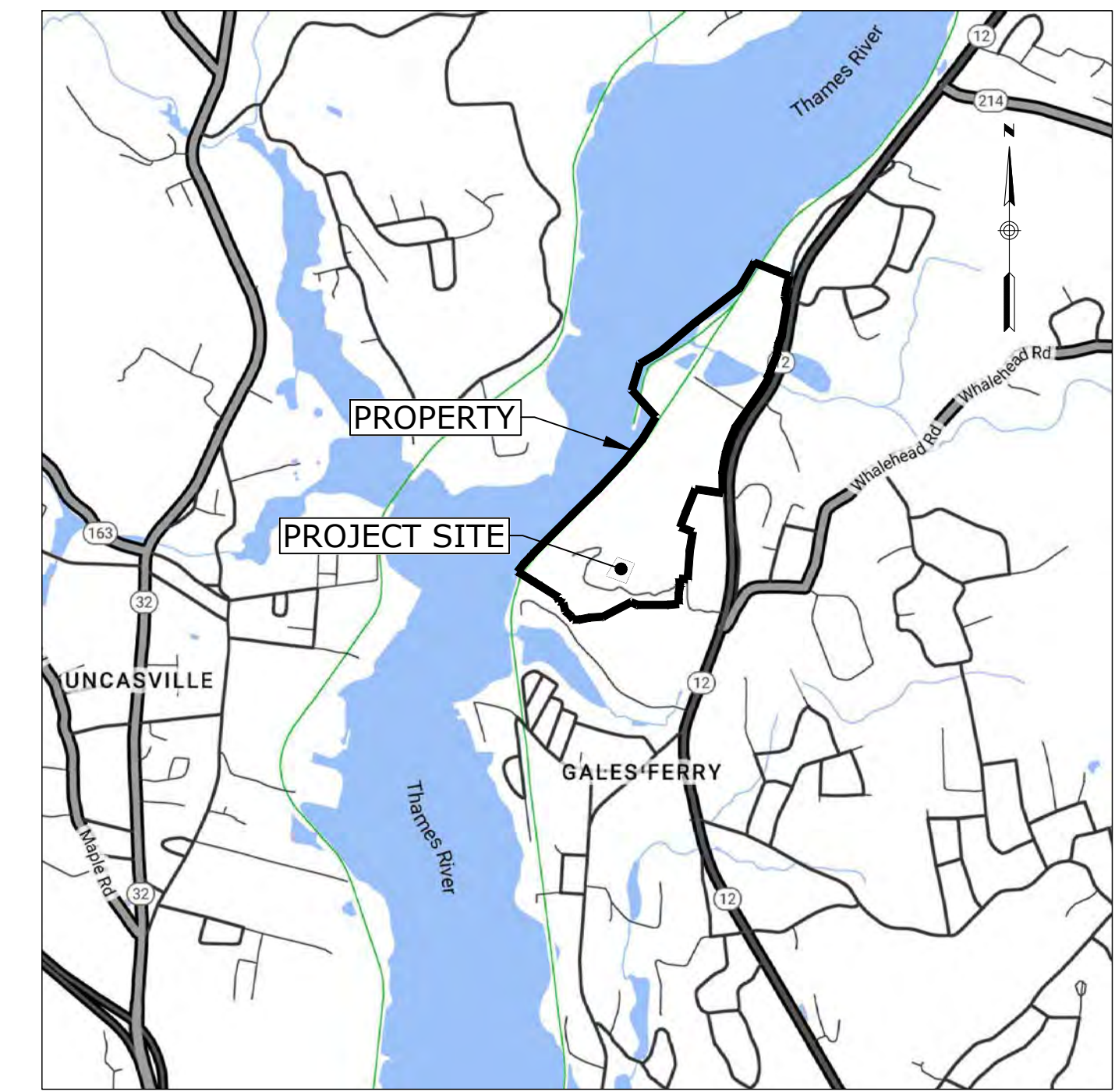


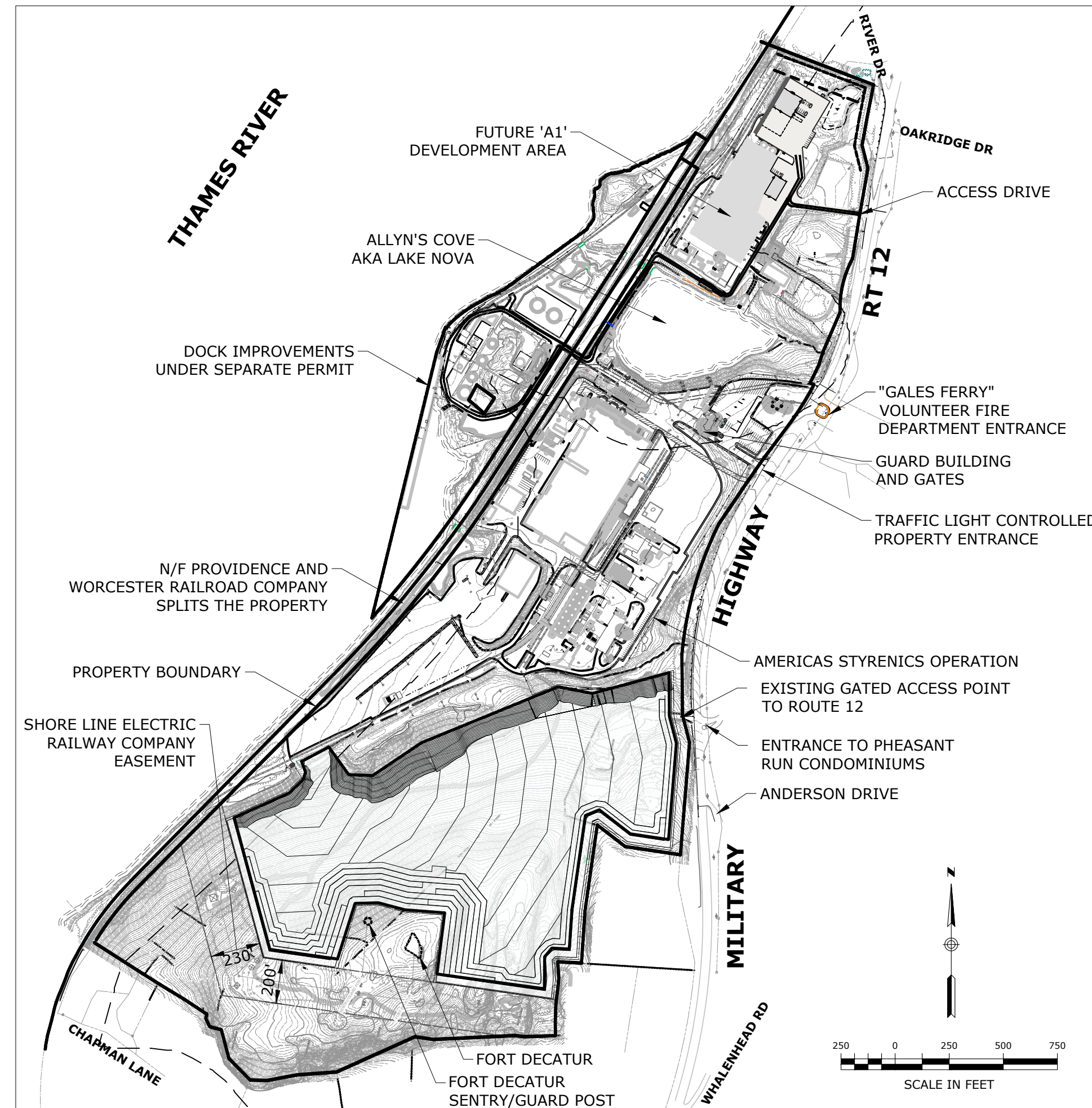
GALES FERRY INTERMODAL INDUSTRIAL SITE PREPARATION PLANS

1737 & 1761 ROUTE 12
GALES FERRY, CT 06335

APRIL 3, 2023
REVISED: JUNE 6, 2023
REVISED: JULY 10, 2023
REVISED: SEPTEMBER 27, 2023



LOCATION MAP
SCALE: 1"=±2,000'



PROPERTY MAP AND ADJACENT FEATURES



DRAWING INDEX		
SHEET NO.	DRAWING	TITLE
1	-	COVER SHEET
2	C-1	NOTES LEGEND AND ABBREVIATIONS
1 of 2	BY CME	PROPERTY AND TOPOGRAPHIC SURVEY
2 of 2	BY CME	PROPERTY AND TOPOGRAPHIC SURVEY
5	C-2	EXISTING CONDITIONS PLAN
6	C-3	OVERALL SITE PLAN
7	C-4	GRADING AND DRAINAGE PLAN
8	XS-1	CROSS SECTIONS
9	C-5	SOIL EROSION & SEDIMENT CONTROL AND PHASING
10	C-6A	WETLAND MITIGATION PLAN - LOCATION 1
11	C-6B	WETLAND MITIGATION PLAN - LOCATION 2
12	C-7	DETAILS
13	C-8	COASTAL AREA MANAGEMENT PLAN
14	C-9	CONCEPT FUTURE INDUSTRIAL DEVELOPMENT

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

Property Owner / Applicant:

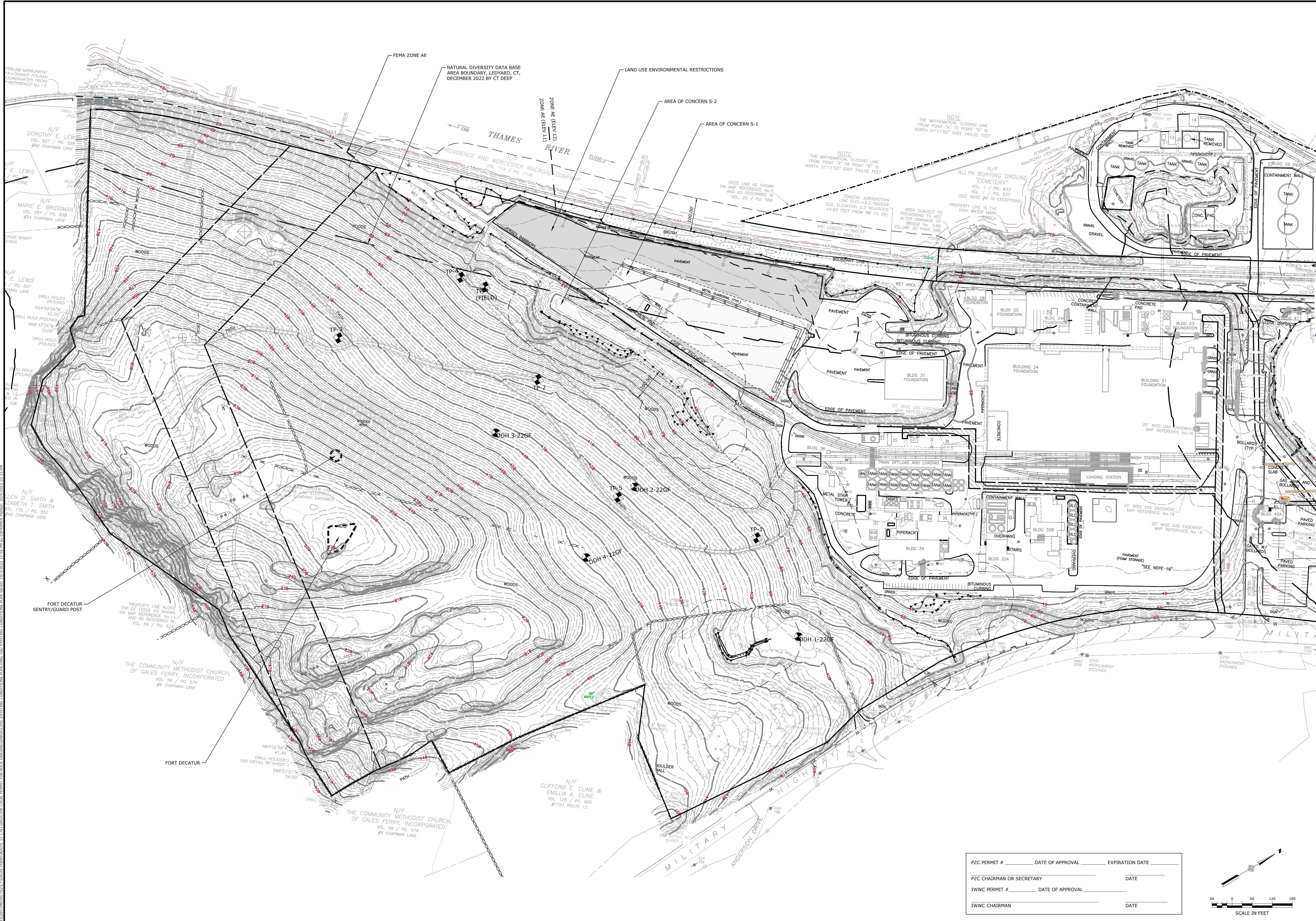
GALES FERRY INTERMODAL LLC
549 SOUTH STREET
QUINCY, MA 02169



Prepared By:

Engineer:
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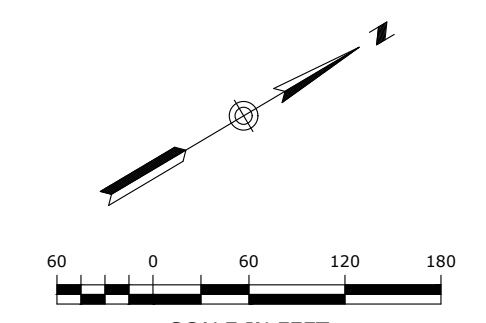


PZC PERMIT # _____ DATE OF APPROVAL _____ EXPIRATION DATE _____

PZC CHAIRMAN OR SECRETARY _____ DATE _____

IWCC PERMIT # _____ DATE OF APPROVAL _____

IWCC CHAIRMAN _____ DATE _____



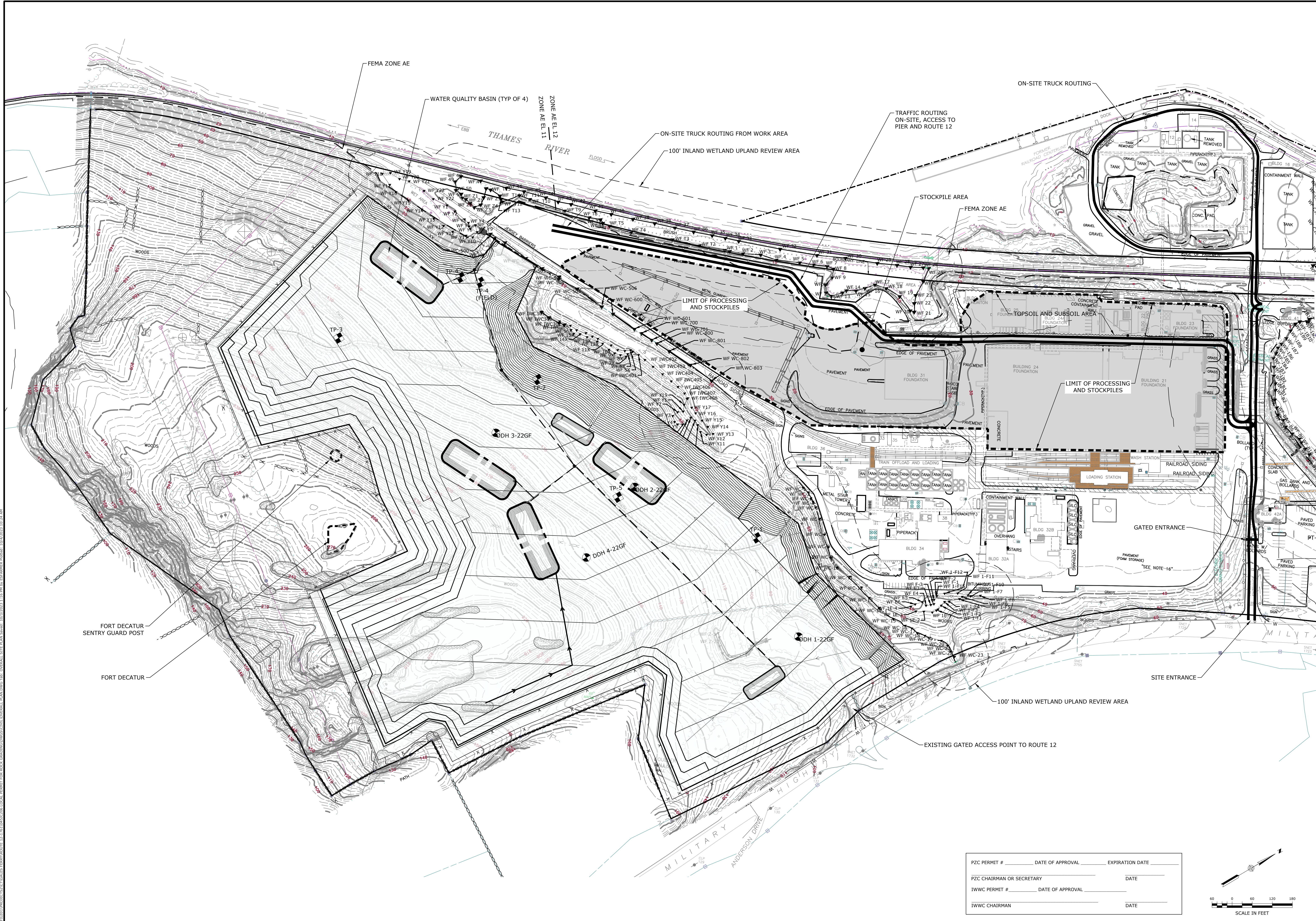
INDUSTRIAL SITE PREPARATION PLAN: EXISTING CONDITIONS PLAN		SCALE 1" = 120'
PROJECT NO. 0451C2.05	DATE 04/03/2023	DATE 04/03/2023
DRAWN BY ESP	APPROVED BY SRM	DATE 04/03/2023
GALES FERRY INTERMODAL 1737 & 1761 ROUTE 12, GALES FERRY, CT 06335 GALES FERRY INTERMODAL LLC 389 SOUTH STREET, DANIELSON, CT 06248		
DRAWING C-2		SHEET NO. 5 NO. OF SHEETS 14



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FOR PZC SUBMISSION	SRM	09/27/2023	DATE
RESPONSE TO INLAND WETLAND COMMISSION COMMENTS	SRM	07/10/2023	DATE
RESPONSE TO INLAND WETLAND COMMISSION COMMENTS	SRM	06/06/2023	DATE
REV.	1		DESCRIPTION OF REVISION

W:\PROJECTS\CT\GALES FERRY\ROUTE 12\1751\ASB\LOCAL PERMIT FOR ROCK GRADING\DWG\EXISTING CONDITIONS PLAN.dwg, 10/03/2023 12:56:54 PM by ESTABNER, BRENDA, 10/03/2023 10:23:44 AM



W:\PROJECTS\GALES FERRY\ROUTE 12\1215\ASSEMBLY\LOCAL PERMIT FOR ROCK GRADING\CONCEPTUAL OVERALL PLAN\DWG 104102031.10-24.dwg
 DATE: 10/02/2023 11:16 PM BY: ESTABRNER

SRM	09/27/2023	FOR PZC SUBMISSION	SRM	07/10/2023	RESPONSE TO INLAND WETLAND COMMISSION COMMENTS	SRM	06/06/2023
SRM	07/10/2023	RESPONSE TO INLAND WETLAND COMMISSION COMMENTS	SRM	06/06/2023	RESPONSE TO INLAND WETLAND COMMISSION COMMENTS	SRM	06/06/2023
REV.	1	REV.	1	REV.	1	REV.	1
DATE		DESCRIPTION OF REVISION	DATE		DESCRIPTION OF REVISION	DATE	



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SCALE 1" = 120'

DATE 04/03/2023

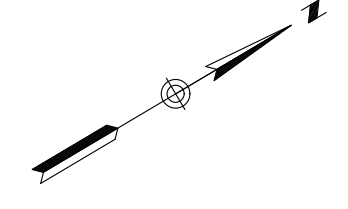
DRAWN BY ESP

APPROVED BY SRM


INDUSTRIAL SITE PREPARATION PLAN:
OVERALL SITE PLAN

GALES FERRY INTERMODAL
 1737 & 1761 ROUTE 12, GALES FERRY, CT 06335
GALES FERRY INTERMODAL LLC
 343 SOUTH STREET, DANBURY, CT 06810

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



SCALE IN FEET

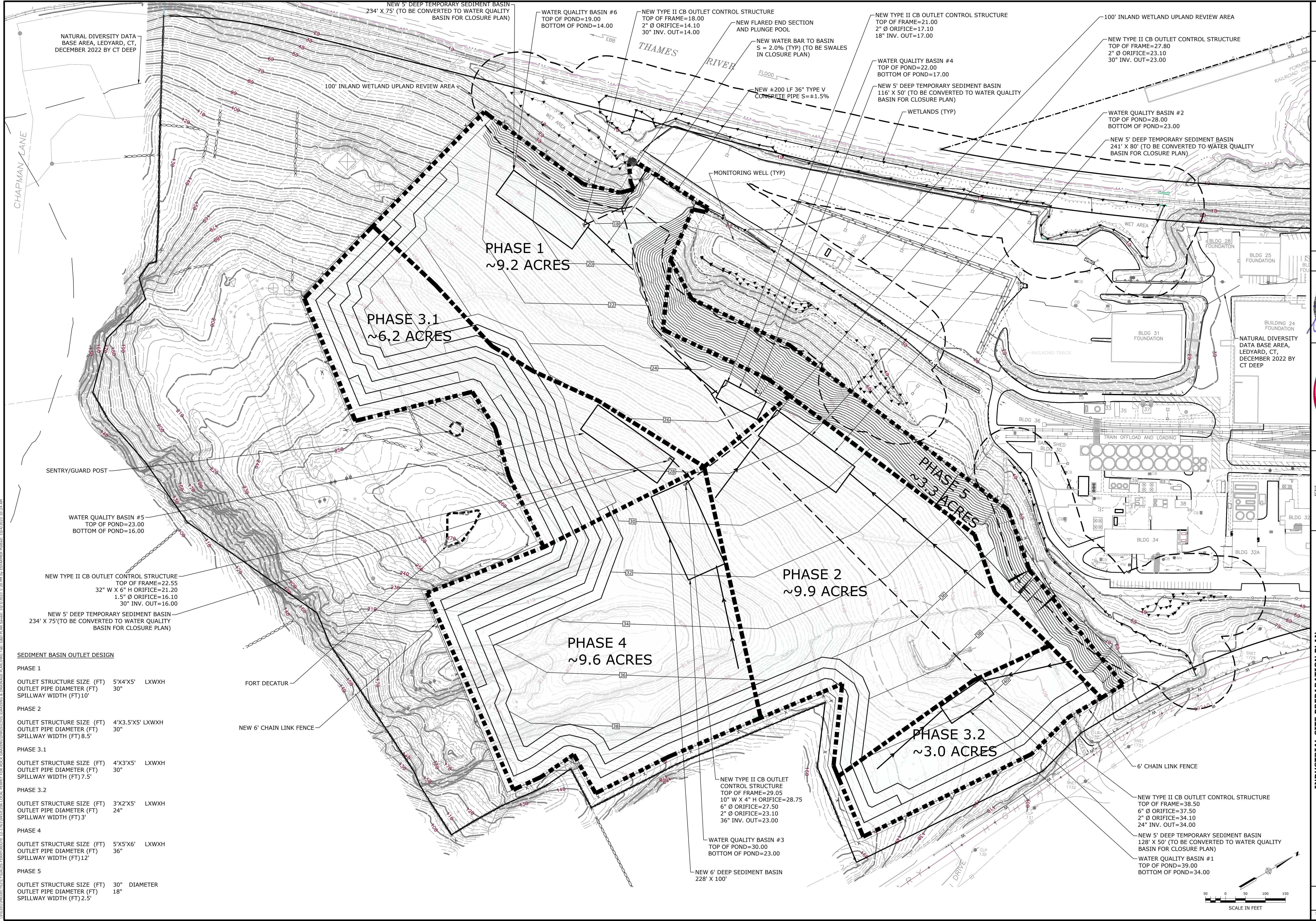


DRAWING

C-3

SHEET NO. 6

NO. OF SHEETS 14



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

CHAPMAN LANE

SENTRY/GUARD POST

WATER QUALITY BASIN #5
TOP OF POND=23.00
BOTTOM OF POND=16.00

NEW TYPE II CB OUTLET CONTROL STRUCTURE
TOP OF FRAME=22.55
32" W X 6" H ORIFICE=21.20
1.5" Ø ORIFICE=16.10
30" INV. OUT=16.00

NEW 5' DEEP TEMPORARY SEDIMENT BASIN
234' X 75' (TO BE CONVERTED TO WATER QUALITY
BASIN FOR CLOSURE PLAN)

SEDIMENT BASIN OUTLET DESIGN

PHASE 1
OUTLET STRUCTURE SIZE (FT) 5'X4'X5' LXWXH
OUTLET PIPE DIAMETER (FT) 30"
SPILLWAY WIDTH (FT) 10'

PHASE 2
OUTLET STRUCTURE SIZE (FT) 4'X3.5'X5' LXWXH
OUTLET PIPE DIAMETER (FT) 30"
SPILLWAY WIDTH (FT) 8.5'

PHASE 3.1
OUTLET STRUCTURE SIZE (FT) 4'X3'X5' LXWXH
OUTLET PIPE DIAMETER (FT) 30"
SPILLWAY WIDTH (FT) 7.5'

PHASE 3.2
OUTLET STRUCTURE SIZE (FT) 3'X2'X5' LXWXH
OUTLET PIPE DIAMETER (FT) 24"
SPILLWAY WIDTH (FT) 3'

PHASE 4
OUTLET STRUCTURE SIZE (FT) 5'X5'X6' LXWXH
OUTLET PIPE DIAMETER (FT) 36"
SPILLWAY WIDTH (FT) 12'

PHASE 5
OUTLET STRUCTURE SIZE (FT) 30" DIAMETER
OUTLET PIPE DIAMETER (FT) 18"
SPILLWAY WIDTH (FT) 2.5'

FORT DECATUR

NEW 6' CHAIN LINK FENCE

NEW TYPE II CB OUTLET CONTROL STRUCTURE
TOP OF FRAME=29.05
10" W X 4" H ORIFICE=28.75
6" Ø ORIFICE=27.50
2" Ø ORIFICE=23.10
36" INV. OUT=23.00

WATER QUALITY BASIN #3
TOP OF POND=30.00
BOTTOM OF POND=23.00

NEW 6' DEEP SEDIMENT BASIN
228' X 100'

NEW TYPE II CB OUTLET CONTROL STRUCTURE
TOP OF FRAME=38.50
6" Ø ORIFICE=37.50
2" Ø ORIFICE=34.10
24" INV. OUT=34.00

NEW 5' DEEP TEMPORARY SEDIMENT BASIN
128' X 50' (TO BE CONVERTED TO WATER QUALITY
BASIN FOR CLOSURE PLAN)

WATER QUALITY BASIN #1
TOP OF POND=39.00
BOTTOM OF POND=34.00

NO.	REV.	DATE	DESCRIPTION OF REVISION
1	1	06/06/2023	SRM
2	2	07/19/2023	SRM
3	3	09/27/2023	SRM



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SCALE	1" = 100'
DATE	04/03/2023
DRAWN BY	ESF
APPROVED BY	SRM
DATE	04/03/2023

**INDUSTRIAL SITE PREPARATION PLAN:
GRADING AND DRAINAGE PLAN**

GALES FERRY INTERMODAL
1737 & 1761 ROUTE 12, GALES FERRY, CT 06335

GALES FERRY INTERMODAL LLC
359 SOUTH STREET, NEW BRITAIN, CT 06108

DRAWING	C-4
SHEET NO.	7
NO. OF SHEETS	14