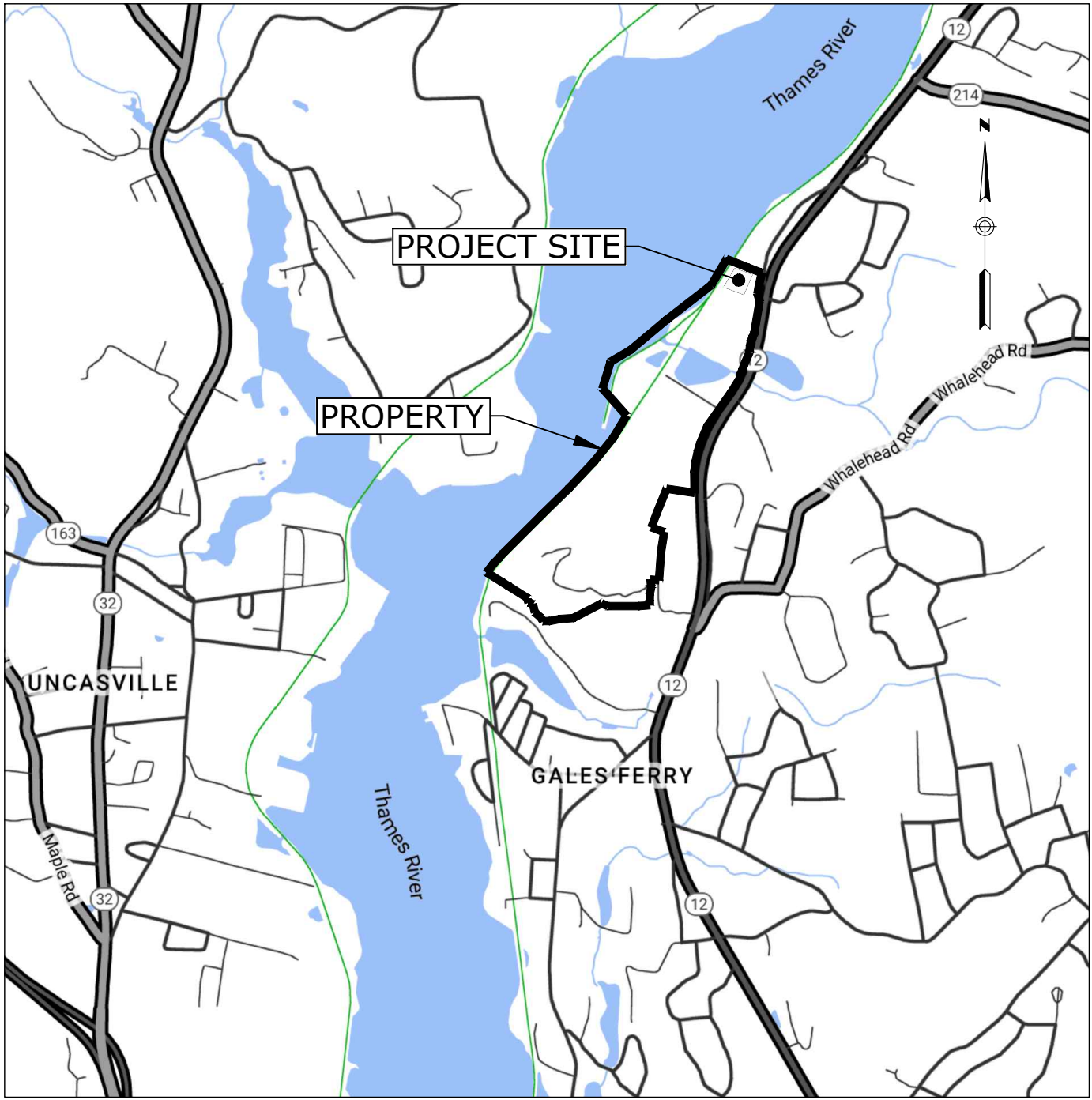


GALES FERRY INTERMODAL

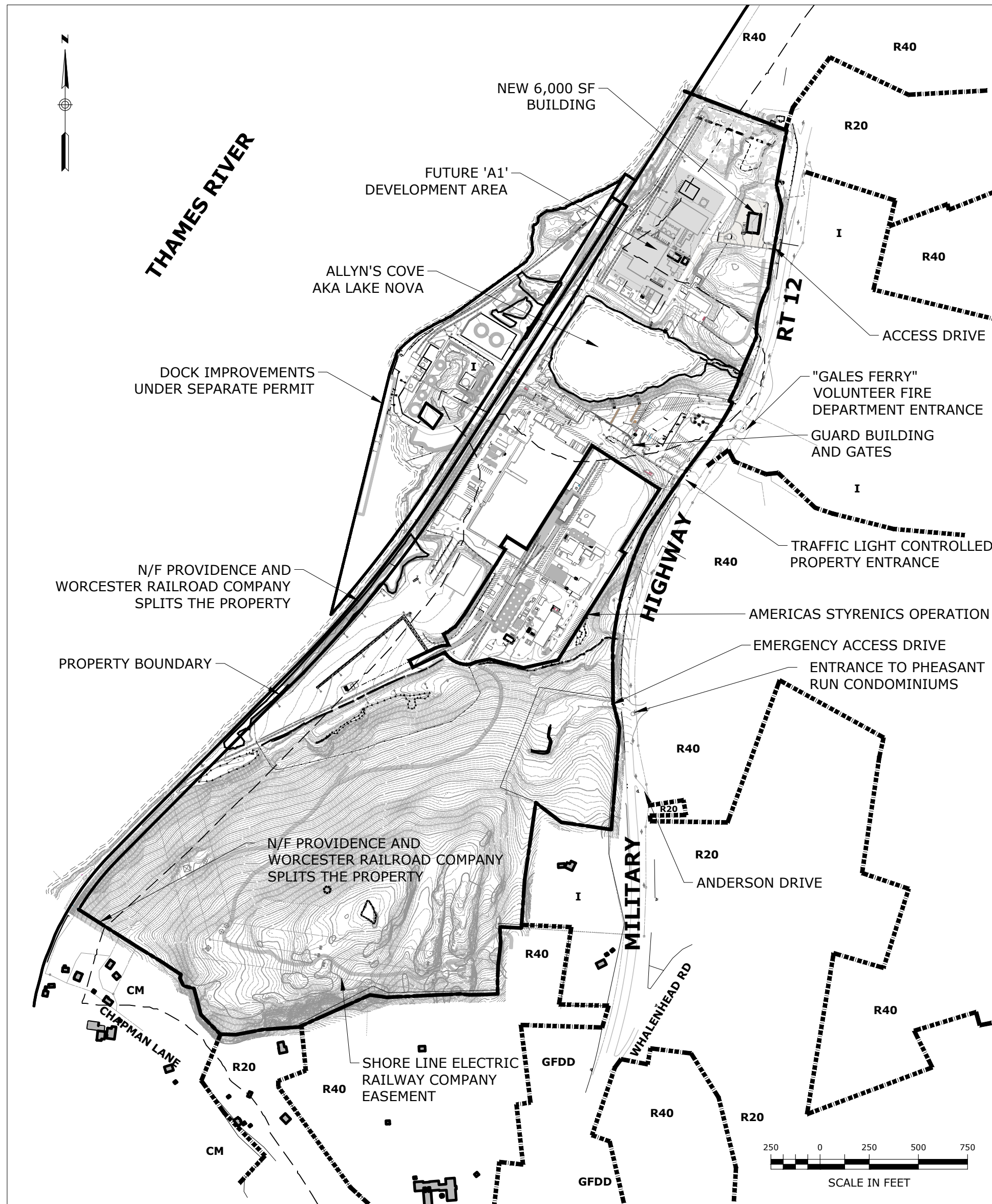
MARINE INDUSTRIAL WITH REGIONAL OFFICE

1761 ROUTE 12
GALES FERRY, CONNECTICUT 06335

NOVEMBER 18, 2024
REVISED JULY 20, 2026



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



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

- 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 WILSON GROTON STATION 3405+60 TO STATION 3405+60 TOWN OF LEDYARD, 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 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 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 LEDYARD, 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, TOWN OF 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 ALLYN'S BROOK NORTHERLY TO LEDARD--PRESTON TOWN LINE" SCALE 1"=40' DATE: NOVEMBER 5, 1957, SHEETS 1 THROUGH 3 OF 9 PROJECT NUMBER 11-16. THESE MAPS SUPERSEDE PROJECT 71-03. SHEET 3 REVISED AUGUST 25, 1967.

10.) "CONNECTICUT STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP TOWN OF LEDYARD NORWICH--NORWICH ROAD GAGES FERRY ROAD TO ALLYN'S BROOK" SCALE 1"=40' DATE: NOVEMBER 5, 1957, SHEETS 1 THROUGH 4 OF 4. PROJECT NUMBER 71-15. THESE MAPS SUPERSEDE PROJECT 71-04. SHEET 4 REVISED THROUGH MAY 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.

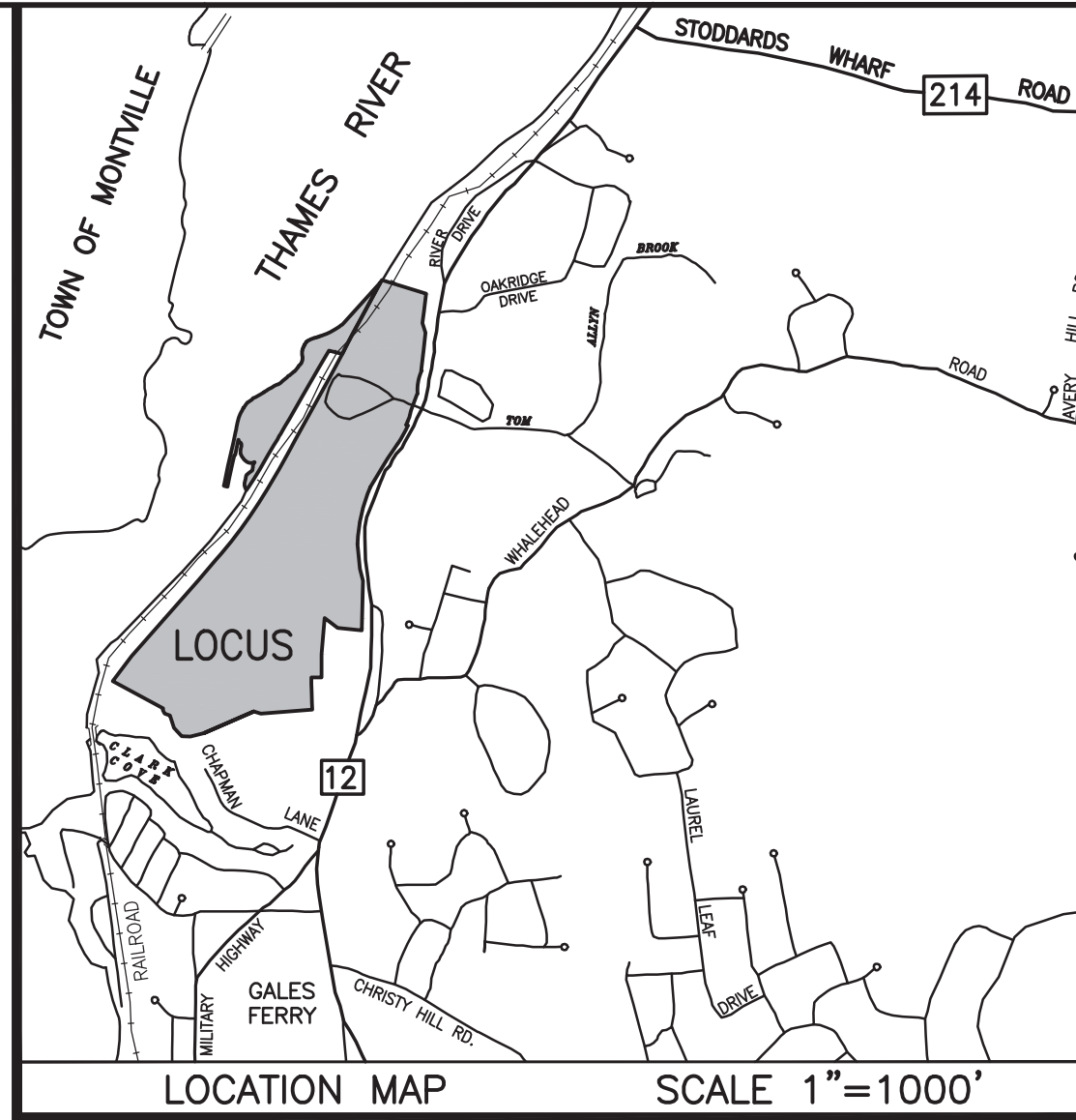
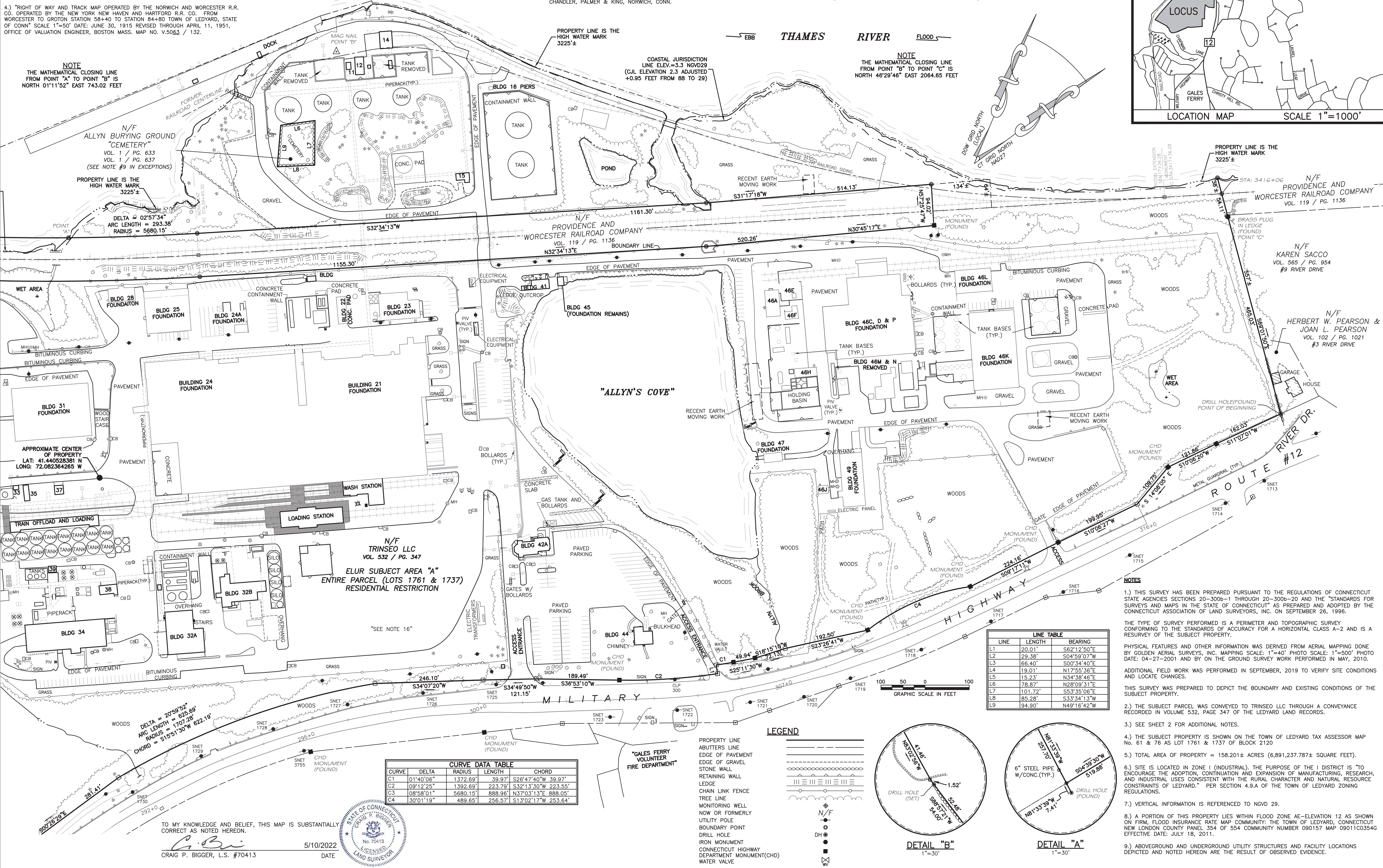
12.) "PLAN OF PROPERTY TO BE CONVEYED TO THE TOWN OF LEDYARD BY THE DOW CHEMICAL COMPANY, TOWN OF LEDYARD, CONN." SCALE: 1"=100' DATE: APRIL 1972, CHANDLER, PALMER & KING, NORWICH, CONN.

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 SCALE 1"=20' DATE JUNE 1976, GEORGE H. DIETER, LAND SURVEYOR, ON FILE AS MP # 672.

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

15. "UNMUNDED 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" SCALE: 1"=40' DATE: MARCH 26, 1994 REVISED APRIL 19, 1994, DAVID L. STEIN, LAND SURVEYOR, WESTBROOK, CONNECTICUT, ON FILE AS MP #1753.

16. COMPILED PLAN MAP SHOWING EASEMENT AREA TO BE GRANTED TO THE YANKEE GAS SERVICES COMPANY ACROSS THE PROPERTY OF DOW CHEMICAL COMPANY (ALYN'S PLANT) #1761 ROUTE 1 CHAPMAN LANE LEDYARD, CONNECTICUT 06450 DATE: 03-04-2010 YANKEE GAS SERVICES COMPANY FILE #E0048, BY CME ASSOCIATES, INC. ON FILE AS MP #2629.



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CHIA

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101 East River Drive, 1st Floor
East Hartford, CT 06108
860-885-1055 | www.chacompanies.com

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

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 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 OF
TRINSEO LLC
#1737 & 1761 MILITARY
HIGHWAY (ROUTE 12)
LEDYARD, GALES FERRY, CT

[illegible]

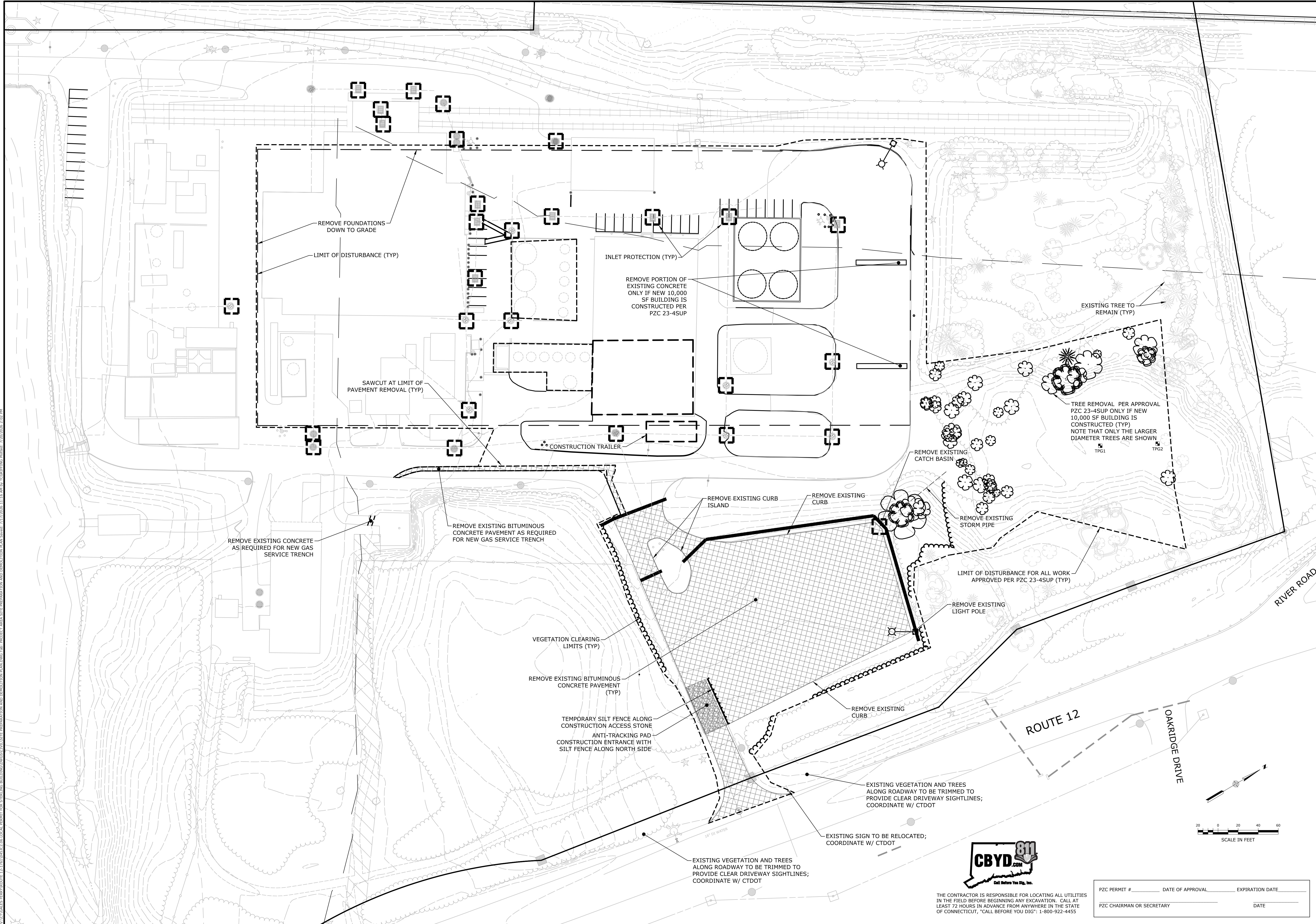
PROPERTY SURVEY

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

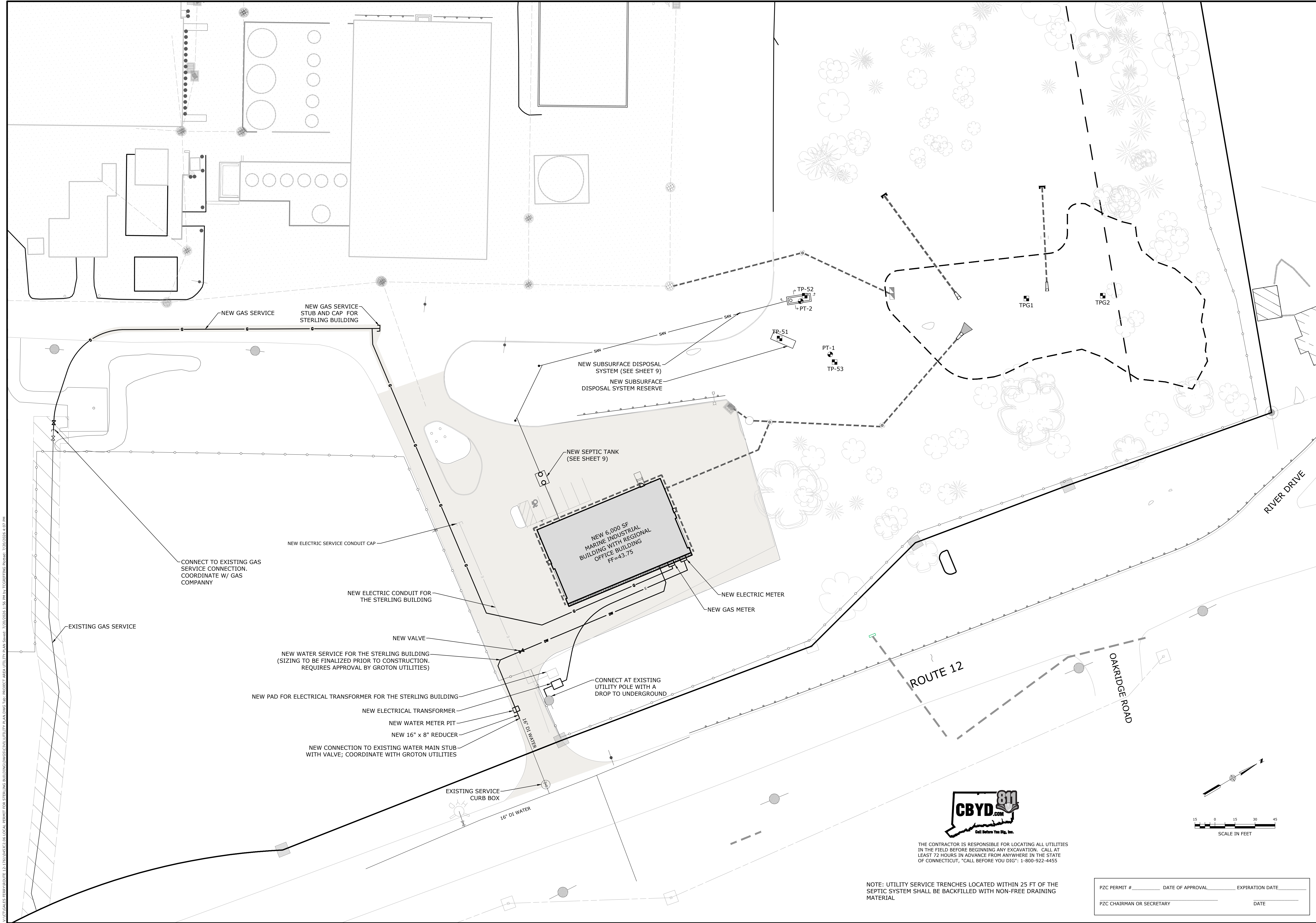
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THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UTILITIES IN THE FIELD BEFORE BEGINNING ANY EXCAVATION. CALL AT LEAST 72 HOURS IN ADVANCE FROM ANYWHERE IN THE STATE OF CONNECTICUT, "CALL BEFORE YOU DIG": 1-800-922-4455

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

SITE PREPARATION AND DEMOLITION PLAN		GALES FERRY INTERMODAL 1761 ROUTE 12, GALES FERRY, CONNECTICUT 06335 GALES FERRY INTERMODAL LLC 343 SOUTH STREET, SUITE 201, DANBURY, CT 06810	
SCALE 1"=40'	CROWN NO. 0451C2.06	DRAWN BY ESP	DATE 11/18/2024
APPROVED BY GFA		DATE 11/18/2024	
DRAWING C-3		SHEET NO. 5 OF 19	
STATE OF CONNECTICUT REGISTERED PROFESSIONAL ENGINEER		REVISION 1 SITE PLAN MODIFICATION DATE 7/20/2026 KAP APPR.	



\\ACT\GALES FERRY\ROUTE 12-1761\045C2.06 LOCAL PERMIT FOR STERLING BUILDING\DCS\UTILITY PLAN.DWG (b) PROJECT AREA UTILITY PLAN Saved: 7/20/2024 1:56 PM by TCBARTING Printed: 7/20/2024 4:07 PM



THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UTILITIES IN THE FIELD BEFORE BEGINNING ANY EXCAVATION. CALL AT LEAST 72 HOURS IN ADVANCE FROM ANYWHERE IN THE STATE OF CONNECTICUT, "CALL BEFORE YOU DIG": 1-800-922-4455

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

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

UTILITY PLAN		GALES FERRY INTERMODAL 1761 ROUTE 12, GALES FERRY, CONNECTICUT 06335 GALES FERRY INTERMODAL LLC 383 SOUTH STREET, SUITE 101, GALESFERRY, CT 06433	
SCALE 1"=30'	CONV. NO. 0451C2.06	DRAWN BY ESP	DATE 11/18/2024
APPROVED BY GFA		DATE 11/18/2024	
DRAWING C-6		SHEET NO. 8 NO. OF SHEETS 19	
STATE OF CONNECTICUT PROFESSIONAL ENGINEER		REVISIONS 1 SITE PLAN MODIFICATION DATE 7/20/2026 BY APPROVED	

