

LOCATION MAP
N.T.S.

SITE PLAN SUBMISSION TO MERIDEN INLAND WETLAND AND WATERCOURSE COMMISSION

**1201 RESEARCH PARKWAY
MERIDEN, CT**



VICINITY MAP
SCALE: 1"=800'

PREPARED FOR:
DFC OF CROMWELL LLC
DOMINICK DEMARTINO
920 SOUTH COLONY ROAD
WALLINGFORD, CT 06492

PREPARED BY:



355 RESEARCH PARKWAY
MERIDEN, CONNECTICUT 06450
(203) 630-1406
(203) 630-2615 Fax

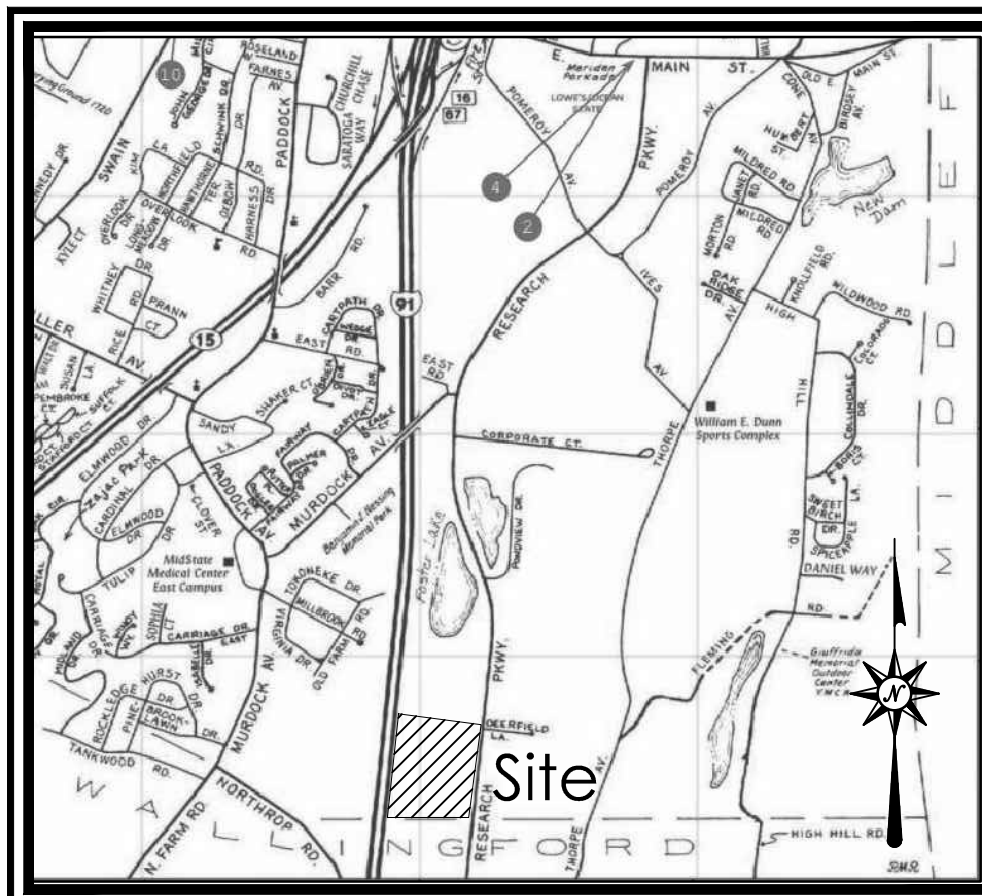
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**PRELIMINARY PLANS
NOT FOR CONSTRUCTION**

DATES

ISSUE DATE: JANUARY 4, 2021

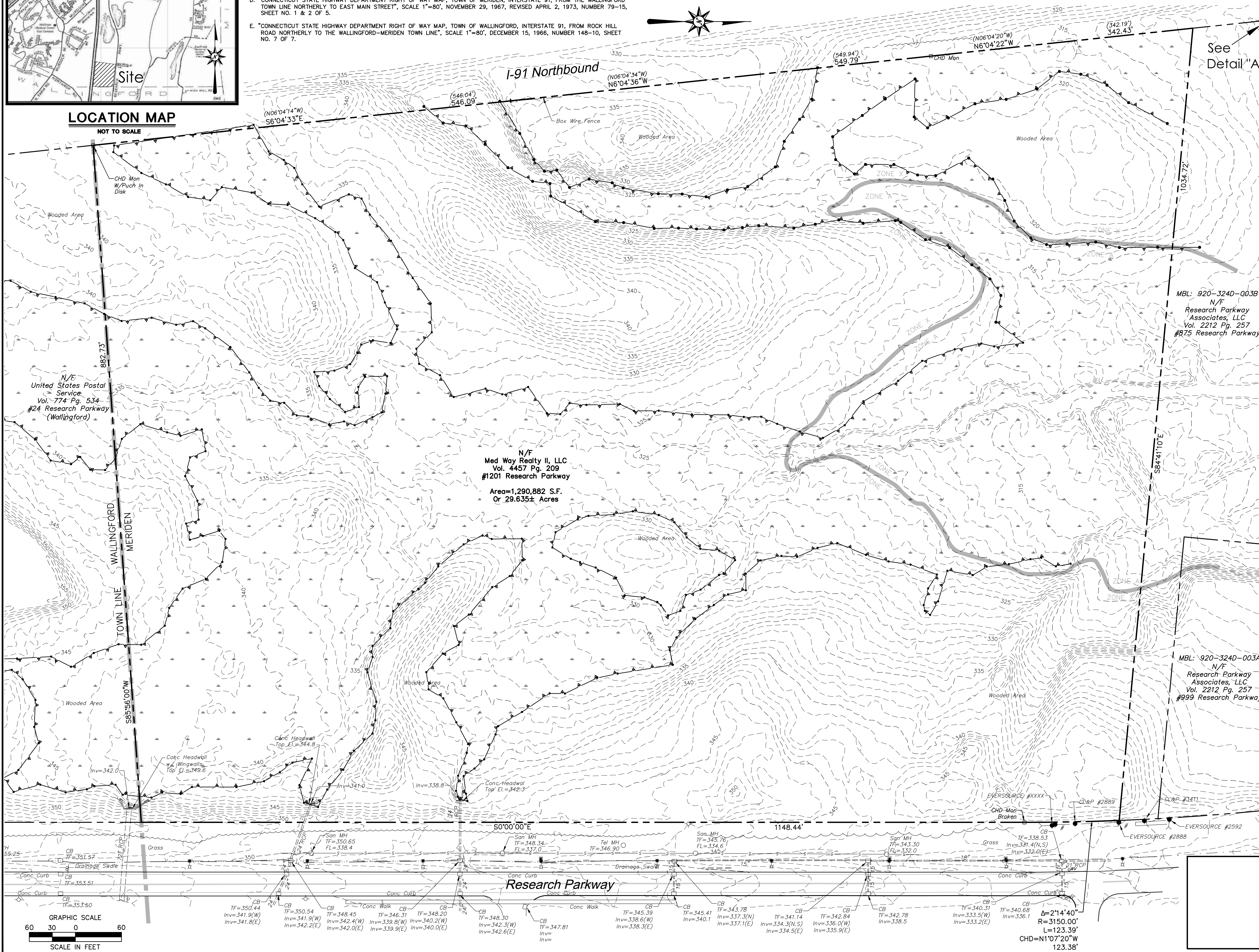
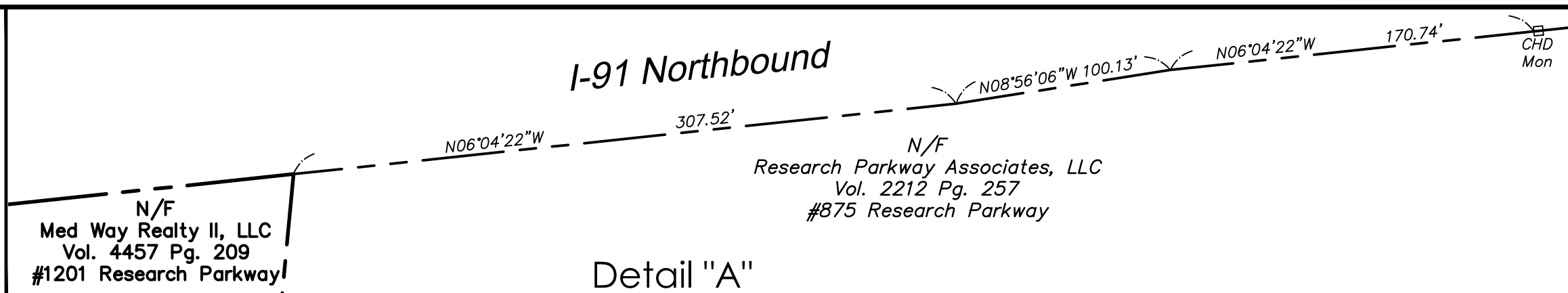


LOCATION MAP

NOT TO SCALE

MAP REFERENCES

- A. "SURVEY PLAN PROPERTY OF MEDWAY ASSOCIATES VICINITY OF RESEARCH PARKWAY MERIDEN, CONNECTICUT", DATE: MARCH 17, 1989, SCALE: 1"=200', REVISED: MARCH 26, 1990, BY ANGUS L. McDONALD & ASSOCIATES, INC., OLD SAYBROOK, CONNECTICUT, SHEET 1 OF 1 AND FILED AS MAP 5078 IN THE MERIDEN TOWN CLERK'S OFFICE.
- B. "FINAL PLAN LOT 9 BLOCK 324D RESUBDIVISION OF PROPERTY OF MEDWAY ASSOCIATES RESEARCH PARKWAY MERIDEN, CONNECTICUT", DATE: MARCH 5, 1984, SCALE: 1"=40', REVISED: MAY 9, 1984, BY ANGUS L. McDONALD & ASSOCIATES, INC., OLD SAYBROOK, CONNECTICUT, AND FILED AS MAP 4406 IN THE MERIDEN TOWN CLERK'S OFFICE.
- C. "FINAL PLAN LOT 8 BLOCK 324D RESUBDIVISION OF PROPERTY OF MEDWAY ASSOCIATES RESEARCH PARKWAY MERIDEN, CONNECTICUT", DATE: APRIL 26, 1984, SCALE: 1"=40', REVISED: MAY 9, 1986, BY ANGUS L. McDONALD & ASSOCIATES, INC., OLD SAYBROOK, CONNECTICUT, AND FILED AS MAP 4405 IN THE MERIDEN TOWN CLERK'S OFFICE.
- D. "CONNECTICUT STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP, TOWN OF MERIDEN, INTERSTATE 91, FROM THE WALLINGFORD TOWN LINE NORTHERLY TO EAST MAIN STREET", SCALE 1"=80', NOVEMBER 29, 1967, REVISED APRIL 2, 1973, NUMBER 79-15, SHEET NO. 1 & 2 OF 5.
- E. "CONNECTICUT STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP, TOWN OF WALLINGFORD, INTERSTATE 91, FROM ROCK HILL ROAD NORTHERLY TO THE WALLINGFORD-MERIDEN TOWN LINE", SCALE 1"=80', DECEMBER 15, 1966, NUMBER 148-10, SHEET NO. 7 OF 7.



GENERAL NOTES

1. A) THIS MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300b-1 THROUGH 20-300b-20 AND THE STANDARDS AND SUGGESTED METHODS AND PROCEDURES FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT PREPARED AND ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. AUGUST 29, 2019.
- B) THIS PLAN CONFORMS TO HORIZONTAL ACCURACY CLASS T-2 & T-D.
- C) BOUNDARY DETERMINATION IS BASED UPON A RESURVEY.
- D) THE TYPE OF SURVEY PERFORMED IS A PROPERTY/BOUNDARY SURVEY AND IS INTENDED TO DEPICT THE EXISTING CONDITIONS WITH RESPECT TO MONUMENTATION FOUND, STRUCTURES, EASEMENTS, ENCROACHMENTS, VISIBLE UTILITIES, ROADWAYS AND CONTOURS.
2. NORTH ARROW AND BEARINGS REFER TO THE CONNECTICUT STATE PLANE COORDINATE SYSTEM (CT NAD 83 - EPOCH 2011) AND ARE BASED ON GPS OBSERVATIONS PERFORMED BY BL COMPANIES DURING SEPTEMBER 2020 REFERENCED TO THE C.O.R.S. NETWORK BASE STATION "CTNE" LOCATED IN NEWINGTON, CT HAVING THE FOLLOWING PUBLISHED VALUES:
STATION: CTNE (DH7113)
COORDINATES (US FT): N: 806142.76, E: 1009694.66
ELLIPSOID HEIGHT (US FT): 136.96 (41.746m)
3. ELEVATIONS REFER TO THE NORTH AMERICAN DATUM OF 1988 (NAD 88). THE DATUM WAS DETERMINED BY USING GEOID 12B AND IS BASED ON GPS OBSERVATIONS PERFORMED BY BL COMPANIES IN SEPTEMBER 2020 AND REFERENCED TO C.O.R.S. BASE STATION "CTNE" LOCATED IN NEWINGTON, CT HAVING THE PUBLISHED COORDINATE AND ELEVATION VALUES AS DESCRIBED IN NOTE 2 ABOVE.
4. PARCEL IS LOCATED IN A FLOOD HAZARD AREA "A", (WITHOUT BASE FLOOD ELEVATION) AND FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DEPICTED ON F.I.R.M. COMMUNITY PANEL NO. 09090C0169J PANEL 169 OF 635 MAP REVISED: MAY 16, 2017 AND F.I.R.M. COMMUNITY PANEL NO. 09090C0307J PANEL 307 OF 635 MAP REVISED: MAY 16, 2017.
5. THE UNDERGROUND UTILITIES DEPICTED HAVE BEEN PLOTTED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES DEPICTED COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES DEPICTED ARE IN THE EXACT LOCATION INDICATED THOUGH THEY ARE PLOTTED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY EXPOSED THE UNDERGROUND UTILITIES. PER CONNECTICUT STATE LAW THE CONTRACTOR SHALL CONFIRM THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF EXCAVATION. CALL BEFORE YOU DIG 1-800-922-4455.

LEGEND

	Property Line
	Easement Line
	Edge of Water
	Limit of Wetlands
	Wetlands/Marsh
	Treeline
	Brushline
	Major Contour
	Minor Contour
	Guide Rail
	Fence
	Overhead Wires
	Gas Line
	Sanitary Sewer
	Storm Sewer
	Deed Bearing
	Handhole
	Utility Pole
	Utility Pole w/ Light
	Guy Wire
	Light Pole
	Aluminum Light Standard
	Ballard Light
	Catch Basin
	Manhole
	Fire Hydrant
	Water Valve
	Sign

TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

PATRICK J. CORLESS, JR. L.S. #70015

NO CERTIFICATION IS EXPRESSED OR IMPLIED UNLESS THIS MAP BEARS THE ORIGINAL SIGNATURE AND EMBOSSED SEAL OF THE ABOVE NAMED LAND SURVEYOR.



355 Research Parkway
Meriden, CT 06450
(203) 630-1406
(203) 630-2615 Fax

LAND OF
MEDWAY REALTY II, LLC
1201 RESEARCH PARKWAY
MERIDEN, CONNECTICUT

Revisions	No.	Date	Desc.
Surveyed	J.W./J.L.		
Drawn	J.W./J.S.		
Reviewed	P.J.C.		
Scale	1"=60'		
Project No.	2001274		
Date	11/05/2020		
Field Book	543		
CAD File:	BL20201274		

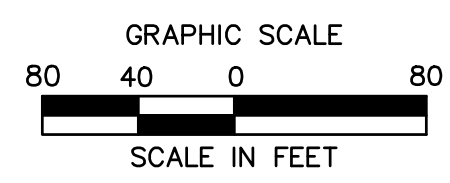
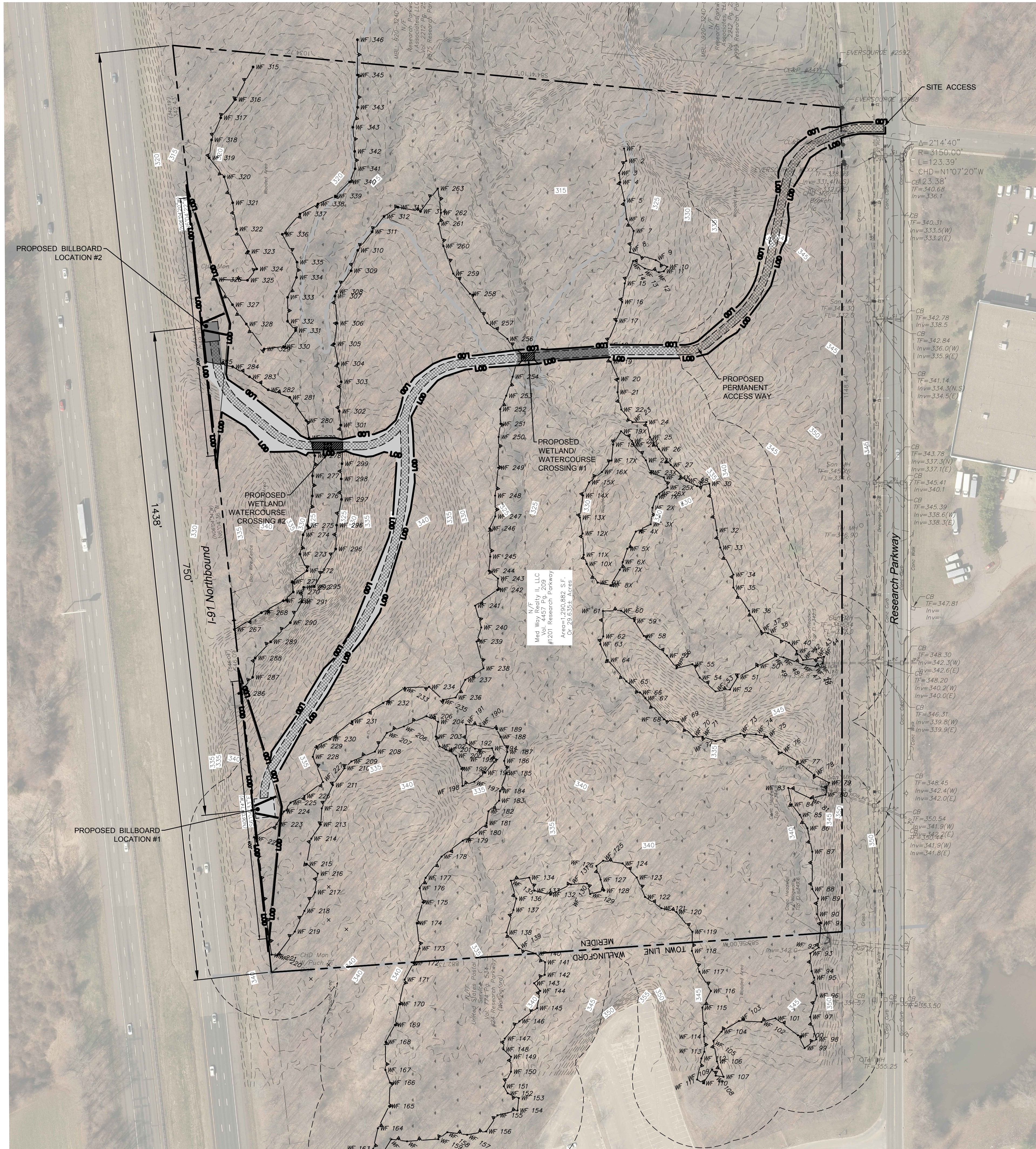
Title
EXISTING CONDITIONS MAP

Sheet No.
EX-2

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ZONING INFORMATION

LOCATION: MERIDEN, CONNECTICUT				
ZONE: BILLBOARD OVERLAY DISTRICT (M-4: PLANNED INDUSTRIAL DISTRICT)				
USE: BILLBOARD (PERMITTED USE)				
ITEM #	ITEM	REQUIREMENTS	PROPOSED	VARIANCE
1	MAXIMUM HEIGHT	35 FEET (THE VERTICAL DISTANCE FROM THE GRADE OF THE CLOSEST LANE OF THE LIMITED ACCESS HIGHWAY TO THE TOP OF THE HIGHEST COMPONENT OF THE BILLBOARD.)	35 FEET	NO
2	MAXIMUM SIGN AREA	672 FEET	672 FEET	NO
3	MINIMUM CLEARANCE	9 FEET (BILLBOARDS SHALL HAVE A MINIMUM CLEARANCE OF NINE FEET BETWEEN THE LOWEST COMPONENT OF THE BILLBOARD AND THE LAND GRADE.)	9 FEET	NO
4	MINIMUM FRONTAGE	75 FEET (75 FEET OF FRONTAGE ON THE LIMITED ACCESS HIGHWAY TO WHICH THE BILLBOARD IS ORIENTED.)	>75 FEET	NO
5	ORIENTATION	ALL BILLBOARDS CONSISTING OF BACK-TO-BACK OR PARALLEL DESIGN SHALL BE NO GREATER THAN EIGHT FEET APART. ALL BILLBOARDS SHALL BE ORIENTED WITH FACES AT AN ANGLE NO GREATER THAN 35° PERPENDICULAR TO THE LIMITED ACCESS HIGHWAY. ALL SUCH SIGNS MUST BE ORIENTED TO A LIMITED ACCESS HIGHWAY AND NOT TO FACE A RESIDENTIAL ZONING DISTRICT.	COMPLIES	NO
6	SPACING	CONVENTIONAL BILLBOARDS = 750 FT DIGITAL BILLBOARDS = 1,500 FT	750 FEET	NO



355 Research Parkway
Meriden, CT 06450
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PROPOSED BILLBOARDS 1201 RESEARCH PARKWAY MERIDEN, CONNECTICUT

**PRELIMINARY PLANS
NOT FOR CONSTRUCTION**

REVISIONS	No.	Date	Desc.
Designed			W.E.V.
Drawn			W.E.V.
Reviewed			
Scale			1"=80'
Project No.			2001274
Date			01/04/2021
CAD File:			SP200127411

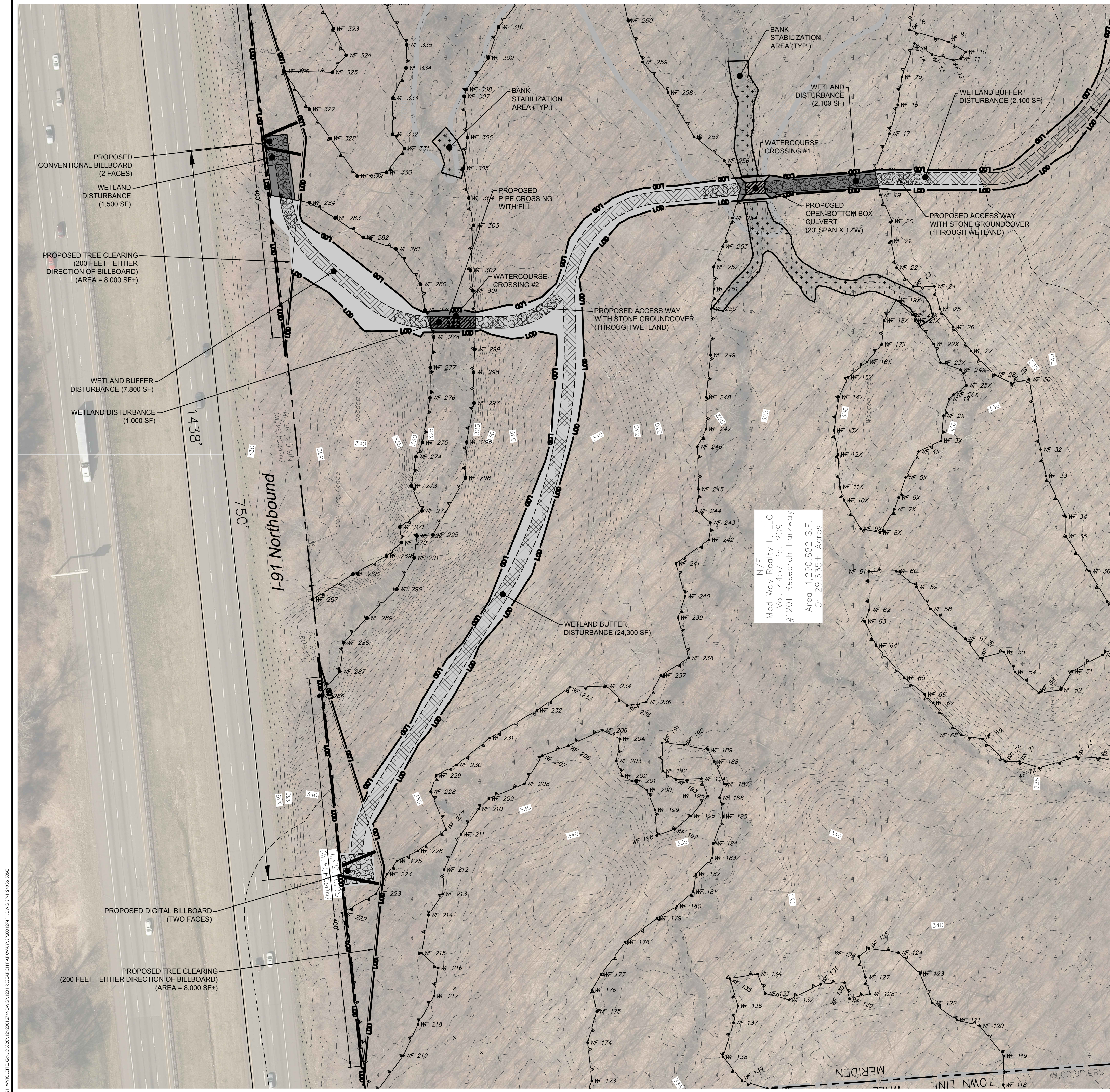
**OVERALL
SITE
PLAN**

Sheet No.

SP-0

1/4/2021, W:\PROJECTS\1201 RESEARCH PARKWAY\SP0127411.DWG, PLOT 24X36, 80%.

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LEGEND

- PROPERTY LINE
- LIMIT OF DISTURBANCE
- [Cross-hatched] PROPOSED ACCESS WAY
- [Solid grey] PROPOSED WETLAND DISTURBANCE AREA
- [Light grey] PROPOSED WETLAND BUFFER DISTURBANCE AREA
- [Dotted] PROPOSED BANK STABILIZATION AREA
- [Stippled] PROPOSED STONE ACCESS WAY

WETLAND IMPACT SUMMARY

ITEM	DESCRIPTION	AREA
1	WETLAND DISTURBANCE (PERMANENT IMPACT)	4,600 SF
2	WETLAND BUFFER DISTURBANCE (PERMANENT IMPACT)	34,200 SF
3	TREE CLEARING AREA (WITHIN WETLAND AND BUFFER AREA)	16,000 SF

WATERCOURSE CROSSING NOTES

- PROPOSED WATERCOURSE CROSSINGS ARE SHOWN SCHEMATICALLY ON SITE PLAN. ENGINEERING OF PROPOSED OPEN-BOTTOM BOX CULVERT AND PIPE CROSSING WITH FILL SHALL BE REQUIRED PRIOR TO FINAL PERMITTING APPROVALS.

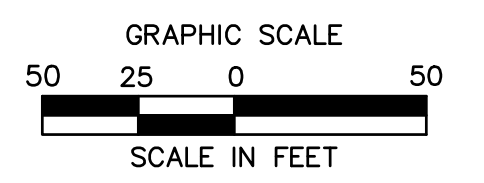
STREAMBANK STABILIZATION PLANTING SCHEDULE

BOTANICAL NAME	COMMON NAME	SIZE	MINIMUM SPACING	QUANTITY
LIVE STAKES				
SALIX SPP	WILLOW	3-4'	4'	246
CORNUS SPP	DOGWOOD	3-4'	4'	246

BANK STABILIZATION/EROSION CONTROL PLANTINGS (LIVE STAKES)

BANK STABILIZATION/EROSION CONTROL PLANTINGS ARE LIVE STAKE PLANTINGS OF SHRUB SPECIES KNOWN FOR THEIR EROSION CONTROL POTENTIAL. THE PLANTINGS WOULD BE SITUATED ALONG IDENTIFIED ERODED BANKS WITHIN EMBEDDED WATERCOURSES IN ORDER TO STABILIZE THE BANKS AND MINIMIZE FUTURE SOIL EROSION.

- A PRE-CONSTRUCTION MEETING SHALL BE HELD WITH THE GENERAL CONTRACTOR, INSTALLATION CONTRACTOR AND PROJECT WETLAND SCIENTIST PRIOR TO ANY WORK IN THIS AREA. THE PURPOSE OF THIS MEETING WILL BE TO DISCUSS PLANT SPECIES AND PLANTING LOCATIONS.
- LIVE STAKES SHALL BE PURCHASED AND INSTALLED DURING THE DORMANT SEASON, BETWEEN NOVEMBER 15 AND MARCH 15.
- LIVE STAKES SHALL BE DORMANT LIVE CUT BRANCHES OF WILLOW (*SALIX SPP.*) AND DOGWOOD (*CORNUS SPP.*) PURCHASED FROM AN APPROVED SUPPLIER. PLANT MATERIAL SHALL BE DORMANT AND FREE OF SPLITS, ROT, DISEASE AND INSECT INFESTATION.
- DORMANT LIVE STAKES SHALL BE BETWEEN 0.75 AND 2 INCHES IN DIAMETER AND 3 TO 4 FEET IN LENGTH. SIDE BRANCHES SHALL BE CLEANLY REMOVED. THE BASAL END OF THE CUTTING SHALL BE CLEANLY CUT AT AN ANGLE AND THE TOP SHALL BE CUT SQUARE (FLAT).
- IF LIVE STAKES MUST BE STORED PRIOR TO PLANTING, ONE THIRD OF THE BASAL END SHALL BE SUBMERGED IN COLD WATER.
- LIVE STAKES SHALL BE INSTALLED BASAL END DOWN, 2-3' APART, WITH AT LEAST TWO BUDS OR BUD SCARS ABOVE GROUND (GENERALLY 3 TO 6 INCHES EXPOSED). EXPOSURE SHOULD BE MINIMIZED TO PREVENT DESICCATION.
- TUBELINGS MAY ALSO BE USED IF LIVE STAKES ARE NOT AVAILABLE DUE TO SEASONAL OR OTHER CONSTRAINTS. TUBELINGS SHALL BE 5" DEEP PLUGS, 8-24" IN HEIGHT, *SALIX SPP.* OR *CORNUS SPP.*
- THE PROJECT WETLAND SCIENTIST SHALL INSPECT THE INSTALLATION DURING CONSTRUCTION.
- THE CONTRACTOR SHALL IRRIGATE THE LIVE STAKES OR TUBELINGS PER SUPPLIER'S RECOMMENDATION.
- THE PROJECT WETLAND SCIENTIST SHALL INSPECT THE PLANTINGS ONCE PER YEAR FOR THREE COMPLETE GROWING SEASONS AFTER INSTALLATION. REMEDIAL ACTIONS SHALL BE IMPLEMENTED AS REQUIRED BY THE WETLAND SCIENTIST.



N/F
Med Way Realty II, LLC
Vol. 4457 Pg. 209
#1201 Research Parkway
Area=1,290,882 S.F.
Or 29.633± Acres

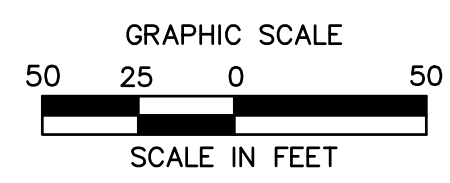
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GRADING AND DRAINAGE LEGEND

- PROPERTY LINE
- LIMIT OF DISTURBANCE LINE AND CONTRACT LIMIT LINE
- PROPOSED CONTOUR LINE
- PROPOSED SPOT GRADE
- PROPOSED STONE ACCESS WAY



PROPOSED BILLBOARDS
1201 RESEARCH PARKWAY
MERIDEN, CONNECTICUT

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

Designed W.E.V.
Drawn W.E.V.
Reviewed
Scale 1"=50'
Project No. 2001274
Date 01/04/2021
CAD File: GD200127411

Title
OVERALL GRADING PLAN

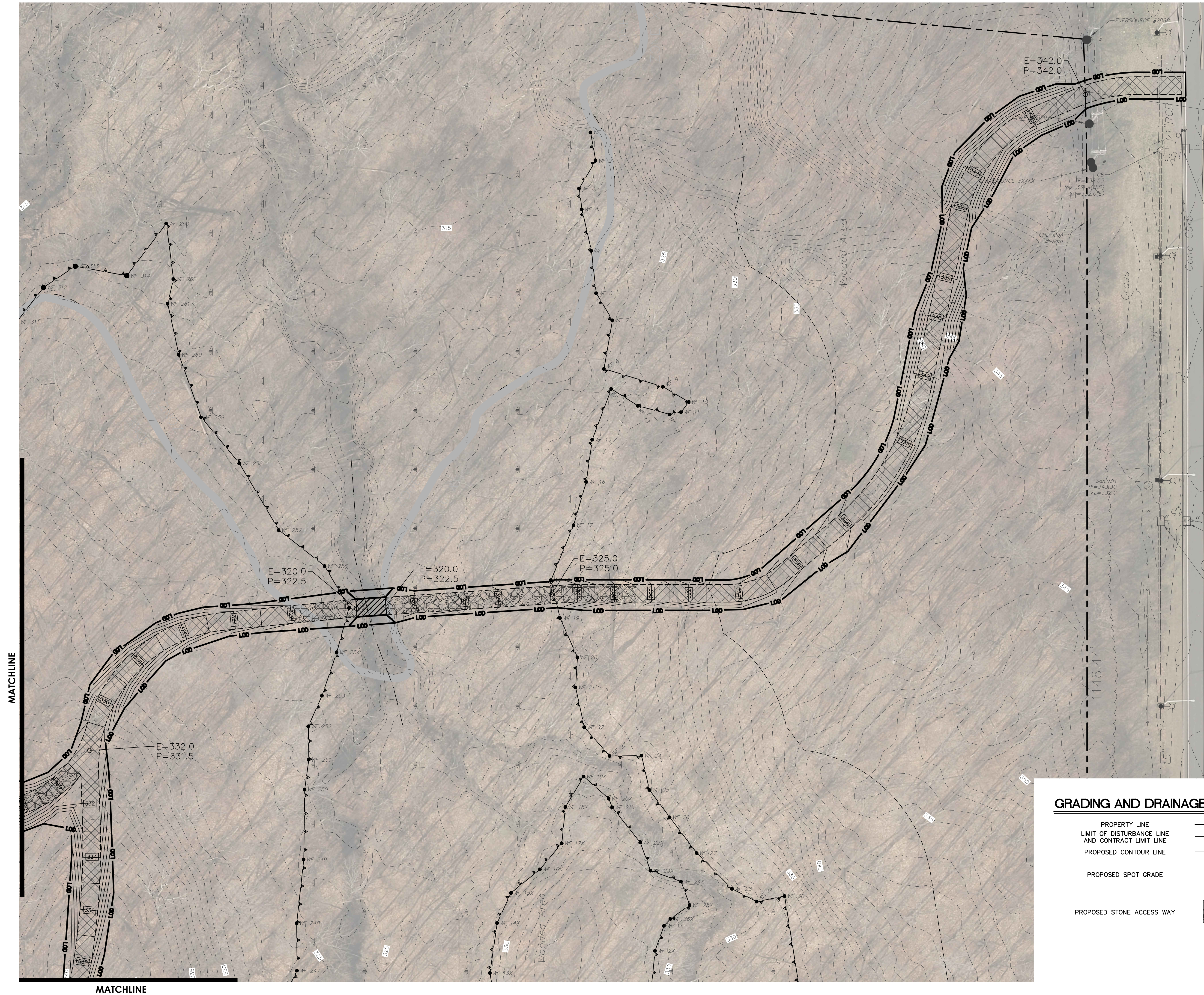
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GD-0

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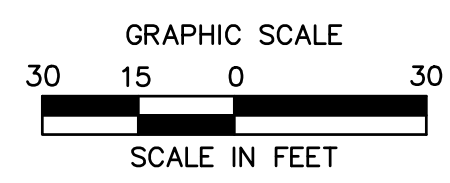
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GRADING AND DRAINAGE LEGEND

PROPERTY LINE	
LIMIT OF DISTURBANCE LINE AND CONTRACT LIMIT LINE	
PROPOSED CONTOUR LINE	
PROPOSED SPOT GRADE	
PROPOSED STONE ACCESS WAY	



PROPOSED BILLBOARDS

1201 RESEARCH PARKWAY
MERIDEN, CONNECTICUT

REVISIONS
No. Date Desc.

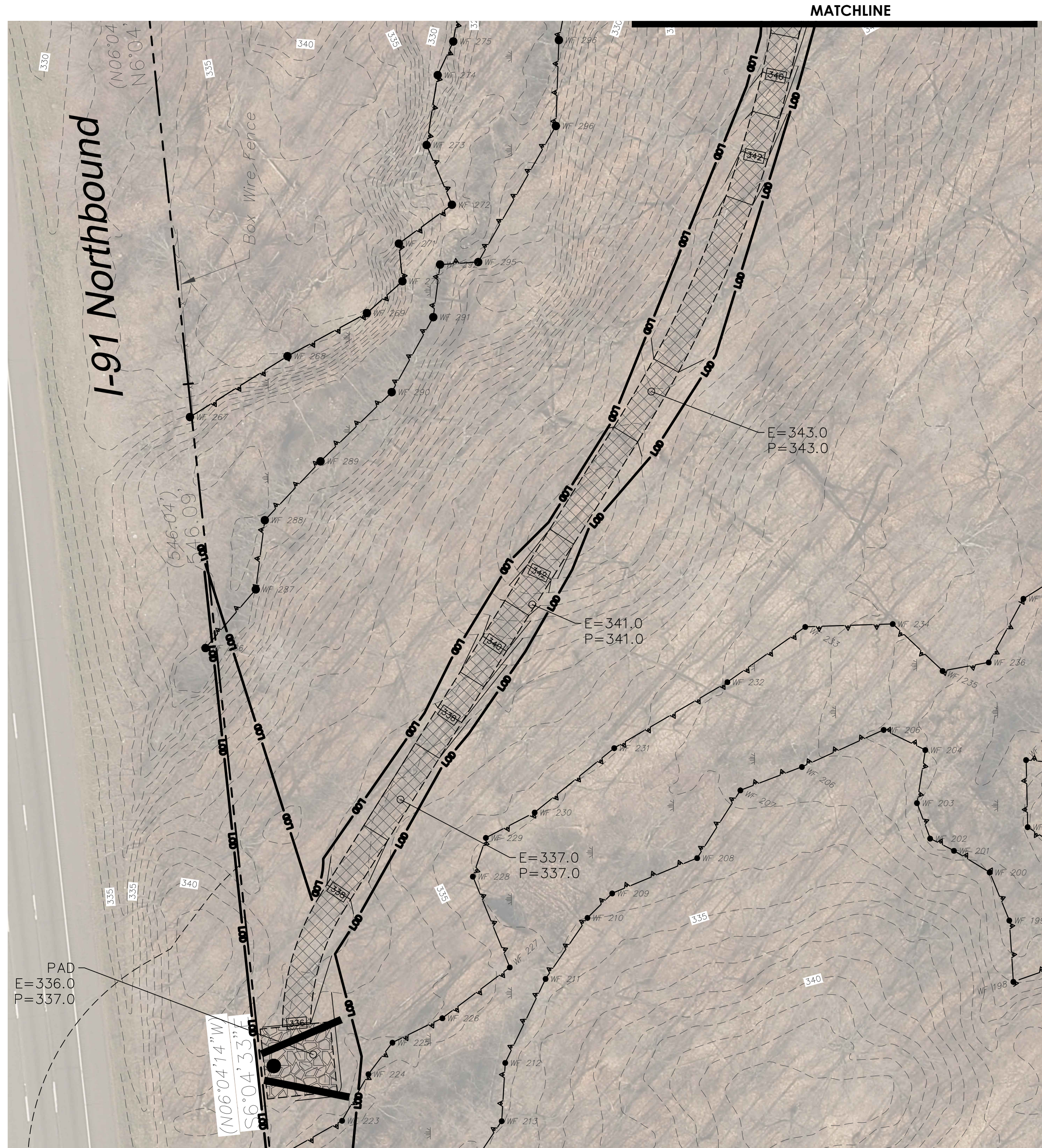
**PRELIMINARY PLANS
NOT FOR CONSTRUCTION**

Designed W.E.V.
Drawn W.E.V.
Reviewed
Scale 1"=30'
Project No. 2001274
Date 01/04/2021
CAD File: GD200127411

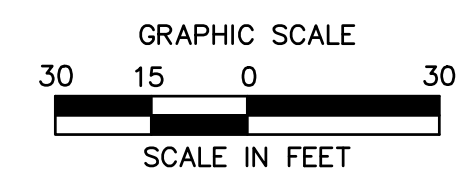
GRADING PLAN

Sheet No.

GD-1



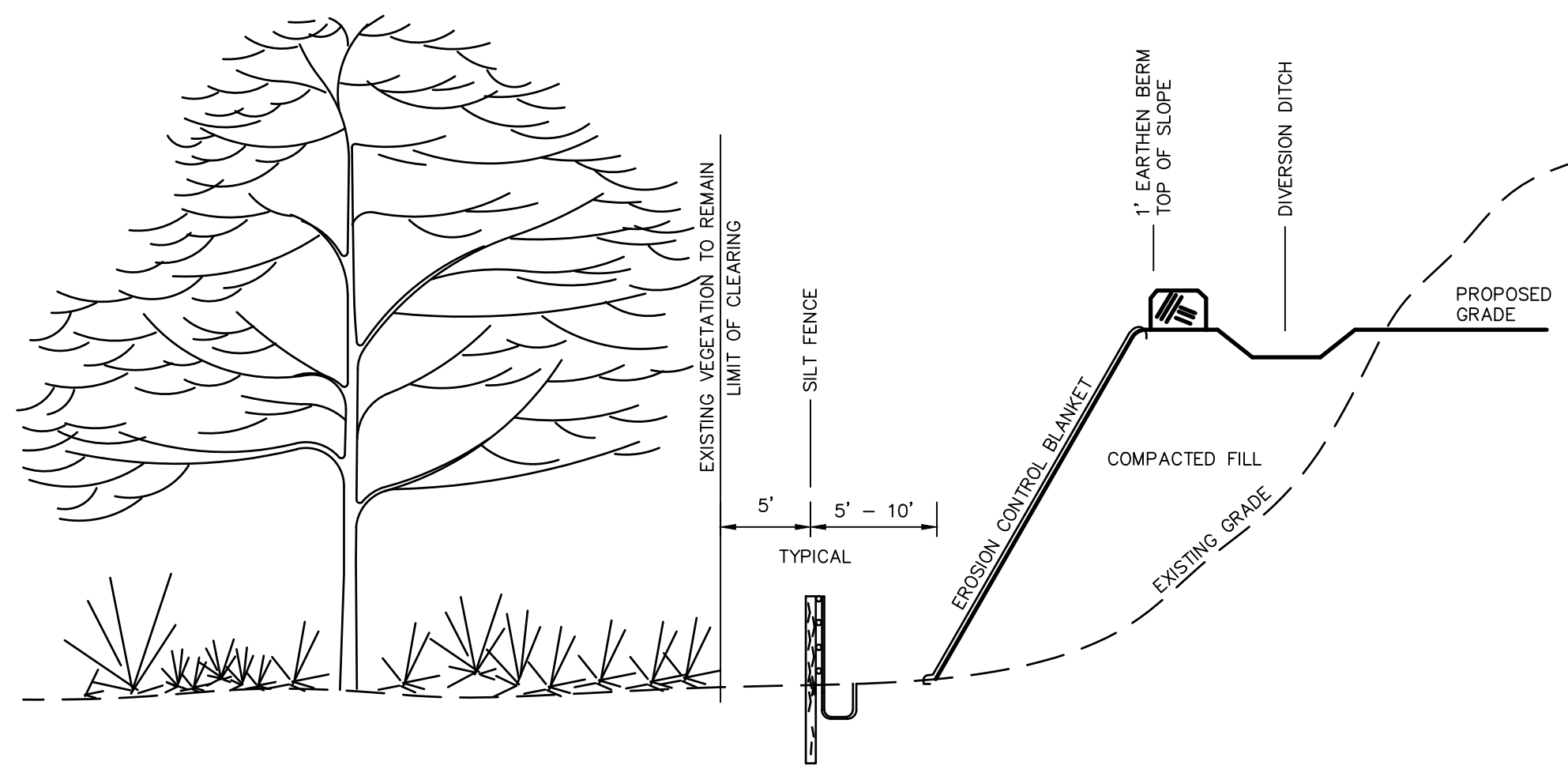
PROPERTY LINE	---
LIMIT OF DISTURBANCE LINE AND CONTRACT LIMIT LINE	—
PROPOSED CONTOUR LINE	—228—
PROPOSED SPOT GRADE	E=339.0 P=339.0
PROPOSED STONE ACCESS WAY	[Hatched Pattern]



PROPOSED BILLBOARDS
1201 RESEARCH PARKWAY
MERIDEN, CONNECTICUT

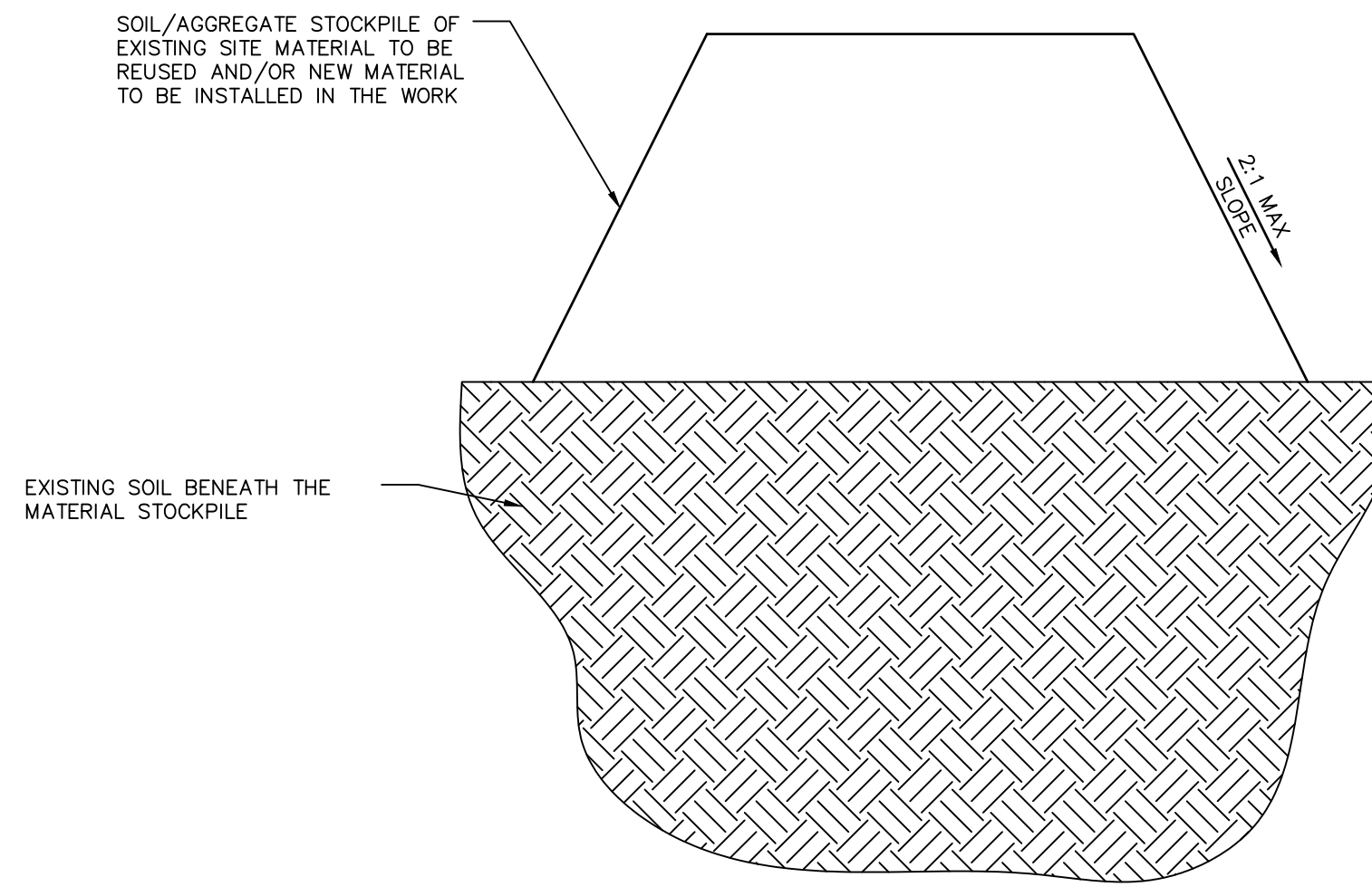
PRELIMINARY PLANS
NOT FOR CONSTRUCTION

REVISIONS	Desc.	
No.	Date	
Designed	W.E.V.	
Drawn	W.E.V.	
Reviewed		
Scale	1"=30'	
Project No.	2001274	
Date	01/04/2021	
CAD File:	GD200127411	
Title	GRADING PLAN	
Sheet No.		



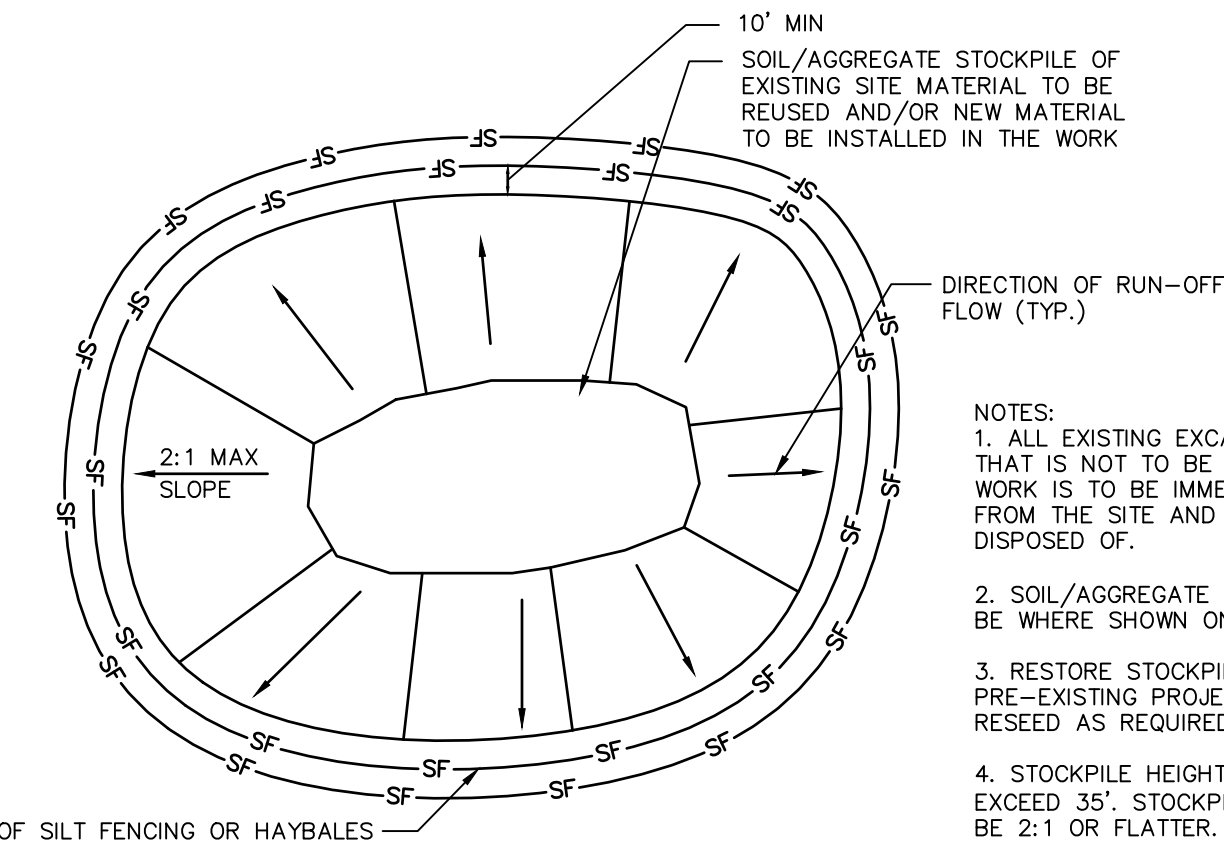
TYPICAL EROSION CONTROL ON SLOPES

N.T.S. BLEC-011



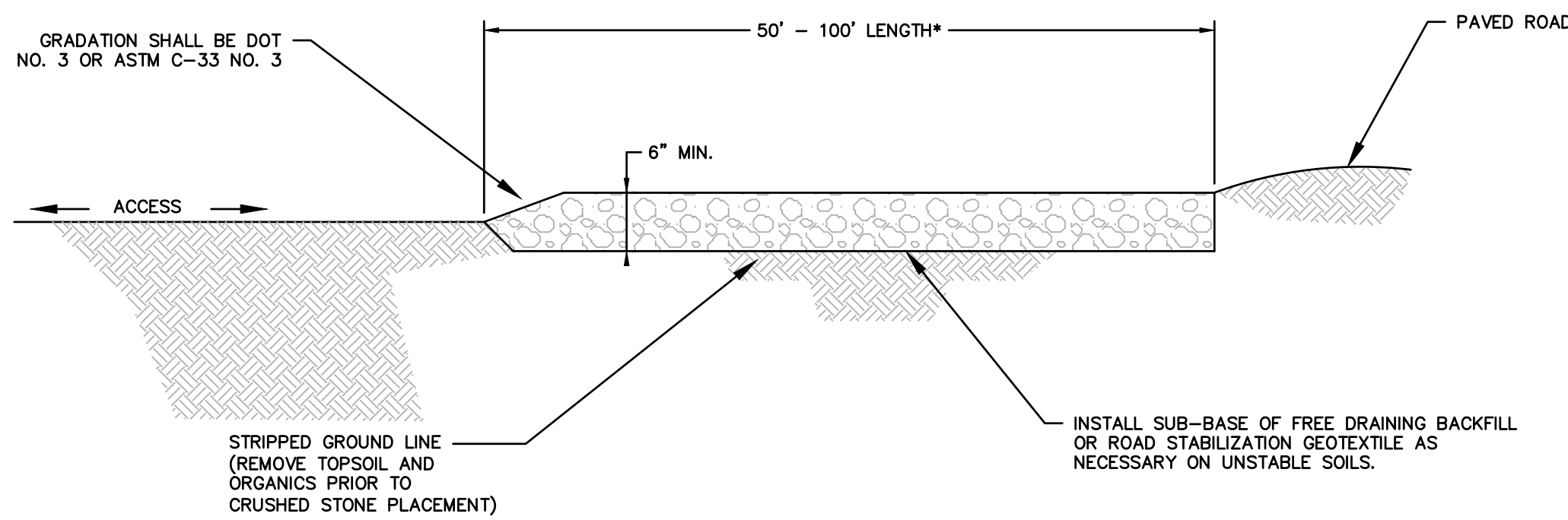
MATERIALS STOCKPILE DETAIL

N.T.S. BLEC-006



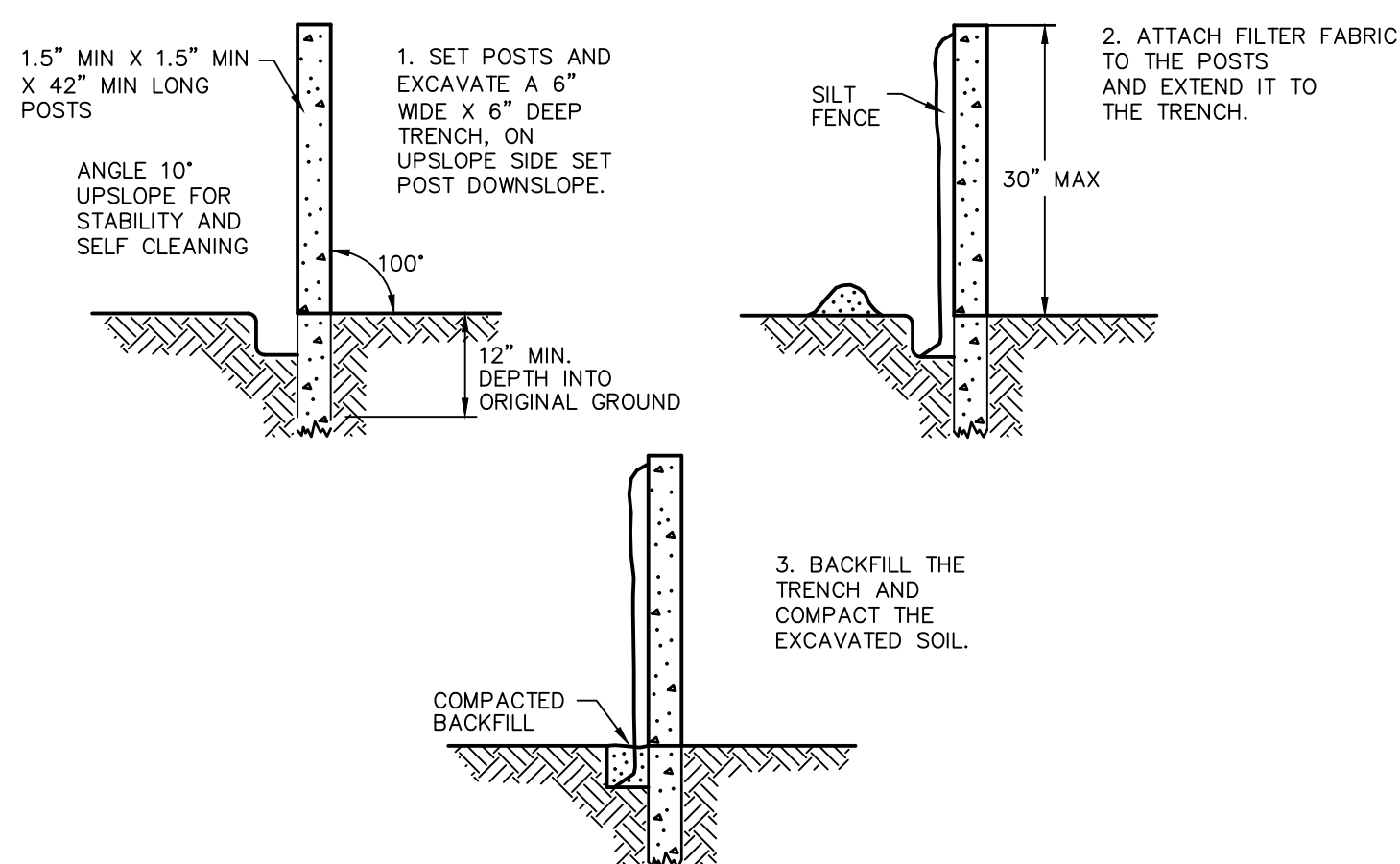
- NOTES:
1. ALL EXISTING EXCAVATED MATERIAL THAT IS NOT TO BE REUSED IN THE WORK IS TO BE IMMEDIATELY REMOVED FROM THE SITE AND PROPERLY DISPOSED OF.
 2. SOIL/AGGREGATE STOCKPILE SITES TO BE WHERE SHOWN ON THE DRAWINGS.
 3. RESTORE STOCKPILE SITES TO PRE-EXISTING PROJECT CONDITION AND RESEED AS REQUIRED.
 4. STOCKPILE HEIGHTS MUST NOT EXCEED 35'. STOCKPILE SLOPES MUST BE 2:1 OR FLATTER.

* WHERE SEDIMENTS CONTAIN LESS THAN 80% SAND, A 100 FT MINIMUM IS REQUIRED.



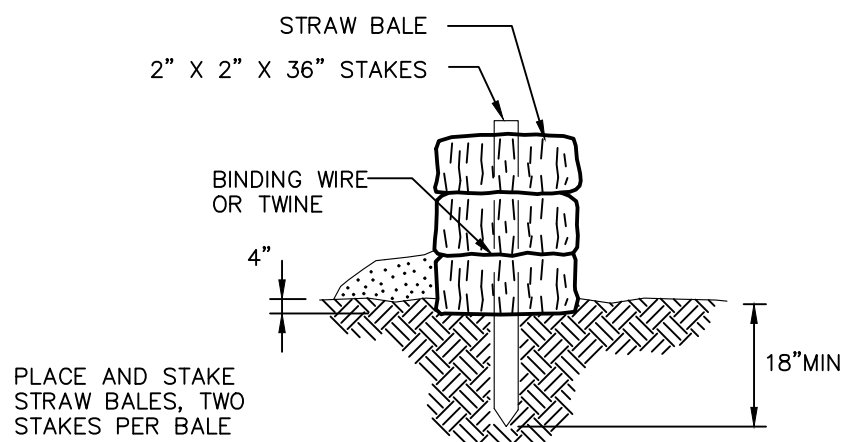
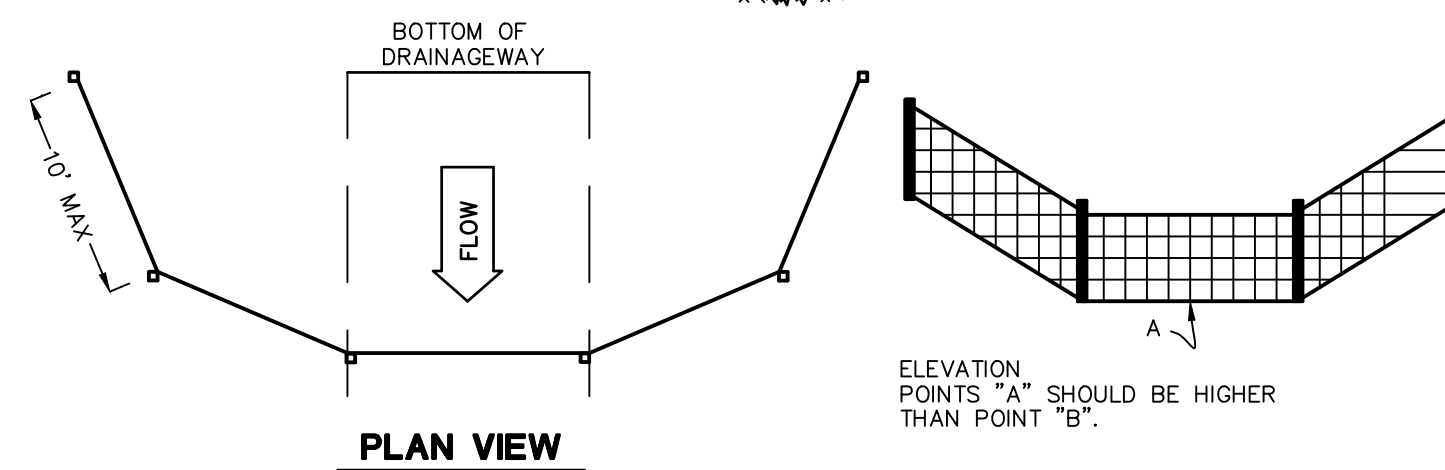
TYPICAL CONSTRUCTION ENTRANCE

N.T.S. CT DEEP CE-2



SILT FENCE BARRIER

N.T.S. CTEC-003



STRAW BALE BARRIERS SHOULD NOT BE USED FOR MORE THAN 3 MONTHS

SEDIMENT MUST BE REMOVED WHEN ACCUMULATIONS REACH 1/3 THE ABOVE GROUND HEIGHT OF THE BARRIER.

ANY SECTION OF STRAW BALE BARRIER WHICH HAS BEEN UNDERMINED OR TOPPED MUST BE IMMEDIATELY REPLACED WITH A ROCK FILTER OUTLET.

STRAW BALE DETAIL

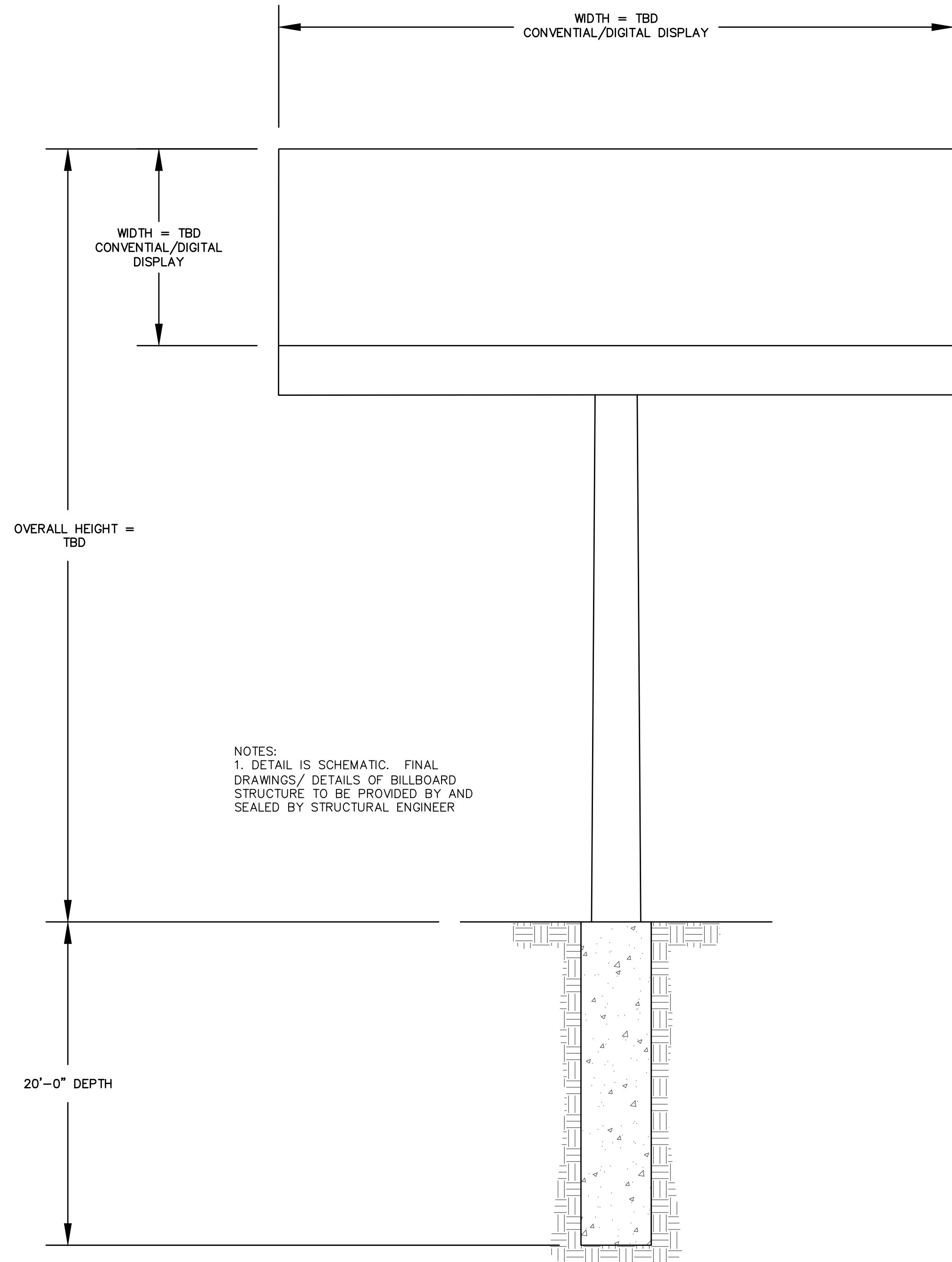
N.T.S. BLEC-007

REVISIONS	Date	Desc.
No.		

Designed	W.E.V.
Drawn	W.E.V.
Reviewed	
Scale	NONE
Project No.	2001274
Date	01/04/2021
CAD File:	DN200127411

Title
DETAILS SHEET

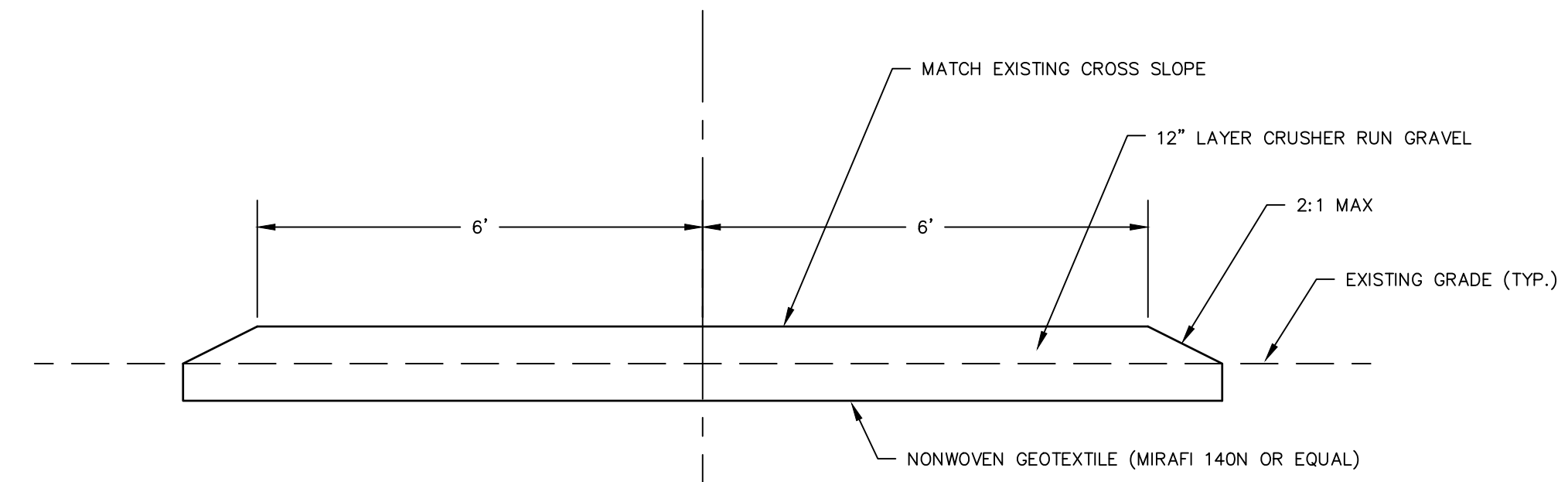
Sheet No.



NOTES:
1. DETAIL IS SCHEMATIC. FINAL DRAWINGS/ DETAILS OF BILLBOARD STRUCTURE TO BE PROVIDED BY AND SEALED BY STRUCTURAL ENGINEER

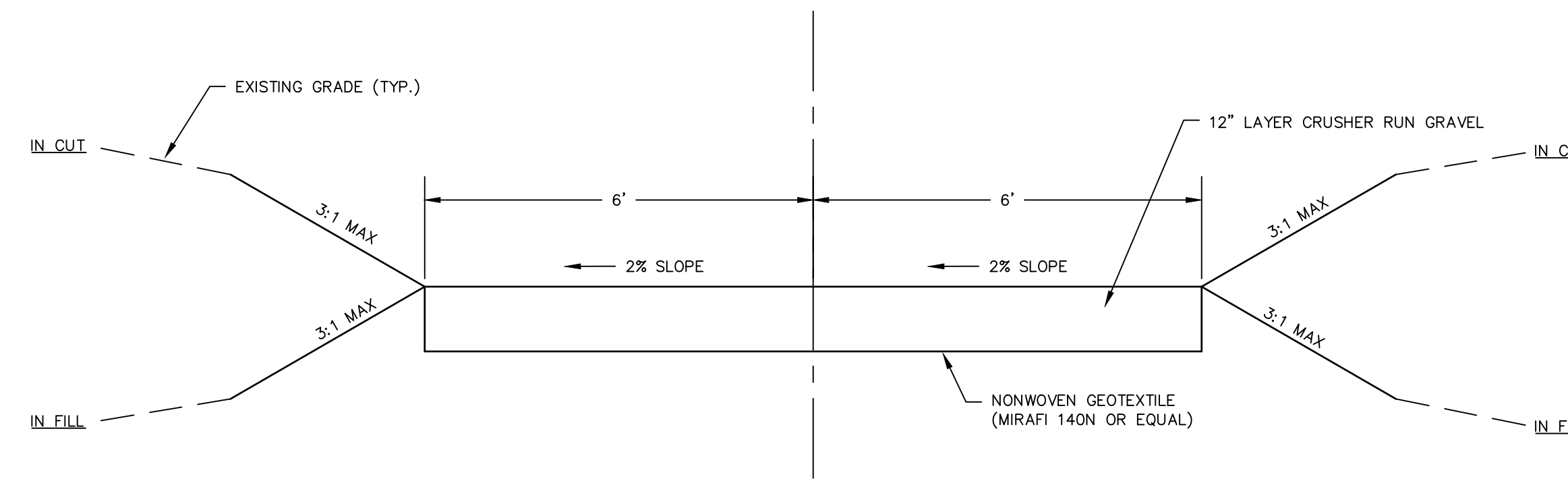
BILLBOARD SCHEMATIC FOUNDATION DETAIL

N.T.S.



ACCESS WAY - STONE SECTION A

N.T.S.



ACCESS WAY - STONE SECTION B

N.T.S.

11/14/2021, W:\040121\12001274\DWG\1201 RESEARCH PARKWAY\DN200127411.DWG (DN2 24K)

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**PRELIMINARY PLANS
NOT FOR CONSTRUCTION**

REVISIONS No.	Date	Desc.

Designed	W.E.V.
Drawn	W.E.V.
Reviewed	
Scale	NONE
Project No.	2001274
Date	01/04/2021
CAD File:	DN200127411

Title
DETAILS SHEET

Sheet No.

DN-2