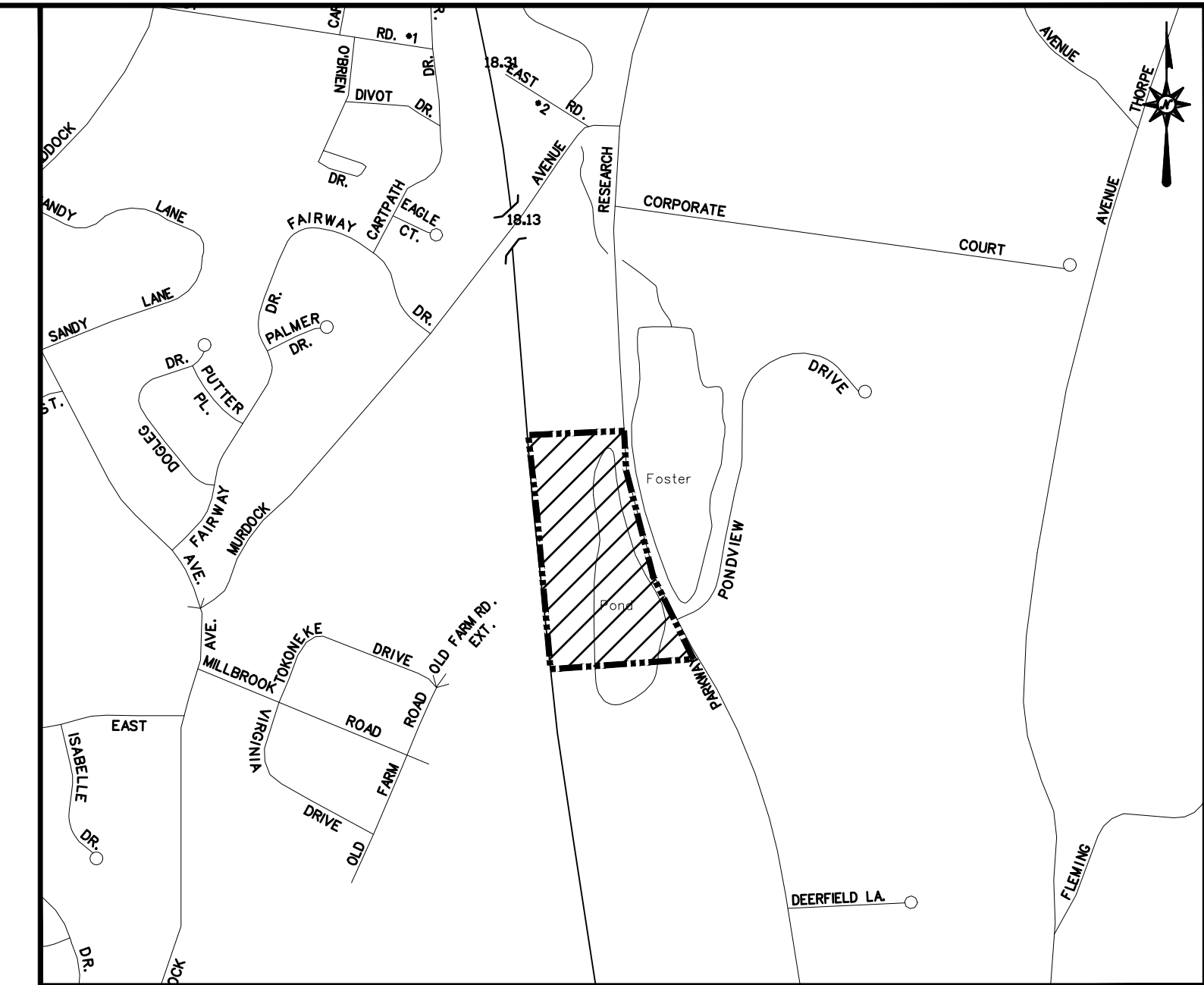


LOCATION MAP  
N.T.S.

# SITE PLAN SUBMISSION TO MERIDEN INLAND WETLAND AND WATERCOURSE COMMISSION

701 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

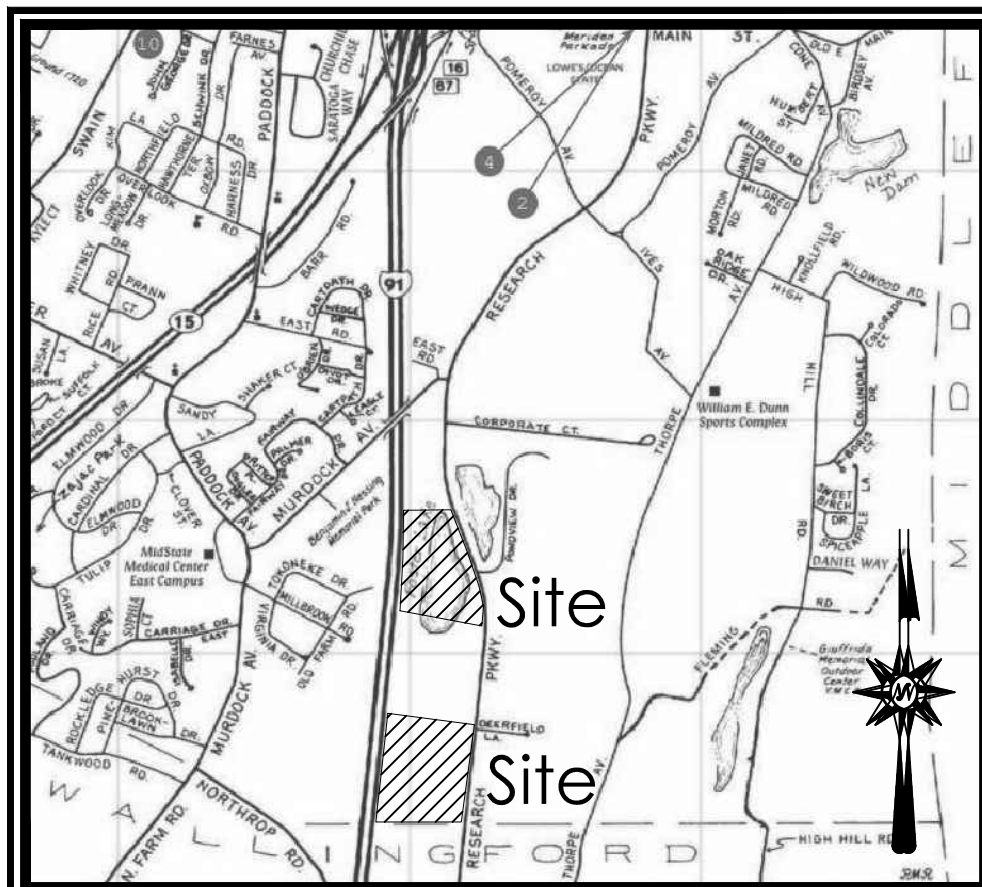
CONTENTS

	TITLE SHEET
EX-1	ALTA/ACSM LAND TITLE SURVEY
SP-0	OVERALL SITE PLAN
SP-1	SITE PLAN
GD-1	GRADING PLAN
DN-1 & 2	DETAIL SHEETS

**PRELIMINARY PLANS  
NOT FOR CONSTRUCTION**

DATES

ISSUE DATE: JANUARY 4, 2021



**LOCATION MAP**  
NOT TO SCALE



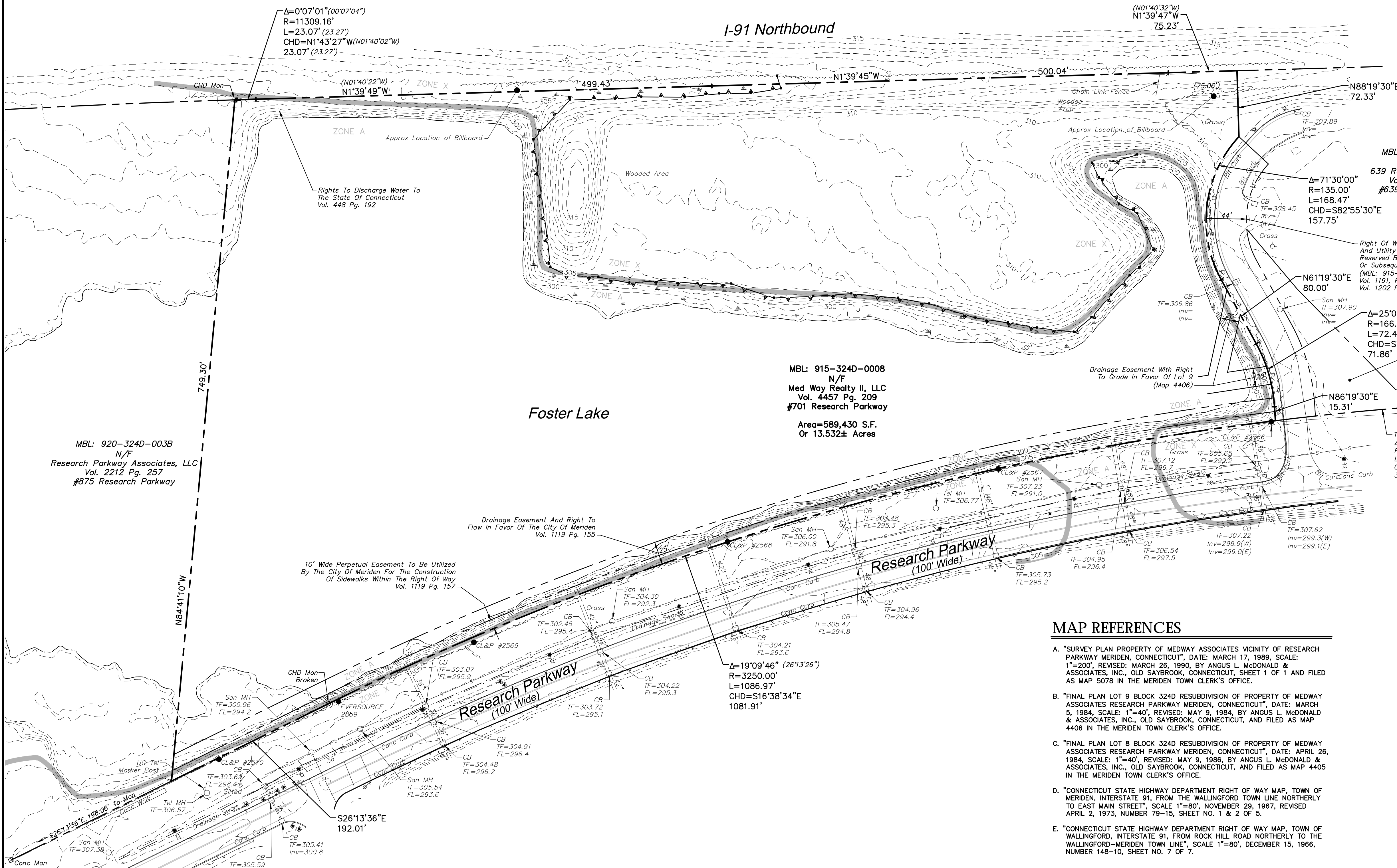
**GENERAL NOTES**

- 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 A-2 AND TOPOGRAPHIC 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.
- 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)
- ELEVATIONS REFER TO THE NORTH AMERICAN DATUM OF 1988 (NAVD 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.
- 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. 090901691 PANEL 169 OF 635 MAP REVISED: MAY 16, 2017 AND F.I.R.M. COMMUNITY PANEL NO. 090903073 PANEL 307 OF 635 MAP REVISED: MAY 16, 2017.
- THE UNDERGROUND UTILITIES DEPICTED HAVE BEEN PLOTTED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE 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.



MBL: 920-3240-003B  
N/F  
Research Parkway Associates, LLC  
Vol. 2212 Pg. 257  
#875 Research Parkway

MBL: 915-3240-0008  
N/F  
Med Way Realty II, LLC  
Vol. 4457 Pg. 209  
#701 Research Parkway  
Area=589,430 S.F.  
Or 13.532± Acres

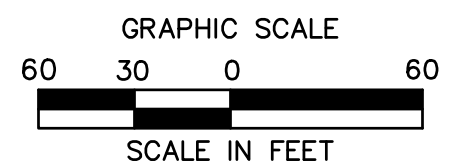
MBL: 915-3240-0009  
N/F  
639 Research Parkway, LLC  
Vol. 5351 Pg. 1071  
#639 Research Parkway

**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
- Deed Distance
- Handhole
- Utility Pole
- Utility Pole w/ Light
- Guy Wire
- Light Pole
- Aluminum Light Standard
- Bollard Light
- Catch Basin
- Manhole
- Fire Hydrant
- Water Valve
- Sign

**MAP REFERENCES**

- "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.
- "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.
- "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.
- "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.
- "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.



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  
**MED WAY REALTY II, LLC**  
701 RESEARCH PARKWAY  
MERIDEN, CONNECTICUT

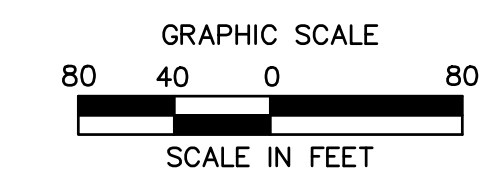
Drawn	J.W./J.L.
Reviewed	J.W./J.S.
Scale	1"=60'
Project No.	2001274
Date	11/05/2020
Field Book	543
CAD File:	BL-04.dwg

EXISTING CONDITIONS MAP

Sheet No. **EX-1**

# 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
7	SIDE YARD SETBACK	25 FEET	25 FEET	NO



## PROPOSED BILLBOARDS

701 RESEARCH PARKWAY  
MERIDEN, CONNECTICUT

REVISIONS  
No. Date Desc.

**PRELIMINARY PLANS  
NOT FOR CONSTRUCTION**

Designed W.E.V.  
Drawn W.E.V.  
Reviewed  
Scale 1"=80'  
Project No. 2001274  
Date 01/04/2021  
CAD File: SP200127401

Title  
**OVERALL  
SITE  
PLAN**

Sheet No.

**SP-0**

1/4/2021, W:\PROJECTS\01\2001274\DWG\01\RESEARCH PARKWAY\SP200127401.DWG:BP-01-2001274-0001

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**SITE PLAN LEGEND**

- PROPERTY LINE
- LIMIT OF DISTURBANCE
- PROPOSED ACCESS WAY
- PROPOSED WETLAND DISTURBANCE AREA
- PROPOSED WETLAND BUFFER DISTURBANCE AREA
- PROPOSED WETLAND ENHANCEMENT

**WETLAND IMPACT SUMMARY**

ITEM	DESCRIPTION	AREA
1	DIRECT WETLAND DISTURBANCE (PERMANENT IMPACT)	1,600 SF
2	WETLAND BUFFER DISTURBANCE (PERMANENT IMPACT)	16,450 SF
3	TREE CLEARING AREA (WITHIN WETLAND AND BUFFER)	20,600 SF

**WETLAND ENHANCEMENT AREA PLANTING SCHEDULE**

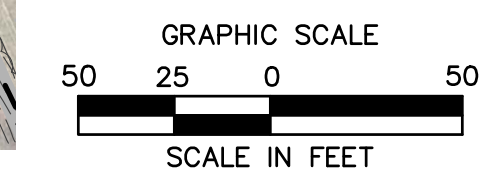
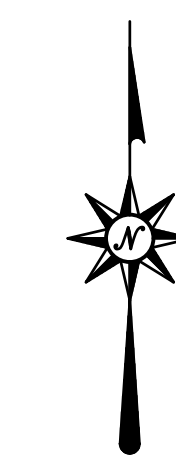
SHRUBS				
QTY	BOTANICAL NAME	COMMON NAME	SIZE	MIN. SPACING
10	CORNUS AMOMUM	SILKY DOGWOOD	3-4'	4'
20	ILEX VERTICILLATA	WINTERBERRY	3-4'	4'
20	SPIRAEA TOMENTOSA	STEEPLEBUSH	3-4'	4'
EMERGENTS				
50	EUPATORIUM MACULATUM	JOE-PYE WEED	2" PLUG	2'
50	EUTHAMIA GRAMINIFOLIA	GRASS-LEAVED GOLDENROD	2" PLUG	2'
50	JUNCUS EFFUSES	SOFT RUSH	2" PLUG	2'
50	VERONIA NOVEBORACENSIS	NEW YORK IRON WEED	2" PLUG	2'

ALL EXPOSED SOILS, PARTICULARLY IN ERODED SWALE, WILL BE PLANTED WITH NEW ENGLAND EROSION CONTROL/RESTORATION MIX FOR DETENTION BASINS AND MOIST (OR EQUIVALENT) AT 1,250 SOFT/LB. OR AS RECOMMENDED BY MANUFACTURER. SEED MIXTURE AND WETLAND PLUGS TO BE PROVIDED BY NEW ENGLAND WETLAND PLANTS, INC. (413-548-8000), OR APPROVED NURSERY. WETLAND PLANTS TO BE PROVIDED BY NEW ENGLAND WETLAND PLANTS, INC. (413-548-8000), OR APPROVED NURSERY.

**WETLAND ENHANCEMENT AREA CONSTRUCTION SEQUENCE**

THE WETLAND ENHANCEMENT AREA INCLUDES AN ERODED SWALE THAT DISCHARGES TO FOSTER LAKE. WETLAND ENHANCEMENT PLANTINGS INCLUDE SHRUBS AND EMERGENT SPECIES THAT ARE INTENDED TO PROMOTE SOIL STABILITY TO MINIMIZE FUTURE SOIL EROSION IN THIS AREA.

- 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.
- PRIOR TO THE START OF PLANT INSTALLATION, WOODY DEBRIS WITHIN AND ADJACENT TO THE ERODED SWALE SHALL BE REMOVED BY HAND. FOLLOWING REMOVAL, THE SWALE AND ADJACENT WETLAND SHALL BE SEEDED WITH THE REFERENCED SEED MIXTURE AND COVERED WITH A BIO-DEGRADABLE EROSION CONTROL BLANKET. THE REMAINING PLANTINGS WILL BE INSTALLED THROUGH THE BLANKET.
- WETLAND ENHANCEMENT AREA PLANTINGS SHALL TAKE PLACE ONCE THE ABOVE LISTED TASKS HAVE BEEN COMPLETED. THE ENHANCEMENT AREA WILL BE PLANTED WITH NATIVE SHRUBS AND EMERGENT SPECIES. ALL WOODY PLANT STOCK WILL BE EITHER BARE-ROOT OR CONTAINER-GROWN. ALL PLANTINGS TO BE SPACED RANDOMLY TO SIMULATE NATURAL GROWTH PATTERNS.
- ADDITIONAL SHRUB AND EMERGENT HERBACEOUS PLANTINGS MAY BE ADDED PROVIDED SPECIES USED ARE NATIVE AND SPACING SIMULATES NATURAL GROWTH PATTERNS. SPECIES NOT SPECIFIED IN THE RESTORATION PLAN SHALL NOT BE USED WITHOUT APPROVAL FROM THE CITY.
- THE CONTRACTOR RESPONSIBLE FOR THE PLANTINGS SHALL BE RESPONSIBLE FOR THE CAREFUL INSTALLATION, MAINTENANCE (INCLUDING WATERING), AND ESTABLISHMENT OF THE PLANT MATERIAL IN THE RESTORATION AREA. ALL PLANTS SHALL BE GUARANTEED BY THE CONTRACTOR TO REMAIN ALIVE AND HEALTHY FOR A FULL TWENTY FOUR (24) MONTH PERIOD.
- ONCE VEGETATION HAS BECOME ESTABLISHED, EROSION CONTROLS (EXCLUDING BLANKET) SHALL BE REMOVED AND PROPERLY DISPOSED OF.



**PROPOSED BILLBOARDS**  
701 RESEARCH PARKWAY  
MERIDEN, CONNECTICUT

**PRELIMINARY PLANS  
NOT FOR CONSTRUCTION**

REVISIONS	No.	Date	Desc.

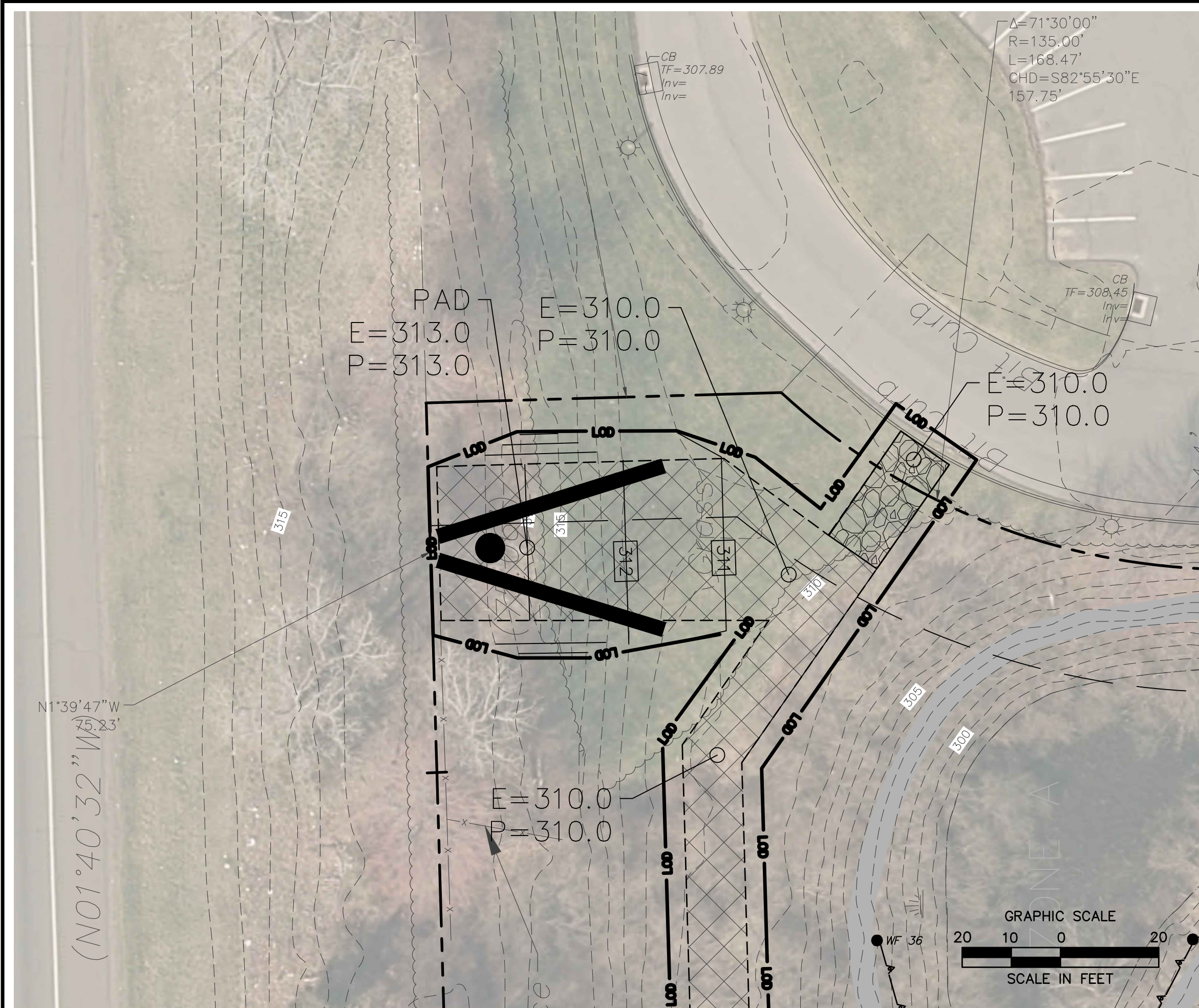
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Drawn W.E.V.  
Reviewed  
Scale 1"=50'  
Project No. 2001274  
Date 01/04/2021  
CAD File: SP200127401

Site  
**SITE PLAN**

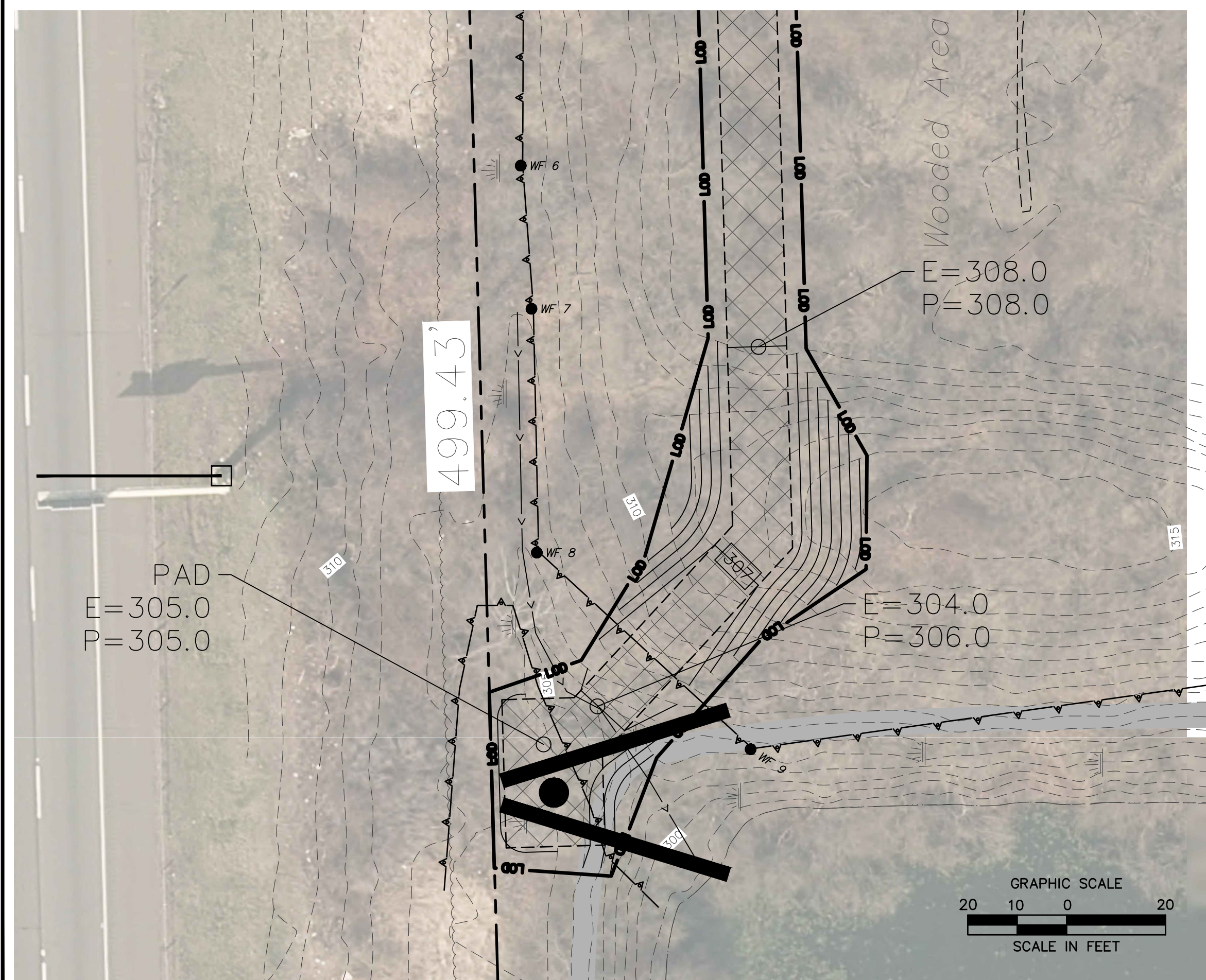
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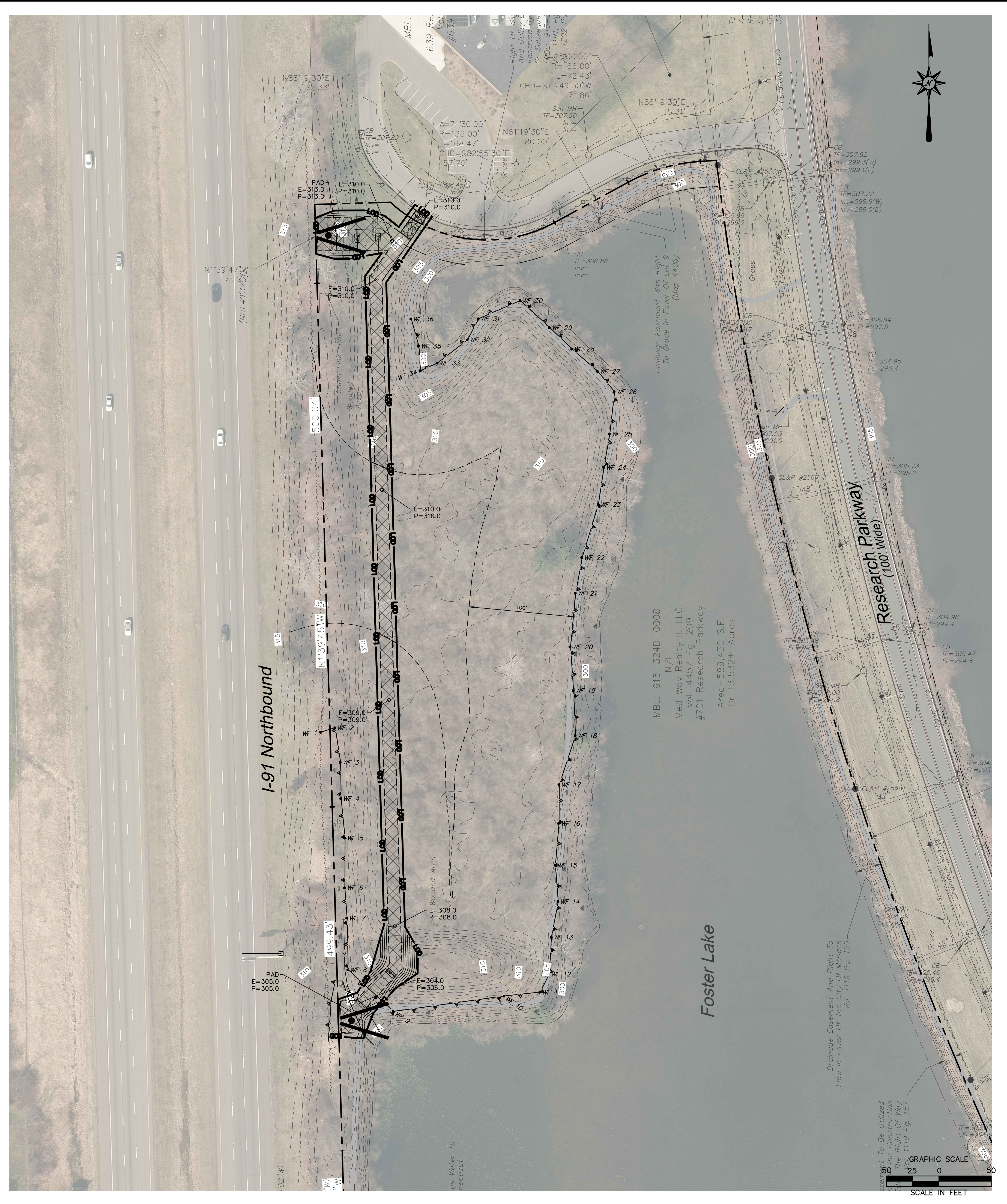
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GRADING ENLARGEMENT - BILLBOARD LOCATION #1

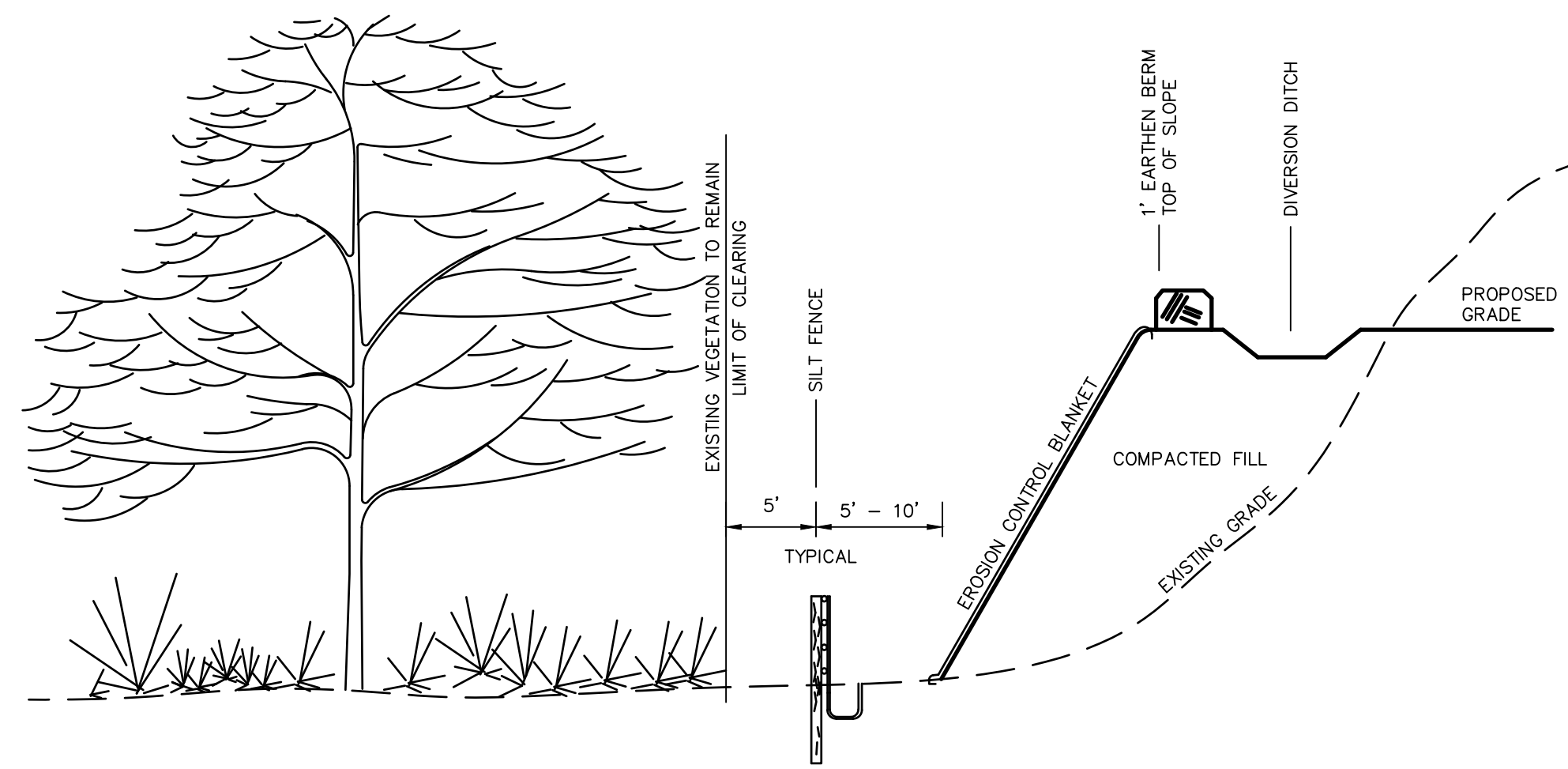


GRADING ENLARGEMENT - BILLBOARD LOCATION #2



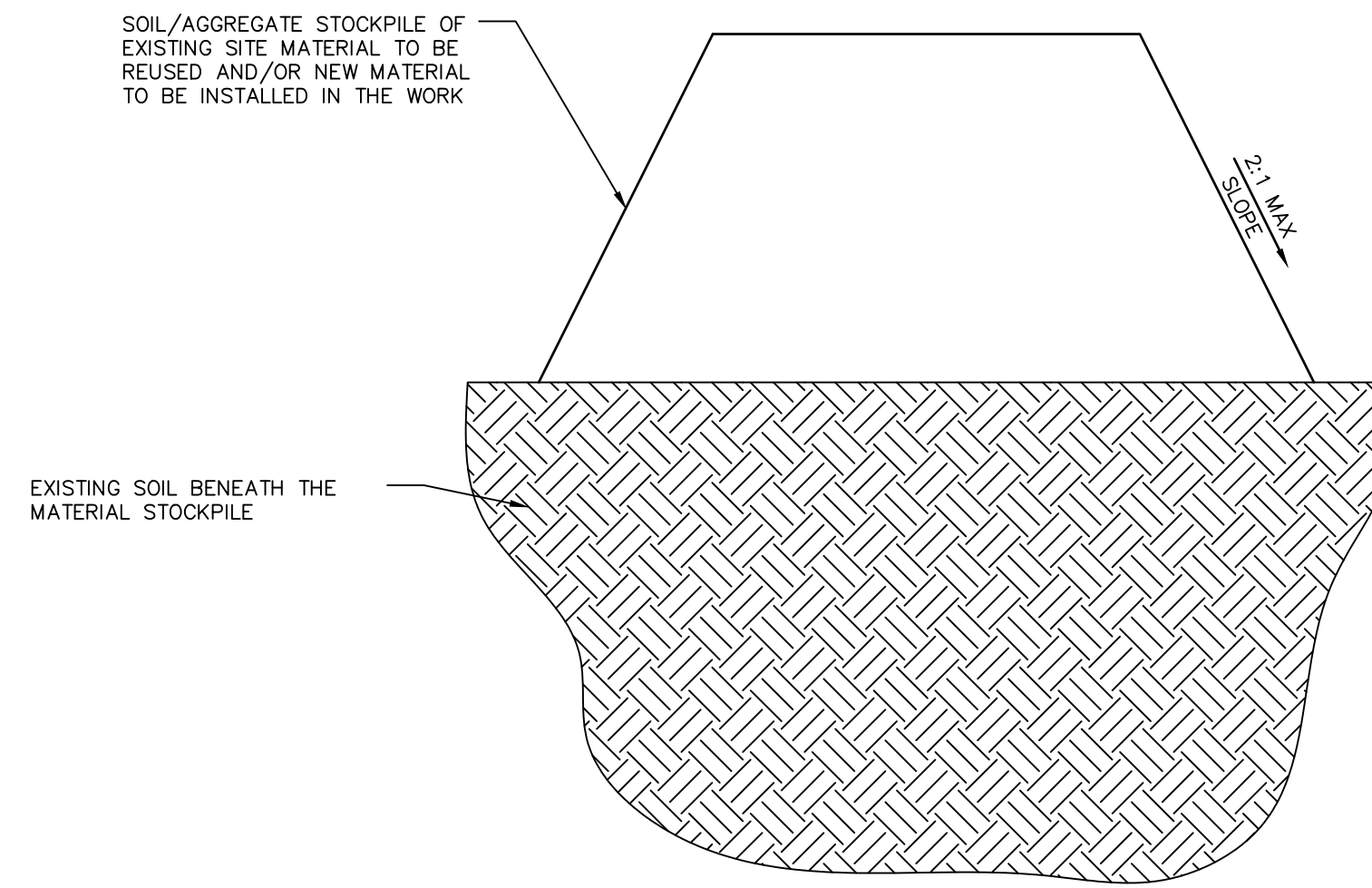
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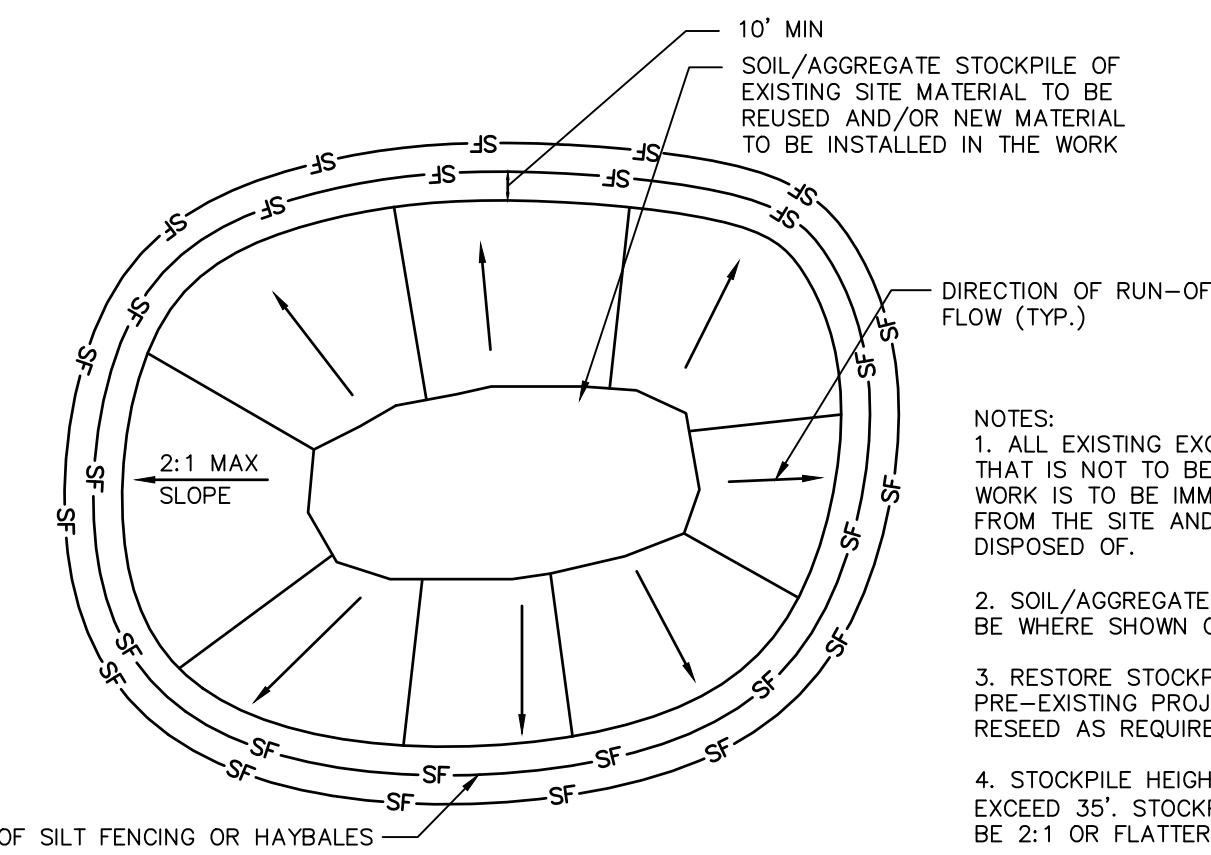
**TYPICAL EROSION CONTROL ON SLOPES**

N.T.S. BLEC-011



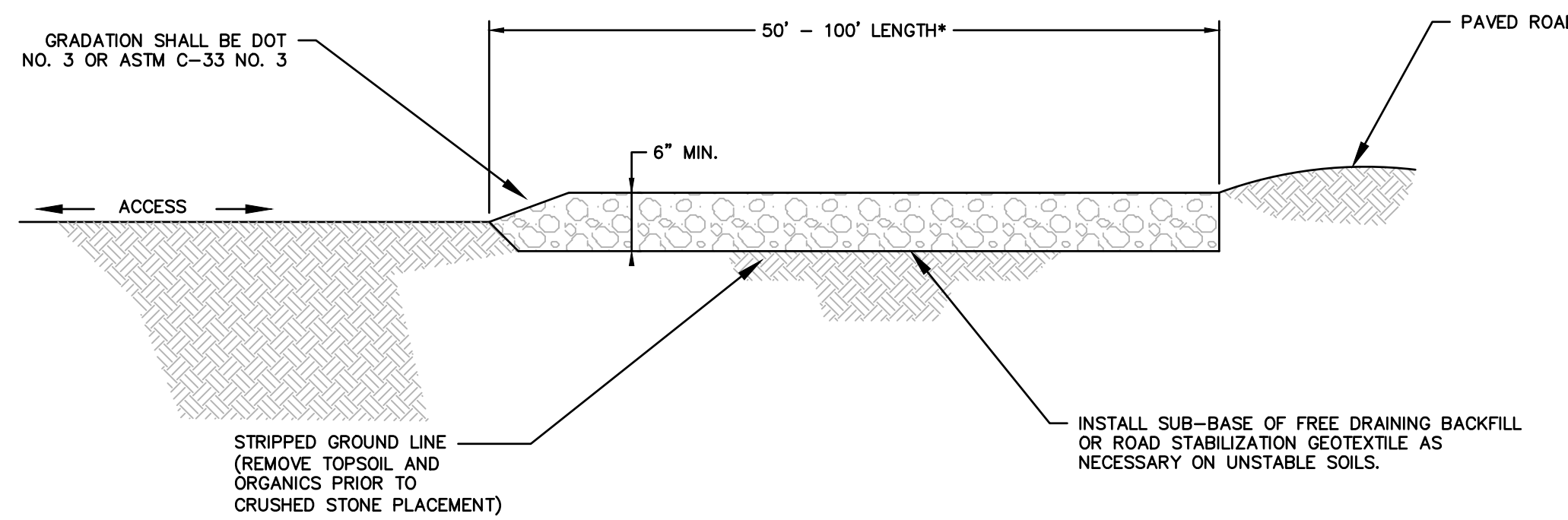
**MATERIALS STOCKPILE DETAIL**

N.T.S. BLEC-006



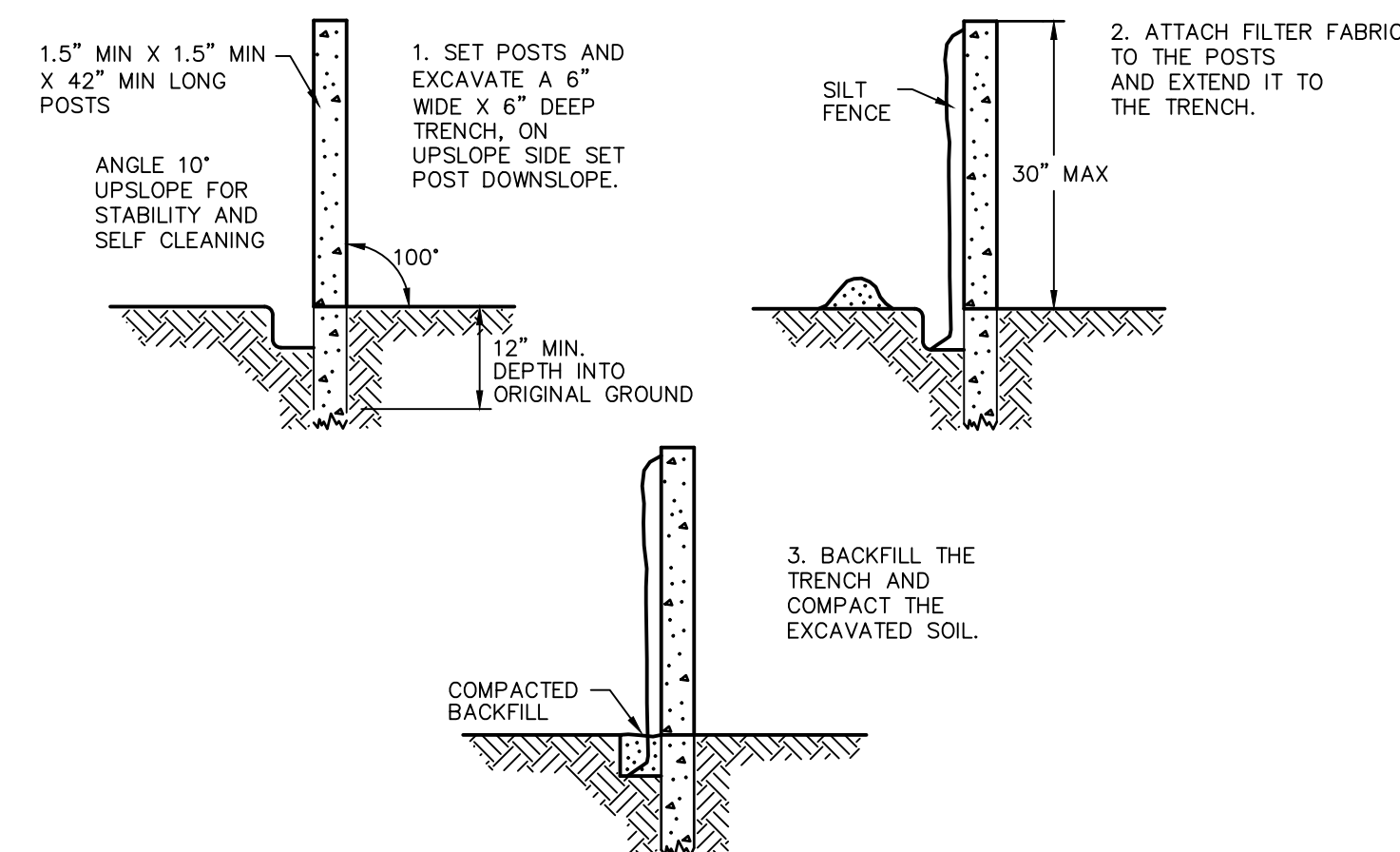
- NOTES:
1. ALL EXISTING EXCAVATED MATERIAL THAT IS NOT TO BE REUSED IN THE WORK IS TO BE IMMEDIATELY REMOVED FROM THE SITE AND PROPERLY DISPOSED OF.
  2. SOIL/AGGREGATE STOCKPILE SITES TO BE WHERE SHOWN ON THE DRAWINGS.
  3. RESTORE STOCKPILE SITES TO PRE-EXISTING PROJECT CONDITION AND RESEED AS REQUIRED.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



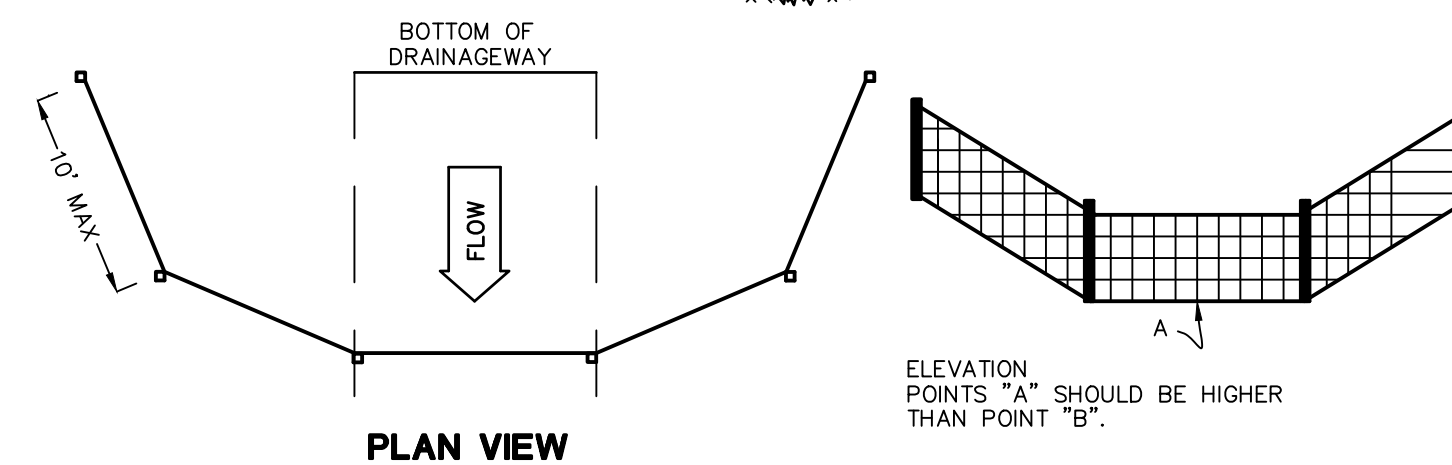
**TYPICAL CONSTRUCTION ENTRANCE**

N.T.S. CT DEEP CE-2



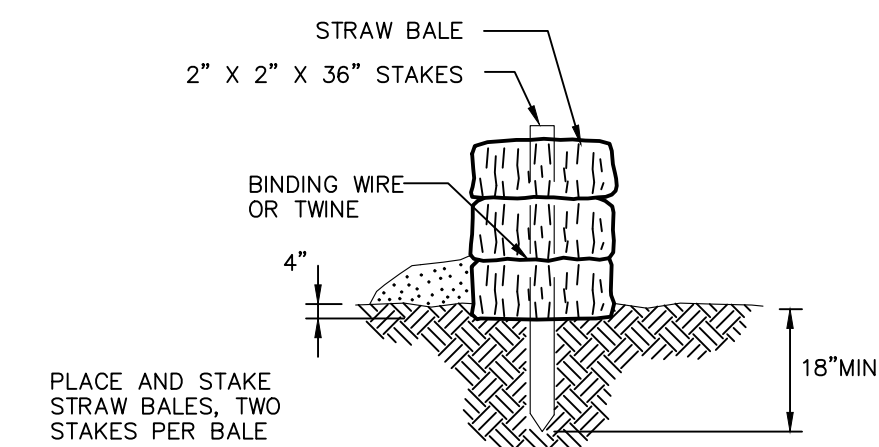
**SILT FENCE BARRIER**

N.T.S. CTEC-003



**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.

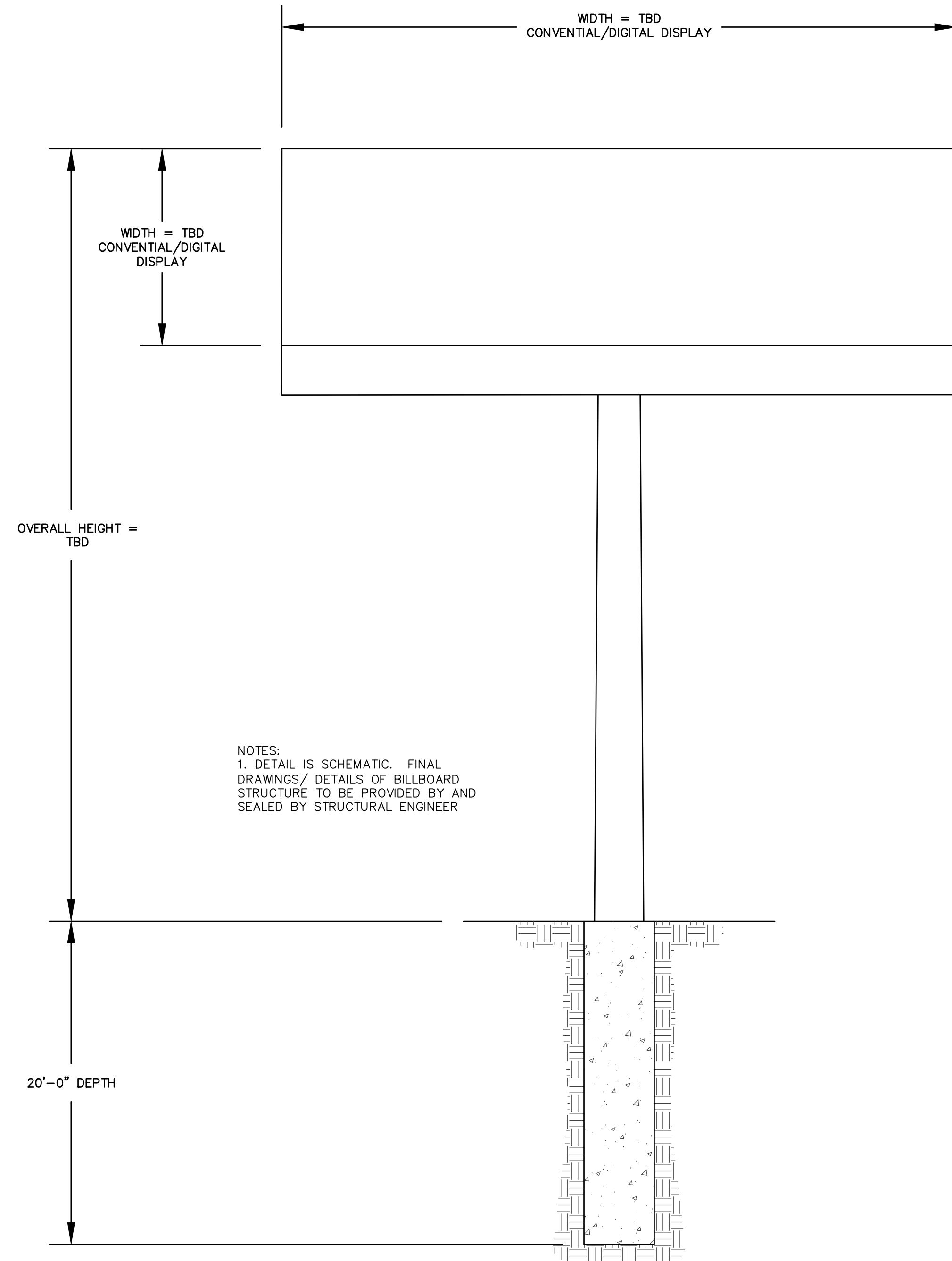
**STRAW BALE DETAIL**

N.T.S. BLEC-007

REVISIONS	Date	Desc.
No.	Date	Desc.

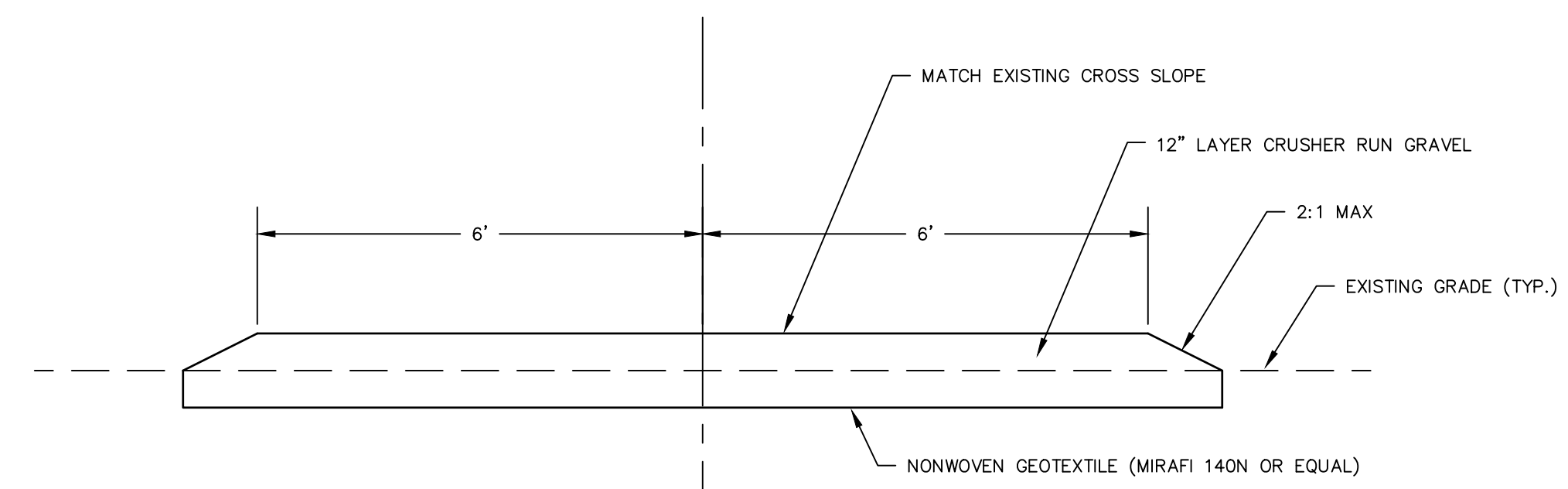
  

Designed	W.E.V.
Drawn	W.E.V.
Reviewed	
Scale	NONE
Project No.	2001274
Date	01/04/2021
CAD File:	DN200127401
Title	



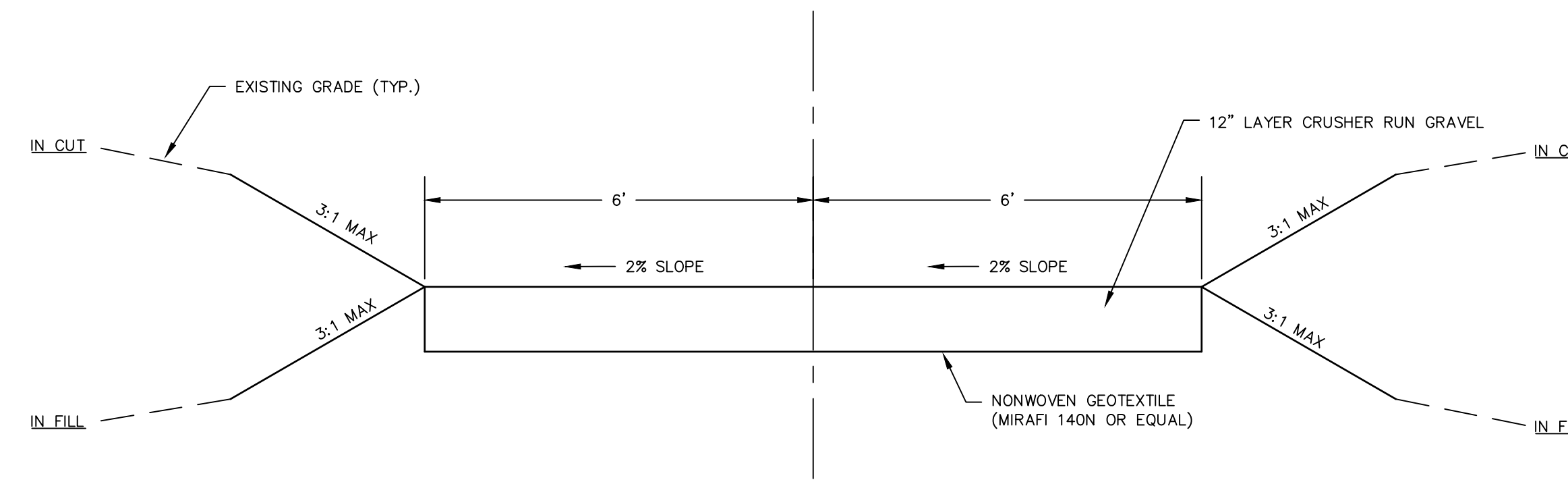
**BILLBOARD SCHEMATIC FOUNDATION DETAIL**

N.T.S.



**ACCESS WAY - STONE SECTION A**

N.T.S.



**ACCESS WAY - STONE SECTION B**

N.T.S.

11/14/2021, W:\PROJECTS\01\00012740\DWG\01\000127401.DWG, DNZ, DNZ, 2:42:06

**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:	DNZ00127401

Title  
**DETAILS SHEET**

Sheet No.

**DN-2**