

SITE PLAN SUBMISSION TO MERIDEN INLAND WETLAND AND WATERCOURSE COMMISSION

701 RESEARCH PARKWAY
MERIDEN, CT

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

PREPARED BY:

 ARCHITECTURE
 ENGINEERING
 ENVIRONMENTAL
 LAND SURVEYING
 355 RESEARCH PARKWAY
 MERIDEN, CONNECTICUT 06450
 (203) 630-1406
 (203) 630-2615 Fax

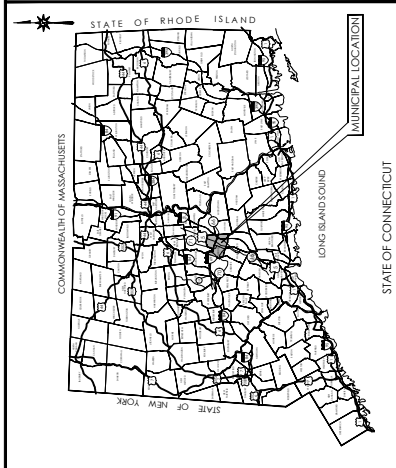
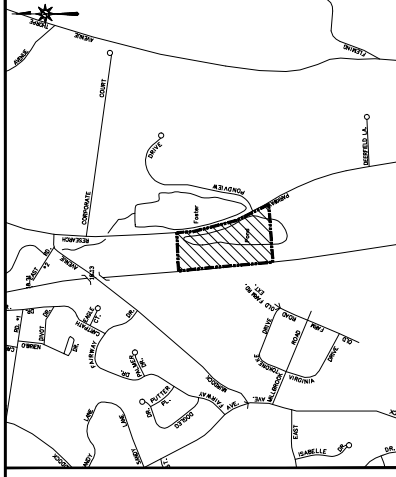
CONTENTS

TITLE SHEET
EX-1 ALTA/ACSM LAND TILE SURVEY
SP-0 OVERALL SITE PLAN
SP-1 SITE PLAN
GD-1 GRADING PLAN
EC-1 SEDIMENT AND EROSION CONTROL PLAN
EC-2 SEDIMENT AND EROSION CONTROL NOTES AND DETAILS
DN-1 DETAILS SHEET

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

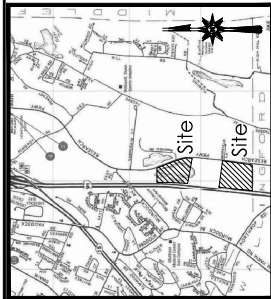
DATES

ISSUE DATE: JANUARY 4, 2021
REVISED: FEBRUARY 23, 2021

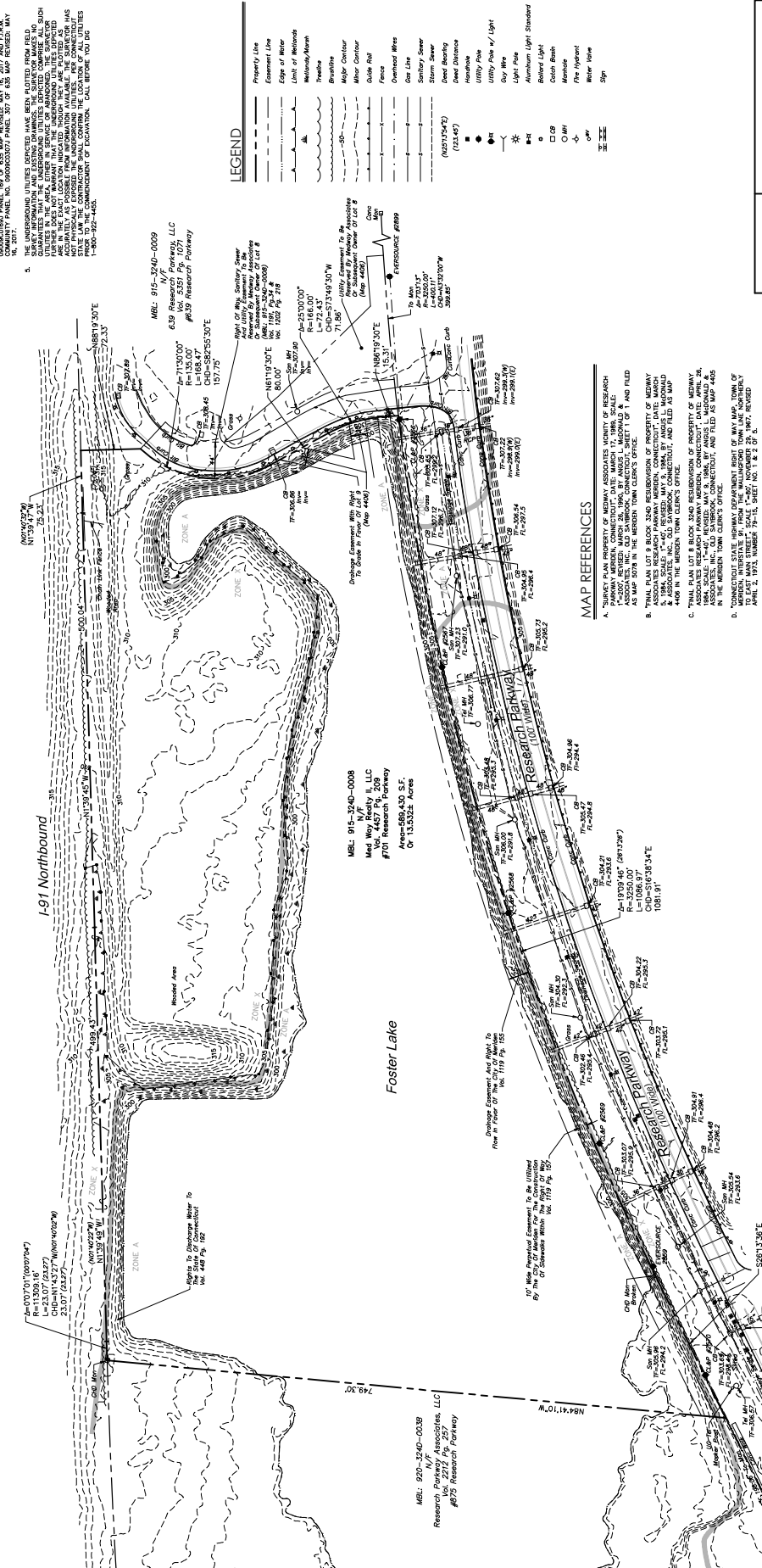


GENERAL NOTES

- A) THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE REGULATIONS OF THE CONNECTICUT STATE AGENCIES, SECTIONS 26-300-1 THROUGH 26-300-7, AND THE ENGINEERING AND SURVEYING ACT, SECTIONS 16-201 THROUGH 16-208, AND THE PROFESSIONAL LAND SURVEYORS ACT, SECTIONS 16-211 THROUGH 16-219, AS AMENDED. THE ENGINEERING AND SURVEYING ACT, SECTIONS 16-201 THROUGH 16-208, AND THE PROFESSIONAL LAND SURVEYORS ACT, SECTIONS 16-211 THROUGH 16-219, AS AMENDED, REQUIRE THIS PLAN TO BE RECORDED IN THE OFFICE OF THE REGISTERED PROFESSIONAL LAND SURVEYOR, IN ACCORDANCE WITH SECTION 16-205, AND TO BE FILED IN THE OFFICE OF THE REGISTERED PROFESSIONAL LAND SURVEYOR, IN ACCORDANCE WITH SECTION 16-205, AND TO BE FILED IN THE OFFICE OF THE REGISTERED PROFESSIONAL LAND SURVEYOR, IN ACCORDANCE WITH SECTION 16-205.
- B) THIS PLAN CONFORMS TO HORIZONTAL ACCURACY CLASS A-2 AND TOPOGRAPHIC ACCURACY CLASS 1-2 & 1-1.
- C) BOUNDARY DETERMINATION IS BASED UPON A RESURVEY.
- D) THIS PLAN IS TO BE USED TO DETERMINE EXISTING CONDITIONS WITH RESPECT TO VISIBLE UTILITIES, ROADWAYS AND EMBANKMENTS, EMBANKMENTS, TOPOGRAPHY, AND ELEVATIONS. ALL UTILITIES SHOWN ON THIS PLAN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY DATA. THE LOCATION OF ALL UTILITIES SHOWN ON THIS PLAN IS BASED ON RECORD DRAWINGS AND FIELD SURVEY DATA. THE LOCATION OF ALL UTILITIES SHOWN ON THIS PLAN IS BASED ON RECORD DRAWINGS AND FIELD SURVEY DATA.
- ELEVATIONS REFER TO THE NORTH AMERICAN DATUM OF 1988 (NAD 88). THE ELEVATIONS SHOWN ON THIS PLAN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY DATA. THE ELEVATIONS SHOWN ON THIS PLAN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY DATA.
- PARCELS LOCATED IN A FLOOD HAZARD AREA "X" WITHOUT BASE FLOOD ELEVATION AND FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE FLOOD HAZARD AREA "X") ARE SHOWN ON THIS PLAN. THE FLOOD HAZARD AREA "X" IS SHOWN ON THIS PLAN. THE FLOOD HAZARD AREA "X" IS SHOWN ON THIS PLAN.
- THE UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY DATA. THE LOCATION OF ALL UTILITIES SHOWN ON THIS PLAN IS BASED ON RECORD DRAWINGS AND FIELD SURVEY DATA.



LOCATION MAP
NOT TO SCALE

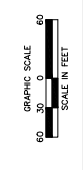


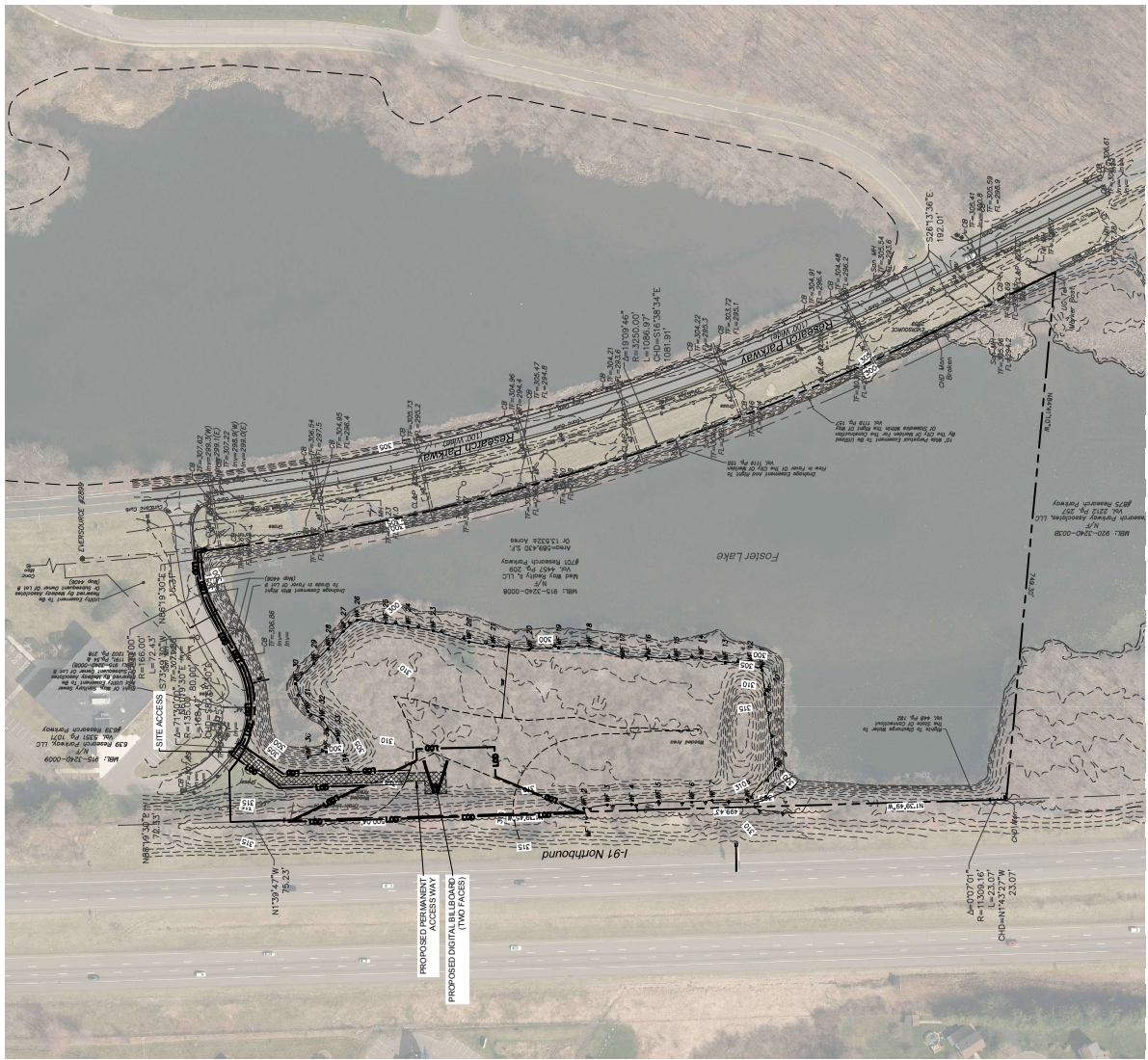
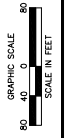
LEGEND

Property Line	—
Existence Line	—
Edge of Water	—
Line of Retention	—
Utility/Trench	—
Right of Way	—
Major Contour	—
Minor Contour	—
Guide Post	—
Fence	—
Overhead Wire	—
Open Line	—
Sanitary Sewer	—
Storm Sewer	—
Dead Abutting	—
Dead Distance	—
Utility Pole / Light	—
Open Pole	—
Aluminum Light Standard	—
Light Pole	—
Beam Light	—
Curtain Beam	—
Aluminum	—
Open	—
Open	—
Open	—
Open	—

MAP REFERENCES

- TOTAL PLAN LOT B BLOCK 2 AND RESUBDIVISION OF PROPERTY IN THE MERIDEN TOWN OF MERIDEN, CONNECTICUT, DATED MARCH 17, 1989, SCALE 1"=40', AS SHOWN ON MAP NO. 701-89-002, AS MAP NO. 701-89-002, AS MAP NO. 701-89-002, AS MAP NO. 701-89-002.
- TOTAL PLAN LOT C BLOCK 2 AND RESUBDIVISION OF PROPERTY IN THE MERIDEN TOWN OF MERIDEN, CONNECTICUT, DATED MARCH 17, 1989, SCALE 1"=40', AS SHOWN ON MAP NO. 701-89-003, AS MAP NO. 701-89-003, AS MAP NO. 701-89-003, AS MAP NO. 701-89-003.
- TOTAL PLAN LOT D BLOCK 2 AND RESUBDIVISION OF PROPERTY IN THE MERIDEN TOWN OF MERIDEN, CONNECTICUT, DATED MARCH 17, 1989, SCALE 1"=40', AS SHOWN ON MAP NO. 701-89-004, AS MAP NO. 701-89-004, AS MAP NO. 701-89-004, AS MAP NO. 701-89-004.
- TOTAL PLAN LOT E BLOCK 2 AND RESUBDIVISION OF PROPERTY IN THE MERIDEN TOWN OF MERIDEN, CONNECTICUT, DATED MARCH 17, 1989, SCALE 1"=40', AS SHOWN ON MAP NO. 701-89-005, AS MAP NO. 701-89-005, AS MAP NO. 701-89-005, AS MAP NO. 701-89-005.
- TOTAL PLAN LOT F BLOCK 2 AND RESUBDIVISION OF PROPERTY IN THE MERIDEN TOWN OF MERIDEN, CONNECTICUT, DATED MARCH 17, 1989, SCALE 1"=40', AS SHOWN ON MAP NO. 701-89-006, AS MAP NO. 701-89-006, AS MAP NO. 701-89-006, AS MAP NO. 701-89-006.
- TOTAL PLAN LOT G BLOCK 2 AND RESUBDIVISION OF PROPERTY IN THE MERIDEN TOWN OF MERIDEN, CONNECTICUT, DATED MARCH 17, 1989, SCALE 1"=40', AS SHOWN ON MAP NO. 701-89-007, AS MAP NO. 701-89-007, AS MAP NO. 701-89-007, AS MAP NO. 701-89-007.
- TOTAL PLAN LOT H BLOCK 2 AND RESUBDIVISION OF PROPERTY IN THE MERIDEN TOWN OF MERIDEN, CONNECTICUT, DATED MARCH 17, 1989, SCALE 1"=40', AS SHOWN ON MAP NO. 701-89-008, AS MAP NO. 701-89-008, AS MAP NO. 701-89-008, AS MAP NO. 701-89-008.
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- TOTAL PLAN LOT J BLOCK 2 AND RESUBDIVISION OF PROPERTY IN THE MERIDEN TOWN OF MERIDEN, CONNECTICUT, DATED MARCH 17, 1989, SCALE 1"=40', AS SHOWN ON MAP NO. 701-89-010, AS MAP NO. 701-89-010, AS MAP NO. 701-89-010, AS MAP NO. 701-89-010.



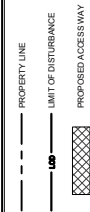


ZONING INFORMATION

ITEM #	ITEM	REQUIREMENTS	PROPOSED	VARIANCE
1	MAXIMUM HEIGHT	(THE VERTICAL DISTANCE FROM THE GRADE OF THE CLOSEST LANE OF TRAFFIC TO THE TOP OF THE HIGHEST EQUIPMENT OF THE BILLBOARD.)	30 FEET	NO
2	MAXIMUM SIGN AREA	672 FEET	672 FEET	NO
3	MINIMUM CLEARANCE	(BILLBOARDS SHALL HAVE A MINIMUM CLEARANCE OF NINE FEET BETWEEN THEM AND THE LAND GRADIENT.)	9 FEET	NO
4	MINIMUM FRONTAGE	(75 FEET OF FRONTAGE ON THE LIMITED ACCESS HIGHWAY TO WHICH THE BILLBOARD IS ORIENTED.)	>75 FEET	NO
5	ORIENTATION	ALL BILLBOARDS SHALL BE NO GREATER THAN EDGAT FEET PARALLEL TO THE LIMITED ACCESS HIGHWAY AND NOT TO FACE AN ANGLE NO GREATER THAN 30 DEGREES TO THE LIMITED ACCESS HIGHWAY AND NOT TO FACE ORIENTED TO A LIMITED ACCESS HIGHWAY AND NOT TO FACE	COMPLIES	NO
6	SPACING	CONVENTIONAL BILLBOARDS = 750 FT DIGITAL BILLBOARDS = 1,200 FT	ONE BILLBOARD (PROPOSED)	NO
7	SIDE YARD SETBACK	25 FEET	311 FEET	NO
8	REAR YARD SETBACK	40 FEET	40 FEET	NO

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SITE PLAN LEGEND



PROPOSED BILLBOARD HEIGHT

INSTALLED AT GROUND ELEVATION = 310.5 FT
 CLOSEST HIGHWAY LANE ELEVATION = 320.0 FT
 BOTTOM OF BILLBOARD = 335.0 FT
 TOP OF BILLBOARD = 350.0 FT
 TOTAL HEIGHT OF BILLBOARD = 38.5 FEET

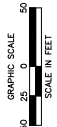
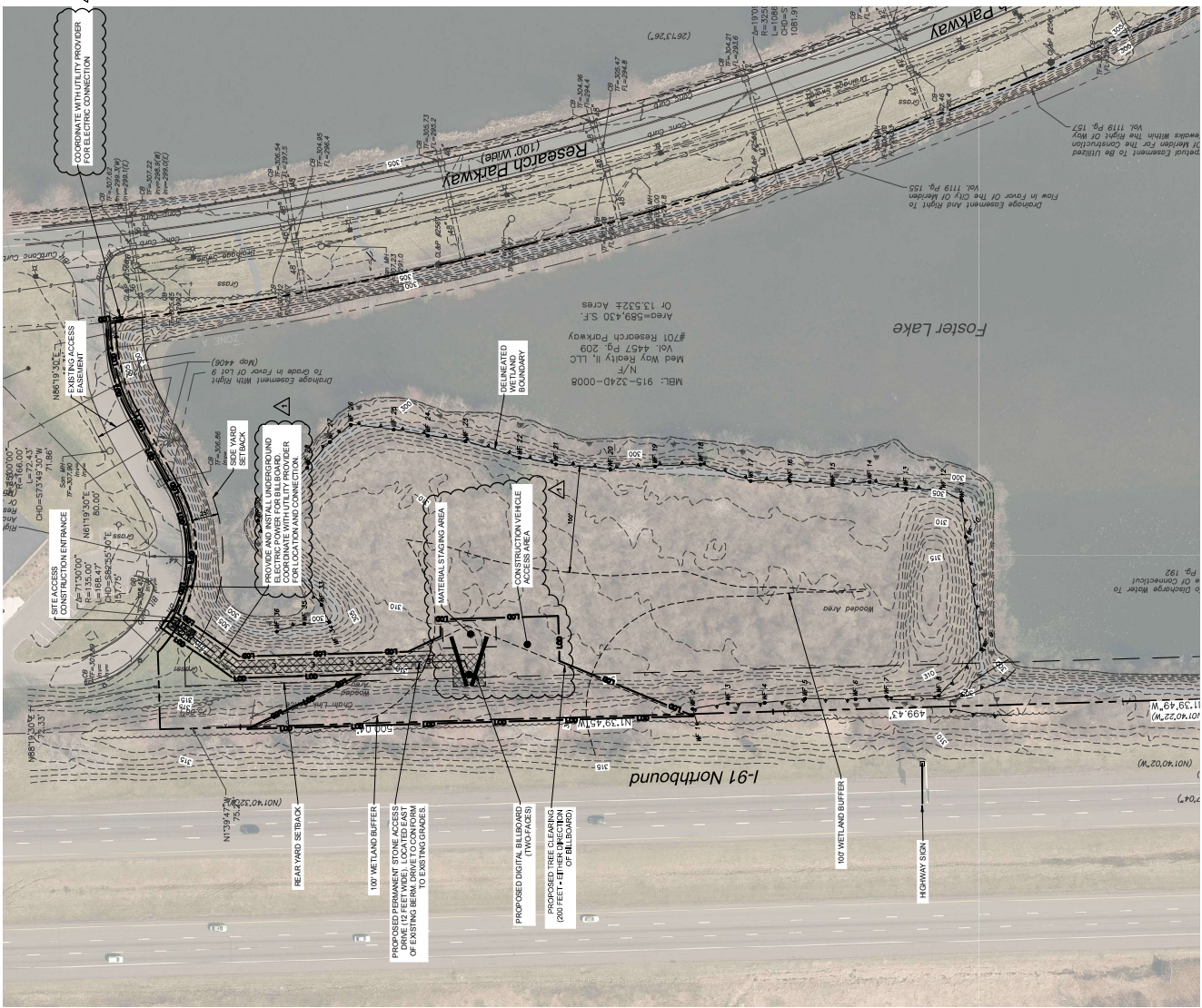
PROPOSED HEIGHT OF BILLBOARD FROM
 CLOSEST HIGHWAY LANE = 30 FEET

GROUND COVER ESTABLISHMENT NOTES

1. DISTURBED AREAS SHALL BE RESTORED WITH LAWN SEEDING MIX.
2. LAWN SEEDING MIX:
 15% PERENNIAL RYEGRASS (BLEND OF 3 IMPROVED HYBRIDS)
 25% FINE LEAF OR ORCHARD GRASS (BLEND OF 3 IMPROVED HYBRIDS)
 60% FERTILIZER (15-15-15)
 SEEDING RATE: 5 LBS/1,000 SF.
 SEEDING DATES: AUGUST 15 - OCTOBER 1 AND APRIL 15 - JUNE 30 UNLESS OTHERWISE APPROVED BY THE OWNER OR LOCAL AGENCIES.

WETLAND IMPACT SUMMARY

ITEM	DESCRIPTION	AREA
1	WETLAND DISTURBANCE (PERMANENT IMPACT)	0.37
2	WETLAND RESTORATION (PERMANENT IMPACT)	4.917 SF
3	WETLAND AND BUFFER AREA	6.673 SF



SITE PLAN

REVISIONS
 No. Description Date
 1. 02/22/2021 PER TOWN COMMENTS
 2. 02/22/2021 PER TOWN COMMENTS

Designed: W.E.V.
 Drawn: W.E.V.
 Checked: W.E.V.
 Scale: 1"=40'
 Project No.: 200274
 Date: 01/22/2021
 CAD File: 200274.dwg
 Project: 200274.dwg

SP-1

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

PROPOSED BILLBOARDS
 701 RESEARCH PARKWAY
 MERIDEN, CONNECTICUT

DESIGNED	W.E.V.
DRAWN	W.E.V.
CHECKED	1"=40'
SCALE	2002/24
PROJECT NO.	01/22/20
CAD FILE	03/2002/24.E
DATE	03/2002/24.E

GRADING PLAN
 SHEET NO.

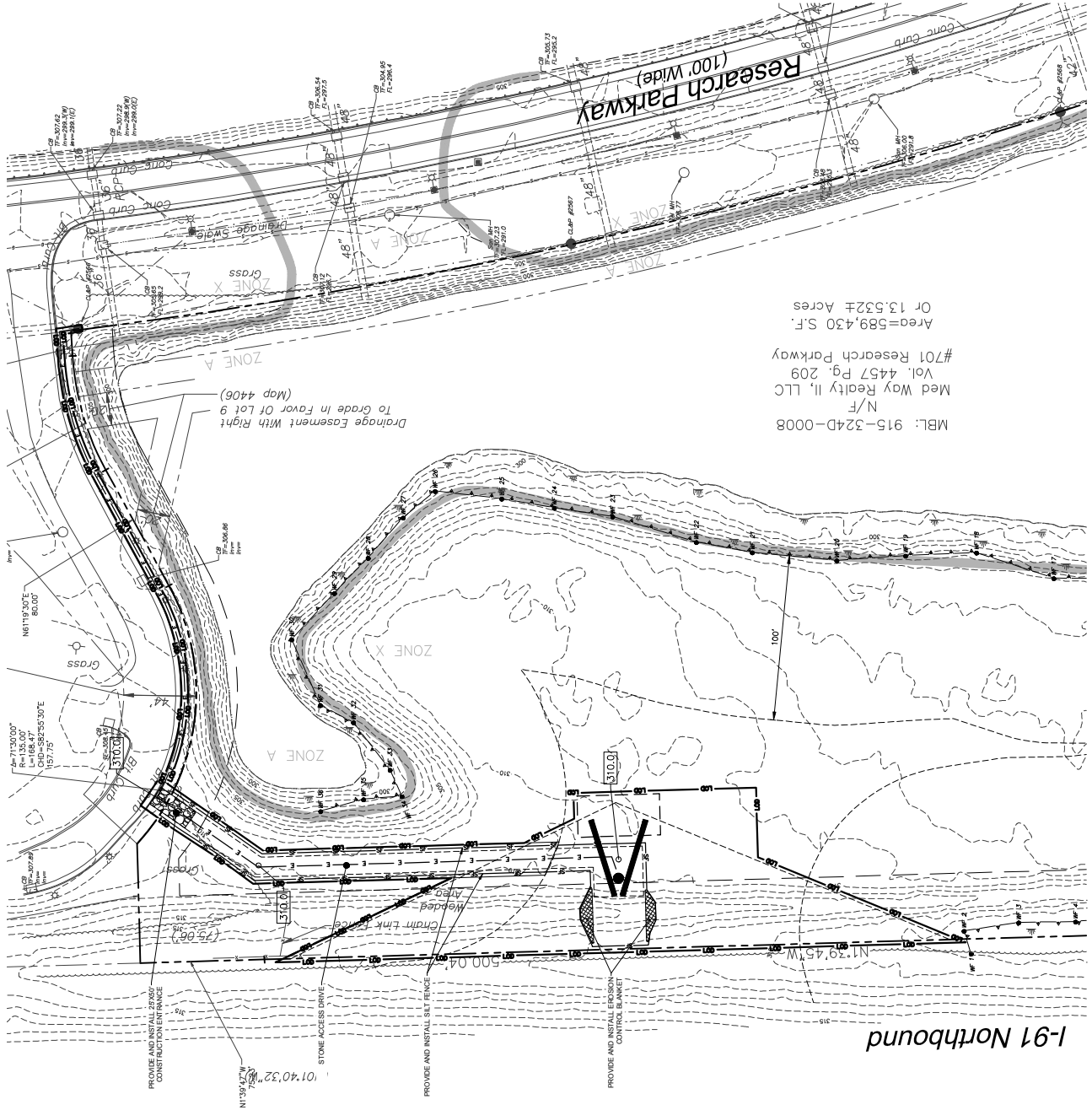


GRADING ENLARGEMENT - BILLBOARD LOCATION

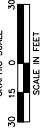
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EROSION CONTROL LEGEND:

CONTROL MEASURE	ILLUSTRATION
SILT FENCE	
CONSTRUCTION ENTRANCE	
EROSION CONTROL BLANKET	
LIMIT OF DISTURBANCE LINE AND CONTACT LIMIT LINE	



MBL: 915-324D-0088
 N/F
 Med Way Realty II, LLC
 Vol. 4457 Pg. 209
 #701 Research Parkway
 Area=589,430 S.F.
 Or 13.532± Acres



EC-1

Sheet No.
**SEDIMENT AND
 EROSION
 CONTROL PLAN**

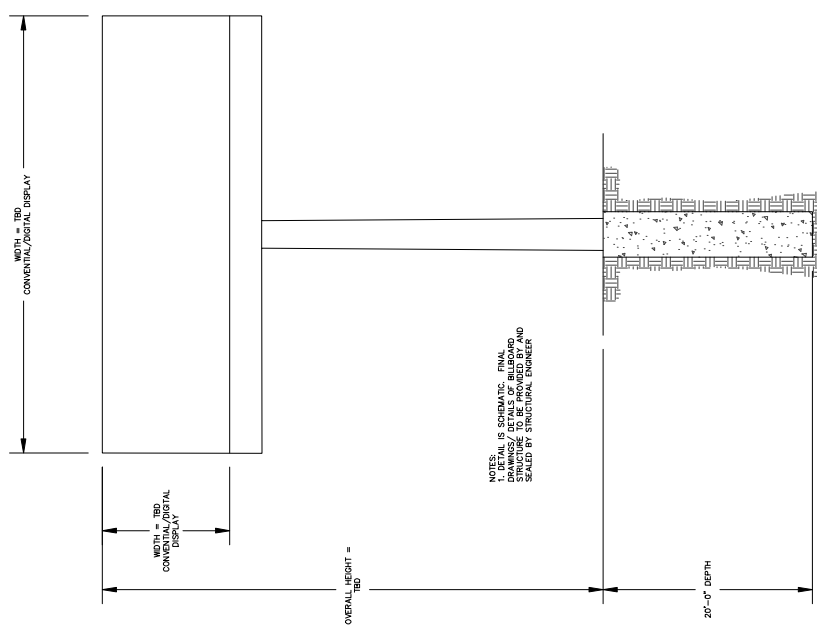
Revised:
 Date:
 Scale:
 Project No:
 Drawing No:
 Job No:

**PRELIMINARY PLANS
 NOT FOR CONSTRUCTION**

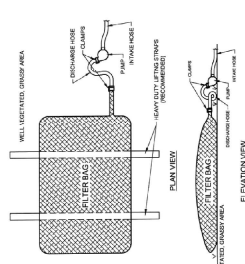
**PROPOSED BILLBOARDS
 701 RESEARCH PARKWAY
 MERIDEN, CONNECTICUT**



BILLBOARD SCHEMATIC FOUNDATION DETAIL
 N.T.S.



NOTES:
 1. THIS IS SCHEMATIC. FINAL DRAWINGS/ DETAILS OF BILLBOARD FOUNDATION SHALL BE SEaled BY STRUCTURAL ENGINEER.

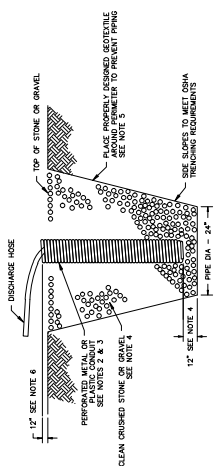


1. USE THE BAG SIZE AND THE PUMP HANDLE LENGTH THAT BEST FITS THE WELL. THE BAG SHOULD BE PLACED IN THE WELL WITH THE PUMP HANDLE EXTENDING ABOVE THE WATER TABLE. THE BAG SHOULD BE PLACED IN THE WELL WITH THE PUMP HANDLE EXTENDING ABOVE THE WATER TABLE. THE BAG SHOULD BE PLACED IN THE WELL WITH THE PUMP HANDLE EXTENDING ABOVE THE WATER TABLE.

PROPERTY	TEST METHOD	MINIMUM STANDARD
SIZE	ASTM D-4832	200 LB
SHAPE	ASTM D-4832	115 LB
PUNCTURE	ASTM D-4832	115 LB
TEAR	ASTM D-4832	115 LB
UV RESISTANCE	ASTM D-4832	200
AGE & REMARK	ASTM D-4832	200

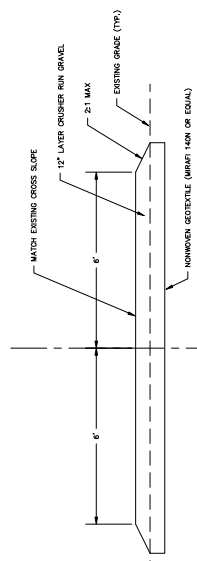
PUMP WATER FILTER BAG
 N.T.S.

1. THE BAG SHOULD BE PLACED IN THE WELL WITH THE PUMP HANDLE EXTENDING ABOVE THE WATER TABLE. THE BAG SHOULD BE PLACED IN THE WELL WITH THE PUMP HANDLE EXTENDING ABOVE THE WATER TABLE. THE BAG SHOULD BE PLACED IN THE WELL WITH THE PUMP HANDLE EXTENDING ABOVE THE WATER TABLE.

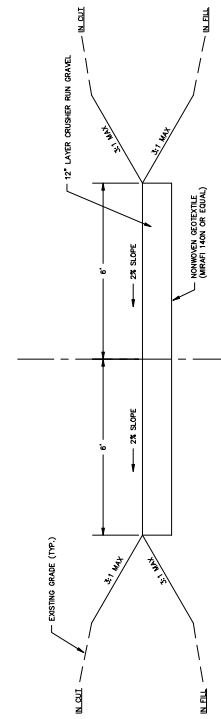


1. THE STANDBY PUMP SHOULD BE COMPATIBLE WITH ANTICIPATED SEEPAGE RATES AND PUMP SIZE TO BE USED.
2. THE STANDPIPE DIAMETER AND NUMBER OF PERFORATIONS SHALL BE COMPATIBLE WITH THE PUMP SIZE BEING USED.
3. THE STANDPIPE SHALL BE EITHER CIRCULAR OR SLOTT. PERFORATION SIZE SHALL NOT EXCEED 1/2\"/>

DEWATERING DETAIL
 N.T.S.



ACCESS WAY - STONE SECTION A
 N.T.S.



ACCESS WAY - STONE SECTION B
 N.T.S.