

# SITE PLAN APPLICATION FOR PROPOSED BILLBOARD

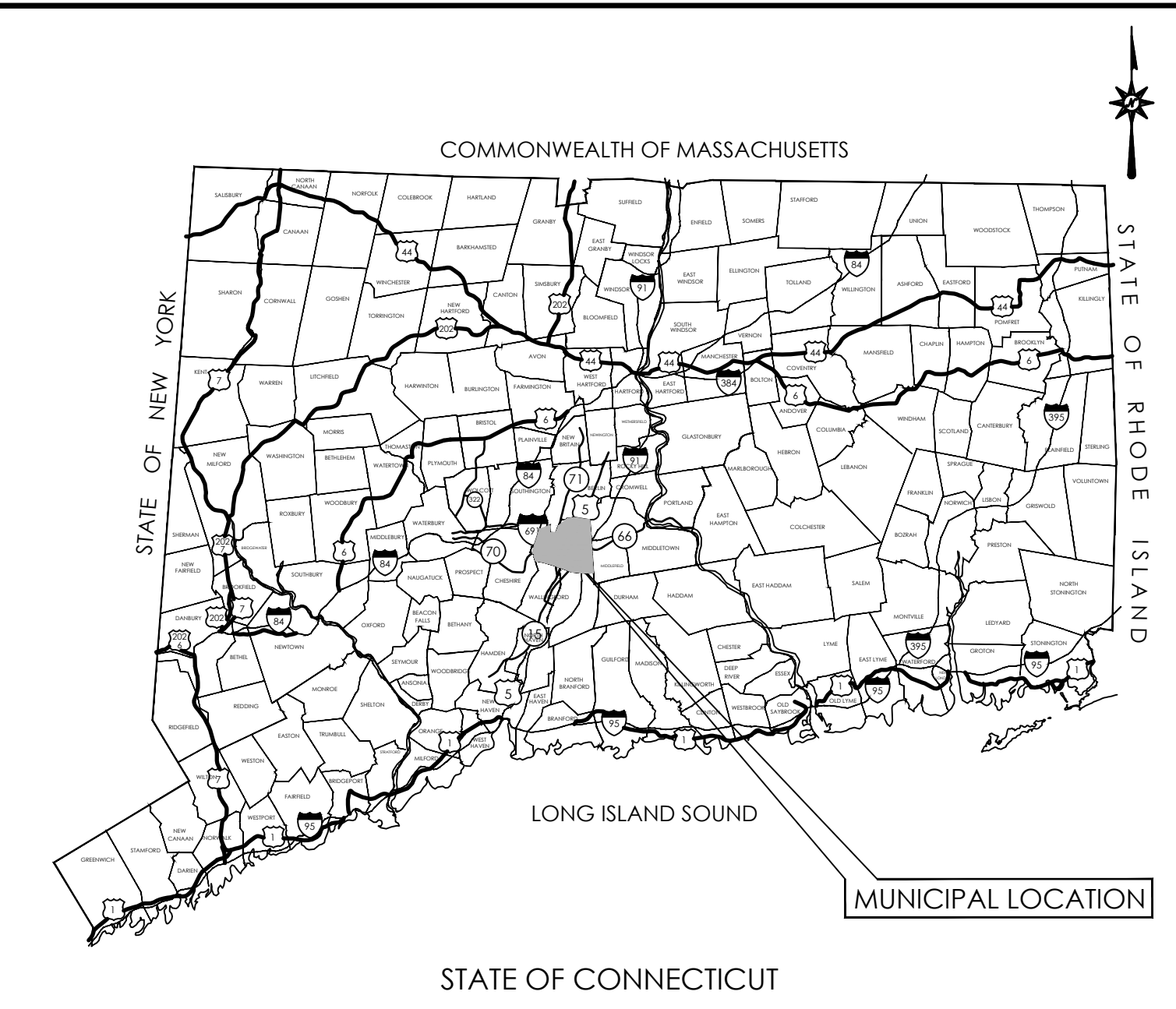
701 RESEARCH PARKWAY  
MERIDEN, CT

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

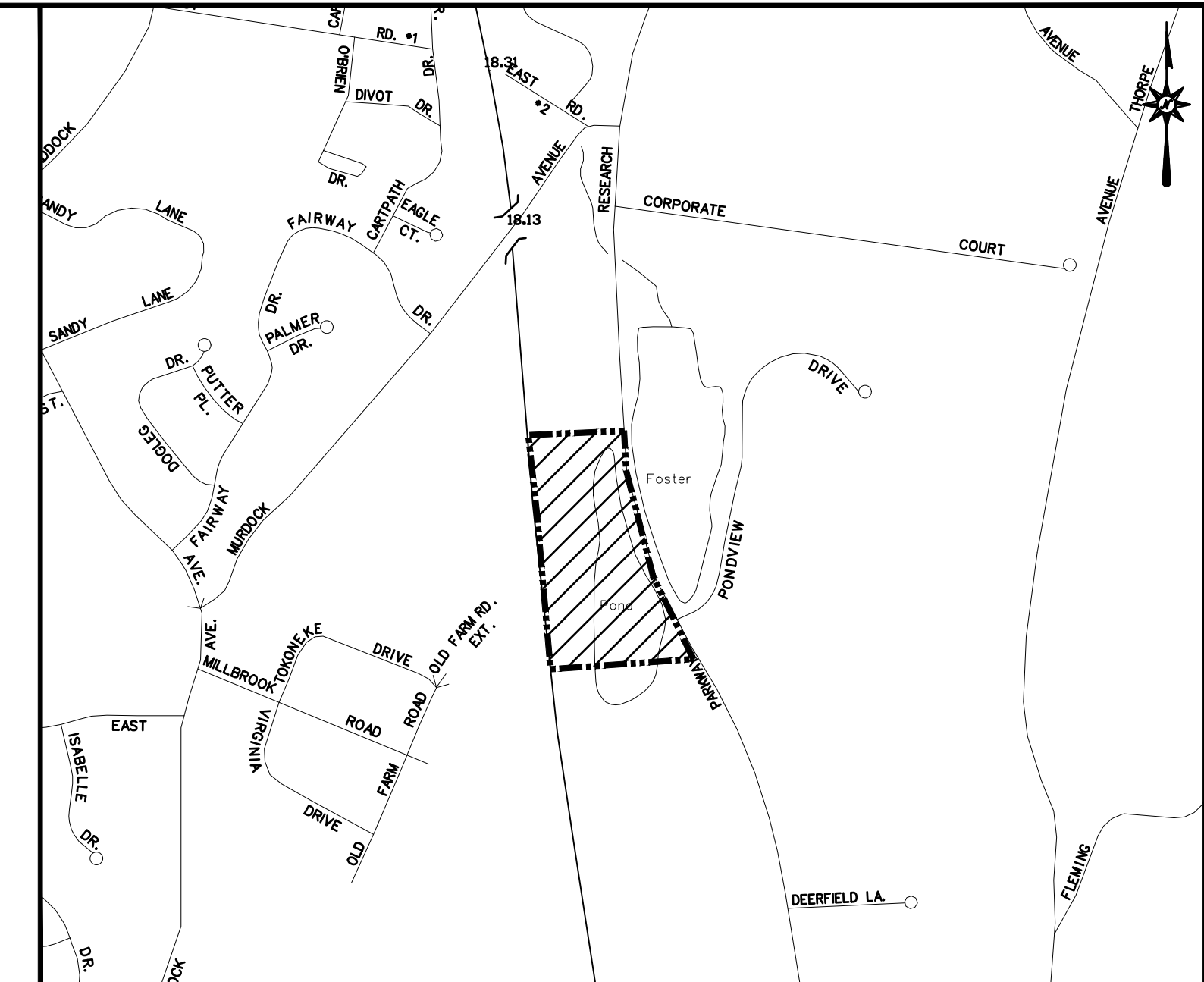
PREPARED BY:



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



LOCATION MAP  
N.T.S.



VICINITY MAP  
SCALE: 1"=800'

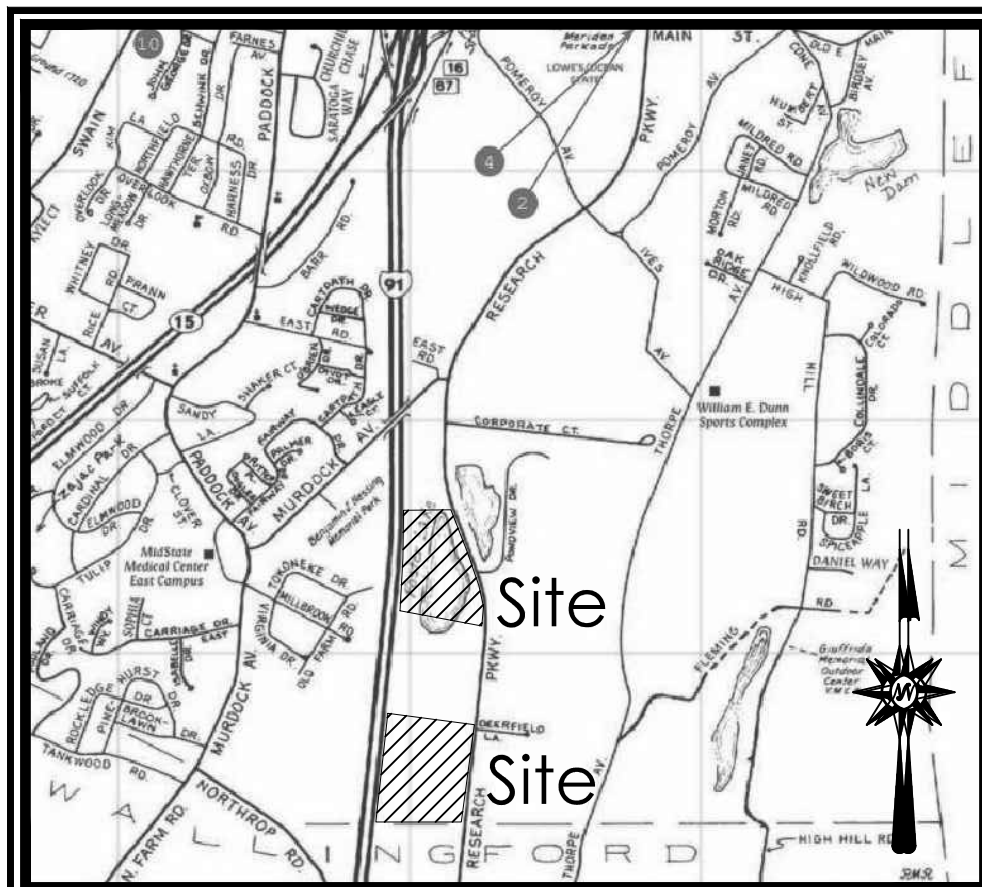
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**PRELIMINARY PLANS  
NOT FOR CONSTRUCTION**

## DATES

ISSUE DATE: JANUARY 22, 2021

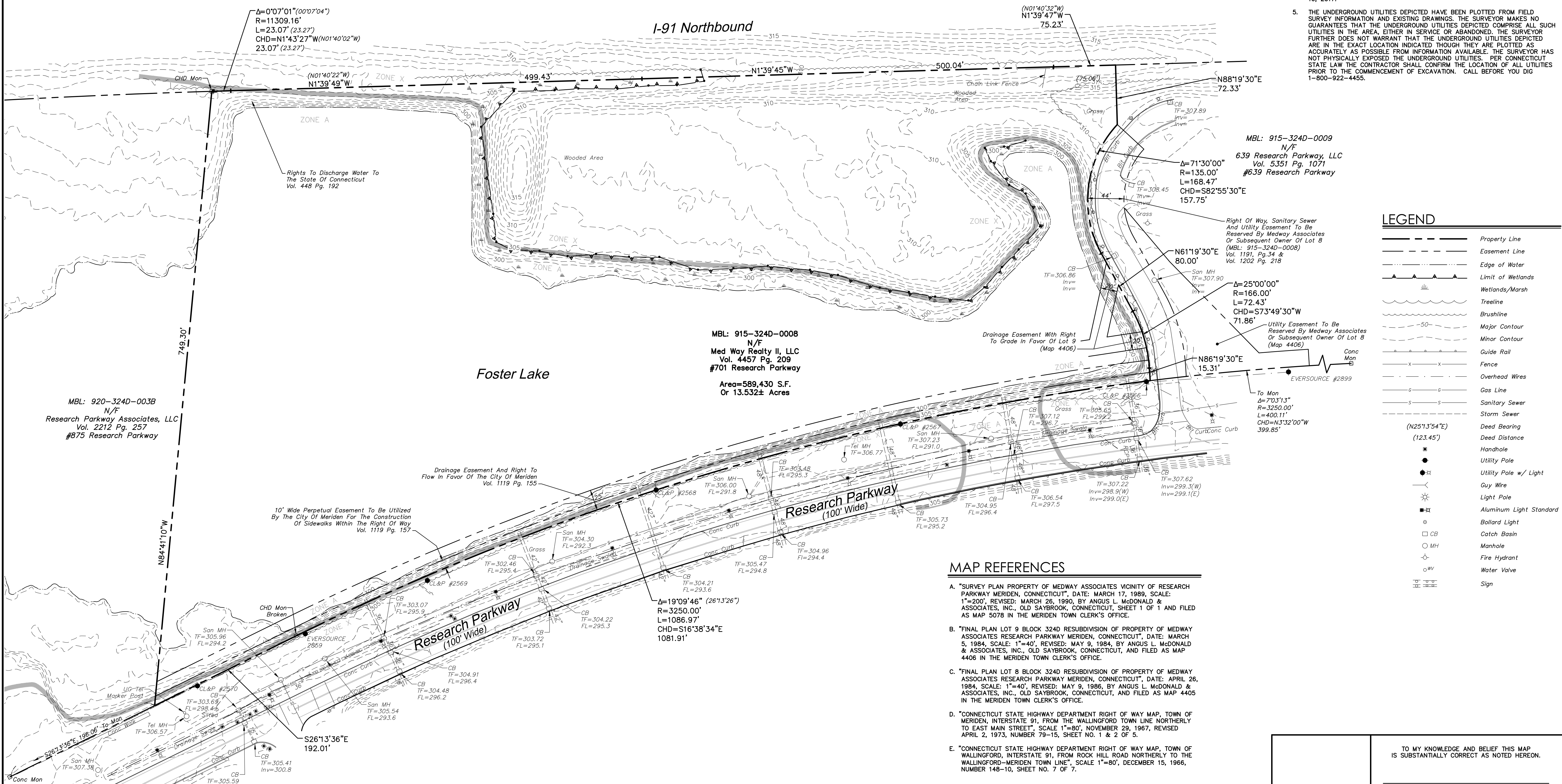


**LOCATION MAP**  
NOT TO SCALE



**GENERAL NOTES**

- 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.
- THIS PLAN CONFORMS TO HORIZONTAL ACCURACY CLASS A-2 AND TOPOGRAPHIC ACCURACY CLASS T-2 & T-D.
- BOUNDARY DETERMINATION IS BASED UPON A RESURVEY.
- 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 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.

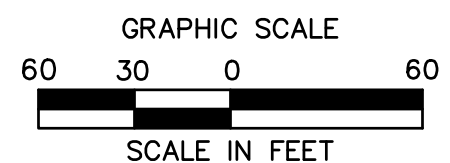


**LEGEND**

	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
	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

REVISIONS

No.	Date	Description
1		

Surveyed: J.W./K.J.  
Drawn: J.W./J.S.  
Reviewed: P.J.C.  
Scale: 1"=60'  
Project No.: 2001274  
Date: 11/05/2020  
Field Book: 543  
CAD File: EX000127401

EXISTING CONDITIONS MAP

Sheet No.

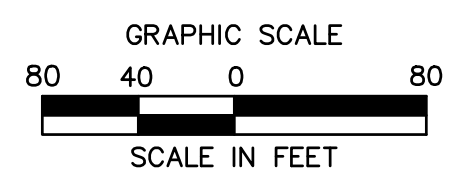
**EX-1**

Jan 22, 2021 12:05pm jcorless\jcorless.ctb 10:20:07 AM DWG: EX000127401.dwg  
LAYOUT: EX-1 14x36 6/8c

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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	ONE BILLBOARD PROPOSED	NO
7	SIDE YARD SETBACK	25 FEET	311 FEET	NO



## PROPOSED BILLBOARDS

701 RESEARCH PARKWAY  
MERIDEN, CONNECTICUT

**PRELIMINARY PLANS  
NOT FOR CONSTRUCTION**

REVISIONS	
No.	Date



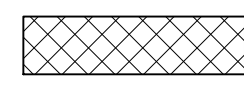
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Drawn	W.E.V.
Reviewed	
Scale	1"=80'
Project No.	2001274
Date	01/22/2021
CAD File:	SP200127401
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<b>OVERALL SITE PLAN</b>	
Sheet No.	

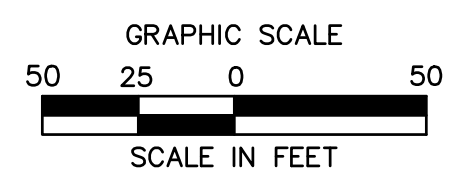
**SP-0**

1/22/2021, 10:54 AM, C:\WORK\2020\SP2001274\DWG\SP200127401.DWG, SP200127401

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**SITE PLAN LEGEND**

-  PROPERTY LINE
-  LIMIT OF DISTURBANCE
-  PROPOSED ACCESS WAY



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

**PRELIMINARY PLANS  
NOT FOR CONSTRUCTION**

REVISIONS	No.	Date	Desc.
Designed			W.E.V.
Drawn			W.E.V.
Reviewed			
Scale			1"=50'
Project No.			2001274
Date			01/22/2021
CAD File:			SP200127401

**SITE PLAN**

Sheet No.

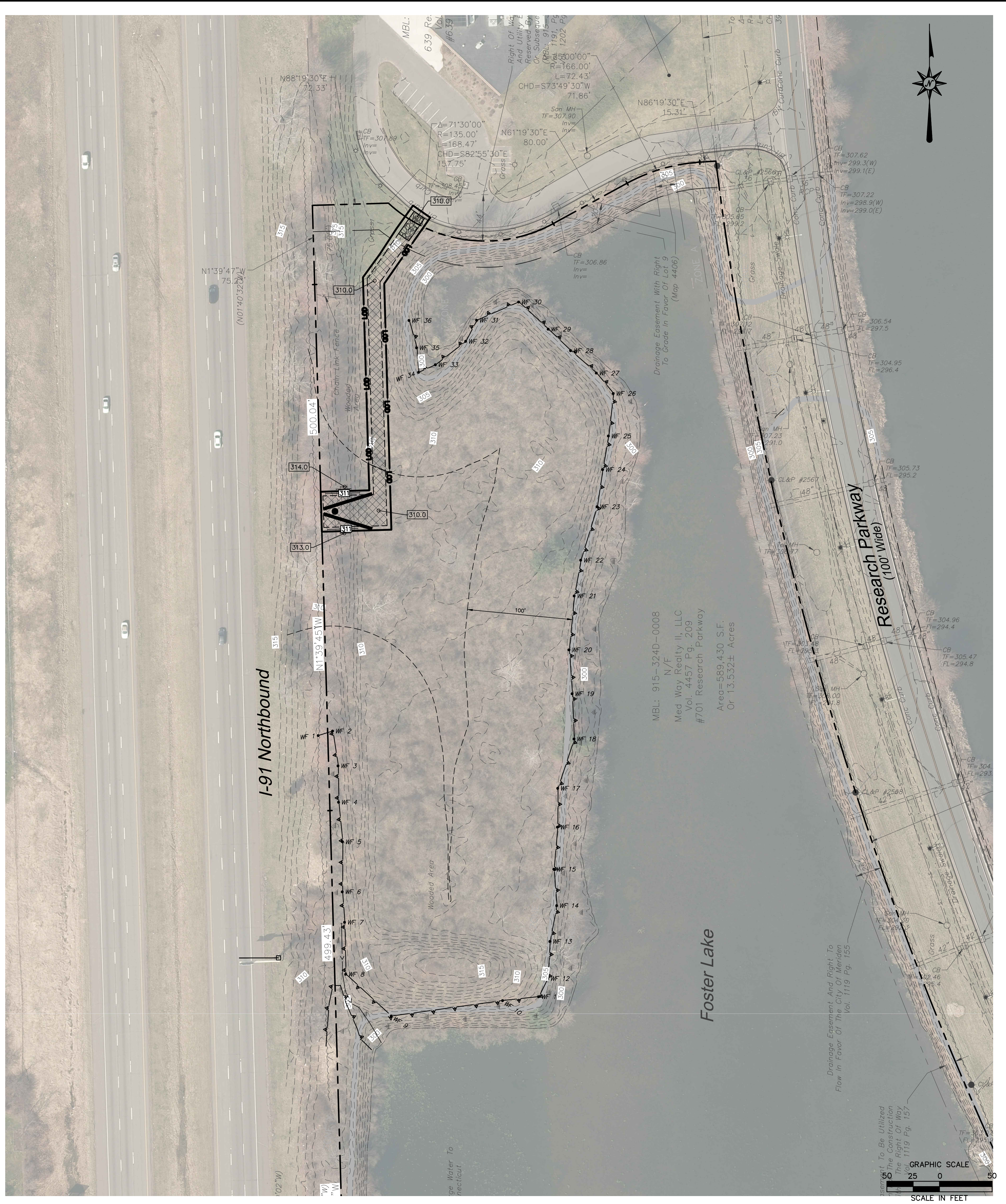
**SP-1**

1/22/2021 - JSD/KA, CV/ROB/DO, T/2001274, E/DWG/DO, 701 RESEARCH PARKWAY (SP200127401) DWG, SP-1 24X36, 80C.

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GRADING ENLARGEMENT - BILLBOARD LOCATION



1/22/2021, 10:04 AM, \\BLCOMPANIES\CON\DWG\PROJECTS\2001274\GD001\72401.DWG, GD001, 24X36, 5/8C

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REVISIONS	
No.	Date

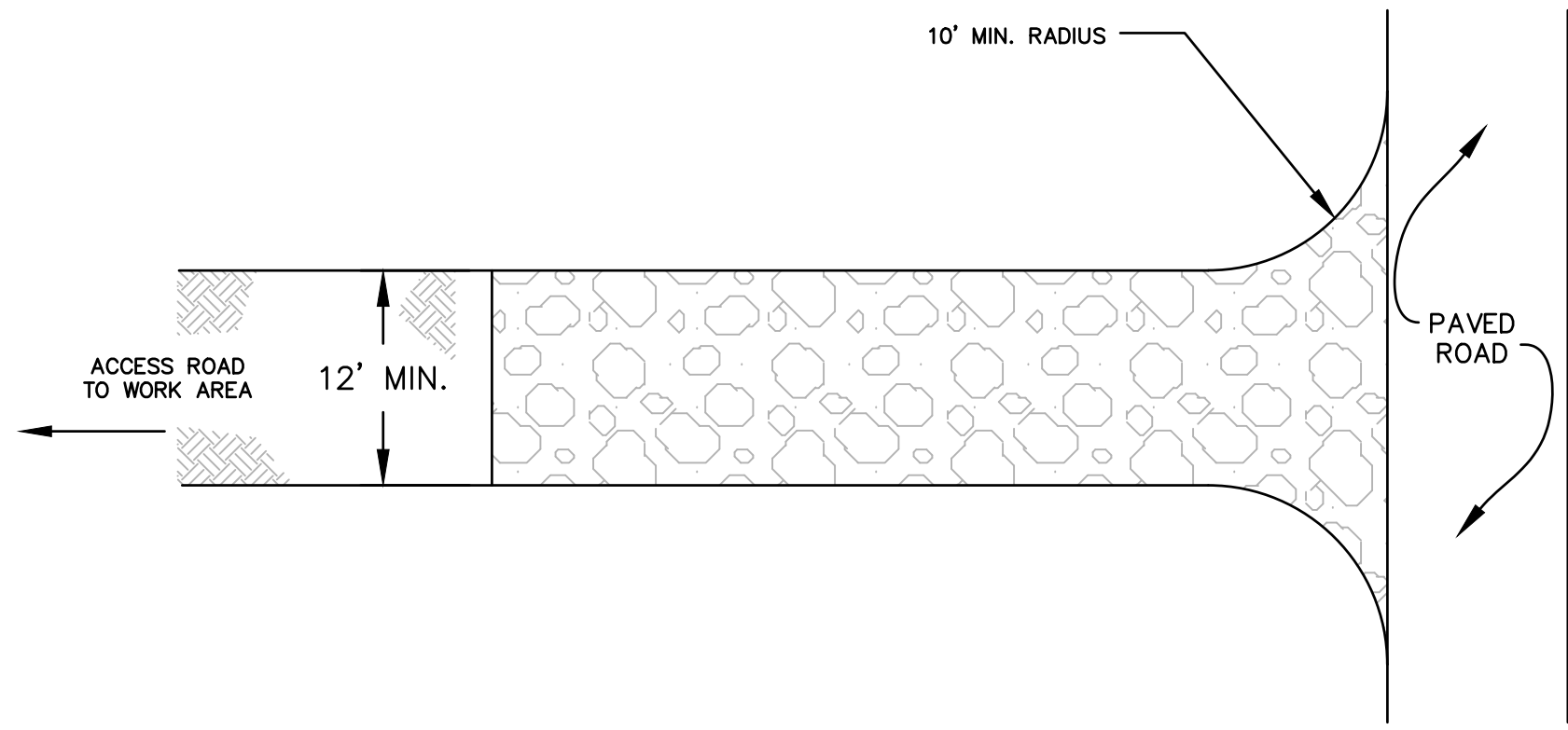
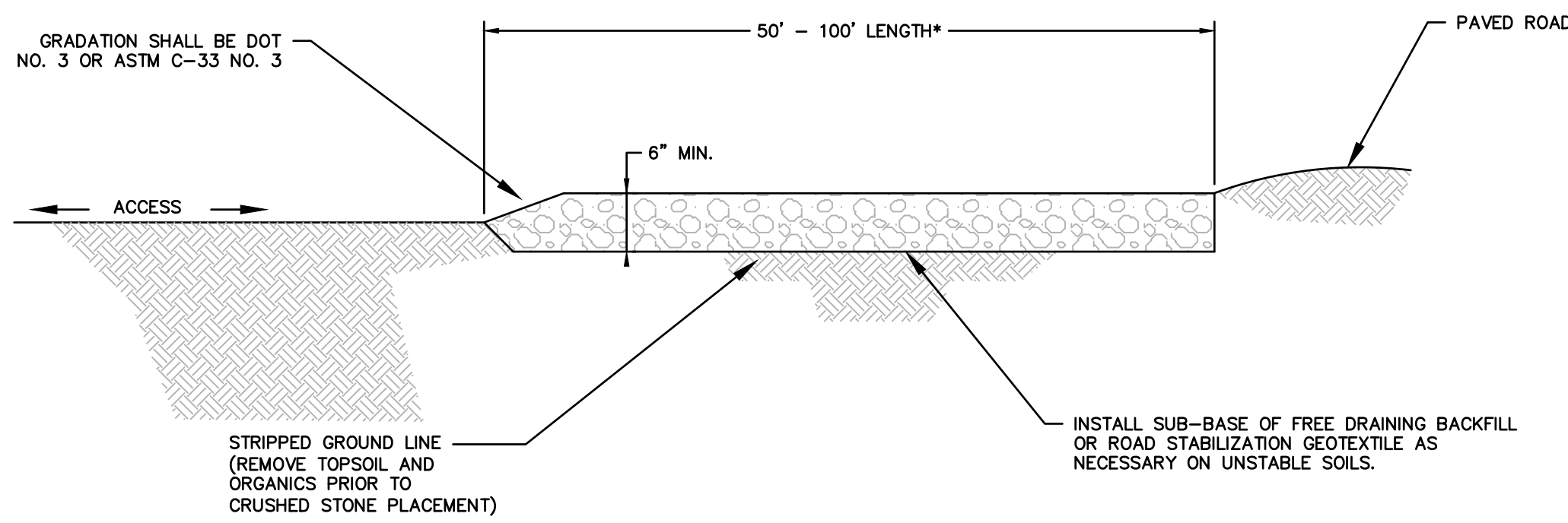
Designed	W.E.V.
Drawn	W.E.V.
Reviewed	
Scale	1"=50'
Project No.	2001274
Date	01/22/2021
CAD File:	GD200127401

Title  
**GRADING PLAN**

Sheet No.

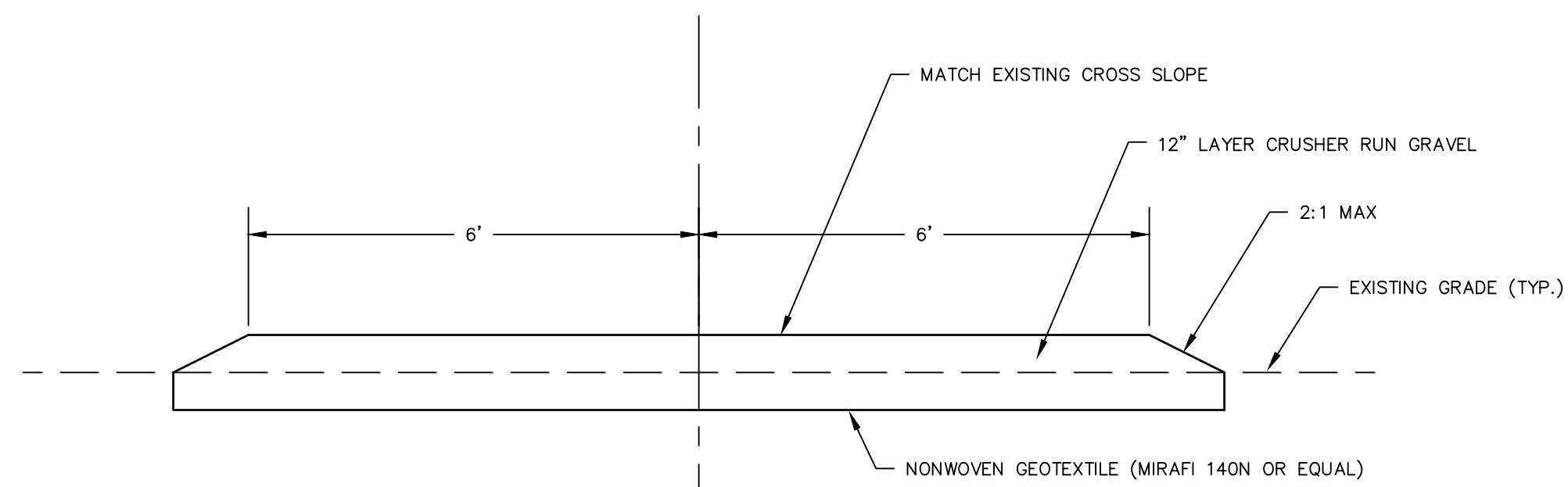
**GD-1**

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



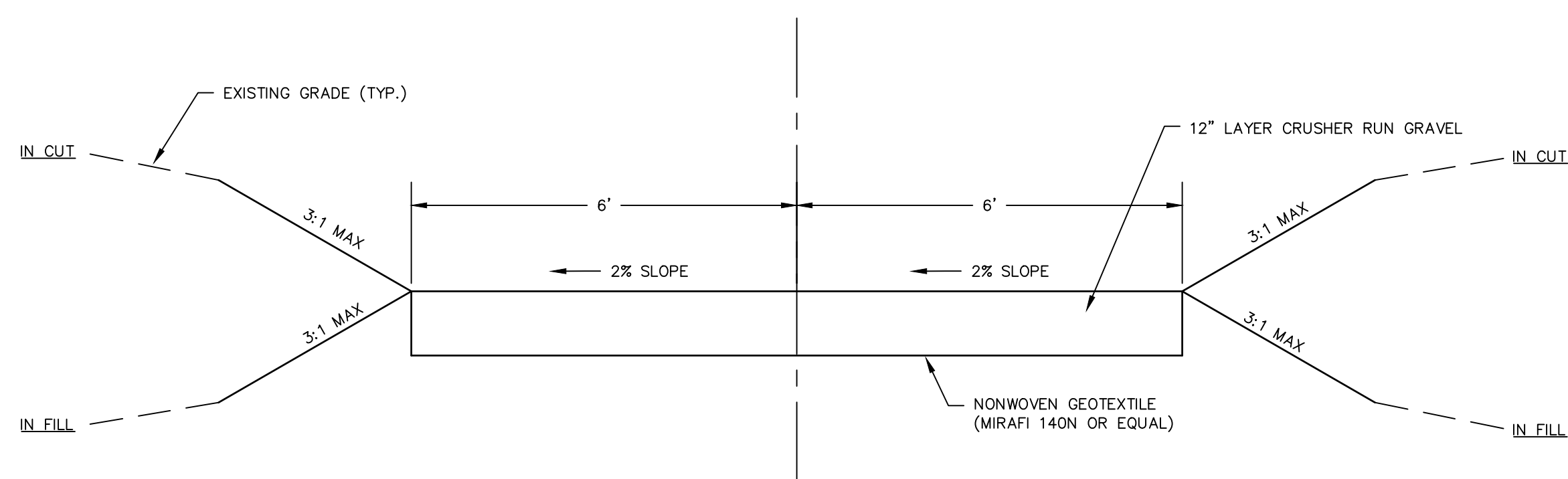
TYPICAL CONSTRUCTION ENTRANCE

N.T.S. CT DEEP CE-2



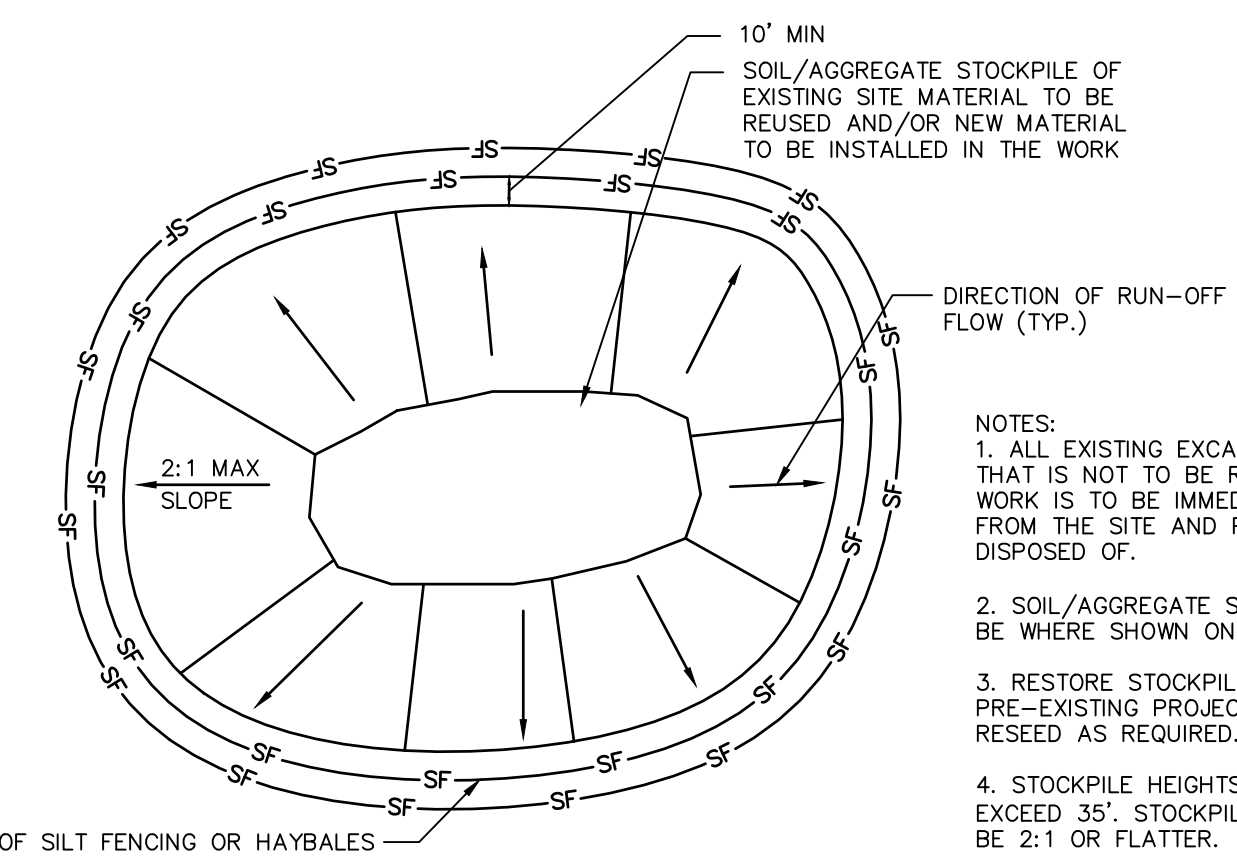
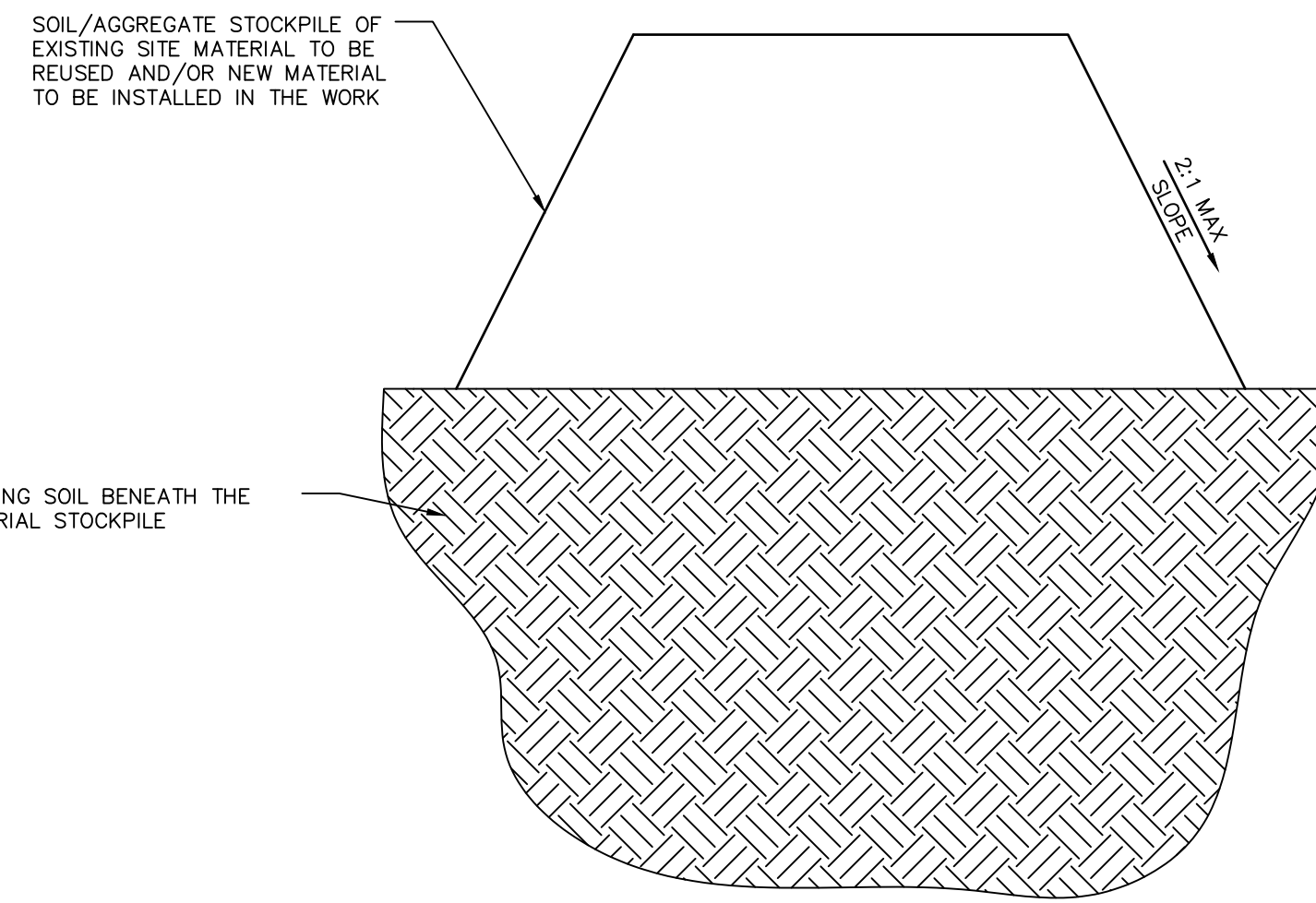
ACCESS WAY - STONE SECTION A

N.T.S.



ACCESS WAY - STONE SECTION B

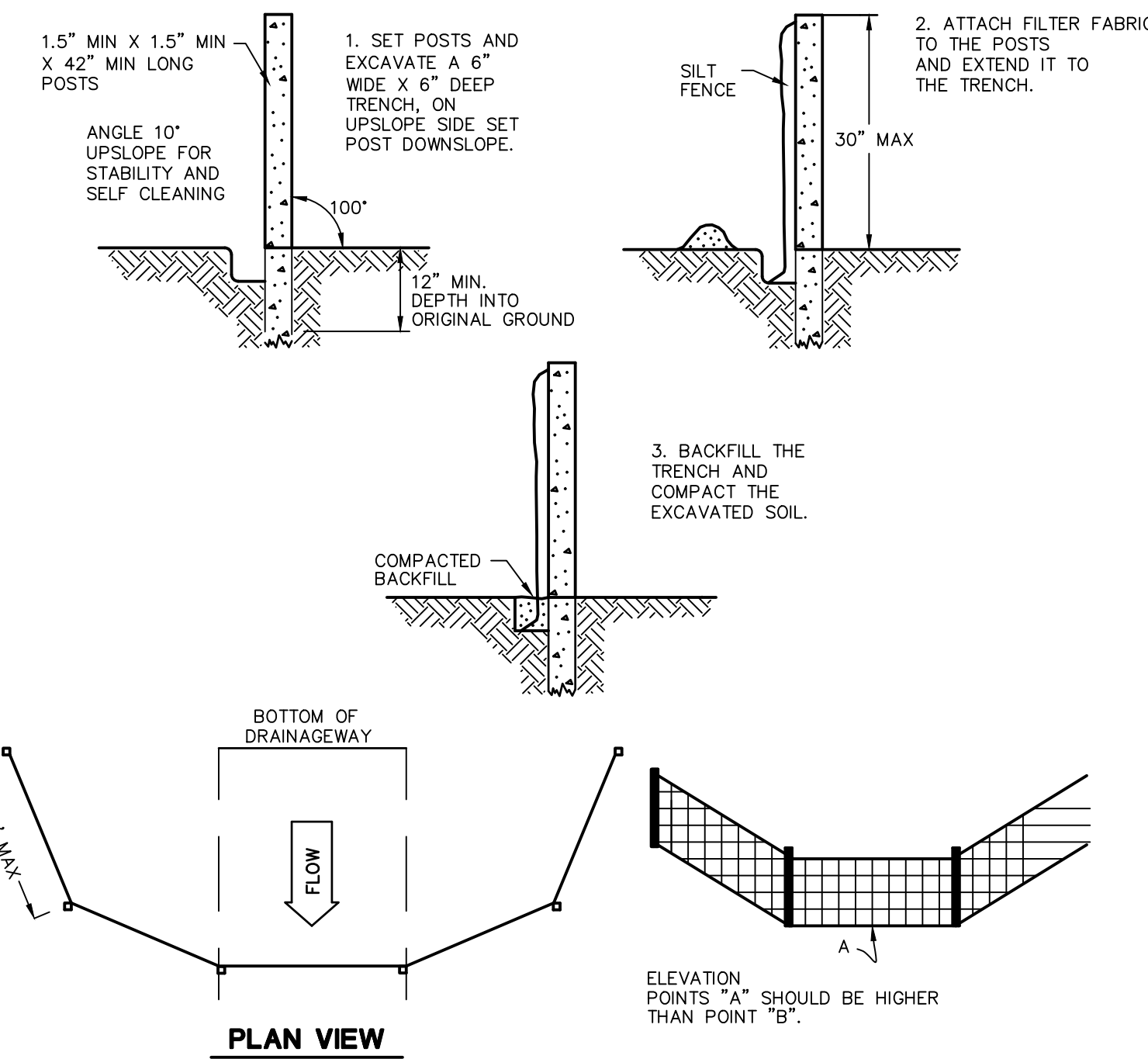
N.T.S.



- 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.

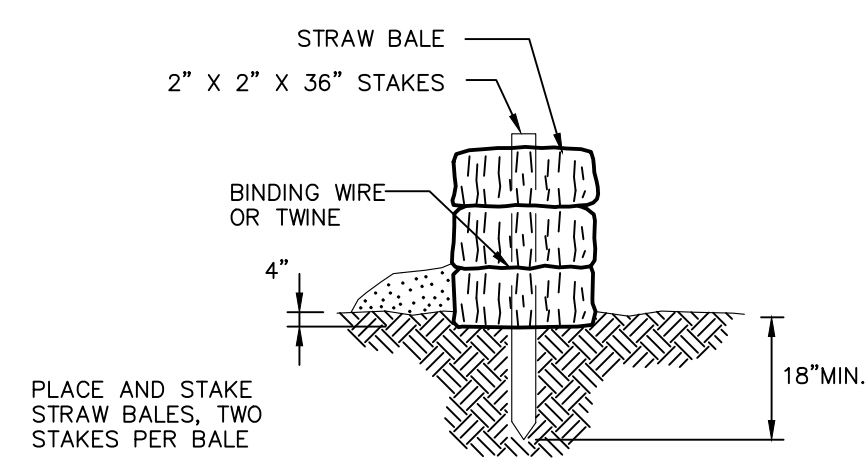
MATERIALS STOCKPILE DETAIL

N.T.S. BLEC-006



SILT FENCE BARRIER

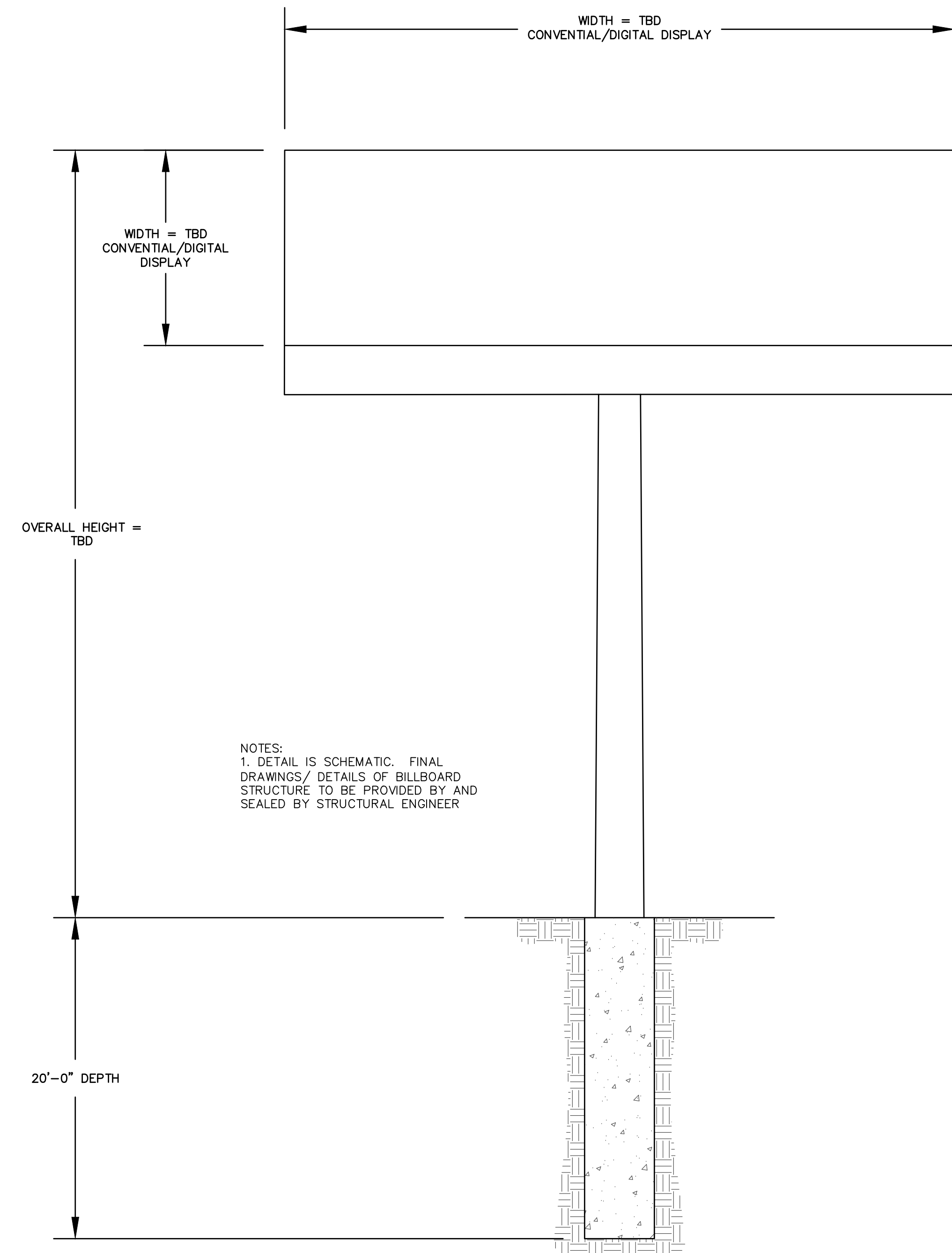
N.T.S. CTEC-003



- 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



BILLBOARD SCHEMATIC FOUNDATION DETAIL

N.T.S.

REVISIONS	
No.	Date

Designed	W.E.V.
Drawn	W.E.V.
Reviewed	
Scale	NONE
Project No.	2001274
Date	01/22/2021
CAD File:	DN200127401