

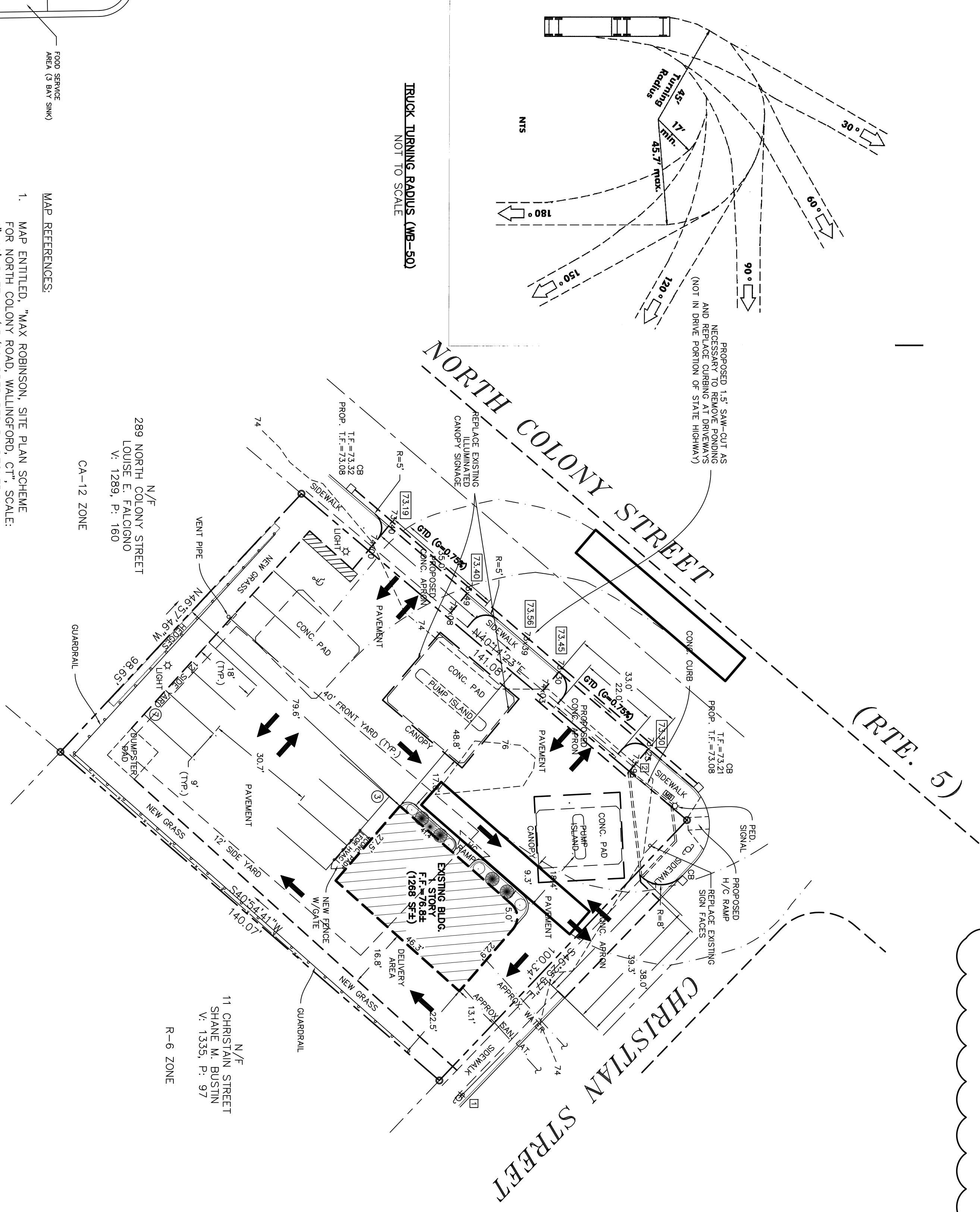
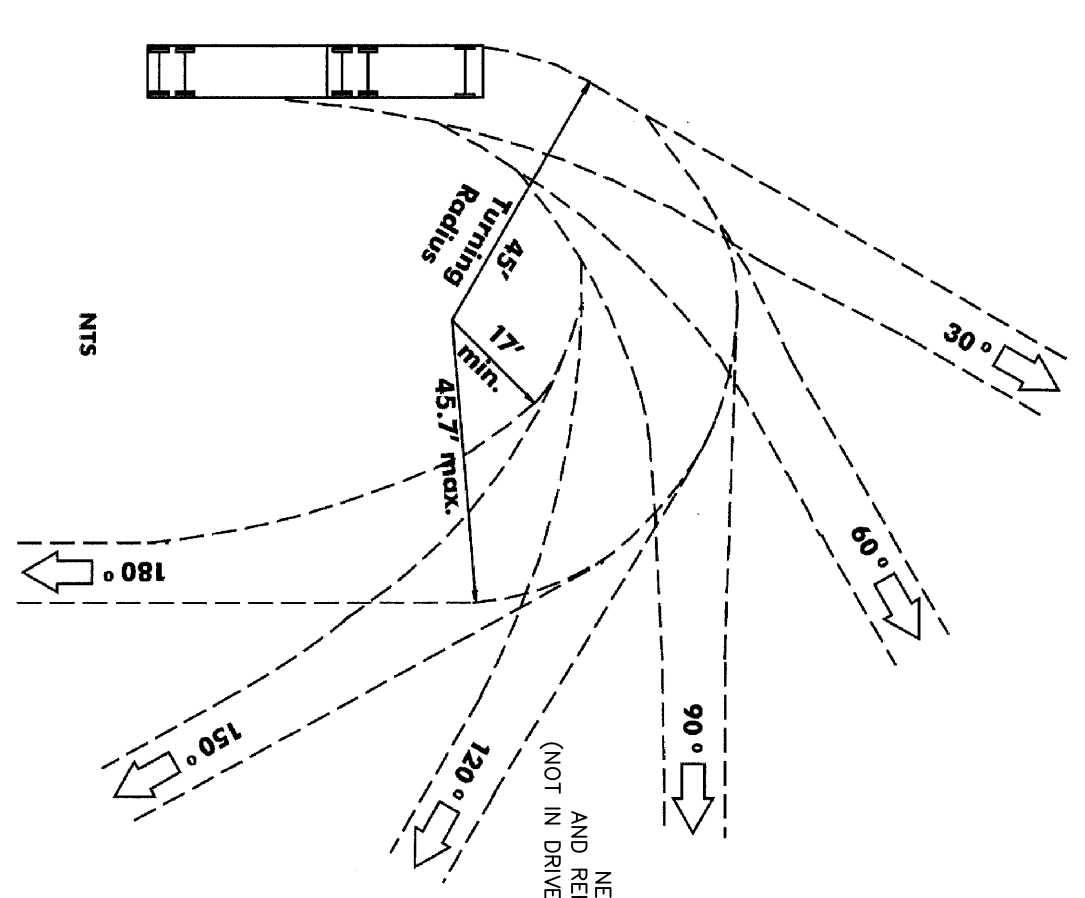
ZONING/DESIGN DATA				
ZONE	CA-12	REQUIRED/ALLOWED	PROVIDED	REMARKS
LOT AREA	80,000 S.F.	21,628 S.F. MIN.		
LOT FRONTAGE	40 FT.	131 FT./48.8 FT.		EXISTING
FRONT SETBACK	12 FT.	22.5 FT./79.6 FT.		
REAR YARD	40 FT.	N/A		
BUILDING COVER	35%	9%		
BUILDING HEIGHT	30'	18'		

NOTES:

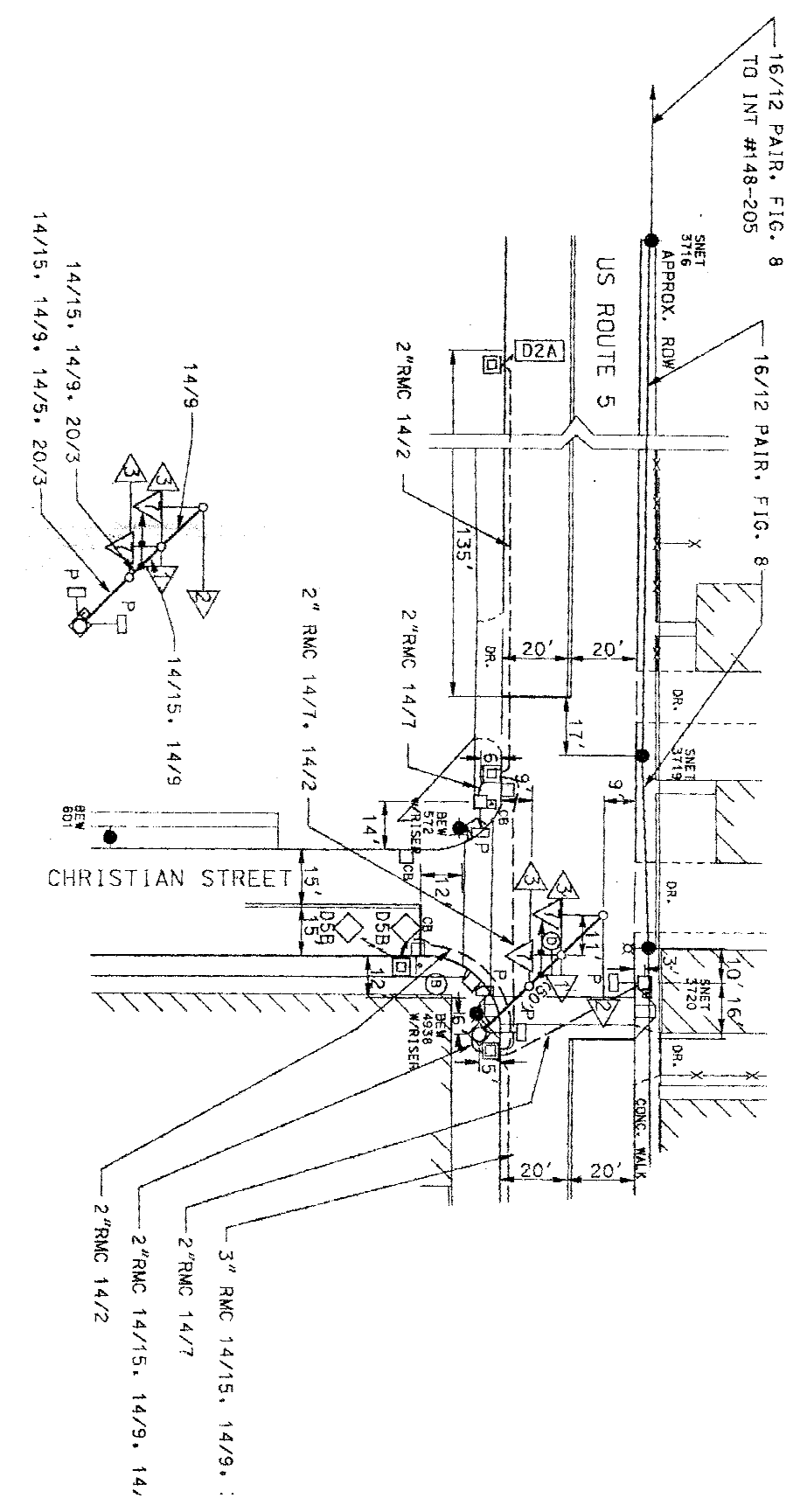
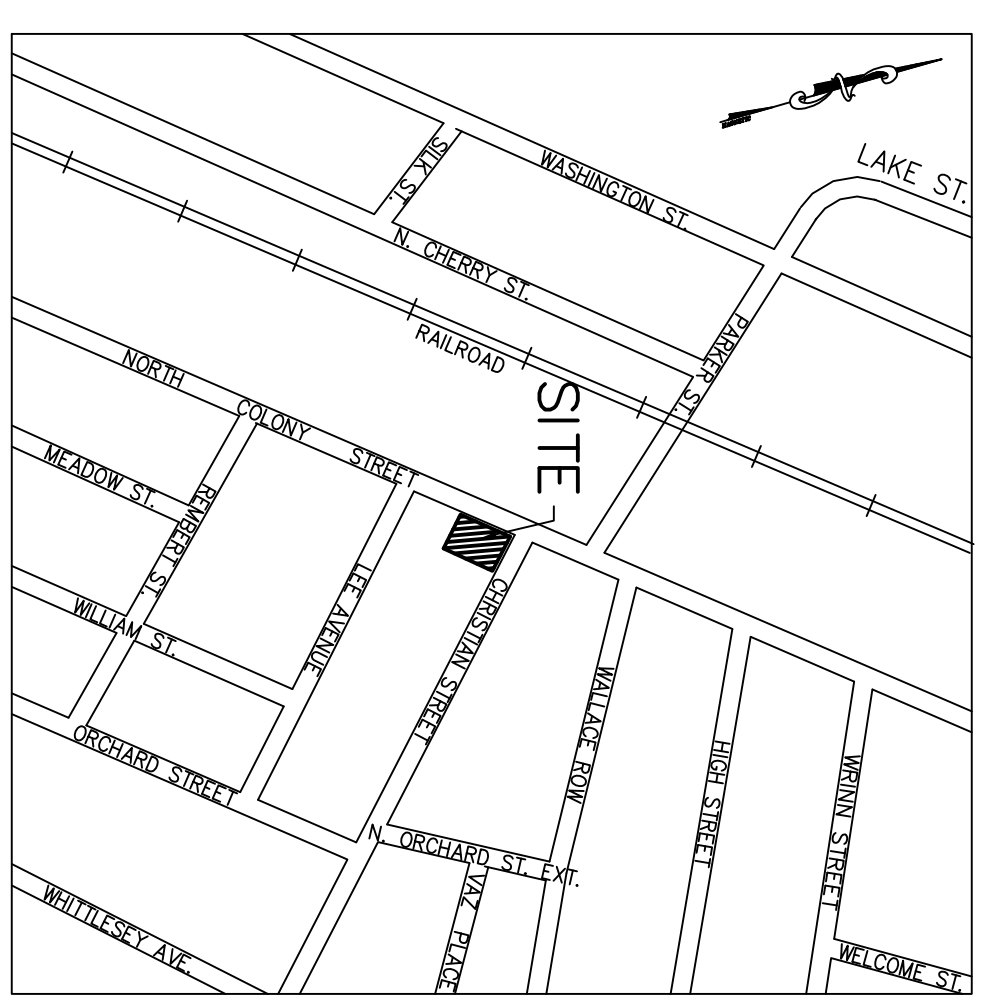
- Removal of pavement markings along state roadways shall be completed by a non-destructive method in compliance with the State of Connecticut Department of Transportation Standard Specifications for Road, Bridges, and Incidental Construction Form 816 Section 12.11 as revised.
- New pavement markings shall be painted with epoxy resin paint in compliance with the State of Connecticut Department of Transportation Standard Specifications for Road, Bridges, and Incidental Construction Form 816 Section 12.10 as revised.
- New sign material and sheeting shall be made of reflective material in compliance with State of Connecticut Department of Transportation Standard Specifications for Road, Bridges, and Incidental Construction Form 816 Section 12.08 as revised. The reflective sheeting shall be reflective sheeting as specified in the Department of Transportation Standard Specifications for Road, Bridges, and Incidental Construction Form 816 Section 12.08 as revised. Reflective sheeting shall be used for signs with colored background except for signs with red background that shall be Type 8 or 9 Reflective Sheeting.
- All signs and pavement markings installed along the state road must conform to the "Manual on Uniform Traffic Control Devices," the latest State of Connecticut Catalog of Signs and standard as revised.
- Any damage to the existing curb, sidewalk or any other pavement surface shall be repaired by the contractor at the permitted site. The repair shall be approved by the contractor as directed by the District 3 Permit Section of no cost to the state.
- All work within the state right of way will comply with the State of Connecticut Department of Transportation Standard Specifications for Road, Bridges and Incidental Construction Form 816 with the latest Special Provisions and Typical State Standard Details.

- SIGHT LINE**
NORTH COLONY STREET (30 mph POSTED)
 DESIGN SPEED = 50 mph
 REQUIRED SIGHT DISTANCE = 555'
 EXISTING SIGHT DISTANCE = 600'+ (BOTH DIRECTIONS)
CHRISTIAN STREET (30 mph POSTED)
 DESIGN SPEED = 35 mph
 REQUIRED SIGHT DISTANCE = 250'
 EXISTING SIGHT DISTANCE = 300'+
 CHRISTIAN STREET INTERSECTS NORTH COLONY STREET THROUGH A "T" INTERSECTION
- ALL SITE DRIVEWAYS, APRONS AND SIDEWALKS SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE TOWN OF WALLINGFORD—DEPARTMENT OF ENGINEERING STANDARDS.
- ANY TRAFFIC CONTROL EQUIPMENT/APPLETANNANCES, CURBS, APRONS OR SIDEWALKS THAT ARE DAMAGED BY THE APPLICANT'S SITE DEVELOPMENT ACTIVITIES SHALL BE REPAIRED BY THE APPLICANT, WHEN SO DIRECTED BY THE TOWN. THESE REPAIRS SHALL BE MADE AT NO COST TO THE TOWN.
- THE PROPOSED HANDICAP PARKING SPACE SHALL BE PROPERLY SIGNED AND MARKED IN CONFORMANCE WITH THE LATEST ADA AND CT BUILDING CODE REQUIREMENTS.

PARKING CALCULATIONS:
 RETAIL STORE = 1 SPACE / EMPLOYEE, PLUS 2 ADDITIONAL SPACES
 GASOLINE STATION = 1 SPACE / EMPLOYEE, PLUS 2 SPACES = 3
 RETAIL STORE = 1,268 SF / 250 / SPACE = 6 SPACES
 GASOLINE STATION = 1 SPACE / EMPLOYEE = 1, PLUS 2 SPACES = 3
 SPACES PROVIDED (INCLUDING HANDICAP) = 9
 SPACES PROVIDED (INCLUDING HANDICAP) = 10
 HANDICAP SPACES PROVIDED = 1



NO SITE IMPROVEMENTS TO SUBJECT PROPERTY, ONLY INTERIOR BUILDING IMPROVEMENTS.



- MAP REFERENCES:**
- MAP ENTITLED, "MAX ROBINSON, SITE PLAN SCHEME FOR NORTH COLONY ROAD WALLINGFORD, CT" SCALE: 1"=10'. DATE: 11/15/00. PREPARED BY DECKER & COMPANY, DRAWING NO. D-4.
 - MAP ENTITLED, "STATE OF CONNECTICUT, DEPARTMENT OF TRANSPORTATION, BUR. OF ENGINEERING & HWY. OPERATIONS, DIVISION OF TRAFFIC ENGINEERING, TRAFFIC CONTROL SIGNAL LAYOUT, TOWN OF WALLINGFORD, US ROUTE 5 (NORTH COLONY STREET) AT CHRISTIAN STREET AND PARKER STREET", SCALE: 1"=40', PROJ. NO. 148-180.

EXISTING HIGHWAY SIGN LEGEND:

- NO PARKING, THIS SIDE OF SIGN SIGN
- "SPEED LIMIT 30" SIGN
- NO PARKING, THIS SIDE OF SIGN SIGN

PLANT LIST

COMMON NAMES	QTY.	SIZE
SHRUB MINI STRUC	4	3 GAL. CONT.
SHRUB HOLLY BUSH	1	3 GAL. CONT.
SHRUB SPINDLER	4	3 GAL. CONT.

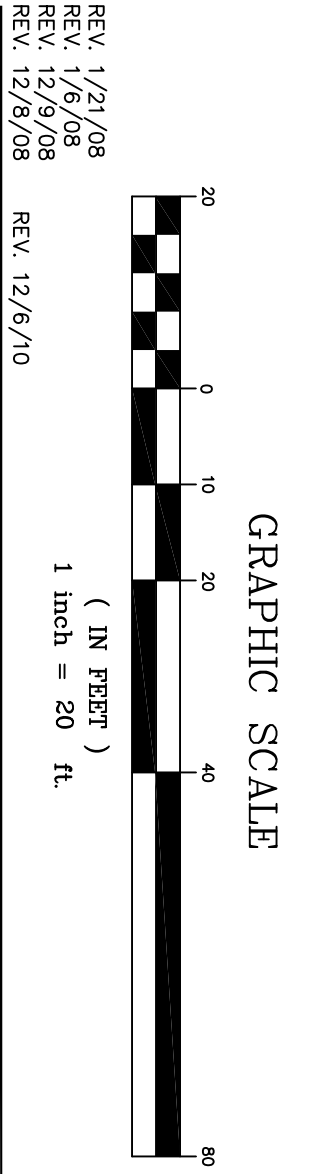
LEGEND

PROPERTY LINE	EXISTING	PROPOSED
STORM	---	---
WATER	---	---
SANITARY	---	---
SITE LIGHTING	---	---
GAS	---	---
CATCH BASIN	---	---
FIRE HYDRANT	---	---
SAN. MANHOLE	---	---
UTILITY POLE	---	---
SPOT SHOT	---	---
CONTOUR	---	---
WATER GATE	---	---

FLOOR PLAN (PROPOSED) N.T.S.

TOTAL AREA
13,970 sq. ft.
0.32 acres

SCOTT D. PORYANDA P.E. #19299



CONNECTICUT CONSULTING ENGINEERS, LLC
 PROFESSIONAL CIVIL ENGINEERS



ONE PRESTIGE DRIVE
 SUITE 110
 203-639-8636
 MERIDEN, CT. 06450
 FAX 203-238-0640

SITE PLAN

APPLICANT
WALLINGFORD SAM'S GULF
 140 EAST STREET
 MERIDEN, CT. 06450

OWNER
SV REAL ESTATE CO., LLC
 26 ANGELA DRIVE
 WALLINGFORD, CT. 06492

PREPARED FOR
WALLINGFORD SAM'S GULF
 315 NORTH COLONY STREET
 WALLINGFORD, CONNECTICUT