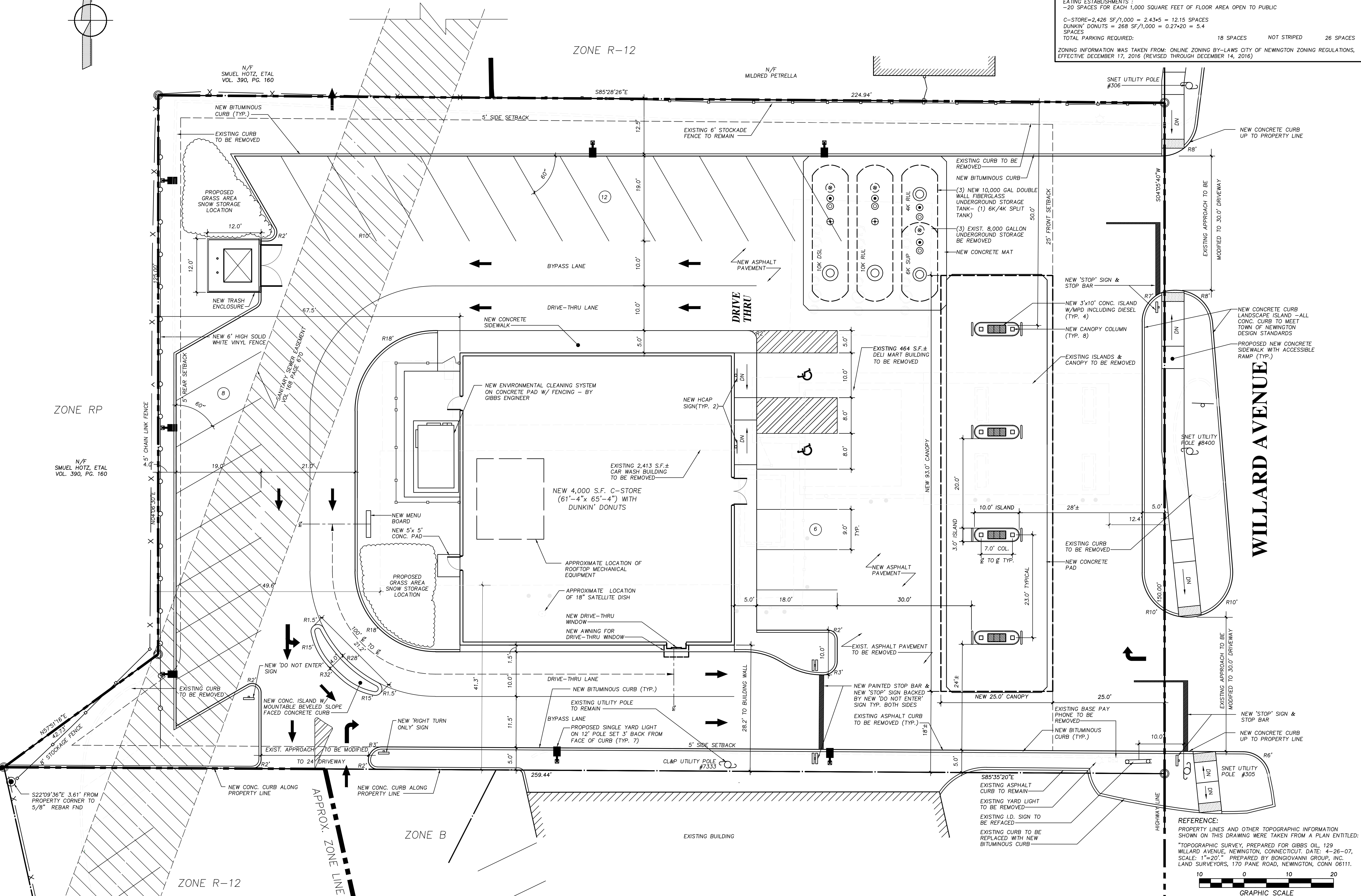


ZONING DATA			
ZONE: BUSINESS (B)			
BUILDING SETBACKS:	REQUIRED:	EXISTING:	PROVIDED:
MINIMUM FRONT YARD	25'	12.4' (CANOPY)	25.0' (CANOPY)
MINIMUM SIDE YARD	5'	41.3' (BUILDING)	28.2' (BUILDING)
MINIMUM REAR YARD	5'	49.6' (BUILDING)	67.5' (BUILDING)
BUILDING REQUIREMENTS:	MINIMUM LOT AREA	10,000 SF	34,233 S.F.
	MINIMUM LOT FRONTAGE	50'	150.0'
	MAXIMUM BUILDING HEIGHT	2 STORIES/35'	18±
			24'
PARKING REQUIREMENTS:			
RETAIL SERVICES:			
-5 SPACES FOR EACH 1,000 SQUARE FEET OF GROSS FLOOR AREA			
EATING ESTABLISHMENTS:			
-20 SPACES FOR EACH 1,000 SQUARE FEET OF FLOOR AREA OPEN TO PUBLIC			
C-STORE=2,426 SF/1,000 = 2.43*5 = 12.15 SPACES			
DUNKIN' DONUTS = 268 SF/1,000 = 0.27*20 = 5.4 SPACES			
TOTAL PARKING REQUIRED:			
		18 SPACES	NOT STRIPED
			26 SPACES
ZONING INFORMATION WAS TAKEN FROM: ONLINE ZONING BY-LAWS CITY OF NEWINGTON ZONING REGULATIONS, EFFECTIVE DECEMBER 17, 2016 (REVISED THROUGH DECEMBER 14, 2016)			



REV	PER	DATE	DESCRIPTION
1	ALM	10/13/16	REVISED PER CLIENT COMMENTS
2	ALM	02/06/17	REVISED PER CLIENT COMMENTS
3	ALM	03/24/17	REVISED PER CLIENT COMMENTS
4	ALM	03/29/17	UPDATED PER RELOCATED TRASH ENCLOSURE
5	ALM	5/25/2017	REVISED PER TOWN PLANNERS COMMENTS
6	ALM	10/10/2017	REVISED PER TRAFFIC REVIEW COMMENTS

AYOUB ENGINEERING
 ENGINEERS & ARCHITECTS
 ADDRESS:
 414 BENEFIT STREET
 PAWTUCKET, RHODE ISLAND 02861
 401-728-5535

GIBBS OIL COMPANY
 PROJECT ADDRESS:
 NEWINGTON, CT
 129 WILLARD AVENUE
 SHEET DESCRIPTION:
SITE IMPROVEMENT PLAN

PREPARED FOR: GIBBS OIL COMPANY
 PROJECT NO. 3008.116
 SCALE: 1"=10'
 DRAWN BY: PA
 DATE: 10/12/16

SHEET NO. **C-1**

