

DOM'S MART

PROPOSED FUELING SYSTEM RENOVATION AND SERVICE STATION CONVERSION TO CONVENIENCE STORE

351 HOPE STREET STAMFORD, CONNECTICUT

ZBA PLAN SET

DECEMBER 19, 2021

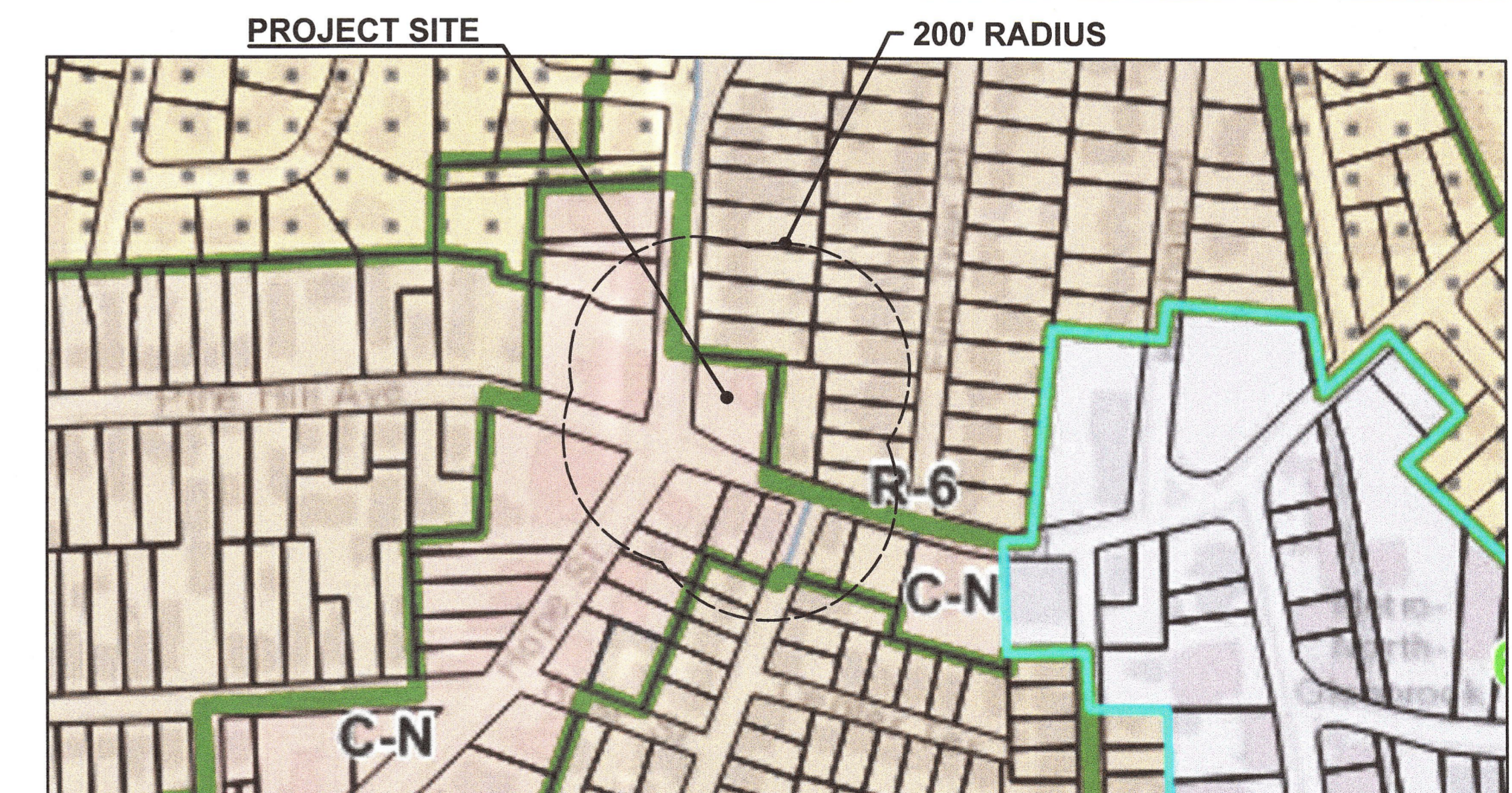
OWNER

Prepared For: **DOM'S BP**
351 HOPE STREET
STAMFORD, CT

LIST OF DRAWINGS

CS	COVER SHEET
SV.01	BOUNDARY - TOPOGRAPHIC SURVEY
C-1.0	SITE PLAN
C-4.0	LANDSCAPE PLAN
A-1.0	FLOOR PLAN EXISTING
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A-2.0	BUILDING ELEVATIONS EXISTING
A-2.1	BUILDING ELEVATIONS PROPOSED
A-2.2	CANOPY ELEVATIONS PROPOSED

LOCATION MAP



CONSULTANTS

Prepared By: **benesch**
120 Hebron Avenue, Second Floor
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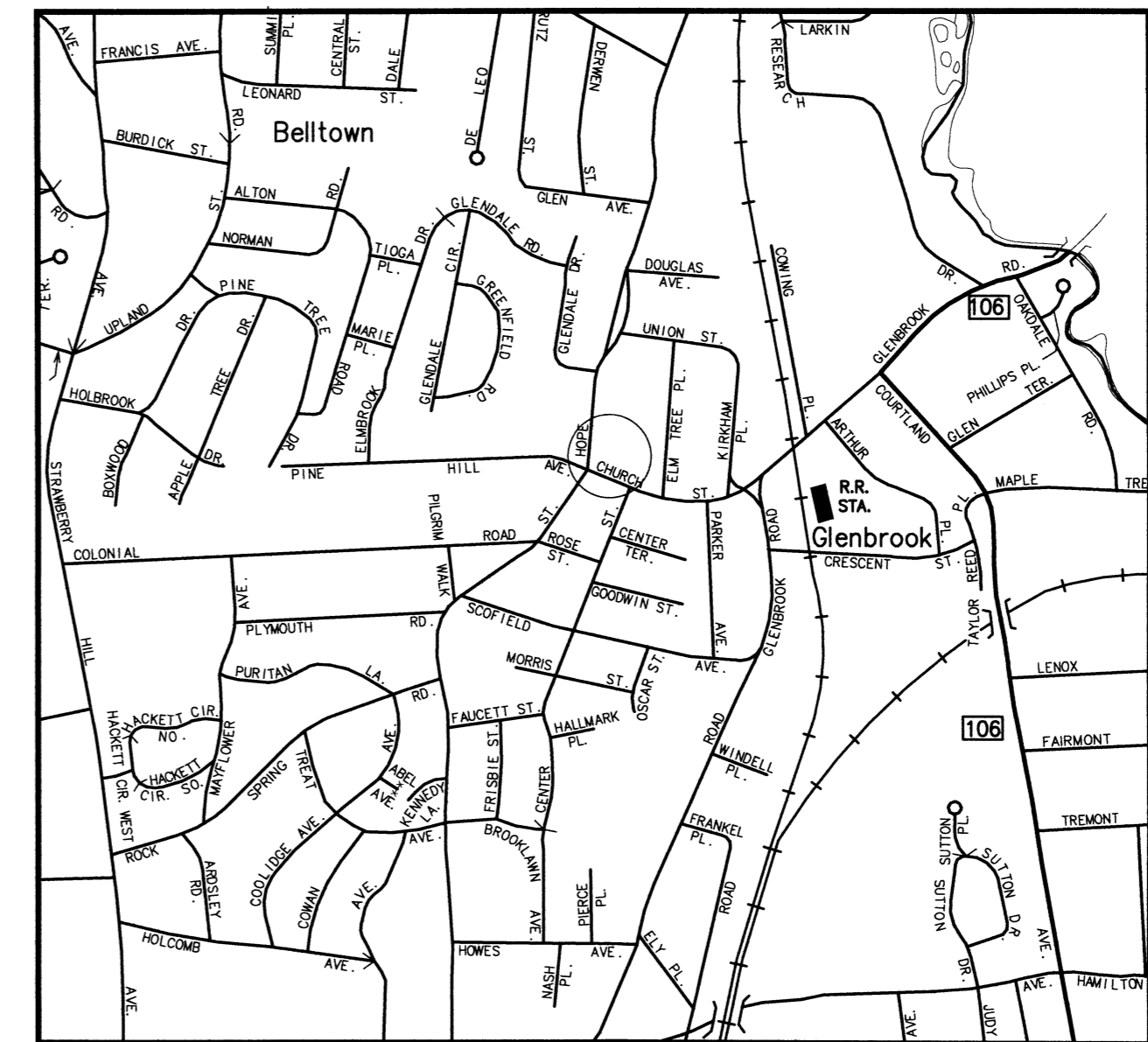
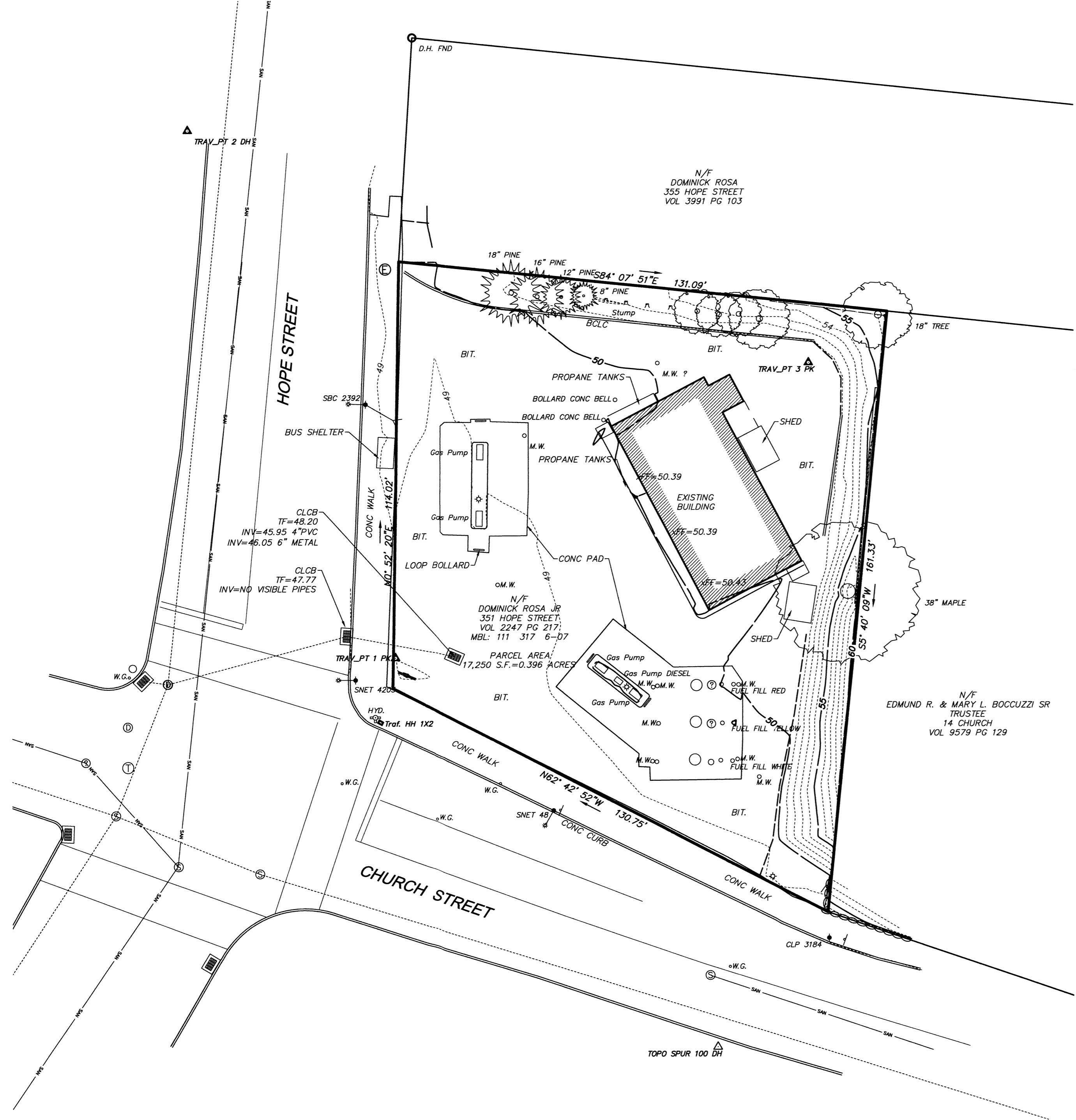


PROJECT SUMMARY

REPLACE UNDERGROUND FUEL TANKS IN COMPLIANCE WITH CURRENT REGULATIONS. INSTALL NEW DISPENSER ISLANDS PROXIMATE TO EXISTING WITH OVERHEAD CANOPIES FOR PROTECTION FROM THE ELEMENTS. CURRENT USE OF BUILDING IS 3 BAY VEHICLE REPAIR SHOP WHICH IS PROPOSED TO BE DISCONTINUED. ENTIRE BUILDING TO BE CONVERTED TO A CONVENIENCE STORE.

attached images \\Glastonbury\70608\70626\00_Dom_Service_Stamford\Survey\765965_nw\765965_nw.dwg

PAPER SPACE LAYOUT NAME:
TWIST VIEW:
LAYER MANAGER NAME:
PLOT TABLE: STB



LOCATION PLAN N.T.S. BLOCK #317

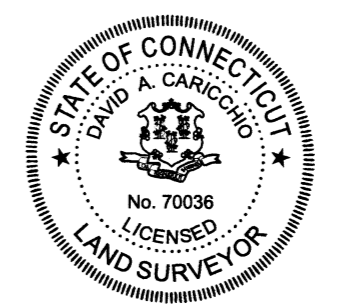
LEGEND

UTILITY SERVICES (UNDERGROUND OR OVERHEAD)		SYMBOL LEGEND		ABBREVIATIONS	
E	ELECTRIC SERVICE	■	CATCH BASIN	A/C	AIR CONDITIONER
G	GAS PIPES	○	ROUND DRAIN	A/T&T	AMERICAN TELEPHONE & TELEGRAPH COMPANY
SAN	SANITARY SEWER PIPES	□	SQUARE DRAIN	BIT.	BITUMINOUS
-----	STORM WATER PIPES (LESS THAN 12")	○	STORM DRAIN MANHOLE	BLK.	BLACK
-----	STORM WATER PIPES (12" OR LARGER)	○	STORM MANHOLE	CB	CATCH BASIN
-----	STEAM PIPES (SUPPLY & COND.)	○	ELECTRIC MANHOLE	COM	COMMUNICATION
-----	TELEPHONE SERVICE	○	SANITARY MANHOLE	CONC.	CONCRETE
-----	WATER PIPES	○	STEAM MANHOLE	CNG	CONNECTICUT NATURAL GAS
-----	COMMUNICATION/FIBER OPTIC SERVICE	○	TELEPHONE MANHOLE	CL	CENTERLINE
-----	FIRE PROTECTION PIPES	○	WATER MANHOLE	CLF	CHAIN LINK FENCE
-----	UNKNOWN UTILITY SERVICE	○	MANHOLE (SQ. / REC.)	CL&P	CONNECTICUT LIGHT & POWER COMPANY
-----	OVERHEAD WIRES	○	DECIDUOUS	CP	CONTROL POINT
-----		○	DECIDUOUS	DEC.	DECIDUOUS
-----		○	DRAINAGE MANHOLE	DMH	DRAINAGE MANHOLE
-----		○	EAST OR ELECTRIC	E	EAST OR ELECTRIC
-----		○	ELEVATION	EL	ELEVATION
-----		○	ELECTRIC MANHOLE	EMH	ELECTRIC MANHOLE
-----		○	FLOW LINE	F.L.	FLOW LINE
-----		○	FOUND	FND.	FOUND
-----		○	GRANITE	GRAN.	GRANITE
-----		○	GRANITE STONE CURB	GRAN.	GRANITE STONE CURB
-----		○	HARTFORD ELECTRIC COMPANY	HELCO	HARTFORD ELECTRIC COMPANY
-----		○	HYDRANT	HYD.	HYDRANT
-----		○	HAND HOLE	H.H.	HAND HOLE
-----		○	LIGHT POLE	L.P.	LIGHT POLE
-----		○	MANHOLE	M.H.	MANHOLE
-----		○	METER	M	METER
-----		○	MONITOR WELL	M.W.	MONITOR WELL
-----		○	NORTH	N	NORTH
-----		○	NORTH AMERICAN DATUM	NAD	NORTH AMERICAN DATUM
-----		○	NATIONAL AMERICAN VERTICAL DATUM	NAVD	NATIONAL AMERICAN VERTICAL DATUM
-----		○	NORTHWEST	NW	NORTHWEST
-----		○	NOW OR FORMERLY	N/F	NOW OR FORMERLY
-----		○	IRRIGATION CONTROL BOX	ICB	IRRIGATION CONTROL BOX
-----		○	EMERGENCY PHONE	EP	EMERGENCY PHONE
-----		○	TRAFFIC CONTROLLER CABINET	TCC	TRAFFIC CONTROLLER CABINET
-----		○	UTILITY POLE	UP	UTILITY POLE
-----		○	UTILITY POLE W/ LIGHT	UPL	UTILITY POLE W/ LIGHT
-----		○	STREET LIGHT	SL	STREET LIGHT
-----		○	LIGHT POST	LP	LIGHT POST
-----		○	BOLLARD LIGHT	BL	BOLLARD LIGHT
-----		○	SOUTHWEST	SW	SOUTHWEST
-----		○	SANITARY	SN	SANITARY
-----		○	SANITARY MANHOLE	SMH	SANITARY MANHOLE
-----		○	SOUTHERN NEW ENGLAND TELEPHONE	SNET	SOUTHERN NEW ENGLAND TELEPHONE
-----		○	SQUARE	SQ.	SQUARE
-----		○	STEAM	ST	STEAM
-----		○	TELEPHONE MANHOLE	TMH	TELEPHONE MANHOLE
-----		○	TELEPHONE	TEL	TELEPHONE
-----		○	TOP OF FRAME	T.F.	TOP OF FRAME
-----		○	UNKNOWN	UNK.	UNKNOWN
-----		○	WATER OR WEST	W	WATER OR WEST
-----		○	WATER GATE	W.G.	WATER GATE

SURVEY NOTES

- THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300B-1 THRU 20-300B-20 AND THE "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996.
 - THE TYPE OF SURVEY IS A PROPERTY/BOUNDARY, TOPOGRAPHIC AND GENERAL LOCATION SURVEY.
 - THE BOUNDARY DETERMINATION CATEGORY IS RESURVEY.
 - THE ACCURACIES ARE AS FOLLOWS:

HORIZONTAL CONTROL	CLASS "A-2"
VERTICAL CONTROL	CLASS "V-2"
BOUNDARY	CLASS "A-2"
TOPOGRAPHY	CLASS "T-2"
UNDERGROUND UTILITIES	CLASS "D" (COMPILED)
- THE COORDINATES AND ELEVATIONS DEPICTED ON THE PLAN REPRESENT THE NAD '83 AND THE NAVD '88 DATUMS. COORDINATES WERE ESTABLISHED ON THE SITE BASED UPON GPS OBSERVATIONS TAKEN ON JUNE 24, 2020 USING TRIMBLE GNSS RTK R10 RECEIVERS AND SOLUTIONS PROVIDED THROUGH THE KEYNET NETWORK.
- UNDERGROUND UTILITIES (IF DEPICTED) HAVE BEEN COMPILED, IN PART, BASED UPON INFORMATION FURNISHED BY OTHERS. THIS INFORMATION IS TO BE CONSIDERED APPROXIMATE AND ALFRED BENESCH & COMPANY DOES NOT TAKE RESPONSIBILITY FOR SUBSEQUENT ERRORS OR OMISSIONS WHICH MAY HAVE BEEN INCORPORATED INTO THIS PLAN AS A RESULT. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE, THE EXISTENCES OF WHICH ARE UNKNOWN TO ALFRED BENESCH & COMPANY. THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO ANY CONSTRUCTION. CALL "CALL BEFORE YOU DIG" 1-800-922-4455.
- THE SUBJECT PROPERTY'S CURRENT DEED CAN BE FOUND IN VOLUME 2247 PAGE 217 OF THE CITY OF STAMFORD LAND RECORDS.
- THE PROPERTY IS LOCATED IN THE "CN" ZONE PER TOWN.
- TOTAL PARCEL AREA IS 17,250 SQ. FT. = 0.396 AC.



TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS DEPICTED AND NOTED HEREON.

DAVID A. CARICCHIO
 DAVID A. CARICCHIO, P.L.S. No. 70036
 ALFRED BENESCH & COMPANY, GLASTONBURY, CONNECTICUT
 (not valid without original signature and embossed seal)

12-17-2021
 DATE

REVISIONS	
No.	DESCRIPTION
1	ADD NEW ZONE & MBLU REVISE MBL NUMBER
	CHECKED: DAC
	APPROVED: DAC

SCALE: HORIZ. 1" = 20'	VERT.:
SURVEY DATUM: HORIZ.: NAD 1983	VERT.: NAVD 1988
GRAPHIC SCALE	

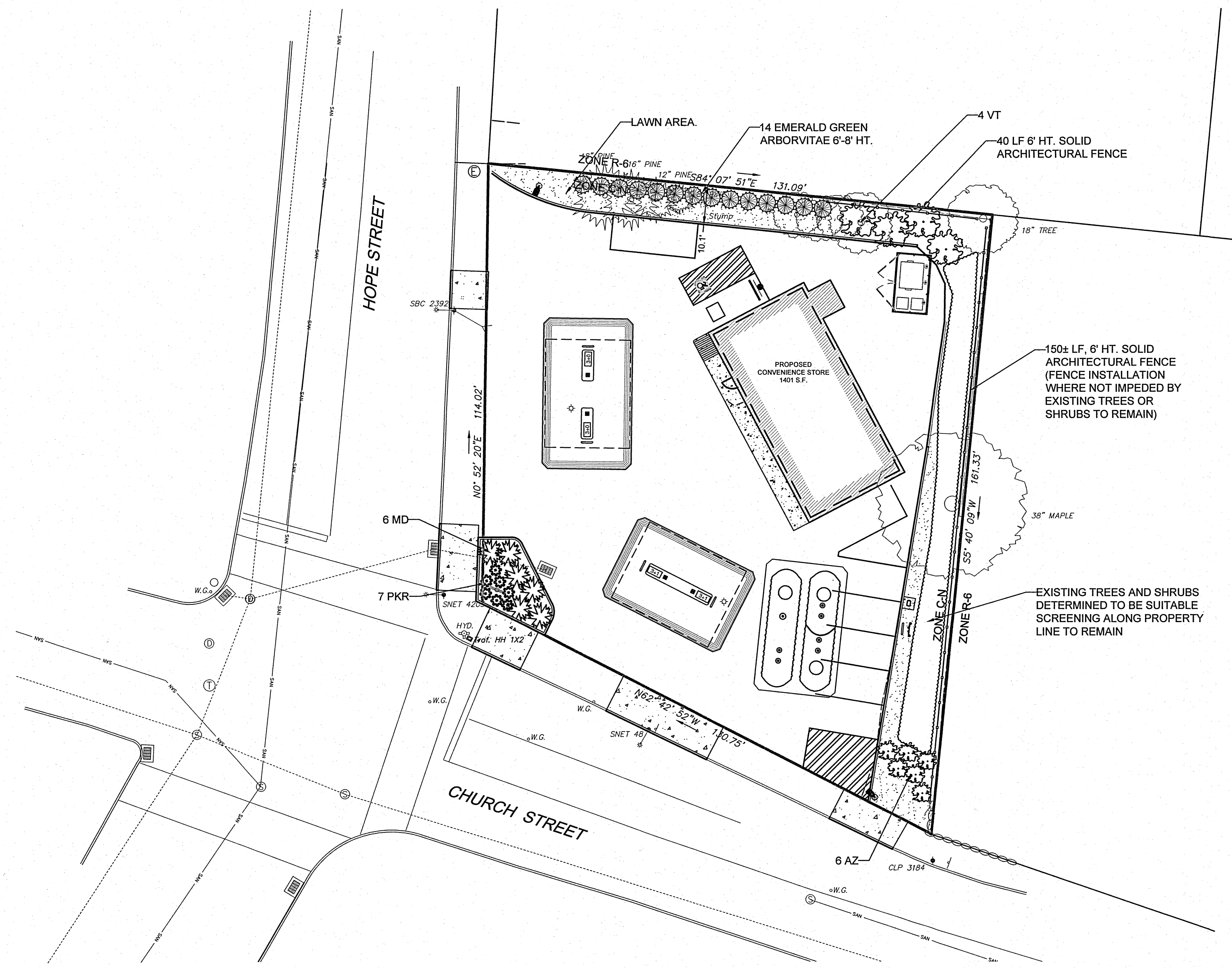
Prepared By:

Alfred Benesch & Company
 120 Hazen Avenue - 2nd Floor
 Glastonbury, Connecticut 06033
 (860) 632-1088
 www.benesch.com


BOUNDARY - TOPOGRAPHIC SURVEY
 PREPARED FOR
DOM SERVICE STATION
 MBL: 111 317 6-07
 351 HOPE STREET
 STAMFORD CONNECTICUT

PROJ. No.: 70625
 DATE: JULY 9, 2020

SV.01



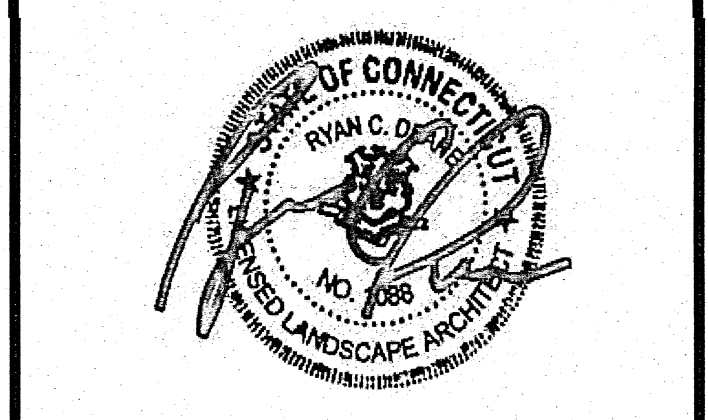
NO	SYM	BOTANICAL NAME	COMMON NAME	SIZE	COND.
EVERGREEN TREES					
14	TO	<i>Thuja occidentalis</i> 'Emerald'	Emerald Green Arborvitae	6'-7' HT	B & B
SHRUBS					
6	AZ	<i>Azalea</i> 'Delaware Valley White'	Delaware Valley White Azalea	18" - 24"	CONT.
4	VT	<i>Viburnum plicatum</i> var. <i>tomentosum</i>	Doublefile Viburnum	18" - 24"	CONT.
Groundcover					
10	MD	<i>Microbiota decussata</i>	Russian Arborvitae	18" - 24"	CONT.
GRASSES					
7	PKR	<i>Pennisetum orientale</i> 'Karley Rose'	Oriental Fountain Grass	1 Gal.	24" Spacing

Prepared by:

 Alfred Benesch & Company
 120 Hebron Avenue, 2nd Floor
 Glastonbury, Connecticut 06033
 860-633-8341

Prepared for:
Dom's Service Station
 351 Hope Street
 Stamford, CT 06906

**PROPOSED FUELING SYSTEM
 RENOVATION AND SERVICE
 STATION CONVERSION TO
 CONVENIENCE STORE**
 351 HOPE STREET
 STAMFORD, CT

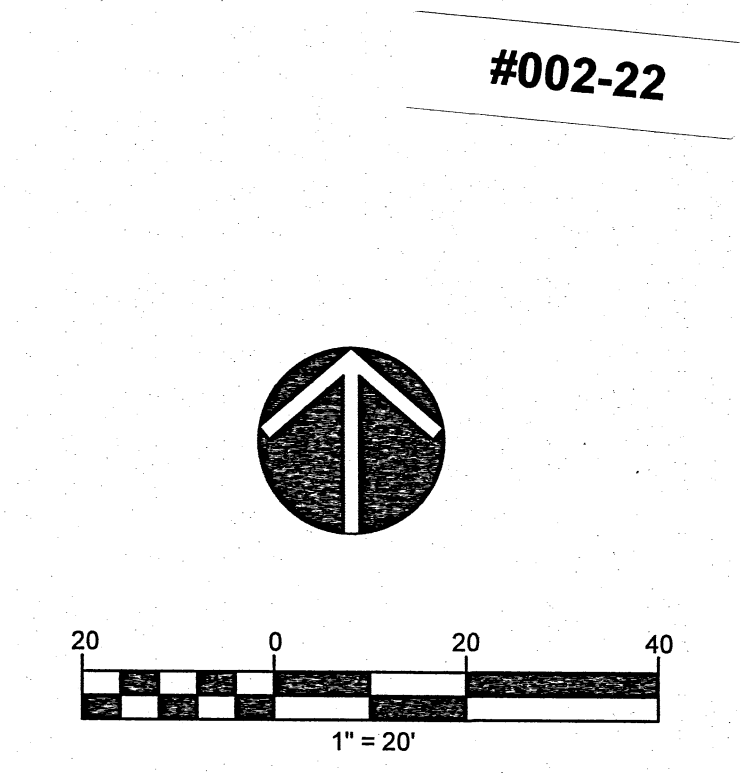
DATE:	REVISION:



PROJECT NO.: 70626
 SCALE: AS SHOWN
 DATE: 12.09.2021
 DRAWN BY: LAW, JRL
 CHECKED BY: RGS

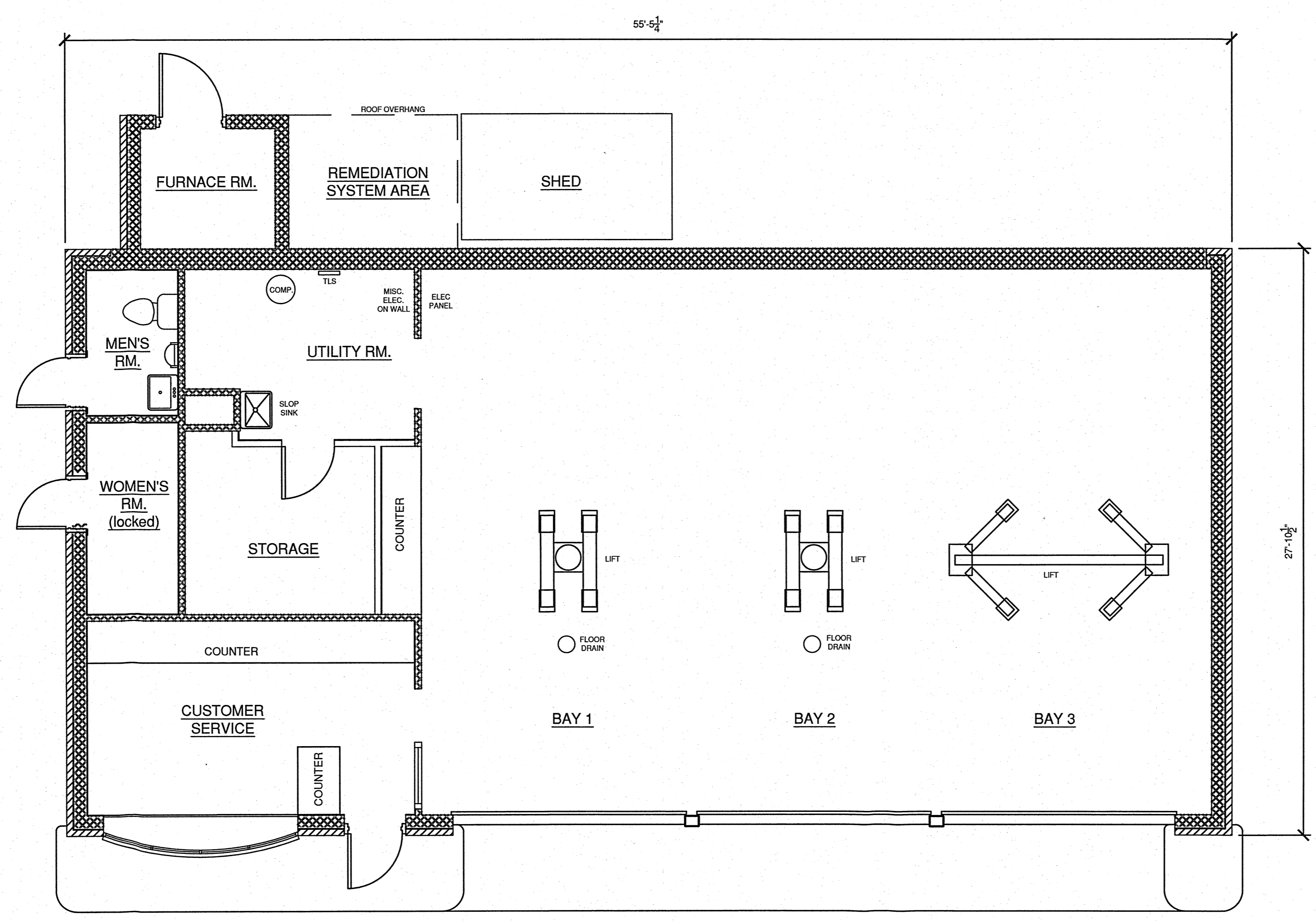
Landscape Plan

DRAWING NO.:
C-4.0



PLAN REFERENCE
 EXISTING SITE INFORMATION FROM PLAN ENTITLED:
 "BOUNDARY-TOPOGRAPHIC SURVEY PREPARED FOR DOM'S
 SERVICE STATION 351 HOPE STREET, STAMFORD, CT", SCALE:
 1"=20', DATED: JULY 7, 2020, PREPARED BY: BENESCH,
 GLASTONBURY, CT

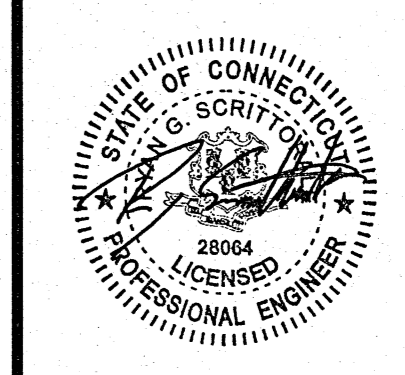
**PROPOSED FUELING SYSTEM
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1 FLOOR PLAN - EXISTING
 Scale: 1/4"=1'-0"

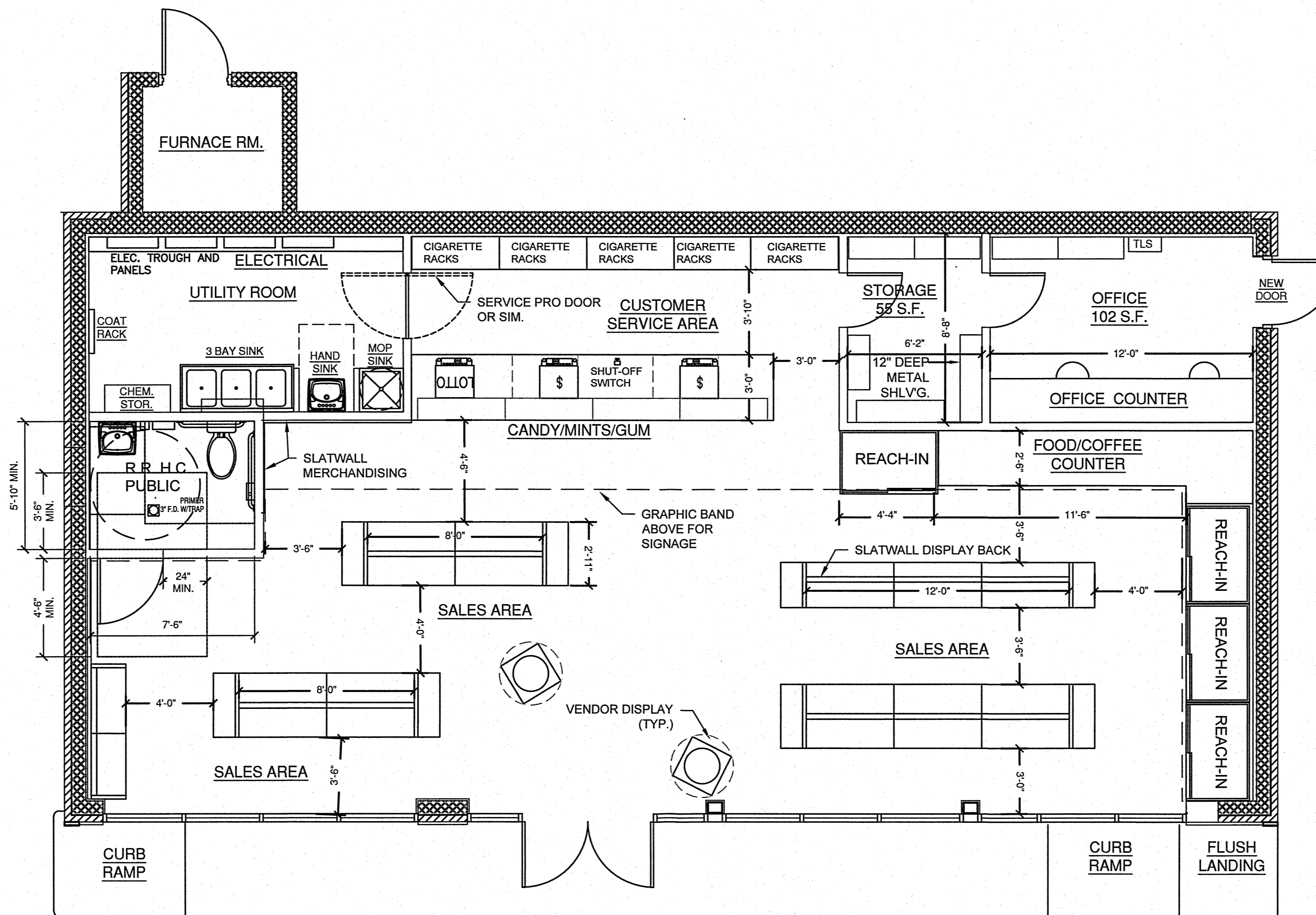
#002-22

DATE	REVISION



PROJECT NO.: 70626
 SCALE: AS SHOWN
 DATE: 12.09.2021
 DRAWN BY: LAW, JHL
 CHECKED BY: RGS

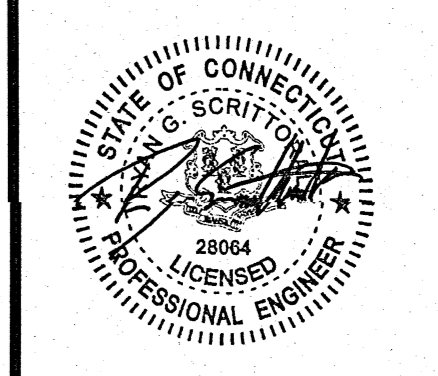
**PROPOSED FUELING SYSTEM
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1 FLOOR PLAN - PROPOSED
 Scale: 1/4"=1'-0"

#002-22

DATE	REVISION

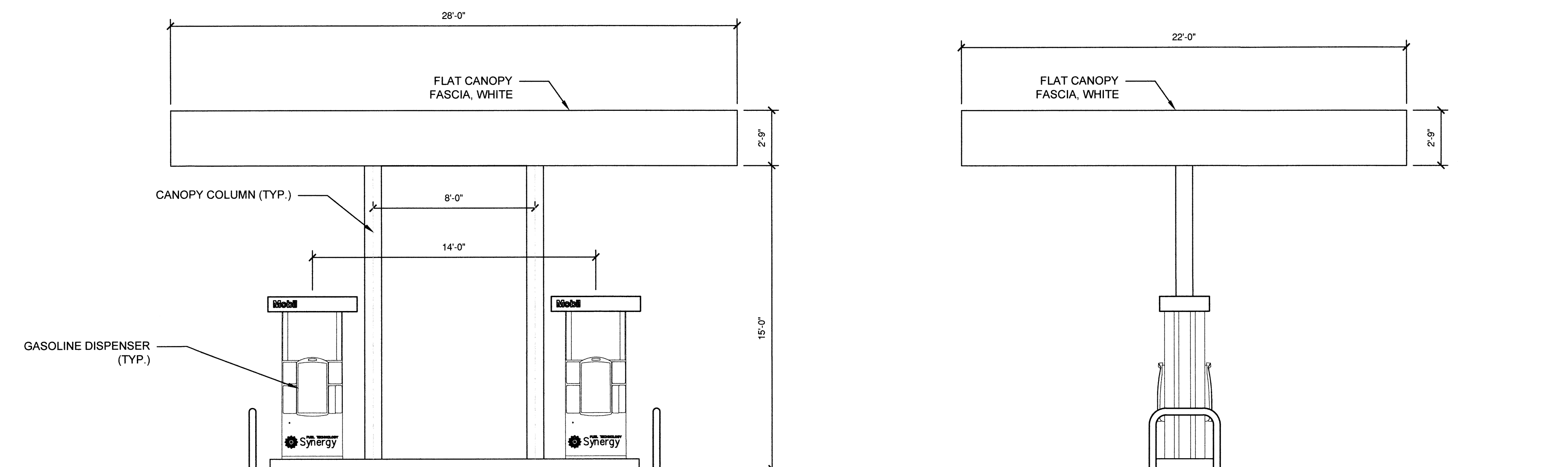


PROJECT NO.: 70626
 SCALE: AS SHOWN
 DATE: 12.09.2021
 DRAWN BY: LAW, JRL
 CHECKED BY: ROSS

**FLOOR PLAN
 PROPOSED**

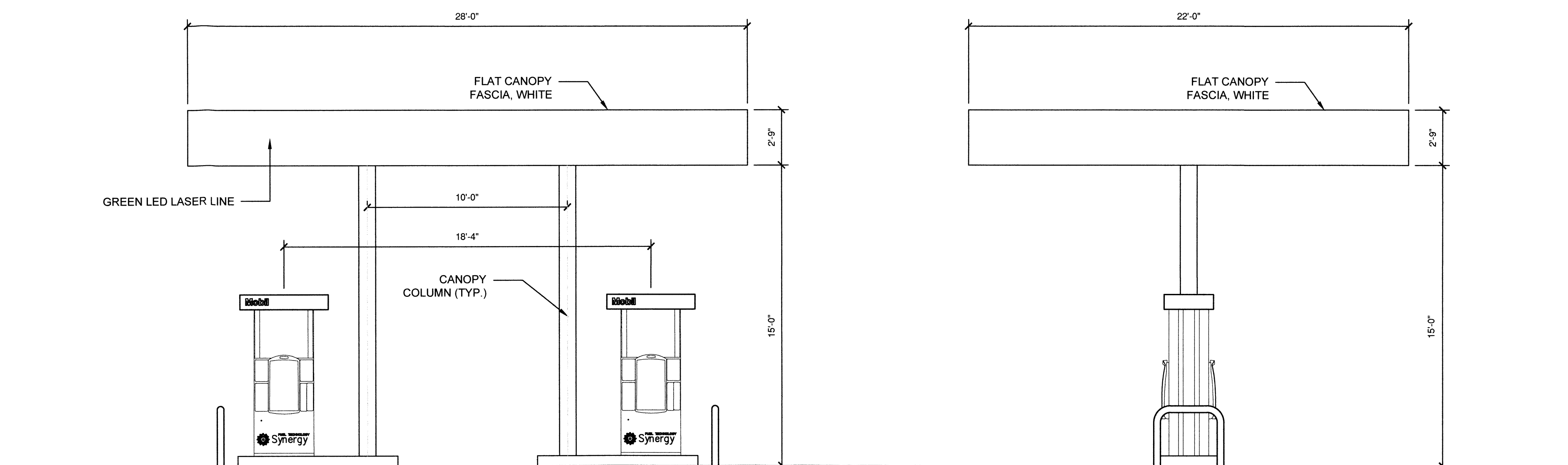
DRAWING NO.:
A-1.1

**PROPOSED FUELING SYSTEM
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 STAMFORD, CT



1 SOUTH CANOPY ELEVATIONS

Scale: 1/4"=1'-0"

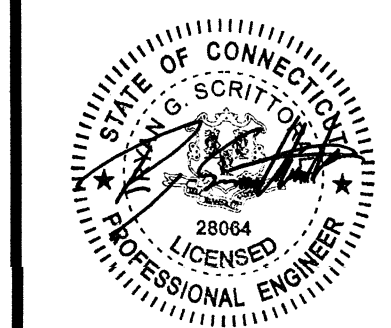


2 NORTH CANOPY ELEVATIONS

Scale: 1/4"=1'-0"

#002-22

DATE	REVISION



PROJECT NO.: 70626
 SCALE: AS SHOWN
 DATE: 12.09.2021
 DRAWN BY: LAW, JHL
 CHECKED BY: RRS

**CANOPY
 ELEVATIONS
 PROPOSED**
 DRAWING NO.:
A-2.2