Final Site Plan
PLPZ 2020 00253

1549 East Putnam Avenue, LLC
To make improvements to a driveway, parking area, landscaping and drainage structures

| Location: | 1549 East Putnam Avenue |
| Zone:     | GB                      |
| Parcel Size: | 6,031 sq. ft. in Greenwich (13,972 sq. ft. in total with Stamford) |

<table>
<thead>
<tr>
<th>Zoning Statistics</th>
<th>Existing</th>
<th>Proposed</th>
<th>Permitted/Required</th>
</tr>
</thead>
<tbody>
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<td>Gross Floor Area:</td>
<td>Not provided</td>
<td>0</td>
<td>3,015.5 sq. ft.</td>
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<tr>
<td>FAR:</td>
<td>0.22 (assumed)</td>
<td>0</td>
<td>0.50</td>
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<tr>
<td>Stories:</td>
<td>2</td>
<td>0</td>
<td>3</td>
</tr>
<tr>
<td>Height:</td>
<td>Not provided</td>
<td>0</td>
<td>40 ft.</td>
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<tr>
<td>Building Coverage:</td>
<td>22.4% (1,348 sq. ft.)</td>
<td>0</td>
<td>25% (1,507.75 sq. ft.)</td>
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<tr>
<td>Lot Coverage:</td>
<td>84.6% (5,105 sq. ft.)</td>
<td>67.4% (4,062 sq. ft.)</td>
<td>60% (3,618.3 sq. ft.)</td>
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<td>Setbacks -</td>
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<td>Front:</td>
<td>+/- 20 ft.</td>
<td>0</td>
<td>50 ft.</td>
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<td>Side:</td>
<td>10.9 ft.</td>
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<td>30 ft.</td>
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<td>Rear:</td>
<td>+/- 70 ft.</td>
<td>0</td>
<td>10% of lot depth but not less than 30 ft.</td>
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<td>Parking:</td>
<td>9</td>
<td>8+1 ADA</td>
<td>Per Commission</td>
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APPLICATION SUMMARY:

The applicant is seeking final site plan approval to make improvements to a driveway, parking area, landscaping and drainage structures on a 6,031 sq. ft. portion of land located at 1549 East Putnam Avenue in the GB Zone.

ISSUES / RECOMMENDATIONS:

1. Engineering – the Engineering staff has reviewed the plans and have asked for revisions/additional information to be provided prior to the Commission acting on the site plan.
2. Conservation staff – has asked that additional passive storm water solutions (i.e. and rain garden) be added to the site to further aid is storm water retention. They are also asking for a restoration / planting plan that is drought resistant, non-lawn, with at least 25% native species.
3. ARC- The Commission should indicate to the applicant if the proposal needs to go to the ARC for comment. The Commission should indicate if this needs to be down while the application is pending, or as a condition of any approval.
4. **Zoning** – the subject parcel lies within the Town of Greenwich and the City of Stamford. As proposed no building is proposed within the Town and therefore the site plan issues are related to the driveway access and site plan.

**DEPARTMENTS COMMENTS**

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<tr>
<th>DEPARTMENT</th>
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<td>ZEO</td>
<td>- See attached</td>
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<tr>
<td>ENGINEERING</td>
<td>- See attached</td>
</tr>
<tr>
<td>CONSERVATION</td>
<td>- See attached</td>
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**ZONING:**

The subject parcel is split between Greenwich and Stamford. Currently the property improved with a commercial building that straddles the Greenwich / Stamford municipal boundary. The applicant is seeking to redevelop the parcel by removing the current building, constructing a new building - completely within the City of Stamford - while developing the portion of land in Greenwich as the driveway, and parking related to the new Stamford building.

The proposal would not have any structures on the part of the parcel in Town and therefore no gross floor area, building setbacks, building coverage, or height would apply to the action. The proposal would represent a reduction in lot area and impervious area within Greenwich. Currently, the land in Greenwich is noted to equal 6,031 sq. ft. Of that, 5,102 sq. ft. (84%) of the current parcel is covered by building, driveway, and paved areas. The proposed action would reduce the lot coverage to 4,062 sq. ft. (67.4%) and 0% in building coverage.

The application is filed per Sec. 6-13 of the Town’s Building Zone Regulations as the proposed action is a non-residential use and would alter access from the street to the premises. Since the building and use would be located outside of the Town of Greenwich, the Commission’s jurisdiction resides with the site work on the portion of land within the Town.

**ENGINEERING/DRAINAGE:**

The Engineering Division has reviewed and commented on the proposed action. They note revision’s and/or additional information is needed prior to the Commission acting on the application. Specifically: a trench drain needs to be designed to Town standards; the driveway apron needs to be called out as concrete, as required by the Town’s Highway Manual; and the driveway profile and sight distance plans need to be amended to show greater detail to comply with the Town’s Highway standards. Storm water-wise, the proposed action represents a reduction in impervious area, for the land in Greenwich, the total site represents a slight increase in impervious areas. The applicant has prepared a drainage summary report analyzing the entire site. Roof drains and catch basins would collect runoff from the site and offsite areas that contribute storm water to the site. Peak flow would be reduced and infiltration would be provided with a chamber system and water quality would be provided by a hydrodynamic separator. The proposed design has been noted to have been designed to not cause adverse impacts to the site and surrounding areas.
CONSERVATION COMMENTS:
Conservation staff has commented on the proposal. They applaud the effort to reduce site coverage and make a few suggestions for the Commission’s consideration. First, they suggest that the proposed island be turned into a rain garden and to have open curbs to allow gravity flow into this area and provide additional storm water storage. Second, they support the storm water quality measures but are asking that a proper restoration and planting plan be provided which includes at least 25% of native species with proper plant diversity, lawn avoidance, and consideration for drought resistant plant materials.

ARCHITECTURAL REVIEW COMMITTEE:
The Commission should determine if the applicant should apply to the ARC for review of the lighting, landscaping and/or signage proposed. The Commission should indicate if this needs to be done prior to or post decision of the Commission on the site plan.

APPLICABLE REGULATIONS:
Sec. 6-13 through 6-15, 6-105, 6-151, 6-152, 6-154 through 6-162, 6-176 through 6-183, 6-203 through 6-205 of the Town of Greenwich Building Zone Regulations.
ZONING ENFORCEMENT

| Project No. | PLPZ202000253 | Preliminary | Final | X |

Reviewed for Planning and Zoning Commission.

| TITLE OF PLAN REVIEWED: | 1549 Eat Putnam Avenue, LLC. |
| LOCATION: | 1549 Eat Putnam Avenue |
| PLAN DATE: | |
| ZONE: | GB |

☐ Ok for Zoning Permit Sign-off with the following revisions:

☐ Resubmit the following prior to Site Plan/ Subdivision approval:

☒ The subject site plan/subdivision meets the requirements of the Building Zone Regulations, excluding sections 6-15 and 6-17, and is Ok for Zoning Permit Sign-off.

Reviewed by: Jodi Couture
Date: 10/14/2020

Note: These comments do not represent Building Inspection Division approval. Plans subject to review by ZEO at time of building permit application.
DEPARTMENT OF PUBLIC WORKS – ENGINEERING DIVISION
SITE DEVELOPMENT REVIEW

Engineering Project No. 20-5(34)            Department Project No.     Submittal Received Date: 9/25/2020

PLPZ202000253

Submittal Reviewed For: Planning and Zoning
Traffic Review Requested: No
Review Type: Final Site Plan

PLAN SET INFORMATION

Plan Title: 1549 East Putnam Avenue, LLC  Project Address: 1549 East Putnam Avenue

Engineering Firm: Rocco V. D’Andrea, Inc.

Original Plan Date: 10/24/2019        Latest Plan Revision Date: 6/10/2020

DRAINAGE SUMMARY REPORT INFORMATION

Engineering Firm:__________ Original Report Date: ______ Latest Report Revision Date: ______

Reviews provided by the Engineering Division are for compliance with the Town’s “Roadway Design Manual and Standard Construction Details” and “Drainage Manual” as amended. Reviews are based upon the information and plans provided. Comments pertaining to the Town’s manuals are not all encompassing. Other reviewing entities may provide additional comments regarding consistency with these manuals in accordance with their jurisdictions. Review of sanitary sewer and septic systems are not reviewed by the Engineering Division.

All New Submittals for Commission Meetings must be received by the Engineering Division four weeks before scheduled Commission Meeting.

All Revised Submittals for Commission Meetings must be received by the Engineering Division three weeks before scheduled Commission Meeting.

Reviewed and Approved by: ___________________________ Date: 10/9/20
Scott Marucci - Senior Civil Engineer

COMMENTS AND CONDITIONS OF APPROVAL: Resubmit Prior to Final Site Plan Approval

This review is only for the proposed driveway entrance/exit within the Town of Greenwich. The review of the drainage design and overall design shall be completed by the City of Stamford (entire design) and State of Connecticut (driveways and drainage connection).

1. A Highway Permit is required for the work within the Town of Greenwich.
2. The construction plan set needs to be revised as follows:
   a. Site Plan Sheets
      i. The proposed trench drain shall be revised to a TOG SCD No. 507.50.
      ii. The proposed driveway within the Town of Greenwich must be a reinforced concrete driveway. The driveway is shown as if it will be a bituminous concrete driveway. The plan needs to be revised showing the correct driveway construction layout. Any modifications to the Town of Greenwich driveway standards will need to be discussed and approved by the Highway Division.
   b. Driveway Profile & Sight Distance Sheet
      i. Show sight distance for proposed driveway (use GIS data to supplement the A-2 and T-2 Survey as needed to show the entire road for the required sight distance).
      ii. Show width of driveways at property line.
      iii. Show width of driveways at edge of road.

20-5(34) 1549 East Putnam Avenue 10-09-20
1 of 2
iv. Show distance between driveways.
v. Show distance from edge of driveways to parallel property line.
vi. Show profile for the driveway from edge of road to rear of the parking lot. The profile shall include slopes, spot elevations and if porous pavement is used the entire porous pavement section to the bottom of stone shall be included with elevations.
vii. Show slope of driveways for first five feet on profile (required minimum slope is +3% to 6%).

viii. Show slope of driveways for next twenty feet on profile (required maximum slope is 4% when remaining slope \( \geq 10\% \)).

ix. Show slope of driveways for the remaining distance to garage on profile (required maximum slope is 8% for commercial, 12% residential (two or more family), and 15% for residential).

c. Construction Details Sheets

i. Add TOG reinforced concrete driveway detail.

ii. Add TOG SCD No. 507.50 Trench Drain detail.
MEMORANDUM

To: Patrick LaRow, Deputy Director, P & Z / Assistant Town Planner
From: Aleksandra Moch, Environmental Analyst
Date: October 15, 2020
Re: 1549 East Putnam Avenue, LLC, 1549 East Putnam Avenue, PLPZ 2020 00253
     Site survey by Rocco V. D’Andrea Inc., dated June 10, 2020

I have reviewed the above-referenced plans and visited the site. The following comments are offered for your consideration:

1. The proposed site redevelopment will take over the area which is currently developed. The vegetated area located mainly in the northwestern corner will remain unpaved allowing for restoration planting and site enhancement. The use of retaining walls will limit the disturbance envelope.

2. The drainage report states there will be a slight increase in impervious surface, but a decrease in storm water runoff due to the installation of a new draining system. The proposed in-ground infiltration units will address the drainage deriving from the norther section of the site, but miss the pavement associated with the drop-off area in the front. The proposed island should be turned into a rain garden. Open curbs will allow gravity flow into this area and provide additional storage for the storm water decreasing its flow on the road and providing renovation. The area should be planted with species other than lawn.

3. Storm water quality is being addressed by the proposed hydrodynamic separator. Proper restoration of the green area will benefit this effort. A planting plan should be provided which includes at least 25% of native species. Proper plant diversity and lawn avoidance will provide the net environmental benefit for this project. The plants should be considered drought resistant.

cc: Conservation Commission
PERMIT NEED DETERMINATION QUESTIONNAIRE
[This form is NOT an IWWA Application]

PROJECT: Street Address 1549 East Putnam Ave

PARCEL ID: 12-1-035 Has there ever been an IWWA application for this site? YES NO

ACTIVITY: (Circle) Addition Demolition Generator Site Work/Landscaping New residence New building Pool Tennis court

Will this activity require an addition to the septic system or $100? YES NO

FEE: $30 for in-office review, $35 for reviews requiring a site visit or further in-office analysis

Owner’s full name [please print] 1549 E. Putnam LLC Phone (____) __________
Mailing address c/o Gilbridge, Tusa, Last & Spellane LLC Town Greenwich zip 06830
Authorized Agent’s name [please print] Christopher D. Bristol, Esq. cdb@gtlslaw.com Phone (203) 622-9360
Mailing address 31 Brookside Drive Town Greenwich, CT zip 06830

A PLOT PLAN IS REQUIRED SHOWING THE PROPOSED ACTIVITY IN RED.
Staff cannot review your proposal without a plan.

IWWA staff will review this questionnaire to determine if regulated activities are associated with the proposal and whether an IWWA permit is required. Do not apply for a Building Permit until this review is complete.

If your project does not require an IWWA permit, we will sign off on this questionnaire, which you will need if you are obtaining permits from other departments.

If an IWWA permit is required, we will supply you with a permit application packet. You must obtain an IWWA permit prior to the commencement of your project. No work may begin until you receive an IWWA permit. The issuance of a building permit alone does not constitute an authorization to proceed.

If you do not receive notice regarding your questionnaire within two weeks of submission, please contact the IWWA office.

As the property owner [X] or, authorized agent [ ] (check one) I believe that the information I have submitted is correct.

Signature ___________________________ Date 9/3/2020

If mailing, return completed form and a $30 check (payable to "Town of Greenwich") to the Greenwich Inland Wetlands & Watercourses Agency.
If a site visit is required, you will be notified and asked to remit an additional $35. The site visit will not take place until this additional fee is received.

STAFF NOTES

Office Rev Date 9/4/20 Field Inv Date ______/____/____ WET/WC YES NO TIDAL [ ]
Action Required? YES [X] NO If yes, DR AA AR SIA Staff
Soils Report Date ______/____/____ Author ___________________________ Soils ___________________________
Comments: __________________________________________________________

Fee Received: YES NO Comment: _________________________________________

IWWA Questionnaire Revised 5/10/15
Town of Greenwich  
Planning & Zoning Department  
Town Hall – 101 Field Point Road, Greenwich, CT 06830  
Phone: (203)622-7894 – Fax: (203)622-3795

SITE PLAN APPLICATION

☐ PRELIMINARY  ■ FINAL

Project Name: ______________________________________________________________________
Project Address: 1549 East Putnam Avenue (Greenwich) and 2061 West Main Street (Stamford)
Property Owner(s): 1549 East Putnam Avenue LLC
Tax Account Number(s): 12-1035 Zone(s): GB Lot Area: 6031 (Greenwich)
7941 (Stamford)

Please select all relevant items below:
☐ Special Permit – Complete special permit application form  
☐ Coastal Overlay Zone  
☐ Property is within 500 feet of a Municipal Boundary of _______________ (for notification)  
☐ Amendment to Building Zone Regulations – Section(s) ___________________________  
☐ Amendment to Building Zone Map – Zone(s) affected _____________________________  
☐ Health Department review needed  
☐ Sewer Department review needed  
☐ Architectural Review Committee Application attached or Review needed  
☐ Planning & Zoning Board of Appeals review needed  
☐ Inland Wetlands and Watercourses Agency Review / Approval Required

AUTHORIZED AGENT

Name: Christopher D. Bristol, Esq. and John P. Tesei  
Firm name: Gilbride, Tusa, Last & Spellane LLC
Street Address: 31 Brookside Drive  
City: Greenwich  
St: CT  
Zip: 06830
Phone: 203-622-9360  
Email: cdb@gtlaw.com
Signature: ______________________________________________________________________
Date: September 11, 2020

PROPERTY OWNER(S) AUTHORIZATION

Name: 1549 East Putnam Avenue LLC  
Street Address: 31 Sawmill Lane  
City: Greenwich  
St: CT  
Zip: 06831
Phone: 203-542-8408  
Email: cdb@gtlaw.com
Signature: ______________________________________________________________________
Date: __________________________________________________________________________

To be completed by P&Z staff only:
Check # ___________________________  
Check Amount: $ __________________

Application #: ___________________________________________________________________  
PZ Site Plan App 2018
# SITE PLAN ZONING STATISTICS

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<tr>
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<td>Parking Spaces</td>
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<td><strong>COMMERCIAL/RETAIL</strong></td>
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<td>Parking Spaces</td>
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* Existing approx 1,000 sf building (veterinary) to be removed and replaced with a new commercial building located entirely on Stamford portion of the property.

| **TOTAL SQUARE FOOTAGE**       |          |          |                    |
| **BUILDING HEIGHT**            |          |          |                    |
| **FLOOR AREA RATIO**           |          |          |                    |
| **BUILDING COVERAGE**          | 22.4%    | 0        | 25%                |
| **LOT COVERAGE**               | 84.6%    | 67.4%    | 60%                |
| **TOTAL PARKING SPACES**       | 9        | 8 + 1 ADA (Greenwich) |                    |
| **GREEN AREA**                 |          |          |                    |
| **AGE OF STRUCTURE**           |          |          |                    |

This Site Plan Involves:

- ☐ ADDITIONS
- ☐ ALTERATIONS
- ☐ DEMOLITION
- ☐ RE-CONSTRUCTION

PZSitePlan App 2018
August 28, 2020

Town of Greenwich Planning and Zoning
101 Field Point Road
Greenwich, Connecticut 06830
Attn: Mr. Peter Mangs, Applications Coordinator

Re: Final Site Plan application concerning property known as
1549 East Putnam Avenue, Greenwich, Connecticut

Dear Peter:

We represent the owner of property on the north side of East Putnam Avenue that is partially located in both Greenwich and Stamford, with 6,031 sf square feet located in Greenwich and 7,941 square feet located in Stamford (the "Property"). The Greenwich portion of the property has an address of 1549 East Putnam Avenue, and the Stamford address of the property is 2061 West Main Street. The portion of the Property in Greenwich is in the GB commercial zone. The Property is currently improved with an approximately 1,000 square foot building most recently used as a veterinary office.

The Property owner plans to remove the existing building and re-develop the Property with a new commercial building. The building will be located entirely on the Stamford portion of the Property and comply with the City of Stamford zoning regulations. The Greenwich portion of the Property will contain a portion of the driveway, parking spaces, landscaping and drainage structures.

There will be no buildings located on the Greenwich side of the Property so there will be no building coverage or floor area ratio considerations. Lot coverage under existing conditions is 84.6%. As proposed, the lot coverage will be reduced by about 17% to 67.4%, thus significantly reducing the lot coverage non-conformity on the Greenwich side. The proposed landscaping and lighting will be reviewed by the Architectural Review Committee.
In connection with the accompanying site plan application, you will find enclosed the following:

1. Detailed narrative, i.e. this cover letter;
2. Application form;
3. Affidavit of Notice;
4. Certificate of Mailing;
5. Assessor's field card;
6. ZLS and site development plan set;
7. Drainage Summary Report; and
8. Check in the amount of the required filing fee.

Should you have any questions or require more information, please do not hesitate to contact me.

Sincerely,

Christopher D. Bristol, Esq.

Enclosures
AFFIDAVIT OF NOTICE

PLANNING AND ZONING COMMISSION

STATE OF CONNECTICUT )
   ) ss: Greenwich August 28, 2020
COUNTY OF FAIRFIELD )

I, CHRISTOPHER D. BRISTOL, being duly sworn, do hereby certify that on August 28, 2020, I caused to be mailed, postage prepaid, to those persons whose names are set forth on Exhibit A, attached hereto, a copy of the notice attached hereto as Exhibit B. Said persons were the record owners, as of August 28, 2020 as shown on the Town Tax Assessor's Office records of property abutting and across the street from property located partially in Stamford (with a Stamford address of 2061 West Main Street) and partially in Greenwich (with a Greenwich address of 1549 East Putnam Avenue) for which a Final Site Plan application has been filed with the Greenwich Planning and Zoning Commission to remove the existing building and re-develop the property with a new building entirely located on the Stamford portion of the property. The Greenwich portion of the property will contain a driveway, parking spaces and landscaping.

Christopher D. Bristol

Subscribed and sworn to before me on August 28, 2020.

[Signature]
Notary Public/
Commissioner of the Superior Court
EXHIBIT A

ABUTTING OWNERS

1549 EAST PUTNAM AVENUE
GREENWICH, CONNECTICUT

PARCEL ID: 06-2992
STAMPAR ASSOCIATES LLC
1810 EAST PUTNAM AVENUE
OLD GREENWICH, CT 06870

PARCEL ID: 12-1033
1545 EPA LLC
1545 EAST PUTNAM AVENUE
OLD GREENWICH, CT 06870

PARCEL ID: 12-1036/S and 12-1037/S
LARSON ASSOCIATES
1 HAVEMEYER LANE
OLD GREENWICH, CT 06870

CITY OF STAMFORD
TOWN CLERK
STAMFORD GOVERNMENT CENTER
888 WASHINGTON BOULEVARD
GROUND FLOOR
STAMFORD, CT 06901
August 27, 2020

To Whom It May Concern:

Notice is hereby given that 1549 East Putnam Avenue LLC has filed site plan and special permit applications concerning its property located partially in Stamford (with a Stamford address of 2061 West Main Street) and partially in Greenwich (with a Greenwich address of 1549 East Putnam Avenue). The proposal is to remove the existing building and re-develop the property with a new building entirely located on the Stamford portion of the property. The Greenwich portion of the property will contain a driveway, parking spaces and landscaping.

Further information concerning this application may be obtained by contacting the Town of Greenwich Planning and Zoning Commission or the undersigned.

Sincerely,

______________________________
Christopher D. Bristol, Esq.
Gilbride, Tusa, Last & Spellane LLC
31 Brookside Drive
Greenwich, Connecticut 06830
Tel: (203) 622-9360

Planning and Zoning Commission
Town of Greenwich
101 Field Point Road
Greenwich, Connecticut 06830
Tel: (203) 622-7894
<table>
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<th>Line</th>
<th>Article Number</th>
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<th>Fee</th>
<th>Handling Charge</th>
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Total Number of Pieces Listed by Sender: 3

Total Number of Pieces Received at Post Office: 4

Postmaster, Per (Name of receiving employee):

The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of negotiable documents under Express Mail document reconstruction insurance is $50,000 per piece subject to a limit of $500,000 per occurrence. The maximum indemnity payable on Express Mail Merchandise Insurance is $500. The maximum indemnity payable is $25,000 for registered mail, sent with optional postal insurance. See Domestic Mail Manual 9000, 9913, and 9921, for limitations of coverage on insured and COD mail. See International Mail Manual for limitations of coverage on international mail. Special handling charges apply only to Standard Mail (A) and...
COMMERCIAL

Valuation Record

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Land Data and Calculations

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Supplemental Cards

TRUE TAX VALUE 402400

Supplemental Cards

TOTAL LAND VALUE 402400
PHYSICAL CHARACTERISTICS

ROOFING
Shingle

WALLS
Frame
Brick
Metal
Guard

FRAMING
Wood Joint
B: 1 2 U

FINISH

HEATING AND AIR CONDITIONING

SPECIAL FEATURES

SUMMARY OF IMPROVEMENTS

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<td>8400</td>
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Data Collector/Date: JLT 12/29/2000
Appraiser/Date: TOG 10/01/2015
Neighborhood: Neigh 2300 AV
Supplemental Cards: TOTAL IMPROVEMENT VALUE 11200
DRAINAGE SUMMARY REPORT

FOR

COMMERCIAL REDEVELOPMENT

LOCATED AT

2061 West Main Street
Stamford, Connecticut
a.k.a.
1549 East Putnam Avenue
Greenwich, Connecticut

PREPARED FOR

1549 East Putnam Avenue LLC

October 10, 2019

REVISED:
June 10, 2020

Leonard C. D’Andrea, PE
CT License No. 14869

Rocco V. D’Andrea, Inc.
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Watershed Map – Proposed Conditions
NRCS Soil Map & Hydrologic Soil Group Rating

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Credits for LID BMPs (Greenwich)
Stormwater Design Calculations
HydroCAD Results
Soil Test Results

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Exhibit B
Exhibit C
Appendix A
Appendix B
Appendix C
Appendix D
Appendix E
**Project Summary**

The property owner is proposing to redevelop the site by removing the existing commercial building and other site features, and constructing a new commercial building and parking lot.

The property straddles the Greenwich-Stamford town line. It is located within the “GB” zone (Greenwich) and the “ML” zoning district (Stamford). U.S. Route 1 abuts to the south. In total, the property covers 13,972 square feet.

The proposed development will slightly increase the amount of impervious cover of the site, from 10,790 s.f. to 10,977 s.f. (+187 s.f. or 1.7%). The proposed drainage system is designed to provide water quality treatment, groundwater recharge, and peak flow reductions per municipal requirements.

For a depiction of the site and the proposed development, refer to a set of plans prepared by D’Andrea Surveying & Engineering P.C. entitled “Final Site Plan Review Set” revised May 21, 2020.

**Watershed Analysis**

Drainage patterns for the site were analyzed using HydroCAD version 10, with runoff data generated for the 1, 2, 5, 10, 25, 50, and 100-year frequency storm events. In this analysis, the site is modeled as various drainage areas discharging to one Point of Concern (POC). Referring to the watershed maps in Exhibits A & B, POC A is the nearest downhill catch basin to the east on West Main Street. Any offsite area to the north and west that contributes runoff to the site is included in the model.

The National Resources Conservation Service (NRCS) classifies the soils onsite as “Urban Land” (HSG-D) and “Udorthents-Urban Land Complex” (HSG-B). We consider the entire site’s soils to be HSG-D for the model. On-site soil borings, as presented in the site plans and Appendix E, show dry sandy soils and moderate to deep ledge, as well as fill behind a retaining wall.

**Existing Conditions**

The site currently supports a vacant building that once housed an animal hospital. The entire property frontage is paved for vehicle access and does not have a sidewalk. The driveway runs along the west side of the property to a parking lot in the rear. As the site is located on a slope from the west down to the east, retaining walls run approximately along the western and eastern property boundaries. The northwest corner does not have a retaining wall but a steep vegetated slope instead. Onsite drainage infrastructure is minimal. Within the roadway, there are catch basins upstream (west) and downstream (east) of the property. Refer to Exhibit A for a depiction of existing conditions and Appendix D for the HydroCAD model.

*Rocco V. D’Andrea, Inc.*
Proposed Conditions

Under this proposal, the existing building will be demolished and a new building will be constructed with the intent of containing a medical office and retail. A new driveway will be constructed with a reduced curb cut, and parking will be provided at ground level adjacent to the building along the west side and rear of the property. Roof drains and catch basins will collect runoff from the site and contributing offsite area. Peak flow reduction and infiltration will be provided by the proposed chamber system, and additional treatment will be provided by the proposed hydrodynamic separator. A new manhole will be constructed over the existing storm drain in the roadway to serve as the point of discharge. Refer to Exhibit B for a depiction of proposed conditions and Appendix D for the HydroCAD model.

Results and Conclusion

The following tables compare the peak flow rates and volumes to POC A. Peak flow reduction, existing to proposed, is met for all required storm events (2, 5, 10, and 25 per Greenwich). Runoff volume decreases for the 1-year storm event (required by Greenwich). Runoff from 80% of the site is treated by the proposed BMPs.

We request an exemption from Greenwich’s LID requirement. On this small and heavily developed site, there is no opportunity to incorporate non-structural LID techniques. Furthermore, LID BMPs such as rain gardens and permeable pavement are not feasible given the amount of impervious cover.

The proposed stormwater design meets the requirements to the maximum extent practicable. Since the proposed development of the site will reduce the peak rate and volume of runoff flowing off-site and provide treatment from new impervious surfaces, the design will not cause any adverse impacts to the site or surrounding area.
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<tr>
<th>Concern</th>
<th>Frequency</th>
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<th>Proposed</th>
<th>Δ</th>
<th>Δ %</th>
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Rocco V. D’Andrea, Inc.
EXHIBITS

Watershed Map – Existing  A
Watershed Map – Proposed  B
NRCS Soil Map  C
NOTES:
1. The site is composed of Urban Land (HSG-D) and Urban Land Complex (HSG-B).
2. Areas with no flowpath shown assumed to have Tc = 5 minutes.
3. Offsite contributing area determined from field visit and satellite imagery.
NOTES:
1. The site is composed of Urban Land (HSG-D) and Udorthents-Urban Land Complex (HSG-B).
2. Areas with no flowpath shown assumed to have Tc = 5 minutes.
3. Offsite contributing area determined from field visit and satellite imagery.
**MAP LEGEND**

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<td>D</td>
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**Water Features**

- Streams and Canals

**Transportation**

- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

**Background**

- Aerial Photography

---

**MAP INFORMATION**

The soil surveys that comprise your AOI were mapped at 1:12,000.

**Warning:** Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL: [Link](#)

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

**Soil Survey Area:** State of Connecticut

**Survey Area Data:** Version 18, Dec 6, 2018

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

**Date(s) aerial images were photographed:** Jul 21, 2014—Aug 27, 2014

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.
Hydrologic Soil Group

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**Description**

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrinck-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

**Rating Options**

*Aggregation Method: Dominant Condition*
Component Percent Cutoff: None Specified
Tie-break Rule: Higher
BASEMENT KEY NOTES

BEAM POCKETS

OTIS ELEVATOR OR APPROVED EQUAL.

GLASS WALL SYSTEM TO BE COORDINATED WITH ARCHITECT/INTERIOR DESIGNER. RATING AS REQUIRED BY CODE.

LINING OF 3" INSULATION ALONG EXTERIOR WALL.

BASEMENT FLOOR PLAN

GREENWICH ARC

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