

Rocco V. D'Andrea, Inc.

LAND PLANNERS • ENGINEERS • SURVEYORS

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January 15, 2021

Bianca Dygert
Town of Greenwich
Planning & Zoning Commission
101 Field Point Road
Greenwich CT 06830

Re: PLPZ 2020 285
1429 East Putnam Avenue
Car Wash

Dear Bianca,

In response to comments from the Commission and pursuant to discussions with the owners and managers of the site, along with observations of the daily operations, we are pleased to present herewith a plan that would facilitate continued operation of the car wash with two queue lanes.

The attached map dated January 14, 2021 depicts two queue lanes each 9.5 feet wide measured from the existing curb and a row of flexible bollards that would prevent conflict between vehicles using the vacuums and cars in the queue for the car wash.

We propose one bollard to be placed permanently in front of each car at the vacuum islands. The bollards would be set at a distance of 19.75 feet from the curb, which would allow the bumpers of the vehicles to extend 4.75 feet past the end of the concrete islands that support the vacuums. That distance is consistent with on-site observations. We have also observed the front ends of vehicles extend approximately five (5) feet beyond the end of the gas island.

We have depicted the location of cars at the gas pumps to illustrate that there is more than adequate room for a vehicle to leave the gas pump, turn left and travel to the end of the vacuum line before turning right to enter the car wash queue lines.

The plan includes the turning templates of a passenger vehicle in order to demonstrate that there will not be any conflict to vehicle maneuvering within the site. Backing out of the vacuum stall is not more unusual or difficult than backing out of any space at Town Hall or a grocery store parking lot.

The bollards will be "FlexPost-SM Flexible Bollards" 52" high-FlexPost B52-C as manufactured by "EMEDCO". I have attached a copy of the specification cut sheet for your file.

Drivers entering the site can fill their tank with gas, pull forward to vacuum the floors and trunk, then back out and enter the queue for the car wash without conflict.

In summary, there is sufficient distance between the southerly curb and the vacuum island to accommodate two (2) queue lanes and a line of bollards, while a car is being vacuumed and another vehicle is being filled with gas.

Each of the vehicles will be able to maneuver through the site without conflict. There are clear lines of site from all locations within the site insuring a safe operation.

The introduction of the Radio Frequency Identification System (ICSRFID) will enable club members to move through the line with minimal wait time, thereby reducing the time that vehicles are queueing on site and minimizing the time that vehicles are idling while waiting. Also, having two queuing lanes will virtually eliminate the potential for stacking out to East Putnam Avenue.

It is the consensus of the owners and design team that we have developed an appropriate plan for the site that should be approved.

Please advise if additional information is required at this time.

Sincerely,

ROCCO V. D'ANDREA, INC.

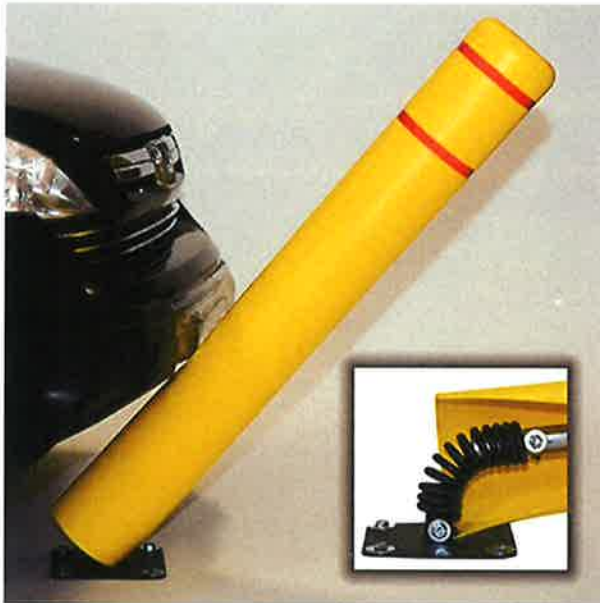


Anthony L. D'Andrea, PE&LS

ALD:adm
99EG
Enclosures

cc: Michael Shullman
John Tesei

Free Ground Shipping with \$49 Order or More. Discount Applied in Shopping Cart. Some Exclusions May Apply.
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FlexPost-SM Flexible Bollard Systems - 52" Flexpost B52-C

Bollards flex on impact from any direction to reduce damage

- Bollards flex 360° and spring back into place.
- Highly reflective 3M tape ensures Bollard is visible day or night.
- 9-1/2" sq., 7-gauge, steel base plate with mounting hardware is included.

Chat Now!

\$294.95

Style No. **MM883BLUCON**

Supplied in : Each

Estimated ship date:

January 19



Ships by truck

Details

FlexPost-SM Flexible Bollard Systems - 52" Flexpost B52-C

- Choose from 3 colors: Blue with white tape; Red with white tape; Yellow with red tape.
- 3 installation options: concrete, asphalt, or natural ground surface.
- Bollards are 52"H with 7" Diam.

Available Options

Color	Blue/White, Red/White, Red/Yellow.
Mounting Type	Asphalt, Concrete, Ground Mounting.

Specifications

Base Length	9-1/2 in	Base Material	Steel	Base Width	9-1/2 in	Brand	Brady®	Color	Blue/White
Dimensions	52" H x 7" Dia	Height	52 in	Includes	Mounting Hardware	Item Type	Bollard	Manufacturer Name	FLEXPOST INC.
Material	Polyethylene	Mounting Type	Concrete	Reflective?	Yes	Reflective Material	3M Reflective Stripes	Reflective Part	Stripes
Supplied in	Each	Type	52"H Flexible Bollard System						

Dispatch, Delivery & Returns

Need more details or have questions about this product?

We have experts on staff to answer all your questions Monday-Friday, 7:30am to 7:00pm EST



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