EXISTING LOT COVERAGE EXHIBIT

53 FOREST AVENUE
GREENWICH, CT

ZONE: GB-IND-RE; LOT AREA: 418,825 SF
MAXIMUM LOT COVERAGE REQUIREMENT: 60%

<table>
<thead>
<tr>
<th>SYMBOL</th>
<th>DESCRIPTION</th>
<th>AREA (ac - ft)</th>
<th>AREA (per)</th>
<th>PERCENT (%)</th>
<th>ALLOWED (%)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>BUILDINGS</td>
<td>134,495</td>
<td>2,891</td>
<td>39.7</td>
<td>25.0</td>
</tr>
<tr>
<td></td>
<td>ASPHALT PARKING &amp; STOES</td>
<td>55,169</td>
<td>1,274</td>
<td>13.2</td>
<td></td>
</tr>
<tr>
<td></td>
<td>WALK/PARK/POOL PATHS/UTILITIES</td>
<td>46,631</td>
<td>1,070</td>
<td>11.0</td>
<td></td>
</tr>
<tr>
<td></td>
<td>PARKING GARAGE WITH LESS THAN 5' OF SOIL</td>
<td>30,611</td>
<td>0,703</td>
<td>7.3</td>
<td></td>
</tr>
<tr>
<td></td>
<td>SUBTOTAL</td>
<td>257,196</td>
<td>5,844</td>
<td>67.4</td>
<td>60.0</td>
</tr>
<tr>
<td></td>
<td>VEGETATION</td>
<td>161,529</td>
<td>3,710</td>
<td>38.5</td>
<td></td>
</tr>
<tr>
<td></td>
<td>TOTAL</td>
<td>418,825</td>
<td>9,554</td>
<td>100</td>
<td></td>
</tr>
</tbody>
</table>

9.6 Acres

EXISTING LOT COVERAGE EXHIBIT

PARCEL B
53 FOREST AVENUE
GREENWICH, CT

PAINTED METAL FRAMING AT EXISTING ENTRY DOORS, SIDE LIGHTS, AND WINDOWS AT "COVERED" PORTION OF ENTRY PATIO TO BE RE-CLAD IN STAINLESS STEEL.

NEW PLANTING AND LANDSCAPING; SEE DRAWINGS PROVIDED BY LANDSCAPE ARCHITECT.

INSTALL NEW STONE/ PORCELAIN Treads & nosing AT existing concrete steps. see landscape architect drawing for NATURAL STONE SPECIFICATION

EXISTING CONCRETE WALL TO BE CLAD WITH NEW, HORIZONTAL, LINEAR STACKED STONE TO MATCH THE "ASH GRANITE" AS SPECIFIED BY THE LANDSCAPE ARCHITECT.

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EXISTING CONCRETE WALL TO BE CLAD WITH NEW, HORIZONTAL, LINEAR STACKED STONE TO MATCH THE "ASH GRANITE" AS SPECIFIED BY THE LANDSCAPE ARCHITECT.
Item 1: Column Address Signage

Project:
53 Forest Ave Exterior Signage

Client:
Collins Enterprises, LLC
1453 East Putnam Ave
2nd Floor
Old Greenwich, CT 60870
Attn: Dwight Collins

Date:
12/7/2020

Artwork File:
CE 53 Forest Ave Exterior Signage II

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Return Proof Approval to
Michael Terranova
Account Executive
mktg@abcsign.com
Office (203) 335-3403 Ext. 16
Mobile (203) 726-0200

☑ Approved As Shown
☑ Approved With Changes
☑ Make Changes & Send New Proof

Signed

Date
TRAFFIC SLIDES
Findings & Conclusions

Based on the results of the analyses conducted for this study, Kimley-Horn has arrived at the following conclusions:

- Traffic operations on the existing east driveway will be improved with the reduction of office traffic on the driveway.
- The new driveway is expected to operate under reasonably free-flow conditions at level of service (LOS) B.
- There have been no reported accidents on Forest Avenue at the site of the new driveway in the past 5 years;
- Traffic speeds are lower at the site of the new driveway due to its proximity to the intersection suggesting that, if there is an accident at the new driveway, it will be less severe than if it occurs at the existing driveway;
- Queuing data indicates that queues on the eastbound Forest Avenue approach to Harding Road/Tomac Avenue will not extend back to the proposed driveway during the morning or the evening peak periods.
<table>
<thead>
<tr>
<th>Time (0000-2359)</th>
<th>Town Name</th>
<th>Town #</th>
<th>Crash Severity</th>
</tr>
</thead>
<tbody>
<tr>
<td>16:24</td>
<td>Greenwich</td>
<td>057</td>
<td>PDO</td>
</tr>
</tbody>
</table>

Crash occurred on (street name or route #) at its intersection with (street name or route #)

Forest Ave at

N, S, E, W    name of nearest intersecting road, town line or mile marker

W of Tomac Ave

**At a point** in the roadway, approximately **20 feet west of Tomac Ave**, the front end of **Vehicle 2** came into collision with the rear end of **Vehicle 1**.
Queue Analysis
Project: 53 Forest Ave
Location: Forrest Avenue approach to Tomac Ave

Condition: AM Build Condition

<table>
<thead>
<tr>
<th>Parameter</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lambda (arrival rate) L</td>
<td>275 vph</td>
</tr>
<tr>
<td>Mu (service rate) M</td>
<td>675 vph</td>
</tr>
<tr>
<td>Probability P</td>
<td>0.995</td>
</tr>
<tr>
<td>Ave N</td>
<td>0.6875</td>
</tr>
<tr>
<td>Ave q</td>
<td>0.280093</td>
</tr>
<tr>
<td>Ave time in system</td>
<td>0.15 min</td>
</tr>
<tr>
<td>Ave time in queue</td>
<td>0.061111 min</td>
</tr>
</tbody>
</table>

Average Delay: 9 Seconds

Average Queue: 1 Vehicle

Maximum Queue: 5 Vehicles
SUPPLEMENTAL SLIDES
3. Stone Border and Stone Curb

2. Unit Paving

5. Architectural Stairs w/ Illuminated Handrail

4. Stone Edge

7. In-grade Light

9. Shrub Planting

6. Pole Light

8. Groundcover Planting

11. Deciduous Tree Planting

10. Evergreen Tree Planting

1. Concrete Paving
Item 1: Column Address Signage

- **Pillar by Others**
- **White LED Modules Down Lighting**
- **Under Granite Cap**
- **Cast Aluminum Plaque Brushed Aluminum & PMS 426C Dark Grey Finishes Pebble Background**

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**Front View Not To Scale**

- **18"**
- **9"**

---

**Front Elevation Not To Scale**

- **18"**

---

**Plan View Not To Scale**

- **Proposed Sign**

---

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