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LEGEND

1. ENTRY DRIVE + PIERS
2. RENOVATED PARKING + DROP-OFF
3. RENOVATED ENTRY STAIRS
4. STONE EDGE PLANTERS W/ ENHANCED LANDSCAPING
5. ENHANCED FOUNDATION LANDSCAPING
6. MATURE STREET TREES
EXISTING CONCRETE WALL TO BE PATCHED & REPAIRED AND REFINISHED TO MATCH EXISTING ADJACENT SURFACE.

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

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

INSTALL NEW STONE TREADS & NOSING AT NEW STEPS; SEE LANDSCAPE ARCHITECT DRAWINGS FOR NATURAL STONE SPECIFICATION.

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EXISTING CONCRETE WALL TO BE PATCHED & REPAIRED AND REFINISHED TO MATCH EXISTING ADJACENT SURFACE.
OPTION 1 - Preferred Pillar Design

Option 1

Option 2

Option 3
SUPPLEMENTAL SLIDES
Table 1 - Capacity Analysis Summary – Weekday AM & PM Peak Hours

<table>
<thead>
<tr>
<th>Intersection</th>
<th>Approach</th>
<th>Lane Groups</th>
<th>AM Peak Hour</th>
<th>PM Peak Hour</th>
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<tbody>
<tr>
<td></td>
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<td></td>
<td>Existing</td>
<td>No-Build</td>
</tr>
<tr>
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<td>Existing</td>
<td>No-Build</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>LOS</td>
<td>Delay</td>
</tr>
<tr>
<td>Forest Avenue and Brown House Road/Site Driveway</td>
<td>EB Forest Avenue</td>
<td>LTR</td>
<td>A</td>
<td>1.3</td>
</tr>
<tr>
<td>(unsignalized)</td>
<td>WB Forest Avenue</td>
<td>LTR</td>
<td>A</td>
<td>0.3</td>
</tr>
<tr>
<td></td>
<td>NB Site Driveway</td>
<td>LTR</td>
<td>B</td>
<td>14.3</td>
</tr>
<tr>
<td></td>
<td>SB Brown House Road</td>
<td>LTR</td>
<td>B</td>
<td>11.7</td>
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<tr>
<td>Intersection</td>
<td></td>
<td></td>
<td>A</td>
<td>4.4</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>B</td>
<td>11</td>
</tr>
<tr>
<td>Forest Avenue and Harding Road/Tomac Avenue</td>
<td>EB Forest Avenue</td>
<td>LTR</td>
<td>B</td>
<td>10.3</td>
</tr>
<tr>
<td>(unsignalized)</td>
<td>NB Tomac Avenue</td>
<td>LTR</td>
<td>B</td>
<td>11.3</td>
</tr>
<tr>
<td></td>
<td>SB Strickland Road</td>
<td>TR</td>
<td>B</td>
<td>11.2</td>
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<tr>
<td>Intersection</td>
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<td>A</td>
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Source: Kimley-Horn, using Synchro 10.0 software. Delay is the average delay per vehicle, reported in seconds per vehicle. LOS = Level of Service.

**Speed Comparison (85th Percentile)**

<table>
<thead>
<tr>
<th>Forest Ave (70' East of Broundhouse Road)</th>
<th>At/Near Brown House Road</th>
<th>At/Near Proposed Driveway (210' West of Harding Road)</th>
<th>Difference</th>
</tr>
</thead>
<tbody>
<tr>
<td>Eastbound</td>
<td>37 mph</td>
<td>33 mph</td>
<td>-4 mph</td>
</tr>
<tr>
<td>Westbound</td>
<td>34 mph</td>
<td>33 mph</td>
<td>-1 mph</td>
</tr>
</tbody>
</table>
NOTE: BUILDING AND HARDSCAPE INFORMATION FOR PARCEL A (CONDOMINIUM) IS FROM TOWN OF GREENWICH 2016 GIS DATA. EXISTING CONDITIONS INFORMATION FOR PARCEL B (OFFICE BUILDING) IS FROM A REDNISS & MEAD ALTA SURVEY DATED 8/30/2004. ALL PROPOSED IMPROVEMENTS ARE DEPICTED ON THE PROPOSED CIVIL SET DATED 03/05/21.
LANDSCAPE PLANS
The image contains a landscaping plan for a site labeled Office Park. The plan includes details for existing trees to remain, proposed planting beds, soil chart, and proposed lighting schedule. The text is detailed with specific plant names, sizes, and locations, as well as instructions for planting and maintenance. The plan is dated 12/15/2020 and includes contact information for the landscape layout plan: 203-966-3100 (FAX) and 203-966-3131, 96 Main Street, New Canaan, CT 06840. The site features various plant types, including trees, shrubs, and perennials, with specific notes on planting details and care. The plan also includes a soil chart and proposed lighting schedule for the site.
Landscape Layout

Plan: enlargement

Date: 2/11/2021
Scale: 1" = 10'

L-1.1

Office Park

Sheet: www.wesleystout.com
96 Main Street, New Canaan, CT 06840
203 966-3100  FAX 203 966-3131

WESLEY STOUT
ASSOCIATES

EXISTING BUILDING

Asphalt Paving
Concrete Paving
Stone Border with Curb

53 Forest Avenue
Old Greenwich

LAWN

Asphalt Paving

Transition curbs to flush (both sides)

LAWN

Entry Pillars - see Arch dwgs.

Proposed Shrubs
Proposed Trees

Architectural Stairs with Illuminated Handrail

Pole Light

Entry Drive

Transition curbs to flush (both sides)

Per DPW + ARC comments
3/5/2021

Csk

Csk

Ch

Csk

Since

Since

Since

Since

1. Landscape Layout Plan: Overall and Enlargement, Planting Notes, Soil Chart, Proposed Planting Schedule and Proposed Lighting Schedule - see sheets L-1.0 and L-1.1.

2. Site & Landscape Details - see Sheet L-2.0.

3. Site Development Plan, Drainage Plan and Grading Plan - see Civil Drawings

NOTES

Per ARC comments
4/9/2021

Shrubs

Decorative Planter Bowls with Seasonal Plantings, (typ)
Concrete Paving

Asphalt Paving

Stone Paving

Drain Grate

Architectural Stairs w/ Illuminated Handrail

Evergreen Tree Planting

Stone Border and Stone Curb

Pole Light

Groundcover Planting

Deciduous Tree Planting
NOTE: PLACE HOLDER

Lighting is in compliance with Division 14 of the Zoning Regulations. This Plan reflects a previous design and 14' light poles. Lighting has been reduced to 12' fixtures per ARC

Comments
CIVIL PLANS
EXISTING CONCRETE CURB TO BE REMOVED

REINFORCED CONCRETE DRIVE ENTRANCE

EXISTING CONCRETE WALK TO BE REMOVED AND REPLACED

EXISTING ASPHALT TO BE REMOVED AND REPLACED.

LIMIT OF CONCRETE CURB TO BE REMOVED

LIMIT OF EXISTING CONCRETE CURB TO BE REMOVED

CONCRETE CURB

LIMIT OF GRANITE CURB

GRANITE CURB SHALL BE CONSTRUCTED TO TOWN OF GREENWICH STANDARDS ALONG THE REINFORCED CONCRETE DRIVEWAY OR AS DIRECTED BY THE HIGHWAY DIVISION.

LIMIT OF GRANITE CURB

PLANTERS FEATURING 9" GREY GRANITE EDGING. SEE DRAWINGS PREPARED BY WESLEY STOUT AND ASSOCIATES (TYP).

EXISTING STAIRS TO BE REMOVED AND REPLACED WITH A SINGLE STAIRCASE. SEE PLANS PREPARED BY MKDA FOR MORE INFORMATION.

"STOP" SIGN MOUNTED ON POST PILLAR WITH SIGNAGE. DESIGNED BY OTHERS.

SIGN TO BE REMOVED

GRANITE CURB. SEE PLANS PREPARED BY WESLEY STOUT ASSOCIATES FOR MORE INFORMATION.

"NO PARKING, LOADING ZONE" SIGN AND "ELEVATOR FOR DELIVERIES IN LOWER GARAGE" SIGN MOUNTED ON SAME POST.

"ACCESSIBLE PARKING IN THE LOWER LEVEL GARAGE" SIGN

SITE DEVELOPMENT PLAN DEPICTING 53 FOREST AVENUE GREENWICH, CT PREPARED FOR COLLINS ENTERPRISES, LLC

REVISED STAIRCASE + TRAFFIC COMMENTS

PER DPW + ARC COMMENTS

April 26, 2021
SITE GRADING INSET

SCALE: 1"=10'

ROADWAY PROFILE A-A'

SITE GRADING INSET

SCALE: 1"=10'

SITE UTILITY INSET

SCALE: 1"=10'

24" GALLERY DETAIL

INFILTRATION SYSTEM NOTES

1. INFILTRATION SYSTEMS TO REMAIN DISCONNECTED UNTIL UP GRADIENT AREAS ARE FULLY STABILIZED.
2. HYDRAULIC CONDUCTIVITY
   - 29 LF OF 6" PVCP @ 0.021 FPF
   - 10 LF OF 6" PVCP @ 0.025 FPF
3. LOCATION OF DEEP TEST PRIOR TO INSTALLATION.
4. INFILTRATION SYSTEMS TO REMAIN DISCONNECTED UNTIL UP GRADIENT AREAS ARE FULLY STABILIZED.
5. ALL CRUSHED STONE SHALL BE GRADATION NO. 4 AS PER CT D.O.T. FORM 817, ARTICLE M.01.01. STONE SHALL CONSIST OF SOUND, TOUGH, DURABLE PARTICLES FREE FROM SOFT, THIN, ELONGATED, LAMINATED, FRIABLE, MICACEOUS, OR DISINTEGRATED PIECES, MUD, DIRT, OR OTHER DELETERIOUS MATERIAL.
6. THERE SHALL BE A MINIMUM OF 1' OF 1¼" CRUSHED STONE ON THE SIDES OF THE OUTER GALLERIES.
7. THERE SHALL BE A MINIMUM OF 6" OF 1¼" CRUSHED STONE BETWEEN THE ROWS OF GALLERIES.
8. ALL CRUSHED STONE SHALL BE GRADATION NO. 4 AS PER CT D.O.T. FORM 817, ARTICLE M.01.01. STONE SHALL CONSIST OF SOUND, TOUGH, DURABLE PARTICLES FREE FROM SOFT, THIN, ELONGATED, LAMINATED, FRIABLE, MICACEOUS, OR DISINTEGRATED PIECES, MUD, DIRT, OR OTHER DELETERIOUS MATERIAL.
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25. INFILTRATION SYSTEMS TO REMAIN DISCONNECTED UNTIL UP GRADIENT AREAS ARE FULLY STABILIZED.
EXISTING OFFICE PARKING COUNT

<table>
<thead>
<tr>
<th>STANDARD SPACES</th>
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<tbody>
<tr>
<td>OFFICE SITE (O-1 THROUGH O-71)*</td>
<td>71</td>
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<tr>
<td>OLD GREENWICH GABLES GARAGE (O-72 THROUGH O-150)</td>
<td>79</td>
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<tr>
<td>SHARED SPACES (S-1 THROUGH S-9)</td>
<td>9</td>
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<tr>
<td><strong>TOTAL</strong></td>
<td><strong>159</strong></td>
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*1 ADA SPACE INCLUDED IN COUNT

EXISTING PARKING COUNT EXHIBIT
53 FOREST AVENUE
GREENWICH, CT
PROPOSED OFFICE PARKING COUNT

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<tr>
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</tbody>
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*3 ADA SPACE INCLUDED IN COUNT

PROPOSED PARKING COUNT EXHIBIT
53 FOREST AVENUE
GREENWICH, CT