Final Site Plan PLPZ 2021 00410

<table>
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<tr>
<th>Location(s):</th>
<th>18 Valley Drive</th>
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<td>Zone:</td>
<td>GBO</td>
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<tr>
<td>Lot Area(s):</td>
<td>1.83-acres</td>
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<tr>
<td>Maximum Lot Coverage</td>
<td>Existing: 42.9%</td>
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<td>Proposed: 43.9%</td>
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<td>Max. Permitted: 60%</td>
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APPLICATION SUMMARY:
The applicant is requesting final site plan approval to connect with the driveway of the 581 West Putnam Avenue Parcel, in relation to PLPZ 2021 00407 and a drop off lane on Valley Drive on a 1.83-acres parcel located at 18 Valley Drive, also known as Greenwich Office Park Building 8, in the GBO Zone.

ISSUES/COMMENTS:
The following items should be considered by the Commission and/or addressed by the applicant:
1. The proposed action cuts through areas of existing rock outcropping, significantly altering the current landscape and topography. The Commission should review the proposed site work and determine if it complies with Sec. 6-15(3)(d), “Site Plan Standards”.
2. The applicant has received approval from the IWWA for work within the upland review area with the prior proposal.
3. It is recommended that comments from all other departments be received prior to the Commission rendering a decision.

DEPARTMENT COMMENTS:
ZEO – See previous attached
CONSERVATION – See previous attached
ENGINEERING – See previous attached

ZONING:
The proposed action would add lot coverage to the subject parcel in the way of a portion of the new proposed connecting road to the Office Park property at 51 Weaver Street. No other modifications are proposed. Lot coverage for each parcel on the proposal is missing and needs to be provided.

DRAINAGE:
The proposed drainage analysis appears to be acceptable to DPW pending comments being addressed in their memo dated 2/23/2021.

OTHER AGENCY APPROVALS:
IWWA: The applicant has received approval from the IWWA for the work within the upland review area.
APPLICABLE REGULATIONS:
§§6-13, 6-14, 6-15 (Site Plan Procedure and Standards) and 6-106 (Use Regulations for the GBO zone), 6-154 thru 6-158 (Parking and Loading requirements) and 6-205 (Bulk, Coverage and Height)
DEPARTMENT OF PUBLIC WORKS – ENGINEERING DIVISION

SITE DEVELOPMENT REVIEW

Engineering Project No. 18-4(14) Department Project No. PLPZ202000281, 282, 283, 284
Submittal Received Date: 2/22/2021

Submittal Reviewed For: Planning and Zoning
Traffic Review Requested: Yes
Review Type: Final Site Plan

PLAN SET INFORMATION

Plan Title: Residential Development
Project Address: 581 & 585 West Putnam Avenue

Engineering Firm: Rocco V. D'Andrea, Inc.
Original Plan Date: 1/10/2020
Latest Plan Revision Date: 12/4/2020

DRAINAGE SUMMARY REPORT INFORMATION

Engineering Firm: Rocco V. D'Andrea, Inc.
Original Report Date: 1/10/2020
Latest Report Revision Date: 12/4/2020

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: __2/23/21____
Scott Marucci - Senior Civil Engineer

COMMENTS AND CONDITIONS OF APPROVAL: Resubmit Prior to Zoning/Building Permit Approval

The following traffic comments must be addressed prior to final site plan approval:

1. The revised project should be submitted to the Connecticut Department of Transportation for the proposed changes to the driveways. Response letter from Maser Consulting dated November 18, 2020 is acceptable.
2. The P&Z Commission should discuss the consideration of putting a condition on the approval that if traffic issues arise at the driveway on West Putnam Avenue, the driveway will be modified to a right turn in and right turn out or other configuration approved by DPW.

The following traffic comments must be addressed prior to final site plan approval for any future submittals for 500-600 West Putnam Avenue projects:

1. The Traffic Impact Study (traffic volumes, signal times, exclusive and concurrent pedestrian phases, etc.) will need to be updated using the final approved future development for 500 & 600 West Putnam Avenue and 581-585 West Putnam Avenue. This must be submitted and approved prior to the Traffic Signal Improvement Plan submittal and review.
2. The preliminary Traffic Signal Plan from Maser Consulting dated April 3, 2020 is acceptable in concept. The Traffic Signal Plan must be completed and submitted for review and approval by The Connecticut Department of Transportation (CTDOT), BETA Group, Inc, and the Department of Public Works prior to zoning/building permit approval. The review by CTDOT may require alignment modifications between Valley Drive and the entrance of 500-600 West Putnam Avenue.

The project site comments:

1. A revised Form SC-100 needs to be submitted.
2. A revised Form SC-107 needs to be submitted.
3. The Drainage Summary Report is acceptable for the proposed BMPs. The following revisions and additional information must be submitted:
   a. The pipe invert elevations for the 48” pipe used for existing and proposed conditions for the Pond Outlet Structure, SDMH#1, and Storm Drain Chamber do not match or are not shown on the existing conditions survey. The actual elevations must be obtained in the field and added to the existing conditions survey, design plans, and revised for the existing and proposed conditions in HydroCad. All invert elevations used in HydroCad must be obtained in the field at the necessary structures.
   b. Area 10 shows CB#11 goes to an existing CB that will be changed to a JB. The discharge from this structure must be shown where it connects to the 48” pipe. This discharge must be shown as it receives the discharge from Porous Asphalt #1.
   c. The minimum elevation of the overflow for the rain garden is 74.50 (6” minimum). Revise the elevation on the plans and in the report.
   d. Revise the conveyance computations as needed based on any revisions for the above comments.
   e. Review and revise all other computations and information as needed.
4. The construction plan shall be revised as follows:
   a. The submitted plans were difficult to read in areas. If the plans are scanned please scan at a higher DPI in the future.
   b. Existing Conditions Survey Sheet
      i. The pipe invert elevations for the 48” pipe used for existing and proposed conditions for the Pond Outlet Structure, SDMH#1, and Storm Drain Chamber do not match or are not shown on the existing conditions survey. The actual elevations must be obtained in the field and added to the existing conditions survey, design plans, and revised for the existing and proposed conditions in HydroCad. All invert elevations used in HydroCad must be obtained in the field at the necessary structures.
   c. Site Plan Sheets
      i. The installation of new catch basins at the corners of the Valley Drive and West Putnam Avenue shall be discussed with CTDOT to correct the flooding issues that impact the pedestrian ramps. If the plans do not show the reconstructed catch basins to address the flooding issues a letter from CTDOT not requiring the improvements must be submitted.
      ii. The bottom of stone elevation for Porous Asphalt #2 needs to be revised to 73.50 to match the report.
      iii. The distribution pipe from SDMH#1 needs to be revised to invert elevation 74.50 so it is the required 1-foot above the bottom of stone of Porous Asphalt #2.
      iv. The minimum elevation of the overflow for the rain garden is 74.50 (6” minimum). Revise the elevation on the plans and in the report.
      v. The discharge pipe and rip-rap apron for the building discharge must be added to the rain garden.
      vi. Show the entire pipe network from the starting point for the building to its outfall.
      vii. The plans must show the building drainage system and its discharge into the rain garden.
      viii. Show the footing drain network from the house/sump pump to the outfall.
      ix. Show all permeable pavements with the following in the callout:
         1. Permeable Pavement surface thickness.
         2. Bottom of no.57 stone elevation.
         3. Bottom of no.2 stone elevation.
   d. Driveway Profile & Sight Distance Sheet
      i. The profile for the driveway from Sta. 0+00 to Sta. 5+20 shall include spot elevations.
   e. Construction Details Sheets
i. Add Town of Greenwich Standard Construction Detail for Reinforced Concrete Driveway Ramp.

f. Building/House Section or Elevation Sheet
   i. Show one section or elevation of the building/house.
   ii. Show all elevations to the deepest footings on section/elevation.
   iii. Show existing and proposed grade elevation on section/elevation.
   iv. Show existing mottling elevation on section/elevation.
   v. Show existing groundwater elevation on section/elevation.
   vi. Show existing ledge elevation on section/elevation.
   vii. Sheet shall be sealed and signed by a State of Connecticut Professional Engineer or Architect.

5. The draft Operations and Maintenance Plan Report shall be revised as needed and submitted for review.

**Standard Conditions for Each Submittal**

1. The Engineering Division will no longer keep any records for the submittals. All records for the submittal shall be obtained from the Town of Greenwich Department/Division that has taken in applications and/or submittals. These documents are maintained within each office (e.g. P&Z, IWWA, and DPW Building and Highway Divisions).

2. All revisions to the reports and plans must follow the requirements in the Town of Greenwich Drainage Manual February 2014 as amended.

3. All revisions must be accompanied by a point-by-point written response to the Engineering Division’s comments.

**Standard Conditions of Approval**

1. The Operations and Maintenance Plan Report must include the following for the Certificate of Occupancy:
   b. The final completed Exhibit A, and B
   c. The Maintenance Declaration needs to be filed on the Town of Greenwich Land Records prior to a Certificate of Occupancy. A review of the documents above must be completed before filing on the Town of Greenwich Land Records.

2. The Town of Greenwich – Standard Construction Notes for Site and Subdivision Plans are conditions that must be met.

3. All requests for a Temporary Certificate of Occupancy (T.C.O.) or a Certificate of Occupancy (C.O.) shall be submitted one month before the T.C.O. or C.O. is required.

4. The submittal for a Temporary or Final Certificate of Occupancy must include the following:
   c. Field Inspection Record (All required photos) – Form SC-106 – Sealed and Signed by a Connecticut Licensed Professional Engineer.
   d. Bioretention Soil Testing Certification Sign-Off (as applicable with the bioretention soil gradation test and the phosphorous test for the mixed soil) – Form SC-104 – Sealed and Signed by a Connecticut Licensed Professional Engineer.
   h. A Letter discussing all the work that remains to be completed (Only for a Temporary Certificate of Occupancy Submittal).
MEMORANDUM

TO: Patrick LaRow, Deputy Director, P & Z / Assistant Town Planner
FROM: Aleksandra Moch, Environmental Analyst
DATE: November 12, 2020
RE: 581-5 West Putnam Avenue, Putnam 600 Acquisition LLC and 585 West Putnam LLC, PLPZ 2020 00281, 0 Weaver Street, Greenwich Park, LLC, PLPZ 2020 00282, 51 Weaver Street, Greenwich Park, LLC, PLPZ 2020 00283, 18 Valley Drive, Greenwich Park, LLC, PLPZ 2020 00284


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

1. The proposed site redevelopment will expand the usable area. Due to the ledge outcrops along the edges, a portion of this property was left untouched. This project will utilize the entire site so blasting and site grading will be applied within the northeastern corner and along the western property line. In order to evaluate the potential for long- and short-term impacts more details should be provided such as: methods of ledge removal, dust and noise control, storm water runoff control during the site development, rock storage areas, number of truckloads needed to truck the rock away from the site, parking for contractor vehicles, and foundation dewatering plan.

2. The need for rock blasting is dictated by the new access road from West Putnam Avenue to the office park and a section of the new parking within the northeastern corner. The applicant should demonstrate there are no other alternatives (existing or proposed) for accessing the office park and what benefits this new access provides. The study of the available parking during the previous application review had revealed an extensive number of under-utilized parking spaces within office park. The design should consider shared parking or limiting the number of apartments to provide more environmentally friendly design which respects the existing topography, steep slopes, large trees, natural beauty of the land, and regulated wetland/watercourse area nearby. Such effort will preserve the natural attributes and major features of the site.

3. Reducing impervious surfaces, as well as preserving large trees will help with storm water management. The proposed drainage system struggles with providing for a meaningful storm water storage and infiltration; therefore creative designs had to be employed to meet the standards.
Storm water quality is an issue of concern. The proposed rain garden could be instrumental in storm water renovation, however, the runoff collected there are from fairly clean surfaces. Porous pavement, gravel reservoirs, and sumps in catch basins will remove sediment borne pollution, but not the contaminants dissolved in storm water. These pollutants will travel all the way to the soil and eventually ground water. This concern provides another argument for reducing the impervious surface and eliminating the new road connector to the office park.

4. Solar panels, roof gardens, and other sustainable design elements should be incorporated to the plan to minimize the carbon footprint of this development.

5. A minimum of two electric car charging stations should be provided at the time of development. Additionally, the wiring, etc. should be put into place to accommodate the need for future charging stations as the prevalence of electric cars grows.

6. The proposed planting plan contains a fair number of native species. The plants fill in the green space with good diversity and stratification important for storm water, noise and air pollution absorption, wildlife habitat support, mitigation for urban heat island effect and expansion of the park like appearance of the office park. The only concern is shallow soil or effectively a lack of soil. How will the large shade trees will be sustained over the shallow-to-ledge areas?

The lack of roof garden is disappointing considering the large terrace areas around the structure. This green infrastructure will help in storm water management, create more green space for the densely populated area, absorb air pollution, offer some degree of wildlife habitat (pollinators, birds, insects), absorb noise, improve the building insulation and heat loss/gain, and improve aesthetics.

7. Overall, the project shows improvement as compared to the previously proposed multiuse development. The building to the west will be preserved, which will decrease the scope of the project. Permeable pavement with storm water detention underneath will help better manage runoff and minimize the need for in-ground infiltration units elsewhere. There will be less blasting in comparison to the previous design along the western property line and the front ledge outcrop will be preserved. The proposed planting plan offers an adequate replacement for the cleared trees, but all these good efforts do not compensate the overdevelopment of this site.

cc: Conservation Commission
ZONING ENFORCEMENT

Project No. PLPZ202000281-284 Preliminary Final X

Reviewed for Planning and Zoning Commission.

TITLE OF PLAN REVIEWED: J Lofts

LOCATION: 581-585 West Putnam Ave.

PLAN DATE:

ZONE: GBO

☐ 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. Lot coverage per section 6-110(g)(5) for 581-585 West Putnam.

Reviewed by: Jodi Couture  Date: 10/22/2021

Note: These comments do not represent Building Inspection Division approval. Plans subject to review by ZEO at time of building permit application.
Site Plan Application

Property Address: 18 Valley Drive (Building 8)
Property Owner: Greenwich Park LLC
Tax ID: 07-1346/S

Address: 2 Dearfield Drive, Greenwich, Ct 06831
Email: __________________________ Cell Phone: ______________ Other Phone: ______________
Applicant: __________________________ Address: __________________________
Email: __________________________ Cell Phone: ______________ Other Phone: ______________
Authorized Agent: John P. Tesei and Christopher D. Bristol
Address: 31 Brookside Drive, Greenwich, CT 06830
Email: jpt@gtlslaw.com cdb@gtlslaw.com
Cell Phone: __________________________ Other Phone: 203-622-9360

Select One: [x] Final
Select One: [x] Final
Zone(s): GBO Lot Area: 1.837 acres

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
☐ Scenic Road Designation

To be completed by P&Z staff only:
Check # __________________ Check Amount: $ __________
Application # __________________________

pzSitePlanApp 2020
The purpose of the Building 8 Site Plan Application is to address the proposed drop off lane being added thereto as shown on the development and architectural plans.

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<td><strong>THIS SITE PLAN INVOLVES:</strong></td>
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<td>☐ Additions</td>
<td>☐ Alterations</td>
<td>☐ Demolition</td>
<td>☐ Re-Constitution</td>
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our client:

Properties adjacent to each other and the owners of these parcels will be hereafter referred to as

described and defined in the Greenwich building zone Regulations (the "Regulations"). The
properties referred to all located on or to the north of West Putnam Avenue and in the GBO Zone as
referred to in the "Building 8 Parcel" with respect to the above-referenced applications. The properties
are located at 0 West Putnam Avenue (the "OWP Parcel") and 18 Valley Drive (the "Office Park Parcel").

As you know, we represent Putnam 600 Acquisition LLC, owner of property at 525 West
Putnam Avenue (the "525 Parcel") and 585 West Putnam LLC, owner of property at 585 West
Putnam Avenue (the "585 Parcel").

581 West Putnam Avenue, Greenwich, Connecticut


Dear Peter,

33 Brookside Drive

Greenwich, Connecticut 06830

Subject: Final site plan application for property located at 0 West Putnam Avenue, Greenwich, Connecticut.

I am writing to inform you that we have prepared a final site plan application for property located at 0 West Putnam Avenue, Greenwich, Connecticut. The application includes a proposed development that will align with the regulations and requirements of the Town of Greenwich Planning and Zoning.

Please find attached the application documents for your review. We are confident that the proposed development will complement the surrounding area and meet the standards set by the town's regulations.

We look forward to hearing your thoughts and feedback on this matter.

Sincerely,

[Handwritten Signature]

Greenwich, Connecticut 06830

WWW.GTSLAW.COM

FAX: (203) 622-9939

PHONE: (203) 622-9930

GIBBIDDY, TUSA, LAST & STEPLEANE, LLC

September 13, 2021
connection, otherwise than on drainage, between the two underlying parcels is proposed.

No physical work is proposed for the combined site as shown on the development plans. No physical existing commercial office building and the proposed new residential building: Section eleven
primarily for the purpose of merging these parcels into a single parcel that will contain the
locatability on the 281 parcel is leased and will remain. The inclusion in the primary application is
story residential building on the 281 parcel containing a lower level parking garage as shown on
building and site improvements on the 281 parcel and the construction of a single new row (a)

The primary applications (the "primary applications") are the final site plan and special

appliances. Flies for the sake of completeness and avoidance of duplication of applications.

the commission's "modifications," we ask that those records be incorporated into the within
primarily applications, the commission and the responsible and responsive to
consultation, the group in regard to the responsive applications. As the records of both the
made by commission members, town departments, align and the commission's dataset

"responsive applications," ultimately, each of the responsive applications that would further address
for the plan and special permit approvals addressing each of the
in April 19, 2019 decision letter. We filed two (2) sets of final responsive final

"modifications" in its April 19, 2019 decision letter. We filed two (2) sets of final responsive final
the plan and modifications. The commission et al. open the site plan application relating to the
with modifications. The commission et al. open the site plan application relating to the
(PzP 2018 00417) and to the commission the preliminary applications. "Advisory on client that preliminary applications were moved to
the 2018 00417 hearing to the commission the 281 and the 282 - the
the 2018 00417 hearing to the commission the 281 and the 282 - the
16, 2019 to the undertake from this point forward, Board of Planning and Zoning with
The Planning and Zoning commission (the "commission"), by way of a letter dated April

The 281 West Platinum Avenue property is currently improved with an unoccupied

The 281 West Platinum Avenue property is currently improved with an unoccupied
Spaces and post-construction will be 82 spaces plus 2 ADA spaces. The 9 parcel number or parking spaces on the building 9 parcel pre-construction is 81 spaces plus 2 ADA spaces. The 9 parcel will be no changes in the number of parking spaces on the building 9 parcel. The 9 parcel will serve as an alternative ingress and egress driveway for the Office Park Parcel and building 8. The 9 parcel will be eliminated and the 9 parcel will be served by the 82 parcel driveway. This driveway also will serve all Alternate ingress and egress driveways for the Office Park Parcel and building 8. The existing driveway onto West Putton Avenue serving the building 9 parcel will have a single driveway on West Putton Avenue. The overall project now provides for the 82 parcel to have a single driveway on West Putton Avenue.

Holidays and weekends.

*9 is occupied by office tenants, virtually all these spaces are unoccupied during evenings.

We also note that there are to be 39 surface parking spaces located on the adjoinning building.

The total overall parking requirement for the building under the current regulations is 53 spaces.

- There are 10 two bedroom dwellings with having a total parking requirement of 20 spaces.
- There are 30 one bedroom dwellings with having a total parking requirement of 15 spaces.
- There are 39 surface parking spaces totaling 39 spaces.

The proposed number of parking spaces for the building is 64.

The proposed number of parking spaces for the residential building plus 2 ADA spaces.

Based upon the proposed uses of the 82/585 parcel as a mixed-use development, the regulations of the 82/585 parcel has 37 parking spaces on site, plus 2 ADA parking spaces. No change is made applicable to this parcel.

Regulations after the preliminary applications were approved.

The 82/585 parcel has 6,700 square feet in the commercial office building plus 653 square feet in the commercial office building in the proposed building plus 2 ADA space per the regulations. The proposed building is 6,474 square feet, 120,000 square feet in the residential building plus 2 ADA space per the regulations. The proposed building is 6,474 square feet, 120,000 square feet in the residential building plus 2 ADA space per the regulations. The proposed building is 6,474 square feet, 120,000 square feet in the residential building plus 2 ADA space per the regulations. The proposed building is 6,474 square feet, 120,000 square feet in the residential building plus 2 ADA space per the regulations.
such work. The town's sewer main.

An Inland Wetlands and Waterways Agency permit was issued in connection with the Preliminary Application, which remains valid in connection with the proposed project will not in the

We also do want to advise the Commission that the proposed project will not in the

The combination of the multiple changes to the overall project made since the date of the

Regulations. Overall, the proposed applications are compliant with all relevant provisions of the

will be entered into and filed on the Greenwich Land Records. A parcelwise parking easement

being wholly or partially located on the Office Park Parcel. Those are not technically required

that the lot line change does result in either (g) parking spaces serving the residential building

potentially at the end of Development Plan. The purpose of this change is to allow for a future

As stated in the application reference at the beginning of this letter, there is a further

The purpose of the building 8 Site Plan Application is to address the proposed drop off

removal of the West Quinam Avenue driveway and the connection of its parking area to the 581

connection of the Office Park Parcel interior roadway system to the driveway of the 581 Parcel.

The purpose of the Site Plan Application for the Office Park Parcel is to address the

An Inland Wetlands and Waterways Agency permit was issued in connection with the Preliminary Application, which remains valid in connection with the subject applications as all
5. Site Development Plans (incorporated within the Primary Application plans)
4. Certificate of Mailing; and
3. Affidavit of Notice;
2. Final Site Plan Application Form for the Building 8 Parcel;
1. Detailed narrative (this letter);

Site Plan Application for the Building 8 Parcel:

5. Site Development Plans (incorporated within the Primary Application plans)
4. Certificate of Mailing; and
3. Affidavit of Notice;
2. Final Site Plan Application Form for the Office Park Parcel;
1. Detailed narrative (this letter);

Site Plan Application for the Office Park Parcel:

(f) Turning Tracks Plans for entries and exits dated December 1, 2020.
(e) Traffic Impact Study dated December 18, 2019;
(d) Memorandum dated Feb. 14, 2020 re Beta Group Comments (1/24/19);
(c) Memorandum dated Nov. 18, 2020 re DPW Traffic Comments (11/4/20);
(b) Memorandum dated Jan. 12, 2021 re DPW & Commission Comments;

Commission:
10. WWRA Permit
9. Drainage Summary Report;
8. Landscape plans;
7. Architectural Plans and FAR Calculations for the Proposed Project on the 581/585 Parcel;
6. Site Development Including Engineering Plans;
5. Certificate of Mailing;
4. Affidavit of Notice;
3. Special Permit Application Form for the 581/585 Parcel;
2. Final Site Plan Application Form for the 581/585 Parcel;
1. Detailed narrative (this letter);

With respect to the accompanying applications, you will find enclosed the following:
Office Park LLC

cc: Platinum 500 Acquisition, LLC

Endosures

John P. Tesel, Esq.

Very truly yours,

Thank you.

me or of partner Christopher Bristol. Should you have any questions or require further information, please feel free to contact

1. Detailed Narrative (this letter)
2. Application Form
3. Affidavit of Notice
4. Certificate of Mailing
5. Final Site Plan Application Form for the Building 9 Parcel
6. Survey depicting the property exchange.

Lot Line Change Application:

The Development and Engineering Plans (incorporated within the Primary Application plans).

Site Plan Application for the Building 9 Parcel.
Dear Commission Members:

585 West Putnam Avenue, Greenwich, Connecticut

Re: Land use applications for property located at 581 and
Greenwich, Connecticut 06830
101 Field Point Road
Town of Greenwich
Planning and Zoning Commission

September 13, 2021

GREENWICH, CONNECTICUT
2 DEARBORN DRIVE
GREENWICH PARK LLC
585 WEST PUTNAM LLC

Very truly yours,

John Ferri, Manager
Commissioner of the Superior Court

Notary Public

Subscribed and sworn to before me on September 13, 2021

Christopher D. Bristol

Exhibits B have been filed with the Greenwich Planning and Zoning Commission.

Greenwich, Connecticut, for which properties the applications are described in the attached

585 West Putnam Avenue, 51 Weaver Street, 18 Valley Drive and 0 West Putnam Avenue,

property adjoining and across the street from the properties known as 581 West Putnam Avenue,

owned, as of September 13, 2021, as shown on the Town Assessor’s Office Records of

attached hereto, a copy of the notice attached hereto as Exhibit B. Said persons were the record

caused to be mailed, postage prepaid, to those persons whose names are set forth on Exhibit A.

I, Christopher D. Bristol, being duly sworn, do hereby certify that on September 13, 2021,

September 13, 2021

SS: Greenwich

STATE OF CONNECTICUT

AFFIDAVIT OF NOTICE

PLANNING AND ZONING COMMISSION

COUNTY OF FAIRFIELD
GREENWICH, CT 06830
28 ABBOTT RD
WILLIAM ANNETTE S
07-1354
07-2820/S
07-1687/S

GREENWICH, CT 06831
37 WEAVER ST UNI 6
WILLIAM ELIZABETH &
07-2820/S
07-1687/S

GREENWICH, CT 06831
11 BEDFORD RD
SOCIAL ANTHONY A
09-1817/S
07-1687/S

GREENWICH, CT 06831
45 VALLEY DR
SWARZENBECK & DEBRA
03-1747/S

GREENWICH, CT 06830
391 WEST PUTNAM AVENUE
SOC W PUTNAM LLC
07-2135/S
07-1433/S

GREENWICH, CT 06831
61 WEAVER STREET
RIVAN JOHN & KIRSTIN W/S
07-1433/S
07-2218/S

GREENWICH, CT 06831
PO BOX 4177
BASCHE & PARTNER LTD
07-2130/S
07-2280/S

GREENWICH, CT 06831
15 WEAVER DRIVE
PONDERSOAS PROPERTIES LLC
03-1697/S
07-2282/S

STAMFORD, CT 06907
1055 WASHINGTON BLVD 7TH
ONE EAST WEAVER STREET
07-1799/S
03-1698/S
07-2158/S
07-2159/S

GREENWICH, CT 06831
536 BROOKSIDE DRIVE
MISSION DURBEE LTD
03-1730
03-1790
07-2832/S

GREENWICH, CT 06831
11 BEDFORD RD
SOCIAL ANTHONY A
09-1817/S
07-1687/S

GREENWICH, CT 06831
11 WEAVER STREET
SOCIAL ANTHONY A
09-1817/S
07-1687/S

GREENWICH, CT 06831
45 VALLEY DR
SWARZENBECK & DEBRA
03-1747/S

GREENWICH, CT 06831
12 LARCHMONT
CABAN 102 DEBRA
03-1747/S
03-1747/S

GREENWICH, CT 06831
30 VALLEY DR
CABAN DEBRA L
03-1747/S

GREENWICH, CT 06831
45 VALLEY DR
SWARZENBECK & DEBRA
03-1747/S

GREENWICH, CT 06831
61 WEAVER STREET
RIVAN JOHN & KIRSTIN W/S
07-1433/S
07-2218/S

GREENWICH, CT 06831
2 DARBELL DR UNI 3
POTTEN COMPANY
03-1000/S
07-2280/S

GREENWICH, CT 06831
45 WEAVER STREET
RIVAN JOHN & KIRSTIN W/S
07-1433/S
07-2218/S

GREENWICH, CT 06831
11 WEAVER STREET
SOCIAL ANTHONY A
09-1817/S
07-1687/S

GREENWICH, CT 06831
45 VALLEY DR
SWARZENBECK & DEBRA
03-1747/S

GREENWICH, CT 06831
22 VALLEY RD
LAWRENCE TRACY & LINDA D
07-1228
to the 581 West Putnam Avenue - Greenwich Office Park driveway.

2. Final Site Plan Application for property located at 31 Weavertown Street, Greenwich,

3. Final Site Plan Application for property located at 581 West Putnam Avenue,

4. Final Site Plan Application for property located at 0 West Putnam Avenue, Greenwich.

West Putnam Avenue - Greenwich Office Park driveway.

through the adjoining property located at 581 West Putnam Avenue.

construction of a driveway connecting this property directly to West Putnam Avenue.

2. Final Site Plan Application for property located at 51 Weavertown Street, Greenwich,

Regulations:

Moderate income units as defined in Section 6-110 of the Greenwich Building Code above a parking garage. A total of 44 residential units are proposed with 9 parking spaces.

and construct a four story residential building on the 581 West Putnam Avenue property.

PCN: 622-9660

GREENWICH, CONNECTICUT 06830

ATTORNEYS AT LAW

GUNDERLIE, TUSA, LAST & SPELLEN LI..C

EXHIBIT B

To Whom It May Concern:

September 13, 2021
Sincerely,

Greenwich Planning and Zoning Commission of the undermentioned.

Further information concerning these applications may be obtained by contacting the

properties of 806 square feet.

5. Final subdivision (lot line revision) application to provide for a revision of common lot

Telephone: (203) 622-7894
Greenwich, Connecticut 06830
101 Field Point Road
Town of Greenwich

Christopher D. Bristol, Esq.
<table>
<thead>
<tr>
<th>Date</th>
<th>Description</th>
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<tbody>
<tr>
<td>10/30/07</td>
<td>Transfer of Ownership</td>
</tr>
<tr>
<td>10/01/2016</td>
<td>card no. 1 of 1</td>
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</table>

**ADMINISTRATIVE INFORMATION**

**PUTNAM 600 ACQUISITION LLC**

**PUTNAM 600 AVENUE 0581**

**COMMERICAL**
An Equal Opportunity Employer/MPF/H

CC: Joseph F. Risoli, P.E.

Stephan Skouloulos, Secretary
Elliot Berzon, Vice Chairman
Brian Harris, Chairman

Sincerely,

Greenwich, please let me know.

If you have any questions concerning this permit or the functions and values of wetlands in

provisions in section 1211 of the Regulations. the period according to the

effective date, but when deemed necessary, the Agency may extend the period from the

time period after the receipt of the permit.

require action either prior to the start of clearing or construction activities or within a specific

Your attention is directed to the special and standard conditions because those in BOLD

the enclosed permit with conditions.

The enclosed permit with conditions. Accordingly, the Agency GRANTED

applicable. Activities in the above mentioned application are consistent with the purposes and

proposed activities at 581 A, 858 West Putnam

Dear Sir or Madam,

Permit # 2018-133
Avenue B, 99 Holly Hill Lane

RE: Application # 2018-051 to conduct Regulated activities at 581 A, 858 West Putnam

Greenwich, CT 06831
2 Deerfield Drive, Suite #3
585 West Putnam, LLC
Putnam 600 Acquisitions, LLC

9/28/2018

Town of Greenwich

Greenwich, CT 06830

Town of Greenwich

Town Hall • 101 Field Point Road • Greenwich, CT 06830
Property:

Engineer Scott Mancuso, Registered Engineer. Town sewer line that runs beneath the subject property.

Date and Revised: April 12, 2018.


6. Letter dated December 14, 2017 from Jim Archetti to Town of Greenwich Senior Civil Engineer.


2. Completed application with supporting documentation signed by applicant's agent.

as further described in the following documents:

Building and construction of a 4-story building

Greenwich, CT 06830
2 Deffield Avenue, Suite 3
585 West Putnam Avenue, Greenwich, CT

Regulated activities on the property of Pfumon 600 acquisitions, LLC and 585 West Putnam, LLC

Following a duly noticed public meeting, the Inland Wetlands & Watercourses Agency APPROVED

Date Issued: September 24, 2018

Greenwich, CT 06831
2 Deffield Drive, Suite 3
585 West Putnam, LLC

Issued to: Pfumon 600 Acquisitions, LLC

Application #2018-051
Permit #2018-113
shall be submitted in paper and digital formats.

The plan shall be subject to approval by the Agency or its staff. Once approved, final plans,
construction details, and other information deemed necessary by this Agency or its staff,
appropriate details referring to the proposed seawall, wetland, wetland, and watercourse,
documented for the holder, sewer, water, plan, and shall be provided. The plans shall include
documents for the relocation of the sewer line shown under the proposed building on the
site. Prior to the commencement of any on-site permit-related activity, final construction
approved, final plans shall be submitted in paper and digital formats.

subject property. The plans shall be subject to approval by the Agency or its staff. Once
approved, final plans shall be submitted in paper and digital formats.

2. Prior to the commencement of any on-site permit-related activity, final construction
proposed building on the subject property.

within a specified time period after the receipt of the permit.

conditions in bold require action either prior to the start of clearing or construction activities or

Special Conditions

pertinent factors. This permit is issued with the following special and standard conditions:

After a full review of the considerations set forth in Section 10 of the Regulations and other

1. Dated September 2018, prepared by CDM Smith, unsealed.

II. Plan entitled “Holly Hill Seawall Plan and Profile


9. Draft Site Development Review prepared by Scott Marquee, Senior Civil Engineer, dated


8. Letter entitled “Draft Plan, Wetlands and Watercourses Protection” from Jim Carnevali,

Conditions:

7. Wetland and Watercourse Assessment prepared by Williarm L. Kenns, PWS/PLA and

9/28/2018
Application #2018-051
Permit #2018-113
Watercourses Permit #2018-13 and Application #2018-051 and require the preservation
Greenwich Land Erosion. This declaration of the regulated areas, on a form provided by the Agency, shall be filed by the permittee on the
Regulated Areas, on a form provided by the Agency, shall be filed by the permittee on the
8. Prior to the commencement of any on-site permit related activity, a declaration of
satisfied and staff has deemed the project to be in compliance with the approved plans.
portion of the bond shall be eligible for release until all conditions of this permit are
portion of the bond shall be eligible for release until all conditions of this permit are
submit all documentation to the Town of Greenwich. No
submitted in the form of a check payable to the Town of Greenwich. No
submit all documentation to the Town of Greenwich. No
7. Prior to the commencement of any on-site permit related activity, a cash performance
staff.

staff determine the amount. The estimate is subject to approval by the Agency or its
replies. The estimate cost of the buffer planting plan shall be submitted for the purpose of
the buffer planting plan shall be submitted for the purpose of
6. Prior to the commencement of any on-site permit related activity, an estimate for the

Once approved, plans shall be submitted in both paper and digital formats.
catch basins connected to the 48" stormwater culvert.
c. Specify the installation and rigorous maintenance of robust measures to protect the
c. A means of filtered detention of foundation hoists shall be used during excavation.

b. Anti-reddening pads(s) and trick washing station(s) shall be added to the filter section and
b. Anti-reddening pads(s) and trick washing station(s) shall be added to the filter section and

a. A line of soil trenching backed up with a chain link fence shall be set along the norther

Revised as follows:

5. Prior to the commencement of any on-site permit related activity, a cash performance


4. Prior to the commencement of any on-site permit related activity, the permittee shall

9/28/2018
Application #2018-051
Permit #2018-13
system has been properly maintained, as required to sustain the desired goal. A copy of the stormwater drainage system shall be certified to agency staff.

24. The permittee shall file a note on the Town land records requiring a licensed professional on the completion of construction.

construction activities. A written certification report shall be submitted to agency staff.

professional authority. Certification shall be based upon regular on-site supervision of the approved plans and to be in compliance with the permit and conditions by a registered professional.

32. Prior to installing erosion controls or conducting any other project-related activities, a stop work order effective the day of the issuance of a stop work order, the permittee shall notify the town for review. Notification shall be made via phone and/or written communication.

9/28/2018
Application #2018-051
Permit #2018-173
Submitted in both paper and digital formats.

Review and approval prior to filing with the Town Clerk. A copy of the filed plan shall be
Greenwich Land Records. A copy of this record plan shall be submitted to Agency staff for
watercourse areas shall be submitted. The survey shall be in a form suitable for filing on the
foundations and other authorized structures with distances to inland wetland and

15. Upon completion of construction activities, an “as-built” survey drawing locating
its records.

the filed note and copies of the periodic certifications shall be submitted to the Agency for

9/28/2018
Application #2018-051
Permit #2018-113
Sincerely,

[Signature]

8. This permit does not obviate the permittee's obligation to obey all other applicable Federal, State and local permits.

7. The written consent of the Greenwich Inland Wetlands and Watercourses Agency.

6. This permit shall not be assigned or transferred by the permittee to any other party without approval over the Agency by the Agency of its staff.

5. Fuel oil tanks shall be installed above ground or within the structure unless specifically authorized in this permit.

4. Any material, man-made or natural, which is any way disturbed and/or utilized during work shall not be disposed of away from the site.

3. The permittee shall comply with all management practices, consistent with the terms and conditions of this permit and provide written notice to the Agency when work is planned to commence. The permittee shall also provide written notice to the Agency as soon as possible when work is completed or suspended. The permittee shall be liable for the cost of monitoring and enforcement actions.

2. Prior to the commencement of any-manual permit related activity, the attached compliance statement shall be signed by the contractor and returned to the Agency.

1. This permit expires on September 24, 2023. If the authorized activity is not completed on or before this date, said activity shall cease and, if not previously revoked or suspended, this permit shall be null and void.

Standard Conditions:

All Greenwich Inland Wetlands and Watercourses Agency permits are subject to the following:

9/28/2018
Application #2018-051
Permit #2018-113
Email: mcaternan@ibdetails.com

OR

Greenwich, CT 06830

101 Field Point Road

1WVA

Mailing:

Signature

____________________________

Email Address

____________________________

Phone

____________________________

Street Address, City, State, Zip Code

____________________________

Contractor Name

____________________________

Month/Weeks: __________________ and will be completed in

Work will commence on about __________________ and will be completed in

I have read the permit referenced herein and agree to comply with both:

#2018-051 at 858 West Putnam Avenue, I am familiar with the IWVA Regulations and

Regulated activities as described in the Greenwich Inland Wetlands and Watercourses Application

As the contractor engaged by Permit #2018-051

9/28/2018

Application # 2018-051

Permit # 2018-113

INLAND WETLANDS AND WATERCOURSES AGENCY

[Seal]
AFFIDAVIT OF PUBLICATION
BILL TO THE GREENWICH INLAND WETLANDS AND WATERCOURSES AGENCY AND PROVIDE AN
PUBLISHED ONCE ON OCTOBER 1, 2018.

DATED: September 25, 2018

Brijit Harris, Chairman

associated grading 25’ from wetlands and sewer repair 3’ from a wetland and
parking garage, drainage, and
Hill Lane – to Purchase 600 Acquisition, LLC 8 SBS West Pumnam, LLC for demolition of buildings

GRANTED with Conditions Application #2018-051 – S818 SBS West Pumnam Avenue & 99 Holly

at its daily noticed September 24, 2018 meeting,

LEGAL NOTICE

pursuant to the provisions of the Inland Wetlands and Watercourses Regulations of the Town of

GREENWICH, CONNECTICUT, effective December 28, 1973 and as amended, notice is hereby given

LEGAL NOTICE
IN WITNESS WHEREOF, the undersigned have set their names and seals this ______ day of ______, 20___, as witnesses to the foregoing instrument and acknowledge the same to be their free act and deed, done of the full and perfect knowledge of the foregoing instrument and acknowledged to be their free act and deed before me, personally appeared:

County of Fairfield
State of Connecticut
Greenwich, date: __________________________

In the presence of:

Signed, sealed and delivered:

________________________
Detainent 2

________________________
Detainent 1

WHEREAS, the premises is subject to the requirements of Permit # 220-56 of the Commission, and

WHEREAS, the premises is subject to the requirements of Permit # 220-57 of the Commission, and

WHEREAS, a portion of the premises has been designated as Inland Wetlands and Watercourses under the provisions of Sections 22a-35 through 22a-45 of the Connecticut General Statutes, as amended; and

WHEREAS, a portion of the premises has been designated as Inland Wetlands and Watercourses under the provisions of Sections 22a-35 through 22a-45 of the Commission, and

WHEREAS, a portion of the premises has been designated as Inland Wetlands and Watercourses

INLAND WETLANDS AND WATERCOURSES
DECLARATION OF REGULATED AREAS ASSOCIATED WITH...
For the first page and $5 for each additional page.

Connection Fee in the deed declaration on the Land Records. Fee amount is $50.

PLEASE NOTE: The Town Clerk's office will charge a mandatory State of

other required information will not be accepted by the Wetlands Agency.

Declarations missing the Town Clerk's stamp, names and boundary of the property of any

with the Wetlands Agency.

Town Clerk. Leave the original with the Town Clerk and the stamped copy

public. Make a copy of the signed Declaration. Have both copies stamped by the

nearly to include the book and page number of the Gennia Land Records Book

can be found in the Town Clerk's office, located on the first floor of the Town Hall. The metes and bounds of the property (Schedule A) can be found on your permit.

The metes and bounds of the property (Schedule A)

Allegheny Land Records in book # and recorded in page #

BEING the same premises conveyed to the Defendants by Warranty Deed from

(Attach a separate page the metes and bounds of the deed)

BEGINNING at a point

bounded and described as follows

the area, situated in the Town of Gennia, County of Fennville, State of Connecticut, and

SCHEDULE A

DECLARANT'S

DECLARATION OF INLAND WETLAND AND WATERCOURSES
September 13, 2021

Planning and Zoning Commission
Town of Greenwich
101 Field Point Road
Greenwich, Connecticut 06830

Re: Land use applications for property located at 581 and 585 West Putnam Avenue, Greenwich, Connecticut

Dear Commission members:

Please be advised that John P. Tesei and Christopher D. Bristol of the law firm Gilbride, Tusa, Last & Spellane LLC are hereby authorized to make and pursue land use applications on behalf of Putnam 600 Acquisition LLC and 585 West Putnam LLC concerning the subject properties.

Very truly yours,

Putnam 600 Acquisition LLC
585 West Putnam LLC
Greenwich Park LLC

By

John Fareri, Manager
FINAL SITE PLAN REVIEW SET
"RESIDENTIAL DEVELOPMENT"
LOCATION
581 & 585 WEST PUTNAM AVENUE
GREENWICH, CONNECTICUT
PREPARED FOR
WESCOPR

SHEET INDEX

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<td>8-2-21</td>
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<td>LOW IMPACT DEVELOPMENT PLAN</td>
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<td>DRIVEWAY PROFILE PLAN</td>
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<td>SIGHT DISTANCE PLAN</td>
<td>2</td>
<td>8-2-21</td>
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ENGINEERING PLANS PREPARED BY:

ROCCO V. D'ANDREA, INC.
ANTHONY L. D'ANDREA, CT, PE & LS No. 2613

8-2-21

ONLY COPIES OF THIS SET, Bearing AN ORIGINAL WRAPRT OF THE ENGINEER'S/ARCHITECT/ASSISTED SEAL, SHALL BE CONSIDERED TO BE TRUE, VALID COPIES.

ROCCO V. D'ANDREA, INC.
RESIDENTIAL DEVELOPMENT
581 & 585 WEST PUTNAM AVENUE
GREENWICH, CONNECTICUT