

City of Stamford, Connecticut
PETITION FOR ROAD ACCEPTANCE

Date of Petition: April 20, 2016

Name of Petitioner: Hubbard Avenue Associates, LLC

Address: c/o GB Parking, Inc., 66 Broad Street, Stamford, CT 06901
Phone No. 203-912-9537

Length, Name and Description of Road:

Golf View Circle – an 8,941 square foot cul-de-sac off of the west side of Hubbard Avenue between Charles Mary Lane and Grandview Avenue.

Map Title:

Subdivision Map of Golf Court located at 114 Hubbard Avenue and Golf View Circle in Stamford, Connecticut, prepared for Hubbard Avenue Associates, LLC.

Date of Planning Board Approval: June 10, 2014

Filed in City Clerk's Office under File No: Map # 14667; recorded September 24, 2014

Bonded: Cash Deposit - \$205,300.00

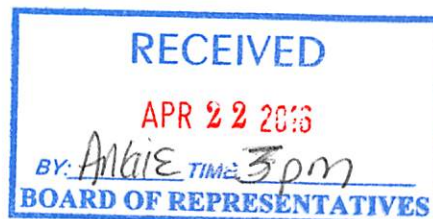
Terms of Years:

Signature of Petitioners:

HUBBARD AVENUE ASSOCIATES, LLC

By: 
Goitom Bellete, Manager

2 Copies: Board of Representatives
1 Copy: City Engineer



D'Andrea Surveying & Engineering, PC

LAND PLANNERS • ENGINEERS • SURVEYORS

SIX NEIL LANE • P.O. BOX 549
RIVERSIDE, CONNECTICUT 06878
TELEPHONE: 203 637-1779
FAX: 203 637-1770
EMAIL: info@rvdi.com

April 14, 2016

David Woods, Ph.D., AICP
Principal Planner
Stamford Land Use Bureau
888 Washington Boulevard
Stamford CT 06904-2152

Re: 114 Hubbard Avenue, Stamford
Letter of Completion - Hubbard Avenue Associates, LLC
Subdivision Appl. #4014 "Golf Court"
Roadway Extension and Lots 1, 2,3,4 and 5 - Golf View Circle

Dear Mr. Woods,

Throughout the construction phase, we conducted periodic inspections of the construction of Golf View Circle extension, and the development of the above-referenced lots. Based on a recent inspection and a review of the surveys and other documents listed below, it is our professional opinion that the roadway and development of each lot has been completed substantially in accordance with the approved plans and that site drainage has been controlled so that there is no apparent adverse impact on local drainage patterns or adjacent properties.

We are providing three (3) copies each of the following information for your review and distribution:

- Improvement Location Survey - Golf View Circle, revised to January 20, 2016;
- Improvement Location Survey - Lot No. 1, dated January 6, 2016;
- Improvement Location Survey - Lot No. 2, dated July 30, 2015;
- Improvement Location Survey - Lot No. 3, dated July 30, 2015;
- Improvement Location Survey - Lot No. 4, dated July 30, 2015;
- Improvement Location Survey - Lot No. 5, dated July 27, 2015;

The surveys reflect additional site improvements completed based on comments received from the Engineering Bureau and Environmental Protection Board staff. Conservation Easements have been monumented and signage installed on wooden posts. All street trees and other required plantings have been completed as noted in the letter from Environmental Land Solutions, LLC previously submitted to you via our cover letter dated July 17, 2015.

Roadway monumentation has been set and the locations depicted on the Improvement Location Survey prepared for Golf View Circle. The survey also includes a profile of the completed roadway.

All disturbed areas on all lots and along the roadway shoulders have been stabilized and restored with lawn or environmental plantings.

The former temporary asphalt cul-de-sac has been removed and the disturbed areas on the affected lots have been restored to lawn.

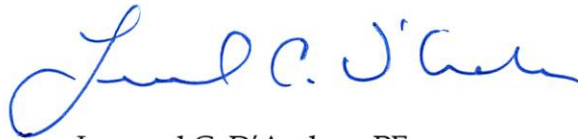
The various stone masonry retaining walls were inspected during construction, and it is our opinion, with regard to structural stability, that the stone masonry retaining walls as constructed are structurally stable and capable of resisting the actual loads being exerted on it.

We are pleased to inform you that all lots have been fully developed and sold. Therefore, we respectfully request that the roadway and individual lot sureties be released. A Maintenance Bond for the roadway will be filed with the City of Stamford under a separate letter from the project's attorney.

If you have any questions, please contact us.

Sincerely,

D'Andrea Surveying & Engineering, PC



Leonard C. D'Andrea, PE

LCD:adm
12OADW_Final02
Enclosure

cc: Hubbard Avenue Associates, LLC/enclosures
Marshall Goldberg, Esquire