

February 8, 2022

Ms. Mary Dunne  
State Historic Preservation Officer  
Connecticut Department of Economic and Community Development  
450 Columbus Boulevard, South Tower  
Hartford, CT 06103  
Via email: [Mary.Dunne@ct.gov](mailto:Mary.Dunne@ct.gov)

Mashantucket Pequot Tribal Nation  
Marissa Turnbull, THPO  
550 Trolley Line Boulevard  
P. O. Box 3202  
Mashantucket, Connecticut 06338-3202  
Via email: [mturnbull@mptn-nsn.gov](mailto:mturnbull@mptn-nsn.gov)

Mohegan Tribe of Indians of Connecticut  
James Quinn, THPO  
13 Crow Hill Road  
Uncasville, Connecticut 06382  
Via email: [jquinn@moheganmail.com](mailto:jquinn@moheganmail.com)

Narraganset Indian Nation  
John Brown, THPO  
PO Box 463  
Charlston, Rhode Island 02813  
Via email: [tashtesook@aol.com](mailto:tashtesook@aol.com)

**Re: SHPO/THPO Project Notification Review  
Fairchild Wheeler Country Club Flooding Mitigation Project  
Fairfield, Connecticut  
SLR #141.11342.00028**

Dear Recipients,

Using local funds, the Town of Fairfield (Town) proposes to construct two temporary floodwater detention basins within the southern portion of Fairchild Wheeler Country Club located in Fairfield. The Town has retained SLR International Corporation (SLR) to prepare the design plans and permits for the proposed project.

Fairchild Wheeler Country Club is an approximately 312-acre public golf course owned by the City of Bridgeport that bisected by Londons Brook, which flows south through the site. Londons Brook is a perennial tributary to the Rooster River. The purpose of this project is to construct a berm and concrete weir in two locations on course to increase flood storage capacity on the golf course.

The proposed detention storage is located in two areas within the southern portion of the country club, within an approximately 30-acre, rectangular project study area, accessed to the west from Church Hill Road. The majority of the study area is comprised of open, manicured golf greens crossed by several cart paths and patches of trees. Approximately 4 acres of palustrine emergent manicured lawn wetlands exist within the study area bordering Londons Brook. All wetlands and proposed impacts described herein are located within this 30-acre study area on the country club site.

Two detention, Areas 110 and 120, are proposed. Details of each proposed detention area and anticipated regulated impacts to on-site wetlands and watercourses follow below.

#### Detention Area 110

Detention Area 110 is located the southern portion of the project area, north (upstream) of a proposed 7-foot, 0.5-acre berm that will measure approximately 75 feet wide and extend approximately 380 feet from east to west, parallel to the rear of several residential properties located along Casmir Drive. Flows within the detention basin will be controlled by a concrete weir structure that is approximately 90 feet long with an average width of 20 feet and a flared end outlet measuring 40 feet wide. The installation of the berm will create a detention area of approximately 4.25 acres within the existing golf course and cause the temporary inundation of approximately 2.0 acres of on-site wetlands. It is anticipated that the detention area will hold an estimated 19.7 acre-feet of flood waters at a depth of up to 9 feet during short-term inundation events.

The creation of proposed Detention Area 110 will result in 9,200 square-feet (SF) or 0.21-acre of permanent, direct wetland impacts from the placement of fill for the berm and the installation of the concrete weir structure. Approximately 2.0 acres of existing wetlands will be temporarily impacted during inundation events. These impacts will occur within the southern portion of on-site wetlands which comprise approximately 2 acres of palustrine emergent wet meadow wetlands with portions of scrub shrub, as well as the herbaceous emergent vegetated banks of Londons Brook. Within the 30-foot Upland Review Area (URA) to on-site wetlands, there will be approximately 0.10-acre of direct impact from the placement of fill for the berm.

#### Detention Area 120

Detention Area 120 will be located in the northern portion of the project area, upstream (north) of a proposed 7-foot-tall, 1-acre berm measuring approximately 70 feet wide and 670 feet from east to west. Flows within the detention basin will be controlled by a concrete weir structure that is approximately 64 feet long with an average width of 20 feet and a flared end outlet measuring 30 feet wide. The installation

of the berm will create a detention area of approximately 2.82 acres located atop manicured golf greens and 1.63 acres of on-site wetlands. It is anticipated that the detention area will hold an estimated 7.19 acre-feet of flood waters at a depth of up to 6 feet during short-term inundation events.

The creation of proposed Detention Area 120 will result in 3,800 square-feet (SF) or 0.08-acre of permanent, direct wetland impacts caused by the placement of fill for the berm and the installation of the concrete weir structure. Approximately 1.63 acres of existing wetlands will be temporarily impacted during inundation events. These impacts will occur within the northern 2 acres of on-site wetlands surrounding Londons Brook. Within the 30-foot Upland Review Area (URA) to on-site wetlands, there will be approximately 0.08-acre of direct impact from the placement of fill for the berm.

### Impact Mitigation

Temporary wetland impacts will be limited to sedimentation and erosion controls and water controls installed prior to construction activities to limit the uncontrolled material flow due to construction activities and to protect water quality in the short-term from project activities.

In the northern project area for proposed Detention Area 120, temporary impacts are limited to sedimentation and erosion control measures and water control during construction. Sediment filter fence and stacked hay bales are to be placed immediately downgradient of the berm grading area. Sediment fencing to limit impacts from construction of Detention Area 110 will be placed outside (to the south) of the wetland boundary, abutting the Casmir Drive properties. Temporary sediment filter-lined soil stockpile areas will be placed outside of the wetlands and URA adjacent to each berm construction area. The proposed berm slopes will be stabilized by seeding grass within 4"-6" of topsoil added to the berm slopes above compacted impervious core material and will be covered with erosion control blankets until permanent vegetative cover is established. A temporary construction entrance anti-tracking pad will be maintained to avoid substantial impairment to the golf course turf. All S&E controls provided are in accordance with the *2002 Connecticut Guidelines for Soil Erosion and Sediment Control* and depicted on the project plans.

Temporary fill in the watercourse will be in the form of stone check dams to be installed before construction of the concrete weir structures to catch silt and prevent downstream migration of construction material and channel scour. In addition, an approximately 70-foot-long, 36" temporary bypass pipe will be placed at the downstream (southern) boundary of each proposed detention area before construction of the concrete weir structures and to be removed after completion, before construction of the dam embankments.

In the long-term, indirect wetland impacts will be incurred through the temporary inundation of approximately 3.5 of the roughly 4 acres of existing wetlands within the project study area. The zone of inundation will include portions of the Londons Brook stream channel, emergent vegetated banks, and wet meadow and scrub-shrub wetlands bordering the watercourse.

The project as described is not anticipated to adversely impact wetlands or their ability to perform the wetland functions as assessed by SLR and presented in the appended Wetland Function-Value Evaluation form.

An important societal value of wetlands is their ability to assimilate flood waters, mitigating hazards to human safety and reducing the threat of property damage. The proposed project leverages this existing wetland function of the site and enhances its benefits without appreciable harm to other wetland functions and values. While the proposed detention basins will be dry basins, to be drained of stored water at a controlled rate following flooding events through the concrete weir structures, future climate and precipitation patterns will determine the frequency and duration of the inundation within the two basins. Given the wetland location within a maintained golf course and adjacent to a suburban neighborhood without any mapped habitat for sensitive species, the project is not expected to have a significant, adverse ecological impact on any species or natural systems. Much of the proposed area to be inundated exists as manicured grass which provides little to no wildlife habitat and is frequently saturated and ponded under existing conditions. The enhancement of the wetland's ability to mitigate local flooding will elevate the role of this wetland while avoiding long-term impacts to the wetland.

Thank you for your assistance. Should you require any additional information to facilitate your review, please do not hesitate to contact me.

Sincerely,

**SLR International Corporation**



Megan B. Raymond, MS, PWS, CFM  
Principal Scientist, Wetlands & Waterways Lead

Attachments:

1. Project Notification Form
2. Figures
3. Site Photographs
4. Assessor's Property Cards
5. Project Site Plans





## PROJECT REVIEW COVER FORM

This is: ☐ a new submittal ☐ supplemental information ☐ other Date Submitted: \_\_\_\_\_

### PROJECT INFORMATION

Project Name: \_\_\_\_\_

Project Proponent: \_\_\_\_\_  
The individual or group sponsoring, organizing, or proposing the project.

Project Street Address: \_\_\_\_\_  
Include street number, street name, and or Route Number. If no street address exists give closest intersection.

City or Town: \_\_\_\_\_ County: \_\_\_\_\_  
Please use the municipality name and **not** the village or hamlet.

### PROJECT DESCRIPTION (REQUIRED)

Please summarize the project below. In a separate attachment, describe the project in detail. As applicable, provide any information regarding past land use, project area size, renovation plans, demolitions, and/or new construction.

List all state and federal agencies involved in the project and indicate the funding, permit, license or approval program pertaining to the proposed project:

Agency Type	Agency Name	Program Name
<input type="checkbox"/> State <input type="checkbox"/> Federal		
<input type="checkbox"/> State <input type="checkbox"/> Federal		
<input type="checkbox"/> State <input type="checkbox"/> Federal		
<input type="checkbox"/> State <input type="checkbox"/> Federal		

If there is no state or federal agency involvement, please state the reason for your review request:

### FOR SHPO USE ONLY

Based on the information submitted to our office for the above named property and project, it is the opinion of the Connecticut State Historic Preservation Office that no historic properties will be affected by the proposed activities.\*

Jonathan Kinney  
Deputy State Historic Preservation Officer

Date

\*All other determinations of effect will result in a formal letter from this office



## PROJECT REVIEW COVER FORM

### CULTURAL RESOURCES IDENTIFICATION

Background research for previously identified historic properties within a project area may be undertaken at the SHPO's office. To schedule an appointment, please contact Catherine Labadia, 860-500-2329 or [Catherine.labadia@ct.gov](mailto:Catherine.labadia@ct.gov). Some applicants may find it advantageous to hire a qualified historic preservation professional to complete the identification and evaluation of historic properties.

Are there any historic properties listed on the State or National Register of Historic Places within the project area? (Select one)

☐ Yes ☐ No ☐ Do Not Know

If yes, please identify: \_\_\_\_\_

### Architecture

Are there any buildings, structures, or objects within the Area of Potential Effects (houses, bridges, barns, walls, etc.)? The area of potential effects means the geographic area or areas within which an undertaking may directly or indirectly cause alterations in the character or use of historic properties. If you're not sure, check "I don't know."

☐ Yes (attach clearly labeled photographs of each resource and applicable property cards from the municipality assessor)

☐ No (proceed to next section)

☐ I don't know (proceed to next section)

Date the existing building/structures/objects were constructed: \_\_\_\_\_

If the project involves rehabilitation, demolition, or alterations to existing buildings older than 50 years, provide a work plan

(If window replacements are proposed, provide representative photographs of existing windows).

### Archeology

Does the proposed project involve ground disturbing activities?

☐ Yes (provide below or attach a description of current and prior land use and disturbances. Attach an excerpt of the soil survey map for the project area. These can be created for free at: <https://websoilsurvey.nrcs.usda.gov>

☐ No

### CHECKLIST (Did you attach the following information?)

<b>Required for all Projects</b> <input type="checkbox"/> Completed Form <input type="checkbox"/> Map clearly labelled depicting project area <input type="checkbox"/> Photographs of current site conditions <input type="checkbox"/> Site or project plans for new construction	<b>Required for Projects with architectural resources</b> <input type="checkbox"/> Work plans for rehabilitation or renovation <input type="checkbox"/> Assessor's Property Card <b>Required for Projects with ground disturbing activities</b> <input type="checkbox"/> Soil survey map
<b>Suggested Attachments, as needed</b> <input type="checkbox"/> Supporting documents needed to explain project <input type="checkbox"/> Supporting documents identifying historic properties <input type="checkbox"/> Historic maps or aerials (available at <a href="http://magic.lib.uconn.edu">http://magic.lib.uconn.edu</a> or <a href="https://www.historicaerials.com/">https://www.historicaerials.com/</a> )	

### PROJECT CONTACT

Name: \_\_\_\_\_ Firm/Agency: \_\_\_\_\_

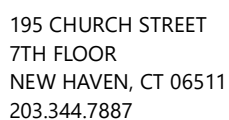
Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

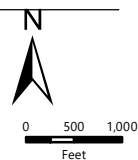
Federal and state laws exist to ensure that agencies, or their designated applicants, consider the impacts of their projects on historic resources. At a minimum, submission of this completed form with its attachments constitutes a request for review by the Connecticut SHPO. The responsibility for preparing documentation, including the identification of historic properties and the assessment of potential effects resulting from the project, rests with the federal or state agency, or its designated applicant. The role of SHPO is to review, comment, and consult. SHPO's ability to complete a timely project review largely depends on the quality of the materials submitted. Please mail the completed form with all attachments to the attention of: Environmental Review, State Historic Preservation Office, 450 Columbus Boulevard, Suite 5, Hartford, CT. **Electronic submissions are not accepted at this time.**





ROOSTER RIVER DETENTION STUDY  
TOWN OF FAIRFIELD

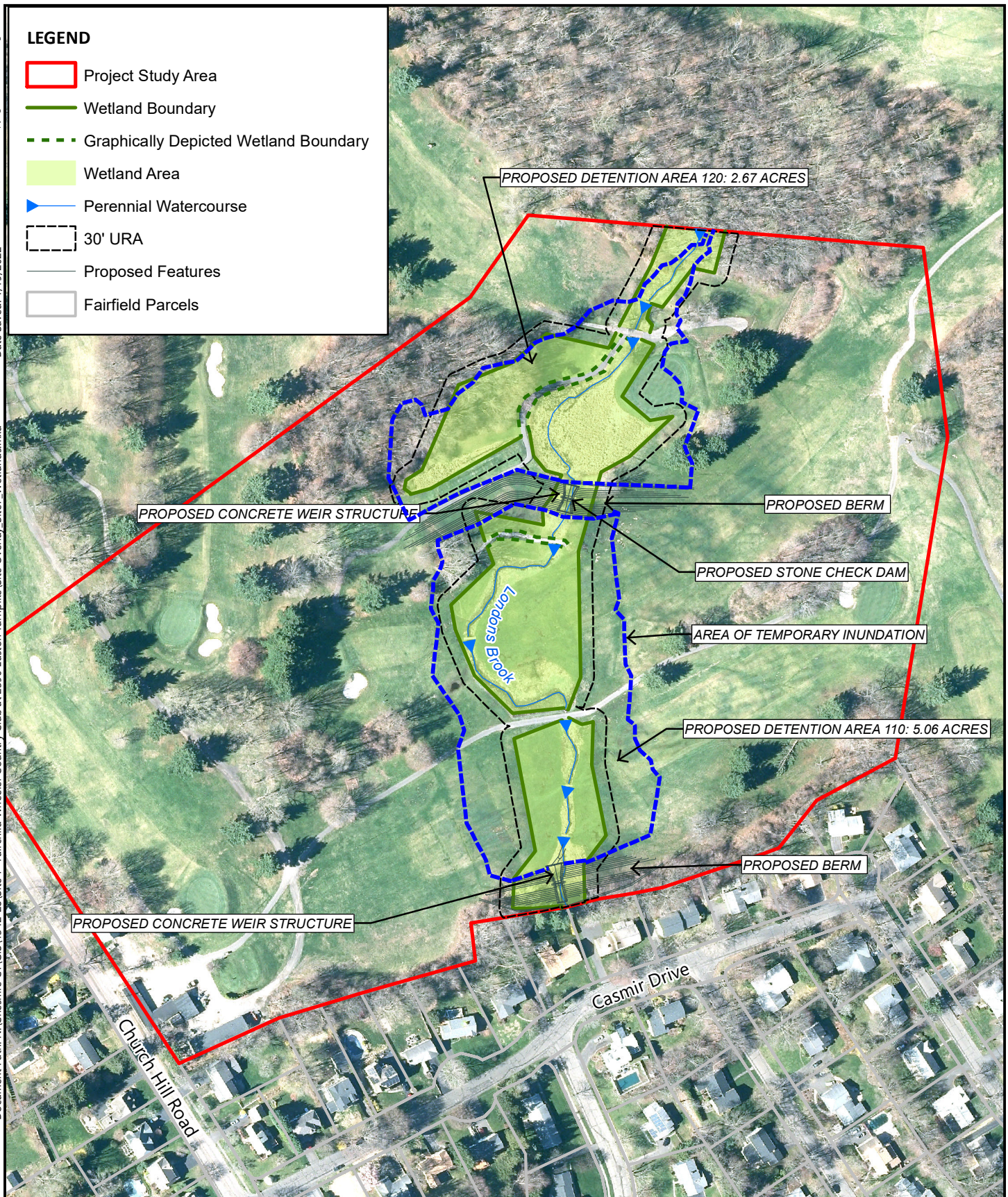
2390 EASTON TURNPIKE  
FAIRFIELD, CONNECTICUT



PROJ. NO.

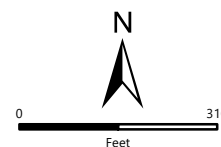
**FIG. 1**





195 CHURCH STREET  
7TH FLOOR  
NEW HAVEN, CT 06511  
203.344.7887

SITE 7 - FAIRCHILD WHEELER COUNTRY CLUB - PROPOSED CONDITIONS  
ROOSTER RIVER WATERSHED DETENTION STUDY  
TOWN OF FAIRFIELD  
2390 EASTON TURNPIKE  
FAIRFIELD, CONNECTICUT



SCALE 1" = 300'

DATE 1/19/2022

141.11342.00028

PROJ. NO.

**FIG. 4**

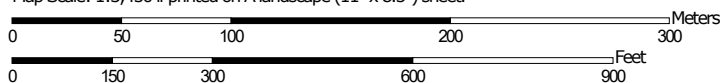


Soil Map—State of Connecticut  
(Site 7 - Fairchild Wheeler Country Club)



Soil Map may not be valid at this scale.

Map Scale: 1:3,450 if printed on A landscape (11" x 8.5") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84



**Natural Resources  
Conservation Service**

Web Soil Survey  
National Cooperative Soil Survey

12/10/2021  
Page 1 of 3

## MAP LEGEND

### Area of Interest (AOI)

 Area of Interest (AOI)

### Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

### Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

### Water Features



Streams and Canals

### Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

### Background



Aerial Photography

## MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: State of Connecticut

Survey Area Data: Version 21, Sep 7, 2021

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jun 27, 2014—Jul 22, 2014

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

## Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
2	Ridgebury fine sandy loam, 0 to 3 percent slopes	8.8	29.6%
60C	Canton and Charlton fine sandy loams, 8 to 15 percent slopes	0.0	0.1%
73C	Charlton-Chatfield complex, 0 to 15 percent slopes, very rocky	0.0	0.1%
84B	Paxton and Montauk fine sandy loams, 3 to 8 percent slopes	9.6	32.3%
84C	Paxton and Montauk fine sandy loams, 8 to 15 percent slopes	9.4	31.6%
284B	Paxton-Urban land complex, 3 to 8 percent slopes	1.8	6.1%
284C	Paxton-Urban land complex, 8 to 15 percent slopes	0.1	0.3%
<b>Totals for Area of Interest</b>		<b>29.8</b>	<b>100.0%</b>



**Client Name:**  
Town of Fairfield, Engineering Department

**Site Location:** Site 7 - Fairchild Wheeler Country Club  
2390 Easton Turnpike, Fairfield, CT

**Project No.**  
141.11342.00028

**Photo No.**  
1

**Date:**  
12/3/2021

**Direction Photo Taken:**  
Northeast

**Description:**  
Maintained golf green in foreground with southernmost wetland area consisting of wet meadow, emergent wetland banks along Londons Brook, and palustrine scrub shrub wetlands extending to the rear of residential properties along Casmir Drive in the background. (Approximate area of proposed southern berm and Detention Area 110).



**Photo No.**  
2

**Date:**  
12/3/2021

**Direction Photo Taken:**  
North

**Description:**  
Maintained golf course green and cart path in foreground with central portion of on-site wetland consisting of Londons Brook and emergent wetland banks in background.







## PHOTOGRAPHIC LOG

**Client Name:**  
Town of Fairfield, Engineering Department

**Site Location:** Site 7 - Fairchild Wheeler Country Club  
2390 Easton Turnpike, Fairfield, CT

**Project No.**  
141.11342.00028

**Photo No.**  
3

**Date:**  
12/3/2021

**Direction Photo Taken:**  
West

**Description:**  
Southwestern portion of southernmost wetland on site consisting of largely invasive scrub shrub vegetation atop poorly drained, saturated soils. Proposed location of southern berm.



**Photo No.**  
4


**Date:**  
12/3/2021

**Direction Photo Taken:**  
North

**Description:**  
Wet meadow to the west of emergent banks along Londons Brook at approximately location of proposed concrete weir structure within southernmost wetland area on site.





<b>Client Name:</b> Town of Fairfield, Engineering Department		<b>Site Location:</b> Site 7 - Fairchild Wheeler Country Club 2390 Easton Turnpike, Fairfield, CT	<b>Project No.</b> 141.11342.00028
<b>Photo No.</b> 5	<b>Date:</b> 12/3/2021		
<b>Direction Photo Taken:</b> South			
<b>Description:</b> Londons Brook and emergent wetland banks from first wooden footbridge crossing upstream of proposed berm and concrete weir structure, looking downstream towards properties along Casmir Drive.			

<b>Photo No.</b> 6	<b>Date:</b> 12/3/2021	
<b>Direction Photo Taken:</b> North		
<b>Description:</b> Londons Brook and emergent wetland banks upstream of proposed berm and concrete weir structure from first wooden footbridge crossing, looking upstream towards cart path crossing.		



2390 EASTON TURNPIKE

Location	2390 EASTON TURNPIKE	Mblu	11/ 2/ / /
Acct#	03046	Owner	BRIDGEPORT CITY OF
Assessment	\$13,721,890	Appraisal	\$19,602,700
PID	477	Building Count	4

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2021	\$4,661,000	\$14,941,700	\$19,602,700
Assessment			
Valuation Year	Improvements	Land	Total
2021	\$3,262,700	\$10,459,190	\$13,721,890

Owner of Record

Owner	BRIDGEPORT CITY OF	Sale Price	\$0
Co-Owner	C/O MAYORS OFFICE	Certificate	
Address	45 LYON TER	Book & Page	0164/0308
	BRIDGEPORT, CT 06604	Sale Date	01/01/1800

Ownership History

Ownership History				
Owner	Sale Price	Certificate	Book & Page	Sale Date
BRIDGEPORT CITY OF	\$0		0164/0308	01/01/1800

Building Information

Building 1 : Section 1

Year Built:	1929
Living Area:	10,771
Replacement Cost:	\$1,829,917
Building Percent Good:	66
Replacement Cost	
Less Depreciation:	\$1,207,700

Building Attributes
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Building Photo

 Building Photo  
([http://images.vgsi.com/photos2/FairfieldCTPhotos/\A0089\IMG\\_0185\\_8994](http://images.vgsi.com/photos2/FairfieldCTPhotos/\A0089\IMG_0185_8994))



Style:	Warehouse
Model	Ind/Comm
Grade	Average Plus
Stories:	1
Occupancy	1.00
Exterior Wall 1	Concr/Cinder
Exterior Wall 2	Pre-finsh Metl
Roof Structure	Flat
Roof Cover	Rubber
Interior Wall 1	Minim/Masonry
Interior Wall 2	
Interior Floor 1	Concr-Finished
Interior Floor 2	
Heating Fuel	None
Heating Type	None
AC Type	None
Struct Class	
Bldg Use	Municipal Golf I
Total Rooms	
Total Bedrms	00
Total Baths	0
Liv Area	
Effect Area	
1st Floor Use:	909I
Heat/AC	None
Frame Type	Masonry
Baths/Plumbing	None
Ceiling/Wall	None
Rooms/Prtns	Average
Wall Height	12.00
% Comn Wall	0.00

### Building 3 : Section 1

**Year Built:** 1860  
**Living Area:** 1,904  
**Replacement Cost:** \$209,409  
**Building Percent Good:** 62  
**Replacement Cost**  
**Less Depreciation:** \$129,800

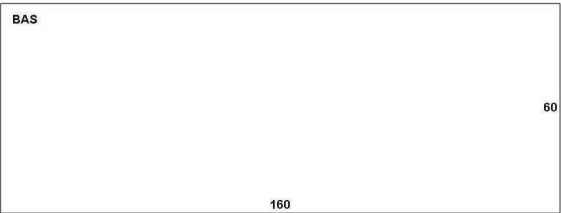
Building Attributes : Bldg 3 of 4	
Field	Description
Style:	Colonial

### Building Photo



(<http://images.vgsi.com/photos2/FairfieldCTPhotos/\A02\04\98\54.jpg>)

### Building Layout



(ParcelSketch.ashx?pid=477&bid=408)

Building Sub-Areas (sq ft)			
Code	Description	Gross Area	Living Area
BAS	First Floor	9,600	9,600
		9,600	9,600

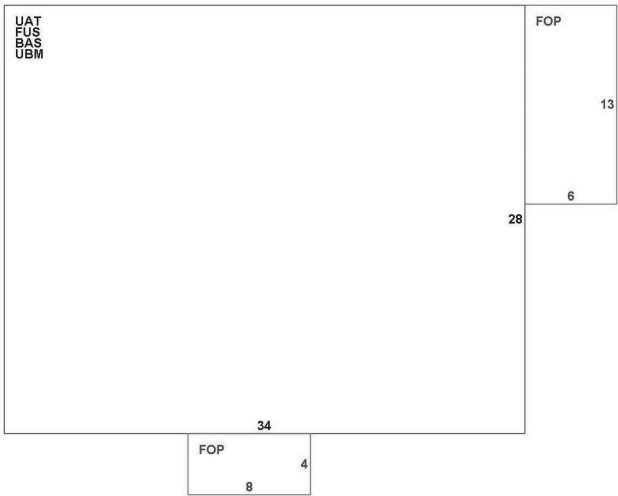
Model	Residential
Grade:	
Stories:	2 Stories
Occupancy	1
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asphalt
Interior Wall 1	Plastered
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	Carpet
Heat Fuel	Gas
Heat Type:	Hot Water
AC Type:	None
Total Bedrooms:	3 Bedrooms
Total Bthrms:	1
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	7 Rooms
Bath Style:	Average
Kitchen Style:	Average
Num Kitchens	01
FCPZ	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

### Building Photo



(<http://images.vgsi.com/photos2/FairfieldCTPhotos/\02\04\98\55.jpg>)

### Building Layout



([ParcelSketch.ashx?pid=477&bid=409](#))

Building Sub-Areas (sq ft)			
Code	Description	Gross Area	Living Area
BAS	First Floor	952	952
FUS	Upper Story, Finished	952	952
FOP	Porch, Open, Finished	110	0
UAT	Attic, Unfinished	952	0
UBM	Basement, Unfinished	952	0
		3,918	1,904

### Building 4 : Section 1

Year Built:	1960
Living Area:	3,000
Replacement Cost:	\$171,699
Building Percent Good:	56
Replacement Cost	
Less Depreciation:	\$96,200
Building Attributes : Bldg 4 of 4	

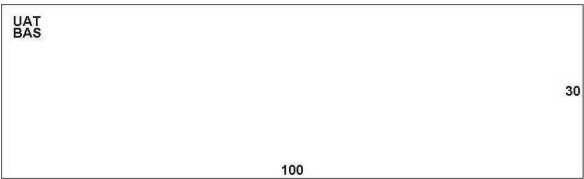
Field	Description
Style:	Service Shop
Model	Comm/Ind
Grade	Average
Stories:	1
Occupancy	1.00
Exterior Wall 1	Concr/Cinder
Exterior Wall 2	
Roof Structure	Gable/Hip
Roof Cover	Asphalt
Interior Wall 1	Minim/Masonry
Interior Wall 2	
Interior Floor 1	Concr-Finished
Interior Floor 2	
Heating Fuel	Gas
Heating Type	Hot Air-no Duc
AC Type	None
Struct Class	
Bldg Use	Municipal Golf C
Total Rooms	
Total Bedrms	00
Total Baths	0
Liv Area	
Effect Area	
1st Floor Use:	909I
Heat/AC	None
Frame Type	Masonry
Baths/Plumbing	Average
Ceiling/Wall	None
Rooms/Prtns	Average
Wall Height	12.00
% Comn Wall	0.00

### Building Photo



(http://images.vgsi.com/photos2/FairfieldCTPhotos/\02\04\98\56.jpg)

### Building Layout



(ParcelSketch.ashx?pid=477&bid=410)

Building Sub-Areas (sq ft)			
Code	Description	Gross Area	Living Area
BAS	First Floor	3,000	3,000
UAT	Attic, Unfinished	3,000	0
		6,000	3,000

### Extra Features

Extra Features				
Code	Description	Size	Value	Bldg #
FPL3	2.0 STORY FIREPLACE	1.00 UNITS	\$4,700	3
FPL4	1.0 STONE FPL	1.00 UNITS	\$6,600	1

### Land

Land Use		Land Line Valuation	
Use Code	909C	Size (Sqr Feet)	13582008
Description	Municipal Golf C	Depth	0
Zone	R3	Assessed Value	\$10,459,190
Neighborhood	C5	Appraised Value	\$14,941,700
Alt Land Appr Category	No		

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
SHD1	SHED FRAME			320.00 S.F.	\$4,800	4
SHD2	W/LIGHTS ETC			208.00 S.F.	\$3,300	2
FGR1	GARAGE-AVE			2824.00 S.F.	\$45,200	3
FOP	DET PORCH			64.00 S.F.	\$900	2
SHD4	MASONRY SHED			468.00 S.F.	\$11,400	4
SHD4	MASONRY SHED			90.00 S.F.	\$2,200	1
FGR1	GARAGE-AVE			550.00 S.F.	\$8,800	3
FN3	FENCE-6' CHAIN			120.00 L.F.	\$1,100	1
SHD1	SHED FRAME			100.00 S.F.	\$1,500	2
PAT1	PATIO-AVG			1662.00 S.F.	\$10,800	2
SHD2	W/LIGHTS ETC			496.00 S.F.	\$4,300	1
SHD1	SHED FRAME			160.00 S.F.	\$2,400	1
LT1	LIGHTS-IN W/PL			5.00 UNITS	\$3,800	1
PAV1	PAVING-ASPHALT			80000.00 S.F.	\$266,400	1
MSC27	HOLE			36.00 UNIT	\$2,430,000	1
FOP	DET PORCH			64.00 S.F.	\$900	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2020	\$4,661,000	\$14,941,700	\$19,602,700
2019	\$4,353,000	\$14,742,000	\$19,095,000
2018	\$4,353,000	\$14,742,000	\$19,095,000

Assessment			
Valuation Year	Improvements	Land	Total
2020	\$3,262,700	\$10,459,190	\$13,721,890
2019	\$3,047,100	\$10,319,400	\$13,366,500
2018	\$3,047,100	\$10,319,400	\$13,366,500







# FAIRCHILD WHEELER COUNTRY CLUB FLOODWATER DETENTION SYSTEM (SITE 7)

PRELIMINARY DESIGN (60%)

2390 EASTON TURNPIKE  
FAIRFIELD, CONNECTICUT

1342-28  
FEBRUARY 02, 2022

## GENERAL NOTES

- BOUNDARY AND TOPOGRAPHIC INFORMATION IS BASED UPON TOWN PROVIDED GIS.
- INFORMATION REGARDING THE LOCATION OF EXISTING UTILITIES HAS BEEN BASED UPON AVAILABLE INFORMATION AND MAY BE INCOMPLETE, AND WHERE SHOWN SHOULD BE CONSIDERED APPROXIMATE. THE LOCATION OF ALL EXISTING UTILITIES SHOULD BE CONFIRMED PRIOR TO BEGINNING CONSTRUCTION. CALL "CALL BEFORE YOU DIG", 1-800-922-4555. ALL UTILITY LOCATIONS THAT DO NOT MATCH THE VERTICAL OR HORIZONTAL CONTROL SHOWN ON THE PLANS SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE ENGINEER FOR RESOLUTION.
- SLR CONSULTING ACCEPTS NO RESPONSIBILITY FOR THE ACCURACY OF MAPS AND DATA WHICH HAVE BEEN SUPPLIED BY OTHERS.
- INLAND WETLANDS AND WATERCOURSES ON SITE WERE FLAGGED BY MEGAN B. RAYMOND, CERTIFIED SOIL SCIENTIST FROM SLR CONSULTING ON MARCH 15, 2021.
- THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ANY UTILITIES INCLUDING IRRIGATION PIPES PRIOR TO THE START OF CONSTRUCTION.
- ALL DIMENSIONS AND ELEVATIONS SHALL BE VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER.
- SEDIMENT AND EROSION CONTROL MEASURES AS DEPICTED ON THESE PLANS AND DESCRIBED WITHIN THE SEDIMENT AND EROSION CONTROL NARRATIVE SHALL BE IMPLEMENTED AND MAINTAINED UNTIL PERMANENT COVER AND STABILIZATION IS ESTABLISHED. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL CONFORM TO THE "GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL, CONNECTICUT - 2002, AND IN ALL CASES BEST MANAGEMENT PRACTICES SHALL PREVAIL.
- ALL DISTURBED AREAS SHALL RECEIVE A MINIMUM OF 6" TOPSOIL AND BE SEEDDED WITH GROUND COVER SEED MIX, AS SHOWN ON THE PLANS.
- IN ALL CASES, TOPSOIL AND OTHER CONSTRUCTION MATERIALS SHALL BE DRAWN FROM THE ON-SITE STOCKPILES OF EXISTING MATERIAL. ONLY WHEN ON-SITE STOCKPILES HAVE BEEN USED SHALL MATERIAL BE IMPORTED TO THE SITE.
- ALL PROPOSED CONTOURS AND SPOT ELEVATIONS INDICATE FINISHED GRADE.
- ALL CONSTRUCTION MATERIALS AND METHODS SHALL CONFORM TO THE TOWN OF FAIRFIELD REQUIREMENTS AND TO THE APPLICABLE SECTIONS OF THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROADS, BRIDGES, FACILITIES AND INCIDENTAL CONSTRUCTION, FORM 818 AND ADDENDUMS.
- THE PLANS REQUIRE A CONTRACTOR'S WORKING KNOWLEDGE OF LOCAL, MUNICIPAL, WATER AUTHORITY, AND STATE CODES FOR UTILITY SYSTEMS. ANY CONFLICTS BETWEEN MATERIALS AND LOCATIONS SHOWN, AND LOCAL REQUIREMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO THE EXECUTION OF WORK. THE ENGINEER WILL NOT BE HELD LIABLE FOR COSTS INCURRED TO IMPLEMENT OR CORRECT WORK WHICH DOES NOT CONFORM TO LOCAL CODE.
- COMPLIANCE WITH THE PERMIT CONDITIONS IS THE RESPONSIBILITY OF BOTH THE CONTRACTOR AND THE PERMITTEE.
- THE PROPERTY OWNER MUST MAINTAIN (REPAIR/REPLACE WHEN NECESSARY) THE EROSION CONTROLS UNTIL ALL DEVELOPMENT ACTIVITY IS COMPLETED AND ALL DISTURBED AREAS ARE PERMANENTLY STABILIZED.

## CONSTRUCTION SEQUENCE

- PRIOR TO COMMENCEMENT OF WORK A PRECONSTRUCTION MEETING SHALL BE HELD WITH TOWN STAFF AND REPRESENTATIVES OF THE CONTRACTOR AND OWNER. AT THIS MEETING, ONE PERSON WILL BE PLACED IN CHARGE OF SEDIMENT AND EROSION CONTROL FOR THE ENTIRE SITE.
- CONTRACTOR TO STAKE OUT LIMIT OF DISTURBANCE AND VEGETATION TO BE RETAINED. NO DISTURBANCE IS TO TAKE PLACE BEYOND THE LIMITS OF WORK SHOWN.
- CONTRACTOR TO INSTALL SEDIMENT AND EROSION CONTROLS ALONG THE PERIMETER, AND STABILIZED CONSTRUCTION ENTRANCES.
- INSTALL TEMPORARY BYPASS PIPES AND STONE CHECK DAMS.
- CLEAR AND GRUB SITE AND STOCKPILE TOPSOIL. PLACE SEDIMENT FILTER FENCE AND HAYBALES AROUND STOCKPILES.
- INSTALL CONCRETE WEIRS WHERE NOTED ON THE PLANS.
- INITIATE MASS EARTHWORK OPERATIONS AFTER ALL SILT FENCE & HAYBALES ARE INSTALLED.
- SLOPES ARE TO BE ESTABLISHED AS SOON AS PRACTICAL BEFORE UTILITY INSTALLATION. STABILIZE ALL SLOPES IMMEDIATELY AFTER THEIR ESTABLISHMENT.
- THE SEDIMENT AND EROSION CONTROL PLAN SHALL BE MODIFIED BY THE CONTRACTOR AT THE DIRECTION OF THE ENGINEER AND DESIGNATED TOWN REPRESENTATIVE AS NECESSITATED BY CHANGING SITE CONDITIONS.

## GENERAL CONSTRUCTION NOTES

- SEDIMENT AND EROSION CONTROLS SHALL BE INSPECTED AT LEAST ONCE A WEEK AND WITHIN 24 HOURS OF THE END OF A STORM WITH A RAINFALL AMOUNT OF 0.5 INCH OR GREATER.
- INSPECTION OF THE SITE FOR EROSION SHALL CONTINUE FOR A PERSON OF THREE MONTHS AFTER COMPETITION WHEN RAINFALLS OF ONE INCH OR MORE OCCUR.
- THE SITE SHOULD BE KEPT CLEAN OF LOOSE DEBRIS, LITTER AND BUILDING MATERIALS SUCH THAT NONE OF THE ABOVE ENTER WATERS OR WETLANDS.
- A COPY OF ALL PLANS AND REVISIONS, AND THE SEDIMENT AND EROSION CONTROL PLAN SHALL BE MAINTAINED ON-SITE AT ALL TIMES DURING CONSTRUCTION.

## OPERATION AND MAINTENANCE PLAN (POST-CONSTRUCTION)

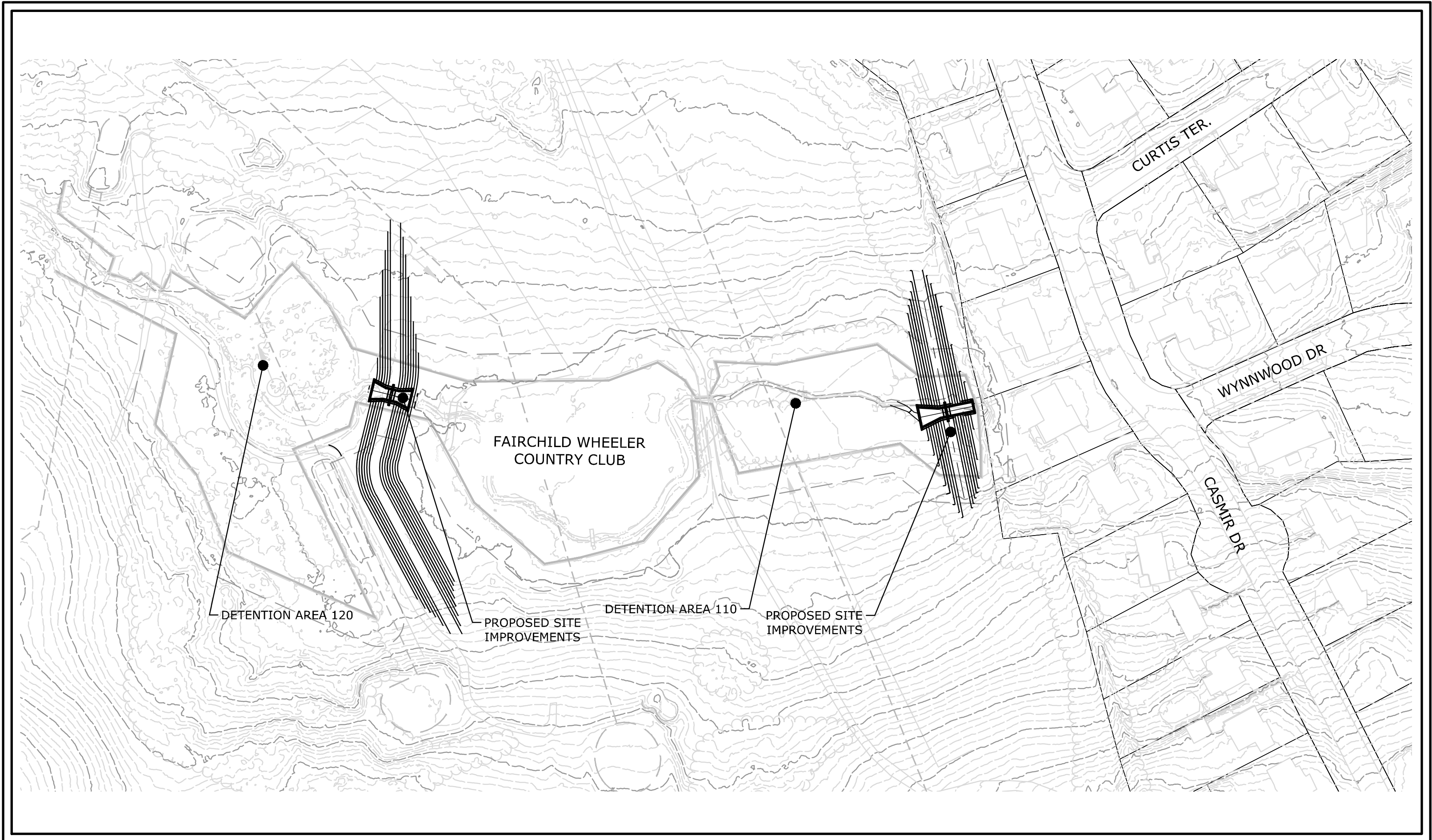
- THE TWO OUTLET WEIRS SHALL BE MAINTAINED FREE OF DEBRIS.
- A VEGETATIVE OR IMPROVED COVER SHALL BE MAINTAINED ON ALL EARTH SURFACES TO MINIMIZE SOIL EROSION. USE OF FERTILIZER SHOULD BE MINIMIZED AND APPLIED USING PRUDENT APPLICATION PROCEDURES.
- A LOG OF ALL INSPECTION AND CLEANING SHALL BE MAINTAINED BY THE OWNER AND BE AVAILABLE FOR INSPECTION.
- DURING CONSTRUCTION AND FOR SIX MONTHS AFTER PROJECT COMPLETION INSPECTION OF SEDIMENT AND EROSION CONTROL MEASURES SHALL BE MADE ON A WEEKLY BASIS AND AFTER RAINFALL EVENTS OF 1" OR GREATER. A LOG OF SUCH INSPECTIONS SHALL BE MAINTAINED AT THE SITE.
- THE MAINTENANCE OF THE DAMS WILL BE THE RESPONSIBILITY OF THE OWNER.

### EARTHWORK SUMMARY:

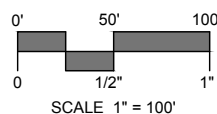
LOCATION	CUT	FILL	NET
TOTAL SITE	20 C.Y.	4340 C.Y.	4320 C.Y. <FILL>
DETENTION AREA 110 BERM	---	1520 C.Y.	1520 C.Y. <FILL>
DETENTION AREA 120 BERM	20 C.Y.	2820 C.Y.	2800 C.Y. <FILL>



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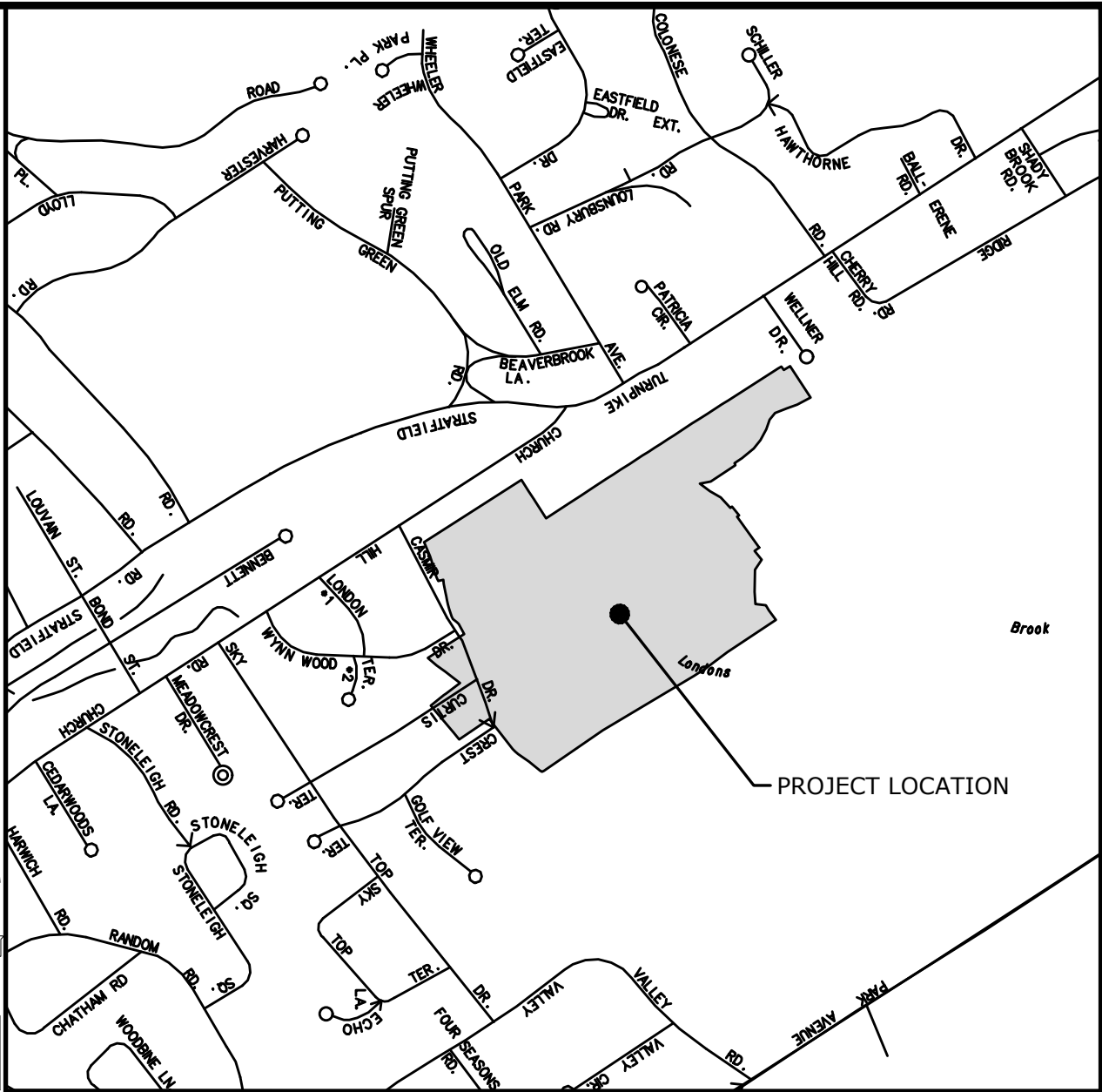
### PROJECT SITE VICINITY MAP:



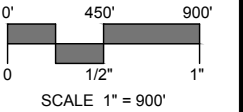
### PREPARED BY:

**SLR**

99 REALTY DRIVE  
CHESHIRE, CT 06410  
203.271.1773  
SLRCONSULTING.COM



### LOCATION MAP:



### LEGEND

EXISTING		PROPOSED
STREET LINE	---	---
PROPERTY LINE	---	---
EASEMENT	---	---
SETBACK LINE	---	---
MAJOR CONTOUR	-70-	-70-
MINOR CONTOUR	-68-	-68-
SPOT GRADE	x 70.5	+70.5
WETLANDS	WETLANDS	WETLANDS
TREE LINE	TREE LINE	TREE LINE
TREE/SHRUB	TREE/SHRUB	TREE/SHRUB
STONEWALL	STONEWALL	STONEWALL
SITE LIGHT	SITE LIGHT	SITE LIGHT
HYDRANT	HYDRANT	HYDRANT
WATER METER	WATER METER	WATER METER
WATER VALVE	WATER VALVE	WATER VALVE
GAS VALVE	GAS VALVE	GAS VALVE
CATCH BASIN	CATCH BASIN	CATCH BASIN
MANHOLE/YARD DRAIN	MANHOLE/YARD DRAIN	MANHOLE/YARD DRAIN
SANITARY SEWER SERVICE/MAIN	SANITARY SEWER SERVICE/MAIN	SANITARY SEWER SERVICE/MAIN
STORM DRAIN W/CATCH BASIN	STORM DRAIN W/CATCH BASIN	STORM DRAIN W/CATCH BASIN
WATER MAIN	WATER MAIN	WATER MAIN
ELECTRICAL CONDUIT	ELECTRICAL CONDUIT	ELECTRICAL CONDUIT
UTILITY POLE	UTILITY POLE	UTILITY POLE
TRAFFIC SIGN	TRAFFIC SIGN	TRAFFIC SIGN
MONUMENT	MONUMENT	MONUMENT
EDGE OF PAVEMENT W/CURB	EDGE OF PAVEMENT W/CURB	EDGE OF PAVEMENT W/CURB

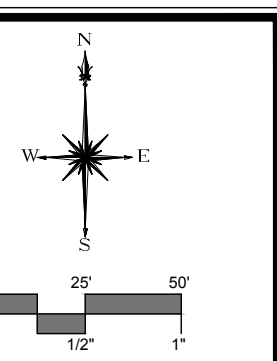
### PREPARED FOR:

TOWN OF FAIRFIELD  
611 OLD POST ROAD  
FAIRFIELD, CT 06824

### LIST OF DRAWINGS

NAME	TITLE
--	TITLE SHEET
A	SITE AERIAL PHOTO
SM	SITE MAP
DP	DETENTION AREA 120 & 110 PLAN
SD	SITE DETAILS
STR-01	STRUCTURAL DETAILS
STR-02	STRUCTURAL DETAILS
STR-03	STRUCTURAL DETAILS



[illegible]

**SITE AERIAL PHOTO**

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**FAIRCHILD WHEELER COUNTRY CLUB**

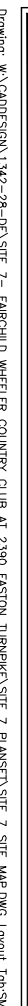
**SITE 7**

2390 EASTON TURNPIKE  
FAIRFIELD, CONNECTICUT

<b>EAH</b> DESIGNED	<b>SMM</b> DRAWN	<b>EAH</b> CHECKED
<b>1"=50'</b>		
SCALE		
<b>FEBRUARY 02, 2022</b>		
DATE		
<b>1342-28</b>		
PROJECT NO.		
<b>2 OF 8</b>		
SHEET NO.		

# AERIAL



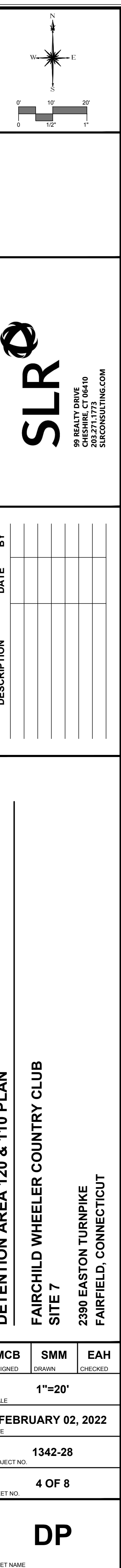
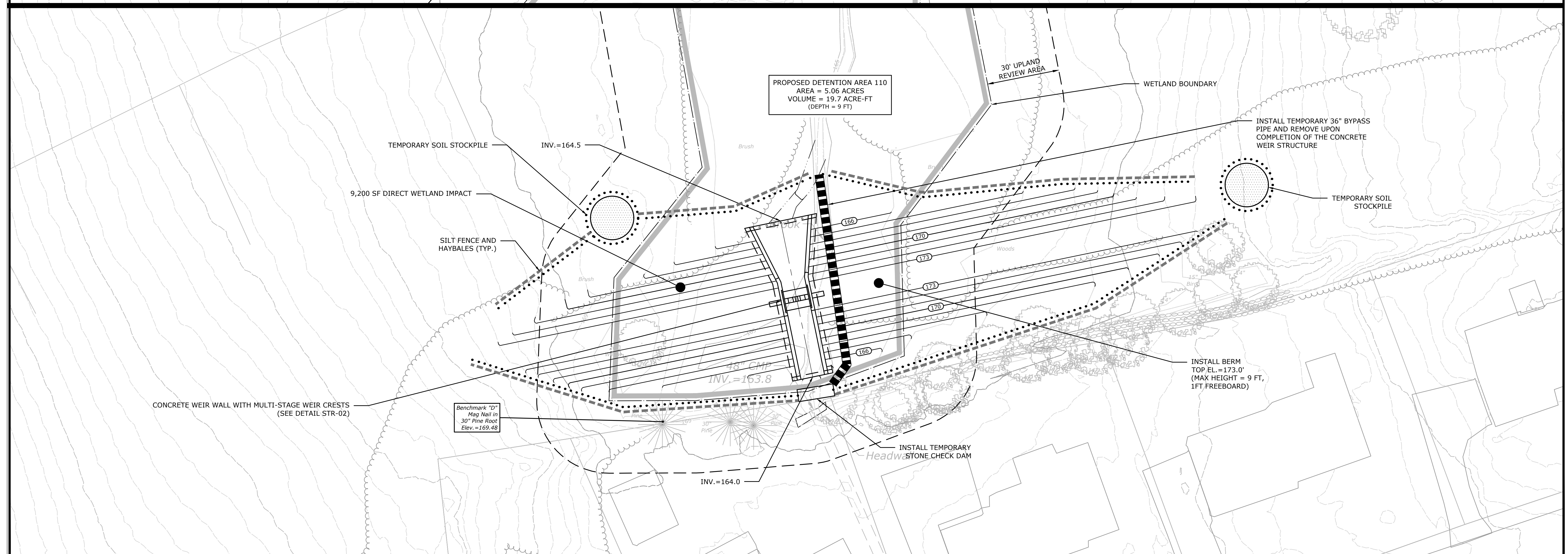
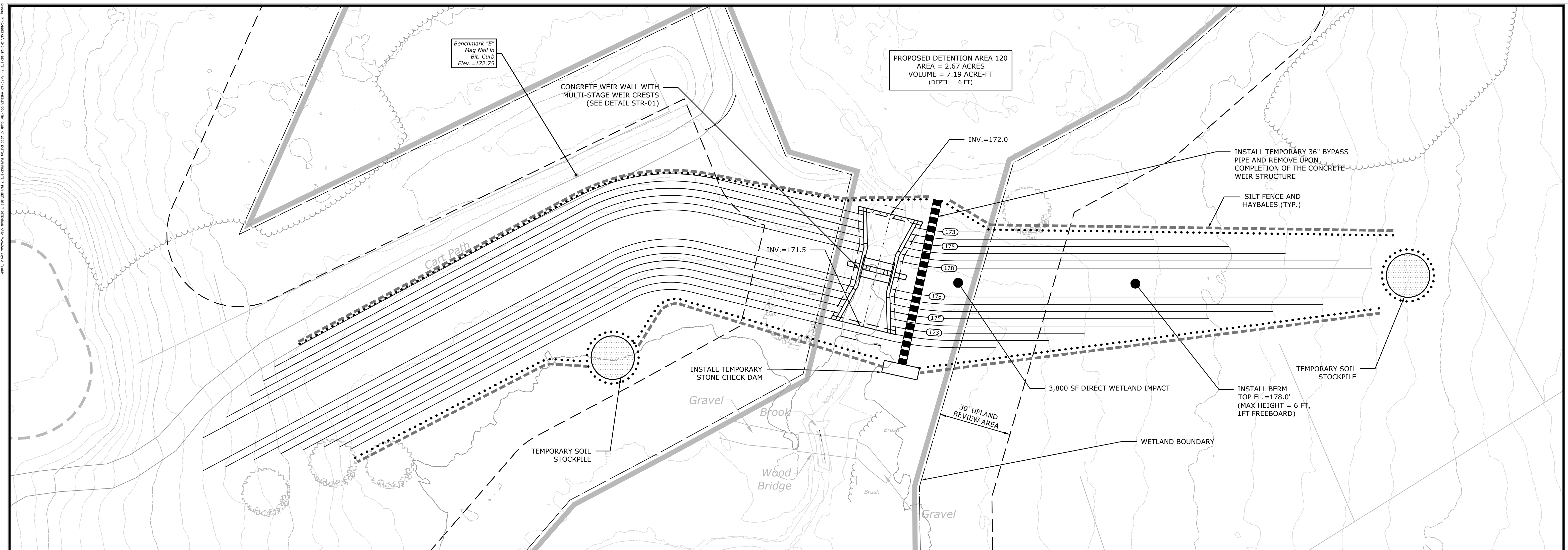


<b>DETENTION AREA 110</b>	
DIRECT WETLAND IMPACT	9,200 SF
DIRECT UPLAND REVIEW AREA IMPACT	3,400 SF
TOTAL AREA OF TEMPORARY INUNDATION	185,000 SF
AREA OF TEMPORARY WETLAND INUNDATION	88,000 SF
AREA OF TEMPORARY URA INUNDATION	46,000 SF

<b>DETENTION AREA 120</b>	
DIRECT WETLAND IMPACT	3,800 SF
DIRECT UPLAND REVIEW AREA IMPACT	3,500 SF
TOTAL AREA OF TEMPORARY INUNDATION	123,000 SF
AREA OF TEMPORARY WETLAND INUNDATION	71,000 SF
AREA OF TEMPORARY URA INUNDATION	30,000 SF

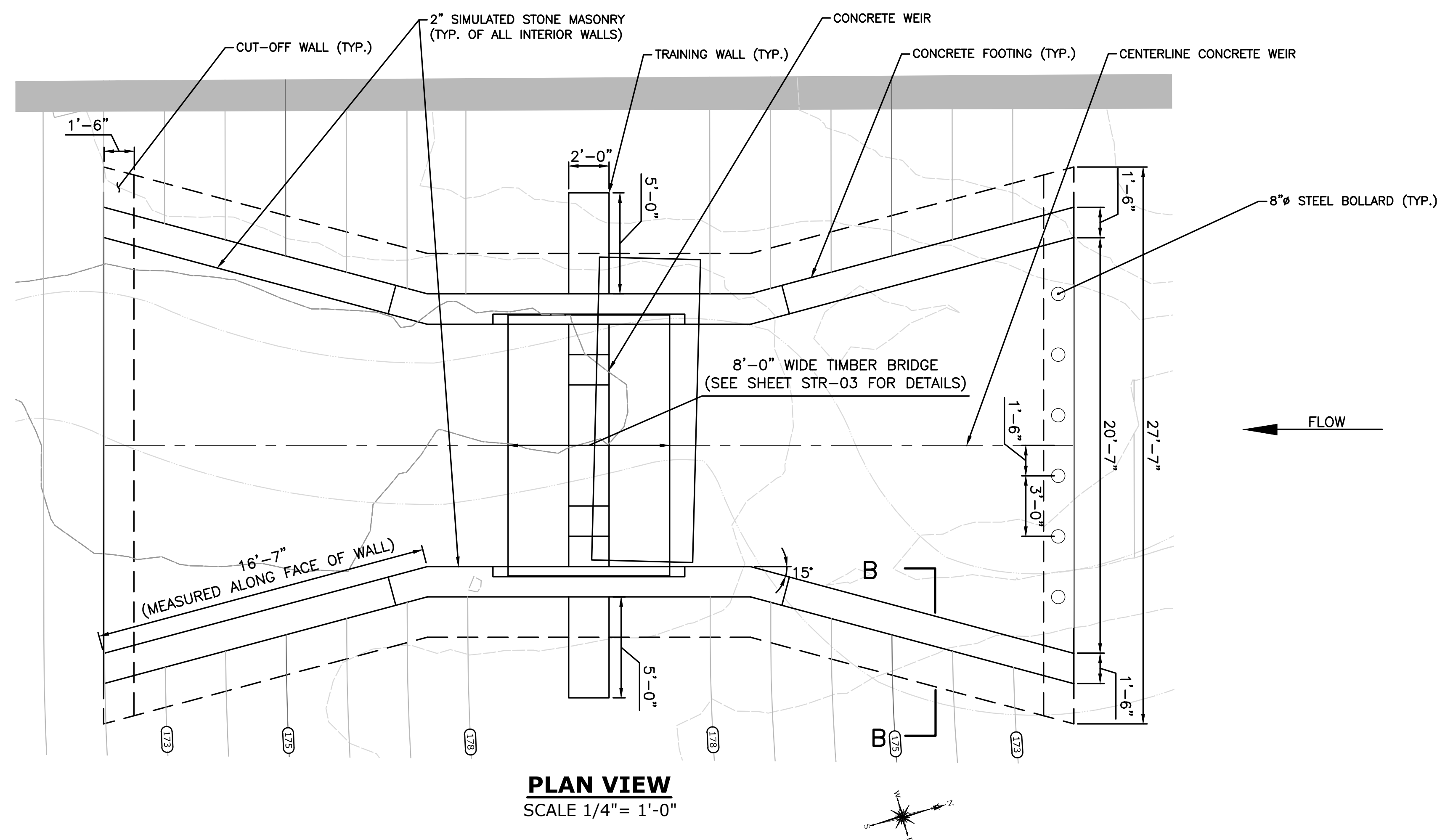
<div style="text-align: center;"> </div>					
<div style="text-align: right;"> <b>SLR</b> 99 BEAITY DRIVE CHESHIRE, CT 06610 P.O. BOX 770 SURCONSULTING.COM</div>					
DESCRIPTION		DATE		BY	
<div style="display: flex; justify-content: space-between;"><div>SITE MAP</div><div>FAIRCHILD WHEELER COUNTRY CLUB SITE 7</div><div>2390 EASTON TURNPIKE FAIRFIELD, CONNECTICUT</div></div>					
EAH DESIGNED		SMM DRAWN		EAH CHECKED	
SCALE 1"=50'					
FEBRUARY 02, 2022					
DATE		1342-28			
PROJECT NO.		3 OF 8			
SHEET NO.					
<div style="text-align: center;"><b>SM</b></div>					
SHEET NAME					



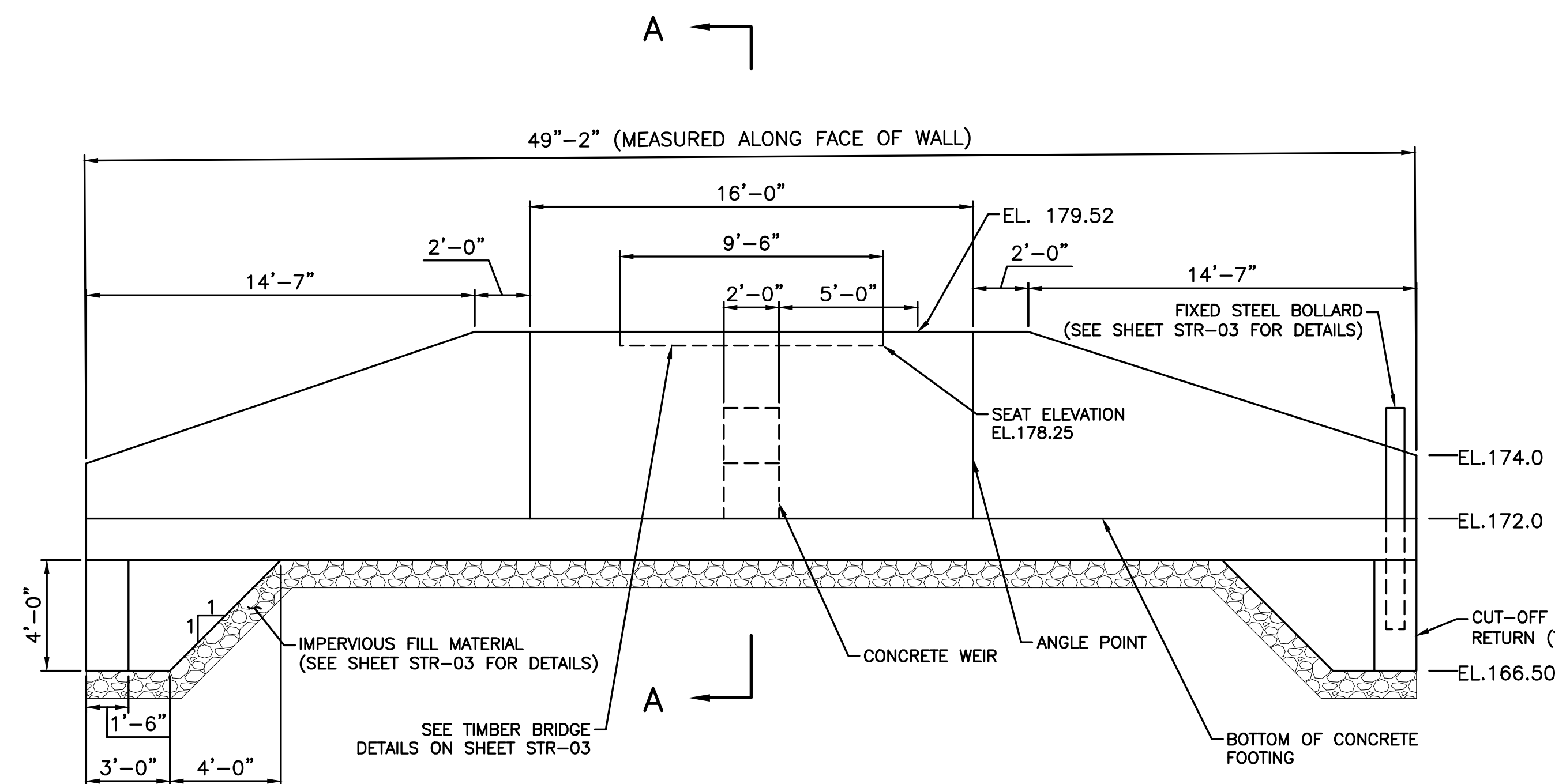








**PLAN VIEW**  
SCALE 1/4" = 1'-0"



**DETENTION 120 CONCRETE WEIR SIDE VIEW**  
SCALE 1/4"=1'-0"

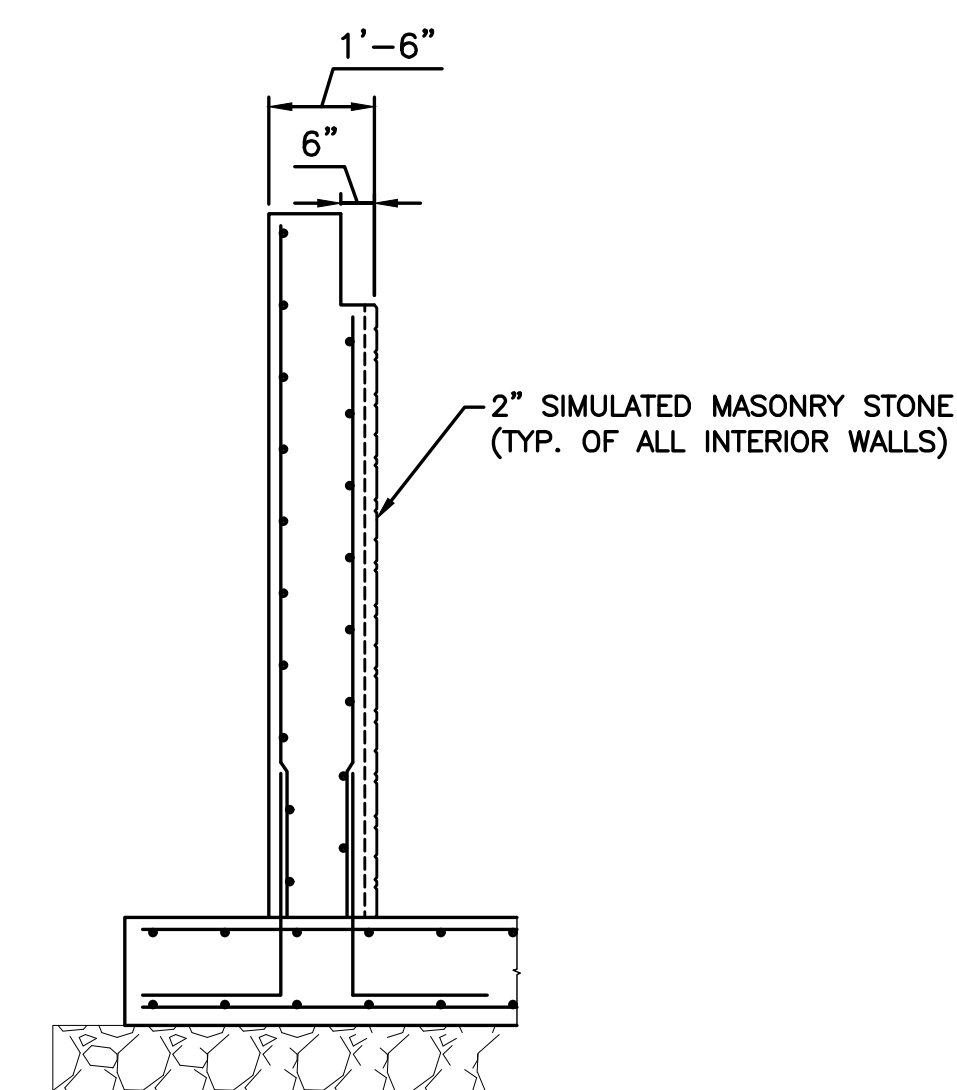
### GENERAL NOTES

1. **SPECIFICATIONS:** CONNECTICUT DEPARTMENT OF TRANSPORTATION FORM 818 (2020), INCLUDING JANUARY 2021 SUPPLEMENTS, AND SPECIAL PROVISIONS.
2. **DESIGN SPECIFICATIONS:** AASHTO LRFD DESIGN SPECIFICATIONS, 9<sup>TH</sup> EDITION, 2020, AS SUPPLEMENTED BY THE CONNECTICUT DEPARTMENT OF TRANSPORTATION BRIDGE DESIGN MANUAL (2003) WITH INTERIM REVISIONS UP TO AND INCLUDING 2019.
3. **MATERIAL STRENGTHS:**  
  
CONCRETE:  
CLASS PCC 03340  $f_c = 3,000$  PSI  
CLASS PCC 04462  $f_c = 4,000$  PSI  
  
THE CONCRETE STRENGTH USED IN DESIGN ( $f_c$ ) OF THE CONCRETE COMPONENTS IS NOTED ABOVE. THE COMPRESSIVE STRENGTH OF THE CONCRETE IN THE CONSTRUCTED COMPONENTS SHALL CONFORM TO THE REQUIREMENTS OF SECTION 6.01 - CONCRETE FOR STRUCTURES AND M.03 - PORTLAND CEMENT CONCRETE.  
  
REINFORCEMENT:  
ASTM A615 GRADE 60  $f_y = 60,000$  PSI
4. **LIVE LOAD:** 90 PSF PEDESTRIAN LOADING OR AASHTO TO H5 LOADING WHICHEVER GOVERNS
5. **DEAD LOAD:** ALL PEDESTRIAN BRIDGE COMPONENTS
6. **FUTURE PAVING ALLOWANCE:** NONE

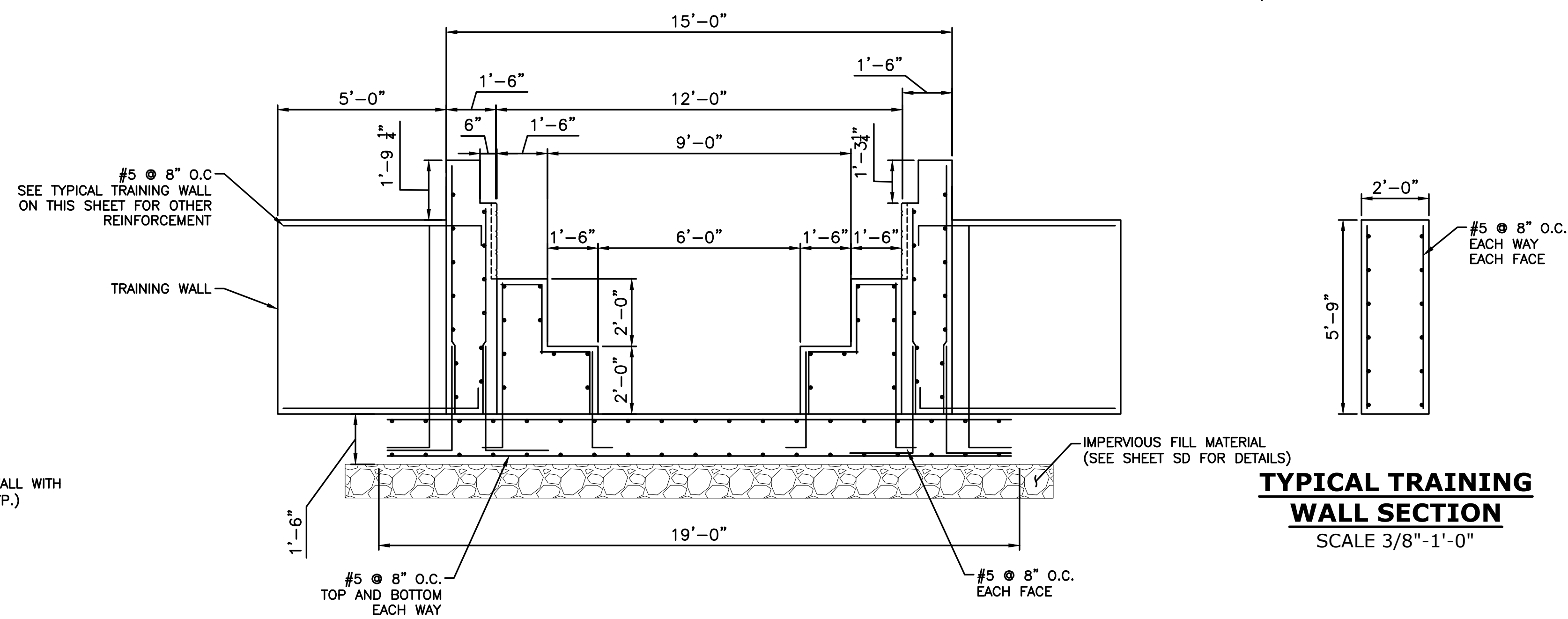
## CONCRETE NOTES

1. **REMAIN-IN-PLACE FORMS:** THE USE OF REMAIN-IN-PLACE FORMS FOR THIS STRUCTURE IS NOT ALLOWED.
  2. THE FOLLOWING PAY ITEMS AND CONCRETE CLASSES ARE REQUIRED FOR CAST-IN-PLACE BRIDGE COMPONENTS:
- | ITEM          | BRIDGE COMPONENTS       | PCC CLASS |
|---------------|-------------------------|-----------|
| CONCRETE WEIR | FOOTINGS, CUT-OFF WALLS | PCC03340  |
|               | STEMS, TRAINING WALLS   | PCC04462  |
3. **EXPOSED EDGES:** EXPOSED EDGES OF CONCRETE SHALL BE BEVELED 1"x1" UNLESS DIMENSIONED OTHERWISE.
  4. **CONCRETE COVER:** ALL REINFORCEMENT SHALL HAVE TWO INCHES COVER UNLESS DIMENSIONED OTHERWISE.
  5. **REINFORCEMENT:** ALL REINFORCEMENT SHALL BE GALVANIZED AFTER FABRICATION UNLESS NOTED OTHERWISE. ALL REINFORCEMENT SHALL CONFORM TO THE REQUIREMENTS OF ASTM A767, CLASS 1, INCLUDING SUPPLEMENTAL REQUIREMENTS. THE COST OF FURNISHING AND PLACING THIS REINFORCEMENT SHALL BE INCLUDED IN THE ITEM "PEDESTRIAN BRIDGE"
  6. **CONSTRUCTION JOINTS:** CONSTRUCTION JOINTS, OTHER THAN THOSE SHOWN ON THE PLANS, WILL NOT BE PERMITTED WITHOUT THE PRIOR APPROVAL OF THE ENGINEER.

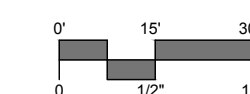
ITEM	BRIDGE COMPONENTS	PCC CLASS
CONCRETE WEIR	FOOTINGS, CUT-OFF WALLS	PCC03340
	STEMS, TRAINING WALLS	PCC04462



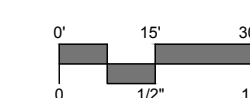
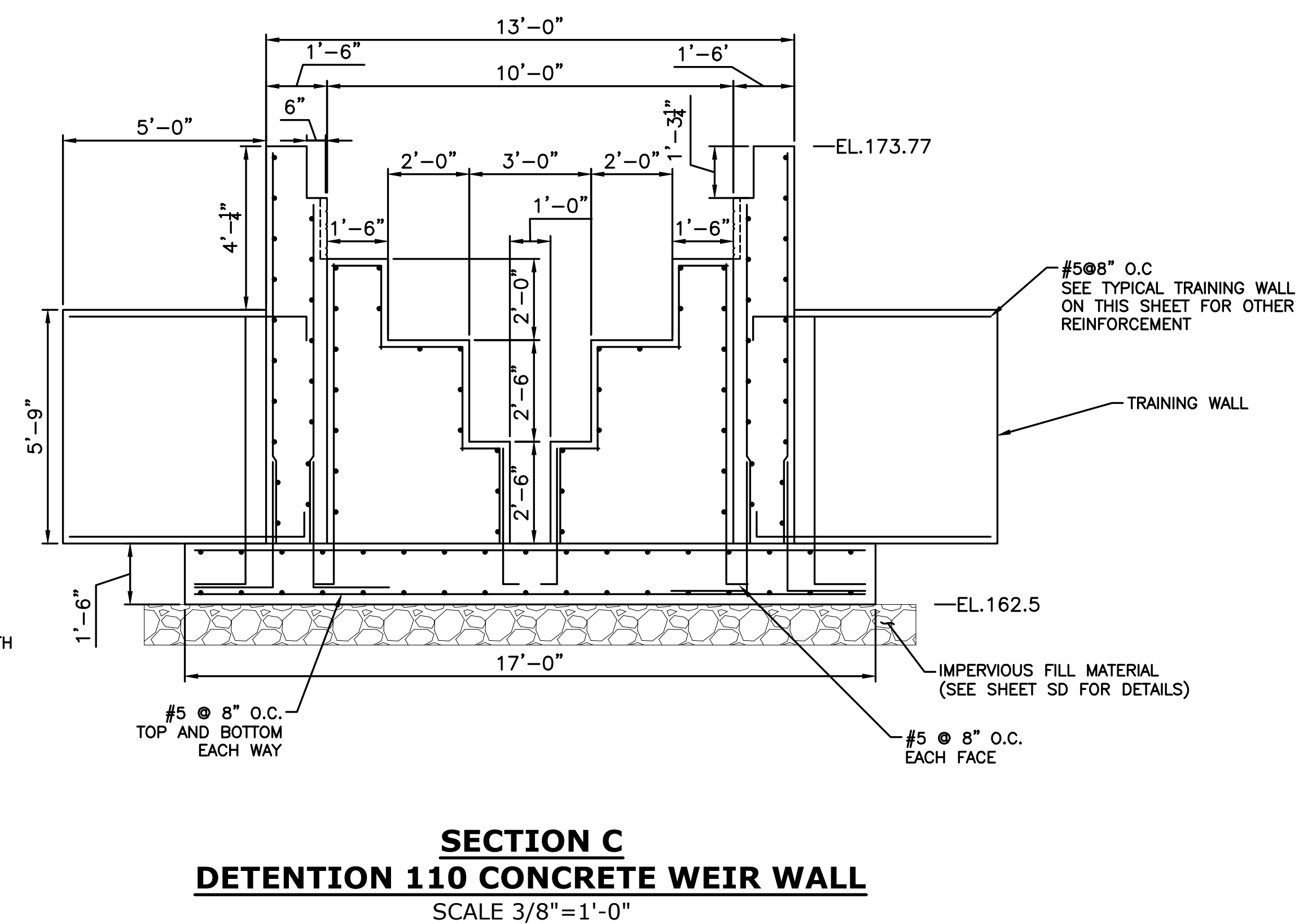
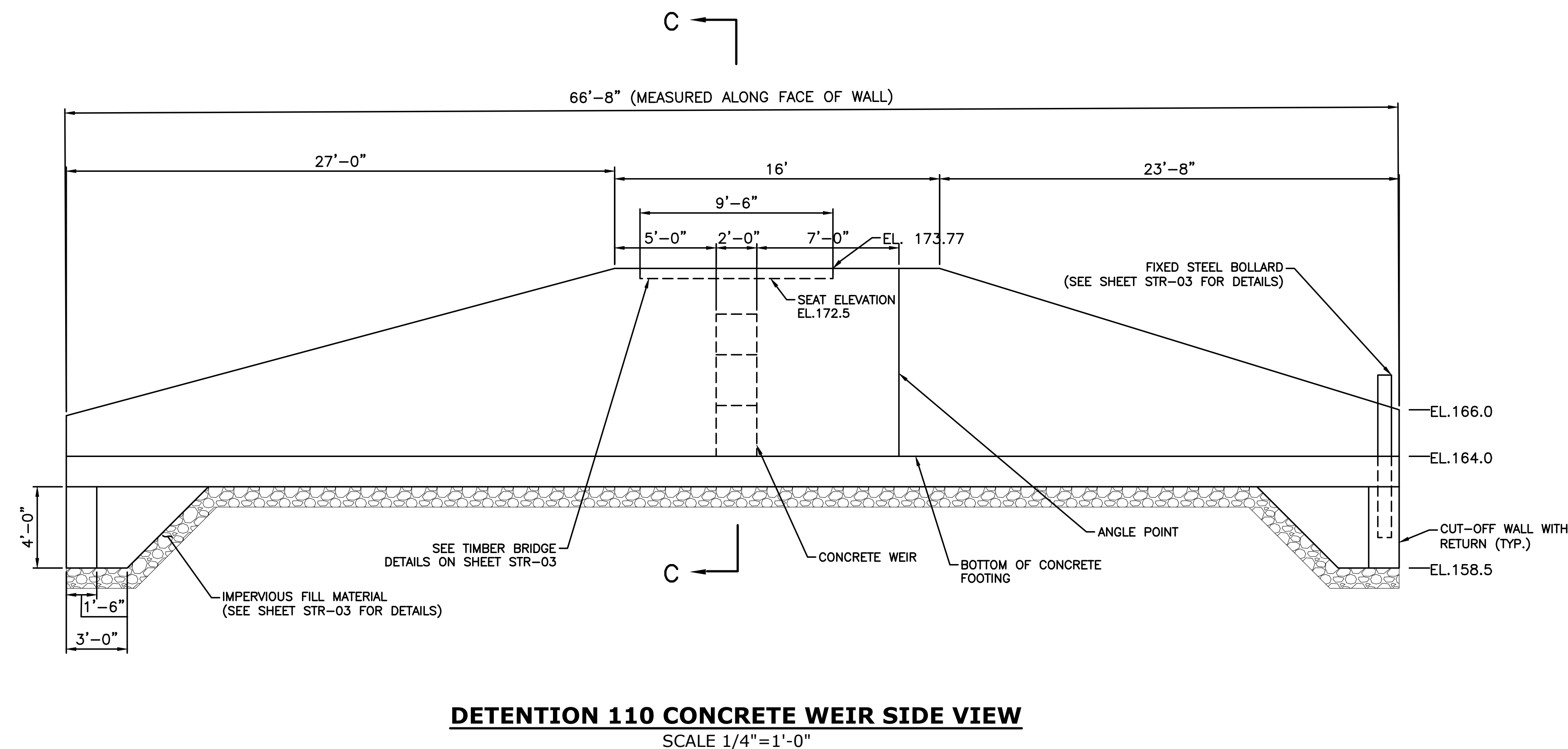
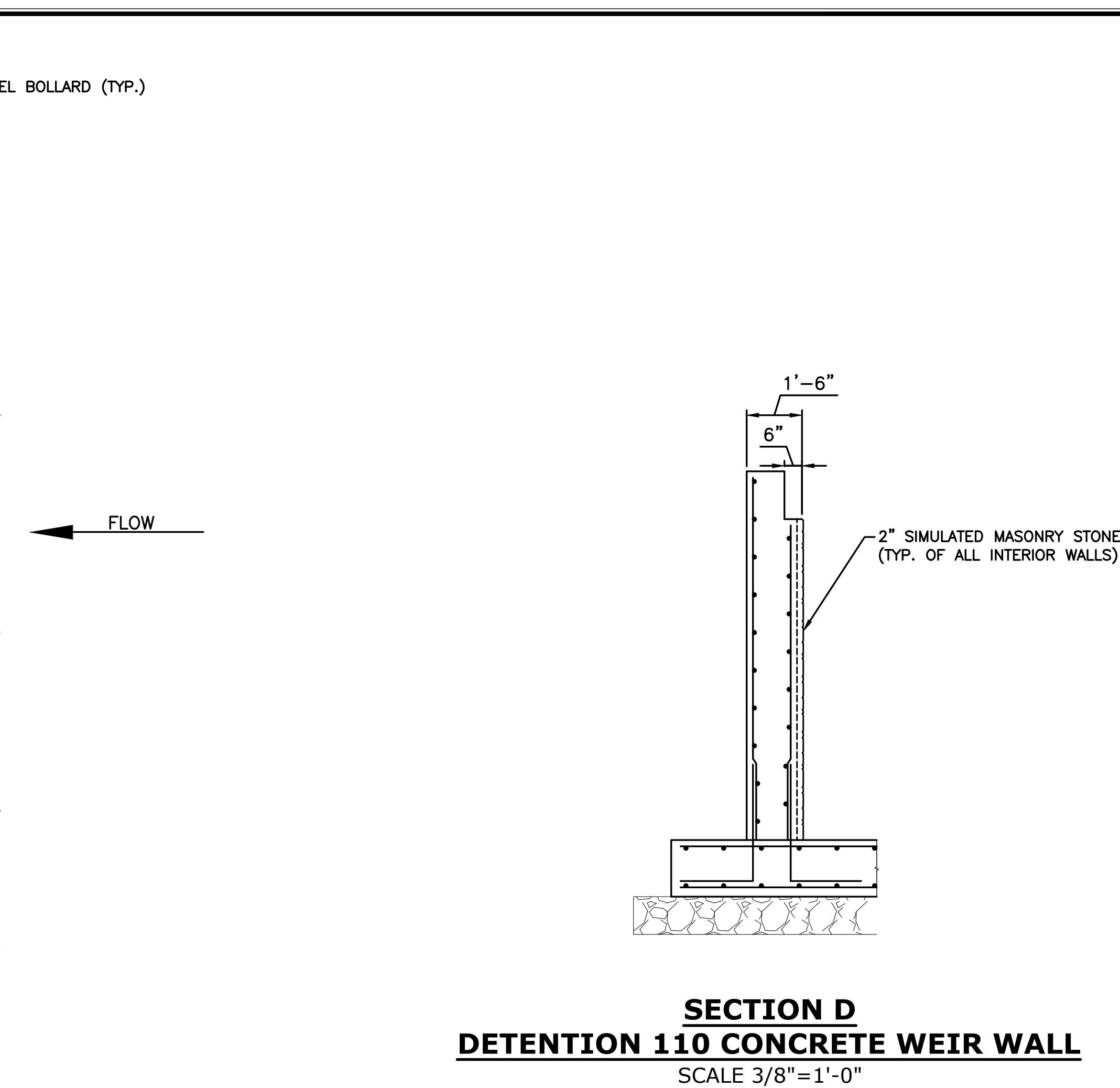
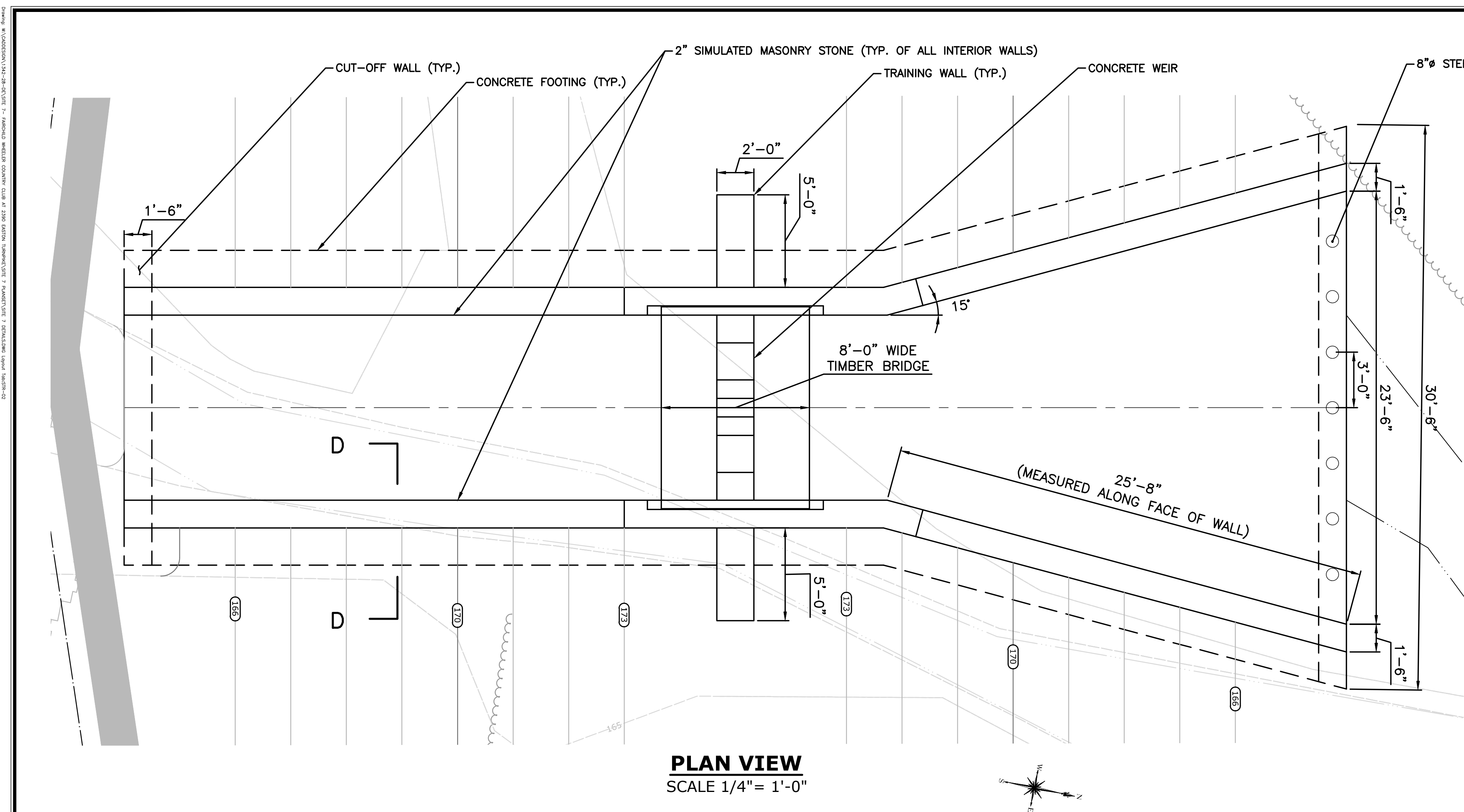
**SECTION B**  
**DETENTION 110 CONCRETE WEIR WALL**  
SCALE 3/8"=1'-0"



**SECTION A**  
**DETENTION 120 CONCRETE WEIR WALL**  
SCALE 3/8"-1'-0"

[illegible]

<b>KP</b> DESIGNED	<b>MLA</b> DRAWN	<b>KP</b> CHECKED
<b>AS NOTED</b>		
SCALE		
<b>FEBRUARY 02, 2022</b>		
DATE		
<b>1342-28</b>		
PROJECT NO.		
<b>6 OF 8</b>		
SHEET NO.		



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99 REALTY DRIVE  
CHESHIRE, CT 06410  
203.271.1773

[illegible]

**STRUCTURAL DETAILS**

**FAIRCHILD WHEELER COUNTRY CLUB**

**SITE 7**

**22390 EASTON TURNPIKE**  
**FAIRFIELD, CONNECTICUT**

KP DESIGNED	MLA DRAWN	KP CHECKED
AS NOTED		
SCALE		
FEBRUARY 02, 2022		
DATE		
1342-28		
PROJECT NO.		
7 OF 8		
SHEET NO.		

STR-02



NOTES: 1. 2. 3. 4. 5. 6. 7. 8. 9. 10. 11. 12. 13. 14. 15. 16. 17. 18. 19. 20. 21. 22. 23. 24. 25. 26. 27. 28. 29. 30. 31. 32. 33. 34. 35. 36. 37. 38. 39. 40. 41. 42. 43. 44. 45. 46. 47. 48. 49. 50. 51. 52. 53. 54. 55. 56. 57. 58. 59. 60. 61. 62. 63. 64. 65. 66. 67. 68. 69. 70. 71. 72. 73. 74. 75. 76. 77. 78. 79. 80. 81. 82. 83. 84. 85. 86. 87. 88. 89. 90. 91. 92. 93. 94. 95. 96. 97. 98. 99. 100. 101. 102. 103. 104. 105. 106. 107. 108. 109. 110. 111. 112. 113. 114. 115. 116. 117. 118. 119. 120. 121. 122. 123. 124. 125. 126. 127. 128. 129. 130. 131. 132. 133. 134. 135. 136. 137. 138. 139. 140. 141. 142. 143. 144. 145. 146. 147. 148. 149. 150. 151. 152. 153. 154. 155. 156. 157. 158. 159. 160. 161. 162. 163. 164. 165. 166. 167. 168. 169. 170. 171. 172. 173. 174. 175. 176. 177. 178. 179. 180. 181. 182. 183. 184. 185. 186. 187. 188. 189. 190. 191. 192. 193. 194. 195. 196. 197. 198. 199. 200. 201. 202. 203. 204. 205. 206. 207. 208. 209. 210. 211. 212. 213. 214. 215. 216. 217. 218. 219. 220. 221. 222. 223. 224. 225. 226. 227. 228. 229. 230. 231. 232. 233. 234. 235. 236. 237. 238. 239. 240. 241. 242. 243. 244. 245. 246. 247. 248. 249. 250. 251. 252. 253. 254. 255. 256. 257. 258. 259. 260. 261. 262. 263. 264. 265. 266. 267. 268. 269. 270. 271. 272. 273. 274. 275. 276. 277. 278. 279. 280. 281. 282. 283. 284. 285. 286. 287. 288. 289. 290. 291. 292. 293. 294. 295. 296. 297. 298. 299. 300. 301. 302. 303. 304. 305. 306. 307. 308. 309. 310. 311. 312. 313. 314. 315. 316. 317. 318. 319. 320. 321. 322. 323. 324. 325. 326. 327. 328. 329. 330. 331. 332. 333. 334. 335. 336. 337. 338. 339. 340. 341. 342. 343. 344. 345. 346. 347. 348. 349. 350. 351. 352. 353. 354. 355. 356. 357. 358. 359. 360. 361. 362. 363. 364. 365. 366. 367. 368. 369. 370. 371. 372. 373. 374. 375. 376. 377. 378. 379. 380. 381. 382. 383. 384. 385. 386. 387. 388. 389. 390. 391. 392. 393. 394. 395. 396. 397. 398. 399. 400. 401. 402. 403. 404. 405. 406. 407. 408. 409. 410. 411. 412. 413. 414. 415. 416. 417. 418. 419. 420. 421. 422. 423. 424. 425. 426. 427. 428. 429. 430. 431. 432. 433. 434. 435. 436. 437. 438. 439. 440. 441. 442. 443. 444. 445. 446. 447. 448. 449. 450. 451. 452. 453. 454. 455. 456. 457. 458. 459. 460. 461. 462. 463. 464. 465. 466. 467. 468. 469. 470. 471. 472. 473. 474. 475. 476. 477. 478. 479. 480. 481. 482. 483. 484. 485. 486. 487. 488. 489. 490. 491. 492. 493. 494. 495. 496. 497. 498. 499. 500. 501. 502. 503. 504. 505. 506. 507. 508. 509. 510. 511. 512. 513. 514. 515. 516. 517. 518. 519. 520. 521. 522. 523. 524. 525. 526. 527. 528. 529. 530. 531. 532. 533. 534. 535. 536. 537. 538. 539. 540. 541. 542. 543. 544. 545. 546. 547. 548. 549. 550. 551. 552. 553. 554. 555. 556. 557. 558. 559. 560. 561. 562. 563. 564. 565. 566. 567. 568. 569. 570. 571. 572. 573. 574. 575. 576. 577. 578. 579. 580. 581. 582. 583. 584. 585. 586. 587. 588. 589. 590. 591. 592. 593. 594. 595. 596. 597. 598. 599. 600. 601. 602. 603. 604. 605. 606. 607. 608. 609. 610. 611. 612. 613. 614. 615. 616. 617. 618. 619. 620. 621. 622. 623. 624. 625. 626. 627. 628. 629. 630. 631. 632. 633. 634. 635. 636. 637. 638. 639. 640. 641. 642. 643. 644. 645. 646. 647. 648. 649. 650. 651. 652. 653. 654. 655. 656. 657. 658. 659. 660. 661. 662. 663. 664. 665. 666. 667. 668. 669. 670. 671. 672. 673. 674. 675. 676. 677. 678. 679. 680. 681. 682. 683. 684. 685. 686. 687. 688. 689. 690. 691. 692. 693. 694. 695. 696. 697. 698. 699. 700. 701. 702. 703. 704. 705. 706. 707. 708. 709. 710. 711. 712. 713. 714. 715. 716. 717. 718. 719. 720. 721. 722. 723. 724. 725. 726. 727. 728. 729. 730. 731. 732. 733. 734. 735. 736. 737. 738. 739. 740. 741. 742. 743. 744. 745. 746. 747. 748. 749. 750. 751. 752. 753. 754. 755. 756. 757. 758. 759. 760. 761. 762. 763. 764. 765. 766. 767. 768. 769. 770. 771. 772. 773. 774. 775. 776. 777. 778. 779. 780. 781. 782. 783. 784. 785. 786. 787. 788. 789. 790. 791. 792. 793. 794. 795. 796. 797. 798. 799. 800. 801. 802. 803. 804. 805. 806. 807. 808. 809. 810. 811. 812. 813. 814. 815. 816. 817. 818. 819. 820. 821. 822. 823. 824. 825. 826. 827. 828. 829. 830. 831. 832. 833. 834. 835. 836. 837. 838. 839. 840. 841. 842. 843. 844. 845. 846. 847. 848. 849. 850. 851. 852. 853. 854. 855. 856. 857. 858. 859. 860. 861. 862. 863. 864. 865. 866. 867. 868. 869. 870. 871. 872. 873. 874. 875. 876. 877. 878. 879. 880. 881. 882. 883. 884. 885. 886. 887. 888. 889. 890. 891. 892. 893. 894. 895. 896. 897. 898. 899. 900. 901. 902. 903. 904. 905. 906. 907. 908. 909. 910. 911. 912. 913. 914. 915. 916. 917. 918. 919. 920. 921. 922. 923. 924. 925. 926. 927. 928. 929. 930. 931. 932. 933. 934. 935. 936. 937. 938. 939. 940. 941. 942. 943. 944. 945. 946. 947. 948. 949. 950. 951. 952. 953. 954. 955. 956. 957. 958. 959. 960. 961. 962. 963. 964. 965. 966. 967. 968. 969. 970. 971. 972. 973. 974. 975. 976. 977. 978. 979. 980. 981. 982. 983. 984. 985. 986. 987. 988. 989. 990. 991. 992. 993. 994. 995. 996. 997. 998. 999. 1000.

FASTENING NOTES

1. JOISTS TO POSTS - 1/2"Ø LAG BOLTS & 3/4"Ø THRU BOLTS AS SHOWN ON DETAILS.
2. DECKING TO JOISTS - 3" GALVANIZED SCREWS.
3. RAILINGS TO POSTS - 3" GALVANIZED SCREWS.
4. RAILING CABLES TO POSTS PER MANUFACTURER'S RECOMMENDATIONS.

TIMBER BRIDGE

PART 1 - GENERAL

DESCRIPTION OF WORK:

CONSTRUCTION INCLUDES THE FOLLOWING TYPES OF WORK:

- STAINLESS STEEL CABLE RAILING
- CONCRETE ABUTMENTS
- WOOD FRAMING
- TIMBER DECKING

REFERENCES

LUMBER STANDARDS: COMPLY WITH PS 20 AND WITH APPLICABLE RULES OF THE RESPECTIVE GRADING AND INSPECTING AGENCIES FOR SPECIES AND PRODUCTS INDICATED.

SUBMITTALS

PRODUCT DATA: SUBMIT MANUFACTURER'S SPECIFICATIONS AND INSTALLATION INSTRUCTIONS FOR MATERIALS LISTED BELOW:

WOOD TREATMENT DATA: SUBMIT TREATMENT MANUFACTURER'S INSTRUCTIONS FOR PROPER USE OF EACH TYPE OF TREATED MATERIAL.

PRESSURE TREATMENT: FOR EACH TYPE SPECIFIED, INCLUDE CERTIFICATION BY TREATING PLANT STATING CHEMICALS AND PROCESS USED, NET AMOUNT OF PRESERVATIVE RETAINED AND CONFORMANCE WITH APPLICABLE STANDARDS.

PRODUCT HANDLING

DELIVERY AND STORAGE: KEEP MATERIALS DRY AT ALL TIMES. PROTECT AGAINST EXPOSURE TO WEATHER AND CONTACT WITH DAMP OR WET SURFACES. STACK LUMBER AND PLYWOOD, AND PROVIDE AIR CIRCULATION WITHIN STACKS.

PART 2 - PRODUCTS

MATERIALS

LUMBER, GENERAL

FACTORY MARK EACH PIECE OF LUMBER WITH TYPE, GRADE, MILL AND GRADING AGENCY, EXCEPT OMIT MARKING FROM SURFACES TO BE EXPOSED WITH TRANSPARENT FINISH OR WITHOUT FINISH.

NOMINAL SIZES ARE INDICATED, EXCEPT AS SHOWN BY DETAIL DIMENSIONS. PROVIDE ACTUAL SIZES AS REQUIRED BY PS 20, FOR MOISTURE CONTENT SPECIFIED FOR EACH USE.

PROVIDE DRESSED LUMBER, S4S, UNLESS OTHERWISE INDICATED.

PROVIDE SEASONED LUMBER WITH 19% MAXIMUM MOISTURE CONTENT AT THE TIME OF DRESSING.

PROVIDE SOUTHERN PINE LUMBER, FOR FRAMING.

TIMBER PLANKS, TBD

POSTS SHALL RUN FULL HEIGHT AND NO SPLICING ALLOWED.

MISCELLANEOUS MATERIALS

FASTENERS AND ANCHORAGES: PROVIDE SIZE, TYPE, MATERIAL AND FINISH AS INDICATED AND AS RECOMMENDED BY APPLICABLE STANDARDS, COMPLYING WITH APPLICABLE FEDERAL SPECIFICATIONS FOR NAILS, STAPLES, SCREWS, BOLTS, NUTS, WASHERS AND ANCHORING DEVICES. PROVIDE METAL HANGERS AND FRAMING ANCHORS OF THE SIZE AND TYPE RECOMMENDED BY THE MANUFACTURER FOR EACH USE INCLUDING RECOMMENDED NAILS. PROVIDE FASTENERS AND ANCHORAGES WITH A HOT-DIP ZINC COATING (ASTM A 153).

WOOD PRESERVATIVE TREATMENT: SEE SPECIFICATIONS

PART 3 - EXECUTION

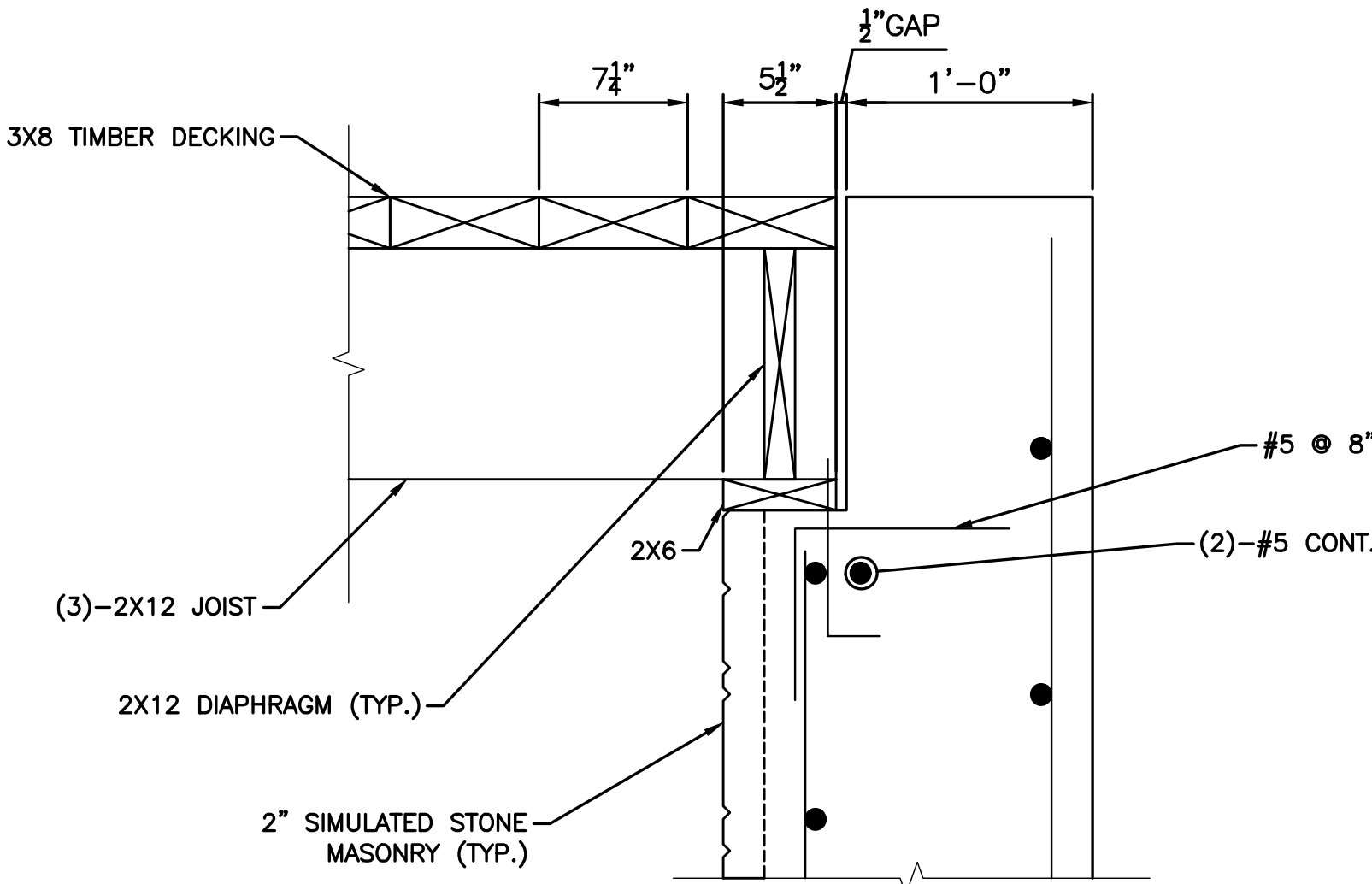
MATERIALS, GENERAL

DISCARD UNITS OF MATERIAL WITH DEFECTS WHICH MIGHT IMPAIR QUALITY OF WORK, AND UNITS WHICH ARE TOO SMALL TO USE IN FABRICATING WORK WITH MINIMUM JOINTS OR OPTIMUM JOINT ARRANGEMENTS.

SET CARPENTRY WORK ACCURATELY TO REQUIRED LEVELS AND LINES, WITH MEMBERS PLUMB AND TRUE AND ACCURATELY CUT AND FITTED.

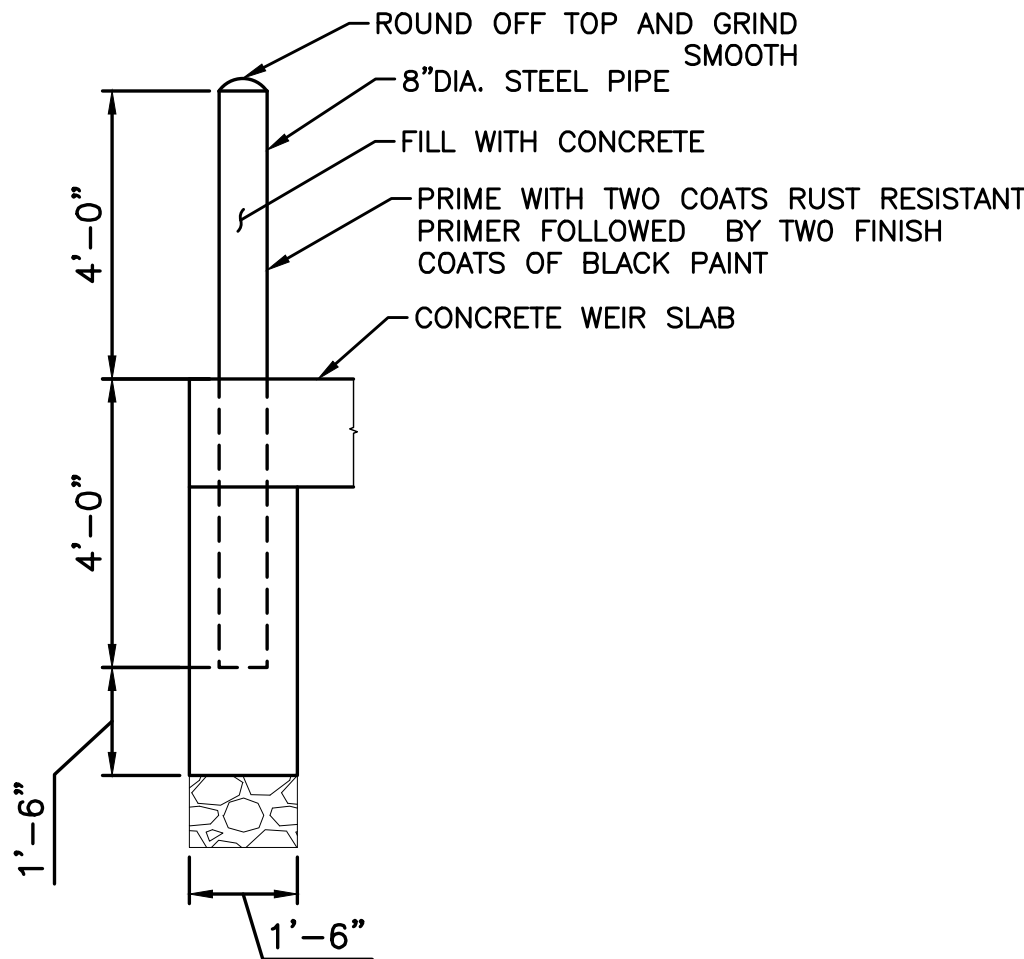
SECURELY ATTACH CARPENTRY WORK TO SUBSTRATE BY ANCHORING AND FASTENING AS SHOWN AND AS REQUIRED BY RECOGNIZED STANDARDS. COUNTERSINK SCREW AND NAIL HEADS ON EXPOSED CARPENTRY WORK AND RILL HOLES. SELECT FASTENERS OF SIZE THAT WILL NOT PENETRATE MEMBERS WHERE OPPOSITE SIDE WILL BE EXPOSED TO VIEW. MAKE TIGHT CONNECTIONS BETWEEN MEMBERS. INSTALL FASTENERS WITHOUT SPLITTING OF WOOD; PRE-DRILL AS REQUIRED.

ADA ACCESSIBILITY THE ENTIRE BOARDWALK IS TO BE HANDICAP ACCESSIBLE. CONTRACTOR TO MAINTAIN EXISTING ELEVATIONS.



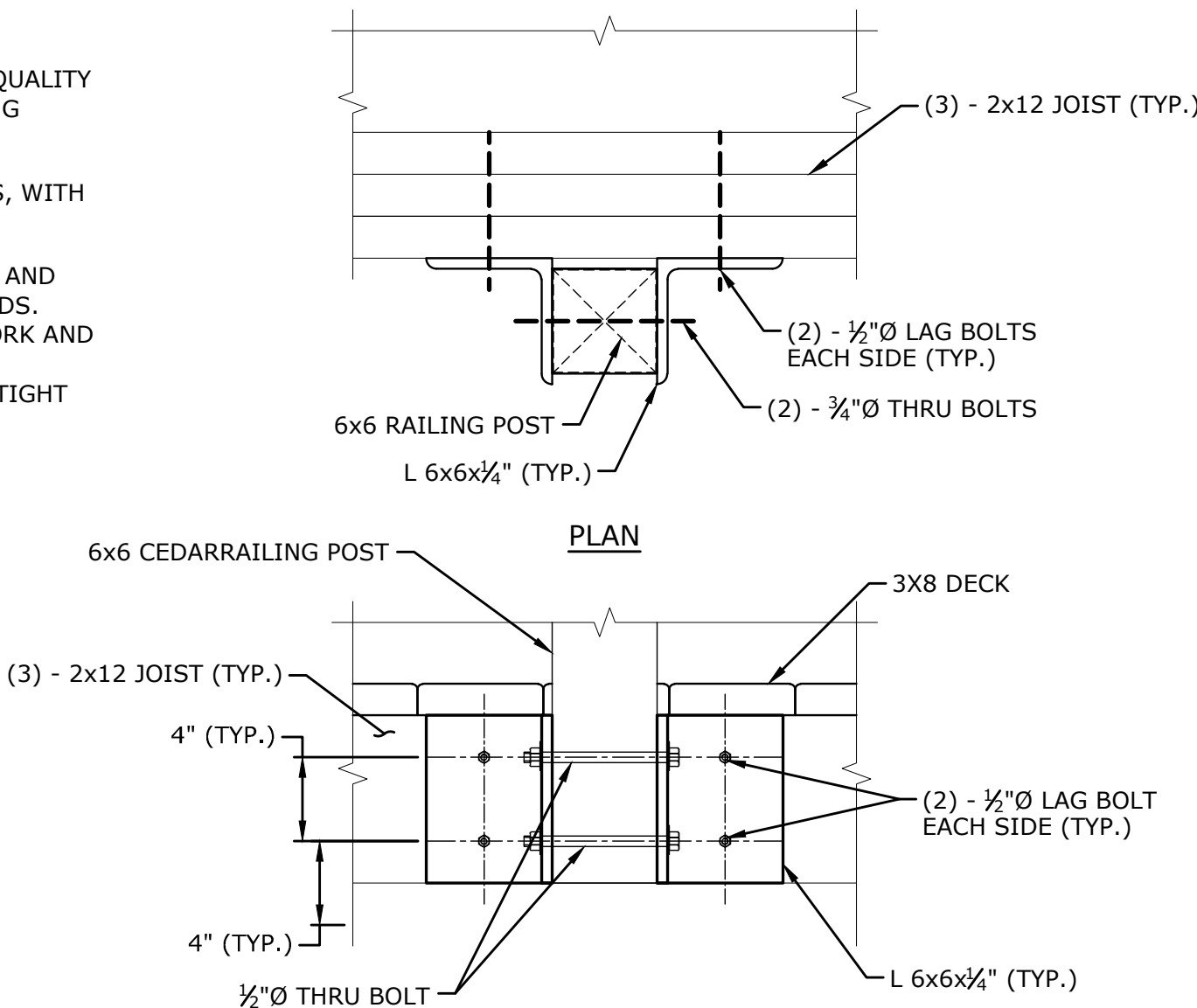
BRIDGE SEAT SECTION

SCALE 1 1/2" = 1'-0"



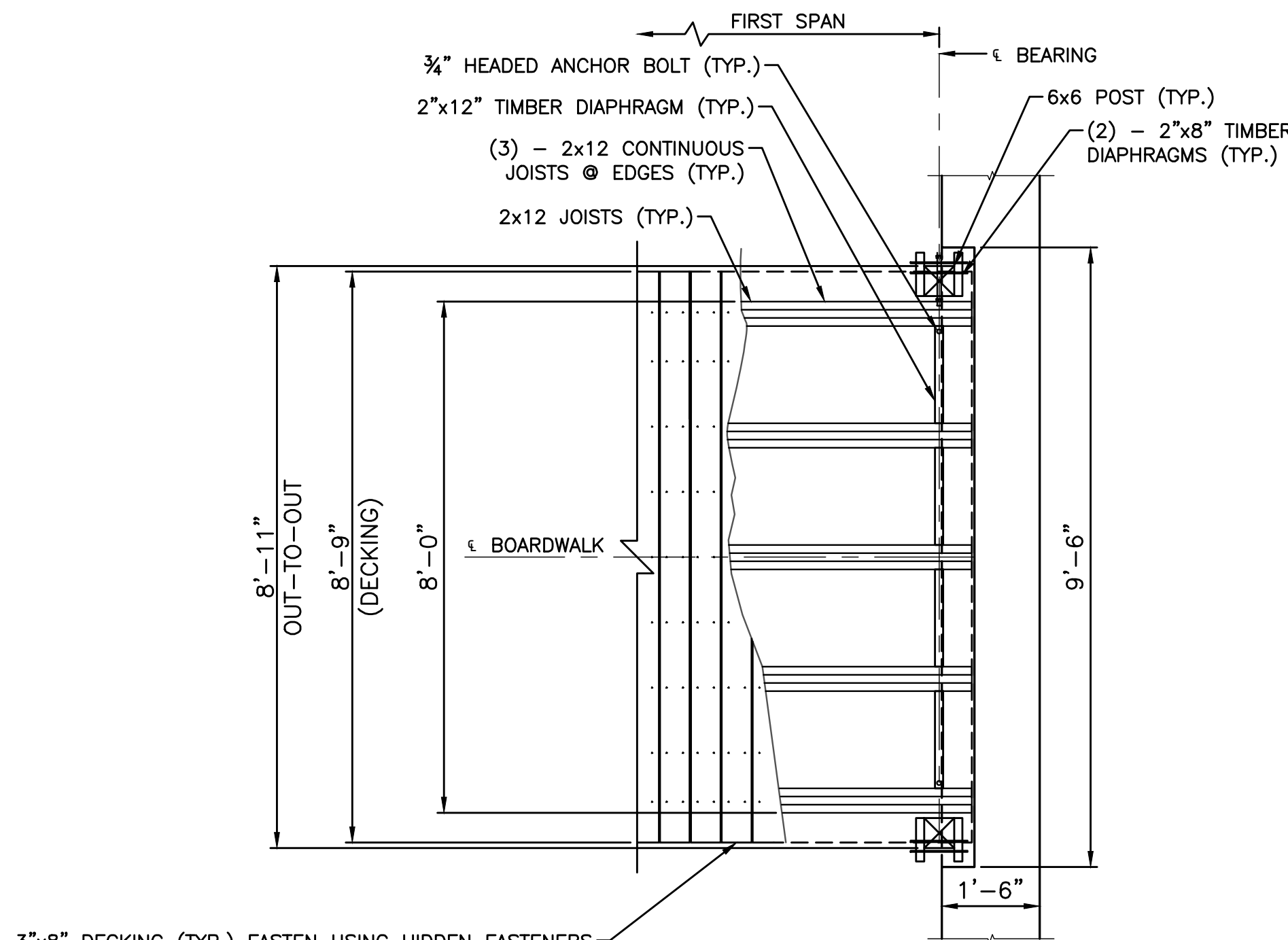
FIXED STEEL BOLLARD

SCALE 3/8" = 1'-0"



INTERMEDIATE POST CONNECTION

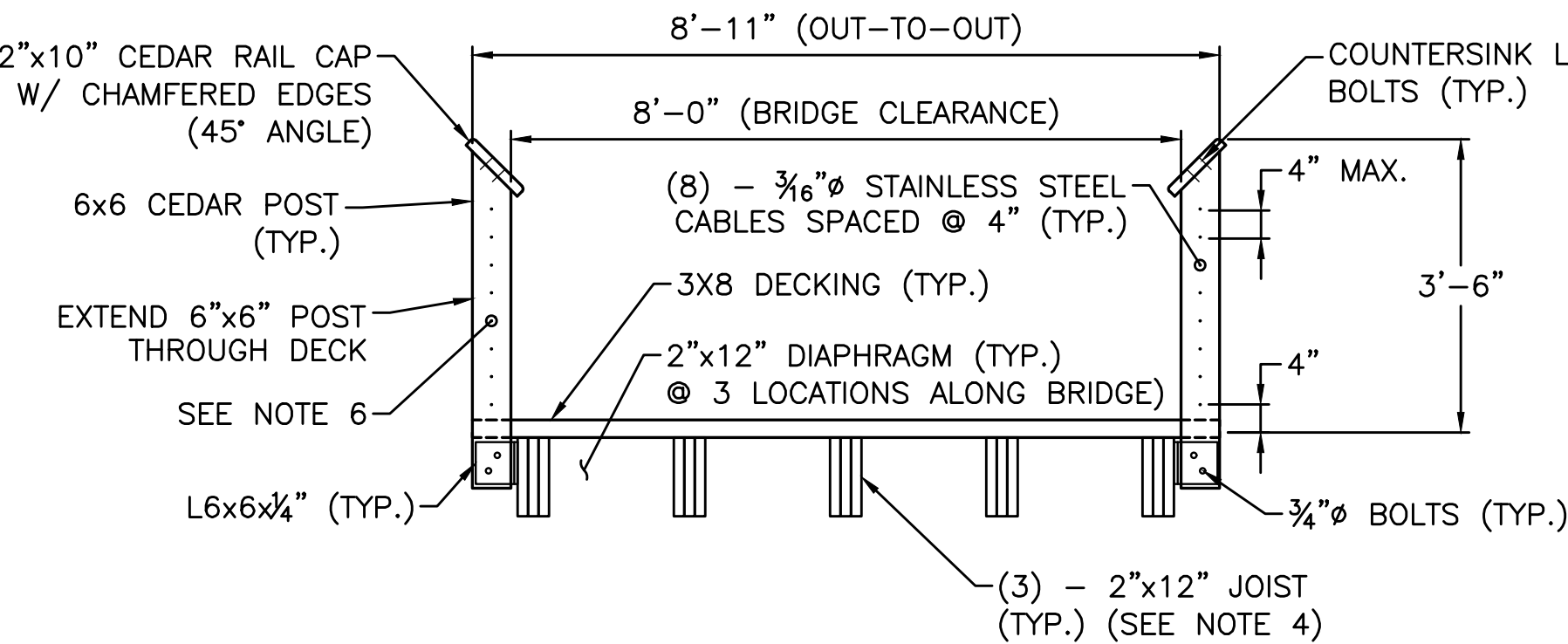
SCALE 1 1/2" = 1'-0"



3"x8" DECKING (TYP.) FASTEN USING HIDDEN FASTENERS W/ STAINLESS STEEL SCREWS AND 1/4" GAP B/T BOARDS. END BOARDS, USE 3" (#8) STAINLESS STEEL SCREWS (2 PER CONNECTION). COUNTERSINK HOLE TO SET SCREW HEADS 1/8" BELOW DECK SURFACE.

TYPICAL ABUTMENT PLAN

SCALE 1/2" = 1'-0"



TYPICAL BOARDWALK/OVERLOOK SECTION

SCALE 1/2" = 1'-0"

NOTES

1. ALL POSTS AND TOP RAIL SHALL BE ACTUAL SIZE.
2. ALL MEMBERS SHALL BE PRESSURE TREATED TIMBER, OR AS INDICATED ON PLANS.
3. ALL PRESSURE TREATED TIMBER SHALL BE NOMINAL SIZE.
4. ALL (3)-2X12'S SHALL BE NAILED TOGETHER TO CREATE BEAM.
5. ALL EXPOSED END OF POSTS AND RAILS SHALL BE 1" CHAMFERED (45°) EDGES.
6. CABLES SHALL HAVE A CONNECTOR AT EVERY POST, AND CABLES SHALL NOT RUN THRU CENTER OF POSTS.
7. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR APPROVAL.



DESCRIPTION	DATE	BY

STRUCTURAL DETAILS

FAIRCHILD WHEELER COUNTRY CLUB

SITE 7

2390 EASTON TURNPIKE

FAIRFIELD, CONNECTICUT

KP	MLA	KP
DESIGNED	DRAWN	CHECKED
AS NOTED		
FEBRUARY 02, 2022		
DATE		
PROJECT NO.		
1342-28		
SHEET NO.		
8 OF 8		

STR-03