MAYOR
Caroline Simmons

CITY OF STAMFORD
ZONING BOARD
LAND USE BUREAU
888 WASHINGTON BOULEVARD
STAMFORD, CT 06904 -2152

DIRECTOR OF OPERATIONS
Matthew Quiñones

Land Use Bureau Chief
Ralph Blessing

Principal Planner
Vineeta Mathur
(203) 977-4716
vmathur@stamfordct.gov

Associate Planner
Lindsey Cohen
(203) 977-4388
lcohen@stamfordct.gov

RECEIVED
AUG 4 2023
PLANNING BOARD

August 4, 2023

Ms. Theresa Dell, Chair, Planning Board
Land Use Bureau, City of Stamford
888 Washington Blvd.
Stamford, CT 06904

RE: **223-35 -Rockrimmon Country Club Inc, 2949 Long Ridge Road, Stamford, CT – Special Permit and a General Development Plan-** Applicant is proposing to create a new parking lot, 4 pickle ball courts, and modifying application 219-17 to include 0 Long Ridge Road as part of the Special Permit Use.

Dear Ms. Dell:

In accordance with Section C6-40-10 of the Charter of the City of Stamford, the above captioned Applications for a Special Permit and a General Development Plan are hereby referred to the Planning Board of the City of Stamford for its advisory report.

A public hearing has not yet been scheduled. Referral comments should be filed with the Zoning Board Office by ***September 8, 2023.***

If you have any questions, please feel free to contact me at (203) 977-4716.

Sincerely,

Vineeta Mathur

Vineeta Mathur
Principal Planner

July 27, 2021

City of Stamford Zoning Board
c/o Ralph Blessing, Land Use Bureau Chief
888 Washington Boulevard
Stamford, CT 06901

Re: 2949 Long Ridge Road & 0 Long Ridge Road (003-8745)
Special Permit & Site and Architectural Plan and/or requested uses applications

Dear Mr. Blessing,

As discussed, on behalf of Rockrimmon Country Club Inc. (the Applicant), enclosed please find applications and supportive materials for Special Permit and General Development Plan to create new parking lot, 4 pickle ball courts, and modifying approval 219-17 to include 0 Long Ridge Road as part of the Special Permit Use. Application details and design elements are described further in the attached Project Narrative and reflected in the enclosed plans.

In support of the applications, enclosed please find:

1. A check in the amount of $1,460 for:
    a. Special Permit Fee: $460;
    b. Public Hearing Fee: $1,000
2. Special Permit Application;
3. GDP Application;
4. Approval 219-17
5. Project Narrative;
6. Drawing List;
7. General Property Description;
8. Zoning Data Chart;
9. Aerial Exhibit;
10. Existing Condition Surveys;
11. Engineering Plans;
12. Landscape Plans;
13. Drainage Report;
14. Letter of Authorization;

Please feel free to contact us with any questions or comments. We look forward to working with you and the Planning and Zoning Boards to help improve one of Stamford's longstanding social and recreational institutions.

Sincerely,

Richard W. Redniss, FAICP

Enclosures
cc: Vineeta Mathur, AICP Principal Planner

July 27, 2023

City of Stamford Planning Board
c/o Ralph Blessing, Land Use Bureau Chief
888 Washington Boulevard
Stamford, CT 06901

Re: 2949 Long Ridge Road & 0 Long Ridge Road (003-8745)
<u>Special Permit & Site and Architectural Plan and/or requested uses applications</u>

Dear Mr. Blessing,

Please let this letter serve as our formal request for members of the consultant team to speak, should the Planning Board have any questions for the applicant at the forthcoming referral meeting on the proposed Special Permit and Final Site Plan applications. Please let us know if you have any questions or would like additional information.

Sincerely,

Richard W. Redniss, FAICP

Enclosures
CC: V. Mathur, Principal Planner

City of Stamford
Zoning Board · Land Use Bureau
Government Center · 888 Washington Boulevard · Stamford, CT 06904-2152
Phone: 203.977.4719 · Fax: 203.977.4100

APPLICATION FOR SPECIAL PERMIT

Complete, notorize, and forward **thirteen (13) hard copies and (1) electronic copy in PDF format** to Clerk of the Zoning Board with a **$1,000.00 Public Hearing Fee** and the required application filling fee **(see Fee Schedule below),** payable to the City of Stamford.

NOTE: Cost of required advertisements are payable by the Applicant and performance of required mailing to surrounding property owners is the sole responsibility of the applicant. **LAND RECORDS RECORDING FEE**: $60.00 for First page - $5.00 for each additional page)

Fee Schedule

Special Permit 20,000 sq. ft. or less	**$460.00**
Special Permit more than 20,000 sq. ft.	**$460.00 + $30 per 1,000 sq. ft. or portion thereof in excess of 20,000 sq. ft.**

APPLICANT NAME (S): ROCKRIMMON COUNTRY CLUB INC

APPLICANT ADDRESS: c/o Redniss & Mead - 22 First Street Stamford, CT 06905

APPLICANT PHONE #: c/o 203-327-0500

IS APPLICANT AN OWNER OF PROPERTY IN THE CITY OF STAMFORD? Yes

LOCATION OF PROPERTY IN STAMFORD OWNED BY APPLICANT (S):

2949 Long Ridge Road & 0 Long Ridge Road (003-8745)

ADDRESS OF SUBJECT PROPERTY: 2949 Long Ridge Road & 0 Long Ridge Road (003-8745)

PRESENT ZONING DISTRICT: RA-2

TITLE OF SITE PLANS & ARCHITECTURAL PLANS: Please see attached Drawing List

REQUESTED SPECIAL PERMIT: (Attach written statement describing request)

Please see attached Project Narrative

LOCATION: (Give boundaries of land affected, distance from nearest intersecting streets, lot depths and Town Clerk's Block Number)

Please see attached General Property Description

NAME AND ADDRESS OF OWNERS OF ALL PROPERTY INVOLVED IN REQUEST:

NAME & ADDRESS	LOCATION
ROCKRIMMON COUNTRY CLUB INC 2949 LONG RIDGE RD STAMFORD, CT 06903-1116	2949 Long Ridge Road & 0 Long Ridge Road (003-8745) Stamford, CT 06903

DOES ANY PORTION OF THE PREMISES AFFECTED BY THIS APPLICATION LIE WITHIN 500 FEET OF THE BORDER LINE WITH GREENWICH, DARIEN OR NEW CANAAN? Yes *(If yes, notification must be sent to Town Clerk of neighboring community by registered mail within 7 days of receipt of application – PA 87-307).*

DOES THE PROJECT RESULT IN THE CREATION OF 10 OR MORE UNITS OR 10,000 SF OR MORE IN FLOOR AREA OR DISTURBANCE OF 20,000 SF OR MORE IN LAND AREA, THROUGH NEW DEVELOPMENT, RECONSTRUCTION, ENLARGEMENT OR SUBSTANTIAL ALTERATIONS? No (If yes, then complete the Stamford Sustainability Scorecard per Section 15.F).

City of Stamford
Zoning Board · Land Use Bureau
Government Center · 888 Washington Boulevard · Stamford, CT 06904-2152
Phone: 203.977.4719 · Fax: 203.977.4100

DATED AT STAMFORD, CONNECTICUT, THIS 25 DAY OF July 2023

SIGNED: _____

NOTE: Application cannot be scheduled for Public Hearing until 35 days have elapsed from the date of referral to the Stamford Planning Board. If applicant wishes to withdraw application, please notify the Zoning Board at least three (3) days prior to Public Hearing so that the Board may have sufficient time to publicize the withdrawal.

STATE OF CONNECTICUT
ss STAMFORD July 25 2023
COUNTY OF FAIRFIELD

Personally appeared Richard W. Redniss, signer of the foregoing application, who made oath to the truth of the contents thereof, before me.

DAVID PINTO
Notary Public, State of Connecticut
My Commission Expires Mar 31, 2026

Notary Public - ~~Commissioner of the Superior Court~~

FOR OFFICE USE ONLY

APPL. #: **223-35** Received in the office of the Zoning Board: *Date:* _____

By: _____

Revised 09/02/2020

City of Stamford
Zoning Board · Land Use Bureau
Government Center · 888 Washington Boulevard · Stamford, CT 06904-2152
Phone: 203.977.4719 · Fax: 203.977.4100

APPLICATION FOR APPROVAL OF SITE & ARCHITECTURAL PLANS AND / OR REQUESTED USES

Complete, notorize, and forward **thirteen (13) hard copies and one (1) electronic copy in PDF format** to Clerk of the Zoning Board with a **$1,000.00 Public Hearing Fee** and the required application filling fee **(see Fee Schedule below),** payable to the City of Stamford.

NOTE: Cost of required Public Hearing advertisements are payable by the Applicant and performance of required mailing to surrounding property owners is the sole responsibility of the applicant. **LAND RECORDS RECORDING FEE**: $60.00 for First page - $5.00 for each additional page)

Fee Schedule –WITHOUT GDP

Site Plans 20,000 sq. ft. or less of building area application fee –without GDP	**$460.00**
Site Plans more than 20,000 sq. ft. of building area-application Fee –without GDP	**$460.00 + $30 per 1,000 sq. ft. or portion thereof in excess of 20,000 sq. ft.**

Fee Schedule –WITH GDP

Site Plans 20,000 sq. ft. or less of building area application fee –with GDP.	**$260.00**
Site Plans more than 20,000 sq. ft. of building area-application Fee –with GDP.	**$260.00 + $10 per 1,000 sq. ft. or portion thereof in excess of 20,000 sq. ft.**

APPLICANT NAME (S): ROCKRIMMON COUNTRY CLUB INC

APPLICANT ADDRESS: c/o Redniss & Mead - 22 First Street Stamford, CT 06905

APPLICANT PHONE #: c/o 203-327-0500

IS APPLICANT AN OWNER OF PROPERTY IN THE CITY OF STAMFORD? Yes

LOCATION OF PROPERTY IN STAMFORD OWNED BY APPLICANT (S):

2949 Long Ridge Road & 0 Long Ridge Road (003-8745)

ADDRESS OF SUBJECT PROPERTY: 2949 Long Ridge Road & 0 Long Ridge Road (003-8745)

PRESENT ZONING DISTRICT: RA-2

TITLE OF SITE PLANS & ARCHITECTURAL PLANS: Please see attached Drawing List

REQUESTED USE: Please see attached Project Narrative

LOCATION: (Give boundaries of land affected, distance from nearest intersecting streets, lot depths and Town Clerk's Block Number)

Please see attached General Property Description

NAME AND ADDRESS OF OWNERS OF ALL PROPERTY INVOLVED IN REQUEST:

NAME & ADDRESS	**LOCATION**
ROCKRIMMON COUNTRY CLUB INC 2949 LONG RIDGE RD STAMFORD, CT 06903-1116	2949 Long Ridge Road & 0 Long Ridge Road (003-8745) Stamford, CT 06903

DOES ANY PORTION OF THE PREMISES AFFECTED BY THIS APPLICATION LIE WITHIN 500 FEET OF THE BORDER LINE WITH GREENWICH, DARIEN OR NEW CANAAN? Yes *(If yes, notification must be sent to Town Clerk of neighboring community by registered mail within 7 days of receipt of application – PA 87-307).*

DOES THE PROJECT RESULT IN THE CREATION OF 10 OR MORE UNITS OR 10,000 SF OR MORE IN FLOOR AREA OR DISTURBANCE OF 20,000 SF OR MORE IN LAND AREA, THROUGH NEW DEVELOPMENT, RECONSTRUCTION, ENLARGEMENT OR SUBSTANTIAL ALTERATIONS? No *(If yes, then complete the Stamford Sustainability Scorecard per Section 15.F).*

City of Stamford
Zoning Board · Land Use Bureau
Government Center · 888 Washington Boulevard · Stamford, CT 06904-2152
Phone: 203.977.4719 · Fax: 203.977.4100

DATED AT STAMFORD, CONNECTICUT, THIS 25th DAY OF July 2023

SIGNED: _____

NOTE: The application cannot be scheduled for public hearing until 35 days have elapsed from the date of referral to the Stamford Planning Board. If applicant wishes to withdraw the application, this must be done in writing, and be received by the Zoning Board at least three (3) working days prior to public hearing in order to provide sufficient time to publicize the withdrawal. Applications withdrawn less than three (3) days prior to a schedule hearing date will not be rescheduled within 90 days.

STATE OF CONNECTICUT
ss STAMFORD July 25 2023
COUNTY OF FAIRFIELD

Personally appeared Richard W. Redniss, signer of the foregoing application, who made oath to the truth of the contents thereof, before me.

DAVID SILTO
Notary Public, State of Connecticut
My Commission Expires Mar 31, 2026

Notary Public - ~~Commissioner of the Superior Court~~

FOR OFFICE USE ONLY

APPL. #: **223-35** Received in the office of the Zoning Board: *Date:* _____

By: _____

Revised 9/02/20

INSTR # 2019013728
VOL 12209 PG 116
RECORDED 09/04/2019 03:10:23 PM
LYDA RUIJTER
CITY & TOWN CLERK STAMFORD CT
BLOCK 403

Block#:403

ZONING BOARD CERTIFICATE

I, David Stein, Chairman of the ZONING BOARD at the CITY OF STAMFORD in compliance with Special Act. No 619 of the 1953 General Assembly hereby certify that on July 29, 2019, a Public Hearing was held by the ZONING BOARD on the application of:

Application 219-17 – Rockrimmon Country Club, 2949 Long Ridge Road, Special Exception and a General Development Plan,

Requesting approval of a Special Exception and General Development Plan in connection with the proposed renovations and minor additions to the main clubhouse and pool area, resurface existing tennis courts, addition of a tennis court, realignment of a portion of the parking area and renovation and realignment of portions of the golf course include the 18th Green, cart path and the practice range. The site borders and extends into Pound Ridge, NY (115 Acres ±) and consists of 32± acres in Stamford and further described as follows:

Area:

Stamford, CT:	32 Acres ±
Pound Ridge, NY:	115 Acres ±
Total Area:	147 Acres ±

Description:

All that area of land commonly referred to as 2949 Long Ridge Road, Stamford, CT (Assessor Card #001-9366) and 301 Long Ridge Road, Pound Ridge, NY (9316-2) NY. Said land is located on the southeasterly corner of the intersection of Long Ridge Road and Lower Shad Road, and generally bounded as follows:

Beginning at a point on the intersection of the southerly side of Lower Shad Road and the easterly side of Long Ridge Road, said land is generally bounded as follows:

Northerly: 4,270' ± by the southerly side of Lower Shad Road;

Easterly: 1,850' ± by land n/f of Rockcorp LLC;

Southerly: 6,340' ± by lands n/f of Rockcorp LLC, Rock Rimmon Country Club, Haroche Gilbert 2008 REV TR and Haroche Charlene 2008 REV TR, Luders John M 80.56 and Luders Carol 9.72%, Tansil Douglas T and Dhuanne S, Rehfield Family Trust; the northerly side of Rock Rimmon Road; lands n/f of Riordan Robert E and Riordan Lauren F, Holm Jeffrey H and Holm Elizabeth W, Greenfield & Company Land TR, Rockrimmon Country Club, INC, and Kim Dale and Gascho Jennifer; each in part;

Westerly: 1,470' ± by the easterly side of Long Ridge Road.

And the land affected is owned by and located on the following street:

NAME	STREET
Rockrimmon Country Club INC 2949 Long Ridge Road Stamford, CT 06903-1116	2949 Long Ridge Road Stamford, CT 06903-1116

****

And that the following is a statement of its findings: APPROVED AS MODIFIED on July 29, 2019, by passage of the following motion:

WHEREAS: the Zoning Board has reviewed applications for Special Exception and General Development Plan approval related to proposed renovations and minor additions to the main clubhouse and pool area, resurfacing of existing tennis courts, addition of a tennis court, realignment of a portion of the parking area and renovation and realignment of portions of the golf course include the 18th Green, cart path and the practice range;

WHEREAS: the Zoning Board conducted a duly called public hearing on July 29, 2019 and has considered the submitted comments of other interested City agencies, officials and the general public; and

WHEREAS: the approved Special Exception and General Development Plan applications are more particularly described in the following plans:

Sheet	Titled	Prepared by	Date
-	Plot Plan	Edward J. Frattaroli, Inc.	6/19/2019
-	Map Showing Property of Rockrimmon Country Club	Edward J. Frattaroli, Inc.	6/4/1973
GDP	Rockrimmon Country Club	Wesley Stout Associates	2019
1	Existing Conditions Survey	Edward J. Frattaroli, Inc.	6/19/2019
2	Existing Conditions Plan	Wesley Stout Associates	2019
3	Existing Conditions Aerial	Wesley Stout Associates	2019
4	Proposed Site Plan	Wesley Stout Associates	7/29/2019
5	Dining Terrace	Wesley Stout Associates	2019
6	Main Floor Plan	Wesley Stout Associates	2019
7	Grill Room – Exterior	Wesley Stout Associates	2019
8	Grill Room – Interior	Wesley Stout Associates	2019
9	Pool Area	Wesley Stout Associates	2019
10	Lower Level Plan	Wesley Stout Associates	2019
11	Tennis Courts	Wesley Stout Associates	2019
12	Tennis Courts	Wesley Stout Associates	2019
13	Driving Range 18th Green Complex	Wesley Stout Associates	2019

and such related materials and exhibits constituting the application file as may be amended to be consistent with representations made during the public hearing on July 29, 2019, and conditions contained herein. Together all of these documents are referred to hereinafter as the Building and Site Plans.

WHEREAS, the Zoning Board makes the following special findings:

- The application is consistent with the purposes, standards and goals of the Master Plan, RA-2 zoning district and the standards and limitations within Sections 7.2, 19.3, Definition 27, as amended, as well as all other applicable requirements of the Stamford Zoning Regulations;

- The "Country Club or Golf Club" use is a permitted, special exception use in the RA-2 zoning district and the use and overall site improvements are in accord with the public convenience and welfare after taking into consideration all of the standards and conditions in Section 19.3.2 of the Stamford Zoning Regulations;

- The proposed parking standard provides an adequate number of parking spaces for the use which is consistent with similar uses in the City; and

- The approval of a General Development Plan will facilitate thoughtful planning and development on these large recreational sites so as not to be injurious to the neighborhood or impair future development.

NOW THEREFORE BE IT RESOLVED that the Zoning Board UNANIMOUSLY APPROVED AS MODIFIED Application 219-17, subject to the following conditions:

<u>Site Specific Conditions</u>

1. General Development Plan (GDP) Approval is granted for new site and building additions with associated parking, driveways, landscaping, and related site improvements, as generally depicted on plan(s) submitted by the applicant: 1) Rockrimmon Country Club 2019 General Development Plan (sheets 1-14) as updated per sheet 4 "Proposed Site Plan" dated July 29, 2019. Such approval and related conditions herein shall supersede those of prior ZBA approvals.

2. The General Development Plan (GDP) is a conceptual master plan showing the general location, size and use of new structures, facilities and site improvements, but does not entitle the property to final approval of any specific structure, facility or improvement. Final zoning approval shall be issued by the Land Use Bureau Chief after the proposed improvements have received necessary permits and endorsements from the EPB, Engineering Bureau, WPCA, Health Department, Traffic Transportation and Parking Bureau and Fire Department, as applicable, and any other agency that has regulatory oversight of

the proposed improvements, whose review and analysis shall be independent from this Zoning approval.

3. Plans submitted for Building Permit shall be generally consistent with the location, scale, organization, and setback of all proposed buildings, parking and drives, as shown on the approved General Development Plan. Minor changes to the size and location of proposed improvements, within the Area(s) of Development as depicted on the approved GDP, may be permitted by the Land Use Bureau Chief or designee, or administratively by the Zoning Board, provided that the approved floor area for any proposed building or addition is not increased by more than 10%, the approved total floor area continues to conform to applicable Zoning standards and limitations, and that all other conditions of this approval are met. Changes to the GDP deemed by the Land Use Bureau chief to not be minor may require amendment of the GDP by the Zoning Board.

4. Permitting, bonding, and construction of improvements may be submitted and processed separately for each phase/area of work.

5. Exterior lighting of buildings, parking lots, and driveways shall be designed and landscaped to mitigate light spillage onto neighboring properties.

6. No lighting shall be installed on the existing and/or proposed tennis courts.

7. Between March 1 and October 31 there shall be no more than thirty-three (33) employees living on the property. At all other times there shall be no more than ten (10) employees living on the property, provided that an additional five (5) employees may be added (not to exceed fifteen (15) employees) pursuant to administrative approval by Zoning Board staff.

8. There shall be a landscape buffer of evergreen trees, located in the area between the parking area and the property known as 2891 Long ridge Road. Said landscape buffer shall be planted and perpetually maintained so as to minimize any view of the pool house building addition from the residence located at 2891 Long Ridge Road.

9. This GDP approval shall expire after ten (10) years from the effective date, subject to not more than two (2) extensions of three (3) years each, with good cause shown, and pursuant to the prior review and approval of the Zoning Board.

Standard Conditions

10. Prior to the issuance of a Building Permit, the Applicant shall submit a Construction Staging and Management Plan to ensure safe, adequate and convenient vehicular traffic circulation and operations, pedestrian circulation and protection of environmental quality through the

mitigation of noise, dust, fumes and debris subject to final approval of the Land Use Bureau Chief or his designee. Such Construction Management Plan shall address, but not be limited to, reasonable restrictions on times when deliveries can be made to the job site, measures to control dust, staging areas for materials and construction worker parking as well as temporary measures requiring the timely removal of construction debris and/or litter from the jobsite.

11. Signage plans shall be subject to approval by Zoning Board staff.

12. Prior to the issuance of a Building Permit, sewer and storm drainage plans shall be submitted and subject to final review of design specification and construction by the Engineering Bureau.

13. Applicable property boundaries and work areas shall be staked in the field by a Connecticut surveyor prior to the start of any site activity.

14. Temporary erosion/construction controls shall be installed and approved by EPB Staff prior to the start of any site disturbance.

15. Prior to issuance of a Building Permit, Applicant shall submit a performance bond, certified check or other acceptable form of surety to secure the timely and proper performance of sediment and erosion controls, drainage, landscaping, professional supervision, and certifications. A detailed estimate of these costs shall be supplied to EPB Staff for approval prior to the submission of the performance surety. The performance surety shall be submitted to EPB Staff prior to the start of any site activity and issuance of a building permit.

16. Prior to the release of surety, transfer of title and issuance of a signature authorizing the issuance of a Certificate of Occupancy, the Applicant shall execute and file a standard, City of Stamford "Drainage Maintenance Agreement" on the Stamford Land Records to ensure the full and proper function of all installed drainage facilities.

17. Prior to the release of surety, transfer of title and issuance of a signature authorizing the granting of a Certificate of Occupancy, the Applicant shall execute and file a standard, City of Stamford "Landscape Maintenance Agreement" on the Stamford Land Records to ensure the success of the planted features.

18. All final grading, drainage, utilities, walls, final stabilization measures, and other engineered elements shall be completed under the supervision of a Connecticut registered professional engineer and land surveyor with an improvement location survey (surveyor) and written certifications (engineer) submitted to EPB Staff prior to the release of surety and signature authorizing the issuance of certificate of occupancy/completion.

19. No significant mechanical equipment shall be installed within view of any public street without prior approval of the Zoning Board staff.

20. A Street Opening Permit shall be required for any and all work within any City of Stamford street right of way.

21. The Applicant shall maintain all facades facing and visible from public Right of Way in first class condition.

22. Applicants shall make best efforts to keep the property in good condition up until and during the construction process. Existing lawn areas shall be mowed and maintained, and construction debris shall be kept to a reasonable minimum.

Effective date of this decision: August 14, 2019

: DAVID STEIN, CHAIRMAN

David Stein

ZONING BOARD, CITY OF STAMFORD, CT

Dated at the City of Stamford, CT, this 4th day of September 2019

Project Narrative
Rockrimmon Country Club
2949 Long Ridge Road & 0 Long Ridge Road (003-8745)
Special Permit & General Development Plan
July 27, 2023

1. Club History and Mission

The idea to create Rockrimmon Country Club (The club) began at a dinner party in 1947 by a few "visionary" Stamford residents who wanted to build one of the finest golf courses in New England. After purchasing "Ayers Farm" a 218-acre parcel in Connecticut and New York (now reduced to 147± acres), the Clubs first 9 holes were completed in 1949. After operating out of the original farmhouse, today's green superintendent's residence, a small clubhouse was built in 1950. This structure contained men's and women's locker rooms, a lounge, dining room and kitchen. In 1955, with land acquired from the adjoining estate, the second nine holes were finished and the 18-hole layout, as it is played today, was complete and open for play. Lake Calmon, adjacent to the 5th fairway, was also built to supply the course with needed water.

As the club flourished, and its membership grew, demand for additional space and amenities increased. In 1961 the present clubhouse was constructed, and the former clubhouse building became pool locker rooms and staff housing. A major renovation of the clubhouse was completed in 1996 resulting in a larger and more open dining room and significant facilities upgrades. Subsequent projects have included newly renovated locker rooms, expanded patio space and updated decor. The club is host to many WGA, MGA and USGA competitions.

The success of Rockrimmon has always been rooted in its ability to change with the times and to react to the needs and desires of its members. Today, Rockrimmon events are more likely to include family barbecues than formal dinner dances, but it remains a casually elegant "Club in the Country".

Rockrimmon is defined by a relaxed and family friendly atmosphere where no activity is ever too far away. With continuously upgraded amenities and spectacular grounds, the Club provides a diverse and vibrant community for golf, tennis, swimming, and social engagement.

2. Existing Conditions

The Club property consists of 147± acres of land, of which 32± acres are located in Stamford in the RA-2 Zone with its main frontage and entrance on Long Ridge Road. The club has also owned and maintained for the last 25 years a vacant 1-acre parcel that is contiguous to its existing parking and tennis areas.

Some major features of The Club include:

- 18-hole Golf Course (NY/CT)
- Driving Range (CT)

- Club House (CT)
    - Dining Rooms
    - Lounge
    - Locker Rooms
    - Pro Shop
    - Admin Offices
- Swimming Pools and Deck (CT)
- Tennis Courts (CT)
- Play Area and Storage Sheds (CT)
- Turn House (CT)
- Groundskeeper's Residence (NY)
- Storage Barn (NY)
- Associated parking areas (NY/CT)

3. Recent Approvals/Improvements

In 2019 Rockrimmon submitted a GDP application and plans to improve the property, including:

- renovation and expansion of the grill room and patio
- renovation and expansion of the lobby
- renovations for the Kids Camp area
- resurfacing and addition of new tennis courts and shade pergola
- realigning of cart path and access between the clubhouse and greens
- modification of the 18th green and practice tee area

All proposed improvements, except for the green/practice tee changes, have been completed.

4. Proposed Changes

Since the 2019 approvals, the club's membership has grown from 269 to 303. This is a result of their successful efforts to maintain and enhance their member experience.

To continue that effort, and to accommodate their membership growth, the club is proposing to expand their parking and recreational facilities to the contiguous 1-acre parcel. Improvements will include a new parking area with a net addition of 52 spaces, 4 pickleball courts, and a small open deck adjacent to the courts. [1]

The pickleball courts will be located along the boundary of the main parcel and adjacent to existing tennis areas with new proposed walkway connections. The new parking area will be accessed from the existing lot/driveway and maintain a minimum of 20' from adjacent properties. In addition to the new spaces, the applicant will be converting 6 existing spaces to accommodate EV charging stations.

[1] If approved, the 1-acre parcel would be consolidated into the main parcel, thereby removing any interior lot lines.

A robust planting plan consisting of both evergreen and deciduous trees, various shrubs, and other ground cover will provide an ample buffer between neighboring properties.

The proposed improvements will further the Rockrimmon Country Club (Applicant) longstanding goals of:

- Being Stamford's premier Golf and Country Club;
- Responding to the evolving needs of the membership community
- Remaining an attractive opportunity for recreation and social engagement for Stamford residents
- Enhancing both member and visitor experience (safety, parking, circulation, wayfinding, and amenities);

5. Action Items

To facilitate the proposed changes, the applicant has filed the following applications and requests:

A. Special Permit – Pursuant to Appendix A, Table 1, item 13 "Clubs – Country, Golf" to extend the existing use to include the 1-acre parcel.

B. General Development Plan – Pursuant to the process outlined in Section 5.E (Use Regulations) for "Country Clubs or Golf Clubs" the applicant is seeking to amend the existing GDP to include the 1-acre parcel and proposed improvements.

6. Statement of Findings

The Applicant submits that each and every one of the applicable criteria contained in the Stamford Zoning Regulations Article V, Section 19.C.2 "Standards and Conditions" are met for the following specific reasons:

a. Special Permit may be granted by the reviewing board upon a finding that the proposed use or structure or the proposed extension or alteration of an existing use or structure is in accord with the public convenience and welfare after taking into account, where appropriate:

(1) The location and nature of the proposed site including its size and configuration, the proposed size, scale and arrangement of structures, drives and parking areas and the parking of existing dwellings and other structures.

The Club is conveniently located on Long Ridge Road, a State right-of-way. The site occupies roughly 33 acres in Stamford and 115 acres in Pound Ridge. The existing size, scale and arrangement of structures, drives and parking areas remain largely unchanged. All vehicular access will remain at their existing location(s) with no new curb cuts proposed.

(2) The nature and intensity of the proposed use in relation to its site and the surrounding area. Operations in connection with Special Permit uses shall not be injurious to the neighborhood shall be in harmony with the general purpose and intended regulations and shall not be more objectionable to nearby properties by reason of noise, fumes, vibrations, artificial lighting and other potential disturbances to the health, safety or peaceful enjoyment of the property and the public necessity demands.

The site utilizes only a small fraction of the permitted floor area, building coverage and ground coverage. All proposed improvements are for the convenience and/or recreation of the club's existing members, and are sufficiently screened and/or distanced from adjacent properties.

(*3) The resulting traffic patterns, the adequacy of existing streets to accommodate the traffic associated with the proposed use, the adequacy of proposed off-street parking and loading, and the extent to which proposed driveways may cause a safety hazard, or traffic nuisance.*

All of the improvements are qualitative, with no impact on associated traffic. Vehicular circulation will remain generally unchanged while onsite parking capacity is being improved.

(4) The nature of the surrounding area and the extent to which the proposed use and feature might impair its present and future development.

The Club is an asset to the surrounding area and greater Stamford community. Its continued success serves as not only a recreational and social community but as a guarantee that over 100 acres of land in two states will remain, largely, undeveloped.

(5) The Master Plan to the City of Stamford and all statements are the intent of these regulations.

The Stamford portion of the site lies in Master Plan Category 1 (Residential – Very Low Density Single-Family) with a Category 15 (Open Space/Conservation Overlay) designation and meets the stated goals in that it provides a "compatible use" (e.g. clubs) permitted by Special Permit that is "in general harmony with and supportive of very low-density single-family neighborhoods". The site also maintains and protects acres of land reserved for "open spaces for active and passive use". The proposed improvements comply with all applicable standards of the Zoning Regulations.

Drawing List
Special Permit & Site and Architectural Plan and/or requested uses applications
2949 Long Ridge Road & 0 Long Ridge Road (003-8745)
July 27, 2023

Sheet #	Title/Description	Prepared by	Date
Civil			
	Improvement Location Survey "As-Built" Plan	Edward J. Frattaroli, Inc.	5/30/2023
	Improvement Location Survey "As-Built" Plan	Edward J. Frattaroli, Inc.	5/30/2023
	Plot Plan	Edward J. Frattaroli, Inc.	6/19/2019
	Existing Conditions Plan	Edward J. Frattaroli, Inc.	10/20/2022
SE-1	Site Development Plan	Redniss & Mead	7/12/2023
SE-2	Site Grading Plan	Redniss & Mead	7/12/2023
SE-3	Drainage & Utility Plan	Redniss & Mead	7/12/2023
SE-4	Sediment & Erosion Control Plan	Redniss & Mead	7/12/2023
SE-5	Details	Redniss & Mead	7/12/2023
SE-6	Details & Soil Data	Redniss & Mead	7/12/2023
Landscape			
SP-1.0	Landscape Layout Overall Plan	Wesley Stout Associates	7/24/2023
SP-2.0	Site Lighting and Landscape Details	Wesley Stout Associates	7/24/2023
SL-1	Photometric Calculation	Illuminate	7/24/2023

General Property Description
2949 Long Ridge Road & 0 Long Ridge Road (003-8745)
Special Permit & Site and Architectural Plan and/or requested uses applications
July 27, 2023

Block #: 403
Area: 33 Acres ±

Description:

All that area of land commonly referred to as 2949 Long Ridge Road (Assessor Card #001-9366) and 0 Long Ridge Road (Assessor Card #003-8745). Said land is located on the easterly side of Long Ridge Road, and generally bounded as follows:

Beginning at the intersection of the easterly side of Long Ridge Road and the northwesterly side of land n/f of Dale Kim et al, said land is generally bounded as follows:

Westerly: 115' ± by the westerly side of Long Ridge Road;

Northerly: 1,850' ± by land n/f of Rock Rimmon Country Club;

Easterly: 1,787' ± by lands n/f of Gilbert Haroche et ux, Margaret M. Ludders et al, Doudlas T. Tansill et al, and allison Rowe, each in part;

Southerly: 1,595' ± by the northerly side of Rockrimmon Road, land n/f of simon J mendez, John L. DeForest, Greenfield & Company Land Tr, and Minh Nguyen, each in part.

Westerly: 1,162'± by the easterly side of Long Ridge Road, land n/f of Tessitore Vanessa and Dale Kim et al each in part.

7/27/2023

Rock Rimmon Country Club

2949 Long Ridge Road & 0 Long Ridge Road (003-8745)

Zoning Data Chart [1]

	Req/Allowed	Approved/Existing		Proposed		Notes
Zoning District	RA-2					
Min Lot Area	4 acres	1,406,927	32.30	1,450,574	33.30	§19 requires 2x min acreage of applicable RA2 zone. Proposed assumes consolidation of parcels.
Min Frontage	200'	425'±		450'±		Long Ridge Road and Rockrimmon Road
Max Floor Area Ratio	0.10	36,908	0.03	36,908	0.03	Ratio slightly reduced.
Max Building Coverage	10%	31,500	2.2%	33,100	2.3%	Proposed includes relocated sheds and new deck (+1,600sf).
Max Ground Coverage	25%	167,500	11.9%	194,000	13.4%	Proposed includes new parking, courts, deck, walks (+26,500sf).
Max Building Stories	3	2		No Change		Appendix B, Table III
Max Building Height	35'	TBD		No Change		Appendix B, Table III
Min Building Setbacks						
Front	60'	600'+		No Change		Measured from clubhouse building to Long Ridge Road
Side	35'	135'		No Change		Measured from clubhouse building to nearest property line (west)
Rear	n/a	n/a		n/a		No rear yard. Multiple site frontages.
Min Landscape Buffers						
Front	30'	30'±		No Change		Measured to parking along NY border
Side	10'	0'		No Change		Existing nonconformity to remain. All new areas 16'+.
Rear	n/a	n/a		n/a		No rear yard. Multiple site frontages.
Min. Parking	176 [2]	191 [3]		243[4]		See Footnotes below

Footnotes

1. All figures are based on land located in Stamford unless otherwise noted.
2. Conservative requirement based on 303 memberships and 100 active employees. No credit taken for employees on separate shifts.
3. Striped spaces. Includes employee parking lot partially located in NY portion of the property, but excludes all parking associated with groundskeeper residence, maintenance areas, and other paved areas.
4. Net addition of 52 spaces.

REDNISS & MEAD

REDNISS & MEAD

LAND SURVEYING
CIVIL ENGINEERING
PLANNING & ZONING CONSULTING
PERMITTING

22 First Street | Stamford, CT 06905
Tel: 203.327.0500 | Fax: 203.357.1118
www.redniss-mead.com

AERIAL EXHIBIT
DEPICTING
2949 & 0 LONG RIDGE ROAD
STAMFORD, CT

SCALE:

SHEET No:

July 26, 2023

Comm. No.: **4043**

RA–2 Zone

Block No. 403

RA–2 ZONE BUILDING SETBACK REQUIREMENTS

Front Street Line Setback..... 60'

Center Line Of Street Setback..... 85'

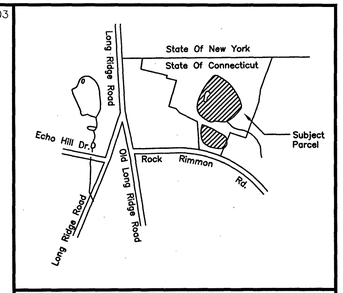
Rear Yard Setback..... 70'

Side Yard Setback..... 35' W/ Total Of.... 70'

Max. Building Coverage.....10% Of Lot Area

For Accessway Lot Refer To Section 7, Paragraph "O" Of The Zoning Regulations For The City Of Stamford. Main Dwelling and Accessway Structures no closer then 30' to Property Line for Side Yard Setbacks.

Zoning Information Is Subject To The Review And Approval By The Appropriate Governing Authority



ORIENTATION

NOTES:

1. Elevations based on Aerial Photogrametric Ground Control by Col–East, Inc. North Adams, MA from aerial photogrametric project commissioned by Rockrimmon Country Club.
2. Underground utility, structure and facility locations depicted and noted hereon have been compiled, in part, from record mapping supplied by the respective utility companies or governmental agencies, from parol testimony and from other sources. These locations must be considered as approximate in nature. Additionally, other such features may exist on the site, the existence of which are unknown to Edward J. Frattaroli, Inc. The size, location and existence of all such features must be field determined and verified by the appropriate authorities prior to construction.
3. The contractor shall notify all public utility companies by calling Call–Before–You–Dig at 1–800–922–4455 at least 48 hours prior to crossing their lines.
4. No Abstract of Title/Title Report provided.

Refer To:
Parcel "A"
Map No. 9360 S.L.R.

Map No. 11675 S.L.R.

Area = 32.30 Acres

Scale: 1" = 100'

PLOT PLAN
PREPARED FOR
ROCK RIMMON COUNTRY CLUB
STAMFORD, CONNECTICUT

0 100 200 300
SCALE IN FEET

This survey and map has been prepared in accordance with Section 20–300b–1 thru 20–300b–20 of the Regulation of Connecticut State Agencies–"Minimum Standards for Surveys and Maps in the State of Connecticut" as endorsed by the Connecticut Association of Land Surveyors, Inc. It is a "ZONING LOCATION SURVEY" based on a "DEPENDENT RESURVEY" conforming to horizontal Accuracy Class "A–2" and intended to be used for Compliance and Noncompliance with Existing Requirements.

To my knowledge and belief, the plan is substantially correct as noted hereon.

This Document and Copies Thereof are valid only if they bear the signature and embossed seal of the designated licensed professional. Unauthorized alterations render any declaration hereon null and void.

BY:

FOR: EDWARD J. FRATTAROLI, INC.
Land Surveyors · Engineers · Land Planners
STAMFORD, CONNECTICUT June 19, 2019

19403(___)A 495–___

RA–2 Zone

Block No. 403

RA–2 ZONE BUILDING SETBACK REQUIREMENTS

Front Street Line Setback..... 60'

Center Line Of Street Setback..... 85'

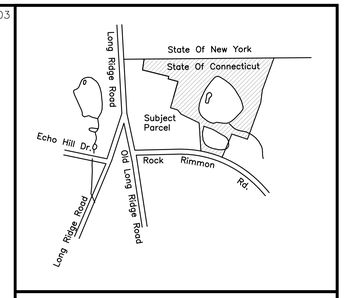
Rear Yard Setback..... 70'

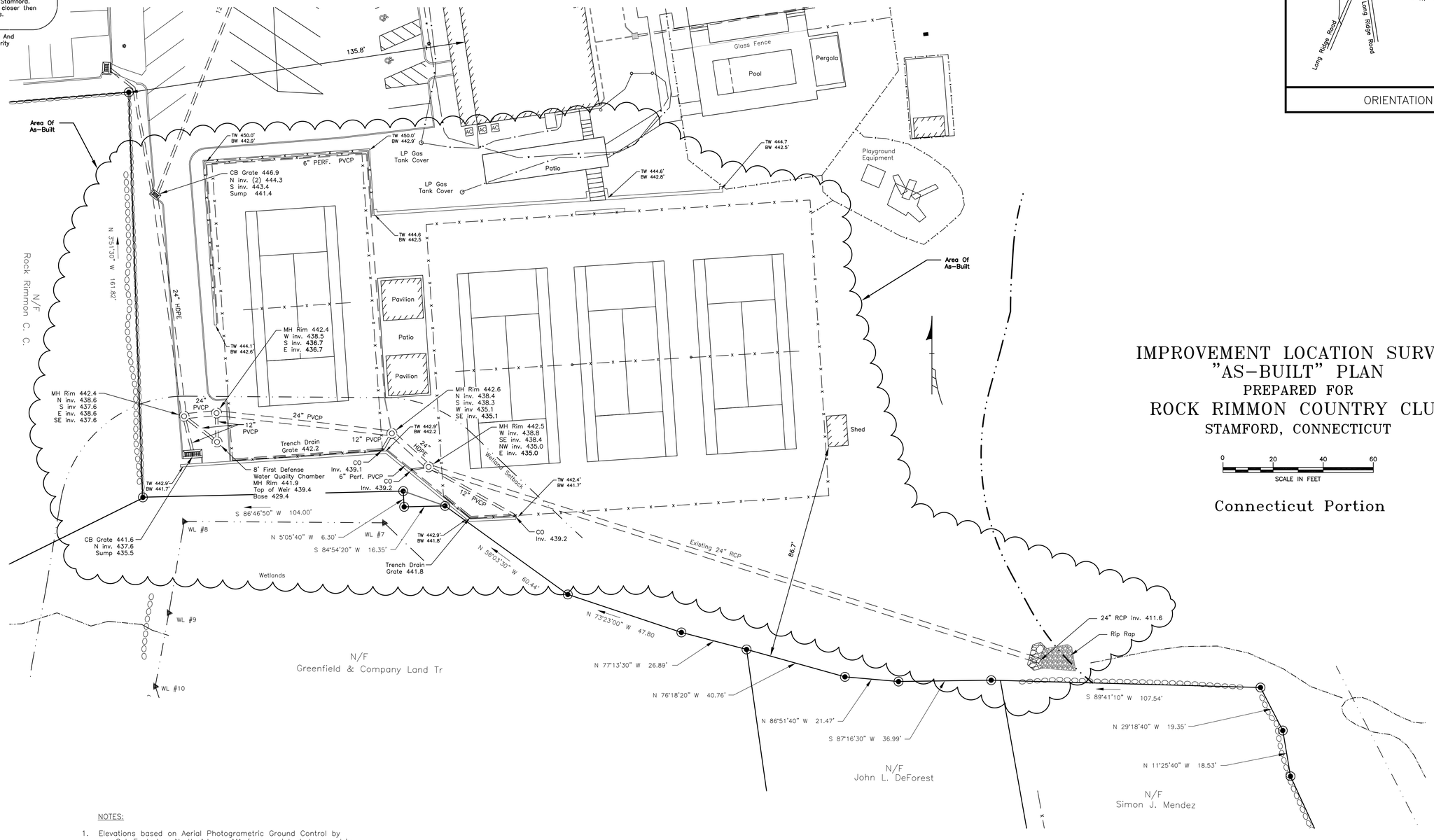
Side Yard Setback..... 35' W/ Total Of.... 70'

Max. Building Coverage.....10% Of Lot Area

For Accessway Lot Refer To Section 7, Paragraph "O" Of The Zoning Regulations For The City Of Stamford. Main Dwelling and Accessway Structures no closer then 30' to Property Line for Side Yard Setbacks.

Zoning Information Is Subject To The Review And Approval By The Appropriate Governing Authority





IMPROVEMENT LOCATION SURVEY
"AS–BUILT" PLAN
PREPARED FOR
ROCK RIMMON COUNTRY CLUB
STAMFORD, CONNECTICUT

0 20 40 60
SCALE IN FEET

Connecticut Portion

NOTES:

1. Elevations based on Aerial Photogrametric Ground Control by Col–East, Inc. North Adams, MA from aerial photogrametric project commissioned by Rockrimmon Country Club.
2. Underground utility, structure and facility locations depicted and noted hereon have been compiled, in part, from record mapping supplied by the respective utility companies or governmental agencies, from parol testimony and from other sources. These locations must be considered as approximate in nature. Additionally, other such features may exist on the site, the existence of which are unknown to Edward J. Frattaroli, Inc. The size, location and existence of all such features must be field determined and verified by the appropriate authorities prior to construction.
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4. No Abstract of Title/Title Report provided.

Refer To:
Parcel "A"
Map No. 9360 S.L.R.
Map No. 11675 S.L.R.

Area = 32.30 Acres

Scale: 1" = 20'

This survey and map has been prepared in accordance with Section 20–300b–1 thru 20–300b–20 of the Regulation of Connecticut State Agencies–"Minimum Standards for Surveys and Maps in the State of Connecticut" as endorsed by the Connecticut Association of Land Surveyors, Inc. It is a "IMPROVEMENT LOCATION SURVEY" based on a "RESURVEY" conforming to horizontal Accuracy Class "A–2" and intended to be used for Compliance and Noncompliance with Existing Requirements.

To my knowledge and belief, this map is substantially correct as noted hereon.

STATE OF CONNECTICUT ROBERT K. BULLARD No. 19868 LICENSED LAND SURVEYOR

This Document and Copies Thereof are valid only if they bear the signature and embossed seal of the undersigned licensed professional. Unauthorized alterations render any declaration hereon null and void.

BY: Robert K Bullard

FOR: EDWARD J. FRATTAROLI, INC.
Land Surveyors • Engineers • Land Planners
STAMFORD, CONNECTICUT July 7, 2022

19403(023)B–Tennis

495–27

Revised 5–30–23 Per Comments

RA–2 Zone

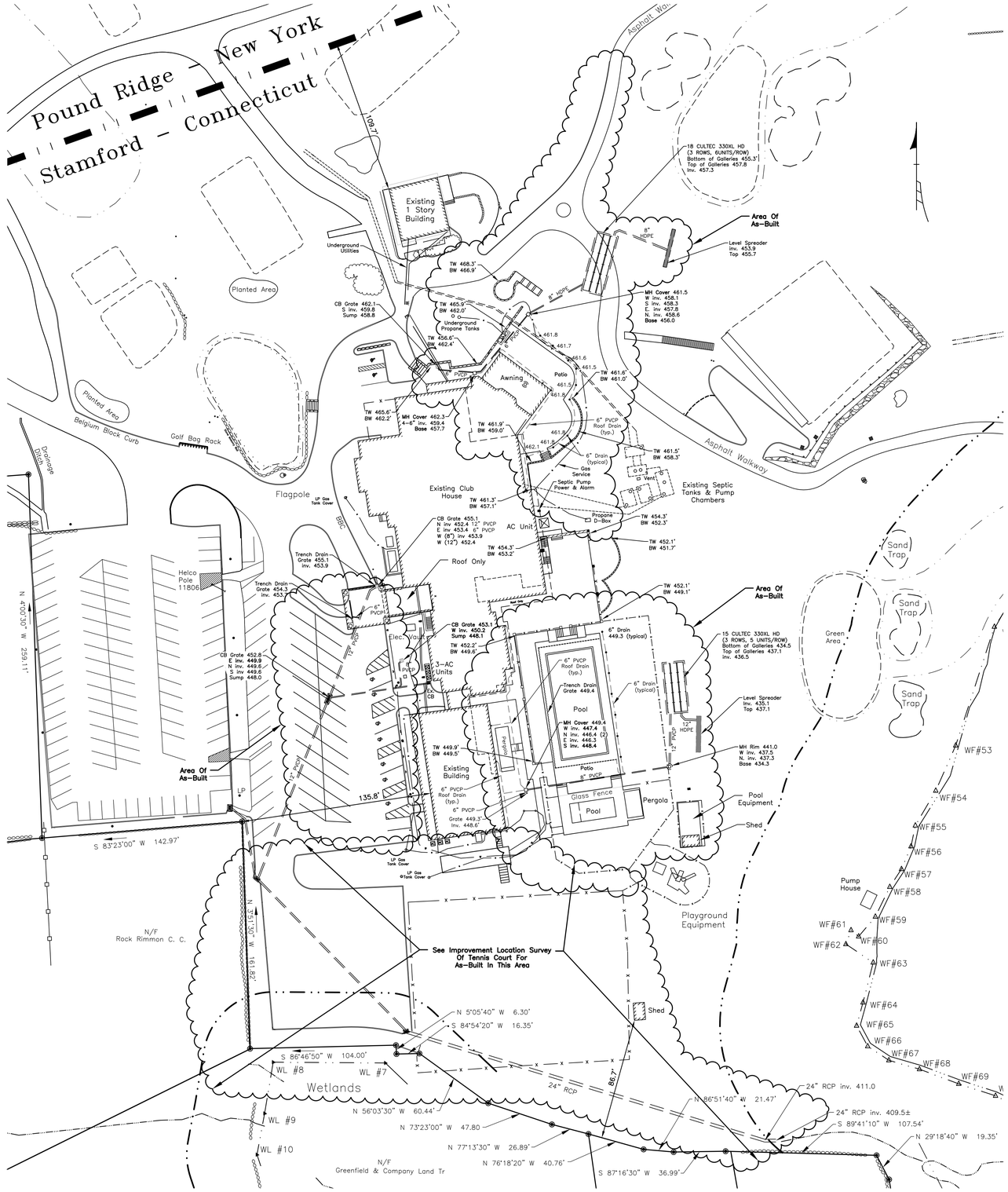
Block No. 403

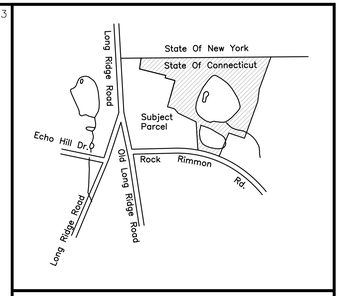
RA–2 ZONE BUILDING SETBACK REQUIREMENTS

Front Street Line Setback	60'
Center Line Of Street Setback	85'
Rear Yard Setback	70'
Side Yard Setback..... 35' W/ Total Of	70'
Max. Building Coverage	10% Of Lot Area

For Accessway Lot Refer To Section 7, Paragraph "O" Of The Zoning Regulations For The City Of Stamford. Main Dwelling and Accessway Structures no closer then 30' to Property Line for Side Yard Setbacks.

Zoning Information Is Subject To The Review And Approval By The Appropriate Governing Authority





ORIENTATION

NOTES:

1. Elevations based on Aerial Photogrametric Ground Control by Col–East, Inc. North Adams, MA from aerial photogrametric project commissioned by Rockrimmon Country Club.
2. Underground utility, structure and facility locations depicted and noted hereon have been compiled, in part, from record mapping supplied by the respective utility companies or governmental agencies, from parol testimony and from other sources. These locations must be considered as approximate in nature. Additionally, other such features may exist on the site, the existence of which are unknown to Edward J. Frattaroli, Inc. The size, location and existence of all such features must be field determined and verified by the appropriate authorities prior to construction.
3. The contractor shall notify all public utility companies by calling Call–Before–You–Dig at 1–800–922–4455 at least 48 hours prior to crossing their lines.
4. No Abstract of Title/Title Report provided.

Refer To:
Parcel "A"
Map No. 9360 S.L.R.
Map No. 11675 S.L.R.

Area = 32.30 Acres

Scale: 1" = 40'

IMPROVEMENT LOCATION SURVEY
"AS–BUILT" PLAN
PREPARED FOR
ROCK RIMMON COUNTRY CLUB
STAMFORD, CONNECTICUT

0 40 80 120
SCALE IN FEET

Connecticut Portion

This survey and map has been prepared in accordance with Section 20–300b–1 thru 20–300b–20 of the Regulation of Connecticut State Agencies–"Minimum Standards for Surveys and Maps in the State of Connecticut" as endorsed by the Connecticut Association of Land Surveyors, Inc. It is a "IMPROVEMENT LOCATION SURVEY" based on a "RESURVEY" conforming to horizontal Accuracy Class "A–2" and intended to be used for Compliance and Noncompliance with Existing Requirements.

To my knowledge and belief, the information is substantially correct as noted hereon.

STATE OF CONNECTICUT · ROBERT K. BULLARD · No. 19868 · LICENSED · LAND SURVEYOR

This Document and Copies Thereof are valid only if they bear the signature and embossed seal of a registered licensed professional. Unauthorized alterations render any declaration hereon null and void.

BY: Robert K. Bullard

FOR: EDWARD J. FRATTAROLI, INC.
Land Surveyors • Engineers • Land Planners
STAMFORD, CONNECTICUT OCT. 27, 2021

19403(023)B

495–27

Revised 5–30–23 Per Comments

RA–2 Zone

Block No. 403

RA–2 ZONE BUILDING SETBACK REQUIREMENTS

Front Street Line Setback..... 60'

Center Line Of Street Setback..... 85'

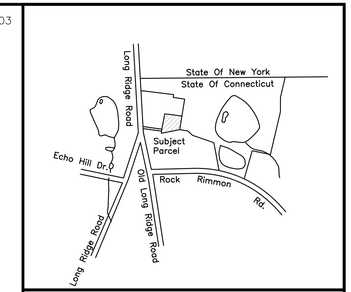
Rear Yard Setback..... 70'

Side Yard Setback..... 35' W/ Total Of.... 70'

Max. Building Coverage.....10% Of Lot Area

For Accessway Lot Refer To Section 7, Paragraph "O" Of The Zoning Regulations For The City Of Stamford. Main Dwelling and Accessway Structures no closer then 30' to Property Line for Side Yard Setbacks.

Zoning Information Is Subject To The Review And Approval By The Appropriate Governing Authority



ORIENTATION

EXISTING CONDITIONS PLAN
PREPARED FOR
ROCK RIMMON COUNTRY CLUB
STAMFORD, CONNECTICUT

0 20 40 60
SCALE IN FEET

Refer To:
Lot No. 1
Map No. 11477 S.L.R.

Area = 1.002 Acres (Exclusive of Accessway)

Scale: 1" = 20'

Applicant:

Rockrimmon Country Club Inc.
2949 Long Ridge Road
Stamford, Connecticut 06903–1116

NOTES:

1. Elevations based on (VAVD–88).
2. Underground utility, structure and facility locations depicted and noted hereon have been compiled, in part, from record mapping supplied by the respective utility companies or governmental agencies, from parol testimony and from other sources. These locations must be considered as approximate in nature. Additionally, other such features may exist on the site, the existence of which are unknown to Edward J. Frattaroli, Inc. The size, location and existence of all such features must be field determined and verified by the appropriate authorities prior to construction.
3. The contractor shall notify all public utility companies by calling Call–Before–You–Dig at 1–800–922–4455 at least 48 hours prior to crossing their lines.

This survey and map has been prepared in accordance with Section 20–300b–1 thru 20–300b–20 of the Regulation of Connecticut State Agencies–"Minimum Standards for Surveys and Maps in the State of Connecticut" as endorsed by the Connecticut Association of Land Surveyors, Inc. It is a "IMPROVEMENT LOCATION SURVEY" based on a "RESURVEY" conforming to horizontal Accuracy Class "A–2", Topographic Accuracy Class "T–2" and intended to be used for Compliance and Noncompliance with Existing Requirements.

To my knowledge and belief this plan is substantially correct as noted hereon.

STATE OF CONNECTICUT
ROBERT K. BULLARD
LS 18862
LICENSED
PROFESSIONAL LAND SURVEYOR

This Document and Copies thereof are valid only if they bear the signature and embossed seal of the designated licensed professional. Unauthorized alterations render any declaration hereon null and void.

Robert K. Bullard
Registration No. CT LS 18862
Edward J. Frattaroli, Inc.
62 Mill River St. Stamford, CT 06902
(203) 359–2235 October 20, 2022

19403(025)T(2022)

495–119

GENERAL NOTES:

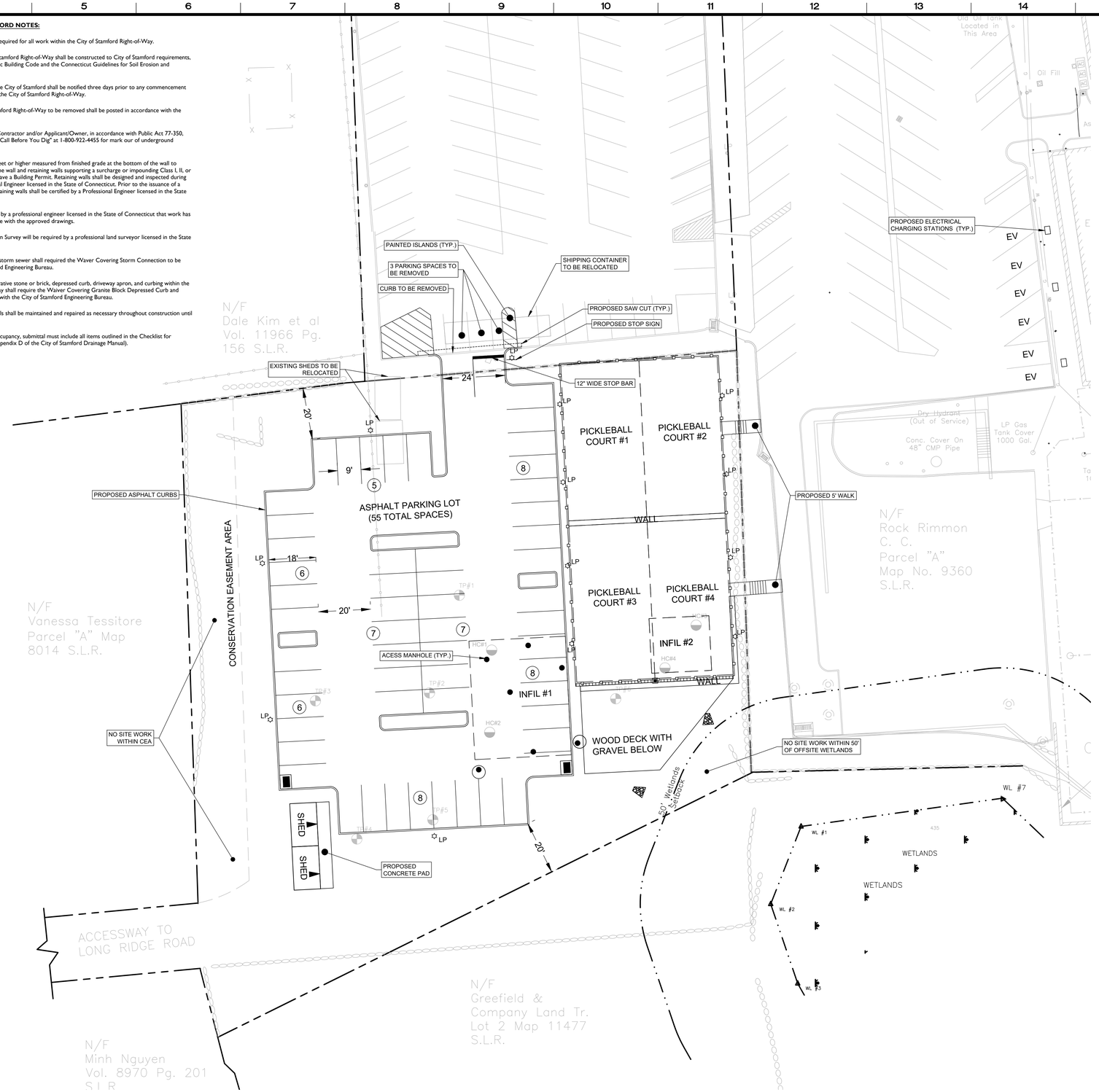
1. These drawings are intended only to depict the design of site grading, drainage, utilities, sediment & erosion controls. These drawings are for approval purposes only. No construction may begin prior to obtaining all necessary permits and approvals.
2. All survey data, boundary lines, topography, building locations and area calculations are from a survey prepared by Edward J. Frattaroli, Inc. entitled Improvement Location Survey dated Oct. 2022. Elevations depicted or labeled are based on NAVD-88.
3. Limit of offsite Wetlands, depicted hereon, was field identified and flagged by Jay Fain on 09/26/2022.
4. Property lies in a RA-2 zone.
5. The property lies within the FEMA Flood Zone X. Flood zones as shown on the Flood Insurance Rate Map Community No. 0900IC Panel 0365 Suffix F, effective dated June 18, 2010.
6. All construction shall comply with the City of Stamford requirements, the State of Connecticut Basic Building Code, Americans with Disabilities Act (ADA), the Connecticut Guidelines for Soil and Erosion and Sediment Control, OSHA, CT DOT Form 818 (latest edition).
7. All development activities to be undertaken within the street right-of-way and other public lands shall comply fully with city standards unless approved deviation is specifically set forth as part of this application. All work within the State right-of-way will comply with the CT DOT Form 818 with the latest special Provisions and Typical State Standard Details.
8. Contractor shall supply complete shop drawings including manufacturer's product data sheets to the Site Engineer, for all construction material used in conjunction with these drawings. Contractor shall allow a 5 day review period, prior to fabrication and installation.
9. Information on existing utilities has been compiled from various sources including utility company records, municipal record maps and field survey and is not guaranteed to be correct or complete. The contractor is solely responsible for determining actual locations and elevations of all utilities including underground services.
10. The property shall be served by public water and sewers.
11. Prior to any excavation the Contractor and/or Applicant, in accordance with Public Act 77-350, shall be required to contact "Call Before You Dig" at 1-800-922-4455 for mark-out of underground utilities. Dig test pit(s) at utility crossing(s) to check actual clearances with new utilities prior to construction. If conflicts are found the contractor shall notify the engineer, at which time the sewer in question shall be redesigned. If such redesign is not possible, the existing pipes or utilities shall be relocated to avoid the conflict. Such relocation shall be done with knowledge of and in accordance with the owner of the utility.
12. It shall be the responsibility of the contractor to provide any excavation safeguards, necessary barricades, flagmen, etc., for traffic control and site safety. All work shall be done in accordance with OSHA requirements. The contractor shall be responsible for compliance with OSHA requirements.
13. When preparing the existing site for the proposed development, all materials removed shall be disposed of in conformance with all governing agencies.
14. Remove stumps and brush from site, or chip and use during landscaping. Do not bury stumps on site.
15. Building elevations are subject to change and shall be finalized prior to building permit.
16. Special attention of the contractor is called to the required type and compaction of pipe bedding and backfill specified on these drawings. These requirements will be strictly enforced.
17. Prior to issuance of a Certificate of Occupancy, the Engineering Bureau may require a certification letter stating that the development was constructed in accordance to the approved plans, and an "as-built" drawing shall be submitted
18. The Contractor is responsible for coordinating with a licensed surveyor to prepare an "as-built" plan. The Contractor is responsible to coordinate with a site engineer 48 hours prior to any inspections.
19. The Engineering Bureau and the inspecting engineer shall be notified by the contractor three (3) days prior to the commencement of each phase of construction.
20. The work shall be done in conformance with the contract documents/plans unless changes have been approved in writing by the design engineer prior to the work being done.

PAVEMENT AND PAVEMENT MARKINGS:

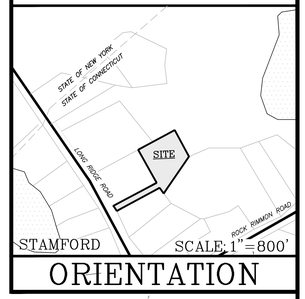
21. Areas of new asphalt shall follow the details on Sheet SE-1.
22. Areas of asphalt pavement that are disturbed by the construction of this project shall be replaced in accordance with the asphalt pavement repair detail. The finished grade of asphalt paving shall blend to existing grade and the edge of the concrete pavement smoothly with no slopes exceeding 4%.
23. Existing features such as but not limited to walks, curbs, and pavement damaged by construction activities shall be repaired at no additional cost to the owner.
24. Bituminous curbs damaged by the project shall be replaced with the new bituminous curbing machine laid Class 3 as described in Sections 8.15 and M.04 of the CT DOT Form 818.
25. Saw cut perimeter of area to be excavated. Saw cut shall be straight and vertical.
26. Contractor shall engage a testing lab who shall verify the base course material by means of a sieve analysis and perform compaction testing of the base and each course of pavement. Site Engineer shall review with the contractor the required testing at the preconstruction meeting. Site Engineer shall approve base course prior to placement of each layer of pavement.
27. The Contractor shall engage a qualified independent testing agency to perform field inspections and tests and to prepare test reports. Testing agency will conduct and interpret tests and state in each report whether tested work complies with or deviates from specified requirements.
28. Additional testing, at Contractor's expense, will be performed to determine compliance of corrected work with specified requirements. Remove and replace or install additional hot-mix asphalt where test results or measurements indicate that it does not comply with specified requirements as directed by the Site Engineer.
29. Contractor is responsible to place the hot-mix asphalt mix as required in the drawings, details and the applicable Section of the CT DOT FORM 818 (latest edition).
30. Compaction shall be constructed as specified in the CT DOT FORM 818 (latest edition), Section 4.06 specification, the drawings and the details. Testing lab shall verify compaction of each course of pavement as directed by the Site Engineer.
31. After the asphalt pavement has cured sufficiently to support the weight of a water truck without marking the newly installed pavement, it shall be water tested for low spots, areas of little or no drainage, etc. A water truck shall spray a sufficient amount of water on all pavement sections to observe the drainage of water. There shall be positive drainage on all areas of the pavement. Any visible low spots where significant water (greater than or equal to 3/16" in depth) is left standing, shall be clearly marked for the Contractor to repair prior to final acceptance. These areas must be sawcut and removed down to the base course prior to replacement with asphalt mixture as per the original approved design. The base course and edges of sawcut asphalt must be treated with tack oil prior to new section of asphalt being installed. The Owner's Representative or inspecting A/E shall be notified 48 hours in advance of water test so that he may be present during the test.
32. The inspecting engineer and contractor will review the testing requirements at the preconstruction meeting. At this meeting, samples to be tested and compaction testing protocol will be discussed. Testing and approval of the subgrade, base course and asphalt layers prior to the installation of the next layer to determine if the work complies or deviates from the specified requirements. Prior to installation of the base course, contractor shall contact inspecting engineer to determine the suitability of the subgrade material, base course and asphalt. Additional excavation or base course may be required.
33. Finished paving shall be free of ``bird baths" and be smooth at the slopes specified on the plans.
34. Finished grade shall be within 1/2 inch of that noted on the drawings.
35. The pavement shall be protected from vehicular traffic of any kind with the use of barricades, etc. for a minimum period of 24 hours after final rolling. Maintain and protect asphalt surface from scrapes, tears, spills, hydraulic leaks, and any other construction damage for the remainder of construction until Owner's Representative acceptance. Contractor is responsible for clearing, repairing, seal coating, patching, and re-striping as necessary to obtain Owner's Representative's final approval/acceptance.
36. Thicknesses of all layers shown are after compaction. Compact all layers to 95% per ASTM D 1557 (Modified Proctor Method).
37. Removal of pavement markings along state road ways shall be completed by non-destructive method in compliance with the CT DOT Form 818 Section 12.11 as revised.
38. New pavement markings shall be painted with epoxy resin paint in compliance with the CT DOT Form 818 Section 12.10 as revised.
39. New sign material and sheeting shall be made of retroreflective material in compliance with CT DOT Form 818 Section 12.08 as revised.
40. All signs and pavement markings installed along the state road must conform to the ``Manual on Uniform Traffic Control Devices," the latest State of Connecticut Catalog of Signs and standard as revised.
41. All pavement striping and replacement shall conform to the City of Stamford standards and the latest edition of AASHTO Highway Design Manual.

STANDARD CITY OF STAMFORD NOTES:

42. A Street Opening Permit is required for all work within the City of Stamford Right-of-Way.
43. All work within the City of Stamford Right-of-Way shall be constructed to City of Stamford requirements, the State of Connecticut Basic Building Code and the Connecticut Guidelines for Soil Erosion and Sedimentation Control.
44. The Engineering Bureau of the City of Stamford shall be notified three days prior to any commencement of construction work within the City of Stamford Right-of-Way.
45. Trees within the City of Stamford Right-of-Way to be removed shall be posted in accordance with the Tree Ordinance.
46. Prior to any excavation the Contractor and/or Applicant/Owner, in accordance with Public Act 77-350, shall be required to contact "Call Before You Dig" at 1-800-922-4455 for mark our of underground utilities.
47. All retaining walls three (3) feet or higher measured from finished grade at the bottom of the wall to finished grade at the top of the wall and retaining walls supporting a surcharge or impounding Class I, II, or III-A liquids are required to have a Building Permit. Retaining walls shall be designed and inspected during construction by a Professional Engineer licensed in the State of Connecticut. Prior to the issuance of a Certificate of Occupancy, retaining walls shall be certified by a Professional Engineer licensed in the State of Connecticut.
48. Certification will be required by a professional engineer licensed in the State of Connecticut that work has been completed in compliance with the approved drawings.
49. A Final Improvement Location Survey will be required by a professional land surveyor licensed in the State of Connecticut.
50. Connection to a city-owned storm sewer shall required the Waver Covering Storm Connection to be filed with the City of Stamford Engineering Bureau.
51. Granite block or other decorative stone or brick, depressed curb, driveway apron, and curbing within the City of Stamford Right-of-Way shall require the Waiver Covering Granite Block Depressed Curb and Driveway Aprons to be filed with the City of Stamford Engineering Bureau.
52. Sediment and erosion controls shall be maintained and repaired as necessary throughout construction until the site is stabilized.
53. To obtain a Certificate of Occupancy, submittal must include all items outlined in the Checklist for Certificate of Occupancy (Appendix D of the City of Stamford Drainage Manual).



BLOCK: 9366 ZONE: RA-2



ORIENTATION

No.	Date	Revision
1	07/12/2023	ZONING SUBMISSION

SITE DEVELOPMENT PLAN
DEPICTING
2949 LONG RIDGE ROAD
STAMFORD, CT
PREPARED FOR
ROCKRIMMON COUNTRY CLUB

SCALE: 1"=20' 0 20 40

DRAWN BY: AS CHECKED BY: BDH

BRIAN D. HOLZWARTH CT. P.E. 27812

July 12, 2023

DATE

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EARTHWORK & GRADING:

1. Grade away from building walls at 2% minimum (typical).
2. Earth slopes shall be no steeper than 2:1 (horz.:vert.)
3. No work shall commence until erosion controls have been inspected and approved by the EPB or their designee(s).
4. General fill beyond paved areas shall be free of brush rubbish, stumps and stones larger than 8". Fill shall be placed in compacted layers not to exceed 8" in thickness. The dry density after compaction shall not be less than 95% of the Standard Proctor Test and done in accordance with the requirements of ASTM D698. After compacting, the fill shall be 4" below the required grade as shown on the plan.
5. General fill may be till, loam, sand or gravel mixture classified as SP, SW, SM, GP, GM, ML per the United Soil Classification System. It shall have not more than 40% fines passing the #100 sieve, not more than 8% passing the #200 sieve, and no stones larger than 8".
6. Subgrade and fill shall be uniformly compacted by the use of equipment manufactured for that purpose. Rollers shall deliver a ground pressure of not less than 300 pounds per linear inch of contact width and weigh not less than 10 tons. Vibratory units shall have a static weight of not less than 4 tons. The amount of compactive effort shall be as directed by the Engineer, but in no case shall be less than 4 complete passes of the compacting equipment being used.
7. Disturbed areas shall be top soiled, seeded with grass and mulched in a manner conforming to the recommendations of the "Guidelines for Soil Erosion and Sediment Control", published by The Connecticut Council on Soil and Water Conservation, May 2002.
8. After the areas to be topsoiled have been brought to grade, the subgrade shall be loosened by scarifying to a depth of at least 2" to ensure bonding of the topsoil and subsoil.
9. Topsoil shall be friable and loamy with high organic content. It shall be free of debris, rocks larger than 2" and roots. Topsoil shall have at least 1.5 percent by weight of fine textured stable organic material and no greater than 6 percent. Topsoil shall not have less than 20% fine textured material (passing the No. 200 sieve) and not more than 15% clay. pH range shall be 6.0-7.5 and soluble salts shall not exceed 500ppm.
10. Fill or topsoil shall not be placed nor compacted while in a frozen or muddy condition or while subgrade is frozen.
11. Excavation for pipes or concrete pavement repair may require either a braced excavation or open cut designed according to the requirements of OSHA, 29 CFR Part 1926. The lateral support systems and slopes should also be designed such that building footings, slabs on grade, adjacent pavement and existing ut ilities are protected and supported and not allowed to settle. The contractor shall be responsible for having a Professional Engineer, registered in the State of Connecticut design the excavation support method. The designs shall be submitted to the owner or his geotechnical engineer for review. The contractor shall submit plans showing the type, limits, design and sequence of construction for the lateral support system.
12. During the excavation, it is anticipated that existing utilities and sewers may be exposed. The contractor shall provide protection and support of these facilities and repair any damage caused by the work in a manner satisfactory to the owner. The condition of the existing facilities shall be observed by the owner's representative who shall determine if the facilities shall be replaced. Replacement of the facilities shall be done in a manner satisfactory to the owner and in compliance with applicable Codes.

TEST PIT DATA

Subsurface Soil Investigation
Soil Profile

Test Pit #: 1	Date: 02/24/203
Inspector: BDH	Sanitarian: N/A
Ledge at: N/A	Mottling at: 42"
Water at: N/A	Roots at: 33"

Depth: 87"	Soil Description
0"-11"	Topsoil/Organics
11"-38"	Orange Brown Silty Loam
38"-87"	Tan Sand and Gravel

Subsurface Soil Investigation
Soil Profile

Test Pit #: 2	Date: 02/24/203
Inspector: BDH	Sanitarian: N/A
Ledge at: N/A	Mottling at: N/A
Water at: 96"	Roots at: 12"

Depth: 106"	Soil Description
0"-12"	Topsoil/Organics
12"-26"	Orange Brown Silty Loam
26"-106"	Tan Sand and Gravel (Mod. Compacted)

Subsurface Soil Investigation
Soil Profile

Test Pit #: 3	Date: 02/24/203
Inspector: BDH	Sanitarian: N/A
Ledge at: N/A	Mottling at: N/A
Water at: 70"	Roots at: 14"

Depth: 96"	Soil Description
0"-14"	Topsoil/Organics
14"-32"	Orange Brown Silty Loam
32"-96"	Tan Sand and Gravel

Subsurface Soil Investigation
Soil Profile

Test Pit #: 4	Date: 02/24/203
Inspector: BDH	Sanitarian: N/A
Ledge at: N/A	Mottling at: 20"
Water at: 40"	Roots at: N/A

Depth: 72"	Soil Description
0"-12"	Topsoil/Organics
12"-36"	Orange Brown Silty Loam
36"-72"	Tan Sand and Gravel

Subsurface Soil Investigation
Soil Profile

Test Pit #: 5	Date: 02/24/203
Inspector: BDH	Sanitarian: N/A
Ledge at: N/A	Mottling at: 26"
Water at: 52"	Roots at: 22"

Depth: 70"	Soil Description
0"-10"	Topsoil/Organics
10"-26"	Orange Brown Silty Loam
26"-35"	Mottled Sand and Gravel
26"-35"	Compacted Sand and Gravel

Subsurface Soil Investigation
Soil Profile

Test Pit #: 6	Date: 02/24/203
Inspector: BDH	Sanitarian: N/A
Ledge at: N/A	Mottling at: N/A
Water at: N/A	Roots at: 16"

Depth: 93"	Soil Description
0"-16"	Topsoil/Organics
16"-36"	Orange Brown Silty Loam
36"-93"	Mottled Sand and Gravel with Some Cobbles

No.	Date	Revision
1	07/12/2023	ZONING SUBMISSION

SITE GRADING PLAN
DEPICTING
2949 LONG RIDGE ROAD
STAMFORD, CT
PREPARED FOR
ROCKRIMMON COUNTRY CLUB

SCALE: 1"=20' (0 20 40)
DRAWN BY: AS
CHECKED BY: BDH

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BRETT D. HOLZWARTH CT, P.E. 27812
July 12, 2023
DATE

PROFESSIONAL ENGINEER BRETT D. HOLZWARTH No. 27812 LICENSED STATE OF CONNECTICUT

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SE-2
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STORM WATER INFILTRATION SYSTEM:

1. All pipe shall be installed straight and at the vertical and horizontal alignment shown. Pipes shall have a uniform slope as specified.
2. Minimum cover on all pipes shall be two feet (2') unless otherwise noted.
3. All storm pipe specified as Poly Vinyl Chloride Pipe (PVCP) shall be SDR 35 with rubber gasketed joints and meet the requirements of ASTM D3034 and D3212.
4. All High Density Polyethylene Pipe (HDPE) for the stormwater system shall be ADS N-12 or equivalent with O-Ring joints (Pro-series) suitable for water tight installations.
5. Dig test pits at utility and sewer crossings to check actual clearances with these facilities prior to construction. Dig test pits at the connection points to existing sanitary sewer pipes to confirm that the elevation of the proposed gravity sewer is appropriate. If conflicts are found the contractor shall notify the engineer at which time the sewer in question shall be redesigned. If such redesign is not possible, the existing pipes or utilities shall be relocated to avoid conflict.
6. All catch basins and area drains shall have a two foot (2') sump with bell traps or 90° PVC elbows.
7. Manhole diameters listed are minimum sizes and are assumed to be 4' inside diameter. If precast manholes are used, larger manholes must be used if recommended by the manufacturer.
8. All existing and proposed catch basins, manhole rims and utility facilities shall be raised or lowered to be flush with finished grade.
9. When connecting new pipes to existing structures such as manholes and catch basins, the structure shall be completely cleaned out. The hole made in the structure shall be made as small as possible. The structure shall be repaired to match its original type of construction. The joint between the structure and the pipe shall be made watertight by filling the joint with mortar.
10. All crushed stone shall be Gradation No. 4 as per CT DOT Form 818, Article M.01.02. Stone shall consist of sound, tough, durable particles free from soft, thin, elongated, laminated, friable, micaceous, or disintegrated pieces of mud, dirt or other deleterious material.
11. At the end of construction, after the site has be fully stabilized, all new and previously existing storm sewer facilities including, but not limited to, catch basins, area drains, manholes, junction boxes, flow control structures, pipes, oil grit separators, permeable pavers and porous pavement shall be fully cleaned with equipment designed for that purpose to the satisfaction of the inspecting engineer.
12. All galleries to handle H-20 loadings and shall comply with the detail. Interior sections to have no end walls. End sections to have one end wall and access cover.
13. All gallery sections to have holes broken to allow flow prior to placement.
14. There shall be a minimum of one foot (1') of crushed stone on the sides of the outer galleries.
15. There shall be 6" of 1 1/4" crushed stone below all galleries.
16. Connect gallery runs with 2.67' sections of 12" RCP. Bottom of connection pipes to be flush with bottoms of galleries.
17. A 6'x 5'x 4' concrete slab (1-2-3 concrete) shall be installed at any pipe entrance to the galleries to prevent erosion.
18. The infiltration systems are to remain disconnected until up gradient areas are fully stabilized.
19. The infiltration systems shall be a minimum of 12" above high groundwater and shall be a minimum of 10' from any footing drain.
20. Each gallery run to have access MH's as shown on plan. Use standard City of Stamford MH casting. Casting cover shall be equal pattern to No. 1201 as manufactured by Campbell Foundry Company, Harrison, NJ. Raise casting the grade using solid concrete block and mortar.
21. Remove any topsoil and replace with select fill prior to installation of gallery.
22. All non-select fill on the downhill sides of galleries shall be a silty soil (Type SM, SC, or MI as per the Unified Soil Classification System). Native material can be used if it conforms to these requirements.
23. All existing fill material below the infiltration systems shall be removed and select fill shall be installed.
24. Select fill shall be a material with a percolation rate of 1" in 20 minutes or faster after compaction. It shall have no more than 5% fines passing the #200 sieve and no stones larger than 6" and less than 10% passing the #100 sieve and be approved by the Inspecting Engineer.
25. Contact the Design Engineer three (3) days prior to excavation for the galleries. During the excavation, the Design Engineer may revise the elevations of the galleries if field conditions dictate.
26. Maintenance of all onsite drainage facilities shall be the responsibility of the property owner.

UTILITIES:

27. Utilities shown on these plans are "not guaranteed" to be complete or correct. Prior to any site activities, the contractor shall be responsible for verification of clearances of proposed utilities from existing utilities. This verification shall include physical observation by means of test pits of the locations of affected utilities. The contractor shall notify the site engineer immediately of any conflict.
28. Easements may be required in favor of the various utility companies.
29. Electric, telephone, cable, gas, and water services shall be installed in conformance to the requirements of the governing utility companies.
30. It is the contractor's responsibility to install utilities as shown on this sheet. The contractor shall work with the utility companies and site engineer to insure the installation is in conformance to the requirements of the governing utility company. All conduits shall be concrete encased as may be required by the governing utility company. Proposed electric, telephone, cable, gas and water services are shown for schematic purposes only and are subject to change pending utility company review. These utilities shall be designed by others and installed in conformance to the requirements of the governing utility companies.
31. All proposed utility facilities shall be raised or lowered to be flush with finished grade.
32. Where necessary, existing utilities shall be reinstalled to meet all minimum coverage requirements.
33. The contractor must supply and install drag lines with all conduits.
34. Assume one 2" PVCP conduit for all site lighting. Service location to be determined.
35. In general, each utility shall have a minimum clearance of three feet to any other underground utility.
36. Any and all utilities abandoned shall be capped or removed in accordance with utility companies' requirements.
37. Existing fire valves shall be cut flush to grade in accordance with Aquarion Water Company requirements.
38. The electric transformer and generator shall be located to meet all applicable Zoning setbacks.
39. Gas service to the meter room shall be installed by the utility company.
40. Detectable Tape shall be used to mark piping listed below. The identification tape shall be buried at least 6-inches to 10-inches below final grade but no closer than 12-inches to the buried utility piping or service.

Electric	Red	Caution Electric Line Buried Below
Telephone & Control	Orange	Caution Telephone Line Buried Below
Natural Gas	Yellow	Caution Gas Line Buried Below
Water Systems	Blue	Caution Water Line Buried Below
Fire Protection Systems	Blue	Caution Fire Line Buried Below Sprinkler
Mains	Blue	Caution Sprinkler Line Buried Below Sewer
System	Green	Caution Sewer Line Buried Below
IS & S Communication Conduit	Orange	Conc. N/A

41. Underground-Type Plastic Line Marker: Manufacturer's standard permanent, bright-colored detectable tape, continuous-printed plastic tape, intended for direct-burial service; not less than 6" wide X 4 mils thick.

No.	Date	Revision
1	07/12/2023	ZONING SUBMISSION

DRAINAGE & UTILITY PLAN
DEPICTING
2949 LONG RIDGE ROAD
STAMFORD, CT
PREPARED FOR
ROCKRIMMON COUNTRY CLUB

SCALE: 1"=20' (0 20 40)

DRAWN BY: AS | CHECKED BY: BDH

RED & MEAD

BRET D. HOLZWARTH CT. P.E. 27812

July 12, 2023

DATE

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SHEET No:

SE-3

Comm. No.: 4043

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SEDIMENT AND EROSION CONTROL NARRATIVE:

The purpose of the Sediment and Erosion Control Plan, details, and notes is to outline a program that minimizes soil erosion during construction. The primary policies of this program are:

a) Trapping particles at source by promptly stabilizing disturbed areas;
b) Avoid concentration of water;
c) Avoid contamination of existing storm drains;
d) Maintenance (weekly maintenance and after storm events) of controls to ensure they are functioning properly;

SEDIMENT AND EROSION CONTROL NOTES:

1. Sheet SE-4 is intended to describe the soil sediment and erosion control treatment of this site only. For other details with respect to construction, see appropriate drawings.

2. All sediment and erosion controls shall be done in conformance with the "Connecticut Guidelines for Soil Erosion and Sediment Control" dated May 2002 prepared by The Connecticut Council on Soil and Water Conservation.

3. The contractor is assigned the responsibility for implementing this sediment and erosion control plan. This responsibility includes the installation and maintenance of control measures, informing all parties engaged on the construction site of the requirements and objectives of the plan notifying the Zoning Department of any transfer of this responsibility, and EPB that construction is to begin three (3) days prior to commencing work.

4. Temporary sediment control measures and tree protection must be installed in accordance with drawings and manufacturer recommendations prior to work in any upland areas.

5. No construction or construction equipment or storage of materials will be allowed on the downhill side of the silt fence or within fenced off areas, except during construction of the proposed facilities shown beyond the fences.

6. Where existing trees are to be saved, trees shall be protected with trunk armoring where shown. Tree limbs shall be trimmed as needed to protect the trees from damage by construction operations. Such trimming shall be minimized. Armoring and any limb trimming should be done before construction begins. Tree protection should be maintained during construction. Equipment Trafficking and materials storage over the tree roots shall be avoided.

7. Anti-tracking pads shall be installed at start of construction and maintained in an effective condition throughout the duration of construction. Pads consist of 2" - 4" crushed stone, 6" minimum thickness and extend the width of the construction access. The length of the access shall be sufficient to prevent dirt from being tracked onto off site roads (minimum length of 50').

8. The location of each stockpile will vary throughout the construction period. Excavated silt and earth stockpiles shall be stored on site. Silt fence shall be placed at the base of the stockpile to prevent sediment from leaving the site and to protect storm drains, wetlands and watercourses.

9. Silt fence shall be Mirafi envirofence, Amoco siltstop or equivalent approved by Site Engineer. Filter fabric used shall be Mirafi 100x or equivalent. Install silt fence according to manufacturer's instruction, particularly, bury lower edge of fabric into ground.

10. All roof leader downspouts shall temporarily discharge onto splash pads measuring at least 8" wide by 18" long, or approved equal.

11. Land disturbance shall be kept to a minimum. All disturbed area shall be planted in where permanent plantings are called for as soon as practicable. Seed and mulch disturbed areas with grass seed where permanent plantings are not called for, as soon as practicable. Prepare seedbed (4" thick minimum) with topsoil. Seed, rake, roll, water and mulch areas according to mixes below. Water as often as necessary (up to 3 times per day) to establish cover. Mulch seeded areas at 1 to 2 tons/acre with salt hay. Maintain mulch and watering until grass is 3" high with 85% cover. Reseed or overseed if necessary.

    Temporary Seed Mix:
    Perennial ryegrass 40 lbs/ac. (1 lb/1000 sf.)

    Permanent Lawns:
    Kentucky Bluegrass 20 lbs/ac.
    Creeping Red Fescue 20 lbs/ac.
    Perennial Ryegrass 5 lbs/ac.
    45 lbs/ac. (1 lb/1000 sf.)

    Optimum Seeding Dates:
    April 15 through June 15
    August 15 through October 1

12. Any disturbed area shall be restored to the preconstruction condition. Existing shrubs shall be carefully dug up, stored in a temporary nursery during the project and replanted as directed by the Owner. The time during which these bushes are out of the ground must be minimized. The contractor shall keep the shrubs watered and out of the direct sun during this time.

13. If disturbed areas can not be seeded immediately due to the time of year, mulch area until seeding can occur; remove mulch and seed and remulch when season permits.

14. Mulch shall be replaced with erosion control blankets where specified on the plan. Blankets shall be jute netting installed as per the details. Additional areas may have to be covered with blankets as directed by the Site Engineer. Other blankets and methods may be used if approved by the site engineer.

15. Upon installation of each catch basin and area drain, immediately surround it with haybales as per sediment filter detail.

16. Haybales shall be new and are to be replaced whenever their condition deteriorates beyond reasonable usability.

17. Pavement and curbing should be placed as soon as possible after drainage is installed.

18. Loaded trucks shall be covered as required to keep down dust.

19. Affected portions of off site roads and sidewalks must be swept clean when required to keep down dust and prevent safety hazards or at least once a week during construction and as directed by Site Engineer.

20. Dust control to be achieved with watering down disturbed areas as required.

21. After each storm event or once bi-weekly, all sediment and erosion controls shall be inspected. Any corrective actions to mitigate environmental concerns will be ordered by the site engineer or environmental engineer. It is the Owner's responsibility to retain such consultant.

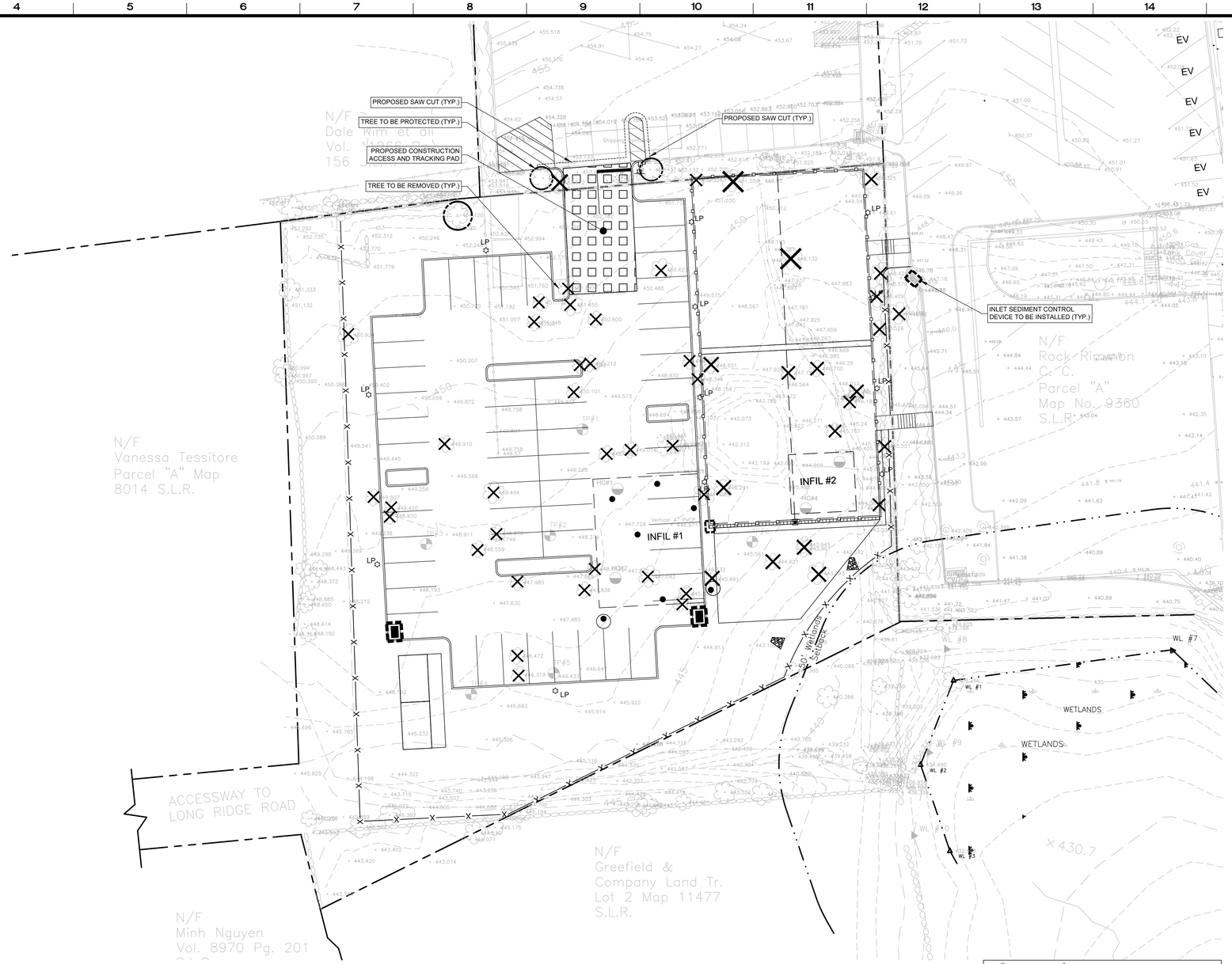
22. Additional sediment and erosion control measures may be installed during the construction period if found necessary by the inspecting engineer or any Governing Agency.

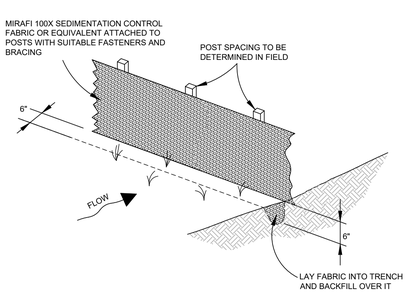
23. All permanent and temporary sediment control devices will be maintained in effective condition throughout the construction period until upland disturbed areas are thoroughly stabilized. Upon completion of work and stabilization of all upland areas, all temporary sediment control devices and tree protection should be removed from the site and any silt disposed of legally.

24. Excavated material from temporary silt traps must be stockpiled on uphill side of silt fence.

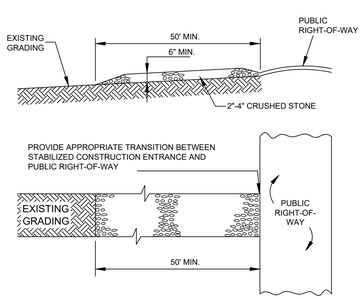
25. Excavated silt and earth stockpiles shall not be permitted to be stored on site. Excess material shall be disposed of legally.

26. Periodically and upon completion of the job, clean silt from any effected storm sewer systems including pipes and inlets. Use silt during final landscaping or dispose off-site legally.





FABRIC & POST SILTATION BARRIER
(SILT FENCE)
N.T.S.



STABILIZED CONSTRUCTION ENTRANCE
(TRACKING PAD)
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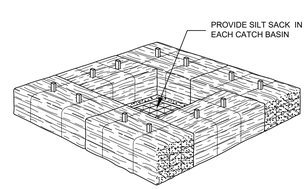

SEDIMENT FILTER FOR CATCH BASINS
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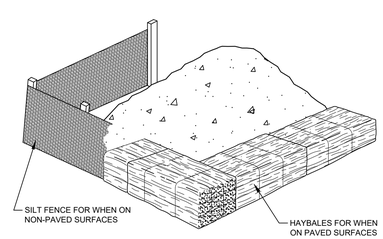

SEDIMENT FILTER FOR STOCK PILE
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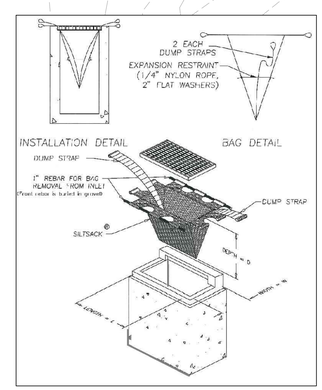
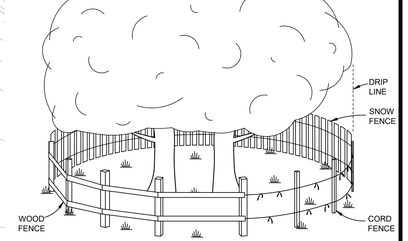


INLET SEDIMENT CONTROL DEVICE
(SILT SACK)
N.T.S.



TREE PROTECTION
(SHOWING ACCEPTABLE TYPES OF FENCING)
N.T.S.

No.	Date	Revision
I	07/12/2023	ZONING SUBMISSION

SEDIMENT & EROSION CONTROL PLAN
DEPICTING
2949 LONG RIDGE ROAD
STAMFORD, CT
PREPARED FOR
ROCKRIMMON COUNTRY CLUB

SCALE: 1"=20' (0 20 40)
DRAWN BY: AS
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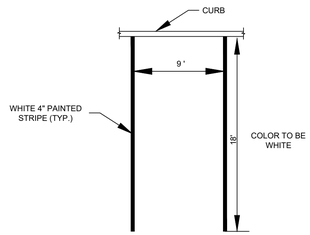
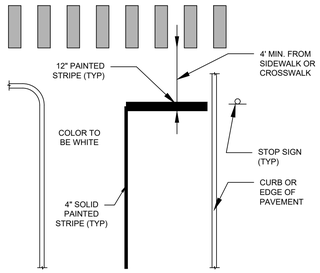


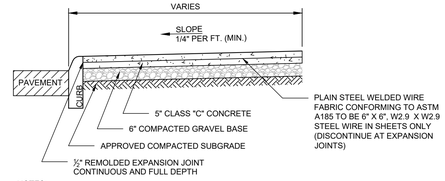
REGULAR PARKING SPACE
N.T.S.



NOTE:

ALL PAINT SHALL CONFORM TO CT DOT FORM 818, ARTICLE M.07.17.

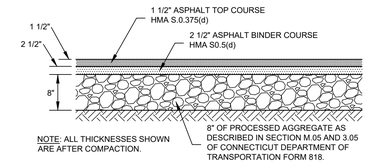
STOP BAR STRIPING
N.T.S.



NOTES:

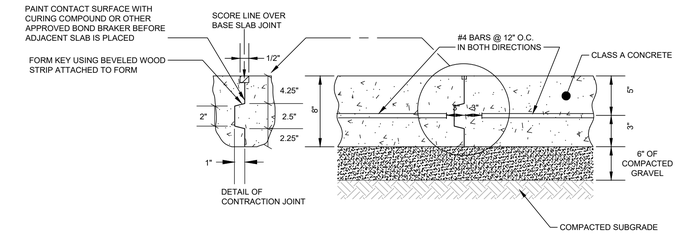
1. CONCRETE TO BE CLASS 'C' CONFORMING TO CT DOT FORM 818 SECTION M.03.02.
2. GRAVEL BASE SHALL CONFORM TO GRADATION A AS DEFINED IN ConnDOT FORM 818 SECTION M. 02.01.
3. INSTALL AS PER THE AMERICAN CONCRETE INSTITUTE CODE.
4. THE AREA SHALL BE COMPACTED TO AT LEAST 95% OF THE DRY DENSITY ACHIEVED BY ASTM D1557.
5. CONTRACTION JOINTS PLACED IN A SQUARE PATTERN AS PER DETAIL.
6. DRAW A SOFT BRISTLED BROOM ACROSS FLOAT-FINISHED CONCRETE SURFACE PERPENDICULAR TO LINE OF TRAFFIC TO PROVIDE A UNIFORM, FINE LINE TEXTURE.

CONCRETE SIDEWALK
N.T.S.



NOTE: ALL THICKNESSES SHOWN ARE AFTER COMPACTION.

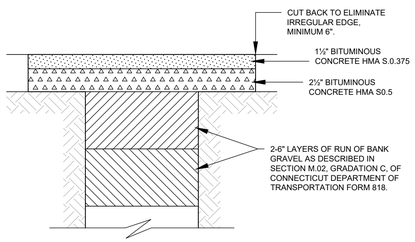
ASPHALT PAVEMENT DETAIL
N.T.S.



NOTES:

1. CONCRETE TO BE CLASS 'A' CONFORMING TO CONNDOT FORM 818 SECTION M.03.02.
2. GRAVEL BASE SHALL CONFORM TO GRADATION A AS DEFINED IN CONNDOT FORM 818 SECTION M. 02.01.
3. INSTALL AS PER THE AMERICAN CONCRETE INSTITUTE CODE.
4. THE AREA SHALL BE COMPACTED TO AT LEAST 95% OF THE DRY DENSITY ACHIEVED BY AASHTO T180, METHOD D.
5. CONTRACTION JOINT TO BE PLACED SO REMAINING SECTIONS OF CONCRETE ARE GENERALLY SQUARE OR AT LEAST EVERY 10'.
6. EDGES OF CONCRETE TO BE TOOLED TO A 1/2" RADIUS.
7. SIZE OF PAD TO BE VERIFIED PRIOR TO CONSTRUCTION.

CONCRETE PAD DETAIL
N.T.S.

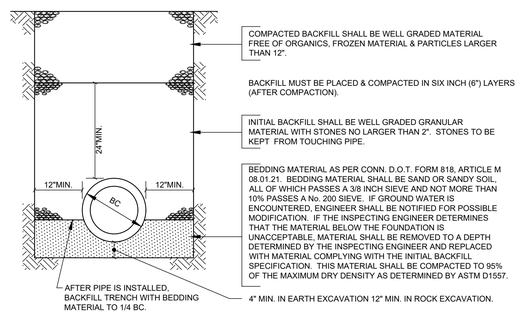


ASPHALT TRENCH REPAIR
N.T.S.

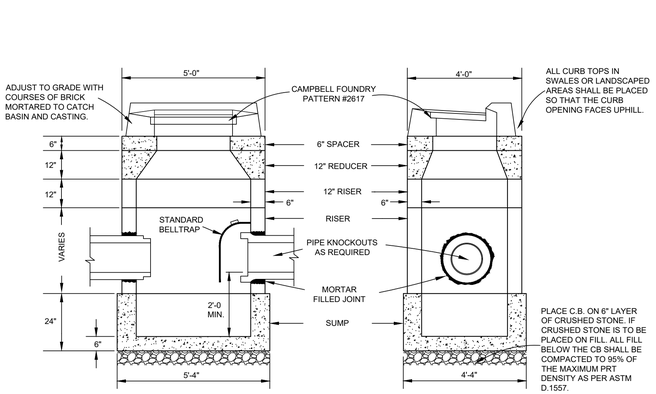
WATER STOP: 10' UPSTREAM OF STRUCTURES AND WHERE SHOWN, FOUNDATION MATERIAL, BEDDING, HAUNCHING, INITIAL BACKFILL, AND THE BOTTOM FOOT OF GENERAL BACKFILL TO BE REPLACED WITH SM, SC, OR ML SOIL AS PER UNIFIED SOIL CLASSIFICATION SYSTEM* WITH MAXIMUM PARTICLE SIZE OF 1-1/2", FOR 3 LINEAR FEET OF TRENCH. WATER STOP TO BE KEYED INTO TRENCH BOTTOM AND WALLS A MINIMUM OF ONE FOOT. NO STONES LARGER THAN 6" SHALL BE WITHIN 12" OF THE PIPE.
ALL FOUNDATION, INITIAL BACKFILL & BACKFILL MATERIAL TO BE APPROVED BY THE INSPECTING ENGINEER.

ANY DEVIATION FROM THESE METHODS & MATERIALS MUST BE APPROVED IN WRITING BY THE INSPECTING ENGINEER.

ALL MATERIAL TO BE COMPACTED TO 95% OF THE MAX. DRY DENSITY AS DETERMINED BY ASTM D1557, EXCEPT COMPACTED BACKFILL" NOT UNDER PAVEMENT WHICH SHALL BE COMPACTED TO A DENSITY AT LEAST EQUAL TO THAT OF THE ADJACENT UNDISTURBED MATERIAL.



PVC/RCP PIPE TRENCH BEDDING DETAIL
(48" DIA. & UNDER)
N.T.S.

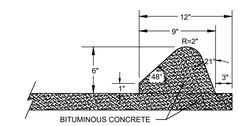


NOTES:

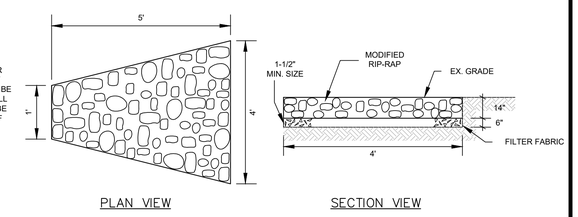
1. ALL CATCH BASIN COMPONENTS TO BE PRE-CAST REINFORCED CONCRETE, ABLE TO WITHSTAND THE APPLIED EARTH LOADS WITH AN H-20 TRUCK LOAD.
2. ALL JOINTS TO BE MORTARED.
3. CATCH BASIN SHALL CONFORM TO ASTM C478. ALL CRUSHED STONE SHALL BE GRADATION NO. 4 AS PER CT D.O.T. FORM 818, ARTICLE M.01.01. STONE SHALL CONSIST OF SOUND, TOUGH, DURABLE PARTICLES FREE FROM SOFT, THIN, ELONGATED, LAMINATED, FRIABLE, MICACEOUS OR DISINTEGRATED PIECES, MUD, DIRT OR OTHER DELETERIOUS MATERIAL.

CAST IRON BELL TRAP	
PIPE SIZE	CAMPBELL FOUNDRY NO.
12"	2563
15"	2564
18"	2565
21"	2566
24"	2568A

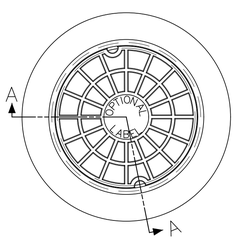
CATCH BASIN DETAIL
N.T.S.

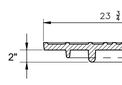


BITUMINOUS CONCRETE LIP CURBING
N.T.S.



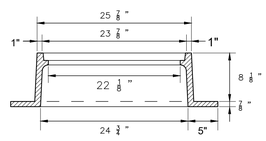
RIP-RAP SPLASH PAD
N.T.S.





COVER

SECTION A-A

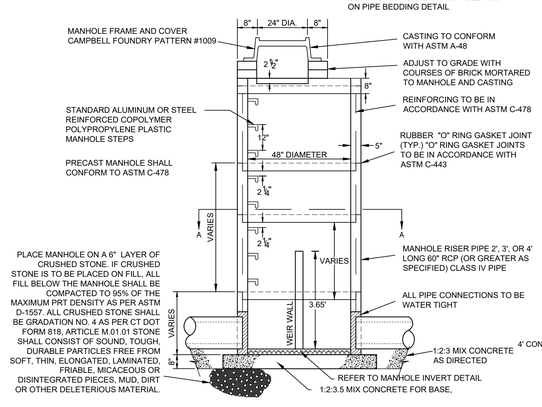


FRAME

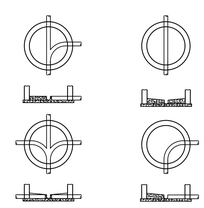
APPROXIMATE WEIGHTS		
	STEEL	IRON
COVER	157.54 LBS.	144.53 LBS.
FRAME	327.98 LBS.	300.90 LBS.
TOTAL	485.52 LBS.	445.43 LBS.

MANHOLE FRAME & COVER
N.T.S.

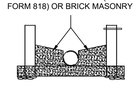
NOTE: BACKFILL AT MANHOLES SHALL BE COMPACTED TO DENSITIES REQUIRED ON PIPE BEDDING DETAIL



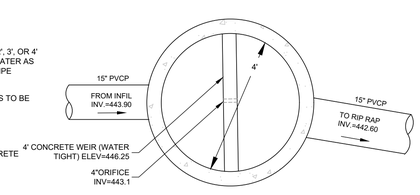
METER MANHOLE DETAIL
(MMH#1)
N.T.S.



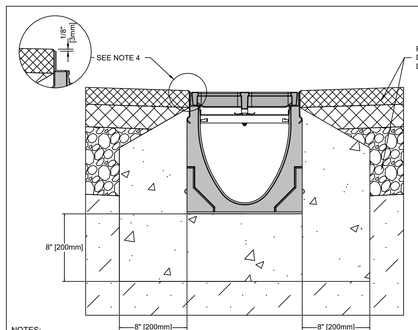
TYPICAL INVERTS
INVERT TO BE CONSTRUCTED OF CLASS A' CONCRETE (CT. DOT FORM 818) OR BRICK MASONRY



MANHOLE INVERT
N.T.S.



PLAN VIEW



NOTES:

1. IT IS NECESSARY TO ENSURE MINIMUM DIMENSIONS SHOWN ARE SUITABLE FOR EXISTING GROUND CONDITIONS. *ENGINEERING ADVICE MAY BE REQUIRED.*
2. MINIMUM CONCRETE STRENGTH OF 4,000 PSI IS RECOMMENDED. CONCRETE SHOULD BE VIBRATED TO ELIMINATE AIR POCKETS.
3. EXPANSION AND CONTRACTION CONTROL JOINTS AND REINFORCEMENT ARE RECOMMENDED TO PROTECT CHANNEL AND CONCRETE SURROUND. *ENGINEERING ADVICE MAY BE REQUIRED.*
4. THE FINISHED LEVEL OF THE CONCRETE SURROUND MUST BE APPROX. 1/8" [3mm] ABOVE THE TOP OF THE CHANNEL EDGE.
5. CONCRETE BASE THICKNESS SHOULD MATCH SLAB THICKNESS. ENGINEERING ADVICE MAY BE REQUIRED TO DETERMINE PROPER LOAD CLASS.
6. REFER TO ACO'S LATEST INSTALLATION INSTRUCTIONS FOR FURTHER DETAILS.

SPECIFICATION CLAUSE

K200 KLASSIKDRAIN - LOAD CLASS C

GENERAL
THE SURFACE DRAINAGE SYSTEM SHALL BE POLYMER CONCRETE K200 CHANNEL SYSTEM WITH GALVANIZED STEEL EDGE RAILS AS MANUFACTURED BY ACO POLYMER PRODUCTS, INC.

MATERIALS
CHANNELS SHALL BE MANUFACTURED FROM POLYESTER RESIN POLYMER CONCRETE WITH AN INTEGRALLY CAST-IN GALVANIZED STEEL EDGE RAIL. THE SYSTEM SHALL BE 8" (200mm) NOMINAL INTERNAL WIDTH WITH A 10.2" (260mm) OVERALL WIDTH AND A BUILT-IN SLOPE OF 0.5%. CHANNEL INVERT SHALL HAVE DEVELOPED "V" SHAPE. ALL CHANNELS SHALL BE INTERLOCKING WITH A MALE/FEMALE JOINT.

THE COMPLETE DRAINAGE SYSTEM SHALL BE BY ACO POLYMER PRODUCTS, INC. ANY DEVIATION OR PARTIAL SYSTEM DESIGN AND/OR IMPROPER INSTALLATION WILL VOID ANY AND ALL WARRANTIES PROVIDED BY ACO POLYMER PRODUCTS, INC.

CHANNEL SHALL WITHSTAND LOADING TO PROPER LOAD CLASS AS OUTLINED BY EN 1433. GRATE TYPE SHALL BE APPROPRIATE TO MEET THE SYSTEM LOAD CLASS SPECIFIED AND INTENDED APPLICATION. GRATES SHALL BE SECURED USING 'QUICKLOK' BOLTLESS LOCKING SYSTEM. CHANNEL AND GRATE SHALL BE CERTIFIED TO MEET THE SPECIFIED EN 1433 LOAD CLASS. THE SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS.

ACO KS200 KLASSIC TRENCH DRAIN
N.T.S.

No.	Date	Revision
1	07/12/2023	ZONING SUBMISSION

DETAILS
DEPICTING
2949 LONG RIDGE ROAD
STAMFORD, CT
PREPARED FOR
ROCKRIMMON COUNTRY CLUB

SCALE: 0 20 40
1"=20'

DRAWN BY: AS | CHECKED BY: BDH

BRET D. HOLZWARTH CT. P.E. 27812

July 12, 2023
DATE

RED & MEAD
LAND SURVEYING
CIVIL ENGINEERING
PLANNING & ZONING CONSULTING
PERMITTING
22 First Street | Stamford, CT 06905
Tel: 203.327.0500 | Fax: 203.357.1118
www.redmondmead.com

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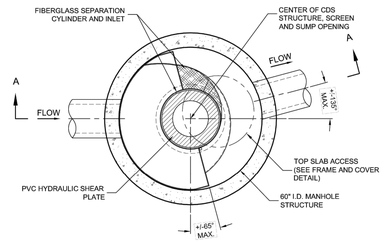
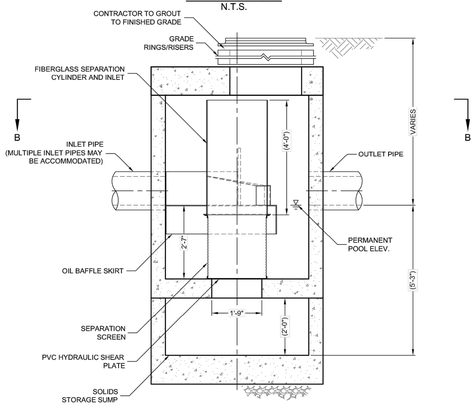
SHEET No:
SE-5
Comm. No.: 4043

7/12/2023 10:59 AM C:\JOBFILES\4000\4000\4043\DWG\4043 Master.dwg



PLAN VIEW B-B
N.T.S.



ELEVATION A-A
N.T.S.

FRAME AND COVER
(DIAMETER VARIES)
N.T.S.

GENERAL NOTES
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. DIMENSIONS MARKED WITH ( ) ARE REFERENCE DIMENSIONS. ACTUAL DIMENSIONS MAY VARY.
3. FOR FABRICATION DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHTS, PLEASE CONTACT YOUR CONTECH CONSTRUCTION PRODUCTS REPRESENTATIVE. www.contech-cpi.com
4. CDS WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING.
5. STRUCTURE SHALL MEET AASHTO HS20 AND CASTINGS SHALL MEET AASHTO M306 LOAD RATING, ASSUMING GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION.
6. PVC HYDRAULIC SHEAR PLATE IS PLACED ON SHELF AT BOTTOM OF SCREEN CYLINDER. REMOVE AND REPLACE AS NECESSARY DURING MAINTENANCE CLEANING.

INSTALLATION NOTES
1. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
2. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CDS MANHOLE STRUCTURE (LIFTING CLUTCHES PROVIDED).
3. CONTRACTOR TO ADD JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS, AND ASSEMBLE STRUCTURE.
4. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT PIPES. MATCH PIPE INVERTS WITH ELEVATIONS SHOWN.
5. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.

CONTECH® CONSTRUCTION PRODUCTS INC.
www.contech-cpi.com
9025 Centre Pointe Dr., Suite 400, West Chester, OH 45069
800-338-1122 513-645-7000 513-645-7993 FAX

CDS2020-5-C
INLINE CDS
STANDARD DETAIL

(FINAL SIZING PRIOR TO THE BUILDING PERMIT)

OIL GRIT SEPARATOR (OGS#1)

N.T.S.

TEST PIT DATA

Subsurface Soil Investigation	
Soil Profile	
Test Pit #: 1	Date: 02/24/203
Inspector: BDH	Sanitarian: N/A
Ledge at: N/A	Mottling at: 42"
Water at: N/A	Roots at: 33"
Depth: 87"	Soil Description
0"-11"	Topsoil/Organics
11"-38"	Orange Brown Silty Loam
38"-87"	Tan Sand and Gravel

Subsurface Soil Investigation	
Soil Profile	
Test Pit #: 2	Date: 02/24/203
Inspector: BDH	Sanitarian: N/A
Ledge at: N/A	Mottling at: N/A
Water at: 96"	Roots at: 12"
Depth: 106"	Soil Description
0"-12"	Topsoil/Organics
12"-26"	Orange Brown Silty Loam
26"-106"	Tan Sand and Gravel (Mod. Compacted)

Subsurface Soil Investigation	
Soil Profile	
Test Pit #: 3	Date: 02/24/203
Inspector: BDH	Sanitarian: N/A
Ledge at: N/A	Mottling at: N/A
Water at: 70"	Roots at: 14"
Depth: 96"	Soil Description
0"-14"	Topsoil/Organics
14"-32"	Orange Brown Silty Loam
32"-96"	Tan Sand and Gravel

Subsurface Soil Investigation	
Soil Profile	
Test Pit #: 4	Date: 02/24/203
Inspector: BDH	Sanitarian: N/A
Ledge at: N/A	Mottling at: 20"
Water at: 40"	Roots at: N/A
Depth: 72"	Soil Description
0"-12"	Topsoil/Organics
12"-36"	Orange Brown Silty Loam
36"-72"	Tan Sand and Gravel

Subsurface Soil Investigation	
Soil Profile	
Test Pit #: 5	Date: 02/24/203
Inspector: BDH	Sanitarian: N/A
Ledge at: N/A	Mottling at: 26"
Water at: 52"	Roots at: 22"
Depth: 70"	Soil Description
0"-10"	Topsoil/Organics
10"-26"	Orange Brown Silty Loam
26"-35"	Mottled Sand and Gravel
26"-35"	Compacted Sand and Gravel

Subsurface Soil Investigation	
Soil Profile	
Test Pit #: 6	Date: 02/24/203
Inspector: BDH	Sanitarian: N/A
Ledge at: N/A	Mottling at: N/A
Water at: N/A	Roots at: 16"
Depth: 93"	Soil Description
0"-16"	Topsoil/Organics
16"-36"	Orange Brown Silty Loam
36"-93"	Mottled Sand and Gravel with Some Cobbles

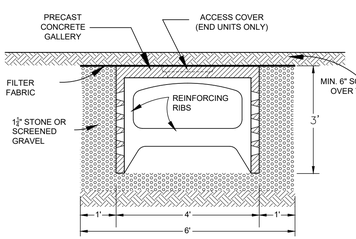
HC TEST RESULTS

HC#	1		
Pre-Soak Date:	7/5/2023		
Pre-Soak Time:	9:55 AM		
Test Date:	7/5/2023		
Hole Depth (in.):	30"		
	Reading	Time	Drop
FILL	2	11:55 AM	X
	21 4/16	12:10 PM	19 4/16
	25 12/16	12:25 PM	23 12/16
	28 12/16	12:40 PM	26 12/16
	30	12:55 PM	28
FILL	1 15/16	12:55 PM	X
	18 6/16	1:10 PM	16 7/16
	23 2/16	1:25 PM	21 3/16
	27	1:40 PM	25 1/16
	29 10/16	1:55 PM	27 11/16
FILL	1 15/16	1:55 PM	X
	18 12/16	2:10 PM	16 13/16
	22 12/16	2:25 PM	20 13/16
	26 5/16	2:40 PM	24 6/16
	28 13/16	2:55 PM	26 14/16
FILL	2	2:55 PM	X
	16	3:10 PM	14
	22	3:25 PM	20
	24 15/16	3:40 PM	22 15/16
	27 13/16	3:55 PM	25 13/16
Average Drop (in/hr):	27 2/16		
Applicable Rate (in/hr):	13 9/16		

HC#	2		
Pre-Soak Date:	7/5/2023		
Pre-Soak Time:	10:10 AM		
Test Date:	7/5/2023		
Hole Depth (in.):	30"		
	Reading	Time	Drop
FILL	2	12:10 PM	X
	18 7/16	12:25 PM	16 7/16
	23 13/16	12:40 PM	21 13/16
	27	12:55 PM	25
	29	1:10 PM	27
FILL	2 2/16	1:10 PM	X
	17 6/16	1:25 PM	15 4/16
	23	1:40 PM	20 14/16
	26 7/16	1:55 PM	24 5/16
	28 5/16	2:10 PM	26 3/16
FILL	2 4/16	2:10 PM	X
	16 9/16	2:25 PM	14 5/16
	22 7/16	2:40 PM	20 3/16
	25 15/16	2:55 PM	23 11/16
	28 2/16	3:10 PM	25 14/16
FILL	2 15/16	3:10 PM	X
	16 10/16	3:25 PM	13 11/16
	21 15/16	3:40 PM	19
	25 13/16	3:55 PM	22 14/16
	28 4/16	4:10 PM	25 5/16
Average Drop (in/hr):	26 2/16		
Applicable Rate (in/hr):	13 1/16		

HC#	3		
Pre-Soak Date:	7/5/2023		
Pre-Soak Time:	8:50 AM		
Test Date:	7/5/2023		
Hole Depth (in.):	36"		
	Reading	Time	Drop
FILL	2	10:50 AM	X
	23 2/16	11:05 AM	21 2/16
	26 7/16	11:20 AM	24 7/16
	29 8/16	11:35 AM	27 8/16
	29 15/16	11:50 AM	27 15/16
FILL	2 1/16	11:50 AM	X
	22 11/16	12:05 PM	20 10/16
	25 13/16	12:20 PM	23 12/16
	28 13/16	12:35 PM	26 12/16
	29 4/16	12:50 PM	27 3/16
FILL	2 2/16	12:50 PM	X
	22 9/16	1:05 PM	20 7/16
	25 9/16	1:20 PM	23 7/16
	28 7/16	1:35 PM	26 5/16
	28 15/16	1:50 PM	26 13/16
FILL	2 3/16	1:50 PM	X
	22 7/16	2:05 PM	20 4/16
	24	2:20 PM	21 13/16
	26 9/16	2:35 PM	24 6/16
	28	2:50 PM	25 13/16
Average Drop (in/hr):	26 15/16		
Applicable Rate (in/hr):	13 8/16		

PT#	4		
Pre-Soak Date:	7/5/2023		
Pre-Soak Time:	8:38 AM		
Test Date:	7/5/2023		
Hole Depth (in.):	39"		
	Reading	Time	Drop
FILL	1 14/16	10:38 AM	X
	27 8/16	10:53 AM	25 10/16
	31 7/16	11:08 AM	29 9/16
	35 2/16	11:23 AM	33 4/16
	36	11:38 AM	34 2/16
FILL	2 1/16	11:38 AM	X
	25 11/16	11:53 AM	23 10/16
	30 4/16	12:08 PM	28 3/16
	33 8/16	12:23 PM	31 7/16
	36 2/16	12:38 PM	34 1/16
FILL	2	12:38 PM	X
	23 12/16	12:53 PM	21 12/16
	29 9/16	1:08 PM	27 9/16
	32 14/16	1:23 PM	30 14/16
	35 7/16	1:38 PM	33 7/16
FILL	3	1:38 PM	X
	25 12/16	1:53 PM	22 12/16
	30 2/16	2:08 PM	27 2/16
	33 11/16	2:23 PM	30 11/16
	33 13/16	2:38 PM	30 13/16
Average Drop (in/hr):	33 2/16		
Applicable Rate (in/hr):	16 9/16		



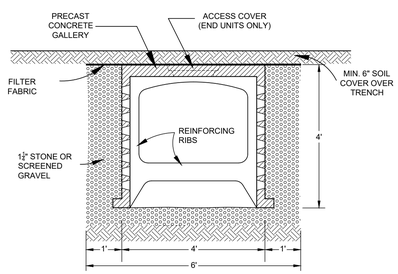
NOTE:
END UNITS TO BE INSTALLED AT ENDS OF ALL GALLERY RUNS.

36" GALLERY DETAIL

N.T.S.

INFILTRATION SYSTEM NOTES

1. ALL GALLERIES TO HANDLE H-20 LOADINGS AND SHALL COMPLY WITH THE DETAIL. INTERIOR SECTIONS TO HAVE NO END WALLS. END SECTIONS TO HAVE ONE END WALL.
2. ALL GALLERY SECTIONS TO HAVE HOLES BROKEN TO ALLOW FLOW PRIOR TO PLACEMENT.
3. THERE SHALL BE A 6" LAYER OF 1¼" CRUSHED STONE BELOW ALL GALLERIES.
4. THERE SHALL BE A MINIMUM OF 1' OF 1¼" CRUSHED STONE BETWEEN THE ROWS OF GALLERIES.
5. THERE SHALL BE A MINIMUM OF 1' OF 1¼" CRUSHED STONE ON THE SIDES OF THE OUTER GALLERIES.
6. A 6" BY 5' BY 4' CONCRETE SLAB (1-2-3 CONCRETE) SHALL BE INSTALLED AT ANY PIPE ENTRANCE TO THE GALLERIES TO PREVENT EROSION.
7. EACH GALLERY RUN TO HAVE ACCESS MHS AS SHOWN ON THE PLAN. CASTING AND COVER SHALL BE EQUAL TO PATTERN NO. 1201 AS MANUFACTURED BY CAMPBELL FOUNDRY COMPANY, HARRISON, NJ. RAISE CASTING TO GRADE USING SOLID CONCRETE BLOCK AND MORTAR.
8. REMOVE ANY TOPSOIL PRIOR TO INSTALLATION OF GALLERY.
9. CONTACT THE DESIGN ENGINEER THREE DAYS PRIOR TO EXCAVATION FOR THE GALLERIES. DURING THE EXCAVATION, THE DESIGN ENGINEER MAY REVISE THE ELEVATIONS OF THE GALLERIES IF FIELD CONDITIONS DICTATE.
10. ALL CRUSHED STONE SHALL BE GRADATION NO. 4 AS PER CT D.O.T. FORM 818, ARTICLE M.01.01. STONE SHALL CONSIST OF SOUND, TOUGH, DURABLE PARTICLES FREE FROM SOFT, THIN, ELONGATED, LAMINATED, FRIABLE, MICACEOUS, OR DISINTEGRATED PIECES, MUD, DIRT, OR OTHER DELETERIOUS MATERIAL.



END UNITS TO BE INSTALLED AT ENDS OF ALL GALLERY RUNS.

48" GALLERY DETAIL

N.T.S.

INFILTRATION SYSTEM NOTES

1. ALL GALLERIES TO HANDLE H-20 LOADINGS AND SHALL COMPLY WITH THE DETAIL. INTERIOR SECTIONS TO HAVE NO END WALLS. END SECTIONS TO HAVE ONE END WALL.
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No.	Date	Revision
I	07/12/2023	ZONING SUBMISSION

DETAILS & SOIL DATA
DEPICTING
2949 LONG RIDGE ROAD
STAMFORD, CT
PREPARED FOR
ROCKRIMMON COUNTRY CLUB

SCALE: 0 20 40
1"=20'

DRAWN BY: AS | CHECKED BY: BDH

REDNISS & MEAD
LAND SURVEYING
CIVIL ENGINEERING
PLANNING & ZONING CONSULTING
PERMITTING
22 First Street | Stamford, CT 06905
Tel: 203.327.0500 | Fax: 203.357.1118
www.rednissmead.com

BRET D. HOLZWARTH CT. P.E. 27812
July 12, 2023
DATE

PROFESSIONAL ENGINEER No. 27812 LICENSED STATE OF CONNECTICUT

This document and copies thereof are valid only if they bear the original signature and embossed seal of the designated licensed professional. Unauthorized alterations render any declaration hereon null & void.

SHEET No:
SE-6
Comm. No.: 4043

7/12/2023 11:01 AM C:\JOBFILES\4000\4000\4043\DWG\4043 Master.dwg

ROCKRIMMON COUNTRY CLUB

2949 Long Ridge Road
Stamford, CT 06903

General Notes

1. Existing conditions, utilities, and topography information provided by Edward J Frattaroli Inc. - Land Surveyors & Consultants, 62 Mill River Street, Samford, CT 06902, email: info@frattaroli.com, tel: 203-359-2235.
2. Proposed site improvement information provided by Redniss & Mead Land Surveyors, Engineers, and Land Planners, 22 1st Street, Stamford, CT 06905, tel: 203-327-0500.
3. Prior to the start of any work, contact "call before you dig" 1-800-922-4455 at least 72 hours prior to any earthwork activities to locate utilities. Contractor shall be responsible for repair of existing utilities damaged, without further charge to the owner.
4. Contract limit lines are property lines. Contractor is responsible for repair of, damage, or disturbance to other areas which may occur as the result of his or her work whether within or outside of the contract limit lines.
5. All development to be undertaken within street rights of way or other public lands shall comply fully with applicable town, city, and state standards.
6. Verify locations, elevations and dimensions in field prior to construction. notify the owner and appropriate consultant of any discrepancies.
7. Install erosion controls and tree protection prior to any excavation and/or clearing.
8. Removal and disposal of all materials to comply with any and all state and/or local codes.
9. Existing plant material to be saved and protected where possible.
10. Contractor is responsible for securing all construction permits and licenses required to complete the work.
11. Contractor shall be aware of all subsurface drainage and all utilities. Protect lines from damage and debris. Contractor shall be responsible for repair of all damaged lines at no additional cost to the owner.
12. Final grade in all cases shall slope away from the building a minimum of 1/4" per foot and all paved areas shall have a minimum wash of 1/8" per foot.
13. Blend new work smoothly with existing grades. Avoid sharp breaks in grade. Round top and bottoms of slopes.
14. Protect trees to remain with a 4 ft. ht. snow or construction fence in accordance with the tree protection detail. Maintain protection throughout construction period. Do not store materials or equipment within fence or drip line of tree. Install tree protection prior to any earthwork or clearing.
15. All disturbed areas shall be topsoiled, reseeded and stabilized.
16. Paving dimensions are from the face of curb or edging to face of curb or edging opposite.

Planting Notes

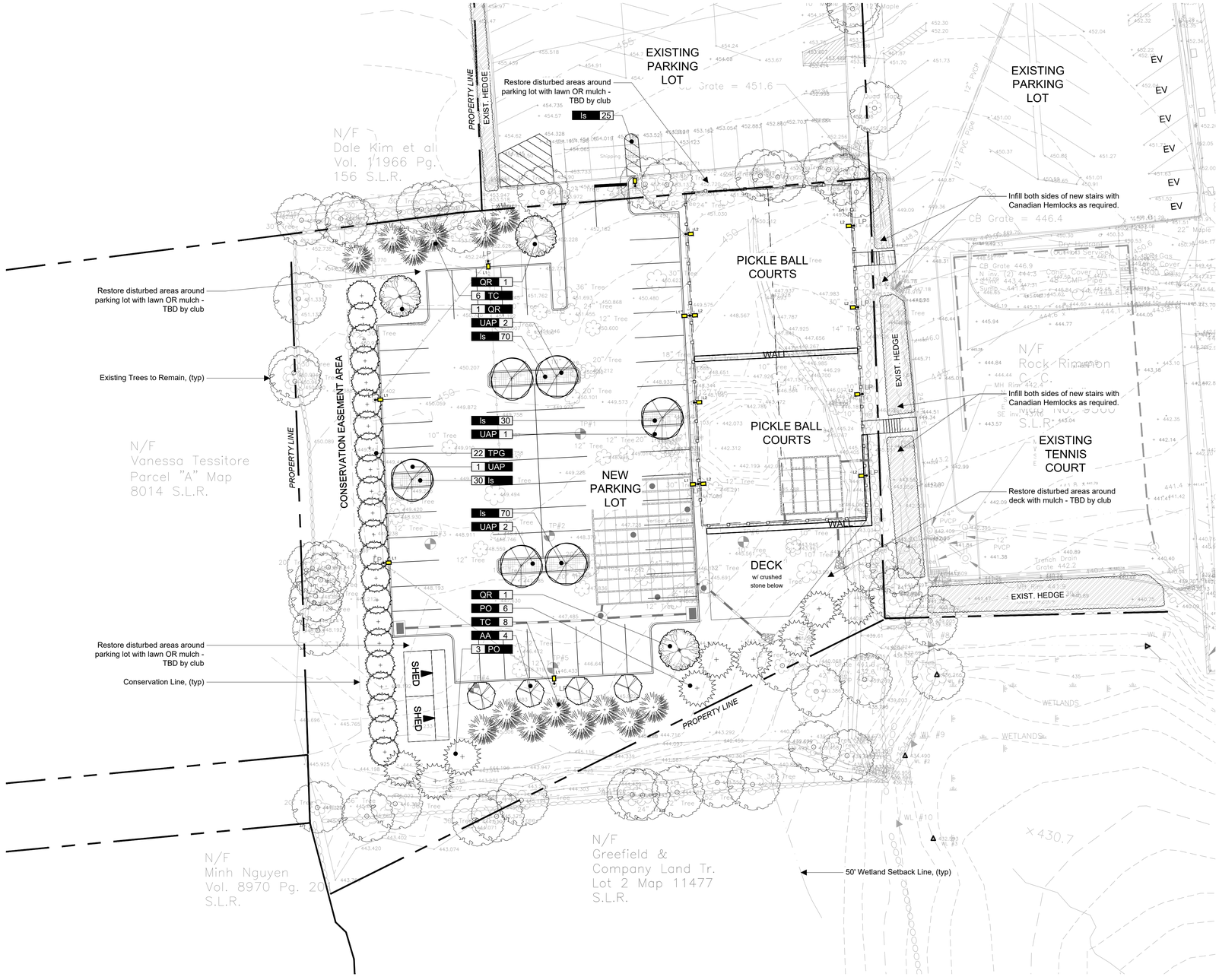
1. Be aware of all underground utilities prior to any planting operations. Contact "CALL BEFORE YOU DIG" prior to excavation.
2. All plantings are to be installed by a qualified landscape contractor.
3. The contractor shall be required to carry workmen's compensation insurance and comprehensive general liability insurance. Certificates will be required prior to signing contracts.
4. Notify owner or landscape architect 72 hours minimum in advance of starting planting operations. Receive approval for layout of all bed lines and material locations prior to installation.
5. The landscape architect reserves the right to reject inferior plant materials and substitutions. The landscape architect is willing to make two trips to suppliers to review and approve materials. Previously unapproved materials may be rejected at the site. Minimally, all materials will conform to the "American Standard for Nursery Stock" (ANSI Z60.1 - 1996) of the american association of nurserymen.
6. When there is a discrepancy between plant quantities shown on the plant list & the plan, use the quantities from the plant list.
7. Test soil for ph and nutrients, adjust as required and receive approval prior to planting.
8. Pit to be 2 times wider than root ball or widest spread of container or bare roots.
9. Set crown of root ball 2" above finished grade.
10. Do not add fertilizer to planting soil for fall plantings.
11. All planting beds to receive 3" of mulch, sweet peat or equal. Submit sample for approval.
12. All disturbed areas not otherwise noted to be seeded turf.
13. Irrigation shall be provided as a design / build contract.
14. All plant material shall be guaranteed by the contractor to be in good, healthy and flourishing condition for a period of one year from the date of acceptance. The contractor shall replace, as soon as weather and seasonal conditions permit, all dead plants and all plants not in a vigorous, thriving condition, as determined by the landscape architect during, and at the end of the guarantee period. Warranty replacement will be provided at no cost to the owner and include materials and labor. Contractor is responsible for repair of any damage incurred during replacement of warranty materials. Warranty period to begin at the final approval of plantings by Landscape Architect and client. Contractor is responsible for maintaining the plant material until final approval is given. This will include watering the plants.

Lighting Notes

1. Notify Landscape Architect 72 hours minimum in advance of starting onsite operations. Receive approval for layout of all fixture locations prior to installation.
2. Be aware of all underground utilities prior to any excavation operations. Contact "CALL BEFORE YOU DIG" prior to excavation. Contractor shall be responsible for repir of existing utilities damaged, without further charge to the owner.
3. All work to be performed by a qualified state of Connecticut licensed electrical contractor.
4. All work to meet or exceed all local and national building code requirements.
5. Contractor is responsible for obtaining all necessary licenses and permits required to perform all work shown on drawings.
6. Contractor shall be required to carry workmen's compensation insurnace and comprehensive general liability insurance. Certificates will be required prior to signing contracts.
7. Contractor shall provide all fixtures, accessories, and related materials for complete installation. See engineers drawings for additional information.
8. Lighting shown on these plans for location only - See electrical plans for details and specification of all lighting.
9. Pole Lights to be on single circuit with shut off timer.
10. See architectural drawings for additional lighting layout and detail information.
11. All light fixtures have a lead time. Contractor to call supplier to order as needed.
12. See Proposed Lighting Schedule on Sheet SP-1.0 for additional information on lighting fixtures.
13. See Proposed Lighting Fixture Character Images and Dimensions on Sheet SP-2.0

Irrigation Notes

1. Irrigation System shall be provided as needed by the Owner. Contractor shall identify location of items that require interface with other disciplines (power to controller, water supply connection, backflow preventor, etc.)
2. Intent is to create a system consistent with LEED criteria to provide 50% reduction in use of potable water. Therefore planting is heavily oriented to native / adaptive plantings.
3. Temporary drip irrigation will be used for establishing trees, shrubs , perennials, and ground covers.
4. Once plantings are established in areas with temporary irrigation, the systems maybe be turned off and/or only used during extreme weather conditions.
5. Landscape Architect shall review irrigation shop drawings and approve irrigation types and locations.



Symbol Legend

- Property Line
- Note Call-Off
- Detail Call-Off (1 / SP-1.0)
- Planting Call-Off (1 / AA)
- Existing Trees to Remain
- Existing Hedges to Remain
- Proposed Deciduous Trees
- Proposed Evergreen Trees
- Proposed Groundcover

REFERENCE NOTES

1. Landscape Layout: Overall Plan, General Notes, Planting Note, Lighting Notes, Planting Schedule, and Lighting Schedule - See Sheet SP-1.0
2. Site Lighting, and Landscape Details - See Sheet SP-2.0
3. Site Development Plan, Grading and Drainage Plan, Site Utilities Plan, and Other Site Details - See Civil Engineer Drawings

Proposed Planting Schedule

Trees

Qty.	Symbol	Botanical Name	Common Name	Installed Size	Mature Size	Cond	Remarks
4	AA	*Amelanchier x grandiflora* 'Autumn Brilliance'	Serviceberry	6'-8' HT.	15'-25' WD. x 15'-25' HT.	B&B	Full, nicely shaped, multi-stem, natural character, matching
9	PO	*Picea omorika*	Serbian Spruce	8'-10' HT.	20'-25' WD. x 40'-60' HT.	B&B	Full to ground, heavy foliage, nicely shaped, natural character
3	QR	*Quercus rubrum*	Red Oak	3"-3.5" CAL.	40'-60' WD. x 50'-70' HT.	B&B	Full, nicely shaped, natural character, matching
14	TC	*Tsuga canadensis*	Canadian Hemlock	8'-10' HT.	25'-35' WD. x 40'-70' HT.	B&B	Full to ground, heavy foliage, nicely shaped, natural character
22	TPG	*Thuja plicata* 'Green Giant'	Western Arborvitae	8'-10' HT.	12'-20' WD. x 50'-60' HT.	B&B	Full to ground, heavy foliage, nicely shaped, natural character
6	UAP	*Ulmus americana* 'Princeton'	American Elm	3"-3.5" CAL.	30'-50' WD. x 50'-70' HT.	B&B	Full, nicely shaped, vase shaped character, matching

Groundcover

Qty.	Symbol	Botanical Name	Common Name	Size	Mature Size	Cond	Remarks
225	Is	*Liriope spicata*	Lilyturf	1 GAL.	12"-24" WD. x 9"-18" HT.	CONT.	Full, nicely shaped, well rooted, planted @ 18" o.c

Proposed Lighting Schedule

Qty.	Symbol	Type	Description
7		*L1 Pole Lights*	'VIPER AREA SIZE 2' (VP2) LED Pole Light, 3000K color Temp, Type 4 Forward Area Strike Optics, Black Textured Color (BLT), Decorative Upswept Arm Mount with Matching 5" Square Pole, See Plans for Single or Double Fixture per Pole, Mounted at 14' Height, as manufactured by Beacon/Hubbell Lighting, Inc., 2041 58th Avenue Circle East, Bradenton, FL 34203, www.currentlighting.com and supplied by illuminate Lighting, contact Cliff Gilbert, tel: 203-788-0814, email: cgilbert@illuminatene.com. Contractor to submit manufacturer's cut sheet for approval prior to ordering.
8		*L2 Pole Lights*	'VIPER AREA SIZE 2' (VP2) LED Pole Light, 3000K color Temp, Type 4 Forward Area Strike Optics, Black Textured Color (BLT), Decorative Upswept Arm Mount with Matching 5" Square Pole, See Plans for Single or Double Fixture per Pole, Mounted at 18' Height, as manufactured by Beacon/Hubbell Lighting, Inc., 2041 58th Avenue Circle East, Bradenton, FL 34203, www.currentlighting.com and supplied by illuminate Lighting, contact Cliff Gilbert, tel: 203-788-0814, email: cgilbert@illuminatene.com. Contractor to submit manufacturer's cut sheet for approval prior to ordering.
5 @ 14' 8 @ 18'		*Poles*	'SSA-B Series' Aluminum Pole, Black Textured Color (BLT), See Plans for Single or Double Fixture per Pole, Mounting Heights per Fixture Type, as manufactured by Beacon/Hubbell Lighting, Inc., 2041 58th Avenue Circle East, Bradenton, FL 34203, www.currentlighting.com and supplied by illuminate Lighting, contact Cliff Gilbert, tel: 203-788-0814, email: cgilbert@illuminatene.com. Contractor to submit manufacturer's cut sheet for approval prior to ordering.

No:	Revision:	Date:

0 10 20 40

WESLEY STOUT ASSOCIATES
96 Main Street, New Canaan, CT 06840
203 966-3100 FAX 203 966-3131
www.wesleystout.com

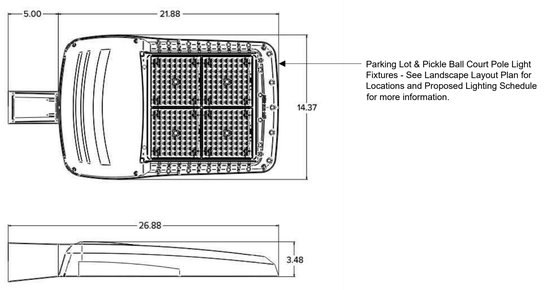
Landscape Layout: Overall Plan

Date: 7/24/2023
Scale: 1" = 20'
Sheet:

SP-1.0

ROCKRIMMON COUNTRY CLUB
2949 Long Ridge Road
Stamford, CT 06903

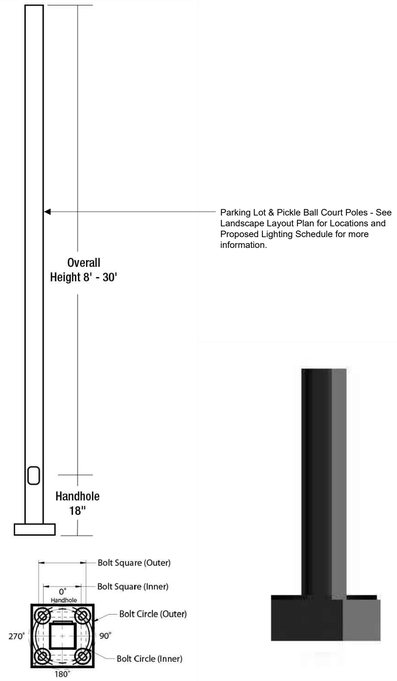
CHARACTER IMAGE



FIXTURE DIMENSIONS

1 SP-2.0 Pole Light Fixtures - Type L1 & L2

Not to Scale

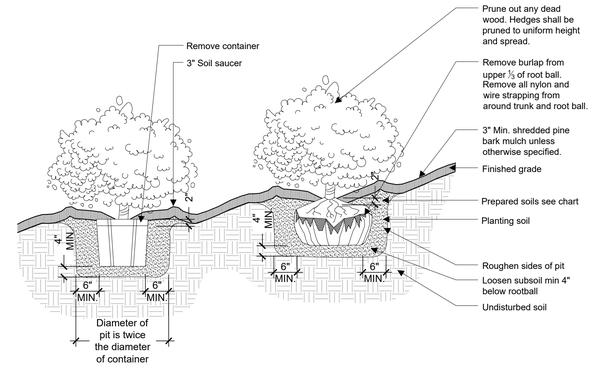


FIXTURE DIMENSIONS

CHARACTER IMAGE

2 SP-2.0 Pole - Type L1 & L2

Not to Scale



5 SP-2.0 Shrub Planting

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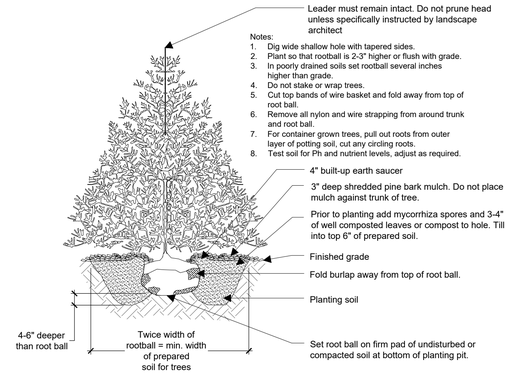
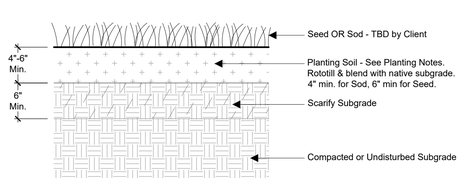


6 SP-2.0 Evergreen Tree Planting

Not to Scale

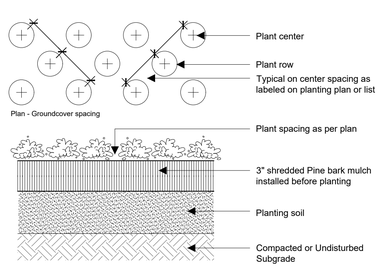
REFERENCE NOTES

1. Landscape Layout: Overall Plan, General Notes, Planting Note, Lighting Notes, Planting Schedule, and Lighting Schedule - See Sheet SP-1.0
2. Site Lighting and Landscape Details - See Sheet SP-2.0
3. Site Development Plan, Grading and Drainage Plan, Site Utilities Plan, and Other Site Details - See Civil Engineer Drawings



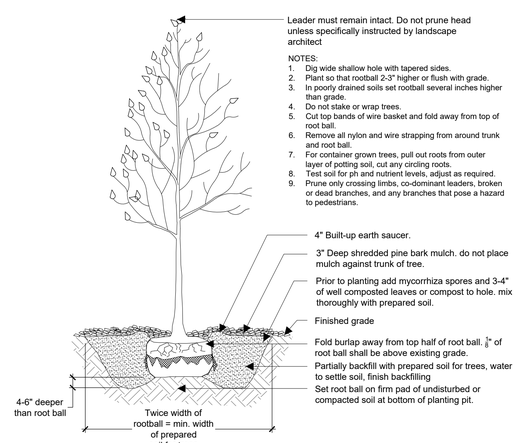
3 SP-2.0 Lawn Soil Profile

Not to Scale



4 SP-2.0 Groundcover Planting

Not to Scale



7 SP-2.0 Deciduous Tree Planting

Not to Scale

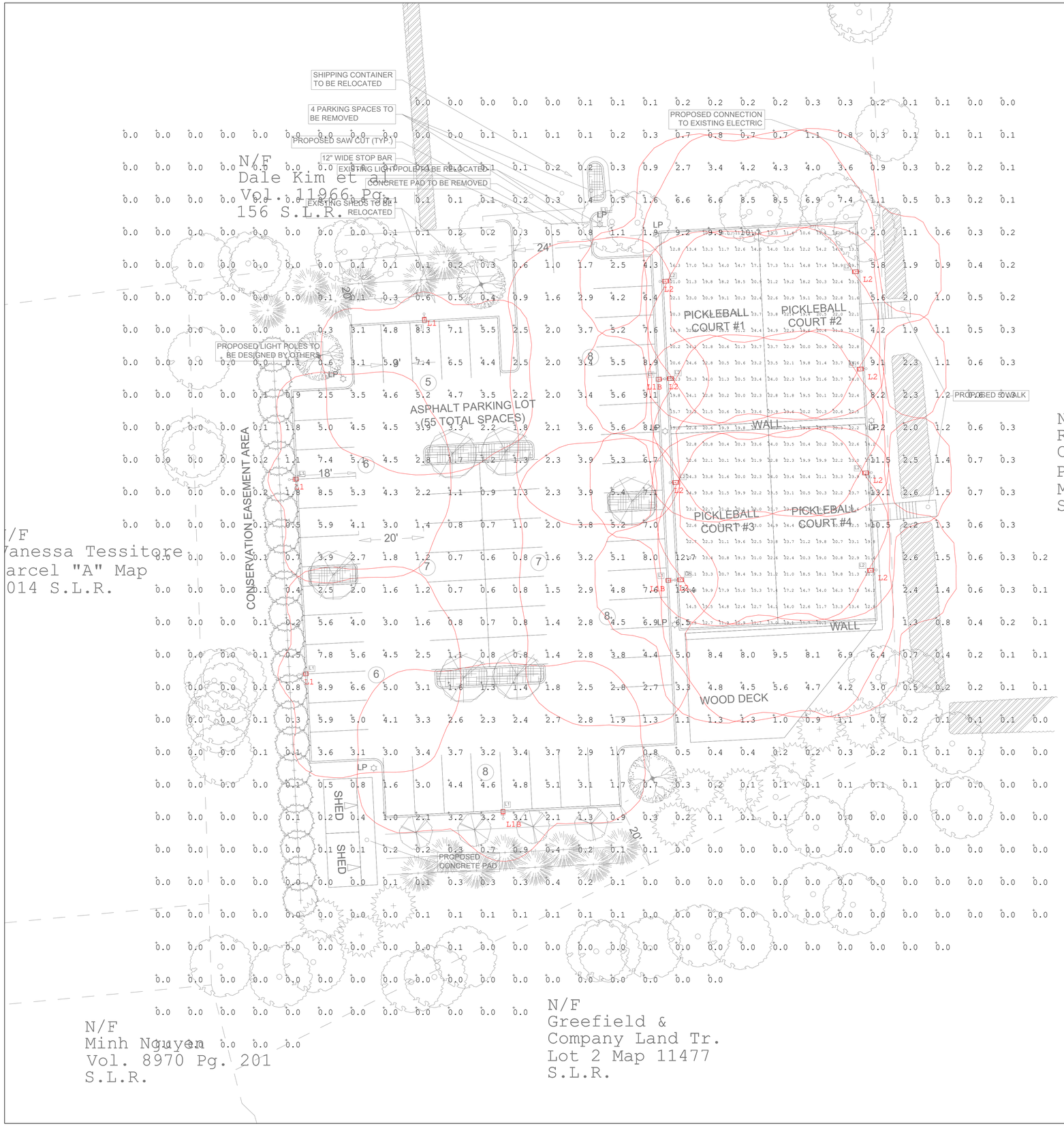
No:	Revision:	Date:

WESLEY STOUT ASSOCIATES
96 Main Street, New Canaan, CT 06840
203 966-3100 FAX 203 966-3131
www.wesleystout.com

Site Lighting and Landscape Details

Date: 7/24/2023
Scale: As noted
Sheet:

SP-2.0



Luminaire Schedule						
Qty	Label	Luminaire Watts	Total Watts	Arrangement	LLF	Description
8	L2	238.56	1908.48	Single	0.900	Beacon VP-ST-2-72L-240-3K7-4F-UNV-A-x TOF @ 18FT AFG
3	L1B	108.2	324.6	Single	0.900	Beacon VP-ST-1-36L-105-3K7-4W-UNV-A-x TOF @ 14FT AFG
3	L1	105	315	Single	0.900	Beacon VP-ST-1-36L-105-3K7-4F-UNV-A-x-BC TOF @ 14FT AFG

Calculation Summary							
Label	Units	Avg	Max	Min	Avg/Min	Max/Min	Grid Height
Pickleball Court	Fc	19.80	25.3	10.1	1.96	2.50	3
Site	Fc	1.44	13.4	0.0	N.A.	N.A.	0
Parking & Drive Lane	Fc	3.56	9.1	0.6	5.93	15.17	

Project:
Rockrimmon CC Pickle Ball Court & Parking Lot

Contact:
Cliff Gilbert
Specifications - Southern CT
(203) 788-0814
cgilbert@illuminatene.com

Detail: Photometric Calculation
Date: 7/24/2023
Revision:----
Scale: 1" = 15'-0"
Drawn By: CK

illuminate
263 Winn Street
Burlington, MA 01803
(781) 935-8500

333 Pleasant Valley Road
South Windsor, CT 06074
(860) 282-0597

Drawing Number:

SL-1

Sheet 1 of 1

ROCKRIMMON COUNTRY CLUB

2949 Long Ridge Road, Stamford, CT 06903
Phone 203-322-3408 Fax 203-329-1664
www.rockrimmoncc.org

July 25, 2023

City of Stamford Planning & Zoning Boards
c/o Ralph Blessing, Land Use Bureau Chief
888 Washington Boulevard
Stamford, CT 06901

Re: 2949 Long Ridge Road& 0 Long Ridge Road (003-8745) - *Stamford, CT*

Dear Mr. Blessing and Board Members:

This letter serves to authorize Redniss & Mead, with offices at 22 First Street in Stamford, CT, to act as our agent in connection with the preparing, filing, and processing of any and all applications required for Planning and Zoning approvals relating to the above referenced properties.

Thank you for your acknowledgement of said authority.

Sincerely,

William Aron
President