



The Falcon Group

ENGINEERS, ARCHITECTS AND ENERGY CONSULTANTS



East Lyon Farm Homeowners Association Roadway Pavement Improvement Project

PROJECT LOCATION

Greenwich, CT

BUILDING TYPE

Homeowners Association

PROJECT VALUE

\$571,000

The community is approximately 18 acres in size and is comprised of 37 single-family homes with detached garages. The homes are situated in clusters of about 4-6 homes in 7 courtyards that are accessed by a main roadway in the shape of a “T”. There is only one entrance to the community at the base of the “T”. The community has a quaint, rural farm aesthetic with rolling green hills and several ponds with fountains.

As part of the design process, we initially performed asphalt core sampling to determine the average sectional thickness of the pavement throughout the community. The result from the core sampling indicated a relatively thin total thickness of 3.0”. The scope of work for the project involved removing the full depth of asphalt, compacting the subbase, and installing a new asphalt base course and surface course.

Originally, the roads did not have curbing along the sides and simply tapered off into the lawn. We recommended installing curbs to stabilize the pavement edges, which would provide a longer life and would reduce long-term maintenance costs. Due to the rural farm aesthetic of the community, some board members were initially opposed to the aesthetics of the curb. The Falcon Team met with the board to discuss the pros and cons of installing curb as well as several different types and methods of curb installation. The team also took pictures of the community and used photo editing software to provide “before and after” photos, which greatly helped the board in their decision to install curb. The board decided to go with the curb installation and afterward, had nothing but positive remarks on the aesthetics of the curb.

The roads and courts throughout the community were generally narrow and irregular shaped with very little parking along the roads. Most of the residents parked their vehicles in their garages. During the removal and paving processes of the roads, some roads needed to be closed for the day or even overnight. If the residents needed to use their cars during the day that their road was closed, they would need to park them elsewhere in the community and walk (sometimes through the construction zone). The Falcon team handled all of these issues by working with the contractor to establish a clear plan for construction that displaced as few residents as possible. Project Managers were also on-site daily to help direct and assist residents walking to and from their cars.

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Before



During



After