



THREE ROCKS PROJECT

A COMMUNITY PROJECT • CHAPMAN BEACH

Why the Three Rocks right-of-way matters

A walk-in route, a waterfront viewpoint and an iconic part of Chapman Beach

The rocks mark a pedestrian approach to the water.

Their existing placement blocks vehicles while leaving room for people to walk through to the bench and shoreline.

The view makes the walk worth taking.

From the ocean-facing bench, visitors can see the iconic large rock to the right, Castle Inn at Cornfield Point and the broad expanse of Long Island Sound.

An improvement for the whole beach community.

Grass, properly prepared pavers and a clear route can make this shared place more welcoming. Memorial pavers add a way for families to honor loved ones, while the access and view remain a benefit to everyone.

The discussion group can shape the layout and fair memorial criteria before a formal BOD proposal.

Project layout and access goals

A pedestrian overlook with room for grass, memorials and future participation

01 Pedestrian entry

Pavers across the first 5–6 feet around the fixed rocks. Keep a clear walking route to the bench; vehicle access remains blocked.

02 Narrow walkway

A direct paver route toward the existing bench, with memorial pavers defining its edges.

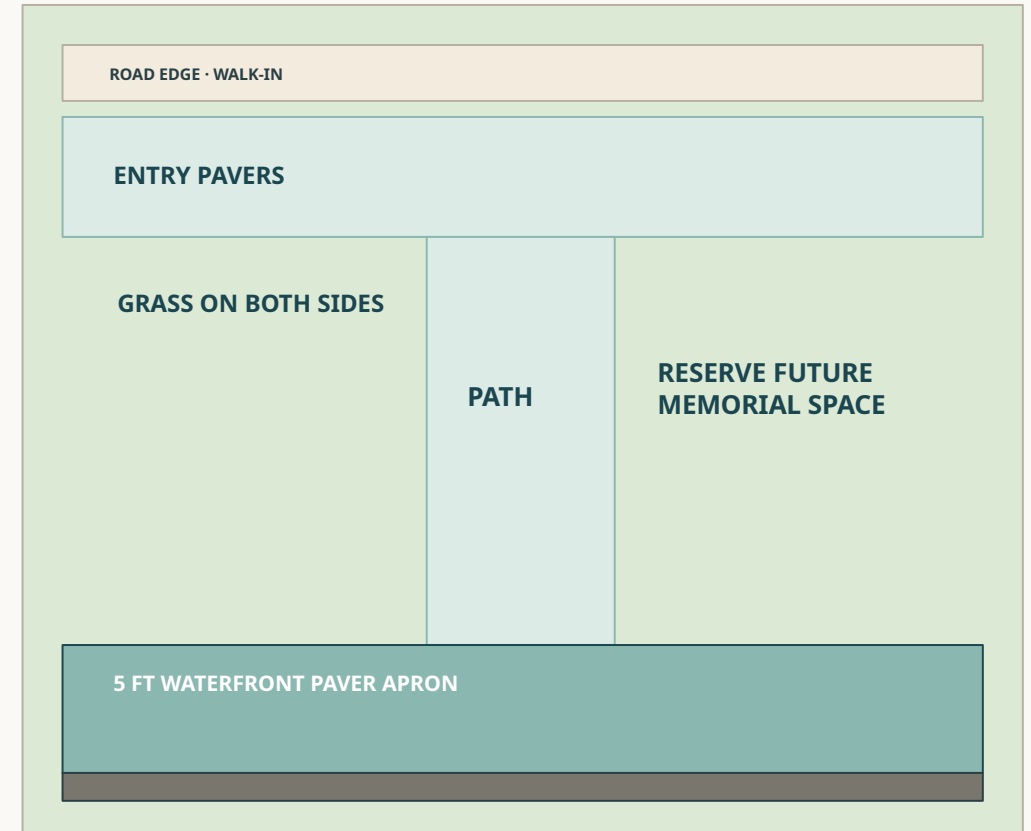
03 Waterfront apron

Pavers about 5 feet in from the wall, including the bench area, to handle splash.

04 Grass and expansion

Keep grass on both sides. Reserve planned space for additional memorial pavers over time.

After asphalt removal, the contractor should prepare the paver base and grass areas for the slope, with runoff and erosion control planned.



Rocks block vehicles; preserve enough clearance for people to walk through to the bench and water.

One layout, seen from both directions

Three rocks form an evenly spaced row across the entry; the bench faces the ocean



ENTRY TOWARD THE WATER

The bench faces the ocean. Keep the waterfront rail and side sections, with the approach clear.

From the seat, the large iconic rock is to the right, with Castle Inn at Cornfield Point and the full expanse of Long Island Sound in view.

Illustrative concepts only, not measured plans. Confirm rock spacing, drain clearance and fence details in the field.



WATER SIDE TOWARD THE ENTRY

Existing site details to carry forward

Reference photos anchor the concept views to the actual entry, drain, bench and waterfront rail



Entry and rock line

The rocks span the road-side entrance; preserve room for people to pass.



Drain beside the blue rock

Keep the grate clear and prepare the surrounding base for runoff.



Bench and waterfront rail

The existing timber rail follows the shoreline beside the bench; keep the side sections and approach clear.

The following concept plans vary paving and memorial space while holding these site features in place.

Two additional layout directions

A curved edge around the lawn or a fan-shaped landing at the bench



CURVED BORDER AROUND THE GRASS

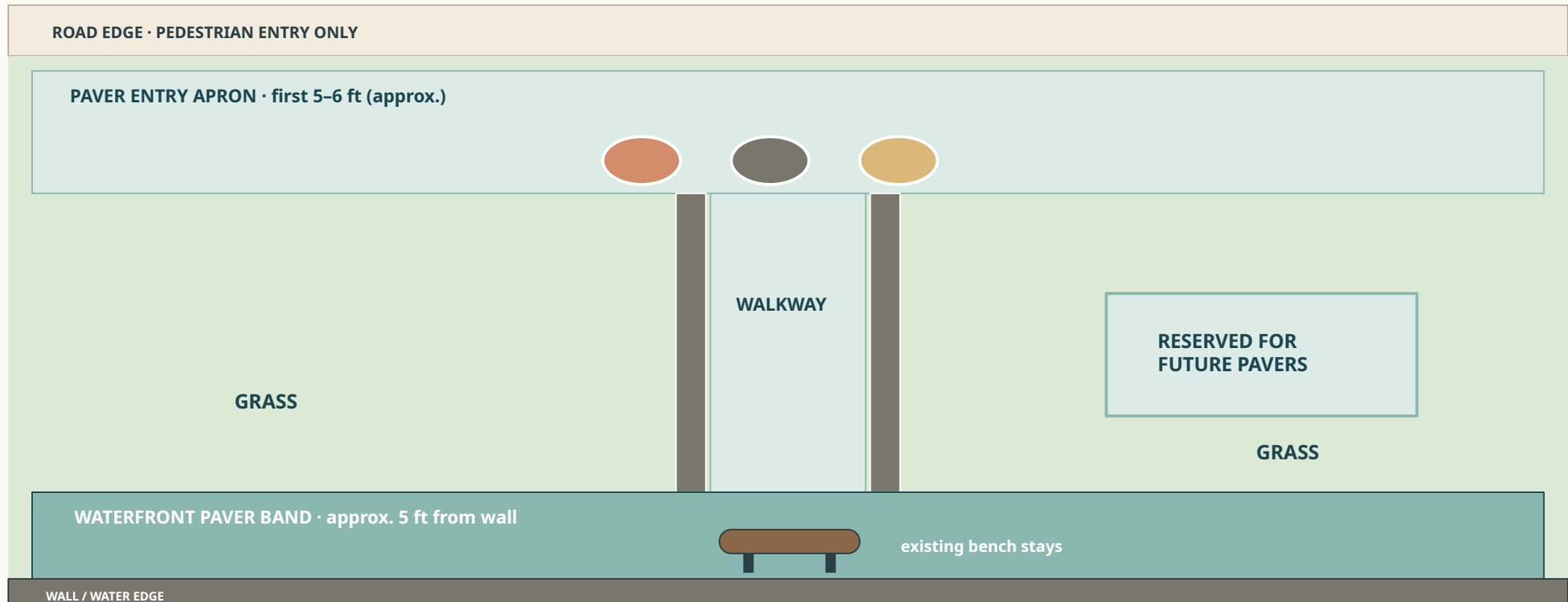


FAN-SHAPED LANDING AT THE EXISTING BENCH

The fan-shaped landing widens to about five feet at the existing bench, while keeping a narrow path and grass on both sides. The grate is omitted from these renderings; see the site photo on the following page. Both layouts are illustrative, not measured plans.

Concept A · centered narrow walkway

Most grass retained, with memorial pavers concentrated at the entry and along the path edges



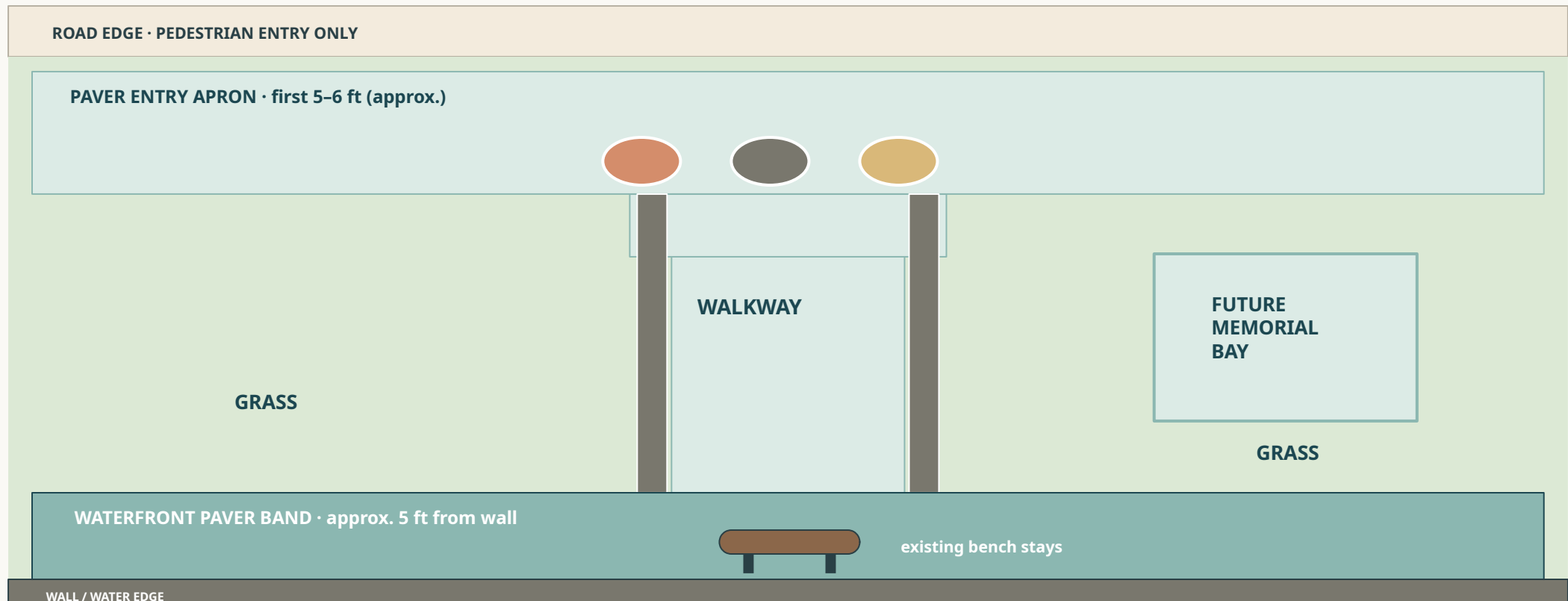
Existing rocks and bench stay fixed · not to scale · verify drainage and dimensions in the field

Trade-off

Simple route and generous lawn. Confirm whether a separate reserve bay should be installed as blank pavers or left for a later phase.

Concept B · broader entry transition

A wider paver transition around the fixed rocks leads to a wider central path



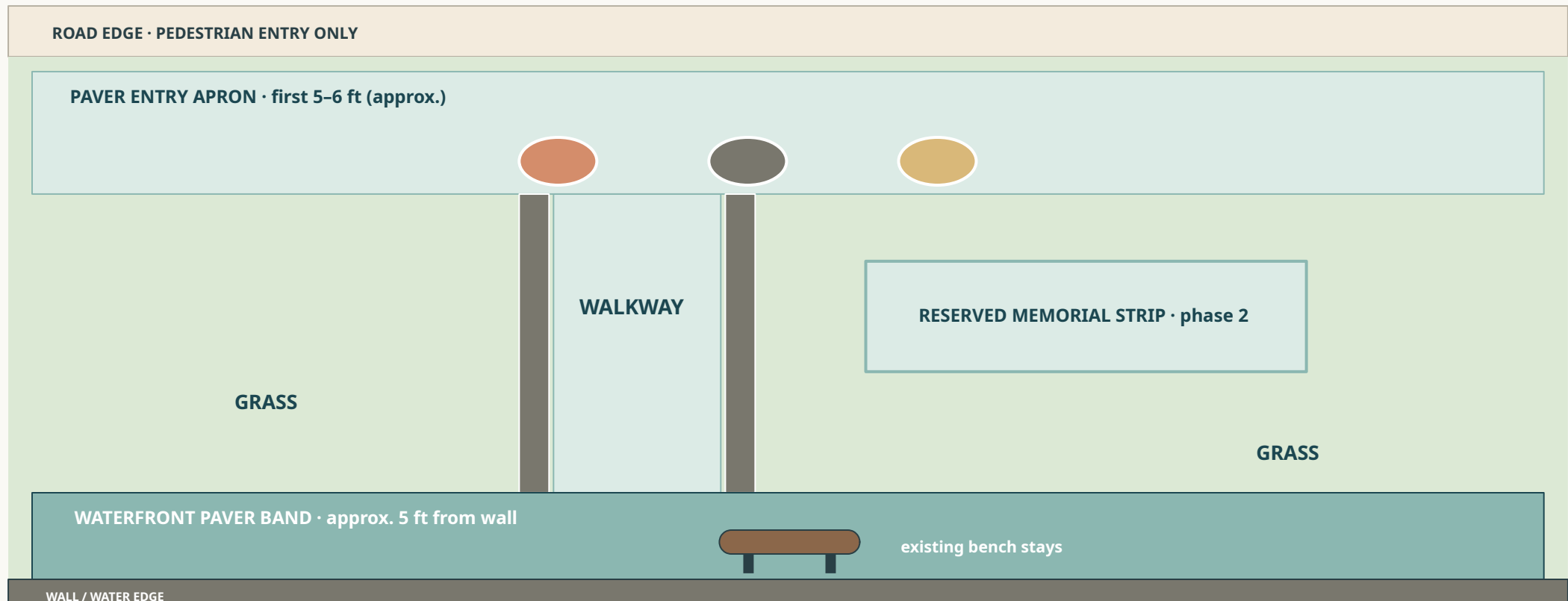
Existing rocks and bench stay fixed · not to scale · verify drainage and dimensions in the field

Trade-off

A broader entrance can make the rocks a stronger focal point. It uses more pavers and needs careful layout around the drain.

Concept C · offset walkway with a future memorial strip

A route shifted to one side leaves a defined area for later expansion



Existing rocks and bench stay fixed · not to scale · verify drainage and dimensions in the field

Trade-off

The reserved strip gives future donors a clear place to join. The board would need to choose its location and how it stays usable as grass or paving.

The existing bench stays in place

The paver and grass layout will be designed around the current bench.

The current bench remains fixed in the concept; feedback can refine the path and the surrounding area.

Existing bench stays

The current bench remains in its present location as part of the viewpoint.

Keep access clear

The narrow paver walkway should lead to the sitting area while keeping pedestrian passage through the right-of-way open.

Protect the ocean view

From the bench, visitors see the large rock to the right, Castle Inn at Cornfield Point and Long Island Sound.

Focus group question

How should the walkway, pavers and grass meet the existing bench area while keeping the view open?

The existing bench remains in place as part of the proposal.

Memorial pavers and room to grow

Build the shared layout once, then add names in planned spaces as donors come forward

Phase 1

Set the project budget

Use early memorial-paver commitments to fund construction. Keep the proposed \$12,500 target visible to donors.

Phase 2

Install the common layout

Complete the entry area, narrow path, waterfront splash band and memorial borders. Keep the three rocks and bench in place.

Phase 3

Add memorials over time

Mark expansion zones so later donors can add pavers without reworking the path or blocking access.

Expansion choices for board discussion

- A Install unengraved matching pavers in a designated reserve area now, then engrave them when claimed.
- B Leave a defined area for later installation, with a clean edge that keeps the lawn and path intact.

Memorial pavers: purpose and eligibility

Create more memorial opportunities while setting clear, consistent rules before fundraising

Why pavers

Families have asked how they can remember loved ones. Benches have served this purpose, but bench locations and seating are limited. Pavers add smaller memorial spaces while improving an iconic, central place at Chapman Beach.

A starting point to discuss

Possible approach: limit sponsorship to current Chapman Beach property owners and their immediate families. Memorials could honor loved ones with a family or community connection to Chapman Beach. This is a discussion proposal, not an adopted rule.

Rules the BOD would set

Define who may sponsor a paver and how eligibility is confirmed; which names or messages are allowed; who reviews requests; what happens if demand exceeds space; and how additions, upkeep or removal are handled.

Focus-group question

What connection should qualify, and who should decide?

The Math · budget and donor model

Use a \$12,500 working target, then confirm the final scope and price with local installers

REVISED WORKING ALLOCATION

\$12,500

Earlier worksheet total: \$9,020

Asphalt removal and disposal	\$1,500
Installed pavers and base · 350 sq ft	\$6,800
Grass restoration	\$1,000
Slope, drainage and erosion control	\$1,500
Layout, delivery and edge materials	\$700
Contingency	\$1,000
REVISED ALLOCATION TOTAL	\$12,500

Planning allowances, not bids. Existing bench retained; no seating changes included.

DONATION EXAMPLE · \$150 PER PAVER

Polar benchmark: \$19.50–\$27.50

Estimated net: \$122.50–\$130.50 each, before fees

DONORS	GROSS	ESTIMATED NET
50 donors	\$7,500	\$6,125–\$6,525
70 donors	\$10,500	\$8,575–\$9,135
75 donors	\$11,250	\$9,188–\$9,788

Example path: 75 engraved pavers net \$9,188–\$9,788. Add 40 gifts of \$100 (\$4,000) for \$13,188–\$13,788 before fees.

This clears the \$12,500 target before fees. Pavers alone: about 96–103 sponsors.

Engraved paver price benchmark

Current public supplier prices give a starting point for the donor model

SUPPLIER	4 × 8	8 × 8	12 × 12
Polar Engraving	\$19.50	\$27.50	\$48.50
Concrete engraved pavers · minimum 5 of each size · shipping included within the continental U.S.			
Brick Markers USA	\$18.00	\$30.00	—
Listed price is based on 100 or more bricks or tiles; confirm whether it applies to the final order.			

For planning

The current border idea uses 4 × 8 memorial pavers, listed at \$19.50 from Polar Engraving. The earlier \$25–\$30 estimate is closer to an 8 × 8 unit. Product dimensions, stone type and fit with the installer’s paving system need confirmation.

Listed prices reviewed October 6, 2026. They cover engraved units, not site preparation or installation.

General paver installation estimate

Connecticut reference range for standard pavers, installed professionally; the final area is still unknown

\$20–\$45+

per square foot

ILLUSTRATIVE TOTALS

250 sq ft \$5,000–\$11,250+

350 sq ft \$7,000–\$15,750+

450 sq ft \$9,000–\$20,250+

SITE ITEMS TO PRICE SEPARATELY

- Asphalt removal and disposal
- Grading and compacted base for the sloped ground
- Runoff and erosion control toward the water
- Coastal access, wall edge and drainage details

Earlier worksheet assumption

\$4,200 installation allowance for an assumed 350 sq ft, at \$12 per sq ft. It excludes the pavers themselves.

At 350 sq ft, installed pavers could cost \$7,000–\$15,750+ before asphalt removal and unusual slope/runoff work. The \$12,500 target could be exceeded; confirm area and scope.

Questions for community discussion

No decisions are being made today. The goal is to hear preferences and identify missing issues.

Layout and seating

Which concept best supports the existing bench? How should the walkway and pavers meet the sitting area?

Eligibility

Should sponsorship be limited to current Chapman Beach property owners and immediate family? Who else, if anyone, has a direct connection?

Future expansion

Where should later memorial pavers go? Should reserve spaces be installed now or added later?

Permits and approvals

Working assumption: no permit may be needed because Chapman Beach owns the site and the work enhances existing areas. Confirm town and coastal requirements before work.

Grass and paving

Does the balance of grass and pavers feel right? Is the waterfront paver band in the right place?

Inscriptions

What names or messages should be allowed? Who reviews requests and confirms eligibility?

Donation and budget

If the group supports the overlook but not fundraising through memorial donations, what other funding approaches should we consider? Are \$150 per paver and a \$12,500 target reasonable?

Slope and site prep

What should the installer do after asphalt removal to prepare the slope, control runoff and prevent soil washing toward the water?

Feedback notes

Use this page to record preferences, concerns and ideas the concept images do not show

The concept I prefer, and why

One layout or access detail I would refine

A concern about the slope, drainage, erosion or maintenance

My thoughts on \$150, eligibility and inscription rules

A permit, eligibility or inscription question to follow up

How we will use the discussion

Community feedback will inform the next draft before a formal board presentation

- 1 **Record the concepts and features participants prefer**
- 2 Confirm the existing bench remains in place and verify site details in the field
- 3 Confirm paver prices and installation estimates
- 4 Ask professional installers about base preparation, grading and runoff control
- 5 Confirm town and coastal approval requirements for the final work scope before construction
- 6 Revise the layout, eligibility proposal, donor plan and \$12,500 working budget before the Chapman Beach BOD presentation

The group's feedback will be summarized and used to prepare the next version.