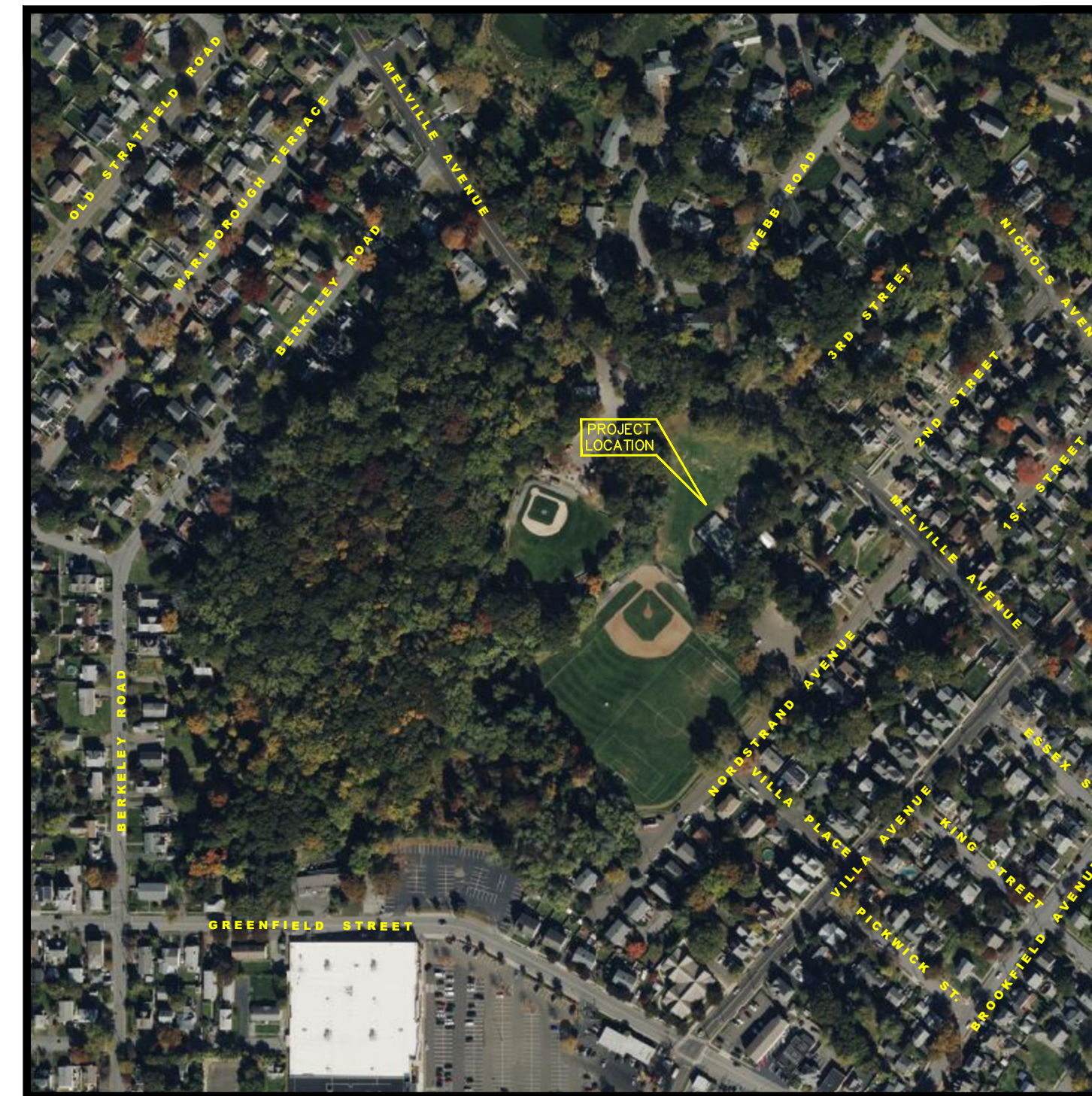


SITE DEVELOPMENT PLANS FOR PROPOSED PICKLEBALL COURTS AT TUNXIS HILL PARK



LOCATION MAP
1" = 300'

**TUNXIS HILL PARK
225 MELVILLE AVENUE
FAIRFIELD, CONNECTICUT**

DRAWING SHEET INDEX

SHEET NO.	SHEET TITLE
T-1.0	COVER SHEET
EX-1.0	EXISTING CONDITIONS PLAN
C-1.0	SITE OVERVIEW PLAN
C-1.1	SITE LAYOUT PLAN
C-1.2	PICKLEBALL COURT CROSS SECTIONS
C-2.0	SITE GRADING & DRAINAGE PLAN
C-3.0	SOIL EROSION & SEDIMENT CONTROL PLAN
C-3.1	SOIL EROSION & SEDIMENT CONTROL DETAILS
C-4.0	CONSTRUCTION DETAILS
C-4.1	CONSTRUCTION DETAILS

ASSESSORS MAP: #42
PARCEL NUMBER: #48
ZONING DISTRICT: B

APPLICANT:
ANTHONY CALABRESE, DIRECTOR
PARKS & RECREATION DEPARTMENT
TOWN OF FAIRFIELD
75 MILL PLAIN ROAD
FAIRFIELD, CT 06824
203-256-3191

OWNER OF RECORD:
TOWN OF FAIRFIELD
725 OLD POST ROAD
FAIRFIELD, CT 06824

PROPOSED PICKLEBALL COURTS

REVISION DATE | ISSUE

LANDTECH

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518 RIVERSIDE AVENUE • WESTPORT, CT 06880 • 203-454-2110
HELLO@LANDTECHCONSULT.COM • WWW.LANDTECHCONSULT.COM

PREPARED FOR:

TOWN OF FAIRFIELD

PROJECT LOCATION:

**TUNXIS HILL PARK
225 MELVILLE AVENUE
FAIRFIELD, CT**

PROJECT TITLE:

**SITE IMPROVEMENTS FOR
PROPOSED PICKLEBALL COURTS**

DRAWING TITLE:

COVER SHEET

PROJECT No. **22312-02**

DATE: 3/15/2024	DESIGNED BY: RW	CHECKED BY: CL
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SCALE:

N.T.S.

PROJECT STATUS:

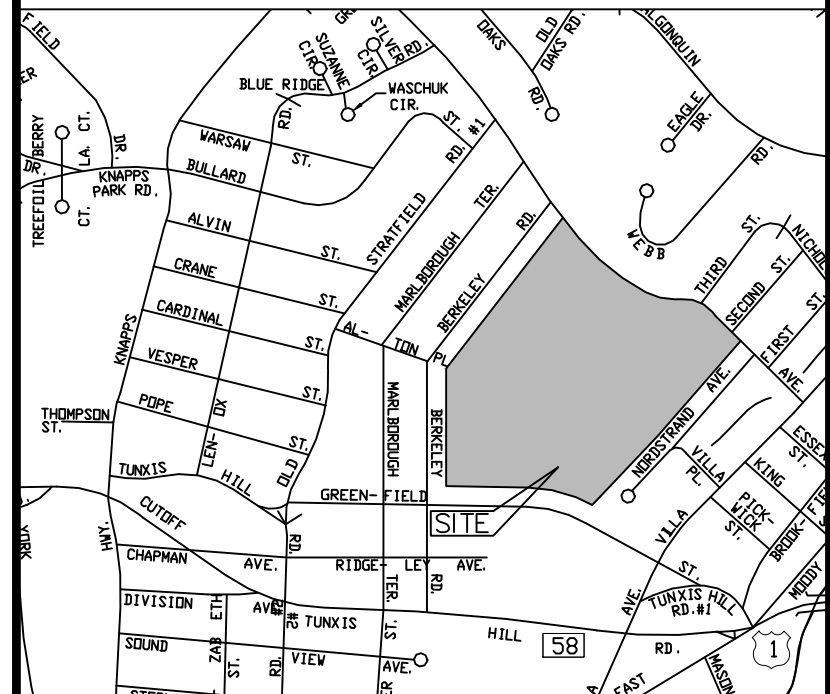
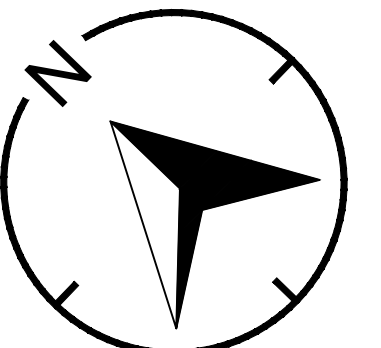
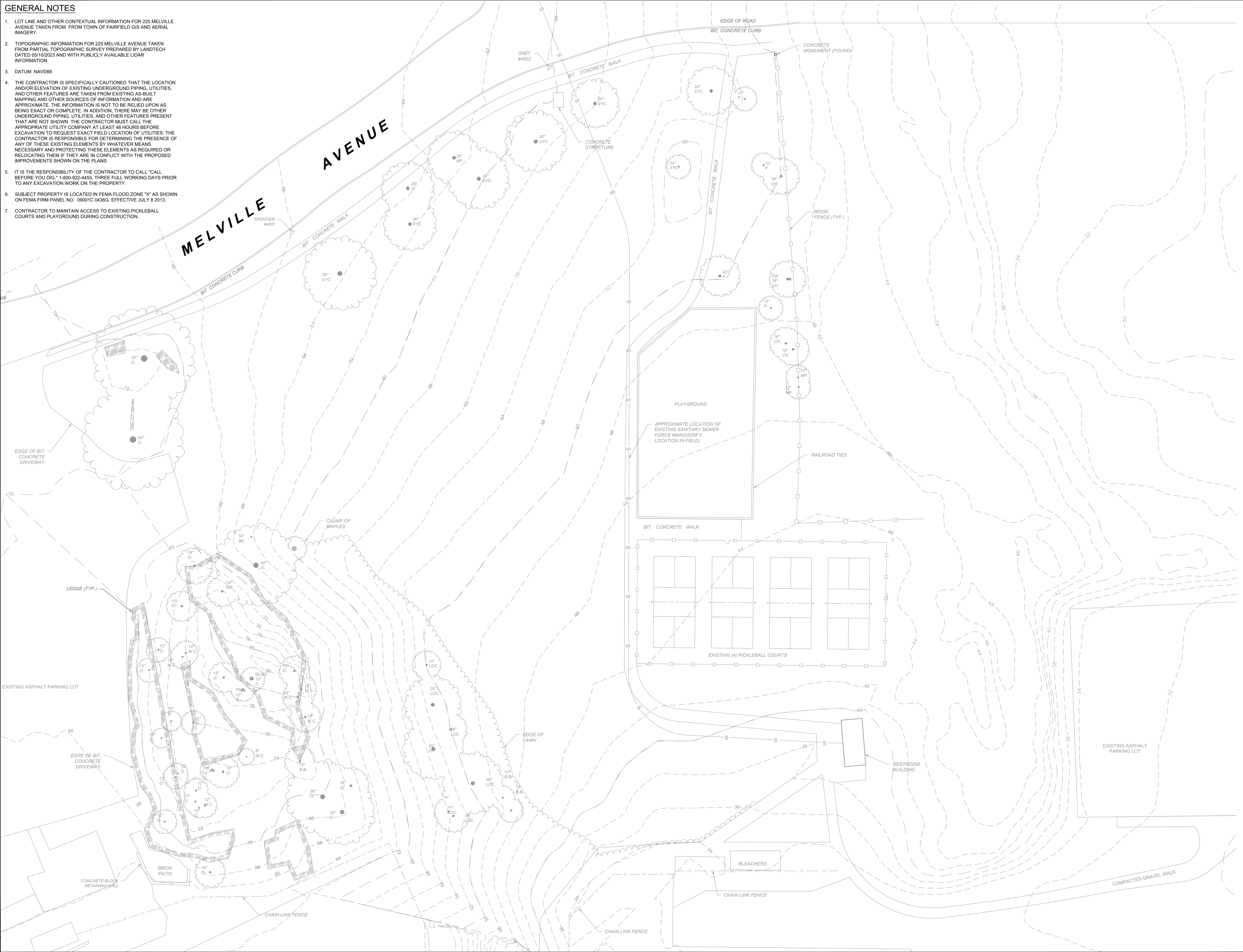
CONSTRUCTION DRAWINGS



T-1.0

GENERAL NOTES

1. LOT LINE AND OTHER CONTEXTUAL INFORMATION FOR 225 MELVILLE AVENUE TAKEN FROM TOWN OF FAIRFIELD GIS AND AERIAL IMAGERY.
2. TOPOGRAPHIC INFORMATION FOR 225 MELVILLE AVENUE TAKEN FROM PARTIAL TOPOGRAPHIC SURVEY PREPARED BY LANDTECH DATED 05/10/2023 AND WITH PUBLICLY AVAILABLE LIDAR INFORMATION.
3. DATUM: NAVD88
4. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UNDERGROUND PIPING, UTILITIES, AND OTHER FEATURES ARE TAKEN FROM EXISTING AS-BUILT MAPPING AND OTHER SOURCES OF INFORMATION AND ARE APPROXIMATE. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. IN ADDITION, THERE MAY BE OTHER UNDERGROUND PIPING, UTILITIES, AND OTHER FEATURES PRESENT THAT ARE NOT SHOWN. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE PRESENCE OF ANY OF THESE EXISTING ELEMENTS BY WHATEVER MEANS NECESSARY AND PROTECTING THESE ELEMENTS AS REQUIRED OR RELOCATING THEM IF THEY ARE IN CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
5. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CALL "CALL BEFORE YOU DIG," 1-800-922-4455, THREE FULL WORKING DAYS PRIOR TO ANY EXCAVATION WORK ON THE PROPERTY.
6. SUBJECT PROPERTY IS LOCATED IN FEMA FLOOD ZONE "X" AS SHOWN ON FEMA FIRM PANEL NO. 09001C 0436G, EFFECTIVE JULY 8 2013.
7. CONTRACTOR TO MAINTAIN ACCESS TO EXISTING PICKLEBALL COURTS AND PLAYGROUND DURING CONSTRUCTION.



LOCATION MAP
(NTS)

ASSESSORS MAP: #42
PARCEL NUMBER: #48
ZONING DISTRICT: B

APPLICANT:
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TOWN OF FAIRFIELD
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FAIRFIELD, CT 06824
203-256-3191

OWNER OF RECORD:
TOWN OF FAIRFIELD
725 OLD POST ROAD
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PROPOSED PICKLEBALL COURTS

REVISION DATE	ISSUE
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HELLO@LANDTECHCONSULT.COM • WWW.LANDTECHCONSULT.COM	

PREPARED FOR:

TOWN OF FAIRFIELD

PROJECT LOCATION:
**TUNXIS HILL PARK
225 MELVILLE AVENUE
FAIRFIELD, CT**

PROJECT TITLE:
**SITE IMPROVEMENTS FOR
PROPOSED PICKLEBALL COURTS**

DRAWING TITLE:
EXISTING CONDITIONS PLAN

PROJECT No.	22312-02	
DATE:	DESIGNED BY:	CHECKED BY:
3/15/2024	RW	CL
SCALE: 1" = 20'		
IN FEET		
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PROJECT STATUS:
CONSTRUCTION DRAWINGS

	EX-1.0
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LANDTECH

T:\ACTIVE\PROJECTS\2023\TOWN OF FAIRFIELD - 225 MELVILLE AVE - FAIRFIELD\DRAWINGS\TOWN OF FAIRFIELD - 225 MELVILLE AVE - RTF\LANDING

GENERAL NOTES

1. LOT LINE AND OTHER CONTEXTUAL INFORMATION FOR 225 MELVILLE AVENUE TAKEN FROM FROM TOWN OF FAIRFIELD GIS AND AERIAL IMAGERY.
2. TOPOGRAPHIC INFORMATION FOR 225 MELVILLE AVENUE TAKEN FROM PARTIAL TOPOGRAPHIC SURVEY PREPARED BY LANDTECH DATED 05/10/2023 AND WITH PUBLICLY AVAILABLE LIDAR INFORMATION.
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5. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CALL "CALL BEFORE YOU DIG," 1-800-922-4455, THREE FULL WORKING DAYS PRIOR TO ANY EXCAVATION WORK ON THE PROPERTY.
6. SUBJECT PROPERTY IS LOCATED IN FEMA FLOOD ZONE "X" AS SHOWN ON FEMA FIRM PANEL NO. 09001C 0436G, EFFECTIVE JULY 8 2013.
7. CONTRACTOR TO MAINTAIN ACCESS TO EXISTING PICKLEBALL COURTS AND PLAYGROUND DURING CONSTRUCTION.
8. SELECTED CONTRACTOR SHALL BE AN APPROVED MEMBER OF THE AMERICAN SPORTS BUILDERS ASSOCIATION.
9. IT IS INTENDED THAT THESE PLANS AND SPECIFICATIONS REQUIRE ALL LABOR AND MATERIALS NECESSARY AND PROPER FOR THE WORK CONTEMPLATED AND THAT THE WORK BE COMPLETED IN ACCORDANCE WITH THEIR TRUE INTENT AND PURPOSE. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD IMMEDIATELY REGARDING ANY DISCREPANCIES OR AMBIGUITIES WHICH MAY EXIST IN THE PLANS OR SPECIFICATIONS. THE ENGINEER OF RECORD'S INTERPRETATION THEREOF SHALL BE CONCLUSIVE.
10. APPROVAL OF THESE PLANS BY THE TOWN OF FAIRFIELD OR ITS AGENTS SHALL NOT RELIEVE THE CONTRACTOR OR THE APPLICANT FROM THE RESPONSIBILITY FOR THE CORRECTION OF ERRORS OR OMISSIONS DISCOVERED DURING CONSTRUCTION. UPON REQUEST, THE APPROPRIATE REVISIONS SHALL BE SUBMITTED TO THE ENGINEER OF RECORD AND TOWN OF FAIRFIELD FOR REVIEW AND APPROVAL.
11. PRIOR TO BEGINNING ANY CONSTRUCTION ON SITE, A PRE-CONSTRUCTION MEETING IS REQUIRED WITH THE ENGINEER OF RECORD, CONTRACTOR AND REPRESENTATIVE OF THE TOWN OF FAIRFIELD. CONTACT THE TOWN OF FAIRFIELD PARKS AND RECREATION DEPARTMENT AT (203) 256-3191.
12. HOURS OF EXTERIOR CONSTRUCTION ON THE PROJECT SITE SHALL BE LIMITED TO 7:00 A.M. TO 5:00 P.M. MONDAY THROUGH FRIDAY.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY SCHEDULING INSPECTION AND TESTING OF ALL FACILITIES CONSTRUCTED UNDER THIS APPROVED PLAN. ALL TESTING SHALL CONFORM TO THE REGULATORY AGENCY'S STANDARD SPECIFICATIONS.
14. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT WRITTEN AUTHORIZATION FROM THE OWNER AND/OR ENGINEER OF RECORD AND APPROVED BY THE TOWN OF FAIRFIELD.
15. THE CONTRACTOR SHALL PROVIDE ALL LIGHTS, BARRICADES, SIGNS, FLAGMEN OR OTHER DEVICES NECESSARY FOR PUBLIC SAFETY.
16. THE CONTRACTOR (OWNER AGREES):
 - A. THE JOB SITE SHALL BE CLEAN AT THE END OF EACH PHASE OF WORK.
 - B. TO BE RESPONSIBLE TO REMOVE AND DISPOSE OF ALL TRASH, SCRAP AND UNUSED MATERIAL IN A TIMELY MANNER.
 - C. TO MAINTAIN THE SITE IN A NEAT, SAFE AND ORDERLY MANNER AT ALL TIMES.
 - D. TO KEEP MATERIALS, EQUIPMENT, AND TRASH OUT OF THE WAY OF OTHER CONTRACTORS SO AS NOT TO DELAY THE JOB.
 - E. TO BE RESPONSIBLE FOR THEIR OWN SAFETY, TRAFFIC CONTROL, PERMITS, RETESTING, AND INSPECTIONS.
 - F. UNLESS OTHERWISE NOTED, ALL EXCESS SOILS AND MATERIALS SHALL BE LAWFULLY DISPOSED OF OFFSITE.
 - G. ALL TOWN ROADS AND PARKING LOTS WHERE CONSTRUCTION VEHICLES ARE ENTERING SHALL BE SWEEPED DAILY AT THE END OF THE WORK DAY TO PREVENT MUD TRACKING.
10. THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
11. ALL DISTURBED AREAS SHALL BE RESTORED AND STABILIZED WITH TOPSOIL AND SEED.
12. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO SECURE ALL REQUIRED BUILDING PERMITS, ROAD OPENING PERMITS, AND ANY OTHER ADDITIONAL PERMITS THAT MAY BE REQUIRED.

PRODUCT SPECIFICATIONS

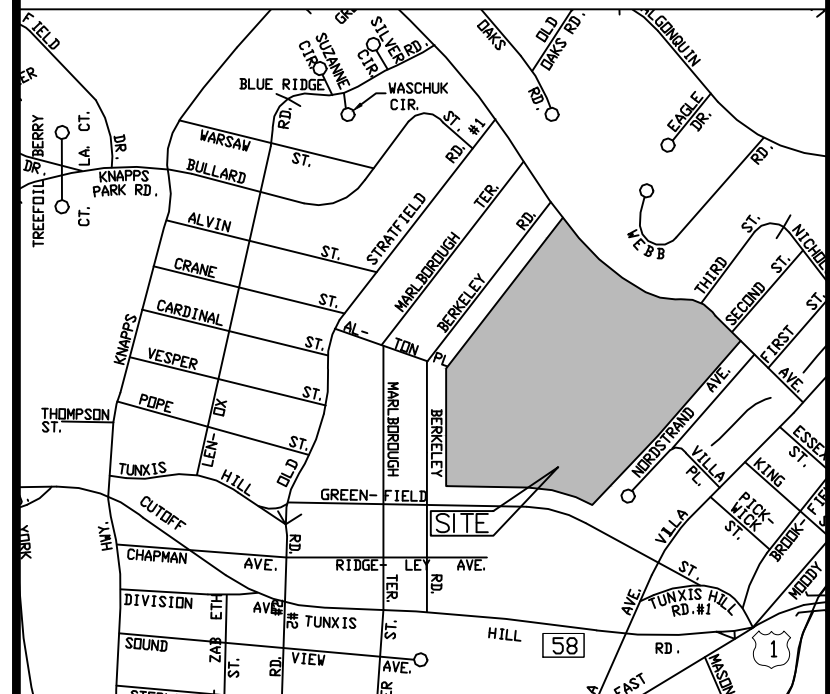
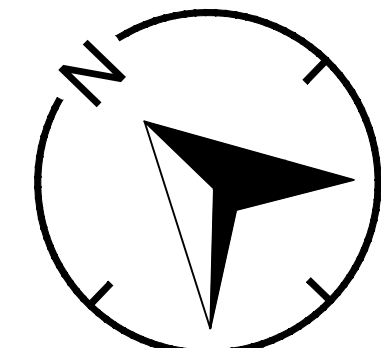
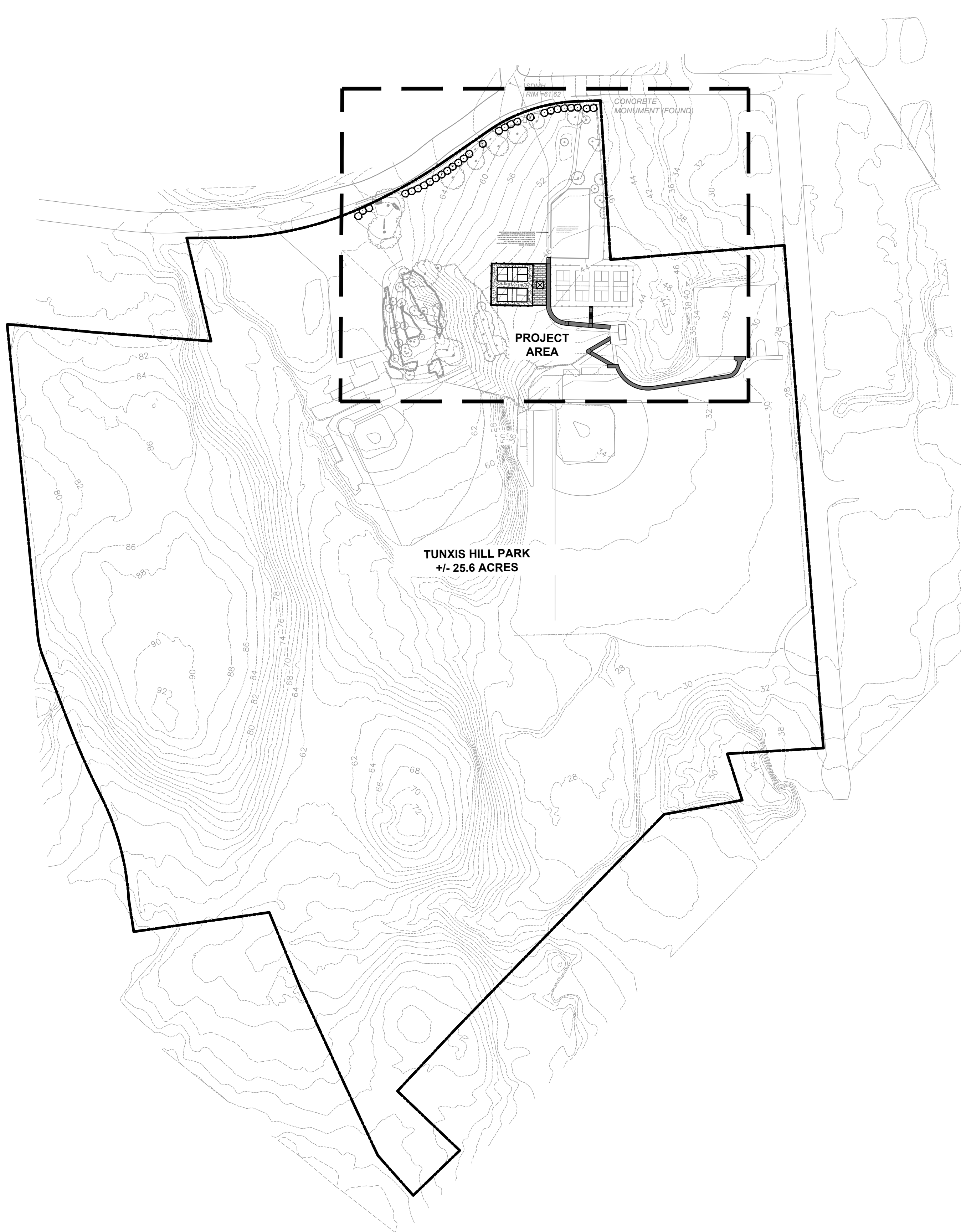
1. PICKLEBALL NET POSTS:
EDWARDS 3" - CLASSIC ROUND PICKLEBALL NET POSTS (BLACK) WITH GROUND SLEEVES (OR APPROVED EQUAL)
2. PICKLEBALL NETS:
EDWARDS PICKLEBALL NET (36") HEIGHT - PROFESSIONAL GRADE EDWARDS PICKLEBALL NETS THAT CONFORM TO FIP & IFF REGULATIONS RESPECTIVELY. THESE OUTDOOR PICKLEBALL NETS & PADDLE TENNIS NETS FEATURE A PREMIUM 3.5 MM BRAIDED, KNOTLESS NYLON NETTING WITH 1 3/4" SQUARE MESH, HEAVY DUTY VINYL COATED HEADBAND, 5/8" DIAMETER FIBERGLASS DOWELS. (OR APPROVED EQUAL)

ALTERNATES

1. WINDSCREEN:
PERMASCREEN 70 IS A VINYL COATED POLYESTER REINFORCED WITH 180Z VINYL TAPE WITH BRASS GROMMETS AT MAX 12" INTERVALS. PERMASCREEN 70 WIND SCREEN COLOR BLACK OR ACCEPTED ALTERNATE SHALL BE INSTALLED ONTO THE CHAIN LINK MESH PER THE SPECIFICATIONS AFTER FENCE REPAIR AND REPLACEMENTS HAVE BEEN COMPLETED.

GEOTECHNICAL AND STRUCRUAL DESIGN

1. CONTRACTOR IS RESPONSIBLE FOR RETAINING A GEOTECHNICAL ENGINEER, AND STRUCTURAL ENGINEER, LICENSED IN THE STATE OF CONNECTICUT TO PROVIDE A GEOTECHNICAL REPORT AND STRUCTURAL DESIGN FO THE PROPOSED RETAINING WALLS, POST TENSION SLAB, AND PAVILION FRAMING AND FOUNDATION.



LOCATION MAP (NTS)

ASSESSORS MAP: #42
PARCEL NUMBER: #48
ZONING DISTRICT: B

APPLICANT:
ANTHONY CALABRESE, DIRECTOR
PARKS & RECREATION DEPARTMENT
TOWN OF FAIRFIELD
75 MILL PLAIN ROAD
FAIRFIELD, CT 06824
203-256-3191

OWNER OF RECORD:
TOWN OF FAIRFIELD
725 OLD POST ROAD
FAIRFIELD, CT 06824

PROPOSED PICKLEBALL COURTS

REVISION DATE	ISSUE
LANDTECH	
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518 RIVERSIDE AVENUE • WESTPORT, CT 06880 • 203-454-2110	
HELLO@LANDTECHCONSULT.COM • WWW.LANDTECHCONSULT.COM	

PREPARED FOR:

TOWN OF FAIRFIELD

PROJECT LOCATION:

**TUNXIS HILL PARK
225 MELVILLE AVENUE
FAIRFIELD, CT**

PROJECT TITLE:

**SITE IMPROVEMENTS FOR
PROPOSED PICKLEBALL COURTS**

DRAWING TITLE:

SITE OVERVIEW PLAN

PROJECT No:	22312-02	
DATE:	DESIGNED BY:	CHECKED BY:
3/15/2024	RW	CL
SCALE: 1" = 20'		
IN FEET		
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PROJECT STATUS:

CONSTRUCTION DRAWINGS

	C-1.0
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LANDTECH

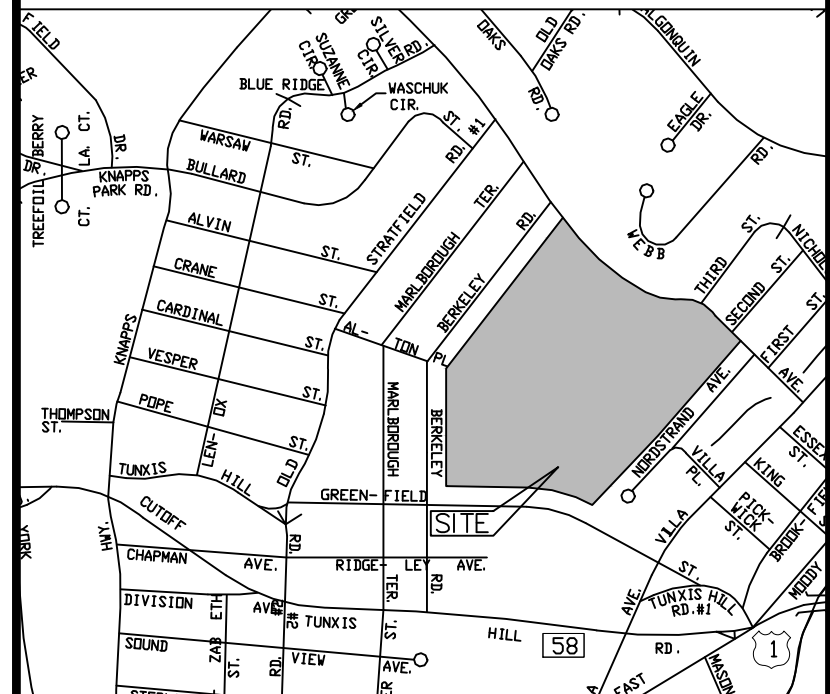
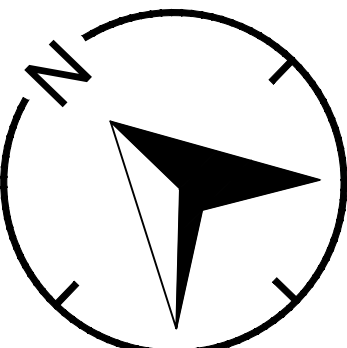
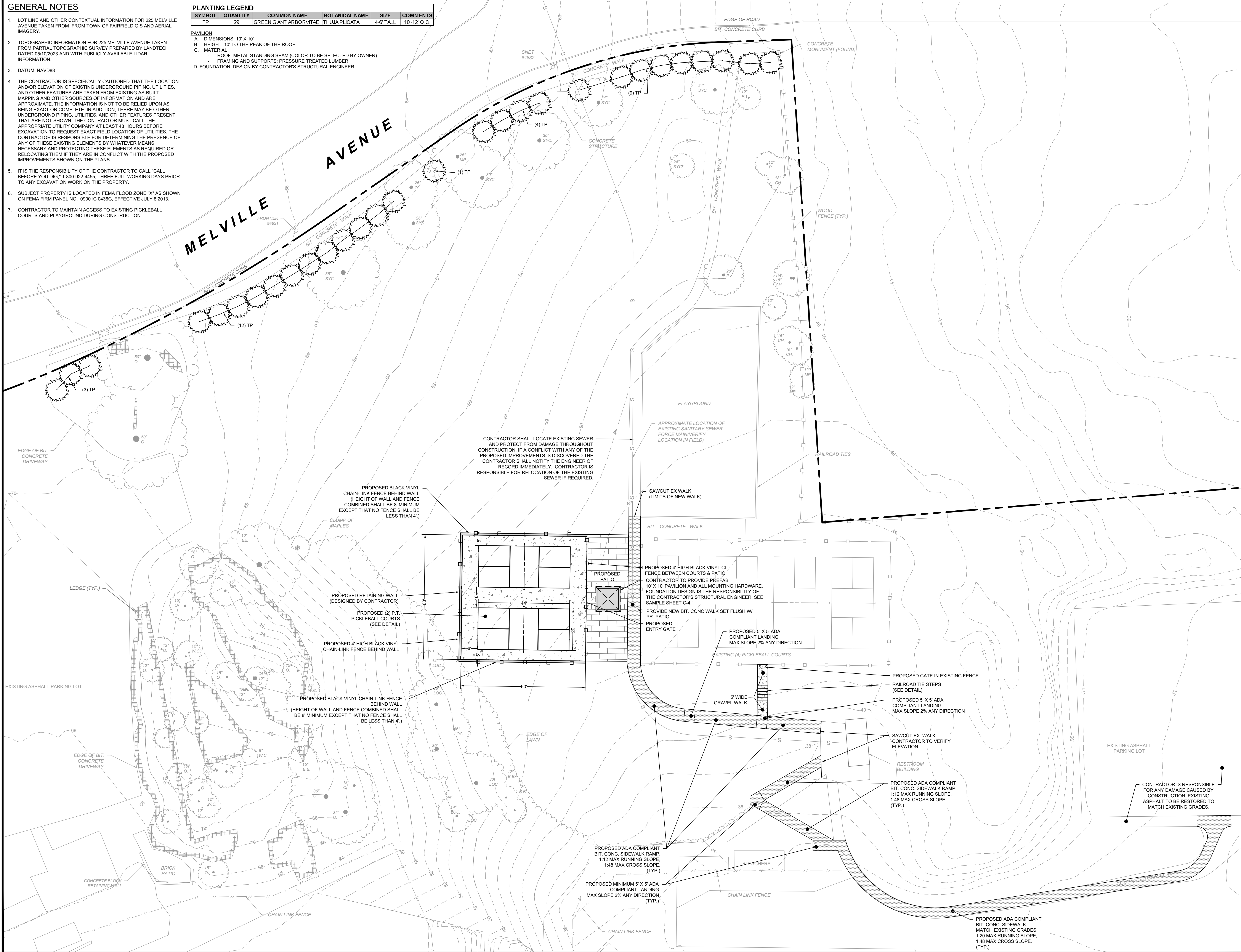
T:\ACTIVE PROJECTS\2024\TOWN OF FAIRFIELD - 225 MELVILLE AVE - FAIRFIELD\DRAWINGS\CONSTRUCTION OF FAIRFIELD - 225 MELVILLE AVE - RITE PLAN.DWG

GENERAL NOTES

1. LOT LINE AND OTHER CONTEXTUAL INFORMATION FOR 225 MELVILLE AVENUE TAKEN FROM FROM TOWN OF FAIRFIELD GIS AND AERIAL IMAGERY.
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7. CONTRACTOR TO MAINTAIN ACCESS TO EXISTING PICKLEBALL COURTS AND PLAYGROUND DURING CONSTRUCTION.

PLANTING LEGEND					
SYMBOL	QUANTITY	COMMON NAME	BOTANICAL NAME	SIZE	COMMENTS
TP	29	GREEN GIANT ARBORVITAE	THUJA PLICATA	4-6' TALL	10-12 O.C.

PAVILION
 A. DIMENSIONS: 10' X 10'
 B. HEIGHT: 10' TO THE PEAK OF THE ROOF
 C. MATERIAL:
 - ROOF: METAL STANDING SEAM (COLOR TO BE SELECTED BY OWNER)
 - FRAMING AND SUPPORTS: PRESSURE TREATED LUMBER
 D. FOUNDATION: DESIGN BY CONTRACTOR'S STRUCTURAL ENGINEER



LOCATION MAP
(NTS)

ASSESSORS MAP: #42
 PARCEL NUMBER: #48
 ZONING DISTRICT: B

APPLICANT:
 ANTHONY CALABRESE, DIRECTOR
 PARKS & RECREATION DEPARTMENT
 TOWN OF FAIRFIELD
 75 MILL PLAIN ROAD
 FAIRFIELD, CT 06824
 203-256-3191

OWNER OF RECORD:
 TOWN OF FAIRFIELD
 725 OLD POST ROAD
 FAIRFIELD, CT 06824

PROPOSED PICKLEBALL COURTS

REVISION DATE: _____ ISSUE: _____

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 SITE/CIVIL • ENVIRONMENTAL • SURVEYING • PLANNING
 518 RIVERSIDE AVENUE • WESTPORT, CT 06880 • 203-454-2110
 HELLO@LANDTECHCONSULT.COM • WWW.LANDTECHCONSULT.COM

PREPARED FOR:
TOWN OF FAIRFIELD

PROJECT LOCATION:
**TUNXIS HILL PARK
 225 MELVILLE AVENUE
 FAIRFIELD, CT**

PROJECT TITLE:
**SITE IMPROVEMENTS FOR
 PROPOSED PICKLEBALL COURTS**

DRAWING TITLE:
SITE LAYOUT PLAN

PROJECT No. **22312-02**

DATE: 3/15/2024 DESIGNED BY: RW CHECKED BY: CL

SCALE: 1" = 20'
 IN FEET
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PROJECT STATUS:
CONSTRUCTION DRAWINGS

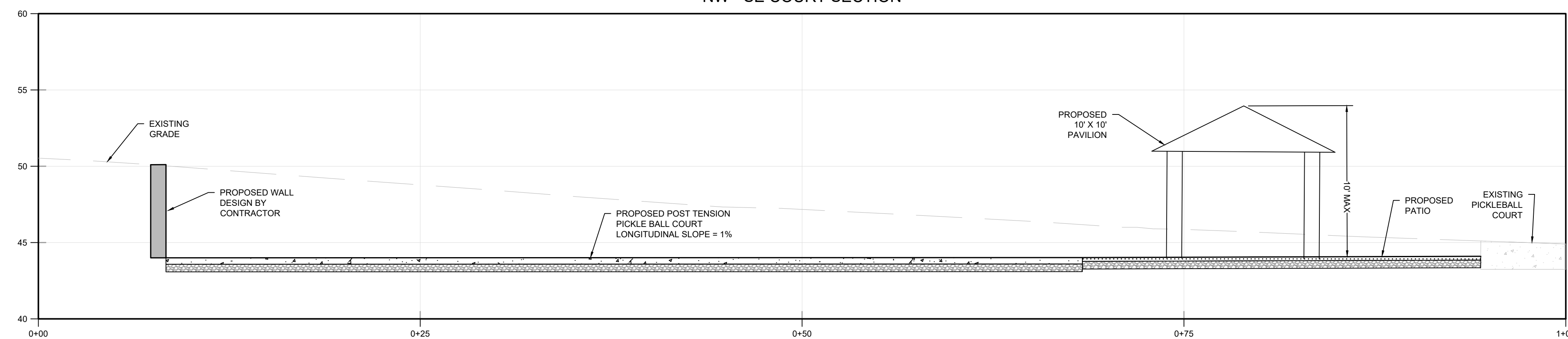
C-1.1

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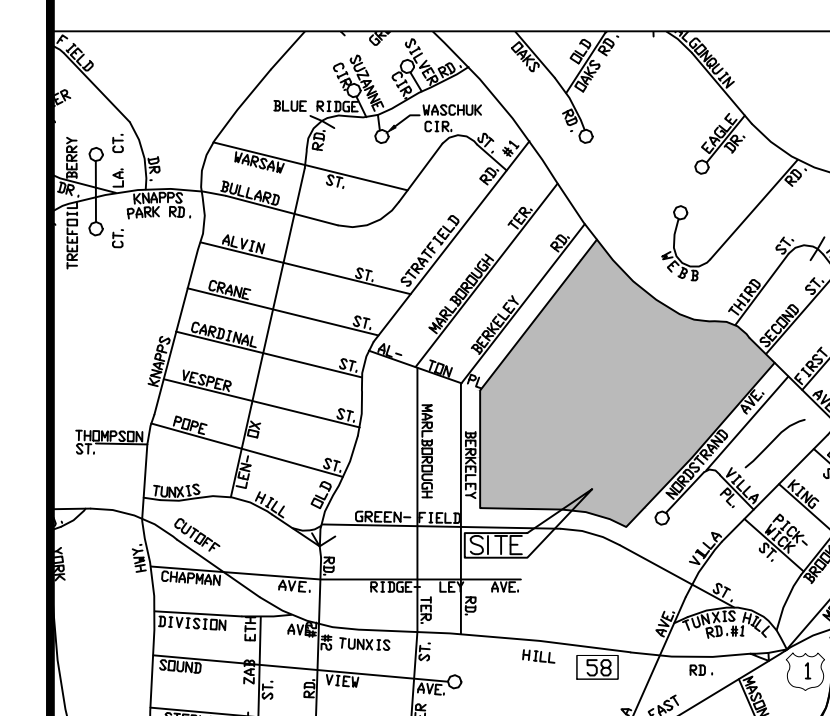
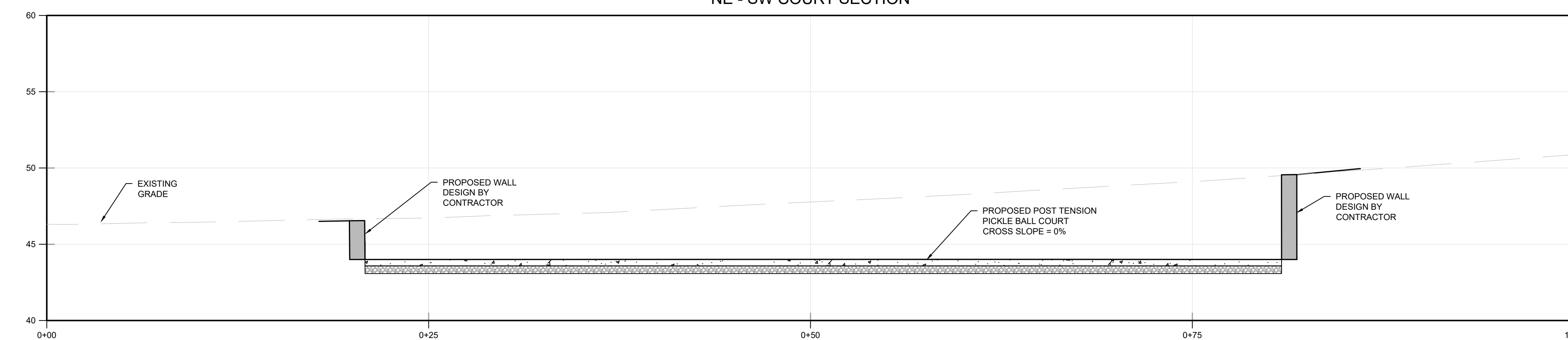
GENERAL NOTES

1. COURT CROSS SECTIONS ARE REPRESENTATIVE ONLY, REFER TO SITE PLAN AND DETAIL SHEETS FOR DESIGN SPECIFICS.
2. RETAINING WALL DESIGN IS THE RESPONSIBILITY OF THE CONTRACTOR.

NW - SE COURT SECTION



NE - SW COURT SECTION



LOCATION MAP (NTS)

ASSESSORS MAP: #42
 PARCEL NUMBER: #48
 ZONING DISTRICT: B

APPLICANT:
 ANTHONY CALABRESE, DIRECTOR
 PARKS & RECREATION DEPARTMENT
 TOWN OF FAIRFIELD
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 FAIRFIELD, CT 06824
 203-256-3191

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 FAIRFIELD, CT 06824

PROPOSED PICKLEBALL COURTS

REVISION DATE	ISSUE
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 518 RIVERSIDE AVENUE • WESTPORT, CT 06880 • 203-454-2110
 HELLO@LANDTECHCONSULT.COM • WWW.LANDTECHCONSULT.COM

PREPARED FOR:
TOWN OF FAIRFIELD

PROJECT LOCATION:
**TUNXIS HILL PARK
 225 MELVILLE AVENUE
 FAIRFIELD, CT**

PROJECT TITLE:
**SITE IMPROVEMENTS FOR
 PROPOSED PICKLEBALL COURTS**

DRAWING TITLE:
**PICKLEBALL COURT CROSS
 SECTIONS**

PROJECT No. **22312-02**
 DATE: 3/15/2024 DESIGNED BY: RW CHECKED BY: CL
 SCALE: 1" = 5'

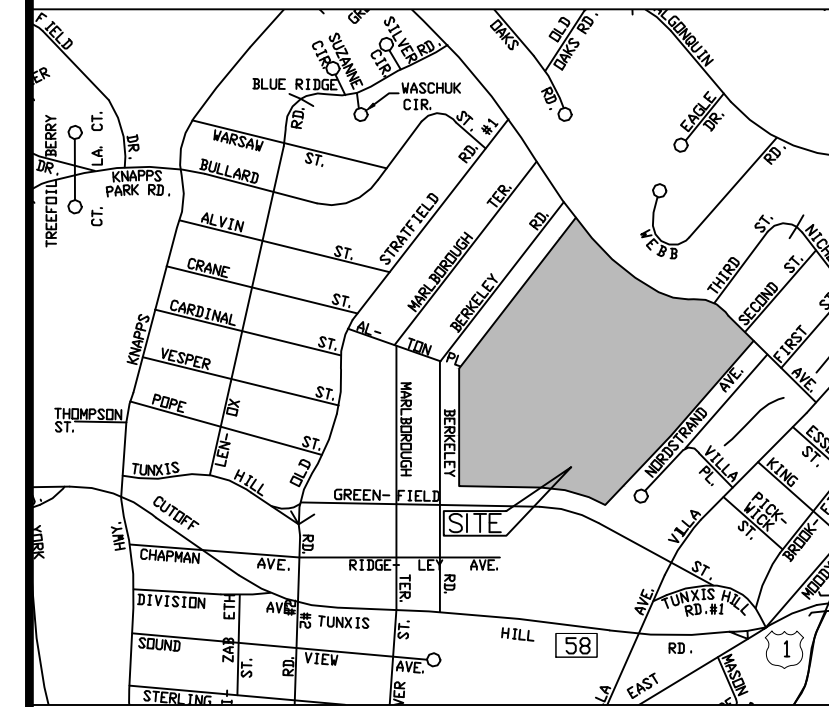
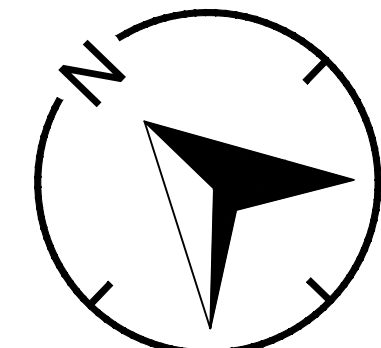
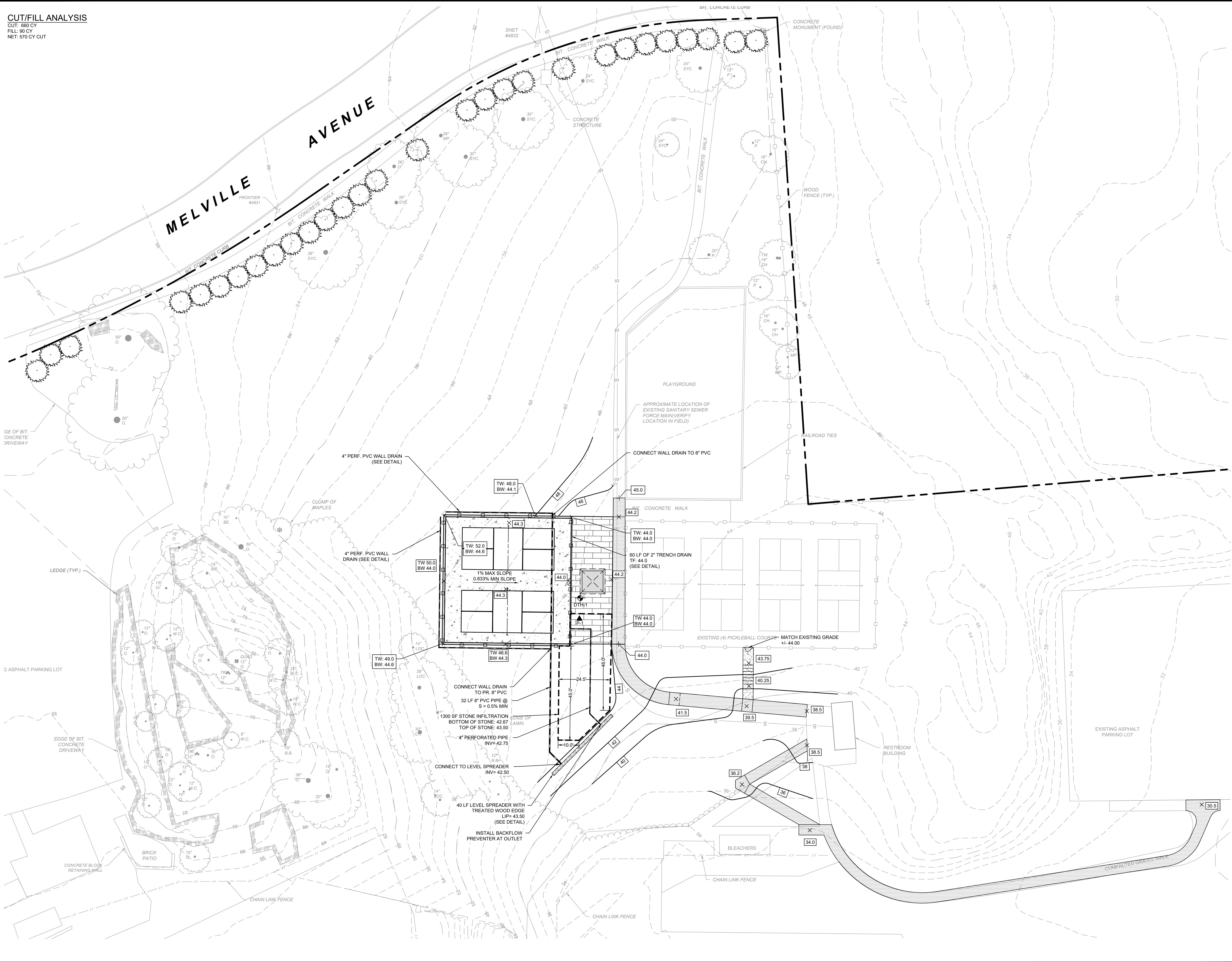
PROJECT STATUS:
CONSTRUCTION DRAWINGS

C-1.2

LANDTECH

T:\ACTIVE PROJECTS\2023\103 TOWN OF FAIRFIELD - 225 MELVILLE AVE - FAIRFIELD\DRAWINGS\DWG - 025 MELVILLE AVE - SITE PLAN.DWG

CUT/FILL ANALYSIS
 CUT: 860 CY
 FILL: 90 CY
 NET: 570 CY CUT



LOCATION MAP (NTS)

ASSESSORS MAP: #42
 PARCEL NUMBER: #48
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PROPOSED PICKLEBALL COURTS

REVISION DATE: _____ ISSUE: _____

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 HELLO@LANDTECHCONSULT.COM • WWW.LANDTECHCONSULT.COM

PREPARED FOR:

TOWN OF FAIRFIELD

PROJECT LOCATION:
 TUNXIS HILL PARK
 225 MELVILLE AVENUE
 FAIRFIELD, CT

PROJECT TITLE:
 SITE IMPROVEMENTS FOR
 PROPOSED PICKLEBALL COURTS

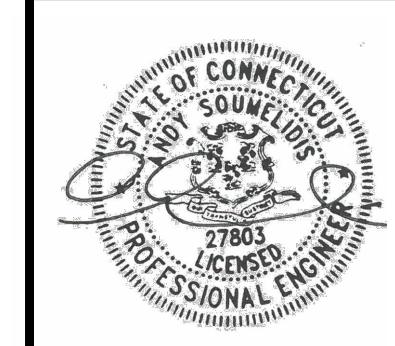
DRAWING TITLE:
 SITE GRADING & DRAINAGE PLAN

PROJECT No. 22312-02

DATE: 3/15/2024 DESIGNED BY: RW CHECKED BY: CL

SCALE: 1" = 20'
 IN FEET
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PROJECT STATUS:
 CONSTRUCTION DRAWINGS



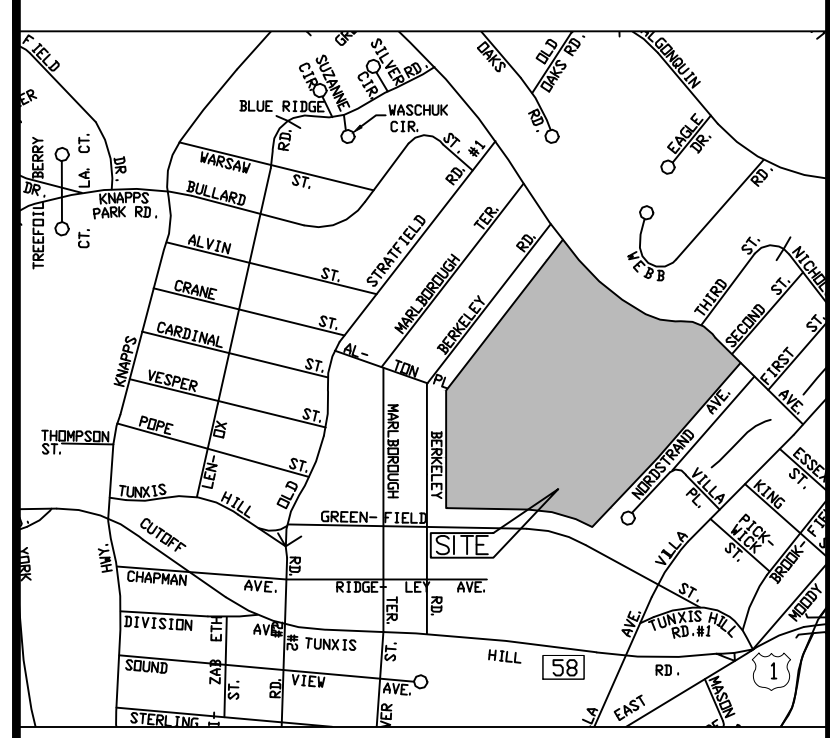
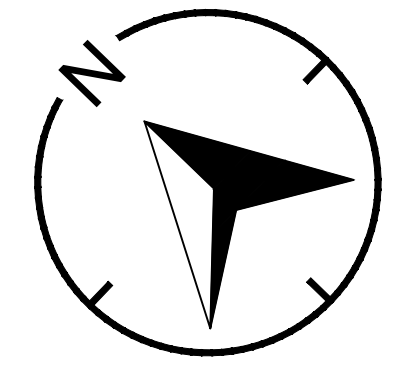
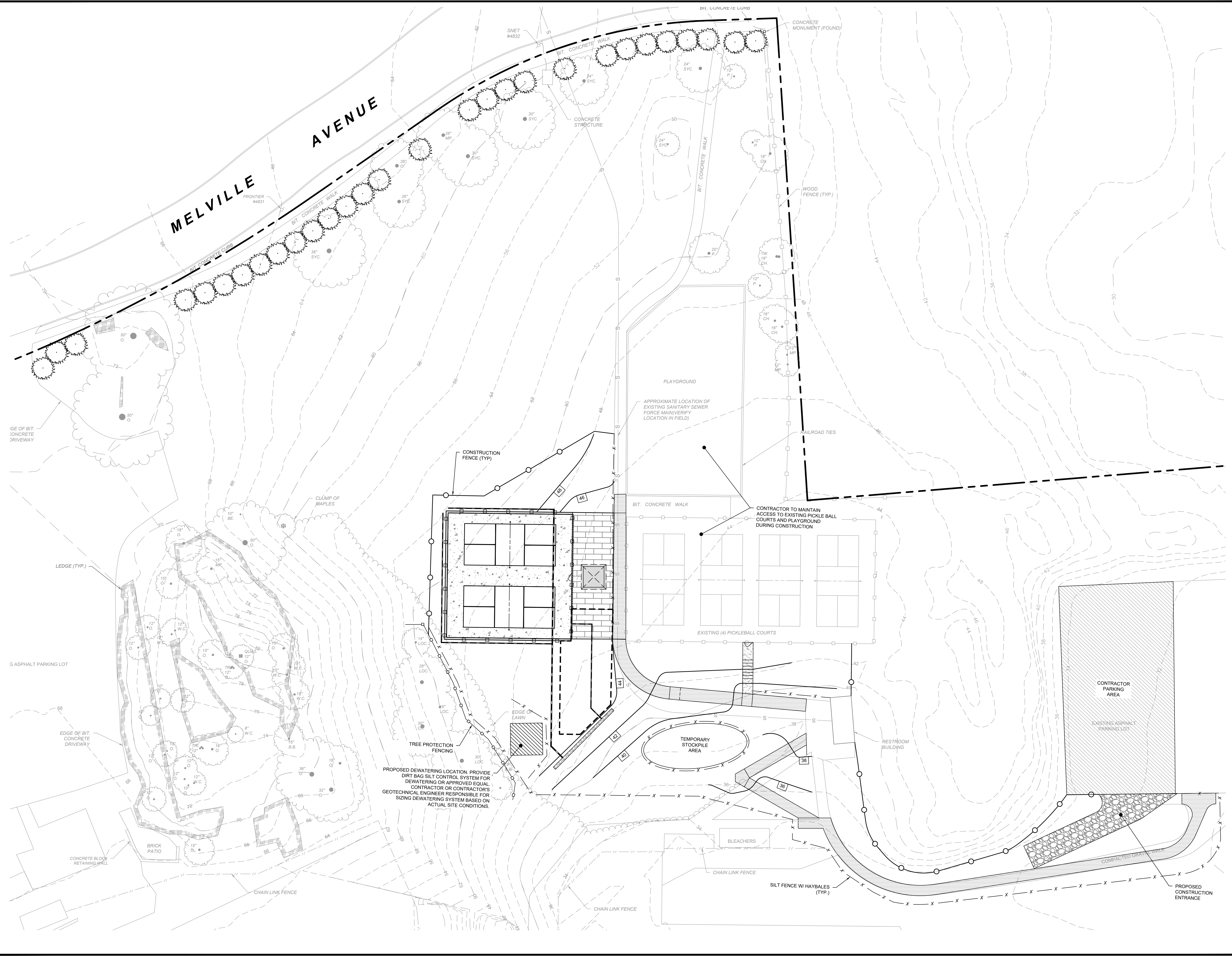
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LANDTECH

T:\ACTIVE PROJECTS\2024\TOWN OF FAIRFIELD - 225 MELVILLE AVE - FAIRFIELD\ADMIN\TOWN OF FAIRFIELD - 225 MELVILLE AVE - RTF\LANDING

LANDTECH

THE ACTIVE PROJECT IS 202110103 TOWN OF FAIRFIELD - 225 MELVILLE AVE. FAIRFIELD/TOWN OF FAIRFIELD - 225 MELVILLE AVENUE - HITEMAN/DWG



LOCATION MAP (NTS)

ASSESSORS MAP: #42
 PARCEL NUMBER: #48
 ZONING DISTRICT: B

APPLICANT:
 ANTHONY CALABRESE, DIRECTOR
 PARKS & RECREATION DEPARTMENT
 TOWN OF FAIRFIELD
 75 MILL PLAIN ROAD
 FAIRFIELD, CT 06824
 203-256-3191

OWNER OF RECORD:
 TOWN OF FAIRFIELD
 725 OLD POST ROAD
 FAIRFIELD, CT 06824

PROPOSED PICKLEBALL COURTS

REVISION DATE	ISSUE
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 HELLO@LANDTECHCONSULT.COM • WWW.LANDTECHCONSULT.COM

PREPARED FOR:
 TOWN OF FAIRFIELD

PROJECT LOCATION:
 TUNXIS HILL PARK
 225 MELVILLE AVENUE
 FAIRFIELD, CT

PROJECT TITLE:
 SITE IMPROVEMENTS FOR
 PROPOSED PICKLEBALL COURTS

DRAWING TITLE:
 SOIL EROSION & SEDIMENT
 CONTROL PLAN

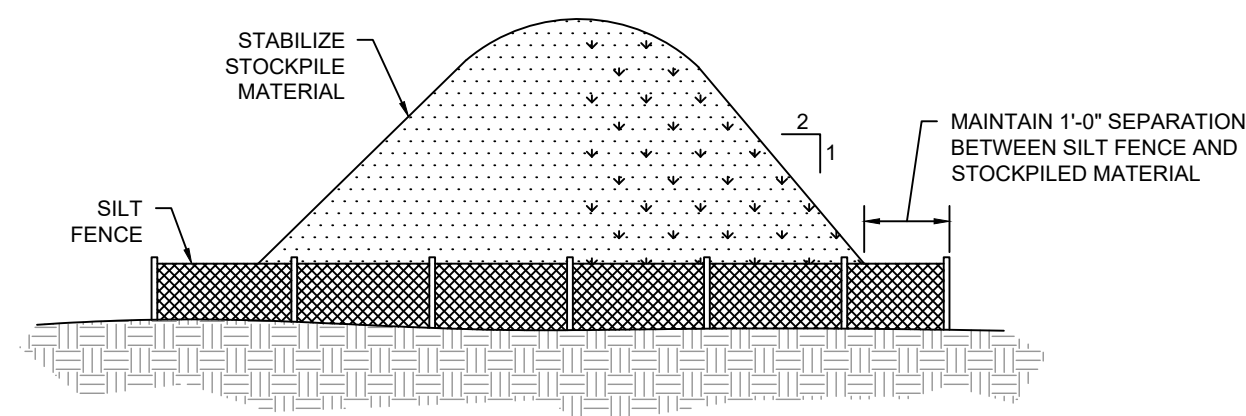
PROJECT No. 22312-02
 DATE: 3/15/2024 DESIGNED BY: RW CHECKED BY: CL
 SCALE: 1" = 20'

PROJECT STATUS:
CONSTRUCTION DRAWINGS

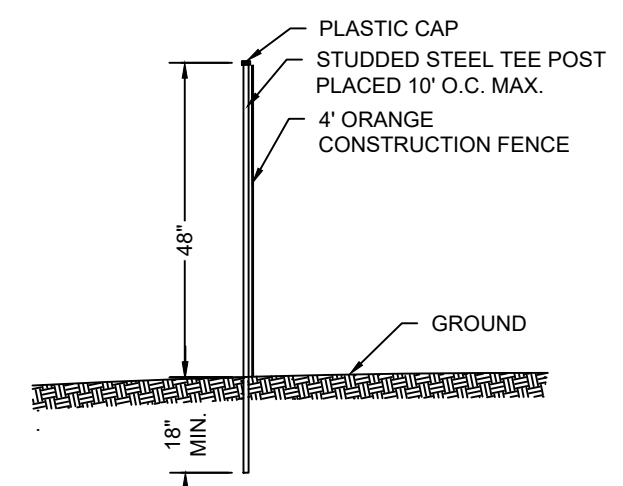
C-3.0

GENERAL EROSION AND SEDIMENT CONTROL NOTES

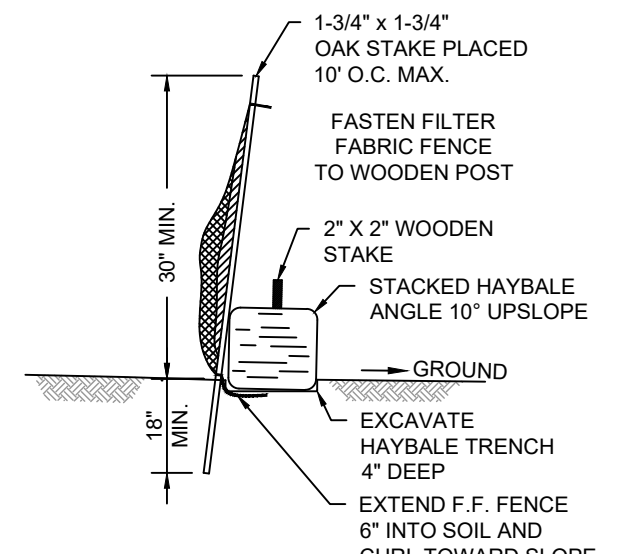
- LAND DISTURBANCE WILL BE KEPT TO A MINIMUM, RESTABILIZATION WILL BE SCHEDULED AS SOON AS POSSIBLE.
- SILT FENCE WILL BE INSTALLED ALONG THE TOE OF ALL CRITICAL CUT AND FILL SLOPES, SOIL STOCKPILE AREAS, AND IN THOSE AREAS SHOWN ON THE PLAN.
- ALL EROSION AND SEDIMENT CONTROL MEASURES WILL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE STATE OF CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL, 2002.
- EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED PRIOR TO LAND DISTURBANCE WHENEVER POSSIBLE.
- ALL TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE PROPERLY MAINTAINED UNTIL STABILIZATION HAS BEEN ACHIEVED.
- ADDITIONAL CONTROL MEASURES WILL BE INSTALLED DURING THE CONSTRUCTION PERIOD IF NECESSARY OR REQUIRED. A MINIMUM OF 50 FEET OF SILT FENCE SHALL BE STORED AT THE SITE FOR EMERGENCY USE.
- ANY EXCAVATIONS THAT MUST BE DEWATERED WILL BE PUMPED INTO A FILTER BAG ON-SITE. THE INLETS OF ALL PUMPS ARE TO BE FLOATED A MINIMUM OF 24 INCHES OFF THE BOTTOM OF THE EXCAVATION.
- WATER AND CALCIUM CHLORIDE SHALL BE APPLIED TO UNPAVED ACCESSWAYS TO PREVENT WIND GENERATED SEDIMENTS AND DUST.
- DEBRIS AND OTHER WASTES RESULTING FROM EQUIPMENT MAINTENANCE AND CONSTRUCTION ACTIVITIES WILL NOT BE DISCARDED ON-SITE.
- SEDIMENT REMOVED FROM CONTROL STRUCTURES WILL BE DISPOSED OF IN A MANNER WHICH IS CONSISTENT WITH INTENT OF THE PLAN.
- SILT FENCES SHALL HAVE SEDIMENT REMOVED WHEN THE DEPTH OF THE SEDIMENT IS EQUAL TO 1/2 TO 2/3 THE HEIGHT OF THE FENCE. FENCES SHALL BE PROPERLY INSTALLED AND RIPPED FENCE OR BROKEN POSTS REPAIRED AS SOON AS PRACTICAL.
- ANTI-TRACKING PADS AND GRAVEL CHECK DAMS SHALL BE REPLACED WHEN VOID SPACES ARE FULL OR STRUCTURES ARE BREACHED, AS APPLICABLE.
- TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED AND THE SOIL SURFACE STABILIZED WHEN CONSTRUCTION IS COMPLETE AND THE SOIL SURFACES ARE PERMANENTLY STABILIZED. STRUCTURAL COMPONENTS SHALL BE CLEANED OF ALL SEDIMENT UPON COMPLETION OF CONSTRUCTION.
- THE OWNER IS ASSIGNED THE RESPONSIBILITY FOR IMPLEMENTING THIS EROSION AND SEDIMENT CONTROL PLAN. THIS RESPONSIBILITY INCLUDES INSTALLATION AND MAINTENANCE OF CONTROL MEASURES, INFORMING ALL PARTIES ENGAGED ON THE CONSTRUCTION SITE OF THE REQUIREMENTS AND OBJECTIVES OF THE PLAN, NOTIFYING THE PLANNING AND ZONING COMMISSION OF ANY TRANSFER OF THIS RESPONSIBILITY, AND FOR CONVEYING A COPY OF THE EROSION AND SEDIMENT PLAN IF AND WHEN THE TITLE OF LAND IS TRANSFERRED.



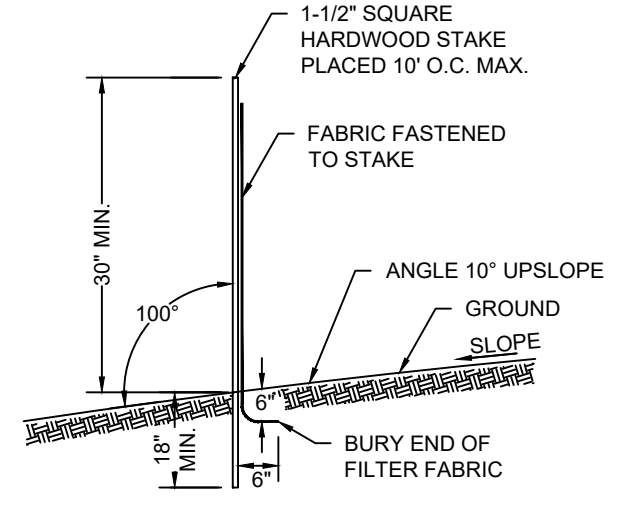
STOCKPILE DETAIL
(NTS)



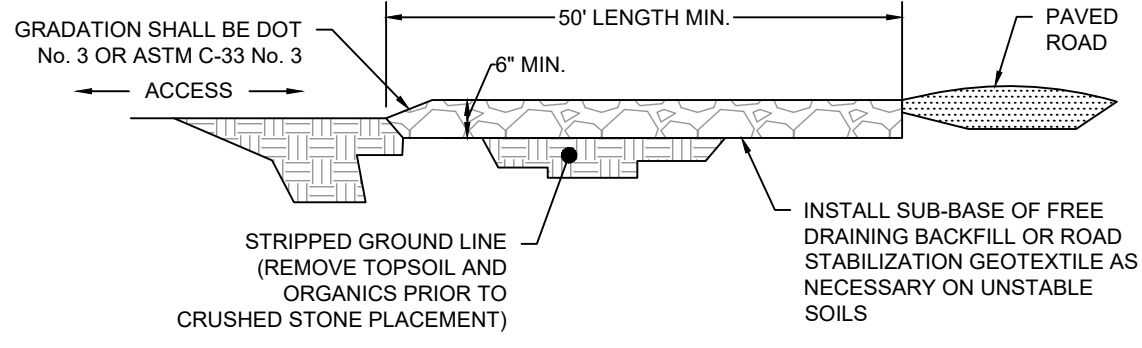
CONSTRUCTION FENCE
(NTS)



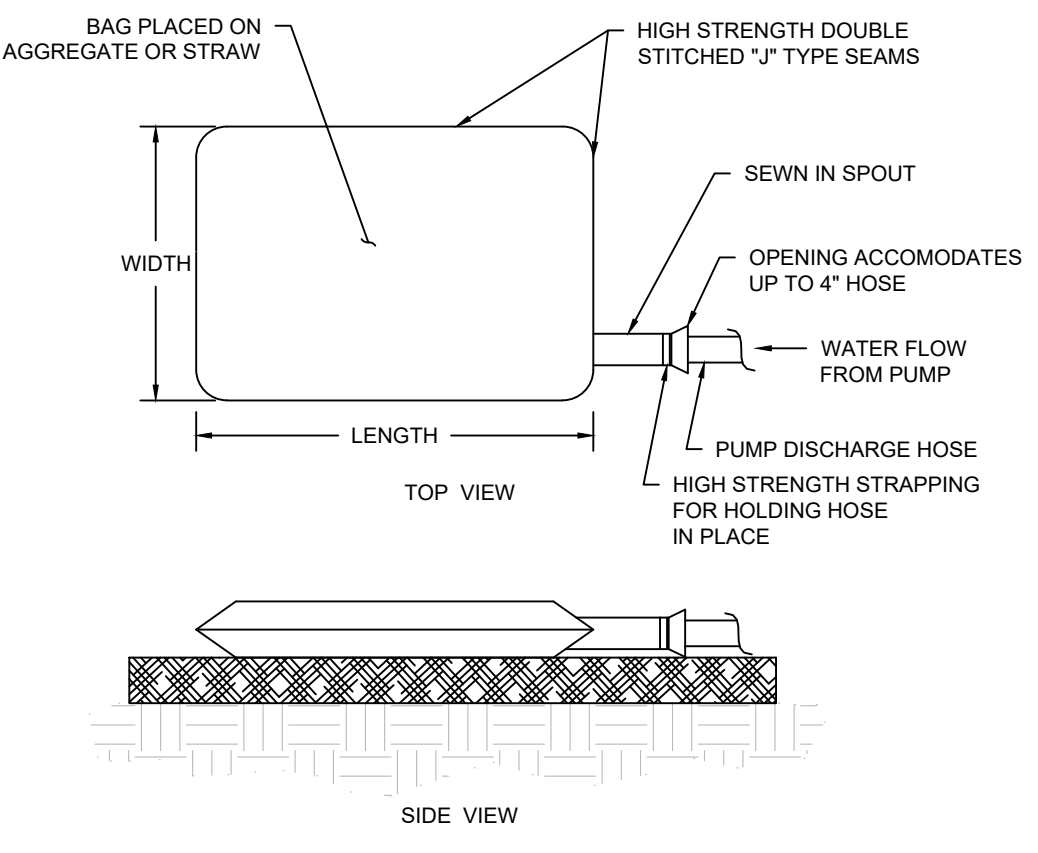
SILT FENCE W/ HAY BALES
(NTS)



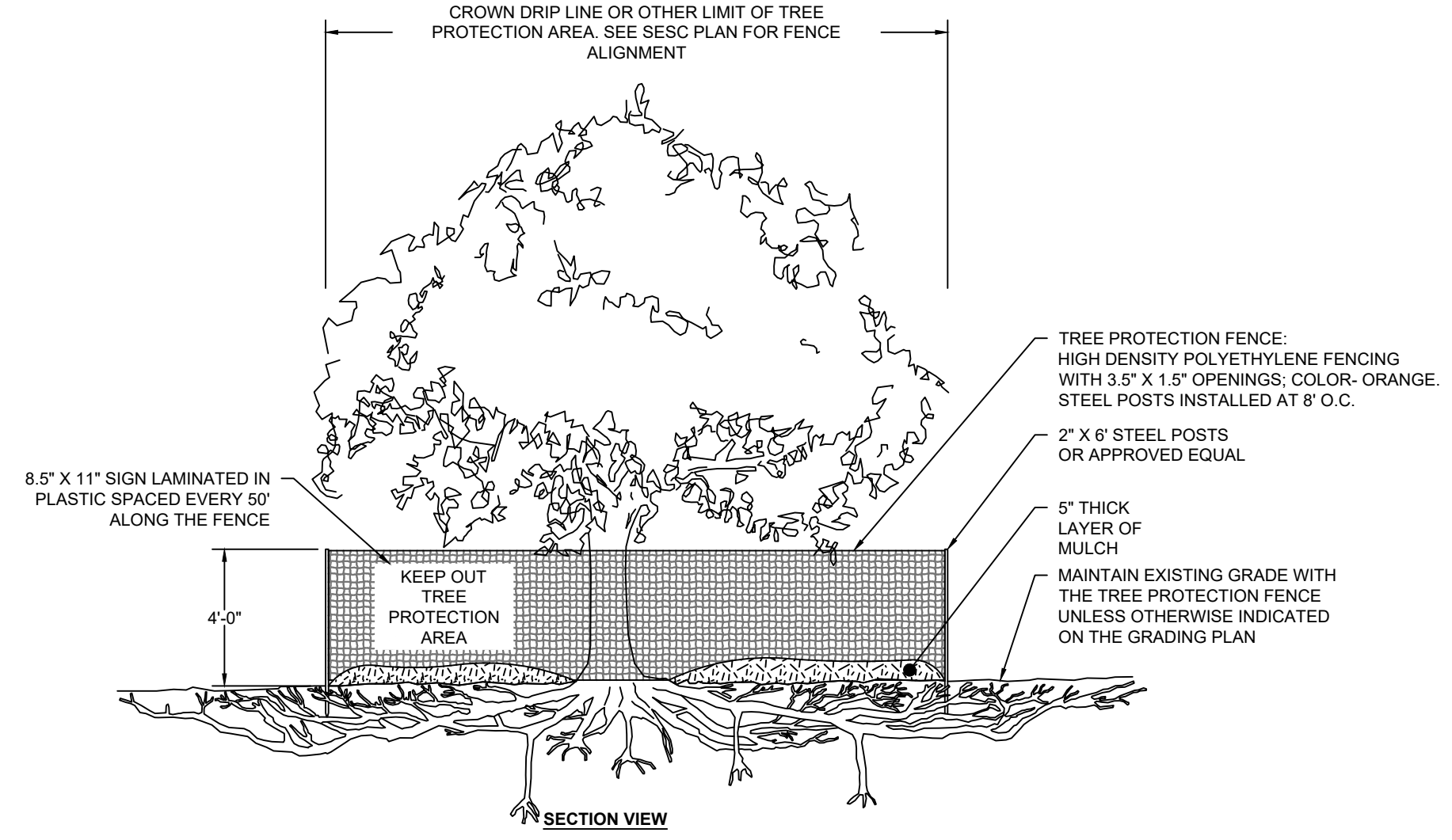
GEOTEXTILE SILT FENCE
(NTS)



CONSTRUCTION ENTRANCE
(NTS)

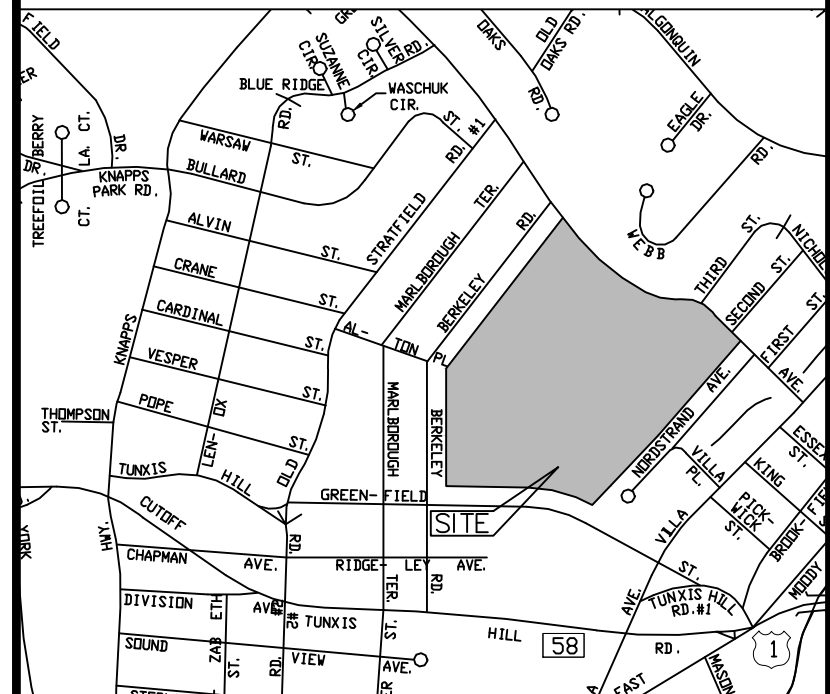


DIRTBAG® PUMPED SILT CONTROL SYSTEM
(NTS)



- NOTES:
- NO PRUNING SHALL BE PERFORMED EXCEPT BY APPROVED ARBORIST
 - NO EQUIPMENT SHALL OPERATE INSIDE THE PROTECTIVE FENCING INCLUDING DURING FENCE INSTALLATION AND REMOVAL.

TREE PROTECTION DETAIL
(NTS)



LOCATION MAP
(NTS)

ASSESSORS MAP: #42
PARCEL NUMBER: #48
ZONING DISTRICT: B

APPLICANT:
ANTHONY CALABRESE, DIRECTOR
PARKS & RECREATION DEPARTMENT
TOWN OF FAIRFIELD
75 MILL PLAIN ROAD
FAIRFIELD, CT 06824
203-256-3191

OWNER OF RECORD:
TOWN OF FAIRFIELD
725 OLD POST ROAD
FAIRFIELD, CT 06824

PROPOSED PICKLEBALL COURTS

REVISION DATE: _____ ISSUE: _____

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PREPARED FOR:
TOWN OF FAIRFIELD

PROJECT LOCATION:
**TUNXIS HILL PARK
225 MELVILLE AVENUE
FAIRFIELD, CT**

PROJECT TITLE:
**SITE IMPROVEMENTS FOR
PROPOSED PICKLEBALL COURTS**

DRAWING TITLE:
**SOIL EROSION & SEDIMENT
CONTROL DETAILS**

PROJECT No. **22312-02**

DATE: 3/15/2024	DESIGNED BY: RW	CHECKED BY: CL
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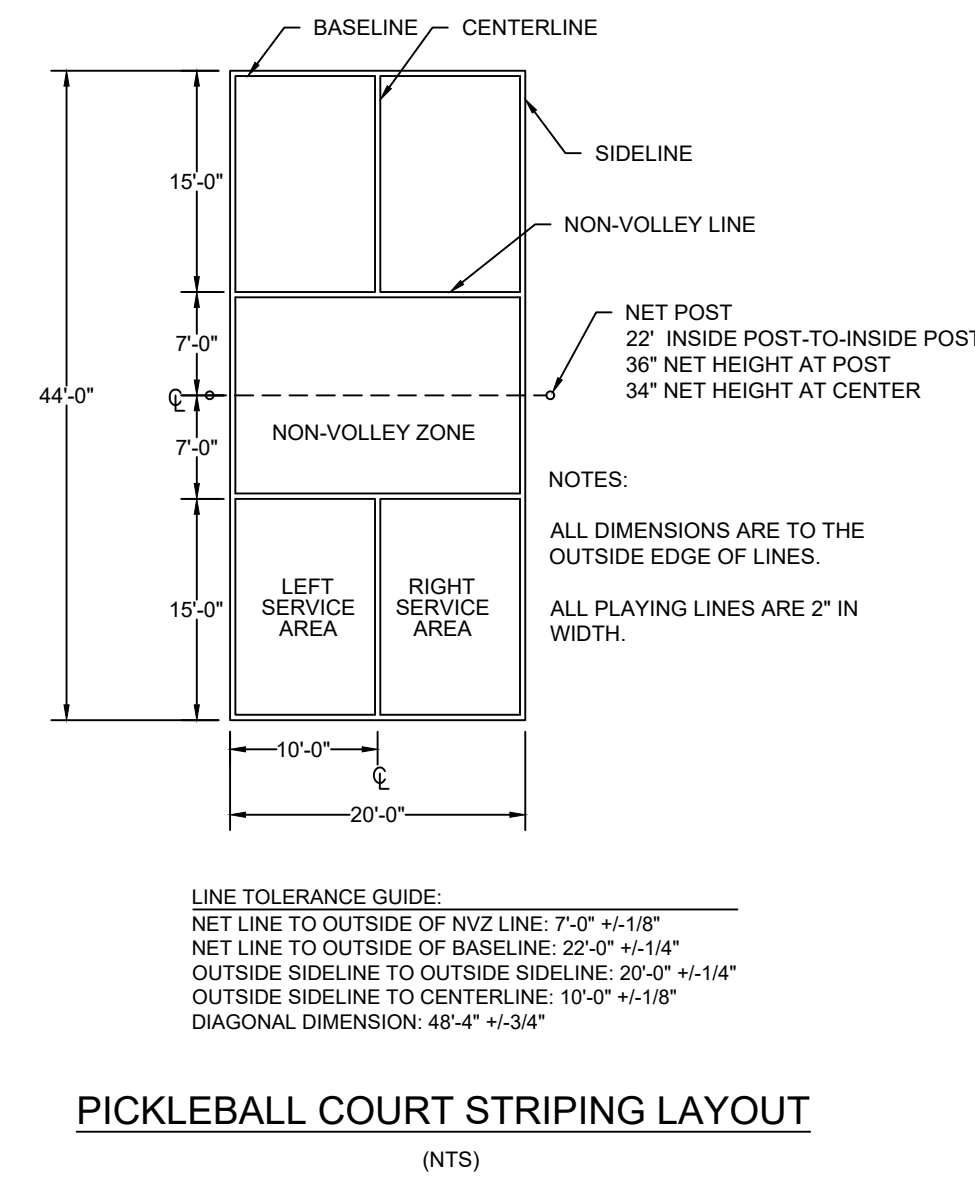
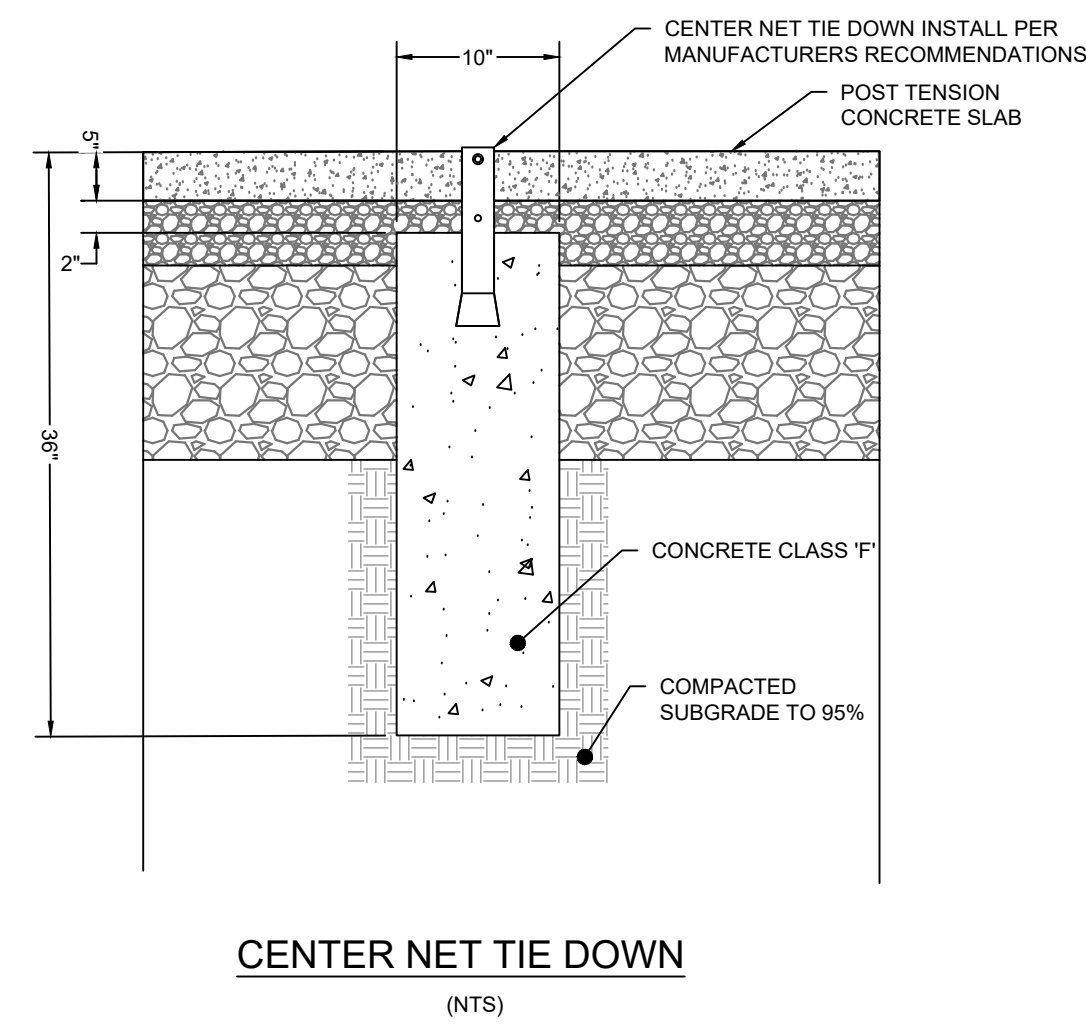
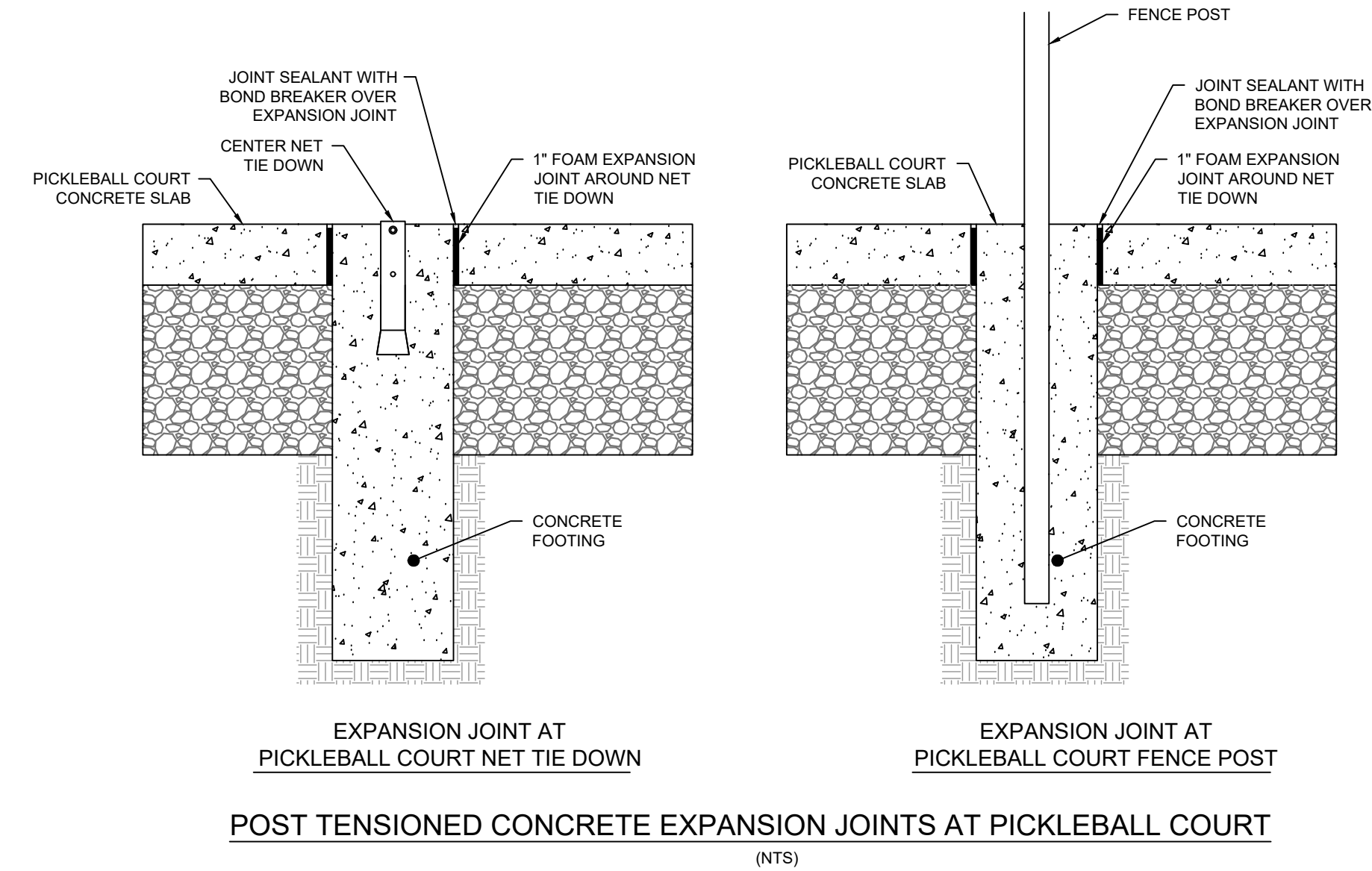
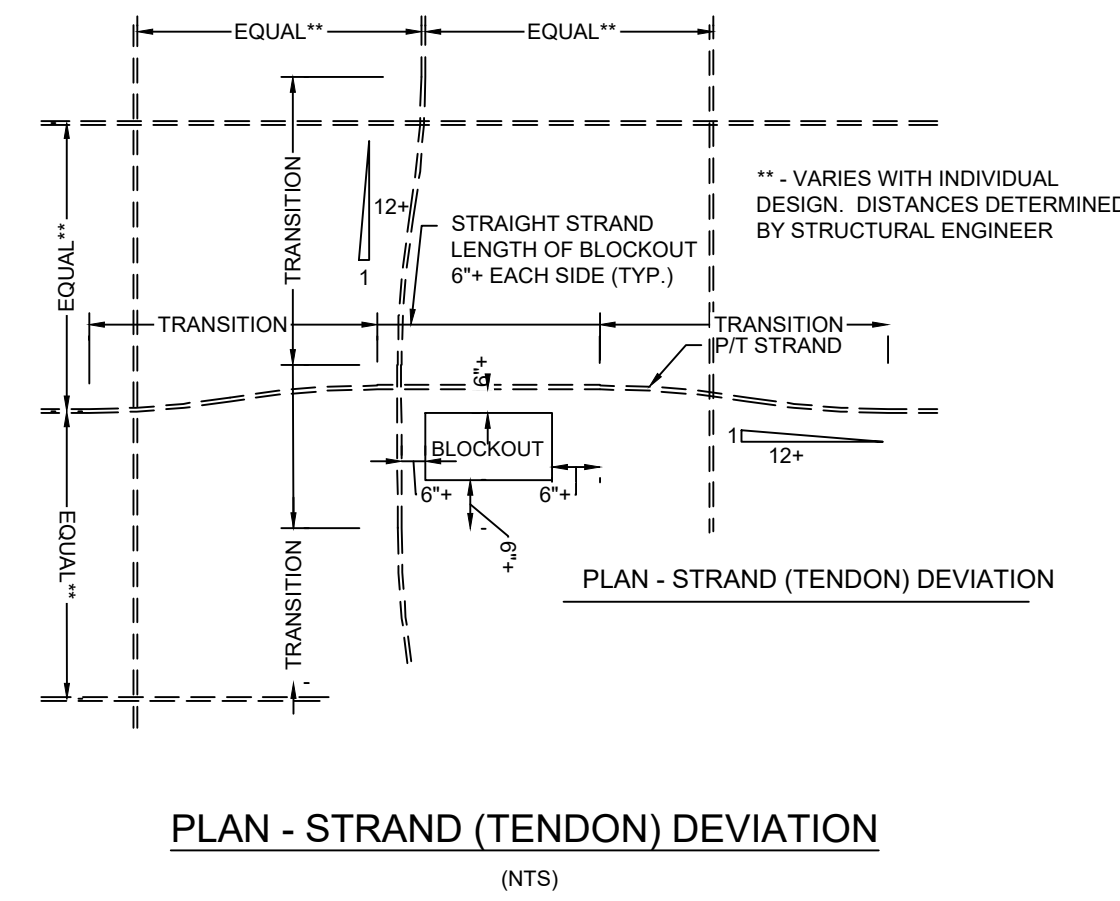
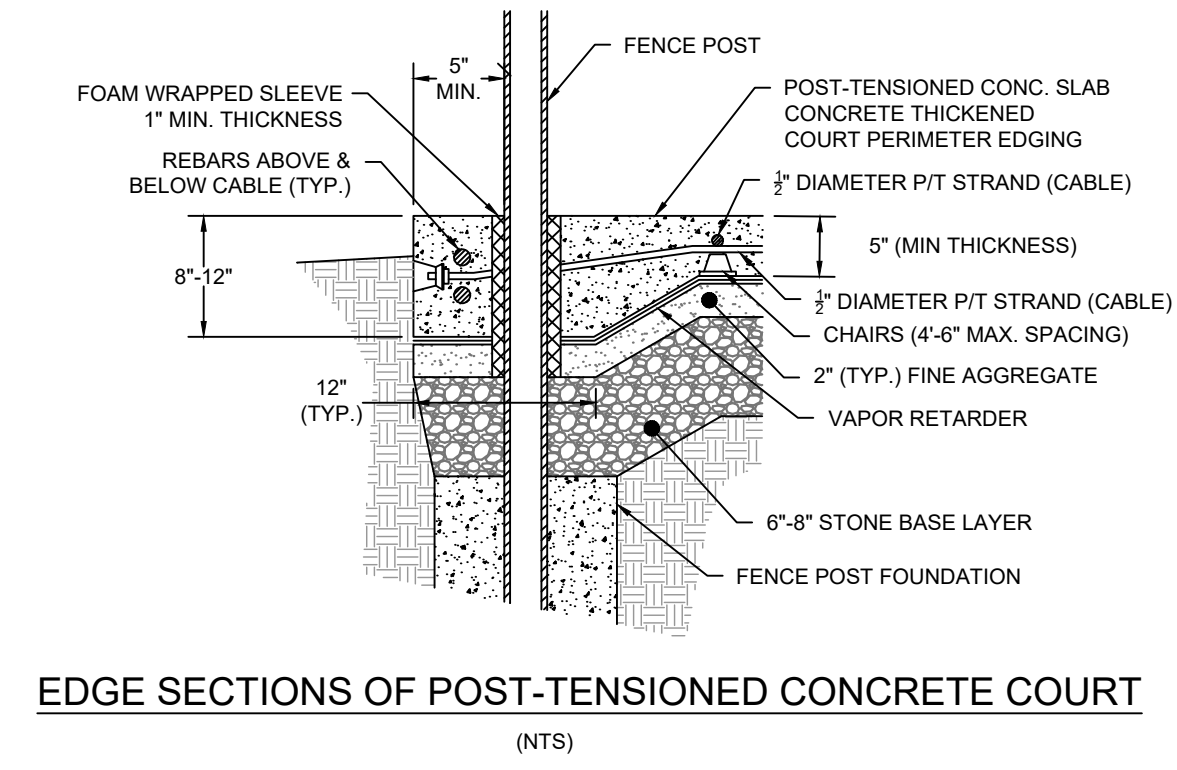
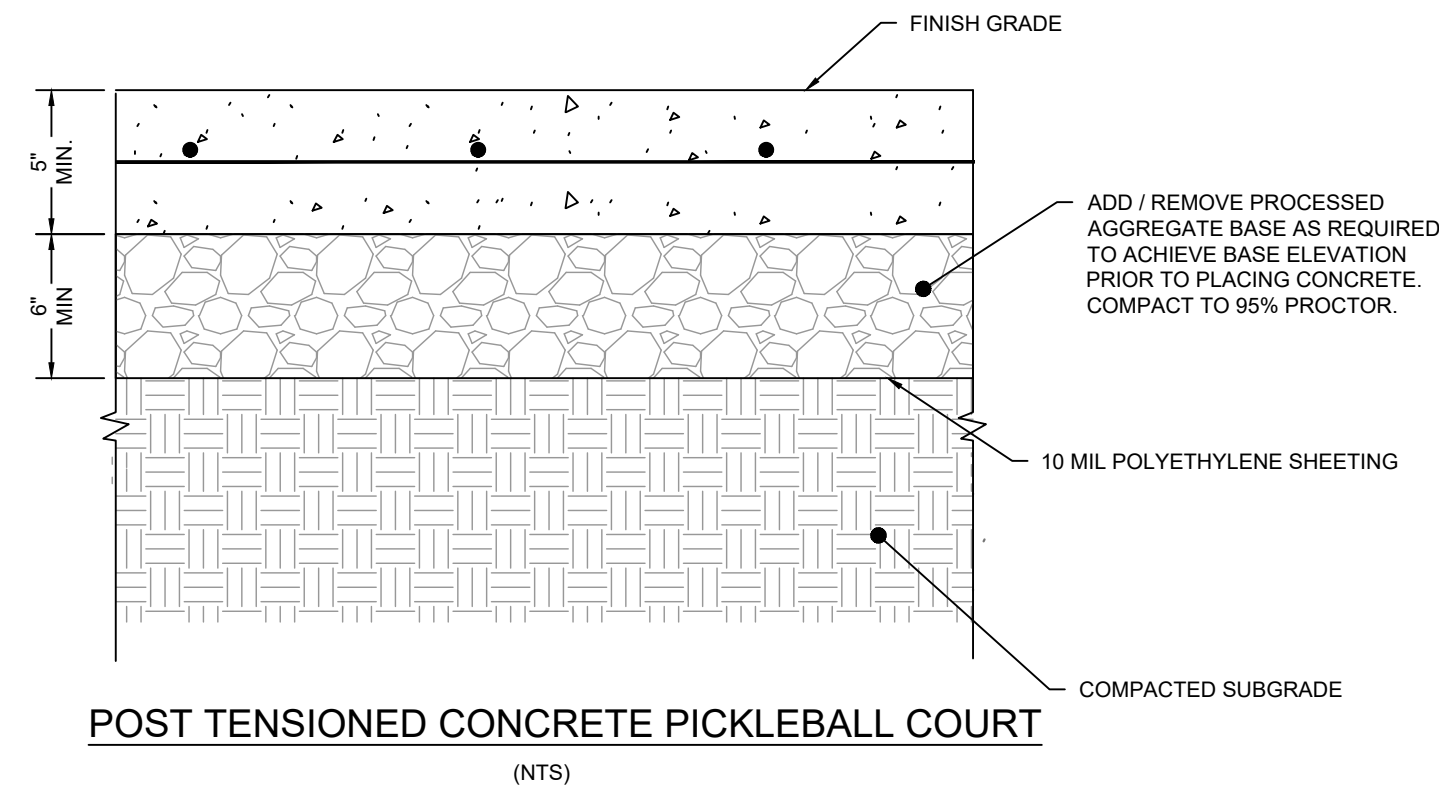
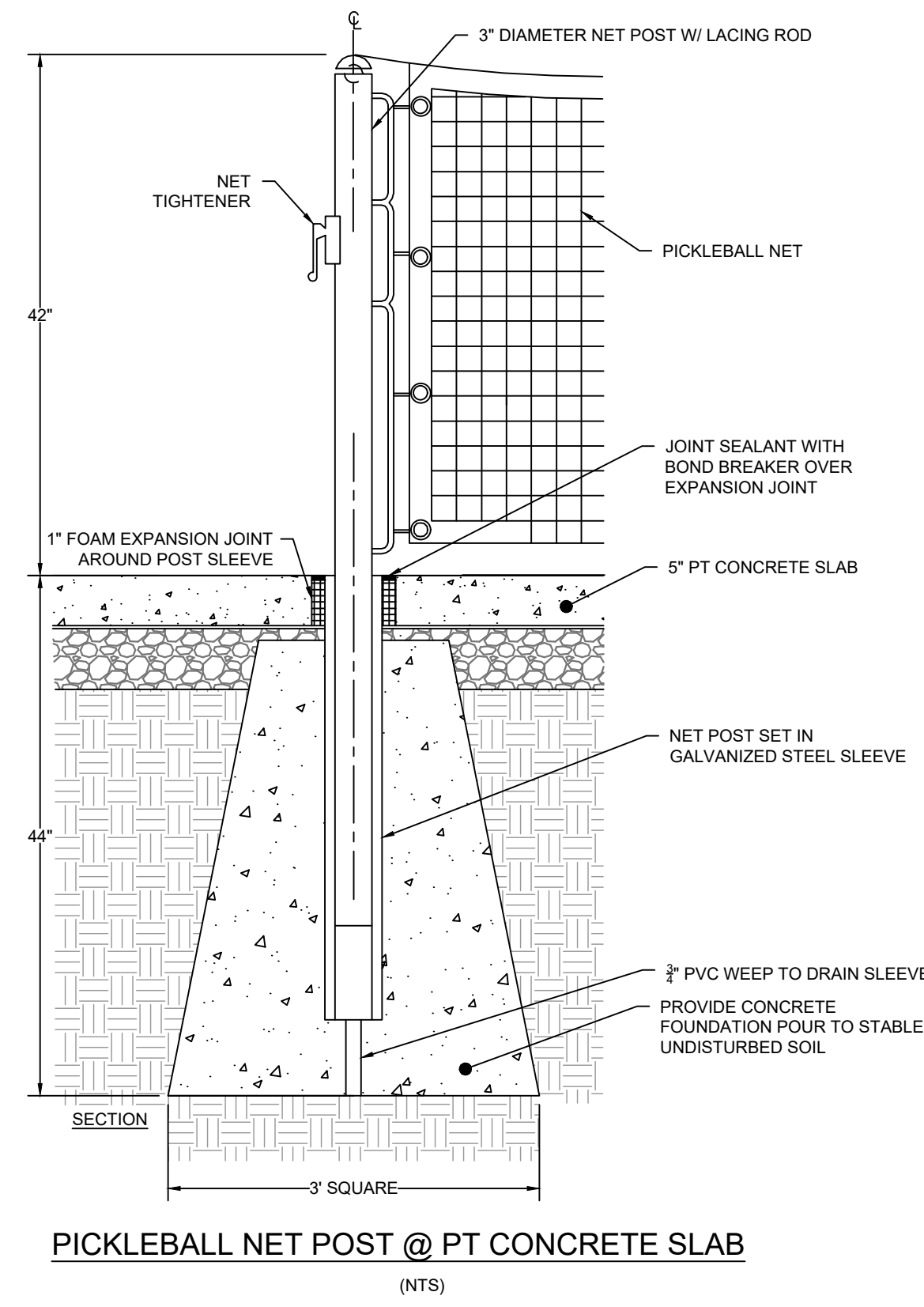
SCALE: NTS

PROJECT STATUS:
CONSTRUCTION DRAWINGS

C-3.1

LANDTECH

T:\ACTIVE PROJECTS\2024\103 TOWN OF FAIRFIELD - 225 MELVILLE AVE - FAIRFIELD\DRAWINGS\CONSTRUCTION OF FAIRFIELD - 225 MELVILLE AVE - RITEPLAN.DWG



ASSESSORS MAP: #42
PARCEL NUMBER: #48
ZONING DISTRICT: B

APPLICANT:
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PROPOSED PICKLEBALL COURTS

REVISION DATE	ISSUE
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PREPARED FOR:
TOWN OF FAIRFIELD

PROJECT LOCATION:
**TUNXIS HILL PARK
225 MELVILLE AVENUE
FAIRFIELD, CT**

PROJECT TITLE:
**SITE IMPROVEMENTS FOR
PROPOSED PICKLEBALL COURTS**

DRAWING TITLE:
CONSTRUCTION DETAILS

PROJECT No. **22312-02**
DATE: 3/15/2024 DESIGNED BY: RW CHECKED BY: CL
SCALE: **N.T.S.**

PROJECT STATUS:
CONSTRUCTION DRAWINGS

	C-4.0
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TEST HOLE DATA
 SOIL TESTING CONDUCTED ON July 13, 2023

TEST HOLE 1
 0 - 20 in TOPSOIL
 20 - 28 in BROWN SANDY LOAM
 28 - 60 in MOTTLED HARDPAN
 NO ROOTS
 MOTTLING @ 28", NO GROUNDWATER, LEDGE @ RESTRICTIVE LAYER @ 28"

PERCOLATION TEST DATA

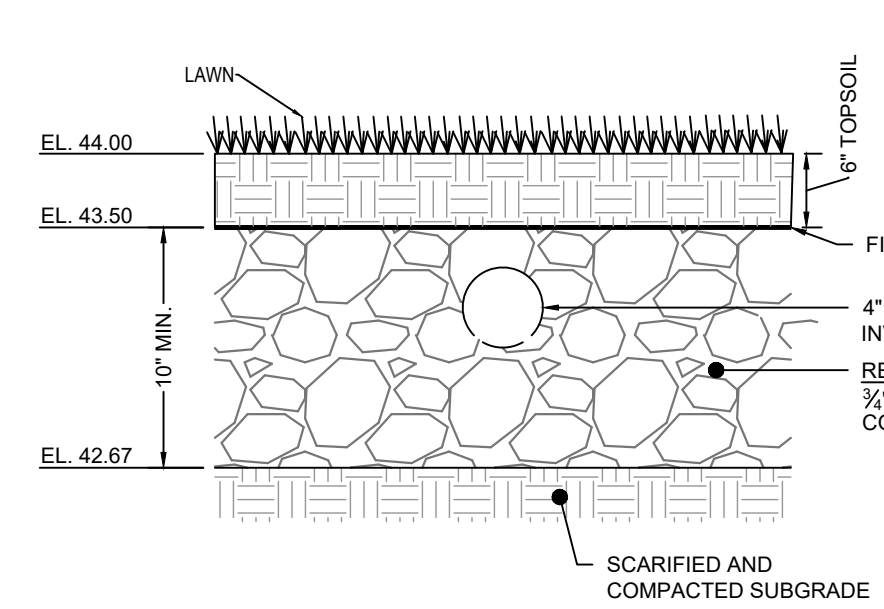
Perc Hole	Depth	Drop (in.)	Interval (min.)	Rate (min./in.)
1	36 in.			
	9:00	5.00		
	9:05	10.00		
	9:10	14.25	5.00	1.00
	9:15	15.25	1.00	5.00
	9:20	16.00	0.75	6.67
	9:25	16.50	0.50	10.00
	9:30	17.00	0.50	10.00
Final Rate:	1" in	10.00	minutes	

ASSESSORS MAP: #42
 PARCEL NUMBER: #48
 ZONING DISTRICT: B

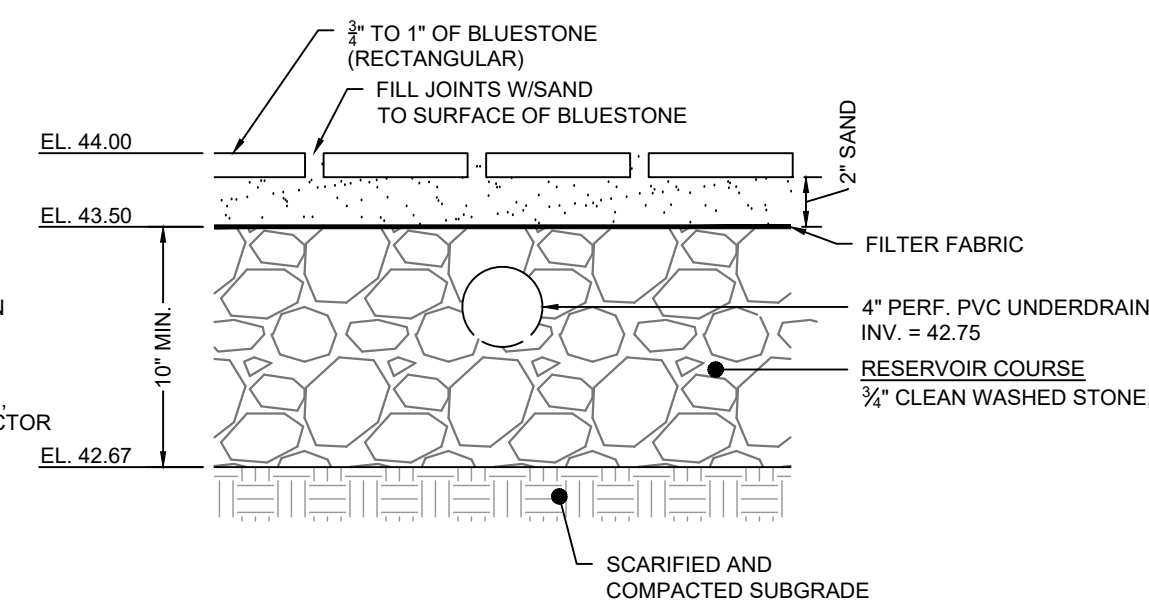
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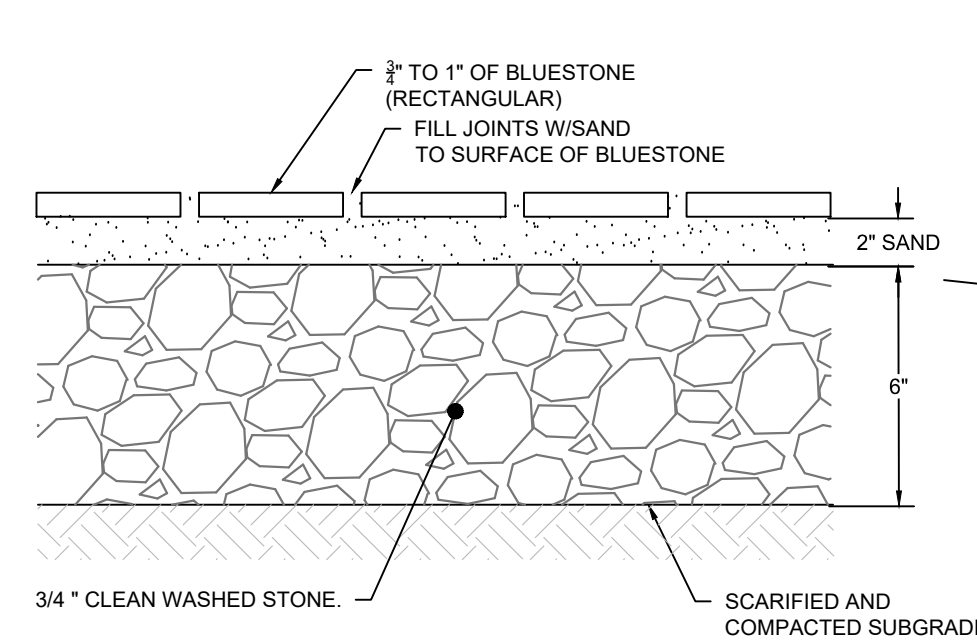
PROPOSED PICKLEBALL COURTS



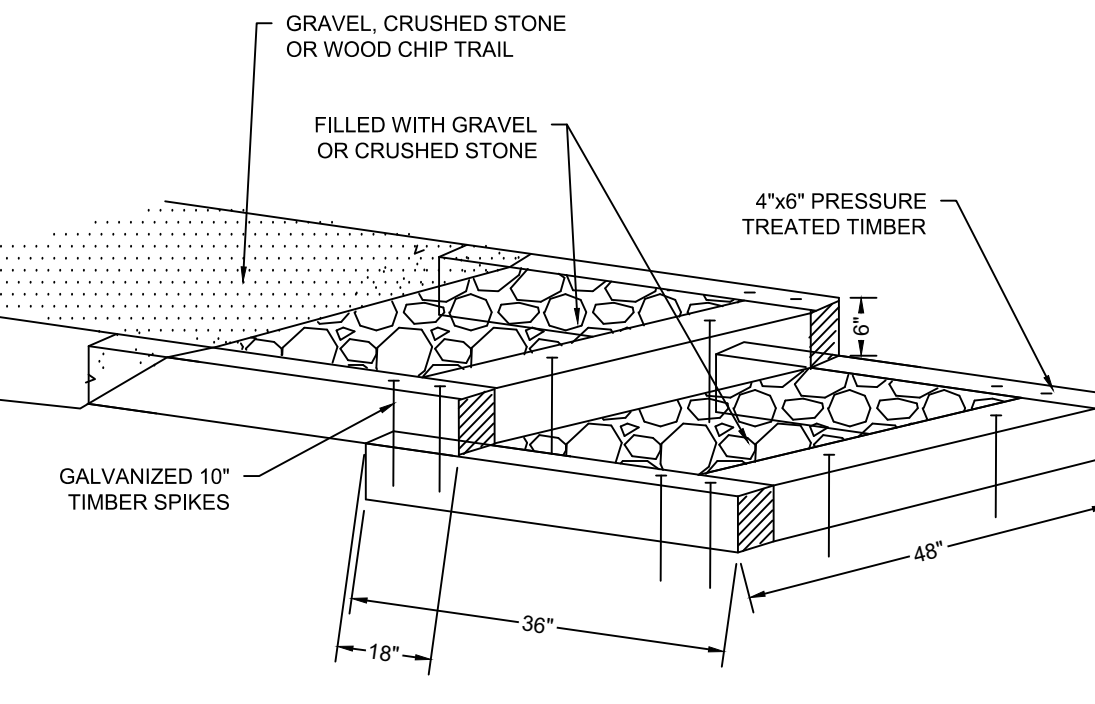
LAWN W/ DRAINAGE RESERVOIR BELOW
 (NTS)



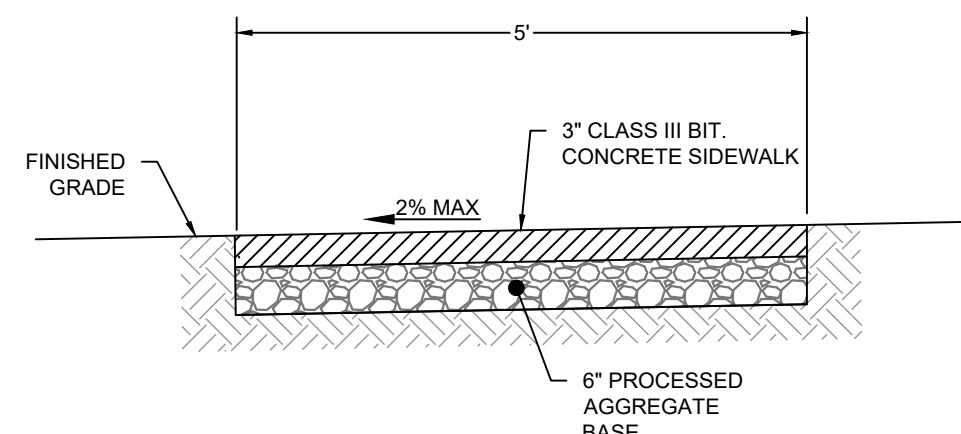
PATIO W/ DRAINAGE RESERVOIR BELOW
 (NTS)



PATIO DETAIL
 (NTS)

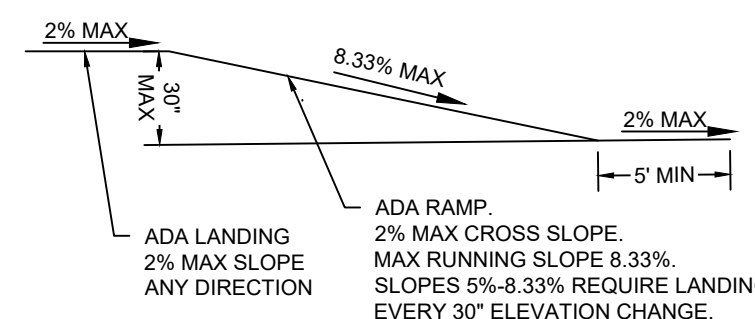


TIMBER STEPS
 (NTS)

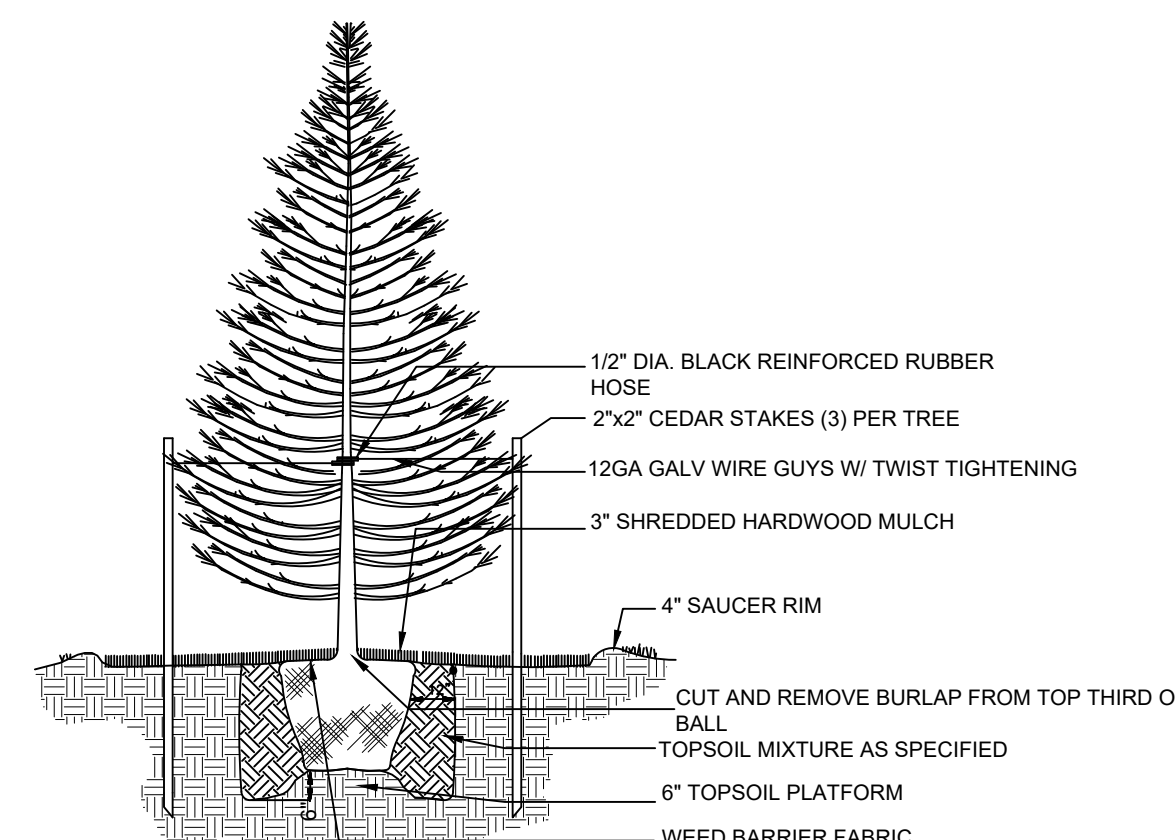


GENERAL NOTES:
 1. ALL NEW SIDEWALK SHALL BE ADA COMPLIANT. 2% MAX CROSS SLOPE, 5% MAX RUNNING SLOPE.

BITUMINOUS CONCRETE SIDEWALK TYPICAL CROSS SECTION
 (NTS)



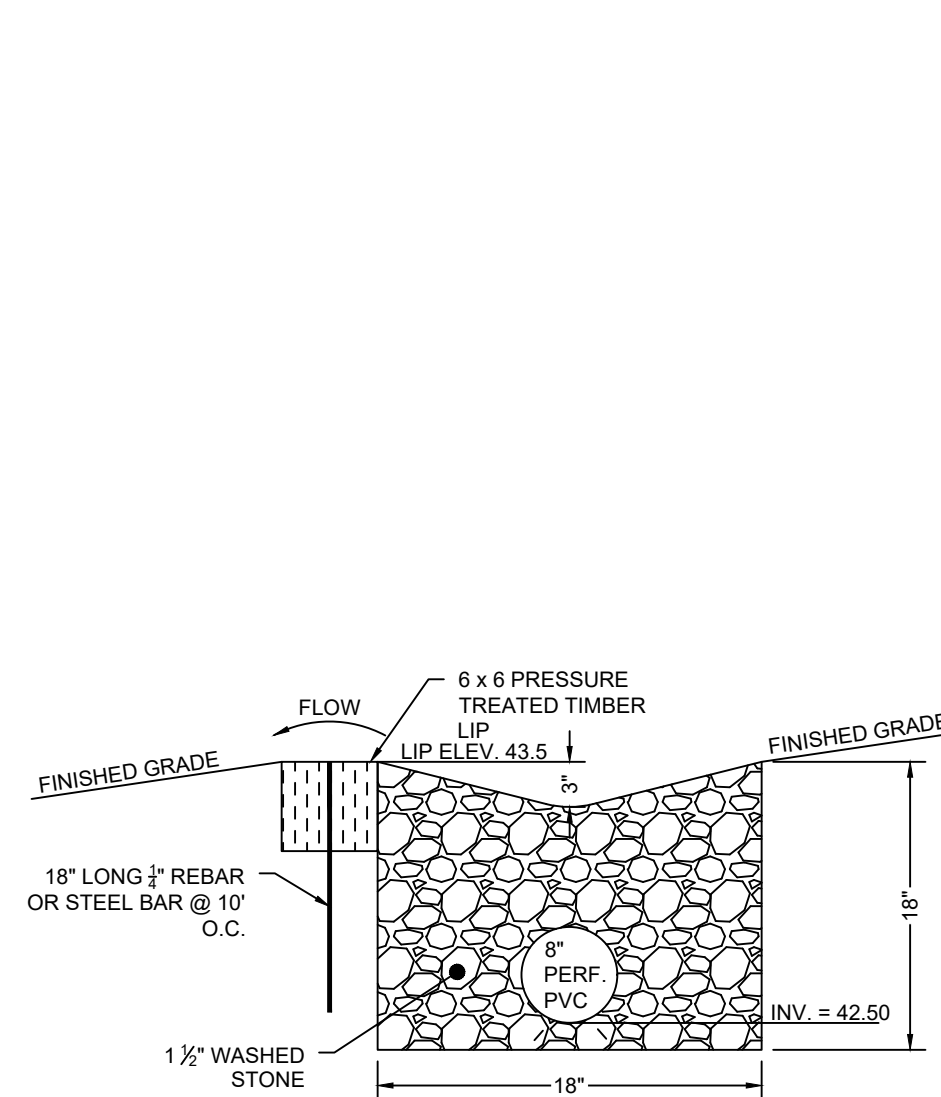
SIDEWALK ADA RAMP GRADING
 (NTS)



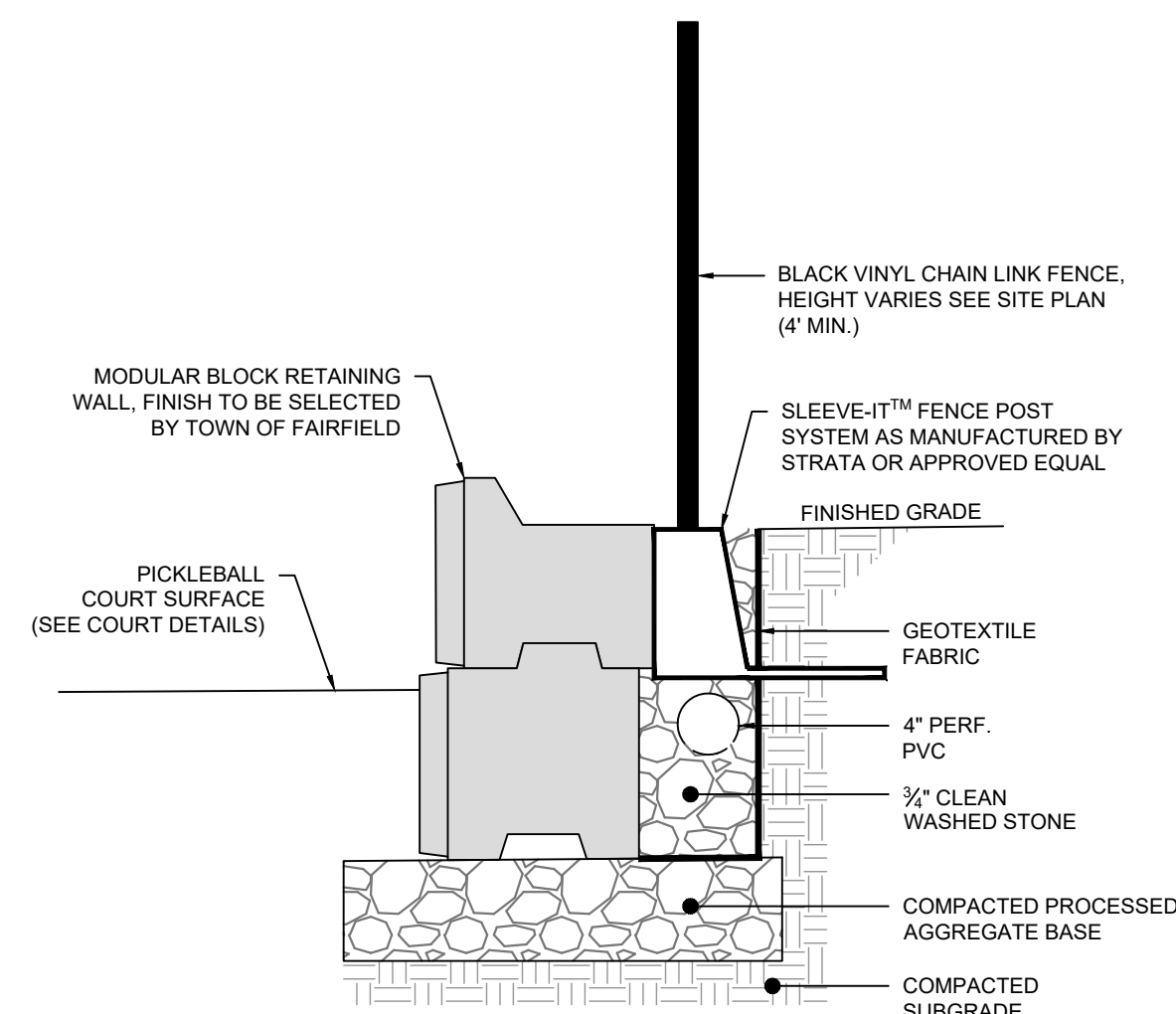
EVERGREEN TREE PLANTING DETAIL
 (NTS)



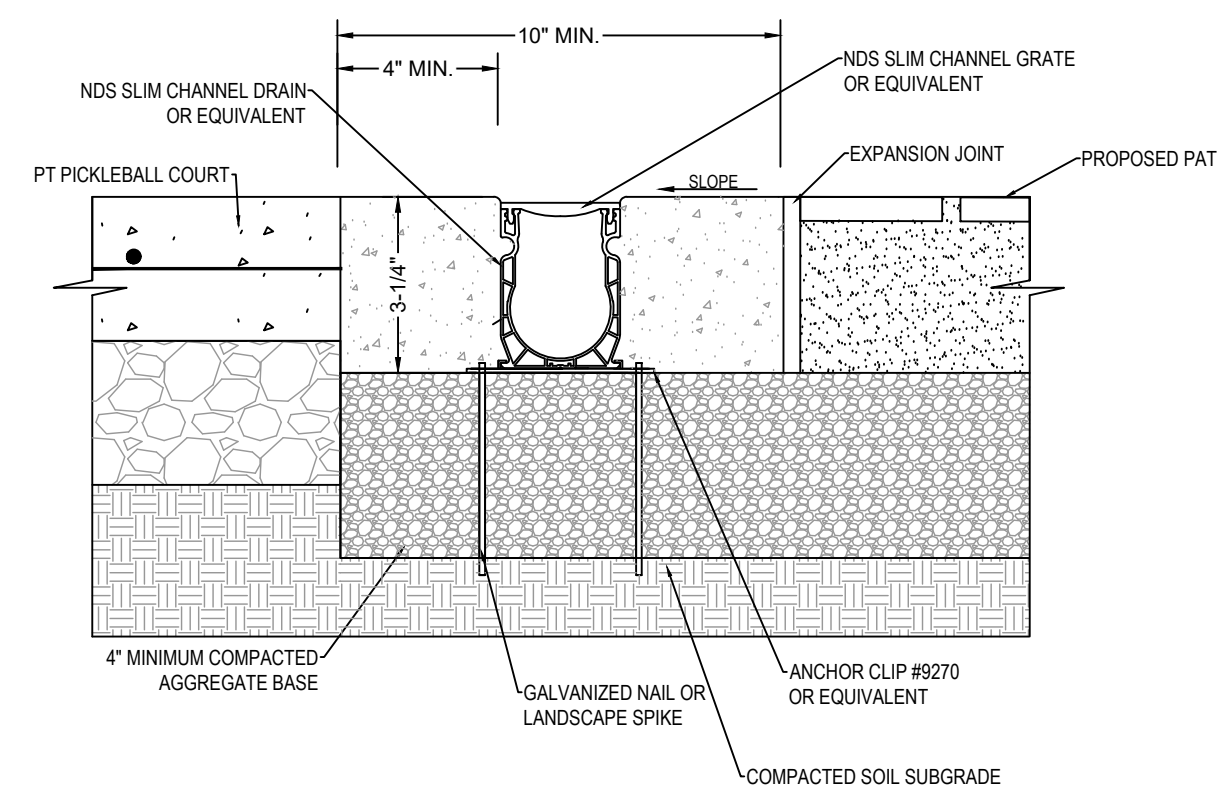
PAVILION EXAMPLE
 (NTS)



LEVEL SPREADER W/ TIMBER LIP
 (NTS)



MODULAR BLOCK WALL TYPICAL SECTION
 (NTS)



GENERAL NOTES:
 1. EXISTING SOILS SHOULD BE EVALUATED TO ENSURE PROPER STRUCTURAL AND PERMEABILITY PROPERTIES.
 2. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
 3. DO NOT SCALE THIS DRAWING.
 4. THIS IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY.
 5. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED.

2" DRAIN CHANNEL DETAIL
 (NTS)

REVISION DATE: ISSUE:
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PROJECT STATUS:
 CONSTRUCTION DRAWINGS

C-4.1