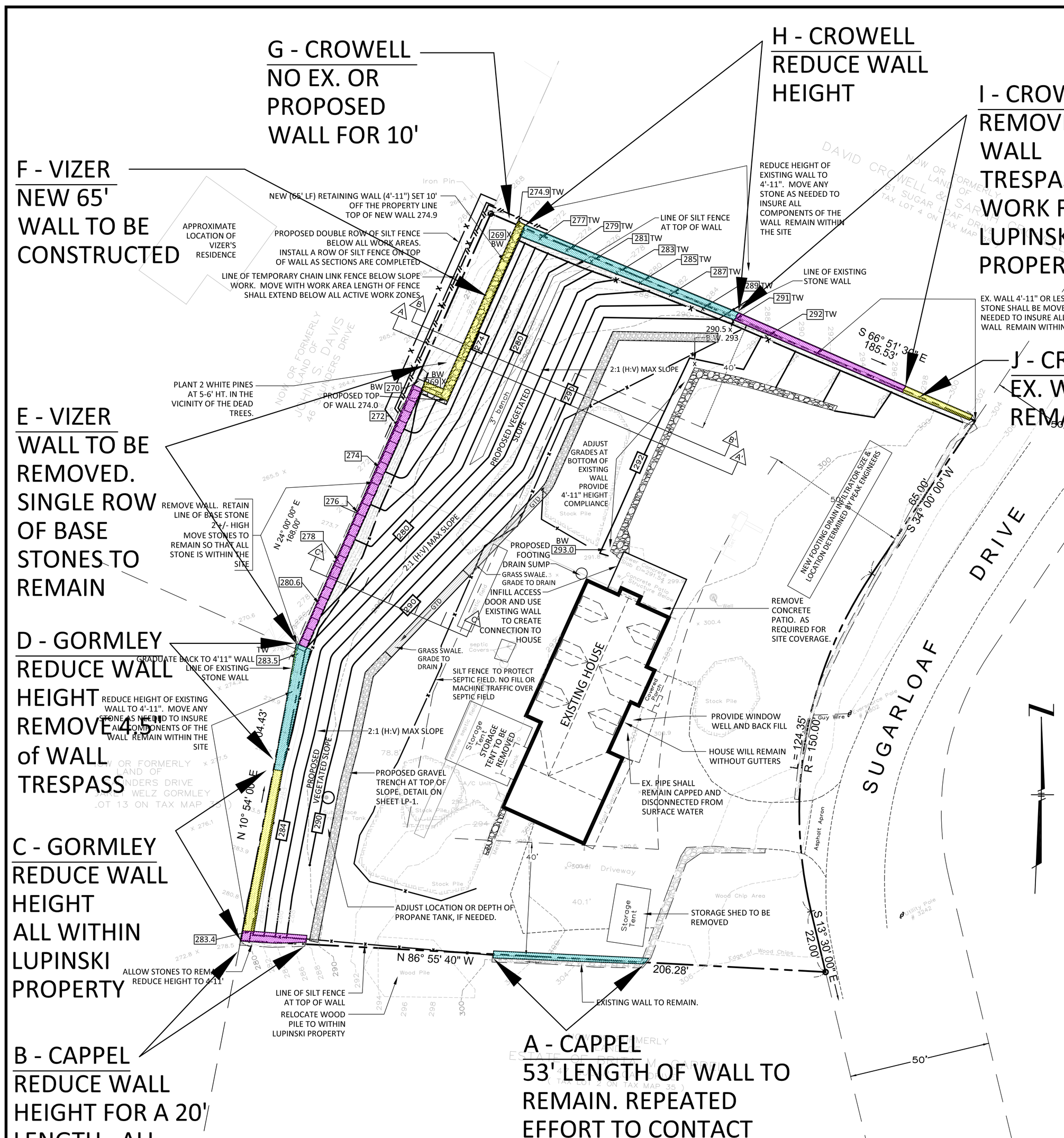


CONSTRUCTION SEQUENCE (GENERAL):

1. THE CONTRACTOR SHALL READ AND COMPLY WITH ALL REQUIRED PRE-CONSTRUCTION PERMIT CONDITIONS PRIOR TO THE START OF CONSTRUCTION.
2. THE CONTRACTOR SHALL VERIFYING THE LOCATION OF THE PROPERTY LINE BEFORE START OF WORK.
3. INSTALL A DOUBLE ROW OF SILT FENCE (EROSION CONTROLS) AS NOTED AT LIMITS OF SITE WORK PER SITE PLAN. CHECK EROSION CONTROL MEASURES WEEKLY. REPAIR AS NEEDED.
4. WALL DECONSTRUCTION AND SOIL REMOVAL IS EXPECTED TO BEGIN IN THE NORTHWEST CORNER AND PROGRESS SOUTH.
5. FOLLOW CONSTRUCTION SEQUENCE AND SPECIFICATIONS FOR WALL DECONSTRUCTION BY STRUCTURAL CONSULTING SERVICES, P.C. REFER TO DECONSTRUCTION SEQUENCE ON SHEET LP-2.
6. TEMPORARY SOIL STOCK PILES SHALL BE CONFINED TO EXISTING AREAS ON MAP, ALL STOCK PILES SHALL BE SURROUNDED BY SILT FENCE. ANY EXCESS MATERIAL SHALL BE REMOVED FROM SITE. EXISTING STOCK PILES MAY BE REMOVED TO ADD DECONSTRUCTION SEQUENCE.
7. ESTABLISH NEW WALL HEIGHTS. ALL NEW WALLS ARE PROPOSED AT 4'-11" MAX. HEIGHT. ANY PORTION OF WALLS BETWEEN 5-6' WILL REQUIRE SAFETY FENCING IN CONFORMANCE TO TOWN CODES. PROVIDE INSPECTIONS AS NEEDED BY STRUCTURAL ENGINEER FOR NEEDED CERTIFICATIONS.
8. NEWLY CONSTRUCTED AND RECONSTRUCTED WALLS SHALL BE A MINIMUM OF 6" INSIDE OF PROPERTY LINE.
9. REMOVAL ALL EXCESS STONE OFF SITE.
10. ESTABLISH NEW 1:2 (V:H) SLOPE AS NOTED ON PLAN.
11. INSTALL GRAVEL TRENCH ALONG TOP OF SLOPE.
12. SPREAD TOPSOIL AND FINE GRADE SITE.
13. PROVIDE STRAW FABRIC (EROSION CONTROL BLANKET) TO FINISHED SLOPE TO ENHANCE GERMINATION VEGETATION GROWTH FOR FINAL STABILIZATION.
14. REMOVE EROSION CONTROLS WHEN SITE SOILS ARE STABLE.
15. SITE CLEAN-UP.

EROSION CONTROL NOTES:

1. LAND DISTURBANCE SHALL BE KEPT TO A MINIMUM. RESTABILIZATION OF DISTURBED SOILS SHALL BE COMPLETED AS SOON AS POSSIBLE.
2. ALL EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS NOTED IN THE "CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL", DEP BULLETIN 34, 2002.
3. ADDITIONAL EROSION CONTROL MEASURES SHALL BE INSTALLED DURING THE CONSTRUCTION PERIOD AS NEEDED AT THE CONTRACTOR'S EXPENSE. THE TOWN WETLAND DEPARTMENT STAFF AND THE PROJECT LANDSCAPE ARCHITECT SHALL HAVE THE AUTHORITY IN DETERMINING THE NEED FOR ADDITIONAL CONTROLS.
4. DISTURBED AREAS TO BE LEFT EXPOSED FOR MORE THAN 21 DAYS SHALL BE SEEDED WITH RYEGRASS AT THE RATE OF 1 IBS. PER 1000 SQUARE FEET WITHIN SEVEN DAYS OF THE OCCURRENCE OF THE DISTURBANCE. APPLY SOIL AMENDMENTS AND MULCH AS NEEDED TO ESTABLISH A DENSE, UNIFORM AND HEALTHY VEGETATION STAND OVER SEEDED AREAS.
5. THE SITE CONTRACTOR SHALL UTILIZE METHODS AND MATERIALS FOR THE PREVENTING OF DUST (SOIL) BLOWING ONTO OFFSITE AREAS.
6. THE SITE CONTRACTOR SHALL MAINTAIN AN EXTRA SUPPLY OF SILT FENCE (50' MIN.) ON THE SITE FOR EMERGENCY REPAIRS.
7. EROSION CONTROLS SHALL BE MAINTAINED IN PROPER WORKING ORDER DURING THE CONSTRUCTION PERIOD AND UNTIL THE SITE SOILS ARE STABILIZED. EROSION CONTROLS SHALL BE INSPECTED WEEKLY AND AFTER EACH RAINFALL AND REPAIRED WITHIN 24 HOURS.
8. WHEN POSSIBLE, EROSION CONTROLS SHALL BE INSTALLED PRIOR TO CONSTRUCTION.
9. IF CONSTRUCTION OPERATIONS ARE DELAYED FOR ANY REASON ONCE SITE DISTURBANCE HAS OCCURRED, THE SITE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER ROUTINE MAINTENANCE AND INSPECTION OF THE EROSION CONTROL MEASURES DURING THIS PERIOD.
10. SWEEP SITE AND ADJACENT ROADWAYS AS NEEDED TO KEEP THEM CLEAN OF ACCUMULATED SITE SEDIMENTS THROUGHOUT THE PROJECT PERIOD.
11. SEEDED AREAS THAT ARE ON SLOPES ON OR GREATER THAN 10% SHALL BE COVERED WITH AN EROSION CONTROL BLANKET (INCLUDING ANCHOR STAPLES) THAT IS PLASTIC-FREE AND 100% BIODEGRADABLE OR PHOTODEGRADABLE WITHIN TWO YEARS.

LEGEND

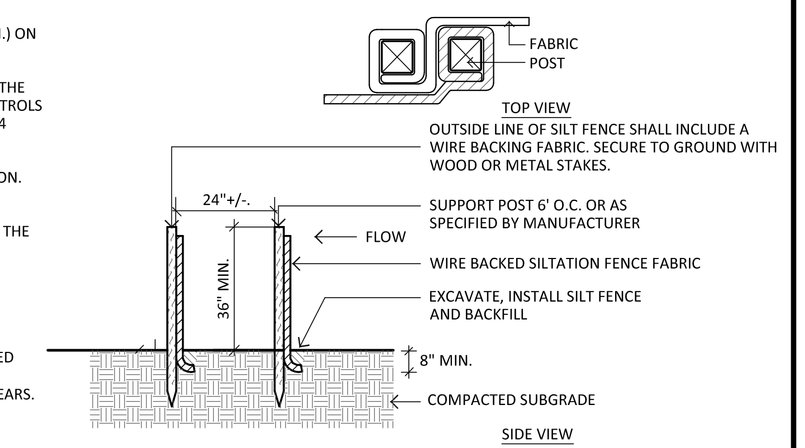
- PROPERTY LINE
- 62 — EXISTING CONTOUR
- 262 — PROPOSED CONTOUR
- X 280 — PROPOSED SPOT
- TW — TOP OF WALL
- BW — BOTTOM OF WALL
- X — X — X — NEW SILT FENCE
- NEW / EX. LAWN

GENERAL NOTES:

1. SURVEY INFORMATION TAKEN FROM A PLAN ENTITLED "TOPOGRAPHIC/LOCATION SURVEY", PREPARED BY WALTER SKIDD-LAND SURVEYOR. LLC, REVISED TO MARCH 17, 2023. SEE THIS PLAN FOR ADDITIONAL INFORMATION AND NOTES PRIOR TO THE START OF SITE WORK.
2. THE CONTRACTOR SHALL CONTACT "CALL BEFORE YOU DIG" (1-800-922-4455) AND HAVE THE EXISTING UTILITIES LOCATED PRIOR TO THE START OF SITE WORK.
3. PITCH ALL AREAS TO DRAIN.
4. THE CONTRACTOR SHALL VERIFY THE EXISTING CONDITIONS OF THE SITE. NOTIFY THE PROJECT LANDSCAPE ARCHITECT OF ANY DIFFERENCE WITH THAT NOTED ON THE SITE PLANS.

SLOPE STABILIZATION SPECIFICATIONS

1. REGRADE SLOPE TO A MAXIMUM GRADE OF 1:2 (V:H) SLOPE.
2. PROVIDE A MINIMUM OF 4" OF TOPSOIL OVER ENTIRE SLOPE THAT IS TO BE STABILIZED.
3. SOIL TEST: ADD LIME AND FERTILIZER AS RECOMMENDED BY SOIL ANALYSIS. INCORPORATE ANY AMENDMENTS INTO THE SOIL. ALL INCORPORATING ACTIVITIES SHOULD BE DONE IN A MANNER THAT WILL LEAVE THE SOIL ROUGH, WHICH WILL MINIMIZE SOIL EROSION AND RAPID RUN-OFF.
4. FINISH GRADE SHALL BE COMPACTED AND WITH A SMALL TRACK MACHINE TO PROVIDE A SECURE AND ROUGHED SURFACE FOR SEEDING PRIOR TO HAND FINISHING.
5. SEEDING METHOD: AREA SHALL BE HAND SEEDED. ONCE THE SEED HAS BEEN BROADCAST, LIGHTLY RAKE TO COVER THE SEED (APPROX. 1/4"-1/2" DEEP). SEED ENTIRE AREA WITH EQUAL PARTS OF THE FOLLOWING TWO SEED MIXES, BOTH AVAILABLE FROM ERNST CONSERVATION SEEDS (WWW.ERNSTSEED.COM) "QUICK EROSION CONTROL MIX" (ERNMX-104) AND "WARM SEASON GRASS MIX" (ERNMX-117).
6. SEED APPLICATION SHALL INCLUDE A STRAW EROSION CONTROL BLANKET. PROVIDE "EC/SC2" STRAW & COIR BLANKET PROVIDED BY PINELANDS NURSERY & SUPPLY (800-667-2729 OR WWW.PINELANDSNURSERY.COM) OR APPROVED EQUAL.



NOTES:

1. POSITION POSTS TO OVERLAP AS SHOWN ABOVE, MAKING CERTAIN THAT FABRIC FOLDS AROUND EACH POST ONE FULL TURN.
2. DRIVE POSTS TIGHTLY TOGETHER AND SECURE TOPS OF POSTS BY TYING OFF WITH CORD OR WIRE TO PREVENT FLOW-THROUGH OF BUILT-UP SEDIMENT AT JOINT.

SILT FENCE-DOUBLE ROW

SCALE: NOT TO SCALE

PROJECT NORTH

GRAPHIC SCALE

0' 10' 20' 40'

REVISIONS:		
4	1-26-24	ADD CROSS SECTION C-C'
3	11-1-23	REVISED PROGRESS
2	9-7-23	REV. TO ADDRESS P&Z QUESTIONS
1	6-6-23	REV. DETAILS, UPDATES ON WALL HEIGHTS

DRAWING TITLE: PROPOSED SITE SUMMARY

PROJECT: LUPINSKI RESIDENCE
53 SUGAR LOAF DRIVE
WILTON, CONNECTICUT

ENVIRONMENTAL LAND SOLUTIONS, LLC
Landscape Architecture and Environmental Planning
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info@elsllc.net www.elsllc.net

SEAL: STATE OF CONNECTICUT — LICENSED LANDSCAPE ARCHITECT

DATE: MAY 18, 2023
SCALE: 1"=20'
DRAWING NO.: PREZ