

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 SEED WITH RYEGRASS AT THE RATE OF 1 LBS. 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 SEED 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. SEED 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

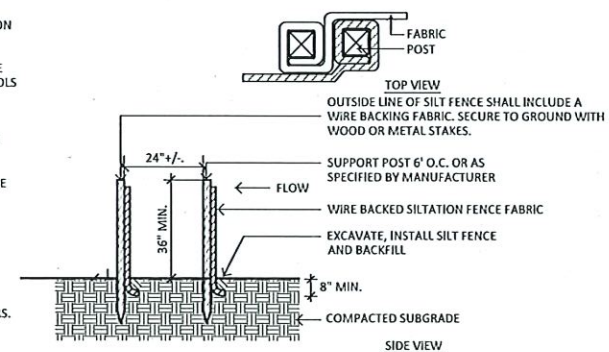
| | |
|---------|------------------|
| --- | PROPERTY LINE |
| --- | EXISTING CONTOUR |
| --- | PROPOSED CONTOUR |
| X [262] | PROPOSED SPOT |
| TW | TOP OF WALL |
| BW | BOTTOM OF WALL |
| X --- X | NEW SILT FENCE |
| [] | NEW / EX. LAWN |

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 SEED. 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.

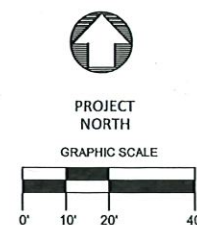


NOTES:

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

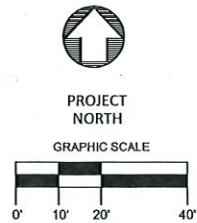


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| REVISIONS: | | | DRAWING TITLE: | |
| 4 | 1-26-24 | ADD CROSS SECTION C-C' | PROPOSED SITE SUMMARY | |
| 3 | 11-1-23 | REVISED PROGRESS | PROJECT: | |
| 2 | 9-7-23 | REV. TO ADDRESS P&Z QUESTIONS | LUPINSKI RESIDENCE | |
| 1 | 6-6-23 | REV. DETAILS, UPDATES ON WALL HEIGHTS | 53 SUGAR LOAF DRIVE | |
| | | | WILTON, CONNECTICUT | |
| | | | DATE: | MAY 18, 2023 |
| | | | SCALE: | 1"=20' |
| | | | DRAWING NO.: | PREZ |



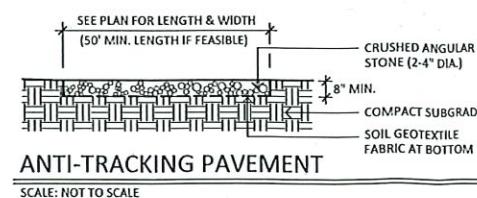
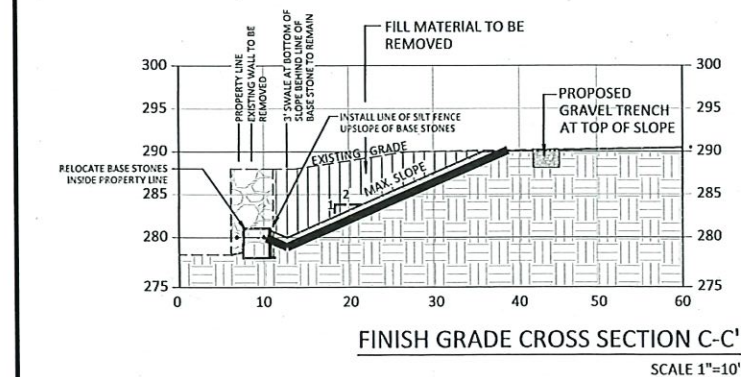
ENVIRONMENTAL LAND SOLUTIONS, LLC
Landscape Architecture and Environmental Planning
8 KNIGHT STREET, SUITE 203
NORWALK, CONNECTICUT 06851
Tel: (203) 855-7879 Fax: (203) 855-7836
info@elsllc.net www.elsllc.net





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| REVISIONS | | DRAWING TITLE: | |
| | | PHASE ONE - REMEDIATION PLAN | |
| 4 | 1-26-24 | PROJECT: LUPINSKI RESIDENCE 53 SUGAR LOAF DRIVE WILTON, CONNECTICUT | |
| 3 | 11-1-23 | | |
| 2 | 9-7-23 | | |
| 1 | 6-6-23 | | |
| LANDSCAPE & ARCHITECTURE  ENVIRONMENTAL LAND SOLUTIONS, LLC Landscape Architecture and Environmental Planning 8 KNIGHT STREET, SUITE 203 NORWALK, CONNECTICUT 06851 Tel: (203) 855-7879 Fax: (203) 855-7836 info@elsl.net www.elsl.net | | SEAL:  | |
| | | DATE: MAY 18, 2023 SCALE: 1"=20' DRAWING NO.: LP.1 | |

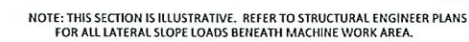
1. MACHINE ACCESS SHALL BE AROUND THE SOUTH SIDE OF THE HOUSE. OVER PREVIOUS ACCESS ROUTE.
2. EXCAVATION SHALL BE DONE IN 5' LIFTS. FIRST PHASE WILL BRING SOIL TO LEVEL 285 +/- FOR WORK ALONG NORTHERN WALL. REMOVE SOIL FROM SITE AS MATERIAL IS EXCAVATED.
3. LOWER NORTHERN WALL AS REQUIRED, PULLING STONES BACK INTO PROPERTY LINE AS REQUIRED TO BRING WALLS/STONE INTO COMPLIANCE.
3. SECOND LIFT WILL BRING WORK AREA OT 280 +/- AT THE NORTHWEST CORNER.
4. THIRD LIFT WILL BRING WORK AREA TO 276 +/- TO CONSTRUCTION NEW WALL IN SOUTHWEST CORNER.
5. AS WALL IS COMPLETED AND BROUGHT INTO COMPLIANCE IN NORTHERN PORTION OF THE SITE FINAL SLOPE GRADES WILL BE ESTABLISHED AND STABILIZE AS THE WORK PROGRESSES SOUTH
6. SITE WORK WILL CONTINUE THE SOUTH IN A COUNTER CLOCKWISE DIRECTION. MOVING MATERIAL OFF AS WORK PROGRESSES. MINIMIZE STOCK PILING TO PROVIDE FOR A MAXIMUM WORK AREA.
7. ESTABLISH FINAL ROUGH GRADES IN BACK YARD.
8. PROVIDE TOPSOIL OVER PLANTING AREAS.
9. SPREAD TOPSOIL AND FINE GRADE SITE.
10. PROVIDE STRAW FABRIC (EROSION CONTROL BLANKET) TO FINISHED SLOPE TO ENHANCE GERMINATION VEGETATION GROWTH FOR FINAL STABILIZATION.
11. REMOVE EROSION CONTROLS WHEN SITE SOILS ARE STABLE.
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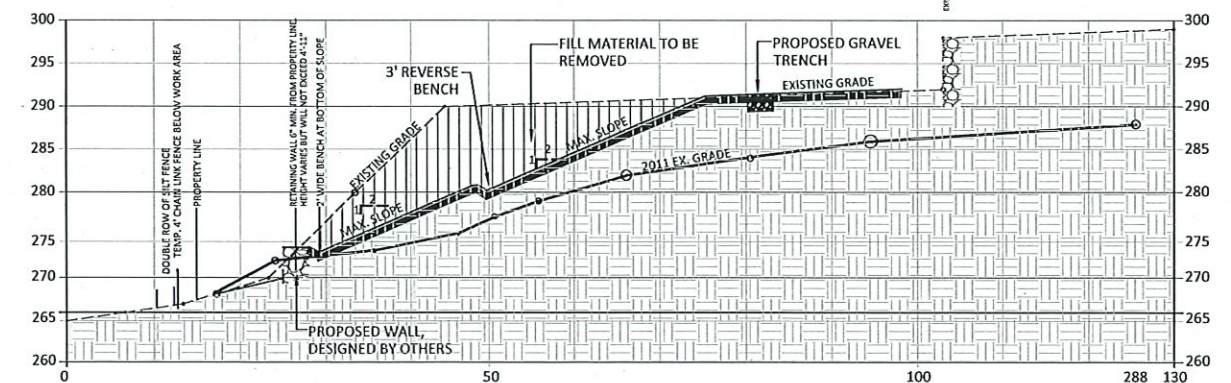
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Diagram illustrating the proposed spot TW (Top of Wall) with dimensions and labels:

- PROPERTY LINE
- EXISTING CONTOUR (6.2)
- PROPOSED CONTOUR
- PROPOSED SPOT TW
- TOP OF WALL
- BOTTOM OF WALL
- NEW SILT FENCE
- NEW / EX. LAWN
- DIRECTION AND LOCATION OF PHOTOGRAPH (SUBMITTED WITH IWWA APPLICATION)

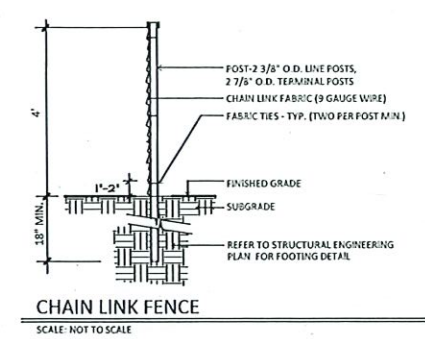
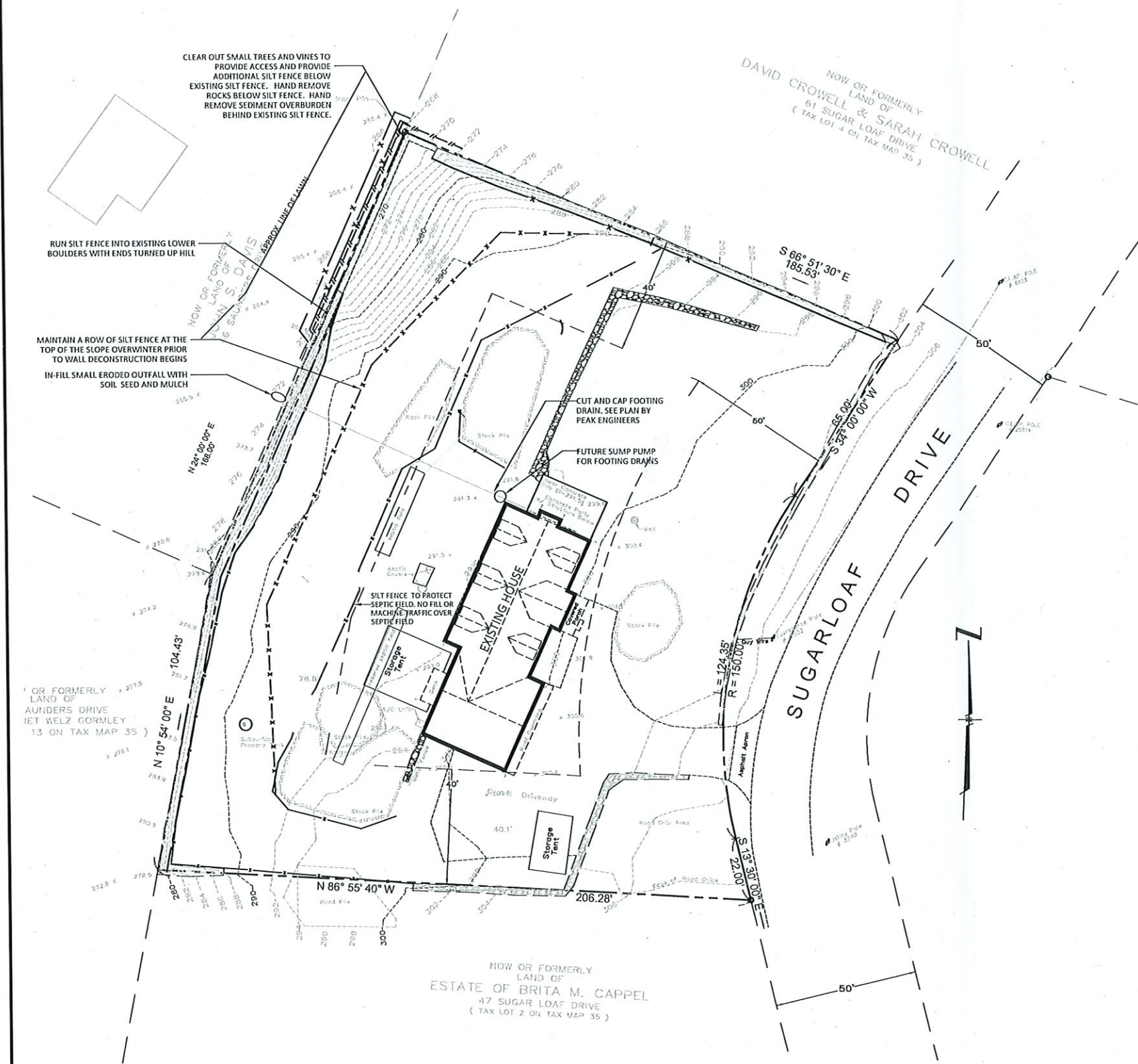


SCALE 1"=10'



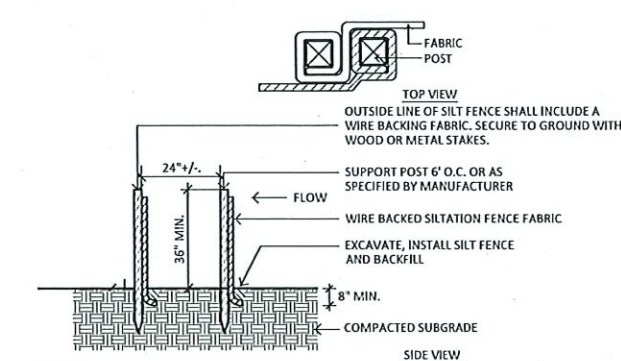
SCALE 1"=10'

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| REVISIONS: | | | DRAWING TITLE: | |
| | | | SITE DEVELOPMENT PLAN-2 | |
| | | | PROJECT: | |
| | | | LUPINSKI RESIDENCE | |
| 2 | 1-26-24 | ADD CROSS SECTION C-C' | 53 SUGAR LOAF DRIVE | |
| 1 | 1-24-24 | GRAVEL TRENCH DETAIL ADDED | WILTON, CONNECTICUT | |
|  <p>ENVIRONMENTAL LAND SOLUTIONS, LLC Landscape Architecture and Environmental Planning 8 KNIGHT STREET, SUITE 203 NORWALK, CONNECTICUT 06851 Tel: (203) 855-7879 Fax: (203) 855-7836 info@elslcn.net www.elslcn.net</p> | | |  <p>DATE: SEPTEMBER 7, 2023 SCALE: 1"=20' DRAWING NO.: LP.2</p> | |



LEGEND

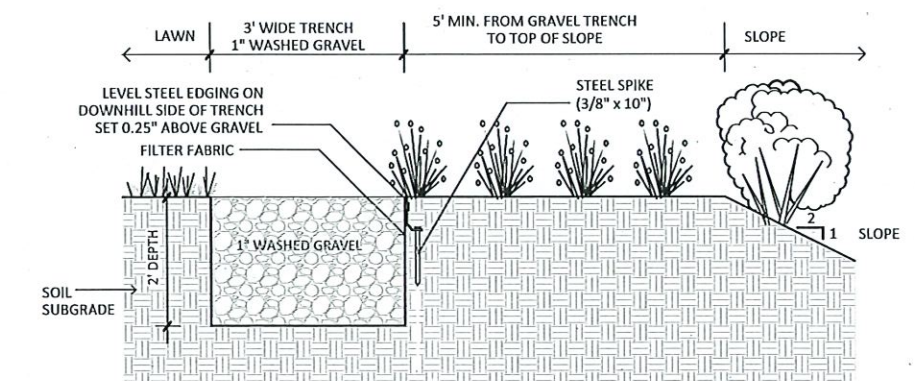
| | |
|-----------|------------------|
| --- | PROPERTY LINE |
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| BW | BOTTOM OF WALL |
| X - X | NEW SILT FENCE |
| [Pattern] | NEW / EX. LAWN |



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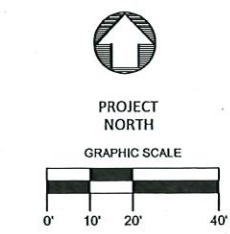
SILT FENCE-DOUBLE ROW

SCALE: NOT TO SCALE



GRAVEL TRENCH (AT TOP OF NEW SLOPE)

SCALE: NOT TO SCALE



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| REVISIONS: <table> <tr> <td>1</td> <td>1-26-24</td> <td>ADD GRAVEL TRENCH & CHAINLINK FENCE DETAIL</td> </tr> </table> | | 1 | 1-26-24 | ADD GRAVEL TRENCH & CHAINLINK FENCE DETAIL | DRAWING TITLE: PROPOSED SITE DEVELOPMENT FOR FALL 2023 & DETAILS |
| 1 | 1-26-24 | ADD GRAVEL TRENCH & CHAINLINK FENCE DETAIL | | | |
| PROJECT: LUPINSKI RESIDENCE 53 SUGAR LOAF DRIVE WILTON, CONNECTICUT | | DATE: NOVEMBER 1, 2023 | | | |
| LANDSCAPE ARCHITECT: ENVIRONMENTAL LAND SOLUTIONS, LLC Landscape Architecture and Environmental Planning 8 KNIGHT STREET, SUITE 203 NORWALK, CONNECTICUT 06851 Tel: (203) 855-7879 Fax: (203) 855-7836 info@elsllc.net www.elsllc.net | | SCALE: 1"=20' | | | |
| SEAL: | | DRAWING NO.: LP.3 | | | |