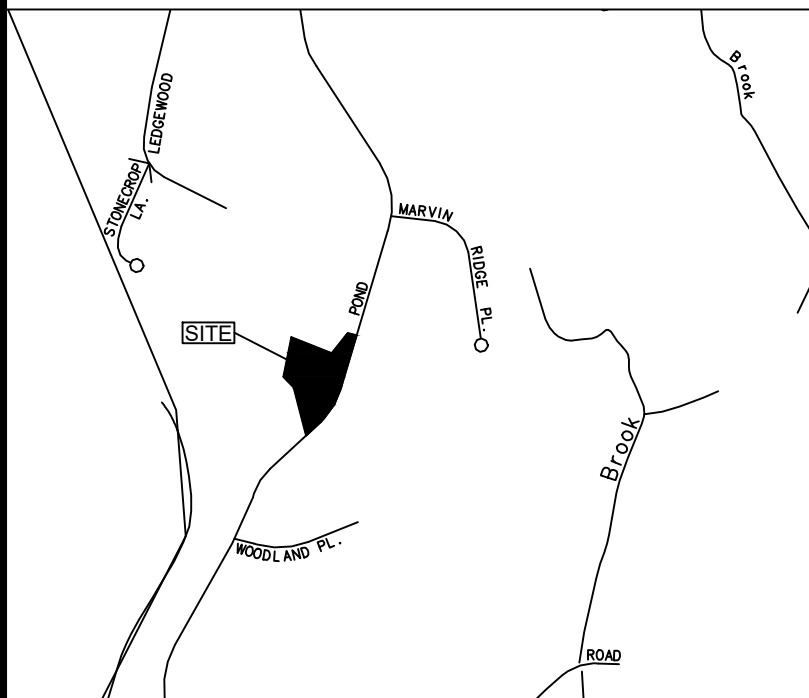
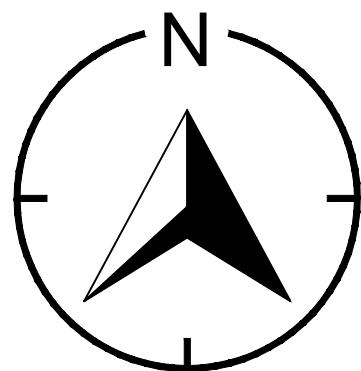
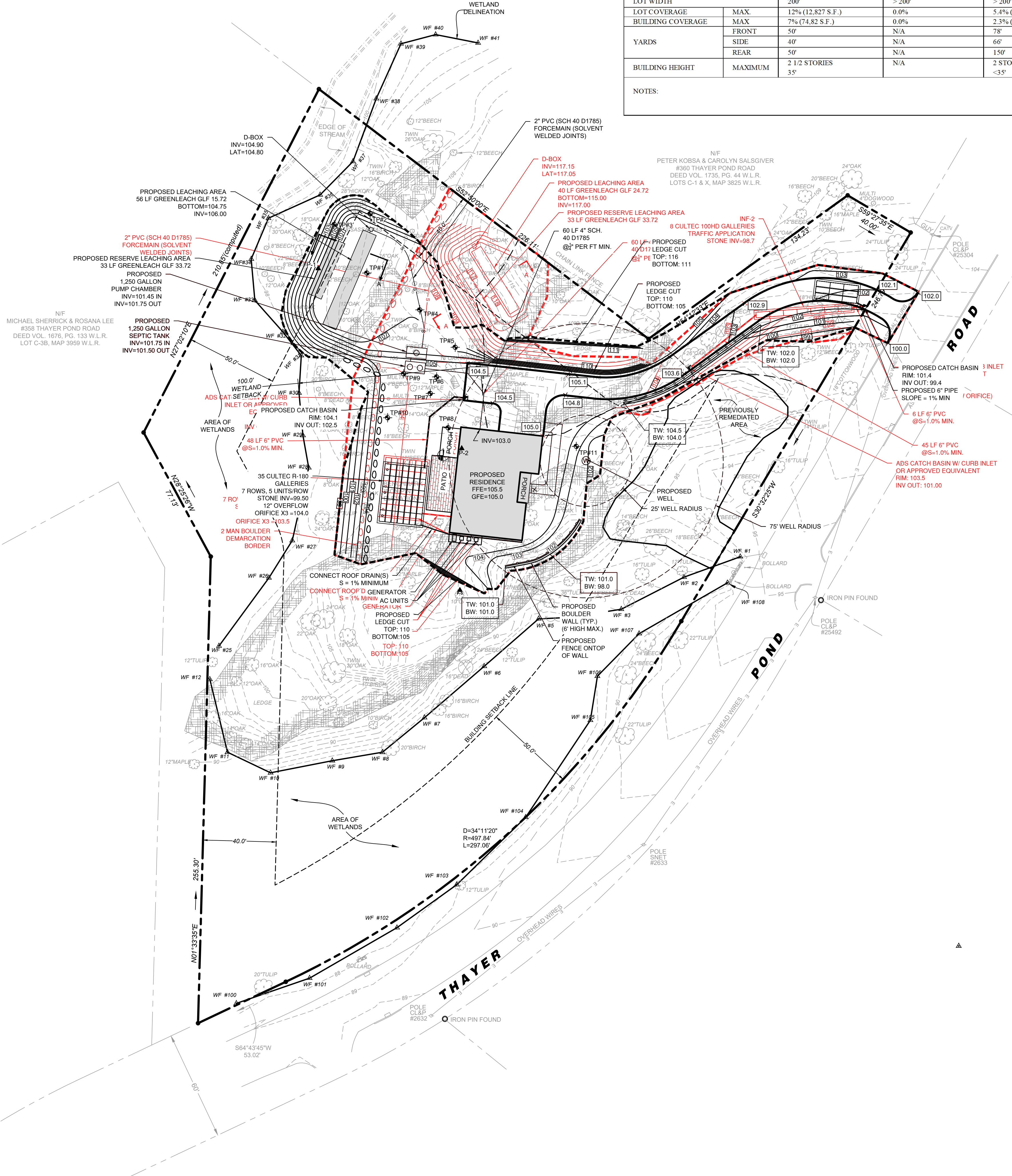


1. LOT LINE & TOPOGRAPHIC INFORMATION FOR 354 THAYER POND RD TAKEN FROM REDNISS & MEAD PREPARED BY LAWRENCE W. POSSON, JR. DATED 05/23/2023.
2. DATUM: ELEVATIONS ARE BASED ON ASSUMED DATUM.
3. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UNDERGROUND PIPING, UTILITIES, AND OTHER FEATURES ARE TAKEN FROM EXISTING AS-BUILT MAPPING AND SURVEY SOURCES OF RECORD. THE INFORMATION IS 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 LOCATION OF ANY FEATURES. 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 TO THE LOCATION OF THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
4. 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.
5. THE SUBJECT PROPERTY IS LOCATED WITHIN FEMA FLOOD ZONE.
6. WETLANDS DEPICTED HEREON WERE IDENTIFIED AND FLAGGED IN THE FIELD BY JAY FAN & ASSOCIATES, LLC. FLAG 1 & 5 & 25-41 WERE IDENTIFIED AND FLAGGED IN THE FIELD 7/5/2022 AND LOCATED IN THE FIELD BY RYAN AND FAULDS 7/6/2022. FLAG 6-12 & 100-112 WERE IDENTIFIED AND FLAGGED IN THE FIELD 4/15/2023 AND LOCATED IN THE FIELD BY RYAN AND FAULDS 4/21/2023.

ESTIMATED CUT: 600 CY
ESTIMATED FILL: 1800 CY
NET CUT/FILL: 1200 CY (FILL)

ZONING DATA					
ZONING DISTRICT: R2-A RESIDENCE					
PROPOSED USE: SINGLE FAMILY RESIDENTIAL					
DIMENSIONAL		REQUIRED/ALLOWED	EXISTING	PROVIDED	CONFORMS
LOT AREA		87,120 SF 2 AC.	106,889 SF	106,889 SF	Y
LOT WIDTH		200'	> 200'	> 200'	Y
LOT COVERAGE	MAX.	12% (12.82 S.F.)	0.0%	5.4% (5748 SF)	Y
BUILDING COVERAGE	MAX	7% (74.82 S.F.)	0.0%	2.3% (2441 SF)	Y
YARDS	FRONT	50'	N/A	78'	Y
	SIDE	40'	N/A	66'	Y
	REAR	50'	N/A	150'	Y
BUILDING HEIGHT	MAXIMUM	2 1/2 STORIES 35'	N/A	2 STORIES <35'	Y
NOTES:					



LOCATION MAP
(NTS)

9/13/23	REVISED PER DPW COMMENTS
REVISION DATE	ISSUE

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

PREPARED FOR:

JOE SEAMAN

PROJECT LOCATION:

354 THAYER POND RD
WILTON, CT

PROJECT TITLE:

SITE IMPROVEMENTS FOR A PROPOSED SINGLE FAMILY RESIDENCE

DRAWING TITLE:

RED LINE CHANGES

PROJECT No. 23182-01		
DATE: 8/8/2023	DESIGNED BY: RW	CHECKED BY: AS
SCALE: 1" = 30'		

PROJECT STATUS:

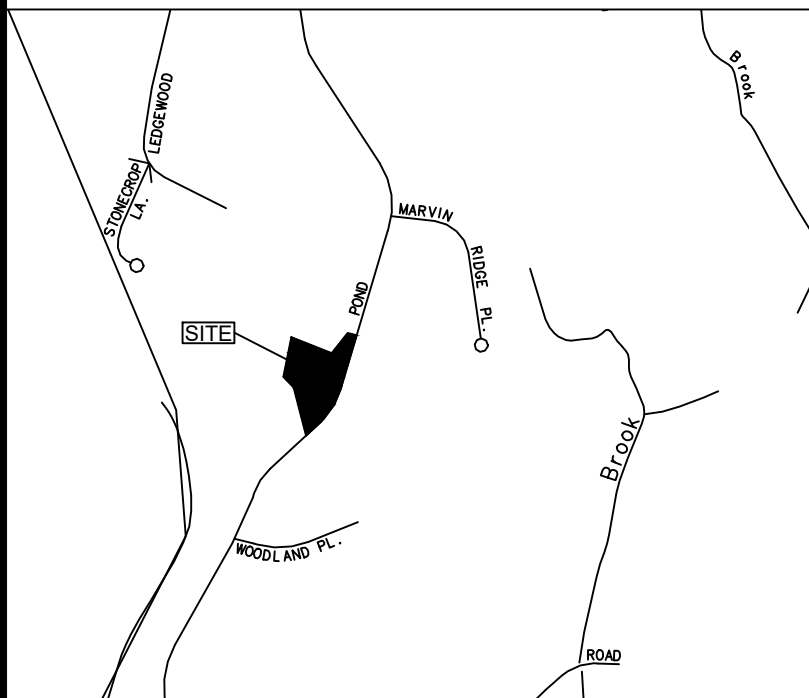
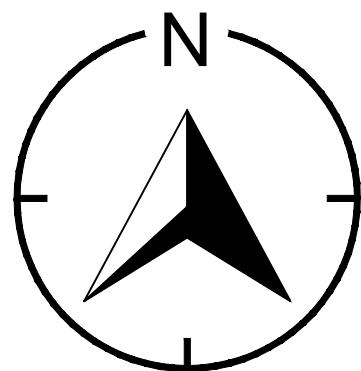
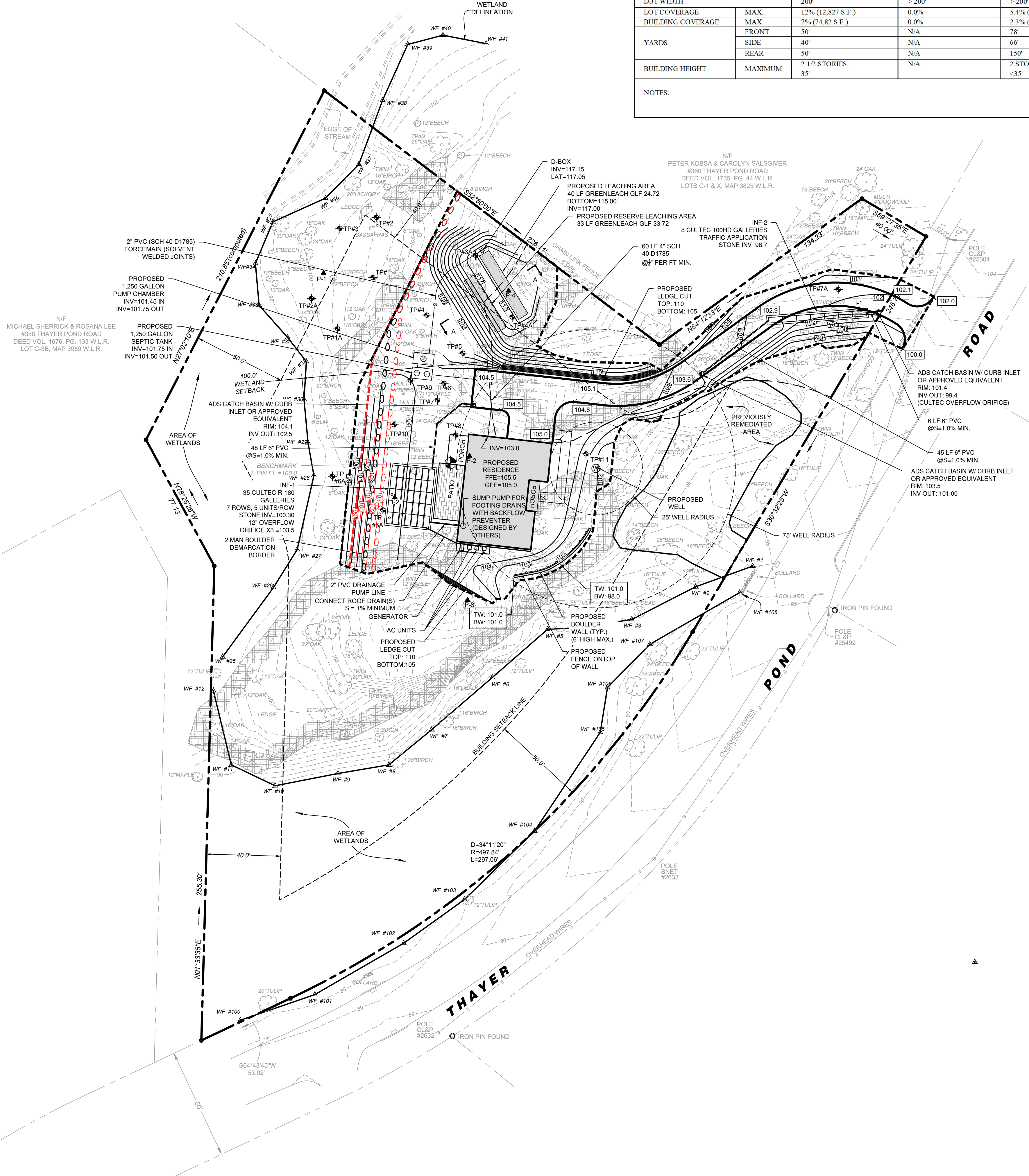
DESIGN DEVELOPMENT
NOT FOR CONSTRUCTION

C-1.0

1. LOT LINE & TOPOGRAPHIC INFORMATION FOR 354 THAYER POND RD TAKEN FROM REDNISS & MEAD PREPARED BY LAWRENCE W. POSSON, JR DATED 9/25/2023.
2. DATUM: ELEVATIONS ARE BASED ON ASSUMED DATUM.
3. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATIONS AND/OR ELEVATION OF EXISTING UNDERGROUND PIPING, UTILITIES, AND OTHER FEATURES ARE TAKEN FROM EXISTING AS-BUILT MAPPING AND SURVEY SOURCES OF RECORD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ANY OF THESE EXISTING ELEMENTS 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 EXIST FIELD LOCATION OF UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE LOCATION OF ANY OF THESE EXISTING ELEMENTS BY WHATEVER MEANS NECESSARY AND PROTECTING THESE ELEMENTS AS REQUIRED OR RELOCATING THEM AT THE CONTRACTOR'S RISK WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
4. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CALL "CALL BEFORE YOU DIG" 1-800-922-4455, THREE FULL WORKING DAYS BEFORE ANY EXCAVATION WORK ON THE PROPERTY.
5. THE SUBJECT PROPERTY IS LOCATED WITHIN FEMA ZONE X.
6. WETLANDS DEPICTED HEREON WERE IDENTIFIED AND FLAGGED IN THE FIELD BY JAY FAN & ASSOCIATES, LLC FLAG# 8-1 & 9-1 WERE IDENTIFIED AND FLAGGED IN THE FIELD 7/5/2022 AND LOCATED IN THE FIELD BY RYAN AND FAULDS 7/6/2022; FLAG# 6-12 & 100-12 WERE IDENTIFIED AND FLAGGED IN THE FIELD 4/15/2023 AND LOCATED IN THE FIELD BY RYAN AND FAULDS 4/21/2023.

ESTIMATED CUT: 600 CY (ROCK REMOVAL 450 CY)
ESTIMATED FILL: 1800 CY
NET CUT/FILL: 1200 CY (FILL)

ZONING DATA					
ZONING DISTRICT: R2-A RESIDENCE					
PROPOSED USE: SINGLE FAMILY RESIDENTIAL					
DIMENSIONAL		REQUIRED/ALLOWED	EXISTING	PROVIDED	CONFORMS
LOT AREA		87,120 SF 2 AC.	106,889 SF	106,889 SF	Y
LOT WIDTH		200'	> 200'	> 200'	Y
LOT COVERAGE	MAX.	12% (12,827 S.F.)	0.0%	5.4% (5748 SF)	Y
BUILDING COVERAGE	MAX	7% (74,82 S.F.)	0.0%	2.3% (2441 SF)	Y
YARDS	FRONT	50'	N/A	78'	Y
	SIDE	40'	N/A	66'	Y
	REAR	50'	N/A	150'	Y
BUILDING HEIGHT	MAXIMUM	2 1/2 STORIES 35'	N/A	2 STORIES <35'	Y
NOTES:					



LOCATION MAP
(NTS)

10/4/23	REVISED PER INLAND WETLAND COMMISSION COMMENTS
9/13/23	REVISED PER DPW COMMENTS
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:

JOE SEAMAN

PROJECT LOCATION:

354 THAYER POND RD
WILTON, CT

PROJECT TITLE:

SITE IMPROVEMENTS FOR A PROPOSED SINGLE FAMILY RESIDENCE

DRAWING TITLE:

RED LINE CHANGES

PROJECT No. 23182-01		
DATE: 8/8/2023	DESIGNED BY: RW	CHECKED BY: AS
SCALE: 1" = 30'		

PROJECT STATUS:

DESIGN DEVELOPMENT
NOT FOR CONSTRUCTION

C-1.0

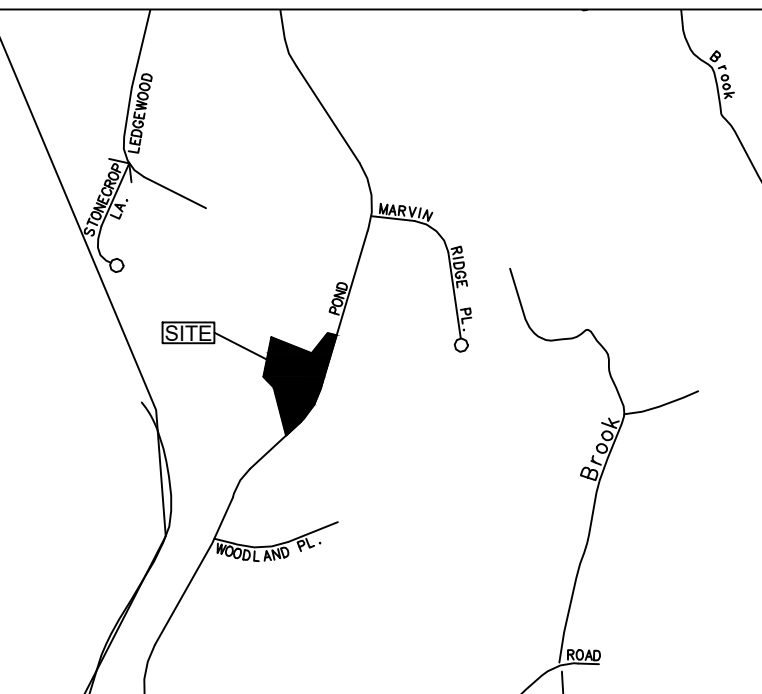
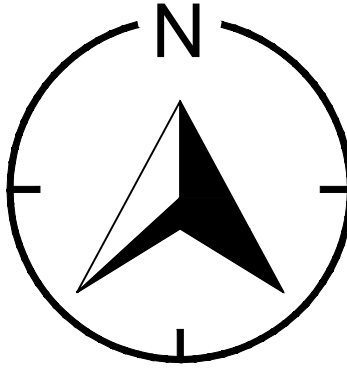
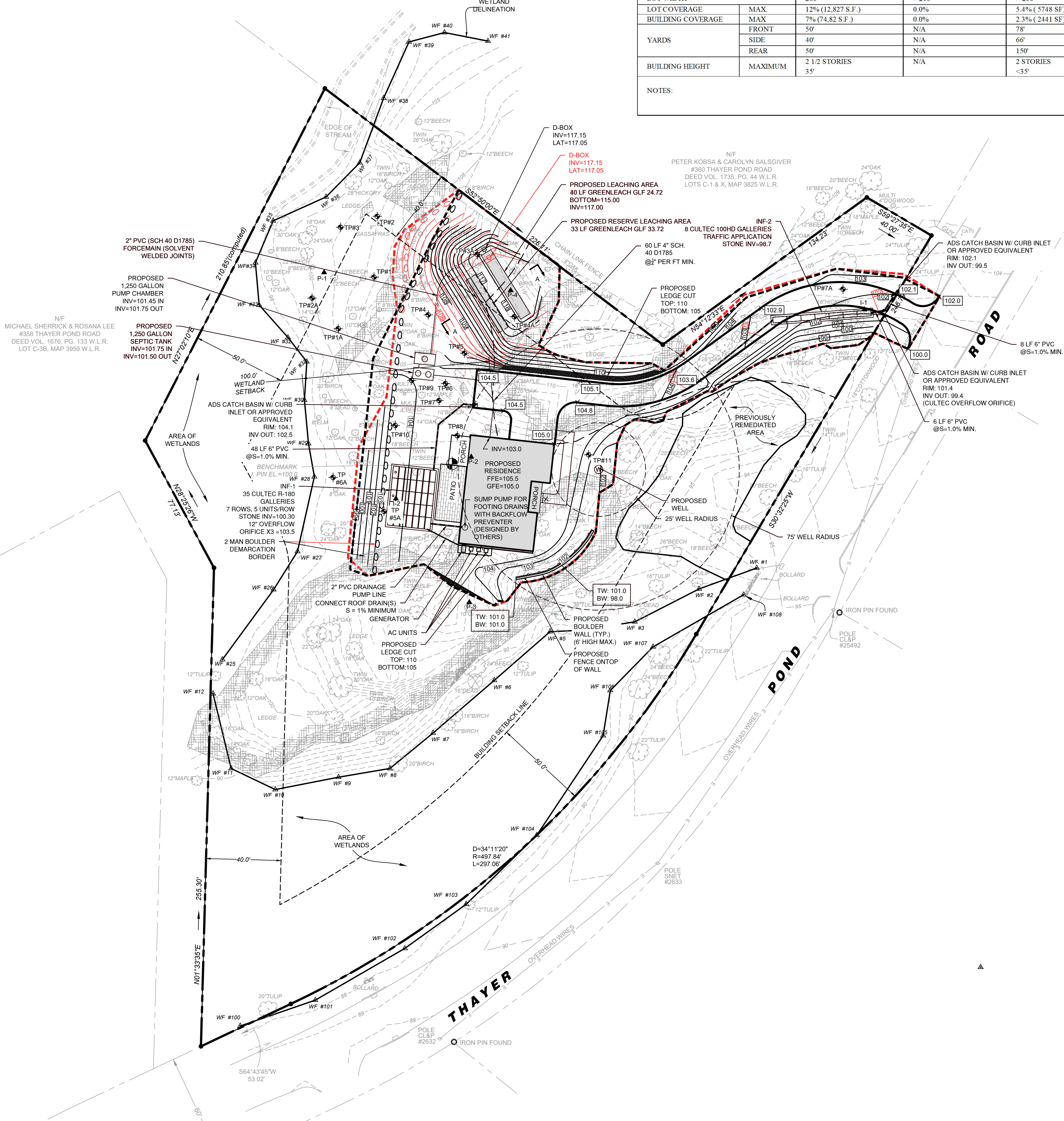
GENERAL NOTES

1. LOT LINE & TOPOGRAPHIC INFORMATION FOR 354 THAYER POND RD TAKEN FROM REDNISS & MEAD PREPARED BY LAWRENCE W. POSSON, JR DATED 5/5/2023.
2. DATUM: ELEVATIONS ARE BASED ON ASSUMED DATUM.
3. 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.
4. 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.
5. THE SUBJECT PROPERTY IS LOCATED WITHIN FEMA ZONE X
6. WETLANDS DEPICTED HEREON WERE IDENTIFIED AND FLAGGED IN THE FIELD BY JAY FAIN & ASSOCIATES, LLC. FLAGS 1-5 & 25-41 WERE IDENTIFIED AND FLAGGED IN THE FIELD 7/5/2022 AND LOCATED IN THE FIELD BY RYAN AND FAULDS 7/6/2022. FLAGS 6-12 & 100-112 WERE IDENTIFIED AND FLAGGED IN THE FIELD 4/19/2023 AND LOCATED IN THE FIELD BY RYAN AND FAULDS 4/21/2023.

EARTHWORK QUANTITIES:

ESTIMATED CUT: 600 CY (ROCK REMOVAL 450 CY)
ESTIMATED FILL: 1800 CY
NET CUT/FILL: 1200 CY (FILL)

ZONING DATA				
ZONING DISTRICT: R2-A RESIDENCE				
PROPOSED USE: SINGLE FAMILY RESIDENTIAL				
DIMENSIONAL		REQUIRED/ALLOWED	EXISTING	PROVIDED
LOT AREA		87,120 SF 2 A.C.	106,889 SF	106,889 SF
LOT WIDTH		200'	> 200'	> 200'
LOT COVERAGE		MAX. 12% (12,827 S.F.)	0.0%	5.4% (5748 SF)
BUILDING COVERAGE		MAX. 7% (74.82 S.F.)	0.0%	2.3% (2441 SF)
YARDS	FRONT	50'	N/A	78'
	SIDE	40'	N/A	66'
	REAR	50'	N/A	150'
BUILDING HEIGHT		2 1/2 STORIES 35'	N/A	2 STORIES <35'
NOTES:				



LOCATION MAP
(NTS)

10/11/23	UPDATED PLANTING PLAN
10/14/23	REVISED PER INLAND WETLAND COMMISSION COMMENTS
9/13/23	REVISED PER DPW COMMENTS
REVISION DATE	ISSUE

LANDTECH
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PREPARED FOR:

JOE SEAMAN

PROJECT LOCATION:

**354 THAYER POND RD
WILTON, CT**

PROJECT TITLE:

**SITE IMPROVEMENTS FOR A
PROPOSED SINGLE FAMILY
RESIDENCE**

DRAWING TITLE:

**RED LINE CHANGES
10/11/2023 - 10/23/2023**

PROJECT No.		23182-01	
DATE:	DESIGNED BY:	CHECKED BY:	
8/8/2023	RW	AS	
SCALE: 1" = 30'			



PROJECT STATUS:

**DESIGN DEVELOPMENT
NOT FOR CONSTRUCTION**

C-1.0

GENERAL NOTES

1. LOT LINE & TOPOGRAPHIC INFORMATION FOR 354 THAYER POND RD TAKEN FROM REDNISS & MEAD PREPARED BY LAWRENCE W. POSSON, JR DATED 5/5/2023.
2. DATUM: ELEVATIONS ARE BASED ON ASSUMED DATUM.
3. 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.
4. 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.
5. THE SUBJECT PROPERTY IS LOCATED WITHIN FEMA ZONE X
6. WETLANDS DEPICTED HEREON WERE IDENTIFIED AND FLAGGED IN THE FIELD BY JAY FAIN & ASSOCIATES, LLC. FLAGS 1-5 & 25-41 WERE IDENTIFIED AND FLAGGED IN THE FIELD 7/6/2022 AND LOCATED IN THE FIELD BY RYAN AND FAULDS 7/6/2022. FLAGS 6-12 & 100-112 WERE IDENTIFIED AND FLAGGED IN THE FIELD 4/19/2023 AND LOCATED IN THE FIELD BY RYAN AND FAULDS 4/21/2023.

EARTHWORK QUANTITIES (ORIGINAL PROPOSAL):

ESTIMATED CUT: 600 CY (ROCK REMOVAL 450 CY)
ESTIMATED FILL: 1800 CY
NET CUT/FILL: 1200 CY (FILL)

EARTHWORK QUANTITIES (REVISED FOR APPEAL):

ESTIMATED CUT: 1,110 CY (includes 680 CY ROCK)
(CUT FOR BASEMENT ~ 440 CY)
(CUT FOR INF-1 = 40 CY)
(CUT FOR INF-2 = 30 CY)
ESTIMATED FILL: 1,600 CY
NET CUT/FILL: 490 CY (FILL)

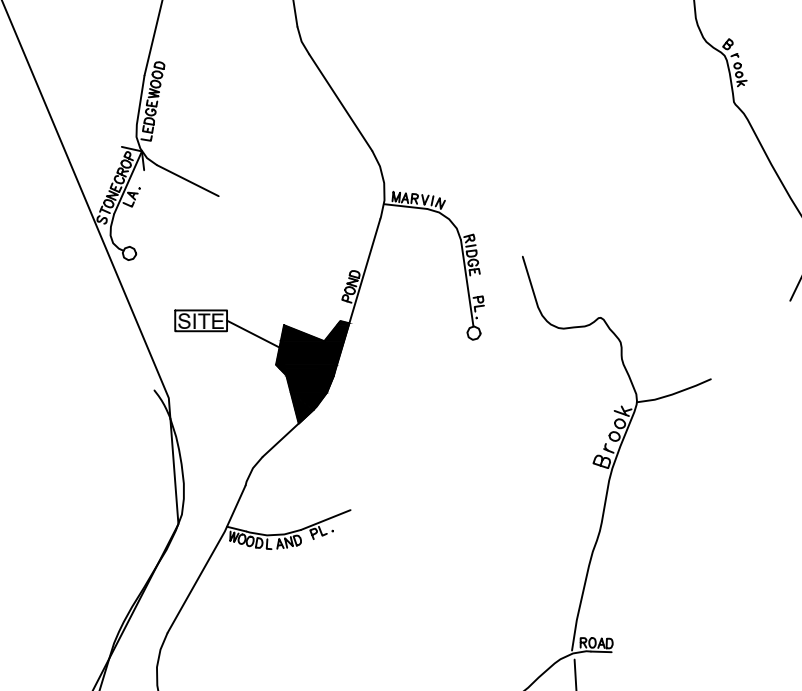
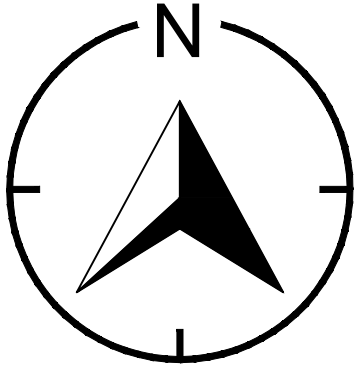
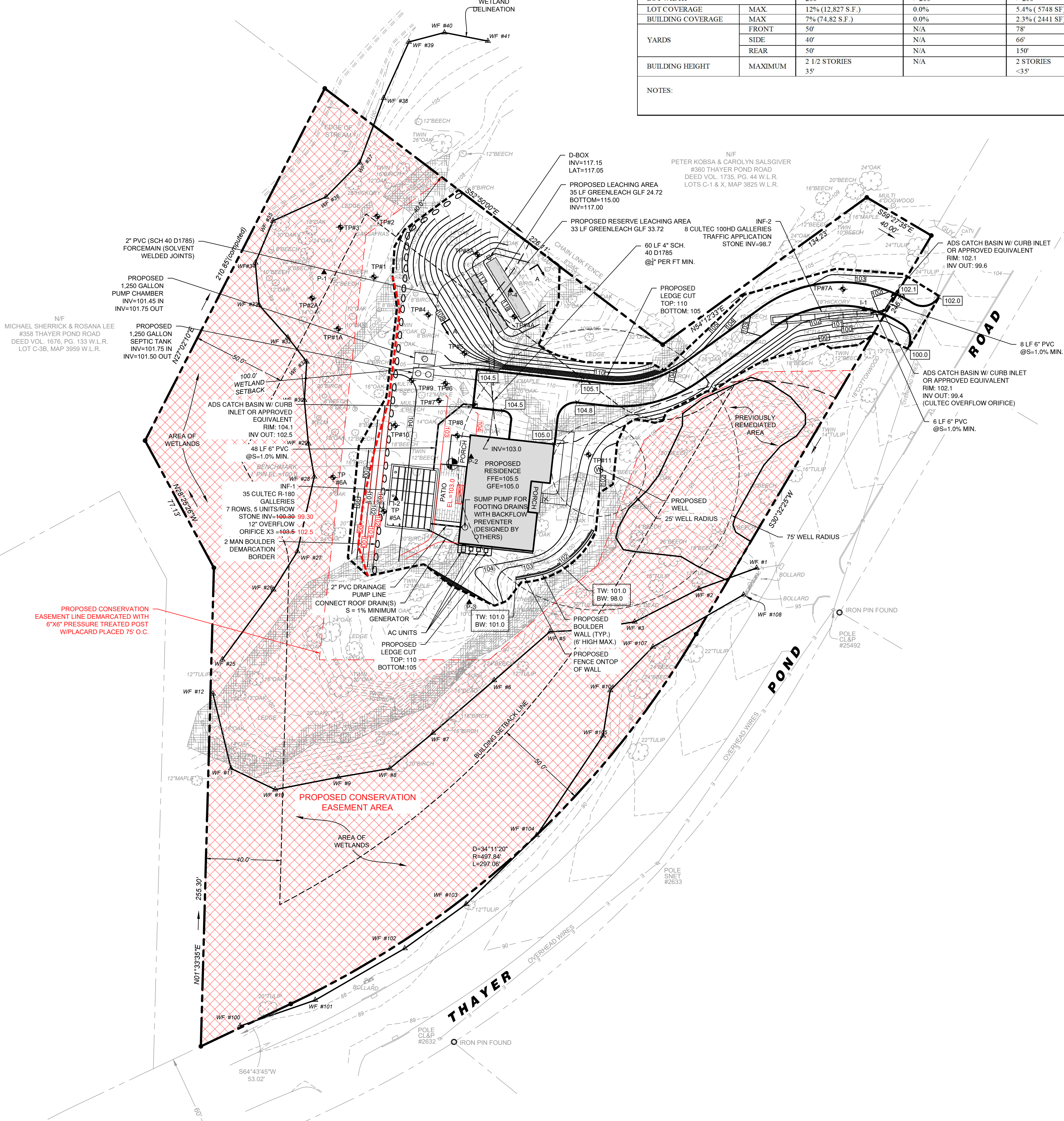
LEGEND



ZONING DATA				
ZONING DISTRICT: R2-A RESIDENCE				
PROPOSED USE: SINGLE FAMILY RESIDENTIAL				
DIMENSIONAL	REQUIRED/ALLOWED	EXISTING	PROVIDED	CONFORMS
LOT AREA	87,120 SF 2 A.C.	106,889 SF	106,889 SF	Y
LOT WIDTH	200'	> 200'	> 200'	Y
LOT COVERAGE	MAX. 12% (12,827 S.F.)	0.0%	5.4% (5748 SF)	Y
BUILDING COVERAGE	MAX. 7% (74.82 S.F.)	0.0%	2.3% (2441 SF)	Y
YARDS	FRONT	50'	78'	Y
	SIDE	40'	66'	Y
	REAR	50'	150'	Y
BUILDING HEIGHT	MAXIMUM 35'	N/A	2 STORIES <35'	Y
NOTES:				

LANDTECH

T:\11 ACTIVE PROJECTS\2023\15-41 SEAMAN - 354 THAYER POND RD. - WL TOWN\UNREGISTERED LME COMP\ARCH PLAN 2023 15-41 TO 2023 15-2326 354 THAYER POND RD - SITE PLANNING



LOCATION MAP
(NTS)

10/23/23	REVISED PER INLAND WETLAND COMMISSION COMMENTS
10/11/23	UPDATED PLANTING PLAN
10/14/23	REVISED PER INLAND WETLAND COMMISSION COMMENTS
9/13/23	REVISED PER DPW COMMENTS
REVISION DATE	ISSUE

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HELLO@LANDTECHCONSULT.COM • WWW.LANDTECHCONSULT.COM

PREPARED FOR:

JOE SEAMAN

PROJECT LOCATION:

**354 THAYER POND RD
WILTON, CT**

PROJECT TITLE:

**SITE IMPROVEMENTS FOR A
PROPOSED SINGLE FAMILY
RESIDENCE**

DRAWING TITLE:

**RED LINE CHANGES
10/23/2023 - 2/15/2024**

PROJECT No.		23182-01
DATE: 8/8/2023	DESIGNED BY: RW	CHECKED BY: AS
SCALE: 1" = 30'		



PROJECT STATUS:

**DESIGN DEVELOPMENT
NOT FOR CONSTRUCTION**

C-1.0