

ITEM	REQUIRED/ PERMITTED		EXISTING	PROPOSED
ZONE: R-2A RESIDENCE				
FRONT SETBACK:	50'	MIN.	45.0'	50.0' GARAGE
REAR:	50'	MIN.	283.8'	17.0' SHED
SIDE:	40'	MIN.	36.0' (RESIDENCE - SEE VARIANCE) 20.3' (GARAGE)	20.0' & 34.3' RESIDENCE 17.8' & 32.3' ROOF
LOT WIDTH:	200'	MIN.	100.0'	100.0'
LOT AREA:	87,120 S.F.	MIN.	43,143 S.F.	43,143 S.F.
BUILDING HEIGHT:	35'	MAX.	19.1'	<35'
No. STORIES:	2.5	MAX.	1.75	2
LOT COVERAGE- BUILDING:	7% = 3,020 S.F.	MAX.	1,620 S.F. = 3.8%	5,265 S.F. = 12.2%
LOT COVERAGE- SITE:	12% = 5,177 S.F.	MAX.	1,720 S.F. = 4.0%	5,385 S.F. = 12.5%

SIDE YARD SETBACK:
18.0' (RESIDENCE ROOF)
20.0' (RESIDENCE)
32.3' (RESIDENCE ROOF)
34.3' (RESIDENCE)
31.8' (SHED)
IN LIEU OF 40' MINIMUM

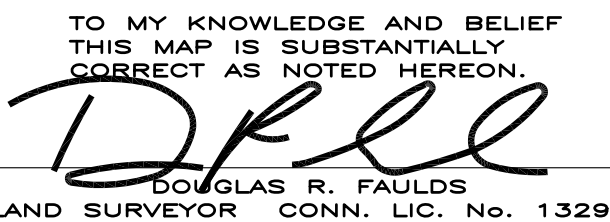
LOT COVERAGE OF 12.5% IN LIEU OF 12% MAXIMUM ALLOWED

1. This survey has been prepared in accordance with Sections 20-300b-1 through 20-300b-20 of the Regulations of Connecticut State Agencies and the Standards for Surveys and Maps in the State of Connecticut as adopted by the Connecticut Association of Land Surveyors, Inc. as a Zoning Location Survey the Boundary Determination Category of which is a Resurvey conforming to Horizontal Accuracy Class A-2 and intended to be used for regulatory zoning purposes.
2. Area of parcel = 43,143 s.f. / 0.990 acres
3. Reference is made to Maps 2405 & 4024 of the Wilton Land Records.
4. Reference is made to Executrix Deed recorded in V. 2519, Pg. 186 of the Wilton Land Records.
5. Reference is made to Variance 89-03-06 dated March 15, 1989 recorded in V. 679, Pg. 120 of the Wilton Land Records.
6. Reference is made to Assessor's Parcel 18, Map 128
7. Property Located in R-2A Residence Zone.
8. Property located in Flood Zone X as depicted on Flood Insurance Rate Maps prepared by the Federal Emergency Management Agency. Reference is made to Community Panel No. 090020 379 F, dated June 18, 2010.
9. Wetlands buffer line delineated and flagged in the field by Peak Engineers & Environmental Land Solutions and field located by Ryan and Faulds.
10. Reference is made to plans dated 6/21/2021 prepared by Balance, Harmony and Proportion Design, LLP.

PREPARED FOR

AND

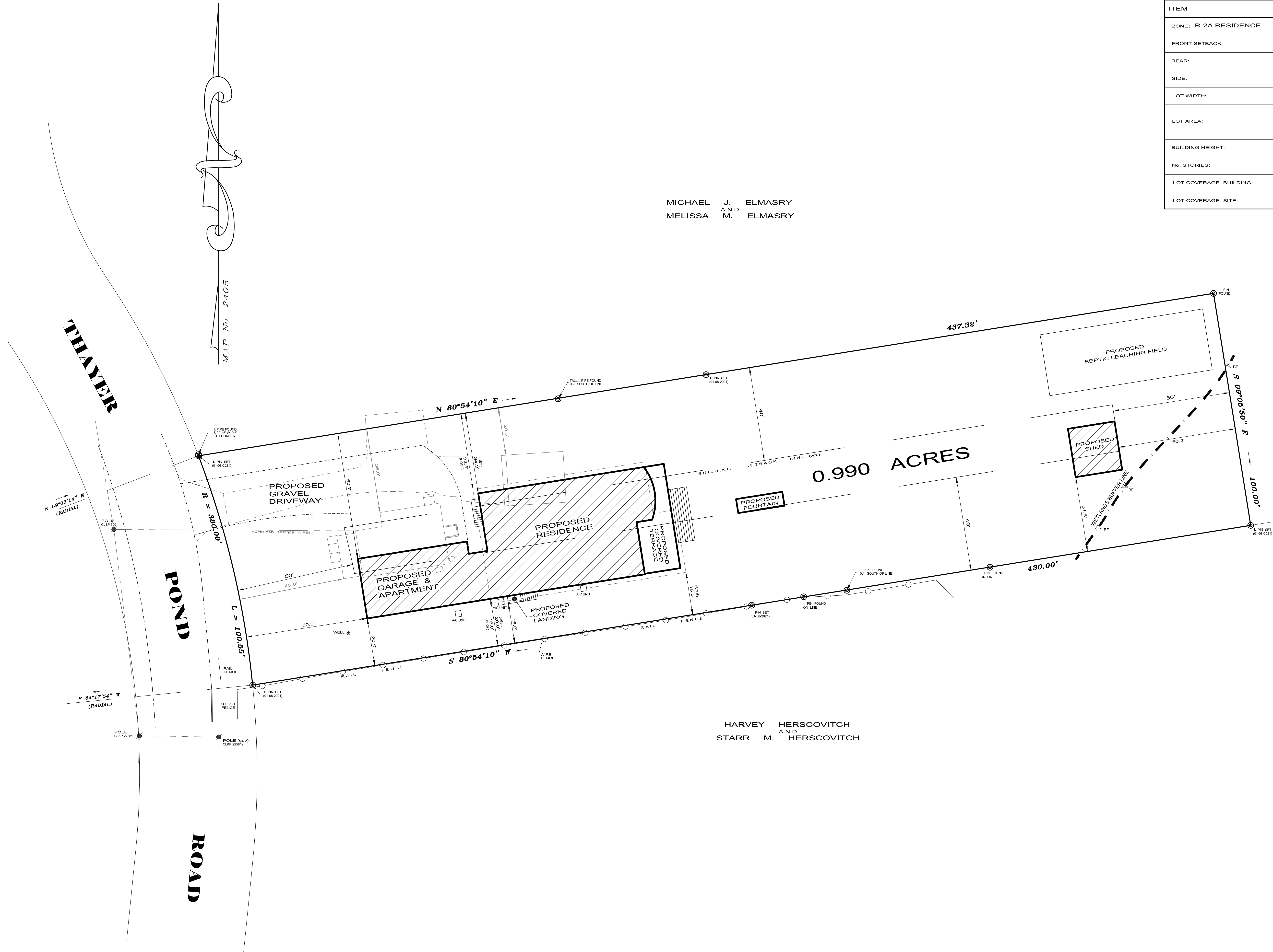
WILTON, CONNECTICUT



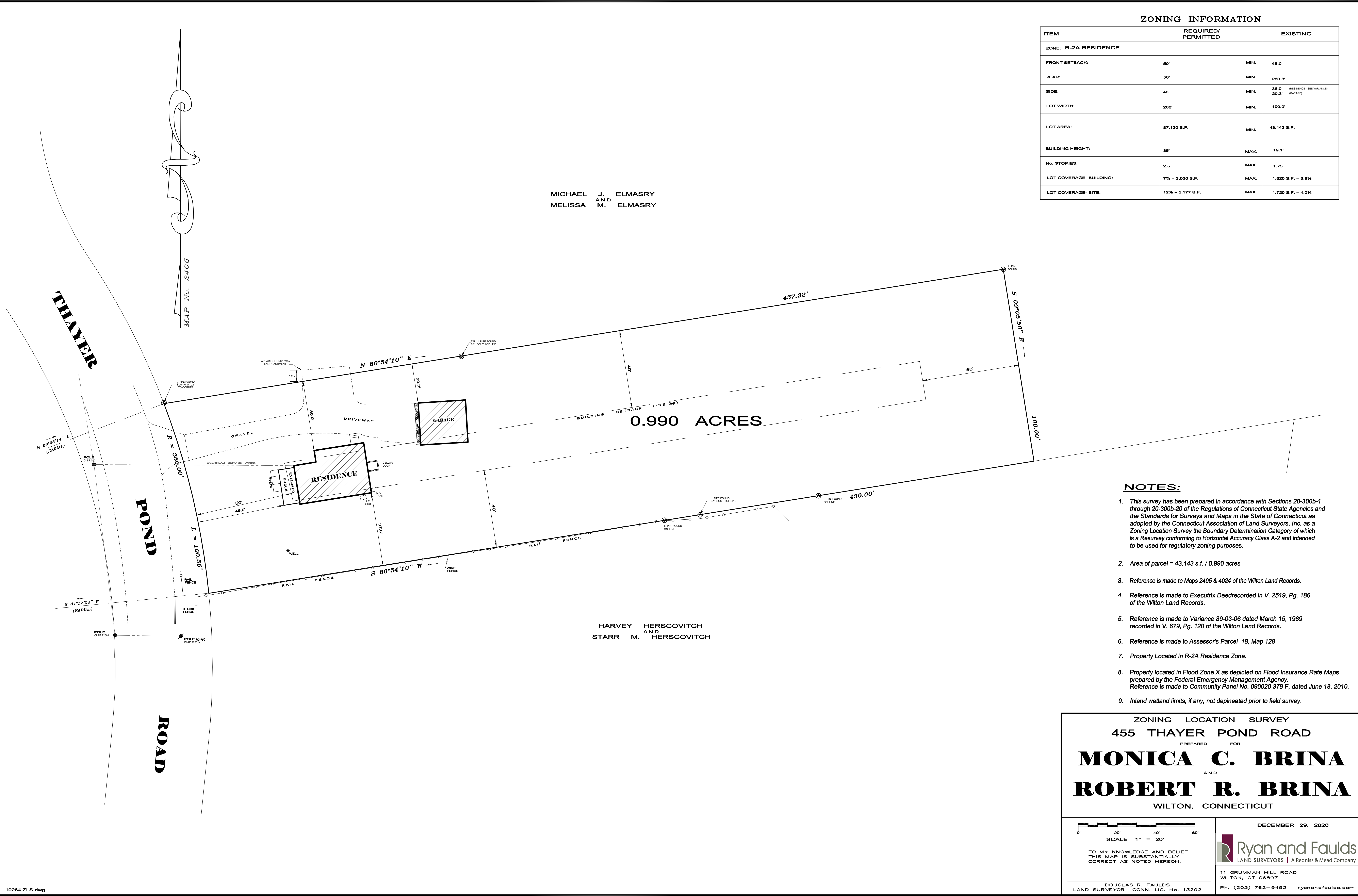
Ryan and Faulds
LAND SURVEYORS | A Redniss & Mead Company

11 GRUMMAN HILL ROAD
WILTON, CT 06897

Ph. (203) 762-9492 ryanandfaulds.com



10264 ZLS PROPOSED.dwg



ZONING INFORMATION

ITEM	REQUIRED/ PERMITTED		EXISTING
ZONE: R-2A RESIDENCE			
FRONT SETBACK:	50'	MIN.	45.0'
REAR:	50'	MIN.	283.8'
SIDE:	40'	MIN.	36.0' (RESIDENCE - SEE VARIANCE) 20.3' (GARAGE)
LOT WIDTH:	200'	MIN.	100.0'
LOT AREA:	87,120 S.F.	MIN.	43,143 S.F.
BUILDING HEIGHT:	35'	MAX.	19.1'
No. STORIES:	2.5	MAX.	1.75
LOT COVERAGE- BUILDING:	7% = 3,020 S.F.	MAX.	1,820 S.F. = 3.8%
LOT COVERAGE- SITE:	12% = 5,177 S.F.	MAX.	1,720 S.F. = 4.0%

NOTES:

- This survey has been prepared in accordance with Sections 20-300b-1 through 20-300b-20 of the Regulations of Connecticut State Agencies and the Standards for Surveys and Maps in the State of Connecticut as adopted by the Connecticut Association of Land Surveyors, Inc. as a Zoning Location Survey the Boundary Determination Category of which is a Resurvey conforming to Horizontal Accuracy Class A-2 and Intended to be used for regulatory zoning purposes.
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- Reference is made to Executrix Deedrecorded in V. 2519, Pg. 186 of the Wilton Land Records.
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- Reference is made to Assessor's Parcel 18, Map 128
- Property Located in R-2A Residence Zone.
- Property located in Flood Zone X as depicted on Flood Insurance Rate Maps prepared by the Federal Emergency Management Agency. Reference is made to Community Panel No. 090020 379 F, dated June 18, 2010.
- Inland wetland limits, if any, not depineated prior to field survey.

ZONING LOCATION SURVEY
455 THAYER POND ROAD

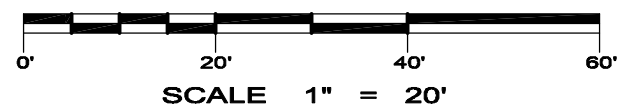
PREPARED FOR

MONICA C. BRINA

AND

ROBERT R. BRINA

WILTON, CONNECTICUT



TO MY KNOWLEDGE AND BELIEF
THIS MAP IS SUBSTANTIALLY
CORRECT AS NOTED HEREON.

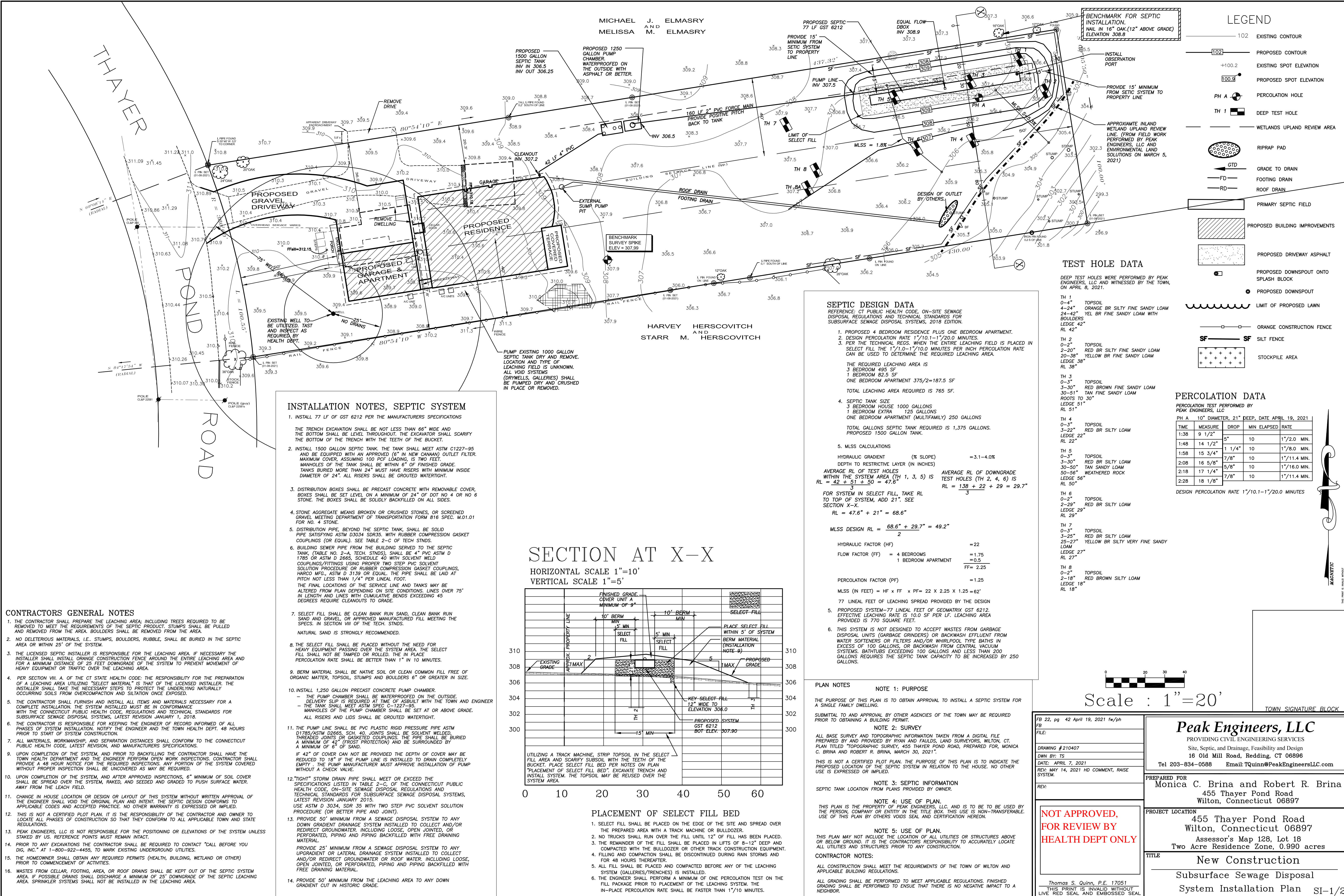
DOUGLAS R. FAULDS
LAND SURVEYOR CONN. LIC. No. 13292

DECEMBER 29, 2020

Ryan and Faulds
LAND SURVEYORS | A Redniss & Mead Company

11 GRUMMAN HILL ROAD
WILTON, CT 06897

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SEDIMENTATION AND EROSION CONTROL NOTES

1. NATURAL VEGETATION TO BE KEPT WHERE POSSIBLE; SEEDING, MULCHING, AND FINAL GRADING TO BE DONE AS SOON AS POSSIBLE.
2. ALL SEDIMENTATION AND EROSION CONTROL MEASURES WILL BE INSTALLED PRIOR TO ANY CONSTRUCTION, OR PRIOR TO ANY EQUIPMENT BROUGHT ONTO SITE.
3. ALL SEDIMENTATION AND EROSION CONTROL MEASURES WILL BE INSTALLED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL – 2002 EDITION.
4. ALL CONTROL STRUCTURES WILL BE MAINTAINED IN EFFECTIVE CONDITION THROUGHOUT THE CONSTRUCTION PERIOD AND UNTIL THE SITE IS STABILIZED. ALL WORK SHALL BE PER THE CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL – 2002 EDITION.
5. SEDIMENT REMOVED FROM CONTROL STRUCTURES SHALL BE DISPOSED OF IN A MANNER WHICH IS CONSISTENT WITH THE INTENT OF THIS PLAN.
6. THIS PLAN INDICATES MINIMUM REQUIRED CONTROL STRUCTURES. ADDITIONAL CONTROL STRUCTURES WILL BE INSTALLED DURING THE CONSTRUCTION PERIOD IF NECESSARY OR REQUIRED.
7. THE OWNER IS ASSIGNED THE RESPONSIBILITY FOR IMPLEMENTING THIS EROSION AND SEDIMENT CONTROL PLAN. THIS RESPONSIBILITY INCLUDES THE INSTALLATION AND MAINTENANCE OF CONTROL MEASURES, INFORMING ALL PARTIES ENGAGED ON THE CONSTRUCTION SITE OF THE REQUIREMENTS AND OBJECTIVES OF THE PLAN, NOTIFYING THE CONSERVATION COMMISSION OFFICE OF ANY TRANSFER OF THIS RESPONSIBILITY, AND CONVEYING A COPY OF THE EROSION AND SEDIMENT CONTROL PLAN IF THE TITLE TO THE LAND IS TRANSFERRED.

A

ROAD

50' MINIMUM

6' MINIMUM

CT DOT NO. 3
OR ASTM C-33 NO. 3
FILTER FABRIC

MINIMUM WIDTH OF CONSTRUCTION ENTRANCE IS 12'

1. STRIP TOPSOIL AND ORGANICS
2. PLACE FILTER FABRIC
3. PLACE STONE

(CE)

CONSTRUCTION ENTRANCE DETAIL

B

SUPPORTING POST AT LEAST 42" LONG,
1.5" SQUARE HARDWOOD STAKE OR STEEL
POST. MAXIMUM POST SPACING IS 10'.

W

30" MAX

DETAIL OF FENCE JOINT
(TOP VIEW)

EXCAVATE 6" X 6" TRENCH
PLACE FABRIC
AND BACKFILL

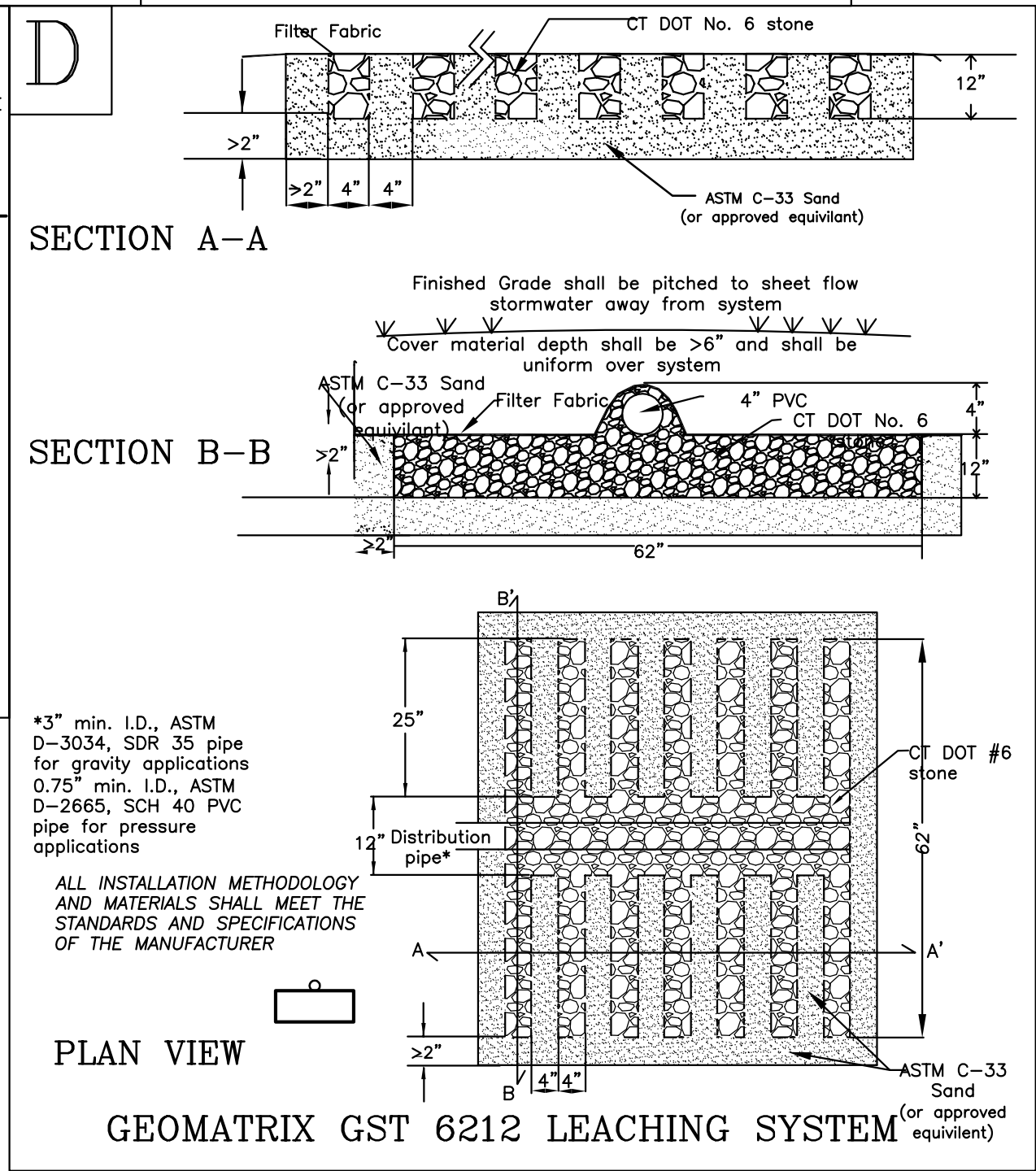
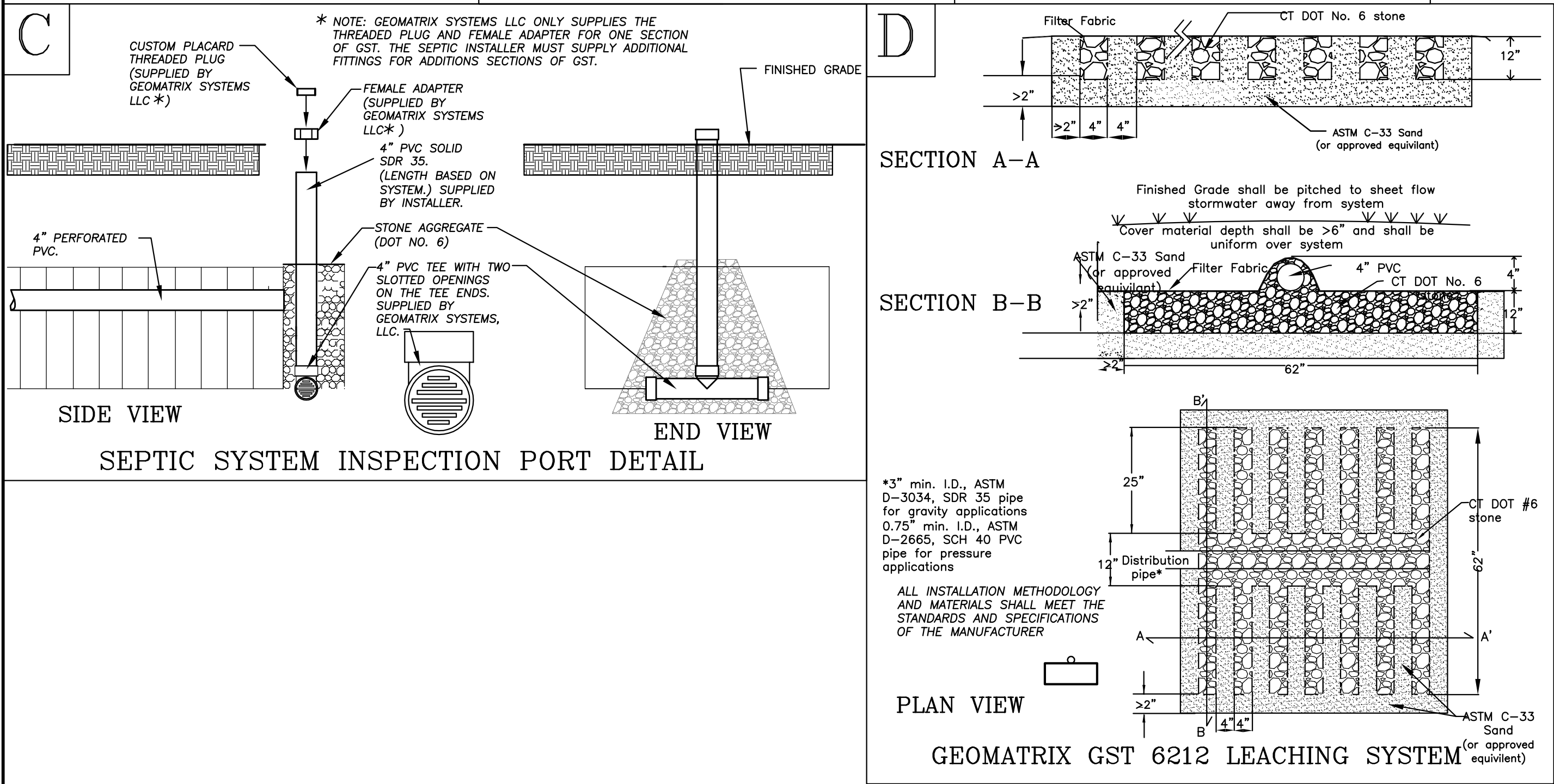
FLOW

DRIVE POSTS TIGHTLY
TOGETHER AND SECURE
TOPS OF POSTS BY TYING
WITH CORD OR WIRE TO
PREVENT FLOW-THROUGH OF
BUILT-UP SEDIMENT AT
JOINT.

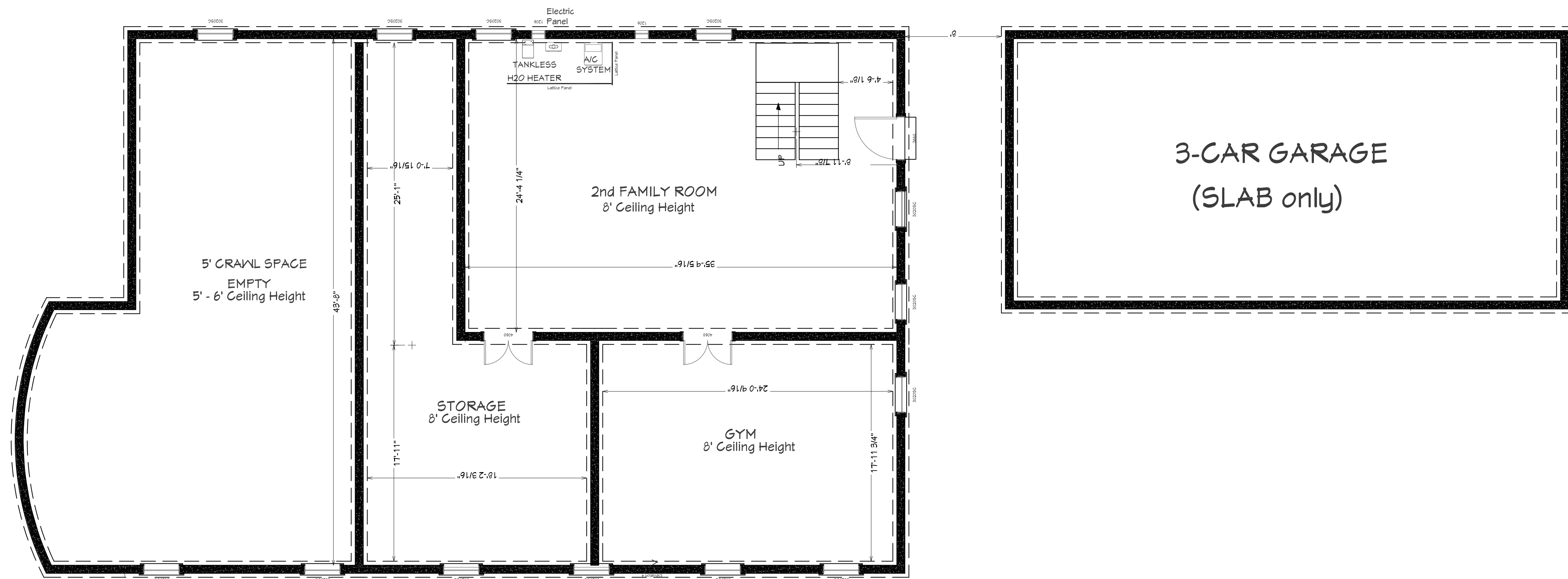
INSTALL DOUBLE SILT FENCE,
5' APART WHERE SHOWN, SEE
LEGEND.

(GSF)

SILTATION FENCE DETAIL



FB 22, pg 42 April 19, 2021 fw/ph FB FILE: DRAWING # 210407 DWN BY: TS DATE: APRIL 7, 2021 REV: MAY 14, 2021 HD COMMENT, RAISE SYSTEM. REV:	<div style="text-align: center;"> <h2 style="margin: 0;">Peak Engineers, LLC</h2> <p style="margin: 5px 0;">PROVIDING CIVIL ENGINEERING SERVICES</p> <p style="margin: 5px 0;">Site, Septic, and Drainage, Feasibility and Design</p> <p style="margin: 5px 0;">16 Old Mill Road, Redding, CT 06896</p> <p style="margin: 5px 0;">Tel 203-834-0588 Email: TQuinn@PeakEngineersLLC.com</p> </div> <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p>PREPARED FOR</p> <p style="text-align: center; margin-top: 10px;">Monica Brita</p> <p style="text-align: center;">455 Thayer Pond Road</p> <p style="text-align: center;">Wilton, Connecticut 06897</p> </div> <div style="width: 45%;"> <p>PROJECT LOCATION</p> <p style="text-align: center; margin-top: 10px;">455 Thayer Pond Road</p> <p style="text-align: center;">Wilton, Connecticut 06897</p> <p style="text-align: center;">Assessor's Map 128, Lot 18</p> <p style="text-align: center;">Two Acre Residence Zone, 0.990 acres</p> </div> </div> <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p>NOT APPROVED, FOR REVIEW BY HEALTH DEPT ONLY.</p> </div> <div style="width: 45%;"> <p>TITLE</p> <p style="text-align: center; margin-top: 10px;">New Construction</p> <p style="text-align: center; margin-top: 10px;">Subsurface Sewage Disposal</p> <p style="text-align: center;">System Installation Plan</p> </div> </div>
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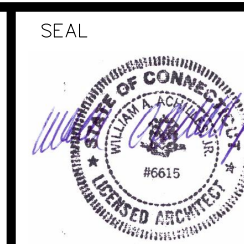


PROPOSED BASEMENT FLOOR



DESIGNER: MONICA C. BRINA
BALANCE, HARMONY AND PROPORTION DESIGN, LLC

ACHILLES ARCHITECTS
498 ANSON STREET
(203) 259-5828
WACHILLES@AOL.COM
BRIDGEPORT, CT 06606
FAX (203) 259-5883
ACHILLESARCHITECTS.COM



JOB TITLE
NEW SINGLE FAMILY RESIDENCE AT
455 THAYER POND ROAD
WILTON CT 06897

REVISIONS

DATE
6-24-21
SCALE
3/16"=1'-0"
JOB NO.
2125

DRAWING TITLE
Proposed
Basement Plan

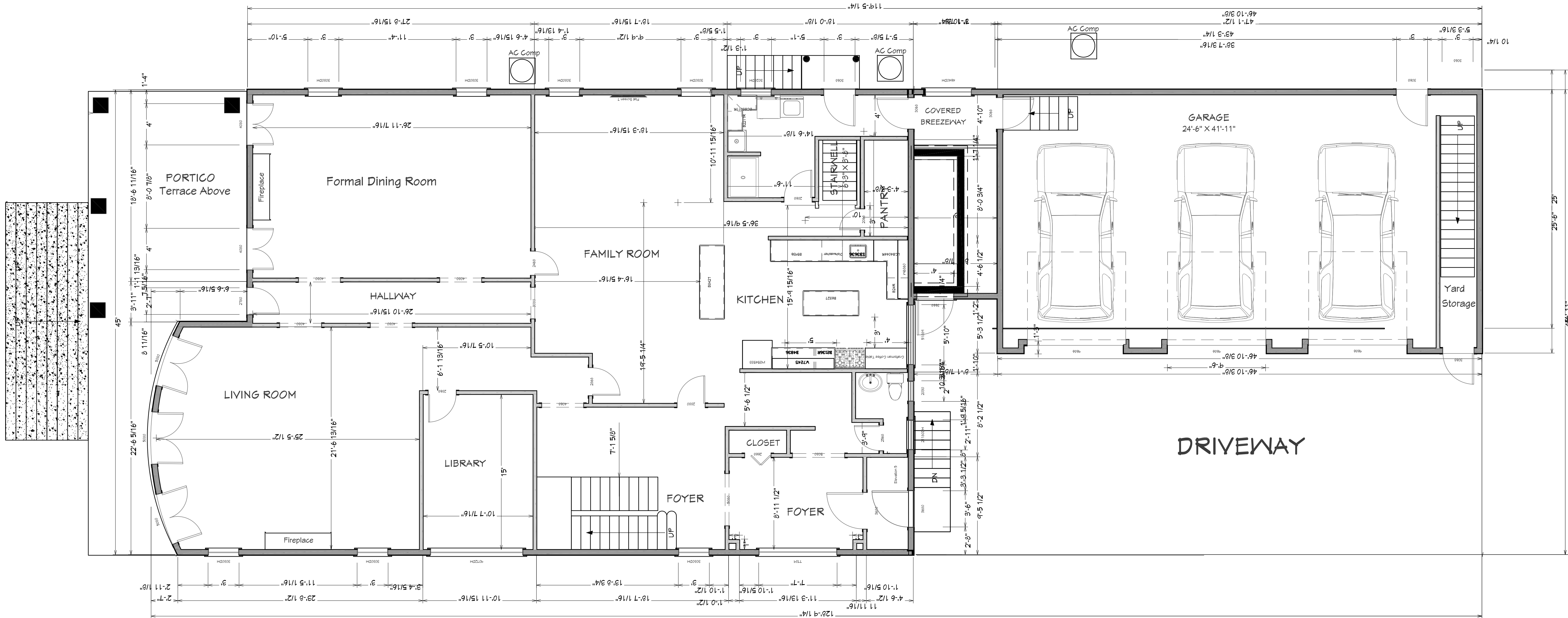
SHEET NO.

A-1

SOUTH

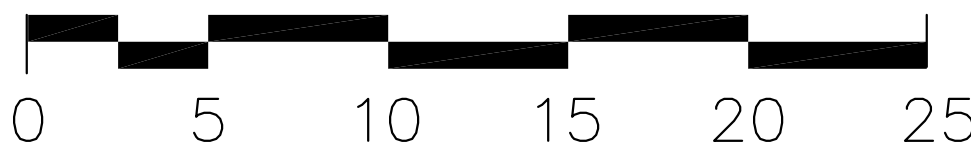
EAST

WEST




NORTH

PROPOSED FIRST FLOOR



DESIGNER: MONICA C. BRINA
BALANCE, HARMONY AND PROPORTION DESIGN, LLC



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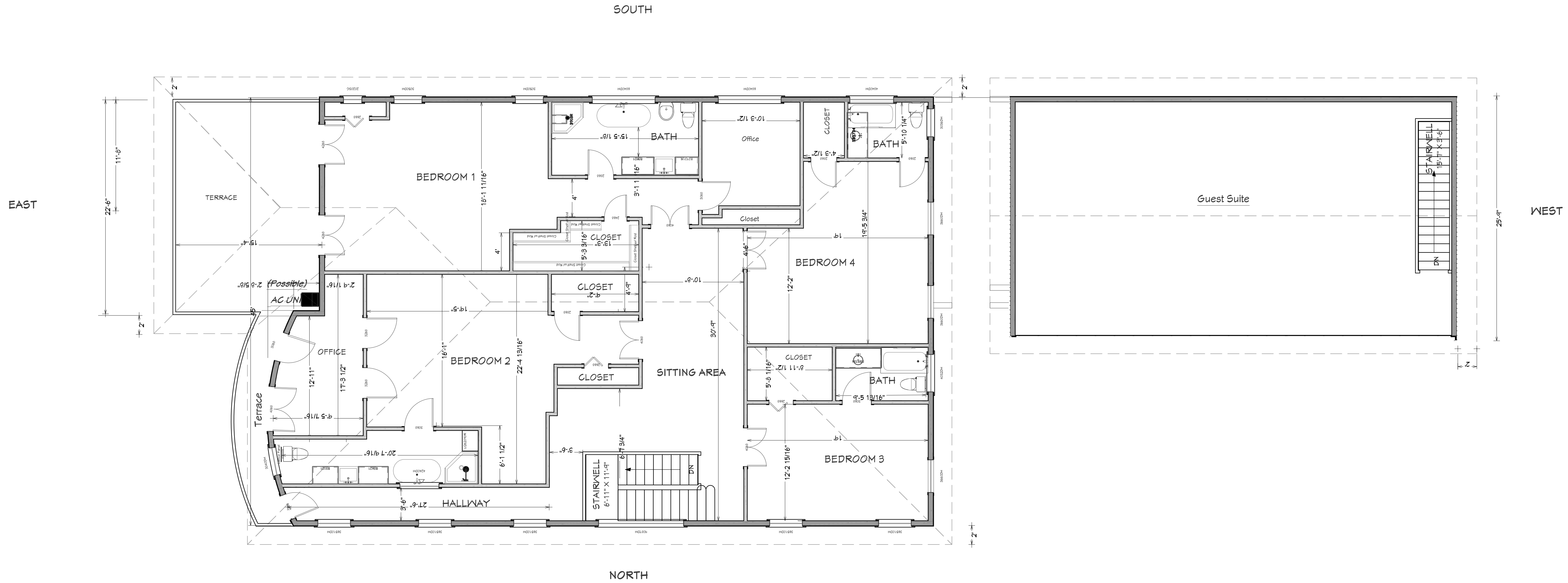
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REVISIONS

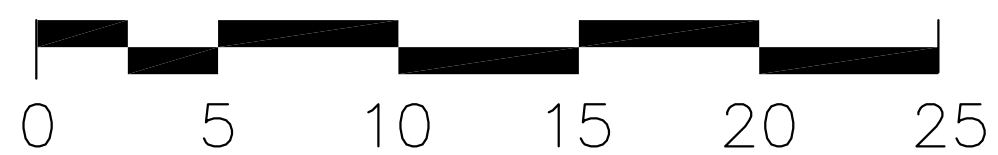
DATE
6-24-21
SCALE
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JOB NO.
2125

DRAWING TITLE
Proposed
1ST Floor Plan

SHEET NO.
A-2



PROPOSED SECOND FLOOR



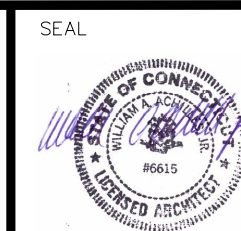
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DATE
6-24-21
SCALE
3/16"=1'-0"
JOB NO.
2125

DRAWING TITLE
Proposed
2ND Floor Plan

SHEET NO.

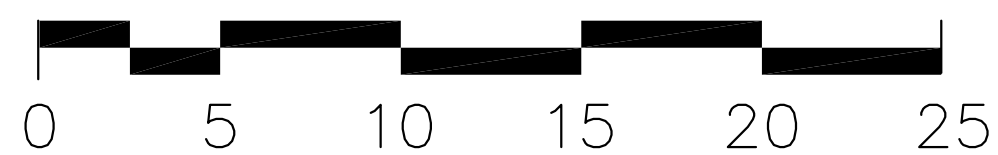
A-3



PROPOSED WEST ELEVATION



PROPOSED NORTH ELEVATION



DESIGNER: MONICA C. BRINA
BALANCE, HARMONY AND PROPORTION DESIGN, LLC

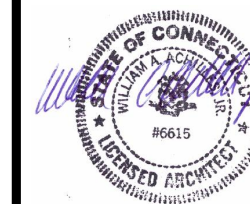


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SEAL



JOB TITLE

NEW SINGLE FAMILY RESIDENCE AT
455 THAYER POND ROAD
WILTON CT 06897

REVISIONS

DATE

6-24-21

SCALE

3/16"=1'-0"

JOB NO.

2125

DRAWING TITLE

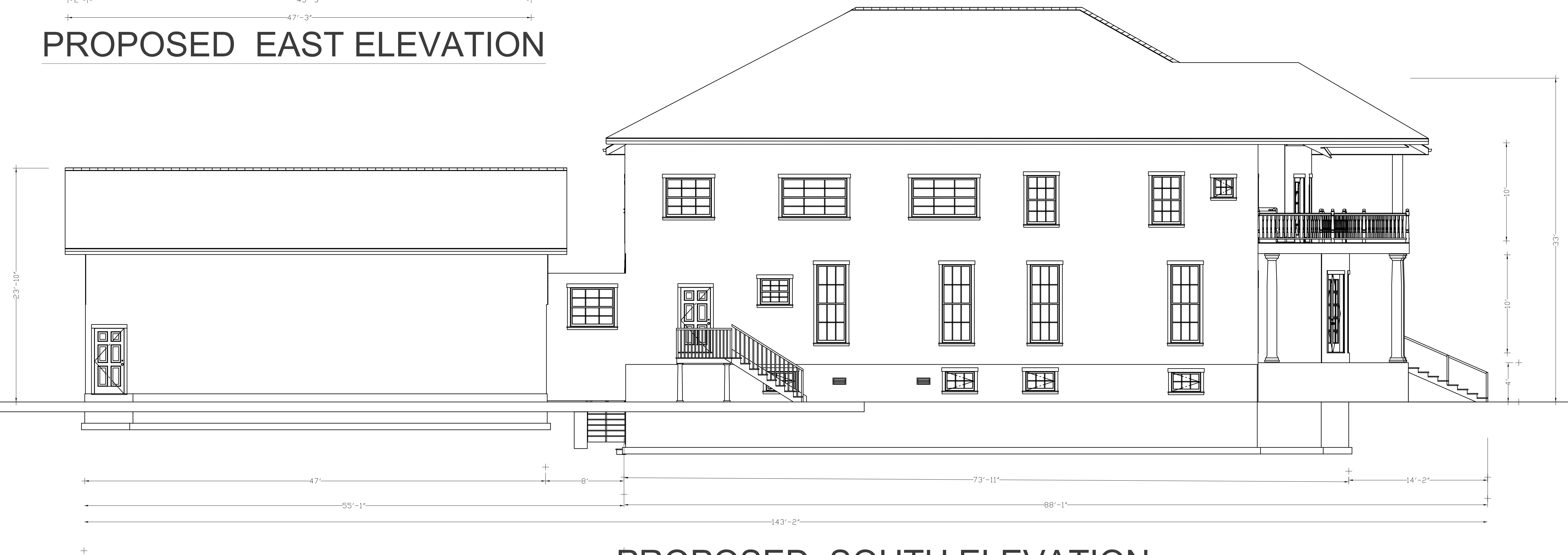
Proposed Exterior
Elevations

SHEET NO.

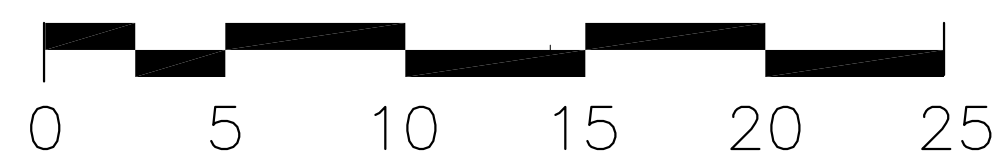
A-4



PROPOSED EAST ELEVATION



PROPOSED SOUTH ELEVATION



DESIGNER: MONICA C. BRINA
BALANCE, HARMONY AND PROPORTION DESIGN, LLC



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SEAL



JOB TITLE

NEW SINGLE FAMILY RESIDENCE AT
455 THAYER POND ROAD
WILTON CT 06897

REVISIONS

DATE

6-24-21

SCALE

3/16"=1'-0"

JOB NO.

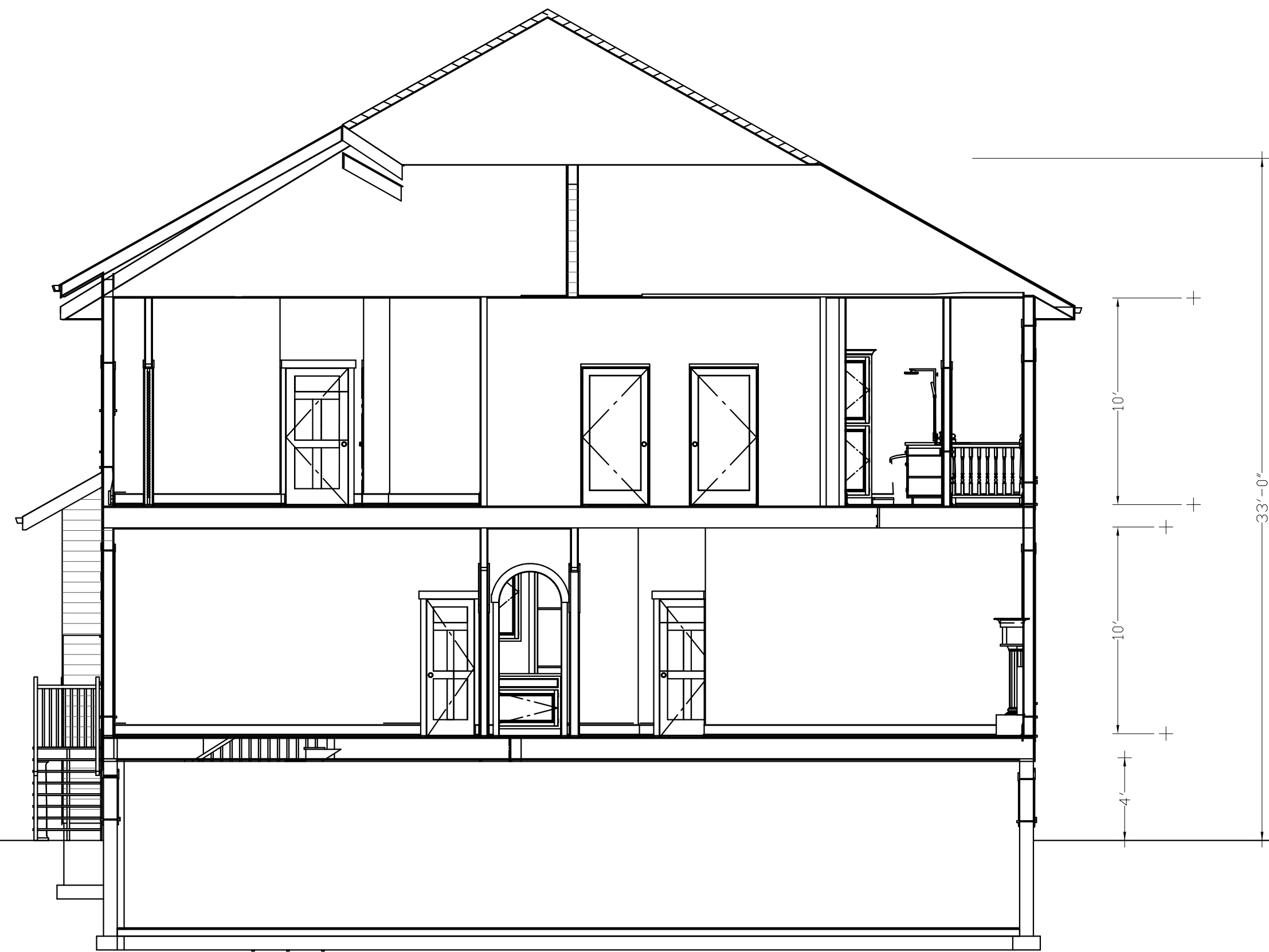
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DRAWING TITLE

Proposed Exterior
Elevations

SHEET NO.

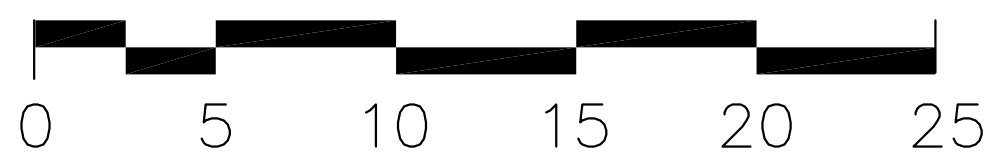
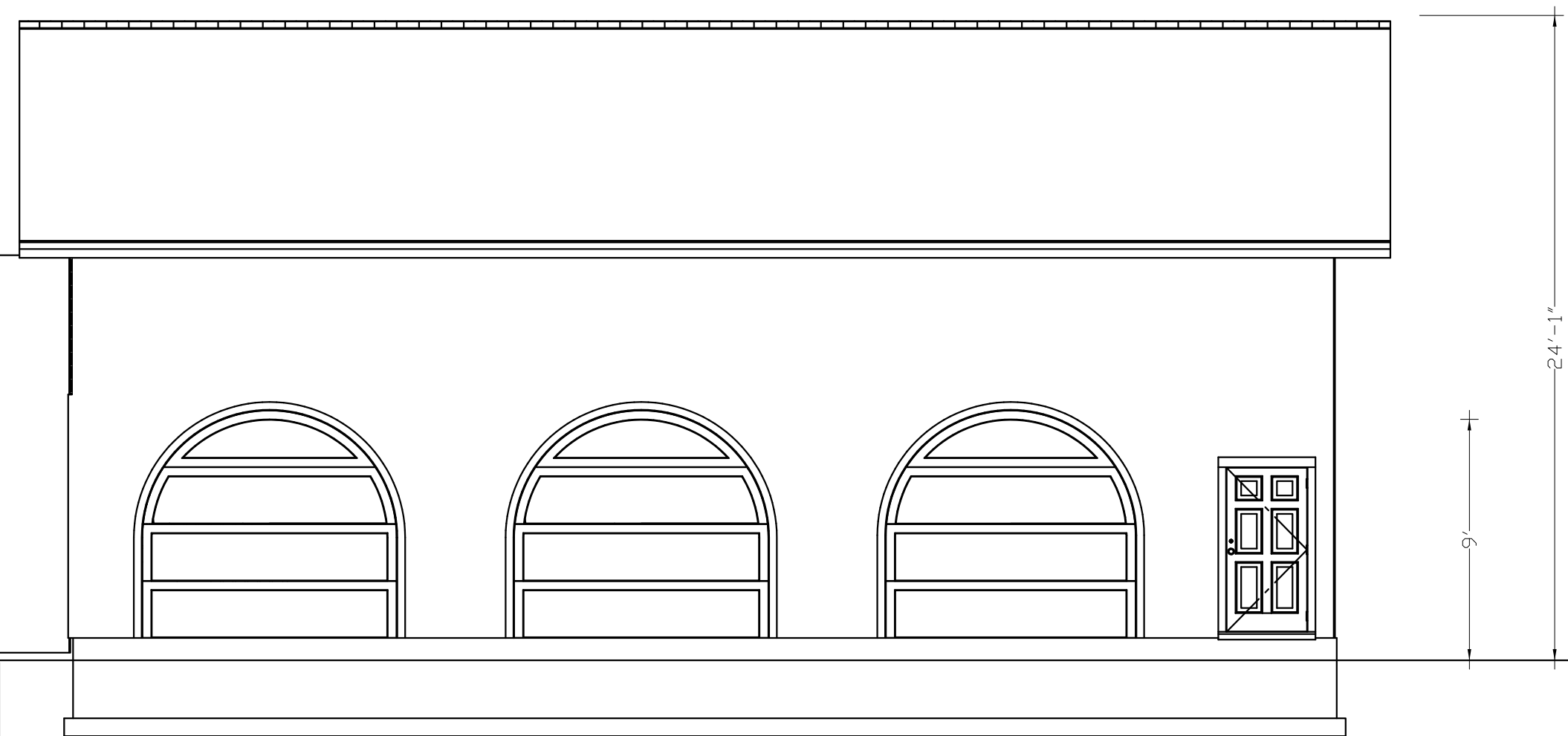
A-5




PROPOSED WEST SECTION

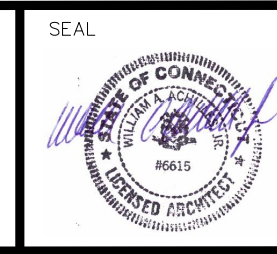


PROPOSED SOUTH SECTION



DESIGNER: MONICA C. BRINA
BALANCE, HARMONY AND PROPORTION DESIGN, LLC

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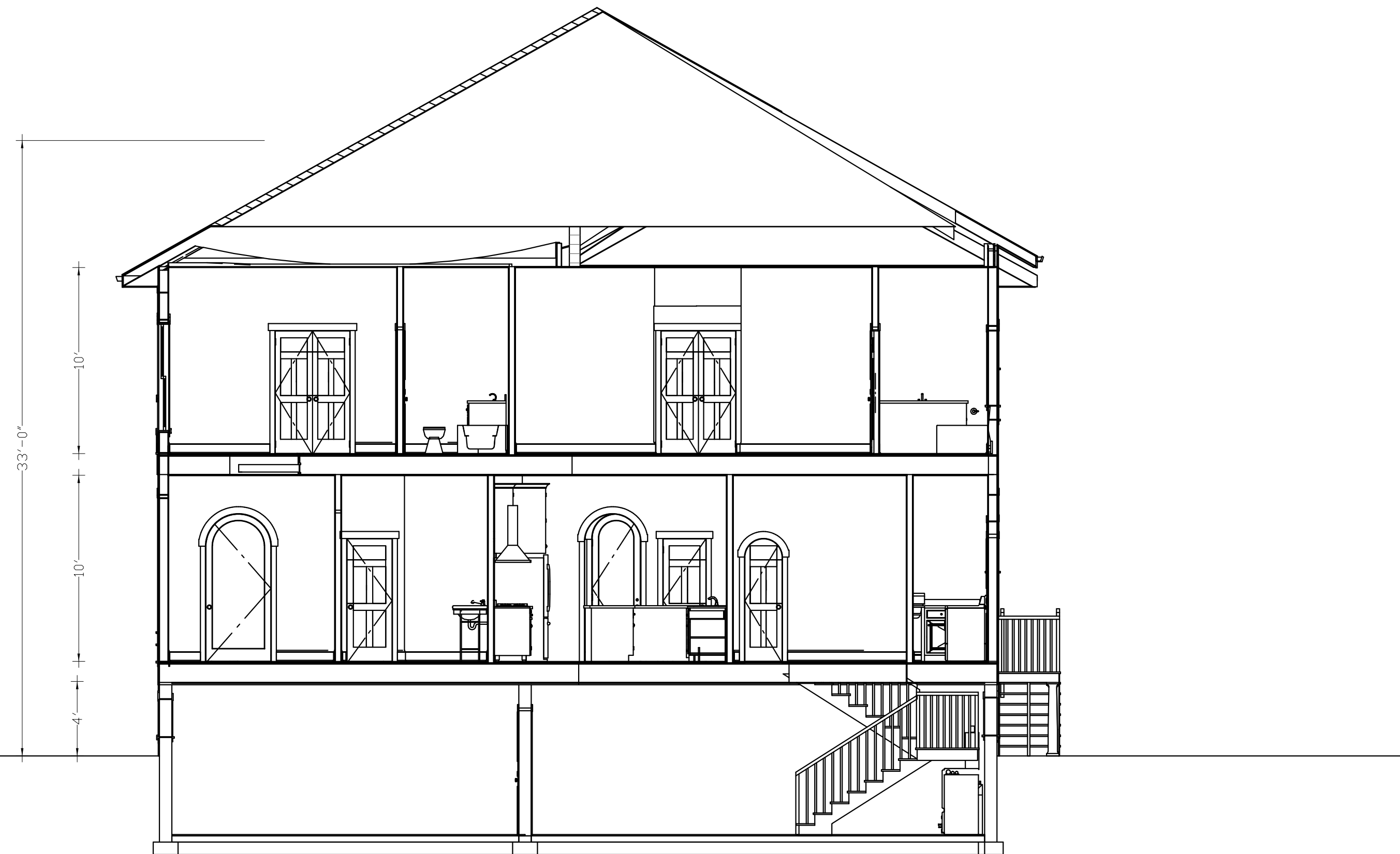
JOB TITLE
NEW SINGLE FAMILY RESIDENCE AT
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WILTON CT 06897

REVISIONS

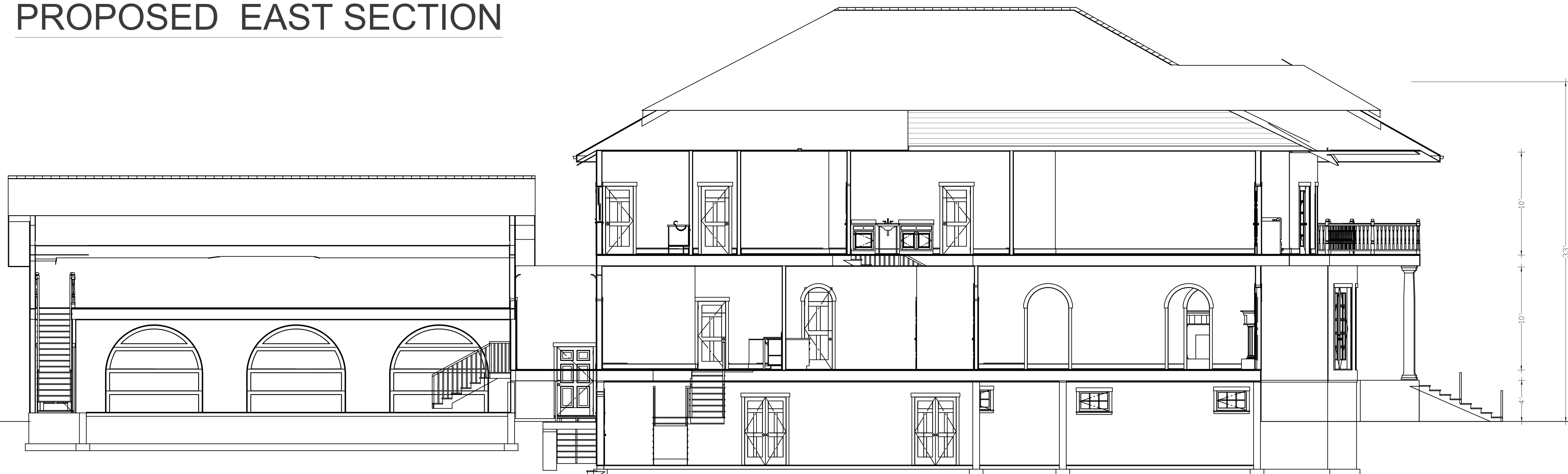
DATE
6-24-21
SCALE
3/16"=1'-0"
JOB NO.
2125

DRAWING TITLE
Proposed Building
Sections

SHEET NO.
A-6



PROPOSED EAST SECTION



PROPOSED NORTH SECTION



DESIGNER: MONICA C. BRINA
BALANCE, HARMONY AND PROPORTION DESIGN, LLC

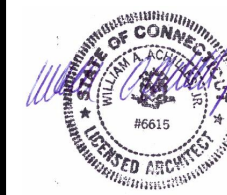


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SEAL



JOB TITLE

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WILTON CT 06897

REVISIONS

DATE

6-24-21

SCALE

3/16"=1'-0"

JOB NO.

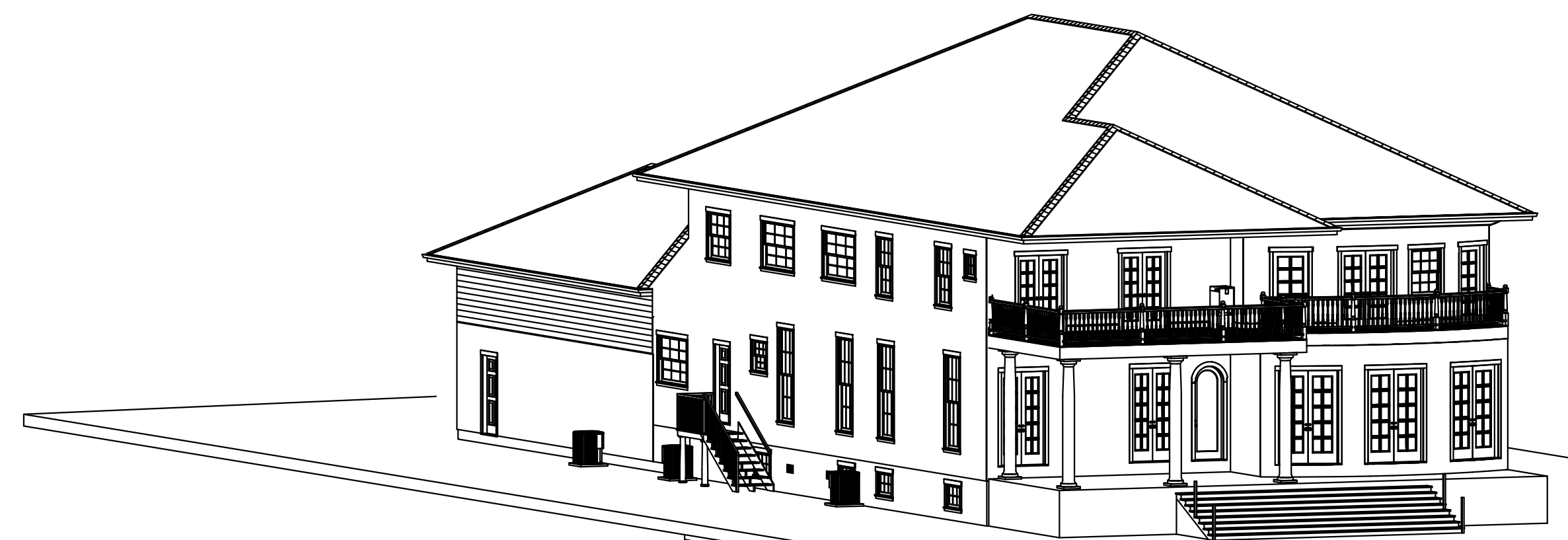
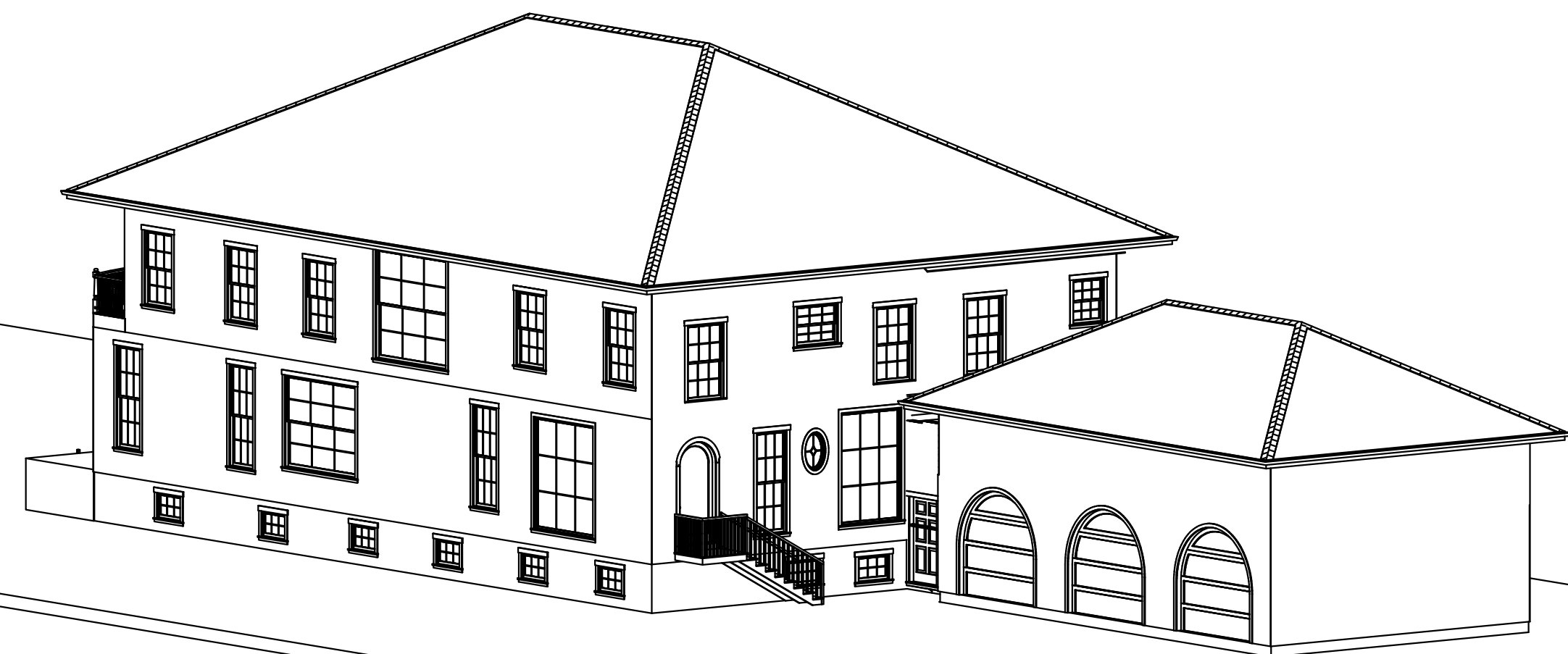
2125

DRAWING TITLE

Proposed Building
Sections

SHEET NO.

A-7



PROPOSED PERSPECTIVE VIEWS
NOT TO SCALE

NOT TO SCALE

DESIGNER: MONICA C. BRINA
BALANCE, HARMONY AND PROPORTION DESIGN, LLC

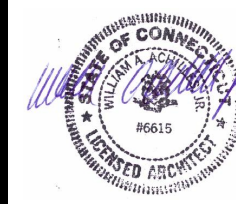


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SEAL



JOB TITLE

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WILTON CT 06897

REVISIONS

DATE

6-24-21

SCALE

No Scale

JOB NO.

2125

DRAWING TITLE

Proposed
Perspective Views

SHEET NO.

R-1