

ZONING TABLE	]	WO DISTRICT
STANDARD	MIN.REQ./MAX.ALL.	EXISTING — PARCEL A #47 old ridgefield road
BUILDING REQUIREMENTS		
MINIMUM FOT AREA	Z O Z M	22,307 Sq. Ft.
MINIMUM LOT FRONTAGE	Z O Z M	324.71'
FRONT YARD — MINIMUM	10'	7 7
FRONT YARD — MAXIMUM	20'	-
SIDE YARD — MINIMUM	0,	9.6'
SIDE YARD (abutting res. dist.)	75'	Z
REAR YARD — MINIMUM	20,	44.0'
REAR YARD (abutting res. dist.)	75'	N/A
BUILDING COVERAGE — MAXIMUM	30% / 6,692 SF	5,680 SF / 25.5%
SITE COVERAGE — MAXIMUM	80% / 17,845 SF	13,557 SF / 60.8%
FLOOR AREA RATIO — MAXIMUM	0.50	0.45 (per tax assessor records)
PARKING REQUIREMENTS		
FRONT YARD — MINIMUM	10'	28.7'
SIDE YARD — MINIMUM	0,	0.0'
SIDE YARD (abutting res. dist.)	60,	Z/>
REAR YARD — MINIMUM	0,	6.8,
REAR YARD (abutting res. dist.)	60'	Z/>
TOTAL SPACES		14

1. This survey has been prepared in accordance with Sections 20-300b-1 thru 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 Property Survey the Boundary Determination Category of which is a Resurvey conforming to Horizontal Accuracy Class A-2. It is intended to depict property boundaries and locations of improvements.

LOT A (47 OLD RIDGEFIELD ROAD)

Right of Way granted in a deed to The Wilton Cooperative School recorded in volume 53 at page 243
-Easement to The Connecticut Light and Power Company dated March 8, 1956 recorded in volume 68 at page 341
-Easement to the Town of Wilton for highway purposes as noted in a deed dated December 5, 1985 recorded in volume 524 at page 161
-Easement Agreement dated April 24, 1986 recorded in volume 586 at page 293
-Easement Agreements dated June 15, 1987 recorded in volume 617 at pages 273 and 275
-Utility Easement to The Connecticut Light and Power Company dated February 10, 1987 recorded in volume 688 at page 217
-Easements and rights of way as set forth in the Declaration of Reciprocal Easements and Maintenance Agreement dated January 25, 2002 recorded in volume 1354 at page 72. Easements not depicted hereon.
-Oil Tank Easement dated February 4, 2001 recorded in volume 1355 at page 43
-Warranty Deed dated April 17, 2006 recorded in volume 1863 at page 258
-Refer to Parcel A, Map 5307 and to maps #1116, #3600, #4159, #4441, #4442 & #4465

Property located in Wilton Center District.

 $\omega$ 

- Reference is made to FEMA Flood Insurance Rate Map No. 09001C0383F, Effective Date 6/18/2010. Subject Parcel does not lie within a Special Flood Hazard Area.
- Reciprocal Easements not depicted hereon.

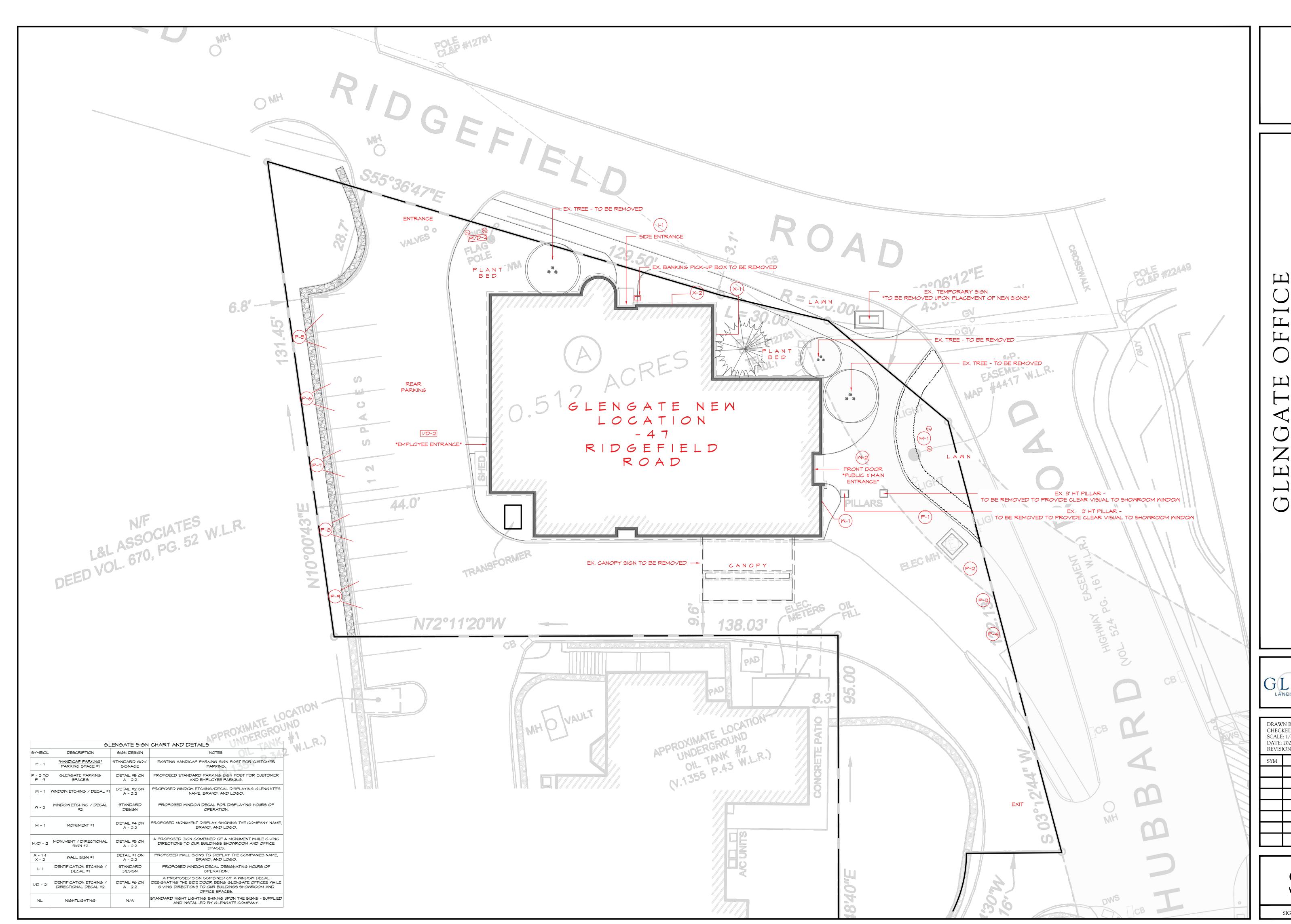
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### 47 OLD RIDGEFIELD ROAD PROPERTY SURVEY

WILTON, CONNECTICUT
PREPARED FOR
GLENGATE COMPANY

	J	S S			m	T 06897	Company	Spir
		LAWRENCE	Jeg S	correct as noted hereon	To my knowledge and	Checked By: LWP	d Company Drawn By: CJV	1"=20'
DATE	8/17/2023	LAWRENCE W. POSSON, JR. CT. L.S. #16130	Jamens Hosson	reor	To my knowledge and belief this map is substantially	Checked By: LWP Comm. No.: 8794–2	Date: 08/17/2023	

57 Danbury Road, Suite 203 | Wilton, CT Fel: 203.762.9492 | www.ryanandfaulds.co LAND SURVEYING
CIVIL ENGINEERING
PLANNING & ZONING CONSULTING
PERMITTING Ryan and Fall LAND SURVEYORS | A Redniss & Mead REDNIS

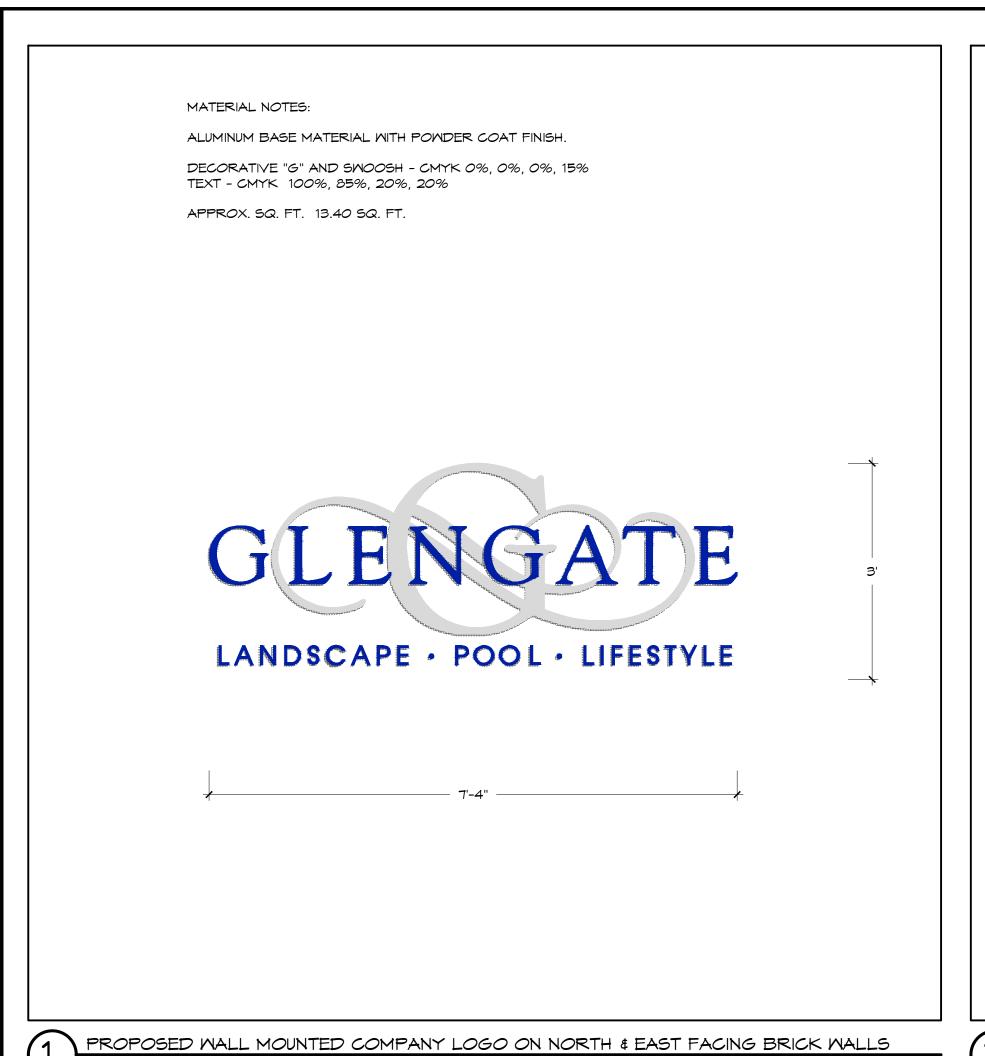


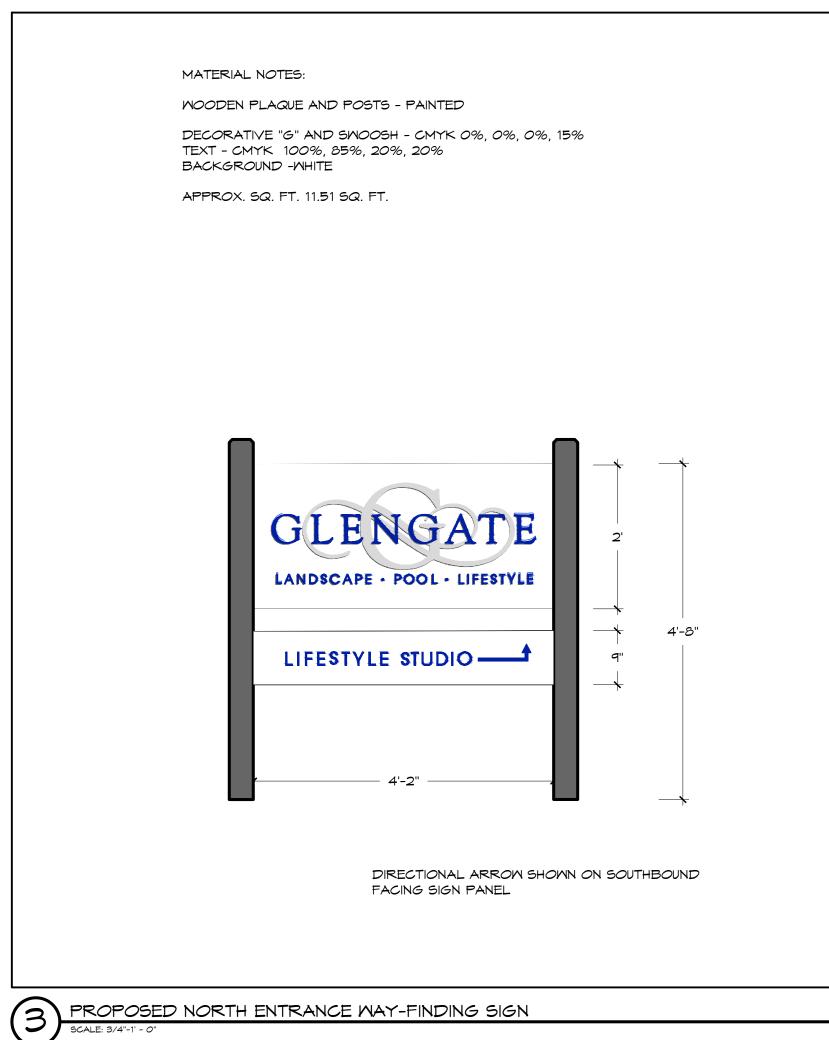


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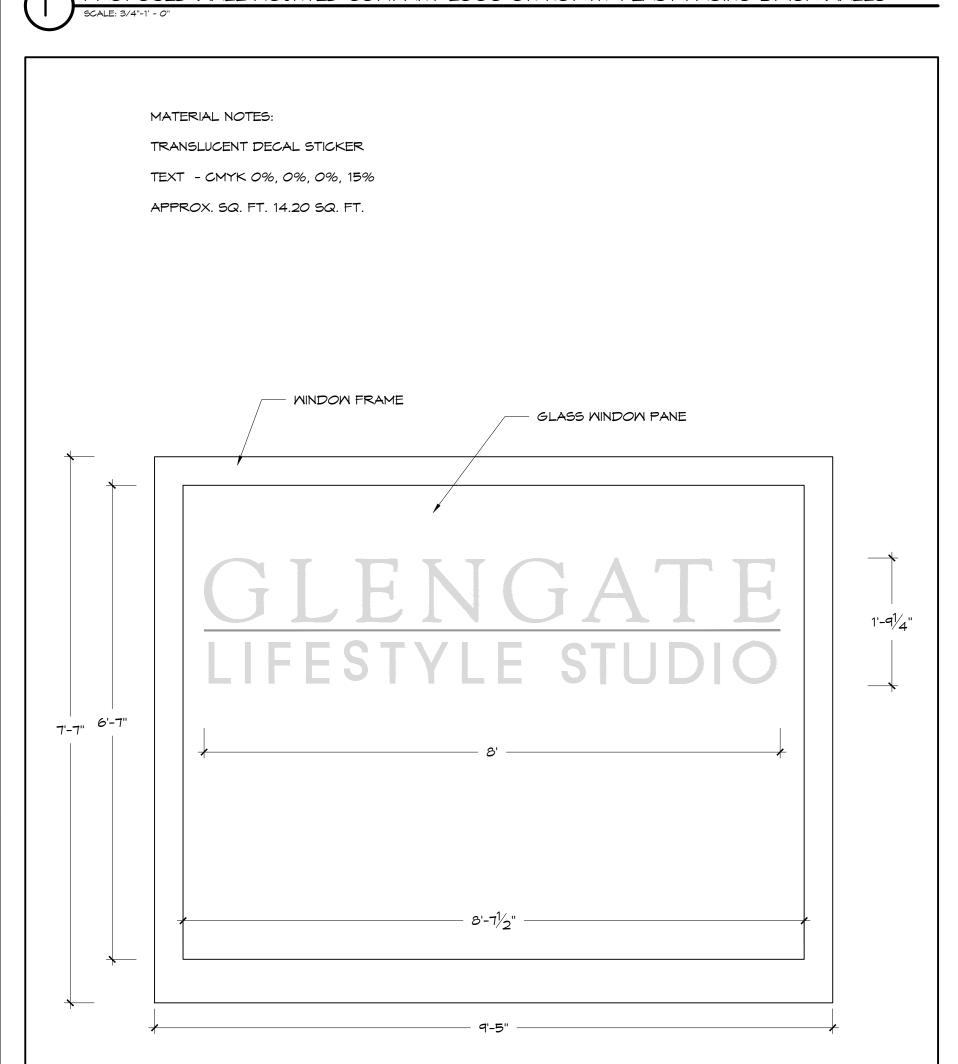
CHECK SCALE	: 1/8" = 1' - 0" 2023-08-21		
SYM	DATE	NOTE	



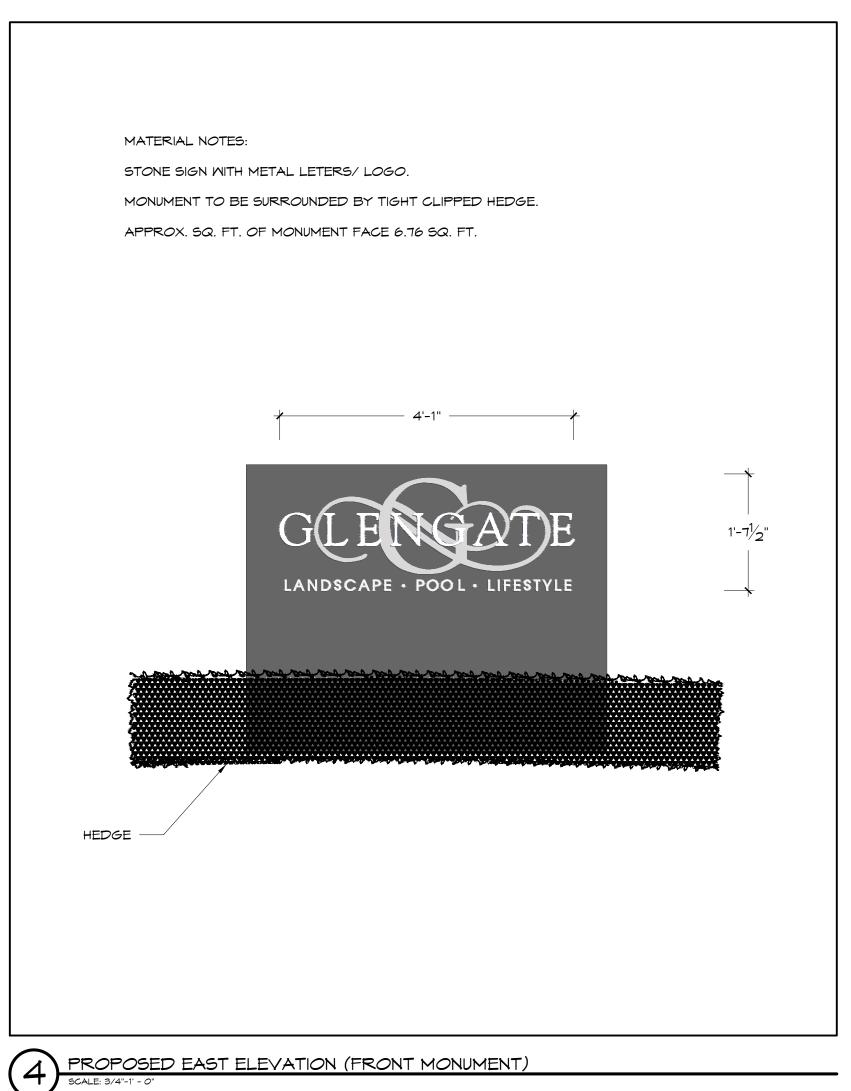


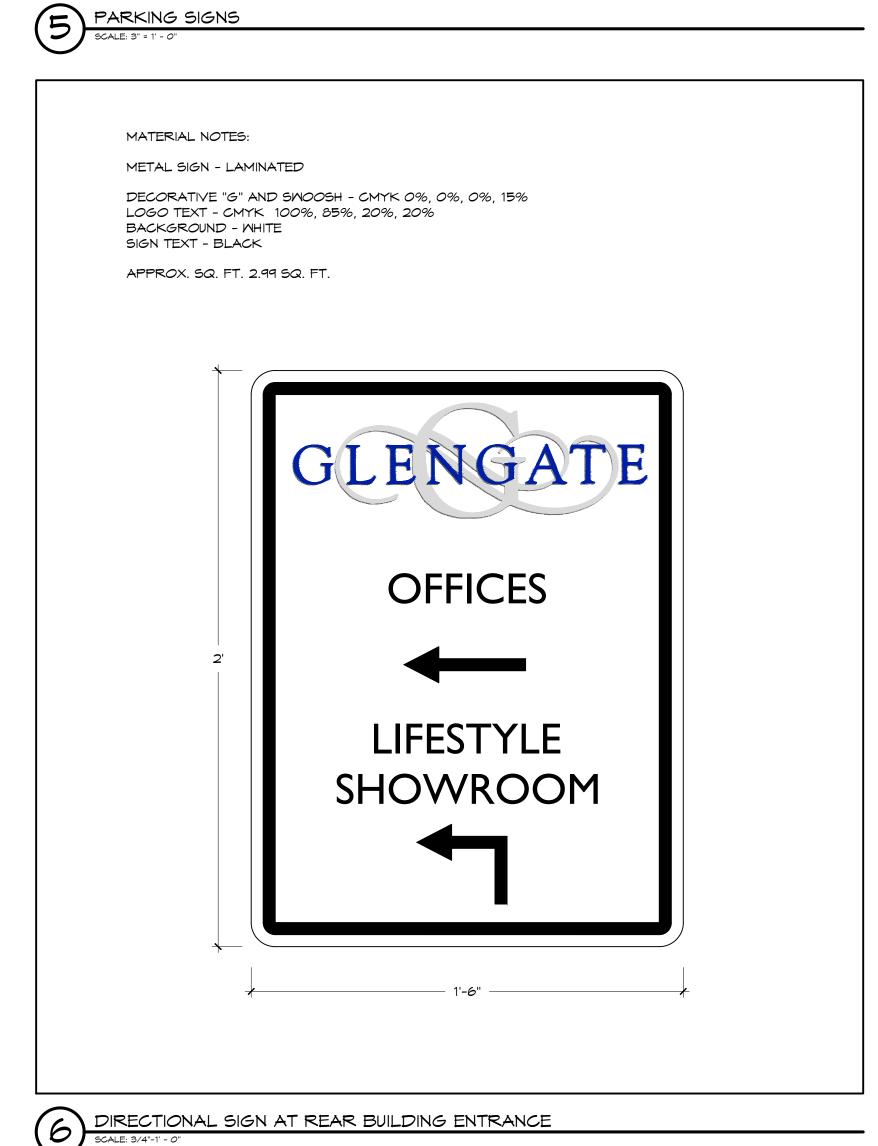






PROPOSED FRONT WINDOW DECAL





GLENGATE

A7 OLD RIDGEHELD ROAD, WILTON, CT

PROPOSED SIGNAGE ELEVATION



DRAWN BY: VC CHECKED: JS SCALE: AS NOTED DATE: 2023-08-18 REVISION:			
SYM	DATE	NOTE	
	2023-08-21	FIRST SUBMITTAL	

A-2.2

BUILDING ELEVATION



# POSED SIGNAGE ELEVAT

GLENGATE LANDSCAPE · POOL · LIFESTYLE

DRAWN BY: VC CHECKED: JS SCALE: <b>½</b> " = 1' 0" DATE: 2023-08-18 REVISION:				
SYM	DATE	NOTE		
	2023-08-21	FIRST SUBMITTAL		

A-2.1

BUILDING ELEVATION

### \*\*\*IMPORTANT SUBMISSION INFORMATION\*\*\*

### Village District Review:

For any Village District Review, application must be made <a href="SIMULTANEOUSLY">SIMULTANEOUSLY</a> with any application to Planning and Zoning.

### **Architectural Review Board:**

Strongly recommends a pre-application meeting.

Architectural Review Board must review and issue a report **BEFORE** any application is made to P&Z.

### WILTON PLANNING AND

### ARCHITECTURAL REVIEW BOARD/VILLAGE

ZONING COMMISSION	DISTRICT DESIGN ADVISORY COMMITTEE APPLICATION
APPLICANT'S NAME	ADDRESS
OWNER'S NAME	ADDRESS
PROPERTY LOCATION	ZONING DISTRICT
WLR VOLUME PA	GE TAX MAP # LOT # ACREAGE
THE FOLLOWING MATERIALS	ARE REQUIRED:
* Application Forms / Materials  * All submitted plans and document	TIONS FOR SUBMISSION DURING COVID at:   Wilton CT     Wilton CT     Its shall bear an original signature, seal, and license number of the professional     Maps should be folded, not rolled - 11" x 17" Plan Copies
	OF ALL APPLICATION MATERIALS (CONSOLIDATED INTO pailed to: michael.wrinn@wiltonct.org & daphne.white@wiltonct.org
i. An application form;	

- A statement describing the proposed project (use page 2 or attach separate sheet); ii.
- The following plans, where applicable, based on the nature of the proposed project: iii.
- 1. An A-2 survey for any proposal involving the physical enlargement of a building, structure, parking area and/or vehicle access aisle.
- 2. A site plan drawn at a scale of no greater than 1" = 60', incorporating an A-2 survey (where required), of the property sufficient to show the location of:
  - wetlands, upland buffers, watercourse and flood zones, if any; a.
  - b. existing and/or proposed buildings and appurtenances thereof;
  - existing and/or proposed parking accommodations; C.
  - existing and/or proposed lighting d.
  - existing and proposed buffer strips and landscaping; e.
  - access and egress details for pedestrian and vehicular traffic: f.
  - existing and/or proposed signs, and q.
  - h. adjacent roads, curb cuts, and width of rights-of-way and travel way.
  - easements, regulatory setbacks, historic covenants or other historic assets. i.
- 3. Floor plans at each level showing the basic divisions of the building, all entrances, exits and loading and service areas.
- 4. A description of the architectural vernacular of proposed construction and its architectural relationship to other buildings within 500 feet.
- 5. Elevation drawings of all sides of the building, with dimensions, finish materials, fixtures, lighting, signage, landscape and colors indicated.

turbines, green roofing etc., and the 8. A signage plan with a scaled dimensions (length, width, height),	hanical equipment, vents, e type and extent of scree d drawing showing the des a drawing of sign design a ther with a site plan showir	hatches, skylights, solar arrays, wind ning to be provided. sign of any proposed signage, including and content, colors of sign, materials for ng location of proposed free-standing	
THE APPLICANT understands that this documents required by the Commission had incurred.	application is to be considerave been submitted and is re	ered complete only when all information an sponsible for the payment of all legal notice	d es
THE UNDERSIGNED WARRANTS th according to the best of his or her knowle property as described herein.	e truth of all statements contedge and belief; and hereby g	rained herein and in all supporting document grants visitation and inspection of the subject	ts et
APPLICANT'S SIGNATURE	DATE	TELEPHONE	
OWNER'S SIGNATURE	DATE	TELEPHONE	
PROJECT NARRATIVE:			