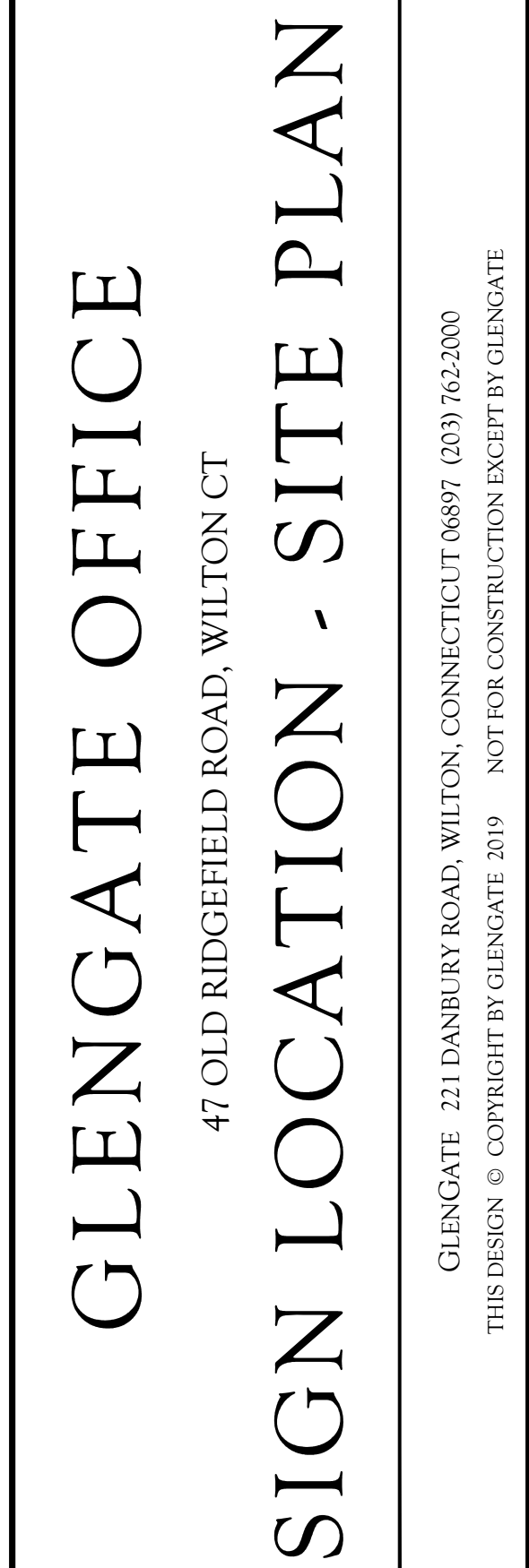


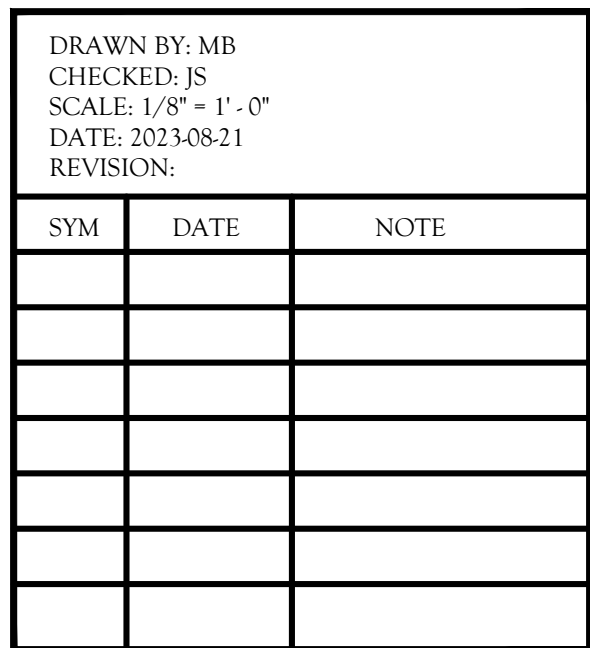
ZONING TABLE – WC DISTRICT		EXISTING – PARCEL A #47 OLD RIDGEFIELD ROAD	
STANDARD	MIN. REQ. / MAX. ALL.		
<b>BUILDING REQUIREMENTS</b>			
MINIMUM LOT AREA	NONE	22,307 Sq. Ft.	
MINIMUM LOT FRONTAGE	NONE	324.71'	
FRONT YARD – MINIMUM	10'	3.1'	
FRONT YARD – MAXIMUM	20'		
SIDE YARD – MINIMUM	0'	9.6'	
SIDE YARD (abutting res. dist.)	75'	N/A	
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	13,357 SF / 60.8%	
FLOOR AREA RATIO – MAXIMUM	0.50	0.45 (per tax assessor records)	
<b>PARKING REQUIREMENTS</b>			
FRONT YARD – MINIMUM	10'	28.7'	
SIDE YARD – MINIMUM	0'	0.0'	
SIDE YARD (abutting res. dist.)	60'	N/A	
REAR YARD – MINIMUM	0'	6.8'	
REAR YARD (abutting res. dist.)	60'	N/A	
TOTAL SPACES		14	





47 OLD RIDGEFIELD ROAD, WILTON CT  
SIGN LOCATION - SITE PLAN

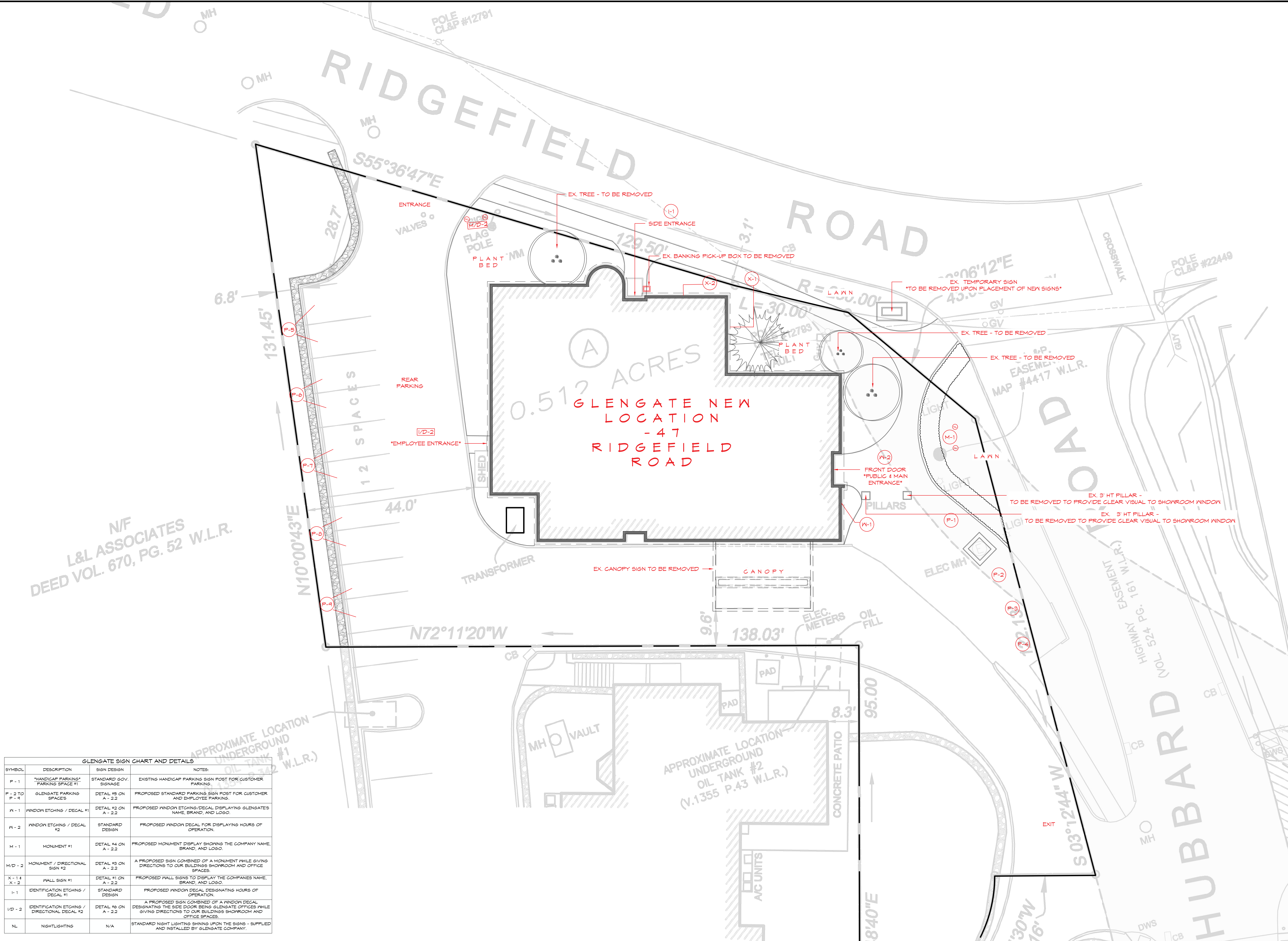
THIS DESIGN © COPYRIGHT BY GLENGATE 2019 NOT FOR CONSTRUCTION EXCEPT BY GLENGATE



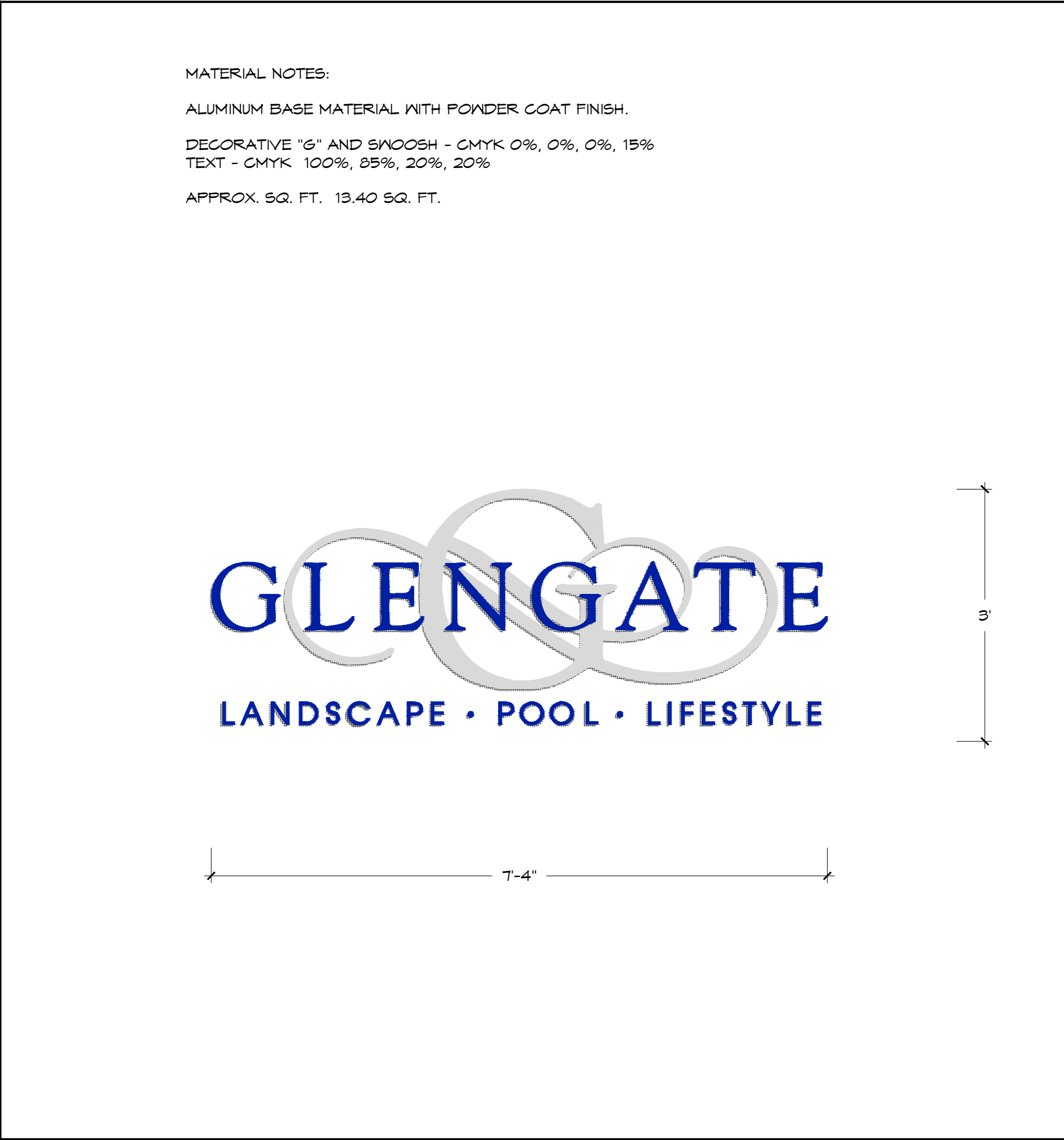
DRAWN BY: MB  
CHECKED: JS  
SCALE: 1/8" = 1' - 0"  
DATE: 2023-08-21  
REVISION:

[illegible]

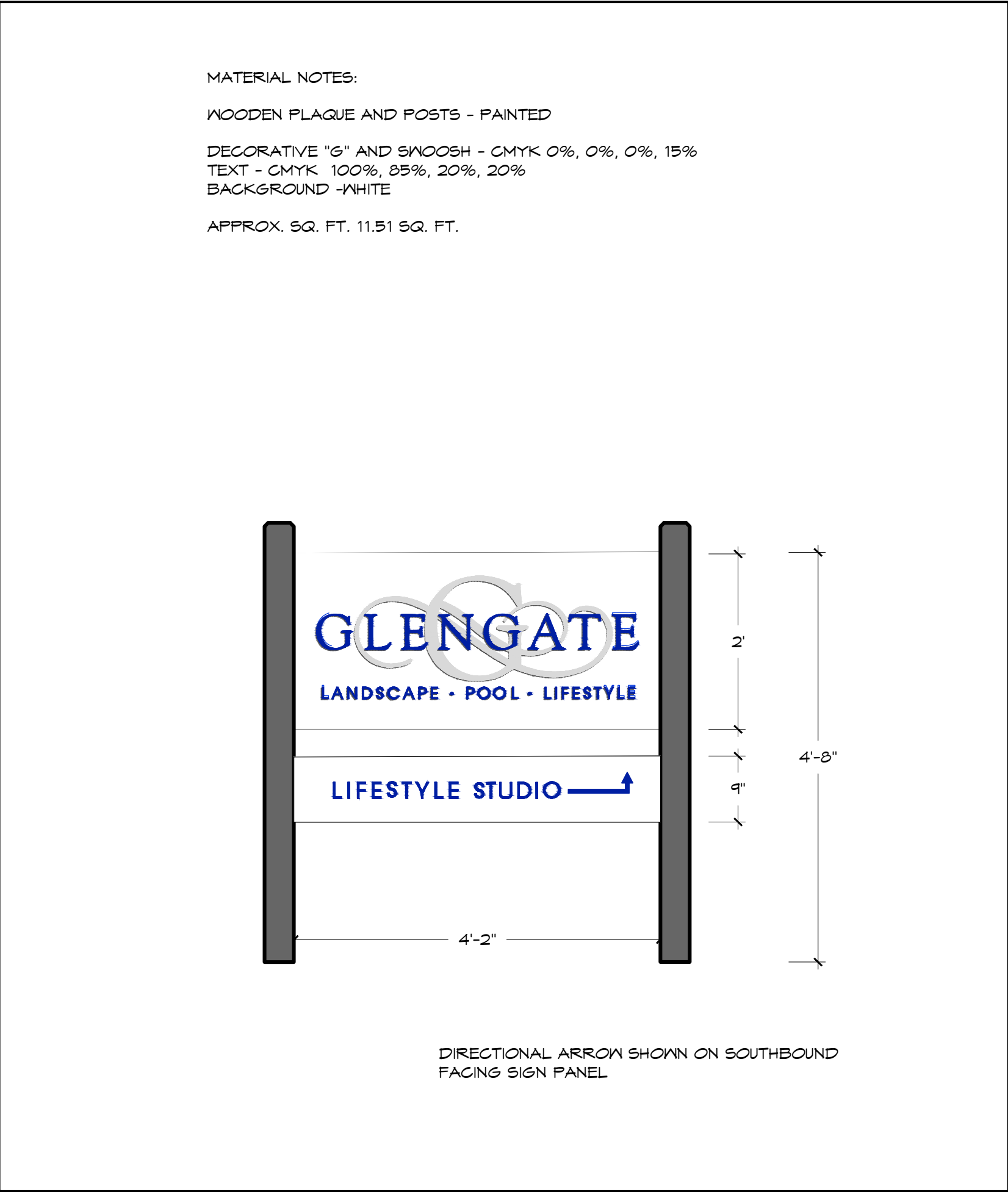
SIGN LOCATION - SITE PLAN



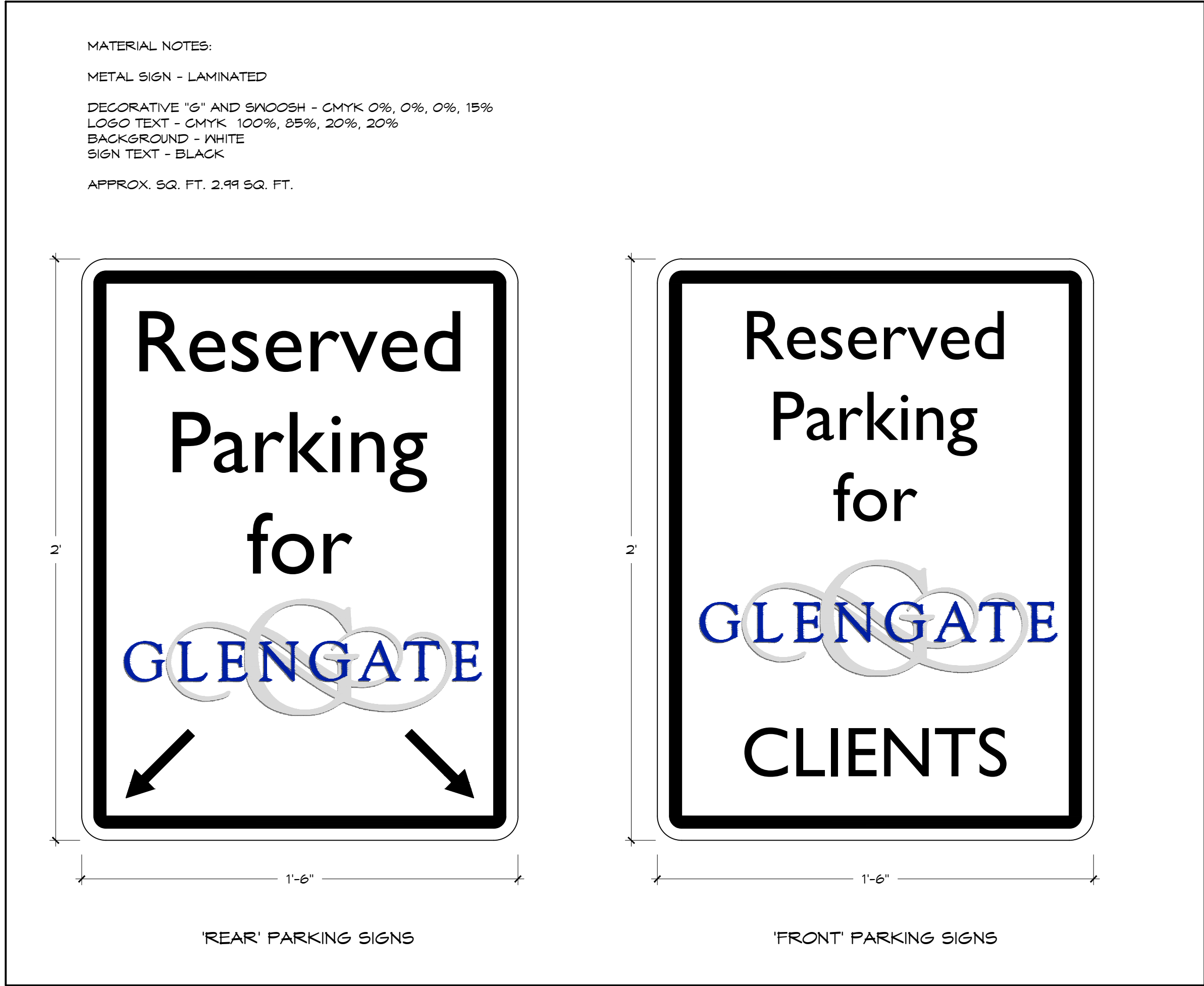




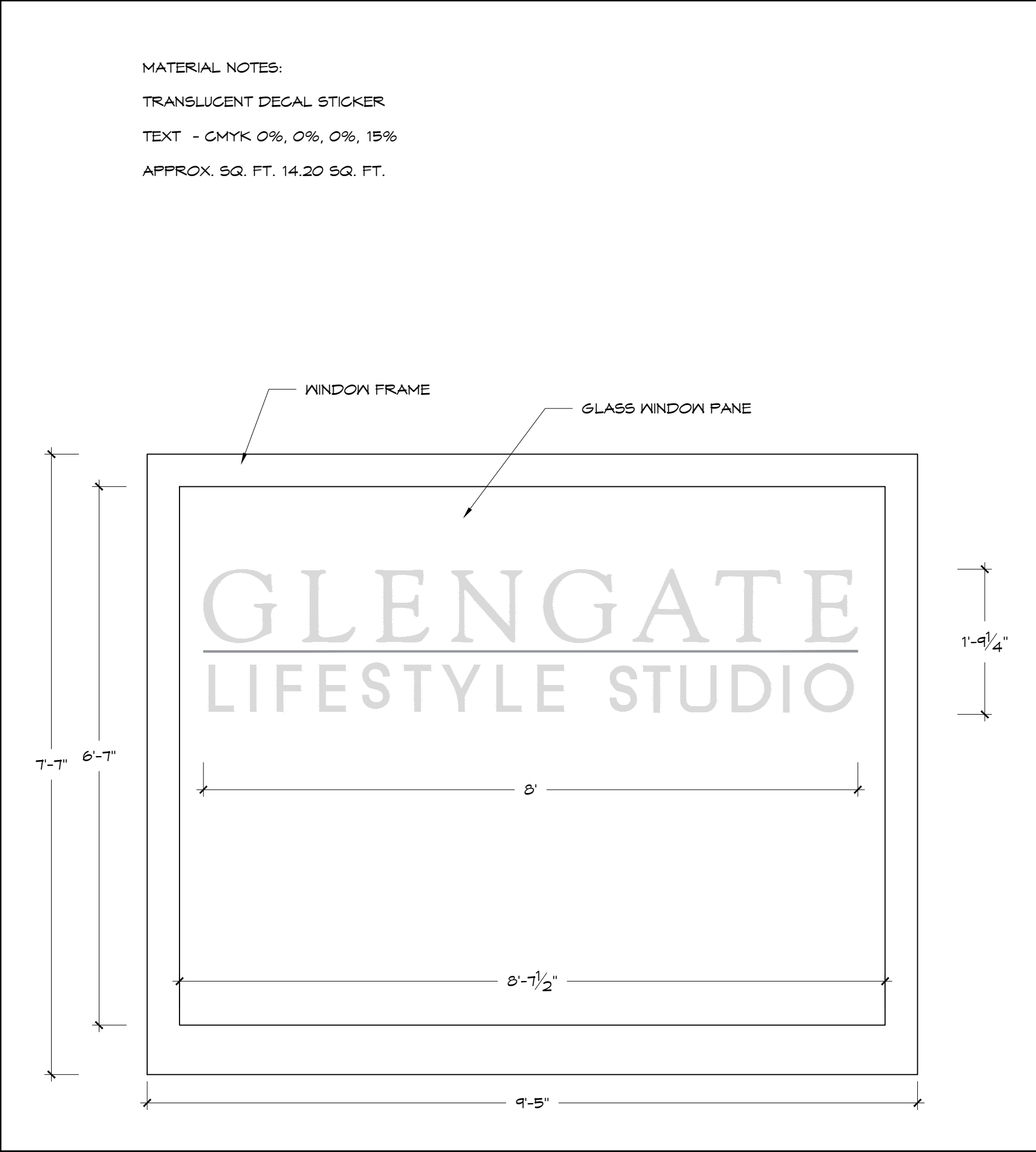
1 PROPOSED WALL MOUNTED COMPANY LOGO ON NORTH & EAST FACING BRICK WALLS  
SCALE 3/4" = 1' - 0"



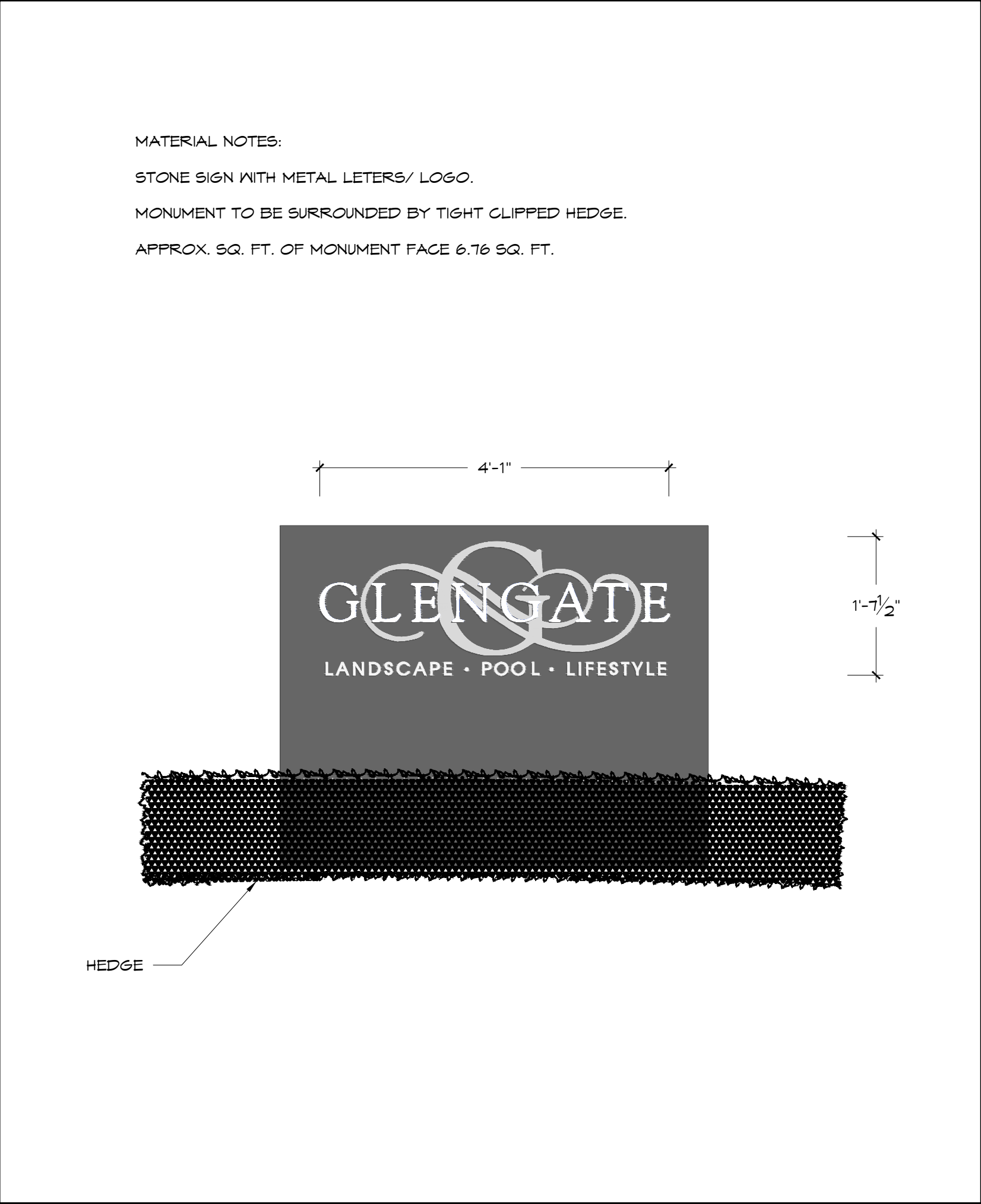
3 PROPOSED NORTH ENTRANCE WAY-FINDING SIGN  
SCALE 3/4" = 1' - 0"



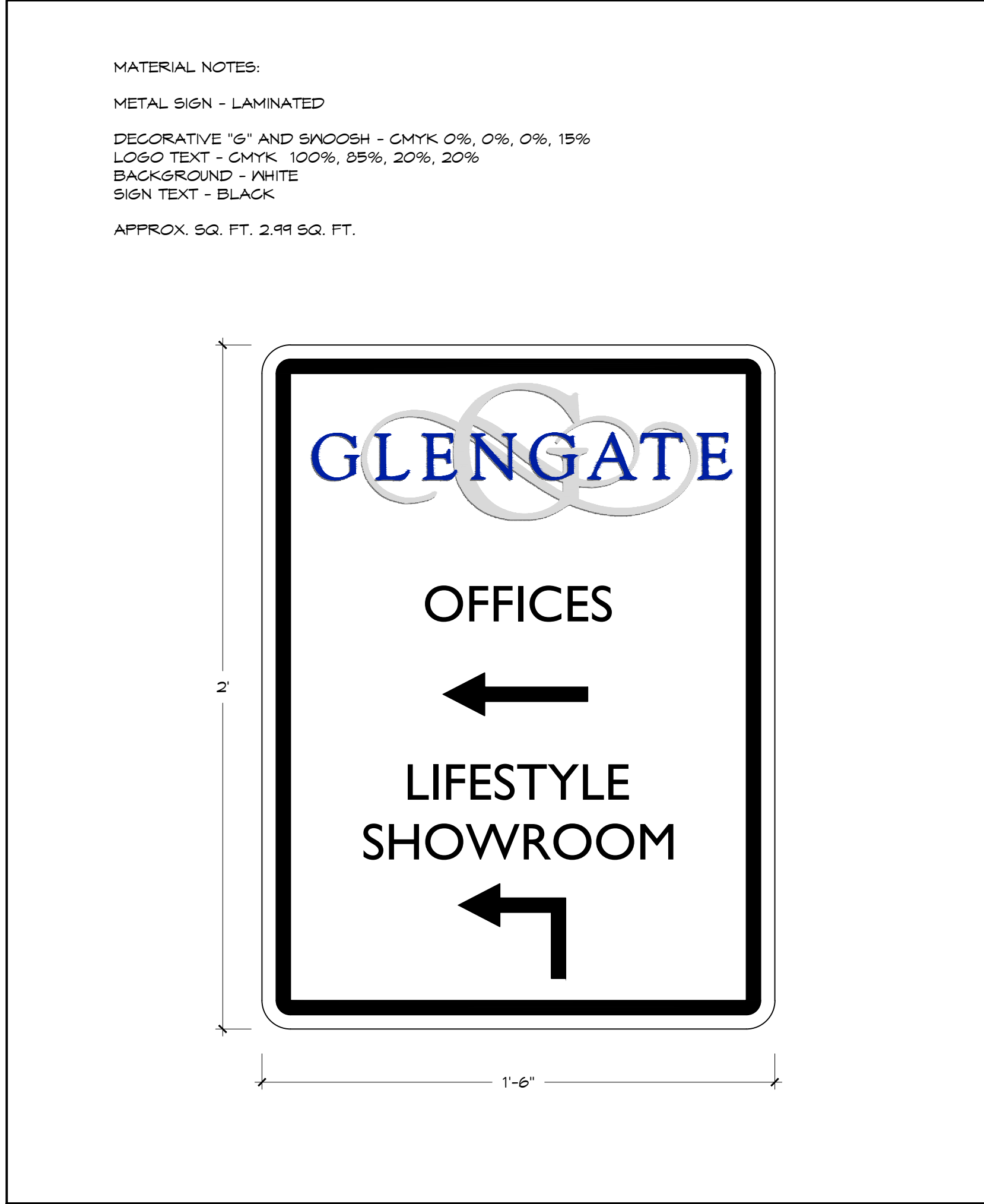
5 PARKING SIGNS  
SCALE 3/4" = 1' - 0"



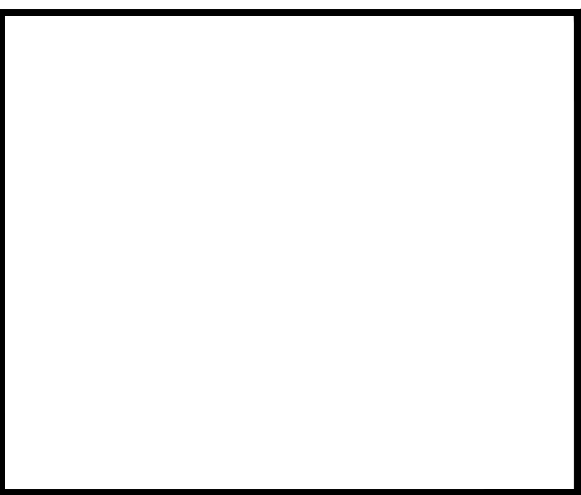
2 PROPOSED FRONT WINDOW DECAL  
SCALE 3/4" = 1' - 0"



4 PROPOSED EAST ELEVATION (FRONT MONUMENT)  
SCALE 3/4" = 1' - 0"



6 DIRECTIONAL SIGN AT REAR BUILDING ENTRANCE  
SCALE 3/4" = 1' - 0"



GLENGATE

47 OLD RIDGEFIELD ROAD, WILTON, CT

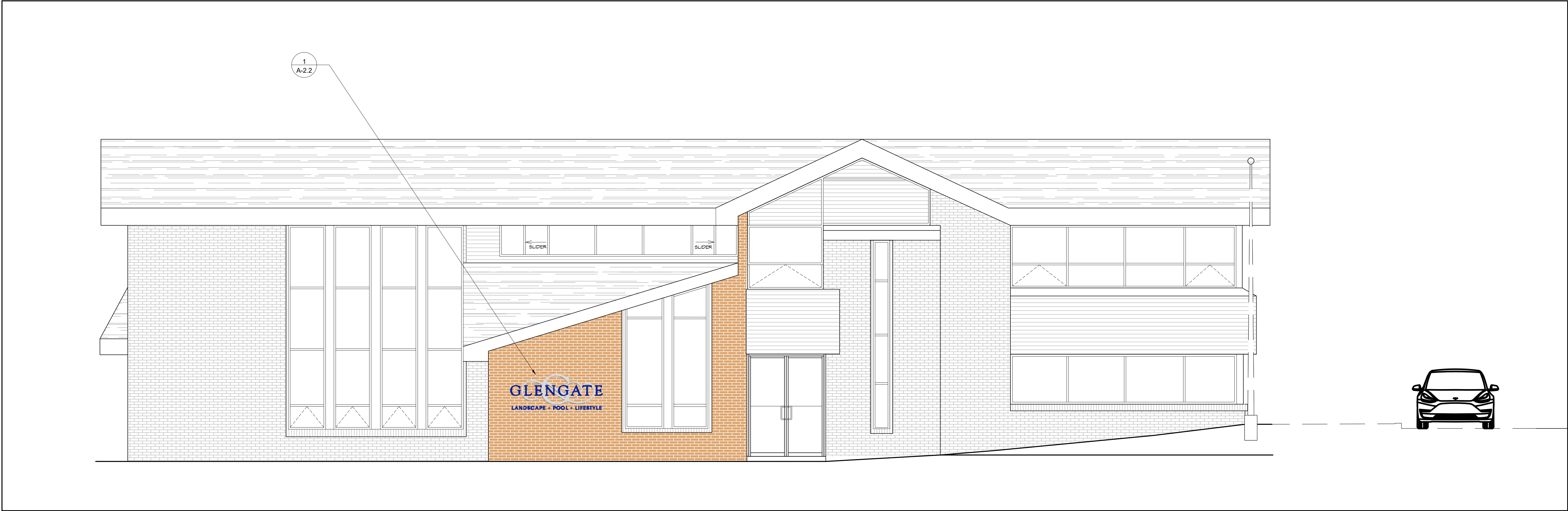
PROPOSED SIGNAGE ELEVATIONS

GLENGATE 221 DANBURY ROAD, WILTON, CONNECTICUT 06897 (203) 762-2000

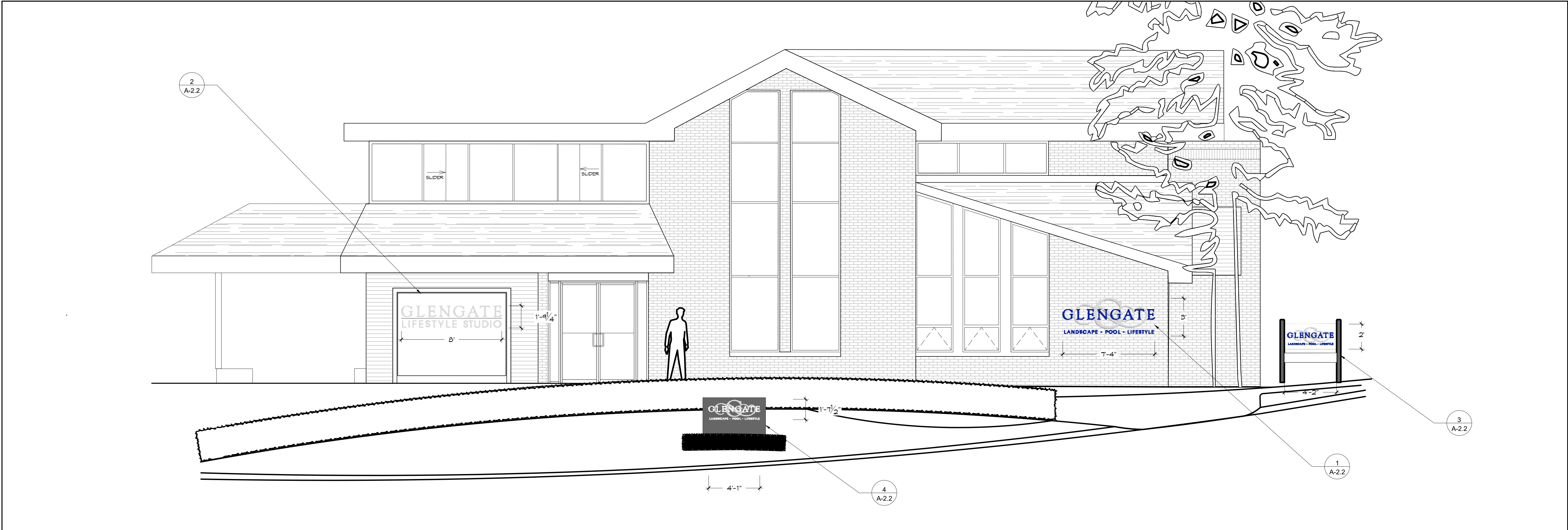
THIS DESIGN © COPYRIGHT BY GLENGATE 2023 NOT FOR CONSTRUCTION EXCEPT BY GLENGATE



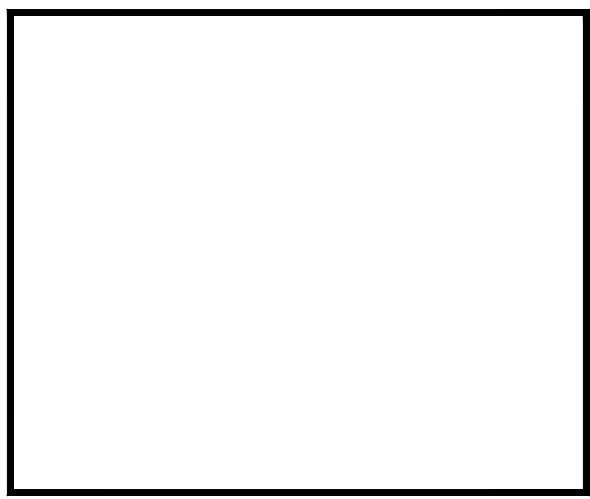
DRAWN BY: VC CHECKED: JS SCALE: AS NOTED DATE: 2023-08-18 REVISION:		
SYM	DATE	NOTE
	2023-08-21	FIRST SUBMITTAL



1 PROPOSED NORTH ELEVATION  
SCALE: 1/4"=1'-0"



2 PROPOSED EAST ELEVATION  
SCALE: 1/4"=1'-0"



GLENGATE  
47 OLD RIDGEFIELD ROAD, WILTON, CT  
PROPOSED SIGNAGE ELEVATIONS  
GLENGATE 221 DANBURY ROAD, WILTON, CONNECTICUT 06897 (203) 762-2000  
THIS DESIGN © COPYRIGHT BY GLENGATE 2023 NOT FOR CONSTRUCTION EXCEPT BY GLENGATE



DRAWN BY: VC CHECKED: JS SCALE: 1/4" = 1' 0" DATE: 2023-08-18 REVISION:		
SYM	DATE	NOTE
	2023-08-21	FIRST SUBMITTAL

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

**Village District Review:**

For any Village District Review, application must be made **SIMULTANEOUSLY** 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  
ZONING COMMISSION**

**ARCHITECTURAL REVIEW BOARD/VILLAGE  
DISTRICT DESIGN ADVISORY COMMITTEE APPLICATION**

\_\_\_\_\_  
APPLICANT'S NAME

\_\_\_\_\_  
ADDRESS

\_\_\_\_\_  
OWNER'S NAME

\_\_\_\_\_  
ADDRESS

\_\_\_\_\_  
PROPERTY LOCATION

\_\_\_\_\_  
ZONING DISTRICT

\_\_\_\_\_  
WLR

\_\_\_\_\_  
VOLUME

\_\_\_\_\_  
PAGE

\_\_\_\_\_  
TAX MAP #

\_\_\_\_\_  
LOT #

\_\_\_\_\_  
ACREAGE

**THE FOLLOWING MATERIALS ARE REQUIRED:**

\* Please see **SPECIAL INSTRUCTIONS FOR SUBMISSION DURING COVID** at:

[Application Forms / Materials | Wilton CT](#)

\* All submitted plans and documents shall bear an **original signature, seal, and license number** of the professional responsible for preparing each item. Maps should be **folded, not rolled** – 11" x 17" Plan Copies

**ELECTRONIC SUBMISSION OF ALL APPLICATION MATERIALS (CONSOLIDATED INTO  
1 OR 2 PDFs MAXIMUM), emailed to: [michael.wrinn@wiltonct.org](mailto:michael.wrinn@wiltonct.org) & [daphne.white@wiltonct.org](mailto:daphne.white@wiltonct.org)**

- i. An application form;
- ii. A statement describing the proposed project (use page 2 or attach separate sheet);
- iii. The following plans, where applicable, based on the nature of the proposed project:

\_\_\_ 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:

- a. wetlands, upland buffers, watercourse and flood zones, if any;
- b. existing and/or proposed buildings and appurtenances thereof;
- c. existing and/or proposed parking accommodations;
- d. existing and/or proposed lighting
- e. existing and proposed buffer strips and landscaping;
- f. access and egress details for pedestrian and vehicular traffic;
- g. existing and/or proposed signs, and
- h. adjacent roads, curb cuts, and width of rights-of-way and travel way.
- i. easements, regulatory setbacks, historic covenants or other historic assets.

\_\_\_ 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.



- \_\_\_ 6. Samples of all finish materials to be used on the exterior of the building.
- \_\_\_ 7. A roof plan showing all mechanical equipment, vents, hatches, skylights, solar arrays, wind turbines, green roofing etc., and the type and extent of screening to be provided.
- \_\_\_ 8. A signage plan with a scaled drawing showing the design of any proposed signage, including dimensions (length, width, height), a drawing of sign design and content, colors of sign, materials for construction and illumination, together with a site plan showing location of proposed free-standing sign and/or building elevations showing location and proportions of wall signs.

**THE APPLICANT** understands that this application is to be considered complete only when all information and documents required by the Commission have been submitted and is responsible for the payment of all legal notices incurred.

**THE UNDERSIGNED WARRANTS** the truth of all statements contained herein and in all supporting documents according to the best of his or her knowledge and belief; and hereby grants visitation and inspection of the subject property as described herein.

APPLICANT'S SIGNATURE

DATE

TELEPHONE

OWNER'S SIGNATURE

DATE

TELEPHONE

**PROJECT NARRATIVE:**