

N/F CONSOLIDATED RAIL CORP.

EXISTING SITE INFORMATION TAKEN FROM CLASS A-2 SURVEY PREPARED BY STUART F. SOMERS, LAND SURVEYOR, REG. NO. 06605 DATED 11-17-1984

REFERENCE IS MADE THE FOLLOWING MAPS ON FILE IN THE NEWTOWN LAND RECORDS, 4007 & 2319.

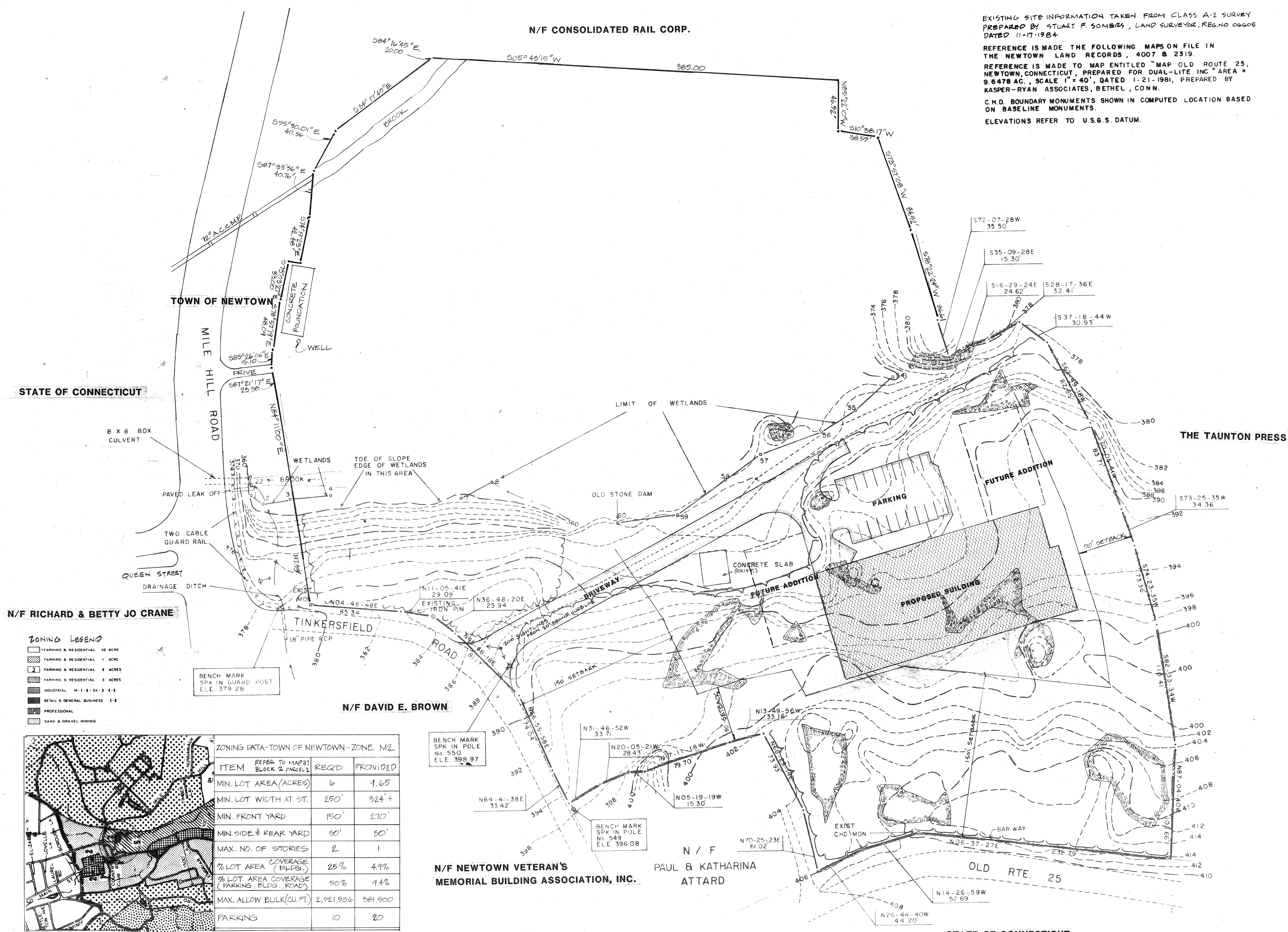
REFERENCE IS MADE TO MAP ENTITLED "MAP OLD ROUTE 25, NEWTOWN, CONNECTICUT, PREPARED FOR DUAL-LITE INC. AREA = 9.6478 AC., SCALE 1" = 40', DATED 1-21-1981, PREPARED BY KASPER-RYAN ASSOCIATES, BETHEL, CONN.

C.M.D. BOUNDARY MONUMENTS SHOWN IN COMPUTED LOCATION BASED ON BASELINE MONUMENTS.

ELEVATIONS REFER TO U.S.G.S. DATUM.

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no.	revision	date
1	PEZ APPLICATION	4-15-85



STATE OF CONNECTICUT

N/F RICHARD & BETTY JO CRANE

ZONING LEGEND

- FARMING & RESIDENTIAL 1/2 ACRE
- FARMING & RESIDENTIAL 1 ACRE
- FARMING & RESIDENTIAL 2 ACRES
- FARMING & RESIDENTIAL 3 ACRES
- INDUSTRIAL M-1, B-2A, B-2, B-3
- RETAIL & GENERAL BUSINESS 1-2
- PROFESSIONAL
- SAND & GRAVEL MINING

BENCH MARK
SPK IN GUARD POST
ELE. 379.28

N/F DAVID E. BROWN

BENCH MARK
SPK IN POLE
No. 550
ELE. 399.97

BENCH MARK
SPK IN POLE
No. 549
ELE. 396.08

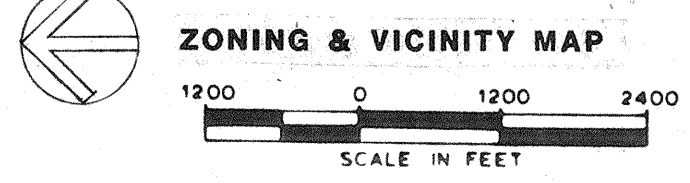
N/F NEWTOWN VETERAN'S
MEMORIAL BUILDING ASSOCIATION, INC.

N / F
PAUL & KATHARINA
ATTARD



ZONING DATA-TOWN OF NEWTOWN-ZONE M2

ITEM	REQ'D	PROVIDED
MIN. LOT AREA (ACRES)	6	9.65
MIN. LOT WIDTH AT ST.	250'	324' +
MIN. FRONT YARD	150'	270'
MIN. SIDE & REAR YARD	50'	50'
MAX. NO. OF STORIES	2	1
% LOT AREA COVERAGE (BLDG.)	25%	4.9%
% LOT AREA COVERAGE (PARKING, BLDG., ROAD)	50%	9.4%
MAX. ALLOW BULK (CU. FT.)	2,921,936	381,900
PARKING	10	20

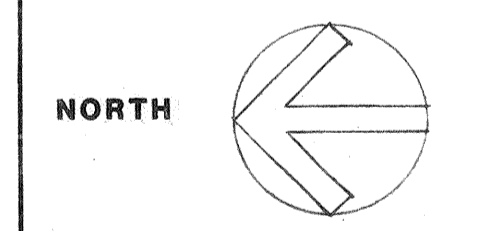


SHADED CIRCLE INDICATES ZONE BOUNDARIES WITHIN 1000'

STATE OF CONNECTICUT

DAVID BRUCE FALCONER
ARCHITECT

859 Post Road
Darien, Connecticut 06820 655-4441



title
SITE PLAN (MAP)

project
TAUNTON PRESS
DIRECT MAIL
DISTRIBUTION CENTER
TINKERSFIELD ROAD
NEWTOWN, CONN.

job no.
0184
date
APRIL 1, 1985
scale
1"=40'
drawn

