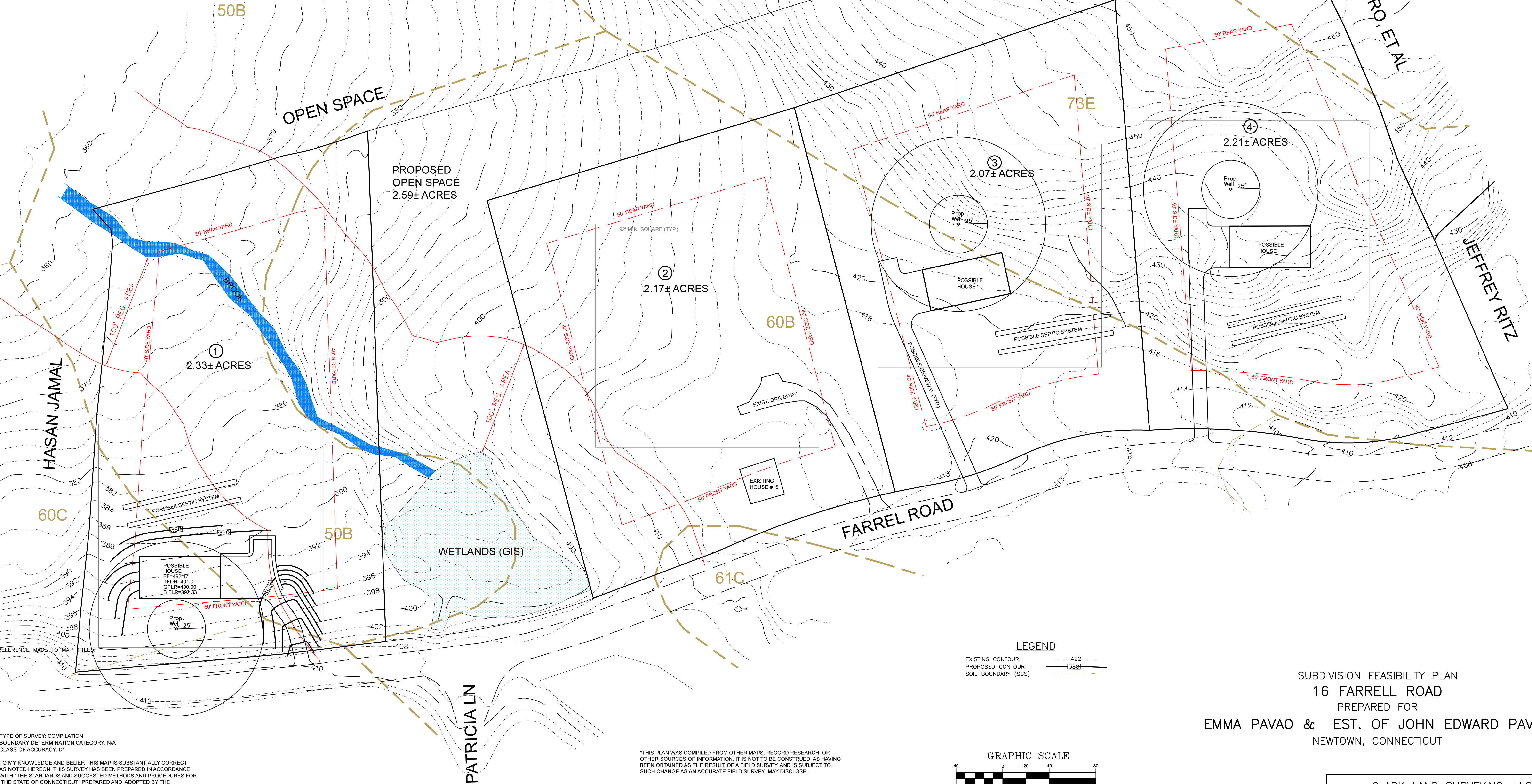


ZONING CHART					
ZONE: R-2	PARCEL	MBL : 3-5-7		11.1± ACRES	
LOT REQUIREMENTS	REQUIRED	LOT 1	LOT 2	LOT 3	LOT 4
MIN. LOT AREA (ACRES)*	2	2.33	2.17	2.07	2.21
MIN. LOT WIDTH @ S/L	225'	350'	250'	225'	310'
MIN. SQUARE	192'	192'+	192'+	192'+	192'+
MIN. FRONT YARD					
FROM PROPERTY LINE	50'	50'+	25'±**	50'+	50'+
FROM C/L OF STREET	75'	75'+	50'±**	75'+	75'+
MIN. SIDE YARD	40'	40'+	92'±	40'+	40'+
MIN. REAR YARD	50'	50'+	100'+	50'+	50'+
MIN. GROSS FLR AREA	1500 SF				
*LOT AREA WILL BE IMPACTED BY THE AMOUNT WETLAND SOILS IDENTIFIED IN THE FIELD. ONLINE SOILS MAPPING WOULD INDICATE SUFFICIENT QUALIFYING LAND FOR DEVELOPMENT AS SHOWN HEREON.					
** LEGAL NON-CONFORMITY					
OPEN SPACE PROVIDED - 2.59 AC (23%)					



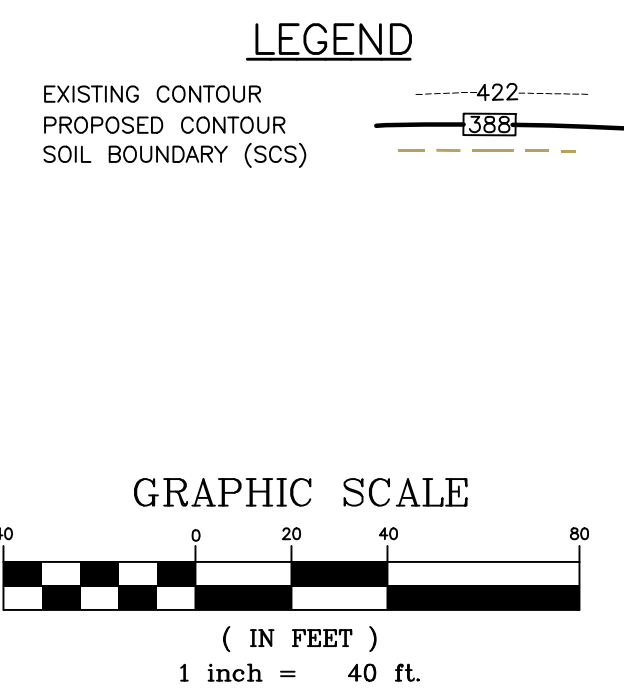
TYPE OF SURVEY: COMPILED  
BOUNDARY DETERMINATION CATEGORY: N/A  
CLASS OF ACCURACY: D\*

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON. THIS SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH THE STANDARDS AND SUGGESTED METHODS AND PROCEDURES FOR THE STATE OF CONNECTICUT PREPARED AND ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC., ON AUGUST 29, 2019.

WILLIAM T. CLARK L.S. #70080  
NOT VALID WITHOUT EMBOSSED SEAL

\*THIS PLAN WAS COMPILED FROM OTHER MAPS, RECORD RESEARCH OR OTHER SOURCES OF INFORMATION. IT IS NOT TO BE CONSTRUED AS HAVING BEEN OBTAINED AS THE RESULT OF A FIELD SURVEY, AND IS SUBJECT TO SUCH CHANGE AS AN ACCURATE FIELD SURVEY MAY DISCLOSE.

THIS PLAN HAS BEEN DRAWN TO DEMONSTRATE THE FEASIBILITY OF SITE DEVELOPMENT USING INFORMATION FOUND ONLINE AND IN THE NEWTOWN LAND RECORDS. BASED ON AVAILABLE DATA THIS PLAN DEMONSTRATES THAT 3 NEW BUILDINGS LOTS ARE POSSIBLE IN ADDITION TO THE EXISTING HOUSE. PRIOR TO SUBDIVISION PLANS BEING DRAWN, FURTHER AND MORE IN-DEPTH WORK IS REQUIRED, INCLUDING WETLANDS DELINEATION AND LOCATION, SOIL TESTING FOR SUB-SURFACE SANITARY WASTE DISPOSAL, A CLASS A-2 BOUNDARY SURVEY AND FIELD TOPOGRAPHY IN CRITICAL LOCATIONS (AREAS OF SITE DEVELOPMENT).



SUBDIVISION FEASIBILITY PLAN  
16 FARRELL ROAD  
PREPARED FOR  
EMMA PAVAO & EST. OF JOHN EDWARD PAVAO  
NEWTOWN, CONNECTICUT

CLARK LAND SURVEYING, LLC  
126 TUNXIS ROAD  
BRISTOL, CONN. 06010  
(860)-967-8590  
TODD@CLARKLS.BIZ  
DATE: 4-24-2025 SCALE: 1" = 40' MAP NO. 2025-40