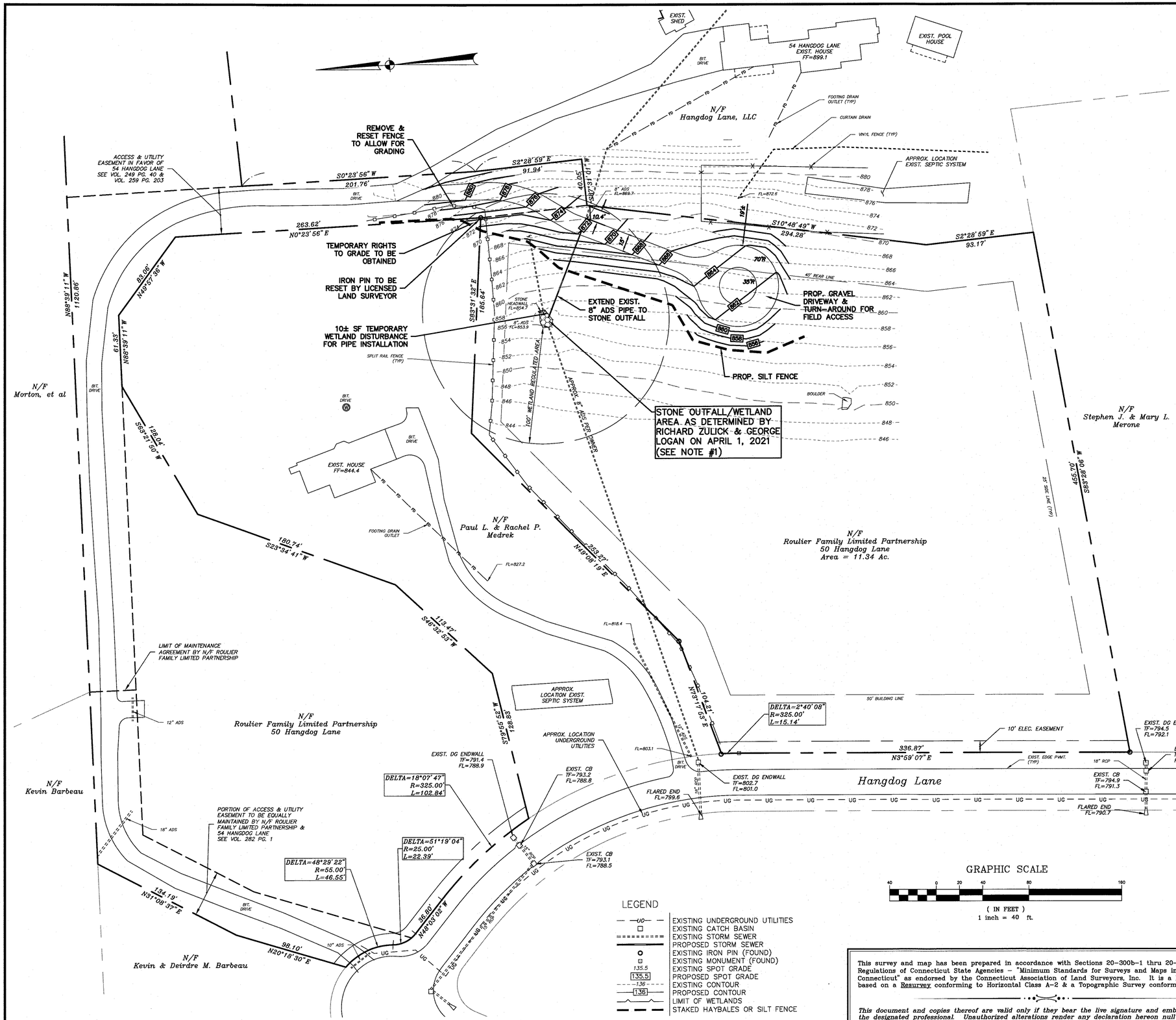
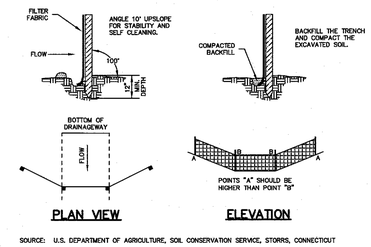




SOURCE: U.S. DEPARTMENT OF AGRICULTURE, SOIL CONSERVATION SERVICE, STORRS, CONNECTICUT

GEOTEXTILE SILT FENCE (GSF)

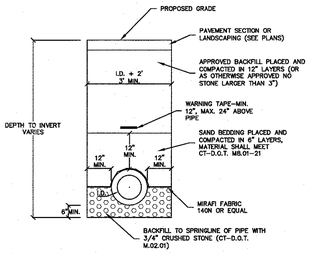
NOT TO SCALE

Reference Maps:

1. "Subdivision Plan Cooksville @ Indian Rock Property Owner Priscilla A. Douty & June Alice Curtis Developer Dan Roulier & Associates 11 South Road, Somers, Connecticut Scale: 1"=100' Date: 4-15-96 Rev. 8-12-96" Class A-2 by J.R. Russo & Associates, Joseph R. Russo, L.S.
2. "Plan Showing Easements in Favor of the Town of Somers and Roadway As-Builts Profile – Hangdog Lane (East) Sta. 10+00 to Sta. 21+53.44 Cooksville @ Indian Rock Prepared For Dan Roulier & Associates Cook Road, Lovers Lane, & Hangdog Lane Somers, Connecticut Scale: 1"=40' Date 6-9-03 Rev. 5-11-04" Class A-2 by J.R. Russo & Associates, Joseph R. Russo, L.S.
3. "Lot Line Reconfiguration Plan Prepared For Daniel R. & Jane E. Roulier 54 Hangdog Lane Somers, Connecticut Scale: 1"=100' Date: 11-13-08 Rev. 12-4-08" Class A-2 by J.R. Russo & Associates, LLC, Joseph R. Russo, L.S.
4. "As-Built, Building Location Map, Zoning Septic System Plan Prepared For Dan Roulier Associates Lot 4-38 Hangdog Lane Somers, Connecticut Scale: 1"=20' Date: 8-16-96 Rev. 1-21-97" Class A-2 by J.R. Russo & Associates, Joseph R. Russo, L.S.

Notes:

1. Portion of the parcel is located in inland wetlands as shown on Reference Map #1. This wetland was delineated by Lewis W. Ilgen in May of 1995. April 1, 2021 Richard Zulick, Soil Scientist and George Logan, Soil Scientist reviewed this area for the presence of wetland soils and found the wetland area as shown on this plan. This area consists of a small depression approximately 10'x15' and 3.5'± deep which contains wetlands soils and ponds water during the wet periods. This depression was dug by Dan Roulier to provide a water source for his cows.
2. Elevations and bearings based on Reference Map #1.
3. All underground utility locations on this plan are approximate and may not be complete. Anyone using this information without verifying the locations does so at their own risk. No construction will be done on this site prior to utility mark out. "Call Before You Dig 1-800-922-4455".



STANDARD STORM DRAIN DETAIL

NOT TO SCALE

NOTE:

THIS SURVEY WAS PREPARED DURING THE PANDEMIC OF 2020 AT WHICH TIME THE TOWN HALL RECORDS VAULT ACCESS WAS LIMITED. SURVEYOR REFERENCED HEREON RELIED ON TITLE RESEARCH DERIVED FROM ON-LINE RECORDS AND OTHER SOURCES AND IS UNABLE TO PREPARE A PROPER SURVEY TITLE SEARCH AT THIS TIME.

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

This survey and map has been prepared in accordance with Sections 20-300b-1 thru 20-300b-20 of the Regulations of Connecticut State Agencies – "Minimum Standards for Surveys and Maps in the State of Connecticut" as endorsed by the Connecticut Association of Land Surveyors, Inc. It is a Property Survey based on a Resurvey conforming to Horizontal Class A-2 & a Topographic Survey conforming to Class T-2.

This document and copies thereof are valid only if they bear the live signature and embossed seal of the designated professional. Unauthorized alterations render any declaration hereon null and void.

RUSSO
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REVISIONS	
4-2-21	REVISION TO WETLAND AREA
BY: LF/TAC	CHK: JEU

Property Of
Roulier Family Limited Partnership
50 Hangdog Lane
Somers, Connecticut
Map 12 Lot 37-05 Zone: A-1

Driveway Plan

DATE	1-26-21
SCALE	1"=40'
JOB NUMBER	2020-094
SHEET	1 of 1

S:\Acad\2020 Civil 3D\2020-094 Roulier - 50 Hangdog Ln\Russo Drawings\2020-094.dwg, 1:1