

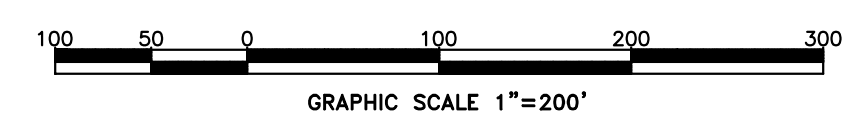
- NOTES:
- THIS MAP AND SURVEY HAVE BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300b-1 THROUGH 20-300b-20. THIS IS A PROPERTY SURVEY, BASED ON A DEPENDANT RESURVEY OF THE EXTERIOR BOUNDARY AND AN ORIGINAL SURVEY OF THE PROPOSED LOT LINE, CONFORMING TO HORIZONTAL ACCURACY CLASS A-2. TOPOGRAPHY DEPICTED ON THESE PLANS CONFORM TO TOPOGRAPHIC ACCURACY CLASS T-D. STORM DRAINAGE AND STORMWATER BASIN LOCATION/ELEVATION TAKEN FROM MAP REFERENCE 3A AND CONFORM TO ACCURACY CLASS D & T-D.
  - BEARINGS DEPICTED ON THIS PLAN ARE BASED ON MAP REFERENCE 3A WHICH IS ON HORIZONTAL DATUM NAD83 AND VERTICAL DATUM NAVD29.
  - MAP REFERENCES:
    - "IMPROVEMENT LOCATION SURVEY-RECORD ELEANOR ROAD BUSINESS CENTER, LLC 21 ELEANOR ROAD, SOMERS, CONN." BY DESIGN PROFESSIONALS, INC. SCALE: 1"=40'. DATE: 2/15/2019.
    - "SELF STORAGE FACILITY SITE PLAN APPLICATION 21 ELEANOR ROAD-SOMERS, CT MAP 06, LOT 15A BY: DESIGN PROFESSIONALS, INC. DATE: 07/09/18, REVISED TO 8/13/2018"
  - THIS PARCEL IS LOCATED WITHIN THE INDUSTRIAL ZONE.
  - THIS PARCEL IS LOCATED IN ZONE 'C' (AREAS OF MINIMAL FLOODING) PER FLOOD INSURANCE RATE MAP TOWN OF SOMERS, CONNECTICUT TOLLAND COUNTY PANEL 8 OF 13 MAP NUMBER 090112008B EFFECTIVE DATE: FEBRUARY 17, 1982.
  - UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING, OR OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE, THE EXISTENCE OF WHICH ARE UNKNOWN TO GARDNER & PETERSON ASSOCIATES, LLC. THE EXISTENCE, SIZE AND LOCATION OF ALL SUCH FEATURES MUST BE DETERMINED AND VERIFIED IN THE FIELD BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG 1-800-922-4455.
  - INLAND WETLANDS WERE FIELD VERIFIED BY HIGHLAND SOILS IN DEC. 1987 AS DEPICTED ON REFERENCE 3A.

I HEREBY DECLARE THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

*Eric R. Peterson*  
 ERIC R. PETERSON  
 L.S. 23430  
 REGISTRATION NO.

**OWNER:**  
 ELEANOR ROAD BUSINESS CENTER  
 23 ELEANOR ROAD  
 SOMERS, CT 06071

**APPLICANT:**  
 SOMERS ROAD BUSINESS CENTER  
 23 ELEANOR ROAD  
 SOMERS, CT 06071

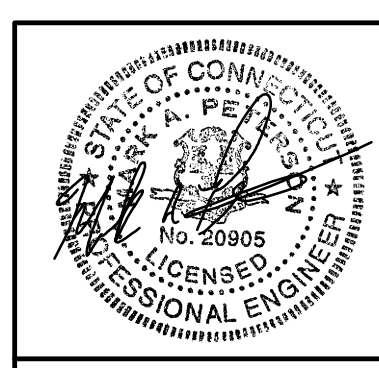


Approved: \_\_\_\_\_  
 Town Sanitarian \_\_\_\_\_ Date \_\_\_\_\_

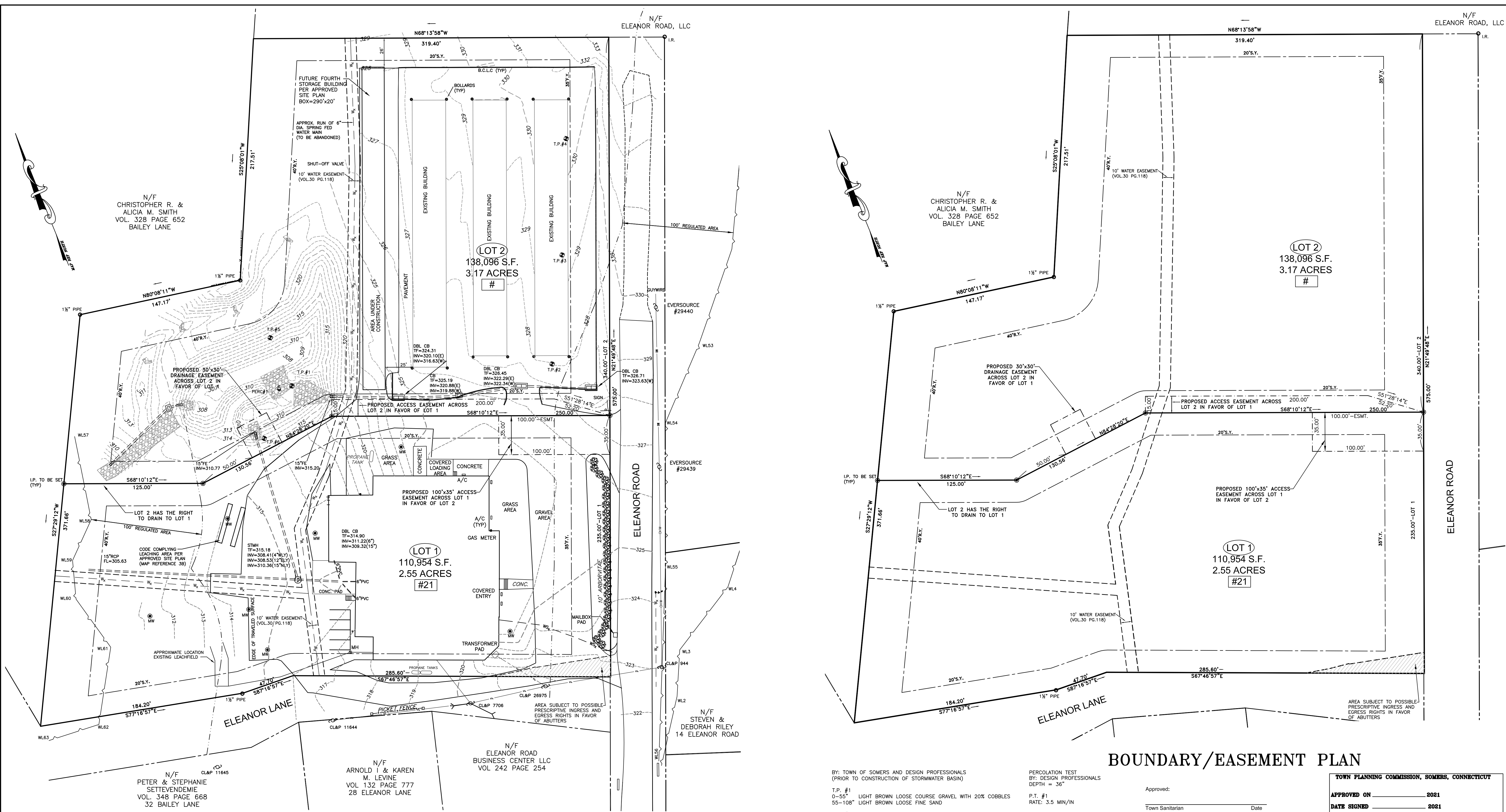
Plan reviewed and found in general compliance with the Somers Subdivision Regulations, as amended and approved by the Town of Somers.

Town Engineer \_\_\_\_\_ Date \_\_\_\_\_

<b>TOWN PLANNING COMMISSION, SOMERS, CONNECTICUT</b>	
APPROVED ON _____	2021
DATE SIGNED _____	2021
<b>THIS APPROVAL SHALL EXPIRE _____</b>	

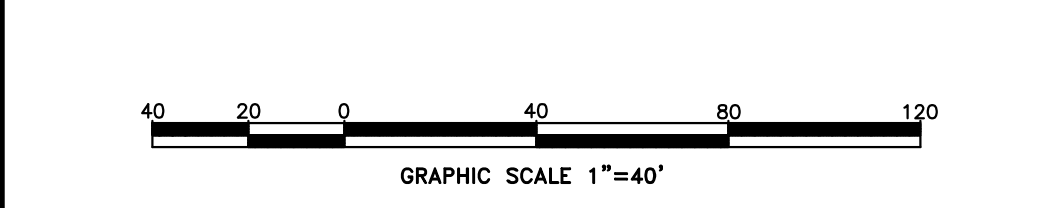


<b>PROPERTY SURVEY</b>				
<b>SUBDIVISION PLAN</b>				
<b>PREPARED FOR</b>				
<b>ELEANOR ROAD BUSINESS CENTER</b>				
<b>21 ELEANOR ROAD</b>				
<b>SOMERS, CONNECTICUT</b>				
<b>GARDNER &amp; PETERSON ASSOCIATES, LLC</b>				
178 HARTFORD TURNPIKE TOLLAND, CONNECTICUT				
PROFESSIONAL ENGINEERS		LAND SURVEYORS		
BY	SCALE	DATE	SHEET NO.	MAP NO.
M.A.P.	1"=100'	12-15-2020	1 OF 2	10931A



**TOPOGRAPHIC PLAN**

CODE COMPLYING LEACHING AREA  
 THE LEACHING AREA SHOWN FOR 21 ELEANOR ROAD IS AS DEPICTED ON THE APPROVED SITE PLAN AS REFERENCED IN MAP REFERENCE 3B.



ZONING TABLE:	INDUSTRIAL ZONE REQUIRED	PROVIDED LOT 1	PROVIDED LOT 2
LOT AREA	60,000SF	2.55 ACRES	3.17 ACRES
BUILDABLE AREA	60,000SF	103,000 SF+	93,000 SF+
LOT FRONTAGE	200'	235.00'	340.00'
FRONT YARD	35'	91.9'	37.2'
SIDE YARD	20'	14.5'(EXISTING)	23.7' (PROP. BLD#4)
REAR YARD	40'	238'	98' (PROP. BLD#4)
LOT COVERAGE	60% MAX.	54.1%	47.7%

LEGEND	DESCRIPTION
—	PROPERTY BOUNDARY
○	IRON PIN/PIPE FOUND
□	MONUMENT/MERESTONE FOUND
- - -	ZONING SETBACK
- - -	EXISTING ELEVATION CONTOUR
- - -	EX. ELEVATION
—	UTILITY POLE/OVERHEAD WIRE
- - -	PROPOSED BOUNDARY LINE
—	I.P. TO BE SET
- - -	PROPOSED EASEMENT
- - -	INLAND WETLANDS PER REFERENCED MAP
—	EX. WATER MAIN PER MAP REF. 3A

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**BOUNDARY/EASEMENT PLAN**

T.P. #	DESCRIPTION	P.T. #	PERCOLATION TEST
T.P. #1	0-55" LIGHT BROWN LOOSE COURSE GRAVEL WITH 20% COBBLES	P.T. #1	DEPTH = 36"
	55-108" LIGHT BROWN LOOSE FINE SAND		RATE: 3.5 MIN/IN
T.P. #2	0-74" BROWN LOOSE COARSE SANDY GRAVEL WITH 10% COBBLES		
T.P. #3	0-16" YELLOW BROWN GRAVELLY LOAM		
	16-33" BROWN LOOSE SANDY GRAVEL		
	33-55" GRAY BROWN SAND		
	55-72" BROWN LOOSE SANDY GRAVEL WITH 20% COBBLES		
T.P. #4	0-4" TOPSOIL		
	4-12" GRAVELLY LOAM		
	12-46" LIGHT BROWN SANDY GRAVEL		
	46-88" DARK BROWN SANDY GRAVEL WITH SOME COBBLES		
T.P. #5	0-10" TOPSOIL		
	10-55" LIGHT BROWN COMPACT FINE SAND		
	55-112" LIGHT BROWN LOOSE COARSE SANDY GRAVEL		
T.P. #6	0-31" MEDIUM BROWN LOOSE COURSE SANDY GRAVEL		
	31-134" LIGHT BROWN LOOSE COARSE SANDY GRAVEL		

Approved: \_\_\_\_\_ Date \_\_\_\_\_  
 Town Sanitarian

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Town Engineer \_\_\_\_\_ Date \_\_\_\_\_

**TOWN PLANNING COMMISSION, SOMERS, CONNECTICUT**

APPROVED ON \_\_\_\_\_ 2021  
 DATE SIGNED \_\_\_\_\_ 2021

THIS APPROVAL SHALL EXPIRE \_\_\_\_\_

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**SUBDIVISION PLAN**  
 PREPARED FOR  
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PROFESSIONAL ENGINEERS LAND SURVEYORS

BY	SCALE	DATE	SHEET NO.	MAP NO.
M.A.P.	1"=40'	12-15-2020	2 OF 2	10931A