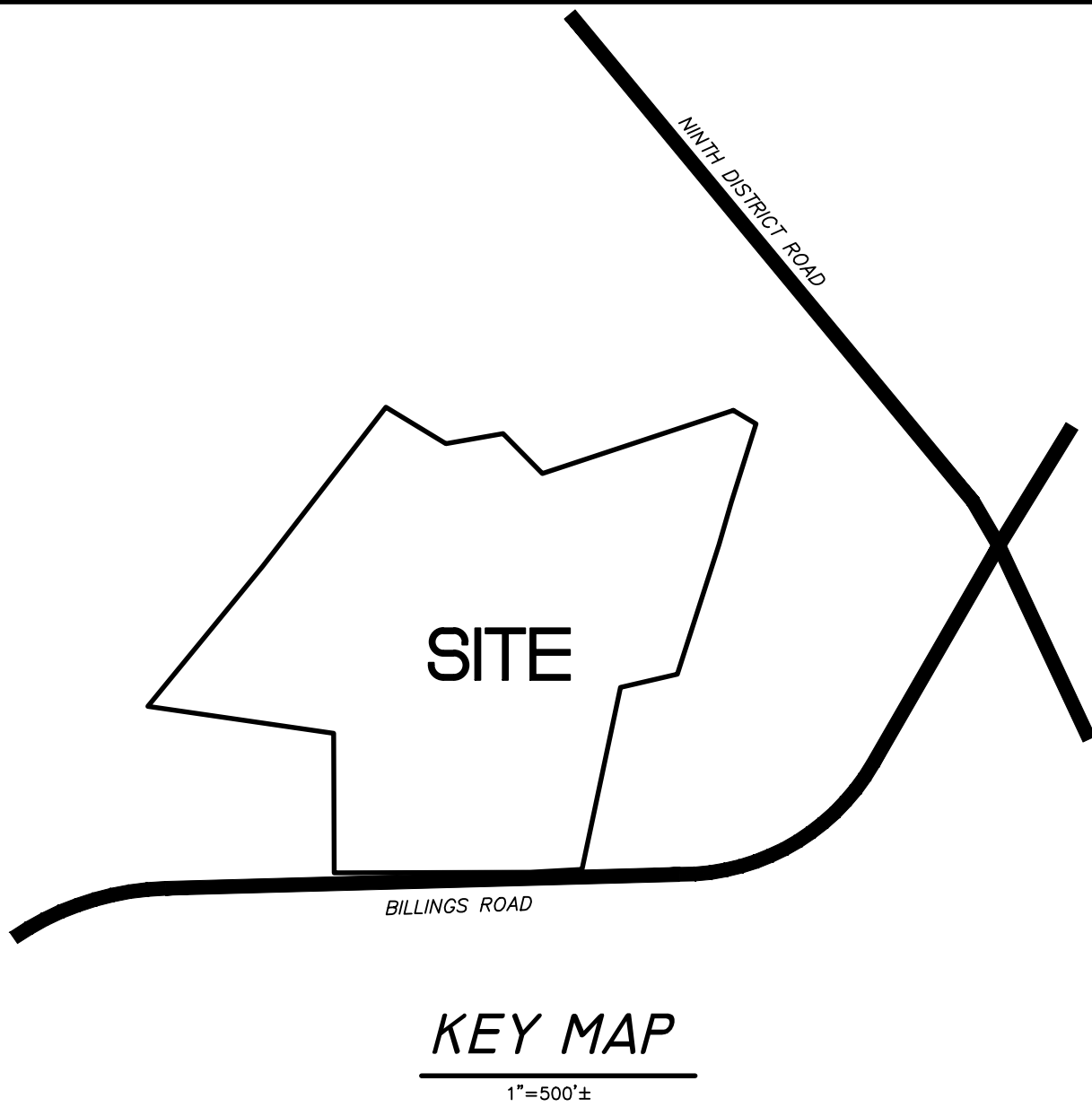


# Resubdivision

## 242 Billings Road Somers, Connecticut



Lot#	Name & Address
18-27	Brian E. & Karen S. Gaudet 296 Billings Road Somers, CT 06071
18-28	Timothy L. & Cassandra N. Evans 284 Billings Road Somers, CT 06071
18-29	Ryszard & Malgorzata M. Soltys 276 Billings Road Somers, CT 06071
19	Lorraine M. & Ralph L. Wetherell, Jr. 219 Billings Road Somers, CT 06071
19B	Brian E. & Karen S. Gaudet 296 Billings Road Somers, CT 06071
20	Elaine F. Friedman 200 Billings Road Somers, CT 06071
21	Roland A. Langhof 178 Billings Road Somers, CT 06071
22	Kenneth J. Albert 233 Ninth District Road Somers, CT 06071
23	Karl S. & Rosemary Jakobsen 241 Ninth District Road Somers, CT 06071
24	David Paul McCaffrey 249 Ninth District Road Somers, CT 06071
24A	Andrew T. & Nancy L. Barrett 327 Ninth District Road Somers, CT 06071
25	John C. Lohlun 160 Slater Road Tolland, CT 06084
25D	" " "
39	Lorraine M. & Ralph L. Wetherell, Jr. 219 Billings Road Somers, CT 06071

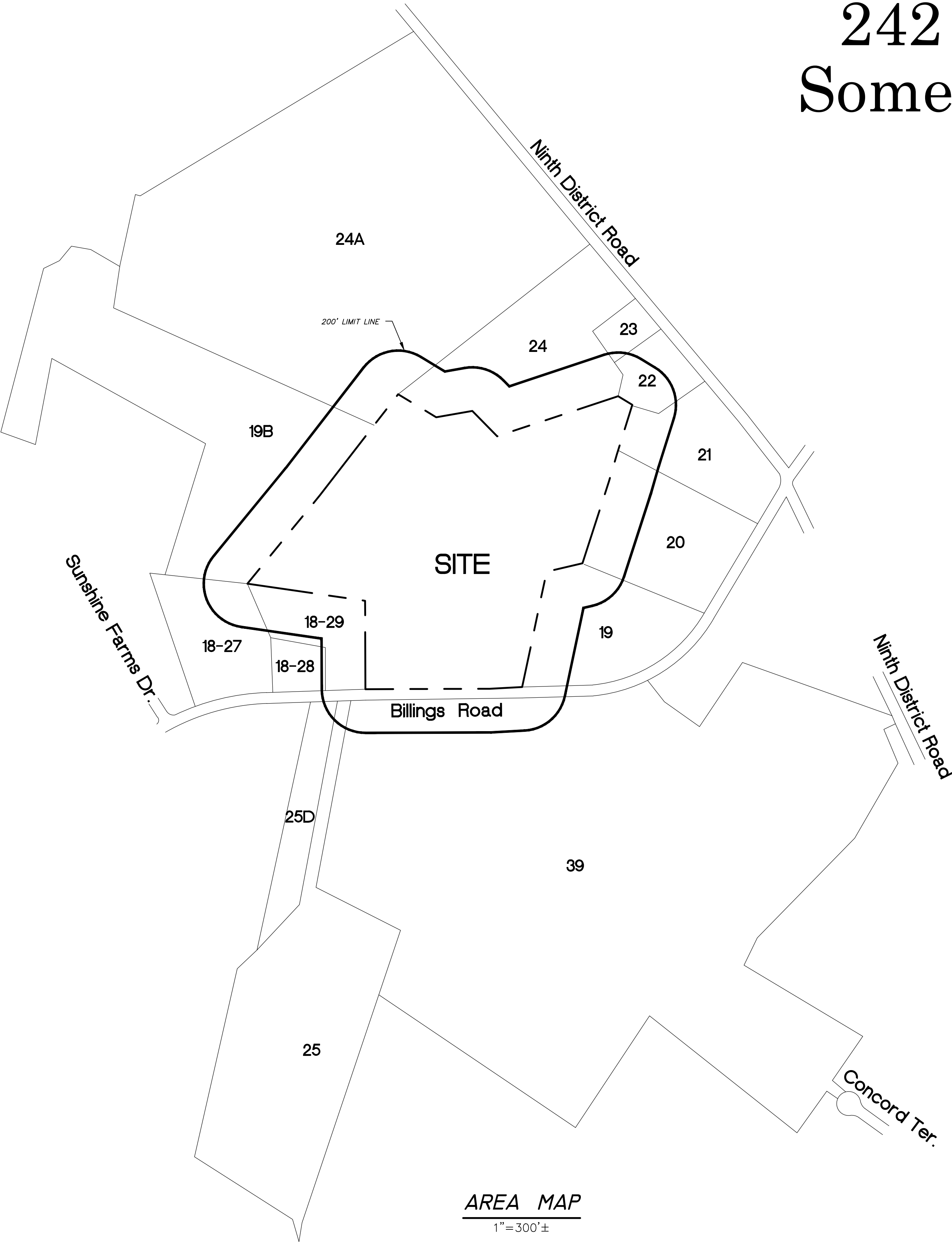
Owner/Applicant  
**Steven J. & Renee A. Rumore**  
242 Billings Road  
Somers, CT 06071

Prepared By

**RUSSO**  
SURVEYORS • ENGINEERS  
SERVING CT & MA

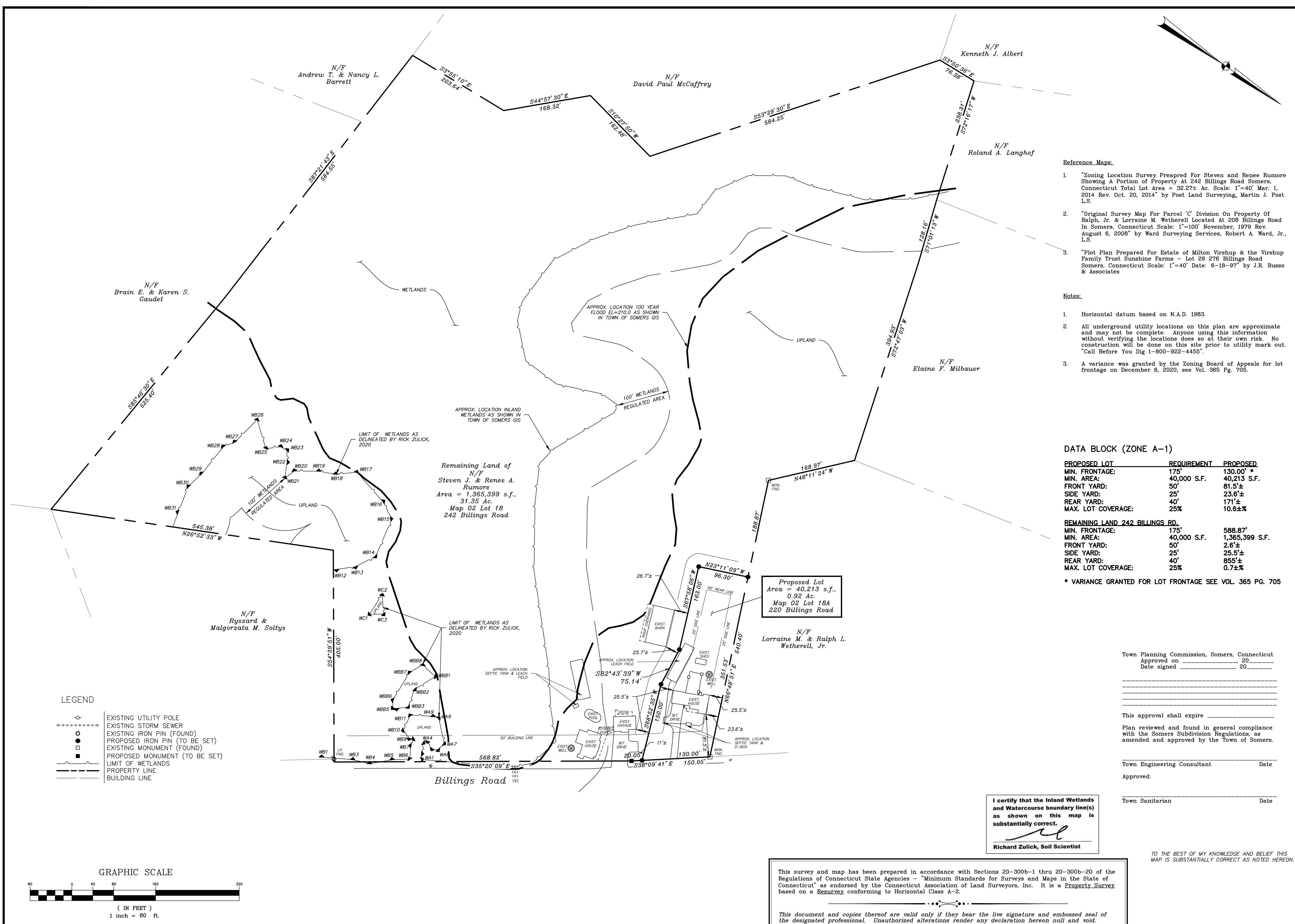
J.R. Russo & Associates, LLC  
1 Shoham Rd East Windsor CT 06088 • CT 860.623.0569 • MA 413.785.1158  
www.jrusso.com • info@jrusso.com

DRAWING INDEX		
SHEET TITLE	SHEET NO.	LATEST REVISION
<u>CIVIL</u>		
COVER SHEET . . . . .	1 of 2	8-19-2021
RESUBDIVISION PLAN . . . . .	2 of 2	8-19-2021



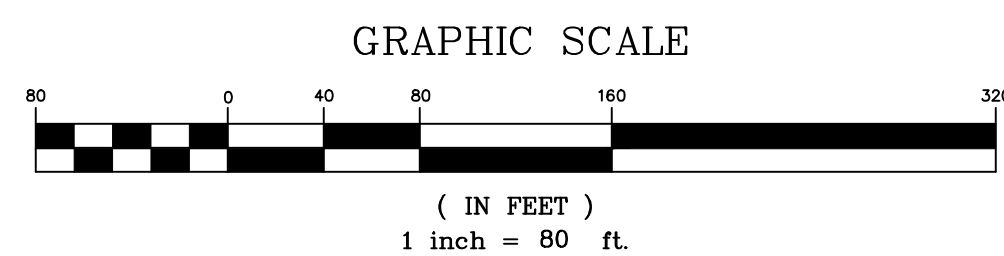
S:\Acad\2020\Civil\3D\2020-057 Rumore\Russos Drawings\2020-057.dwg, 1:1

S:\Acad\2020\Civil\3D\2020-057 Rumore\Russos Drawings\2020-057.dwg, 1:1



**LEGEND**

- EXISTING UTILITY POLE
- EXISTING STORM SEWER
- EXISTING IRON PIN (FOUND)
- PROPOSED IRON PIN (TO BE SET)
- EXISTING MONUMENT (FOUND)
- PROPOSED MONUMENT (TO BE SET)
- LIMIT OF WETLANDS
- PROPERTY LINE
- BUILDING LINE



- Reference Maps:**
- "Zoning Location Survey Prepared For Steven and Renee Rumore Showing A Portion of Property At 242 Billings Road Somers, Connecticut Total Lot Area = 32.27± Ac. Scale: 1"=40' Mar. 1, 2014 Rev. Oct. 20, 2014" by Post Land Surveying, Martin J. Post L.S.
  - "Original Survey Map For Parcel 'C' Division On Property Of Ralph, Jr. & Lorraine M. Wetherell Located At 208 Billings Road In Somers, Connecticut Scale: 1"=100' November, 1979 Rev. August 6, 2008" by Ward Surveying Services, Robert A. Ward, Jr., L.S.
  - "Plot Plan Prepared For Estate of Milton Virshup & the Virshup Family Trust Sunshine Farms - Lot 29 276 Billings Road Somers, Connecticut Scale: 1"=40' Date: 6-18-97" by J.R. Russo & Associates

- Notes:**
- Horizontal datum based on N.A.D. 1983.
  - 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".
  - A variance was granted by the Zoning Board of Appeals for lot frontage on December 8, 2020, see Vol. 365 Pg. 705.

**DATA BLOCK (ZONE A-1)**

PROPOSED LOT	REQUIREMENT	PROPOSED
MIN. FRONTAGE:	175'	130.00' *
MIN. AREA:	40,000 S.F.	40,213 S.F.
FRONT YARD:	50'	81.5'±
SIDE YARD:	25'	23.6'±
REAR YARD:	40'	171'±
MAX. LOT COVERAGE:	25%	10.6±%

REMAINING LAND 242 BILLINGS RD.	REQUIREMENT	PROPOSED
MIN. FRONTAGE:	175'	588.87'
MIN. AREA:	40,000 S.F.	1,365,399 S.F.
FRONT YARD:	50'	2.6'±
SIDE YARD:	25'	25.5'±
REAR YARD:	40'	855'±
MAX. LOT COVERAGE:	25%	0.7±%

\* VARIANCE GRANTED FOR LOT FRONTAGE SEE VOL. 365 PG. 705

Town Planning Commission, Somers, Connecticut  
 Approved on \_\_\_\_\_, 20\_\_\_\_  
 Date signed \_\_\_\_\_, 20\_\_\_\_

This approval shall expire \_\_\_\_\_  
 Plan reviewed and found in general compliance with the Somers Subdivision Regulations, as amended and approved by the Town of Somers.

Town Engineering Consultant \_\_\_\_\_ Date \_\_\_\_\_  
 Approved: \_\_\_\_\_

Town Sanitarian \_\_\_\_\_ Date \_\_\_\_\_

I certify that the Inland Wetlands and Watercourse boundary line(s) as shown on this map is substantially correct.

*Richard Zulick*  
 Richard Zulick, Soil Scientist

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.

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.

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 www.jrusso.com • info@russo.com

NO.	DATE	REVISIONS

BY: LF/TAC CHK: JEU

Property Of  
**Steven J. & Renee A. Rumore**  
 242 Billings Road  
 Somers, Connecticut  
 Map 02 Lot 18 Zone: A-1

**Resubdivision Plan**

DATE	8-4-21
SCALE	1"=80'
JOB NUMBER	2020-057
SHEET	2 of 2