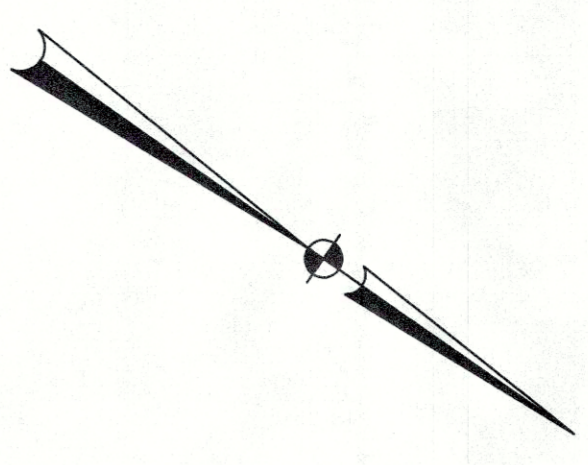
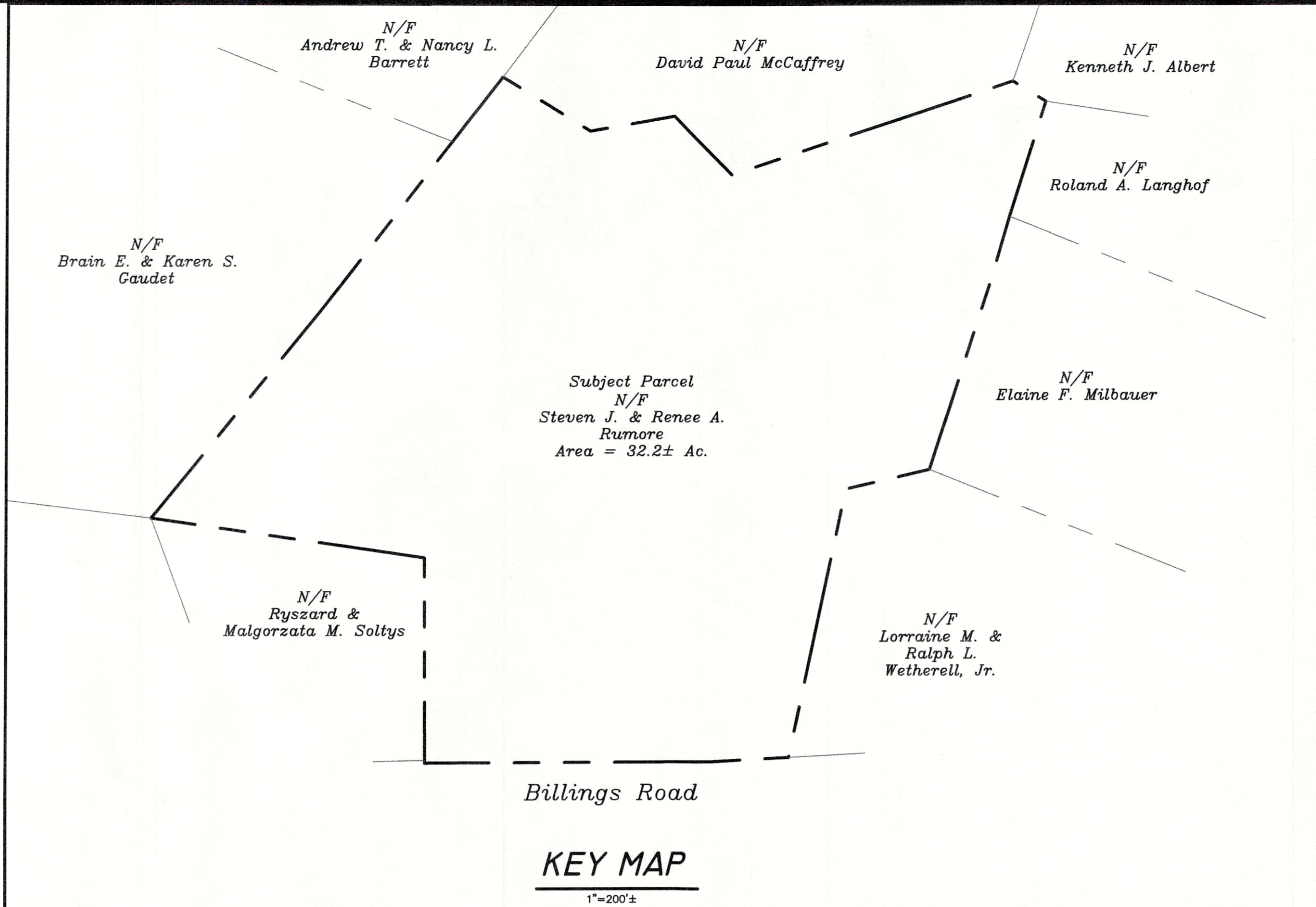
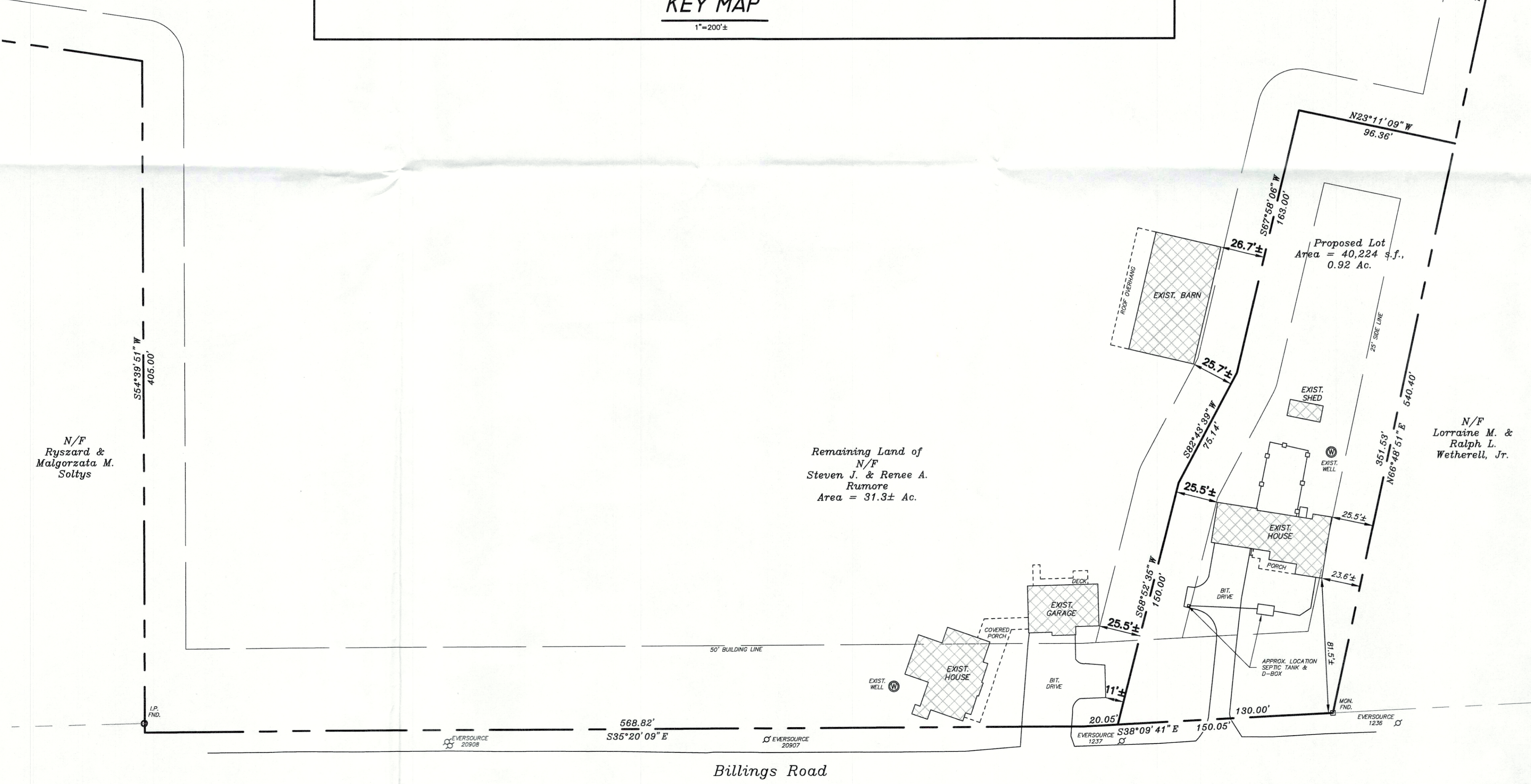


S:\Acad\2020 Civil 3D\2020-057 Rumore\Drawings\2020-057.dwg, 1:1



- 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".



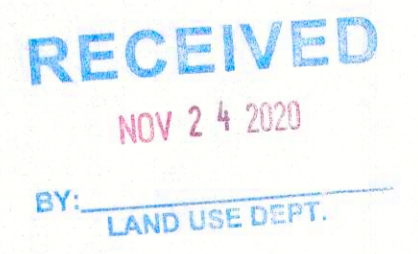
DATA BLOCK (ZONE A-1)

PROPOSED LOT	REQUIREMENT	PROPOSED
MIN. FRONTAGE:	175'	130.00'
MIN. AREA:	40,000 S.F.	40,224 S.F.
FRONT YARD:	50'	81.5'±
SIDE YARD:	25'	23.6'±
REAR YARD:	40'	171'±
MAX. LOT COVERAGE:	25%	10.6±%

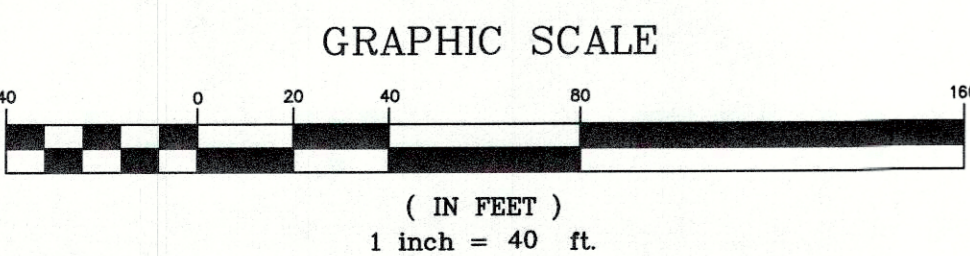
REMAINING LAND 242 BILLINGS RD.	
MIN. FRONTAGE:	588.87'
MIN. AREA:	1,365,388± S.F.
FRONT YARD:	2' 8"±
SIDE YARD:	25.5'±
REAR YARD:	40'
MAX. LOT COVERAGE:	25%

REVISIONS

BY: LF/TAC CHK: JEU

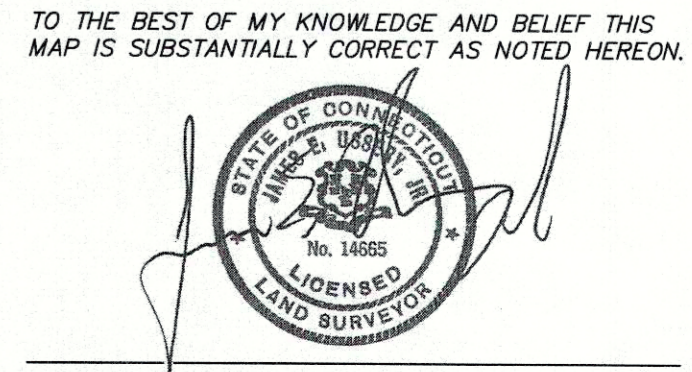


NOTE:
THIS SURVEY WAS PREPARED DURING THE PANDEMIC OF 2020 AT WHICH TIME THE TOWN HALL RECORDS VAULT ACCESS WAS LIMITED. SURVEYOR REFERENCED HEREON RELIED ON TITLE RESEARCH DERIVED FROM ON-LINE RECORDS AND OTHER SOURCES AND IS UNABLE TO PREPARE A PROPER SURVEY TITLE SEARCH AT THIS TIME.



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.



Variance Plan

DATE
11-23-2020
SCALE
1"=40'
JOB NUMBER
2020-057
SHEET
1 of 1