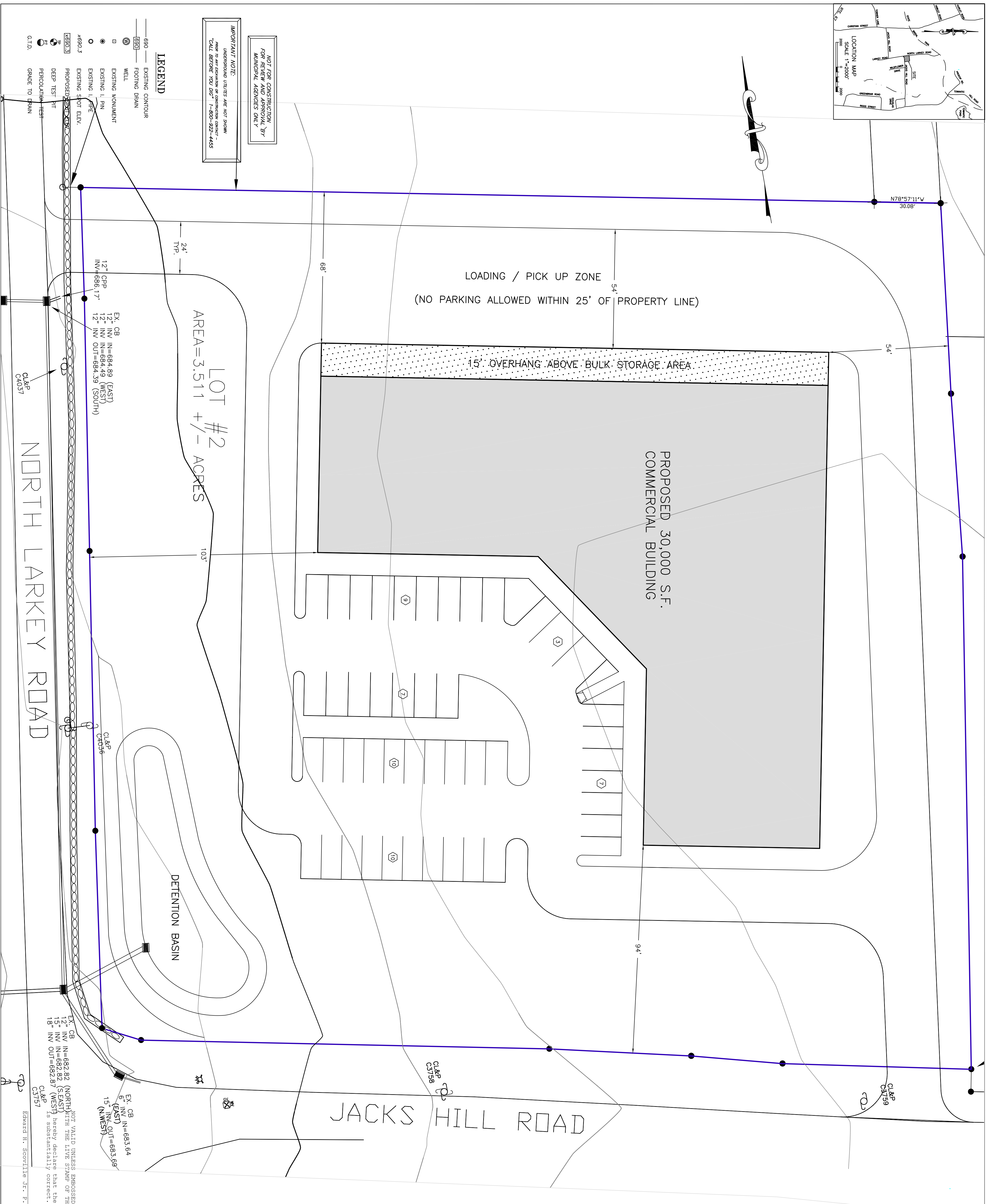


**IMPORTANT NOTE:**  
UNDERGROUND UTILITIES ARE NOT SHOWN  
BASED ON ANY EXISTING OR OBSERVED DATA  
CALL BEFORE YOU DIG! 1-800-322-4455

NOT FOR CONSTRUCTION  
FOR REVIEW AND APPROVAL BY  
MUNICIPAL AGENCIES ONLY

**LEGEND**

- 690 — EXISTING CONTOUR
- 690 — FOOTING DRAIN
- ⊙ — WELL
- ⊙ — EXISTING MONUMENT
- ⊙ — EXISTING I. PIN
- ⊙ — EXISTING I. PIPE
- ⊙ — EXISTING 1" PIPE
- ⊙ — EXISTING 3" PIPE
- ⊙ — EXISTING 6" PIPE
- ⊙ — EXISTING 12" PIPE
- ⊙ — EXISTING 18" PIPE
- ⊙ — PROPOSED 12" PIPE
- ⊙ — PROPOSED 18" PIPE
- ⊙ — DEEP TEST PIT
- ⊙ — PERCOLATION TEST
- ⊙ — GRADE TO SKIN



INDUSTRIAL ZONE  
LOT AREA 3.511 ACRES

INDUSTRIAL ZONE  
LOT AREA 3.511 ACRES

INDUSTRIAL ZONE  
LOT AREA 3.511 ACRES  
MAX BUILDING 61,175 S.F.  
40% LOT COVERAGE  
SETBACKS  
40' STREETLINE  
45' CENTERLINE ROAD  
40' PROPERTY LINE  
PARKING SETBACK  
FRONT YARD 10'  
SIDE AND REAR YARD 25'  
50,000 OR LESS YARD PLAN APPROVAL

**NOTES**

- 1.) REFERENCE IS MADE TO THE FOLLOWING MAPS AND NOTES AS DEPICTED THEREON ON FILE IN THE OXFORD TOWN CLERK'S OFFICE:  
A) R.M. #29-69; MAP ENTITLED: "DATA ACCUMULATION PLAN DEPICTING DIVISION OF LOT AREA 3.511 ACRES, OXFORD, CONNECTICUT, DATED AUGUST 20, 2001, REVISED ON TO 9-11-01, BY STUART SOMERS CO., LLC, SOUTHBURY, CONNECTICUT, AS RECORDED IN MAP BOOK 29, MAP NO. 5."  
B) VAP ENTITLED: "PREPARED FOR ESTATE OF ANTHONY STARKOW, OXFORD, CONN., SCALE: 1" = 100 FT., DATED APRIL, 17, 1986, SHEET 1 OF 2," PREPARED BY MONAROSKI, O'SYRACHOW & KANE, ENGINEERING SURVEYING, SHELTON, CONN., AS RECORDED IN MAP BOOK 19, MAP NO. 9 & 10."  
C) VAP ENTITLED: "SUBDIVISION OF PROPERTY OWNED BY ANTHONY STARKOW, OWNER B. OXFORD, CONN., DATED JUNE 3, 1980, SCALE: 1" = 40 FT., MAP NO. 11, AS RECORDED IN MAP BOOK 7, MAP NO. 38."  
D) VAP ENTITLED: "SUBDIVISION OF LAND, PARCEL B, LARKEY ROAD & JACKS HILL ROAD, OXFORD, CONNECTICUT, PREPARED FOR MICHAEL TABERY, SCALE 1" = 40', REVISED TO 7/08/02"
- 2.) ALSO REFERENCE IS MADE TO A MAP ENTITLED: "TOPOGRAPHICAL MAP PREPARED FOR MICHAEL TABERY, OXFORD, CONNECTICUT, SCALE: 1" = 50', DATED, MARCH 15, 1989, SHEET 1 OF 1 BY MICHAEL H. HORBAL, REGISTERED LAND SURVEYOR, 84 MAIN STREET, SEYMOUR CONN."
- 3.) PARCEL 15 LOCATED ON OXFORD TAX ASSESSOR'S MAP NO. 25, BLOCK 18, PARCEL 8-1.
- 4.) THE LOCATION OF UNDERGROUND UTILITIES, IF ANY, IS UNKNOWN.
- 5.) AREA OF PARCEL = 3,511 +/- ACRES.
- 6.) PARCEL IS LOCATED IN INDUSTRIAL ZONE.
- 7.) NORTH DIRECTION TAKEN FROM VAP REFERENCED IN NOTE 2.
- 8.) OWNER OF RECORD: MICHAEL TABERY, 83 BACLEY RD., SOUTHBRY, CT 06488, WASHINGTON, CONNECTICUT, 06793.
- 9.) CONTRACT PURCHASER: PETER FOLGA-WAF ASSOCIATES, 84 CAMEL HILL ROAD, WASHINGTON, CONNECTICUT, 06793.
- 10.) NO METLANDS WERE FOUND TO EXIST ON PARCEL BY MARK BERZD, SOIL SCIENTIST.
- 11.) BUILDINGS SHALL BE MARKED WITH 12 INCH SIGNS WITH 8 INCH LETTERS, VISIBLE FROM NORTH LARKEY ROAD
- 12.) PROPERTY IS IDENTIFIED BY OXFORD TAX ASSESSOR AS MAP 25, BLOCK 18, LOT 95-1.

**GENERAL SOIL EROSION & SEDIMENT CONTROL NOTES:**

- A. LAND DISTURBANCE WILL BE KEPT TO A MINIMUM.
- B. EROSION CONTROL MEASURES SHALL BE INSTALLED AS SOON AS PRACTICAL.
- C. STABLE FILTERS AND/OR SILT FENCE WILL AS DETAILED BE INSTALLED AT ALL DRAIN OUTLETS AND ALONG THE TOE OF ALL ALL EROSION AND SEDIMENT CONTROL MEASURES WILL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SEDIMENT CONTROL (2002) BY THE STATE OF CONNECTICUT.
- D. EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED PRIOR TO CONSTRUCTION WHENEVER POSSIBLE. IN EFFECTIVE CONDITION THROUGHOUT THE CONSTRUCTION PERIOD.
- E. ADDITIONAL CONTROL MEASURES WILL BE INSTALLED DURING THE CONSTRUCTION PERIOD AS DETERMINED BY THE ENGINEER.
- F. THE RESPONSIBILITY OF MAINTENANCE OF THE EROSION AND SEDIMENT CONTROL PLAN WILL REST WITH THE DEVELOPER OF RECORD. HE ACKNOWLEDGES THAT HE IS RESPONSIBLE FOR INFORMING ALL CONCERNED PARTIES OF THE LOCATION AND MAINTENANCE OF THE EROSION AND SEDIMENT CONTROL MEASURES AND FOR THE PROPER APPLICATION AND ZONING ADMINISTRATOR OF ANY TRANSFER OF RESPONSIBILITY AND FOR SEEING THAT A COPY OF THE PLAN ACCOMPANIES IS TRANSFERRED TO THE NEW OWNER.
- G. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE KEPT FREE OF SEDIMENT BY REGULAR SWEEPING.
- H. TEMPORARY MOUNDING OF DISTURBED AREAS SHALL OCCUR OVER AREAS APPLICATION SHALL BE AT A RATE OF 804/1000 S.F.
- I. DIST SHALL BE CONTROLLED BY APPROPRIATE MEANS.
- J.

SEE SHEET 2 FOR NOTES AND DETAILS

**PRELIMINARY SITE PLAN**  
LOT No. 2, SUBDIVISION OF PARCEL B

LOT No. 2  
NORTH LARKEY RD.  
OXFORD, CONNECTICUT  
PREPARED FOR  
BILL PICCIRILLO  
APRIL 5, 2007, SCALE 1" = 20'

STUART SOMERS CO., LLC  
Consulting Engineers & Surveyors  
Southbury, Connecticut  
TEL: 203-264-6811 FAX: 203-264-8608  
EMAIL: SOMERS@SCS.CO.COM

DATE REV: \_\_\_\_\_  
REVISIONS: \_\_\_\_\_  
DRAWN BY: \_\_\_\_\_  
CHECKER: JM  
FILE NUMBER: 172 SITE  
1

NOT VALID UNLESS EMBOSSED WITH SEAL OR FIXED WITH THE LIVE STAMP OF THE SIGNATORY.  
Edward H. Scoville Jr., P.E., L.S., CT No. 19450  
I, the undersigned, hereby declare that the grading shown hereon is substantially correct.