



- NOTES
- REFERENCE IS MADE TO THE FOLLOWING MAPS AND NOTES AS DEPICTED THEREON ON FILE IN THE OXFORD TOWN CLERK'S OFFICE:
A) R.M.#29-68; MAP ENTITLED: "DATA ACCUMULATION PLAN DEPICTING DIVISION OF LAND, 14 NORTH LARKEY RD., OXFORD, CONNECTICUT. PREPARED FOR MICHAEL TARBAY." SCALE 1"=50'. DATED AUGUST 20, 2001. REVISED TO 9-11-01. BY STUART SOMERS CO., LLC. SOUTHBURY, CONNECTICUT. AS RECORDED IN MAP BOOK 29, MAP NO. 5.
B) MAP ENTITLED: "PREPARED FOR ESTATE OF ANTHONY STAKUM, OXFORD, CONN., SCALE: 1"=100 FT., DATED, APRIL, 17, 1986, SHEET 1 OF 2." PREPARED BY NOWAKOWSKI, O'BRYEN & KANE, ENGINEERING SURVEYING, SHELTON, CONN. AS RECORDED IN MAP BOOK 16, MAP NO. 9 & 10.
C) MAP ENTITLED: "SUBDIVISION OF PROPERTY OWNED BY ANTHONY STAKUM (OWNER) OXFORD CONN., DATED, JAN. 14, 1976, SCALE: 1"=40'." BY J.I. BLACK & ASSOCIATES, ENGINEERS & LAND SURVEYORS, ORANGE CONN." AS RECORDED IN MAP BOOK 7, MAP NO. 36.
D) MAP ENTITLED: "SUBDIVISION OF LAND, PARCEL B, LARKEY ROAD & JACKS HILL ROAD, OXFORD, CONNECTICUT, PREPARED FOR MICHAEL TARBAY SCALE 1"=40' REVISED TO 7/08/02"
 - ALSO REFERENCE IS MADE TO A MAP ENTITLED "TOPOGRAPHICAL MAP PREPARED FOR MICHAEL TARBAY, 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."
 - PARCEL IS LOCATED ON OXFORD TAX ASSESSOR'S MAP No. 25, BLOCK 18, PARCEL 8-1.
 - THE LOCATION OF UNDERGROUND UTILITIES, IF ANY, IS UNKNOWN.
 - AREA OF PARCEL 2.24 ACRES. 3.511 ±
 - PARCEL IS LOCATED IN INDUSTRIAL ZONE.
 - NORTH DIRECTION TAKEN FROM MAP REFERENCED IN NOTE 2.
 - OWNER OF RECORD: MICHAEL TARBAY, 83 BAGLEY RD., SOUTHBURY, CT 06488 CONTRACT PURCHASER: PETER FEOLA-KAF ASSOCIATES, 84 CARMEL HILL ROAD, WASHINGTON, CONNECTICUT, 06793.
 - NO WETLANDS WERE FOUND TO EXIST ON PARCEL BY MARK BEROZ, SOIL SCIENTIST.
 - BUILDINGS SHALL BE MARKED WITH 12 INCH SIGNS WITH 8 INCH LETTERS, VISIBLE FROM NORTH LARKEY ROAD.
 - PROPERTY IS IDENTIFIED BY OXFORD TAX ASSESSOR AS MAP 25, BLOCK 18, LOT 8B-1.

- GENERAL SOIL EROSION & SEDIMENT CONTROL NOTES:
- LAND DISTURBANCE WILL BE KEPT TO A MINIMUM; REESTABLISHMENT OF VEGETATION WILL BE SCHEDULED AS SOON AS PRACTICAL.
 - HAYBALE FILTERS AND/OR SILT FENCE WILL AS DETAILED BE INSTALLED AT ALL DRAIN OUTLETS AND ALONG THE TOE OF ALL CRITICAL CUTS AND FILLS.
 - ALL EROSION AND SEDIMENT CONTROL MEASURES WILL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE GUIDELINE FOR EROSION AND SEDIMENT CONTROL (2002) BY THE STATE OF CONNECTICUT. EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED PRIOR TO CONSTRUCTION WHENEVER POSSIBLE.
 - ALL CONTROL MEASURES WILL BE MAINTAINED IN EFFECTIVE CONDITION THROUGHOUT THE CONSTRUCTION PERIOD.
 - ADDITIONAL CONTROL MEASURES WILL BE INSTALLED DURING THE CONSTRUCTION PERIOD IF NECESSARY OR REQUIRED.
 - THE RESPONSIBILITY OF IMPLEMENTING THE EROSION AND SEDIMENT CONTROL PLAN WILL REST WITH THE DEVELOPER OF RECORD. HE ACKNOWLEDGES THAT HE IS RESPONSIBLE FOR INFORMING ALL CONCERNED OF THE REQUIREMENTS OF THE PLAN, FOR NOTIFYING THE PLANNING & ZONING ADMINISTRATOR OF ANY TRANSFER OF RESPONSIBILITY, AND FOR SEEING THAT A COPY OF THE PLAN ACCOMPANIES IS TRANSFERRED TO THE NEW OWNER.
 - ROADS SHALL BE KEPT FREE OF SEDIMENT BY REGULAR SWEEPING DAILY (IF NEEDED).
 - TEMPORARY MULCHING OF DISTURBED AREAS SHALL OCCUR OVER AREAS LEFT (OR INTENDED TO BE LEFT OPEN FOR PERIODS OF TWO WEEKS. APPLICATION SHALL BE AT A RATE OF 80#/1000 S.F.
 - DUST SHALL BE CONTROLLED BY APPROPRIATE MEANS.

PRELIMINARY LAYOUT
DEC. 12, 2007
SEE SHEET 2 FOR NOTES AND DETAILS

SITE DEVELOPMENT PLAN
LOT No. 2, SUBDIVISION OF PARCEL B

LOT No. 2
NORTH LARKEY RD.
OXFORD, CONNECTICUT
PREPARED FOR
BILL PICCIRILLO
APRIL 25, 2006, SCALE 1"=20'
STUART SOMERS CO., LLC
Consulting Engineers & Surveyors
Southbury, Connecticut
TEL. 203-264-8511 FAX 203-264-8508
EMAIL SomersCoLLC@aol.com

REVISIONS:	DATE REV.	BY	DESCRIPTION	DATE	BY	DESCRIPTION
1	10-21-05	JE	10-26-05/10-28-05	11-16-05	JE	11-21-05
2	10-21-05	JE	10-26-05/10-28-05	11-16-05	JE	11-21-05

DRAFTER: JE CHECKER: JM FILE NUMBER: 1472 SITE

