

VICINITY MAP
SCALE: 1" = 2000'

GENERAL NOTES

1. THE SITE CONTAINS APPROXIMATELY 6.82 ACRES AND LIES WITHIN THE INDUSTRIAL DISTRICT.
2. THE WETLANDS ON-SITE WERE DELINEATED BY MARK SULLIVAN, SOIL SCIENTIST.
3. TOPOGRAPHY AND WETLAND FLAG LOCATIONS WERE TAKEN FROM THE MAP ENTITLED "RECORD SUBDIVISION MAP - INDUSTRIAL SUBDIVISION, JACKS HILL ROAD" PREPARED FOR THE TOWN OF OXFORD BY FRED D'AMICO, P.E., L.S. DATED MARCH 22, 2006.
4. A 10.00' WIDE EASEMENT FOR UTILITIES IS TO BE RETAINED ALONG ALL PROPOSED RIGHT-OF-WAY LINES.
5. THE FOLLOWING CONVEYANCES & EASEMENTS HAVE BEEN GRANTED TO THE TOWN OF OXFORD:
 - a) CONSERVATION EASEMENTS, VOL. 329, P. 198
 - b) DRAINAGE EASEMENTS, VOL. 329, P. 204
 - c) OPEN SPACE I & II, VOL. 329, P. 206
 - d) SANITARY SEWER EASEMENT, VOL. 335, P. 1208

MAINTENANCE FOR STORM DRAINAGE SYSTEM

THE PROPERTY OWNER AND/OR MANAGER WILL BE RESPONSIBLE FOR THE LONG TERM MAINTENANCE OF THE STORM DRAINAGE SYSTEM AS SHOWN ON THE SITE PLANS. MAINTENANCE REPORTS INDICATING THAT THE SYSTEM HAS BEEN MAINTAINED IN ACCORDANCE WITH THE INTENT OF THE PLAN SHALL BE SUBMITTED TO THE CITY LAND USE OFFICES ON A BIENNIAL BASIS AFTER THE MAINTENANCE & INSPECTIONS HAVE OCCURRED.

LITTER CONTROL NOTES

AS A CONDITION OF AN INLAND WETLANDS PERMIT, ALL INDUSTRIAL AND OFFICE ESTABLISHMENTS IN CLOSE PROXIMITY TO A WETLAND OR WATERCOURSE, SHALL ESTABLISH A LITTER CONTROL PROGRAM TO INCLUDE LITTER CLEANUP ENCOMPASSING THE ENTIRE SITE, BOTH PAVED AND VEGETATED AREAS, INCLUDING ANY STORM WATER CONTROL STRUCTURE SUCH AS RETENTION/DETENTION PONDS, LEVEL SPREADERS, ETC. THIS CLEANUP WILL BE PERFORMED ONCE MONTHLY. A SIGNOFF SHEET WILL BE ESTABLISHED AND KEPT CURRENT WHICH SHALL INCLUDE THE DATE AND TIME OF THE LITTER PICKUP AND THE SIGNATURE OF THE PERSON PERFORMING THE CLEANUP. THIS SIGNOFF SHEET WILL BE AVAILABLE TO INLAND WETLANDS STAFF, COMMISSIONERS, AND THEIR AGENTS.

EMERGENCY SPILL PLAN

A SPILL IS DEFINED IN THE CONNECTICUT GENERAL STATUTE 22A-452C. FOR PRACTICAL PURPOSES, ANY OIL OR PETROLEUM PRODUCTS, CHEMICAL OR WASTE THAT IS RELEASED IN ANY MANNER CONSTITUTES A SPILL. IN THE EVENT OF AN EMERGENCY SPILL, THE FOLLOWING STEPS SHALL BE TAKEN:

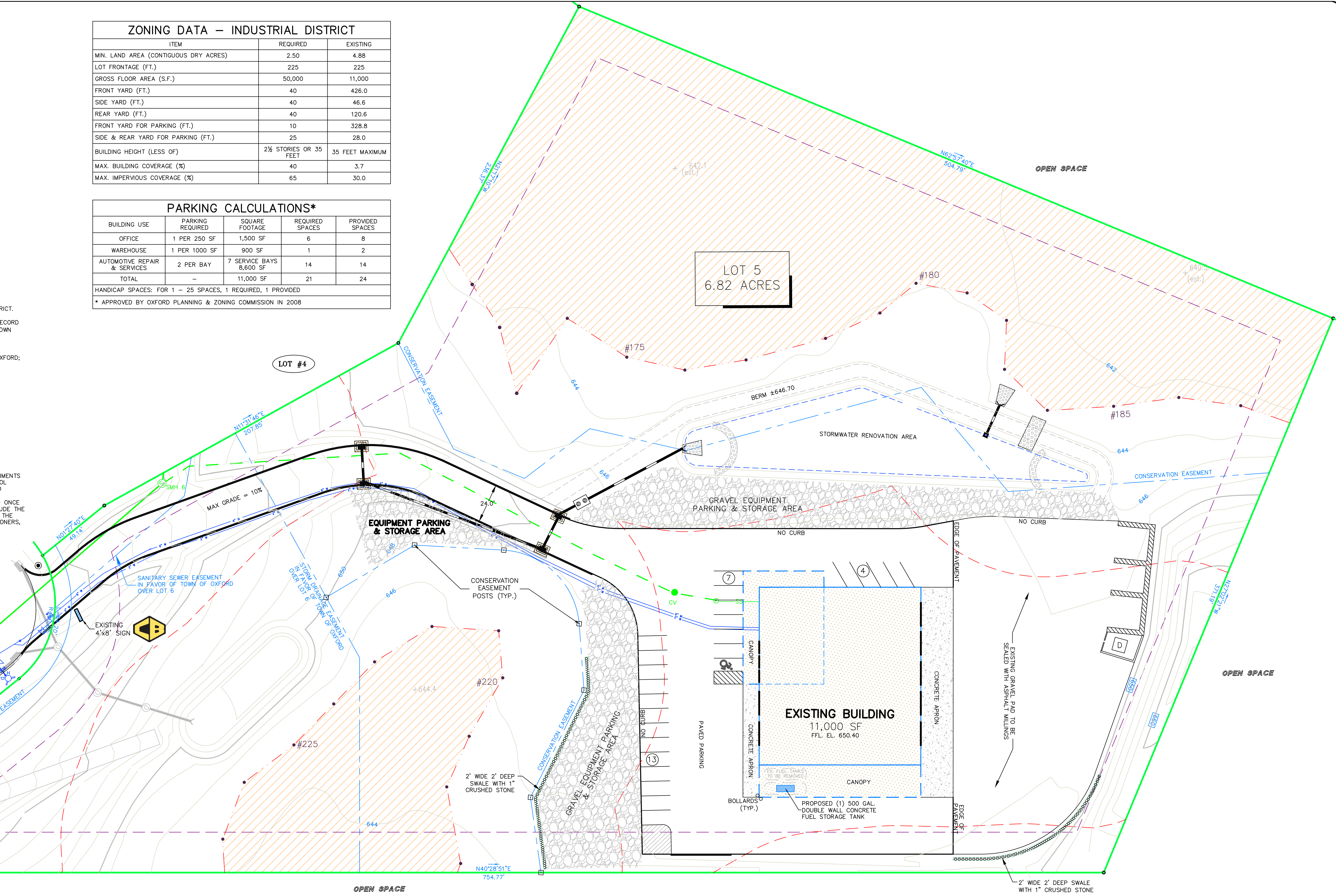
1. CONTACT THE STATE OF CONNECTICUT DEPARTMENT OF ENVIRONMENTAL PROTECTION OIL & CHEMICAL SPILL RESPONSE DIVISION AT (860) 424-3338 IMMEDIATELY.
2. CONTACT THE FIRST SELECTMAN'S OFFICE IN OXFORD AT 888-2543.
3. THE SPILL SHALL BE CONTAINED IMMEDIATELY.

HAZARDOUS MATERIAL STATEMENT

THERE SHALL BE NO HAZARDOUS MATERIALS STORED ON SITE.

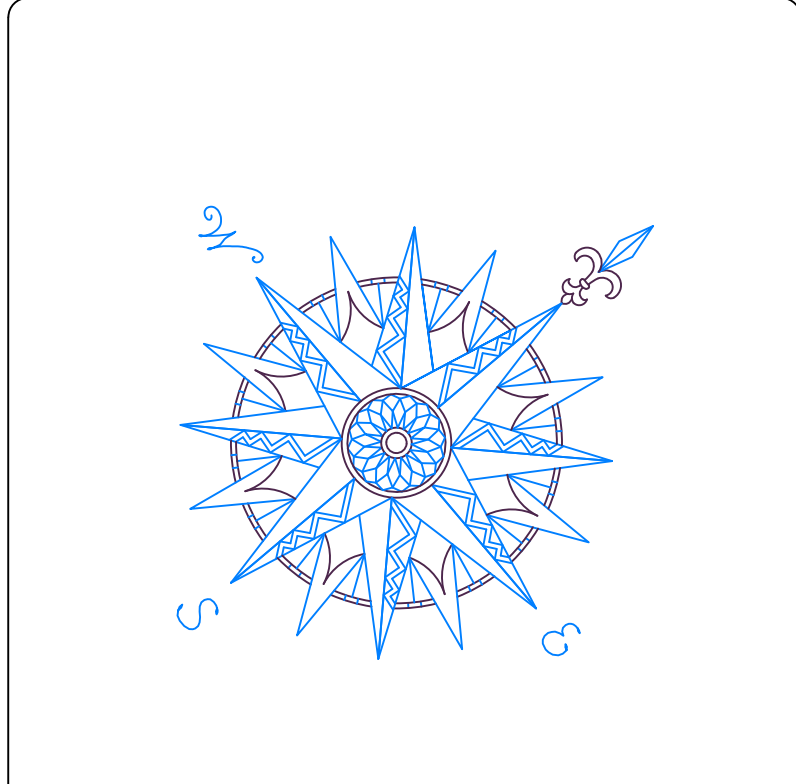
ZONING DATA - INDUSTRIAL DISTRICT		
ITEM	REQUIRED	EXISTING
MIN. LAND AREA (CONTIGUOUS DRY ACRES)	2.50	4.88
LOT FRONTAGE (FT.)	225	225
GROSS FLOOR AREA (S.F.)	50,000	11,000
FRONT YARD (FT.)	40	426.0
SIDE YARD (FT.)	40	46.6
REAR YARD (FT.)	40	120.6
FRONT YARD FOR PARKING (FT.)	10	328.8
SIDE & REAR YARD FOR PARKING (FT.)	25	28.0
BUILDING HEIGHT (LESS OF)	2 1/2 STORIES OR 35 FEET	35 FEET MAXIMUM
MAX. BUILDING COVERAGE (%)	40	3.7
MAX. IMPERVIOUS COVERAGE (%)	65	30.0

PARKING CALCULATIONS*				
BUILDING USE	PARKING REQUIRED	SQUARE FOOTAGE	REQUIRED SPACES	PROVIDED SPACES
OFFICE	1 PER 250 SF	1,500 SF	6	8
WAREHOUSE	1 PER 1000 SF	900 SF	1	2
AUTOMOTIVE REPAIR & SERVICES	2 PER BAY	7 SERVICE BAYS 8,600 SF	14	14
TOTAL	-	11,000 SF	21	24
HANDICAP SPACES: FOR 1 - 25 SPACES, 1 REQUIRED, 1 PROVIDED				
* APPROVED BY OXFORD PLANNING & ZONING COMMISSION IN 2008				

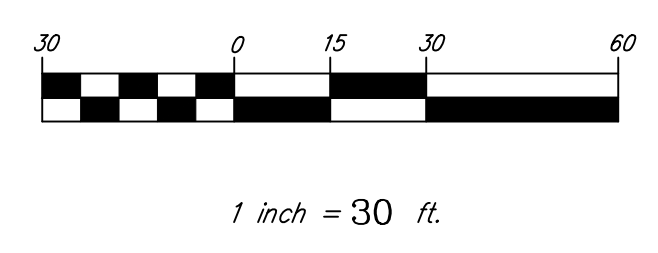


LEGEND

- PROPERTY LINE
- BUILDING SETBACK LINE
- EASEMENT LINE
- EXISTING CONTOUR
- WETLAND LINE
- 100' WETLAND REGULATED AREA
- WETLAND FLAG
- STORM SEWER
- WATER LINE
- 4" SANITARY SEWER LATERAL (GRAVITY)
- 2" SANITARY SEWER FORCE LATERAL
- P SANITARY SEWER PUMP CHAMBER
- CV SANITARY SEWER CHECK VALVE



NO.	REVISION	DATE



SITE PLAN

CIVIL 1
CORNERSTONE PROFESSIONAL PARK, SUITE D-101
43 SHERMAN HILL ROAD
WOODBURY CONNECTICUT 06897
(203) 266-0778

OWNER/APPLICANT
CHADWICK-BAROSS, INC.
10 FOX HOLLOW ROAD
OXFORD, CT

LOT 5
FOX HOLLOW INDUSTRIAL PARK

DRAWING NO. 2936
DATE: 16 MAR 20
PROJ. NO.: 2936
CADD FILE NAME: 2936
DRAWING NO.: 1 OF 1

OXFORD CONNECTICUT