



VICINITY MAP
SCALE: 1" = 1000'

N/F
DIAGNOSTIC
CHEMICALS
LIMITED (USA)

N/F
JOSEPH A. GUERRERA, JR.

N/F
DAVID B SIPPIN

OPEN SPACE
4.02 AC±

Oxford Zoning Requirements - Industrial Zone
RESUBDIVISION OF PARCEL "A"

Standard	Minimum Required	Lot 3	Lot 4	Lot 5
Total Lot Area	2.5 Ac	4.78 Ac	5.57 Ac	21.55 Ac
Right of Way Areas (Existing & Proposed)	N/A	N/A	1.03 Ac	N/A
Compliance Lot Area	2.5 Ac	4.78 Ac	4.54 Ac	21.55 Ac
Building Square	200'	200'	200'	200'
Frontage	225'	613'+/-	418'+/-	1724'+/-

ALL LOTS CONTAIN A MINIMUM OF 2.5 ACRES OF DRY & CONTIGUOUS LAND

LEGEND

- HYDRANT
- MANHOLE
- GAS VALVE
- UTILITY POLE
- WATER VALVE
- ☀ LAMP POST
- CATCH BASIN
- ⊞ ELECTRIC BOX
- ⊞ SIGN
- ⊞ MAILBOX
- ⊞ TELEPHONE BOX
- ⊞ CATV
- ⊞ FLARED END

APPROVED BY THE OXFORD PLANNING AND ZONING COMMISSION

CHAIRMAN _____ DATE: _____

SECRETARY _____ DATE: _____

NOT VALID UNLESS EMBOSSED WITH SEAL OR FIXED WITH THE LIVE STAMP OF THE SIGNATORY

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON

JASON T. SPATH SR. CT LS 70136

NO.	DATE	DESCRIPTION

NOTES:

- THIS MAP HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-308B-1 THRU 20-308B-20 AND THE STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996. THE BOUNDARY DETERMINATION IS BASED ON A "DEPENDENT RESURVEY" OF THE MAP REFERENCED BELOW IN NOTE 2A. THIS SURVEY CONFORMS TO HORIZONTAL CLASS "A-2". THE PROPOSED LOT LINES DEPICTED HEREON REPRESENT AN "ORIGINAL SURVEY" AND ARE SUBJECT TO APPROVAL BY THE APPROPRIATE MUNICIPAL AGENCIES.
- THIS IS A RESUBDIVISION MAP WHICH DEPICTS OR NOTES THE LAYOUT OF LOTS AND THE ASSOCIATED PUBLIC OR PRIVATE HIGHWAYS, EASEMENTS AND LANDS. IT IS INTENDED FOR THE SUBMISSION TO THE APPLICABLE REGULATORY AGENCIES.
- REFERENCE IS MADE TO THE FOLLOWING MAPS ON FILE IN THE OXFORD TOWN CLERK'S OFFICE:
 - A - "PROPERTY SURVEY, MAP SHOWING RE-SUBDIVISION OF PARCEL 'A' PREPARED FOR OXFORD COMMERCE PARK, DAVID B. SIPPIN, JACKS HILL ROAD, OXFORD, CONNECTICUT, DATED 2/18/03, SCALE: 1"=80', PREPARED BY SPATH-BJORKLUND ASSOCIATES
 - B - "LOCATION OF RIGHT OF WAY OF THE CONNECTICUT LIGHT AND POWER COMPANY ACROSS THE PROPERTY OF DAVID C. LUNDIN, TOWN OF OXFORD, COUNTY OF NEW HAVEN, STATE OF CONNECTICUT; SCALE: 1"=500'; JUNE 1918; BY SPERRY AND BUELL, INC.
- THE UNDERGROUND UTILITIES SHOWN, IF ANY, HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR FROM EXISTING DRAWINGS BY OTHERS AS NOTED HEREON. THE ENGINEER/SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. SPATH-BJORKLUND ASSOCIATES, INC. FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. SPATH-BJORKLUND ASSOCIATES, INC. MAKES NO CERTIFICATION AS TO THE CONDITION OR SUITABILITY OF THE UNDERGROUND UTILITIES FOR ANY INTENDED USE.
- THE NORTH ARROW BEARING IS BASED ON THE MAP REFERENCED IN NOTE 2A.
- PROPERTY IS LOCATED IN ZONE INDUSTRIAL DISTRICT 1.
FRONT SETBACKS = 65' FROM CENTERLINE OF TOWN ROAD
SIDE AND REAR SETBACKS = 40'
BUILDINGS TO BE A MINIMUM OF 65' FROM CENTERLINE OF A PRIVATE RIGHT OF WAY
- THE INLAND WETLANDS WERE MARKED IN THE FIELD BY MIKE KLEIN OF ENVIRONMENTAL PLANNING SERVICES, INC. AND WERE LOCATED IN THE FIELD BY A REPRESENTATIVE OF SPATH-BJORKLUND ASSOC., INC.
- OWNER/APPLICANT: DAVID B. SIPPIN - SIPPIN MANAGEMENT
234 MAIN STREET (P.O. BOX 220)
MONROE, CT 06468
- THE SITE DEVELOPMENT PLAN SHALL BE A PART OF THE APPROVED SUBDIVISION PLAN AND THAT THE DEVELOPMENT OF THE SUBDIVISION SHALL BE CONSISTENT WITH THE SITE DEVELOPMENT PLAN.
- PLANIMETRIC FEATURES DEPICTED HEREON WERE PROVIDED BY GOLDEN AERIAL SURVEYS INC.
- TOTAL AREA OF LAND = 35.92 AC+/-

RESUBDIVISION MAP
OF PARCEL 'A'
PREPARED FOR
DAVID B. SIPPIN
JACKS HILL ROAD
OXFORD, CONNECTICUT



DATE:	SCALE:	DRAFTER:	JOB NUMBER:	FILE NUMBER:
11/09/04	1"=100'	JPR	7200	SL 3326



SPATH-BJORKLUND ASSOCIATES, INC
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