

FOR SALE

***Fox Hollow Industrial Park
Lot 7 Fox Hollow Rd
Oxford, CT***



5.36 Acres

Industrial zoned parcel with all utilities

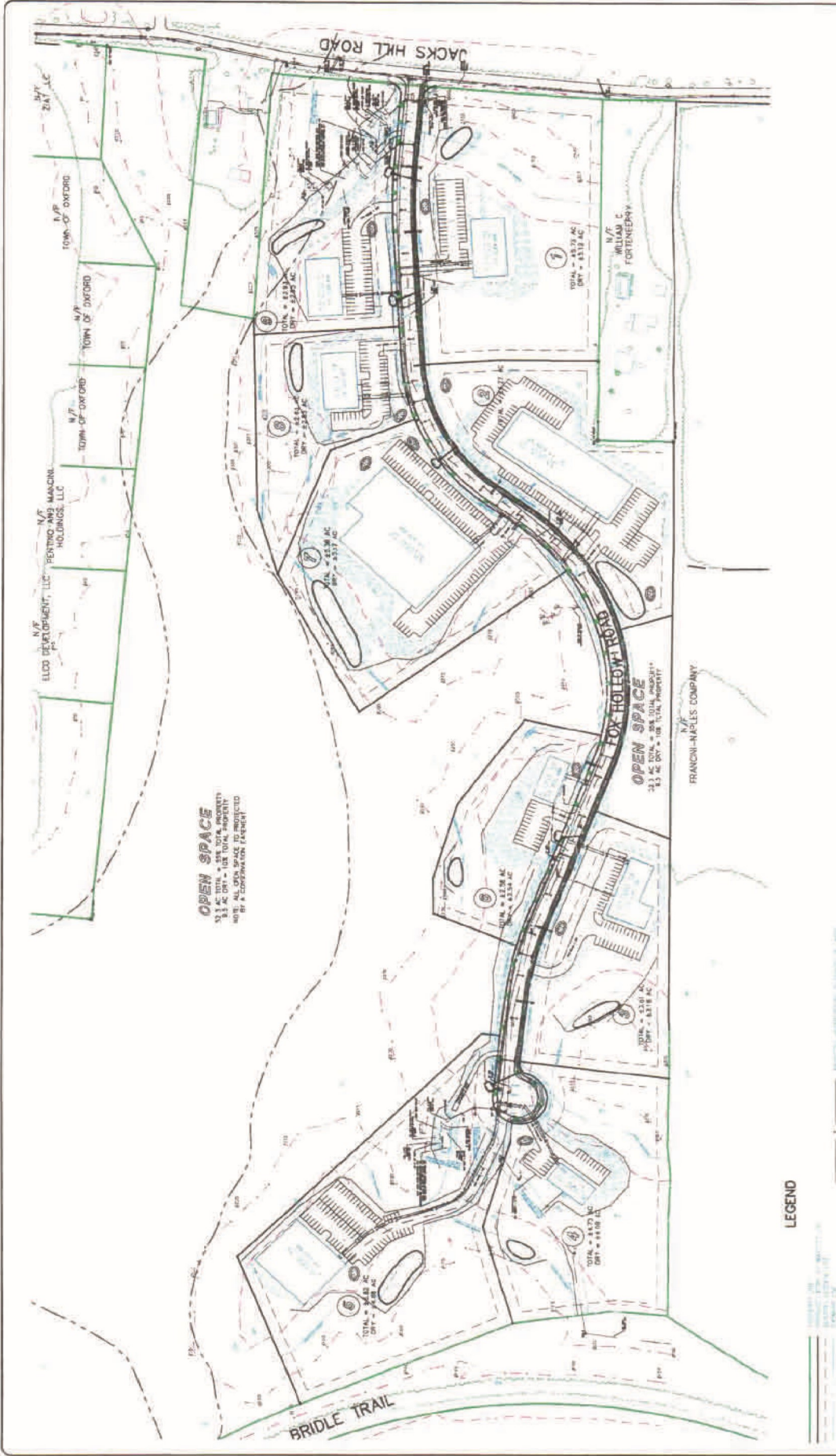
Site is pad ready and can accommodate approximately 50,000 S/F

Great business friendly town with new Airport Enterprise Zone

Tax benefits available

Nice location with good I-84 and Route 8 access

Asking: \$509,200.00



OPEN SPACE
 3.1 AC DPT. - 1ST TOWN ADJACENT
 NOTE: ALL OPEN SPACE TO BE PROTECTED
 BY A CONFORMANCE EASEMENT

Civil C1
 CONSULTING ENGINEERS, ARCHITECTS & LANDSCAPE ARCHITECTS
 123 FORT HOLLOW ROAD
 OXFORD, CT 06455
 (860) 231-1100
 FAX (860) 231-1101
 WWW.CIVILC1.COM

REDUCED SITE PLAN

MARK OCZKOWSKI
 589 INVESTMENTS
 PO BOX 506
 OXFORD, CT

NO.	REV.	DATE	DESCRIPTION
1	REV. PER PLANNING BOARD	12/17/08	
2	CONSTRUCTION DOCUMENTS	12/17/08	

FOX HOLLOW INDUSTRIAL PARK
 FOX HOLLOW ROAD

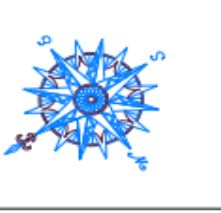
3 OF 17

LEGEND

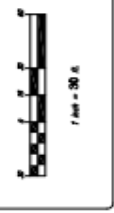
	PROPERTY BOUNDARY
	EASEMENT
	UTILITY
	TREE
	WATER BODY
	EXISTING BUILDING
	PARKING
	ROAD
	LOT
	SURVEY
	PROPOSED

LEGEND

- PROPERTY LINE
- BUILDING SETBACK LINE
- EASEMENT LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED SPOT ELEVATION
- WETLAND LINE
- 100' WETLAND REGULATED AREA
- WETLAND FLAG
- EXISTING 12" WATER MAIN
- CL 48" 0PP STORM PIPE
- CL 4" SANITARY SEWER FORCE MAIN
- PROPOSED CATCH BASIN
- PROPOSED STORM DRAINAGE PIPE
- PROPOSED ROOF LEADER DRAIN
- PROPOSED SANITARY SEWER PUMP & FORCE MAIN
- PROPOSED 2" WATER LATERAL (DOMESTIC SERVICE)
- PROPOSED 6" WATER LATERAL (FIRE SERVICE)
- PROPOSED OVERHEAD
- PROPOSED CONDUIT FORCE MAIN
- TEMPORARY ANTI-TANKING PAD
- SET FORCE / LIMIT OF CONSTRUCTION
- HYDRANT FOR CONSTRUCTION
- BAILED FILLER FOR CONSTRUCTION
- TEMPORARY SET STOPPAGE AREA
- PROPOSED LANDSCAPING SHRUB
- PROPOSED LANDSCAPING TREE
- PROPOSED POLE MOUNTED LIGHT
- PROPOSED WALL-MOUNT LIGHT
- PROPOSED DOUBLE CONTROL BLANKET
- PROPOSED TEMPORARY EMBANKMENT TAP



NO.	REVISION	DATE
1	REVISED PER TOWN ENGINEER	12 DEC 16
2	REVISED PER TOWN PLANNER	20 DEC 16
3	REVISED PER TOWN ENGINEER	03 JAN 17
4	REVISED PER TOWN ENGINEER	03 JAN 17
5	REVISED PER TOWN ENGINEER	03 JAN 17
6	REVISED PER TOWN ENGINEER	03 JAN 17
7	REVISED PER TOWN ENGINEER	03 JAN 17
8	REVISED PER TOWN ENGINEER	03 JAN 17



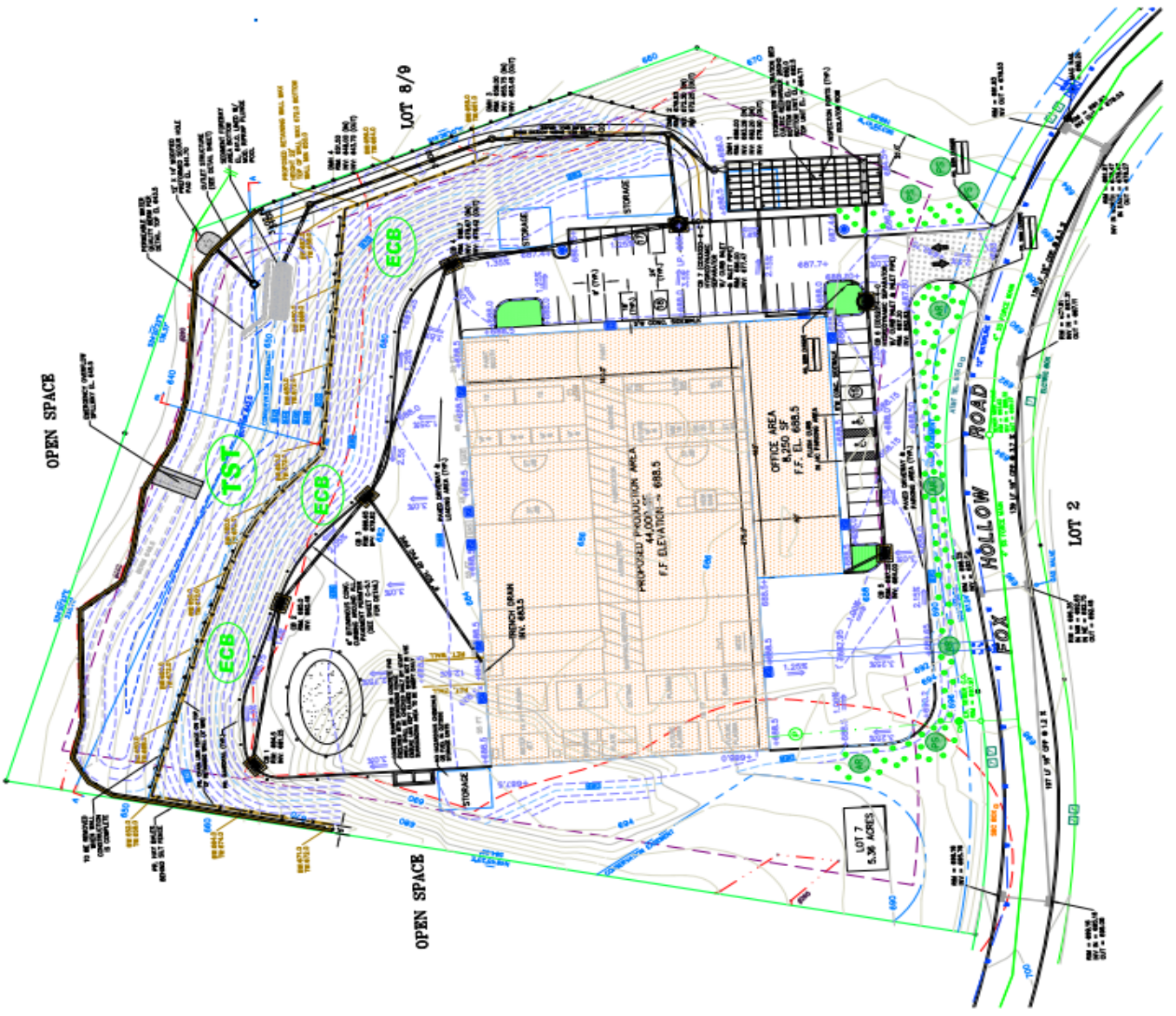
589 INVESTMENTS LLC
29-1 HIGHLAND ROAD
OXFORD, CT 06478

**SITE PLAN, GRADING PLAN
&
EROSION CONTROL PLAN**

LOT 7
RE HOLLOW INDUSTRIAL PARK



C-2.0



ITEM	REQUIRED	PROPOSED
MIN LOT AREA (ACS)	5.0K AC	5.3K AC
LOT FRONTAGE (FT)	250'	465'
MIN FRONT YARD (FT)	40'	40'
MIN SIDE YARD (FT)	25'	25'
MIN REAR YARD (FT)	25'	25'
BUILDING HEIGHT (MAX FT)	3 1/2 STORY OR 35 FT	35 FT MAXIMUM
LOT COVERAGE (%)	SEE BUILDING CODE	25.0K BUILDING AREA MAXIMUM

BUILDING USE	PARKING SPACES REQUIRED	SQUARE FOOTAGE REQUIRED	REQUIRED SPACES	PROPOSED SPACES
OFFICE	17000 SF	40000 SF	33	33
MANUFACTURING	17000 SF	50000 SF	33	33
TOTAL	-	90000 SF	66	66

MANICUP SPACES FOR 20-30 = 2, 10-150 = 6

LANDSCAPING PLANT LIST	SCIENTIFIC NAME	COMMON NAME	QUANTITY	SIZE	ROOT
TREE	RED MAPLE	RED MAPLE	4	4"	BARB & GAL
SHRUB	HYDRANGEA	HYDRANGEA	4	4"	BARB & GAL
PERENNIAL	IRIS	IRIS	4	4"	BARB & GAL

NOTE: ALL PLANT MATERIALS TO BE INSTALLED BY THE CONTRACTOR. ALL PLANTS TO BE INSTALLED BY THE CONTRACTOR. ALL PLANTS TO BE INSTALLED BY THE CONTRACTOR.

1) A NUMBER OF THE TOTAL NUMBER OF REQUIRED SPACES IS REQUESTED TO BE PROVIDED BY THE CONTRACTOR. THE NUMBER OF SPACES TO BE PROVIDED BY THE CONTRACTOR SHALL BE SHOWN ON THE PROPOSED USE AND NUMBER OF EMPLOYEES EMPLOYMENT. THESE ARE POTENTIALLY AN ADDITIONAL PARKING SPACES THAT CAN BE PROVIDED ON SITE.