

# FOR SALE/LEASE

*80-84 Scott Rd  
Prospect, CT*



**18+ Acres Includes 1,200 S/F Garage Structure**

**1.5 Miles from I-84**

**Fully permitted and licensed Green Waste Recycling Facility  
Site Produced bark mulch, firewood, top soil and fuel wood chips.**

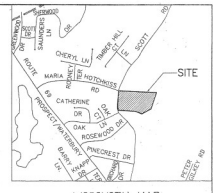
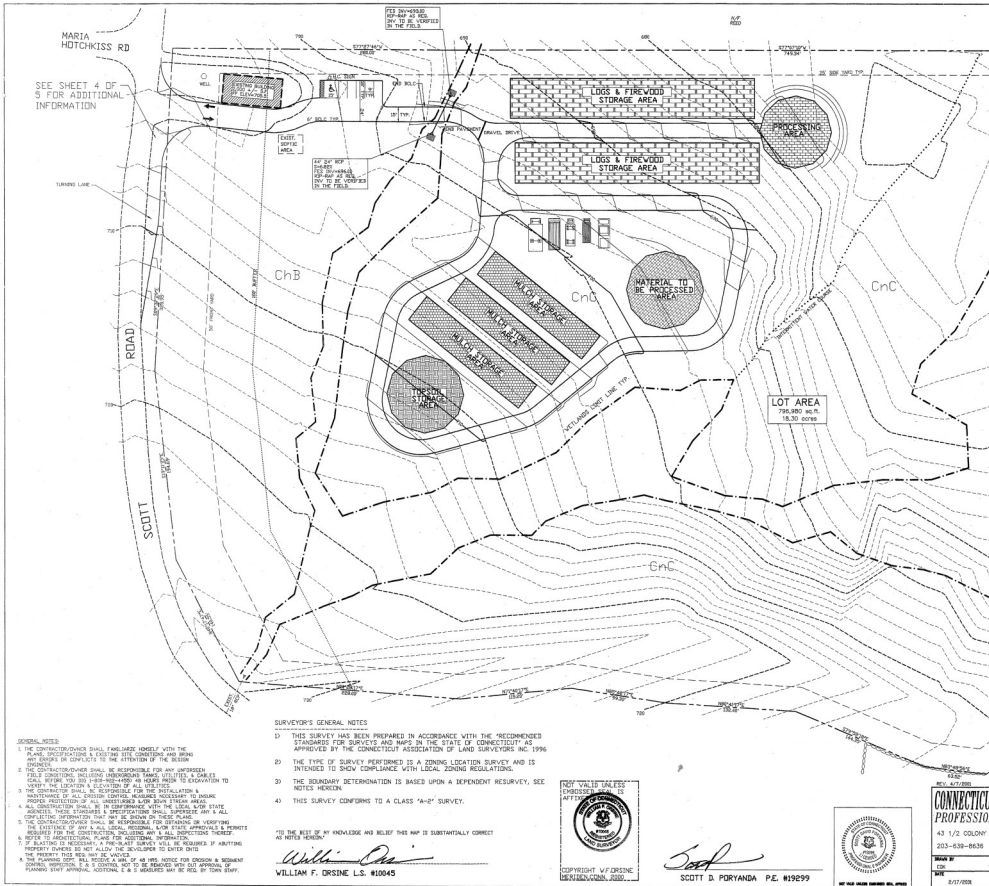
**Motivated seller**

**Owner financing possible**

**Adjacent 11 acres parcel available for expansion**

**Existing inventory of cord wood and mulch negotiable**

**Offered at \$795,000.00**



**ZONING/DESIGN DATA**

TYPE	REQUIREMENTS	PROVIDED	STATUS
LOT AREA	18.30 AC	18.30 AC	EXISTING
MIN. LOT WIDTH	100 FT	100 FT	EXISTING
MIN. LOT DEPTH	50 FT	50 FT	EXISTING
MIN. FRONT YARD SETBACK	25 FT	25 FT	EXISTING
MIN. SIDE YARD SETBACK	5 FT	5 FT	EXISTING
MIN. REAR YARD SETBACK	5 FT	5 FT	EXISTING
MIN. FRONT SETBACK	5 FT	5 FT	EXISTING
MIN. SIDE SETBACK	5 FT	5 FT	EXISTING
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**PARKING CALCULATIONS**

INDUSTRIAL ZONE = 3 SPACES / 1,000 EMPLOYEES  
 TOTAL SPACES REQUIRED = 3 EMP/SPACE \* 8  
 TOTAL SPACES PROVIDED = 8

**HANDICAPPED PARKING REQUIREMENTS**  
 1-SP ON SITE PARKING = 1 HANDICAPPED SPACES REQUIRED  
 HANDICAPPED SPACES PROVIDED = 1 SPACE

**SURVEYOR'S GENERAL NOTES**

- 1) THIS SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH THE RECOMMENDED STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT AS APPROVED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS INC. 1996.
- 2) THE TYPE OF SURVEY PERFORMED IS A ZONING LOCATION SURVEY AND IS INTENDED TO SHOW COMPLIANCE WITH LOCAL ZONING REGULATIONS.
- 3) THE BOUNDARY DETERMINATION IS BASED UPON A DEPENDENT RECOVERY, SEE NOTES HEREON.
- 4) THIS SURVEY CONFORMS TO A CLASS "A-B" SURVEY.

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

*William F. Orsine*  
 WILLIAM F. ORSINE L.S. #10045



*Scott D. Porvanda*  
 SCOTT D. PORVANDA P.E. #19299



**CONNECTICUT CONSULTING ENGINEERS, L.L.C.**  
**PROFESSIONAL ENGINEERS & PLANNERS**

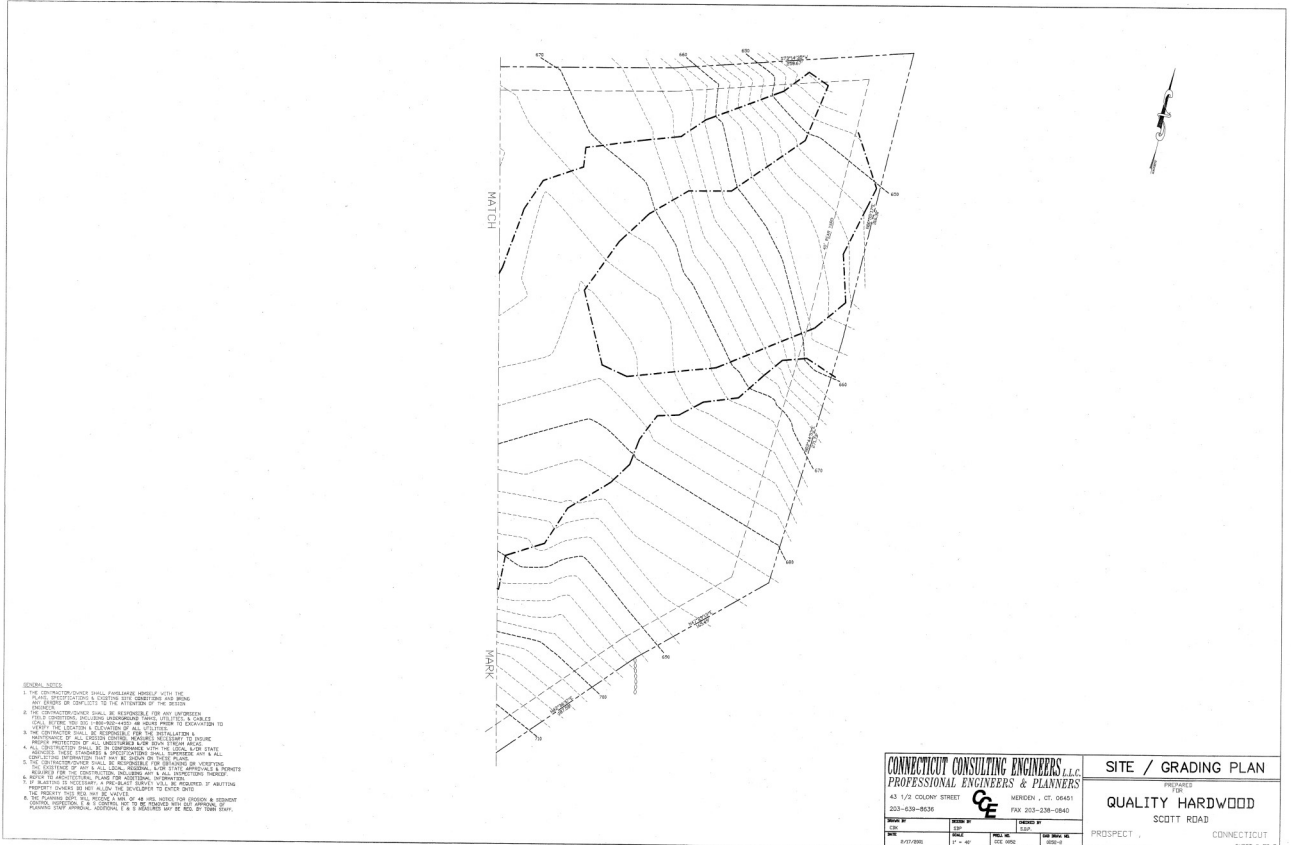
43 1/2 COLONY STREET MERIDEN, CT 06461  
 203-639-8636 FAX 203-238-0840

DATE: 8/17/08  
 SCALE: 1" = 40'  
 SHEET NO.: 002 OF 002  
 SHEET NO.: 408-1

**SITE / GRADING PLAN**

PREPARED FOR  
**QUALITY HARDWOOD**  
 SCOTT ROAD

PROSPECT, CONNECTICUT  
 SHEET 1 OF 3



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 SHEET 2 OF 3



