

FOR SALE/LEASE

*80-84 Scott Rd
Prospect, CT*



Unique Opportunity to Own a piece of Rapidly Growing Industry!

Recycling Green Waste Facility

Fully permitted licensed yard

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

1.5 Miles from I-84

Property currently processes stumps, brush, wood and wood chips

Produces bark mulch, firewood, top soil and fuel wood chips.

All necessary equipment can be supplied

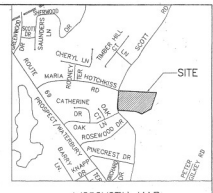
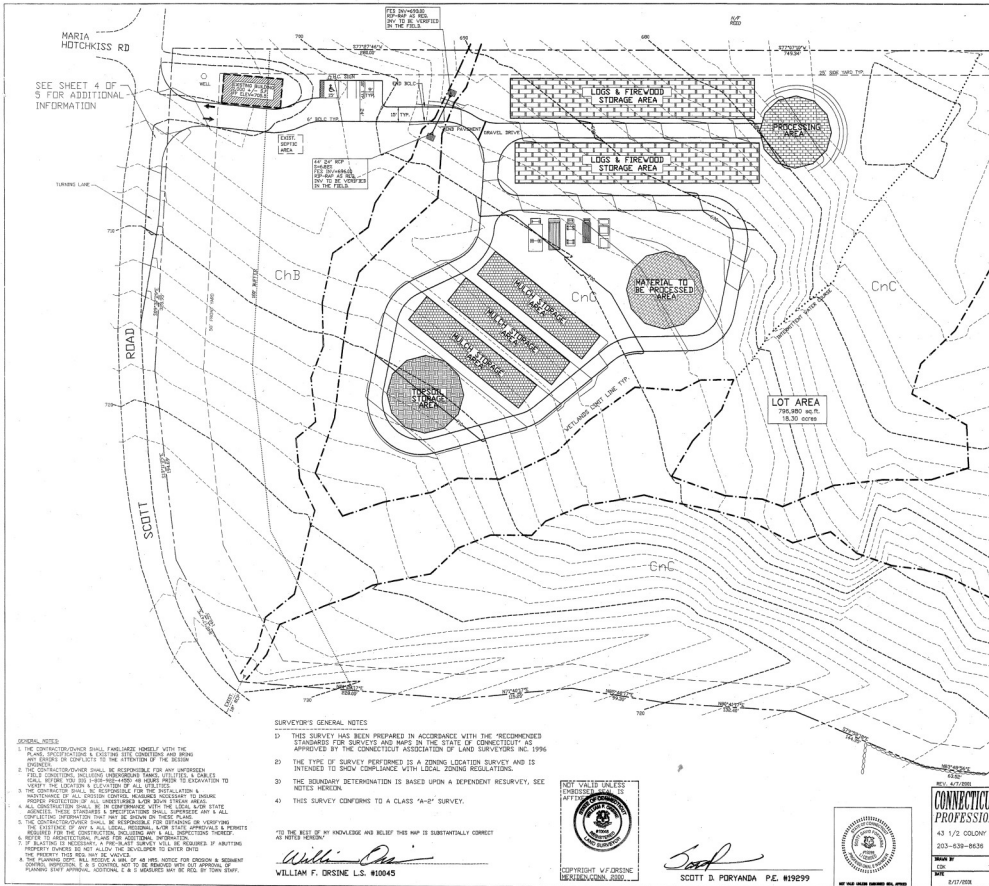
Motivated seller

Owner financing available

Additional property available for expansion

Offered at \$795,000.00

Lease Rate: TBD



ZONING/DESIGN DATA

TYPE	REQUIREMENTS	PROVIDED	STATUS
LOT AREA	18.30 AC	18.30 AC	EXISTING
MIN. 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
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PARKING CALCULATIONS

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

HANDICAPPED PARKING REQUIREMENTS
 1-SP IN 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 IN 1986.
- 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

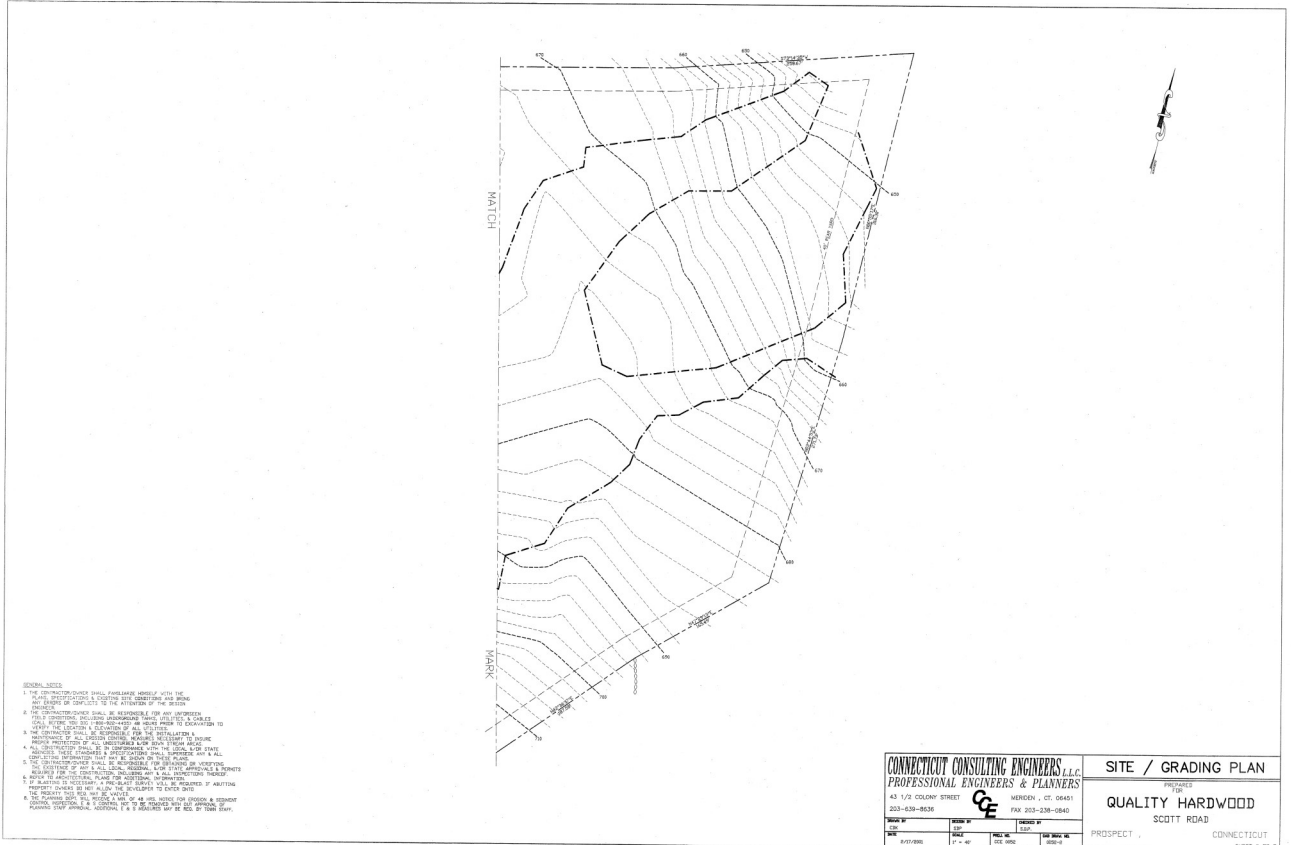
43 1/2 COLONY STREET MERIDEN, CT 06461
 203-639-8636 FAX 203-238-0840

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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SITE / GRADING PLAN

PREPARED FOR:
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 SCOTT ROAD

PROSPECT, CONNECTICUT
 SHEET 2 OF 3

