

FOR SALE

MAJOR PRICE REDUCTION



*Corner of Oxford Rd
(RTE 67) & Hogs Back Rd
Oxford, CT 06478*

26 Acres

**Oxford Professional District Zoned Land
High traffic corner location on RTE 67**

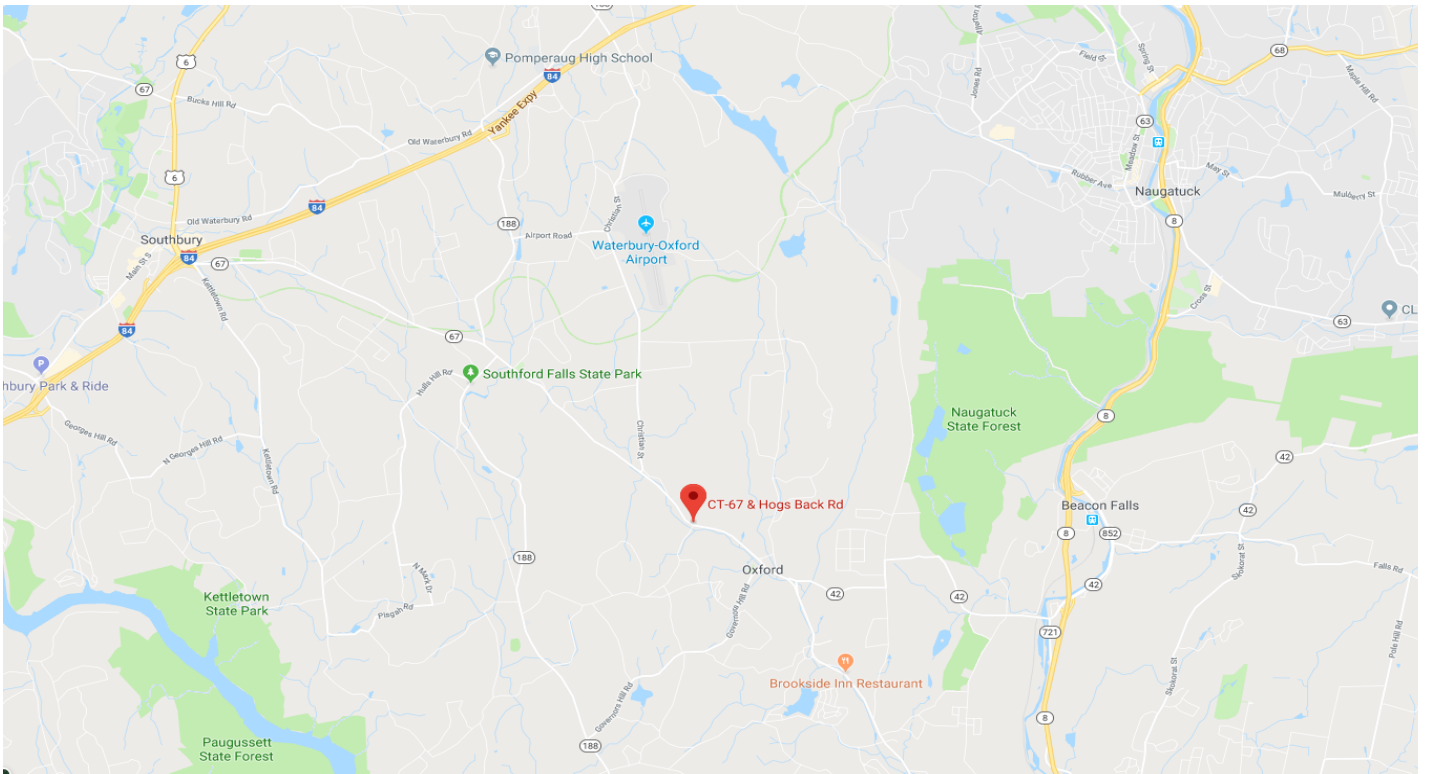
Traffic Count 12,000 Cars

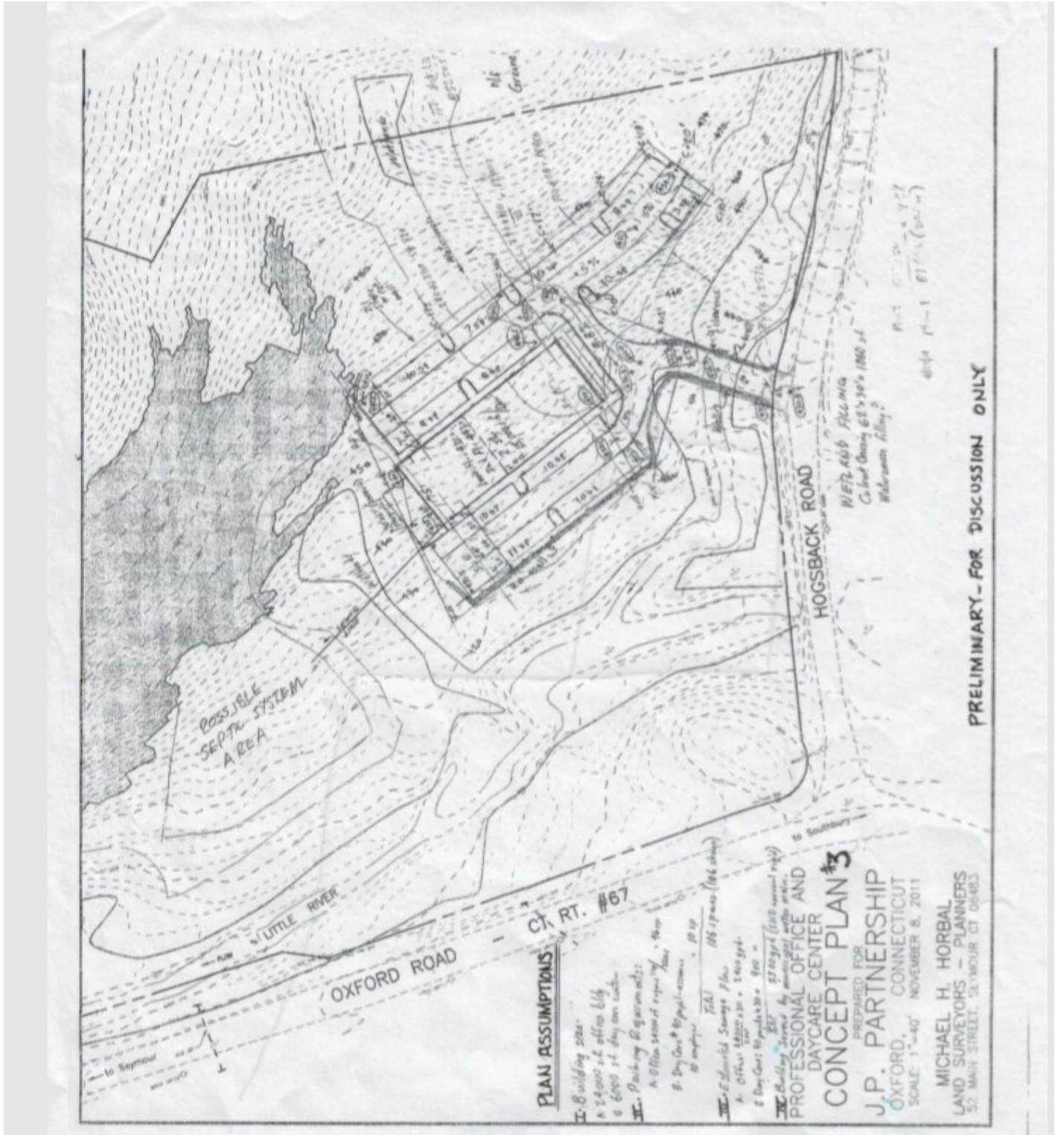
Daily per DOT

Many Development Options

Low Price of: \$249,000.00





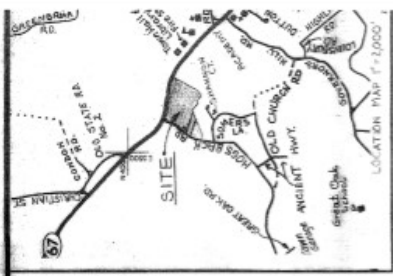


PRELIMINARY - FOR DISCUSSION ONLY

PLAN ASSUMPTIONS

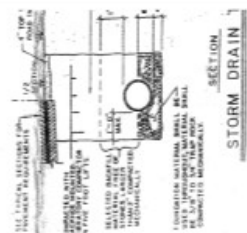
- I. B. building size:
 - A. 24,000 sq. ft. office bldg.
 - B. 6,000 sq. ft. day care center.
- II. Parking Requirements:
 - A. Office space of approx. 10,000 sq. ft.
 - B. Day Care of approx. 100 spaces.
- III. Landscaping:
 - A. Office building - 100 spaces (86 shown).
 - B. Day Care - 100 spaces.
- IV. Building to be constructed with steel frame.
- V. Grading to be as shown (80% normal slope).

PREPARED FOR
PROFESSIONAL OFFICE AND DAYCARE CENTER
CONCEPT PLAN #3
 J.P. PARTNERSHIP
 OXFORD, CONNECTICUT
 SCALE: 1"=40' NOVEMBER 8, 2011
 MICHAEL H. HORBAL
 LAND SURVEYORS - PLANNERS
 52 MAIN STREET, SOUTHURY CT 06483



FEEL ELL NUMBER

1-1
1-2
2-1
2-2
2-3
2-4
2-5
2-6
2-7
2-8
2-9
2-10



NOTE:
 ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CONSTRUCTION SPECIFICATIONS FOR HIGHWAY BRIDGES AND STRUCTURES PUBLISHED BY THE CONNECTICUT DEPARTMENT OF TRANSPORTATION.



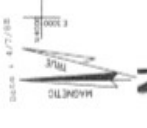
CULVERT CROSSING
 LOT #2
 HORIZ. - 1"=20'
 VERT. - 1"=4'

SCALE: HORIZ. - 1"=20'
 VERT. - 1"=4'

CULVERT CROSSING
 LOT #1
 HORIZ. - 1"=20'
 VERT. - 1"=4'

SCALE: HORIZ. - 1"=20'
 VERT. - 1"=4'

TOTAL AREA = 31.9774 ACRES



NOTE: SEE LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.

CLASS 'X' CONCRETE

DIMENSIONS AND QUANTITIES FOR BRINGING THE PROPOSED CULVERTS TO THE PROPOSED GRADE

NO.	DESCRIPTION	QTY.	UNIT	AMOUNT
1	CONCRETE WALL	100	LINEAL FEET	100
2	GRAVEL SAND	100	CUBIC YARDS	100
3	GRAVEL FILTER	100	CUBIC YARDS	100
4	GRAVEL FILL	100	CUBIC YARDS	100
5	CONCRETE WALL	100	LINEAL FEET	100
6	GRAVEL SAND	100	CUBIC YARDS	100
7	GRAVEL FILTER	100	CUBIC YARDS	100
8	GRAVEL FILL	100	CUBIC YARDS	100
9	CONCRETE WALL	100	LINEAL FEET	100
10	GRAVEL SAND	100	CUBIC YARDS	100
11	GRAVEL FILTER	100	CUBIC YARDS	100
12	GRAVEL FILL	100	CUBIC YARDS	100
13	CONCRETE WALL	100	LINEAL FEET	100
14	GRAVEL SAND	100	CUBIC YARDS	100
15	GRAVEL FILTER	100	CUBIC YARDS	100
16	GRAVEL FILL	100	CUBIC YARDS	100
17	CONCRETE WALL	100	LINEAL FEET	100
18	GRAVEL SAND	100	CUBIC YARDS	100
19	GRAVEL FILTER	100	CUBIC YARDS	100
20	GRAVEL FILL	100	CUBIC YARDS	100
21	CONCRETE WALL	100	LINEAL FEET	100
22	GRAVEL SAND	100	CUBIC YARDS	100
23	GRAVEL FILTER	100	CUBIC YARDS	100
24	GRAVEL FILL	100	CUBIC YARDS	100
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98	GRAVEL SAND	100	CUBIC YARDS	100
99	GRAVEL FILTER	100	CUBIC YARDS	100
100	GRAVEL FILL	100	CUBIC YARDS	100



DATE: 4/7/78
 SCALE: HORIZ. - 1"=20'
 VERT. - 1"=4'

DESIGNED BY: J. P. PARTNERSHI
 CHECKED BY: M. H. HORBAL
 APPROVED BY: M. H. HORBAL

REGISTERED PROFESSIONAL ENGINEER
 STATE OF CONNECTICUT
 NO. 10100

OFFICE: 40 Main Street - Seymour, Connecticut

