

# FOR SALE



**7 Commerce Drive  
Parcel B Lot 5  
Oxford, CT 06478**

**Approved Site Ready to Build  
+/- 3.98 Acres  
Industrial Zoned Land  
Improved Site has Approvals for  
22,250 +/- S/F Building & a 5,200 +/- S/F 3-Sided  
Storage Shed  
All City Utilities are Available  
Significant Investment Made with Approvals &  
Site Work Already Completed  
Offered at \$975,000.00**



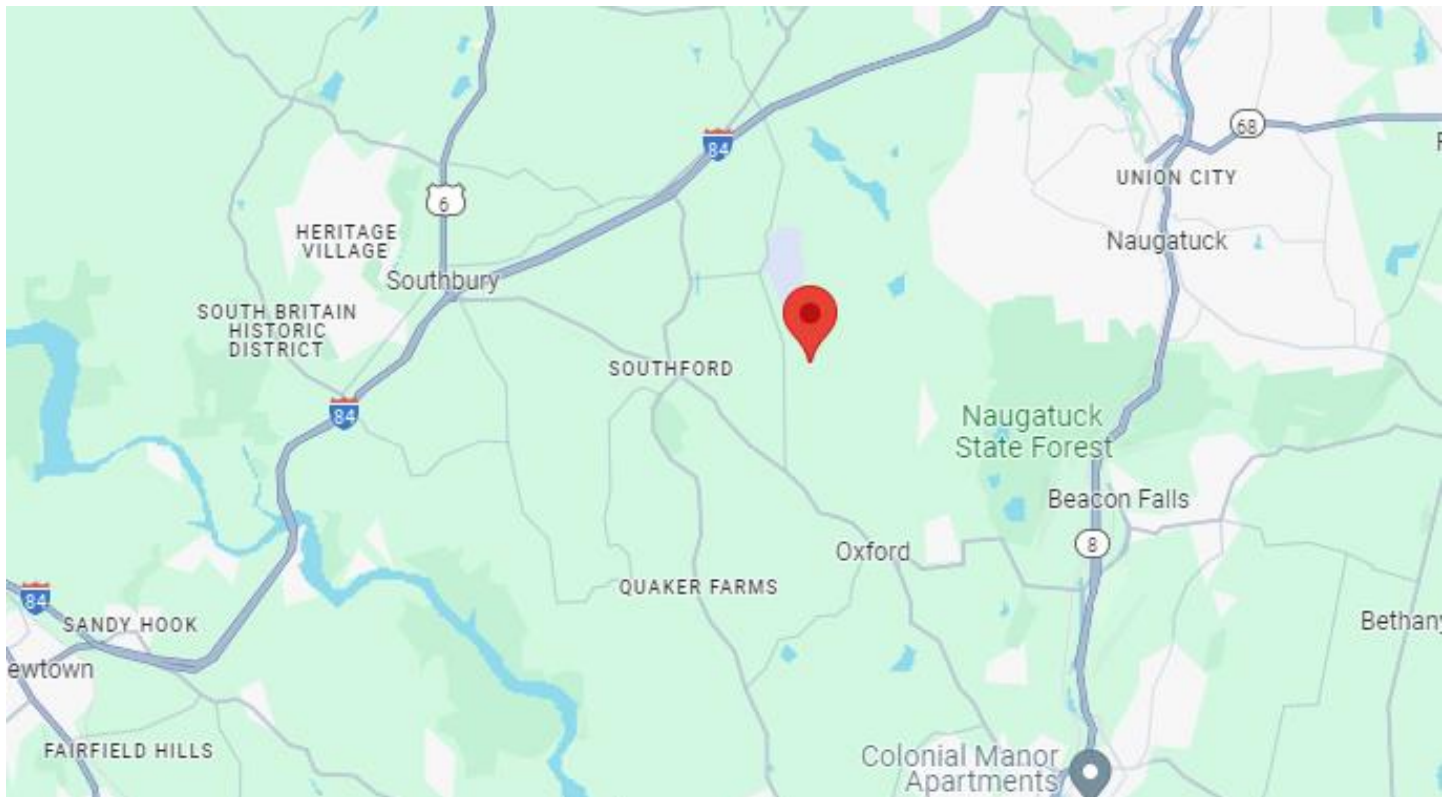
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**7 Commerce Drive, Oxford**  
**Site Approvals & Improvement Work**  
**(Provided by the Seller)**

|  |              |
|--|--------------|
| • Engineering  | \$54,000.00  |
| • Permits  | \$30,000.00  |
| • Land Clearing  | \$28,000.00  |
| • Site work, Utilities, Detention Pond Structure,<br>Oil Separator (2 Units @ \$20,000.00 each), Curbing<br>Asphalt, Filtration System | \$425,000.00 |
| • Landscaping  | \$180,000.00 |
| • Rock Wall Entrance   | \$75,000.00  |

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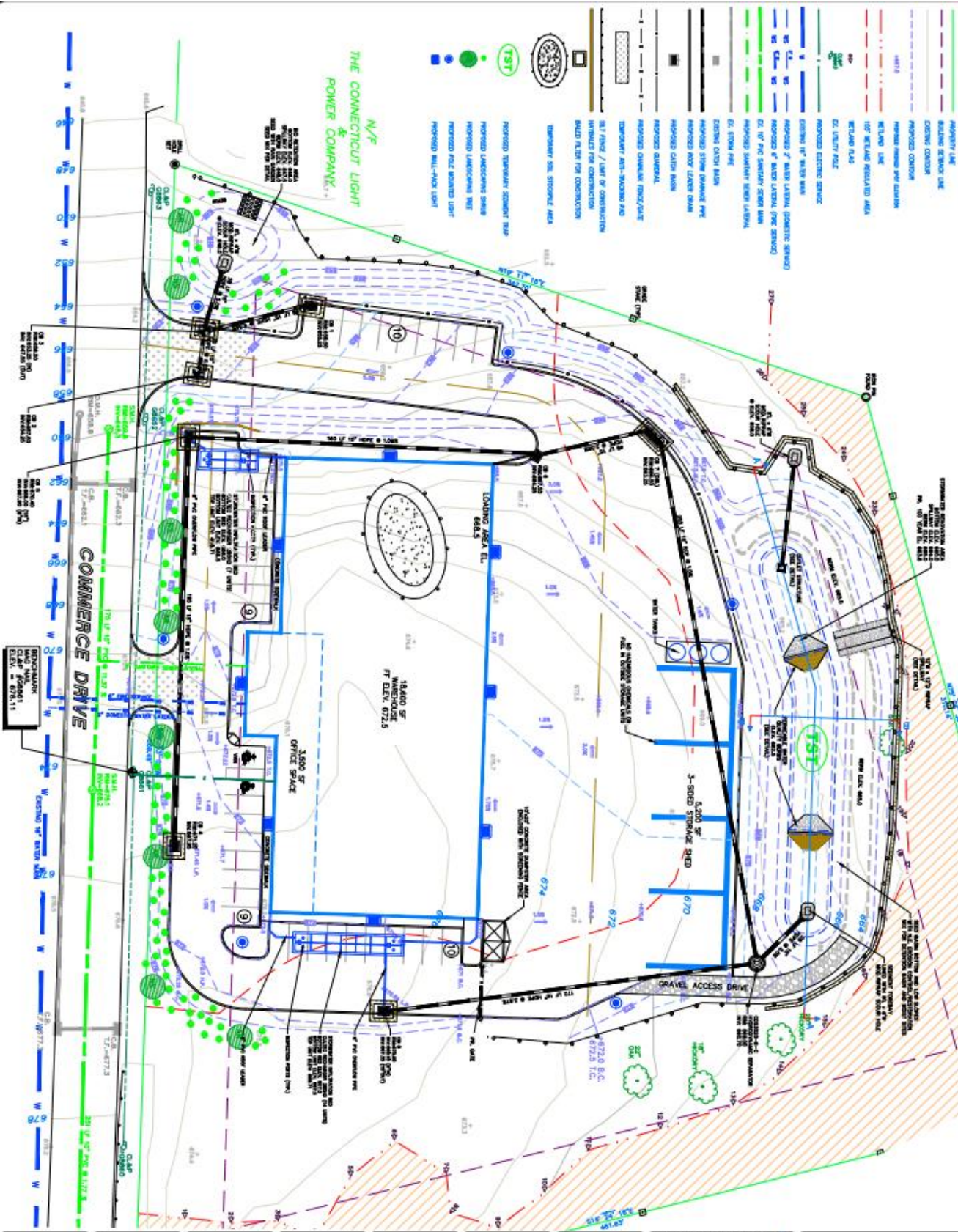
**\$792,000.00**



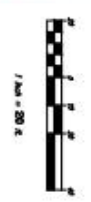
### LEGEND

|  |  |
|--|--|
|  | PROPERTY LINE                              |
|  | ADJACENT STREET LINE                       |
|  | EXISTING CONTOUR                           |
|  | PROPOSED CONTOUR                           |
|  | PROPOSED ROADSIDE AND DRAINAGE             |
|  | WETLAND LINE                               |
|  | 100' WETLAND REGULATED AREA                |
|  | WETLAND SLACK                              |
|  | 20' BUFFER ZONE                            |
|  | PROPOSED ELECTRIC SERVICE                  |
|  | EXISTING 12" WATER MAIN                    |
|  | PROPOSED 12" WATER MAIN                    |
|  | PROPOSED 2" WATER LATERAL (ROCKET SERVICE) |
|  | PROPOSED 12" WATER LATERAL (PINE SERVICE)  |
|  | EX. 12" P.C. SANDY RIVER MAIN              |
|  | PROPOSED SANDY RIVER LATERAL               |
|  | EX. 8" WATER PIPE                          |
|  | EXISTING CATCH BASIN                       |
|  | PROPOSED STEEP DRAINAGE PAVEMENT           |
|  | PROPOSED ADJ. LANEWAY DRIVE                |
|  | PROPOSED DRIVE PAVEMENT                    |
|  | PROPOSED OVERSIGHT                         |
|  | PROPOSED OVERSIGHT ENCLOSURE               |
|  | PROPOSED ASPH.-CONCRETE PAVEMENT           |
|  | EXIST. FLOOR / PART OF CONSTRUCTION        |
|  | WARRANTY FOR CONSTRUCTION                  |
|  | FIELD NOTES FOR CONSTRUCTION               |
|  | TEMPORARY 20' STORAGE AREA                 |
|  | PROPOSED TEMPORARY STORAGE TANK            |
|  | PROPOSED LANDSCAPING SHADE                 |
|  | PROPOSED LANDSCAPING MIX                   |
|  | PROPOSED 100' BUFFER LIGHT                 |
|  | PROPOSED 100' BUFFER LIGHT                 |

*N/F*  
 THE CONNECTICUT LIGHT  
 POWER & COMPANY, INC.



| NO. | REVISION | DATE |
|-----|----------|------|
|     |          |      |
|     |          |      |
|     |          |      |
|     |          |      |
|     |          |      |



DAMASCENO'S LANDSCAPES  
 & CONSTRUCTION, LLC  
 P.O. BOX 2454  
 SHELTON, CT

GRAVING PLAN,  
 UTILITY PLAN &  
 EROSION CONTROL PLAN

LOT 5B  
 COMMERCE DRIVE



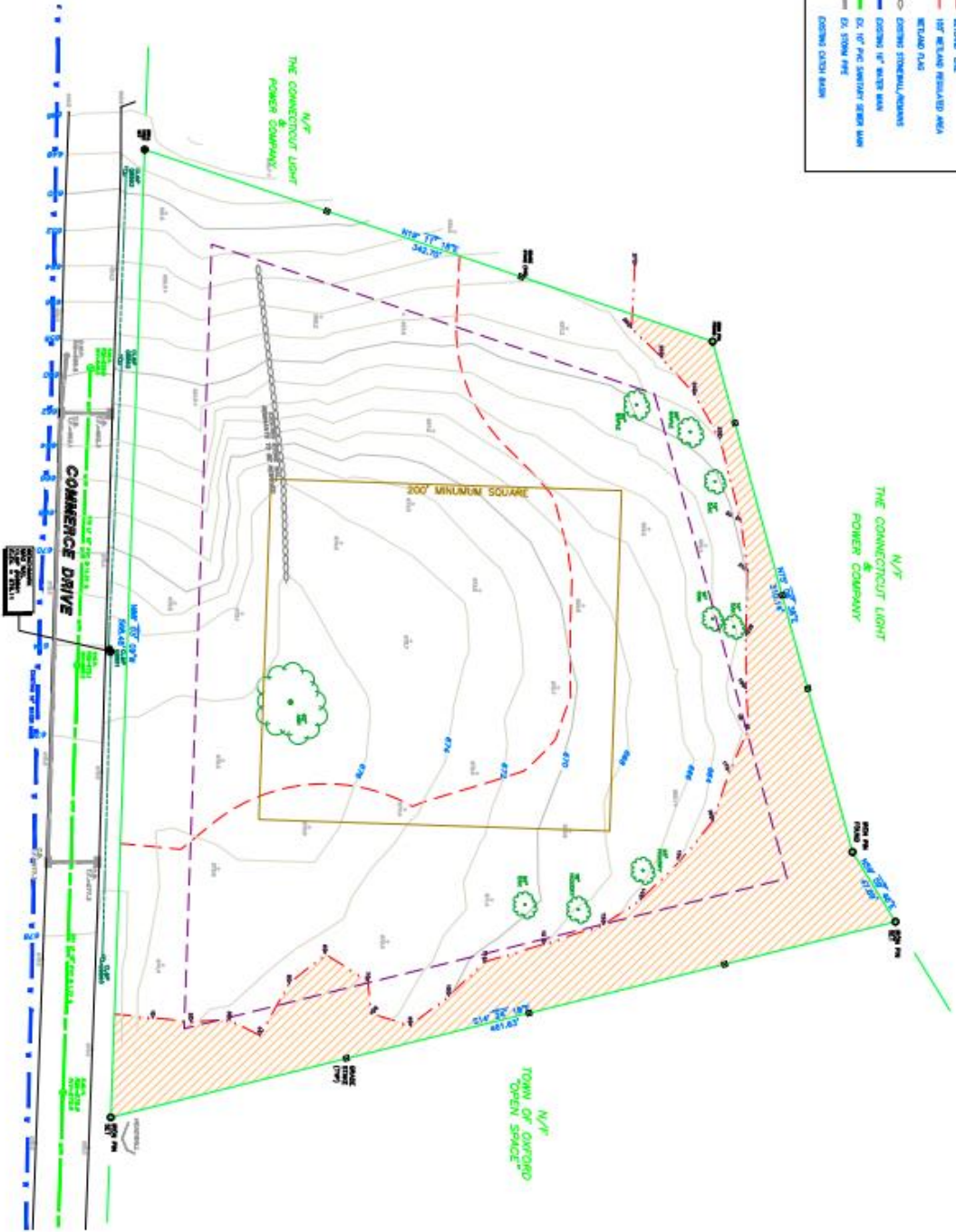
CONSULTING PROFESSIONAL LAND SURVEYOR  
 REGISTERED PROFESSIONAL ENGINEER  
 188 WEST MAIN STREET  
 06424

|                 |                   |
|-----------------|-------------------|
| DATE: 1-2-20    | DESIGNED BY: JMM  |
| SCALE: 1" = 40' | PROJECT NO.: 1113 |
| DATE: 1-2-20    | CHECKED BY: JMM   |
| SCALE: 1" = 40' | PROJECT NO.: 1113 |
| DATE: 1-2-20    | CHECKED BY: JMM   |
| SCALE: 1" = 40' | PROJECT NO.: 1113 |

C12

**LEGEND**

|  |                                    |
|--|------------------------------------|
|  | PROPERTY LINE                      |
|  | EXISTING SERVICE LINE              |
|  | EXISTING CONDUIT                   |
|  | EXISTING LINE                      |
|  | 1/2" RIGID POLYETHYLENE PIPE       |
|  | SETBACK FLAG                       |
|  | EXISTING STORMWATER BASINS         |
|  | EXISTING 1/2" WATER MAIN           |
|  | EXISTING 1/2" PVC SWIRET 6000 MAIN |
|  | EXISTING 1/2" STORM PIPE           |
|  | EXISTING CATCH BASIN               |



- NOTES**
1. THE SITE IS SHOWN APPROXIMATELY. SET LINES ARE NOT TO BE CONSIDERED AS FINAL.
  2. THE EXISTING 1/2" WATER MAIN AND 1/2" STORM PIPE ARE SHOWN AS APPROXIMATE.
  3. THE EXISTING 1/2" WATER MAIN AND 1/2" STORM PIPE ARE SHOWN AS APPROXIMATE.
  4. THE EXISTING 1/2" WATER MAIN AND 1/2" STORM PIPE ARE SHOWN AS APPROXIMATE.



| NO. | REVISION | DATE |
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OWNER:  
**DAMASCENO'S LANDSCAPES  
 & CONSTRUCTION, LLC**  
 P.O. BOX 2454  
 SHELTON, CT

EXISTING CONDITIONS

LOT 5B  
 COMMERCE DRIVE

**CVE**  
 CONSULTING ENGINEERS

421 WEST MAIN STREET, SUITE 100  
 SHELTON, CT 06484

|                |                   |
|----------------|-------------------|
| DATE: 1-23-20  | DESIGNED BY: S.10 |
| DATE: 11-20-19 | CHECKED BY: S.10  |
| DATE: 11-13-19 | APPROVED BY: S.10 |
| DATE: 11-13-19 | SCALE: AS SHOWN   |