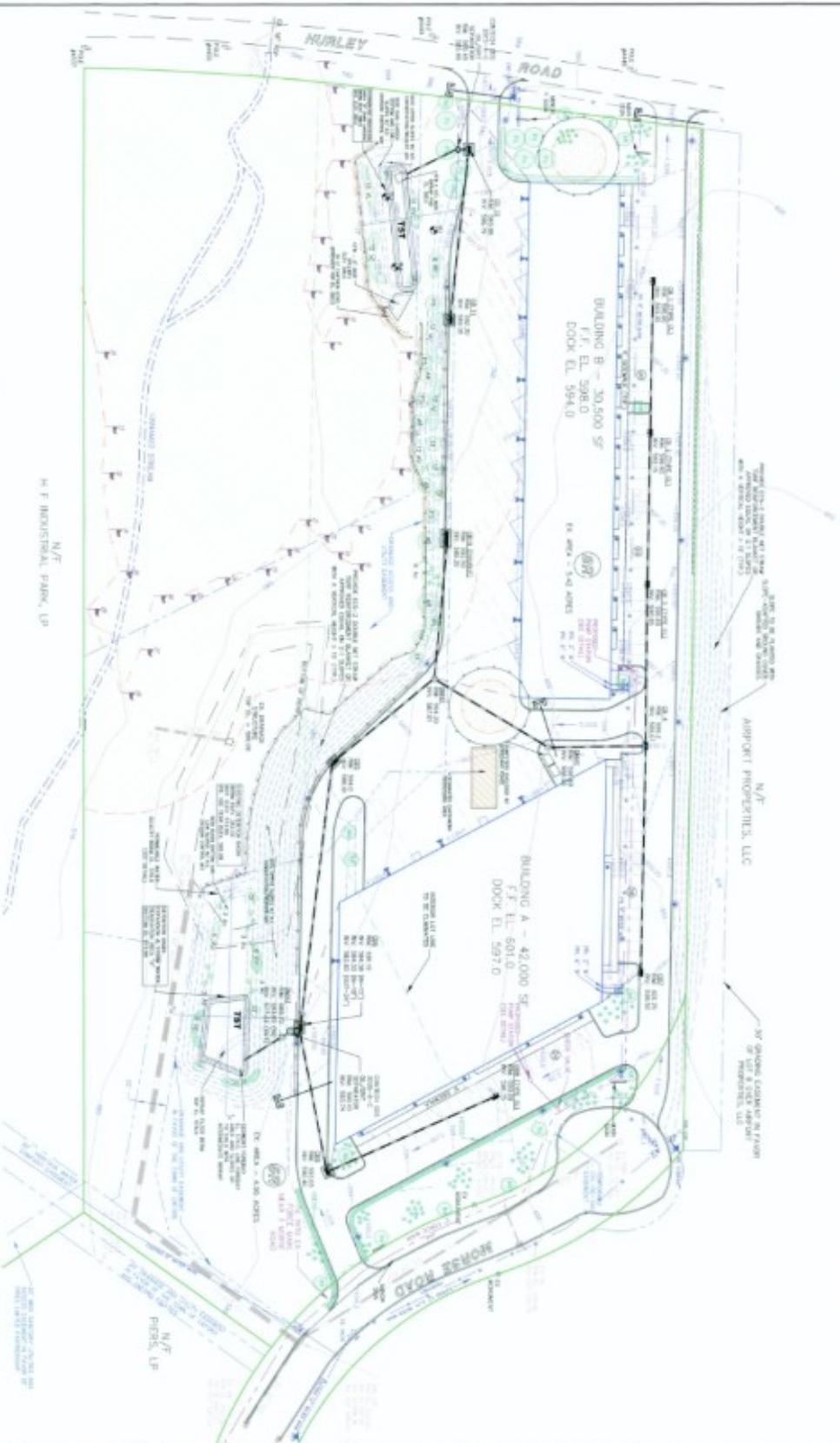


FOR SALE



**8 Morse Rd & 119 Hurley Rd
Oxford, CT 06478**

**11+/- Acres Industrial Zoned Land
Previously Approved for 78,000 +/- S/F in Two Buildings
All Utilities Available
Great Business Park Location
Minutes to I-84 & RT 8 Highways
Offered at \$1,295,000.00**



LEGEND

	BUILDING FOOTPRINT
	PARKING AREA
	ROAD
	EROSION CONTROL MEASURE
	VEGETATIVE STABILIZATION
	SEDIMENT BASIN
	SILT FENCE
	STORMWATER MANAGEMENT STRUCTURE
	UTILITY
	PROPERTY LINE
	SURVEY POINT
	ELEVATION SPOT
	PROPOSED STRUCTURE
	PROPOSED ROAD
	PROPOSED EROSION CONTROL MEASURE
	PROPOSED VEGETATIVE STABILIZATION
	PROPOSED SEDIMENT BASIN
	PROPOSED SILT FENCE
	PROPOSED STORMWATER MANAGEMENT STRUCTURE
	PROPOSED UTILITY
	PROPOSED PROPERTY LINE
	PROPOSED ELEVATION SPOT

SOIL TESTING RESULTS

TEST NO.	TEST DATE	TEST TYPE	TEST RESULTS
1	10/15/10	General Soil Test	See Appendix A
2	10/15/10	General Soil Test	See Appendix A
3	10/15/10	General Soil Test	See Appendix A
4	10/15/10	General Soil Test	See Appendix A
5	10/15/10	General Soil Test	See Appendix A
6	10/15/10	General Soil Test	See Appendix A
7	10/15/10	General Soil Test	See Appendix A
8	10/15/10	General Soil Test	See Appendix A
9	10/15/10	General Soil Test	See Appendix A
10	10/15/10	General Soil Test	See Appendix A

EXISTING DATA - INDUSTRIAL DISTRICT

NO.	DESCRIPTION	AREA	REMARKS
1	EXISTING BUILDING	10,111 SF	
2	EXISTING PARKING	10,111 SF	
3	EXISTING ROAD	10,111 SF	
4	EXISTING UTILITY	10,111 SF	
5	EXISTING VEGETATION	10,111 SF	
6	EXISTING EROSION CONTROL	10,111 SF	
7	EXISTING SEDIMENT BASIN	10,111 SF	
8	EXISTING SILT FENCE	10,111 SF	
9	EXISTING STORMWATER MANAGEMENT	10,111 SF	
10	EXISTING PROPERTY LINE	10,111 SF	
11	EXISTING ELEVATION SPOTS	10,111 SF	

PROPOSED DATA - INDUSTRIAL DISTRICT

NO.	DESCRIPTION	AREA	REMARKS
1	PROPOSED BUILDING	62,500 SF	
2	PROPOSED PARKING	62,500 SF	
3	PROPOSED ROAD	62,500 SF	
4	PROPOSED UTILITY	62,500 SF	
5	PROPOSED VEGETATION	62,500 SF	
6	PROPOSED EROSION CONTROL	62,500 SF	
7	PROPOSED SEDIMENT BASIN	62,500 SF	
8	PROPOSED SILT FENCE	62,500 SF	
9	PROPOSED STORMWATER MANAGEMENT	62,500 SF	
10	PROPOSED PROPERTY LINE	62,500 SF	
11	PROPOSED ELEVATION SPOTS	62,500 SF	



NO.	REVISION	DATE
1	ISSUE FOR PERMITTING	10/15/10
2	ISSUE FOR PERMITTING	10/15/10
3	ISSUE FOR PERMITTING	10/15/10
4	ISSUE FOR PERMITTING	10/15/10
5	ISSUE FOR PERMITTING	10/15/10
6	ISSUE FOR PERMITTING	10/15/10
7	ISSUE FOR PERMITTING	10/15/10
8	ISSUE FOR PERMITTING	10/15/10
9	ISSUE FOR PERMITTING	10/15/10
10	ISSUE FOR PERMITTING	10/15/10



HURLEY GROUP
55 CHURCH STREET
SUITE 204
NEW HAVEN, CT 06550

SITE PLAN
GRADING PLAN
EROSION CONTROL PLAN

LOT 5R & 8R
1.0000 ACROSS
1.0000 ACROSS

CIVIL
CORPORATE INDEPENDENT FIRM CERTIFIED

2 OF 10

