Godin Property Brokers LLC
★★★★★ Commercial / Industrial

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FOR SALE

336 Roosevelt Drive
Seymour, CT

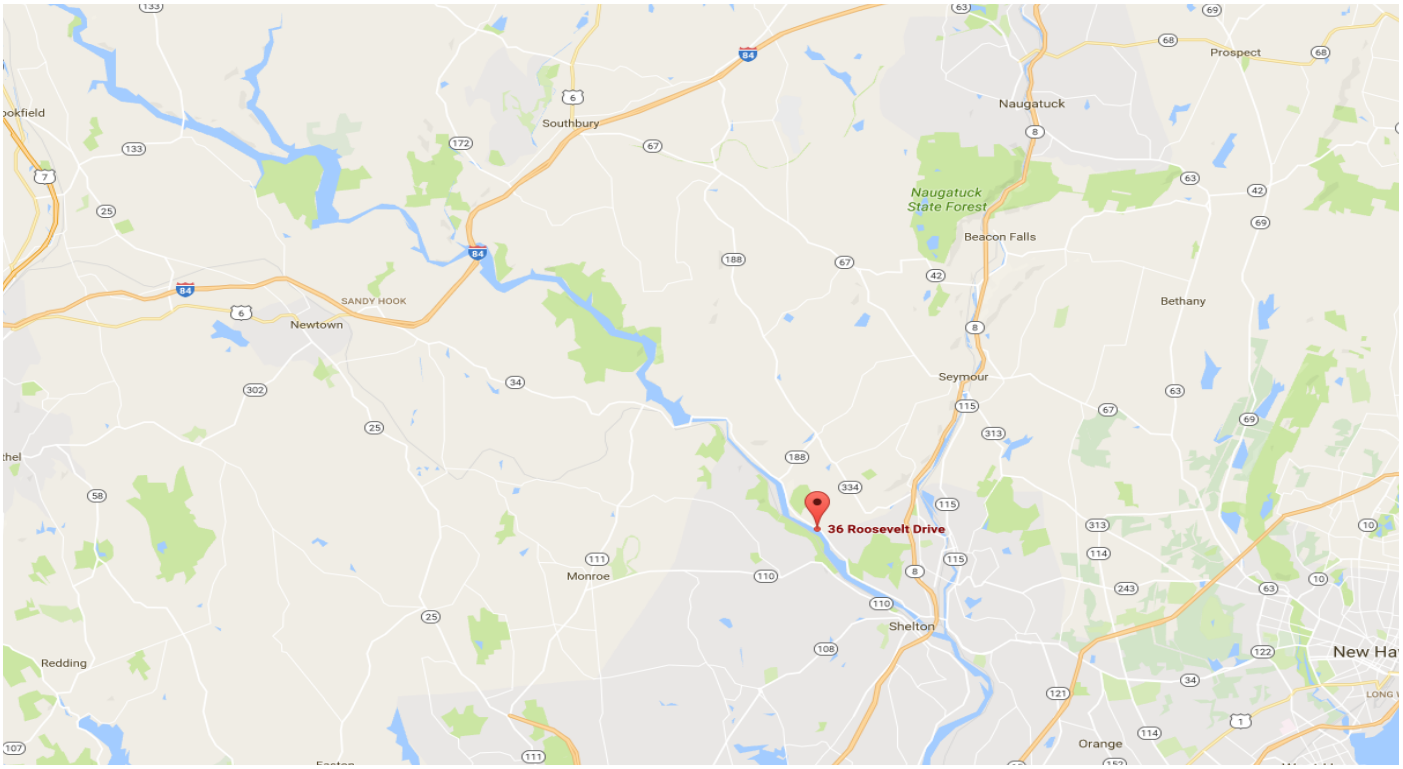
4.05 Acres
Commercial Zoned Land (Zoning RC-3)

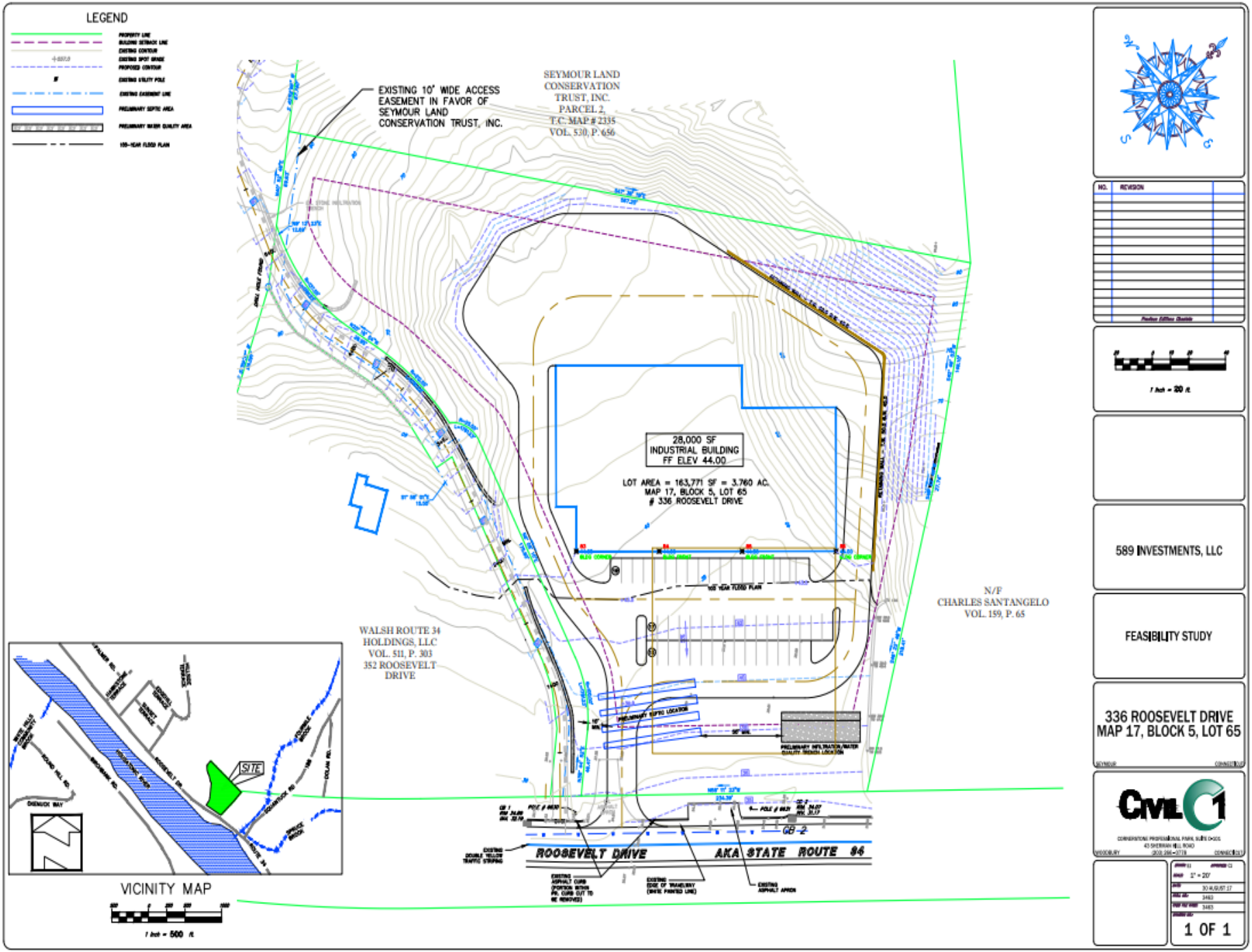
- Great Location with river views
- High traffic State Road Route 34
- 10,600 cars daily per DOT
- Suitable for wide variety of uses
- Cleared, mostly level and ready to develop
- Municipal Water Available

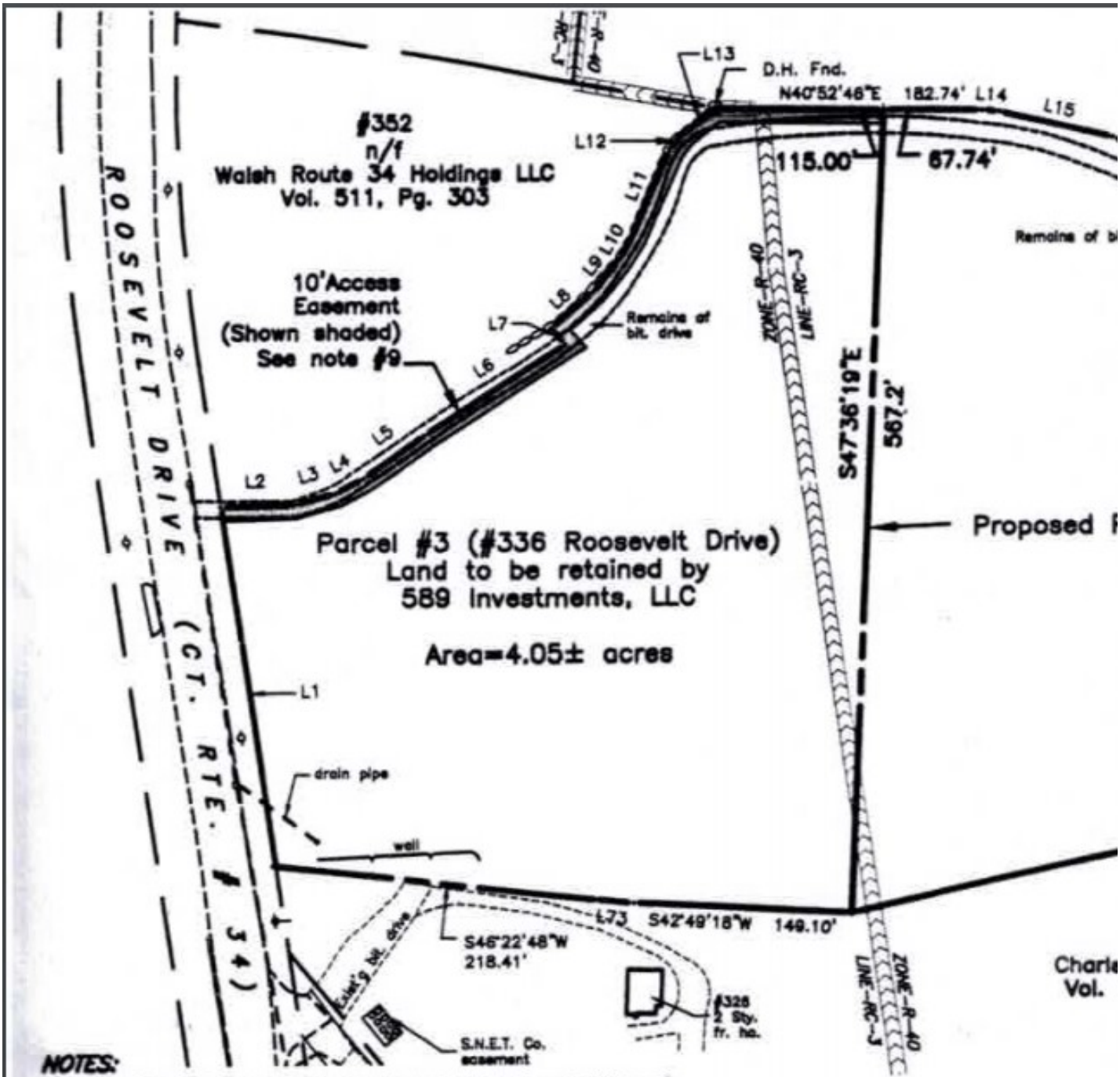
Sale Asking Price: $495,000.00

All information furnished is from sources deemed reliable and is submitted subject to errors, omissions, change of other terms of conditions, prior sale, lease or financing or withdrawal-all without notice. No representation is made or implied by Godin Property Brokers, LLC or its associates as to the accuracy of the information submitted herein.

Donuts
Roosevelt Dr
336 Roosevelt Drive
Stone's Throw
Google

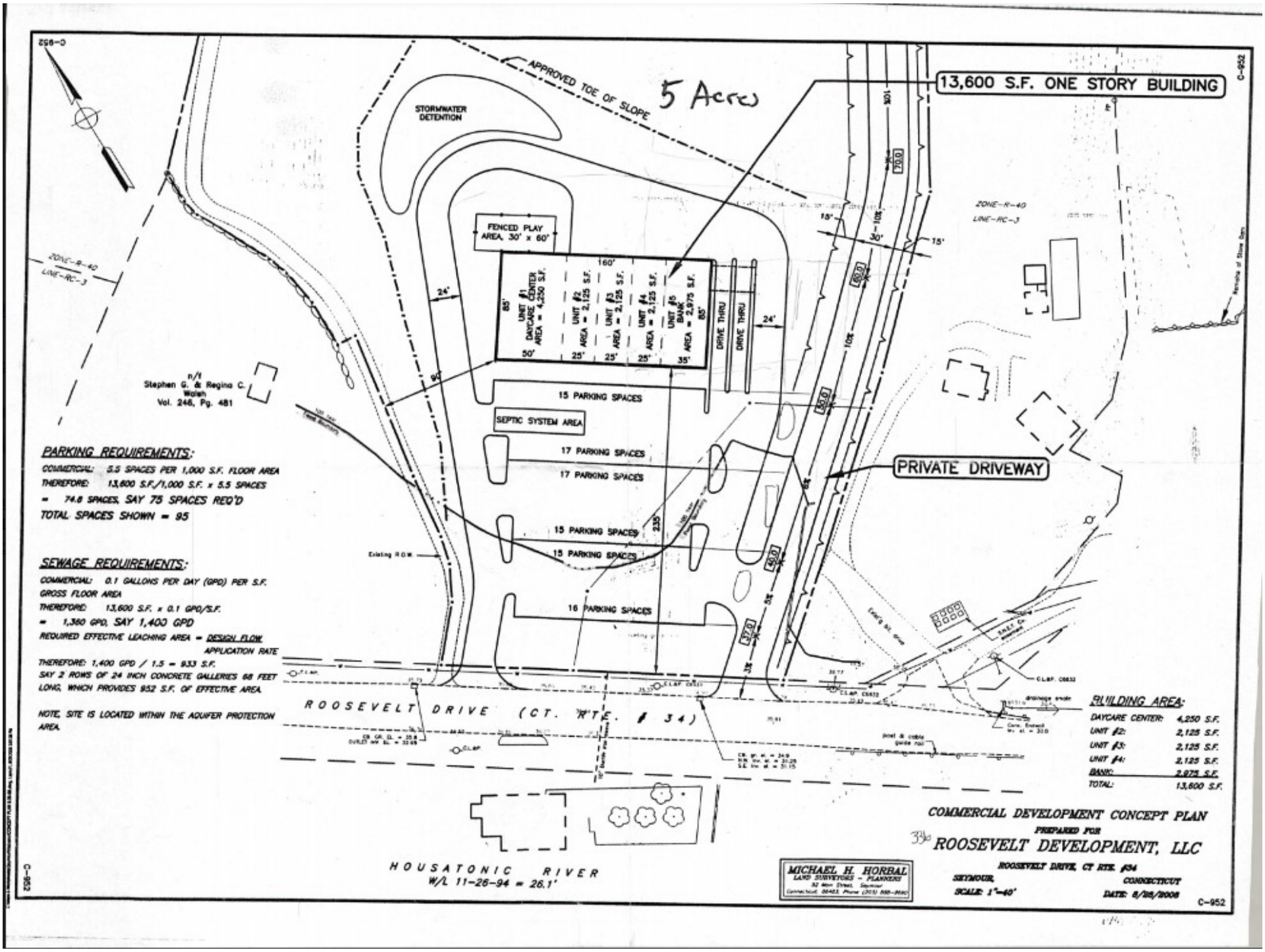

Prospect
Naugatuck
Southbury
Naugatuck State Forest
Beacon Falls
SANDY HOOK
Newtown
Bethany
Seymour
36 Roosevelt Drive
Monroe
Shelton
Redding
Orange

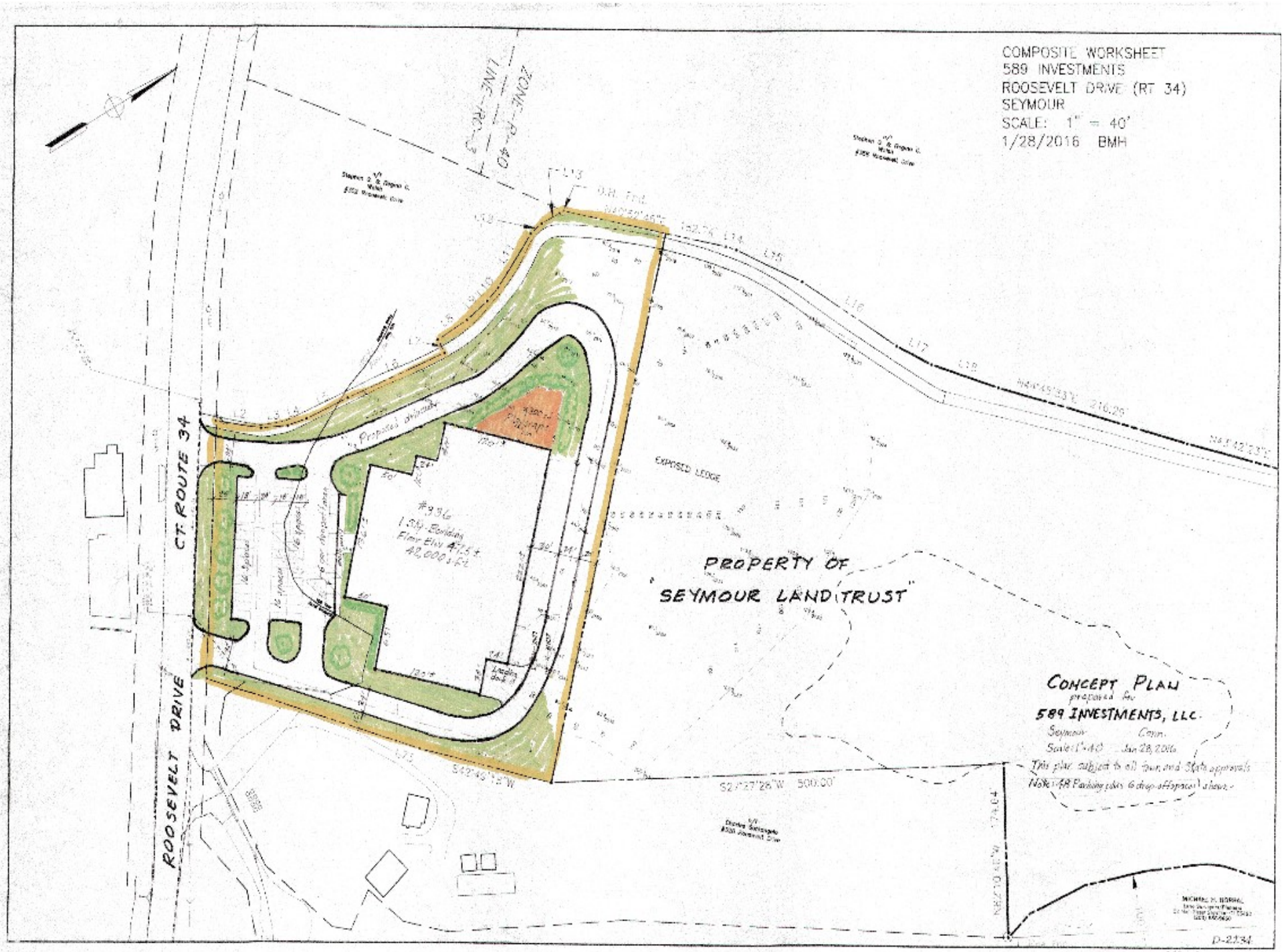

LEGEND
PROPERTY LINE
BUILDING SETBACK LINE
EXISTING CONTOUR
EXISTING SPOT GRADE
PROPOSED CONTOUR
EXISTING UTILITY POLE
EXISTING EASEMENT LINE
PRELIMINARY SEPTIC AREA
PRELIMINARY WATER QUALITY AREA
100-YEAR FLOOD PLAIN
EXISTING 10' WIDE ACCESS EASEMENT IN FAVOR OF SEYMOUR LAND CONSERVATION TRUST, INC.
SEYMOUR LAND CONSERVATION TRUST, INC.
PARCEL 2,
T.C. MAP # 2335
VOL. 530, P. 656
28,000 SF
INDUSTRIAL BUILDING
FF ELEV 44.00
LOT AREA = 163,771 SF = 3.760 AC.
MAP 17, BLOCK 5, LOT 65
336 ROOSEVELT DRIVE
WALSH ROUTE 34
HOLDINGS, LLC
VOL. 511, P. 303
352 ROOSEVELT
DRIVE
N/F
CHARLES SANTANGELO
VOL. 159, P. 65
ROOSEVELT DRIVE AKA STATE ROUTE 34
SITE
VICINITY MAP
1 inch = 500 ft.
1 inch = 20 ft.
589 INVESTMENTS, LLC
FEASIBILITY STUDY
336 ROOSEVELT DRIVE
MAP 17, BLOCK 5, LOT 65
CIVIL C1
1" = 20'
1 OF 1



NOTES:

1. *This survey (map) has been prepared pursuant to the regulations of Connecticut State Agencies Sections 20-300b-1 through 20-300b-20 and the Standards for Surveys and Maps in the State of Connecticut as adopted by the Connecticut Association of Land Surveyors, Inc. on September 26, 1996; It is a Property/Boundary Survey, exterior property lines based on a dependent resurvey and interior property lines (proposed) are an original survey conforming to Horizontal Accuracy Class A-2.*
2. *Total parcel area = 67.18± acres.*
   Parcel area in Seymour = 48.70± acres.
   Parcel area in Oxford = 18.48± acres
3. *Seymour Parcels are known as Lot 65 & Lot 65A on Seymour Assessor's map 17-5. Oxford parcel is known as Lot 22, Block 57 on Oxford Assessor's map 16.*
4. *Existing Zones:*
   Seymour = RC-3 & R-40
   Oxford = Residence District A
5. *Wetlands were field delineated by Soil Science and Environmental Services, Inc. - Kenneth C. Stevens, Jr., Soil Scientist on April 20, 2000.*
6. *A portions of the property are located within Flood Zone A, Flood Zone AE,*
7. *Parcel is subject to:*
   a. *Rights of others in and to th*
   b. *Easement rights granted to T et al, by instrument dated Ma Seymour Land Records.*
   c. *Easement rights granted to T by instrument dated July 9, 1 Land Records and Volume 56*
   d. *Rights to maintain water mai to Andreas Petrakopoulos, et 132 at Page 46 of the Seym*
   e. *instrument referencing historic*


13,600 S.F. ONE STORY BUILDING
5 Acres
APPROVED TOE OF SLOPE
STORMWATER DETENTION
FENCED PLAY AREA, 30' x 60'
UNIT #1 DAYCARE CENTER AREA = 4,250 S.F.
UNIT #2 AREA = 2,125 S.F.
UNIT #3 AREA = 2,125 S.F.
UNIT #4 AREA = 2,125 S.F.
UNIT #5 BANK AREA = 2,875 S.F.
DRIVE THRU
DRIVE THRU
15 PARKING SPACES
SEPTIC SYSTEM AREA
17 PARKING SPACES
17 PARKING SPACES
15 PARKING SPACES
15 PARKING SPACES
16 PARKING SPACES
PRIVATE DRIVEWAY
ZONE-R-40
LINE-RC-3
n/f Stephen G. & Regina C. Walsh Vol. 246, Pg. 481
Existing R.O.W.
ROOSEVELT DRIVE (CT. RTE. # 34)
HOUSATONIC RIVER
W/L 11-26-94 = 26.1'
PARKING REQUIREMENTS:
COMMERCIAL: 5.5 SPACES PER 1,000 S.F. FLOOR AREA
THEREFORE: 13,600 S.F./1,000 S.F. x 5.5 SPACES
= 74.8 SPACES, SAY 75 SPACES REQ'D
TOTAL SPACES SHOWN = 95
SEWAGE REQUIREMENTS:
COMMERCIAL: 0.1 GALLONS PER DAY (GPD) PER S.F. GROSS FLOOR AREA
THEREFORE: 13,600 S.F. x 0.1 GPD/S.F.
= 1,360 GPD, SAY 1,400 GPD
REQUIRED EFFECTIVE LEACHING AREA = DESIGN FLOW / APPLICATION RATE
THEREFORE: 1,400 GPD / 1.5 = 933 S.F.
SAY 2 ROWS OF 24 INCH CONCRETE GALLERIES 68 FEET LONG, WHICH PROVIDES 952 S.F. OF EFFECTIVE AREA.
NOTE, SITE IS LOCATED WITHIN THE AQUIFER PROTECTION AREA.
BUILDING AREA:
DAYCARE CENTER: 4,250 S.F.
UNIT #2: 2,125 S.F.
UNIT #3: 2,125 S.F.
UNIT #4: 2,125 S.F.
BANK: 2,875 S.F.
TOTAL: 13,600 S.F.
COMMERCIAL DEVELOPMENT CONCEPT PLAN
PREPARED FOR
336 ROOSEVELT DEVELOPMENT, LLC
ROOSEVELT DRIVE, CT RTE. #34
SEYMOUR, CONNECTICUT
SCALE: 1"=40'
DATE: 8/25/2006
MICHAEL H. HORBAL
LAND SURVEYORS - PLANNERS
C-952


COMPOSITE WORKSHEET
589 INVESTMENTS
ROOSEVELT DRIVE (RT 34)
SEYMOUR
SCALE: 1" = 40'
1/28/2016 BMH
ZONE-R-40
LINE-RC-3
CT. ROUTE 34
ROOSEVELT DRIVE
EXPOSED LEDGE
PROPERTY OF
"SEYMOUR LAND TRUST"
CONCEPT PLAN
prepared for
589 INVESTMENTS, LLC.
Seymour Conn.
Scale: 1"=40' Jan 28, 2016
This plan subject to all town and State approvals
Note: 48 Parking plus 6 drop-off spaces shown.
S27°27'28"W 500.00'
N44°45'33"E 216.29'
N43°42'23"E
S42°49'18"W
D-2234