

**CONTACT: MARY BUCKELY**

E-mail: [mbuckley.gpb@gmail.com](mailto:mbuckley.gpb@gmail.com)

850 Straits Turnpike Suite 204

Middlebury, CT 06762

[www.GodinPropertyBrokers.com](http://www.GodinPropertyBrokers.com)

Phone: 203-577-2277 Fax: 203-577-2100

**FOR SALE**



*625 Straits Turnpike  
Middlebury, CT 06762*

**Prime Development Opportunity**

**Price Reduced**

**Busy State Highway/ Route 63**

**3.91 Acres**

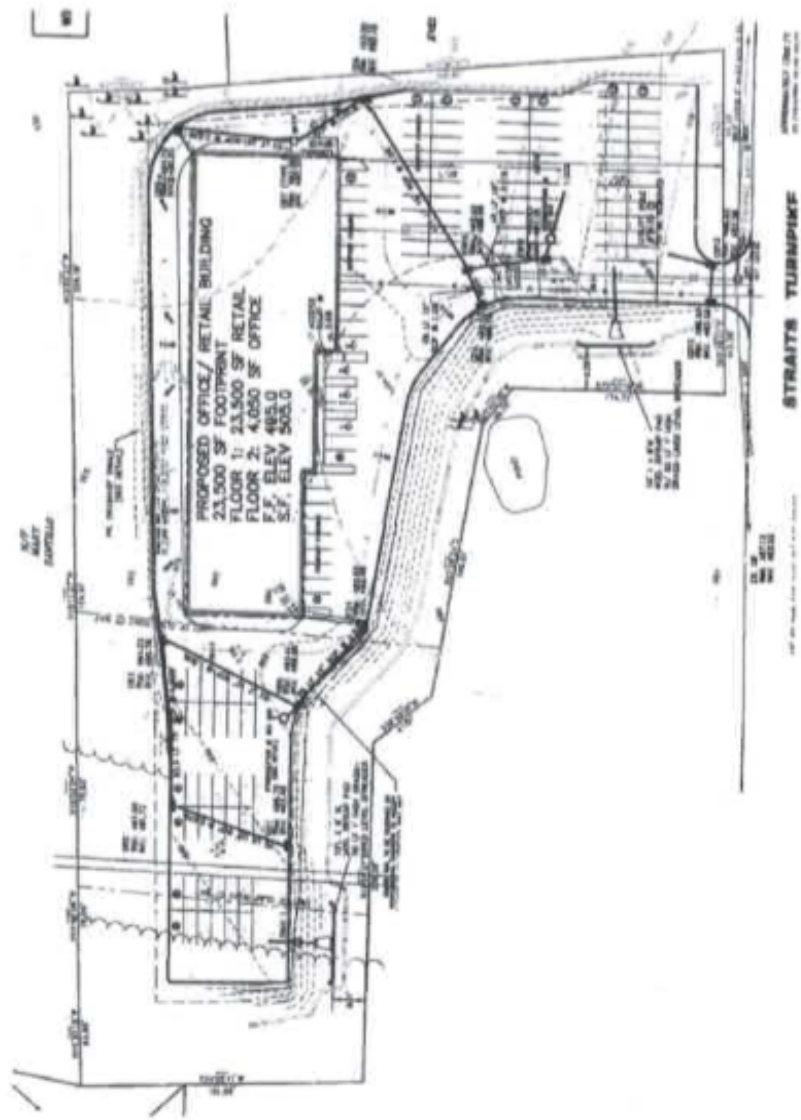
**Commercial Zoned/ Development Site**

**Previously Approved for 23,500 S/F Building**

**Offered at \$749,000.00**



1 Mile off Exit #17  
10,775 Cars daily per CT DOT  
Rapidly Expanding Market Area  
Located close to Post University & Hop Brook State Park



# Godin Property Brokers LLC

★★★★★ Commercial / Industrial



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NO.	REVISION	DATE
1	REUSE PER TOWN ENGINEER	7/21/06
2	REUSE PER SANIT CORPS	8/15/06
3	REUSE PER FIRE LINE	8/23/06

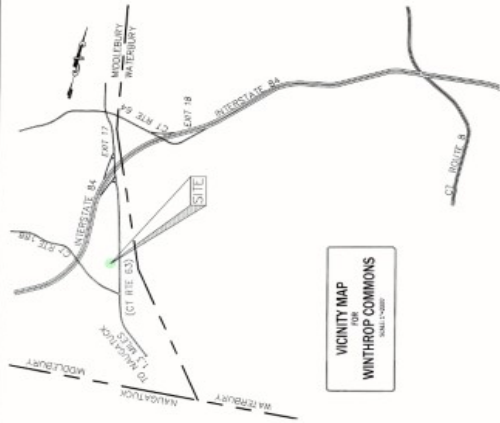
ITEM	REQUIRED	PROVIDED
MIN. LOT AREA	40,000 SF	170,687 SF
MIN. SQUARE	150'	> 150'
MIN. FRONTAGE	150'	207.54'
MIN. SETBACK STREET	50'	245.6'
MIN. SETBACK OTHER	20'	30.1'
MAX. STORIES	2 1/2	2
MAX. HEIGHT	35'	-
MAX. LOT COVERAGE	25%	13.8%
MAX. FLOOR AREA	30%	16.1%
PARKING SPACES	131	131
BUILDING AREA	27,500 SF	-



APPLICANT:  
**BIG SKY ENTERPRISES**  
**43 SHERMAN HILL ROAD**  
**WOODBURY, CT**

**SITE PLAN**  
**GRADING PLAN**  
**EROSION CONTROL PLAN**

**WINTHROP COMMONS**  
**625 STRAITS TURNPIKE**  
**(ROUTE 65)**

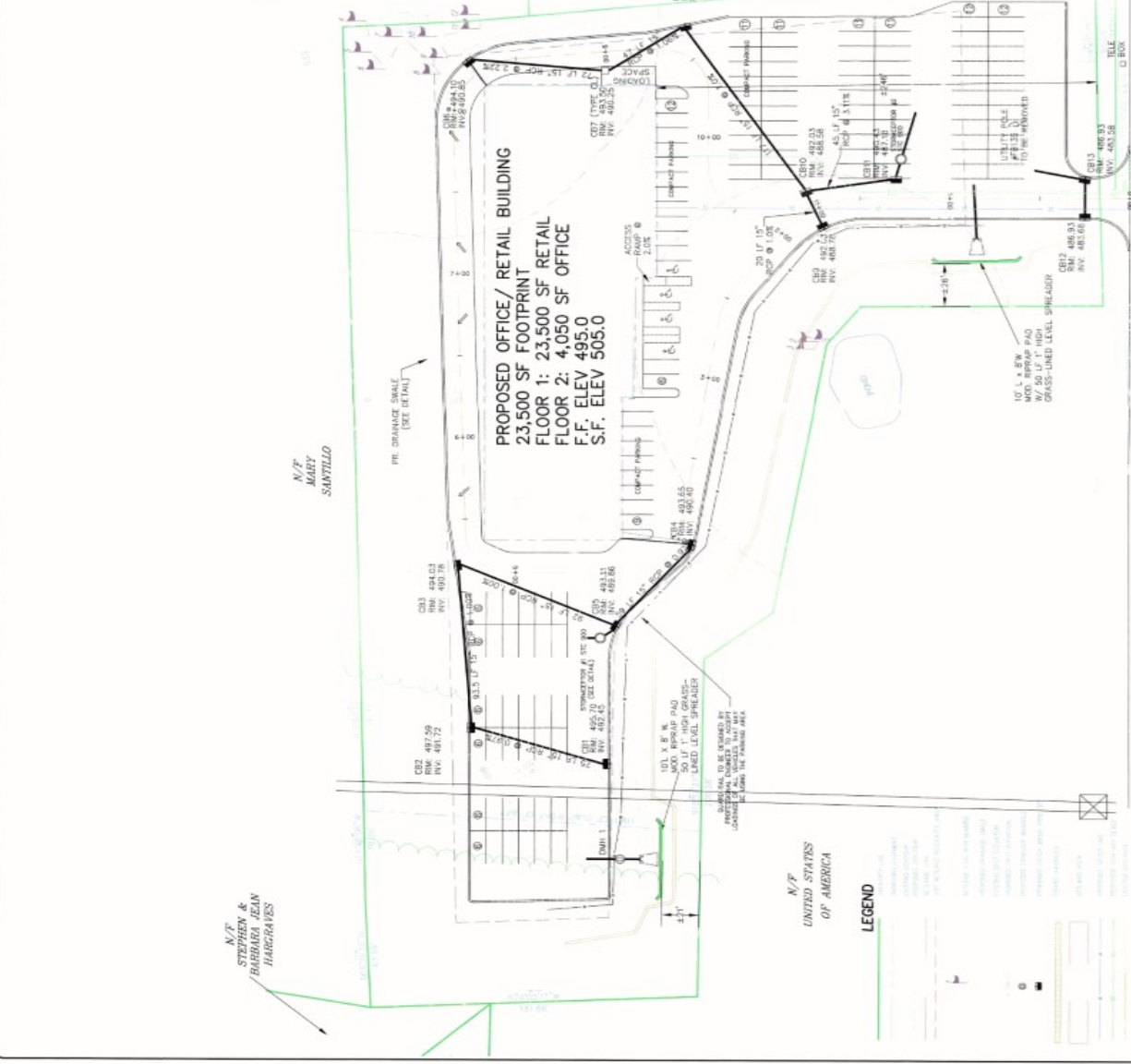


**ZONING DATA CA-40**

ITEM	REQUIRED	PROVIDED
MIN. LOT AREA	40,000 SF	170,687 SF
MIN. SQUARE	150'	> 150'
MIN. FRONTAGE	150'	207.54'
MIN. SETBACK STREET	50'	245.6'
MIN. SETBACK OTHER	20'	30.1'
MAX. STORIES	2 1/2	2
MAX. HEIGHT	35'	-
MAX. LOT COVERAGE	25%	13.8%
MAX. FLOOR AREA	30%	16.1%
PARKING SPACES	131	131
BUILDING AREA	27,500 SF	-

**PARKING CALCULATIONS:**  
 STORES AND OFFICES: 131 SPACES REQUIRED  
 14,000 SF OFFICE ON UPPER FLOOR  
 27,500 SF OFFICE ON LOWER FLOOR  
 1 SPACE PER 200 SF GROUND FLOOR AREA  
 1 SPACE PER 500 SF UPPER FLOOR AREA  
 23,500/200 + 4,050/500 = 131 SPACES REQUIRED  
 131 SPACES PROVIDED  
 131 SPACES ARE DESIGNATED AS COMPACT PARKING [9' W X 16']. ALL OTHER SPACES TO BE 9' W X 12' W X 20' L.

1. PROPERTY AND SURROUNDING SURVEY FOR THIS PROPERTY COMPLETED BY BROWN & CALDWELL, INC. ON 10/15/05.  
 2. ZONING OF THE PROPERTY IS CA-40.  
 3. THE PROPOSED DEVELOPMENT IS IN ACCORDANCE WITH THE SUBSTANTIAL PLANNING DEPARTMENT, WEST WOODBURY, CT AND SHALL BE REVIEWED BY THE SUBSTANTIAL PLANNING DEPARTMENT, WEST WOODBURY, CT AND SHALL BE REVIEWED BY THE SUBSTANTIAL PLANNING DEPARTMENT, WEST WOODBURY, CT.  
 4. THE PROPOSED DEVELOPMENT IS IN ACCORDANCE WITH THE SUBSTANTIAL PLANNING DEPARTMENT, WEST WOODBURY, CT AND SHALL BE REVIEWED BY THE SUBSTANTIAL PLANNING DEPARTMENT, WEST WOODBURY, CT.  
 5. ALL UTILITIES SHOWN ARE BASED ON THE MOST RECENT RECORD DRAWINGS AVAILABLE TO THE ENGINEER.  
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**STRAITS TURNPIKE**  
 APPROXIMATELY 1200 FT TO COUNTRY CLUB ROAD  
 12" ST DIP GAS MAIN W/ 2' COVER  
 12" ST DIP GAS MAIN W/ 2' COVER  
 UTILITY POLE #B34  
 TELE BOX  
 EX. CB RM 481.12 INV 482.58  
 EX. CB RM 481.12 INV 482.58  
 EX. CB RM 481.12 INV 482.58  
 EX. CB RM 481.12 INV 482.58

N/P STEPHEN & BARBARA JEAN HARGRAVES  
 N/P MARY SANTILLO  
 N/P EVELYN & HAROLD DEDECKER

PROPOSED OFFICE/ RETAIL BUILDING  
 FLOOR 1: 23,500 SF RETAIL  
 FLOOR 2: 4,050 SF OFFICE  
 F.F. ELEV 495.0  
 S.F. ELEV 505.0

101' X 8' E.W. 300' TYPICAL PAV. 50' TYPICAL GRASS-LINED LEVEL SPREADER  
 101' X 8' E.W. 300' TYPICAL PAV. 50' TYPICAL GRASS-LINED LEVEL SPREADER  
 101' X 8' E.W. 300' TYPICAL PAV. 50' TYPICAL GRASS-LINED LEVEL SPREADER

LEGEND  
 EXISTING UTILITIES  
 PROPOSED UTILITIES  
 PROPOSED GRADING  
 PROPOSED EROSION CONTROL

10' X 8' E.W. 300' TYPICAL PAV. 50' TYPICAL GRASS-LINED LEVEL SPREADER  
 10' X 8' E.W. 300' TYPICAL PAV. 50' TYPICAL GRASS-LINED LEVEL SPREADER  
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