

# Available Retail Land—Southington, CT

## Signalized Corner Location

1724 Meriden—Waterbury Road, Southington, CT  
Intersection of Meriden-Waterbury Road (Route 322) and Canal Street

*Please call for Pricing:*

*Excellent Highway Service Area*

For more information please contact:

Tony Valenti  
tvalenti@calabreseagency.com

Phone: (203) 573-0342

R. Calabrese Agency, LLC  
553 Plank Road  
Waterbury, CT 06705  
Fax: (203) 755-7962

CalabreseAgency.com

### Property Highlights

**Site Approved for a 13,310 sq. ft. retail building**

**Market:** Hartford County, Connecticut

**Acres:** 2.10 +/-

**Frontage:** Frontage on Route 322 and Canal Street

**Location:** **Signalized corner location**

Less than 1/2 mile from Exit 28 of I-84

Near Comfort Inn & Suites Hotel, The Home Depot, 13 Screen Cinema, TA Travel

Center Truck Stop, Dunkin' Donuts, and Burger King

**Utilities:** Sewer, water, and gas available

### Traffic Count

- 18,000 cars per day on Route 322

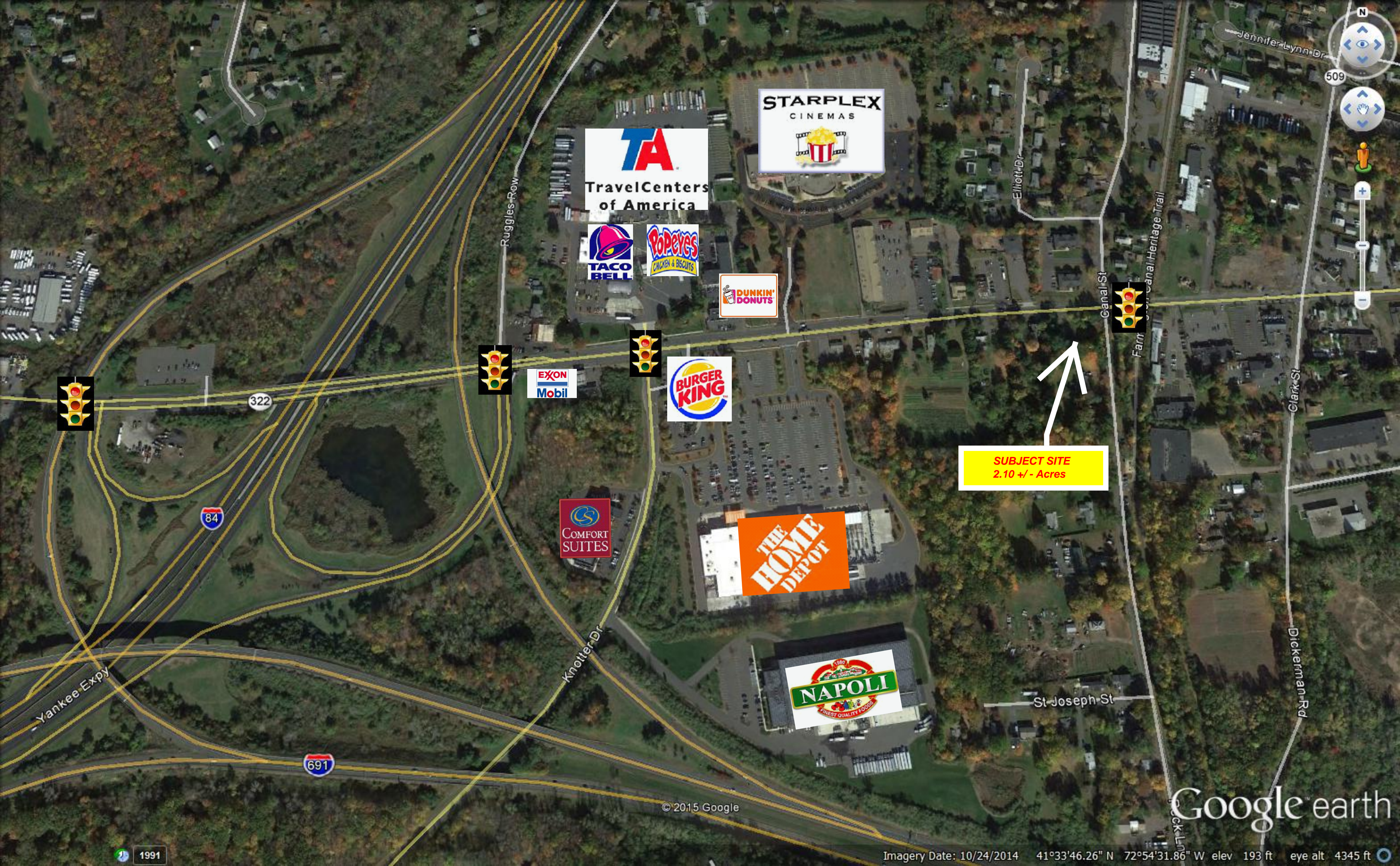
### Demographics

	<u>Population</u>	<u>Households</u>	<u>Avg. HH Income</u>
<b>1 mile:</b>	2,728	896	\$80,250
<b>3 miles:</b>	30,651	10,436	\$79,767
<b>5 miles:</b>	91,685	34,349	\$72,913
<b>7 miles:</b>	228,883	87,662	\$62,506

Information provided is purported to be from reliable sources. No representation is made as to the accuracy thereof and it is submitted subject to errors, omissions, changes in price, rental or other conditions, prior sale or withdrawal notice. It is suggested that prospective buyers/tenants should carefully verify each item and exercise due diligence.







STARPLEX  
CINEMAS

TA  
TravelCenters  
of America

TACO  
BELL

POPEYES  
CHICKEN & BISCUITS

DUNKIN'  
DONUTS

BURGER  
KING

EXXON  
Mobil

COMFORT  
SUITES

THE  
HOME  
DEPOT

NAPOLI  
FINEST QUALITY FOODS

SUBJECT SITE  
2.10 +/- Acres

Google earth

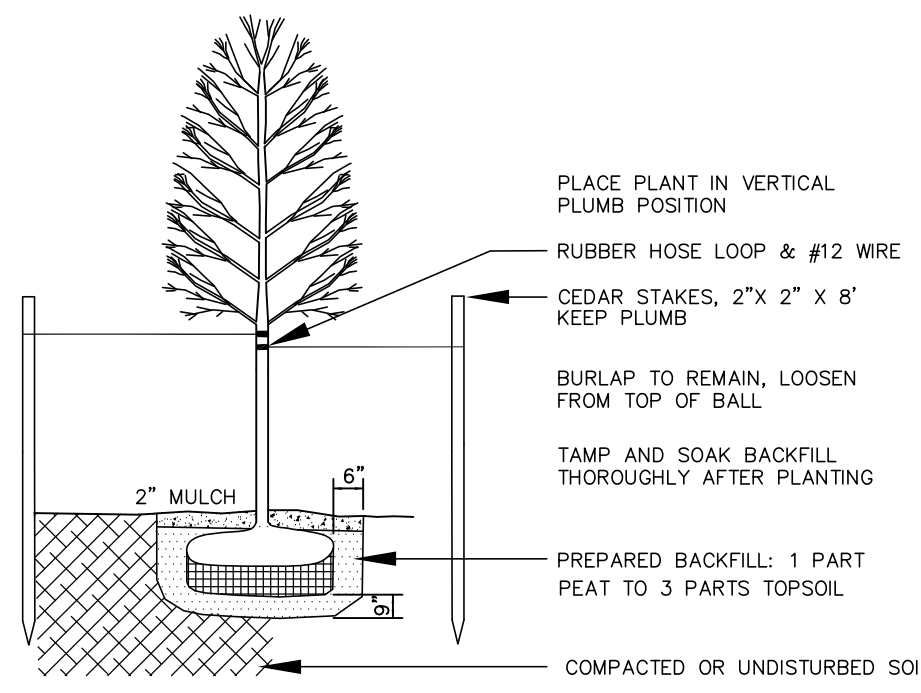
© 2015 Google

Imagery Date: 10/24/2014 41°33'46.26" N 72°54'31.86" W elev 193 ft eye alt 4345 ft

1991

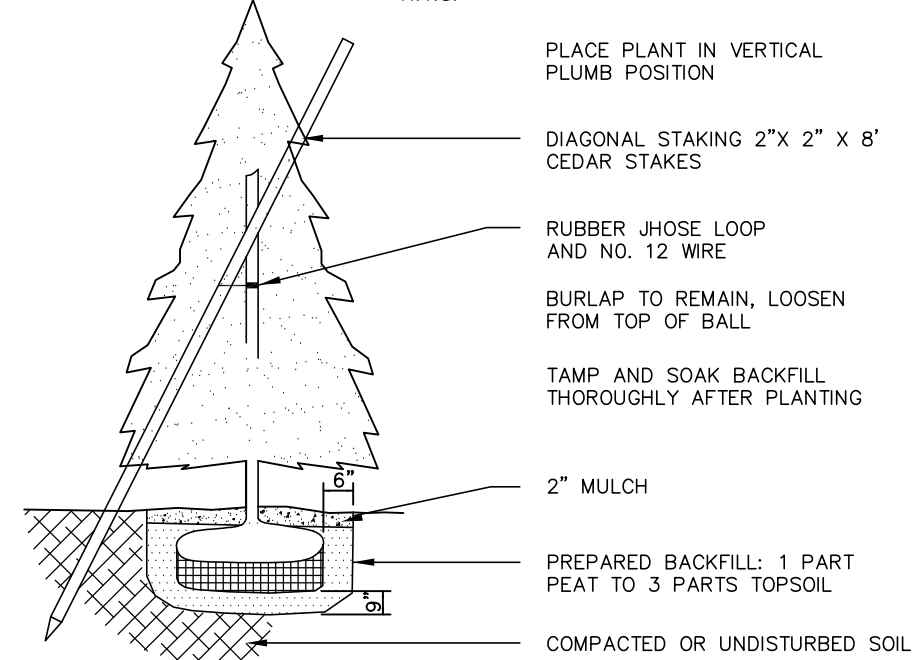


**DECIDUOUS TREE PLANTING**  
N.T.S.



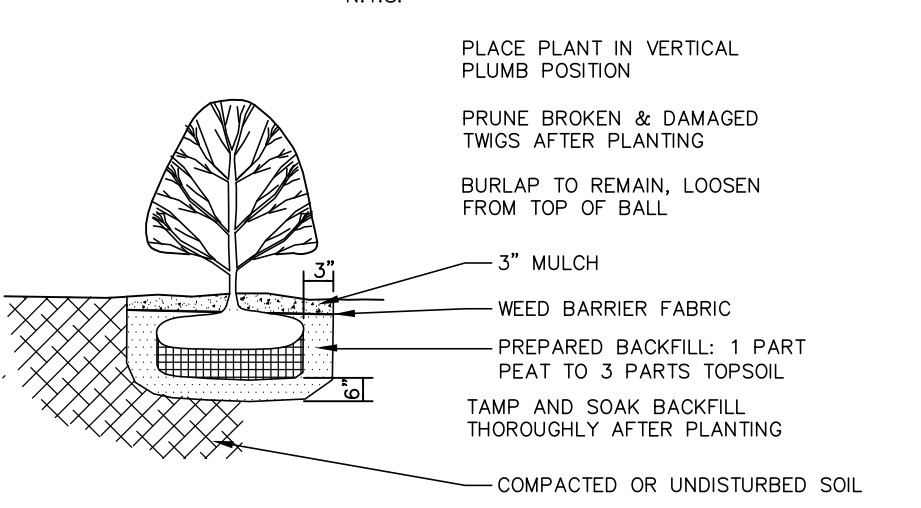
PLANTING LIST SYMBOL	QUAN.	NAME	SIZE
	2	T TULIP TREE	MIN. OF 3' CALIPER
	3	M SUGAR MAPLE	MIN. OF 3' CALIPER
	5	Jd JAPANESE DOGWOOD	MIN. OF 3' CALIPER
	5	Sc SARGENT CHERRY	MIN. OF 3' CALIPER
	3	HI HONEY LOCUST	MIN. OF 3' CALIPER

**CONIFEROUS TREE PLANTING**  
N.T.S.

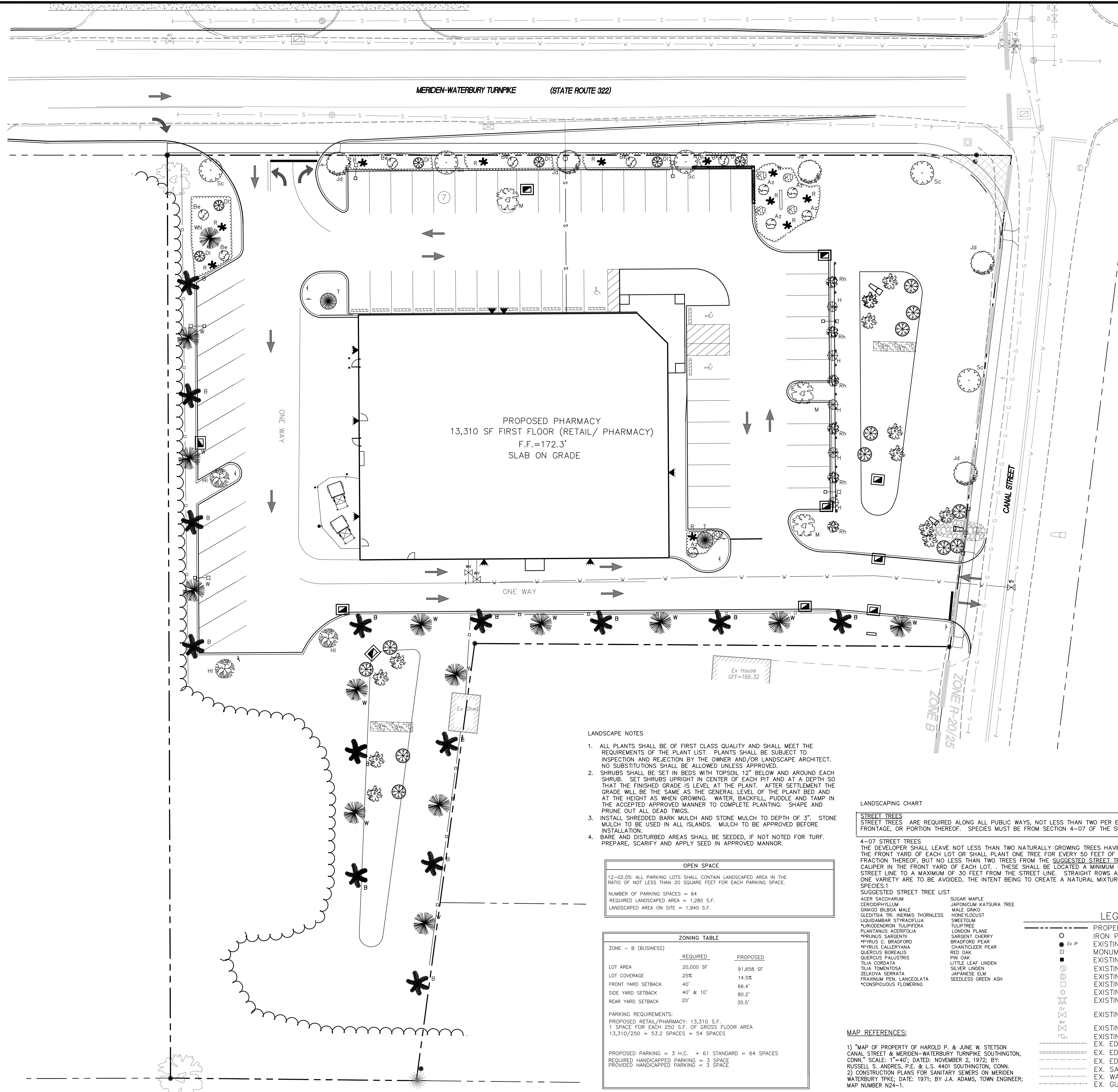


PLANTING LIST SYMBOL	QUAN.	NAME	SIZE
	14	B BLUE SPRUCE	
	13	W WHITE SPRUCE	
	1	Wn WEEPING NORWAY	MIN. OF 3' CALIPER

**SHRUB PLANTING**  
N.T.S.



PLANTING LIST SYMBOL	QUAN.	NAME	SIZE
	5	Az WHITE UMPPO AZALEA <i>Azalea Yampa Rose</i>	12"-15"
	6	Rh RHODODENDRON GRANDIFLORUM <i>Rhododendron catalpaense</i>	15"-18"
	5	H HOLLY	ONE GALLON
	5	KI MOUNTAIN LAUREL <i>Kalmia latifolia</i>	3'-4'
		DI DAYLILY	
		Be BLACK EYED SUSAN	
	10	R R KNOCK OUT ROSES	



- LANDSCAPE NOTES**
- ALL PLANTS SHALL BE OF FIRST CLASS QUALITY AND SHALL MEET THE REQUIREMENTS OF THE PLANT LIST. PLANTS SHALL BE SUBJECT TO INSPECTION AND REJECTION BY THE OWNER AND/OR LANDSCAPE ARCHITECT. NO SUBSTITUTIONS SHALL BE ALLOWED UNLESS APPROVED.
  - SHRUBS SHALL BE SET IN BEDS WITH TOPSOIL 12" BELOW AND AROUND EACH SHRUB. SET SHRUBS UPRIGHT IN CENTER OF EACH PIT AND AT A DEPTH SO THAT THE FINISHED GRADE IS LEVEL AT THE PLANT. AFTER SETTLEMENT THE GRADE WILL BE THE SAME AS THE GENERAL LEVEL OF THE PLANT BED AND AT THE HEIGHT AS WHEN GROWING. WATER, BACKFILL, PUDDLE AND TAMP IN THE ACCEPTED APPROVED MANNER TO COMPLETE PLANTING. SHAPE AND PRUNE OUT ALL DEAD TWIGS.
  - INSTALL SHREDDED BARK MULCH AND STONE MULCH TO DEPTH OF 3". STONE MULCH TO BE USED IN ALL ISLANDS. MULCH TO BE APPROVED BEFORE INSTALLATION.
  - BARE AND DISTURBED AREAS SHALL BE SEEDED, IF NOT NOTED FOR TURF. PREPARE, SCARIFY AND APPLY SEED IN APPROVED MANNER.

**OPEN SPACE**

12-02.05: ALL PARKING LOTS SHALL CONTAIN LANDSCAPED AREA IN THE RATIO OF NOT LESS THAN 20 SQUARE FEET FOR EACH PARKING SPACE.

NUMBER OF PARKING SPACES = 64  
REQUIRED LANDSCAPED AREA = 1,280 S.F.  
LANDSCAPED AREA ON SITE = 1,940 S.F.

**ZONING TABLE**

LOT AREA	REQUIRED	PROPOSED
20,000 SF	25%	91,658 SF
FRONT YARD SETBACK	40'	66.4'
SIDE YARD SETBACK	40' & 10'	80.2'
REAR YARD SETBACK	20'	35.5'

**PARKING REQUIREMENTS:**  
PROPOSED RETAIL/PHARMACY: 13,310 S.F.  
1 SPACE FOR EACH 250 S.F. OF GROSS FLOOR AREA  
13,310/250 = 53.2 SPACES = 54 SPACES

PROPOSED HANDICAPPED PARKING = 3 SPACE  
PROVIDED HANDICAPPED PARKING = 3 SPACE

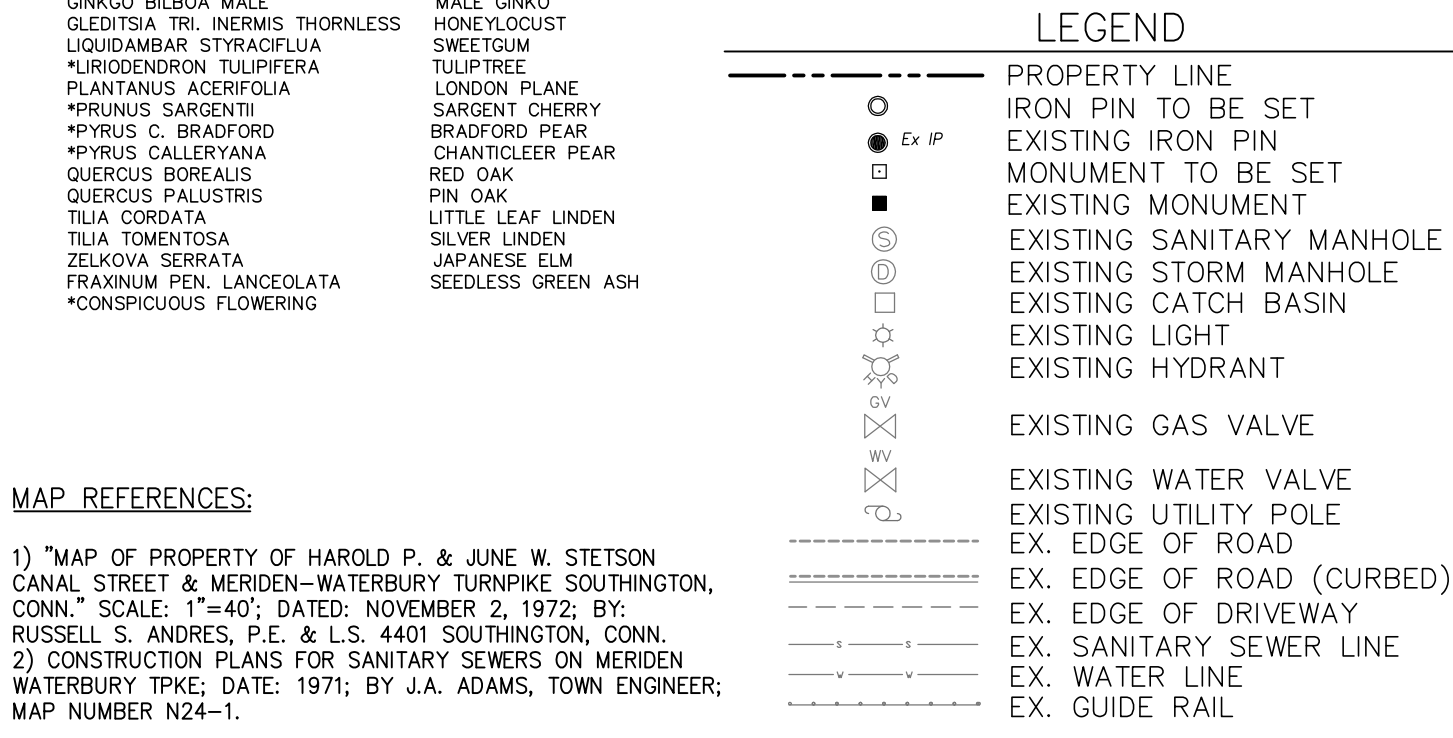
**LANDSCAPING CHART**

**STREET TREES**  
STREET TREES ARE REQUIRED ALONG ALL PUBLIC WAYS, NOT LESS THAN TWO PER EVERY 50 FEET OF FRONTAGE, OR PORTION THEREOF. SPECIES MUST BE FROM SECTION 4-07 OF THE SUBDIVISION REGULATIONS.

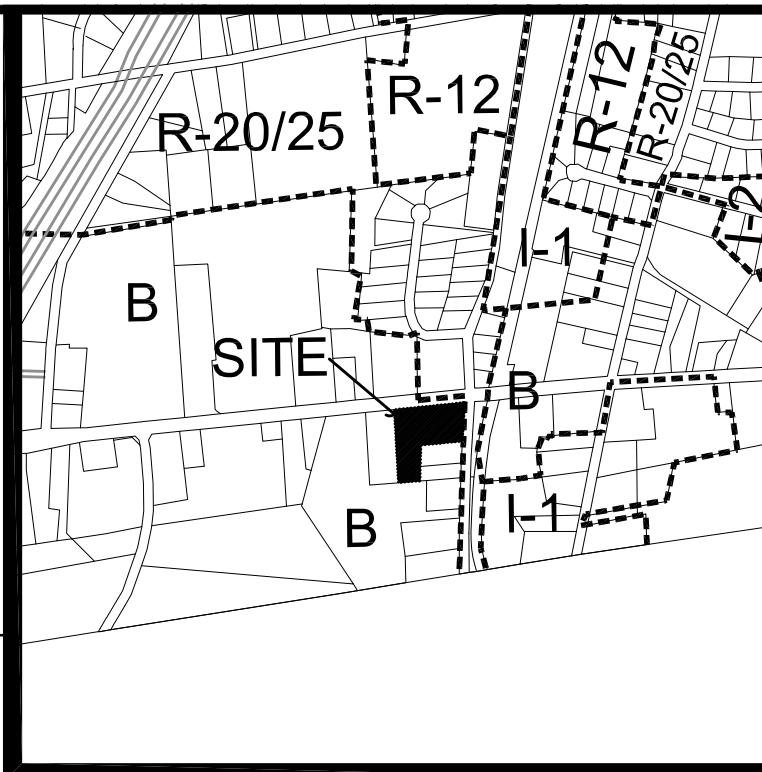
**4-07 STREET TREES**  
THE DEVELOPER SHALL LEAVE NOT LESS THAN TWO NATURALLY GROWING TREES HAVING 3 INCH CALIPER IN THE FRONT YARD OF EACH LOT OR SHALL PLANT ONE TREE FOR EVERY 50 FEET OF LOT FRONTAGE OR FRACTION THEREOF, BUT NO LESS THAN TWO TREES FROM THE SUGGESTED STREET TREE LIST WITH 3 INCH CALIPER IN THE FRONT YARD OF EACH LOT. THESE SHALL BE LOCATED A MINIMUM OF 10 FEET FROM THE STREET LINE TO A MAXIMUM OF 30 FEET FROM THE STREET LINE. STRAIGHT ROWS AND THE USE OF ONLY ONE VARIETY ARE TO BE AVOIDED, THE INTENT BEING TO CREATE A NATURAL MIXTURE OF APPROPRIATE SPECIES.

**SUGGESTED STREET TREE LIST**

ACER SACCHARUM	SUGAR MAPLE
CERODIPHYLLUM	JAPONICUM KATSURRA TREE
GINKGO BILBOA MALE	MALE GINKGO
GLEDITSIA TRI-NERVIS THORNLESS	HONEY LOCUST
LIQUIDAMBAR STYRACIFLUA	SWEETGUM
LIRODENDRON TULIPIFERA	TULIP TREE
PLATANUS ACERIFOLIA	LONDON PLANE
PRUNUS SARGENTI	SARGENT CHERRY
PRUNUS C. BRADFORD	BRADFORD PEAR
PRUNUS CALLERYANA	CHANTICLEER PEAR
QUERCUS BUREALIS	RED OAK
QUERCUS ALLUSTRIIS	PIN OAK
TILIA CORDATA	LITTLE LEAF LINDEN
TILIA TOMENTOSA	SILVER LINDEN
ZELKOVA SERRATA	JAPANESE ELM
FRAXINUM FEN. LANCEOLATA	SEEDLESS GREEN ASH
*CONSPICUOUS FLOWERING	



- MAP REFERENCES:**
- MAP OF PROPERTY OF HAROLD P. & JUNE W. STETSON CANAL STREET & MERIDEN-WATERBURY TURNPIKE SOUTHWINGTON, CONN. SCALE: 1"=40'; DATED: NOVEMBER 2, 1972; BY: RUSSELL S. ANDRES, P.E. & L.S. 4401 SOUTHWINGTON, CONN.
  - CONSTRUCTION PLANS FOR SANITARY SEWERS ON MERIDEN WATERBURY TPKE; DATE: 1971; BY J.A. ADAMS, TOWN ENGINEER; MAP NUMBER N24-1.



KEYMAP; SCALE: 1"=1000'

REVISIONS TO THESE PLANS BY ANYONE OTHER THAN KJA SHALL MAKE THESE PLANS NULL AND VOID. KJA SHALL TAKE NO RESPONSIBILITY FOR SAID REVISIONS.

REVISION-7:	
REVISION-6:	
REVISION-5:	
REVISION-4:	5/3/11 - TRAFFIC COMMENTS
REVISION-3:	4/25/11 - STAFF COMMENTS
REVISION-2:	3/25/11 - STAFF COMMENTS
REVISION-1:	2/8/11 - REVISED PARKING
PROJECT:	210059-RIVERA
DR:	MP1/AQ
SR:	AQ
DR:	AQ/SB

James N. Sakonchick  
CT P.E. & L.S. #11302

**kratzer, jones & associates, inc.**

CIVIL ENGINEERS • LAND SURVEYORS  
SITE PLANNERS • BUILDING ENGINEERS

P.O. BOX 337  
1755 MERIDEN-WATERBURY RD.  
MILDALE, CT 06467-0337

PHONE: (860) 621-3638  
FAX: (860) 621-9609  
EMAIL: INFO@KRATZERTJONES.COM

**LAYOUT & LANDSCAPING PLAN**

for  
**WENDY RIVERA**

#1724 MERIDEN-WATERBURY ROAD  
SOUTHWINGTON, CT

SCALE: 1"=20'  
DATE: SEPTEMBER 9, 2010

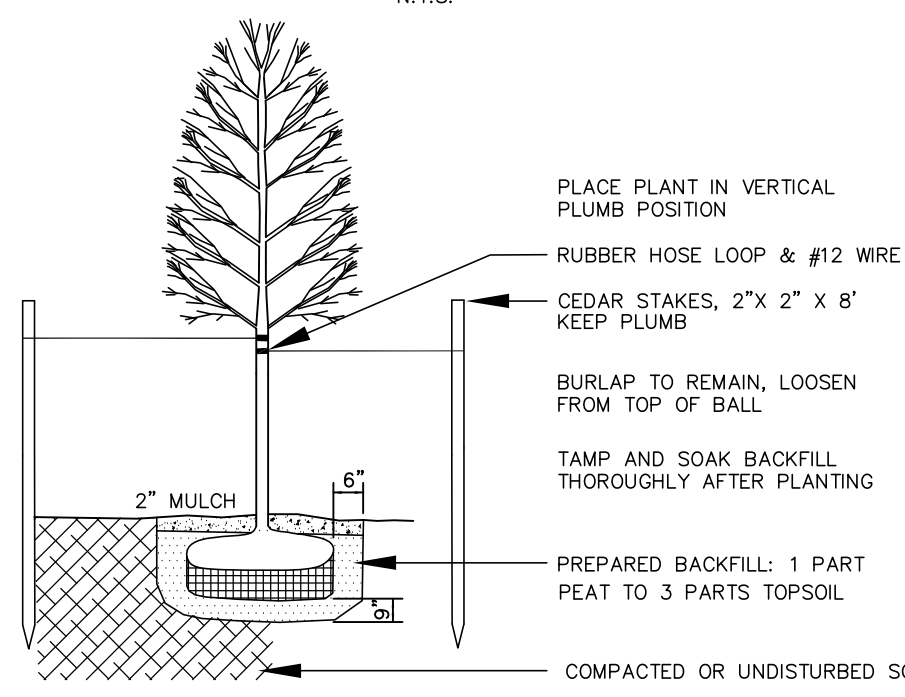


KJA FILE NO.:  
**210-059**

DRAWING NO.:  
**L-1**

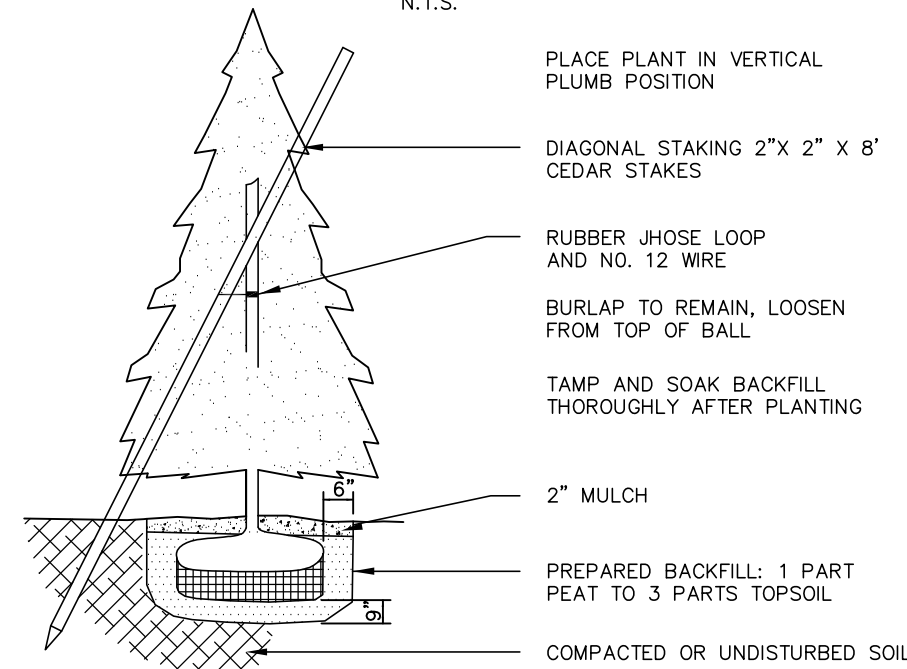


**DECIDUOUS TREE PLANTING**



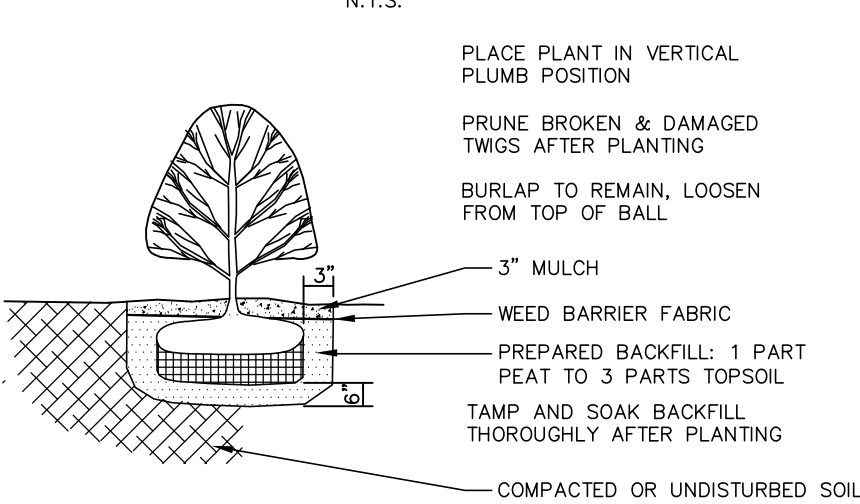
PLANTING LIST SYMBOL	QUAN.	NAME	SIZE
	2	T TULIP TREE	MIN. OF 3' CALIPER
	3	M SUGAR MAPLE	MIN. OF 3' CALIPER
	5	Jd JAPANESE DOGWOOD	MIN. OF 3' CALIPER
	5	Sc SARGENT CHERRY	MIN. OF 3' CALIPER
	3	HI HONEY LOCUST	MIN. OF 3' CALIPER

**CONIFEROUS TREE PLANTING**

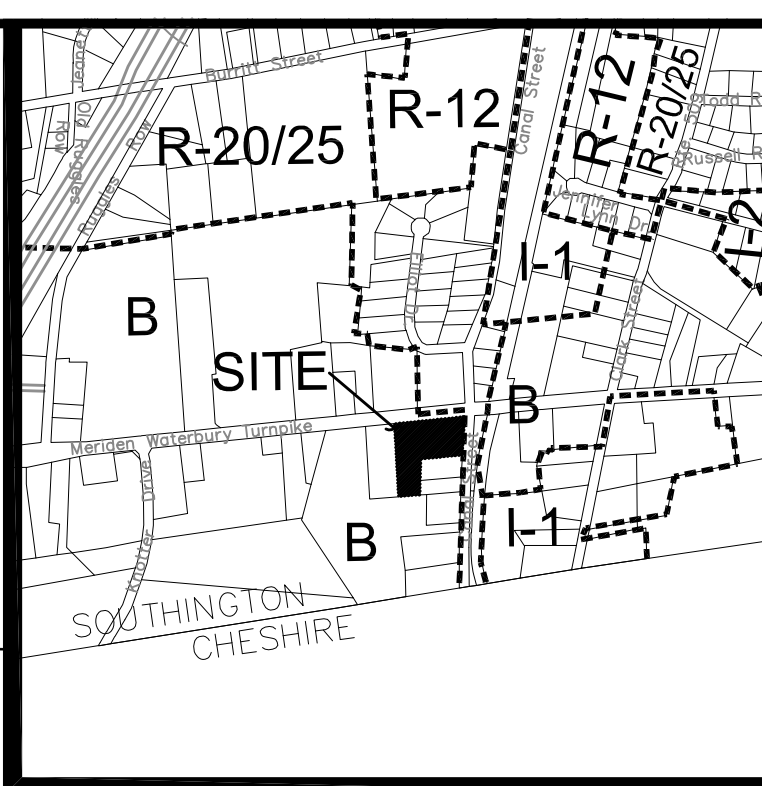
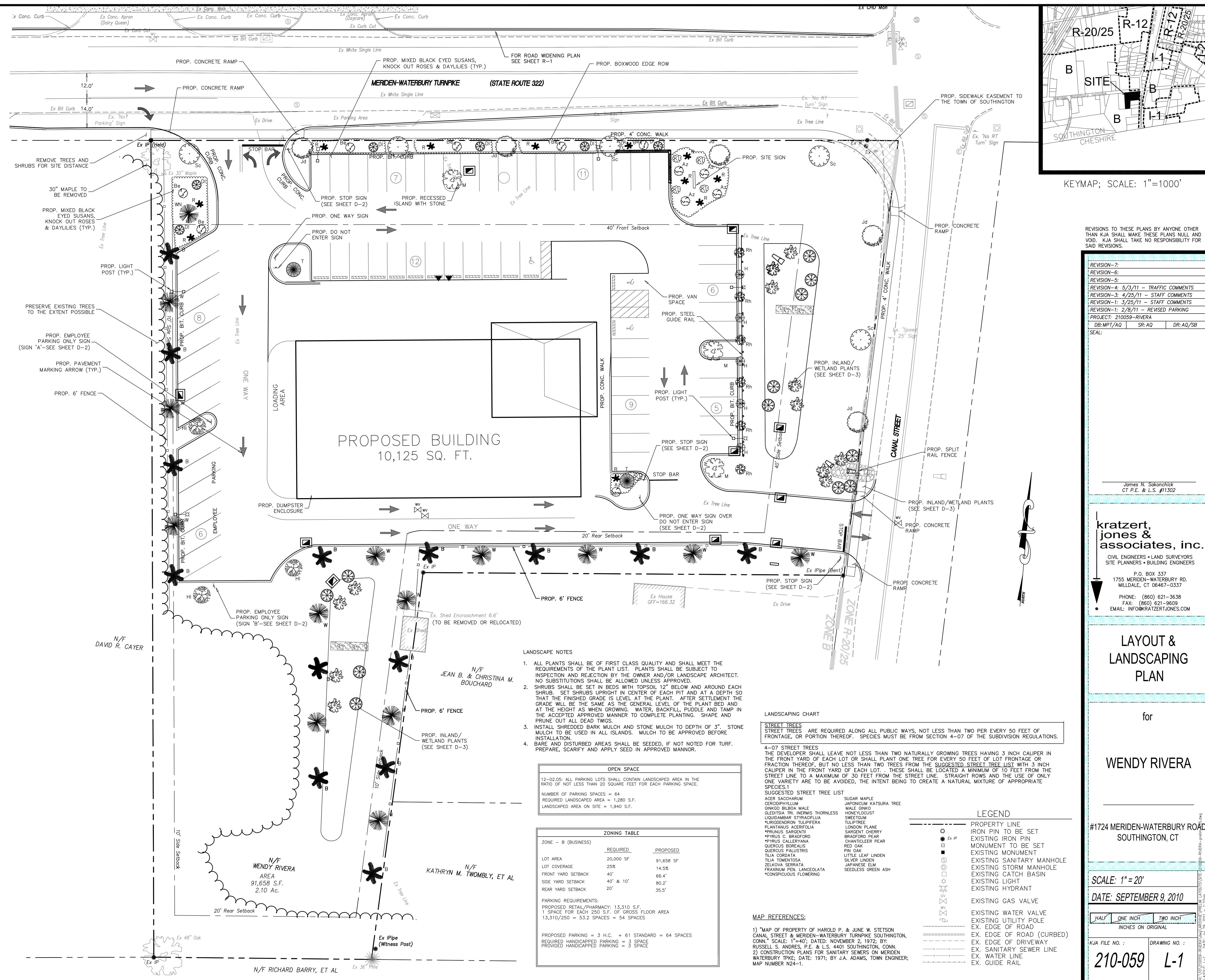


PLANTING LIST SYMBOL	QUAN.	NAME	SIZE
	14	B BLUE SPRUCE	
	13	W WHITE SPRUCE	
	1	Wn WEeping NORWAY	MIN. OF 3' CALIPER

**SHRUB PLANTING**



PLANTING LIST SYMBOL	QUAN.	NAME	SIZE
	5	Az WHITE UMPPO AZALEA <i>Aspid. Yumpo Rose</i>	12"-15"
	6	Rh RHODODENDRON GRANDIFLORUM <i>Rhododendron catawbiense</i>	15"-18"
	5	H HOLLY	ONE GALLON
	5	KI MOUNTAIN LAUREL <i>Kalmia latifolia</i>	3'-4"
		DI DAYLILY	
		Be BLACK EYED SUSAN	
	10	R KNOCK OUT ROSES	



REVISIONS TO THESE PLANS BY ANYONE OTHER THAN KJA SHALL MAKE THESE PLANS NULL AND VOID. KJA SHALL TAKE NO RESPONSIBILITY FOR SAID REVISIONS.

REVISION	DATE	DESCRIPTION
REVISION-7		
REVISION-6		
REVISION-5		
REVISION-4	5/3/11	STAFF COMMENTS
REVISION-3	4/25/11	STAFF COMMENTS
REVISION-2	3/25/11	STAFF COMMENTS
REVISION-1	2/8/11	REVISED PARKING
PROJECT	210059-RIVERA	
DR:MP1/AQ	SR:AQ	DR:AQ/SB

James N. Sakonchick  
CT P.E. & L.S. #11302

**kratzer, jones & associates, inc.**  
CIVIL ENGINEERS • LAND SURVEYORS  
SITE PLANNERS • BUILDING ENGINEERS

P.O. BOX 337  
1755 MERIDEN-WATERBURY RD.  
MILDALE, CT 06467-0337

PHONE: (860) 621-3638  
FAX: (860) 621-9609  
EMAIL: INFO@KRATZERTJONES.COM

**LAYOUT & LANDSCAPING PLAN**

for  
**WENDY RIVERA**

#1724 MERIDEN-WATERBURY ROAD  
SOUTHINGTON, CT

SCALE: 1"=20'  
DATE: SEPTEMBER 9, 2010



KJA FILE NO.:  
**210-059**

DRAWING NO.:  
**L-1**