

AVAILABLE—RETAIL PAD SITE

Ground Lease or Build-to-Suit

184 KUKAS LANE, WATERBURY, CT

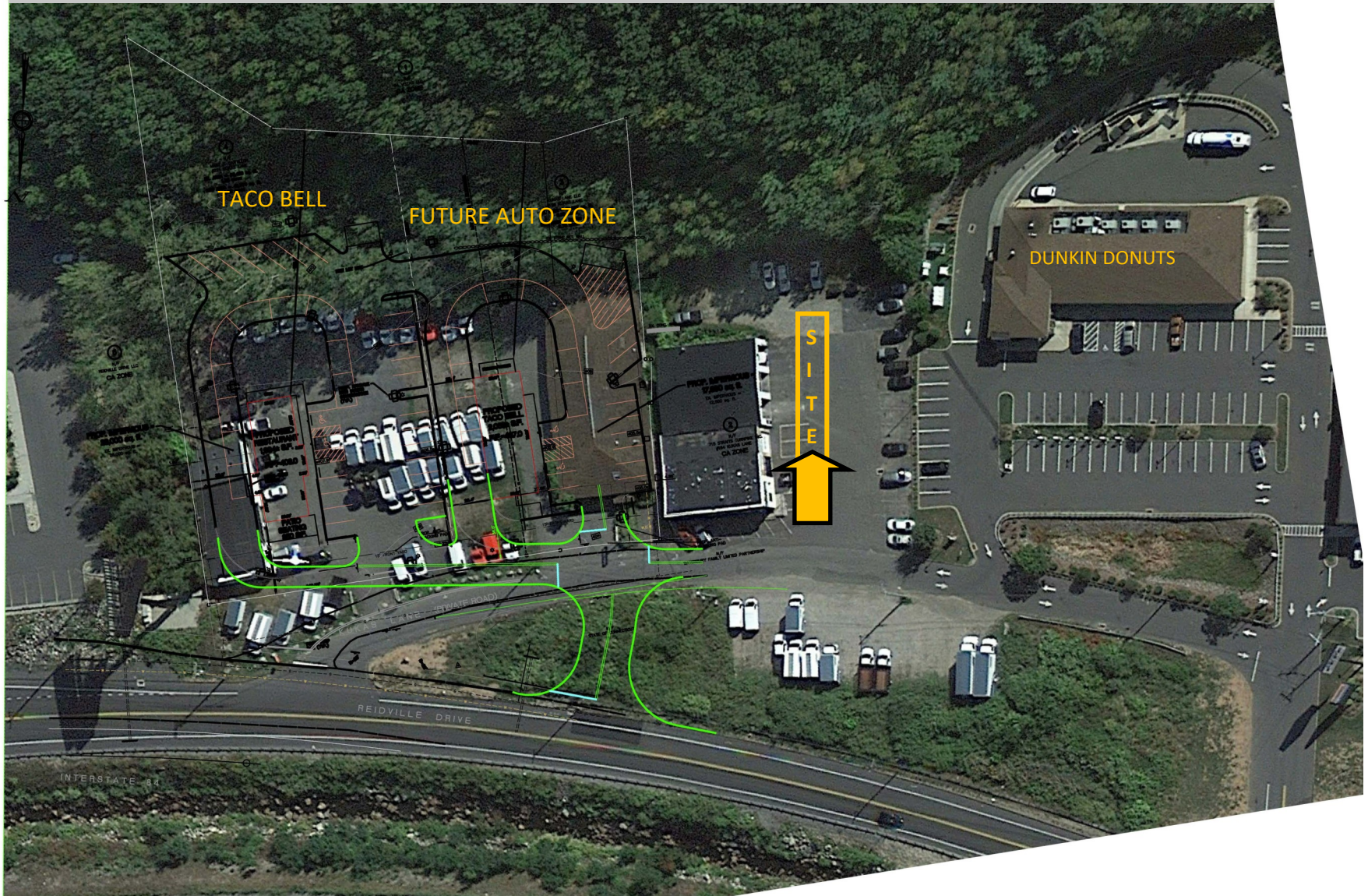
R. Calabrese Agency, LLC CalabreseAgency.com 615 West Johnson Avenue, Suite 202, Cheshire, CT 06410 203-573-0342



Ralph L. Calabrese rlc@CalabreseAgency.com 203-228-7127 or Bob Bowden propserve@snet.net 203-982-0158

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.

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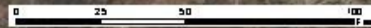
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City of Waterbury
Public Works Department

MBL: **0444-0488-0002**
ADDRESS: **184 KUKAS LANE**

This map is for informational purposes only and has not been prepared for, or suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to verify the usability of the information. The City of Waterbury makes no warranties, express or implied, as to the use of the information obtained herein.



ZONING INFORMATION

ITEM	REQUIRED/ALLOWED	PROVIDED
PRESENT ZONE	CA	CA
USE	ARTERIAL COMMERCIAL DISTRICT	RETAIL VEHICLE SERVICE FACILITY AUTOMOBILE TRADE (TRUCK RENTAL)
MINIMUM FRONTAGE	100'	141.62'
FRONT YARD	50'	15.1'
SIDE YARD	NO REQUIREMENT	3.4'
REAR YARD	25' (from RS Zone)	136.6'
LOT AREA	10,000 s.f. min.	43,879 s.f.
FLOOR/BLDG AREA	17,551 s.f. max.	5,915 s.f.
BUILDING COVERAGE	40% max.	13.5%
IMPERVIOUS COVERAGE	85% max.	37.7%
PARKING SPACES	26 (SEE BELOW)	26

PARKING REQUIREMENTS:

- 1) ENTERPRISE TRUCK RENTAL - 0.1 PER DISPLAY SPACE PLUS 3 PER BAY - 8 SPACES REQUIRED
- 2) 2,431 S.F. EXISTING ANTIQUE SHOP - 5/1000 S.F. - 12 SPACES REQUIRED
- 3) EXISTING O'NEILL'S AUTOMOTIVE - 2 BAYS - 3/BAY - 6 SPACES REQUIRED

26 TOTAL SPACES REQUIRED

MAP REFERENCES:

- 1) "MAP OF LAND OF ADOLPH KUKAS WATERBURY CONN. THE A.J. PATTON CO. SURVEYOR WATERBURY CONN. JAN. 21, 1942 SCALE 1"=40".
- 2) "TOWN OF WATERBURY MAP SHOWING LAND LEASED TO ROBERT L. DADDONA ET AL BY THE STATE OF CONNECTICUT WATERBURY EXPRESSWAY SCALE 1"=40' MARCH 3, 1995 JAMES F. BYRNES, JR. - TRANSPORTATION CHIEF ENGINEER BUREAU OF ENGINEERING AND HIGHWAY OPERATIONS".
- 3) WATERBURY EXPRESSWAY CONSTRUCTION PLAN PROJECT NUMBER 182-20 1958 SHEET NO. 19 OBTAINED FROM C.D.O.T.
- 4) "LAND N/F PERAZZINI CONSTRUCTION CO. INC. WATERBURY, CONNECTICUT", SCALE 1"=20' DATE 11-8-73, BY FRANCIS A. PAUL, REVISED TO 1-25-74.
- 5) "MAP OF LAND OF WATERBURY CONSTRUCTION COMPANY, INC. WATERBURY, CONN. THE A.J. PATTON CO., SURVEYOR WATERBURY, CONN. SEPT. 14, 1983 SCALE: 1"=20".
- 6) "MAP PREPARED FOR ROBERT W. WESSON KUKAS AVENUE & REIDVILLE DRIVE WATERBURY, CONNECTICUT", SCALE: 1"=40', MAP DATE 7-13-95, BY BRADFORD E. SMITH & SON.
- 7) "MAP PREPARED FOR A & S REALTY CORPORATION REIDVILLE DRIVE, WATERBURY, CT.", SCALE: 1"=100', AREA: 64.418 ACRES, DATE 4-18-84, REVISED TO 12-31-85, BY BRADFORD E. SMITH & SON.
- 8) "TOWN OF WATERBURY MAP SHOWING LAND AND EASEMENTS TO BE RELEASED TO CITY OF WATERBURY BY THE STATE OF CONNECTICUT WATERBURY EXPRESSWAY SCALE 1"=40' JULY 1962 HOWARD S. IVES HIGHWAY COMMISSIONER", TOWN NO. 151, PROJECT NO. 182-03, SERIAL NO. 215A, SHEET 2 & 3 OF 12.
- 9) "TOWN OF WATERBURY MAP SHOWING LAND LEASED TO ROBERT L. DADDONA ET AL BY THE STATE OF CONNECTICUT WATERBURY EXPRESSWAY SCALE 1"=40' MARCH 3, 1995 JAMES F. BYRNES, JR. - TRANSPORTATION CHIEF ENGINEER BUREAU OF ENGINEERING AND HIGHWAY OPERATIONS".
- 10) "TOWN OF WATERBURY MAP SHOWING LAND LEASED TO ROBERT L. DADDONA ET AL BY THE STATE OF CONNECTICUT WATERBURY EXPRESSWAY SCALE 1"=40' NOT DATE, JAMES F. BYRNES, JR. - TRANSPORTATION CHIEF ENGINEER BUREAU OF ENGINEERING AND HIGHWAY OPERATIONS".
- 11) "COMPILATION PLAN TOWN OF WATERBURY MAP SHOWING EASEMENT GRANTED TO WATERBURY FAMILY LIMITED PARTNERSHIP BY THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION KUKAS LAND - REIDVILLE DRIVE SCALE 1"=20' SEPT. 2006 ARTHUR W. GRUHN, P.E. TRANSPORTATION CHIEF ENGINEER-BUREAU OF ENGINEERING AND HIGHWAY OPERATIONS", REVISED TO 3-18-07, BY A. RAFAEL MARTINEZ, L.S.
- 12) "COMPILATION PLAN TOWN OF WATERBURY MAP SHOWING EASEMENTS GRANTED TO WATERBURY FAMILY LIMITED PARTNERSHIP BY THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION KUKAS LAND - REIDVILLE DRIVE SCALE 1"=20' SEPT. 2009 THOMAS A. HARLEY, P.E. TRANSPORTATION CHIEF ENGINEER-BUREAU OF ENGINEERING AND CONSTRUCTION", REVISED TO 9-17-09, BY A. RAFAEL MARTINEZ, L.S.

NOTES:

- 1) TOTAL AREA OF PROPERTY IS 43,879 SQUARE FEET OR 1.01 ACRES.
- 2) PRESENT ZONE IS CA.
- 3) (X) DENOTES LOT NUMBER PER TAX ASSESSOR'S MAPS.
- 4) PROPERTY IS SUBJECT TO THE FOLLOWING:
 - A) RIGHTS GIVEN TO THE AMERICAN TELEPHONE AND TELEGRAPH CO., DATED JULY 13, 1899 IN VOLUME 170, PAGE 205 OF THE WATERBURY LAND RECORDS (W.L.R.);
 - B) RIGHT OF WAY OWNED BY CITY OF WATERBURY FOR WATER PIPE LINES AND INGRESS AND EGRESS TO AND FROM CITY RESERVOIR FOR SAID PIPE LINES, AND TEAMS AND WORKMAN TO REPAIR AND MAINTAIN THE SAME, AS EXCEPTED IN DEED DATED JUNE 17, 1907 AND RECORDED IN VOLUME 207, PAGE 388 OF THE W.L.R.;
 - C) POSSIBLE EASEMENT TO C. L. & P. DATED APRIL 30, 1942 AND RECORDED MAY 14, 1942 IN VOLUME 518, PAGE 247-248 OF THE W.L.R.;
 - D) TOGETHER WITH AND SUBJECT TO VARIANCE DATED DECEMBER 21, 1989 AND RECORDED IN VOLUME 2613, PAGE 7 OF THE W.L.R.;
 - E) RIGHTS OF OTHERS IN AND TO KUKAS AVENUE AND 12 FOOT STRIP OF LAND REFERENCED IN A DEED DATED MAY 4, 1961, AND RECORDED IN VOLUME 810, PAGE 8 OF THE W.L.R.

SURVEY NOTES:

THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-3006-1 THRU 20-3008-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC.

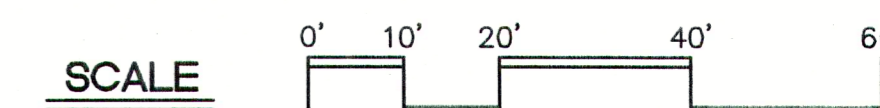
THE TYPE OF SURVEY PERFORMED IS A(N) ZONING LOCATION SURVEY.

BOUNDARY DETERMINATION IS BASED ON A(N) DEPENDENT RESURVEY.

THIS SURVEY CONFORMS TO A CLASS A-2.

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

SCOTT A. MEYERS, L.S. 8-23-13 70093
DATE REGISTRATION NO.



SCALE: 1"=20'	DATE: 8-23-13	ZONING LOCATION SURVEY
SHEET # 1 OF 1	DRAWN BY: S.A.M.	
PREPARED FOR ENTERPRISE HOLDINGS 184 KUKAS LANE WATERBURY, CONNECTICUT		MEYERS ASSOCIATES P.C. ENGINEERS - SURVEYORS - PLANNERS 60 LINDEN STREET WATERBURY, CONNECTICUT 06702 - (203) 575-0350

