## 97 Rear Preston Rd, Griswold 18.6 Acre Multi Family Parcel Zone C1

lania Gnegauin

FOR SALE \$299,000

⇒ Acres: 18.06

⇒ Public Water , Sewer Gas in the street that through the front lot a R.O.W. has access shown in the attached documents highlighted in yellow.

 $\Rightarrow$  Zone: C1

**⇒ Taxes: 2,629.** 

⇒ Traffic Count: 1310

⇒ Possible Uses: Multifamily, Elderly Housing, Assisted Living, Flex Space, Hotel & Offices

# YMAN

REAL ESTATE BROKERAGE & DEVELOPMENT www.LymanRE.com

## **RON LYMAN**

Main Office: 1160 Boston Post Rd. Westbrook, CT 06498 Mailing Address: 73 Second Ave. Westbrook, CT 06498 860-887-5000 Office ronl@lymanre.com



## **AREA MAP**

3 MILES

10,214

3,994

\$89,606

5 MILES

24,776

9,792

\$87,716

1 MILE

2,011

829

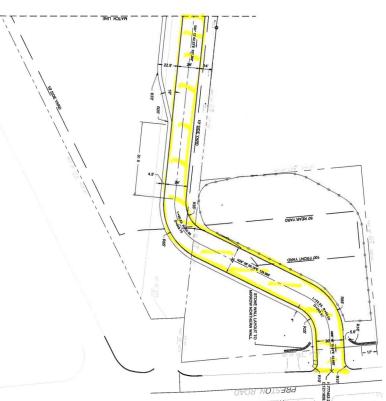
\$70,973



All information stated is from sources deemed reliable and is submitted subject to errors, omissions, changes of other terms and conditions, prior sales, financing or withdrawal without notice. Buyer/Tenant agents will be eligible for a portion of commission only if they have an existing signed representation.

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- ING MORKER SAFETY ANDRE HEALTH PROTOCOLS THAT ADDRESS COMPLIANCE S. LAWS, AND RECULATIONS PERTAMING TO CONSTRUCTION SAFETY ANDOR THE ANDOR ACTUAL RISK OF EXPOSURE TO SITE-SPECIES PHYSICAL OR CHEMCAL SOLELY THE RESPONSIBILITY OF THE CONTRACTOR.
- JURISHO IS CONCRETE CURB UNLESS OTHERWISE INDICATED. WHERE CURBING ABUTS A RETER SOCRMAL'S TAYALL BE MONOLTHIC PER PAPILICABLE DETAILS.
  CROSS-SLOPE OF ALL SOCRMALKS AND WALKWAYS SHALL BE LESS THAN 1:50 (2%) PER RECITICUT BUILDING CODE.
- ILEM COURTS SHALL COMEY WITH CONNECTION MALEDIAN COOK LICENTESSMAN, AND CONTROL OF THE CONTROL CONTRO

BID AL	BID ALTERNATES LIST	ES LIST	:
ALTERNATE NUMBER	DESCRIPTION	BASEBID	ALTERNATE BID
_	CROSSWALK	CONSTRUCT PAINTED CROSSWALKS AND CONCRETE SIDEWALKS THROUGHOUT SITE AS SHOWN ON PLANS.	CONSTRUCT STAMPED BTUMNOUS CROSSWALK AND STAMPED CONCRETE SORWALK IN LOCATIONS SHOWN ON PLAN
	TREATMENTS	PLAN REFERENCE C-200, C-201, C-2 10, C-2 11	PLAN REFERENCE C-2 10, C-2 11
		CONSTRUCT CHAIN LINK FENCE AS SHOWN ON PLANS	CONSTRUCT ORNAMENTAL FENCE AS SHOWN ON PLANS
2	FENCING		
		PLAN REFERENCE C-210, C-211	PLAN REFERENCE C-210, C-211
		CONSTRUCT PERMITTED LANDSCAPE DESIGN	CONSTRUCT ENHANCED LANDSCAPE DESIGN
u	LANDSCAPING		
		C-500, C-501	C-5 00A, C-5 01A
	RRIGATION	NO IRRIGATION	INSTALL IRRIGATION FOR TREES, SHRUBS, PEREMINALS, AND GRASSES IN ACCORDANCE WITH THE REFERENCE PLANS AND SPECIFICATIONS
		PLAN REFERENCE C-500, C-501	PLAN AND SPECIFICATION REFERENCE C-5 00A, C-5 01A, SPECIFICATION 32 8000





C-2.00

LAYOUT
PLAN

DATE OF DATE OF THE SHOPE OF THE PROPERTY OF T

DRAWN BY: ME

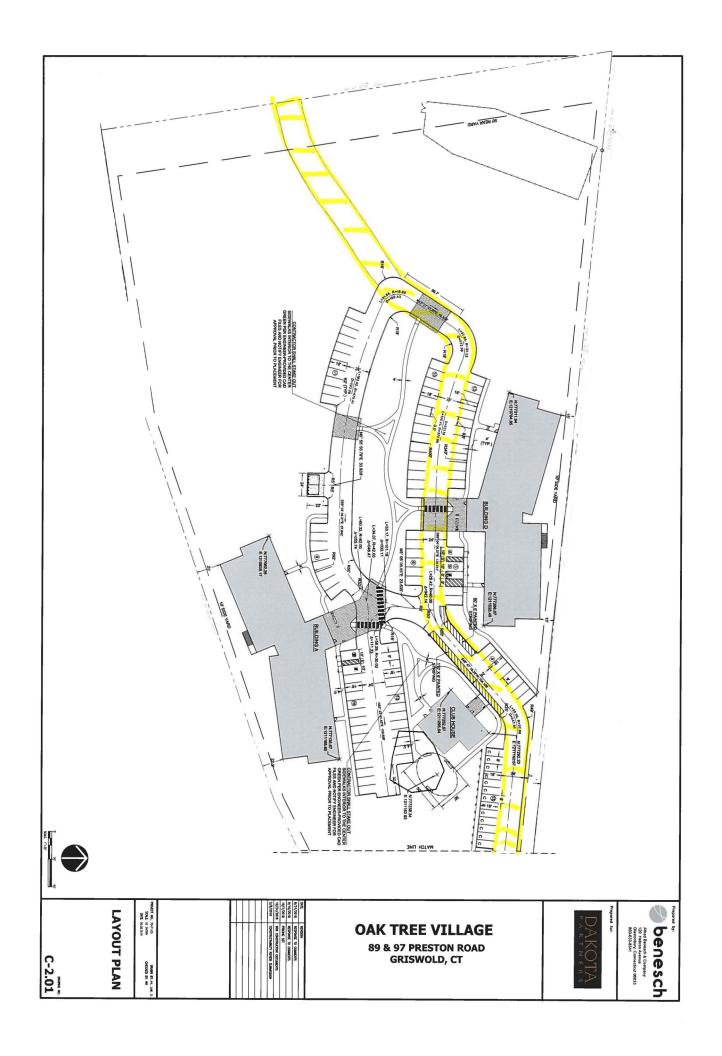
 Т	П	5/8/2018	10/24	10/1,	9/10	8/31/2018
		910	10/24/2018	10/1/2018	10/2016	72018
		CONSTRUCTABILITY REVER SUBMISSION	NOT CONSTRUCTION DOCUMENTS	PRONG SET	RESPONSE TO COMMONS	SESPONSE TO COMMENTS

## **OAK TREE VILLAGE**

89 & 97 PRESTON ROAD GRISWOLD, CT



Prepared for:		1
ed for:	Alfred Benesch & Company 120 Hebron Avenue Glastonbury, Connecticut 06033 860-533-8341	benescl



### SECTION 7. C - COMMERCIAL DISTRICTS

- 7.1 <u>Permitted Uses.</u> The following uses are permitted by right. The off street parking and loading requirements for motor vehicles (Section 11) and the site plan requirements (Section 13) do not apply to existing buildings in the C-Commercial District. (08/01/2017)
  - **7.1.1** Retail businesses, such as grocery stores, drug stores, apparel stores, variety stores, antique shops, and sporting good stores, and book, stationery, magazine, candy and tobacco shops,
  - **7.1.2** Eating and drinking establishments,
  - **7.1.3** Business and personal services, such as banks, laundry and dry cleaning establishments, barber shops, beauty salons, printers and lithographers,
  - **7.1.4** Business and professional offices, accommodating doctors, lawyers, engineers, architects, real estate brokers, insurance agents, and similar professions,
  - **7.1.5** Repair services, such as radio, television, appliance and plumbing shops, upholstery shops and shoe repair shops,
  - **7.1.6** Hotels, motels,
  - **7.1.7** Theaters and other places of indoor entertainment,
  - **7.1.8** Government offices and police and fire protection facilities,
  - **7.1.9** Multi-family dwelling units provided all such units are located above or below the street level of the building, (12/1/04)
  - **7.1.10** Public utility structures, such as pump stations, water storage, power transformers and the like, (12/1/04)
  - **7.1.11** Membership clubs, and (12/1/04)
  - **7.1.12** Public and parochial schools and other places of worship. (12/1/04)
- **7.2** Special Exceptions. The following uses are permitted provided they meet the conditions of Section 12 of these Regulations.
  - **7.2.1** Single-family dwellings, two-family dwellings and multi-family dwelling units located on the street level of the building, (12/1/04)
  - **7.2.2** Elderly housing and assisted living facilities, (12/1/04)
  - **7.2.3** Automotive service and repair garages,
  - **7.2.4** Drive-in or other quick service eating establishments,
  - **7.2.5** New and used car sales and service.