

RESIDENTIAL / MULTI-FAMILY LAND FOR SALE



FOR SALE

\$325,000

**For Both
Lots**

- ◆ #0 incl. 5.71+/- acre Vacant Land
- ◆ #502 incl. 0.63 acre, 600sf house, partially re-built barn + deeded R.O.W. to #0
- ◆ Zone Residential Multi Family RMF-8
- ◆ Public Water and Sewer Available
- ◆ About 1 mile to I-95, Groton Sub Base
- ◆ Previously approved for 50 units

**Pequot
Commercial**

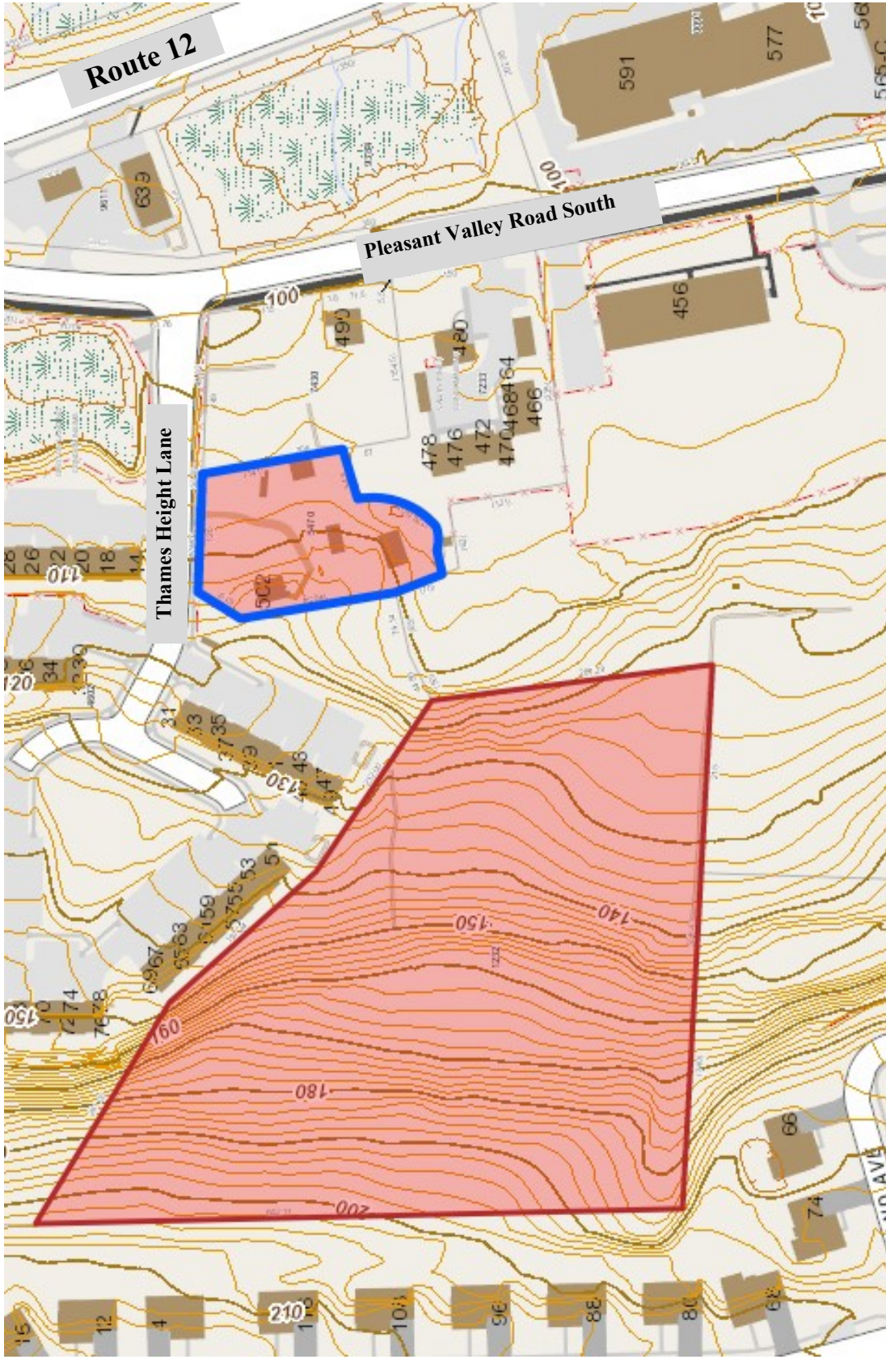
Steve Becker

860-447-9570 x202

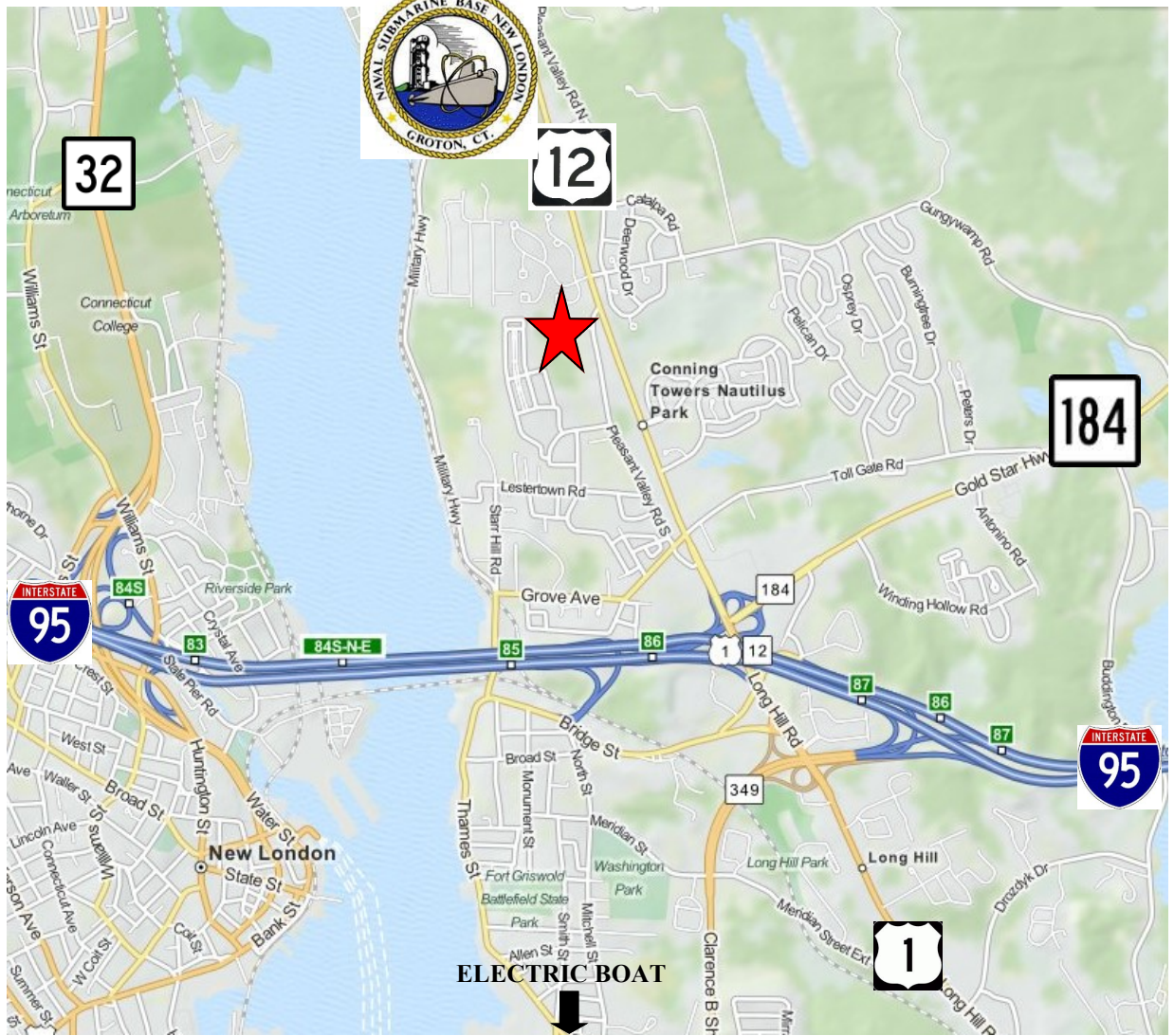
Fax: 860-444-6661

sbecker@pequotcommercial.com

15 Chesterfield Rd., #4
East Lyme, CT 06333

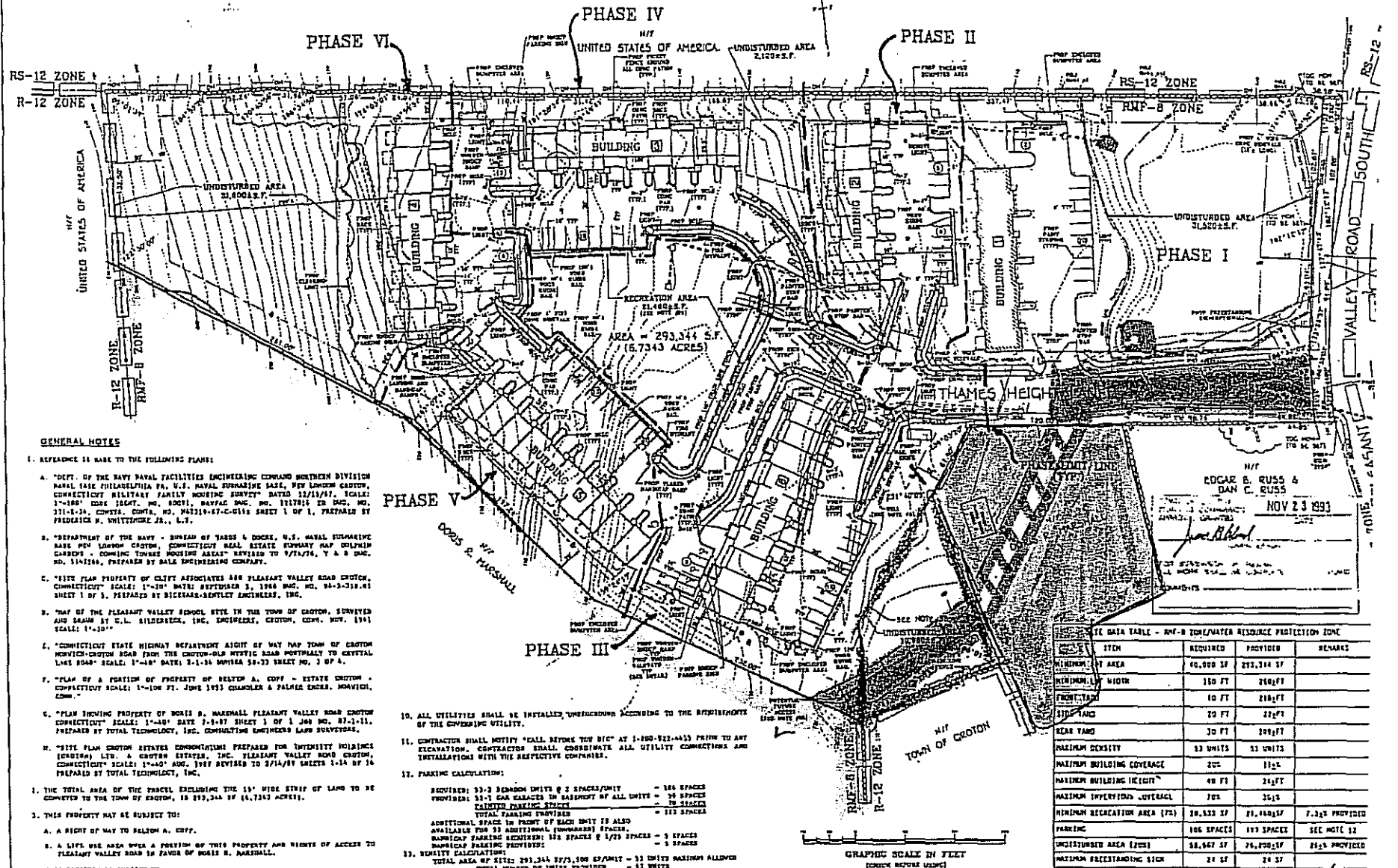


-  0 Pleasant Valley Road South, Groton
-  502 Pleasant Valley Road South, Groton



DEMOGRAPHICS	3 MILE	5 MILES	10 MILES
Total Population	45,293	83,976	158,980
Total Households	18,088	34,183	66,770
Household Income \$0—\$30,000	26.28%	22.16%	17.99%
\$30,001-\$60,000	26.16%	24.63%	23.06%
\$60,001-\$100,000	26.85%	26.02%	26.72%
\$100,001+	20.72%	27.20%	32.22%

11/23/83 (11/23)



GENERAL NOTES

- REFERENCE IS MADE TO THE FOLLOWING PLANS:
 - "DEPT. OF THE NAVY NAVAL FACILITIES ENGINEERING COMMAND NORTHERN DIVISION NAVAL BASE PHILADELPHIA PA, U.S. NAVAL SURVIVANCE BASE, NEW LONDON CROTON, CONNECTICUT MILITARY FAMILY HOUSING SURVEY" DATED 11/11/47, SCALE: 1"=100' EDGE (SEAT. NO. 8001), NAVYAC DOC. NO. 121711 ED DOC. NO. 371-8-34, CONTR. COMD. NO. 943116-67-C-0116 SHEET 1 OF 1, PREPARED BY FREDERICK W. WHITEHEAD JR., E.T.
 - "DEPARTMENT OF THE NAVY - BUREAU OF YARDS & DOCKS, U.S. NAVAL SURVIVANCE BASE NEW LONDON CROTON, CONNECTICUT NAVAL RESIDE SUBURBAN MAP DEVELOPING CHARGES - COMING TOWNS HOUSING AREAS" REVISED TO 9/21/76, Y & D DOC. NO. 314126, PREPARED BY BALE ENGINEERING COMPANY.
 - "SITE PLAN PROPERTY OF CLIFF ASSOCIATES 488 PLEASANT VALLEY ROAD CROTON, CONNECTICUT SCALE: 1"=20' DATE: SEPTEMBER 3, 1966 DOC. NO. 94-3-219-01 SHEET 1 OF 3, PREPARED BY BICKNARE-BENTLEY ENGINEERS, INC.
 - "MAP OF THE PLEASANT VALLEY SCHOOL SITE IN THE TOWN OF CROTON, SURVEYED AND BOUND BY G.L. BILDERBECK, INC. ENGINEERS, CROTON, CONN. NOV. 1941 SCALE: 1"=20'."
 - "CONNECTICUT STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP TOWN OF CROTON NEWTON-CROTON ROAD FROM THE CROTON-OLD WETFIELD ROAD NORTHEAST TO CENTRAL LANE ROAD" SCALE: 1"=40' DATE: 3-1-54 NUMBER 58-33 SHEET NO. 3 OF 4.
 - "MAP OF A PORTION OF PROPERTY OF BELTON A. COFF - ESTATE CROTON, CONNECTICUT SCALE: 1"=40' FT. JUNE 1975 CHARLES A. PALMER ENGINEER, NEWTON, CONN."
 - "PLAN SHOWING PROPERTY OF ROSS B. MARSHALL PLEASANT VALLEY ROAD CROTON CONNECTICUT SCALE: 1"=40' DATE 7-9-87 SHEET 1 OF 1 JOB NO. 87-11, PREPARED BY TOTAL TECHNOLOGY, INC. CONSULTING ENGINEERS LAND SURVEYORS.
 - "SITE PLAN CROTON ESTATES CONDOMINIUMS PREPARED FOR IDENTIFY HOLDINGS (CROTON) LTR. A CROTON ESTATES, INC. PLEASANT VALLEY ROAD CROTON, CONNECTICUT SCALE: 1"=40' AM, 1987 REVISED TO 2/14/87 SHEETS 1-14 OF 14 PREPARED BY TOTAL TECHNOLOGY, INC.
- THE TOTAL AREA OF THE PARCEL EXCLUDING THE 15' WIDE STRIP OF LAND TO BE CONVEYED TO THE TOWN OF CROTON, IS 293,344 SF (6.7343 ACRES).
- THIS PROPERTY MAY BE SUBJECT TO:
 - A RIGHT OF WAY TO BELTON A. COFF.
 - A LIFE USE AREA OVER A PORTION OF THIS PROPERTY AND RIGHTS OF ACCESS TO PLEASANT VALLEY ROAD IN FAVOR OF ROSS B. MARSHALL.
- THIS PROPERTY IS SUBJECT TO:
 - A EASEMENT GRANTED TO THE CITY OF CROTON DEPARTMENT OF UTILITIES AND THE SOUTHEAST NEW ENGLAND TELEPHONE COMPANY RECORDED IN DEED VOLUME 488 PAGE 511 OF THE TOWN OF CROTON LAND RECORDS.
 - A EASEMENT OF LIFE USE EASEMENT TO WELL IN FAVOR OF ROSS B. MARSHALL RECORDED IN DEED VOLUME 488 PAGE 716 OF THE TOWN OF CROTON LAND RECORDS.
- ELEVATION DATUM IS BASED ON NATIONAL GEODETIC VERTICAL DATUM (NGVD).
- THIS SITE IS LOCATED IN A RMP-B ZONING DISTRICT AND IN THE WATER RESOURCE PROTECTION DISTRICT.
- THIS SITE IS NOT LOCATED IN A CRABAPPLE AREA MANAGEMENT (CAM) ZONE.
- THIS TYPICAL INVOLVES THE CONSTRUCTION OF 33-2 BEDROOM TOWNHOUSES BY 4 BUILDINGS AND ASSOCIATED SITE IMPROVEMENTS. ONE BUILDING CONTAINING 8 UNITS IS TO BE CONSTRUCTED WITH ONE CROTON AND ONE CROTONVILLE IN GENERAL

PHASE V

PHASE III

- ALL UTILITIES SHALL BE INSTALLED UNDERGROUND ACCORDING TO THE REQUIREMENTS OF THE GOVERNING UTILITY.
- CONTRACTOR SHALL NOTIFY "CALL BEFORE YOU DIG" AT 1-800-852-4443 PRIOR TO ANY EXCAVATION. CONTRACTOR SHALL VERIFY ALL UTILITY CONNECTIONS AND INSTALLATIONS WITH THE RESPECTIVE COMPANIES.
- PARKING CALCULATION:

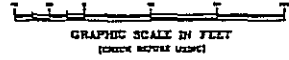
REQUIRED: 33-2 BEDROOM UNITS @ 2 SPACES/UNIT	= 66 SPACES
PROVIDED: 33-2 CAR GARAGES IN REARPORT OF ALL UNITS = 33 SPACES	
REQUIRED PARKING SPACES	= 33 SPACES
TOTAL PARKING PROVIDED	= 66 SPACES

ADDITIONAL SPACE IN FRONT OF EACH UNIT IS ALSO AVAILABLE FOR 33 ADDITIONAL (TOWNHOMER) SPACES.
 BARRIQUADE PARKING REQUIRED: 152 SPACES @ 1/25 SPACES = 3 SPACES
 BARRIQUADE PARKING PROVIDED: 3 SPACES
- DENSITY CALCULATION:

TOTAL AREA OF SITE: 293,344 SQ.FT./SPM/UNIT	= 33 UNITS MAXIMUM ALLOWED
TOTAL NUMBER OF UNITS PROVIDED	= 33 UNITS
- RECREATION AREA CALCULATION:

TOTAL AREA OF SITE: 293,344 SF @ 1% = 29,334 SF MINIMUM REQUIRED	
RECREATION AREA PROVIDED	= 71,483 SF (7.32%)
- UNDISTURBED AREA CALCULATION:

TOTAL AREA OF SITE: 293,344 SF @ 2% = 5,867 SF MINIMUM REQUIRED	
TOTAL UNDISTURBED AREA PROVIDED	= 71,702 SF (24%)
- ALL EXISTING MUNICIPAL MAPS SHALL BE SUPERSEDED AS NECESSARY TO REFLECT THESE AME CODES. ALL CHANGEMAP MAP REVIEWS SHALL CONFORM TO AME'S STANDARDS. THE TOWN OF CROTON SITE PLAN STANDARDS, SUPERSEDED IN HOME RESERVATION. THE TOWN IS RESPONSIBLE FOR THE COMPLIANCE WITH THE AMERICAN DISABILITIES ACT AND THE CONNECTICUT STATE BUILDING CODE.
- EXISTING PARKING AREA SHALL BE PAINT STRIPED AS SHOWN WITH 4" WIDE STRIPS BY WHITE PAINT.



PERMITS DATA TABLE - RMP-B ZONE/WATER RESOURCE PROTECTION ZONE

ITEM	REQUIRED	PROVIDED	REMARKS
MINIMUM LOT AREA	10,000 SF	293,344 SF	
MINIMUM LOT WIDTH	150 FT	268 FT	
FRONT YARD SETBACK	10 FT	28 FT	
REAR YARD SETBACK	10 FT	28 FT	
REAR YARD	30 FT	28 FT	
MAXIMUM DENSITY	33 UNITS	33 UNITS	
MAXIMUM BUILDING COVERAGE	20%	31%	
MAXIMUM BUILDING HEIGHT	40 FT	24 FT	
MAXIMUM OVERHEAD CLEARANCE	20'	20'	
MINIMUM RECREATION AREA (%)	20,000 SF	71,483 SF	7.3% PROVIDED
PARKING	106 SPACES	159 SPACES	SEE NOTE 12
UNDISTURBED AREA (%)	5,867 SF	71,702 SF	24% PROVIDED
MAXIMUM FREESTANDING SIGN	24 SF	24 SF	
WATER		MUNICIPAL	
SANITARY		MUNICIPAL	
INTERIOR LANDSCAPING	1,210 SF	1,420 SF	

EDGAR B. RUSS & DAN C. RUSS
 REGISTERED PROFESSIONAL ENGINEERS
 11/23/83
 NOV 23 1993
 [Signature]

- THIS SHEET IS FOR ACCURACY AND SITE LAYOUT INFORMATION. IT DOES NOT SHOW OTHER SHEETS OF THIS SET.
- ALL EXISTING EGRESS, PAVEMENT, SIDEWALKS, RETAINING WALLS, CATCH BASINS, AND OTHER STRUCTURES, EXCEPT WHERE SHOWN BY THIS DEVELOPMENT, SHALL BE MAINTAINED AS EXISTING UNLESS OTHERWISE NOTED. IF A STRUCTURE IS TO BE REMOVED, CONTACT THE ENGINEER.
- AS REFERRED TO IN THE ENGINEERING AND SURVEYING CONTRACT NO. 88-14, APPLICATION OF SAULT (MACT) IS FORBIDDEN ON THIS AND ALL SUBSEQUENT SHEET OR SHEETS AND PARCELS.
- THE RECREATION AREA SHALL BE CONSTRUCTED AS 1 TO 10 ISSUANCE OF THE 18TH CERTIFICATE OF EDD DEVELOPED PRIOR TO THE ISSUANCE OF ANY CERTIFICATE IN PARAGRAPH 14.
- THIS PLAN IS A MODIFICATION OF A SITE PLAN ACT

6.7 Residential Multi-Family (RMF) (New Eff: 7/1/91)

6.7-1 Purpose and Definition

The purpose of the RMF district is to encourage and guide the development of multi-family projects within the Town where necessary utilities and transportation improvements are in place. The variation of RMF-8, 12, and 16 are to be applied to those areas which are best suited for this type and scale of development.

6.7-2 Design Objectives

The architectural design, scale and mass of buildings including, among other elements, the exterior building material, roof line and building elevation shall be of such character as to harmonize and be compatible, so as to protect the property values in the neighborhood and to preserve and improve the appearance of the area. Where appropriate and applicable, individual treatment of areas is encouraged, whereby each unit is accented architecturally to indicate its individuality.

6.7-3 Permitted Uses

Multi-family dwellings limited to residential use including elevator buildings, garden apartments, townhouses, row houses or any other group housing projects, including executive hotel/motel suites, are subject to all of the above and below noted requirements and conditions.

6.7-4 Minimum Lot Requirements

Refer to Section 5.2 "Lot, Yard and Building Requirements by Zoning District."

6.7-5 Minimum Yard Requirements

Refer to Section 5.2 "Lot, Yard and Building Requirements by Zoning District." Where detached dwellings are constructed, the minimum yard requirements for RS-20 zones shall apply.

6.7-6 Building and Site Requirements

In addition to the requirements noted in Section 5.2 entitled "Lot, Yard and Building Requirements by Zoning District," for RMF-8, 12, and 16, the following additional requirements shall also apply:

- A. Multi-family dwellings without individual basements will be provided with individual dead storage areas of at least 100 square feet per dwelling unit, and indoor laundry facilities, both of which will be accessible from within the building without the need to go outdoors.
- B. All dwelling units shall have at least one balcony or patio, which shall afford relative privacy by architectural articulation or in the case of patios, by fencing and planting. The minimum size of these areas is 30 square feet.
- C. No exterior wall shall extend more than 100 feet on the same architectural plane. Articulation of entry ways, balconies, roofs, window areas and exterior walls, architectural forms, materials and textures are encouraged. In the case of townhouse units, this architectural plane should not extend more than 50 feet and articulation of individual units is encouraged.
- D. Required front, side and rear yard shall be applied to a residential building or group of residential buildings. On newly created roads for internal traffic circulation, all residential buildings shall be set back at least 20 feet from the edge of pavement. All accessory structures, attached or detached, i.e., sheds, carports, garages, patios, fences and pools, shall be set back at least 10 feet from the edge of pavement.
- E. The minimum distance between residential buildings on the same site shall be at least 35 feet. The minimum distance between any attached or detached accessory structures shall be at least 10 feet. The minimum distance between any residential building and any detached accessory structure shall be at least 10 feet. For buildings over 40 feet in height, these distances shall be increased one foot for each foot of additional building height.
- F. No building footprint (including overhang) shall exceed the bounds of an imaginary circle with a radius of 110 feet.

- G. The developer shall provide a total recreation area of not less than 7% of the total lot area or 5000 square feet, whichever is greater. The recreation area shall be centrally located and shall be graded, provided with topsoil, seeded with perennial grass and suitable recreation equipment and facilities shall be installed.
- H. No parking space shall be permitted within 5 feet of any building or internal road. The area between the parking space and the building or internal road shall be appropriately landscaped.
- I. Public sewer and water systems must be available and used. Multi-family dwellings must be connected to systems before a certificate of occupancy can be issued.
- J. Utilities shall be placed underground. Television antennas shall be limited to the community type and not more than a single T.V. antenna shall be provided for each building.
- K. Outdoor clothes drying areas and rubbish areas shall be fenced and screened from view from all streets by planting of dense shrubbery or a screen type fence.
- L. During site plan review, pursuant to Section 8.4-1 of these regulations, the Planning Commission may authorize a reduction in the requirements of Section 6.7-6 upon a finding, or findings, that such reduction of any of these conditions:
 - 1. will provide a more suitable use of the site with regard to topography of the site in relation to the placement of buildings,
 - 2. provide an increase in useable open space or provide an increase in the area allocated for recreational use,
 - 3. will not result in any adverse affect on the aesthetic quality of the use,
 - 4. will be consistent with the intent of these regulations.

5. will result in the development of a residential life care community meeting the purpose and intent of Section 7.1-1. or an Active Senior Housing Community meeting the purpose and intent of Section 7.1-45. (Eff: 5/31/97; New Eff: 3/1/05)

5.2 LOT, YARD AND BUILDING REQUIREMENTS BY ZONING DISTRICT *

Zoning Districts	Minimum Lot			Minimum Yards ⁽⁵⁾			Maximum Building	
	Area (Sq. Ft.)	Width (Feet)	Area Per Dwelling Unit (Sq. Ft.)	Front (Feet)	Side (Each) (Feet)	Rear (Feet)	Coverage (%) ⁽¹¹⁾	Height (Feet)
Residential								
RS-20	20,000	100	20,000	30	20	30	15	30
RS-12	12,000	80	12,000	30	12	30	20	30
RS-8	8,000	60	8,000	25	6	25	25	30
R-20	20,000	100	15,000	30	20	30	15	30
R-12	12,000	80	7,500	30	12	30	20	30
RMF-16	120,000	200	2,700	50	20	30	20	3 stories/40 ⁽¹⁾
RMF-12	80,000	200	3,600	50	20	30	20	3 stories/40 ⁽¹⁾
RMF-8	40,000	150	5,500	40	20	30	20	3 stories/40⁽¹⁾
RU-80	80,000	200	60,000	50	25	30	10 ⁽¹⁰⁾	30
RU-40	40,000	150	30,000	50	25	30	15	30
RU-20	20,000	100	15,000	30	20	30	15	30
Commercial								
OMF ⁽⁶⁾	20,000	100	4,000/6,500	50	20	30	20	30/40
CA-40	40,000	200	30,000	75	30 ⁽⁴⁾	30	15	6 stories/75 ⁽⁹⁾
CA-12	12,000	80	7,500	30	12 ⁽⁴⁾	30	25	6 stories/75 ⁽⁹⁾
CB-40	40,000	200	30,000	75	30 ⁽⁴⁾	30	15	6 stories/75 ⁽⁹⁾
CB-15	15,000	100	10,000	50	30 ⁽⁴⁾	30	30	6 stories/75 ⁽⁹⁾
DDD ⁽⁷⁾	40,000	N/A	N/A	20/75	30	30	N/A	N/A
WF-20	20,000	100	15,000	40	20	30	65	30/45 ⁽¹²⁾
WDD ⁽⁸⁾	8,000	60	4,000	10	10	10	65	25/40
Industrial								
IA-40	40,000	150	N/A	40	30	30	40	40
IP-80A	80,000	200	N/A	50	30	30	40	110
IP ⁽²⁾	80,000	200	N/A	50	30	30	40	85 ⁽³⁾

See following page for notations. * For MX zoning district standards, see Section 6.13-6