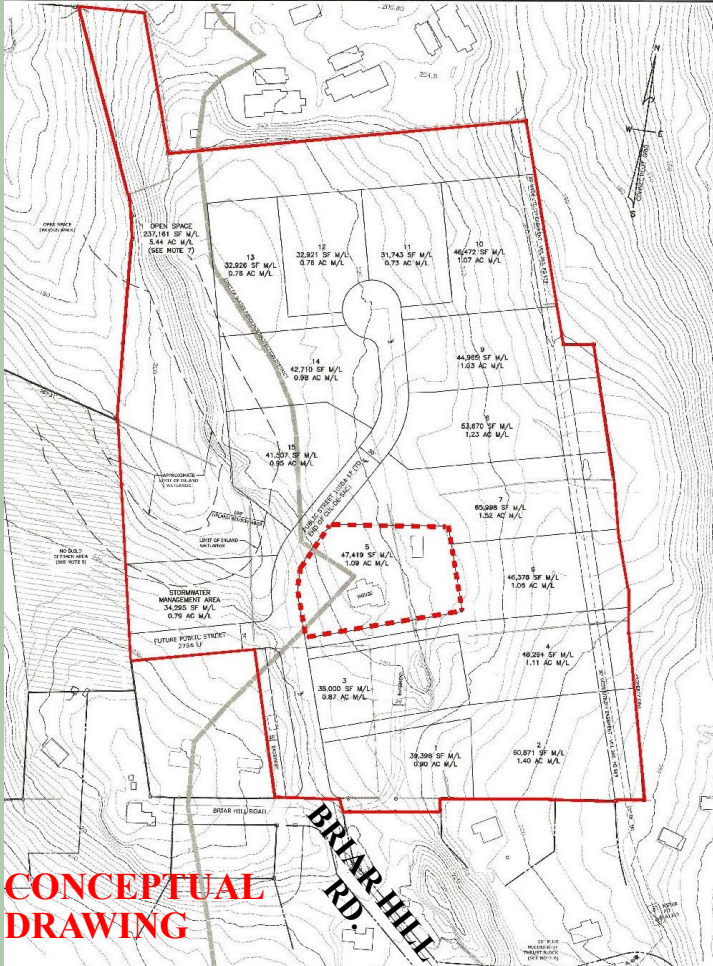


# Land For Sale Opportunities Abound!



300 Briar Hill Rd.  
Groton, CT 06340

**FOR SALE**  
**\$995,000**

Judy Walsh  
jwalsh@pequotcommercial.com

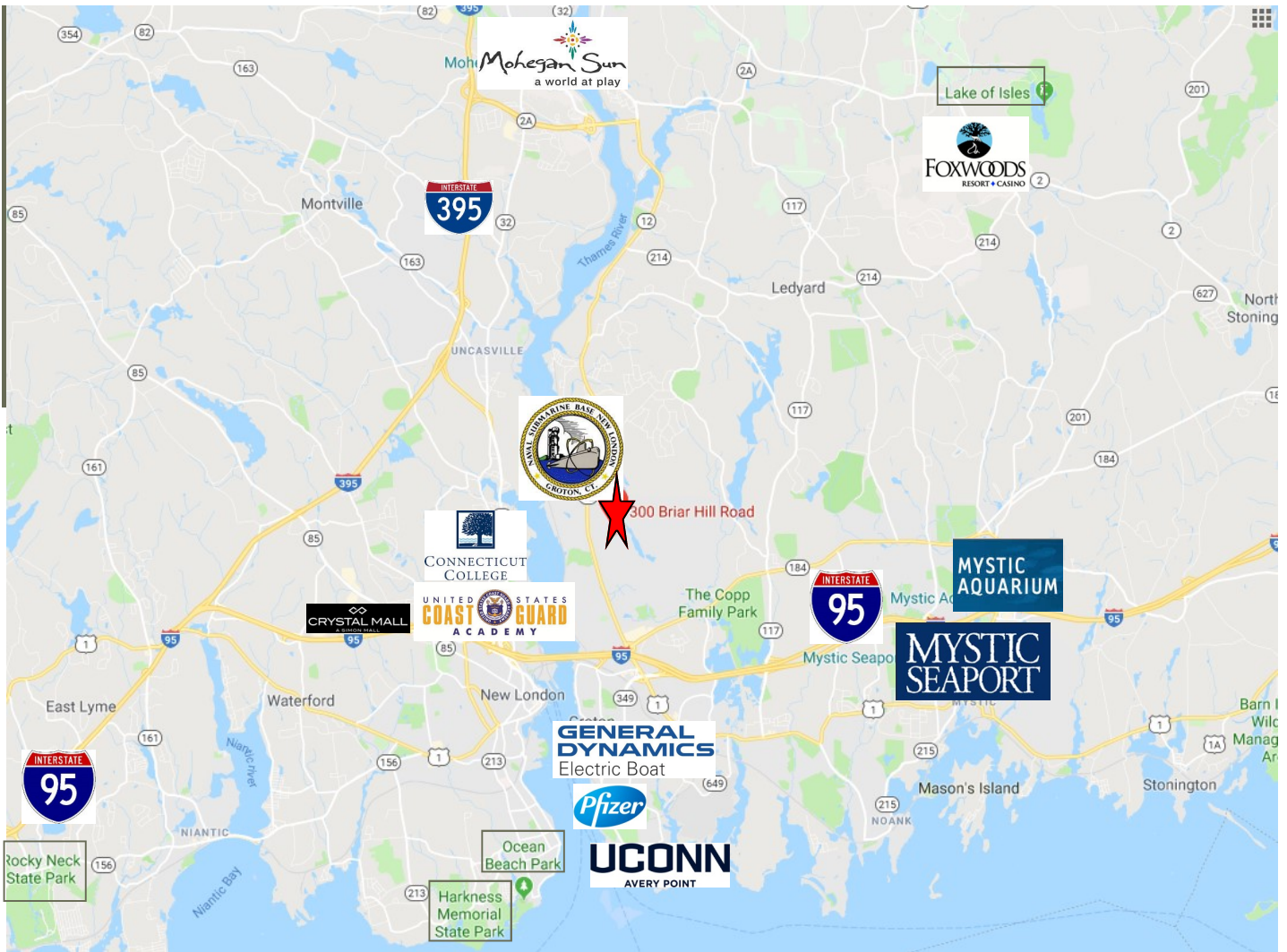
Heather Gianacoplos  
heatherg@pequotcommercial.com

**PEQUOT COMMERCIAL**

15 Chesterfield Road, Suite 4  
East Lyme, CT 06333

860-447-9570 x153  
Fax 860-444-6661

- » 25.96 acre lot with 2,238sf house
- » Zone RU-20 and RU-40
- » Survey & Conceptual Plans for 14 lot subdivision avail, potential for up to 28 lots.
- » Relatively flat; very little wetlands
- » Well—Public water in street. Septic required
- » Info avail for 'new tax incentive program offered by the federal government'



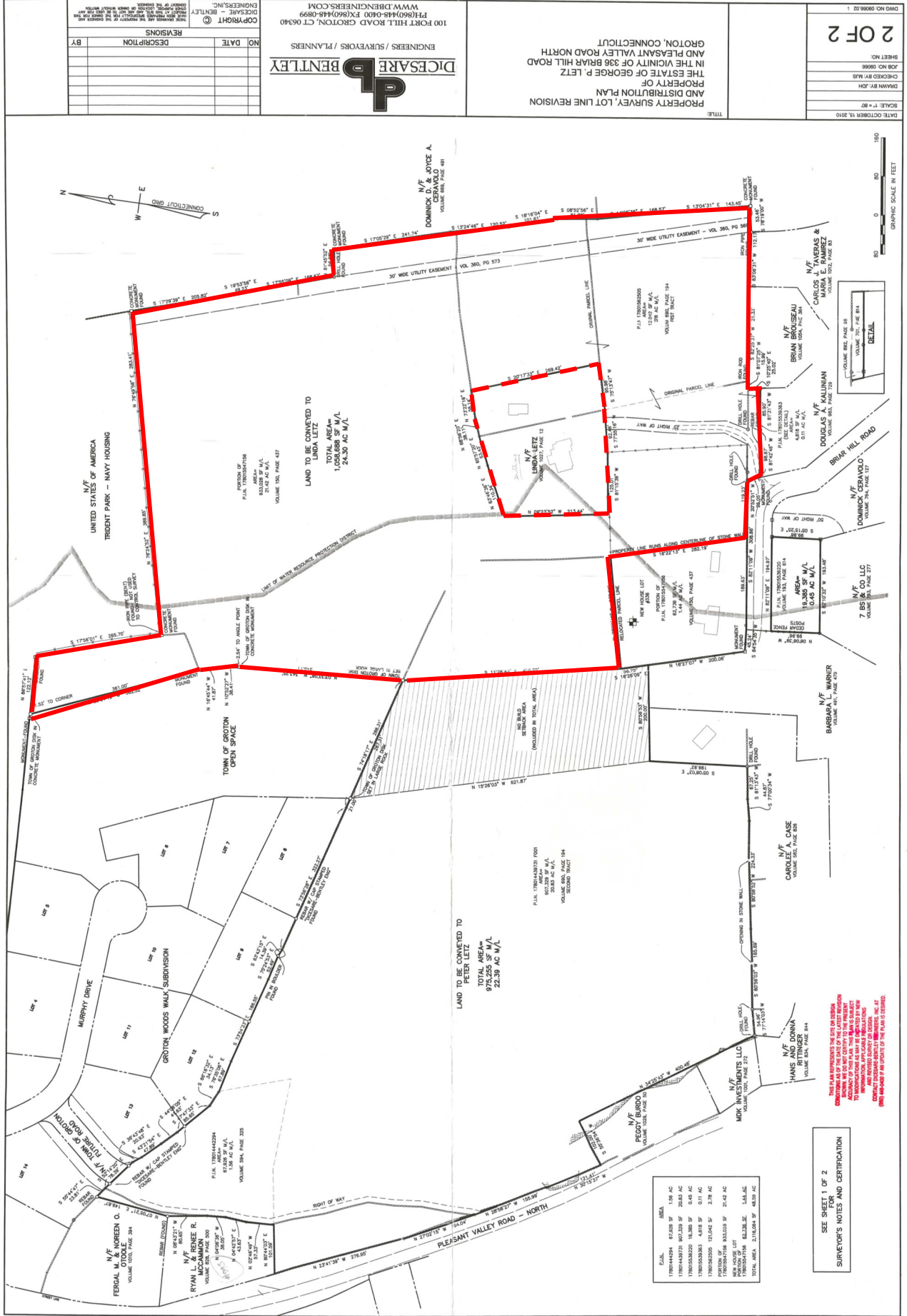
## ZONE RU-40

SO Many Uses... Veterinary or Animal Hospital, Riding/Boarding stable, Church, Adult Day care, Residential Life care Communities, Senior Living, Single Family Homes, Land Trusts, Non-Profit Groups, Vineyard, Home Occupations, Etc...

DEMOGRAPHICS	3 MILE	5 MILE	10 MILE
<b>Total Population</b>	35,634	81,981	171,434
<b>Total Households</b>	13,626	33,182	72,150
<b>Household Income \$0—\$30,000</b>	22.64%	22.69%	18.52%
<b>\$30,001-\$60,000</b>	24.21%	25.28%	23.56%
<b>\$60,001-\$100,000</b>	26.70%	25.68%	26.32%
<b>\$100,001+</b>	26.45%	26.34%	31.59%

# Wetlands / Topography Map





NO.	DATE	DESCRIPTION

**DCBSARE P BENTLEY**  
 ENGINEERS / SURVEYORS / PLANNERS  
 WWW.DCBSENTLEYS.COM  
 100 FORT HILL ROAD GROTON, CT 06340  
 PH: (860) 448-0400 FX: (860) 448-0899  
 COPYRIGHT © 2019 DCBSARE P BENTLEY ENGINEERS, INC.

TITLE: PROPERTY SURVEY, LOT LINE REVISION AND DISTRIBUTION PLAN  
 THE ESTATE OF GEORGE P. LETZ AND PLEASANT VALLEY ROAD NORTH IN THE VICINITY OF 336 BRIAR HILL ROAD GROTON, CONNECTICUT

DATE: OCTOBER 15, 2019  
 SCALE: 1" = 80'  
 DRAWN BY: JMS  
 CHECKED BY: JMS  
 BUILT NO. 09066  
 SHEET NO. 09066  
**2 OF 2**

BLK.	AREA
17901440204	1.59 AC
17901440205	67,208 SF
17901440206	67,208 SF
17901500201	14,305 SF
17901500202	14,305 SF
17901500203	4,818 SF
17901500204	4,818 SF
17901500205	12,047 SF
17901500206	2,719 AC
17901500207	83,038 SF
17901500208	21,442 AC
17901500209	1,644 AC
17901500210	23,208 SF
17901500211	44,301 SF
17901500212	44,301 SF
17901500213	44,301 SF
17901500214	44,301 SF
17901500215	44,301 SF
17901500216	44,301 SF
17901500217	44,301 SF
17901500218	44,301 SF
17901500219	44,301 SF
17901500220	44,301 SF
17901500221	44,301 SF
17901500222	44,301 SF
17901500223	44,301 SF
17901500224	44,301 SF
17901500225	44,301 SF
17901500226	44,301 SF
17901500227	44,301 SF
17901500228	44,301 SF
17901500229	44,301 SF
17901500230	44,301 SF
17901500231	44,301 SF
17901500232	44,301 SF
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17901500280	44,301 SF
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17901500296	44,301 SF
17901500297	44,301 SF
17901500298	44,301 SF
17901500299	44,301 SF
17901500300	44,301 SF

SEE SHEET 1 OF 2  
 SURVEYOR'S NOTES AND CERTIFICATION

THIS PLAN REPRESENTS THE SITE OR SUBDIVISION AS OF THE DATE OF THE LATEST REVISION. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE SITE AND HAS FOUND THAT THE INFORMATION APPLICABLE TO THIS PLAN IS CORRECT. THE SURVEYOR HAS REVIEWED THE RECORD PLANS AND HAS FOUND THAT THE INFORMATION APPLICABLE TO THIS PLAN IS CORRECT. THE SURVEYOR HAS REVIEWED THE RECORD PLANS AND HAS FOUND THAT THE INFORMATION APPLICABLE TO THIS PLAN IS CORRECT. THE SURVEYOR HAS REVIEWED THE RECORD PLANS AND HAS FOUND THAT THE INFORMATION APPLICABLE TO THIS PLAN IS CORRECT.



Information deemed reliable but not guaranteed and offerings subject to errors, omissions, change of price or withdrawal without notice.

## 3.2-3 RURAL RESIDENTIAL (RU) DISTRICTS, RU-20, RU-40, AND RU-80

### 3.2-3.A Rural Residential -20 (RU-20)

#### Intent

The RU-20 district is found throughout the Town and is designed to encourage one- and two-unit dwellings in more traditional suburban settings. Open Space Subdivisions are encouraged in this district. When adjacent to an R-12, RS-12 or RS-20 district, new development in the RU-20 district should strive to mirror the connectivity of the adjacent district, extending existing streets, sidewalks, and bicycle networks, to expand options and livability for residents.

#### RU-20 Dimensional Standards

##### Lot Size

- Minimum lot size: 20,000 SF
- Minimum lot width: 100 ft

##### Setbacks

- Minimum front yard setback: 30 ft
- Minimum rear yard setback: 30 ft
- Minimum side yard setback: 20 ft

##### Porches

- One covered or uncovered porch of at least 6 ft in depth is allowed (through a zoning permit and a building permit) within the front setback, up to 10 ft in depth. In an Open Space Subdivision, no porch shall be located less than 10 ft from the front lot line.

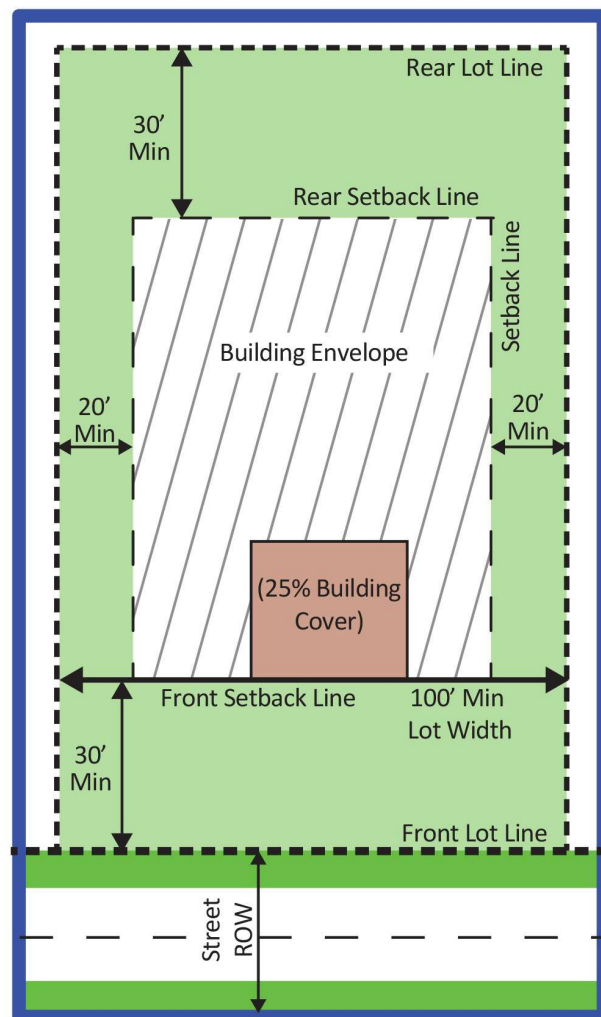
##### Maximum Building

- Height: 30 ft
- Coverage: 25%

##### Lot Area

- Minimum Lot Area Per Dwelling Unit: 15,000 SF

### RU-20 Minimum Lot Size 20,000 SF



### 3.2-3.B Rural Residential-40 (RU-40)

#### Intent

The RU-40 district is located largely to the north of I-95 and covers the majority of remaining developable land in the Town. This district is meant to accommodate one-unit dwellings, agriculture and related activities, and other lower-density uses. New developments should strive to connect open spaces in order to maintain a network of open space and habitat, rather than isolated pockets.

#### RU-40 Dimensional Standards

##### Lot Size

- Minimum lot size: 40,000 SF
- Minimum lot width: 150 ft

##### Setbacks

- Minimum front yard setback: 40 ft
- Minimum rear yard setback: 30 ft
- Minimum side yard setback: 25 ft

##### Porches

- One covered or uncovered porch of at least 6 ft in depth is allowed (through a zoning permit and a building permit) within the front setback, up to 10 ft in depth. In an Open Space Subdivision, no porch shall be located less than 15 ft from the front lot line.

##### Maximum Building

- Height: 30 ft
- Coverage, Residential: 20%
- Coverage, Non-Residential: 30%

##### Lot Area

- Minimum Lot Area Per Dwelling Unit: 30,000 SF

**RU-40**  
**Minimum Lot Size 40,000 SF**

