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

least bnegeum

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 x1 Office 860-884-4666 Cell 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.

- I contracting sext. segar votal, serces vot one passagga-seq also view vitar votar vitar votación segar segar segar segar vetera de la contraction de vetera contraction de vete
- ING MORKER SAFETY ANDRE HEALTH PROTOCOLS THAT ADDRESS COMPLIANCE S. LAWS, AND SECULATIONS PERTAMING TO CONSTRUCTION SAFETY ANDOR THE ANDOR ACTUAL RISK OF EXPOSURE TO SITE-SPECIES PHYSICAL OR CHEMCIA, SOLIELY 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.

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 SHOW

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

