

CALL AGENT FOR PRICING

517-571 GOLD STAR HWY., GROTON, CT 17+ Acre Proposed 270 Multi-Family Units



Price includes
cost of plan ap-
provals, good
title, & clean
environmental
to residential
standards
**Proposed Unit
Mix is on SPO**

Opportunity Zone



LYMAN

REAL ESTATE BROKERAGE & DEVELOPMENT
www.LymanRE.com

RON LYMAN

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1160 Boston Post Rd.
Westbrook, CT 06498
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Westbrook, CT 06498
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SITE PLAN

ZONING INFORMATION

LOCATION: 571, 526, 553, & 571 GOLD STAR HIGHWAY (GT ROUTE 144) GROTON, CT			
ZONE: COMMERCIAL, RESIDENTIAL (C/R), WATER RESOURCE PROTECTION DISTRICT (WRP)			
USE: MULTI-FAMILY RESIDENTIAL BUILDINGS			
ITEM #	ITEM	REQUIREMENTS	PROPOSED
1	MINIMUM LOT AREA	10,000 S.F.	77,514 S.F. (1,777 AC.)
2	MINIMUM LOT WIDTH	100 FEET	264 FT.
3	MINIMUM LOT DEPTH	25 FEET	54 FT.
4	MINIMUM FRONT SETBACK	25 FEET	62 FT.
5	MINIMUM SIDE SETBACK	25 FEET	122 FT.
6	MINIMUM REAR SETBACK	25 FEET	232 FT.
7	MINIMUM BUILDING HEIGHT	6 STOREYS/75 FEET	4 STOREYS
8	LOT COVERAGE	30 PERCENT	6.19 PERCENT
9	RECREATION/COMMUNITY SPACE	100 S.F. PER UNIT (100 S.F. PER UNIT MINIMUM)	27,000 S.F.

PARKING INFORMATION

ITEM #	ITEM	REQUIREMENTS	PROPOSED
1	PARKING REQUIRED BY TOWN (1)	MINIMUM: 1 SPACE/UNIT OR MAXIMUM: 1.5 SPACE/UNIT OR WHATEVER IS LESS, ACCORDING TO TOWN ORDINANCE	452 SPACES 1 SPACE/UNIT
2	MINIMUM PARKING DIMENSIONS	SPACE 20' WIDE WITH A 4' CURB & 6' WIDE WALK OR LANDSCAPING	6' x 14'
3	MINIMUM ASIDE WIDTH	24'	24'
4	MINIMUM INTERIOR LANDSCAPING (2)	10' SF PER SPACE (3)	780
5	ACCESSIBLE PARKING SPACES	780	26
6	IN DESIGNATED PARKING STALLS	780	42

UNIT MIX

# FLATS	STUDIO UNIT	ONE BEDROOM UNIT	TWO BEDROOM UNIT	# OF FLOORS
5	19	19	11	4 FLOORS PER BUILDING
	45 TOTAL RESIDUAL UNITS	38 TOTAL RESIDUAL UNITS	11 TOTAL RESIDUAL UNITS	
	270 TOTAL UNITS			

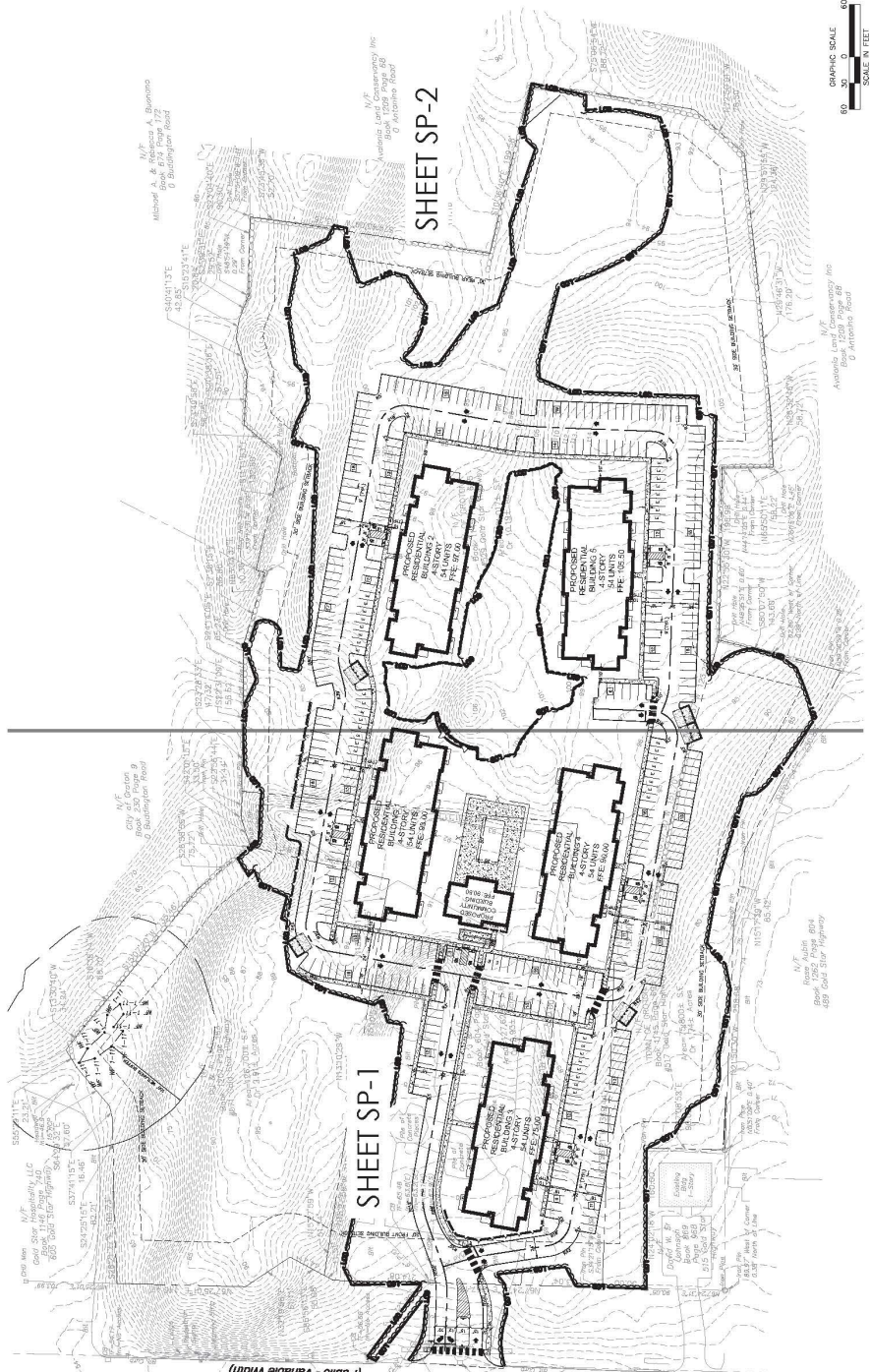


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GOLD STAR HIGHWAY APARTMENTS
571, 529, 553, 571 GOLD STAR HIGHWAY
TOWN OF GROTON, CONNECTICUT

Project No. 2102229
Scale 1"=40'
Date 01/29/2021
CD File: 2102229.dwg
Title: OVERALL SITE PLAN
Sheet No. SP-0
No. 2 of 32



REFER TO SHEET GH-1 FOR
SITEWORK GENERAL NOTES

FOR PERMITTING PURPOSES ONLY
NOT RELEASED FOR CONSTRUCTION

Michael A. & Veronica A. Burrows
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1258
Groton, CT 06340

GRAPHIC SCALE
80 30 0 60
SCALE IN FEET