

Pre- Development 200-300 units

231 Gungywamp Road, Groton, CT, 06340

13,4 acres



Financing Cash out: 400k

Property market price: 1,5M after pre development 7-9 M

Pre- Development Phases

1.1 Conceptual Subdivision Layouts

Perform a detailed assessment of the Town of Groton requirements, including the Zoning Regulations, Inland, Wetlands and Watercourses Regulations, and Subdivision Regulations. Prepare existing condition base mapping suitable for large-scale conceptual planning purposes. Sources for generating said base mapping include publicly available LiDAR topography and GIS data for property lines, inland wetlands, watercourses, and utilities. Prepare three (3) conceptual subdivision layouts. The conceptual layouts will generally include the number of lots, roadway configuration, rough grading, and utilities. Share the conceptual subdivision layout with members of the Town of Groton staff to solicit input and feedback for the proposal.

Following meeting with Town provide a final conceptual subdivision layout incorporating any additional comments.

1.2 Existing Conditions Survey

Perform an existing conditions survey of the site said to contain approximately 13.4+/- acres of land, situated in the Town of Groton, CT. The topography of the site will be obtained from a topographic survey and from available LIDAR data for the remaining portion of the site. Conduct utility research and onsite utility tracing to compile and depict the existing underground utilities that exist within or adjacent to the site, to the extent possible. Also

obtain utility data within Gungywamp Road sufficient for the design of potential utility extensions.

Ecologists will perform a site visit and delineate any wetlands and watercourses on or immediately adjacent to the site.

1.3 Preliminary Subdivision Plan

Based on the Conceptual Subdivision Plan from Task 1.3, prepare a full subdivision design plan set for the purposes of local permitting. The plan set shall include:

- Project cover sheet and locus map
- Lot layout plans with building envelopes
- Site grading plans
- Site utility plans with water, sewer, stormwater, natural gas (if available), electric, and telephone routes
- Roadway profile
- Erosion control plans
- Details and typical roadway cross section

Prepare a Stormwater Management Report in accordance with Local and State regulations for analysis and design of proposed stormwater management features on the site.

1.4 Local Permitting

Prepare all required applications, forms, and reports for submission of the preliminary subdivision plans to the Town. Conversation with Commission meetings, Planning and Zoning Commission meetings, and informal meetings with Town staff.

1.5 Final Subdivision Plan

Following receipt of all local approvals, incorporate any outstanding comments and conditions to prepare a final subdivision plan set to be filed on the Town land records.

1.6 Zone Change

Work with Town staff to determine the feasibility of a zone change for this lot. Will proceed with Task 1.3, using the zoning criteria for the RM zone to create preliminary subdivision plans.

Prepare all required applications and forms for submission of the preliminary subdivision plans to the Town for a zone change application.

The estimated time of completion is about 6 to 8 months.