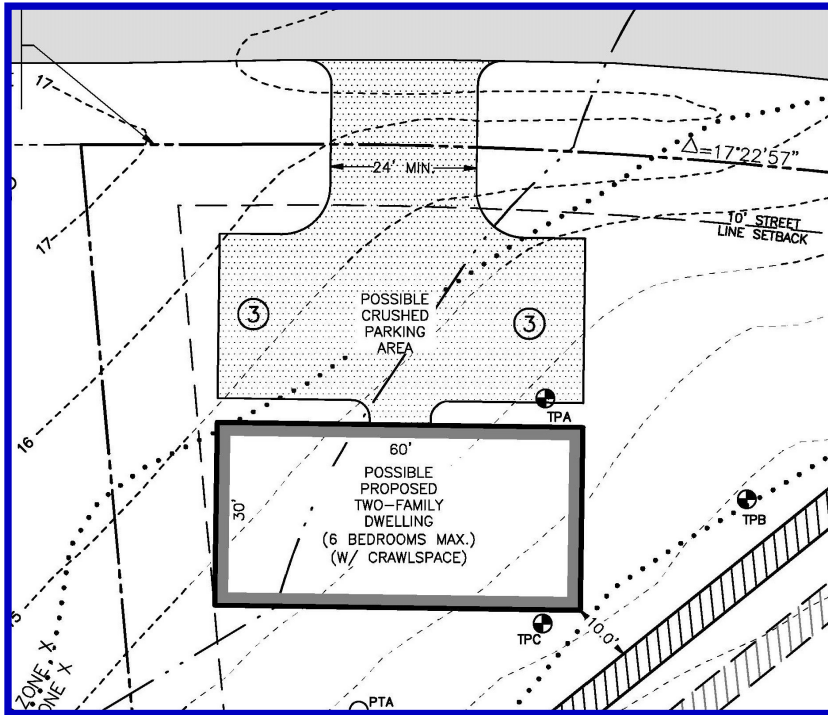


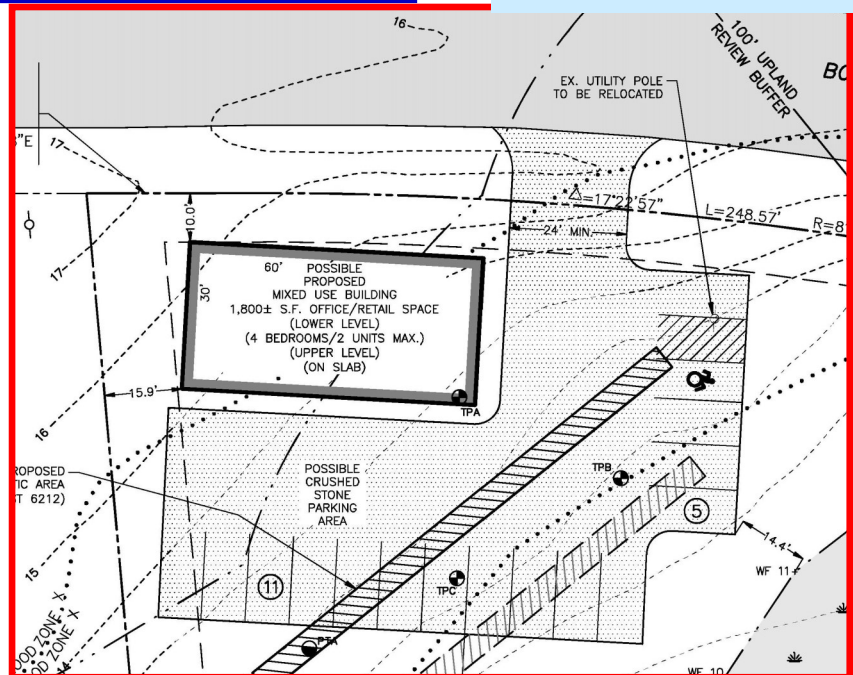
0 Boston Post Rd, Westbrook

1.9 Acre Commercial Land Multifamily, Retail, office



FOR SALE
\$195,000

- ⇒ Acres: 1.9
- ⇒ Public Water in street
- ⇒ Septic Required
- ⇒ Frontage: 272Ft.
- ⇒ Zone: NCD
- ⇒ Taxes: \$4,778
- ⇒ Perc Tested for proposed Two Family, (6 BRs Max) or Mixed Use 1,500 SF Retail and 2 unit (4 BR Max) Multi-family.
- ⇒ Full size A-2 Survey with Topo, boundary, wetlands available



LYMAN

REAL ESTATE BROKERAGE & DEVELOPMENT
www.LymanRE.com

RON LYMAN

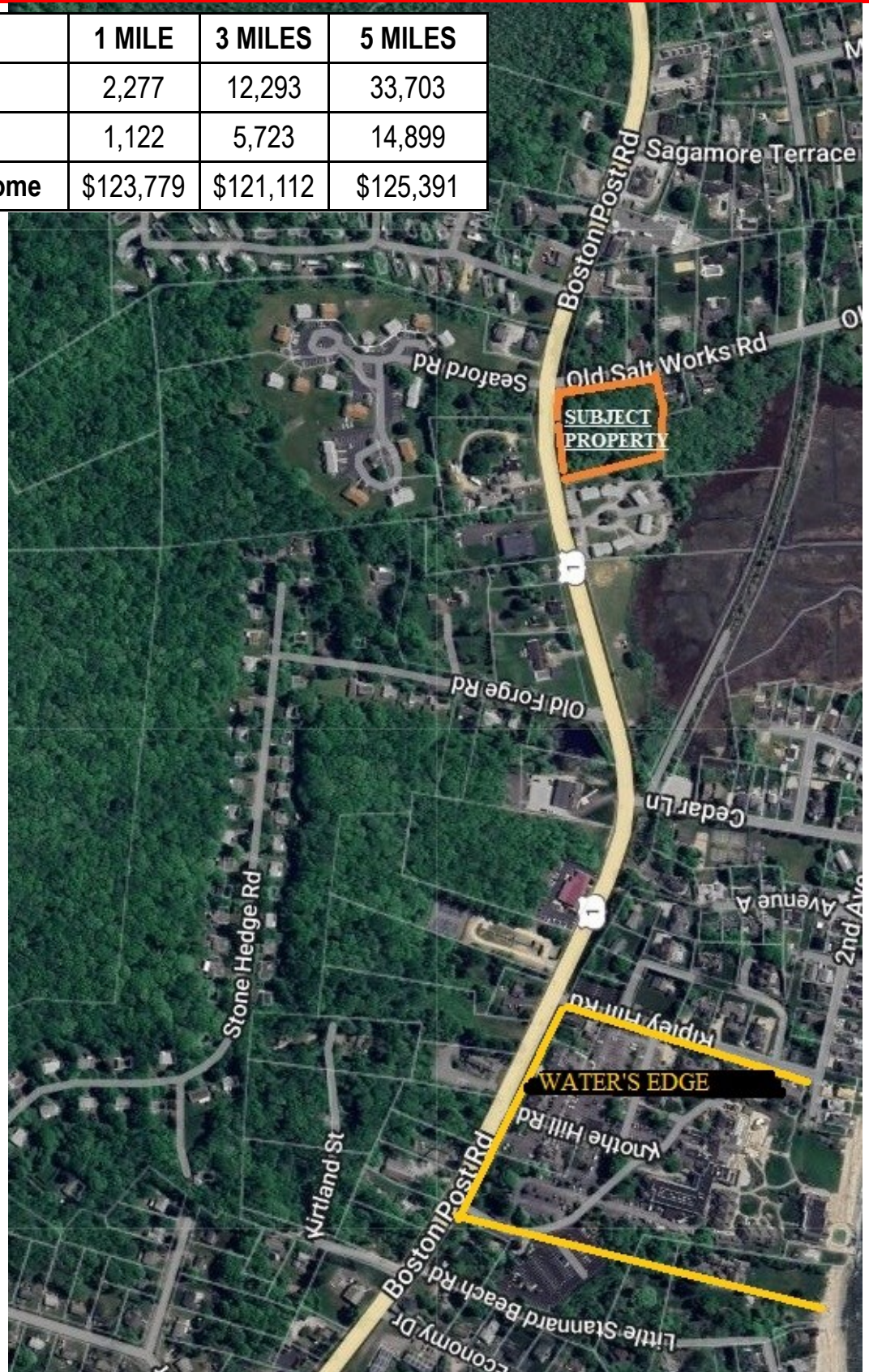
Lyman Real Estate
860-884-4666 Cell
860-887-5000 Office
ronl@lymanre.com

Max Lyman

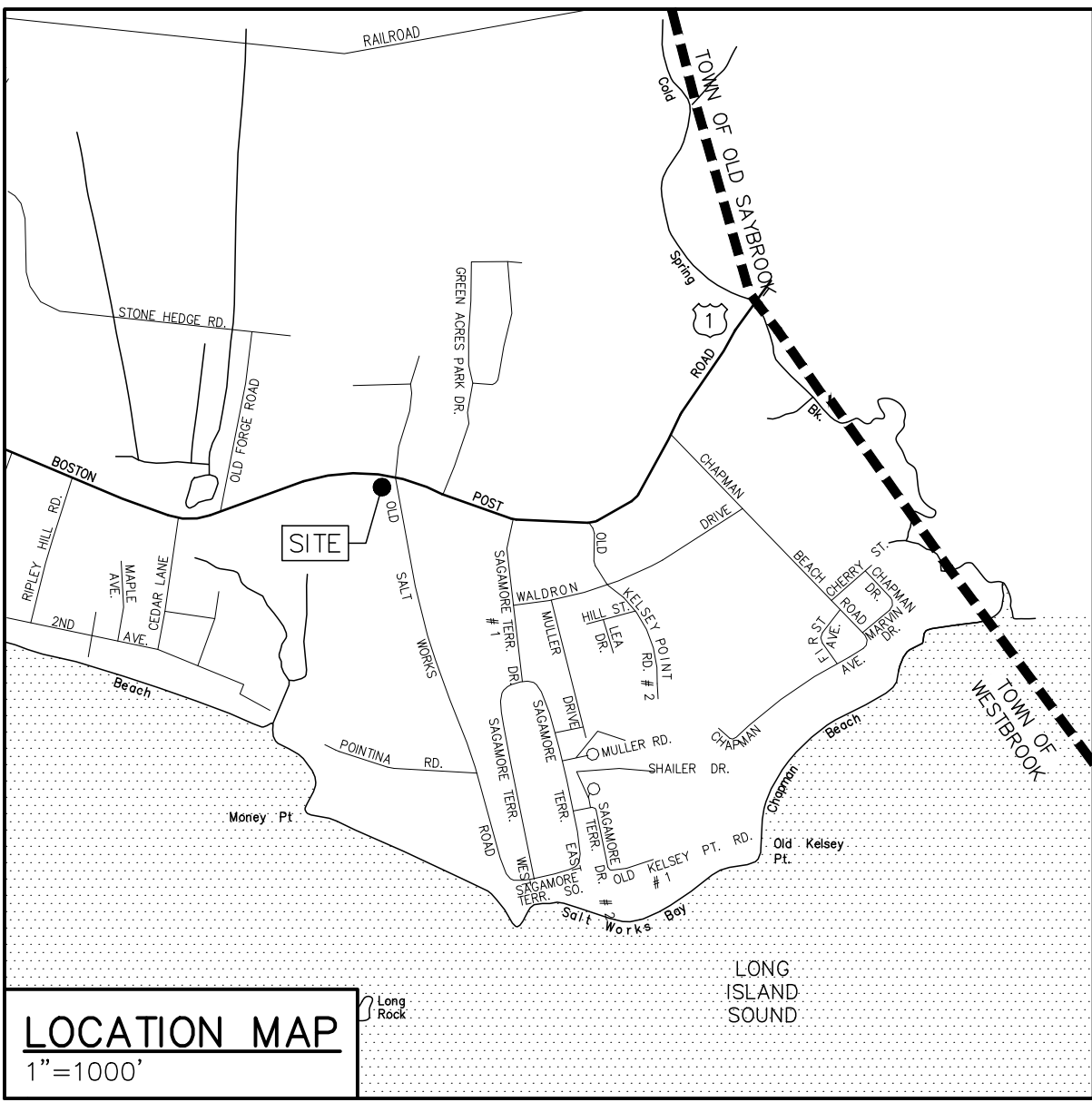
860-876-7766
maxl@lymanre.com

AREA MAP & DEMOGRAPHICS

Demographics	1 MILE	3 MILES	5 MILES
Total Population	2,277	12,293	33,703
Total Households	1,122	5,723	14,899
Average Household Income	\$123,779	\$121,112	\$125,391



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.



GENERAL NOTES:

- THIS PLAN WAS COMPILED USING THE FOLLOWING REFERENCE MAP:
 - A CLASS A-2 SURVEY MAP ENTITLED "GENERAL LOCATION SURVEY, LAND OF WILLIAM T. ESPOSITO, TAX MAP 181 LOT 76, BOSTON POST ROAD (U.S. RT. 1), WESTBROOK, CONNECTICUT", SCALE: 1"=20', DATED: JANUARY 21, 2014, PREPARED BY ANNIKO SURVEY, LLC.
 - THE APPLICANT IS PAULA LICITRA, OF 45 HAWTHORN STREET, BRISTOL, CT 06010.
 - THE SUBJECT PARCEL IS IDENTIFIED AS LOT 76 ON TAX ASSESSOR'S MAP 181. THE DEED REFERENCE OF THE PROPERTY IS VOLUME 362 PAGE 552. THE AREA OF THE PARCEL IS 81,654± S.F. OR 1.87 ACRES.
 - THE SUBJECT PROPERTY IS LOCATED WITHIN THE NEIGHBORHOOD COMMERCIAL DISTRICT 'NCD' ZONING DISTRICT. THE PARCEL LIES WITHIN THE COASTAL AREA MANAGEMENT ZONE. THE PARCEL LIES PARTIALLY WITHIN FEMA FLOOD HAZARD ZONE AE (EL 11) AND THE WESTBROOK FLOOD ORDINANCE ADDS ONE FOOT TO THE FEMA FLOOD ELEVATION TO 12 (NAVD-88).
 - THE SOLE PURPOSE OF THIS PLAN IS FOR CONCEPTUAL LAYOUT ONLY.
 - THIS PROPERTY IS SERVED BY PUBLIC WATER AND A SUBSURFACE SEWAGE DISPOSAL SYSTEM.
 - ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAVD-88 DATUM (PER REF. A).

SANITARY SYSTEM DESIGN CRITERIA

DESIGN PERCOLATION RATE	BUILDING TYPE	REQUIRED LEACHING AREA	LEACHING SYSTEM TYPE	EFF. LEACHING AREA	LEACHING AREA PROVIDED	REQ'D TANK CAPACITY	TANK CAPACITY PROVIDED
10.0 - 20.0 MINS./INCH (1)	MULTI-FAMILY	1,350 S.F. (2)	136.0 L.F. OF GEOMATRIX GST6224 LEACHING SYSTEM	10.0 S.F./L.F.	1,375.6 S.F. (10.0 S.F./L.F. x 76.0 L.F.)	2,000 GALLONS (3)	2,000 GALLONS (3)

- (1) DESIGN PERCOLATION RATE OF 10.1-20.0 MINS. PER INCH USED PER IN FIELD MEASUREMENTS.
(2) DESIGN FLOW (6-BEDROOM MULTI-FAMILY) (10.1-20.0 MIN. PER INCH) = 675 S.F. (3 BEDROOMS) + 675 (225 S.F./BEDROOM AFTER 3 BEDROOMS FOR ADDITIONAL 3 BEDROOMS) = 1,350 S.F.
(3) MINIMUM SEPTIC TANK SIZING (TO EQUAL THE 24-HOUR DESIGN FLOW OF BUILDING):
REQUIRED SEPTIC TANK CAPACITY (PER DESIGN FLOW CALCULATION) = 1,050 GALLONS. THEREFORE, 1,250 GALLON TANK (MIN.) REQUIRED.

MLSS COMPUTATIONS

RECEIVING SOIL	# OF BEDROOMS	PERCOLATION RATE	HYDRAULIC GRADIENT	HYDRAULIC FACTOR (HF)	FLOW FACTOR (FF)	PERCOLATION FACTOR (PF)	MLSS REQUIRED (HFxFFxPF)	MLSS PROVIDED
28.25" (1) (USE 26.1-30.0 RANGE)	6 MAX.	10.0 - 20.0 MINS./INCH (2)	4.1-6.0% (3)	30	3.0	1.25	112.5 FT.	136 FT.

- (1) AVERAGE RECEIVING SOIL DEPTH FOR TEST PITS IN THE SYSTEM AREA = (25"+25"+28"+35")/4 = 28.25"
(2) DESIGN PERCOLATION RATE OF 10.1-20.0 MINS. PER INCH USED PER IN FIELD MEASUREMENTS.
(3) HYDRAULIC GRADIENT WAS CALCULATED USING ELEVATIONS OF THE NATURAL TOPOGRAPHY.

DEEP TEST PIT DATA

DATE: 9/1/2023
WITNESSED BY: JOE WREN, P.E. (INDIGO)
LEE ARCHER, R.S. (WESTBROOK)
RECORDED BY: ROBERT RUSSO, C.P.S.S. (CLA)
EXCAVATED BY: DUNCAN DOWNIE (DOWNIE'S)

TP A
0-4"
TOPSOIL
4"-25"
YELLOW-BROWN VERY FINE SANDY LOAM
25"-30"
REDDISH BROWN COARSE SAND WITH GRAVEL
30"-87"
DAMP LIGHT BROWN AND GRAY MEDIUM SAND
MOTTLING OBSERVED @ 25"
GROUNDWATER OBSERVED @ 56"
NO LEDGE OBSERVED

TP B
0-12"
TOPSOIL
12"-39"
YELLOW-BROWN AND LIGHT BROWN SILT LOAM WITH GRAVEL
39"-62"
LIGHT BROWN AND GRAYISH BROWN SANDY LOAM
62"-78"
DARK GRAY GRAVELLY SAND
MOTTLING OBSERVED @ 28"
GROUNDWATER OBSERVED @ 44"
NO LEDGE OBSERVED

TP C
0-11"
TOPSOIL BROWN SILT LOAM
11"-34"
YELLOW-BROWN AND LIGHT BROWN SILT LOAM
34"-90"
YELLOW BROWN AND BROWN SAND AND GRAVEL
MOTTLING OBSERVED @ 25"
GROUNDWATER OBSERVED @ 25"
NO LEDGE OBSERVED

TP D
0-12"
TOPSOIL BROWN SILT LOAM
12"-30"
YELLOW BROWN AND LIGHT BROWN SILT LOAM
30"-88"
YELLOW BROWN AND BROWN SAND AND GRAVEL
MOTTLING OBSERVED @ 35"
GROUNDWATER OBSERVED @ 35"
NO LEDGE OBSERVED

PERCOLATION TEST DATA

CONDUCTED BY: RAY MALINOWSKI (INDIGO)

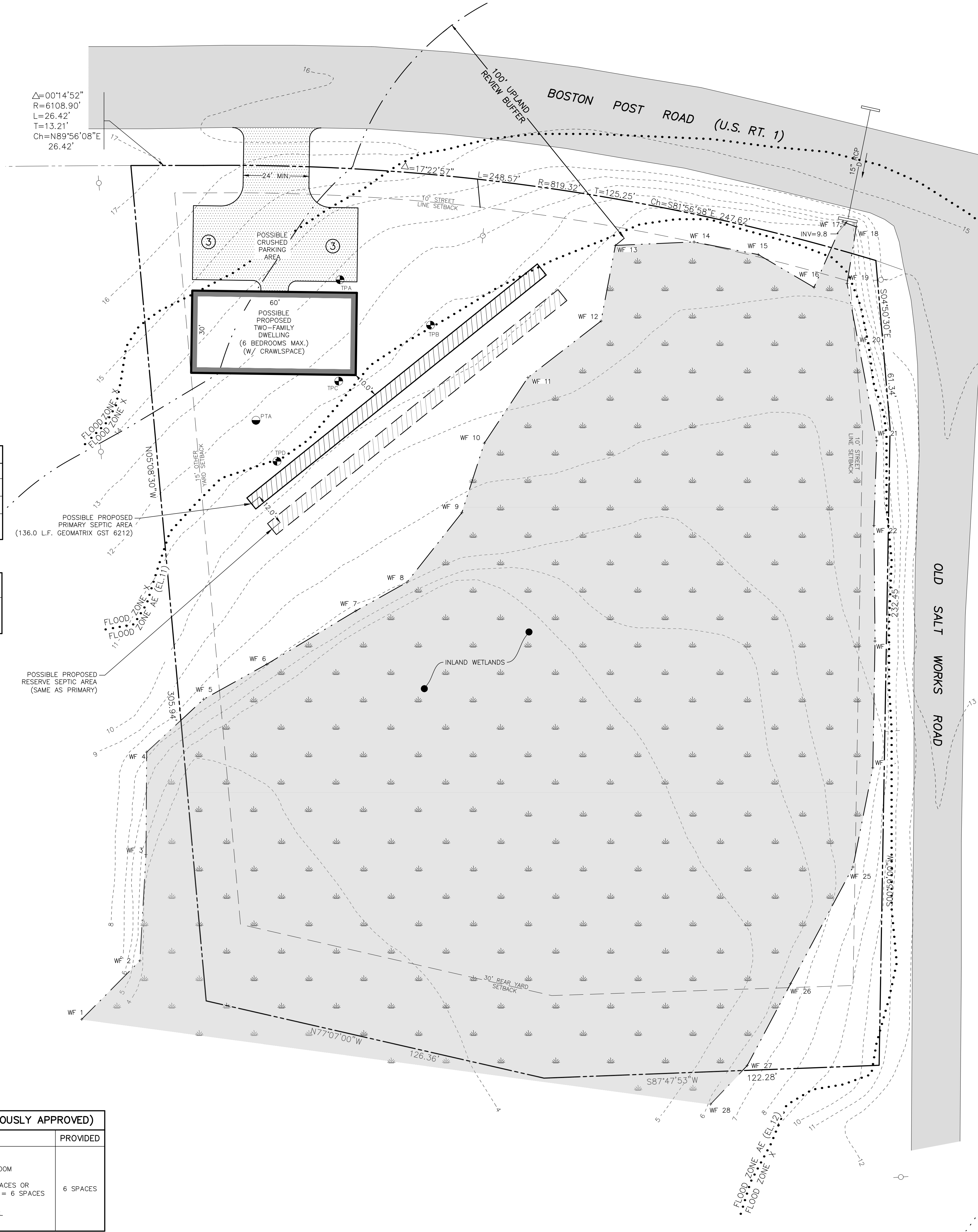
TIME (MIN.)	DEPTH (INCHES)	DROP (INCHES)	PERC RATE (MIN./INCH)
0	10	---	---
5	11	1	5.0
10	11 3/4	3/4	6.7
15	12 3/8	5/8	8.0
20	12 3/4	3/8	13.3
25	13 1/16	5/16	16.0
30	13 5/8	9/16	8.9
35	14 1/16	7/16	11.4
40	14 1/2	7/16	11.4
45	14 15/16	7/16	11.4
50	15 3/8	7/16	11.4
55	15 3/4	3/8	13.3
60	16 1/16	5/16	16.0

PERCOLATION RATE = 10.1-20.0 MIN./INCH

LEGEND

---	EXISTING PROPERTY/STREET LINE
---	BUILDING SETBACK LINE
---	FLOOD ZONE
---	PROPOSED BUILDING
---	EXISTING CONTOUR
---	PROPOSED SILT FENCE
---	INLAND WETLAND BOUNDARY
---	100' UPLAND REVIEW AREA
---	INLAND WETLANDS
---	TEST PIT LOCATION
---	PERC TEST LOCATION
---	INLAND WETLAND FLAG LOCATION
---	UTILITY POLE/GUY ANCHOR

NOTES	QUANTITY
TOTAL WETLANDS ON PROPERTY	1.25 ACRES
TOTAL WETLANDS DISTURBED	NONE
TOTAL PROPOSED WORK WITHIN 100' UPLAND REVIEW AREA	±7,500 S.F.



DEVELOPMENT FEASIBILITY CONCEPT PLAN

PREPARED FOR PAULA LICITRA
BOSTON POST ROAD, MAP 181 LOT 76
WESTBROOK, CONNECTICUT

DATE:
OCTOBER 17, 2023
SCALE:
1"=20'
DRAWN BY:
RM
CHECKED BY:
JW
DWG. NO.:
CONCEPT-1
SHEET NO.:
1 of 2
JOB NO.:
2023-981

INDIGO LAND DESIGN, LLC
JOSEPH WREN, P.E.
CT REG. NO. 21090
OLD SAYBROOK, CT 06475
PHONE: (860) 388-9433
WEB: INDIGO-LAND.COM

PRELIMINARY

