

84.01 Acres

R-30 - 29.13 ACRES

R-70 - 56.63 ACRES

1253'+/- Litchfield Rd

809'+/- Butternut Lane

Subdividable

ESTATE / INVESTMENT / SUBDIVISION

LITCHFIELD RD
WATERTOWN CT 06795

Offered @
\$1,200,000.00

ROBERT GHENT
Broker & Consultant
(203) 543-2847
info@ghentrealty.com
REB:0790043, Ct



TABLE OF CONTENTS

384 LITCHFIELD ROAD



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Southbury, Ct 06488

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1 - PROPERTY INFORMATION

Property Summary 4

2 - PHOTOS

Property Photos 6

3 - MAPS / DEMOGRAPHICS

Regional Map 9

Location Maps 10

Aerial Map 11

Standards - R30 / R70 12

Overview 13

Boundary Sheet 1 14

Boundary Sheet 2 15

Boundary 1st Cut 16

Layout #1 17

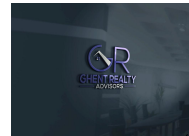
Layout #2 18

Layout #1 Phase II 19

Layout #2 Phase II 20

Demographics 21

Disclaimer 22



384 LITCHFIELD ROAD

PROPERTY INFORMATION

1

PROPERTY SUMMARY

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PROPERTY SUMMARY

384 LITCHFIELD ROAD | WATERTOWN, CT 06795



Property Summary

Price:	\$1,200,000.00
Lot Size:	84.01 Acres
Price / Acre:	\$14,284.01
Access:	Litchfield Road/ Butternut
Cross Streets:	West / Linkfield
Permitted Uses:	Single Family Residential
Frontage:	1550 Ft
Traffic Count:	6600 AADT
Utilities:	Well & Septice Required
Zoning:	R30 / R70
APN:	Map 69 Block 24 Lot 2

Property Overview

An exceptional opportunity to acquire 84.01 Acres of Residentially zoned land. 27.38 acres is situated in R-30 Zone. This portion enjoys frontage on Litchfield Road. The remaining 56.63 Acres is situated in the R-70 Zone District. Access is on Butternut Lane.

This expansive parcel offers outstanding potential for a private estate or thoughtfully designed residential subdivision (subject to town approvals).

Located along one of Watertown's scenic corridors, the property provides a blend of natural beauty and development flexibility. With generous acreage and R30 zoning (minimum 30,000 sq ft lot size), this site is well-positioned for multiple building lots or a secluded single-family compound surrounded by tranquil New England landscape.

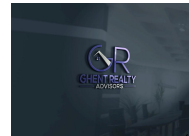
Property Highlights:
84.01 total acres
R30 Residential Zone
1550 +/- Ft Road frontage on Litchfield Road
Suitable for subdivision potential (buyer to conduct due diligence)
Ideal for custom homes, estate development

Location Overview

Ct Rte 63 Corridor to Litchfield. Close to Watertown Golf Club & Taft School

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384 LITCHFIELD ROAD

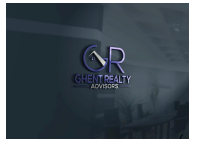
PHOTOS

PROPERTY PHOTOS

2

PROPERTY PHOTOS

384 LITCHFIELD ROAD | WATERTOWN, CT 06795

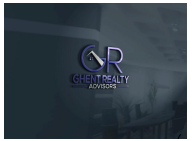


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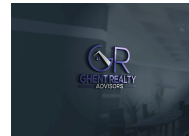
PROPERTY PHOTOS

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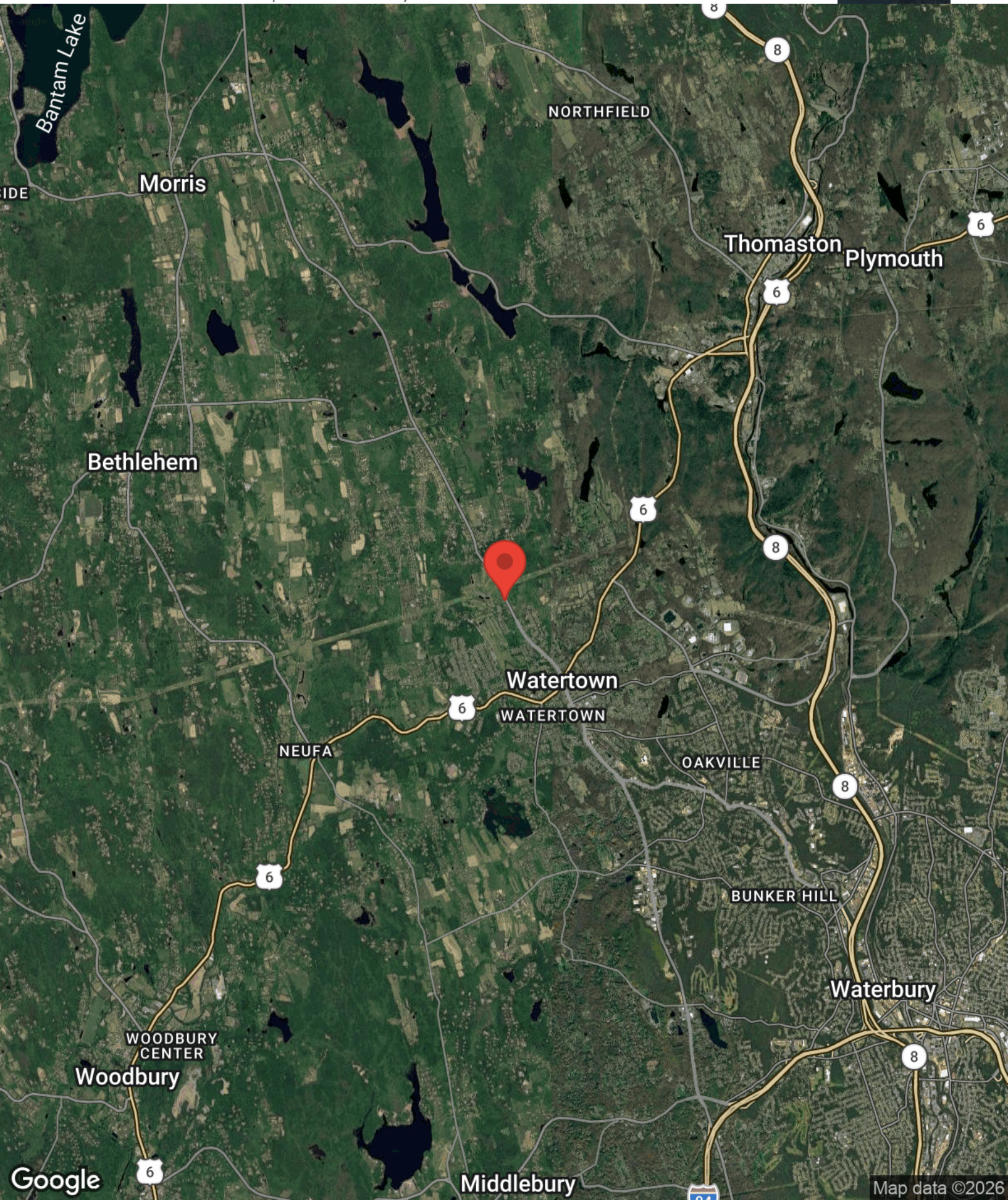
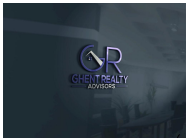
MAPS / DEMOGRAPHICS

3

REGIONAL MAP
LOCATION MAPS
AERIAL MAP
STANDARDS - R30 / R70
OVERVIEW
BOUNDARY SHEET 1
BOUNDARY SHEET 2
BOUNDARY 1ST CUT
LAYOUT #1
LAYOUT #2
LAYOUT #1 PHASE II
LAYOUT #2 PHASE II
DEMOGRAPHICS
DISCLAIMER

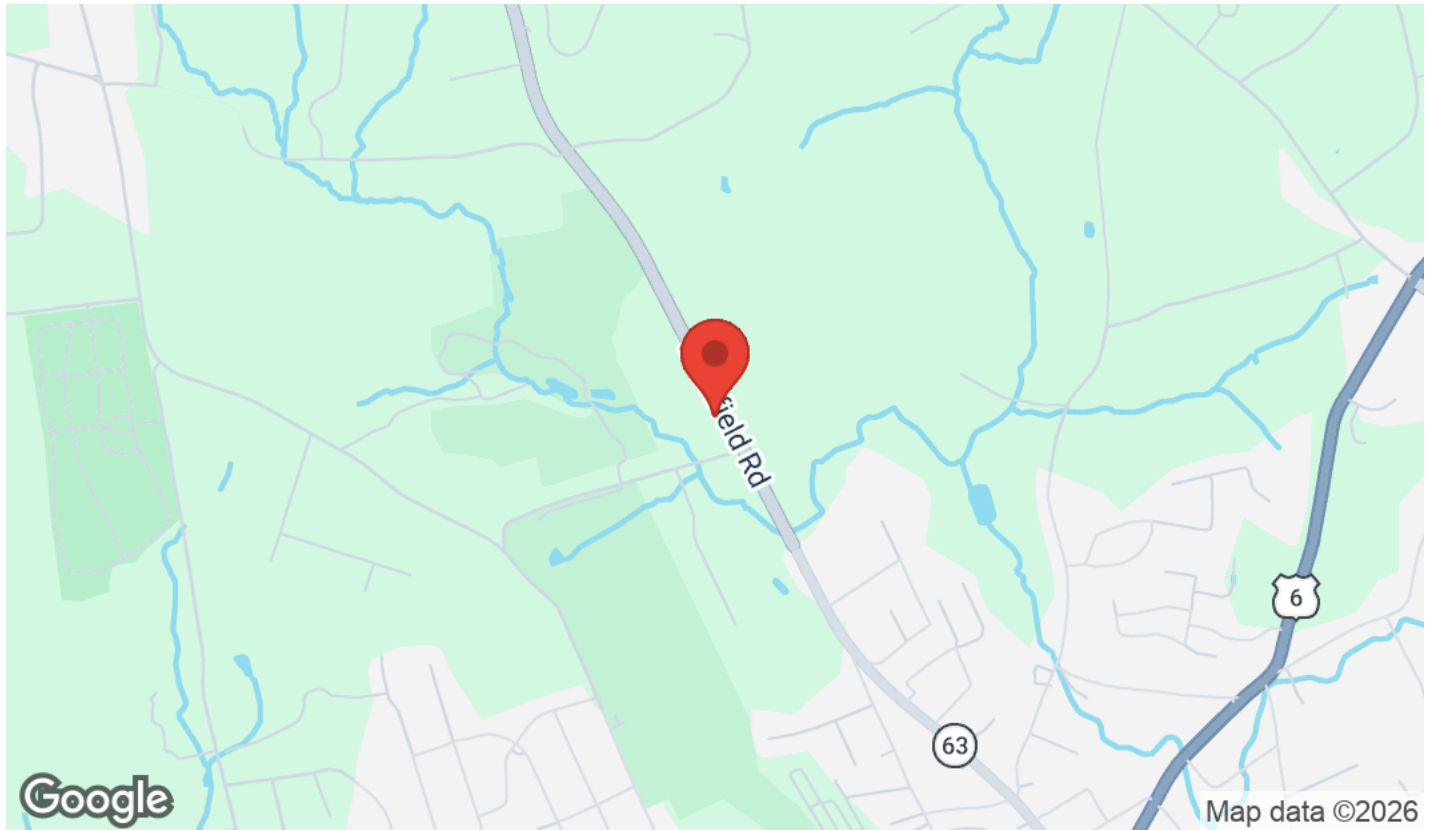
REGIONAL MAP

384 LITCHFIELD ROAD | WATERTOWN, CT 06795



LOCATION MAPS

384 LITCHFIELD ROAD | WATERTOWN, CT 06795

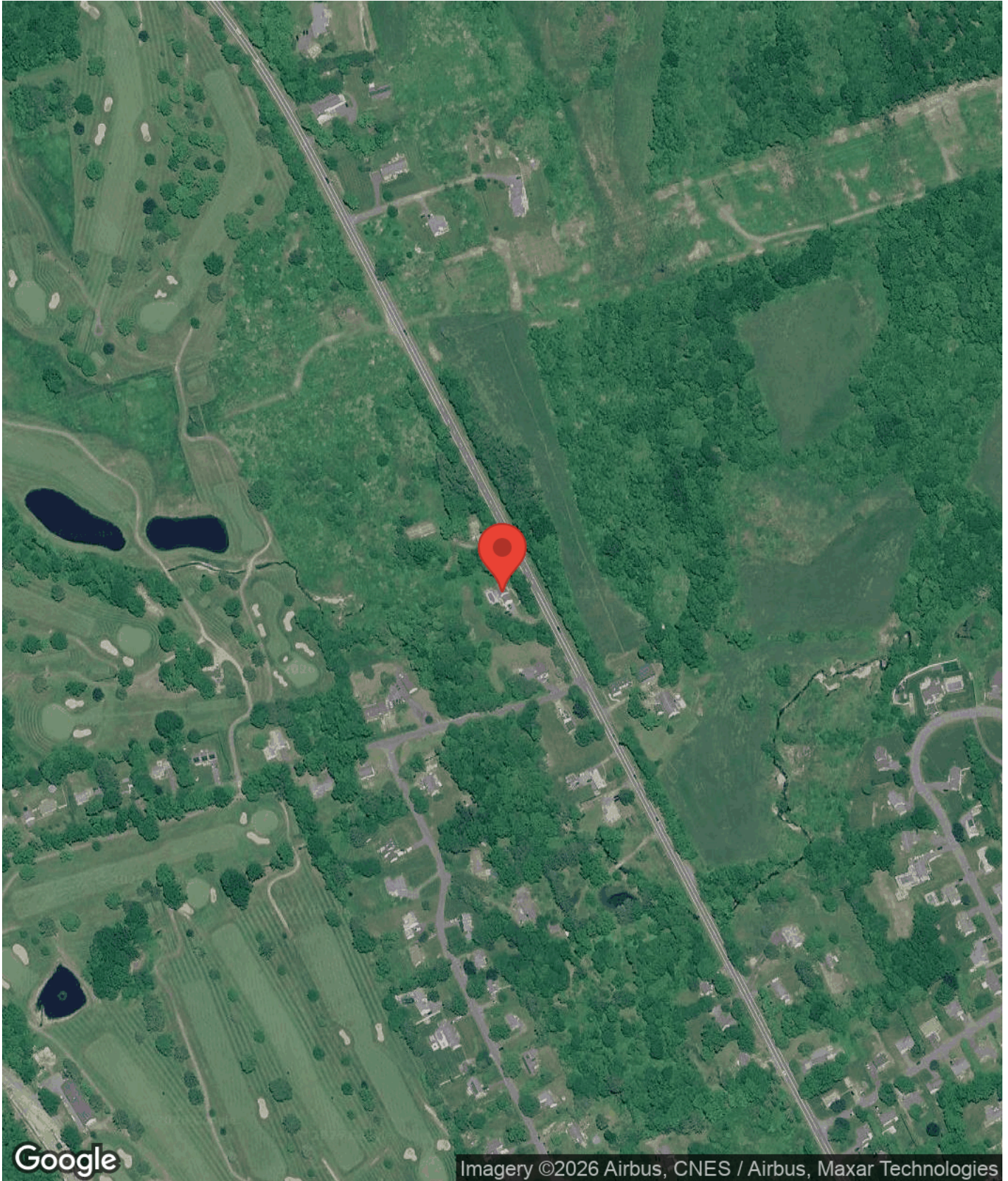
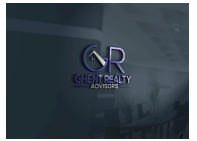


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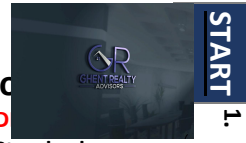
AERIAL MAP

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- 1. RESIDENTIAL DISTRICTS
- 2. BUSINESS DISTRICTS
- 3. INDUSTRIAL DISTRICTS
- 4. SPECIAL DISTRICTS
- 5. USE-RELATED STANDARDS
- 6. BASIC STANDARDS
- 7. SPECIAL STANDARDS
- 8. PROCEDURES
- 9. REGULATORY FRAMEWORK
- 10. WORDS AND TERMS

1.4. Area And Dimensional Standards

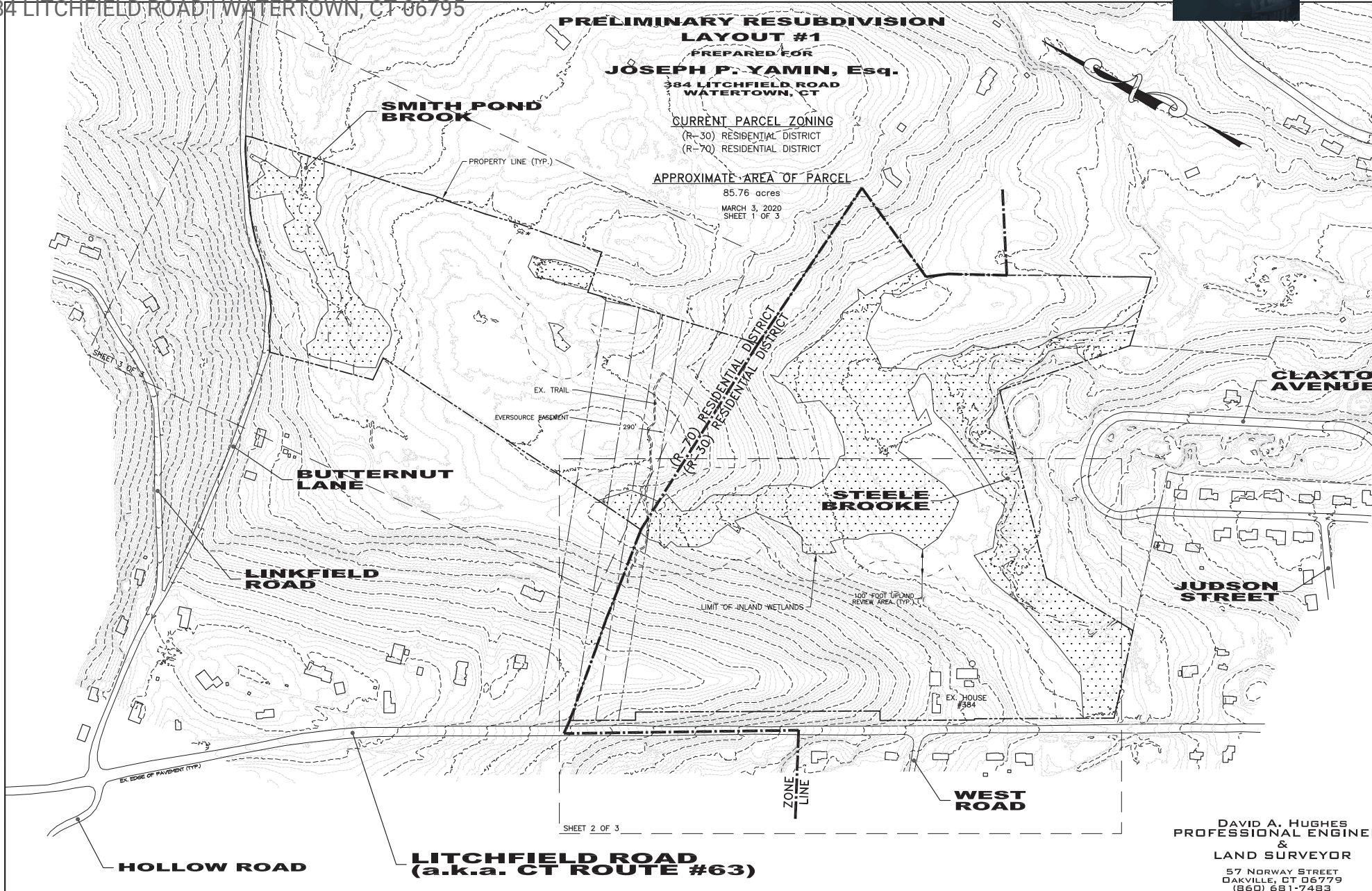
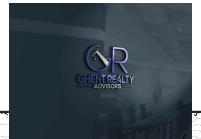
See [Section 9.3](#) For How Area And Dimensional Standards May Be Applied

A. LOT AREA REQUIREMENTS	R-90	R-70	R-30	R-20
1. Minimum Lot Area (SF) – Single-Family Dwelling <i>(additional area not required for an accessory dwelling unit)</i>				
• With Municipal Water	90,000	70,000	30,000	20,000
• Without Municipal Water	90,000	70,000	40,000	40,000
2. Minimum Lot Area (SF) Per Unit For 2FD or 3FD <i>(Where permitted; see District specific uses and requirements)</i>				
• With Municipal Water	n/a	n/a	15,000	10,000
• Without Municipal Water	n/a	n/a	15,000	10,000
B. LOT DIMENSION REQUIREMENTS				
1. Minimum Lot Frontage (feet)	150'	125'	75'	75'
2. Minimum Square				
• With Municipal Water	200'	150'	100'	100'
• Without Municipal Water	200'	150'	150'	150'
C. MINIMUM BUILDING/STRUCTURE SETBACKS				
1. Principal Building And Oversize Accessory Structure				
• Front	50'	50'	35'	25'
• Rear	50'	50'	50'	50'
• Each Side	25'	25'	20'	15'
2. Minor Accessory Structure				
• Front	50'	50'	35'	35'
• Rear	20'	20'	15'	10'
• Each Side	20'	20'	15'	10'
3. Allowable Projection (see Section 7.1.B)	2'	2'	2'	2'
D. COVERAGE				
1. Maximum Building Coverage	10%	15%	15%	15%
2. Maximum Impervious Surface Coverage	20%	25%	25%	25%
E. MAXIMUM HEIGHT				
1. Principal Building				
• Stories	3	3	3	3
• Feet	35'	35'	35'	35'
2. Accessory Structure				
• Feet	20'	20'	20'	20'

(requirements for other residential districts on following page)

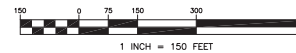
OVERVIEW

384 LITCHFIELD ROAD | WATERTOWN, CT 06795

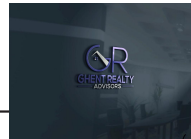


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BOUNDARY SHEET 1



384 LITCHFIELD ROAD, WATERTOWN, CT 06795

- This map has been prepared pursuant to the Regulations of Connecticut State Agencies Sections 20-300a-1 through 20-300b-20 and the Standards for Surveys and Maps in the State of Connecticut, as adopted by the Connecticut Association of Land Surveyors, Inc. on September 26, 1996.
 - *Type of Survey: Partial Property
 - *Boundary Determination Category: Resurvey
 - *Class of Accuracy: A-2

- The intent of this survey is to depict an adequate "partial" property survey required to resubdivide the existing house from the remaining parcel.

- Owner: Estate of Patrick M. Graziano, Jennifer Yamin, Executor, c/o Yamin & Grant.
- Current Zones are R-30 and R-70 (Residential Districts).

- Total Area of Parcel = 3,735,690 SF, 85.76 acres.
Area of Parcel in R-30 Zone = 29.13 acres.
Area of Parcel in R-70 Zone = 56.63 acres.

- Town of Watertown Assessor's Map #69, Block #34, Lot #4.

- Horizontal datum is based on the 1983 North American Datum (NAD83).

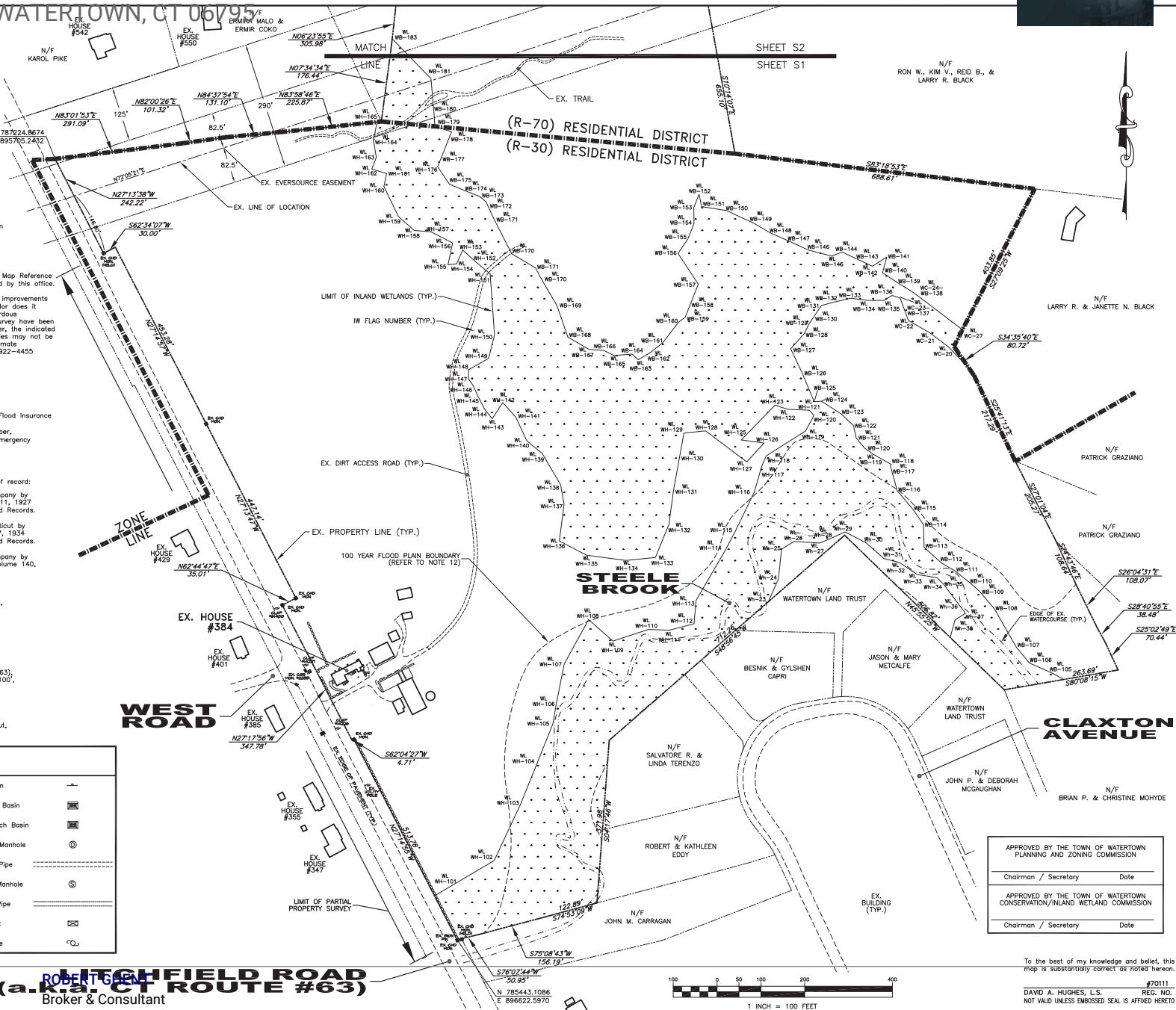
- Survey was conducted in the field on March 9, 2020 by David A. Hughes, P.E., L.S.
- An electronic copy of the inland wetland delineation line from Map Reference 15C&D, has been used as an overlay to the survey conducted by this office.

- This survey does not include the location of any underground improvements or encroachments, subsurface utility lines or buried debris. Nor does it necessarily reflect the existence of any waste dumps or hazardous materials. The subsurface utility locations depicted on this survey have been interpreted from visible evidence or painted markings. However, the indicated existing utilities are based on information and all utilities may not be shown. The underground items depicted or noted are approximate and not guaranteed. Notify "CALL BEFORE YOU DIG" 1-800-922-4455 prior to any excavation operations.

- This property is subject to any and all local, state and federal ordinances, statutes, rules and/or regulations, restrictions, public or private law or easement(s), or claims of adverse possession which may affect the premises.

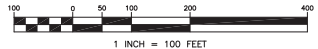
- Parcel lies within Zones A and B as shown on the "National Flood Insurance Program, FIRM, Flood Insurance Rate Map, Town of Watertown Connecticut, Litchfield County, Panel 5, Community Panel Number, 090058 0005 B, Effective Date: November 5, 1980, Federal Emergency Management Agency, Federal Insurance Administration".
- All monumentation found or set is depicted or noted herein.
- This parcel is subject to the following easements and rights of record:
 - A.) Easement granted to the Connecticut Light & Power Company by Edson B. Lockwood and Charles E. Lockwood, Dated: August 11, 1927 and recorded in Volume 69, Page 194 of the Watertown Land Records.
 - B.) Right to discharge water granted to the State of Connecticut by Edson B. Lockwood and Charles E. Lockwood, Dated: March 7, 1934 and recorded in Volume 78, Page 522 of the Watertown Land Records.
 - C.) Easement granted to the Connecticut Light & Power Company by Laurence Walsh, Dated: January 15, 1962 and recorded in Volume 140, Page 145 of the Watertown Land Records.

- Map References:
 - A.) Connecticut, State Highway Department, Right of Way Map, Town of Watertown, Straits Turnpike, From the Morris Town Line, Southerly About 25,000 Feet, Route No. 63, 11/29/35, 1"=40", Number 153-05, Sheets No. 1-8"
 - B.) Map #2451 filed in the Town of Watertown clerk's office.
 - C.) Map #3126 filed in the Town of Watertown clerk's office.
 - D.) "Property Survey, Hobson Property, Litchfield Road (Route 63), Watertown, Connecticut, Sheet 2 of 2, October 15, 2003, 1"=100", by Milone & MacBroom."
 - E.) Map #3251 filed in the Town of Watertown clerk's office.
 - F.) "Repair Subsurface Sewage Disposal System, Prepared For, Patrick M. Graziano, 384 Litchfield Road, Watertown, Connecticut, 11/31/14, 1"=20", Gary Giordano, P.E., L.S., LLC"



A-2 SURVEY LEGEND			
Ex. I.P. Found	●	Ex. Street Sign	—
Ex. Monument Found	■	Ex. 'C' Catch Basin	▣
I.P. To Be Set	○	Ex. 'C-L' Catch Basin	▣
Monument To Be Set	□	Ex. Drainage Manhole	⊙
Ex. Edge of Pavement	—	Ex. Drainage Pipe	---
Ex. Well	⊕	Ex. Sanitary Manhole	⊙
Ex. Water Valve	⊕	Ex. Sanitary Pipe	---
Ex. Fire Hydrant	⊕	Ex. Utility Box	⊕
Ex. Gas Valve	⊕	Ex. Utility Pole	⊕

APPROVED BY THE TOWN OF WATERTOWN PLANNING AND ZONING COMMISSION
 Chairman / Secretary _____ Date _____
 APPROVED BY THE TOWN OF WATERTOWN CONSERVATION/INLAND WETLAND COMMISSION
 Chairman / Secretary _____ Date _____



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To the best of my knowledge and belief, this map is substantially correct as noted hereon.
 DAVID A. HUGHES, L.S. #70111
 REG. NO. NOT VALID UNLESS EMBOSSED SEAL IS AFFIXED HERETO

RESUBDIVISION PLAN
 384 LITCHFIELD ROAD
 ESTATE OF PATRICK M. GRAZIANO,

REVISIONS
 1 September 22, 2020
 2 November 13, 2020

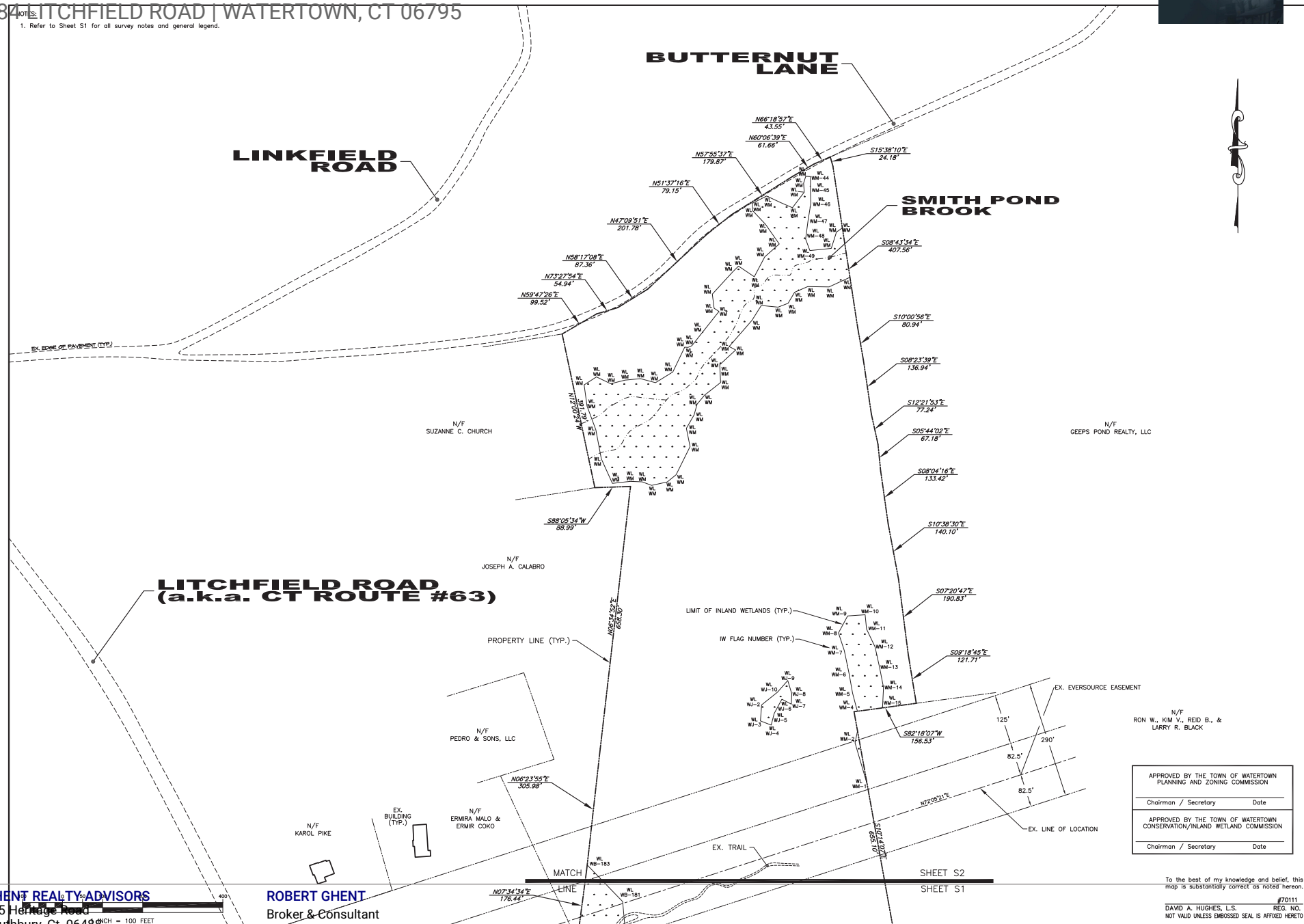
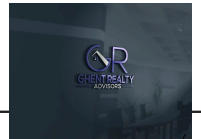
DRAWN BY: NC
 DATE: 03/09/20
 DAVID A. HUGHES
 PLANNING AND ZONING
 LAND SURVEYOR

PROJECT 030
 DWG. NO. S

BOUNDARY SHEET 2

384 LITCHFIELD ROAD | WATERTOWN, CT 06795

1. Refer to Sheet S1 for all survey notes and general legend.



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APPROVED BY THE TOWN OF WATERTOWN
PLANNING AND ZONING COMMISSION
Chairman / Secretary Date
APPROVED BY THE TOWN OF WATERTOWN
CONSERVATION/INLAND WETLAND COMMISSION
Chairman / Secretary Date

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NOT VALID UNLESS EMBOSSED SEAL IS AFFIXED HERETO

RESUBDIVISION PLAN
384 LITCHFIELD ROAD
ESTATE OF PATRICK M. GRAZIANO,

REVISIONS
1 | November 15, 2023

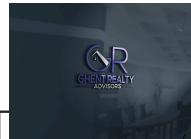
DRAWN BY: N/C
DATE: 03/09/20

DAVID A. HUGHES
PROFESSIONAL
LAND SURVEYOR

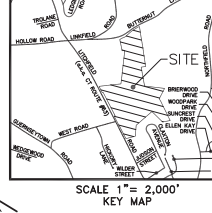
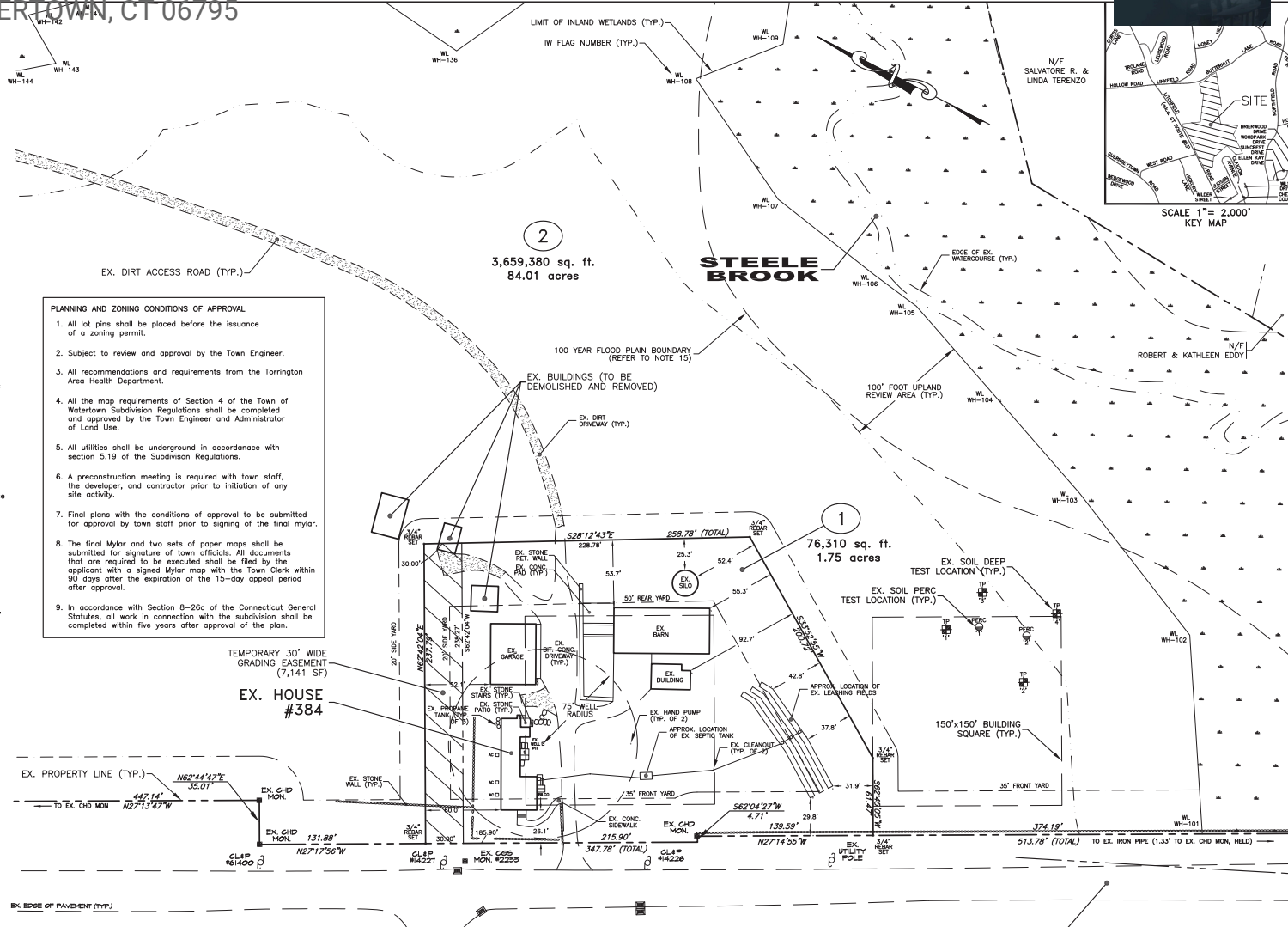
PROJECT
030
DWG. NO.
S

BOUNDARY 1ST CUT

384 LITCHFIELD ROAD WATERTOWN, CT 06795



- NOTES:
- This map has been prepared pursuant to the Regulations of Connecticut State Agencies Sections 20-300a-1 through 20-300b-20 and the "Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. on September 26, 1996.
 - *Type of Survey: Subdivision
 - *Boundary Determination Category: Original Survey
 - *Class of Accuracy: A-2
 - Subdivision lies within the R-30 and R-70 zones (Residential Districts).
 - Owner: Estate of Patrick M. Graziano, Jennifer Yamin, Executor, c/o Yamin & Grant.
 - Total Area of Parcel = 3,735,690 SF, 85.76 acres.
Area of Parcel in R-30 Zone = 29.13 acres.
Area of Parcel in R-70 Zone = 56.63 acres.
 - Town of Watertown Assessor's Map #69, Block #34, Lot #4.
 - Filed in Volumes 1304, Page 204 of the Town Clerk's office.
 - All work in connection with this subdivision shall be completed within five years from date of approval.
 - Private wells and individual septic systems proposed.
 - Applicant shall be responsible to correct any unforeseen field conditions.
 - Any future grading activity not a part of this subdivision which involves designated inland wetlands shall require approval by the Inland Wetland Commission.
 - Property owner(s) is responsible for maintaining any existing watercourse.
 - All monumentation found or set is depicted or noted hereon.
 - This survey does not include the location of any underground improvements or encroachments, subsurface utility lines or buried debris. Nor does it necessarily reflect the existence of any waste dumps or hazardous materials. The underground items depicted or noted are approximate and not guaranteed. Notify "CALL BEFORE YOU DIG" 1-800-922-4455 prior to any excavation operations.
 - This property is subject to any and all local, state and federal ordinances, statutes, rules and/or regulations, restrictions, public or private law or easement(s); or claims of adverse possession which may affect the premises.
 - Parcel lies within Zones A and B as shown on the "National Flood Insurance Program, FEMA Flood Insurance Rate Map, Town of Watertown Connecticut, Litchfield County, Panel 5, Community Panel Number, 090058 0005 B, Effective Date: November 5, 1980, Federal Emergency Management Agency, Federal Insurance Administration".
 - Map References:
 - A. "Resubdivision Plan, Prepared For, 384 Litchfield Road, the Estate of Patrick M. Graziano, Jennifer Yamin, Executor, c/o Yamin & Grant, Overall Property Survey, Sheets S1 & S2, 03/09/2020, 1"=100", by David A. Hughes, P.E., L.S."
 - B. "Property Survey, Hobson Property, Litchfield Road (Route 63), Watertown, Connecticut, Sheets 1 and 2, October 15, 2003, 1"=100", by Milone & MacDroom."



- PLANNING AND ZONING CONDITIONS OF APPROVAL**
- All lot pins shall be placed before the issuance of a zoning permit.
 - Subject to review and approval by the Town Engineer.
 - All recommendations and requirements from the Torrington Area Health Department.
 - All the map requirements of Section 4 of the Town of Watertown Subdivision Regulations shall be completed and approved by the Town Engineer and Administrator of Land Use.
 - All utilities shall be underground in accordance with section 5.19 of the Subdivision Regulations.
 - A preconstruction meeting is required with town staff, the developer, and contractor prior to initiation of any site activity.
 - Final plans with the conditions of approval to be submitted for approval by town staff prior to signing of the final mylar.
 - The final Mylar and two sets of paper maps shall be submitted for signature of town officials. All documents that are required to be executed shall be filed by the applicant with a signed Mylar map with the Town Clerk within 90 days after the expiration of the 15-day appeal period after approval.
 - In accordance with Section 8-26c of the Connecticut General Statutes, all work in connection with the subdivision shall be completed within five years after approval of the plan.

ZONING DATA
ZONING DISTRICT: R-30 (RESIDENTIAL DISTRICT)

	REQUIRED	EXISTING	PROP. LOT #1
MINIMUM LOT SIZE	40,000 SF	3,735,690 SF	76,310 SF
MINIMUM SQUARE FOOTAGE	150'	150'	150'
MINIMUM LOT FRONTAGE	75'	2,073.9'	360.2'
MINIMUM FRONT YARD SETBACK	35'	26.1'	26.1'
MINIMUM SIDE YARD SETBACK	20'	523.7'	52.1'
MINIMUM REAR YARD SETBACK	50'	1368.1'	25.3'
MINIMUM FRONT ACCESSORY STRUCTURE SETBACK*	35'	N/A	N/A
MINIMUM SIDE ACCESSORY STRUCTURE SETBACK*	15'	N/A	N/A
MINIMUM REAR ACCESSORY STRUCTURE SETBACK*	15'	N/A	N/A
MAXIMUM BUILDING COVERAGE	15%	0.002%	9.1%
MAXIMUM GROUND COVERAGE	25%	0.005%	21.1%

* OVERSIZED ACCESSORY STRUCTURES SHALL COMPLY WITH SETBACK REQUIREMENTS FOR A PRINCIPAL BUILDING IN THE RESPECTIVE DISTRICT

OBSERVATION PIT DATA:
INVESTIGATIONS & TESTS: TESTING PERFORMED BY TORRINGTON AREA HEALTH DISTRICT AND DAVID A. HUGHES, P.E., L.S.
OBSERVATION PITS PERFORMED ON MARCH 19, 2019

DEPT	TEST	RESULTS
Deep Test Pit #1:	0-14" Topsoil	0-14" Topsoil
	14-24" Orange Brown Fine Sandy Loam	24-30" Orange Brown Fine Sandy Loam
	24-30" Light Brown Coarse Sand With Gravel & Stone, Little Silt	30-36" Light Brown Coarse Sand With Gravel & Stone, Little Silt
	36-42" Brown Coarse Sand With Stone, Some Gravel, & Silt	42-48" Brown Coarse Sand With Stone, Some Gravel, & Silt
Deep Test Pit #2:	0-14" Topsoil	0-14" Topsoil
	14-24" Orange Brown Fine Sandy Loam	24-30" Orange Brown Fine Sandy Loam
	30-36" Light Brown Coarse Sand With Gravel & Stone, Little Silt	36-42" Light Brown Coarse Sand With Gravel & Stone, Little Silt
	42-48" Brown Coarse Sand With Stone, Some Gravel, & Silt	48-54" Brown Coarse Sand With Stone, Some Gravel, & Silt
Deep Test Pit #3:	0-14" Topsoil	0-14" Topsoil
	14-24" Orange Brown Fine Sandy Loam	24-30" Orange Brown Fine Sandy Loam
	30-36" Light Brown Coarse Sand With Gravel & Stone, Little Silt	36-42" Light Brown Coarse Sand With Gravel & Stone, Little Silt
	42-48" Brown Coarse Sand With Stone, Some Gravel, & Silt	48-54" Brown Coarse Sand With Stone, Some Gravel, & Silt

PERCOLATION TEST DATA:
INVESTIGATIONS & TESTS: TESTING PERFORMED BY TORRINGTON AREA HEALTH DISTRICT & DAVID A. HUGHES, P.E., L.S. TESTS PERFORMED ON MARCH 19, 2020

NO. TEST	DEPTH (ft)	NO. PRESSIONS - RAINFALL	NO. PRESSIONS - RAINFALL
		EXCESSIVE WATER 24 HOURS	EXCESSIVE WATER 24 HOURS
		TIME READING (h)	TIME READING (h)
N1	27"	1:05	2:30
	1:10	12:57	1:12
	1:15	12:57	1:12
	1:20	18:25	1:22
	1:25	20:12	1:27
	1:30	21:25	1:35
N2	27"	1:05	2:30
	1:10	12:57	1:12
	1:15	12:57	1:12
	1:20	18:25	1:22
	1:25	20:12	1:27
	1:30	21:25	1:35

PERCOLATION TEST DATA:
INVESTIGATIONS & TESTS: TESTING PERFORMED BY TORRINGTON AREA HEALTH DISTRICT & DAVID A. HUGHES, P.E., L.S. TESTS PERFORMED ON MARCH 19, 2020

NO. TEST	DEPTH (ft)	NO. PRESSIONS - RAINFALL	NO. PRESSIONS - RAINFALL
		EXCESSIVE WATER 24 HOURS	EXCESSIVE WATER 24 HOURS
		TIME READING (h)	TIME READING (h)
N3	27"	1:05	2:30
	1:10	12:57	1:12
	1:15	12:57	1:12
	1:20	18:25	1:22
	1:25	20:12	1:27
	1:30	21:25	1:35

PERCOLATION TEST DATA:
INVESTIGATIONS & TESTS: TESTING PERFORMED BY TORRINGTON AREA HEALTH DISTRICT & DAVID A. HUGHES, P.E., L.S. TESTS PERFORMED ON MARCH 19, 2020

NO. TEST	DEPTH (ft)	NO. PRESSIONS - RAINFALL	NO. PRESSIONS - RAINFALL
		EXCESSIVE WATER 24 HOURS	EXCESSIVE WATER 24 HOURS
		TIME READING (h)	TIME READING (h)
N4	27"	1:05	2:30
	1:10	12:57	1:12
	1:15	12:57	1:12
	1:20	18:25	1:22
	1:25	20:12	1:27
	1:30	21:25	1:35

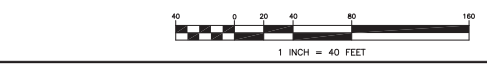
APPROVED BY THE TOWN OF WATERTOWN PLANNING AND ZONING COMMISSION
Chairman / Secretary Date

APPROVED BY THE TOWN OF WATERTOWN CONSERVATION/INLAND WETLAND COMMISSION
Chairman / Secretary Date

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DAVID A. HUGHES
Professional Land Surveyor
DWG. NO. 030
REG. NO. #70111
NOT VALID UNLESS EMBOSSED SEAL IS AFFIXED HERETO



RESUBDIVISION PLAN
384 LITCHFIELD ROAD
ESTATE OF PATRICK M. GRAZIANO.

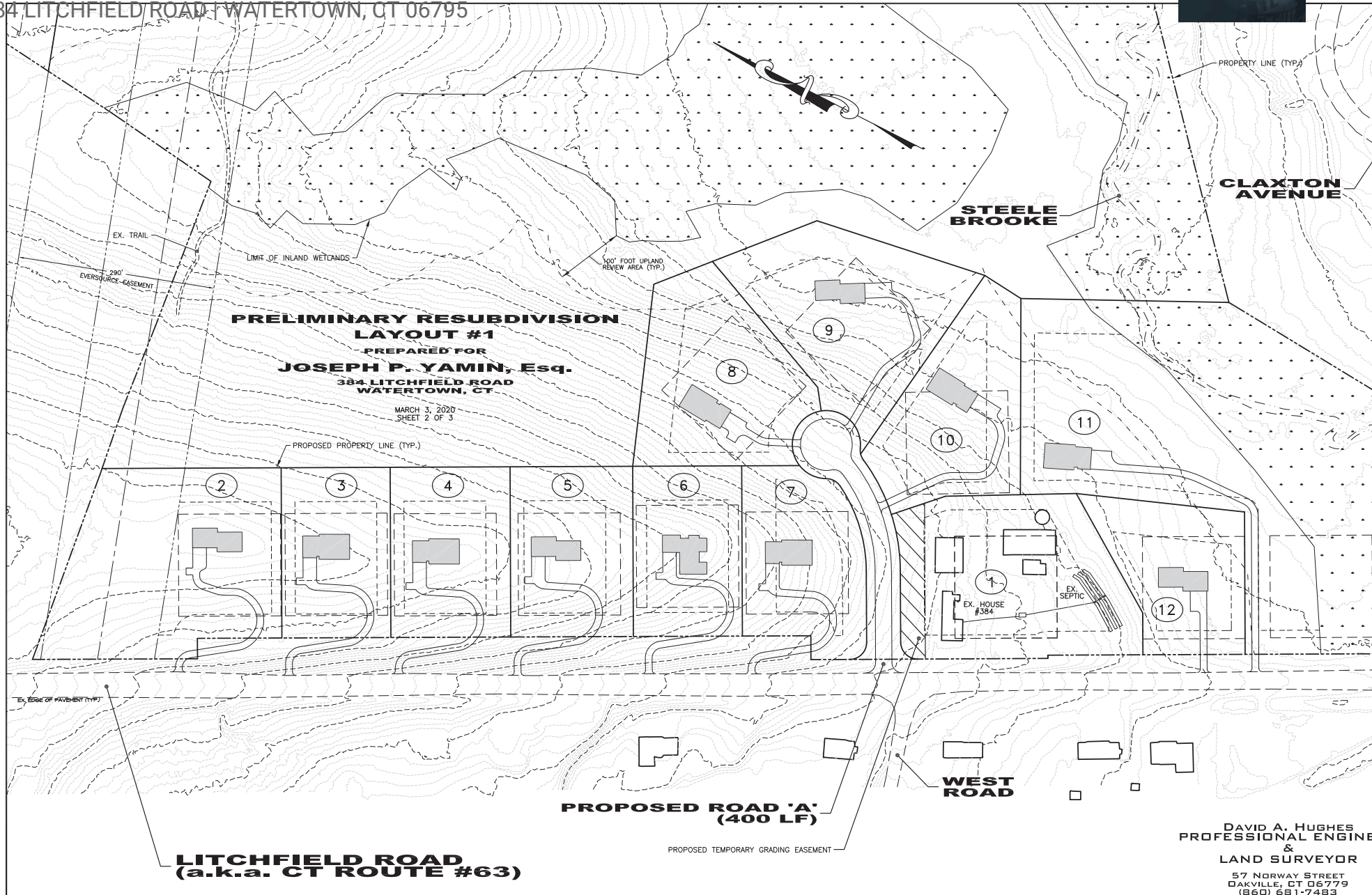
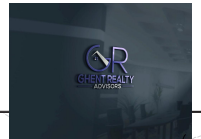
REVISIONS
1. September 15, 2020
2. November 13, 2020

DRAWN BY: NC
DATE: 04/15/20

PROJECT
030
DWG. NO.

LAYOUT #1

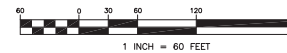
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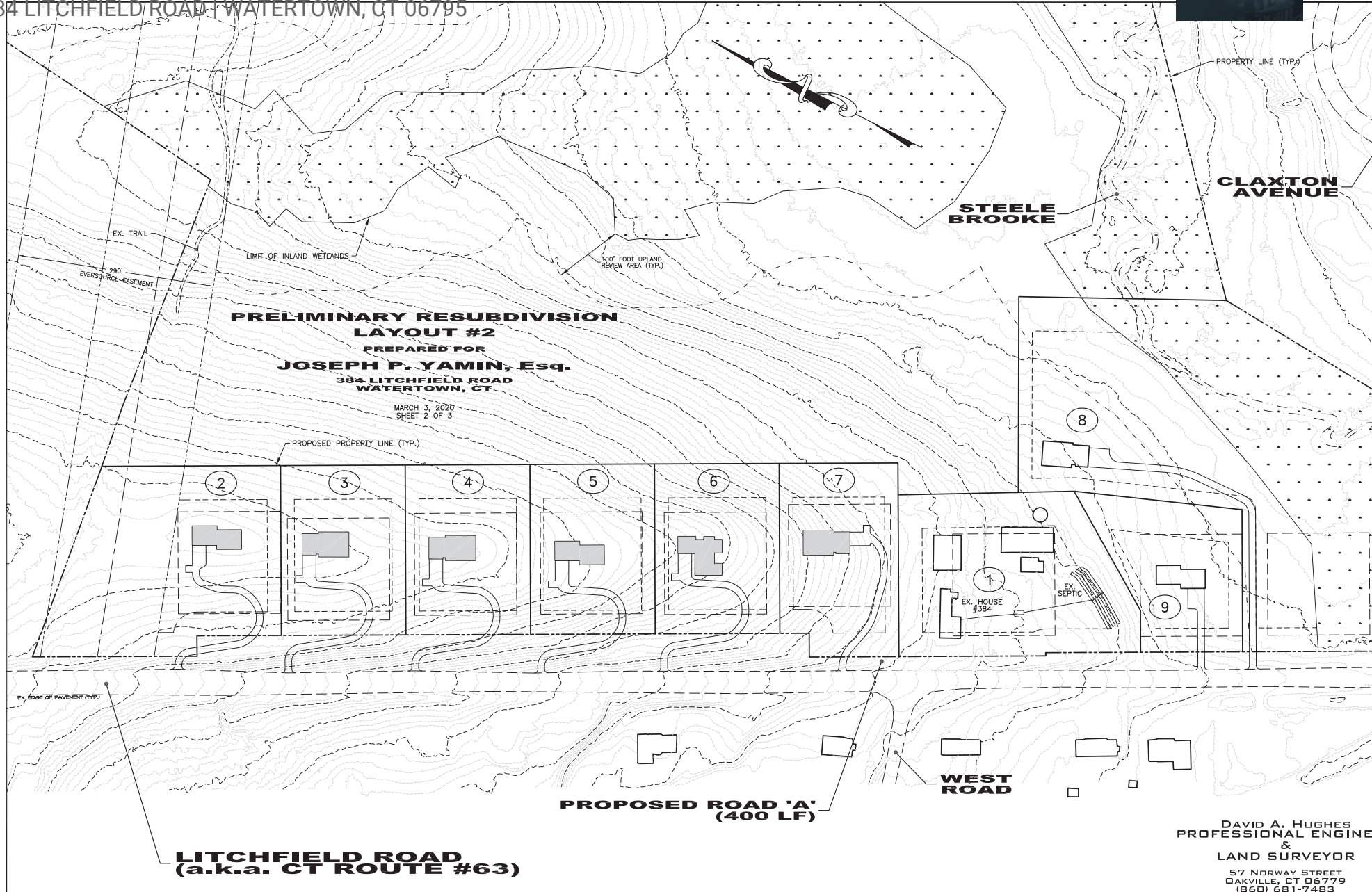
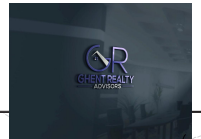
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LAYOUT #2

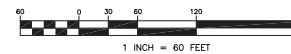
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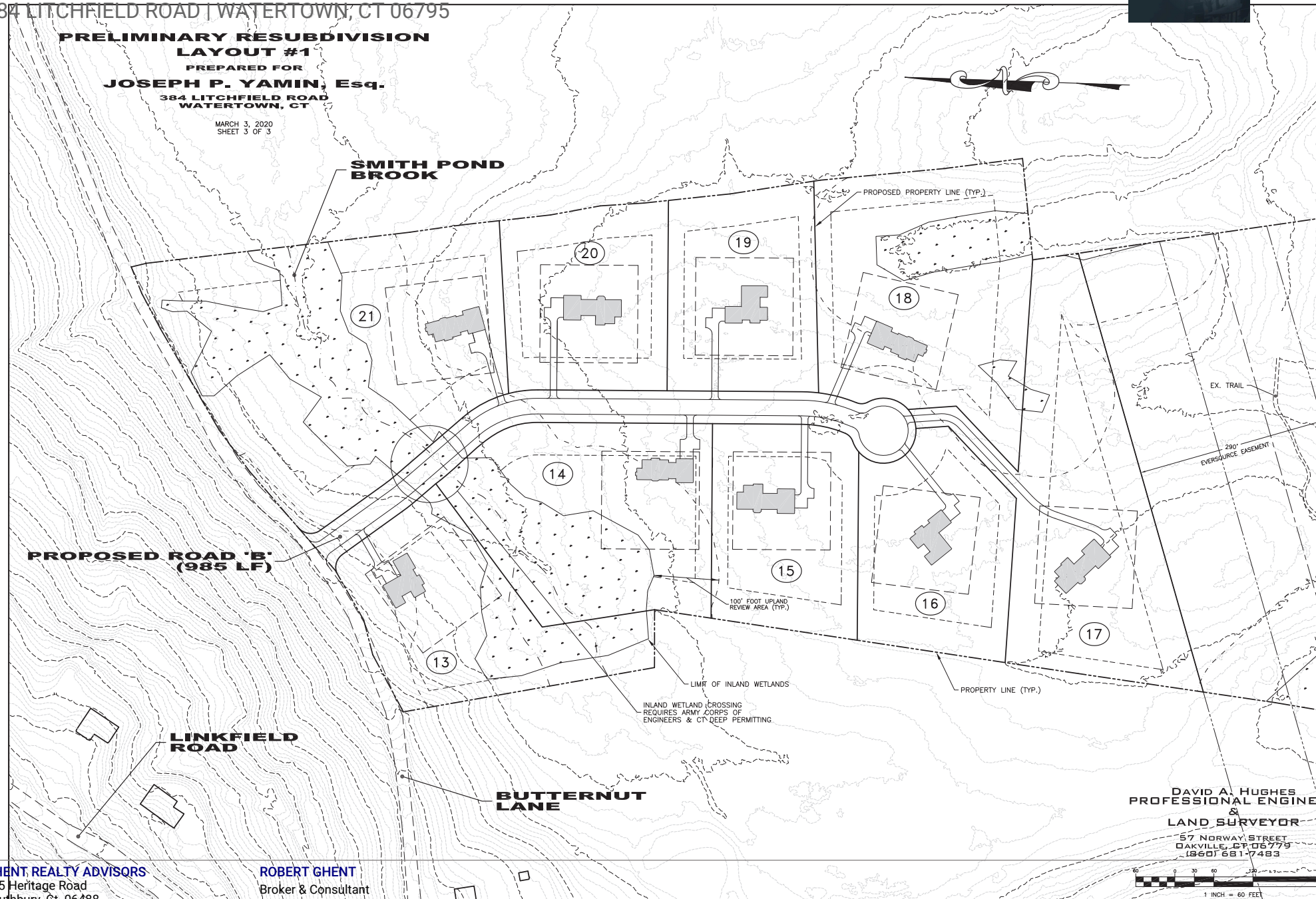
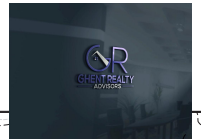
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LAYOUT #1 PHASE II

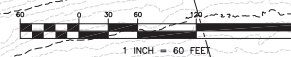
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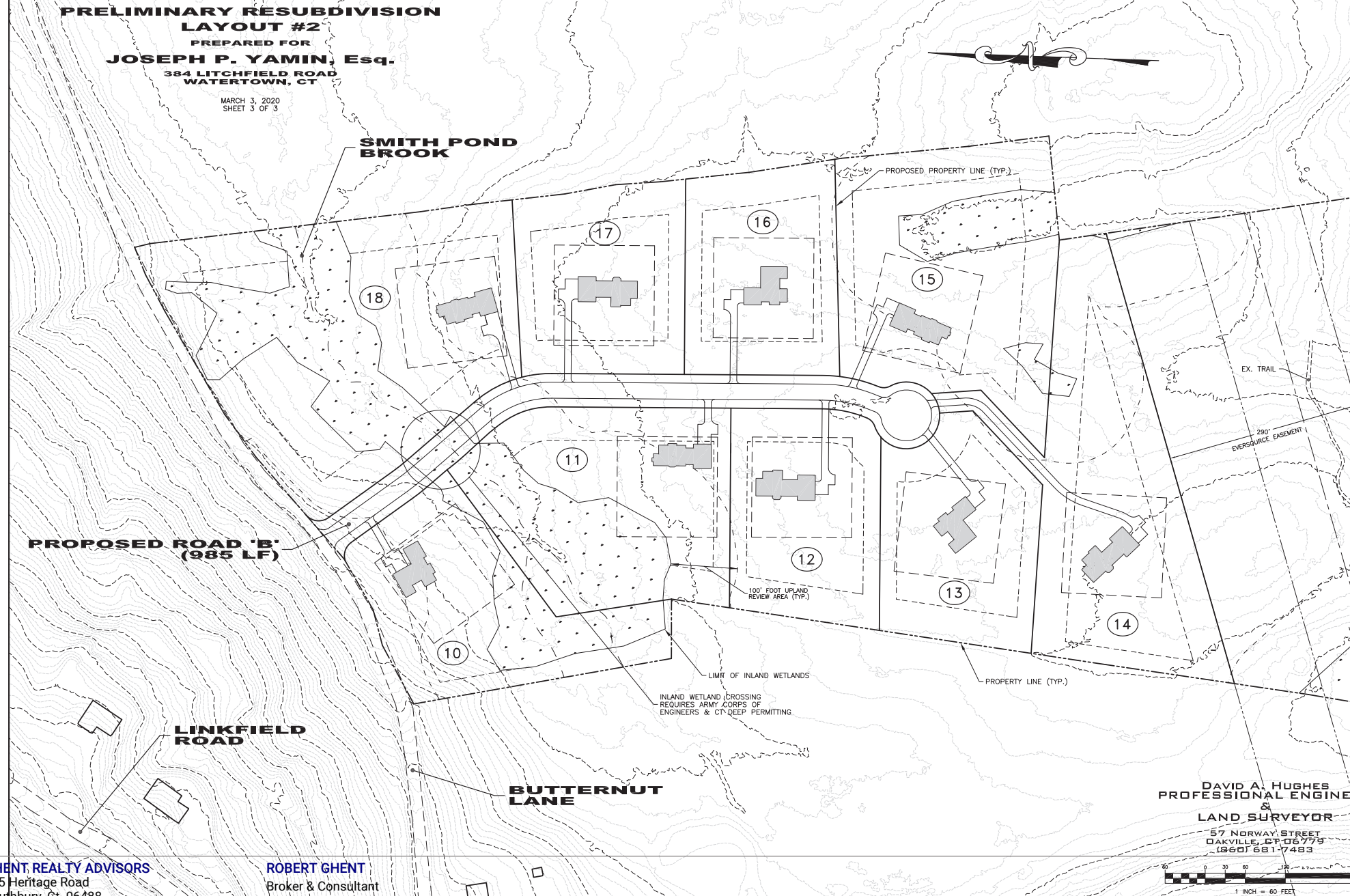
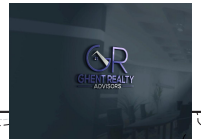
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LAYOUT #2 PHASE II

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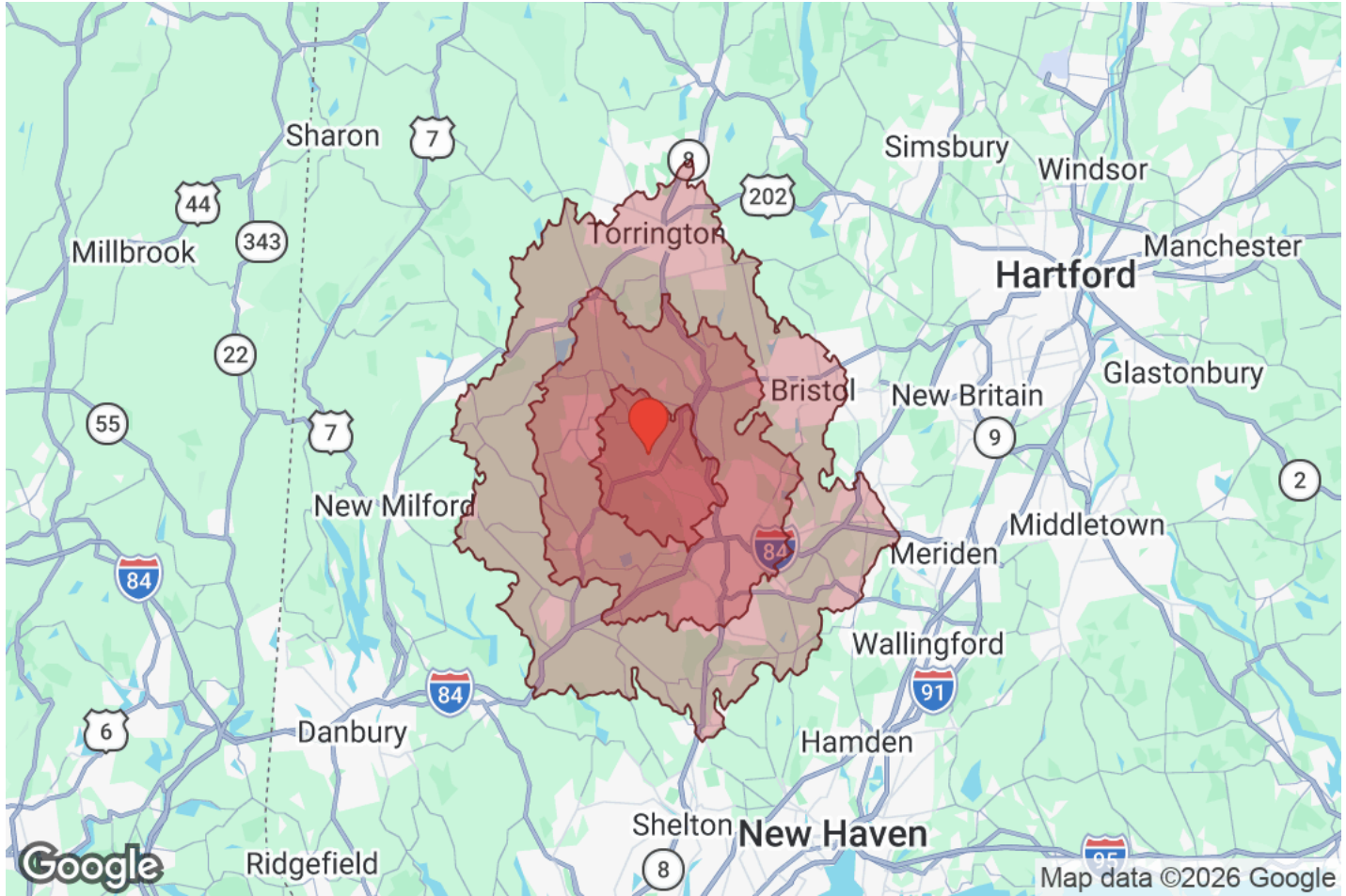


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DEMOGRAPHICS

384 LITCHFIELD ROAD | WATERTOWN, CT 06795



Driving Time: ■ 10 Mins ■ 20 Mins ■ 30 Mins

Population	10 Mins	20 Mins	30 Mins
Male	18,747	102,478	194,461
Female	19,635	107,679	200,175
Total Population	38,382	210,158	394,635
Race / Ethnicity	10 Mins	20 Mins	30 Mins
White	27,505	146,501	262,866
Black	2,610	16,771	39,345
Am In/AK Nat	27	168	237
Hawaiian	12	42	39
Hispanic	6,037	34,361	68,272
Asian	1,071	7,881	15,864
Multiracial	948	3,846	7,143
Other	177	609	829
Housing	10 Mins	20 Mins	30 Mins
Total Units	15,717	87,132	168,201
Occupied	15,283	84,261	160,950
Owner Occupied	10,530	45,494	98,558
Renter Occupied	4,753	38,767	62,392
Vacant	434	2,871	7,251

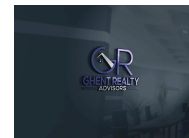
Age	10 Mins	20 Mins	30 Mins
Ages 0 - 14	6,509	32,137	60,439
Ages 15 - 24	4,389	24,827	45,755
Ages 25 - 54	13,529	81,376	150,528
Ages 55 - 64	5,528	29,248	55,516
Ages 65+	8,429	42,569	82,398
Income	10 Mins	20 Mins	30 Mins
Median	\$90,916	\$75,957	\$86,143
Under \$15k	1,040	9,545	14,236
\$15k - \$25k	917	6,751	10,444
\$25k - \$35k	660	4,764	9,219
\$35k - \$50k	1,293	8,485	14,502
\$50k - \$75k	2,199	12,185	23,018
\$75k - \$100k	2,406	10,444	20,315
\$100k - \$150k	2,990	15,023	29,387
\$150k - \$200k	1,820	8,165	17,467
Over \$200k	1,958	8,899	22,361

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384 LITCHFIELD ROAD



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