

# FOR SALE // 51 ACRES // 19 LOTS



## PROPERTY DESCRIPTION

Rare opportunity to own once approved 19 lots on 51 Acres in bustling New Milford! According to Redfin homes in New Milford are very competitive and are sold in average of 48 days. In December 2022, New Milford home prices were up 5.8% compared to last year. Water and Sewer in the street. Call Joe Dimyan for more information!

## PROPERTY HIGHLIGHTS

- 51 Acres
- R80/R60 (Residential)
- Two Family Can Be Sold With Land
- Water/ Sewer Available
- Strong Home Demand

## OFFERING SUMMARY

Address:	235 Grove St,
Town/ State:	New Milford, CT
	\$1,650,000
Lot Size:	51 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,418	6,960	13,740
Total Population	3,075	15,432	31,185
Average HH Income	\$81,571	\$100,844	\$113,190

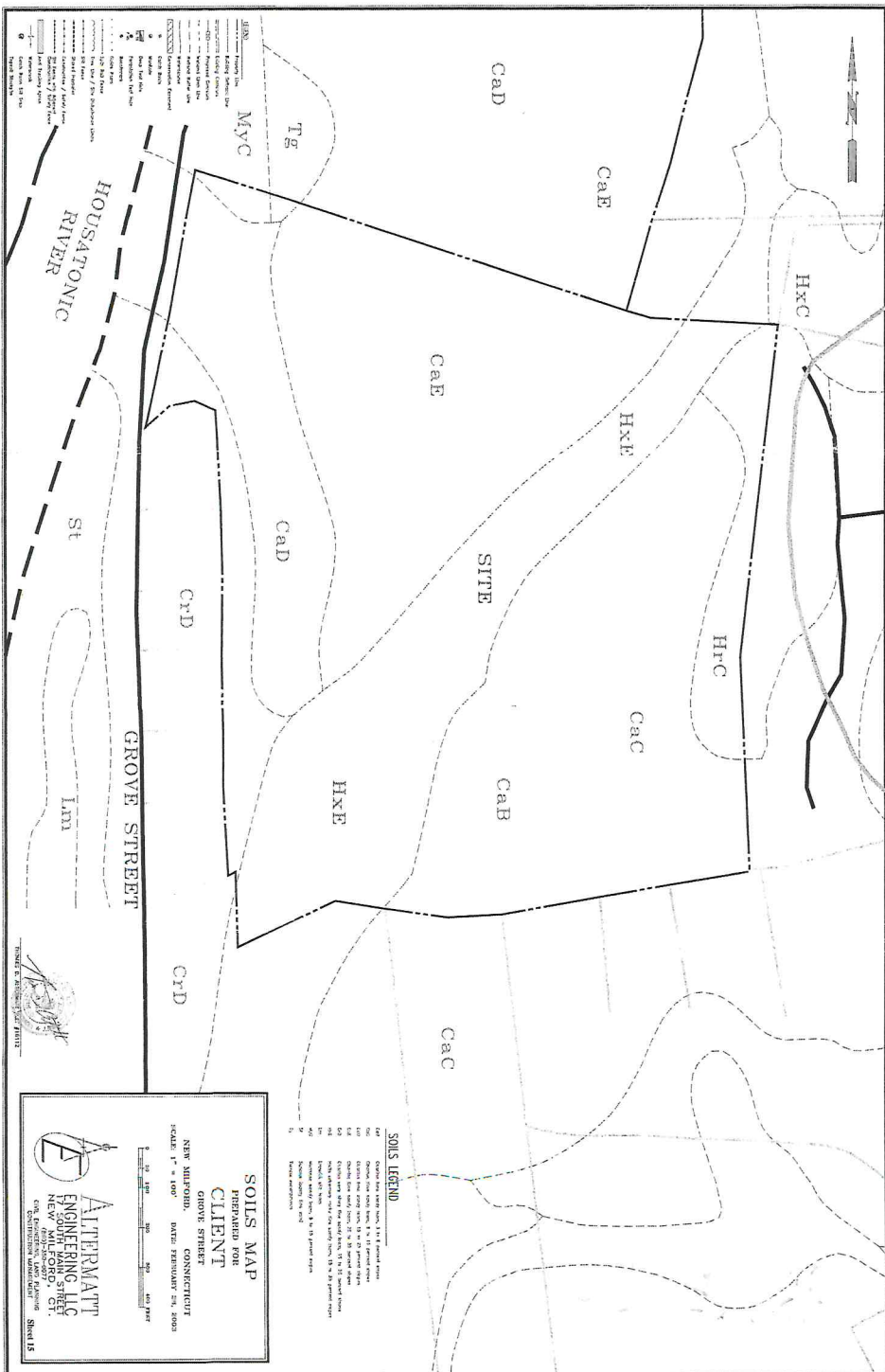


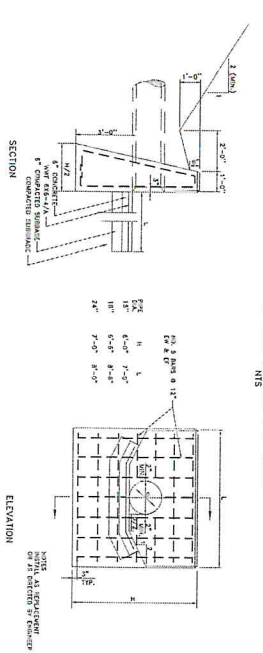
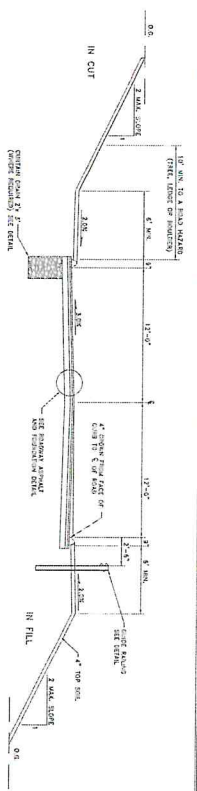
### JOE DIMYAN

Broker

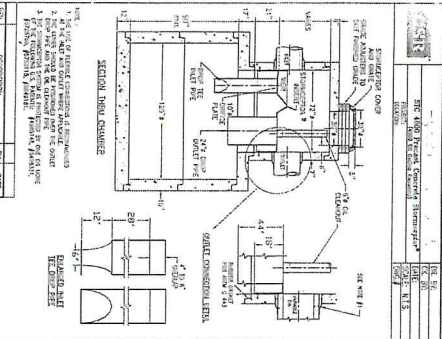
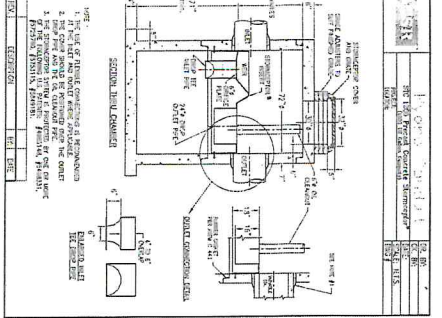
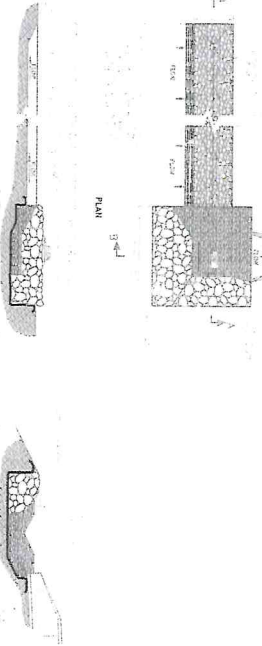
203.313.3920

jdimyan@towercorp.com





SECTION A-A  
OUTFALL ENERGY DISSIPATOR WITH LEVEL SPREADER DETAIL



**BOD-Mesh™ 60**  
Woven Polypropylene 60 lb/yd<sup>2</sup>

1. This material is a woven polypropylene fabric with a nominal weight of 60 lb/yd<sup>2</sup>. It is used for erosion control and slope stabilization. It is available in rolls of 10' width and 100' length.

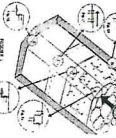
2. The material is used for erosion control and slope stabilization. It is available in rolls of 10' width and 100' length.

3. The material is used for erosion control and slope stabilization. It is available in rolls of 10' width and 100' length.

**Specifications**

Item	Quantity	Unit
1. BOD-Mesh™ 60	100	yd <sup>2</sup>
2. 10' x 100' Roll	1	Roll
3. 10' x 100' Roll	1	Roll
4. 10' x 100' Roll	1	Roll
5. 10' x 100' Roll	1	Roll
6. 10' x 100' Roll	1	Roll
7. 10' x 100' Roll	1	Roll
8. 10' x 100' Roll	1	Roll
9. 10' x 100' Roll	1	Roll
10. 10' x 100' Roll	1	Roll

TRM and Blanket



**TRM and Blanket**  
Installation Details of Concrete

1. This material is a woven polypropylene fabric with a nominal weight of 60 lb/yd<sup>2</sup>. It is used for erosion control and slope stabilization. It is available in rolls of 10' width and 100' length.

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Installation Details of Concrete

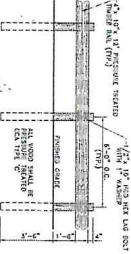
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8. 10' x 100' Roll	1	Roll
9. 10' x 100' Roll	1	Roll
10. 10' x 100' Roll	1	Roll



SECTION A-A  
TYPICAL GUIDEBELT REPLACEMENT DETAIL



DATE: Revised January 25, 2004

PREPARED BY

RIVER VIEW SUBDIVISION  
CONSTRUCTION DETAILS

SHEET 1 OF 1

ATP/MTT  
ENGINEERING LLC  
Civil Engineering and Planning

SHEET NAME: CD-1



# Short Term Nonlinear Soil Protection

**Definition**  
 A short term nonlinear soil protection is a temporary barrier that is designed to prevent the migration of contaminants from a source area to a receptor area. It is typically constructed from a material that is impermeable to the contaminants and is designed to last for a period of time that is short relative to the lifetime of the facility.

**Application**  
 Short term nonlinear soil protection is typically used in the following situations:  
 1. To protect a receptor area from a source area during construction or maintenance activities.  
 2. To protect a receptor area from a source area during a spill or release of contaminants.  
 3. To protect a receptor area from a source area during a fire or explosion.

## Design Considerations

When designing a short term nonlinear soil protection, the following factors should be considered:  
 1. **Source Area:** The location and extent of the source area must be known in order to design the protection barrier.  
 2. **Receptor Area:** The location and extent of the receptor area must be known in order to design the protection barrier.  
 3. **Contaminants:** The type and concentration of the contaminants must be known in order to select the appropriate material for the protection barrier.  
 4. **Duration:** The duration of the protection barrier must be known in order to select the appropriate material and construction method.  
 5. **Cost:** The cost of the protection barrier must be known in order to select the appropriate material and construction method.

## Design Details

The design details of a short term nonlinear soil protection should include the following:  
 1. **Barrier Material:** The material used for the barrier should be impermeable to the contaminants and should be able to withstand the environmental conditions.  
 2. **Barrier Construction:** The barrier should be constructed in a way that ensures it is continuous and free of leaks.  
 3. **Barrier Maintenance:** The barrier should be maintained in a way that ensures it remains effective throughout its lifetime.

**Installation and Removal**  
 The installation and removal of a short term nonlinear soil protection should be done in a way that minimizes disruption to the facility. The installation should be done in a way that ensures the barrier is properly sealed and the removal should be done in a way that ensures the barrier is properly disposed of.

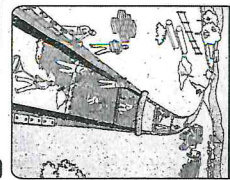


Figure 1: Installation of a short term nonlinear soil protection barrier.

### 1. INTRODUCTION

The purpose of this report is to provide a detailed description of the construction details for a storm and sanitary manhole. The report is organized as follows:

1. INTRODUCTION
2. CONSTRUCTION DETAILS
3. MATERIALS AND METHODS
4. DESIGN AND CONSTRUCTION OF STORM MANHOLE
5. DESIGN AND CONSTRUCTION OF SANITARY MANHOLE
6. STORM AND SANITARY MANHOLE DETAIL

### 2. CONSTRUCTION DETAILS

The construction details for the storm and sanitary manhole are as follows:

1. **Storm Manhole:** The storm manhole is constructed from concrete and is designed to handle a flow rate of 100 cfs. It has a diameter of 48 inches and a height of 10 feet. The manhole is installed in a trench that is 6 feet wide and 12 feet deep. The manhole is surrounded by a 12-inch layer of compacted gravel and is covered with a 12-inch layer of compacted gravel.
2. **Sanitary Manhole:** The sanitary manhole is constructed from concrete and is designed to handle a flow rate of 10 cfs. It has a diameter of 24 inches and a height of 10 feet. The manhole is installed in a trench that is 3 feet wide and 12 feet deep. The manhole is surrounded by a 12-inch layer of compacted gravel and is covered with a 12-inch layer of compacted gravel.

## STORM & SANITARY MANHOLE DETAIL

SEE FIG. 1 FOR TRENCH DETAIL

SEE FIG. 2 FOR TRENCH DETAIL

SEE FIG. 3 FOR TRENCH DETAIL

SEE FIG. 4 FOR TRENCH DETAIL

SEE FIG. 5 FOR TRENCH DETAIL

SEE FIG. 6 FOR TRENCH DETAIL

SEE FIG. 7 FOR TRENCH DETAIL

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SEE FIG. 9 FOR TRENCH DETAIL

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SEE FIG. 51 FOR TRENCH DETAIL

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SEE FIG. 98 FOR TRENCH DETAIL

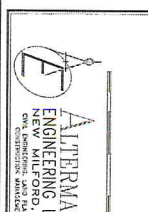
SEE FIG. 99 FOR TRENCH DETAIL

SEE FIG. 100 FOR TRENCH DETAIL

## CONSTRUCTION DETAILS

NEW SUBDIVISION  
 NEW STREET  
 NEW MANHOLE  
 NEW SANITARY MANHOLE

DATE: JANUARY 15, 2024  
 SCALE: AS SHOWN



ALTERNATE ENGINEERING, LLC  
 1000 WEST 10TH STREET  
 NEW MILFORD, CT 06455

PROJECT: NEW SUBDIVISION  
 NEW STREET  
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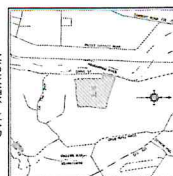
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ALTERNATE ENGINEERING, LLC



SOIL EROSION CONTROL, SEDIMENTATION CONTROL,  
AND CONSTRUCTION PHASING PLAN (SHEET 2 OF 2)  
RIVER VIEW SUBDIVISION

PREPARED FOR  
DONALD COTTE

DONALD COLTS  
GROVE STREET.

NEW MILFORD, CONNECTICUT

DATE: SEPTEMBER 13, 2003

SCALE: 1"=40'

Age Group	Total (%)	Male (%)	Female (%)	Male (%)	Female (%)
18-24	15	10	20	15	25
25-34	25	20	30	25	35
35-44	35	30	40	35	45
45-54	45	40	50	45	55
55-64	55	50	60	55	65
65+	65	60	70	65	75

10

REDDY, A. M.

# ALTERMAIL

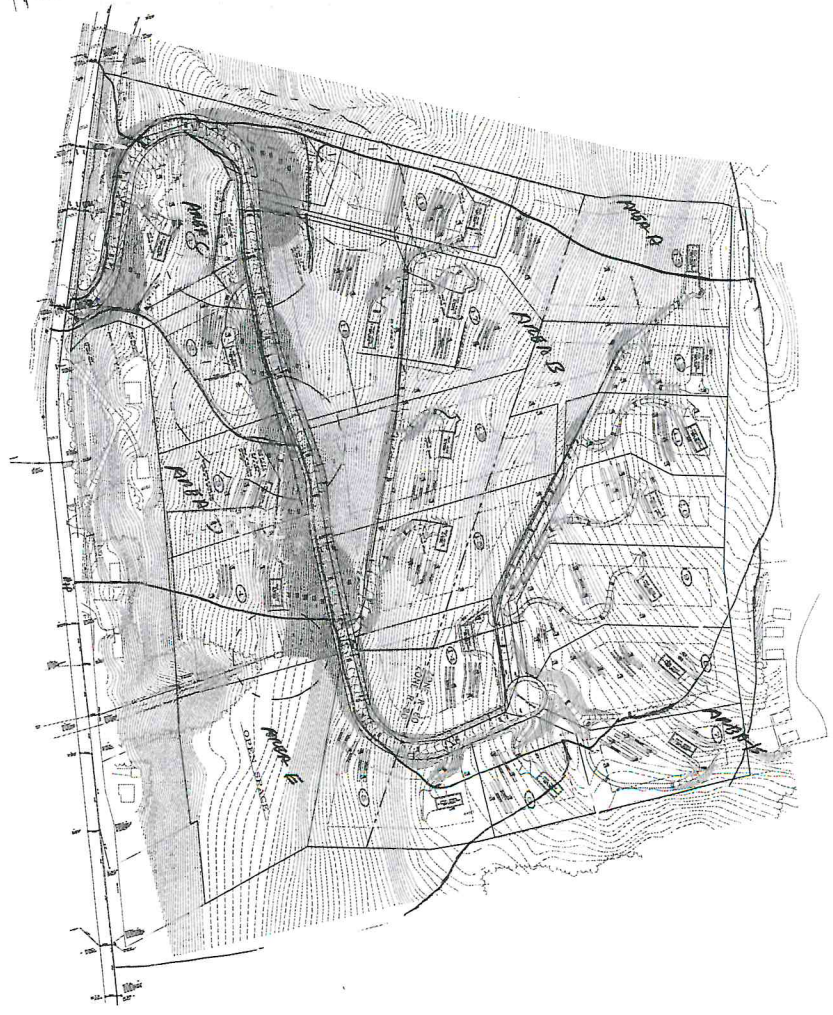
**ENGINEERING LLC**

NEW MILFORD, CT  
Coca-Cola Bottling Co. of America

COATING FROM WATER-BASED INK

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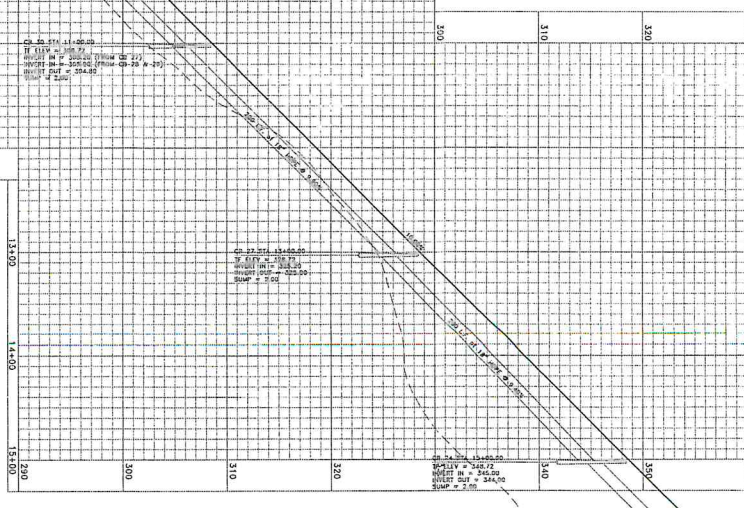
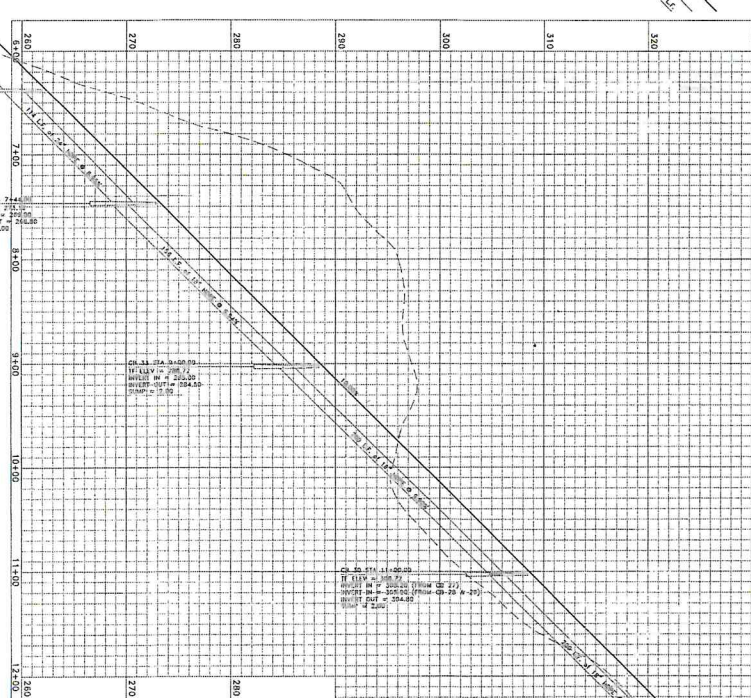
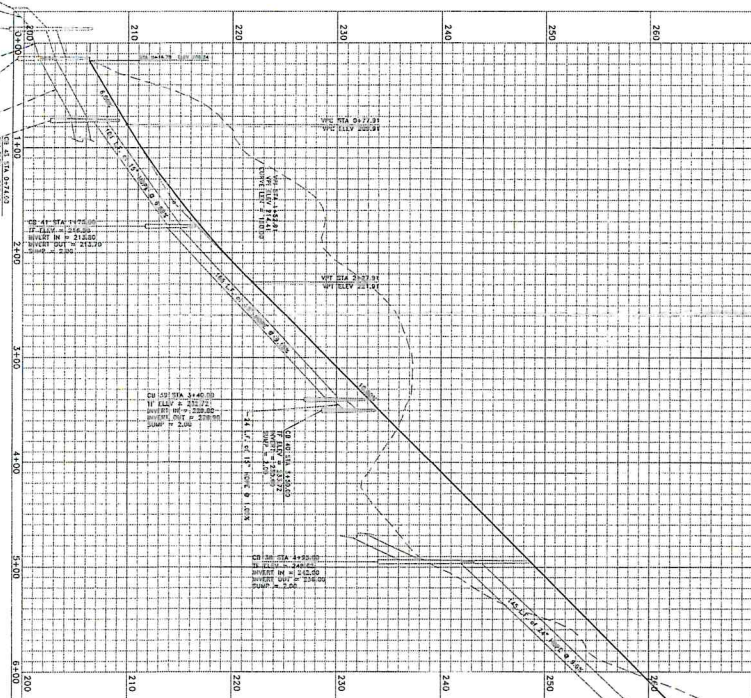
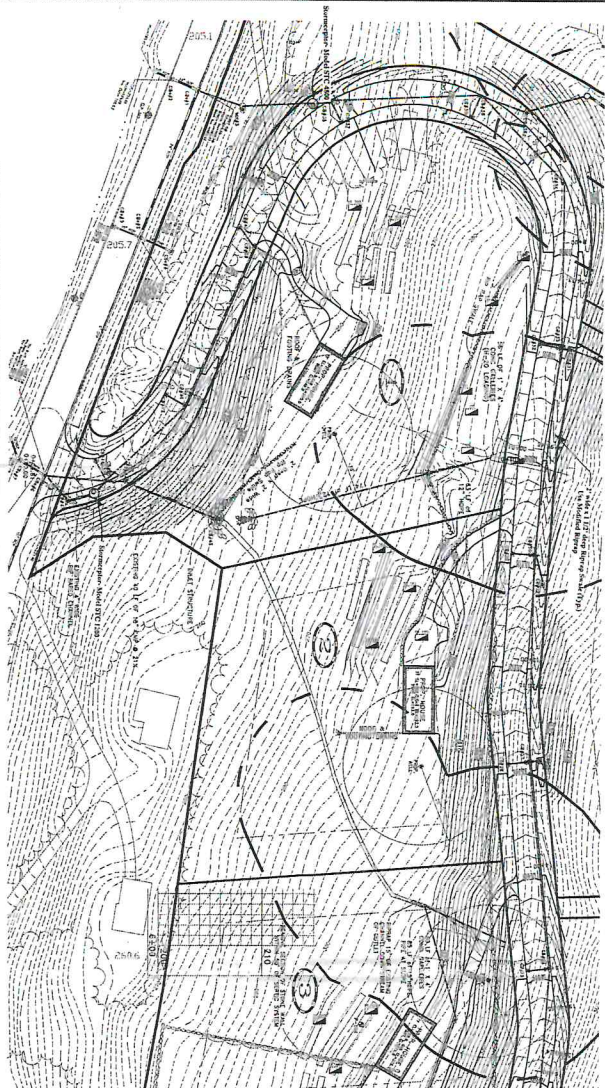
STORMWATER MANAGEMENT PLAN  
RIVER VIEW SUBDIVISION  
PREPARED FOR  
DONALD COTE  
NEW MILFORD, CONNECTICUT

DATE: SEPTEMBER 14, 2009  
PROJECT NO.: 2009-001

SCALE: 1" = 400'

ALTERNATE ENGINEERING LLC  
NEW MILFORD, CONNECTICUT  
CONSTRUCTION ADMINISTRATION

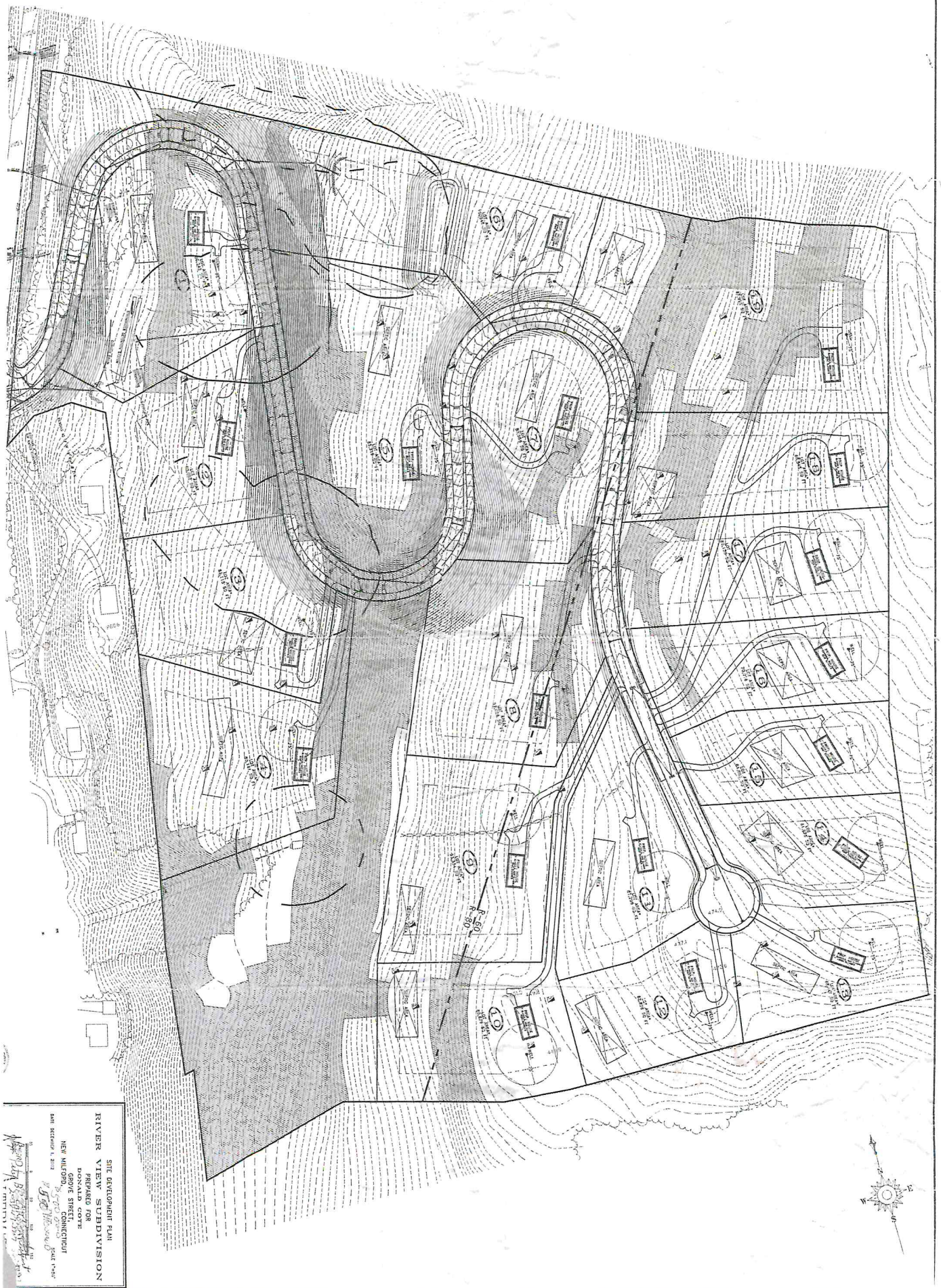
Sheet 11



RIVER VIEW SUBDIVISION  
 DONALD COTE  
 PREPARED FOR  
 NEW MEXICO  
 CONSTRUCTION  
 COMPANY, INC.  
 10000 N. 10TH ST.  
 SUITE 100  
 ALBUQUERQUE, NM 87112  
 505.261.1234  
 505.261.1235  
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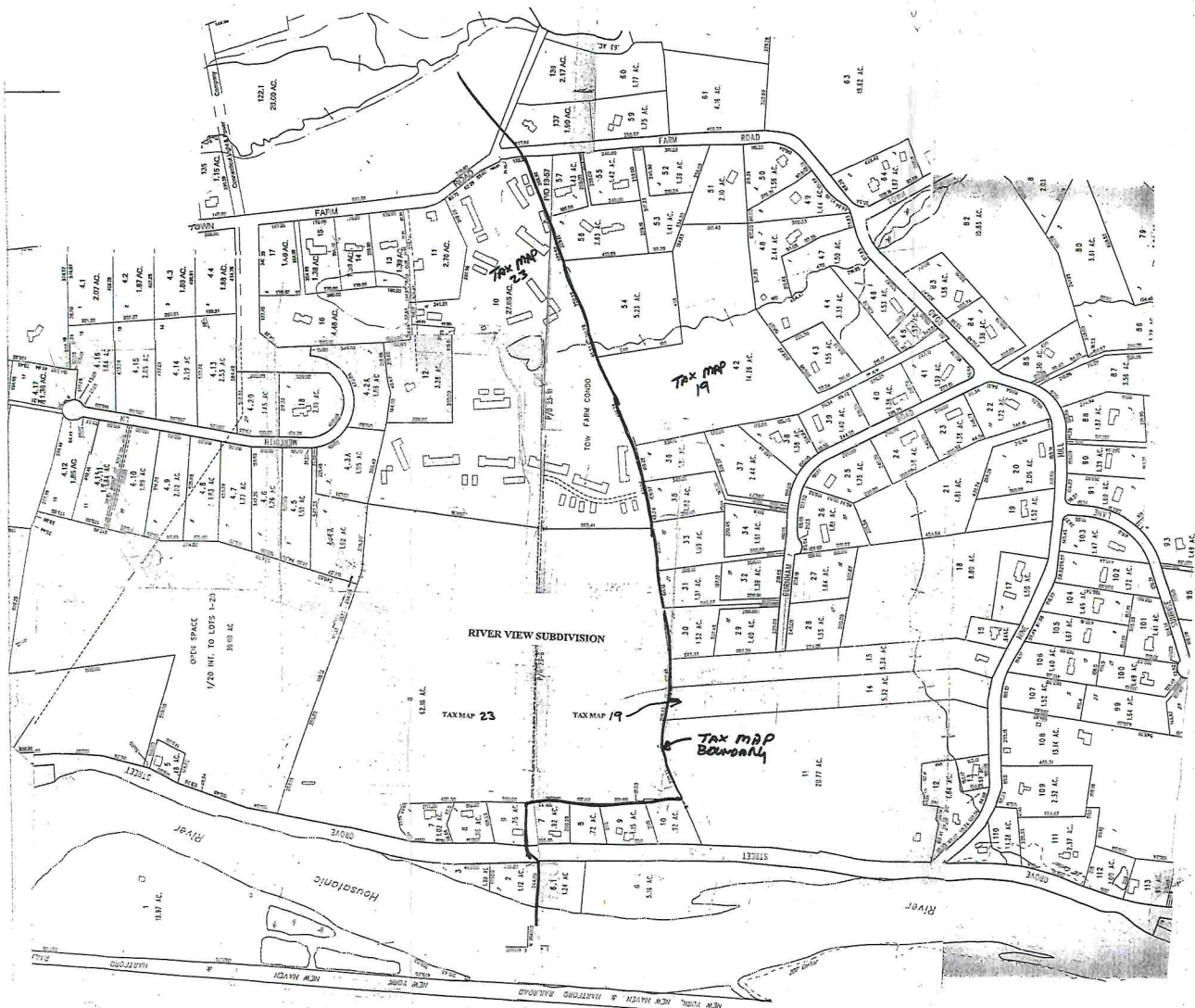
PLAN & PROFILE (1 of 2)  
 RIVER VIEW SUBDIVISION  
 PREPARED FOR  
 DONALD COTE  
 NEW MEXICO  
 CONSTRUCTION  
 COMPANY, INC.  
 10000 N. 10TH ST.  
 SUITE 100  
 ALBUQUERQUE, NM 87112  
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 505.261.1250





SITE DEVELOPMENT PLAN  
RIVER VIEW SUBDIVISION  
DRAFTED FOR  
NEW HARTFORD, CONNECTICUT  
DATE: DECEMBER 1, 2002

BY: [Signature]  
CHECKED BY: [Signature]  
DATE: 12/1/02



VICINITY MAP AND ADJACENT OWNERS  
 PREPARED FOR  
 DONALD COTE  
 GROVE STREET,  
 NEW MILFORD, CONNECTICUT

DATE: December 8, 2005  
 Revised January 25, 2006

SCALE: NTS



**ALTERMATT  
 ENGINEERING LLC**  
 CIVIL ENGINEERING, LAND PLANNING,  
 CONSTRUCTION MANAGEMENT





\* LOT AREAS DO NOT INCLUDE SLOPES GREATER THAN 25% WETLANDS, WATERCOURSES, OR ACCESSWAYS

25% SLOPES

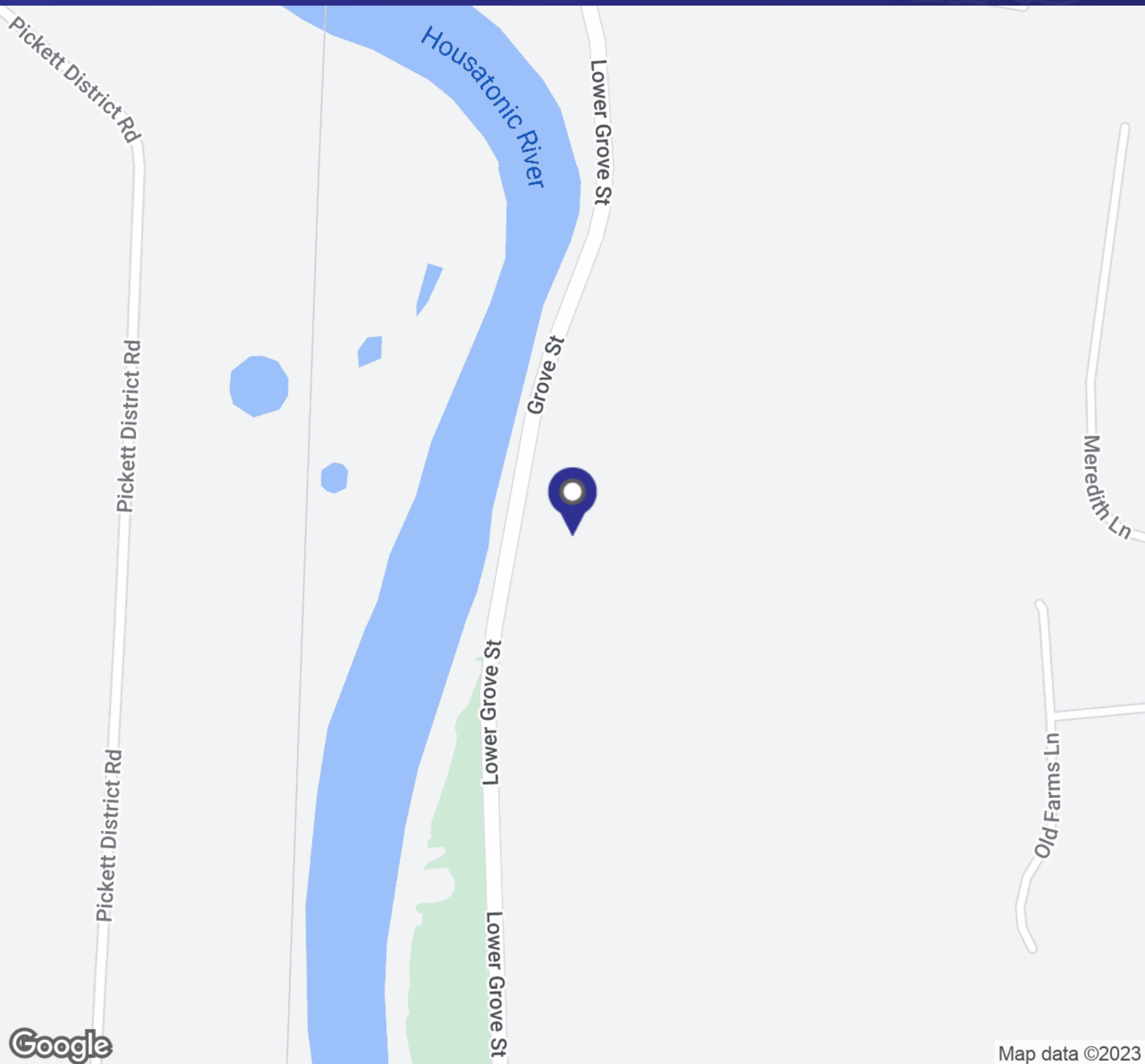


ALTERNATE PLAN

SITE DEVELOPMENT DIVISION  
RIVER VIEW SUBDIVISION  
DONALD CORP.  
NEW HIGHWAY, CONNECTICUT  
NEW HIGHWAY T-328

ALTERNATE  
ENGINEERING, LLC  
NEW MILFORD, CT  
03450-1000  
Sheet 10

**FOR SALE // 51 ACRES // 19 LOTS**



Map data ©2023



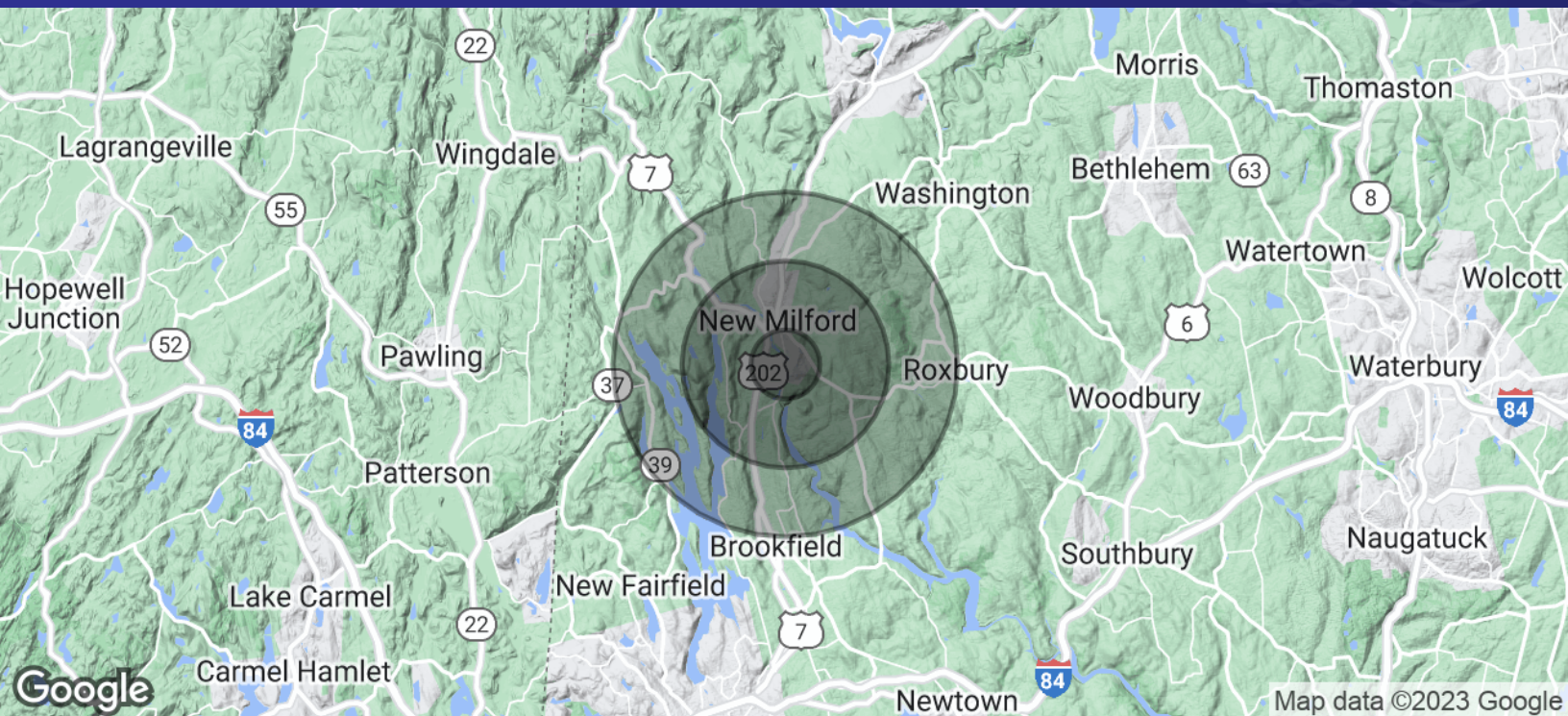
**JOE DIMYAN**

*Broker*

203.313.3920

[jdimyan@towercorp.com](mailto:jdimyan@towercorp.com)

# FOR SALE // 51 ACRES // 19 LOTS



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,075	15,432	31,185
Average Age	38.8	42.7	44.6
Average Age (Male)	35.3	40.8	43.8
Average Age (Female)	38.0	43.8	44.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,418	6,960	13,740
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$81,571	\$100,844	\$113,190
Average House Value	\$253,358	\$306,907	\$343,589

\* Demographic data derived from 2020 ACS - US Census



## JOE DIMYAN

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