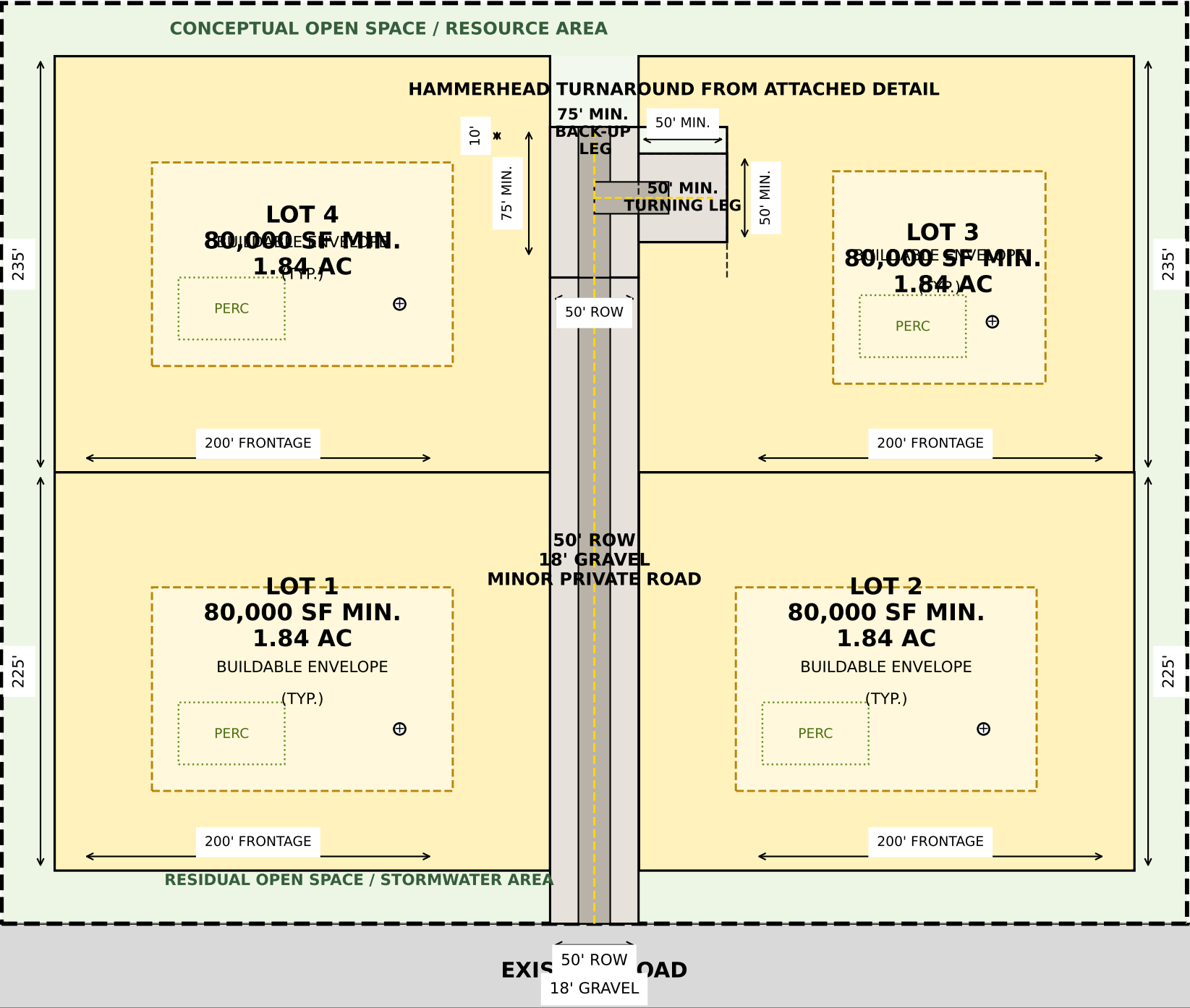


TYPICAL SUBDIVISION SKETCH  
FARM ZONING DISTRICT (F)

7.99 ACRE PARCEL | FOUR (4) LOT CONCEPT



Conceptual subdivision sketch prepared for planning discussion. Final design requires survey, engineering design, soils testing, stormwater review, Fire/EMS access review, and applicable Town approvals.

**SITE DATA**  
Gross Parcel Area:  
7.99 AC (348,044  
SF) Assumed  
Section 120-541  
Deduction: 25% Net  
Residential Area:  
261,033 SF  
Net Residential  
Density: 60,000  
SF/Unit Yield:  
261,033 / 60,000 =  
4.35  
Max Units/Lots: 4  
(rounded down)

**TURNAROUND  
DETAIL USED**  
50' ROW stem, 18'  
gravel travel way  
75' min. back-up leg  
+ 10' top segment  
50' min. right-side  
turning leg

**NOTES**  
1. Conceptual planning  
exhibit only; not a survey.  
2. Previous L-shaped  
hammerhead replaced  
with  
attached hammerhead  
turnaround detail.  
3. Lot lines, frontage, and  
envelopes are schematic.  
4. Final layout subject to  
Planning Board, Fire,  
engineering, soils,  
stormwater, and resource  
review. 5. Section  
120-541 deductions must  
be verified  
through site-specific  
mapping.

**LEGEND**

- Property Boundary
- Lot Line
- Road ROW
- 18 ft Gravel Surface
- - - Buildable Envelope
- Open Space / Resource
- ⊕ Well Location (Typ.)

**ROADWAY SECTION**  
NOT TO SCALE  
50' ROW  
18' GRAVEL

**AREA SUMMARY**  
Gross Parcel: 348,044 SF |  
7.99 AC  
Net Residential Area:  
261,033 SF | 6.00 AC  
Total Lot Area: 320,000 SF  
MIN. | 7.35 AC  
Road ROW + Attached  
Hammerhead: approx.  
25,000 SF | 0.57 AC Gravel  
Surface: approx. 8,300 SF  
| 0.19 AC  
Residual/Open Space:  
conceptual/balance area

0 50 100 150 200 FT



GRAPHIC SCALE

