

TYPICAL SUBDIVISION SKETCH

FARM-RESIDENTIAL ZONING DISTRICT (FR)

4.99 ACRE PARCEL | FOUR (4) LOT CONCEPT | 50,000 SF MIN. LOT | 150 FT MIN. FRONTAGE

SITE DATA

Gross Parcel Area: 4.99 AC (217,364 SF)
Section 120-541 Deduction: 25% = 54,341 SF
Net Residential Area: 163,023 SF
FR Density: 40,000 SF / Dwelling Unit
Yield: 163,023 / 40,000 = 4.07
Max Units/Lots: 4 (rounded down)
Minimum Lot Size Used: 50,000 SF
Minimum Street Frontage: 150 FT
Frontage Shown: 170 FT per lot

AREA SUMMARY

Gross Parcel: 217,364 SF | 4.99 AC
Net Residential Area: 163,023 SF | 3.74 AC
Concept Lot Area: 4 x 50,150 SF = 200,600 SF
Typical Lot: 170 FT x 295 FT = 50,150 SF
ROW / Hammerhead: conceptual only
Balance/Open Space/Stormwater: verify by survey

NOTES

1. Conceptual exhibit only; not a survey.
2. Lot dimensions, frontage, street design, soils, stormwater, well/septic, and resources must be verified.
3. Hammerhead geometry is conceptual and subject to Town and Fire review.
4. Section 120-541 deductions are assumed at 25% for this exhibit.

LEGEND

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

