## SITE STATISTICS

| | |
|---|---|
| EXISTING ZONING | R-2 RESIDENTIAL |
| PARCEL AREA | 18.29± ACRES |
| BUILDING LOTS PROPOSED | 4 SINGLE FAMILY |
| OPENSPACE | |
| DEED RESTRICTED | 5.90± ACRES |
| CONSERVATION MIN. BUILDING SETBACKS | |
| FRONT YARD | 25 FT. |
| REAR YARD | 25 FT. |
| SIDE YARD | 20 FT. |
| MIN LOT FRONTAGE | 125 FT. |
| MIN LOT AREA | 40,000 SF. |
| WATER SERVICE | INDIVIDUAL PRIVATE WELLS |
| SEWER SERVICE | ON-SITE SEPTIC SYSTEMS |

## DENSITY COMPUTATION

1.) BUILDABLE LAND AREA:

| | |
|---|---|
| PARCEL AREA: | 18.29± ACRES |
| REGULATED LANDS: | |
| WETLANDS: | 1.69± ACRES |
| >15% SLOPES: | 0.00± ACRES |
| BUILDABLE LAND | 16.60± ACRES |

2.) DENSITY CALCULATION AREA

| | |
|---|---|
| BUILDABLE LAND: | 16.60± ACRES |
| MINUS 15% (DRIVEWAYS): | 2.49± ACRES |
| DENSITY AREA: | 14.11± ACRES |

3.) TOTAL PERMITTED NUMBER OF UNITS

| | |
|---|---|
| DENSITY AREA: | 14.11± ACRES |
| MINIMUM LOT AREA: | 2.30± ACRES (100,000 SF) |
| TOTAL UNITS PERMITTED: | 6.13± (6 UNITS) |

4.) DEDICATED OPENSPACE

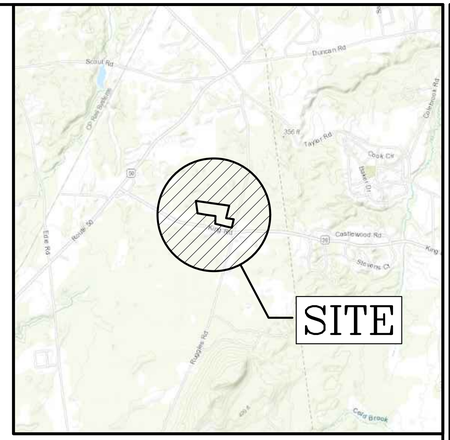
| | |
|---|---|
| BUILDABLE LAND | 16.60± ACRES |
| 35% DEDICATED OPENSPACE | 5.80± ACRES |
| REMAINING BUILDABLE LAND | 10.80± ACRES |

5.) LAND LOT LAYOUT

| | |
|---|---|
| REMAINING BUILDABLE LAND: | 10.80± ACRES |
| TOTAL UNITS PERMITTED: | 6 UNITS |
| AVERAGE LOT SIZE: | 1.80± ACRES (78,408± SF) |

SUBDIVISION YIELDS

| | |
|---|---|
| OPENSPACE: | 5.80± ACRES |
| DEVELOPED LAND: | 10.80± ACRES |
| UNITS | 6 UNITS |




SITE LOCATION MAP
SCALE: 1" = 2,000'



GRAPHIC SCALE

60 50 40 30 20 10 0 30 60 120 240
(IN FEET)
1 INCH = 60 FT.


ENVIRONMENTAL DESIGN PARTNERSHIP, LLP.
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# RESIDENTIAL SUBDIVISION

OWNER/APPLICANT: BETHANN ANTHONY

62 KING ROAD
TOWN OF WILTON
SARATOGA COUNTY, NEW YORK

TAX MAP ID 129.0-1-27.11
SEPTEMBER 29, 2025

| | |
|---|---|
| DRAWN BY | XXX |
| CHECK BY | XXX |
| EDP PROJECT NUMBER | XXX |


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| REVISION | DATE | BY |
|---|---|---|
| REVISIONS | 88/88/88 | QQQ |

SCALE:
1" = 60'

SHEET TITLE:
SUBDIVISION PLAN

SHEET:
1 of 4

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