

Pierce Brook Site Density Calculation

R1-20 Zoning

Total R1-20 Area: 55,492 sf (R1-20 area only in Miller Parcel)

Constrained area:

Wetlands	0	sf
Watercourses	0	sf
Floodplains	3,956	sf
15%+ slopes	0	sf
Woodlands (1ac+)	0	sf
Utilities	0	sf
Easements	0	sf
R.O.W.	0	sf

Total Constrained: 3,956 sf

Remaining Unconstrained Area: 51,536 sf (total area - constrained area)

R1-20 Density @ 20,000 sf

2.57

(unconstrained area / 20,000 sf)

SCR-1 Zoning

Total SCR-1 Area: Miller Parcel 53.126 ac
 Wilkin Parcel 40.376 ac
 Total 93.521 ac

Constrained Area Table:

Wetlands/Watercourse	4.65	ac
Floodplains	0	ac
15%+ slopes	1.56	ac
15%+ slopes & woods	1.02	ac
Woodlands (1ac+)	5	ac
Utilities	0	ac
Easements	0	ac
R.O.W.	1.28	ac

Total Constrained: 13.51 ac

Remaining Unconstrained Area: 80.01

SCR-1 Density @ 1 ac

80.01

(11.96 ac total, 5 ac max)

(unconstrained area / 1 ac)

Base Density

2.57 + 80.01 = **82.00** rounded down
15% increase (Town Board) = 12
Total Possible Density = 94