

Density Report Work Sheet

for Major and Minor Subdivisions

PLANNING BOARD
NEWBURY, NEW HAMPSHIRE

As required by Article 5.12 Minimum Lot Size/Density Requirement of the Zoning Ordinance and Section 9.3 Density Report of the Land Subdivision Control Regulations, enter the following information:

DATA FROM SITE ANALYSIS MAP:

- | | |
|---|--|
| 1. Total area of all land before subdivision | |
| 2. Total area of all steep slopes ¹ | |
| 3. Total area of all wetlands ¹ and all surface waters ² | |
| 4. Total area of all land in the 100 yr. flood plain ¹ excluding area counted in line 3 .. | |
| 5. One half the area of all deer wintering areas ¹ | |
| 6. Total area of all existing rights of way and public easements. | |

DEVELOPABLE AREA CALCULATION:

- | | |
|---|--|
| 7. Enter the sum of lines 2 through 5 | |
| 8. Developable Area: Subtract line 7 from line 1 | |

MAXIMUM DENSITY CALCULATION:

- | | |
|--|--|
| 9. From TABLE 5.12.2: A , enter the density adjustment factor (1 or 1.5). | |
| 10. From TABLE 5.12.2: B , enter the density adjustment factor.
(2 if abutting protected lands, 1 if not) | |
| 11. Multiply line 9 by line 10 | |
| 12. Maximum Allowable Density (acres per dwelling unit): Multiply line 11 by 2. . | |

MAXIMUM DWELLING UNIT CALCULATION:

- | | |
|---|--|
| 13. Select Initial(A) or Final(B) from below and enter the area here ... | |
| A) <u>Initial calculation</u> : Multiply line 8 by 0.1 | |
| B) <u>Final calculation</u> : Area of proposed rights of way and public easements | |
| 14. Enter the sum of line 6 and line 13 | |
| 15. Subtract line 14 from line 8. | |
| 16. Maximum Dwelling Units Allowed: divide line 15 by line 12. | |

1) See definitions in Zoning Ordinance, Article II.

2) See named Surface Waters in Zoning Ordinance, Section 7.2.