

2022-09-13 11:16:18.22 \\192.168.3.50\land\Projects\2119\p01\19-063\Internal\dwg\19063_SiteAnalysis_03.dwg

CALCULATION OF USABLE AREA

LOCATION	AREA ON PARCEL [AC.]	AREA IN DURHAM [AC.]	PERCENT USABLE [%]	USABLE AREA ON PARCEL [AC.]	UNSUITABLE AREA ON PARCEL [AC.]
COMBINED UNSUITABLE AREAS	6.14	5.45	0	0.00	6.14
POORLY & S/W POORLY DRAINING SOILS	5.33	4.87	0	-	-
SLOPES >25%	0.78	0.48	0	-	-
LEDGE	0.27	0.26	0	-	-
SLOPES 15-25%	1.94	1.22	50	0.97	0.97
UNRESTRICTED USABLE AREA	7.78	7.22	100	7.78	0
TOTAL	15.86	13.89		8.75	7.11

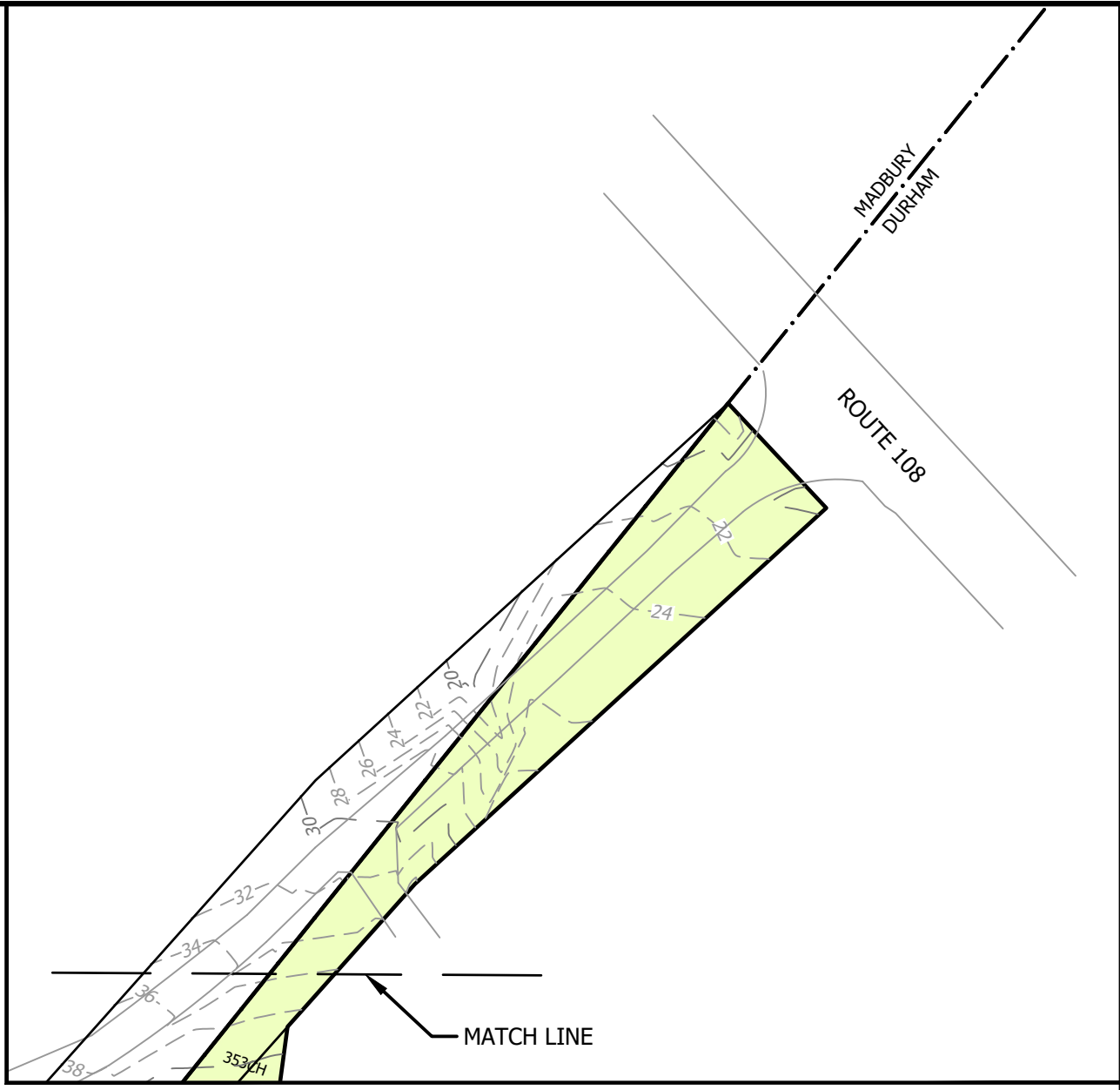
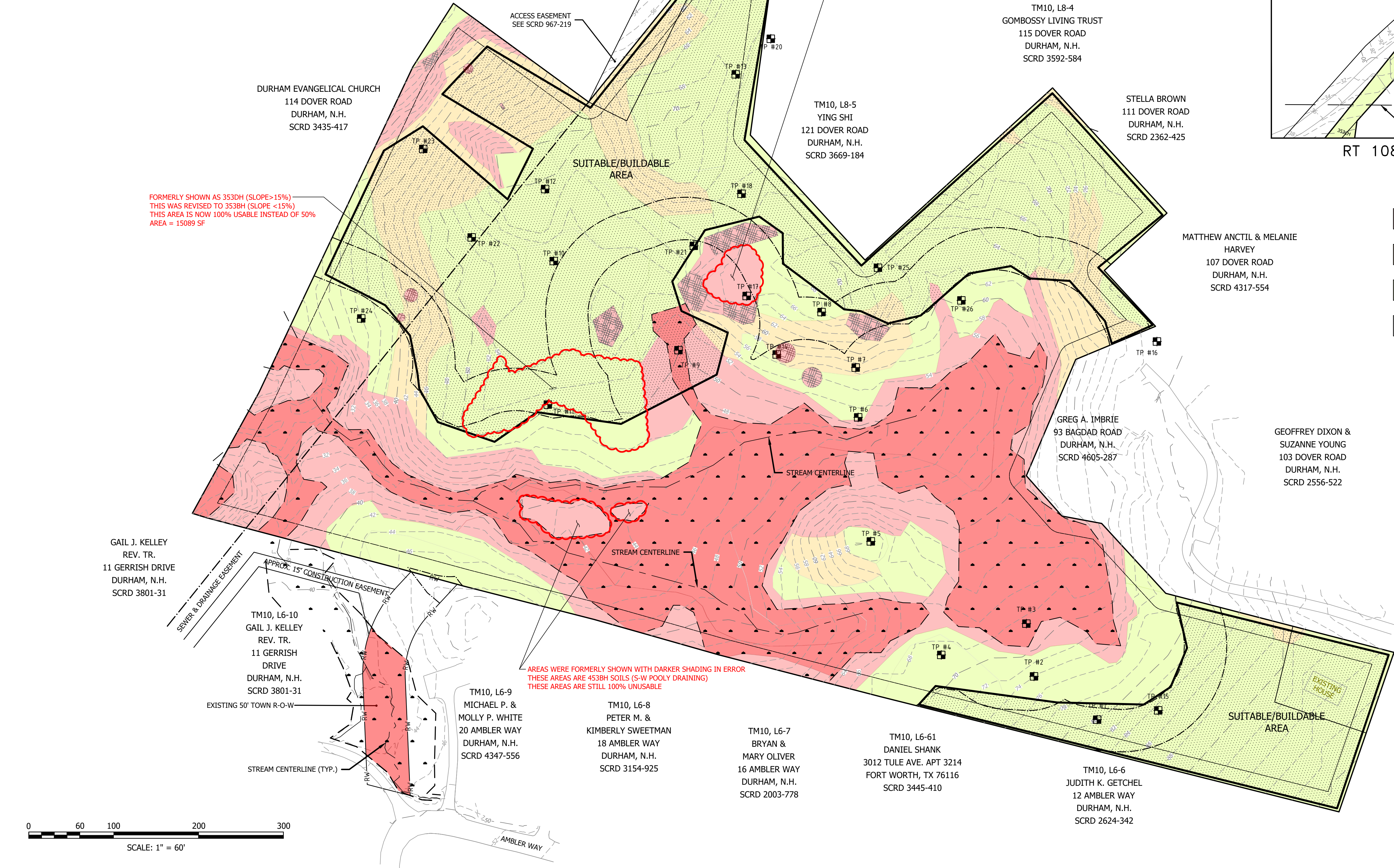
CALCULATION IN ACCORDANCE WITH DURHAM ZONING ORDINANCE 175-56C

MIN. DWELLING AREA [AC.] = 0.91
MAX. UNITS = 9.6

FORMERLY SHOWN AS 353DH (SLOPE>15%)
THIS WAS REVISED TO 353BH (SLOPE <15%)
THIS AREA IS NOW 100% USABLE INSTEAD OF 50%
AREA = 15089 SF

FORMERLY SHOW AS 324BH BUT WAS NOT REMOVED FROM USABLE AREA
REVISED MAP SHOWS 324BH AS UNSUITABLE DUE TO SHALLOW DEPTH TO LEDGE
AREA = 3201 SF

AREAS WERE FORMERLY SHOWN WITH DARKER SHADING IN ERROR
THESE ARE 453BH SOILS (S-W POOLY DRAINING)
THESE AREAS ARE STILL 100% UNSUITABLE



RT 108 ACCESS

- UNSUITABLE AREAS
- 50% USABLE AREAS
- USABLE AREAS
- LEDGE

UNSUITABLE AREAS ARE DETERMINED IN ACCORDANCE WITH DURHAM ZONING ORDINANCE 175-56 C. AREAS MARKED AS UNSUITABLE GIVE NO CREDIT TOWARDS UNIT DENSITY, HOWEVER UNSUITABLE AREAS ARE NOT NECESSARILY UNDEVELOPABLE.

GOFFREY DIXON & SUZANNE YOUNG
103 DOVER ROAD
DURHAM, N.H.
SCRD 2556-522

GREG A. IMBRIE
93 BAGDAD ROAD
DURHAM, N.H.
SCRD 4605-287

MATTHEW ANCIL & MELANIE HARVEY
107 DOVER ROAD
DURHAM, N.H.
SCRD 4317-554

TM10, L8-5
YING SHI
121 DOVER ROAD
DURHAM, N.H.
SCRD 3669-184

TM10, L8-4
GOMBOSSY LIVING TRUST
115 DOVER ROAD
DURHAM, N.H.
SCRD 3592-584

BERNDTSON FAMILY REV TRUST
123 DOVER ROAD
DURHAM, N.H.
SCRD 1041-640

DURHAM EVANGELICAL CHURCH
114 DOVER ROAD
DURHAM, N.H.
SCRD 3435-417

GAIL J. KELLEY REV. TR.
11 GERRISH DRIVE
DURHAM, N.H.
SCRD 3801-31

TM10, L6-10
GAIL J. KELLEY REV. TR.
11 GERRISH DRIVE
DURHAM, N.H.
SCRD 3801-31

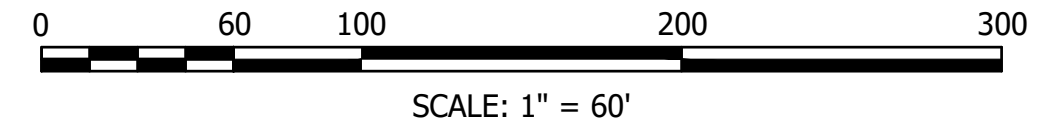
TM10, L6-9
MICHAEL P. & MOLLY P. WHITE
20 AMBLER WAY
DURHAM, N.H.
SCRD 4347-556

TM10, L6-8
PETER M. & KIMBERLY SWEETMAN
18 AMBLER WAY
DURHAM, N.H.
SCRD 3154-925

TM10, L6-7
BRYAN & MARY OLIVER
16 AMBLER WAY
DURHAM, N.H.
SCRD 2003-778

TM10, L6-61
DANIEL SHANK
3012 TULE AVE. APT 3214
FORT WORTH, TX 76116
SCRD 3445-410

TM10, L6-6
JUDITH K. GETCHEL
12 AMBLER WAY
DURHAM, N.H.
SCRD 2624-342



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SITE ANALYSIS PLAN FOR
THE CROSSINGS SUBDIVISION
MICHAEL & MARTHA MULHERN
91 BAGDAD RD
DURHAM NH 03824

OF PROPERTY LOCATED AT
91 BAGDAD ROAD
DURHAM, STRAFFORD COUNTY, NH
LAND OF: MICHAEL & MARTHA MULHERN

DEED BOOK 4095, PAGE 129
DURHAM TAX MAP 206, LOT 46 (PREVIOUSLY TAX MAP 10, LOT 8-8)
MADBURY TAX MAP 9, LOT 32

NO.	DATE	REVISION DESCRIPTION	ENG	DWG

DATE: 2022-09-13	PROJECT #: NM19063
ENG'D BY: MJS	DRAWN BY: MCS
CHECK'D BY: MJS	ARCHIVE #: H-___

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