

TOWN OF STANDISH  
NET RESIDENTIAL AREA CALCULATION WORKSHEET

Property owner \_\_\_\_\_ Subdivision Name \_\_\_\_\_

Location: \_\_\_\_\_ Tax map: \_\_\_\_ Lot: \_\_\_\_ Use separate sheet for bonus lot calculations if any.

**LAND USE DEVELOPMENT CODE**

§ 181-27 (6) Calculation of the maximum number of lots/units. A developer shall be allowed to reduce the lot area requirement in any residential development in accordance with the following procedures:

(a) The maximum number of lots or units to be permitted within any cluster residential development shall be determined by reducing the total area of the proposed development by 15%, for street rights-of-way, and by those areas deemed "land not suitable for development" as defined in § 181-92 of the Town's Subdivision Regulations, as may be amended from time to time. Unsuitable land includes such areas as rock outcrops, nonreclaimed gravel pits, wooded and freshwater wetlands, or due to configuration steepness of slope, subsurface conditions or other existing natural impediments. The remaining area shall be divided by the minimum lot area or maximum number of lots/units permitted. Any land area not considered a part of the 15% for street rights-of-way, "land not suitable for development" as defined in § 181-92 of the Town's Subdivision Regulations or part of a lot/unit shall be considered net residential acreage reserved as common area except that the net residential acreage reserved as common area may then be reduced pursuant Subsection D(6)(b) below.

§ 181-92. Land not suitable for development.

A. The Board shall not approve such portions of any proposed subdivision that:

(1) Are situated below sea level.

(2) Are located within the one-hundred-year frequency floodplain as identified by an authorized federal or state agency or, when such identification is not available, are located on floodplain soils identified and described in the National Cooperative Standard Soil Survey.

(3) Are located on land which must be filled or drained or on land created by diverting a watercourse, except that the Board may grant approval if a central sewage collection and treatment system is provided.

(4) Are determined to be freshwater wetlands, wetlands associated with great ponds or rivers, or forested wetlands.

B. In no instance shall the Board approve any part of a subdivision located on filled wetlands or filled or drained great ponds (natural body of water 10 acres or more in size).

**SUBMIT THIS WORKSHEET WITH SEPARATE PLAN SHOWING & QUANTIFYING ALL  
ITEMIZED AREAS LISTED BELOW. Show calculations on all subdivision preliminary and final plans.**

Total property Area: \_\_\_\_\_ Acres \_\_\_\_\_ Sq. Ft.

Item#	Description	Area acres	Area Sq. Ft.
1	15% Reduction	_____ Acres	_____ Sq. Ft.
2	Additional R.O.W. not part of #1	_____ Acres	_____ Sq. Ft.
3	Flood plain	_____ Acres	_____ Sq. Ft.
4	Wetlands	_____ Acres	_____ Sq. Ft.
5	Rock outcrops & Stream channels	_____ Acres	_____ Sq. Ft.
6	Slopes 20% or greater	_____ Acres	_____ Sq. Ft.
7	Non-reclaimed borrow pits	_____ Acres	_____ Sq. Ft.
8	Inaccessible Areas	_____ Acres	_____ Sq. Ft.
9	<u>Other Subjective Planning Board Call</u>	_____ Acres	_____ Sq. Ft.
TOTAL NET RESIDENTIAL AREA		_____ Acres	_____ Sq. Ft.

LOTS = NET AREA / MIN LOT SIZE PER ZONE DISTRICT = \_\_\_\_\_ / \_\_\_\_\_ = \_\_\_\_ LOTS

\_\_\_\_\_  
Signature

\_\_\_\_\_  
C.S.S. #

\_\_\_\_\_  
Date