



**AMBIT ENGINEERING, INC.** CIVIL ENGINEERS AND LAND SURVEYORS  
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11 June, 2019

Paul Rasmussen, Chair  
Town of Durham Planning Board  
8 Newmarket Road  
Durham, NH 03824

RECEIVED  
Town of Durham

JUN 11 2019

Planning, Assessing  
and Zoning

**RE: Minor Subdivision Application, 72 Piscataqua Road, Tax Map 11 Lots 29-0 & 31-15**

Dear Mr. Rasmussen:

At the request of Mr. Behrendt, and in the interest of confirming and clarifying the proposed lot configuration's compliance with the requirements of the Town of Durham Zoning Ordinance (DZO), I am submitting the following information.

The required lot dimensions, utilizing the standards outlined in the DZO, Article XX, 175-109.O-Porkchop Subdivision area as follows:

Minimum Area	Each lot: 80,000 sq.ft.	Average, all lots: 120,000 sq.ft.
Minimum Frontage	Each lot: 50 feet	Average, all lots: 125 feet

DZO Article XIII, 175-64-Use of Wetlands in Calculating Lot Area and Density states that *"No areas of surface water, wetlands or areas designated as very poorly drained, poorly drained, or somewhat poorly drained soil located within the WCOD may be used to satisfy minimum lot sizes or the minimum usable area per dwelling unit requirement."*

In order to negate the necessity for the delineation of somewhat poorly drained areas within the WCOD on the subject parcels, I have calculated the area of each lot *outside* the WCOD to show that the proposed layout is in compliance.

Proposed Lot 11/29-0	Area outside the WCOD: 115,314 sq.ft.
Proposed Lot 11/31-15	Area outside the WCOD: 165,788 sq.ft.
Average of all lots	Area outside the WCOD: 140,551 sq.ft.

I have also attached a reduced size copy of a worksheet showing the areas outside the WCOD on each lot for clarity, the area outside the WCOD on Proposed Lot 11/29-0 is shaded in purple, with the area outside the WCOD on Proposed Lot 11/31-15 shaded in green.

The proposed configuration also meets the requirements as they pertain to frontage, with the proposed dimensions being as follows:

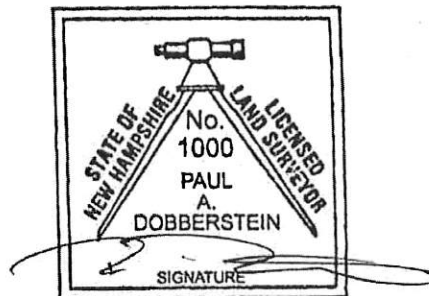
Proposed Lot 11/29-0	173'± (94'± northwest of Lot 11/28-1, 78.96' southwest of Lot 11/28-2)
Proposed Lot 11/31-15	755.99' (160.24' on Riverview Road, 595.75' on Piscataqua Road)
Average of all lots	464.49'

I look forward to the opportunity to answer the Board's questions and address any concerns at the June 12, 2019 meeting.

Sincerely,



Paul Dobberstein, LLS  
Ambit Engineering, Inc.



Attachment: Reduced copy of lot area worksheet dated 6/11/2019

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