

ZONING

270 Attachment 2

Town of Haddam

**Table II
Adjusted Area Calculations**

Line	Column A	Column B
1.	GA _____ (x) 15% = Acres (Note: The 15% deduction is used to compensate for road and utility rights-of-way, storm water retention easements; odd shaped lots created by road design and topography usually found in single family developments.)	_____ Acres
2.	Acres of soil generally not suitable for on-site septic systems =	_____ Acres
3.	50% x _____ acres of soil with significant limitations for on-site septic systems = (Note: A review of subdivisions in soils with this classification indicates that a minimum of two times the minimum lot area is required to find an acceptable location for on-site sewage disposal systems.)	_____ Acres
4.	Total of Line 1B _____ + Line 2B _____ + Line 3B _____ = Acres Acres Acres	_____ Acres
5.	GA _____ (-) Line 4B _____ = Acres Acres	_____ Acres "Buildable Area"
6.	Line 2B + Line 3B = _____ x 25% = Acres (Note: A review of approved subdivision indicates that up to 25% of a lot can be "unbuildable" and still meet all requirements for subdivision approval.)	_____ Acres
7.	GA _____ (-) Line 4B _____ + 6B _____ = Acres Acres Acres	_____ Acres ¹ "Adjusted Area"

GA = Gross Area

¹ Line 7B cannot be more than 25% larger than the buildable area (Line 5B).