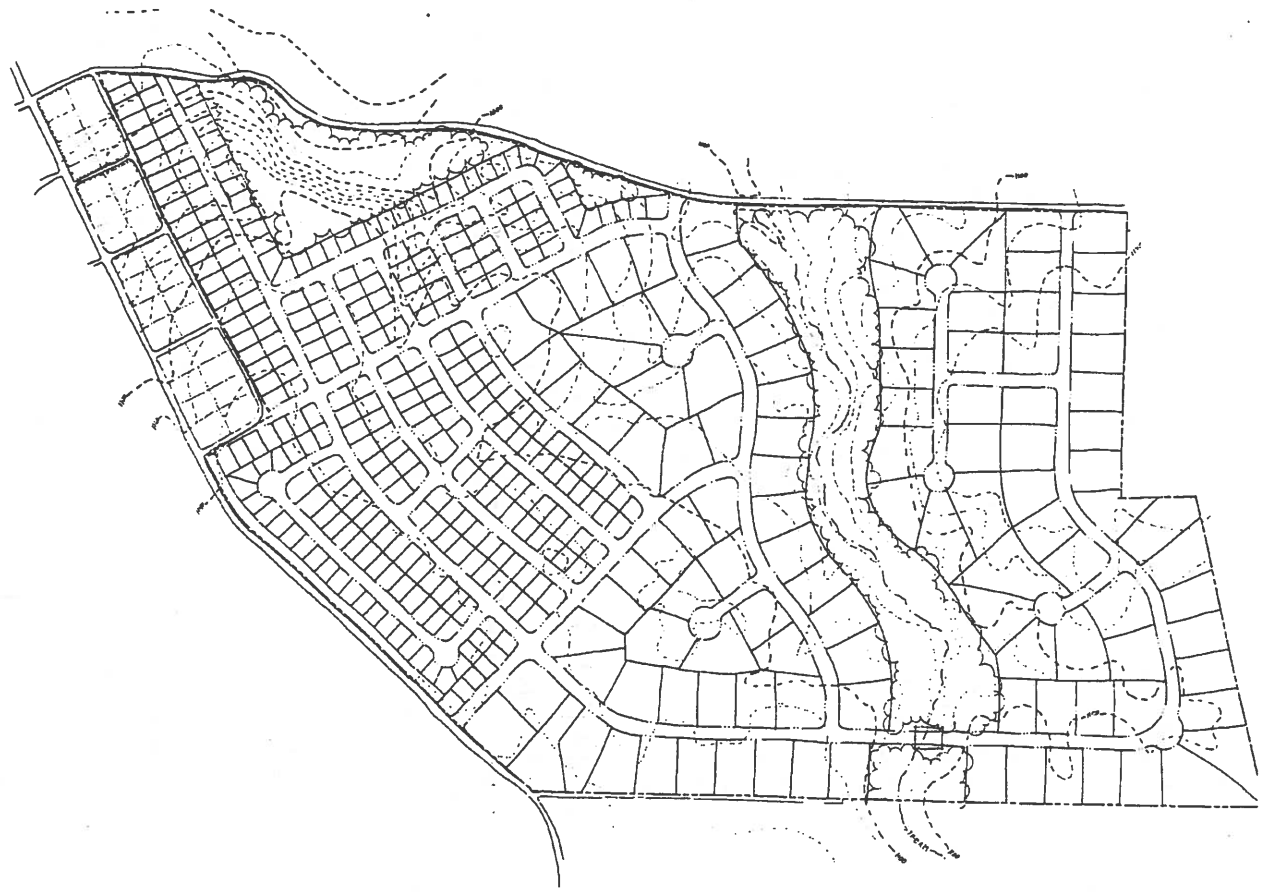
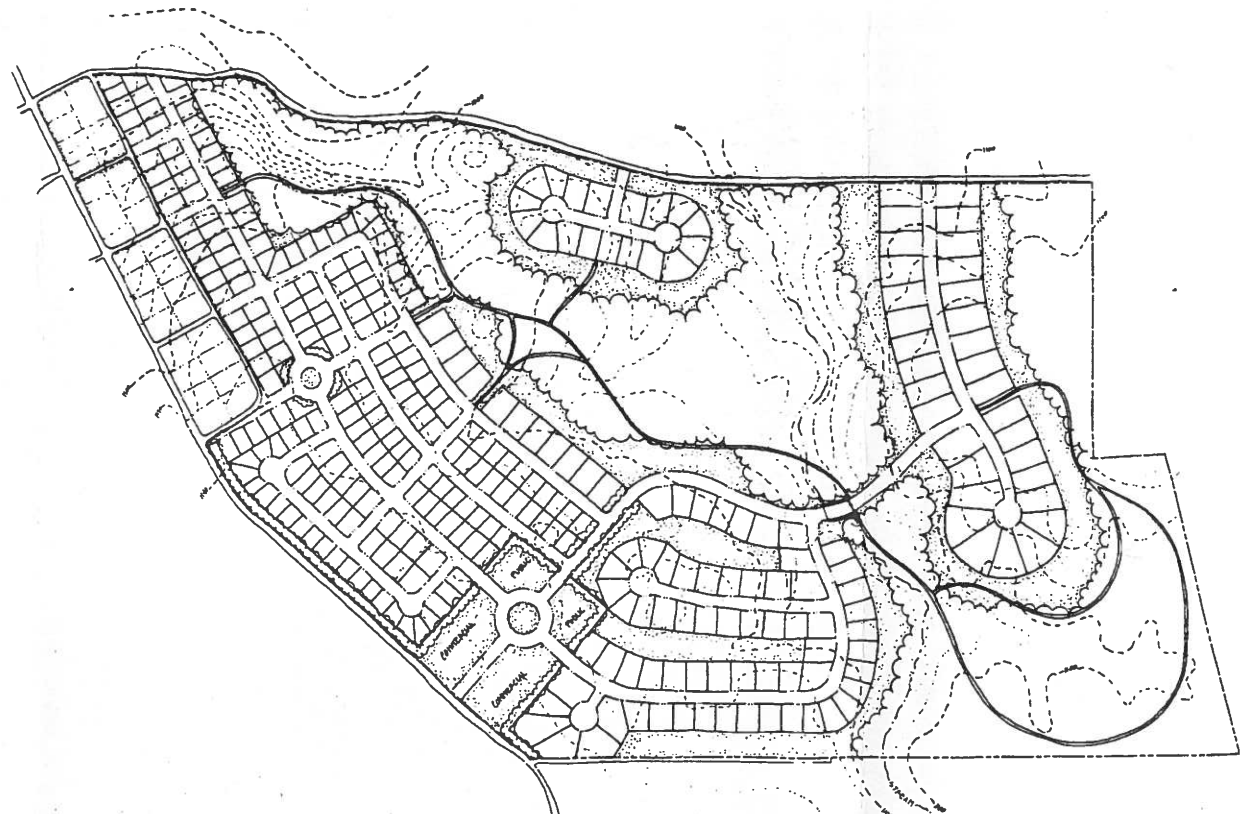


Traditional Approach

The traditional approach presented in the case study follows a typical subdivision design philosophy. The western half of the site is to be served by central sewers and as a result, has a density of 6.0 units per acre. The balance of the site is designed with on-site utilities with a minimum lot size of 1.0 acres. The result is a development consisting of 417 lots with 55 acres of greenspace (due to slope and stream corridor).

Outcomes

- 216 acres
- 417 lots
- 1.6 units/acre gross density
- 42 acres roadways
- 55 acres greenspace



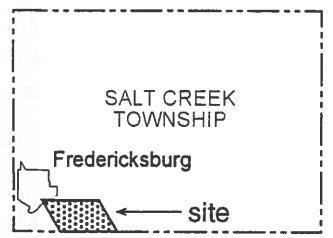
Preferred Approach

The preferred approach presented in the case study follows a more creative attempt at designing the development in line with physical characteristics and to preserve greenspace. The density ranges from 6.0 units per acre to about 0.5 units per acre. The layout transitions from the higher density village center to farmland on the east. The western half is served by central sewer and the eastern half is served by on-site systems with combined lleachfields in greenspace reserves. The result is a development consisting of 321 lots with 141 acres of greenspace.

Outcomes

- 216 acres
- 321 lots
- 1.2 units/acre gross density
- 32 acres roadways
- 141 acres greenspace

Land Use Plan Case Study



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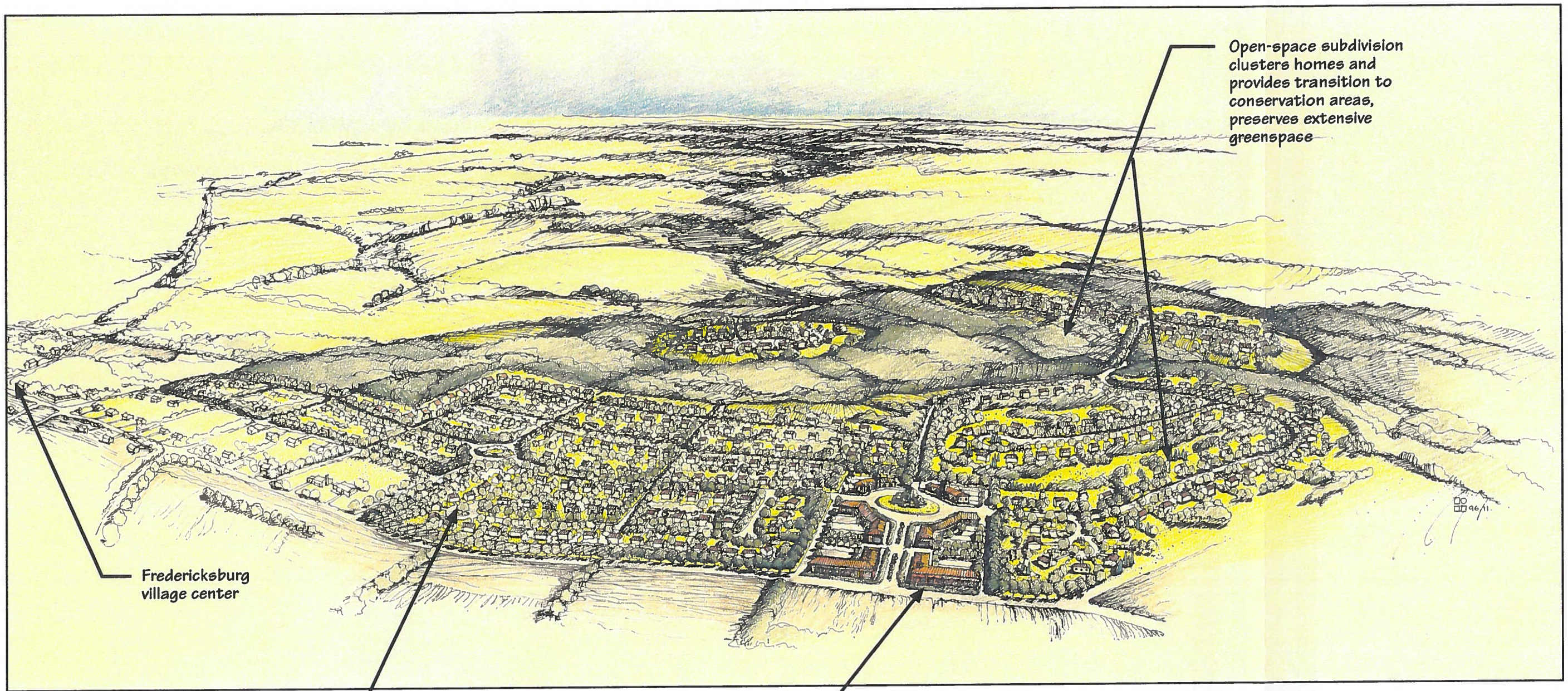
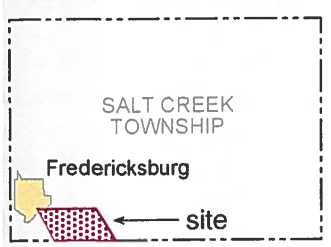


Land Use Plan Case Study



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