

Assumption: 32 acres of typical land in R-4 Zoning District, average road coverage and MSD drainage requirements.

Conventional Subdivision:

Total Land Area	32.00 Acres
Land in ROW or MSD Drainage	8.0 Acres (25% of total area)
Land in Undevelopable Area	3.2 Acres (10% of total area)
Area for Lot Development	20.8 Acres (32-8.0-3.2=20.8)
Number of Lots	100 Lots (20.8x43,560/9000=100.672)

30% Net Conservation Area (Gross 40%)

Total Land Area	32 Acres
Land in ROW or MSD Drainage	6.4 Acres (20% of total area)
Net Conservation Area	9.6 Acres (30% of total area)
Land in Undevelopable Area	1.6 Acres (50% of undevelopable area)
Other ineligible area for conservation	1.6 Acres (5% of total area)
Area for Lot Development	12.8 Acres (32-6.4-9.6-1.6-1.6=12.8)
Number of Lots	123 Lots (12.8x43,560/4500=123.904)

40% Net Conservation Area (Gross 50%)

Total Land Area	32 Acres
Land in ROW or MSD Drainage	5.76 Acres (18% of total area)
Net Conservation Area	12.8 Acres (40% of total area)
Land in Undevelopable Area	1.6 Acres (50% of undevelopable area)
Other ineligible area for Conservation	1.6 Acres (5% of total area)
Area for Lot Development	10.24 Acres (32-5.76-12.8-1.6-1.6=10.24)
Number of Lots	99 Lots (10.24x43,560/4500=99.12)

50% Net Conservation Area (Gross 60%)

Total Land Area	32 Acres
Land in ROW or MSD Drainage	5.12 Acres (16% of total area)
Net Conservation Area	16.0 Acres (50% of total area)
Land in Undevelopable Area	1.6 Acres (50% of undevelopable area)
Other ineligible area for conservation	1.6 Acres (5% of total area)
Area for Lot Development	7.68 Acres (32-5.12-16-1.6-1.6=7.68)
Number of Lots	74 Lots (12.8x43,560/4500=74.34)