

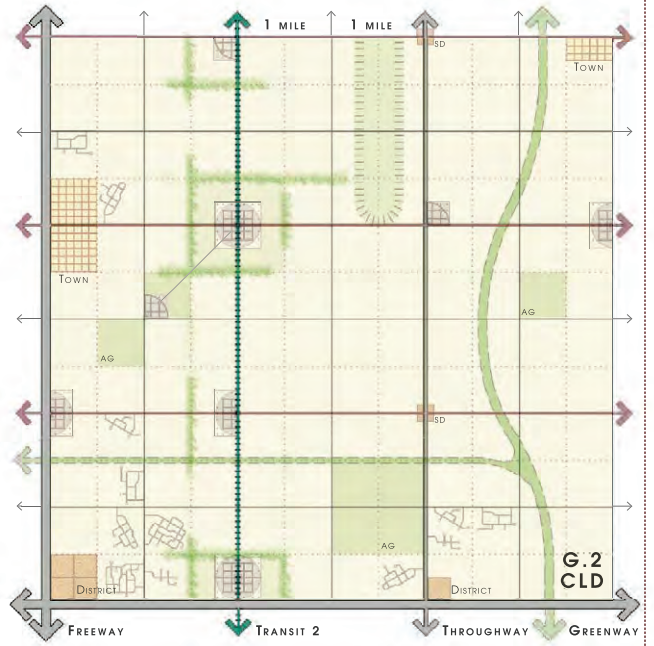
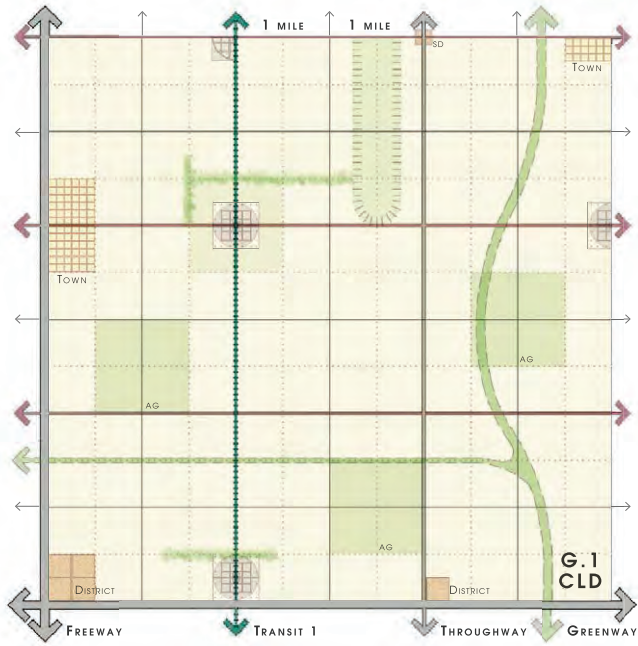
RESTRICTED GROWTH SECTOR

G.1

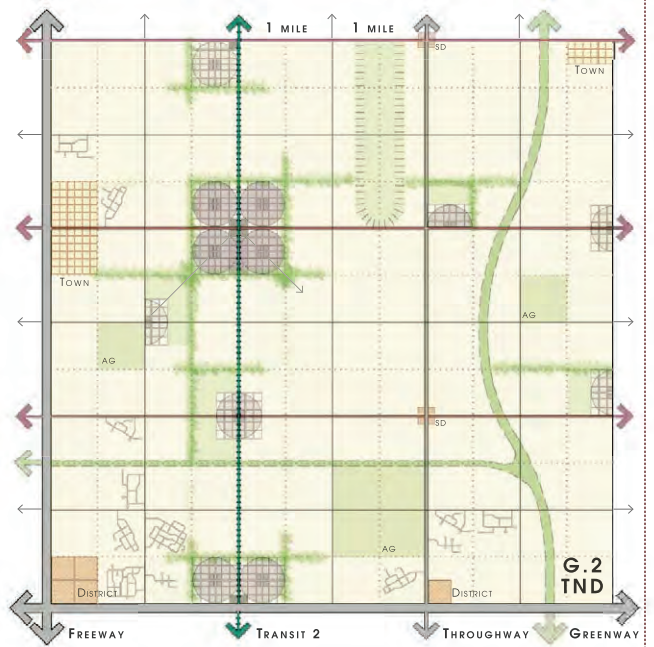
CONTROLLED GROWTH SECTOR

G.2

CLD



TND

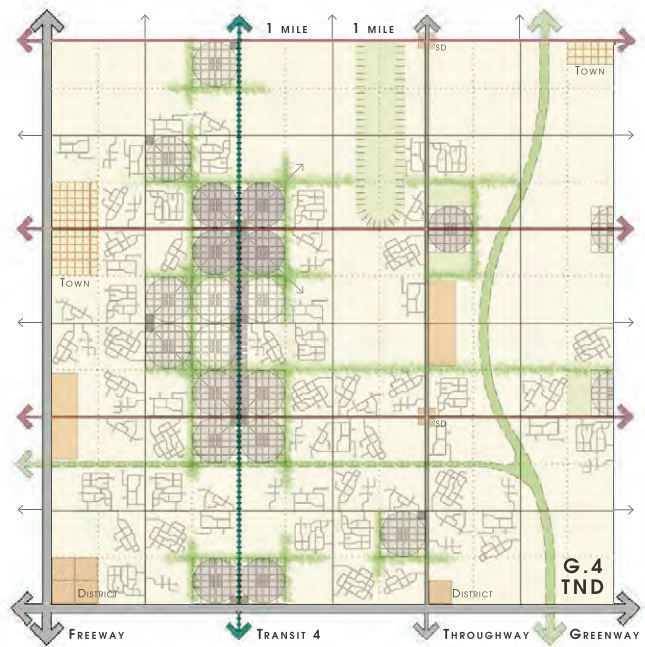
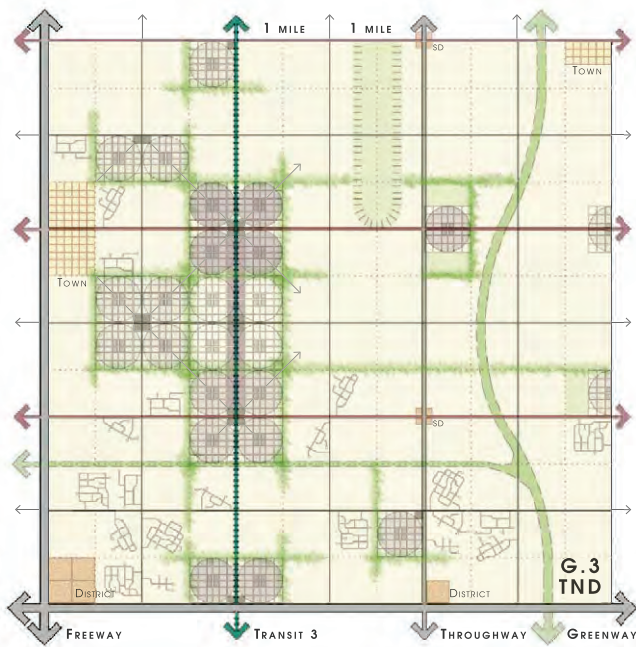


RCD

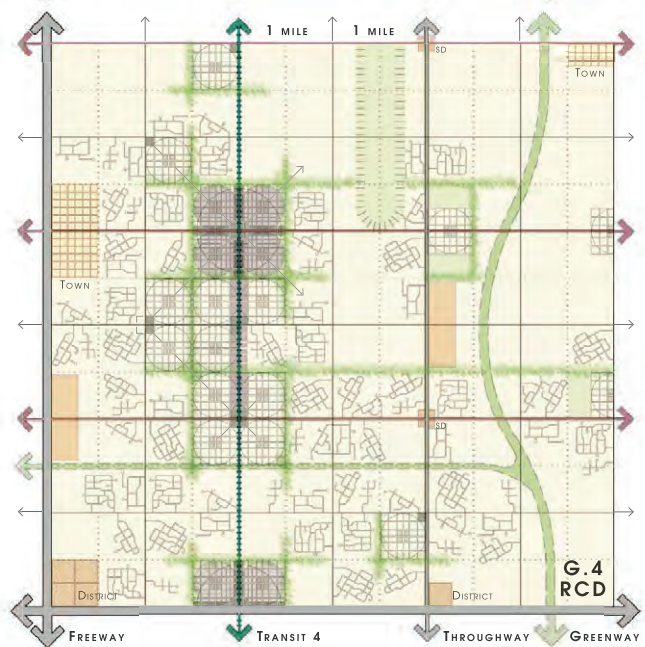
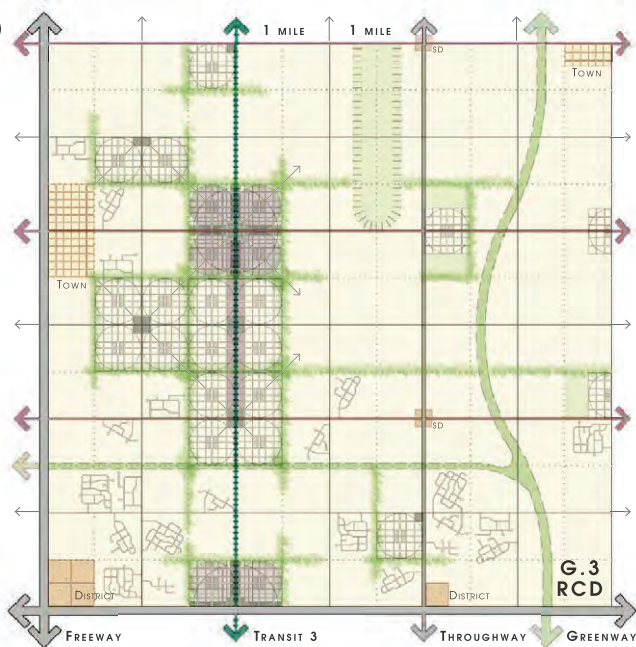


CLD

TND



RCD



LAND ALLOCATION

RURAL CONDITIONS

ASSUMPTIONS USED BY CRABTREE GROUP ARE NOTED IN RED

SCALE OF SECTOR

SETTLEMENT:
UNIT INTENSITY

LAND:
URBAN - to - OPEN RATIO

GROWTH CONDITION / LEVEL OF URBANIZATION

G.1 CLD
G.2 CLD or TND

1:12 1:16 1:20 1:24 1:30 1:40

LOCAL CHARACTERISTICS

ECOLOGICAL / CLIMATIC CONSTRAINTS
LAND PATTERN & ECONOMIES
INFRASTRUCTURE
REGIONAL VERNACULARS

EXAMPLE:
SELECTED RATIO



LOCAL DENSITY CALIBRATION

BASE DENSITY (ASSUME 640 AC. PARCEL) INCENTIVE

PROPOSED DENSITY

VESTED LAND PARCEL VESTED RIGHT

EXAMPLE:
FIXED SIZE

(DU/AC)	GROSS	NET DEV.	DU	INCENTIVE	PROPOSED DENSITY
1:2	0.5 640 ac.	360 Ac.	180	1.67 x VESTED DU	300 7.5
				2.00 x VESTED DU	360 9.0
				2.50 x VESTED DU	450 11.0
1:5	640 ac.	360 Ac.	72	2.50 x VESTED DU	180 4.5
				3.00 x VESTED DU	216 5.5
1:10	640 ac.	360 Ac.	36	3.00 x VESTED DU	108 <4.0

40 ac.
40 ac.
40 ac.
40 ac.
40 ac.

SCALE OF COMMUNITY UNIT

AVG. DENSITY (URBANIZED AREA)

4.0 5.0 6.0 7.0 8.0 9.0 10.0 11.0
DU/AC DU/AC DU/AC DU/AC DU/AC DU/AC DU/AC

SIZE (URBANIZED AREA) RANGE	MEDIAN	BLOCKS (NUMBER)	4.0 DU/AC	5.0 DU/AC	6.0 DU/AC	7.0 DU/AC	8.0 DU/AC	9.0 DU/AC	10.0 DU/AC	11.0 DU/AC
8 to 12 ac.	10 ac.	4	40 DU	50 DU	60 DU	70 DU	80 DU	90 DU	100 DU	110 DU
10 to 15 ac.	12 ac.	5	48 DU	60 DU	72 DU	84 DU	96 DU	108 DU	120 DU	132 DU
12 to 20 ac.	18 ac.	6	72 DU	90 DU	108 DU	126 DU	144 DU	162 DU	180 DU	198 DU
16 to 30 ac.	24 ac.	8	DU	DU	DU	DU	DU	DU	DU	DU
24 to 36 ac.	30 ac.	10	DU	DU	DU	DU	DU	DU	DU	DU
30 to 40 ac.	35 ac.	12	DU	DU	DU	DU	DU	DU	DU	DU
32 to 48 ac.	40 ac.	16	DU	DU	DU	280 DU	320 DU	DU	DU	DU