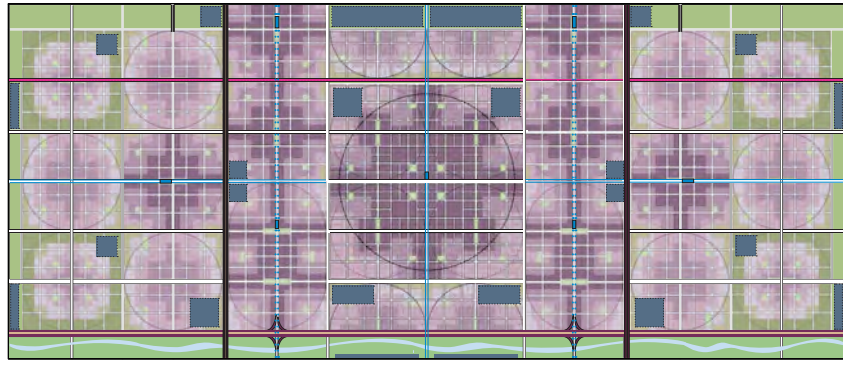


← 1 MILE →

SETTLEMENT



CENTER (RETAIL SF)

URBAN TOWN/RCD

1,920 AC

DOWNTOWN DISTRICT

250,000 SF

TOWN/TOD

640/160/40 AC

MAIN STREET

150,000 SF

TOWN/TND

480/80/30 AC

MAIN STREETS SHOPS

80,000 SF

VILLAGE/TND

320/80/40 AC

NEIGHBORHOOD SHOPS

30,000 SF

HAMLET/TND

160/80 AC

CORNER STORES

5,000 SF

HAMLET/CLD

80 AC

CORNER CONVENIENCE

2,000 SF

AG HAMLET/CAS

40 AC

AG SERVICE

1,000 SF

AG CLUSTER/CAS

30 AC

SEASONAL SHEDS

1,000 SF

CROSSROAD

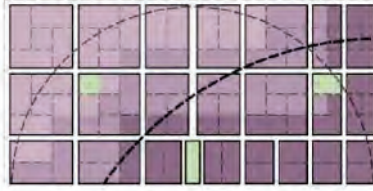
16 AC

CORNER CONVENIENCE

1,000 SF

COMMUNITY UNITS: RCD

T-Zone	Developed	80.0 ac at 16.0 eru/ac	1,280 eru (gross)
Range	Block Area	64.0 ac (0.8 factor)	
T.1	0%	0.0 ac	Lots
T.2	0%	0.0 ac at 4.4 eru/ac	0 eru 7,500 sf
T.3	0%	0.0 ac at 6.0 eru/ac	0 eru 5,500
T.4	25%	16.0 ac at 12.0 eru/ac	192 eru 4,000
T.5	25%	16.0 ac at 18.0 eru/ac	288 eru 2,750
T.6	50%	32.0 ac at 25.0 eru/ac	800 eru N.A.
			1,280 eru



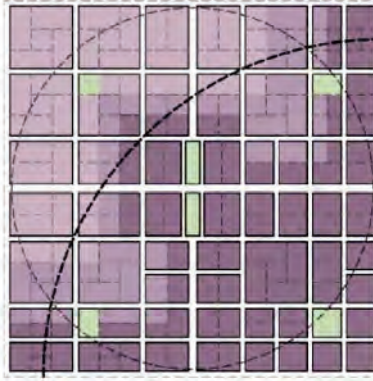
80 Ac Dev.

GRAPHIC SYMBOLS

T.1	
T.2	
T.3	
T.4	
T.5	
T.6	

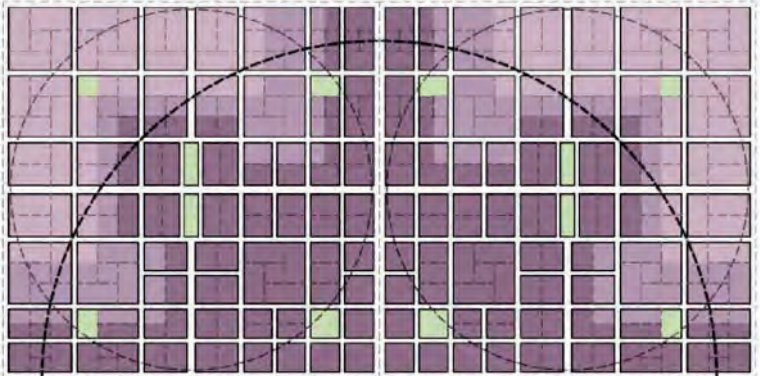
10 MINUTE WALK
1/2 MILE

T-Zone	Developed	160.0 ac at 16.0 eru/ac	2,560 eru (gross)
Range	Block Area	128.0 ac (0.8 factor)	
T.1	0%	0.0 ac	Lots
T.2	0%	0.0 ac at 4.5 eru/ac	0 eru 7,500 sf
T.3	0%	0.0 ac at 6.0 eru/ac	0 eru 5,500
T.4	25%	32.0 ac at 12.0 eru/ac	384 eru 4,000
T.5	25%	32.0 ac at 18.0 eru/ac	576 eru 2,750
T.6	50%	64.0 ac at 25.0 eru/ac	1,600 eru N.A.
			2,560 eru



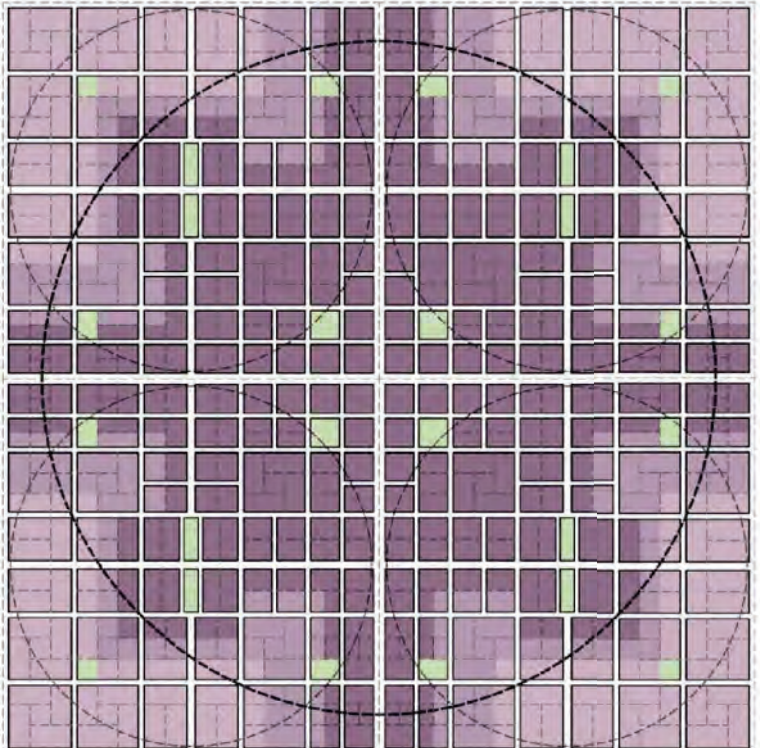
160 Ac Dev.

T-Zone	Developed	320.0 ac at 16.0 eru/ac	5,120 eru (gross)
Range	Block Area	256.0 ac (0.8 factor)	
T.1	0%	0.0 ac	Lots
T.2	0%	0.0 ac at 4.5 eru/ac	0 eru 7,500 sf
T.3	0%	0.0 ac at 6.0 eru/ac	0 eru 5,500
T.4	25%	64.0 ac at 12.0 eru/ac	768 eru 4,000
T.5	25%	64.0 ac at 18.0 eru/ac	1,152 eru 2,750
T.6	50%	128.0 ac at 25.0 eru/ac	3,200 eru N.A.
			5,120 eru



320 Ac Dev.

T-Zone	Developed	640.0 ac at 16.0 eru/ac	10,240 eru (gross)
Range	Block Area	512.0 ac (0.8 factor)	
T.1	0%	0.0 ac	Lots
T.2	0%	0.0 ac at 4.5 eru/ac	0 eru 7,500 sf
T.3	0%	0.0 ac at 6.0 eru/ac	0 eru 5,500
T.4	25%	128.0 ac at 12.0 eru/ac	1,536 eru 4,000
T.5	25%	128.0 ac at 18.0 eru/ac	2,304 eru 2,750
T.6	50%	256.0 ac at 25.0 eru/ac	6,400 eru N.A.
			10,240 eru



640 Ac Dev.

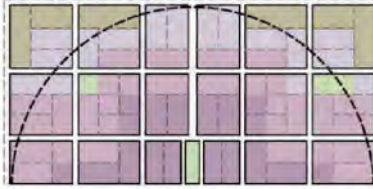
COMMUNITY UNITS: TND

T-Zone	Developed	80.0 ac at	6.5 du/ac	520 du (gross)
Range	Block Area	64.0 ac	(0.8 factor)	
T.1	0%	0.0 ac		Lots
T.2	10%	6.4 ac at	4.5 du/ac	28 du 7,500 sf
T.3	25%	16.0 ac at	6.0 du/ac	96 du 5,500
T.4	40%	25.6 ac at	8.0 du/ac	205 du 4,000
T.5	25%	16.0 ac at	12.0 du/ac	192 du 2,750
T.6	0%	0.0 ac		
520 du				

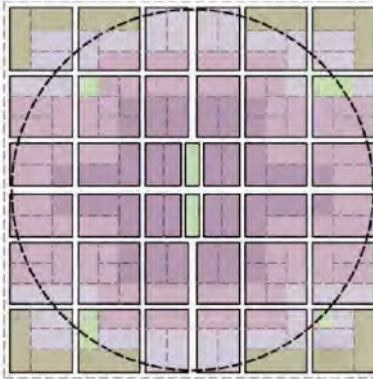
T-Zone	Developed	160.0 ac at	6.5 du/ac	1,048 du (gross)
Range	Block Area	128.0 ac	(0.8 factor)	
T.1	0%	0.0 ac		Lots
T.2	10%	12.8 ac at	4.5 du/ac	58 du 7,500 sf
T.3	25%	32.0 ac at	6.0 du/ac	193 du 5,500
T.4	40%	51.2 ac at	8.0 du/ac	412 du 4,000
T.5	25%	32.0 ac at	12.0 du/ac	385 du 2,750
T.6	0%	0.0 ac		
1,048 du				

T-Zone	Developed	320.0 ac at	6.5 du/ac	2,095 du (gross)
Range	Block Area	256.0 ac	(0.8 factor)	
T.1	0%	0.0 ac		Lots
T.2	10%	25.6 ac at	4.5 du/ac	116 du 7,500 sf
T.3	25%	64.0 ac at	6.0 du/ac	387 du 5,500
T.4	40%	102.4 ac at	8.0 du/ac	824 du 4,000
T.5	25%	64.0 ac at	12.0 du/ac	768 du 2,750
T.6	0%	0.0 ac		
2,095 du				

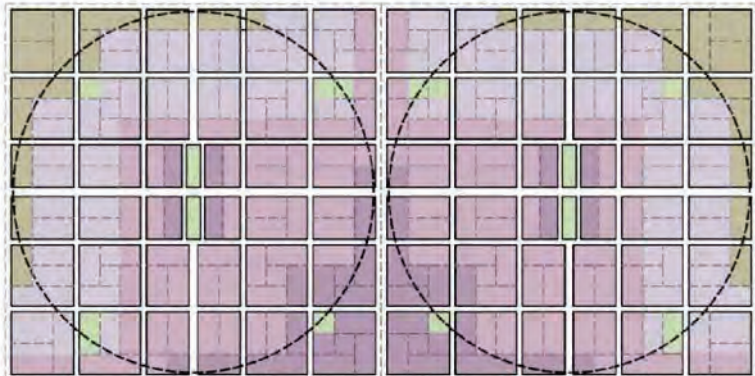
T-Zone	Developed	640.0 ac at	6.5 du/ac	4,190 du (gross)
Range	Block Area	512.0 ac	(0.8 factor)	
T.1	0%	0.0 ac		Lots
T.2	10%	51.2 ac at	4.5 du/ac	233 du 7,500 sf
T.3	25%	128.0 ac at	6.0 du/ac	774 du 5,500
T.4	40%	204.8 ac at	8.0 du/ac	1,647 du 4,000
T.5	25%	128.0 ac at	12.0 du/ac	1,536 du 2,750
T.6	0%	0.0 ac		
4,190 du				



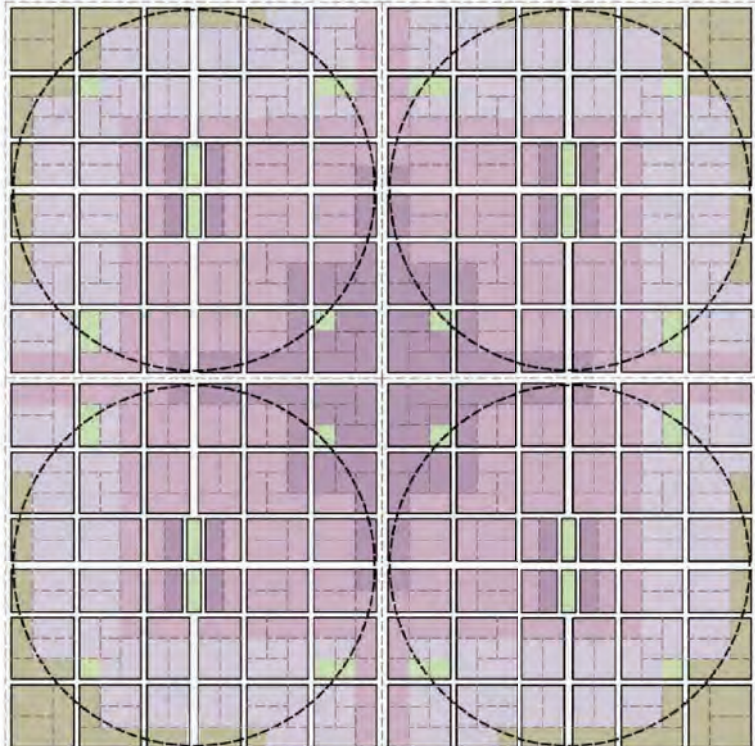
80 Ac Dev.



160 Ac Dev.



320 Ac Dev.



640 Ac Dev.

GRAPHIC SYMBOLS

T.1	
T.2	
T.3	
T.4	
T.5	
T.6	

10 MINUTE WALK
1/2 MILE

COMMUNITY UNITS: CLD

T-Zone Range	Developed Block Areas	12.0 ac at 4.7 du/ac	56 du (gross)
T.1	0%	0.0 ac	Lots
T.2 50% min.	50%	4.8 ac at 4.5 du/ac	22 du 7,500 sf
T.3 10-30%	20%	1.9 ac at 6.0 du/ac	12 du 5,500
T.4 20-40%	30%	2.9 ac at 8.0 du/ac	23 du 4,000
T.5	0%	0.0 ac	
T.6	0%	0.0 ac	
56 du			



GRAPHIC SYMBOLS

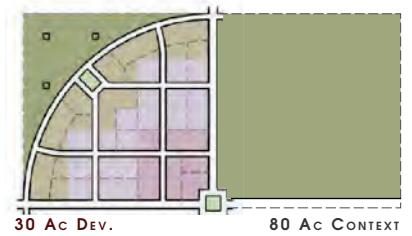
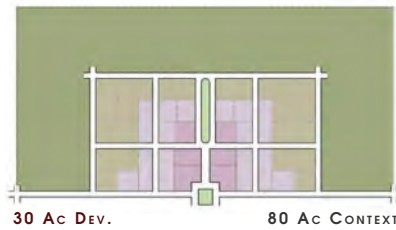
T.1	Color
T.1	Lightest green
T.2	Light green
T.3	Medium green
T.4	Dark green
T.5	Very dark green
T.6	Black



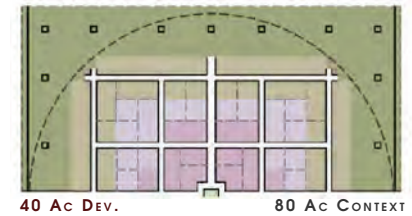
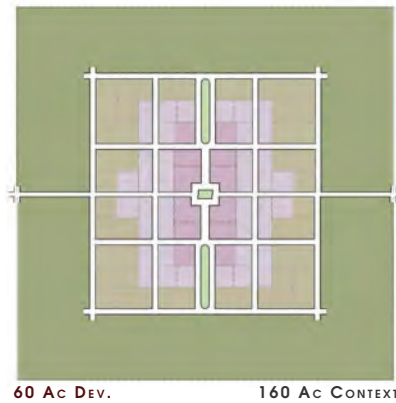
T-Zone Range	Developed Block Areas	20.0 ac at 4.7 du/ac	94 du (gross)
T.1	0%	0.0 ac	Lots
T.2 50% min.	50%	8.0 ac at 4.5 du/ac	36 du 7,500 sf
T.3 10-30%	20%	3.2 ac at 6.0 du/ac	19 du 5,500
T.4 20-40%	30%	4.8 ac at 8.0 du/ac	39 du 4,000
T.5	0%	0.0 ac	
T.6	0%	0.0 ac	
94 du			



T-Zone Range	Developed Block Areas	30.0 ac at 4.7 du/ac	140 du (gross)
T.1	0%	0.0 ac	Lots
T.2 50% min.	50%	12.0 ac at 4.5 du/ac	54 du 7,500 sf
T.3 10-30%	20%	4.8 ac at 6.0 du/ac	29 du 5,500
T.4 20-40%	30%	7.2 ac at 8.0 du/ac	57 du 4,000
T.5	0%	0.0 ac	
T.6	0%	0.0 ac	
140 du			



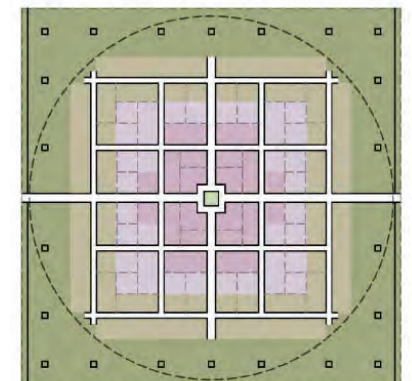
T-Zone Range	Developed Block Areas	40.0 ac at 4.7 du/ac	187 du (gross)
T.1	0%	0.0 ac	Lots
T.2 50% min.	50%	16.0 ac at 4.5 du/ac	72 du 7,500 sf
T.3 10-30%	20%	6.4 ac at 6.0 du/ac	39 du 5,500
T.4 20-40%	30%	9.6 ac at 8.0 du/ac	76 du 4,000
T.5	0%	0.0 ac	
T.6	0%	0.0 ac	
187 du			



T-Zone Range	Developed Block Areas	60.0 ac at 4.7 du/ac	281 du (gross)
T.1	0%	0.0 ac	Lots
T.2 50% min.	50%	24.0 ac at 4.5 du/ac	108 du 7,500 sf
T.3 10-30%	20%	9.6 ac at 6.0 du/ac	58 du 5,500
T.4 20-40%	30%	14.4 ac at 8.0 du/ac	115 du 4,000
T.5	0%	0.0 ac	
T.6	0%	0.0 ac	
281 du			

60 Ac Dev. 160 Ac Context

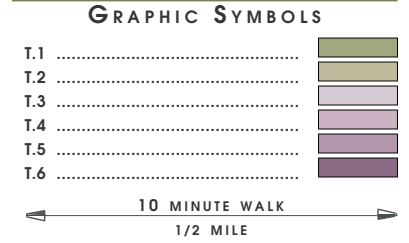
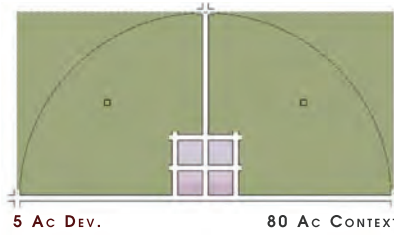
T-Zone Range	Developed Block Areas	80.0 ac at 4.7 du/ac	376 du (gross)
T.1	0%	0.0 ac	Lots
T.2 50% min.	50%	32.0 ac at 4.5 du/ac	144 du 7,500 sf
T.3 10-30%	20%	12.8 ac at 6.0 du/ac	77 du 5,500
T.4 20-40%	30%	19.2 ac at 8.0 du/ac	154 du 4,000
T.5	0%	0.0 ac	
T.6	0%	0.0 ac	
376 du			



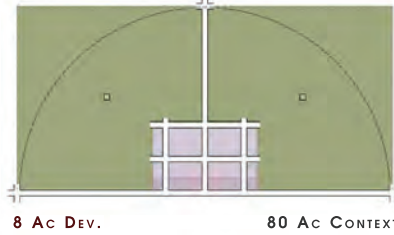
80 Ac Dev. 160 Ac Context

COMMUNITY UNITS: CAS

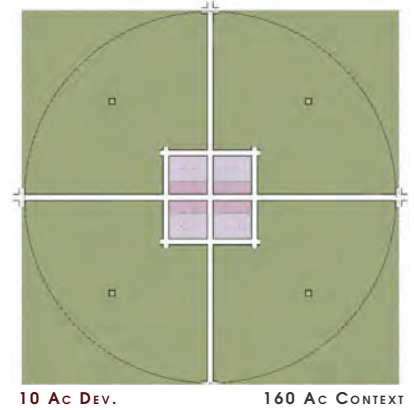
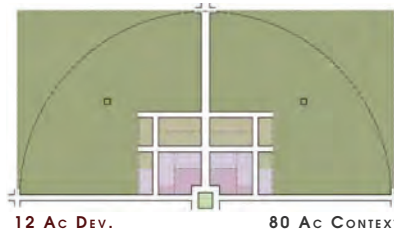
T-Zone	Developed	5.0 ac at 4.0 du/ac	20 du	(gross)
Range	Block Areas	4.0 ac	(0.8 factor)	
T.1	0%	0.0 ac		Lots
T.2	0%	0.0 ac		
T.3	Variable	75%	3.0 ac at 4.0 du/ac	12 du 8,000 sf
T.4	Variable	25%	1.0 ac at 8.0 du/ac	8 du 4,500 sf
T.5	0%	0.0 ac		
T.6	0%	0.0 ac		
20 du				



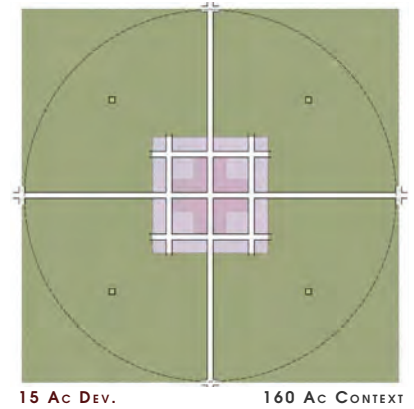
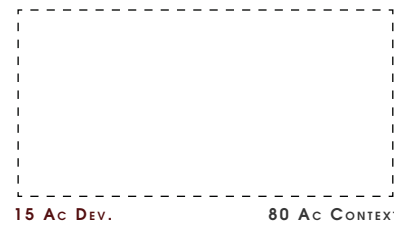
T-Zone	Developed	8.0 ac at 4.0 du/ac	32 du	(gross)
Range	Block Areas	6.4 ac	(0.8 factor)	
T.1	0%	0.0 ac		Lots
T.2	0%	0.0 ac		
T.3	Variable	75%	4.8 ac at 4.0 du/ac	20 du 8,000 sf
T.4	Variable	25%	1.6 ac at 8.0 du/ac	12 du 4,500 sf
T.5	0%	0.0 ac		
T.6	0%	0.0 ac		
32 du				



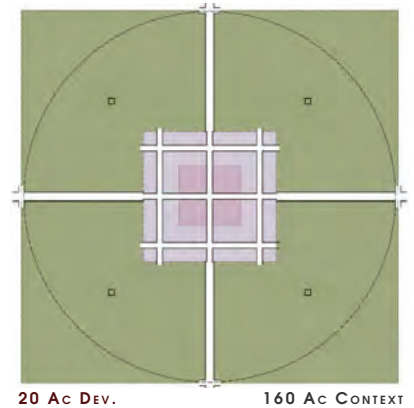
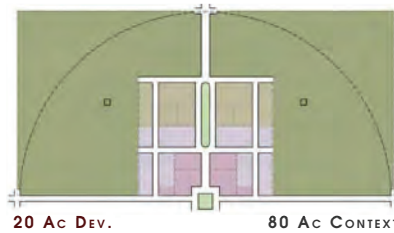
T-Zone	Developed	10.0 ac at 4.2 du/ac	42 du	(gross)
Range	Block Areas	8.0 ac	(0.8 factor)	
T.1	0%	0.0 ac		Lots
T.2	0%	0.0 ac		
T.3	Variable	70%	5.6 ac at 4.0 du/ac	22 du 8,000 sf
T.4	Variable	30%	2.4 ac at 8.0 du/ac	20 du 4,500 sf
T.5	0%	0.0 ac		
T.6	0%	0.0 ac		
42 du				



T-Zone	Developed	15.0 ac at 4.2 du/ac	62 du	(gross)
Range	Block Areas	12.0 ac	(0.8 factor)	
T.1	0%	0.0 ac		Lots
T.2	0%	0.0 ac		
T.3	Variable	72%	8.6 ac at 4.0 du/ac	34 du 8,000 sf
T.4	Variable	28%	3.4 ac at 8.0 du/ac	28 du 4,500 sf
T.5	0%	0.0 ac		
T.6	0%	0.0 ac		
62 du				



T-Zone	Developed	20.0 ac at 4.0 du/ac	78 du	(gross)
Range	Block Areas	16.0 ac	(0.8 factor)	
T.1	0%	0.0 ac		Lots
T.2	0%	0.0 ac		
T.3	Variable	80%	12.8 ac at 4.0 du/ac	52 du 8,000 sf
T.4	Variable	20%	3.2 ac at 8.0 du/ac	26 du 4,500 sf
T.5	0%	0.0 ac		
T.6	0%	0.0 ac		
78 du				



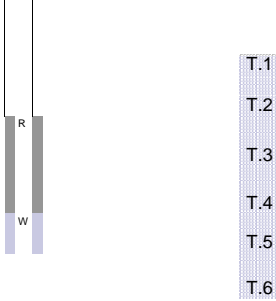
SUMMARY OF COMMUNITY UNITS

CAS

CONSOLIDATED AGRICULTURE SETTLEMENT

Settlement Type Correlation

Ag Cluster (< 5 AC)
Ag Hamlet (> 5 AC)



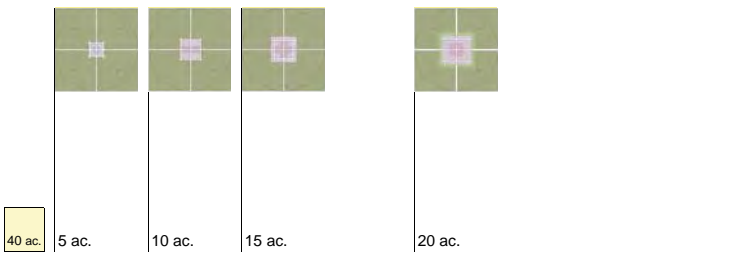
Developed Area

5 ac. (min) - 20 ac. (max)

	Sectors				
	G.1	G.2	G.3	G.4	G.5
T.1					
T.2					
T.3	Variable				
T.4	Variable				
T.5					
T.6					

Ped Sheds

Short 660 ft. Standard 1,320 ft.

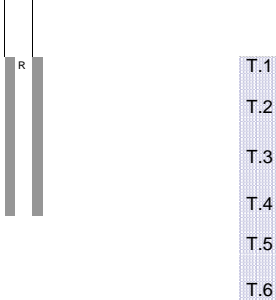


CLD

CLUSTERED LAND DEVELOPMENT

Settlement Type Correlation

Cluster (< 20 AC)
Hamlet (> 20 AC)



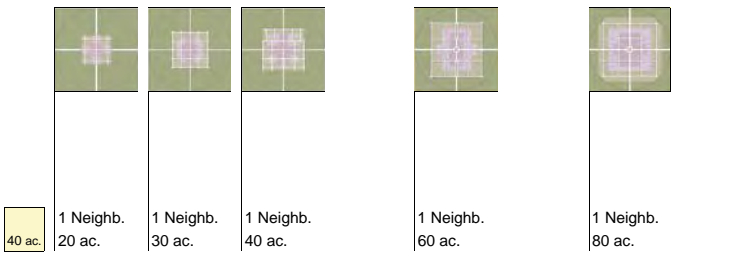
Developed Area

20 ac. (min) - 80 ac. (max)

	Sectors				
	G.1	G.2	G.3	G.4	G.5
T.1	50% min.	50% min.			
T.2					
T.3	20% - 40%	20% - 40%			
T.4	10% - 30%	10% - 30%			
T.5					
T.6					

Ped Sheds

Standard 1,320 ft.

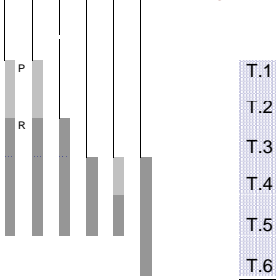


TND

TRADITIONAL NEIGHBORHOOD DEVELOPMENT

Settlement Type Correlation

Village TND
Neighborhood TND
Town TND
Urban Neighborhood TND
Quartier
Urban Village TOD



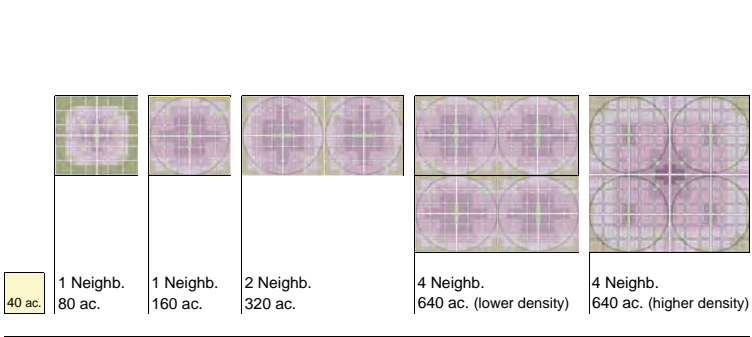
Developed Area

80 ac. (min) - 160 ac. (max)

	Sectors				
	G.1	G.2	G.3	G.4	G.5
T.1					
T.2		No min.	No min.		
T.3		10% - 30%	10% - 30%	Variable	Variable
T.4		30% - 60%	30% - 60%	Variable	Variable
T.5		10% - 30%	10% - 30%	Variable	Variable
T.6					

Ped Sheds

Standard 1,320 ft. Linear 1,320 ft.

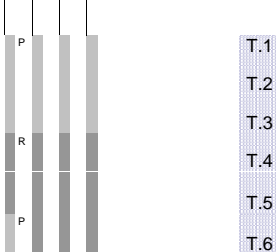


RCD

REGIONAL CENTER DEVELOPMENT

Settlement Type Correlation

Urban Neighborhood RCD
Urban Village RCD
Urban Town RCD
City RCD + TND



Developed Area

80 ac. (min) - 640 ac. (max)

	Sectors				
	G.1	G.2	G.3	G.4	G.5
T.1					
T.2					
T.3					
T.4			10% - 30%	Variable	Variable
T.5			10% - 30%	Variable	Variable
T.6			40% - 80%	Variable	Variable

Ped Sheds

Standard 1,320 ft. Linear 1,320 ft. Long 2,640 ft.

