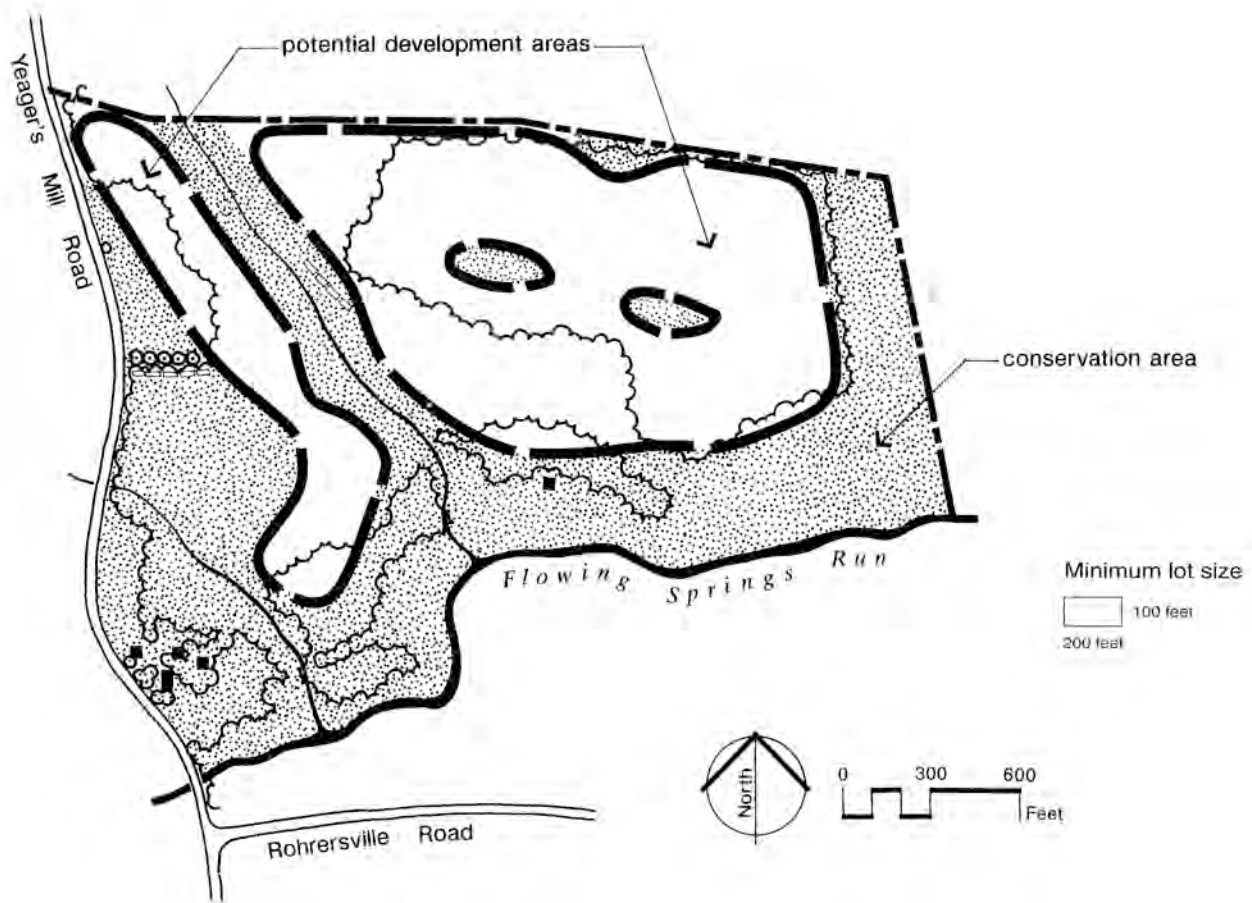


Activity 5: Designing a Conservation Subdivision

A developer purchased 85 acres of upland mixed woodlands and fields along Clean Stream, adjacent to the state park. The stream has been designated as having exceptional water quality by DEP. There are gentle and steep slopes falling generally to the south. The land has a mix of mature hardwoods and smaller areas of young hemlock forest. An unusual old stone farmhouse built in 1830 is situated on the southeast corner of the property with outbuildings, believed to be eligible for the National Register of Historic Places. (1 acre = 43,560 square feet, 85 acres = 3,702,600 square feet)

The developer is proposing this conventional development with 42 housing units with a minimum lot size of 80,000 square feet. It could look like the following:



Conservation Subdivision Recommendation

What are your recommendations for a conservation subdivision? Sketch the property and demonstrate recommendations for a conservation subdivision. Minimum lot size could be 32,000 square feet to accommodate septic fields and wells. The developer wants 42 or more housing units.