



Chagrin River Watershed Partners, Inc.

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Comparison of Traditional Subdivision Design with Conservation Development Design (3 Acre Lots)

Case Study:

Compare the infrastructure costs of a 3 acre lot traditional subdivision to a conservation development design with at least 40% open space and the same number of lots.

Conservation Development:

Conserves natural resources while allowing for the maximum number of residences under applicable zoning and subdivision regulations using a local conservation development regulation.



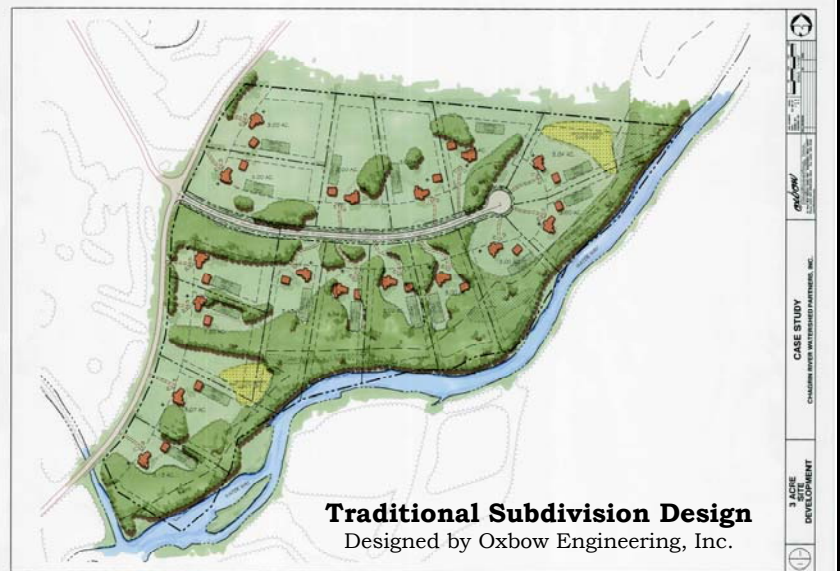
Traditional Development

Lot Size (16 lots)	3 Acres
Impervious Area	3 Acres (6%)
Protected Open Space	0 Acres
Disturbed Area	32 Acres (62%)
Tree Clearing Area	4 Acres (8%)

Developer Costs Include: Site Work, Pavement, Storm Water Management, and Erosion Control	\$308,245
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Builder Costs Include: Private Drinking Water and Sanitary Systems, and Erosion Control	\$793,549
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Total Cost	\$1,101,794
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Conservation Development

Lot Size (16 lots)	1.5 Acres
Impervious Area	2 Acres (4%)
Protected Open Space	22 Acres (43%)
Disturbed Area	13 Acres (26%)
Tree Clearing Area	3 Acres (6%)

Developer Costs Include: Site Work, Pavement, Storm Water Management, and Erosion Control	\$230,023
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Builder Costs Include: Private Drinking Water and Sanitary Systems, and Erosion Control	\$540,457
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Total Cost	\$770,480
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Conservation Development: A Low Impact Development Design Tool to Maintain Site Hydrology

Components of a Conservation Development Code

The Impacts of Land Use Change.....

- Increase in impervious cover.
- Loss of floodplain storage.
- Increase in flooding, erosion, and water quality problems.
- Increase in infrastructure costs.
- Increase in complaints from residents.

More cost effective to prevent problems than to fix problems.

Conservation Development Allows for Subdivisions that.....

- Maintain community character.
- Minimize impacts to steep slopes, floodplains, streams, and wetlands.
- Maintain large tracts of contiguous open space.
- Reduce reliance on costly structural storm water controls.



The Minimal Components of an Effective Conservation Development

- Landowner **applies** to be in a Conservation Development District.
- Applies only to parcels equal to or greater than a **size determined by the community**.
- Completed in compliance with **approved Development Plan**.
- **Limits the number** of accessory structures, swimming pools & tennis courts.
- Density of dwelling units determined by **approved Yield Plan**.

- Sets **minimum** percent **open space** to at least 40%.
- Requires protection of open space with a **conservation easement**.
- **Open Space cannot include:**
 - ◇ Structural storm water and wastewater infrastructure.
 - ◇ Setbacks from the developed portion of the site.
- Sets overall site **impervious cover limit**.



Contact Chagrin River Watershed Partners, Inc. for more information.