

Hannah's View Estates Cluster and Conventional Subdivision Comparison

	Cluster	Conventional
Total Tract Area	25.5 acres	25.5 acres
Developed Land Footprint	13.0 acres	20.5 acres
Number of Lots	19	18
Average Lot Size	1.3 acres	1.3 acres
Minimum Lot Size	30,000 sf	60,000 sf
Maximum Lot Size	130,000 sf	60,000 sf
Average Buildable Area Per Lot	0.6 acres	1.0 acre
Roadway Length	1,700 feet	2,400 feet
Roadway Pavement Area	1.2 acres	2.1 acres
Driveway Pavement Area	1.2 acres	1.3 acres
Dwelling Footprint Area	1.1 acres	1.0 acres
Total Impervious Area	3.5 acres	4.5 acres
Permanently Preserved Woodland	12.5 acres	0 acres
Unprotected Woodland	0.0 acres	5.0 acres
Approximate Number of Trees Removed	1,600 trees	2,500 trees
Average Buffer Around Parcel Perimeter	120 feet	0-25 feet
Water Source	Public Well (Restricted)	Private Wells (Unrestricted)
Public Amenity	Trail Easement	None
Wastewater Disposal	On Site	On Site