

Wood Trails Density Calculations

June 11, 2004

Triad Job No. 03-208

Allowed Density

Total Site Area	50.5 acres
Future Development Tract (tract "A")	(11.8 acres)
Subtotal	38.7 acres
ROW/Access Tract	(2.5 acres)
Detention Pond Tract	(3.0 acres)
On-Site Recreation Tract	(0.9 acres)
NGPA Tract	(21.9 acres)
Subtotal	10.4 acres

Density Credit

(Steep slope hazard areas,
required buffers, NGPA) 21.9 acres

Percent of site (minus tract "A"):

$$21.9 / 38.7 = 57\%$$

Per 21.12.080

$$21.9 / 50\% \text{ (density credit)} = 10.9 \text{ acres}$$

Effective site area:

$$10.4 + 10.9 = 21.3 \text{ acres}$$

Allowed density:

$$21.3 \times 4 = 85.2 \text{ lots, or 85 lots}$$

Minimum density calculation per 21.12.060

Percent of site in sensitive area and buffers (minus tract "A")

Base density x minimum density per 21.12.030 x percent
of minimum density per 21.12.060:

$$85 \text{ lots} \times .75 \times .60 = 38.7 \text{ or } 38 \text{ lots}$$