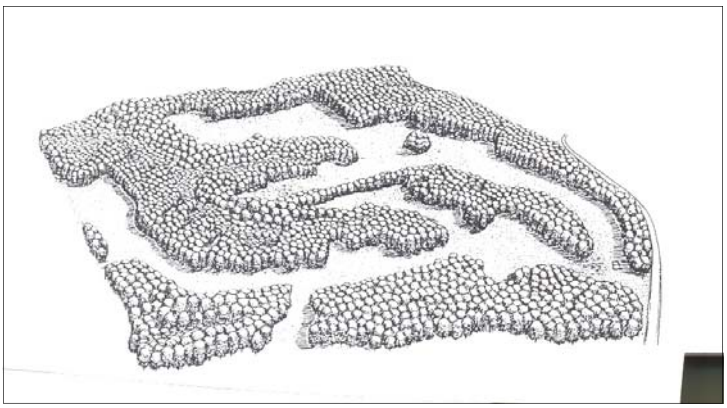
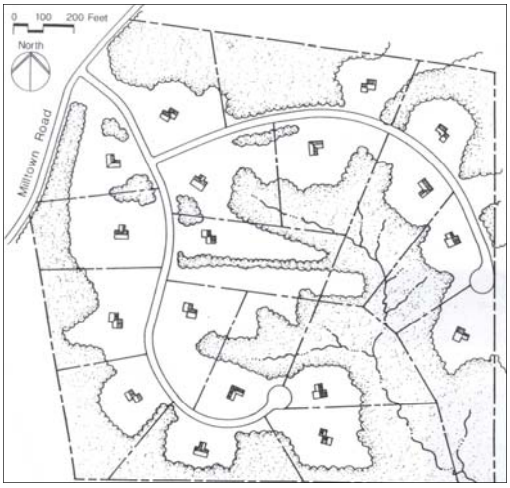
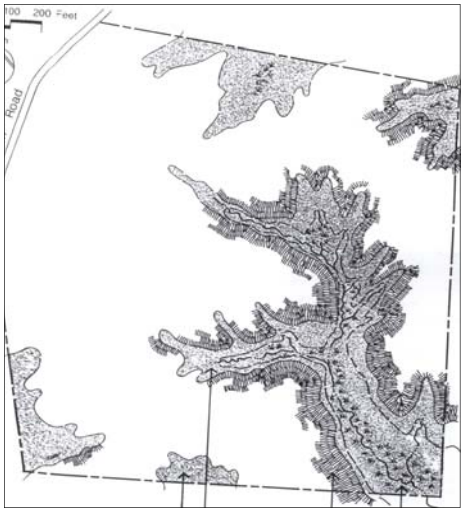
Example of A Conservation Subdivision (all illustrations from *Growing Greener*, by Randall Arendt, published by National Landmark Trust, 1999)

A birds-eye view of the development site before subdivision showing woods and open fields.

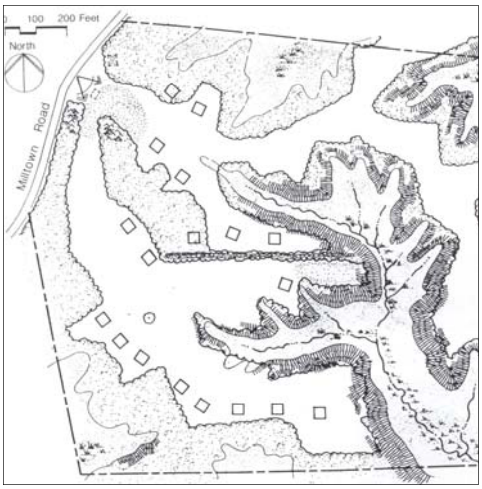




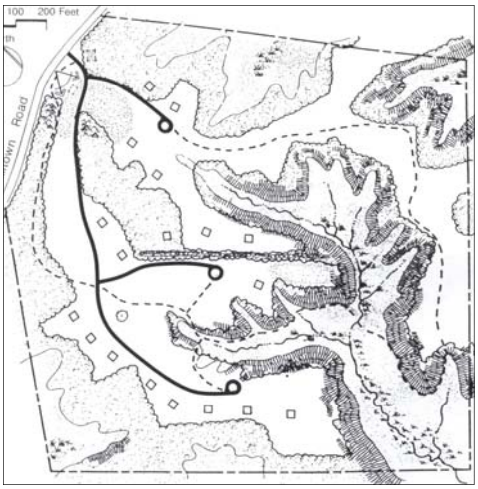
Lot layout of site showing a typical subdivision where no open space is preserved. This lot layout "yields 18 sites for building.



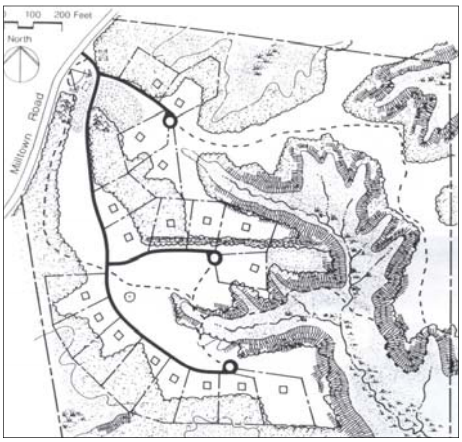
Step 1 of Conservation Subdivision design: identify areas to be conserved. In t his example, wetlands, steep slopes over 25% and a 100-year floodplain are identified as critical areas to be preserved on this parcel.



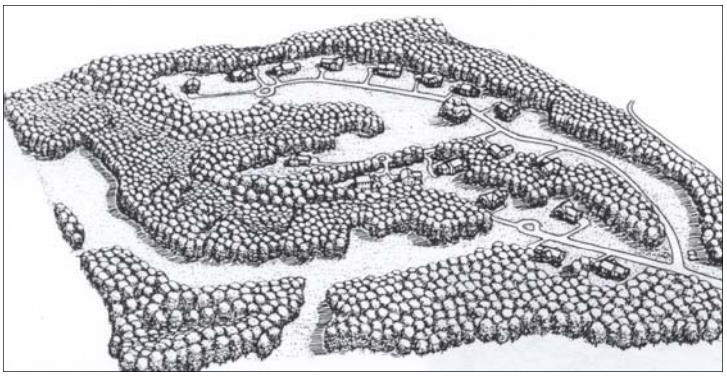
Step 2 of Conservation Subdivision design: locate house sites to maximize the number of homes with a view or direct access to the preserved areas of the parcel. There are still 18 dwellings to be sited.



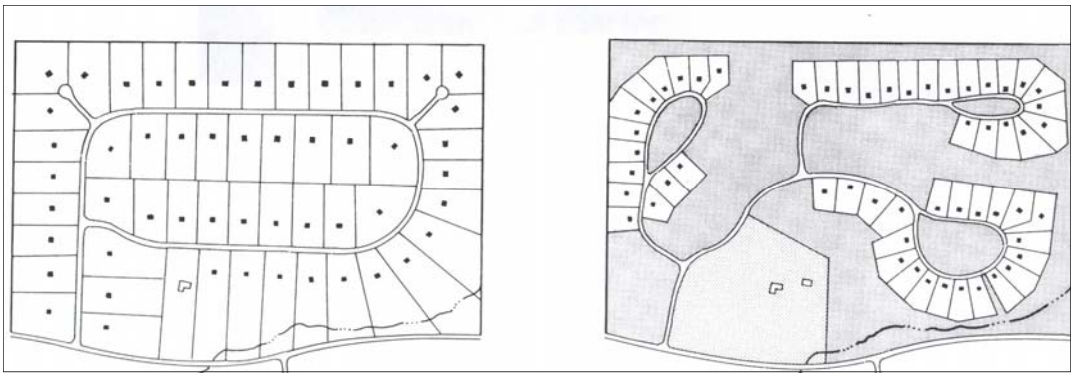
Step 3 of Conservation Subdivision design: align streets and trails. Streets should minimize new curb cuts from the access road.



Step 4 of Conservation Subdivision design: draw in the lot lines. In this technique, lot lines are the least important task compared to a conventional subdivision where lot lines are drawn in first. Note that there are still 18 lots created in this subdivision at the same time that at least 50% of the site is preserved in an unbuilt condition.



A birds-eye view of what this site could look like fully developed through a conservation subdivision.



This illustration shows a typical conventional subdivision (left) and a clustered subdivision (right) with three clustered "pods" of homes. At least 50% of the site is preserved as open space and the houses are clustered on slightly smaller lots.