

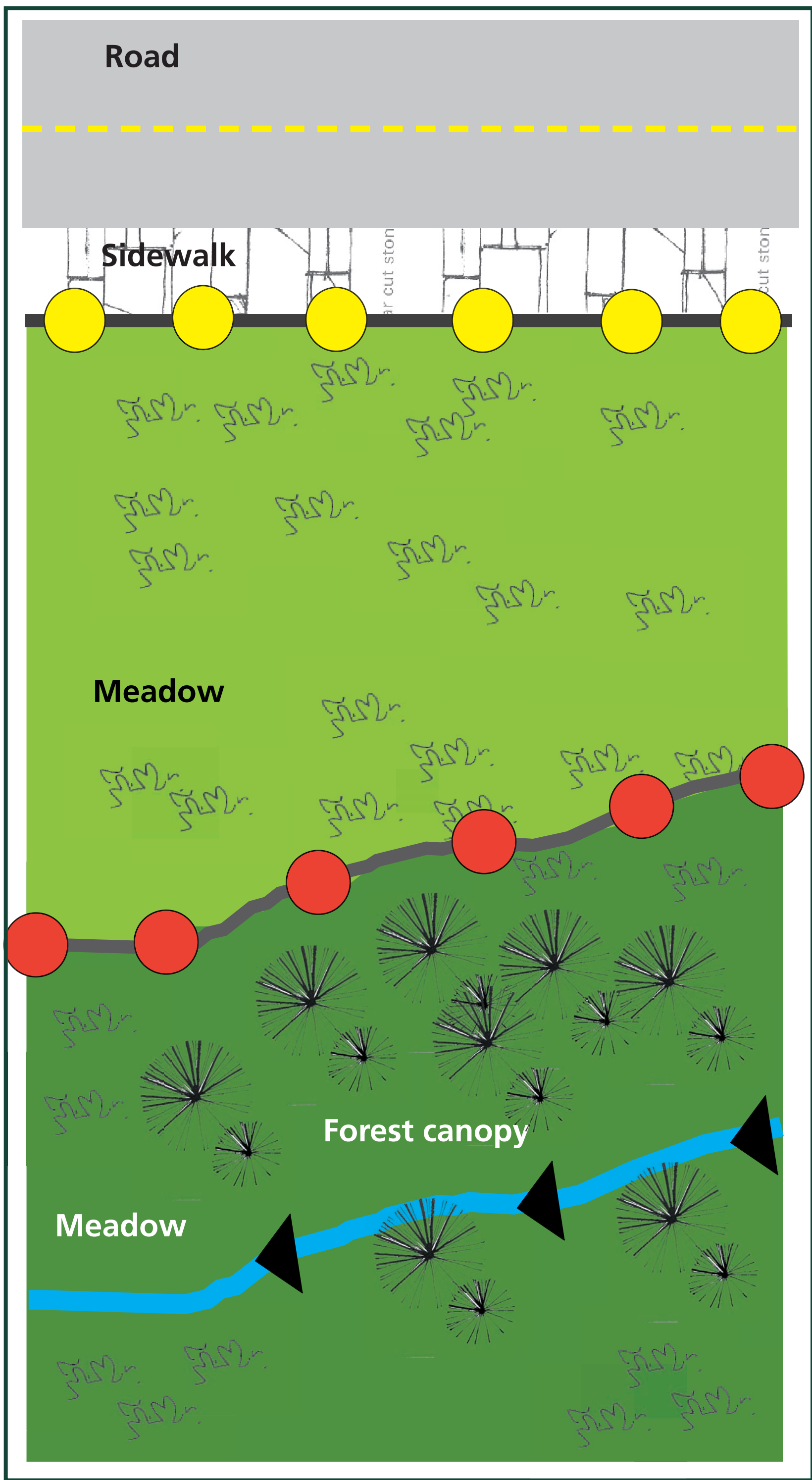


Habitat Friendly Design Solutions

Title 13 Model Code: Examples of Development Standards Under Clear and Objective Approach

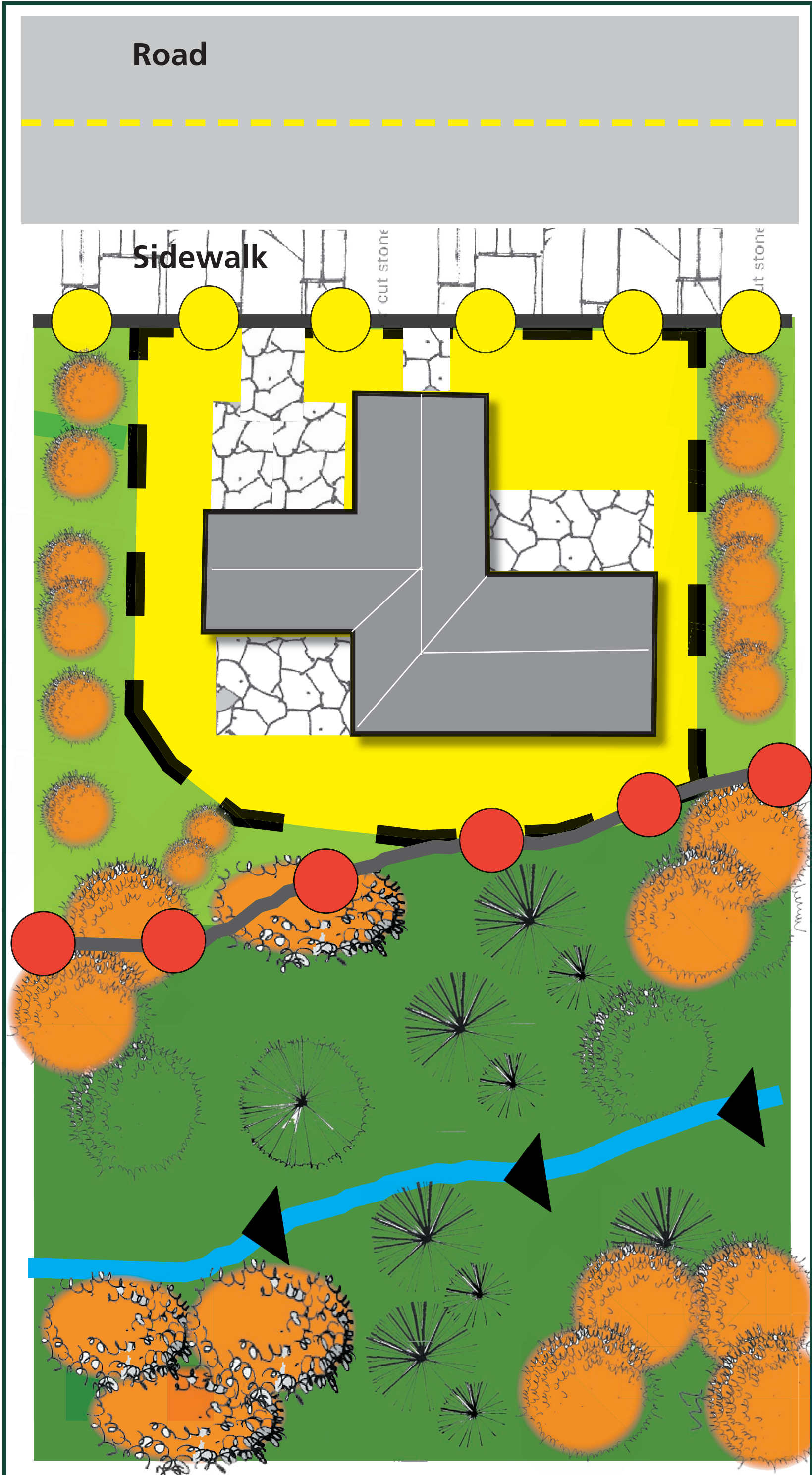
Examples of Single Family Development on Single Lots

Before development



80 ft x 125 ft
10,000 Sq. Ft Lot

After development



80 ft x 125 ft
10,000 Sq. Ft Lot

Legend



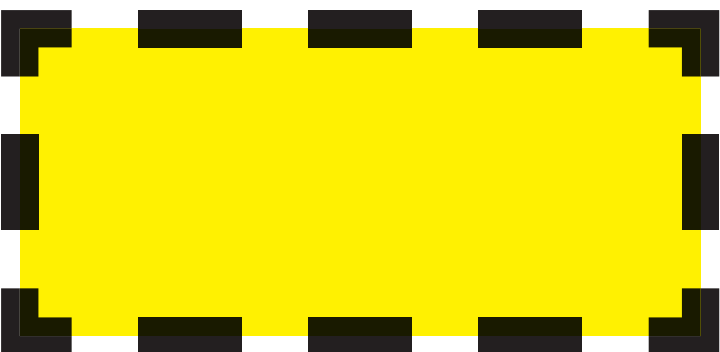
High Conservation Area



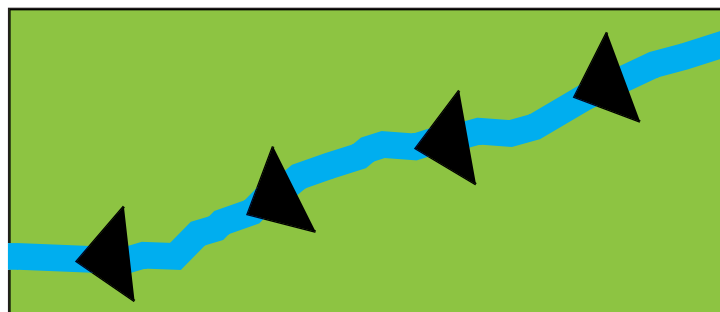
Moderate Conservation Area



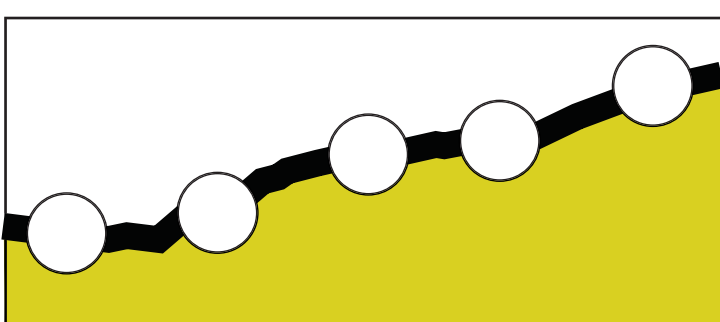
Low Conservation Area



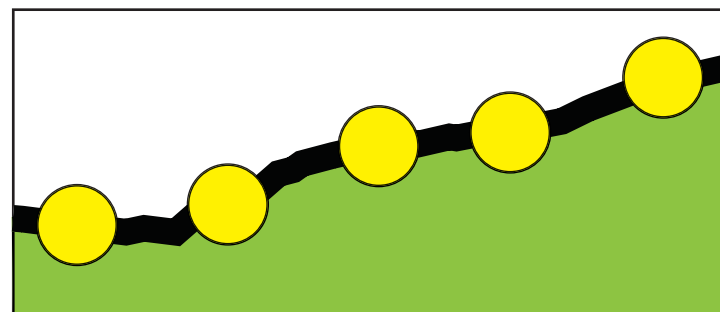
Disturbance area



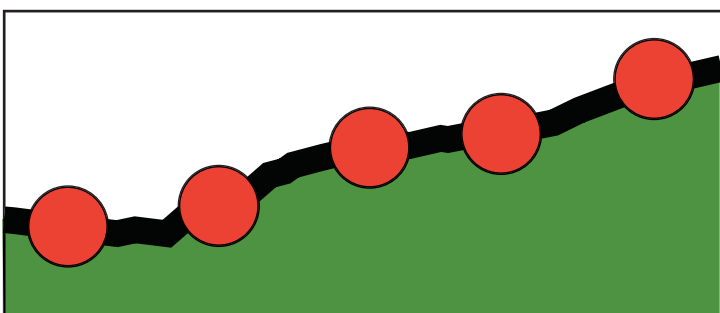
Stream direction of flow



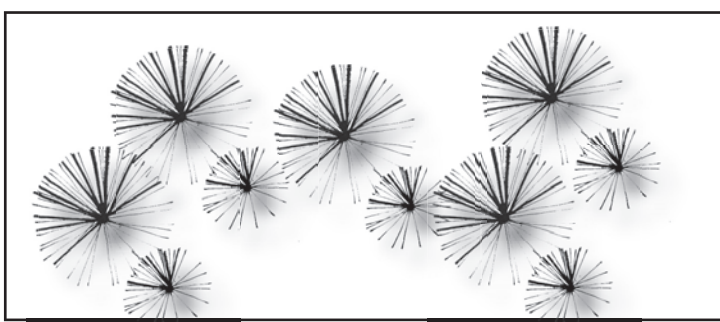
Low HCA Boundary



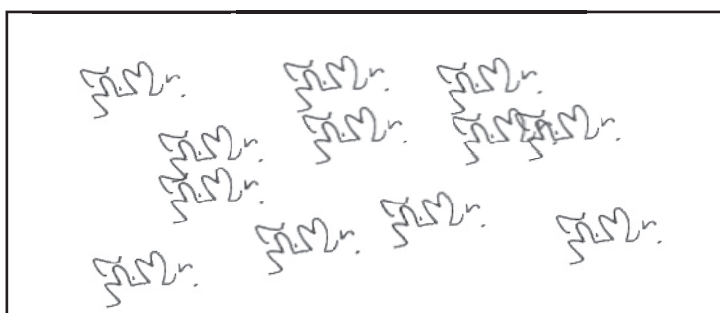
Moderate HCA Boundary



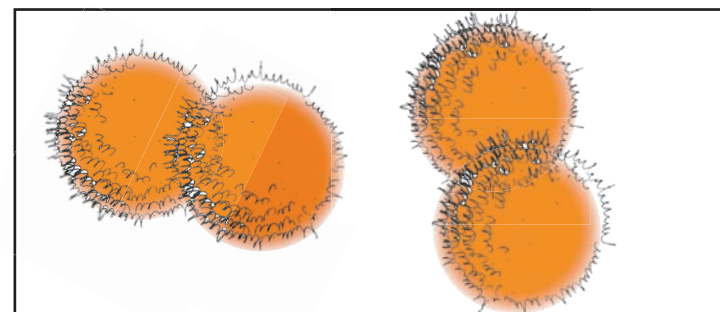
High HCA Boundary



Forest canopy



Meadow



Mitigation plantings

Example 1.

- 10,000 square foot lot located completely within a Habitat Conservation Area (HCA)
- 60% (6,000 square feet) of the lot within a High HCA
- 40 % (4,000 square feet) of the lot within a Moderate HCA
- Maximum Disturbance Area allowed is 5,000 square feet
- Approved Disturbance Area is 3,500 square feet to accommodate on-site mitigation plantings
- Locate disturbance area in the Moderate HCA first
- Mitigation for development requires 35 trees and 175 shrubs per 3,500 square foot disturbance area
- Mitigation on-site first in existing meadow areas, and under existing forest canopy then off-site under streamlined discretionary review

Habitat Conservation Area or HCA –

- An area identified in the Habitat Conservation Areas Map and subject to development standards.



Habitat Friendly Design Solutions

Title 13 Model Code: Examples of Development Standards Under Clear and Objective Approach

Examples of Single Family Development on Single Lots

Legend



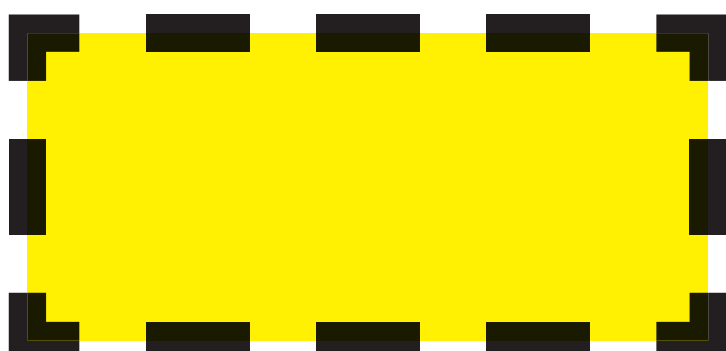
High Conservation Area



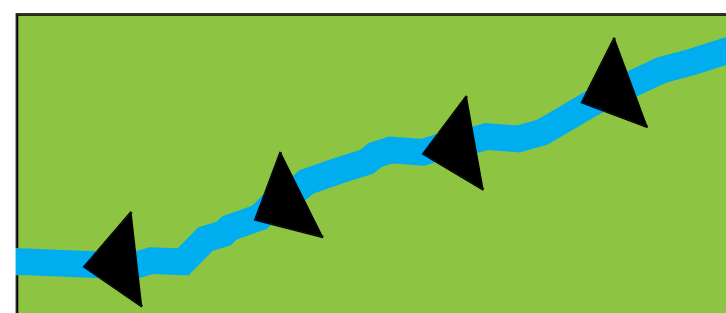
Moderate Conservation Area



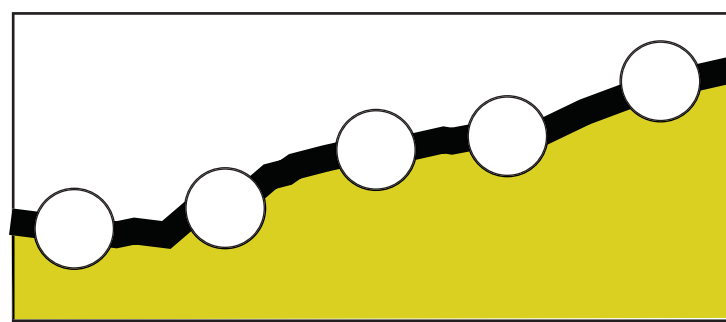
Low Conservation Area



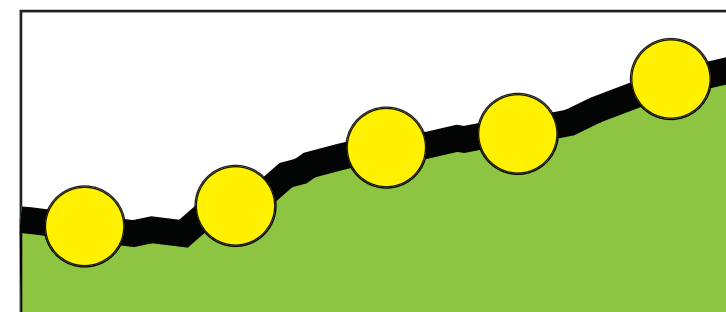
Disturbance area



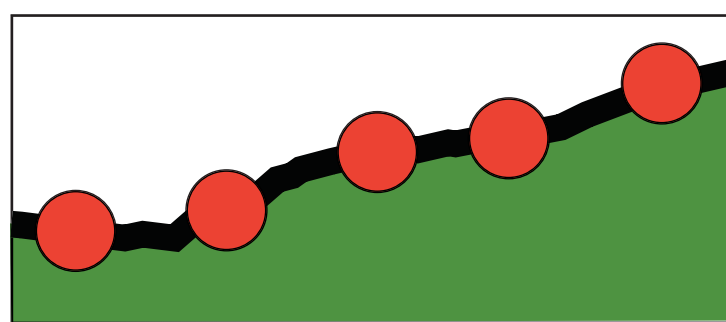
Stream direction of flow



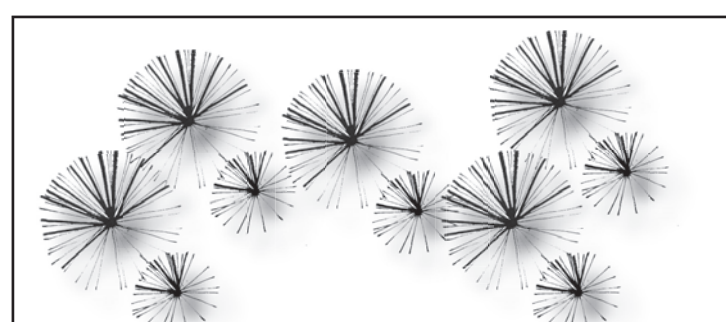
Low HCA Boundary



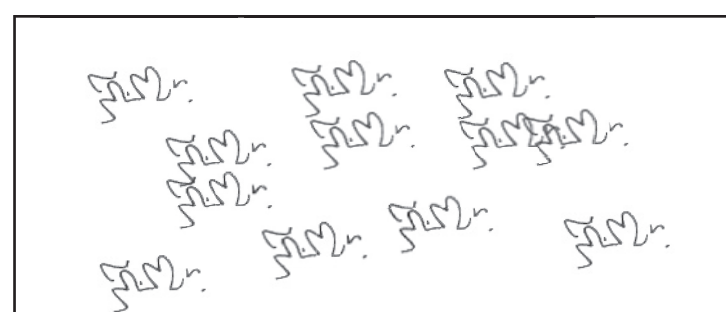
Moderate HCA Boundary



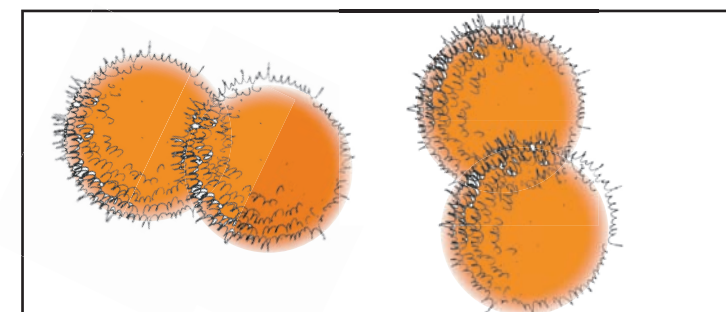
High HCA Boundary



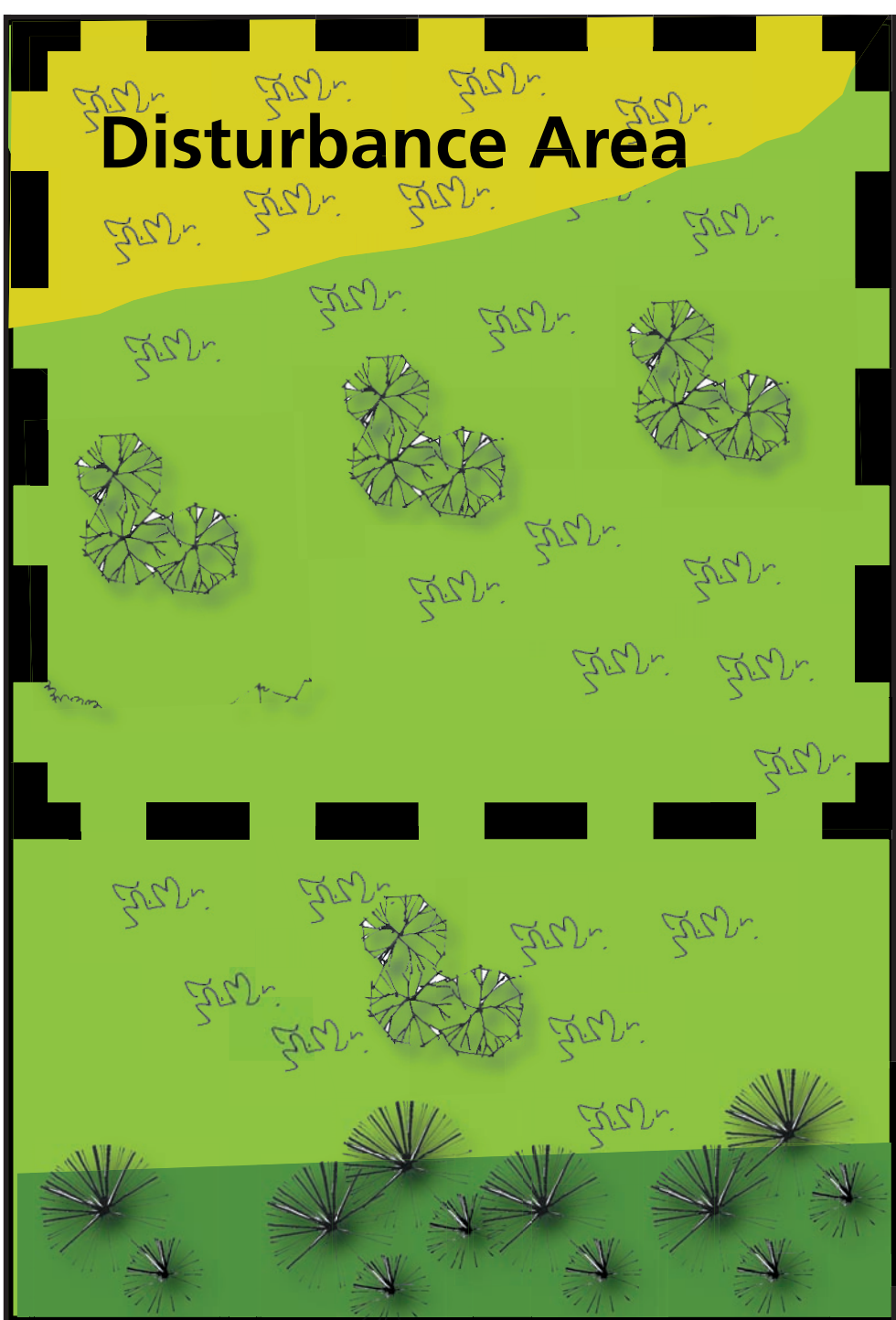
Forest canopy



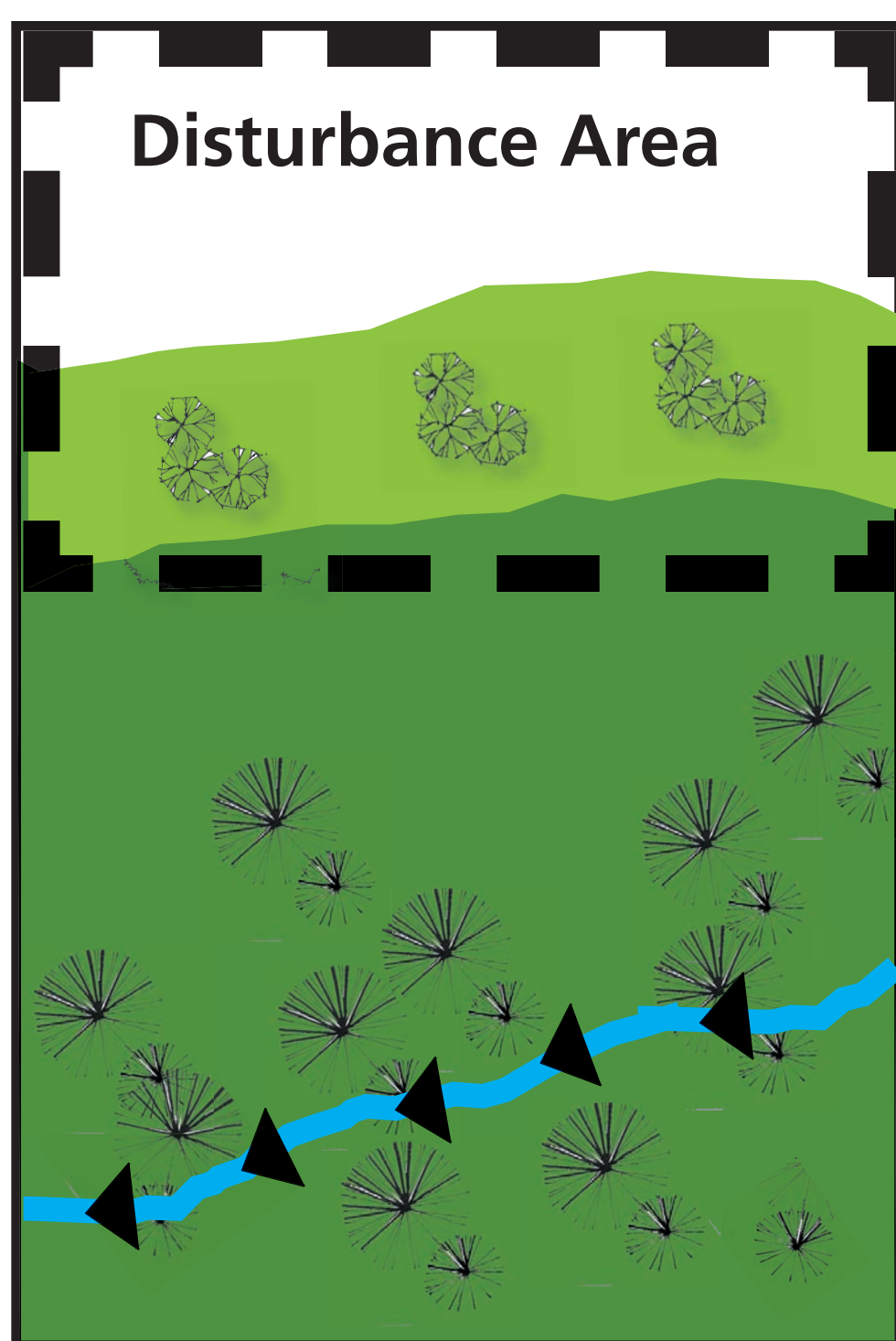
Meadow



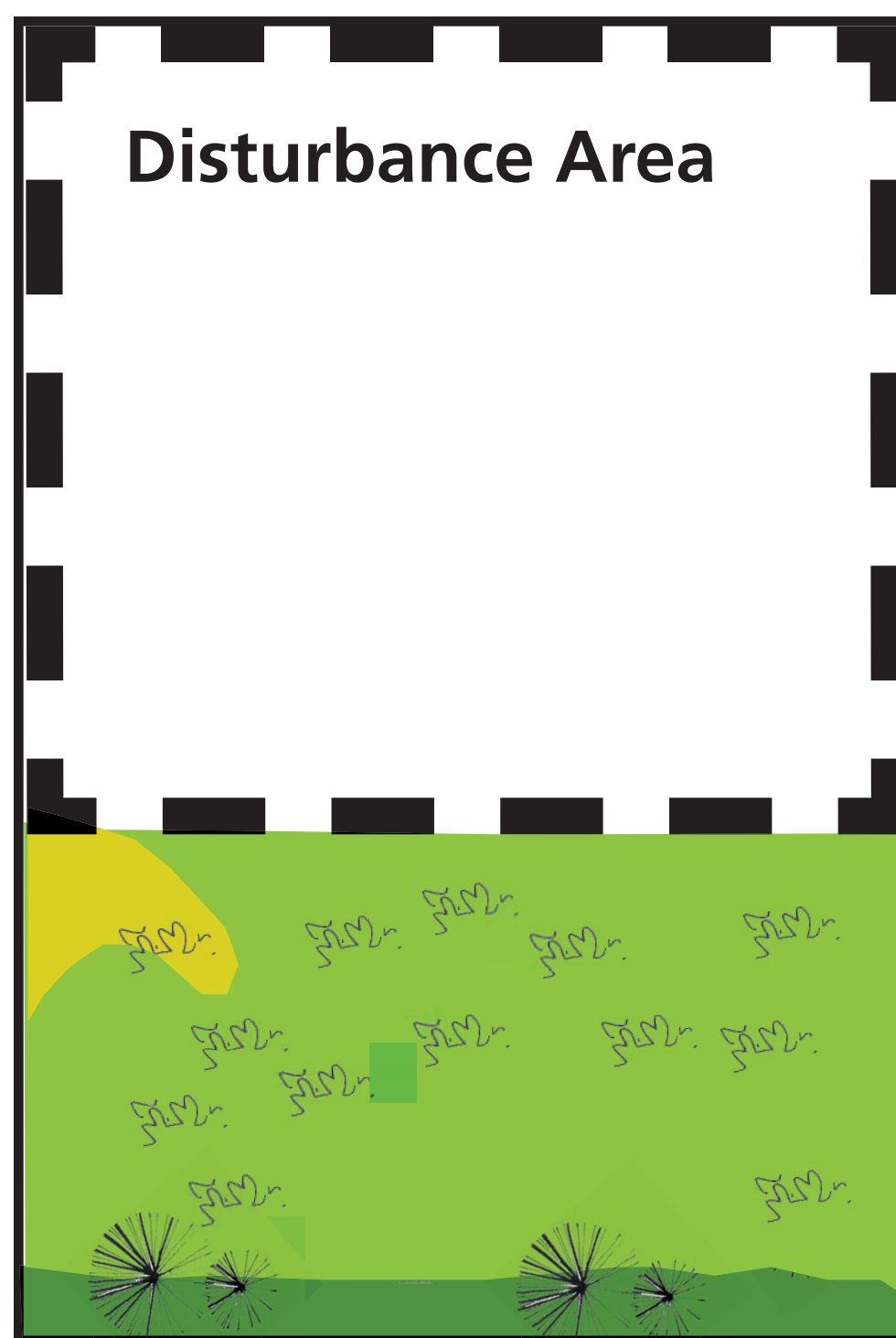
Mitigation plantings



80 ft x125 ft Lot



80 ft x125 ft Lot



80 ft x125 ft Lot

Example 2.

- 10,000 square foot lot located completely within a Habitat Conservation Area (HCA)
- 15% High HCA; 65% Moderate HCA; 20% Low HCA
- **Maximum Disturbance Area allowed is 6,000 square feet**
- Locate disturbance area in Low and Moderate HCA first
- Mitigation for development requires 60 trees and 300 shrubs per 6,000 square foot disturbance area
- Mitigation on-site, then off-site under streamlined discretionary review

Example 3.

- 10,000 square foot lot located partially within a Habitat Conservation Area (HCA)
- 60% (6,000 Sq. Ft.) of the lot is within High HCA; 20% (2,000 Sq. Ft.) of the lot is within Moderate HCA
- 2,000 square feet of the lot is outside of HCA
- **Maximum Disturbance Area allowed is 5,000 square feet; only 3,000 square feet may be located within the HCA**
- Locate disturbance area in area outside of HCA first, then in Moderate HCA, and last in High HCA
- Mitigation for development requires 30 trees and 150 shrubs per 3,000 square foot disturbance area
- Mitigation on-site, then off-site under streamlined discretionary review

Example 4

- 10,000 square foot lot located partially within a Habitat Conservation Area (HCA)
- 5% (500 Sq. Ft.) of the lot is within High HCA; 30% (3,000 Sq. Ft.) of the lot is within Moderate HCA; 5% (500 Sq. Ft.) of the lot is within Low HCA
- 6,000 square feet of the lot is located outside of HCA
- **Maximum Disturbance Area allowed is 6,000 square feet; no disturbance allowed within the HCA**
- No mitigation required

Habitat Conservation Area or HCA –

- An area identified in the Habitat Conservation Areas Map and subject to development standards.