Project: _____Date_____

Open Space Design Worksheet

Dwelling Units

#1. Determine acreage of the entire project.	
#2. Determine the combined acreages in the RR, TC, and/or LW zones.	
#3. Determine the acreage of constrained lands in the three zones: 1/2 of slopes >20%; and all freshwater wetlands, flood plain, lakes, ponds, or restricted areas.	
#4. Subtract, as indicated above, either one-half or all of the acreages in #3 from the total area of the RR, TC, and/or LW zone in #2.	
#5. Divide the remainder acreage in the RR, TC, and/or LW zones by three (3).	
#6. Determine the acreage in the FC zone.	
#7. Determine the acreage of constrained lands in the FC zone: 1/2 of slopes >20%; and all freshwater wetlands, flood plain, lakes, ponds, or restricted areas.	
#8. Subtract, as indicated above, either all or one-half of the acreages in #7 from the total area of the FC zone in #6.	
#9. Divide the remainder acreage in the FC zone by five (5).	
#10. Combine the results of #5 and #9 and round up or down (less than 0.5 = down, 0.5 or greater = up) to equal the **base number of dwelling units**.	
#11. Add in any dwelling units from density bonuses and/or TDR to arrive at the **maximum dwelling units** (may not exceed 1.25X the base number from #10).	

Open Space

#12. Multiply the total RR, TC, and/or LW acreage (from #2) by 0.65.	
#13. Multiply the total FC acreage (from #6) by 0.8.	
#14. Add #12 and #13 to equal **the base acreage of open space**.	0.00
#15. Add any additional open space from density bonuses, if any, to arrive at **total acreage of open space** to be preserved.	

Developable Land

#16. Subtract #15 from #1 to arrive at the **acreage remaining for development as streets and houselots**.	

Design

The location and relationship between developed areas and open space, as well as neighborhood layout, roadway access, and trails, are addressed by the applicant and Planning Board through a process called "Conservation Analysis," which is administered either through the subdivision regulations or through site plan review (if the project is not a subdivision).

Note: Estimates based on the zoning in effect on the date of analysis and the information then provided by the landowner. Actual results may vary with more accurate information, the design process, and the requirements of other local boards or state agencies.