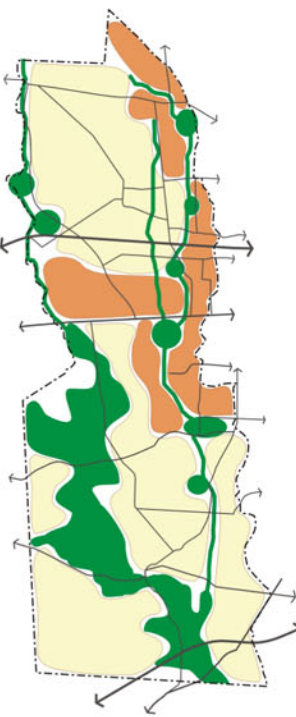


# Scenario A

## CONCEPT / APPROACH

Scenario A closely mirrors current policies with an emphasis on residential development. It has largely rural scale development with a significant amount of conservation development. This approach promotes an open space network that is accomplished through private developments and a required open space set aside.

In this scenario, agricultural uses are replaced with development. More dense development is located in the eastern portion of the study area.



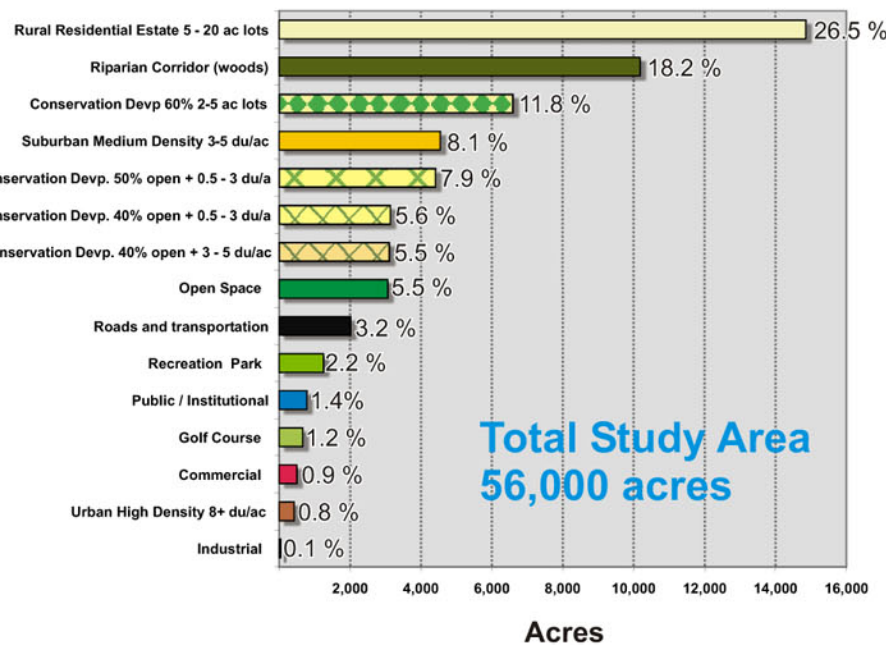
## LEGEND

- RESIDENTIAL >8 DUs/acre
- RESIDENTIAL 3 - 5 DUs/acre
- RESIDENTIAL 0.5 - 3 DUs/acre
- RURAL RESIDENTIAL 2 - 5 Ac Lots
- RURAL RESIDENTIAL ESTATE ( 5 - 20 ac Lots)
- COMMERCIAL
- PUBLIC / INSTITUTIONAL
- INDUSTRIAL
- RIPARIAN (WOODS)
- OPEN SPACE
- RECREATION PARK
- GOLF COURSE

## CONSERVATION DEVELOPMENT OVERLAYS

- 40 % OPEN SPACE with MAX. NET DENSITY OF 3 - 5 DUs/ac
- 40 % OPEN SPACE with MAX NET DENSITY OF 0.5 - 3 DUs/ac
- 50 % OPEN SPACE with MAX NET DENSITY OF 0.5 - 3 DUs/ac
- 60 % OPEN SPACE with 2 - 5 ac lots ( 0.5 - 0.2 DUs/ac)

## LAND USE SUMMARY



## DEVELOPMENT SUMMARY

- Total Land in Study Area : 56,000 acres
- % of this Land that is Developed: 58 % (32,417 acres)
- Total Land within 1/4th mile of Streams: 24,745 acres
- % of this Land that is Developed: 43 % (10,640 acres)
- Existing Population 31,000 (~ 12,000 DUs)
- Buildout Population Based on Density Ranges 67,000 - 138,000
- Buildout Dwelling Units Based on Density Ranges 26,000 - 54,000

## MODEL RESULTS SUMMARY\*

Comparison with Existing Baseline Conditions  
Green Numbers represent Actual Improvement or Reduction in levels  
Red Numbers represent Increased levels  
Figures in brackets represent model run with Open Space instead of Agriculture

- Total Suspended Solids : 69 %
- Total Nitrogen Levels : 68 %
- Total Phosphorous Levels : 83 %
- Average Flow Levels : 9 %
- Average Depth of Flow to Stream: 9 %

\* results are from SWAT Model calibrated to existing conditions. Model does not account for effects of BMPs at this level.



**BIG DARBY ACCORD**  
FRANKLIN COUNTY, OHIO

ALTERNATIVE DEVELOPMENT SCENARIOS

Prepared by **EDAW** In Association with **EMHT** **MSI** **Trans Associates** **SCHOTTENSTEIN ZOKS/DUNN**

**A**