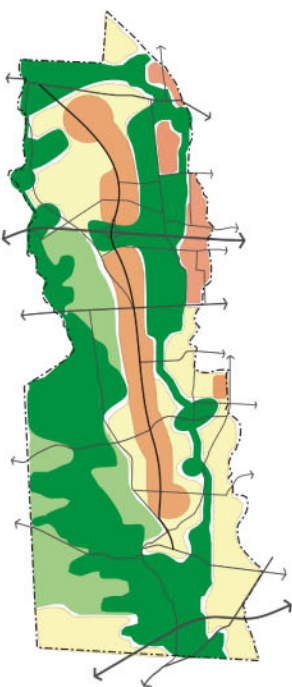


Scenario B

CONCEPT / APPROACH

The main concept of Scenario B is to create a corridor that concentrates new development through the central portion of the study area. This 'development corridor' corresponds with the lesser environmentally sensitive areas within the study area.

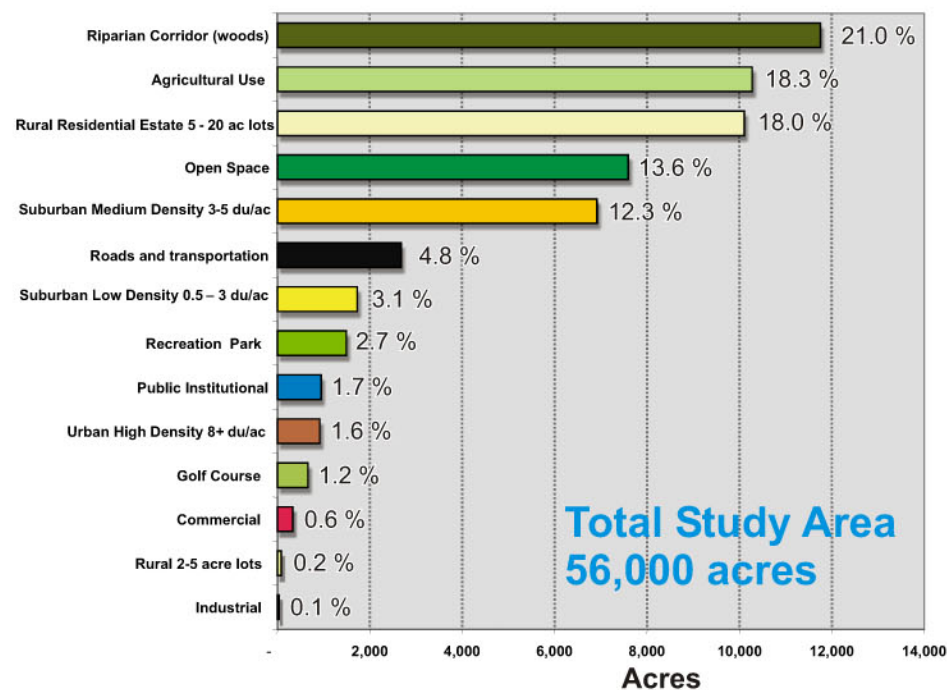
Densities beyond the development corridor transition to open space and agriculture. Scenario B provides an expanded interconnected network of parks and open spaces along the main stream corridors.



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	
AGRICULTURE	

LAND USE SUMMARY



DEVELOPMENT SUMMARY

Total Land in Study Area :	56,000 acres
% of this Land that is Developed:	44 % (24,442 acres)
Total Land within 1/4th mile of Streams:	24,745 acres
% of this Land that is Developed:	32 % (7,918 acres)
Existing Population	31,000 (~ 12,000 DUs)
Buildout Population Based on Density Ranges	76,000 - 136,000
Buildout Dwelling Units Based on Density Ranges	29,500 - 53,000

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 :	0.5% (81%)
Total Nitrogen Levels :	41% (75%)
Total Phosphorous Levels :	38% (87%)
Average Flow Levels :	7% (6%)
Average Depth of Flow to Stream:	7% (6%)

* 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** **NSI** **Trans Associates** **SCHOTTENSTEIN ZOKS DUNN**

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