

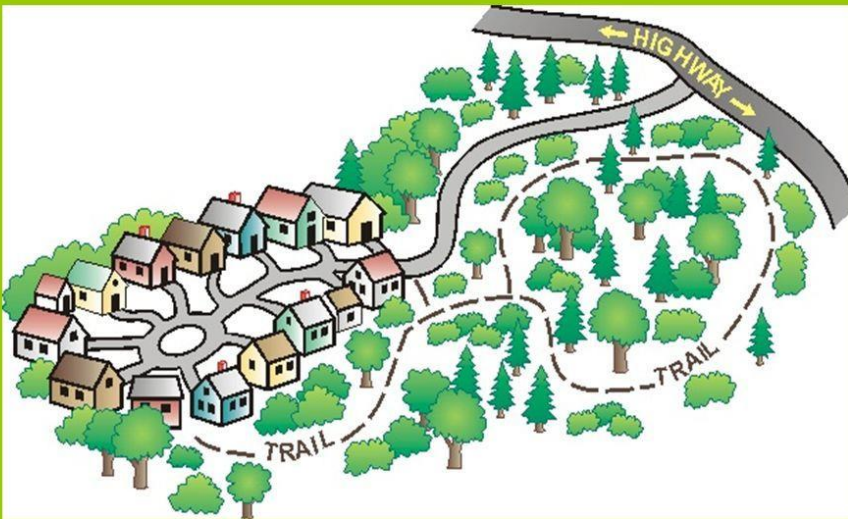
Cluster Development BMP

Limit Disturbance BMP

Overview

Cluster Development is a planning approach that locates buildings, and other infrastructure requiring road access, to one place on a site. (Illustrated below).

Cluster development allows for open space.
Houses are built close together.



Siting

Spaces suitable for this BMP are: subdivisions, corporate campuses, and similar projects with potential open space.

Design

Larger natural areas, contiguous to other natural areas, located between runoff sources (development) and sensitive resources (streams, lakes, rivers, wetlands) are preferred.

Lot sizes may be smaller than conventional lot sizes in order to accommodate the same number of lots.

Maintenance

Natural areas tend to need far less maintenance than a formally landscaped area on the same site.

Construction

Employ strategies to protect on-site natural resources.
Follow the construction sequencing BMP.

Cost

The construction of these sorts of homes is not cheap, but money is saved up front on costs such as: excavation, piping, and shorter utility mains. Also, the homes will be decent price for people to move into, and the homeowners would save money on not having to maintain their yard.