

**DENSITY BONUS CALCULATION
PROJECT: QUINTETTE VILLAGE**

DATE: 6/11/2008

ZONE V-5 ALLOWED DENSITY	4	UNITS PER ACRE
ACREAGE OF SITE	20	ACRES
INITIAL ALLOWED NUMBER OF LOTS	80	LOTS

APPLIED BONUSES

7.17.03 WATER CONSERVATION, A.	2	POINTS
7.17.03 DRIP IRRIGATION	1	POINTS
7.17.04 20% MODERATE INCOME	6	POINTS
7.17.06 SIDEWALKS	3	POINTS
7.17.08 UNDERGROUND UTILITIES	20	= 80 / 4
7.12.13 WET RETENTION POND	20	= 80 / 4
7.14.04 >50 DWELLING UNITS	12.5	(EQUIVALENT TO 5% INCREASE)
TOTAL POINTS	64.5	POINTS
% INCREASE IN DENSITY	25.80%	
TOTAL LOTS = ((64.5 / 5) * .02 + 1) * 80 =	100.64	LOTS

RECALCULATE 7.17.08 & 7.17.13 WITH NEW NUMBER OF LOTS

7.17.03 WATER CONSERVATION, A.	2	POINTS
7.17.03 DRIP IRRIGATION	1	POINTS
7.17.04 20% MODERATE INCOME	6	POINTS
7.17.06 SIDEWALKS	3	POINTS
7.17.08 UNDERGROUND UTILITIES	25	= 100 / 4
7.12.13 WET RETENTION POND	25	= 100 / 4
7.14.04 >50 DWELLING UNITS	12.5	(EQUIVALENT TO 5% INCREASE)
TOTAL POINTS	74.5	POINTS
% INCREASE IN DENSITY	29.80%	
TOTAL LOTS = ((74.5 / 5) * .02 + 1) * 80 =	103.84	LOTS

RECALCULATE 7.17.08 & 7.17.13 WITH NEW NUMBER OF LOTS

7.17.03 WATER CONSERVATION, A.	2	POINTS
7.17.03 DRIP IRRIGATION	1	POINTS
7.17.04 20% MODERATE INCOME	6	POINTS
7.17.06 SIDEWALKS	3	POINTS
7.17.08 UNDERGROUND UTILITIES	25.75	= 103 / 4
7.12.13 WET RETENTION POND	25.75	= 103 / 4
7.14.04 >50 DWELLING UNITS	12.5	(EQUIVALENT TO 5% INCREASE)
TOTAL POINTS	76	POINTS
% INCREASE IN DENSITY	30.40%	
TOTAL LOTS = ((76 / 5) * .02 + 1) * 80 =	104.32	LOTS

THE PROJECT WILL CONTAIN 104 LOTS