

SYNTHESIS OF ENVIRONMENTAL FACTORS

Environmental factors were interpreted in regard to conditions which would affect the placement of prospective residential uses. With respect to physiography, primary consideration was given to slope determination and landform character. Water features, including streams, flooding potential, swales and ponds were indicated as critical. Soil interpretations focused upon the distribution of seasonal high water table soils and depth to bedrock. The existing vegetation was recognized as a valuable resource and crucial to the stability of erodible soils, steep slopes, and wet soil areas as well as providing amenity for housing units.

Suitability for Development

The environmental characteristics were then analyzed for their relevance with respect to landscape protection and residential development. This was accomplished by rating every condition existing on or affecting the site according to four categories: "strong opportunity", "opportunity", "restriction", or "strong restriction" for the location of prospective land uses.

Once this rating had been accomplished, it was possible to map the intrinsic suitability for residential development for all portions of the site.