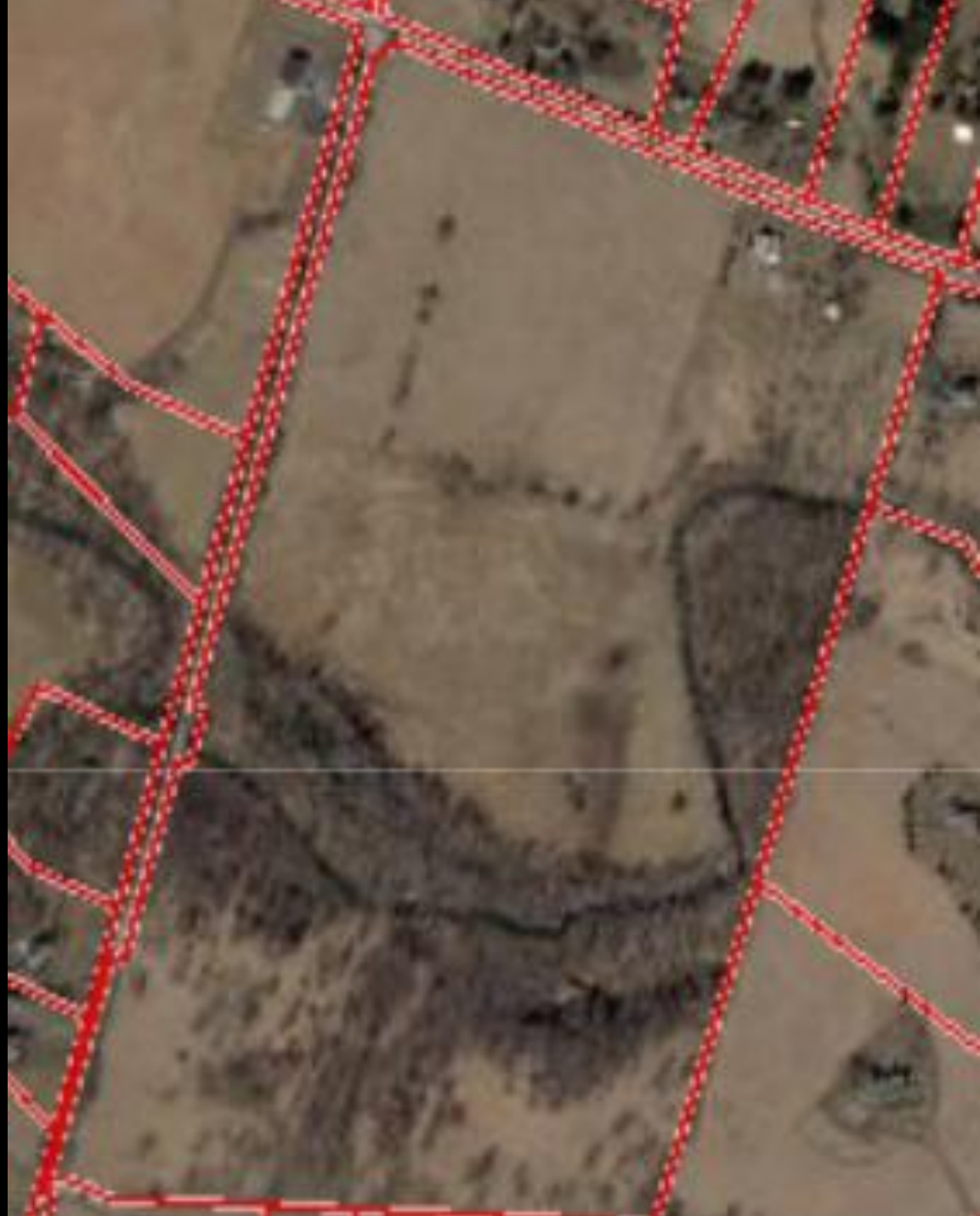


# Miller's Reserve

The base parcel has extensive floodplain, hydric soils, steep slopes, and is heavily forested. The cluster was designed to locate these features almost exclusively on the 4 rural economy lots. This has resulted in a significant density bonus for the cluster option, with rural economy lots that have less prime soils and more limited agricultural potential.

## Development Stats:

- 107 acres
- 16 clustered 1-3 acre lots
- 4 rural economy lots @ 19.17, 18.65, 15.16, 15.20 acres
- 1 common open space lot, 3.97 acres



# Miller's Reserve

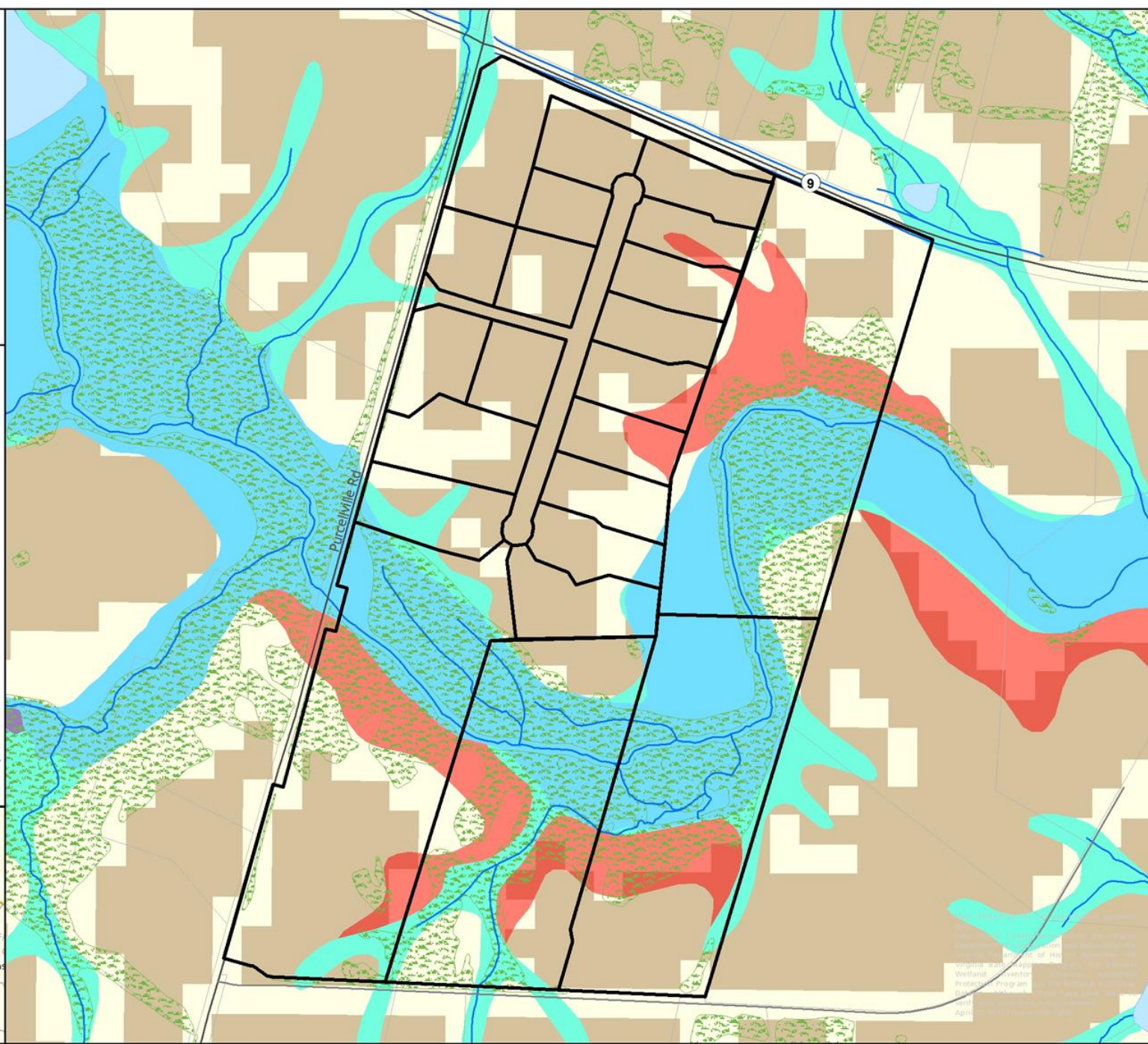


- Miller's Reserve
- Slopes > 15%
- Flood Zones FEMA
- Prime Ag Lands\*
- Forest
- Hydric Soils

0 100 200 Feet

\*Class 5 (Highest Suitability) from Virginia Conservation Vision Agricultural Model which represents the relative suitability of lands for agricultural activity in Virginia.

## Area of Detail



Virginia Department of Conservation and Forestry  
Wetland Protection Program  
April 2011

# Miller's Reserve

## Rural economy lot - land cover specifics

### Prime soils

31.09 %

### Non-prime soils

68.91%

### Floodplain

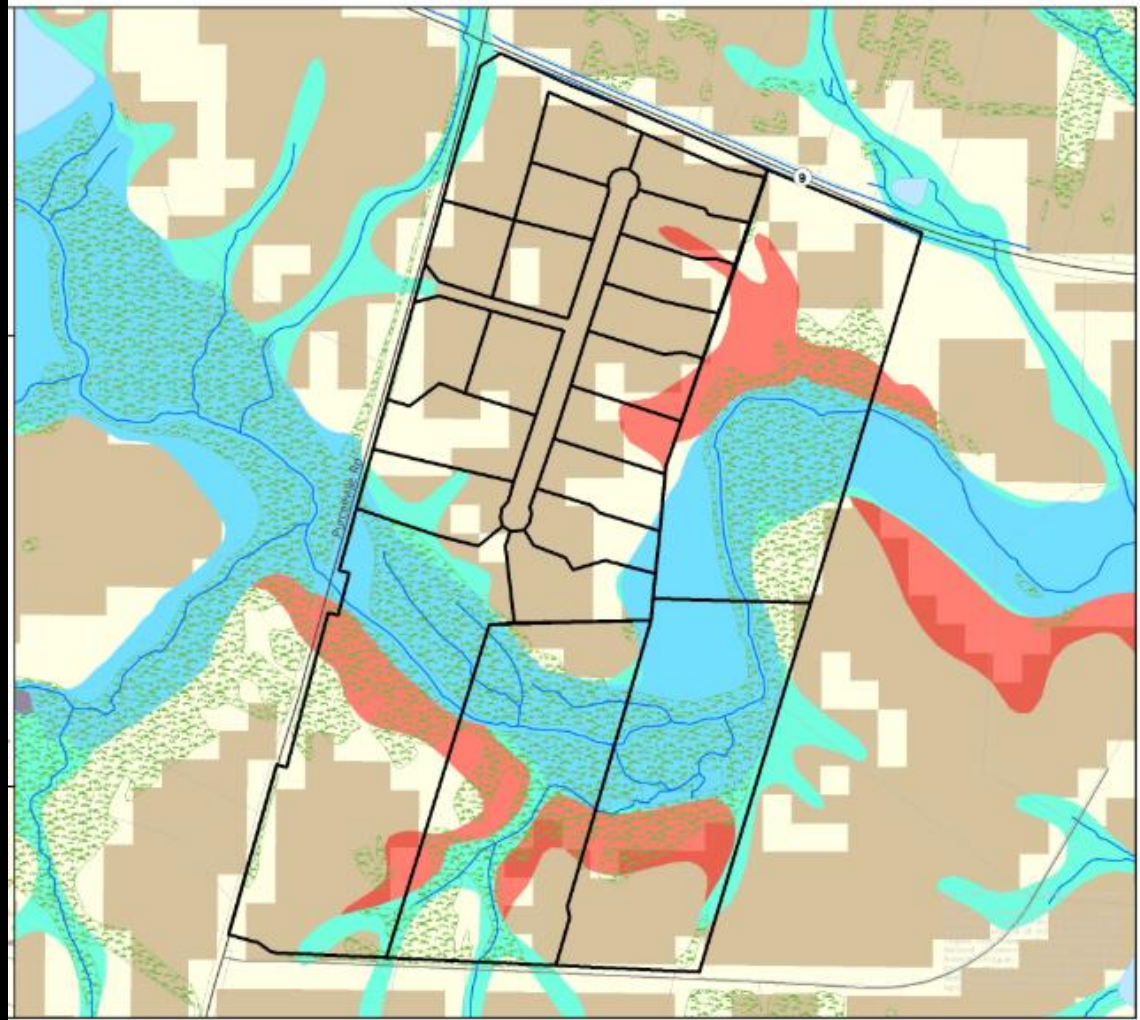
40.58 %

### Steep slopes

20.29 %

### Forest

46.42 %



# Miller's Reserve comparison of Rural Economy versus Cluster lots

Percentage of **prime soil** acreage on lots:

Cluster **72.87%**

Rural Economy **31.09%**

Miller's Reserve	Total Acres	Rural Economy Lot Acres	Cluster Lot Acres	Open Space Acres	Right of Way Acres
Total Acres	107.2	68.5	31.7	4	3
Prime Soils	49.9	21.3	23.1	2.5	3
Floodplain	25.2	24.4	0.8	0	0
Hydric & Partially Hydric Soils	29.97	27.8	1.6	0.5	0.07
Steep Slopes >15%	15.4	13.9	1.5	0	0
Forest	31.9	31.8	0.1	0	0