

ZONING

390 Attachment 8

Township of West Vincent

Appendix H
Transferable Development Rights Worksheet

West Vincent Township Transferable Development Rights Worksheet

Parcel Number (s) _____ *These calculations assume that there are not additional Right-of Way, easements, or additional dwellings.

Total Tract Acreage _____

Number of Rights* _____

Adjusted Tract Area (ATA) Calculation

- a.) Area occupied by existing rights-of-way or easements to a public or private street. _____ acres
- b.) Conservation Areas

Resource	Protection Factor	Acres of Resource	Conservation Area
Floodplain, Submerged Land, Wetland, or Steep Slopes (<25%)			
Seasonal High Water Table			

Total Area of Resources _____

Conservation Area Total _____

- c.) Area occupied by high tension electrical transmission line right-of-way

Protection Factor	Acres of Resource	Area

ATA Formula

Total Tract Area-(subtotal of a.), b.) & c.)=Adjusted Tract Area

Total Tract Area		_____ Acres
Deductions	a.) Road R-O-W	_____ Acres
	b.) Conservation Area	_____ Acres
	c.) High Tension Line R-O-W	_____ Acres
ATA		_____ Acres

WEST VINCENT CODE

Net TDR Tract Area Calculation

1.) Area subject to easement

_____Acres

2.) Deduction for existing dwelling based on Tier IV Design Option

Density Reference

Zoning	Tier IV Density	
District	Acres/DU of ATA (Base Density)	DU/ Acre (w/TDR Bonus)
RC		
R3		
R2		

3.) TDR Tract Area Subtotal

ATA - Easement Area - Existing Dwelling Deduction

ATA	_____	Acres
Easement Area	_____	Acres
Existing Dwelling Deduction	_____	Acres
TDR Tract Area	_____	Acres

4.) Net TDR Tract Area Subtotal

TDR Tract Area x .85 (to account for development improvements)

TDR Tract Area	_____	Acres
Improvement Deduction	_____	Acres

Development Right Calculation

Net TDR Tract Area x Tier IV Density w/TDR Bonus=Development Rights

Net TDR Tract Area	_____
Density (DU/ Acre)	_____
<i>Development Rights:</i>	_____