



September 28, 2023

Ms. Jacqui Guenther, Manager
West Vincent Township
729 St. Matthews Road
Chester Springs, PA 19425

RE: Butler Property
Establishment of Transferable
Development Rights
1473 St. Matthews Road – UPI 25-4-148

Dear Ms. Guenther:

The Township has requested we calculate the number of Transferable Development Rights (TDR's) on a 12.3 acre property (Property) located at 1473 St. Matthews Road. A copy of a County Chesco Views GIS map is attached to show the property location. I have calculated the number of the TDR's to be assigned to the above referenced property as three (3). The purpose of this letter is to provide a summary of the calculation methodology based on the regulations in Article XXV of the Township Zoning Ordinance.

The calculation of the number of TDR's is set forth in Section 390-198 – Establishment of Development Rights Within Sending Zones. TDR's are recognized and established for any tract of land within the Township. The Property is located within the R-2 Zoning District. The number of TDR's assigned to a property is determined by taking the "Net TDR Tract Area" and multiplying it by the "Maximum TDR Density Capacity" value for the specific zoning district as set forth in Section 390-198.C(2). The "Net TDR Tract Area" calculation and "Number of Rights" calculation are as follows:

Step 1 – Determine the Adjusted Tract Acreage

- a) Title Line Area – Determine the Title Line property area.
- b) ATA – Determine the Adjusted Tract Area as follows:

Title Line area less the following three areas:

- Existing Rights-of-Way for public or private streets
- 75% of the following areas:
 - 100 year floodplains
 - Submerged Lands, riparian buffers and wetlands
 - ~~Steep slopes >25%~~
 - Rights-of-Way for high tension electric or pipelines
- 50% of the Seasonal High Water Table Soils

Step 2 – Deduct from the ATA for following additional areas:

- a) Easements – All land areas subject to easements against development.
- b) Dwelling Areas – Lot size areas for each dwelling as per Tier IV subdivision standards.
- c) Roads and Infrastructure – Take the ATA and deduct the Easement Areas and the Dwelling Areas. Take this area multiplied by 0.85 to account for roads and infrastructure as if the land had been developed.

Step 3 – Net TDR Tract Area

Net TDR Tract Area = ATA – [Easement Areas + Dwelling Areas + Roads/Infrastructure]

Step 4 – Determine the “Number of Rights” as per Section 2503.C

- a) Identify the Net TDR Area.
- b) Find the “Maximum TDR Capacity” using the Table in Section in 390-198.C.2.
- c) Multiply “Net TDR Tract Area “by the Maximum TDR Capacity Density” value.

Appendix H of the Zoning Ordinance contains a two-page Worksheet titled “Transferable Development Rights”. Using this Worksheet and the Section 390-198 calculation procedure, the number of TDR’s has been calculated as two (2). A copy of the Worksheet is attached.

It is noted for the ATA determination we used the property deed and the 1961 Wetzel Property Plan (copy attached) area of 12.38 acres. We reviewed the soils on site and believe there are seasonal high water table soils present on site based on soils mapping by the USDA NRCS. There are also submerged lands at the pond. In addition, there is a known easement for a cross-country utility line.

In summary the above calculation follows the determination procedure set forth in Section 390-198. Do not hesitate to contact me if further assistance is needed with this matter.

Very truly yours,



Edgar R. Latshaw, P.E.
LTL Consultants, Ltd.
Township Engineer

Enclosures

cc: Kathy Shillenn, Township Secretary (via email only)
Christina Casey, Asst. Township Secretary (via email only)

BUTLER

ZONING

390 Attachment 8

Township of West Vincent

Appendix H
Transferable Development Rights Worksheet

West Vincent Township Transferable Development Rights Worksheet

Parcel Number (s) 25-4-148 *These calculations assume that there are not additional Right-of Way, easements, or additional dwellings.

^{GROSS}
Total Tract Acreage 12.38 (BY DEED AND PLAN)

Number of Rights* 3

Adjusted Tract Area (ATA) Calculation

- a.) Area occupied by existing rights-of-way or easements to a public or private street. 1.23 acres $2154 LF \times 25' = 53,850 SF$ OR 1.23 AC
- b.) Conservation Areas

Resource	Protection Factor	Acres of Resource	Conservation Area
Floodplain, Submerged Land, Wetland, or Steep Slopes (<25%)	75%	0.6 AC POND	0.45 AC
Seasonal High Water Table	50%	5.5 AC SHWTS	2.75 AC
Total Area of Resources		<u>6.1 AC</u>	<u>3.2 AC</u>
Conservation Area Total			

- c.) Area occupied by high tension electrical transmission line right-of-way * THE TRANSOCO 75' WIDE PIPELINE EASEMENT IS IN THE SHWTS -
- | Protection Factor | Acres of Resource | Area |
|-------------------|-------------------|--------------|
| | | <u>-0-</u> * |

ATA Formula

Total Tract Area-(subtotal of a.), b.) & c.)=Adjusted Tract Area	
Total Tract Area	<u>12.38</u> Acres
Deductions	
a.) Road R-O-W	<u>1.23</u> Acres
b.) Conservation Area	<u>3.2</u> Acres
c.) High Tension Line R-O-W	<u>-0-</u> Acres
ATA	<u>7.95</u> Acres

BUTLER

WEST VINCENT CODE

Net TDR Tract Area Calculation

1.) Area subject to easement

-0- Acres * 75' WIDE GAS PIPELINE EASEMENT IS IN THE SHUTS AREA

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

Density Reference

Zoning	Tier IV Density	
District	DU/ACRE Acres/DU of ATA (Base Density)	DU/Acre (w/TDR Bonus)
RC		
R3		
R2	0.44 + 0.18 = 0.62	

3.) TDR Tract Area Subtotal

ATA - Easement Area - Existing Dwelling Deduction

ATA	7.95	Acres	
Easement Area	-0-	Acres	
Existing Dwelling Deduction	2.296	Acres	→ IN R2 TIER IV THE MAX DENSITY IS ONE D.U. PER 100,000 SF
TDR Tract Area	5.654	Acres	

4.) Net TDR Tract Area Subtotal

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

TDR Tract Area	5.654	Acres	
Improvement Deduction	0.848	Acres	(15% DEDUCTION)
	4.806	AC	

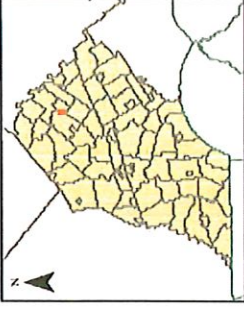
Development Right Calculation

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

Net TDR Tract Area	4.806	
Density (DU/Acre)	0.62	
Development Rights:	2.99	OR ROUND UP TO 3 * = TDR

* ROUND UP AS PER SECTION 390-19B.C(3) FOR FRACTIONS OF 0.5 OR GREATER

COUNTY OF CHESTER
PENNSYLVANIA



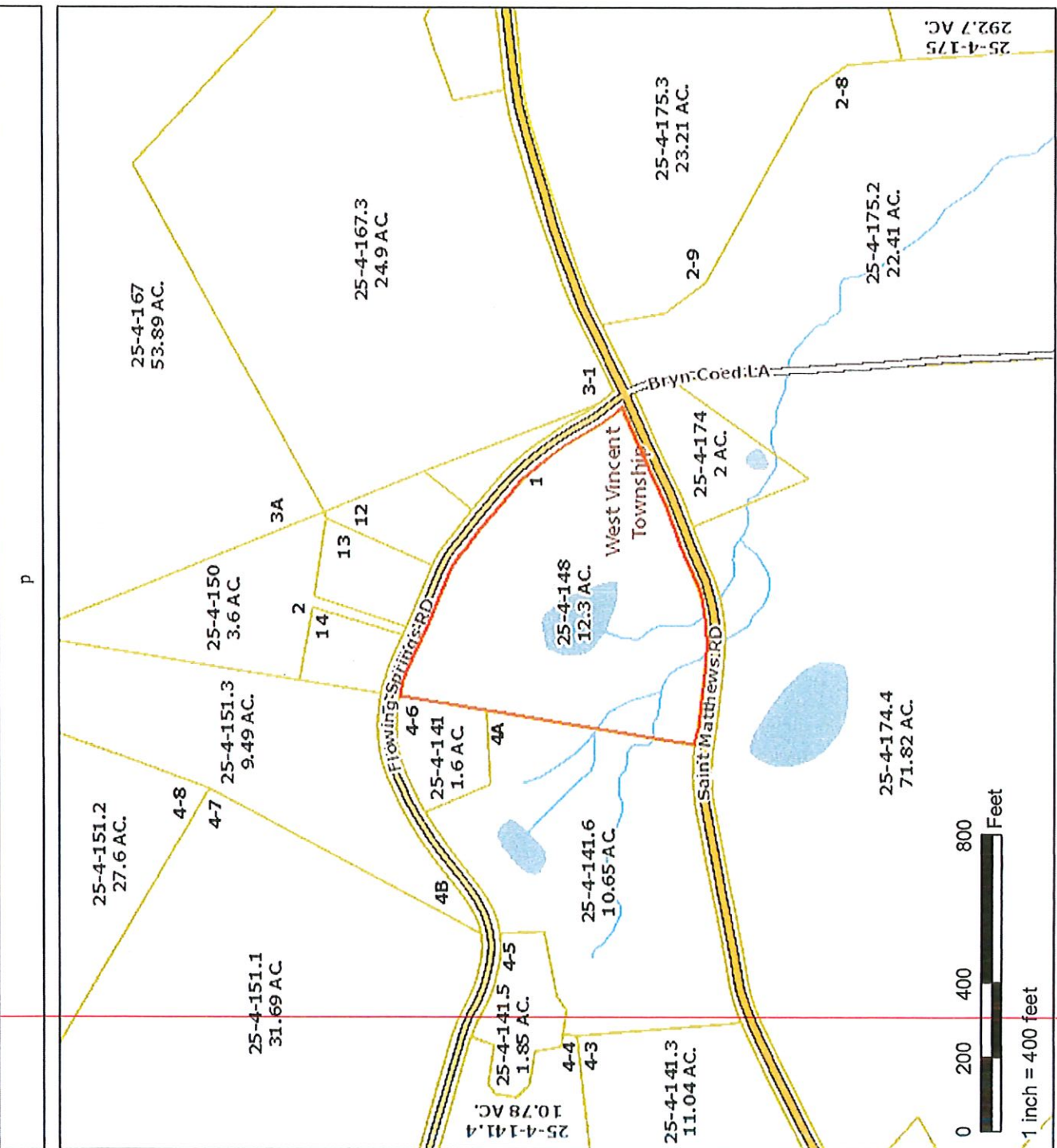
Find Address Information

PARID: 2504 014 80000
 UPI: 25-4-148
 Owner1: BUTLER,JEFFREY R
 Owner2: HILOVSKY,KELLY M
 Mail Address 1: 1473 SAINT
 MATTHEWS RD
 Mail Address 2: CHESTER SPRINGS
 PA
 Mail Address 3:
 ZIP Code: 19425
 Dead Book: 10915
 Dead Page: 1
 Deed Recorded Date: 07/21/2022
 Legal Desc: 1: NW COR SAINT
 MATTHEWS & FL
 Legal Desc 2: 12.3 AC FARM LOT 1
 Acres: 12.3
 LUC: F-10
 Lot Assessment: 142.30
 Property Assessment: 183,470
 Total Assessment: 197,700
 Assessment Date: 12/16/2022 7:49:49
 AM
 Property Address: 1473 SAINT
 MATTHEWS RD
 Municipality: WEST VINCENT
 School District: Owen J. Roberts



Map Created:
 Monday, September 25, 2023
 p
 County of Chester
 p

Limitations of Liability and Use:
 County of Chester, Pennsylvania makes no claims to the completeness, accuracy, or content of any data contained herein, and makes no representation of any kind, including, but not limited to, the warranties of merchantability or fitness for a particular use, nor are any such warranties to be implied or inferred with respect to the information or data furnished herein. For information on data sources visit the GIS Services page listed at www.chesco.org/8.



COUNTY OF CHESTER
PENNSYLVANIA



Find Address Information

PARID: 2504 014 80000
 UPE: 25-4-148
 Owner1: BUTLER,JEFFREY R
 Owner2: HILOVSKY,KELLY M
 Mail Address 1: 1473 SAINT
 MATTHEWS RD
 Mail Address 2: CHESTER SPRINGS
 PA
 Mail Address 3:
 ZIP Code: 19425
 Deed Book: 10915
 Deed Page: 1
 Deed Recorded Date: 07/21/2022
 Legal Desc 1: NW COR SAINT
 MATTHEWS & FL
 Legal Desc 2: 12.3 AC FARM LOT 1
 Acres: 12.3
 LUC: F-10
 Lot Assessment: 14230
 Property Assessment: 183470
 Total Assessment: 197700
 Assessment Date: 12/16/2022 7:49:49
 AM
 Property Address: 1473 SAINT
 MATTHEWS RD
 Municipality: WEST VINCENT
 School District: Owen J. Roberts

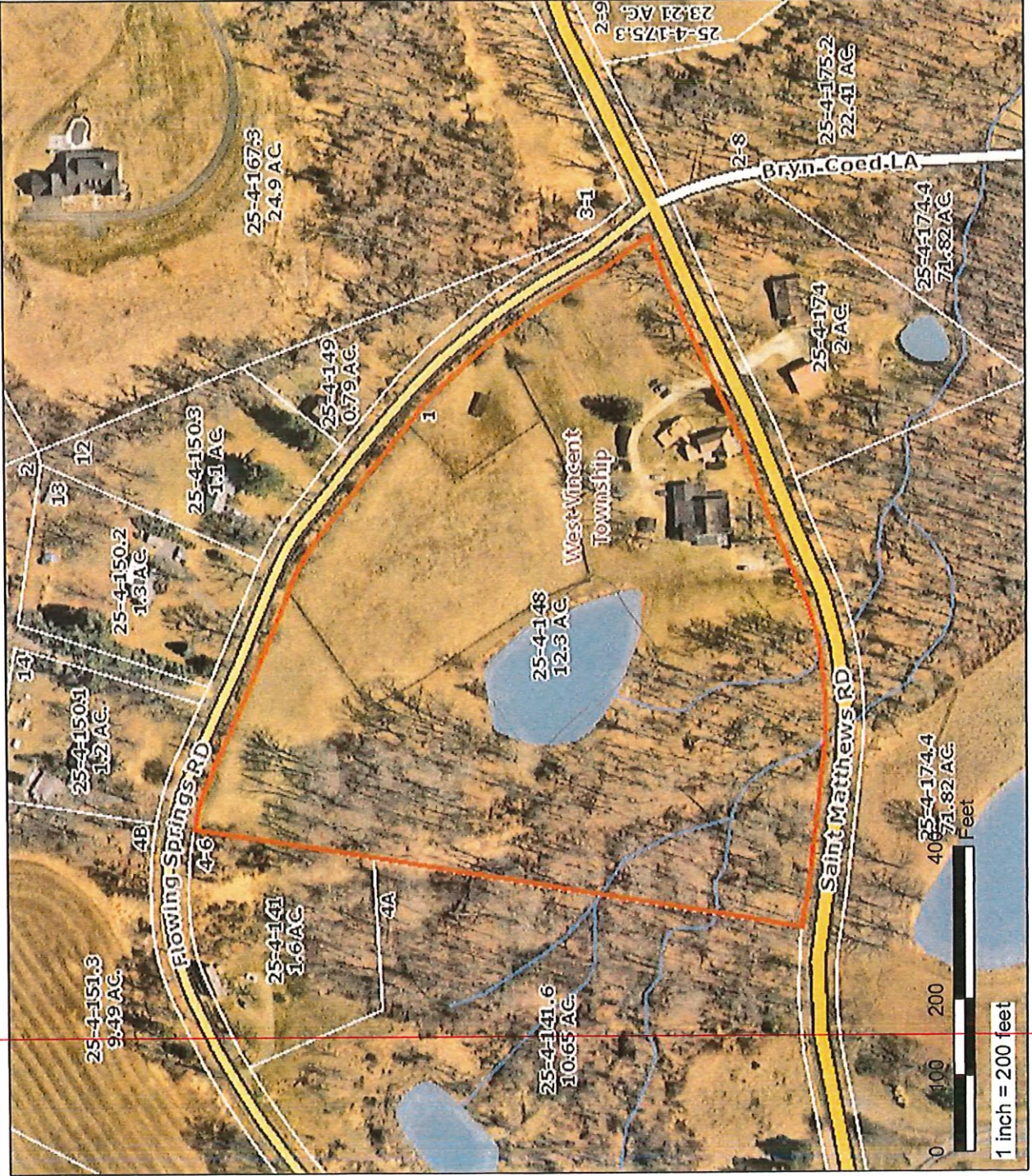
Map Created:
Monday, September 25, 2023



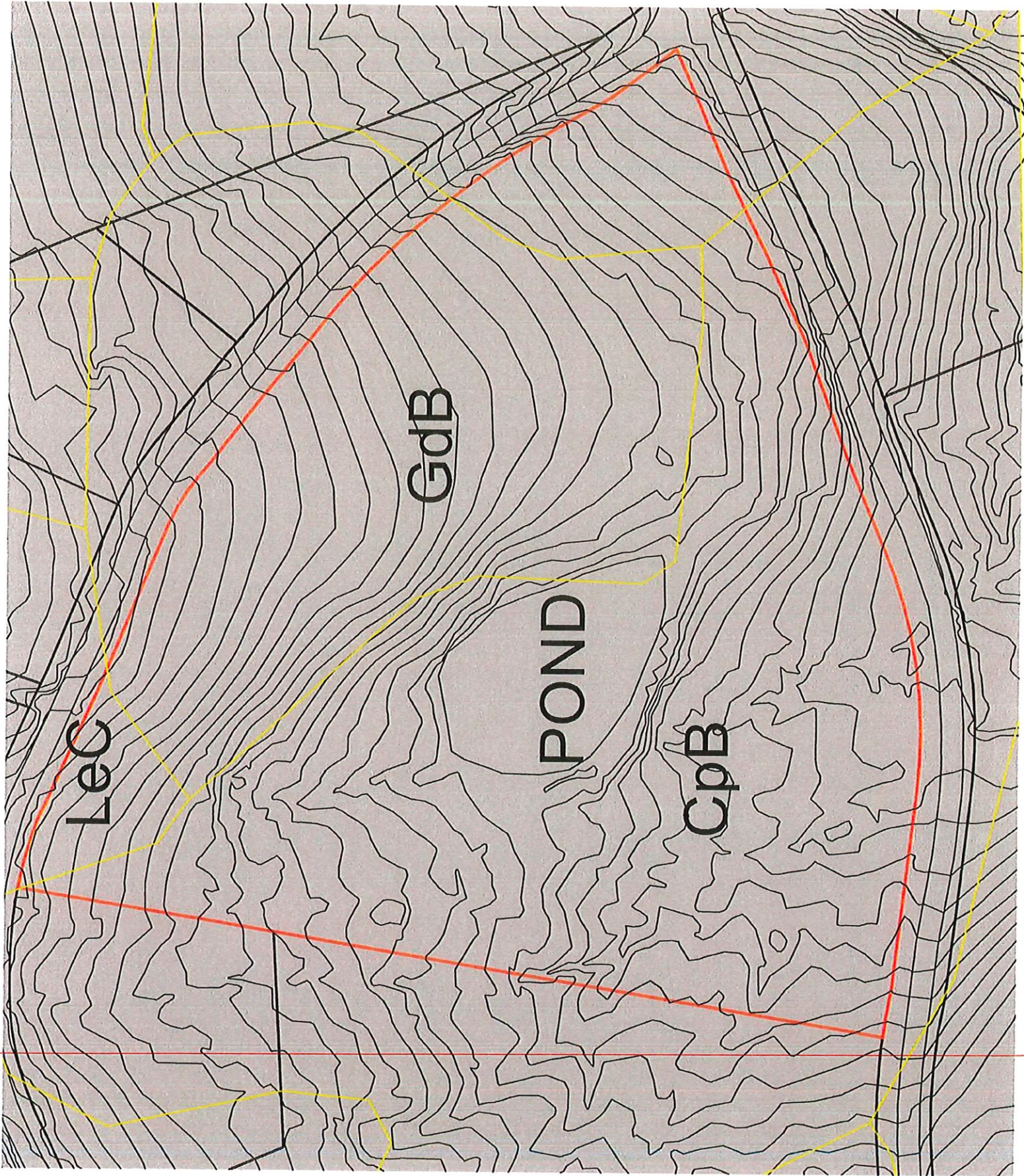
County of Chester

Limitations of Liability and Use:
 County of Chester, Pennsylvania makes no claim to the completeness, accuracy, or content of any data contained herein. It makes no representation of any kind, including, but not limited to, the warranties of merchantability or fitness for particular use, nor any other warranties to be implied or inferred with respect to the information sources listed herein. For information sources visit the GIS Services page listed at www.chesco.org/gis.

P



1 inch = 200 feet



LeC

GdB

POND

CpB