

Tinicum Township Land Preservation Committee

Property Evaluation Criteria (01/2021)

Owner/Contact: _____ Address: _____ Acreage: _____

TMP #(s): _____ Zoning District: _____

Date of Site Evaluation: _____ Evaluation Team: _____ Application #: _____

Properties considered for Township funding are evaluated based in part on the following point scale used in prioritizing applications. **This evaluation is restricted to those properties with development potential (no major impediments to development and/or low risk of imminent development) determined from 2010 Township Open Space Plan Maps, site evaluation, and if necessary, interpretation by Zoning Officer.**

Note: Site Evaluation may disclose features that were incorrect or not mapped.

Points Allowed Points Proposed

Property Characteristics		Points Allowed	Points Proposed
1. SIZE (ACRES)			
	<20	0	
	20-24	15	
	25-29	20	
	30-39	25	
	40-49	35	
	50-69	45	
	70+	55	
2. Priority (Map 19): (Assign highest priority covering at least 25% of property)			
	Priority 1 (red)	45	
	Priority 2 (yellow)	35	
	Priority 3 (light blue)	25	
	Priority 4 (dark blue)	15	
3. Protected Corridors (if applicable, assign only one value)			
	Location: Parcel is adjacent to preserved property	10	
	Parcel is adjacent to more than one preserved property	15	

Deductions for Additional Building Lots and Environmental Overlay Districts

- A. Additional building lots requested (1 lot = -10 points, 2 lots = -20 points, > 2 lots = (BOS determination): Subtract _____
- B. Ordinance Overlay District Restrictions (see Ordinance Sections 802, 805 and 806) = percent of affected area multiplied by "priority points" (assigned in 2.): Subtract _____

C. If property evaluated shows substantial limitations based on Ordinance Overlay District Restrictions then property will be reviewed for acceptance by the BOS Subtract _____

TOTAL POINTS _____ _____

*** Deducting Points from District Overlay Restrictions:**

District Overlay(s) (alone or in combination) must impact >15% of the property.

If multiple overlays exist, the most restrictive overlay is used with the deducted points equal to the % area of the property affected multiplied by the “priority points” (assigned in 2.).

- **Woodlands/Forest Cover (Map 13)**
Intrusions up to 20% generally are allowed. The percent area affected is multiplied by a corresponding adjustment factor of 80%. Therefore, Woodlands point deduction = “priority points” (assigned in 2.) multiplied by % area affected multiplied by 0.8.
Since the potential development using this method is underestimated for properties greater than 20 acres, the deducted points will be reduced by 50%.
- **Wetlands (Map 11)** and accompanying Princeton Hydro Tinicum Creek Watershed Wetland and Watercourse Maps of Wetlands Margins and Riparian Buffer Overlay Districts, Section 806(b) and Section 806(c), July 2003:
- **Steep Slopes/Floodplain (Map 12)**

POINT SCALE FOR TOWNSHIP PURCHASE OF EASEMENTS

<u>Points</u>	<u>Percent (%) Appraised Value of Conservation Easement</u>
75+	50%
70-74	45%-49%
65-69	40%-44%
60-64	35%-39%
55-59	30%-34%
50-54	25%-29%
45-49	20%-24%
40-44	15%-19%
35-39	10%-14%
< 35	0%