



GREYDUKE

Exhibit 'E'

TDR Concept Exhibit

CE Green denotes the rights retained by the developer after approval of the subdivision plat.
 Ranch Each landowner/buyer would own the 9 acre lot along with 1 residential development right within the 3 acre envelope.
 Meadow Each landowner/buyer would own the 5 acre lot along with 1 residential development right within the 3 acre envelope.

Base Zoning	423 AV-3	141
	27.4 F-5	5.48
		146.48

Lot #	Ranch Lots (9 Acres)								
	1	2	3	4	5	6	7	8	9
TDRs Retained (6 acres)	2	2	2	2	2	2	2	2	2
TDRs Used (3 acres)	1	1	1	1	1	1	1	1	1

Total

18 TDRs retained by Developer

9 TDRs used in Subdivision

Lot #	Meadow Lots (5 acres)												
	10	11	12	13	14	15	16	17	18	19	20	21	22
TDRs Retained (2 acres)	0.7	0.7	0.7	0.7	0.7	0.7	0.7	0.7	0.7	0.7	0.7	0.7	0.7
TDRs Used (3 acres)	1	1	1	1	1	1	1	1	1	1	1	1	1

8.7 TDRs retained by Developer

13 TDRs used in Subdivision

27.4 Acres in F-5 Zone = 5 TDRs

357 Acres Conservation Easement = 119 TDRs Available

Total Conservation Easement TDRs = 124

Summary Table

	Acres	TDRs	
		Used	Retained
Ranch Lots	81	9	18
Meadow Lots	65	13	8.67
CE F-5 Zone	27.4	0	5.48
CE AV-3 Zone	277	0	92.33
	450.4	22	124.48

CE Assoc w/ Lots 54 Ranch Lots
 CE Assoc w/ Lots 26 Meadow Lots
 Subtotal = 80 acres

Total CE AV3 357 119