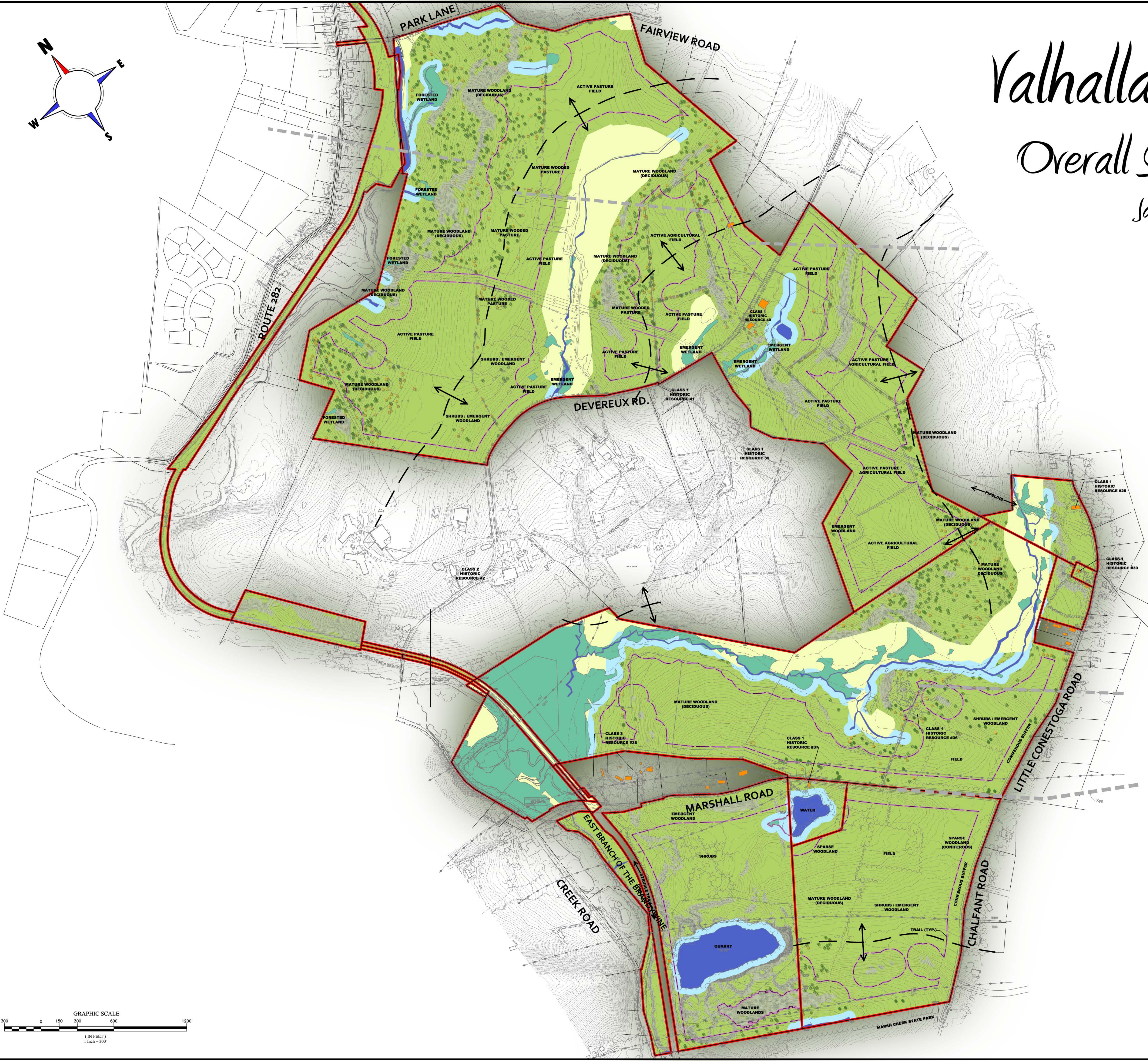
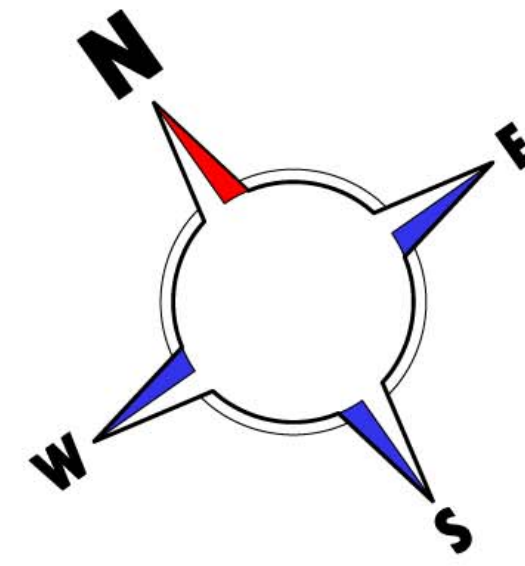


Valhalla Brandywine

Overall Site Analysis Plan

January 21, 2008



LEGEND

	WET SOIL AREAS
	50' STREAM BUFFER
	WATERS OF THE US
	WETLAND AREAS
	STEEP SLOPES 20% AND UP
	RIDGELINE
	EXISTING TREE 23" OR LESS
	EXISTING TREE 24" OR GREATER

GENERAL NOTES

- EXISTING FEATURES, TOPOGRAPHY AND BOUNDARY PER FIELD SURVEY PERFORMED BY RETTEW, MAY 2007.
- WETLANDS SHOWN PER FIELD DELINEATION AS PERFORMED BY WHEELER ENVIRONMENTAL, APRIL 2007.
- SITE WILL BE SERVICED BY COMMUNITY SEWER AND WATER

ADJUSTED TRACT AREA CALCULATION

GROSS TRACT AREA	599.62 ACRES
RIGHT OF WAYS	9.29 ACRES
EASEMENTS (OUTSIDE ABOVE FEATURES)	9.31 ACRES
WET FEATURES (WETLANDS, FLOOD, SOILS)	120.78 ACRES
STEEP SLOPES (OUTSIDE ABOVE FEATURES)	26.05 ACRES
TOTAL NET OUTS	165.43 ACRES
ADJUSTED TRACT AREA (ATA)	434.19 ACRES

CLASS A LANDS SUMMARY

	TOTAL	(SEE NOTES BELOW)
WET SOILS	97.67 AC.	(1)
FLOODPLAIN	4.88 AC.	(2)
50' STREAM SETBACK	47.33 AC.	(3)
WATERS	15.47 AC.	(4)
WETLANDS	37.21 AC.	(5)
STEEP SLOPES 20% AND UP	34.78 AC.	(6)
TOTAL CLASS A LANDS	146.83 AC.	(7)

- This area includes all impacted areas of wet soils (Worsham and Wehadlee soils)
- This area is for all floodplain areas that exist outside of the wet soils area.
- This area is for all 50 foot stream/waterbody setbacks that exist outside of wet soils or flood plain areas
- This area is for all streams/waterbodies that exist outside of wet soils or flood plain areas
- This area is for all wetlands that exist outside of wet soils areas, flood plain areas, 50' stream setbacks, and streams/waterbodies
- This area is calculated as Steep Slopes areas 20% and greater outside the FHSWD
- Class A Land do not include Right-of-way's or Easements

