

Valhalla Brandywine
Wallace Township, Chester County

Overall Bulk Calculations (FRR, & Industrial Districts)

ATA Calculations

Total Tract Area	599.62	Ac.
<i>Right of Ways</i>	9.29	Ac.
<i>Easements</i>	9.31	Ac.
<i>FHWS Area</i>	120.78	Ac.
<u><i>Steep Slopes (20%-up)</i></u>	<u>26.05</u>	<u>Ac.</u>
<i>Total Net Outs</i>	165.43	Ac.

Class Lands Calculations

Class A Land Feature	Total Area (Ac.)	<u>Qualifying Area (Ac.)</u>
<i>Wet Soils</i>	97.67	97.67 ¹
<i>Floodplain</i>	4.88	2.13 ²
<i>50' Stream Setback</i>	47.33	16.97 ³
<i>Waters</i>	15.47	1.62 ⁴
<i>Wetlands</i>	37.21	2.39 ⁵
<u><i>Slopes 20% and up</i></u>	34.78	<u>26.05</u> ⁶
<i>Class A Total</i>		146.83 Ac.

** Areas for each feature are calculated as follows:

ATA (Adjusted Tract Area) 434.19 Ac.**

- ¹ This area includes all impacted areas of wet soils (Worsham and Wehadkee soils)
- ² This area is for all floodplain areas that exist outside of the wet soils area.
- ³ This area is for all 50 foot stream/waterbody setbacks that exist outside of wet soils or flood plain areas
- ⁴ This area is for all streams/waterbodies that exist outside of wet soils or flood plain areas
- ⁵ This area is for all wetlands that exist outside of wet soils areas, flood plain areas, 50' stream setbacks, and streams/waterbodies
- ⁶ This area is calculated as Steep Slopes areas 20% and greater outside the FHSWD

**ATA Is calculated as a way to compare similar features of lands located within FRR District. ATA Calculations typically do not apply in the industrial district.

Valhalla Brandywine
Wallace Township, Chester County

Bulk and Density Calculations for FRR District

ATA Calculations

Total Tract Area	537.50 Ac.
<i>Right of Ways</i>	8.49 Ac.
<i>Easements</i>	9.31 Ac.
<i>FHWS Area</i>	108.77 Ac.
<u>Steep Slopes (20-up)</u>	<u>22.86 Ac.</u>
Total Net Outs	149.43 Ac.
 ATA (Adjusted Tract Area)	 388.07 Ac.

Class A Lands Calculations

<u>Class A Land Feature</u>	<u>Total Area (Ac.)</u>	<u>Qualifying Area (Ac.)</u>
<i>Wet Soils</i>	85.83	85.83 ¹
<i>Floodplain</i>	3.34	2.13 ²
<i>50' Stream Setback</i>	41.93	16.88 ³
<i>Waters</i>	8.45	1.62 ⁴
<i>Wetlands</i>	37.13	2.31 ⁵
<u>Slopes 20% and up</u>	28.76	<u>22.86</u> ⁶
<u>Class A Total</u>		131.63 Ac.

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- ⁴ This area is for all streams/waterbodies that exist outside of wet soils or flood plain areas
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- ⁶ This area is calculated as Steep Slopes areas 20% and greater outside the FHSWD

Hamlet Density Calculations

Base Density	211 DU	(0.5 DU / 40,000 S.F. OF ATA)
Bonus Density	211 DU	(0.5 DU / 40,000 S.F. OF ATA)
Maximum Allowable Density	549 DU	(1 DU / 30,770 S.F. OF ATA)
Minimum Required Affordable Housing**	127 DU	[max density - (bonus density + base density)]

	<u>Required (Ac.)</u>		<u>Proposed (Ac.)</u>
Open Space	364.47	60% of Adjusted Tract Area (ZO 401-A.F)	418.02
Internal Open Space	60.75	1/6 of Provided Open Space (ZO 401-A.F)	69.35
Internal Greens or Commons***	9.69	(1000 S.F. per Dwelling Unit)	43.92
Active Recreation***	21.10	(1 Acres per 20 Dwelling Units)	25.43

Maximum Allowable Dwelling Units	549 DU
Total Proposed Dwelling Units	422 DU

**Based on ZO Section 401-A.E.1.(c) the maximum allowable density requires that a minimum number of units qualify as affordable housing as defined by the ordinance. The minimum number of affordable housing units is determined by taking the maximum allowable number of units and subtracting the base density and bonus density.

*** Calculation of required internal greens or commons and active recreation is based on the proposed number of units and not the maximum allowable number of units

Tier IV Density Calculations

Base Density	282 DU	1 DU / 60,000 s.f. of ATA
	16 DU	1 DU / 8 Ac. Of Slope 20% and up or Flood Hazard / Wet Soil
TOTAL	298 Units	
	<u>Required (Ac.)</u>	
Minimum Greenway	382.27	60% of ATA + All land deducted to compute ATA (ZO 1102.A.4)

Valhalla Brandywine
Wallace Township, Chester County

Bulk Calculations (I - Industrial District)

ATA Calculation

Total Tract Area	62.12	Ac.
<i>Right of Ways</i>	<i>0.80</i>	<i>Ac.</i>
<i>Easements</i>	<i>0.00</i>	<i>Ac.</i>
<i>FHWS Area</i>	<i>12.01</i>	<i>Ac.</i>
<u><i>Steep Slopes (20-up)</i></u>	<u><i>3.19</i></u>	<u><i>Ac.</i></u>
Total Net Outs	16.00	Ac.

Class A Lands Calculation

Class A Lands Feature	<u>Total Area (Ac.)</u>	<u>Qualifying Area (Ac.)</u>
<i>Wet Soils</i>	<i>11.84</i>	<i>11.84</i> ¹
<i>Floodplain</i>	<i>1.54</i>	<i>0.00</i> ²
<i>50' Stream Setback</i>	<i>5.40</i>	<i>0.09</i> ³
<i>Waters</i>	<i>7.02</i>	<i>0.00</i> ⁴
<i>Wetlands</i>	<i>0.08</i>	<i>0.08</i> ⁵
<i>Slopes 20% and up</i>	<i>6.02</i>	<u><i>3.19</i></u> ⁶
<i>Class A Total</i>		<i>15.20</i> Ac.

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ATA (Adjusted Tract Area)**

46.12 Ac.

¹ This area includes all impacted areas of wet soils (Worsham and Wehadkee soils)

² This area is for all floodplain areas that exist outside of the wet soils area.

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⁴ This area is for all streams/waterbodies that exist outside of wet soils or flood plain areas

⁵ This area is for all wetlands that exist outside of wet soils areas, flood plain areas, 50' stream setbacks, and streams/waterbodies

⁶ This area is calculated as Steep Slopes areas 20% and greater outside the FHSWD

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