

Valhalla Brandywine
Comparison of By-Right Plans vs. Proposed Plans

Agricultural / Residential / Industrial Use (By-Right Plan)

vs.

Proposed Active Recreation / Residential Design Site

Total Land and Class A Land Disturbance Comparison						
	Total Land Disturbance		Total Class A Land Disturbance		Total Class A Land Tilled *	
By-Right Plan	408.98	68.2%	44.63	10.9%	44.63	10.9%
Proposed Active Recreation	147.96	24.7%	0.00	0.0%	0.00	0.0%
Net Impact	-261.02	-43.5%	-44.63	-10.9%	-44.63	-10.9%

Total Tree Removal Comparison						
	Total Trees to be Removed		Total Hard Trees to be Removed		Total Soft Trees to be Removed	
By-Right Plan **	1533	58.6%	879	55.3%	654	63.6%
Proposed Active Recreation**	238	9.1%	152	9.6%	86	8.4%
Net Impact	-1295	-49.5%	-727	-45.8%	-568	-55.3%

Impervious Coverage Comparison						
	Total Site Acres	Total Impervious Coverage SF ***		Total Impervious Coverage Acres		
By-Right Plan	599.62	1,846,072.80	7.1%	42.38	7.1%	
Proposed Active Recreation	599.62	1,675,317.60	6.4%	38.46	6.4%	
Net Impact	N/A	-170,755.20	-0.7%	-3.92	-0.7%	

* By-Right Plans assumes Land to be tilled every year, while Proposed Active Recreation will be tilled only once when the golf course is built.

** No Specimen Trees (24" and Greater) proposed to be removed

*** Total impervious coverage for Teir IV subdivision (by-right) is 1,802,512.8 s.f. (41.38 Acres).

Agricultural / Residential / Industrial Use (By-Right Plan)

	Total Area (Ac.)	Total Tilled Area (Ac.)		Total Cleared Only Area (Ac.)		Total Building Area (Ac.)		Total Disturbed Area (Ac.)	
Wet Soils	97.67	27.50	28.2%	0.00	0.0%	0.00	0.0%	27.50	28.2%
Floodplain	4.88	0.00	0.0%	0.00	0.0%	0.00	0.0%	0.00	0.0%
50' Stream Setback	47.33	0.00	0.0%	0.00	0.0%	0.00	0.0%	0.00	0.0%
Waters	29.48	0.00	0.0%	0.00	0.0%	0.00	0.0%	0.00	0.0%
Wetlands	37.21	0.00	0.0%	0.00	0.0%	0.00	0.0%	0.00	0.0%

Note: Percentages shown are based on total area of individual feature

	Total Area (Ac.)	Tilled Area (Ac.)		Cleared Only (Ac.)		Building (Ac.)		Total Disturbed (Ac.)	
Wet Soils ¹	97.67	27.50		0.00		0.00		27.50	
Floodplain ²	2.13	0.00		0.00		0.00		0.00	
50' Stream Setback ³	16.97	0.00		0.00		0.00		0.00	
Waters ⁴	1.62	0.00		0.00		0.00		0.00	
Wetlands ⁵	2.39	0.00		0.00		0.00		0.00	
Total FHWS D	120.78	27.50	22.8%	0.00	0.0%	0.00	0.0%	27.50	22.8%
Steep Slopes 20% ⁶	26.05	17.13	0.66	0.00	0.00	0.00	0.00	17.13	65.8%
Total Class A ***	146.83	44.63	30.4%	0.00	0.0%	0.00	0.0%	44.63	30.4%
Total Lands	599.62	399.86	66.7%	0.00	0.0%	9.11	1.5%	408.98	68.2%

** Areas for each feature are calculated as follows:

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

*** Per SLDO Section 402.B.1.a, Class A Lands Include all Flood Plains, wetlands (i.e. FHWS D) and slopes over 20%. FHWS D is defined by Z.O. Section 802.A as including 100 year flood plain (per FEMA), hydric soils (worsham and wehadkee soils), all water bodies and areas within 50 ft and wetlands.

Proposed Active Recreation / Residential Design

	Total Area (Ac.)	Total Tilled Area (Ac.)	Total Cleared Only Area (Ac.)	Total Building Area (Ac.)	Total Disturbed Area (Ac.)
Wet Soils	97.67	0.00 0.0%	0.00 0.0%	0.00 0.0%	0.00 0.0%
Floodplain	4.88	0.00 0.0%	0.00 0.0%	0.00 0.0%	0.00 0.0%
50' Stream Setback	47.33	0.00 0.0%	0.00 0.0%	0.00 0.0%	0.00 0.0%
Waters	29.48	0.00 0.0%	0.00 0.0%	0.00 0.0%	0.00 0.0%
Wetlands	37.21	0.00 0.0%	0.00 0.0%	0.00 0.0%	0.00 0.0%

* Percentages base on Total Area of individual Feature

	0.00	Tilled Area (Ac.)	Cleared Only (Ac.)	Building (Ac.)	Total Disturbed (Ac.)
Wet Soils ¹	97.67	0.00	0.00	0.00	0.00
Floodplain ²	2.13	0.00	0.00	0.00	0.00
50' Stream Setback ³	16.97	0.00	0.00	0.00	0.00
Waters ⁴	1.62	0.00	0.00	0.00	0.00
Wetlands ⁵	2.39	0.00	0.00	0.00	0.00
Total FHWS D	120.78	0.00 0.0%	0.00 0.0%	0.00 0.0%	0.00
Steep Slopes 20% ⁶	26.05	0.00 0.0%	0.00 0.0%	0.00 0.0%	0.00 0.0%
Total Class A ***	146.83	0.00 0.0%	0.00 0.0%	0.00 0.0%	0.00 0.0%
Total Lands	599.62	147.96 24.7%	0.00 0.0%	0.00 0.0%	147.96 24.7%

** Areas for each feature are calculated as follows:

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

*** Per SLDO Section 402.B.1.a, Class A Lands Include all Flood Plains, wetlands (i.e. FHWS D) and slopes over 20%. FHWS D is defined by Z.O. Section 802.A as including 100 year flood plain (per FEMA), hydric soils (worsham and wehadkee soils), all water bodies and areas within 50 ft and wetlands.

Proposed
Agricultural Use / Farmland / Industrial Use (By-Right Plan)
Steep Slope (20% and up calculation)

	Total (Ac.)	Tilled (Ac.)	Cleared Only (Ac.)	Building (Ac.)	Total Disturbed (Ac.)
Steep Slopes	32.31	18.95	0.00	0.00	18.95
	<i>32.31</i>	<i>18.95</i>	<i>0.00</i>	<i>0.00</i>	<i>18.95</i>
	Total Outside FHWS (Ac.)	Tilled Outside FHWS (Ac.)	Cleared Outside FHWS (Ac.)	Building Outside FHWS (Ac.)	Disturbed Outside FHWS (Ac.)
Steep Slopes	26.05	17.13	0.00	0.00	17.13
	<i>26.05</i>	<i>17.13</i>	<i>0.00</i>	<i>0.00</i>	<i>17.13</i>

Proposed
Proposed Active Recreation / Residential Design
Steep Slope (20% and up calculation)

	Total (Ac.)	Tilled (Ac.)	Cleared Only (Ac.)	Building (Ac.)	Total Disturbed (Ac.)
Steep Slopes	32.31	0.00	0.00	0.00	0.00
	<i>32.31</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>
	Total Outside FHWS (Ac.)	Tilled Outside FHWS (Ac.)	Cleared Outside FHWS (Ac.)	Building Outside FHWS (Ac.)	Disturbed Outside FHWS (Ac.)
Steep Slopes	26.05	0.00	0.00	0.00	0.00
	<i>26.05</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>

Agricultural / Residential / Industrial Use (By-Right Plan)

Total Trees	<u>Total on Site</u>	<u>To Remain</u>	<u>To be Removed</u>	<u>% to be Removed</u>
18" to 21"	1646	340	1306	79.34%
22" to 23"	272	45	227	83.46%
24" and Up	699	699	0	0.00%
Total	2617	1084	1533	58.58%

Hardwood Trees	<u>Total on Site</u>	<u>To Remain</u>	<u>To be Removed</u>	<u>% to be Removed</u>
18" to 21"	939	209	730	77.74%
22" to 23"	173	24	149	86.13%
24" and Up	477	477	0	0.00%
Total	1589	710	879	55.32%

Softwood Trees	<u>Total on Site</u>	<u>To Remain</u>	<u>To be Removed</u>	<u>% to be Removed</u>
18" to 21"	707	131	576	81.47%
22" to 23"	99	21	78	78.79%
24" and Up	222	222	0	0.00%
Total	1028	374	654	63.62%

Proposed Active Recreation / Residential Design Specimen Tree Calculation

Total Trees	<u>Total on Site</u>	<u>To Remain</u>	<u>To be Removed</u>	<u>% to be Removed</u>
18" to 21"	1646	1448	198	12.03%
22" to 23"	272	232	40	14.71%
24" and Up	699	699	0	0.00%
Total	2617	2379	238	9.09%

Hardwood Trees	<u>Total on Site</u>	<u>To Remain</u>	<u>To be Removed</u>	<u>% to be Removed</u>
18" to 21"	939	812	127	13.53%
22" to 23"	173	148	25	14.45%
24" and Up	477	477	0	0.00%
Total	1589	1437	152	9.57%

Softwood Trees	<u>Total on Site</u>	<u>To Remain</u>	<u>To be Removed</u>	<u>% to be Removed</u>
18" to 21"	707	636	71	10.04%
22" to 23"	99	84	15	15.15%
24" and Up	222	222	0	0.00%
Total	1028	942	86	8.37%