



▲ = Potential Test Probe Locations
 Disclaimer: Actual Test locations will be chosen based on site assessment while conducting testing

SITE DATA: Parcel A Tier IV Requirements

TOTAL GROSS TRACT AREA:	212 AC +/-
EXISTING ZONING:	FRR Flexible Rural Residential District
ATA Adjusted Tract Area Calculations:	
GROSS TRACT AREA	212.00 AC
Less Public and Private Right-of-Way	-3.00 AC
Less Flood Hazard and Wet Soils District*	-30.28 AC
Less Slopes 20% and Above	-14.13 AC (to be checked)
ADJUSTED TRACT AREA	164.59 AC
MAX. DENSITY: ADJUSTED TRACT AREA / 60,000 SF = 43,560 SF x 164.59 AC / 60,000 SF = 119 LOTS	
TIER IV BONUS: 1 DU / 8 AC SLOPES OVER 20% OR LAND WITHIN THE FLOOD HAZARD DISTRICT AND WET SOILS DISTRICT = 5 LOTS	
TOTAL	= 124 LOTS

Minimum Greenway Requirements (Tier IV):

CLASS "A" AREAS:	
Flood Hazard and Wet Soils District*	30.28 AC
Slopes 20% and Above	14.13 AC
	<u>44.41 AC</u>
CLASS "B" AREAS (60% of ATA)**:	
60% x 164.59 AC = 98.75 AC	98.75 AC
TOTAL GREENWAY REQUIREMENTS:	143.16 AC

Developable Acreage:

TOTAL GROSS TRACT AREA	212.00 AC
Less Public and Private Right-of-Way	-3.00 AC
Less Total Greenway Requirements	-143.16 AC
TOTAL DEVELOPABLE ACREAGE	65.84 AC

TOTAL GREENWAY PROVIDED: 143.16 AC (including 7.22 ac of spray area proposed for 124 lots)
 TOTAL DEVELOPABLE AREA PROVIDED: 63.50 AC (excluding existing lot 2.34 ac)

* The acreage of flood hazard and wet soils district includes wetlands.
 ** 60% of ATA shall include woodlands, prime agricultural soils class I and class II, and other lands.
 *** Existing Lots (5.03 AC) to remain on same tax parcel as greenway, but not counted toward greenway or developable area requirements.

SITE DATA: Parcel B Tier III Requirements

TOTAL GROSS TRACT AREA:	71.00 AC +/-
EXISTING ZONING:	FRR Flexible Rural Residential District
ATA Adjusted Tract Area Calculations:	
GROSS TRACT AREA	71.00 AC
Less Public and Private Right-of-Way	-1.00 AC
Less Flood Hazard and Wet Soils District*	-0.00 AC
Less Slopes 20% and Above	-6.35 AC (to be checked)
ADJUSTED TRACT AREA	63.65 AC
MAX. DENSITY: ADJUSTED TRACT AREA / 80,000 SF = 43,560 SF x 63.65 AC / 80,000 SF = 35 LOTS	
TIER III BONUS: 1 DU / 10 AC SLOPES OVER 20% OR LAND WITHIN THE FLOOD HAZARD DISTRICT AND WET SOILS DISTRICT = N/A	
TOTAL	= 35 LOTS

Minimum Greenway Requirements (Tier III):

CLASS "A" AREAS:	
Flood Hazard and Wet Soils District*	0.00 AC
Slopes 20% and Above	6.35 AC
	<u>6.35 AC</u>
CLASS "B" AREAS (50% of ATA)**:	
50% x 63.65 AC = 31.82 AC	31.82 AC
TOTAL GREENWAY REQUIREMENTS:	38.17 AC

Developable Acreage:

TOTAL GROSS TRACT AREA	71.00 AC
Less Public and Private Right-of-Way	-1.00 AC
Less Total Greenway Requirements	-38.17 AC
TOTAL DEVELOPABLE ACREAGE	31.83 AC

TOTAL GREENWAY PROVIDED: 38.17 AC
 TOTAL DEVELOPABLE AREA PROVIDED: 29.14 AC (excluding existing lot 2.69 ac)

* The acreage of flood hazard and wet soils district includes wetlands.
 ** 50% of ATA shall include woodlands, prime agricultural soils class I and class II, and other lands.
 *** Existing Lots (5.03 AC) to remain on same tax parcel as greenway, but not counted toward greenway or developable area requirements.

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Potential Development Plan Tier III & Tier IV Requirements
HEIM PROPERTY
 WALLACE TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

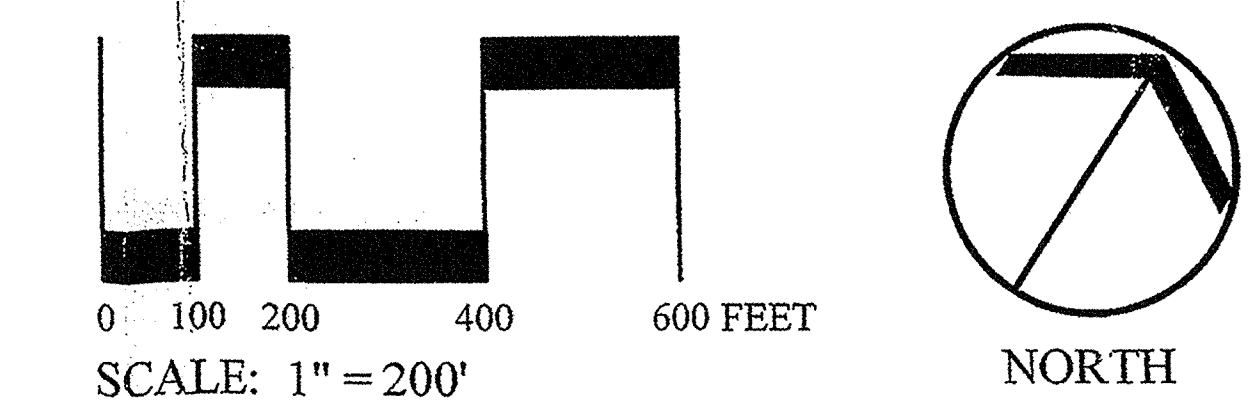
DATE: 09-18-06
 REV:

PROJECT #: 06-074

SHEET:

- LEGEND**
- EXISTING VEGETATION
 - WETLANDS
 - APPROXIMATE STREAM LOCATION
 - FLOODPLAIN LIMIT
 - APPROXIMATE LOCATION OF WET SOILS (Including WoA, WoB2, We, WsB, and Ch)
 - 25% + SLOPES
 - 15-25% SLOPES

- SOURCES:**
- The parcel boundaries, hydrography, wetlands, floodplains, soil information, topography, and slopes provided by Chester County GIS.
 - Approximate location of tree lines taken from google aerial photo.



Mile W - Field Copy