



Valhalla Brandywine

Overall Sketch Plan Hamlet Overlay

January 21, 2008



- GENERAL NOTES**
1. PROPERTY DEVELOPMENT LAYOUT SHOWN PER WALLACE TOWNSHIP ZONING ORDINANCE ARTICLE IV-A "VILLAGE OVERLAY & HAMLET OVERLAY DISTRICT". ZONING REQUIREMENTS FOR THIS DISTRICT ARE SHOWN ON THIS SHEET. EXISTING FEATURES, TOPOGRAPHY AND BOUNDARY FOR FIELD SURVEY PERFORMED BY RETIEM, MAY 2007.
 2. WETLANDS SHOWN PER FIELD DELINEATION AS PERFORMED BY WHEELER ENVIRONMENTAL, APRIL 2007.
 3. SITE WILL BE SERVICED BY COMMUNITY SEWER AND WATER.

ADJUSTED TRACT AREA CALCULATION

TOTAL GROSS AREA	537.50 ACRES
RIGHT OF WAYS	8.49 ACRES
EASEMENTS (OUTSIDE ABOVE FEATURES)	8.31 ACRES
WET FEATURES (WETLANDS, FLOOD, SOILS)	108.77 ACRES
STEEP SLOPES (OUTSIDE ABOVE FEATURES)	27.86 ACRES
TOTAL NET CUTS	149.43 ACRES
ADJUSTED TRACT AREA	388.07 ACRES
AREA OCCUPIED BY EXISTING BUILDINGS	15,767.6 S.F. (0.14%)
AREA OCCUPIED BY PROPOSED BUILDINGS	452,500 S.F. (0.30%) (1.50% S.F. PER D.U. x 435 D.U.)

DENSITY CALCULATION

BASE DENSITY	211 D.U.	(0.5 D.U. / 40,000 S.F. OF ATA)
BONUS DENSITY	211 D.U.	(0.5 D.U. / 40,000 S.F. OF ATA)
MAXIMUM ALLOWABLE DENSITY	349 D.U.	(1 D.U. / 90,750 S.F. OF ATA)
MAXIMUM REQUIRED AFFORDABLE HOUSING	127 D.U.	(MAX. DENSITY - BONUS DENSITY = BASE DENSITY)

	REQUIRED (ACRES)	PROPOSED (ACRES)
OPEN SPACE	364.47	(60% OF ADJUSTED TRACT AREA) 418.02
INTERNAL OPEN SPACE	60.75	(10% OF PROVIDED OPEN SPACE) 60.75
INTERNAL GREENS OR COMMONS	9.69	(1,000 S.F. PER DWELLING UNIT) 43.92
ACTIVE RECREATIONAL	21.10	(1 ACRES PER 20 DWELLING UNITS) 25.43
MAXIMUM ALLOWABLE DWELLING UNITS	- 549 UNITS	
TOTAL PROPOSED SWELLING UNITS	- 422 UNITS	

ADJUSTED TRACT AREA CALCULATION (AQUA PARCEL)

TOTAL GROSS AREA	62.12 ACRES
RIGHT OF WAYS	0.80 ACRES
EASEMENTS (OUTSIDE ABOVE FEATURES)	0.00 ACRES
WET FEATURES (WETLANDS, FLOOD, SOILS)	12.01 ACRES
STEEP SLOPES (OUTSIDE ABOVE FEATURES)	3.19 ACRES
TOTAL NET CUTS	16.00 ACRES
ADJUSTED TRACT AREA	46.12 ACRES

ZONING REQUIREMENTS - HAMLET OVERLAY DISTRICT (PER BASE DISTRICT)

	REQUIRED	PROPOSED
MINIMUM BUILDING SETBACKS		
FROM ARTERIAL HIGHWAY	500 FT.	> 500 FT.
FROM MAJOR ARTERIAL STREET	50 FT.	> 50 FT.
FRONT YARD	25 FT.	> 20 FT.
REAR YARD	25 FT.	> 20 FT.
MINIMUM LOT SIZE	4,000 S.F.	4,000 S.F.
SINGLE-FAMILY DETACHED	4,000 S.F.	NA
SINGLE-FAMILY ATTACHED	7,000 S.F.	NA
TWO-FAMILY ATTACHED	11,000 S.F.	NA
MINIMUM AVERAGE LOT SIZE	14,000 S.F.	> 121 S.F.
MAXIMUM LOT COVERAGE	4,000 S.F.	25%
BY RESIDENTIAL STRUCTURES	40%	NA
BY NON-RESIDENTIAL STRUCTURES	50%	NA
MAXIMUM OPEN SPACE COVERAGE	60%	51.0%
RESIDENTIAL TYPE	Non-Residential Structures	75%
MINIMUM SETBACK FROM PARKING	5 FT.	> 5 FT.
FROM SIDE LOT LINE	2 FT.	> 2 FT.
FROM FRONT YARD DETRACKS	8 FT.	> 8 FT.
MINIMUM FRONT YARD DETRACKS	20 FT. (10 FT. FROM PORCH)	> 20 FT.
MINIMUM FROM LOCAL ROAD	25 FT. (10 FT. FROM PORCH)	> 25 FT.
MINIMUM FROM COLLECTOR STREET	35 FT. (25 FT. FROM PORCH)	> 35 FT.
AVERAGE FROM COLLECTOR STREET	40 FT. (25 FT. FROM PORCH)	> 3 FT. (20 FT. AGGREGATE)
MINIMUM SIDE YARD DETRACKS	5 FT. (25 FT. AGGREGATE)	> 5 FT. (20 FT. AGGREGATE)
MINIMUM SETBACK FROM DRIVEWAYS	50 FT.	> 50 FT.
MINIMUM FROM ARTERIAL HIGHWAYS	50 FT.	> 50 FT.
MINIMUM FROM MAJOR ARTERIAL STREET	20 FT.	> 20 FT.
MINIMUM FROM MAJOR ARTERIAL COLLECTOR	35 FT.	> 35 FT.
MINIMUM BUILDING HEIGHT	9 FT.	< 9 FT.
MINIMUM LOT WIDTH	35 FT.	> 35 FT.
AVERAGE LOT WIDTH	35 FT.	> 35 FT.
MINIMUM REAR SETBACK	15 FT.	> 15 FT.

