Appendix A:
Environmental Constraints and Calculations

Incursions into 15-20% Slopes

S15-1: .17 ac	S15-13: .07 ac	S15-25: .05 ac
S15-2: .14 ac	S15-14: .07 ac	S15-26: .03 ac
S15-3: .11 ac	S15-15: .03 ac	S15-27: .01 ac
S15-4: .21 ac	S15-16: .01 ac	S15-28 .01 ac
S15-5: .34 ac	S15-17: <.01 ac	S15-29: .44 ac
S15-6: .29 ac	S15-18: .63 ac	S15-30: .20 ac
S15-7: .18 ac	S15-19: .10 ac	S15-31: .21 ac
S15-8: .44 ac	S15-20: .04 ac	S15-32: .37 ac
S15-9: .26 ac	S15-21: .07 ac	S15-33: .02 ac
S15-10: .17 ac	S15-22: .17 ac	S15-34: .23 ac
S15-11: .20 ac	S15-23: .72 ac	S15-35: .31 ac
S15-12: .17 ac	S15-24: .08 ac	

TOTAL: 6.55 acres

Incursions into Slopes >20%

S20-1: .44 ac	S20-8: .25 ac
S20-2: .19 ac	S20-9: .37 ac
S20-3: .07 ac	S20-10: .80 ac
S20-4: .16 ac	S20-11: .01 ac
S20-5: .03 ac	S20-12: .01 ac
S20-6: .01 ac	S20-13: .62 ac
S20-7: .14 ac	

TOTAL: 3.10 acres

Incursions into Hydric Soils

HS-1: .07 ac
HS-2: .43 ac

TOTAL: .50 acres

Incursions into the Required 50' Riparian Buffer

RB-1: .09 ac
RB-2: .11 ac

TOTAL: .20 acres

Incursions into the Proposed Buffer

VB-1: .08 ac
VB-2: .03 ac
VB-3: .07 ac
VB-4: .02 ac
VB-5: .30 ac

TOTAL: .50 acres

Incursions into the Seasonally High Water Table

HWT-1: .15 ac
HWT-2: .30 ac
HWT-3: .25 ac
HWT-4: .60 ac

TOTAL: 1.30 acres

Environmental Constraints:
Valhalla Brandywine

Wallace Township
Chester County, PA

N

0 400 800 1,200 Feet

Data Sources:
Parcels, Streams, Ponds, Wetlands: Chester County GIS, 2/18/09
Riparian Buffer: Derived from streams, 2/18/09
Floodplains: FEMA DFIRM, 9/29/06
Hydric & Prime Farmland Soils: USDA NRCS SSURGO database, 6/14/07
Seasonally High Water Table: USDA Soil Survey for Chester & Delaware Counties, 5/63
Slope: Derived from digital elevation model, 2/18/09
Exceptional Natural Areas: Brandywine Conservancy Map, 6/14/07

Legend
- Streams
- Ponds & Lakes
- Wetlands
- 100-Year Floodplain
- Exceptional Natural Area
- 50 ft. Riparian Buffer
- Proposed Buffer
- Hydric Soils
- Seasonally High Water Table
- Slopes 15% - 20%
- Slopes 20% or greater
- Prime Farmland Soils

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Date: March 24, 2009