



PARKING CALCULATIONS

| PLANNED COUNTRY CLUB COMMUNITY PARKING CALCULATION | Minimum Required (ZO 1323.E.4.h) | Provided |
|--|-------------------------------------|-------------------|
| FRR District | | |
| Golf Course (18 Holes: Zoning Req. 2 spaces per hole) | 36 spaces | 36 spaces |
| Clubhouse (20,400 SF: Zoning Req. 1 space per 1,250 SF) | 16 spaces | 16 spaces |
| Dining (170 Seats: Zoning Req. 1 space per 3 seats) | 57 spaces | 57 spaces |
| Manor House Community Buildings (19,381 SF: Zoning Req. 1 space per 1,250 SF) | 15 spaces | 15 spaces |
| Total FRR Parking | 124 spaces | 124 spaces |
| I District | | |
| Spa/Country Club (148,378 SF: Zoning Req. 1 space per 1,250 SF) | 118 spaces | 118 spaces |
| Guest Suites (180 Rooms: Zoning Req. 1 space per room) | 180 spaces | 180 spaces |
| Dining (800 Seats: Zoning Req. 1 space per 3 seats) | 267 spaces | 267 spaces |
| Total Industrial Parking | 565 spaces | 565 spaces |
| Total | 689 spaces | 689 spaces |

****Assume 10% Shared Parking Reduction of the 565 Required Spaces in the I District which results in 56 fewer spaces provided due to overlapping use - Shown as Parking Reserve of 56 spaces**

INDUSTRIAL DISTRICT CALCULATIONS

| CLASS A LANDS CALCULATION | Total Area | Quality Area |
|---------------------------|------------|------------------------|
| Class A Land Feature | | |
| Floodplain* | 1.33 Ac. | ¹ 1.33 Ac. |
| Wet Soils* | 12.15 Ac. | ² 10.92 Ac. |
| Waters & 50' Setback* | 12.89 Ac. | ³ 3.57 Ac. |
| Wetlands* | 0.08 Ac. | ⁴ 0.06 Ac. |
| Slopes 20% and up | 16.54 Ac. | ⁵ 12.81 Ac. |
| Class A Total | | 28.69 Ac. |

****Total Qualifying Areas for each feature are calculated as follows:**

- This area includes all floodplain areas
- This area is for all impacted areas of wet soils (Worsham and Wehadkee soils) outside floodplain areas
- This area is for all streams and 50 foot stream/waterbody setbacks that exist outside of wet soils of floodplain areas
- This area is for all wetlands that exist outside of wet soil areas, flood plain areas, 50' stream setbacks, and streams/waterbodies
- This area is calculated as Steep Slopes areas 20% and greater outside the FHWSWD

*FHWSWD - Flood Hazard Wet Soils District

| ADJUSTED TRACT AREA (ATA) | Required | Provided |
|--|----------|------------------|
| Total Tract Area | | 62.12 Ac. |
| Right of Ways | | 0.60 Ac. |
| Class A Lands | | 28.69 Ac. |
| ATA (Total Tract Area less ROW & Class A Lands) | | 32.83 Ac. |

| IMPERVIOUS COVERAGE AREA | Maximum Permitted | Provided |
|----------------------------|-------------------|------------------|
| Impervious Area | 21.74 Ac. | 18.27 Ac. |
| Impervious Coverage | 35.00 % | 29.4 % |

Valhalla Brandywine Program

| | Subtotal | Indoor Area in SF | Outdoor Area in SF |
|--|-----------------|-------------------|--------------------|
| Golf Club House | | | |
| Restaurants | 150 Seats | 8,900 | |
| Retail | | 2,200 | |
| Golf Club Facility | | 18,193 | 10,000 |
| Subtotal | | 29,293 | |
| Country Club | | | |
| Guest Suites | 100 Suites | 45,250 | |
| Dining | 270 Seats | 20,700 | 5,425 |
| Club Facility and Pool | | 18,130 | 21,238 |
| Subtotal | | 84,080 | |
| Spa Hotel | | | |
| Hotel Areas | 80 Guest Suites | 43,750 | |
| Spa Hotel Facility | | 17,314 | |
| Subtotal | | 61,064 | |
| Spa | | | |
| Spa Restaurant | 100 Seats | 6,580 | |
| Spa | | 21,565 | 1,300 |
| Subtotal | | 28,145 | |
| Fitness Facility | | | |
| Fitness Center Indoor | | 45,930 | |
| Fitness Center - Tennis | | | 24,000 |
| Fitness Center - Aquatics Center | | | 10,320 |
| Subtotal | | 45,930 | |
| Dining Pavilion | 450 Seats | | 21,719 |
| Boat House | | | 5,000 |
| Pier & Pier House | | | 1,500 |
| Skating Rink | | | 8,850 |
| Horse Barn (Little Conestoga Road) | | | 2,381 |
| Community Barn Building & Wagon Shed at Manor House | | | 17,000 |
| Support Facilities | | | 36,558 |
| Total Dining Seats | 970 | | |
| Total Guest Suites | 180 | | |
| Total Program Area | | 332,670 | 82,633 |
| Total Program Area - Indoor and Outdoor Areas | | 415,303 | |

LEGEND

| | |
|--|---|
| | Neighborhood Green |
| | Stormwater Management Areas |
| | BUILDING SETBACK LINE / SUITABLE DEVELOPMENT AREA |
| | FLOODPLAIN |
| | HYDRIC SOILS |
| | WATERS |
| | WETLANDS |
| | 50 FOOT WATERS BUFFER |
| | BOUNDARY LINE |
| | STEEP SLOPES 20%-UP |
| | STEEP SLOPES 15%-20% |

| | |
|--|--|
| | TCA INCURSION AREA (15% - 20% SLOPES) |
| | TCA INCURSION AREA (20% - UP SLOPES) |
| | TCA INCURSION AREA (HYDRIC SOILS) |
| | TCA INCURSION AREA (50' RIPARIAN BUFFER) |
| | TCA INCURSION AREA (PROPOSED BUFFER) |
| | TCA INCURSION AREA (SEASONAL HIGH WATER TABLE) |

Bulk and Area Standards

| Planned Country Club Community | Required | Provided |
|--|-----------|--------------|
| Minimum Tract Size | 200 Acres | 605.99 Acres |
| Minimum Building Setback for residential buildings from property lines which abut residential districts | 100 FT | 100 FT |
| Minimum Building Setback for non-residential buildings from property lines which abut residential districts | 200 FT | 200 FT |
| Minimum Building Setback for accessory buildings and structures from property lines which abut residential districts | 25 FT | 25 FT |
| Minimum Setback for Residential Dwellings from Class A Lands | 100 FT | 100 FT |

| Standards | Compliance |
|-----------------------------------|--|
| I District - Planned Country Club | |
| Building Separation | Minimum of 15 Feet per Zoning Ordinance Section 1323.E.4.c |
| Building Height | Maximum of 35 Feet as measured per Zoning Ordinance Section 1323.E.4.b |

Modifications to the size and location of the improvements shown on the conditional use plan may occur absent the need for amendment to the conditional use approval during the processing of the preliminary and final land development plans.

SHEET 2