



Site Metrics

East of Valleybrook Road	14,388 Ac.
Total Acreage:	
West of Valleybrook Road	48,266 Ac.
Total Acreage:	
Total Tract Acreage:	62,654 Ac.

Sources of Base Data:

1. Google Earth Aerial, dated 5-24-2016
2. Powell Property Subdivision Plan, by Houtman & Son, Inc., dated 11-4-2011

LEGEND

	Extensively Wooded Areas
	Very Steep Slopes
	Moderately Steep Slopes
	Lowland Meadow Area
	Creek
	Limited Sight Distance
	Access Point with Good Sight Distance
	Plateau/Flat Area with Significant Views
	Existing Off-Site Access Drive
	Outparcel to be Sold
	Proposed Property Line

Valley View: An Open Space Community
Site Analysis
 Chester Heights Borough - Delaware County, PA

Scale: 1" = 250'

0' 125' 250' 500'

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TCA
 The Chester County Planning Association

December 20, 2019

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EXHIBIT

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