

**LEGEND**

- Walking Trail
- Community Open Space
- Common Open Space to be offered for Dedication to Chester Heights Borough

**Dwelling Unit Types**

- Duplex (8)
- Triplex (12)



**Sketch Plan Metrics**

East of Valleybrook Road Total Gross Acreage:	14,988 Ac.
Outparcel to be sold:	- 0,600 Ac.
Total New Acreage:	14,388 Ac.
West of Valleybrook Road Total Gross Acreage:	43,376 Ac.
Driveway Access & Land from Adjoining Parcels:	+ 4,89 Ac.
Total New Acreage:	48,266 Ac.
<b>Total Tract Gross Acreage:</b>	<b>62,654 Ac.</b>
<b>Developed Land</b> (Including 3.83 Ac. of Community Open Space)	<b>- 13,773 Ac.</b>
<b>Common Open Space:</b>	<b>48,924 Ac.</b>
Dwellings/Accessways in Open Space:	- 0.37 Ac.
<b>Total Common Open Space:</b>	<b>48,554 Ac.</b> (77%)
<b>Total Dwelling Units:</b>	<b>52 DUs</b>

**Sketch Plan & PRD Requirements**

Regulation	Required	Provided
1. <b>Density</b> (185-61, B.(1))	4.0 dUs per gross ac. max.	0.83 dUs per gross ac.
2. <b>Open Space</b> (185-61, B.(3))	70% of the total site area	83% of the total site area
3. <b>Common Open Space</b> (185-61, B.(1))	50% of the total site area	77% of the total site area

**Notes:**

- The 83% Open Space includes 48,554 Acres of Common Open Space and 3.83 Acres of Community Open Space.
- This Sketch Plan complies with the PRD regulations of Chester Heights Borough in terms of:
  - + Minimum Tract Area:
  - + Open Space:
  - + Density;
  - + setbacks;
  - + Street Widths and
  - + Rights-of-Way Width.
- The Tenant House, Barn, Spring House, Corn Crib, and driveway in the south central portion of the site, west of Valleybrook Road, at 0.37 Acres, have been netted out of the total Open Space acreage.



**Valley View: An Open Space Community**

**Sketch Plan**

Chester Heights Borough - Delaware County, PA

Scale: 1" = 250'

0' 125' 250' 500'

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Sheet 2 of 3  
December, 20, 2019