

**LEGEND**

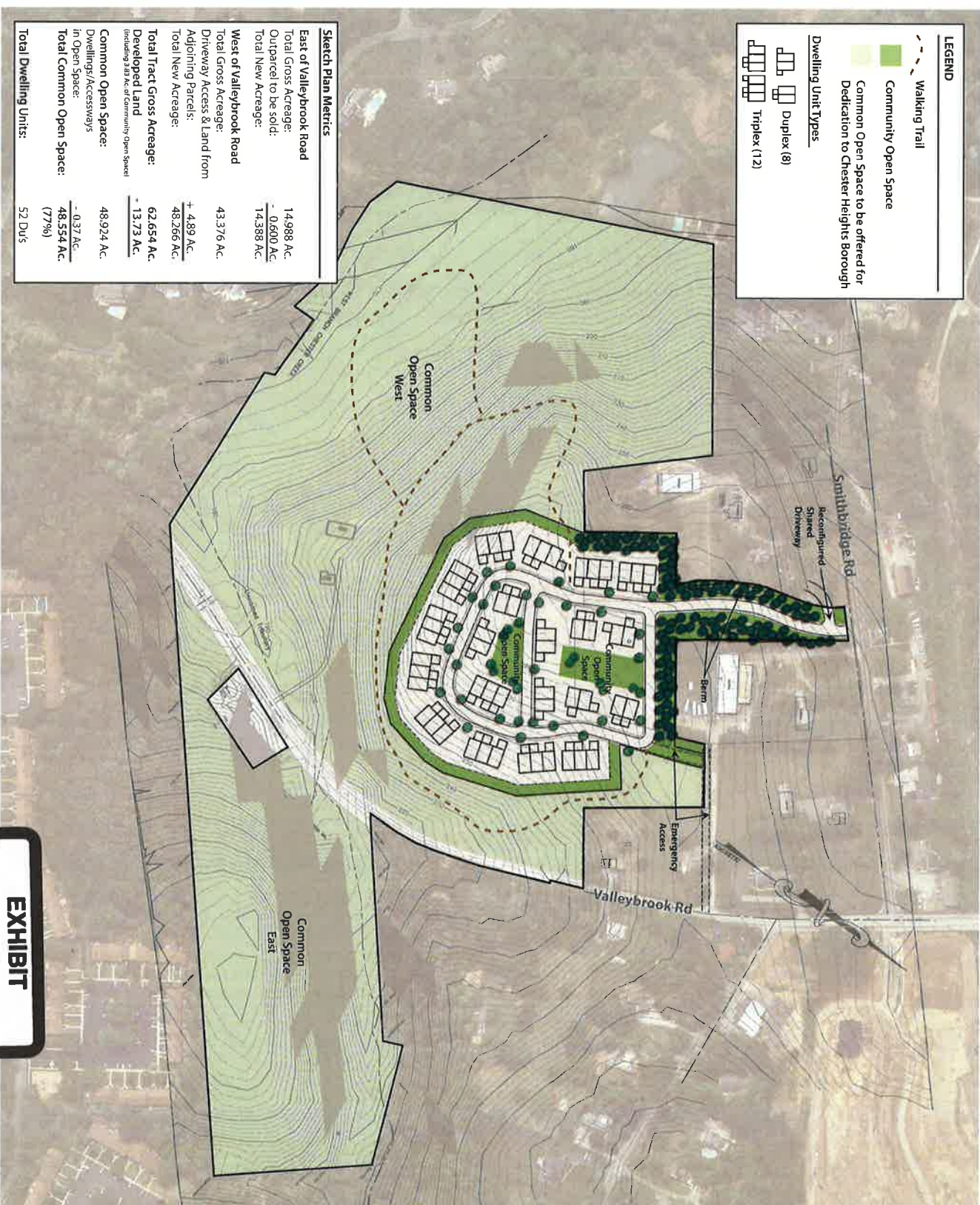
- Walking Trail
- Community Open Space
- Common Open Space to be offered for Dedication to Chester Heights Borough

**Dwelling Unit Types**

- Duplex (8)
- Triplex (12)

**Sketch Plan Metrics**

<b>East of Valleybrook Road</b>	14,988 AC
Total Gross Acreage:	- 0,600 AC
Outparcel to be sold:	14,388 AC
Total New Acreage:	
<b>West of Valleybrook Road</b>	43,376 AC
Total Gross Acreage:	+ 4,89 AC
Driveway Access & Land from Adjoining Parcels:	48,266 AC
Total New Acreage:	
<b>Total Tract Gross Acreage:</b>	<b>62,654 AC</b>
<b>Developed Land</b>	<b>- 13.73 AC</b>
(Including 3.83 AC of Community Open Space)	
<b>Common Open Space:</b>	<b>48,924 AC</b>
Dwellings/Accessways	- 0.37 AC
In Open Space:	48,554 AC
<b>Total Common Open Space:</b>	<b>(77%)</b>
<b>Total Dwelling Units:</b>	<b>57 DU's</b>



tabbles

**EXHIBIT**

5

Character Images for Proposed Carriage Homes



**Valley View: An Open Space Community**

**Sketch Plan & Aerial**

Chester Heights Borough - Delaware County, PA

0' 125' 250' 500'

Scale: 1" = 250'

N

TCA

Sheet 3 of 3

December 20, 2019