



Sketch Plan & PRD Requirements

Regulation	Required	Provided
1. Density (185-61.B.(1))	4.0 du's per gross ac. max.	0.83 du's per gross ac.
2. Open Space (185-61.B.(3))	70% of the total site area	83% of the total site area ¹
3. Common Open Space (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.

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.
Total Tract Gross Acreage:	62.654 Ac.
Developed Land (including 3.83 Ac. of Community Open Space)	- 13.73 Ac.
Common Open Space:	48.924 Ac.
Dwellings/Accessways in Open Space:	- 0.37 Ac.
Total Common Open Space:	48.554 Ac. (77%)
Total Dwelling Units:	52 Du's

LEGEND

- Walking Trail
- Community Open Space
- Common Open Space to be offered for Dedication to Chester Heights Borough
- Very Steep Slopes
- Evergreen Trees
- Deciduous Trees

Dwelling Unit Types

- Duplex (8)
- Triplex (12)



Valley View: An Open Space Community
Sketch Plan
 Chester Heights Borough - Delaware County, PA

0' 125' 250' 500'

Scale: 1" = 250'

TCA
 TOWN PLANNING ASSOCIATION OF DELAWARE COUNTY, PA
 Town Planners & Landscape Architects

Sheet 2 of 3
 December 20, 2019
 June 24, 2021