

Smithbridge Rd

Valleybrook Rd

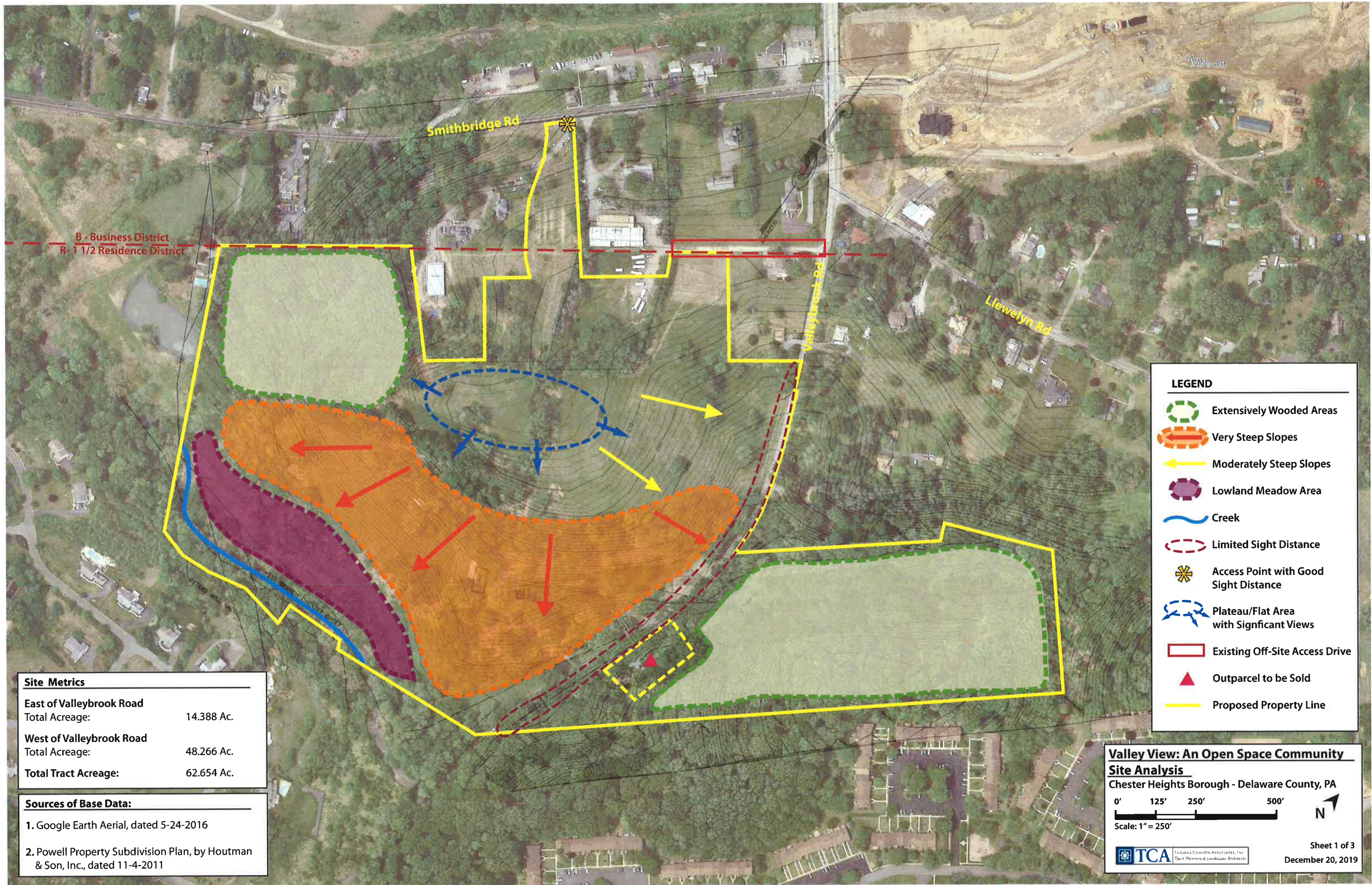
Liewelyn Rd

Powell Property
Chester Heights Borough

Existing Property Lines
Proposed Property Lines

Scale: 1" = 250'
TCA: 12-11-2018





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

Site Metrics

East of Valleybrook Road Total Acreage:	14.388 Ac.
West of Valleybrook Road Total Acreage:	48.266 Ac.
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

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

0' 125' 250' 500'

Scale: 1" = 250'

TCA THOMAS CORRIPIA ASSOCIATES, INC.
Town Planners of Landscape Architects

Sheet 1 of 3
December 20, 2019

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 & 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

Valley View: An Open Space Community

Sketch Plan

Chester Heights Borough - Delaware County, PA




0' 125' 250' 500'

Scale: 1" = 250'


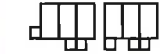
TCA

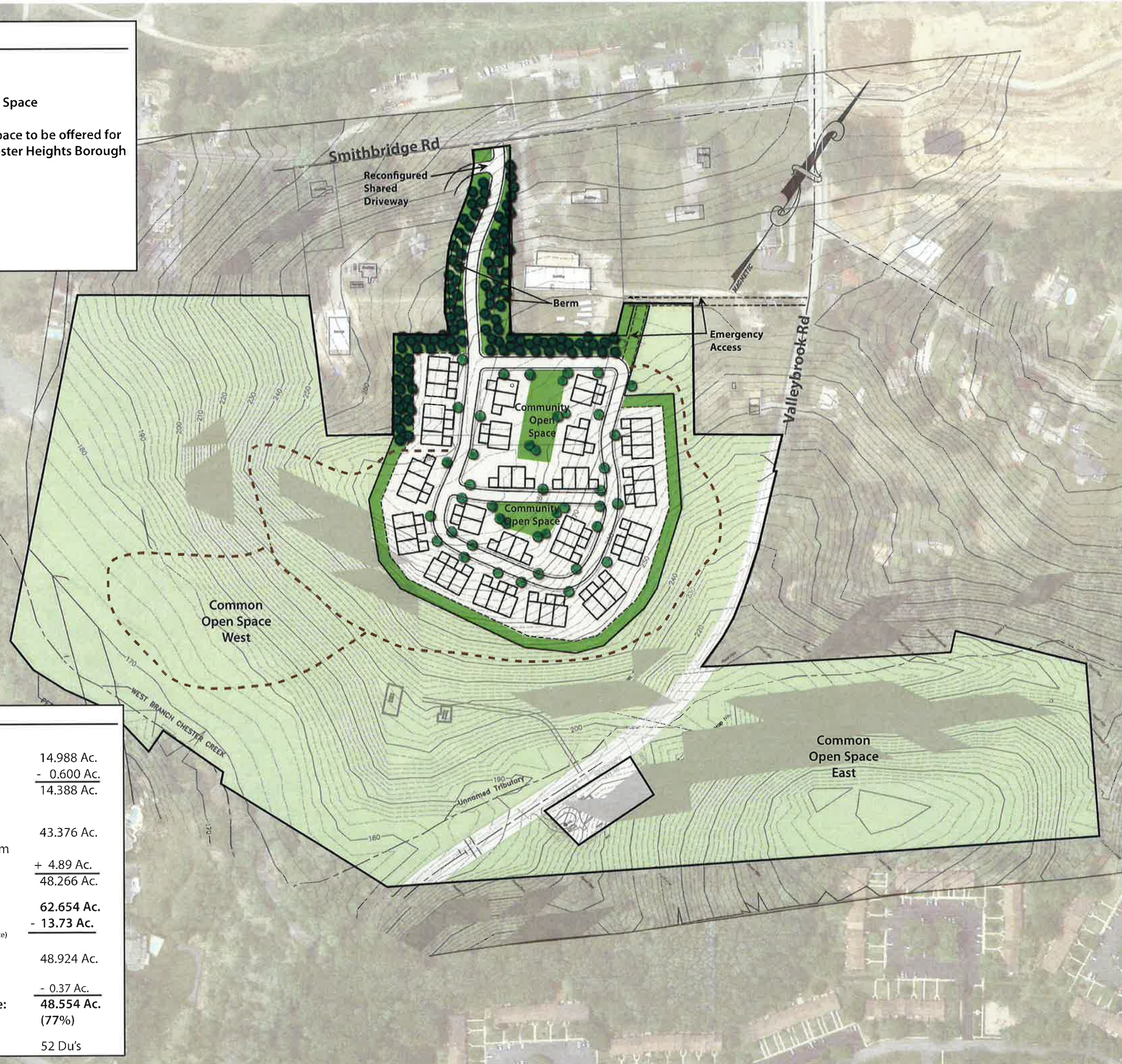
Sheet 2 of 3
March 27, 2019

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)



Character Images for Proposed Carriage Homes



Triplex Carriage Home



Triplex Carriage Home



Duplex Carriage Home



Duplex Carriage Home

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	(77%)
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Valley View: An Open Space Community

Sketch Plan & Aerial
 Chester Heights Borough - Delaware County, PA
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 Scale: 1" = 250'