



Residence 1-1/2 Acre District Requirements	
Minimum Lot Area:	1 1/2 acres
Minimum Lot Width:	150 ft at building line
Minimum Front Yard Setback:	60 ft
Minimum Side Yard Setbacks:	60 ft aggregate 25 ft one side
Minimum Rear Yard Setback:	40 ft
Residence 1- Acre District Requirements	
Minimum Lot Area:	1 acre
Minimum Lot Width:	125 ft at building line
Minimum Front Yard Setback:	50 ft
Minimum Side Yard Setbacks:	60 ft aggregate 25 ft one side
Minimum Rear Yard Setback:	40 ft
Street Design Standards	
Maximum Cul-de-sac Length:	600 ft
Minimum Street Right-of-Way:	50 ft
Notes:	
A. All proposed lots on the west side of Valleybrook Road are in excess of 1 1/2 acres, and all proposed lots on the east side of Valleybrook Road are in excess of 1 acre.	
B. All proposed lots meet and exceed the required setbacks.	

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:	47.392 Ac.
Total Tract Gross Acreage:	62.654 Ac.
Developed Land <small>(including 3.83 Ac. of Community Open Space)</small>	- 13.73 Ac.
	48.924 Ac.
Total Dwelling Units:	23 DU's
Gross Density:	0.47 DU's/Ac.



Residence 1-1/2 Acre & 1 Acre Sketch Plan
Chester Heights Borough - Delaware County, PA

0' 125' 250' 500'

Scale: 1" = 250'

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