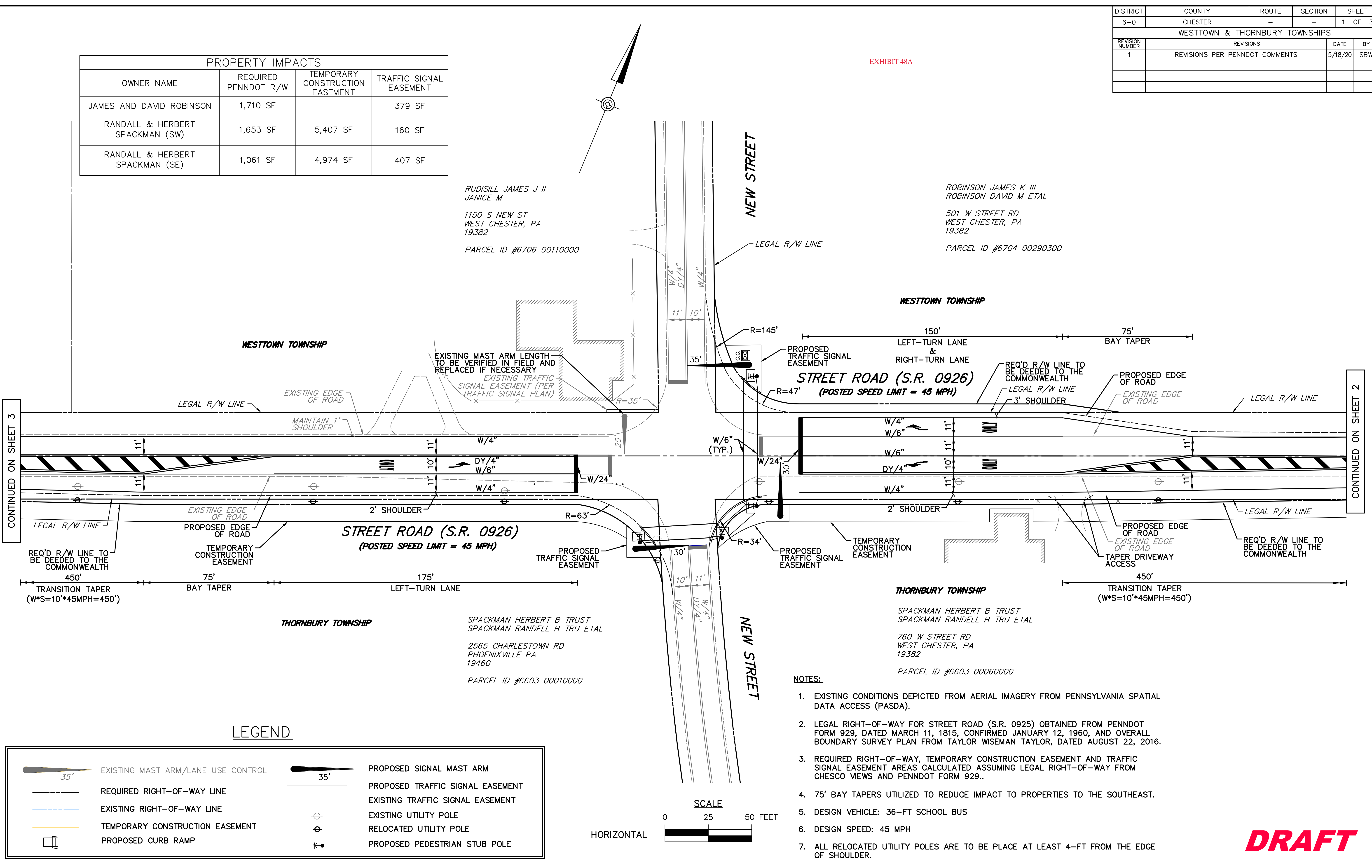


DISTRICT	COUNTY	ROUTE	SECTION	SHEET
6-0	CHESTER	-	-	1 OF 3
WESTTOWN & THORNBURY TOWNSHIPS				
REVISION NUMBER	REVISIONS	DATE	BY	
1	REVISIONS PER PENNDOT COMMENTS	5/18/20	SBW	

PROPERTY IMPACTS			
OWNER NAME	REQUIRED PENNDOT R/W	TEMPORARY CONSTRUCTION EASEMENT	TRAFFIC SIGNAL EASEMENT
JAMES AND DAVID ROBINSON	1,710 SF		379 SF
RANDALL & HERBERT SPACKMAN (SW)	1,653 SF	5,407 SF	160 SF
RANDALL & HERBERT SPACKMAN (SE)	1,061 SF	4,974 SF	407 SF

EXHIBIT 48A



CONTINUED ON SHEET 3

CONTINUED ON SHEET 2

**LEGEND**

	EXISTING MAST ARM/LANE USE CONTROL		PROPOSED SIGNAL MAST ARM
	REQUIRED RIGHT-OF-WAY LINE		PROPOSED TRAFFIC SIGNAL EASEMENT
	EXISTING RIGHT-OF-WAY LINE		EXISTING TRAFFIC SIGNAL EASEMENT
	TEMPORARY CONSTRUCTION EASEMENT		EXISTING UTILITY POLE
	PROPOSED CURB RAMP		RELOCATED UTILITY POLE
			PROPOSED PEDESTRIAN STUB POLE

**NOTES:**

- EXISTING CONDITIONS DEPICTED FROM AERIAL IMAGERY FROM PENNSYLVANIA SPATIAL DATA ACCESS (PASDA).
- LEGAL RIGHT-OF-WAY FOR STREET ROAD (S.R. 0925) OBTAINED FROM PENNDOT FORM 929, DATED MARCH 11, 1815, CONFIRMED JANUARY 12, 1960, AND OVERALL BOUNDARY SURVEY PLAN FROM TAYLOR WISEMAN TAYLOR, DATED AUGUST 22, 2016.
- REQUIRED RIGHT-OF-WAY, TEMPORARY CONSTRUCTION EASEMENT AND TRAFFIC SIGNAL EASEMENT AREAS CALCULATED ASSUMING LEGAL RIGHT-OF-WAY FROM CHESCO VIEWS AND PENNDOT FORM 929..
- 75' BAY TAPERS UTILIZED TO REDUCE IMPACT TO PROPERTIES TO THE SOUTHEAST.
- DESIGN VEHICLE: 36-FT SCHOOL BUS
- DESIGN SPEED: 45 MPH
- ALL RELOCATED UTILITY POLES ARE TO BE PLACE AT LEAST 4-FT FROM THE EDGE OF SHOULDER.

**DRAFT**



835 SPRINGDALE DRIVE  
SUITE 200  
EXTON, PA 19341  
PH: (610) 594-9995  
FAX: (610) 594-9565

DESIGN BY: SAK  
DRAWN BY: SBW  
CHECKED BY: AV

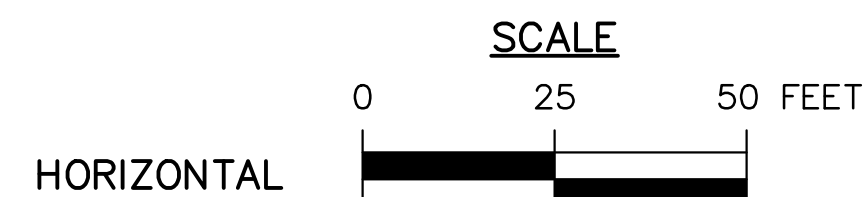
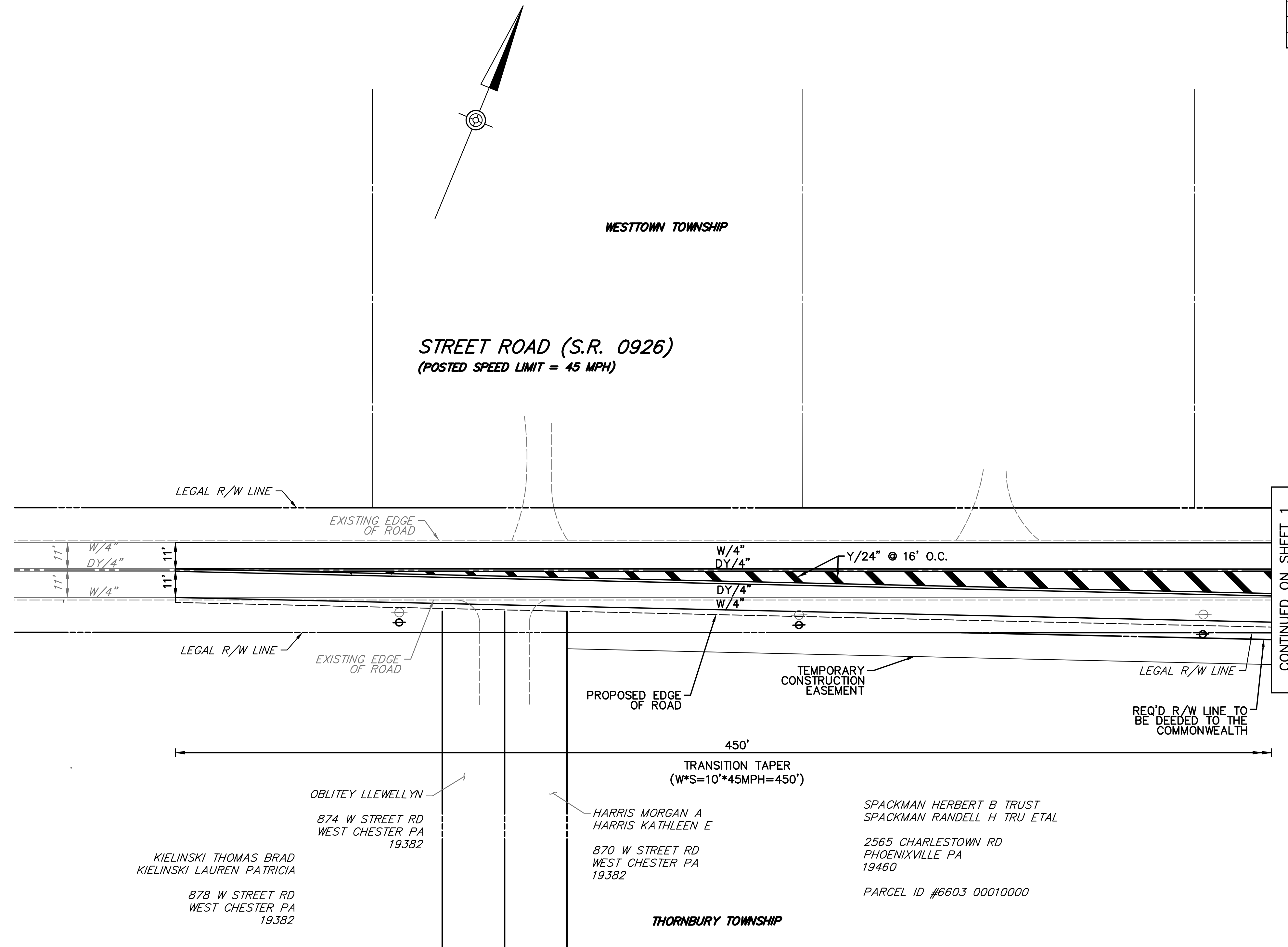
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DWG: 451CPT01  
DATE: 3/06/2020

**TOLL BROTHERS, INC.**  
250 GIBALTAR ROAD  
HORSHAM, PA 19044

**ROBINSON TRACT RESIDENTIAL DEVELOPMENT**  
**STREET ROAD (S.R. 0926) AND NEW STREET**  
WESTTOWN & THORNBURY TOWNSHIPS  
CHESTER COUNTY

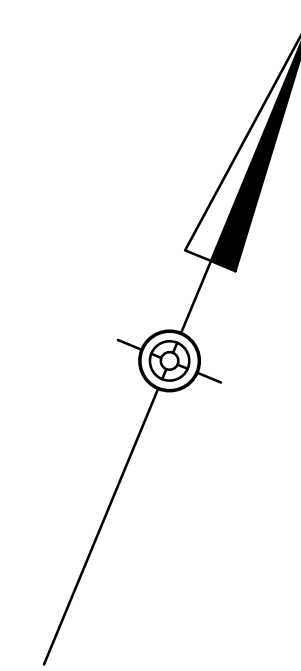
**CONCEPTUAL DESIGN EXHIBIT**  
**ALTERNATIVE A**

DISTRICT	COUNTY	ROUTE	SECTION	SHEET
6-0	CHESTER	-	-	3 OF 3
WESTTOWN & THORNBURY TOWNSHIPS				
REVISION NUMBER	REVISIONS	DATE	BY	
1	REVISIONS PER PENNDOT COMMENTS	5/18/20	SBW	



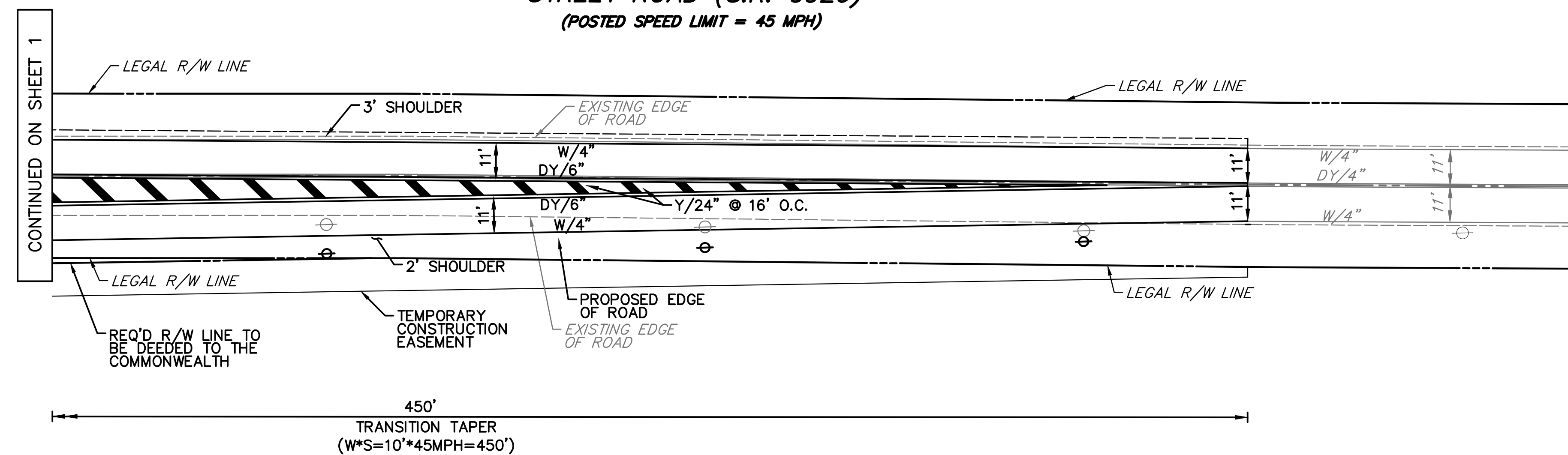
DRAFT

DISTRICT	COUNTY	ROUTE	SECTION	SHEET
6-0	CHESTER	-	-	2 OF 3
WESTTOWN & THORNBURY TOWNSHIPS				
REVISION NUMBER	REVISIONS	DATE	BY	
1	REVISIONS PER PENNDOT COMMENTS	5/18/20	SBW	



WESTTOWN TOWNSHIP

**STREET ROAD (S.R. 0926)**  
(POSTED SPEED LIMIT = 45 MPH)

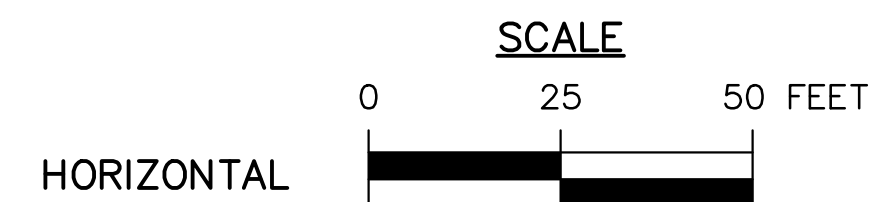


THORNBURY TOWNSHIP

SPACKMAN HERBERT B TRUST  
SPACKMAN RANDELL H TRU ETAL

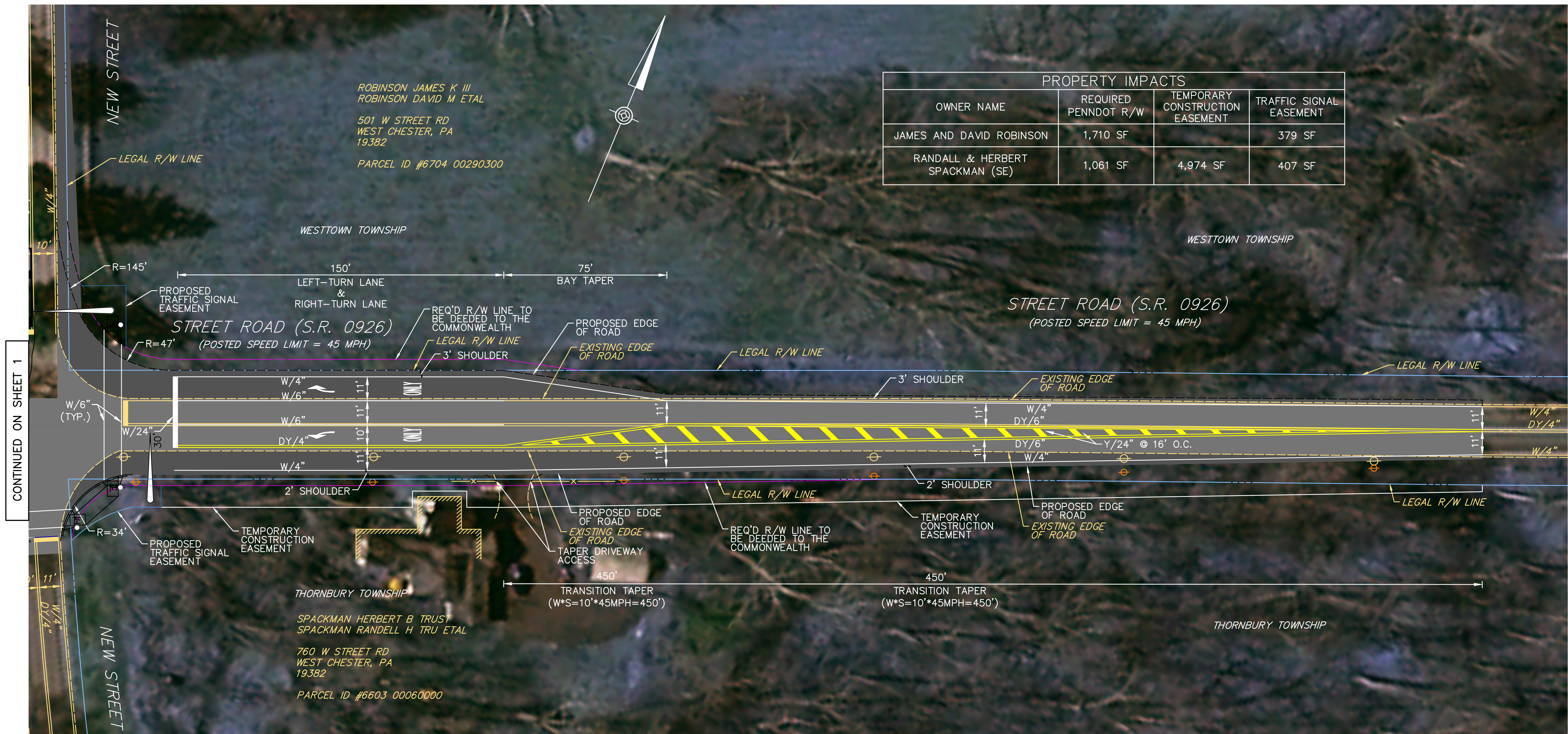
760 W STREET RD  
WEST CHESTER, PA  
19382

PARCEL ID #6603 00060000



**DRAFT**

DISTRICT	COUNTY	ROUTE	SECTION	SHEET
6-0	CHESTER	-	-	2 OF 2
WESTTOWN TOWNSHIP				
REVISION NUMBER	REVISIONS	DATE	BY	
1	REVISIONS PER PENNDOT COMMENTS	5/18/20	SBW	



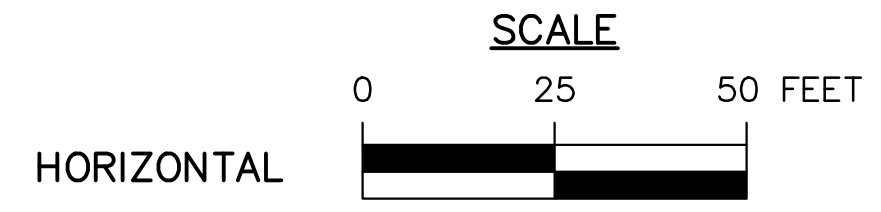
PROPERTY IMPACTS			
OWNER NAME	REQUIRED PENNDOT R/W	TEMPORARY CONSTRUCTION EASEMENT	TRAFFIC SIGNAL EASEMENT
JAMES AND DAVID ROBINSON	1,710 SF		379 SF
RANDALL & HERBERT SPACKMAN (SE)	1,061 SF	4,974 SF	407 SF

CONTINUED ON SHEET 1

- NOTES:**
- EXISTING CONDITIONS DEPICTED FROM AERIAL IMAGERY FROM PENNSYLVANIA SPATIAL DATA ACCESS (PASDA).
  - LEGAL RIGHT-OF-WAY FOR STREET ROAD (S.R. 0925) OBTAINED FROM PENNDOT FORM 929, DATED MARCH 11, 1815, CONFIRMED JANUARY 12, 1960, AND OVERALL BOUNDARY SURVEY PLAN FROM TAYLOR WISEMAN TAYLOR, DATED AUGUST 22, 2016.
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  - 75' BAY TAPERS UTILIZED TO REDUCE IMPACT TO PROPERTIES TO THE SOUTHEAST.
  - DESIGN VEHICLE: 36-FT SCHOOL BUS
  - DESIGN SPEED: 45 MPH
  - ALL RELOCATED UTILITY POLES ARE TO BE PLACE AT LEAST 4-FT FROM THE EDGE OF SHOULDER.

**LEGEND**

	35'	EXISTING MAST ARM/LANE USE CONTROL		35'	PROPOSED LANE USE CONTROL
		REQUIRED RIGHT-OF-WAY LINE			PROPOSED TRAFFIC SIGNAL EASEMENT
		EXISTING RIGHT-OF-WAY LINE			EXISTING TRAFFIC SIGNAL EASEMENT
		TEMPORARY CONSTRUCTION EASEMENT			EXISTING UTILITY POLE
		PROPOSED CURB RAMP			RELOCATED UTILITY POLE
		PROPOSED PEDESTRIAN STUB POLE			PROPOSED ASPHALT PAVEMENT



DISTRICT	COUNTY	ROUTE	SECTION	SHEET
6-0	CHESTER	-	-	1 OF 2
WESTTOWN & THORNBURY TOWNSHIPS				
REVISION NUMBER	REVISIONS	DATE	BY	
1	REVISIONS PER PENNDOT COMMENTS	5/18/20	SBW	

PROPERTY IMPACTS			
OWNER NAME	REQUIRED PENNDOT R/W	TEMPORARY CONSTRUCTION EASEMENT	TRAFFIC SIGNAL EASEMENT
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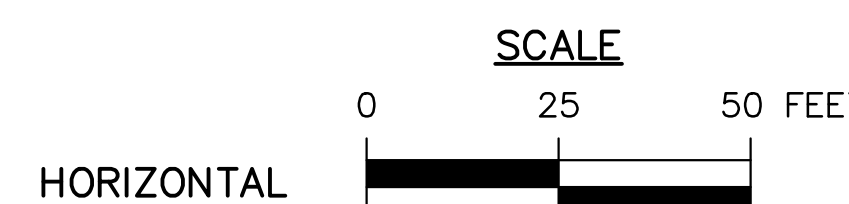


CONTINUED ON SHEET 2

**NOTES:**

- EXISTING CONDITIONS DEPICTED FROM AERIAL IMAGERY FROM PENNSYLVANIA SPATIAL DATA ACCESS (PASDA).
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35'	EXISTING MAST ARM/LANE USE CONTROL	35'	PROPOSED LANE USE CONTROL
	REQUIRED RIGHT-OF-WAY LINE		PROPOSED TRAFFIC SIGNAL EASEMENT
	EXISTING RIGHT-OF-WAY LINE		EXISTING TRAFFIC SIGNAL EASEMENT
	TEMPORARY CONSTRUCTION EASEMENT		EXISTING UTILITY POLE
	PROPOSED CURB RAMP		RELOCATED UTILITY POLE
	PROPOSED PEDESTRIAN STUB POLE		PROPOSED ASPHALT PAVEMENT



835 SPRINGDALE DRIVE  
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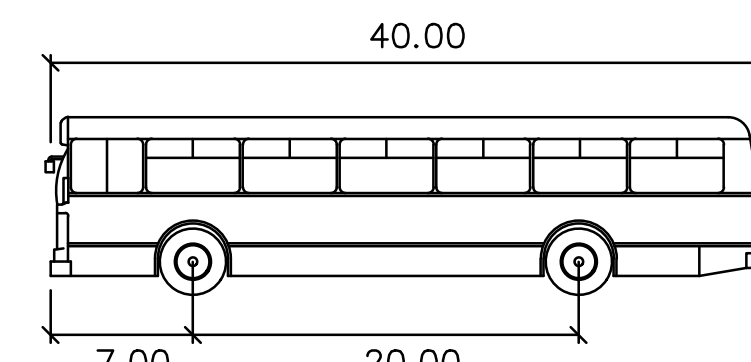
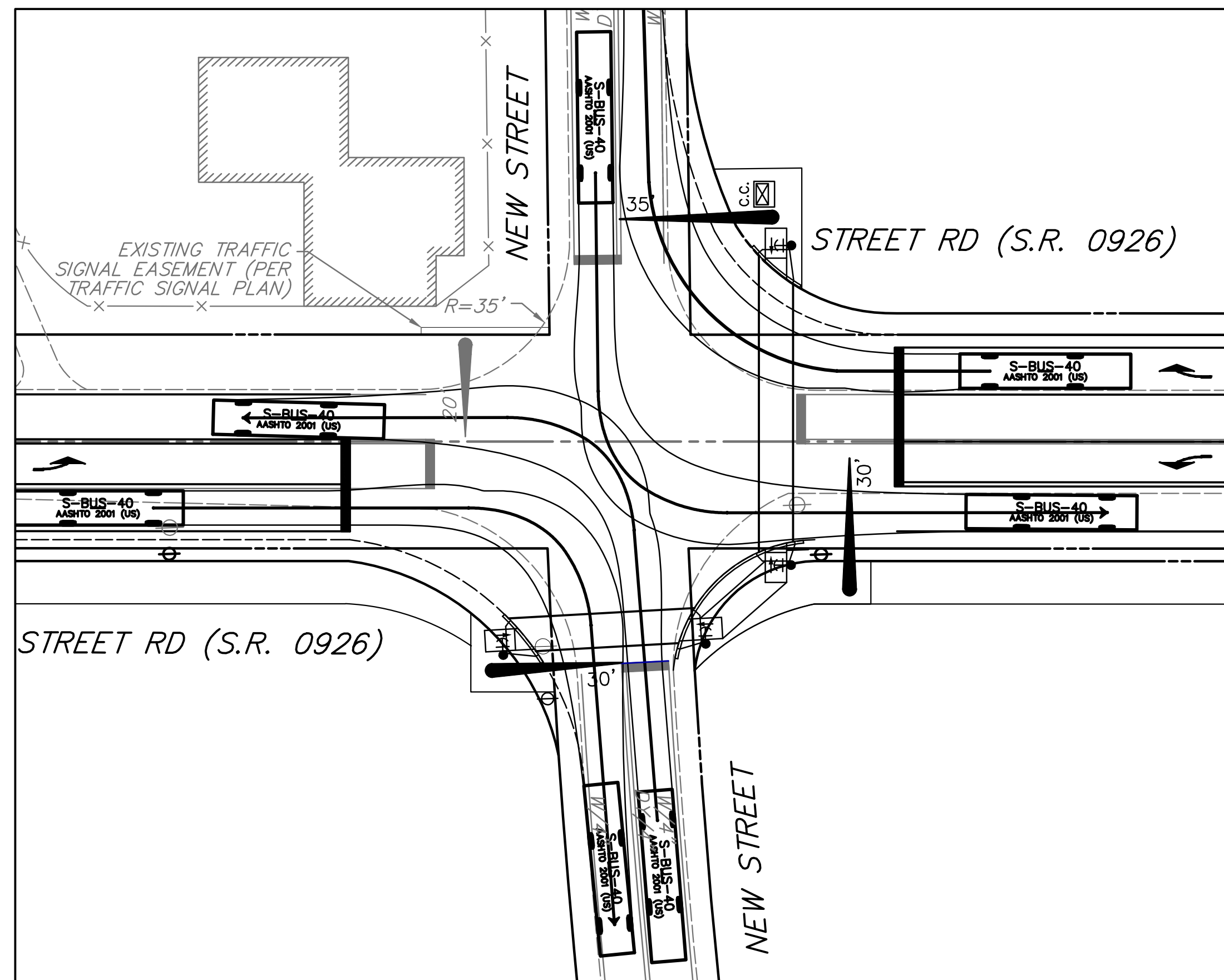
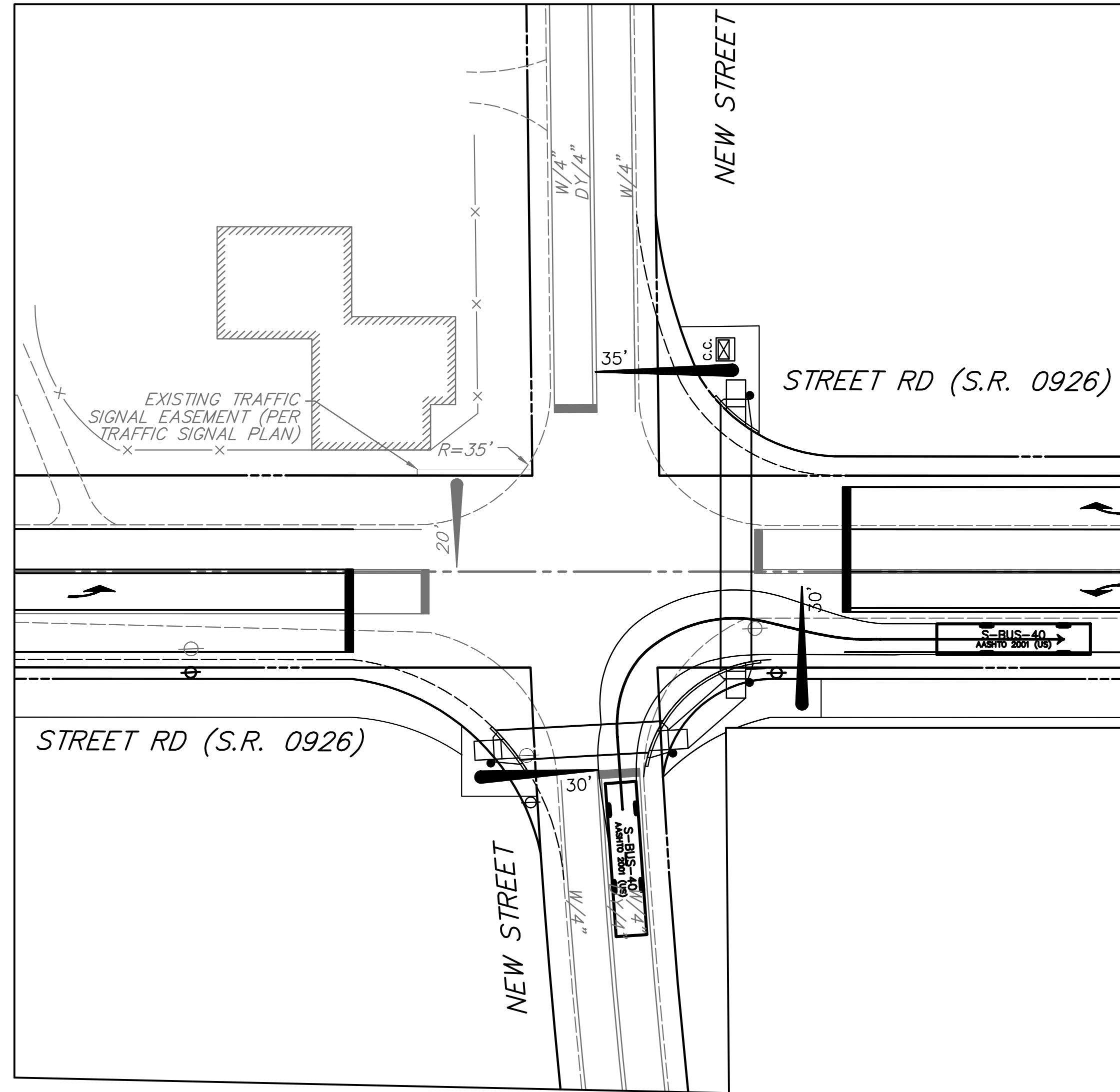
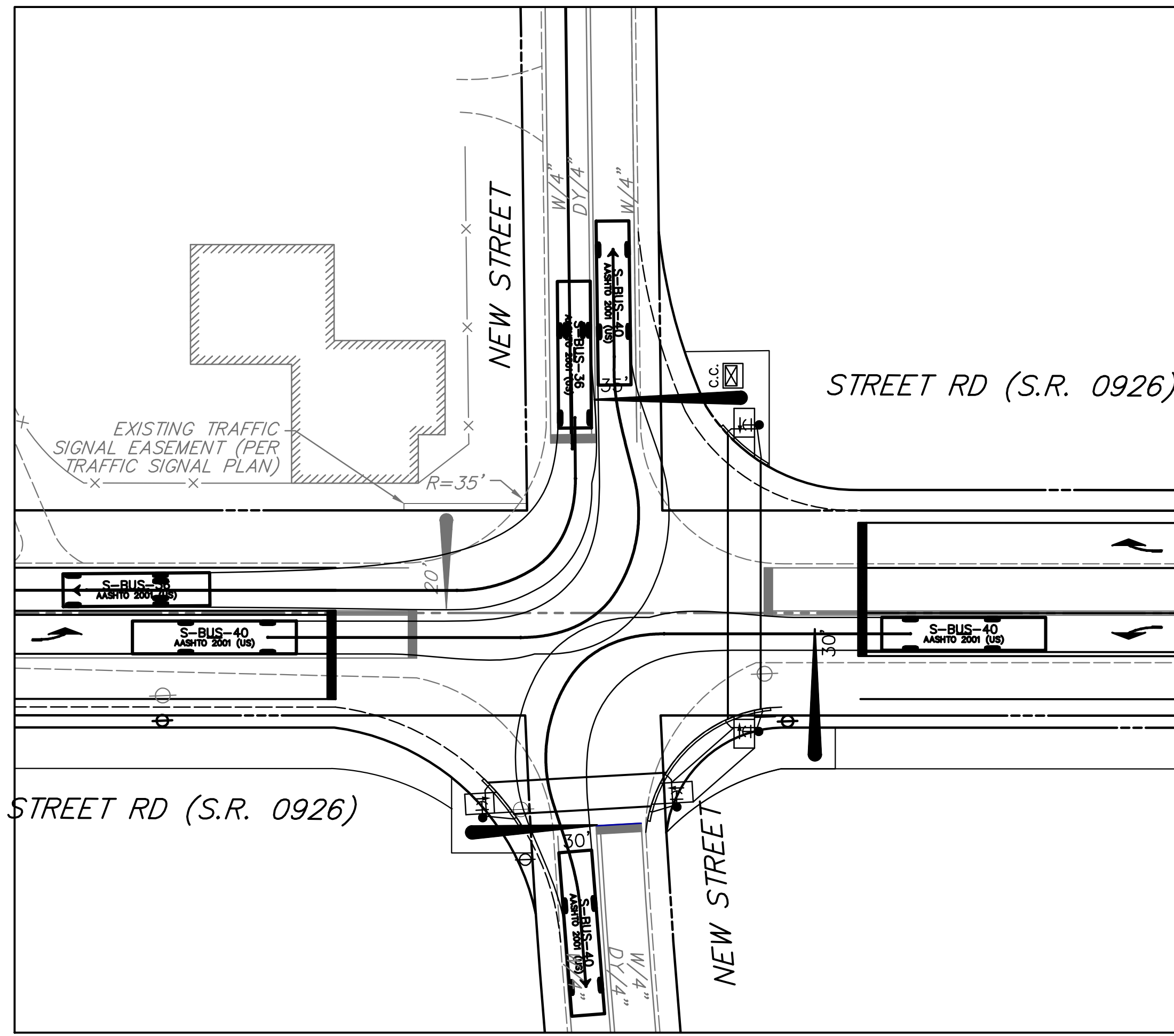
DESIGN BY: SAK  
DRAWN BY: SBW  
CHECKED BY: AV  
JOB NO: 816451  
DWG: 451CPT01  
DATE: 3/10/2020

**TOLL BROTHERS, INC.**  
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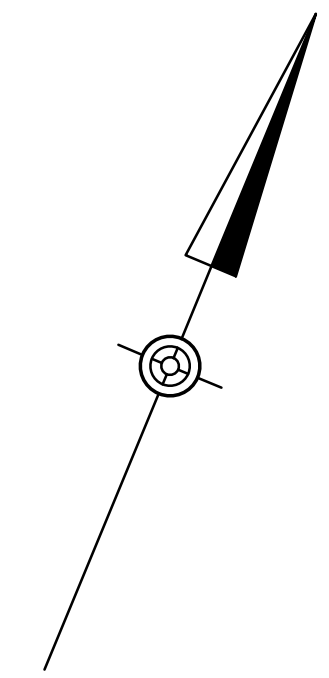
**ROBINSON TRACT RESIDENTIAL DEVELOPMENT**  
STREET ROAD (S.R. 0926) AND NEW STREET  
WESTTOWN & THORNBURY TOWNSHIPS  
CHESTER COUNTY

**CONCEPTUAL DESIGN EXHIBIT**  
ALTERNATIVE A

DISTRICT	COUNTY	ROUTE	SECTION	SHEET	
6-0	CHESTER	-	-	2 OF 2	
WESTTOWN & THORNBURY TOWNSHIPS					
REVISION NUMBER	REVISIONS			DATE	BY
1	REVISIONS PER PENNDOT COMMENTS			5/18/20	SBW



S-BUS-40  
feet  
Width : 8.00  
Track : 8.00  
Lock to Lock Time : 6.0  
Steering Angle : 34.4



**DRAFT**

DISTRICT	COUNTY	ROUTE	SECTION	SHEET
6-0	CHESTER	-	-	1 OF 1
WESTTOWN & THORNBURY TOWNSHIPS				
REVISION NUMBER	REVISIONS	DATE	BY	
1	REVISIONS PER PENNDOT COMMENTS	5/18/20	SBW	



PROPERTY IMPACTS			
OWNER NAME	REQUIRED PENNDOT R/W	TEMPORARY CONSTRUCTION EASEMENT	TRAFFIC SIGNAL EASEMENT
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