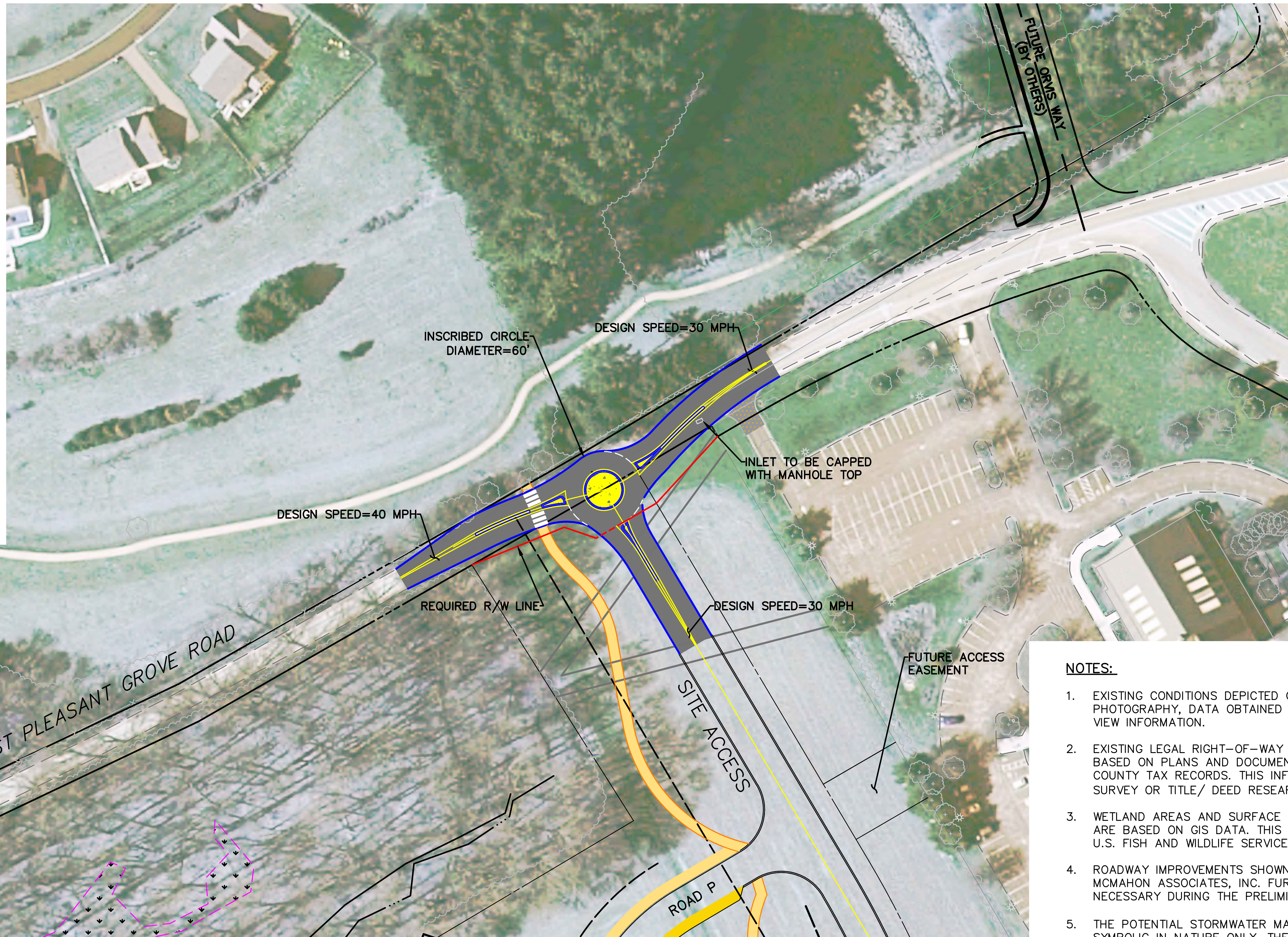


CONCEPTUAL ROUNDABOUT LAYOUT-MINI

DISTRICT	COUNTY	ROUTE	SECTION	SHEET
6-0	CHESTER	-	-	03 OF 03
WESTTOWN TOWNSHIP				
REVISION NUMBER	REVISIONS	DATE	BY	
1	REVISED TO MATCH SITE PLAN	5/19/20	KDK	

- LEGEND:**
- NEW FULL DEPTH PAVEMENT
 - MILL AND OVERLAY OF EXISTING PAVEMENT
 - DRIVEWAY ADJUSTMENT
 - CONCRETE ISLAND
 - TRUCK APRON
 - ROUNDABOUT CENTRAL ISLAND
 - REMOVAL OF EXISTING PAVEMENT
 - WETLANDS (APPROXIMATE)
 - POTENTIAL STORMWATER MANAGEMENT
 - NEW PEDESTRIAN FACILITY
 - NEW PAVEMENT MARKINGS
 - NEW CURB
 - NEW EDGE OF PAVEMENT
 - REQUIRED RIGHT-OF-WAY LINE
 - LEGAL RIGHT-OF-WAY LINE
 - EXISTING PAVEMENT MARKINGS
 - EXISTING PROPERTY LINE
 - EXISTING EDGE OF PAVEMENT



WEST PLEASANT GROVE ROAD AND SITE ACCESS MINI ROUNDABOUT OPTION ESTIMATED PROJECT IMPACT STATISTICS

IMPACT	QUANTITY
UTILITY POLE RELOCATIONS	0 LARGE 0 MEDIUM 0 SMALL
AFFECTED PROPERTIES ⁽¹⁾ (#)	1
ESTIMATED TOTAL REQUIRED RIGHT-OF-WAY (AC.)	SITE PROPERTY-0.055 OTHER PROPERTIES-0.031

1. PROPERTIES WHERE IT IS ESTIMATED THAT PERMANENT RIGHT-OF-WAY, PERMANENT EASEMENTS, OR TEMPORARY CONSTRUCTION EASEMENTS WILL BE NECESSARY.

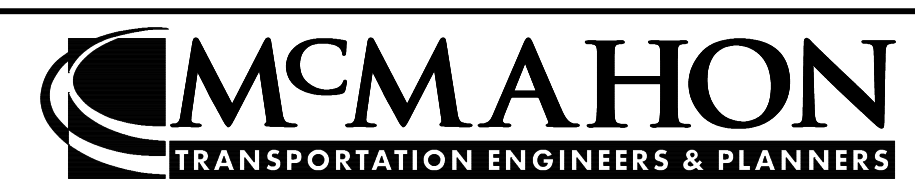
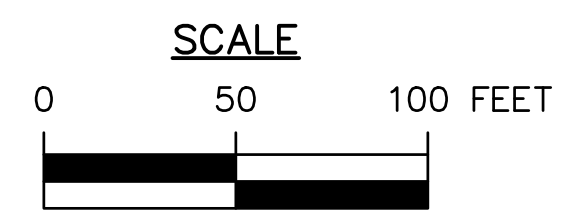
NOTES:

1. EXISTING CONDITIONS DEPICTED ON THE CONCEPTUAL DESIGN EXHIBIT ARE BASED ON AERIAL PHOTOGRAPHY, DATA OBTAINED FROM THE PENNSYLVANIA SPATIAL DATA ACCESS, AND NO FIELD VIEW INFORMATION.
2. EXISTING LEGAL RIGHT-OF-WAY AND PROPERTY INFORMATION SHOWN ON THIS PLAN IS ESTIMATED BASED ON PLANS AND DOCUMENTS RECEIVED FROM PENNDOT AND DIGITAL DATA AVAILABLE FROM COUNTY TAX RECORDS. THIS INFORMATION HAS NOT BEEN INDEPENDENTLY VERIFIED THROUGH FIELD SURVEY OR TITLE/ DEED RESEARCH.
3. WETLAND AREAS AND SURFACE BODIES OF WATER DEPICTED ON THE CONCEPTUAL DESIGN EXHIBIT ARE BASED ON GIS DATA. THIS INFORMATION HAS NOT BEEN INDEPENDENTLY VERIFIED THOUGH THE U.S. FISH AND WILDLIFE SERVICE.
4. ROADWAY IMPROVEMENTS SHOWN ARE BASED ON THE PRELIMINARY TRAFFIC EVALUATION RESULTS BY MCMAHON ASSOCIATES, INC. FURTHER OPERATIONAL ANALYSIS OF THE INTERSECTION WILL BE NECESSARY DURING THE PRELIMINARY ENGINEERING OF THE PROJECT.
5. THE POTENTIAL STORMWATER MANAGEMENT (SWM) AREAS THAT ARE SHOWN ON THIS EXHIBIT ARE SYMBOLIC IN NATURE ONLY. THE SIZE, TYPE AND LOCATION OF ALL REQUIRED SWM FACILITIES WILL NEED TO BE DETERMINED DURING THE PRELIMINARY ENGINEERING OF THE PROJECT.
6. THE TYPE, SIZE AND LOCATION OF ANY DRAINAGE STRUCTURES DEPICTED ON THE CONCEPTUAL DESIGN EXHIBIT ARE SUBJECT TO ANALYSIS, WHICH WILL NEED TO BE COMPLETED DURING THE PRELIMINARY ENGINEERING OF THE PROJECT.
7. TEMPORARY CONSTRUCTION EASEMENTS REQUIRED FOR THE PROJECTS COMPLETION ARE NOT SHOWN. THE SIZE, LOCATION, AND PROPERTIES REQUIRING TEMPORARY CONSTRUCTION EASEMENTS WILL BE DETERMINED DURING THE PRELIMINARY ENGINEERING OF THE PROJECT.
8. THE UTILITY RELOCATIONS IDENTIFIED ON THE FOLLOWING PLAN ARE BASED ON EXISTING AERIAL FACILITIES ONLY. IMPACTS TO EXISTING UNDERGROUND UTILITIES WILL NEED TO BE DETERMINED DURING THE PRELIMINARY ENGINEERING OF THE PROJECT THROUGH SUBSURFACE UTILITY ENGINEERING. DUE TO VISIBLE EVIDENCE OF SUBSURFACE UTILITIES WITHIN THE PROJECT AREA, IT IS RECOMMENDED (AND LIKELY REQUIRED BY LAW) THAT UTILITY TEST PITS BE PERFORMED DURING THE PRELIMINARY ENGINEERING OF THE PROJECT.

DESIGN INFORMATION

DESIGN VEHICLE ^(*)	PASSENGER VEHICLE (WB-62 THROUGH, SU-30 TURNS)
APPROXIMATE SPEEDS ^(*)	10 MPH - 28 MPH

*A MINI ROUNDABOUT IS SHOWN AT THIS LOCATION FOR DEMONSTRATION PURPOSES, HOWEVER, SINCE THIS TYPE OF ROUNDABOUT DOES NOT MEET ALL REQUIREMENTS, IT WOULD LIKELY HAVE TO BE INSTALLED WITH A SYSTEM OF OTHER TRAFFIC CONTROL MEASURES ALONG WEST PLEASANT GROVE ROAD AND MY NOT BE ALLOWED AS A STAND ALONE OPTION



1515 MARKET STREET
SUITE 1360
PHILADELPHIA, PA 19102
PH: (215) 433-1660
FAX: (215) 433-1661

DESIGN BY: AJA
DRAWN BY: AJA
CHECKED BY: KDK
JOB NO: 816451.11
DWG: 451CPT01
DATE: 5-13-2020

TOLL BROTHERS, INC.
250 GIBRALTAR ROAD
HORSHAM, PA 19044

ROBINSON TRACT RESIDENTIAL DEVELOPMENT
WEST PLEASANT GROVE ROAD
WESTTOWN TOWNSHIP
CHESTER COUNTY

CONCEPTUAL DESIGN EXHIBIT NOT FOR CONSTRUCTION