

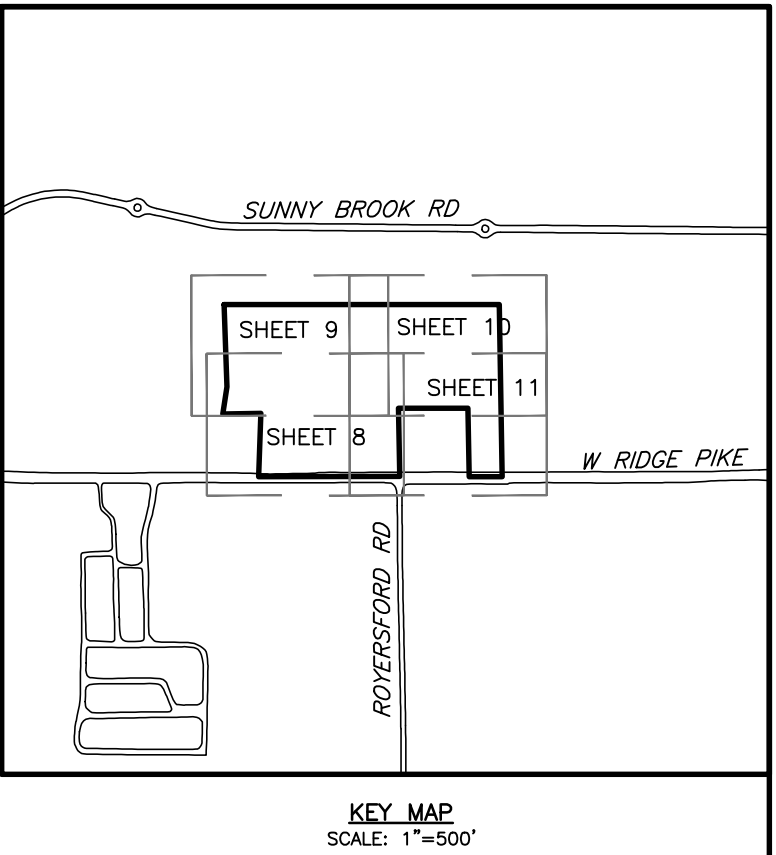
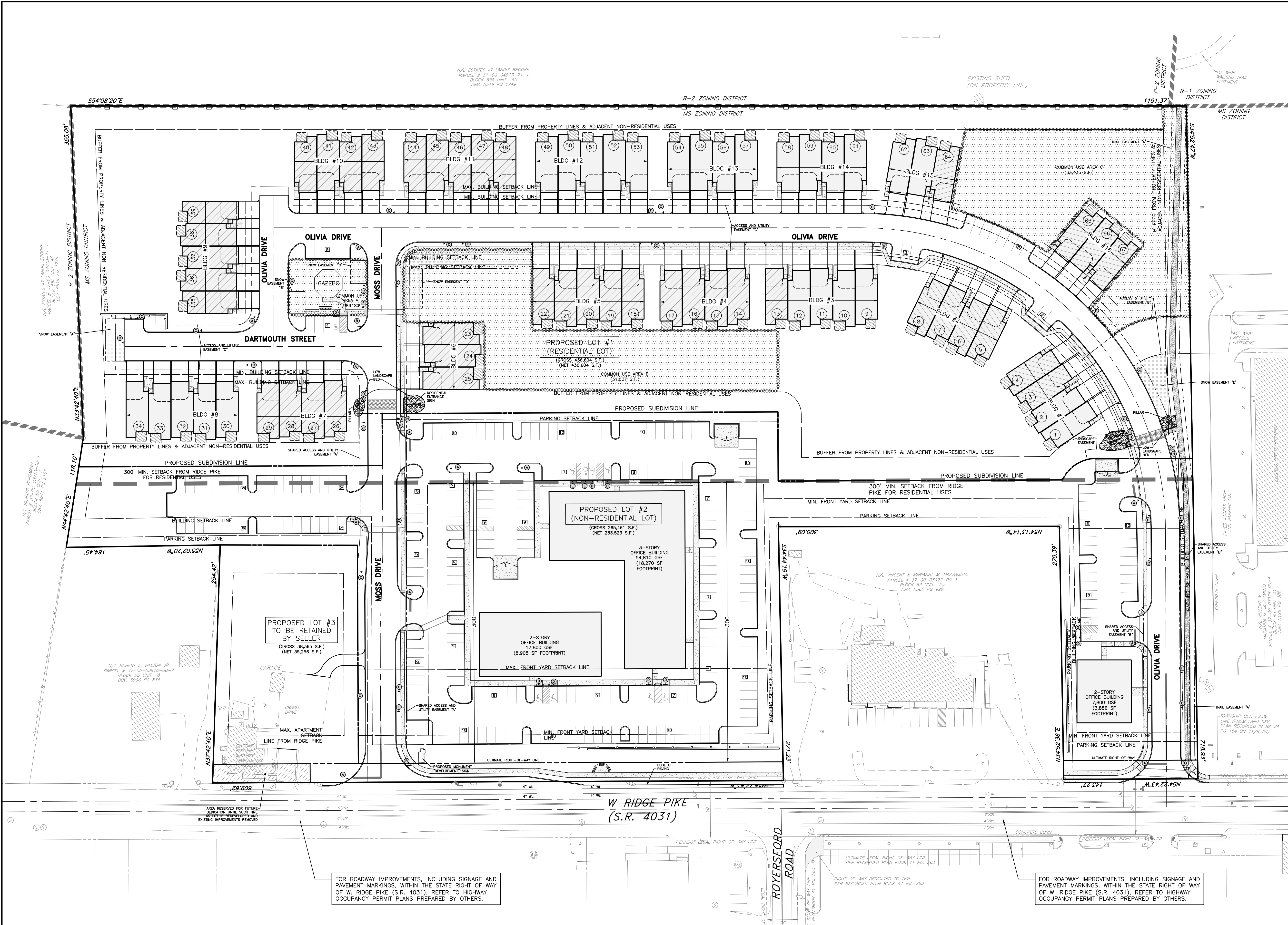


Table 4. Sight Distance Evaluation						
West Site Access and Ridge Pike (SR 4031)						
Movement	Direction	Posted Speed (mph)	Assumed Speed (mph)	Approximate Grade	PennDOT Requirements (feet)	
					AASHTO ⁽¹⁾	Minimum ⁽²⁾
Exiting	Looking Left	45	50	-0.3%	480	465
	Looking Right	45	50	+1.1%	555	452
Left turn	Looking Ahead	45	50	-0.3%	405	465
Entering	From the Rear	45	50	+1.1%	n/a	452

East Site Access and Ridge Pike (SR 4031)						
Movement	Direction	Posted Speed (mph)	Assumed Speed (mph)	Approximate Grade	PennDOT Requirements (feet)	
					AASHTO ⁽¹⁾	Minimum ⁽²⁾
Exiting	Looking Left	45	50	+2.2%	480	443
	Looking Right	45	50	-0.4%	555	465
Left turn	Looking Ahead	45	50	+2.2%	405	443
Entering	From the Rear	45	50	-0.4%	n/a	465

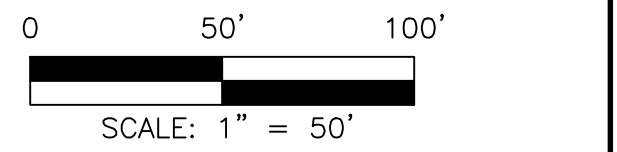
- (1) Based on the intersection sight distance requirements contained in PennDOT Publication 13M (DM-2) Chapter 2.17(F) and the assumed speed.
- (2) Based on the safe stopping sight distance requirements contained in the Pennsylvania Code, Chapter 441, Access to and Occupancy of Highways by Driveways and Local Roads and the posted speed limit, unless otherwise noted.

REFERENCE: TRAFFIC IMPACT STUDY FOR HERR TRACT, PREPARED BY MCMAHON, A BOWMAN COMPANY, DATED OCTOBER 18, 2022, REVISED MAY 16, 2023.

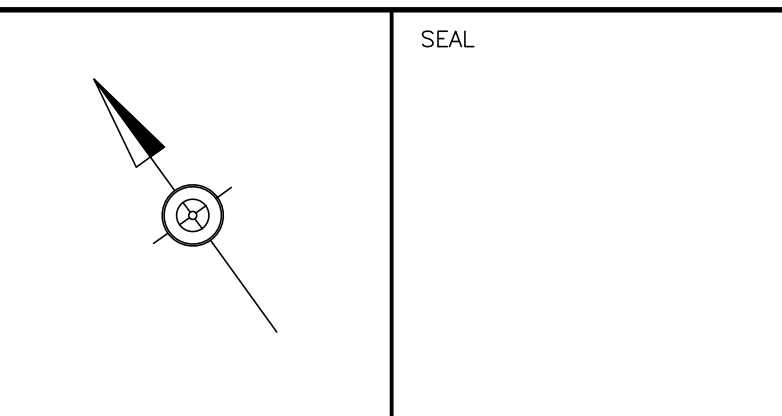
ADA SPACE BOLLARD NOTE
BOLLARDS PROVIDED AT ADA PARKING SPACES AND AISLES SHALL BE SPACED 30-INCHES ON CENTER FROM THE CENTER OF THE PARKING SPACE, THUS SPACING THE BOLLARDS 5-FEET APART.

TYPICAL TOWNHOUSE UNIT AREAS
OVERALL FOOTPRINT AREA: 1,290 SF
GROSS FLOOR AREA: 2,472 SF (EXCLUDES BASEMENT)
NOTE: AREAS INCLUDE OPTIONAL SUNROOM

NOTE:
REFER TO SHEETS 8-11 FOR LEGENDS FOR EXISTING AND PROPOSED FEATURES AND ON-SITE SIGN TABLE



NO.	REVISION	DATE	BY
3.	PER TOWNSHIP BOS COMMENTS	4/25/24	DPC
2.	PER TWP CONSULTANT PREL. PLAN REVIEW #2 LETTERS	2/23/24	AJK
1.	PER TWP CONSULTANT PREL. PLAN REVIEW #1 LETTERS	1/19/24	DPC



SEAL	SEAL	MANAGER
		NEF
		DESIGN
		CHKD. BY
		DRAFT
		CHKD. BY
		FILE
		DATE
		SCALE
		1" = 50'

BURSICH ASSOCIATES
ENGINEERS, LAND SURVEYORS, LANDSCAPE ARCHITECTS
2129 EAST HIGH STREET
POTTSTOWN, PA 19464
610.323.4040
www.bursich.com

CLIENT
PULTE HOMES OF PA, LIMITED PARTNERSHIP
1210 NORTHBROOKE DRIVE
SUITE 260
TREVOSE, PA 19053

PRELIMINARY	SUBJECT	JOB NO.
OVERALL SITE PLAN	EMERALD CROSSING MIXED USE DEVELOPMENT	218191-00
		SHEET NO.
		7 OF 38
		DWG. NO.
		SI-01