

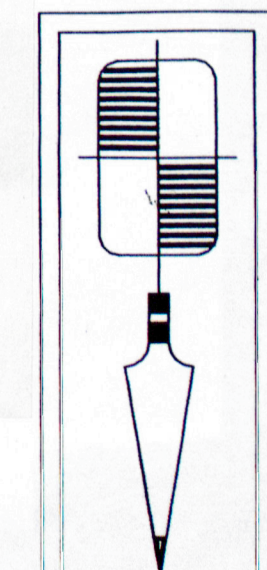
Location Map Scale: 1" = 3360'

**PURPOSE OF PLAN NOTE**

The general purpose of this intercirculation plan is to establish the intent that all commercially zoned properties shown hereon are to be developed to incorporate the pedestrian and vehicle circulation patterns depicted by this plan. These patterns have been determined by the Board of Supervisors of London Britain Township to be inherently required in order to protect the public health and safety and welfare of the community. Specific features of this plan are as follows:

1. Pedestrian trails, walkways, or sidewalks are to be provided in two types, to include hard and soft surfaces.
2. Specific cross-sections for both hard and soft trails are to be determined at the time of land development of each parcel or tract and are subject to approval by the Board of Supervisors.
3. The hard surface trail is to be set back sufficiently from the right-of-way of Route 896 as to create an adequate recovery or safety zone between motorized vehicles and pedestrians.
4. The horizontal locations shown of either soft or hard trails are conceptual in nature, but each ensuing land development application is required to connect to or extend existing trail segments established on adjoining properties.
5. Vehicle interconnections are to be provided as to discourage motorist from re-accessing Route 896 in order to travel to adjoining commercial uses. Turning movements both on and off Route 896 are to be discouraged and minimized to the greatest extent possible.
6. Interconnection points for motorized vehicles need not encourage free through movement lanes. Vehicles are to be provided adequate movement from commercial use to commercial use but a thru roadway continuation is not intended.
7. The horizontal locations shown of vehicle interconnections are conceptual in nature, but each ensuing land development application is required to connect to or extend existing vehicle interconnections on adjoining properties.

Official Intercirculation Map  
for  
**ROUTE 896  
WEST SIDE  
COMMERCIAL SITES**  
London Britain Township  
Chester County, PA



**Clifton L. Bakhsh, Jr., Inc.**  
Land Surveyors, Engineers, & Planners

4450 Summit Bridge Road, Middletown, DE 19709 (302) 378-8009  
Date: 6-8-98 Drawn By: DJG  
Scale: 1"=100' Checked By:  
Comm. No. 12979 File No. 12979

