

LAWN AVENUE IMPROVEMENT PROJECT

**SELLERSVILLE BOROUGH AND WEST ROCKHILL TOWNSHIP
BUCKS COUNTY**

JANUARY 12TH, 2026



WELCOME AND INTRODUCTIONS



PROJECT PURPOSE AND NEED

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Purpose:

The purpose of the Lawn Avenue project is to maintain the existing roadway for use by motorists and to improve upon existing geometric and drainage deficiencies

Needs:

- Sight distance at the intersection of Lawn Avenue and Maple Avenue is substandard
- The existing sidewalk is heavily deteriorated
- Sidewalk width does not meet current ADA requirements
- The existing roadway shoulder is washed out in some areas due to poorly performing or inadequate drainage systems
- The horizontal curve located approximately 400 feet northwest of the intersection of Lawn Avenue and Noble Street is substandard
- The turning radius at the intersections of Lawn Avenue and Maple Avenue, Cherry Street and Noble Street are substandard



EXISTING CONDITIONS

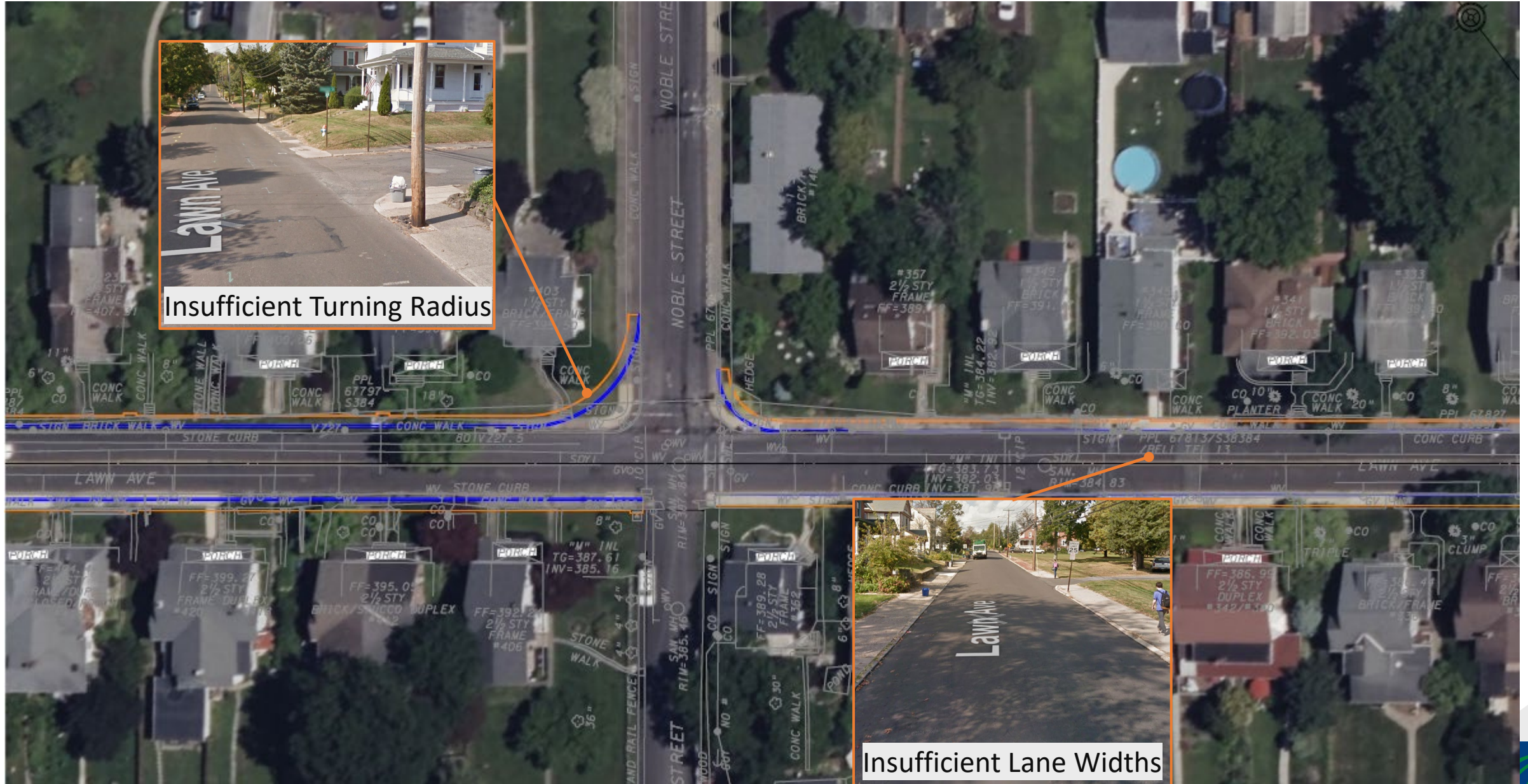
LAWN/MAPLE INTERSECTION



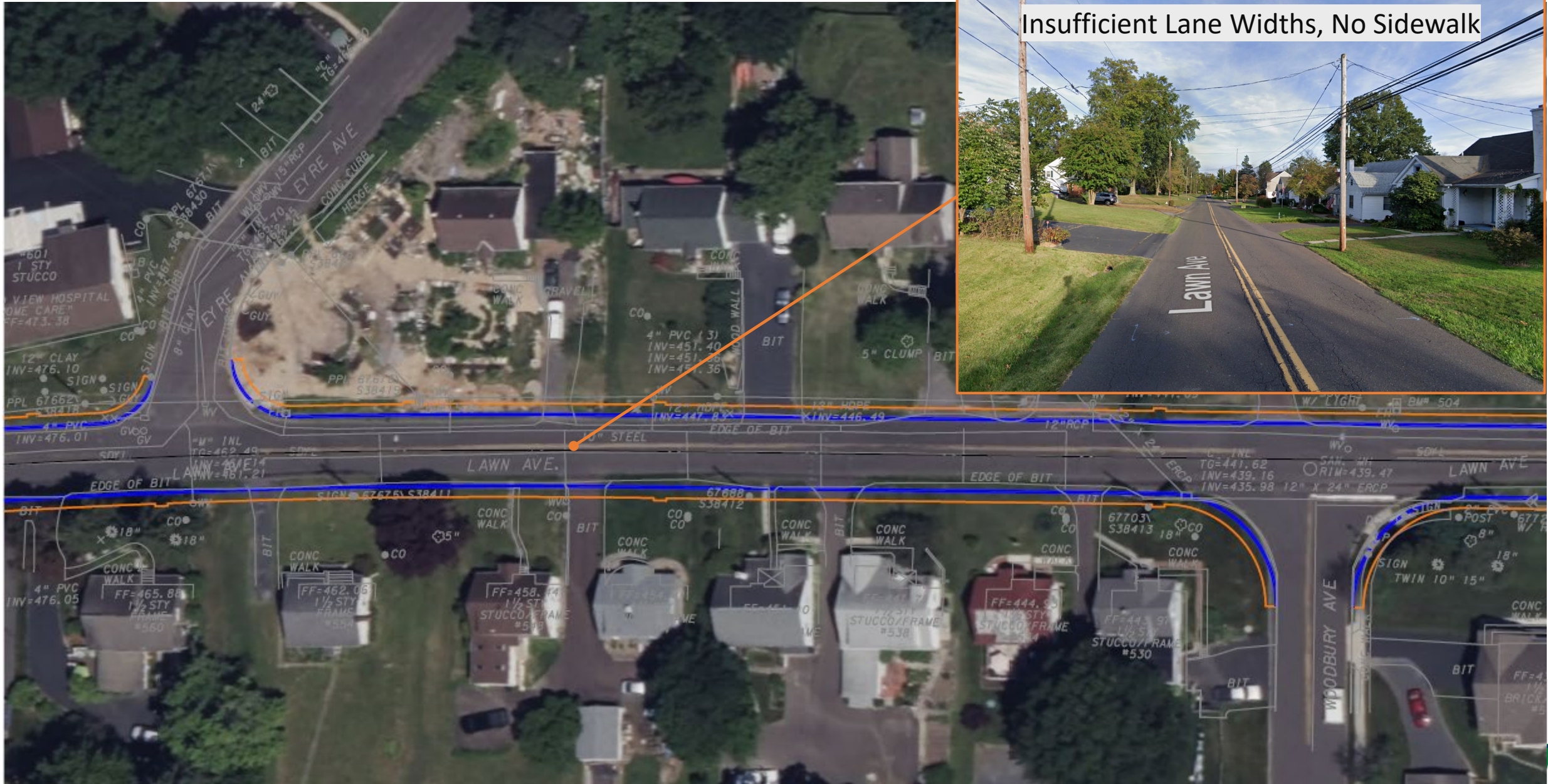
Insufficient Sight Distance



MAPLE TO NOBLE



NOBLE TO FARMERS



Insufficient Lane Widths, No Sidewalk

PROPOSED IMPROVEMENTS

PROPOSED IMPROVEMENTS

- Noble Street to Farmers Ln
 - 11 ft lanes
 - 1 ft curb and gutter
- New sidewalk throughout that would match width and material of existing.
 - Those areas that do not have sidewalks will have 4ft wide sidewalks with ADA compliant turn around stops every 200 ft
- Drainage improvements and stormwater management system
- Borough parking lot at Lawn Ave. and Maple Ave.

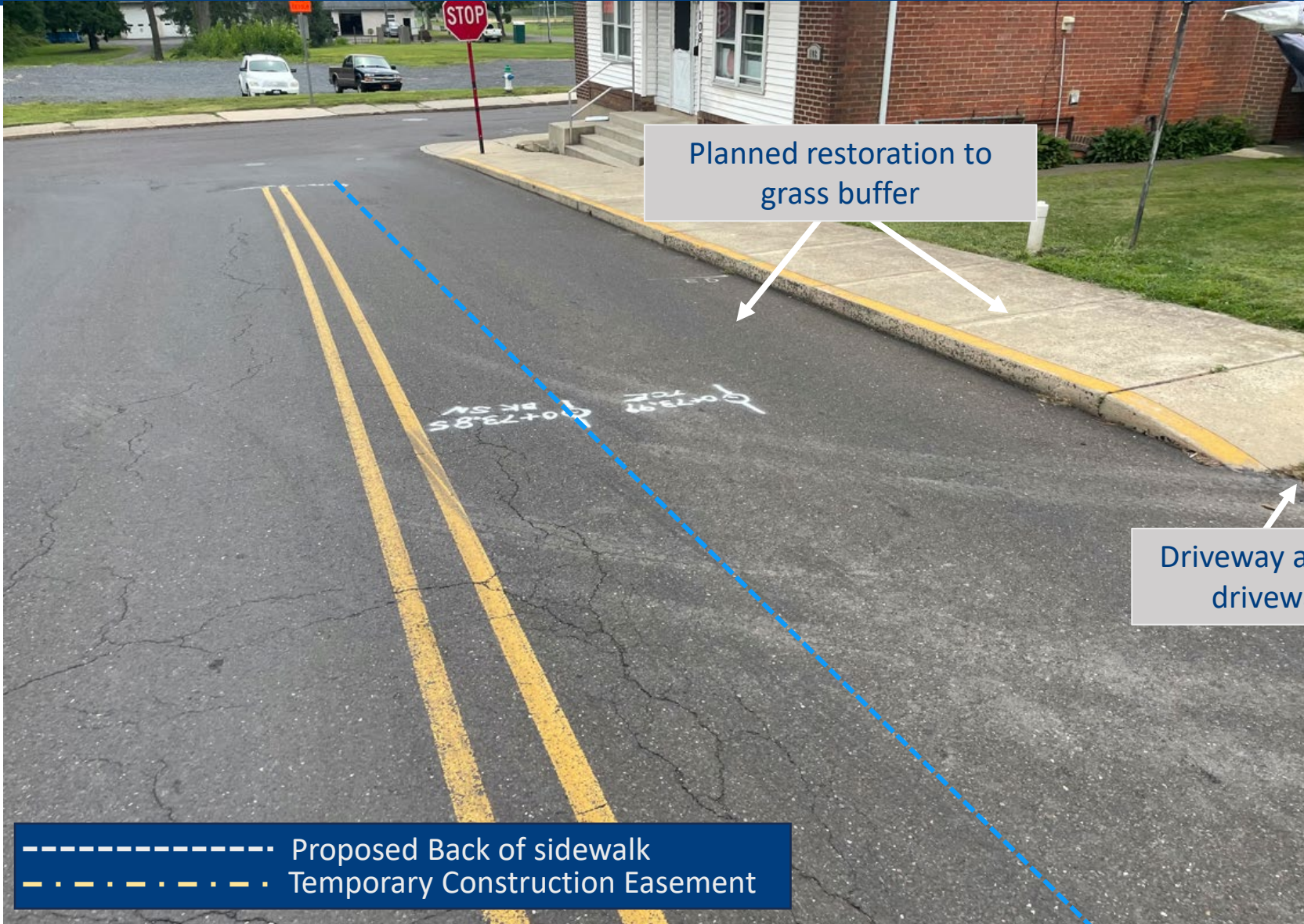


PROPERTY IMPACTS

- No full property acquisitions
- Utility relocations (aerial and underground)
- Features that overlap with the proposed sidewalk:
 - Landscaping, masonry walls, stairs, and fencing will be removed and reconstructed or replaced
 - Only expected at intersections or where no existing sidewalk is present
- Acquisition of ROW immediately adjacent to existing roadway and sidewalk very limited
- Small amount of temporary construction easements anticipated



PROPERTY IMPACTS



Maple Ave. Intersection Realignment



PROPERTY IMPACTS



Lawn Ave. and Maple Ave. Intersection



Lawn Ave. and Maple Ave. Intersection

----- Proposed Back of sidewalk
- . - . - . Temporary Construction Easement



PROPERTY IMPACTS



Just west of Lawn Ave. and Maple Ave. Intersection



Stairs to be rebuilt if disturbed

Just west of Lawn Ave. and Maple Ave. Intersection

----- Proposed Back of sidewalk
- . - . - . Temporary Construction Easement



Existing Lawn Avenue and Maple Street



Proposed Lawn Avenue and Maple Street



Realignment of intersection to improve sight distance

Curb and inlets for improved drainage

New sidewalk

Expanded 11 ft lanes and 1 ft shoulders

Existing Lawn Avenue and Church Street



Proposed Lawn Avenue and Church Street



Stone wall removal and reconstruction

Adjustment of curb radius

ADA ramp construction and crosswalk painting

Expanded 11 ft lanes and 1 ft shoulders

Existing Lawn Avenue and Cherry Street



Proposed Lawn Avenue and Cherry Street



Adjustment of curb radius

Expanded 11 ft lanes and 1 ft shoulders



Existing Lawn Avenue and Noble Street



Proposed Lawn Avenue and Noble Street



Adjustment of curb radius

ADA ramp construction and crosswalk painting

Expanded 11 ft lanes and 1 ft shoulders

Stair removal and reconstruction



NEXT STEPS

- Section 106 Consulting Party Meeting Minutes have been sent out
- Determination of Effect Finding
- Additional public involvement
- Section 4(f) Evaluation
- Categorical Exclusion Evaluation
- Final Design
- Construction



FEEDBACK AND QUESTIONS

THANK YOU FOR PARTICIPATING!

FOR MORE INFORMATION, VISIT THE PENNDOT DISTRICT 6 WEBSITE

WWW.PENNDOT.PA.GOV/REGIONALOFFICES/DISTRICT-6