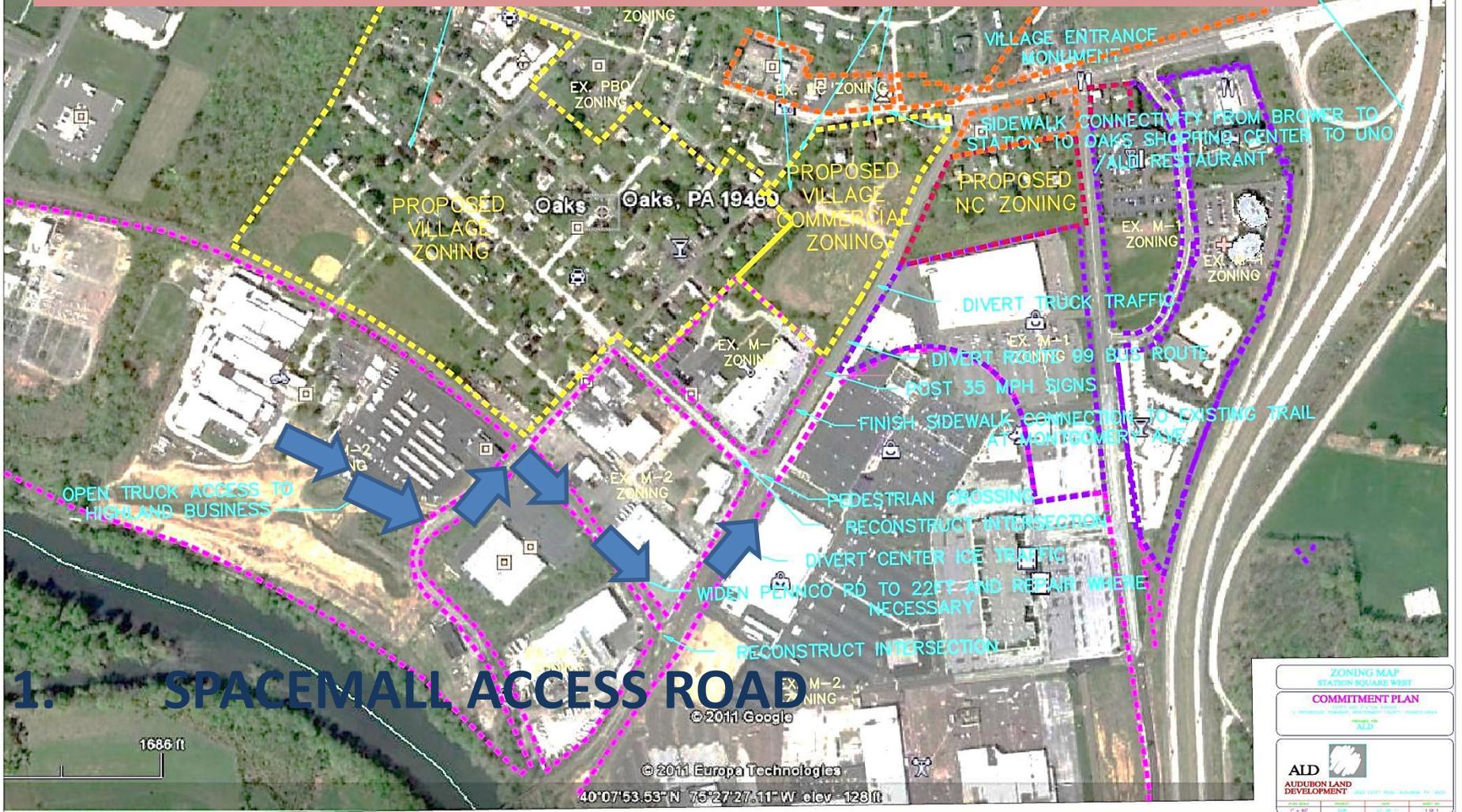


ALD will complete the truck access connection between Brower Ave. and Highland Business Park and will divert truck traffic from local streets.



1. SPACEMALL ACCESS ROAD

ZONING MAP
STATION SQUARE WEST
COMMITMENT PLAN

© 2011 Europa Technologies

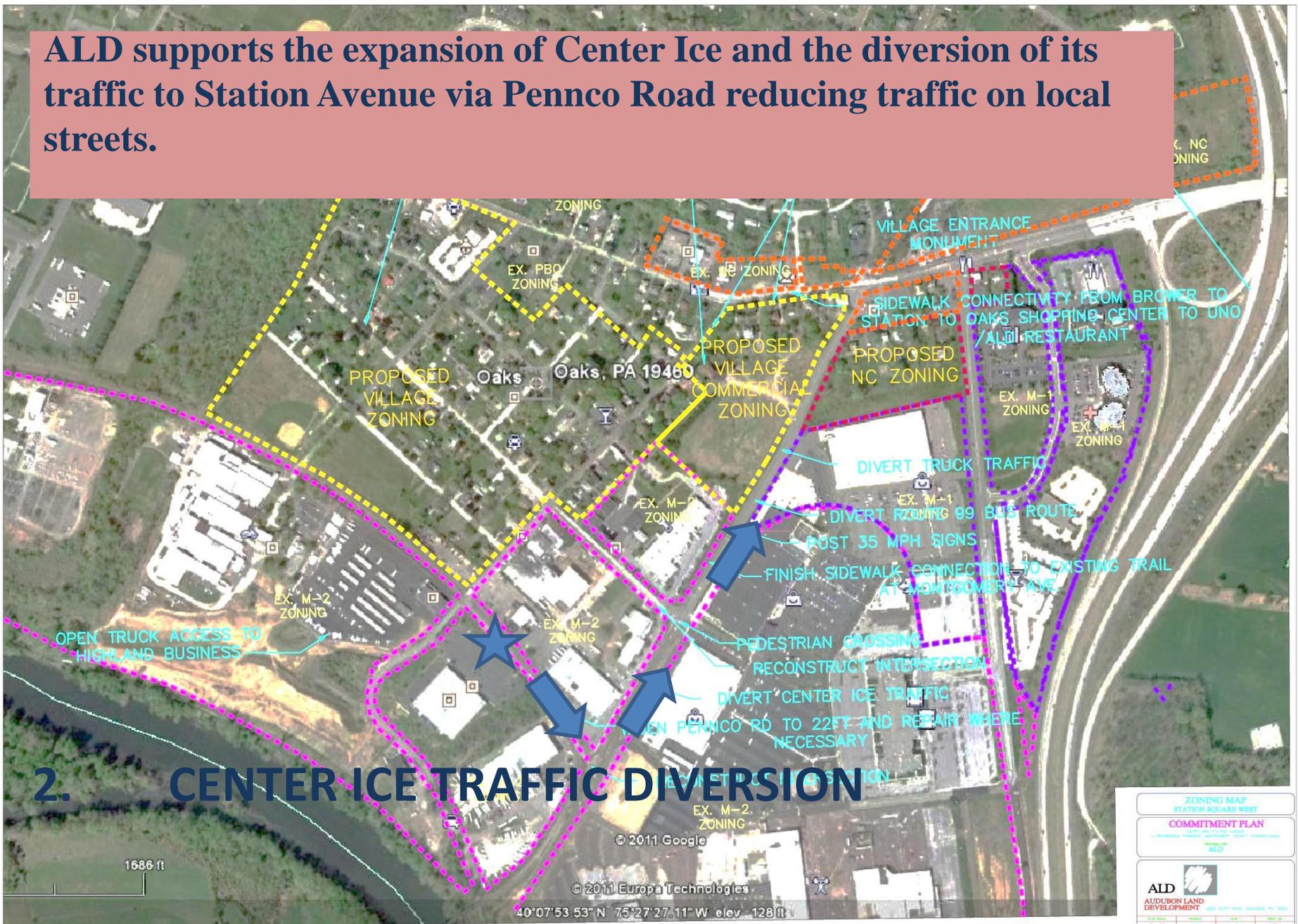
© 2011 Google

40°07'53.53" N 75°27'27.11" W elev 128 ft

ALD
AUDUBON LAND DEVELOPMENT

DATE	REVISION	BY	APP. BY
11-17-11	ISSUE	ALD	ALD

ALD supports the expansion of Center Ice and the diversion of its traffic to Station Avenue via Pennco Road reducing traffic on local streets.



2. CENTER ICE TRAFFIC DIVERSION

ZONING MAP
STATION SQUARES WEST

COMMITMENT PLAN
ALD

ALD
AUDUBON LAND DEVELOPMENT

DATE	REVISION	BY	DATE
11/11/11	1	ALD	11/11/11

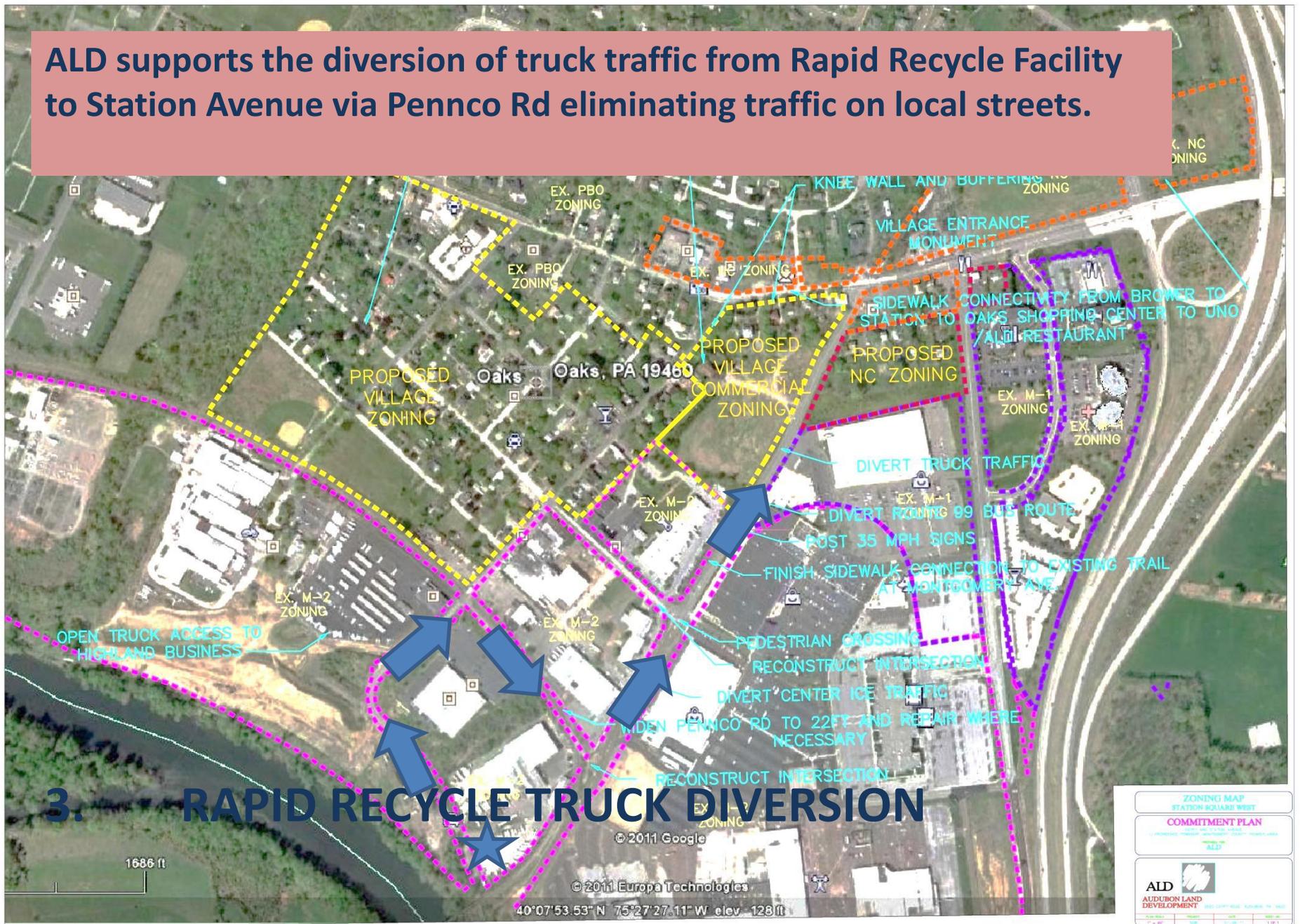
1686 ft

© 2011 Google

© 2011 Europa Technologies

40°07'53.53" N 75°27'27.11" W elev. 128 ft

ALD supports the diversion of truck traffic from Rapid Recycle Facility to Station Avenue via Pennco Rd eliminating traffic on local streets.



ZONING MAP
STATION SQUARE WEST

COMMITMENT PLAN
ALD

ALD
AUDUBON LAND
DEVELOPMENT

NO. OF PAGES	NO. OF SHEETS	NO. OF COPIES	NO. OF SETS	NO. OF SHEETS
1	1	1	1	1

ALD supports the diversion of truck traffic from neighboring companies to Station Avenue eliminating truck traffic on local roads.

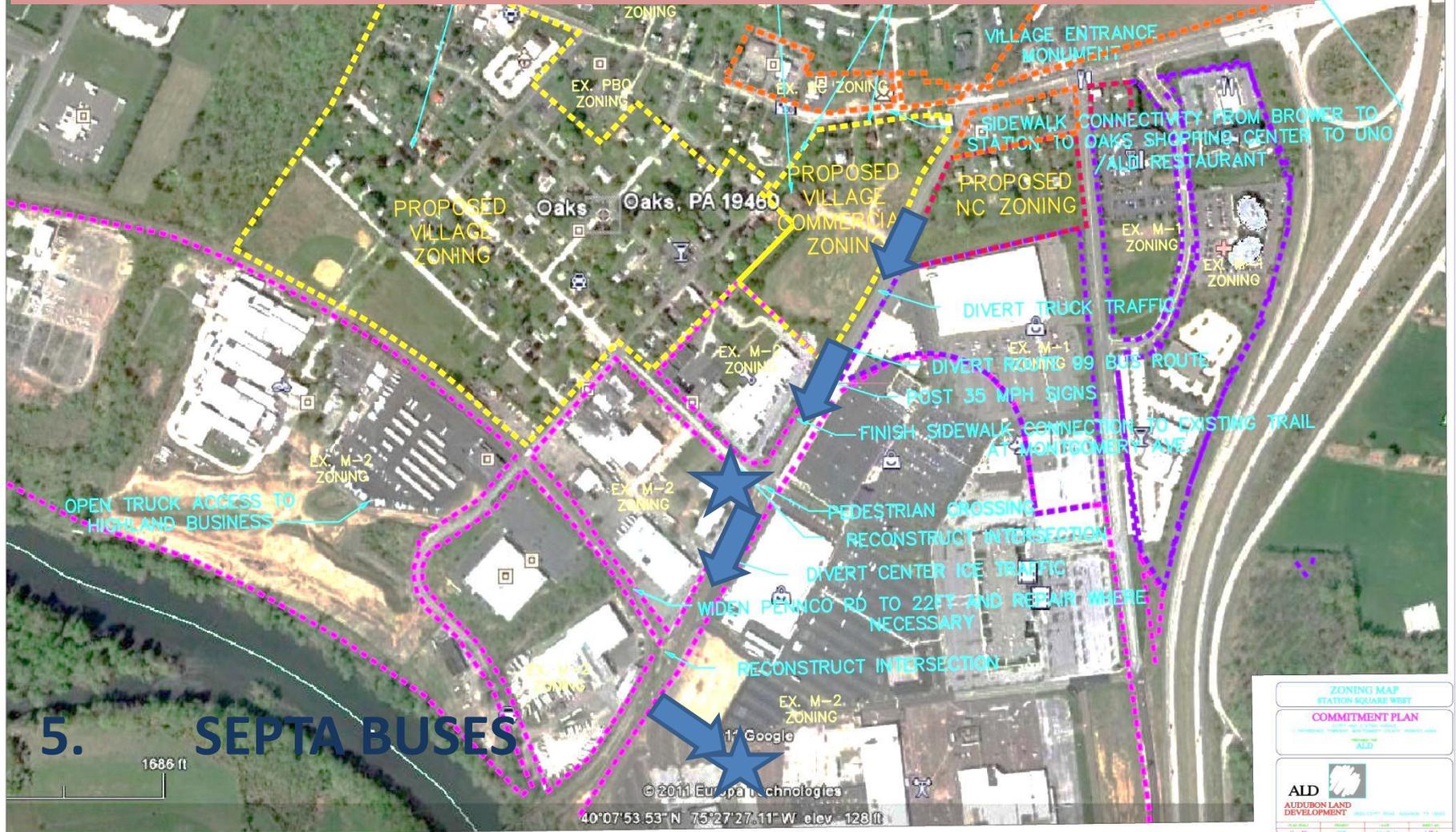


4. TRUCK DIVERSION ALL BUSINESSES

ZONING MAP STATION SQUARE WEST	
COMMITMENT PLAN <small>RIGHT AND TRUCK ACCESS</small> <small>IN PROVIDENCE TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA</small> <small>PREPARED BY</small> ALD	
ALD <small>ALLEGHENY LAND DEVELOPMENT</small> <small>3800 EDIFF ROAD, ALLEGHENY, PA 15005</small>	
<small>PLAN NO.</small> P-107	<small>DATE</small> 07-28-11
<small>SCALE</small> 1" = 100'	<small>DATE</small> 07-28-11

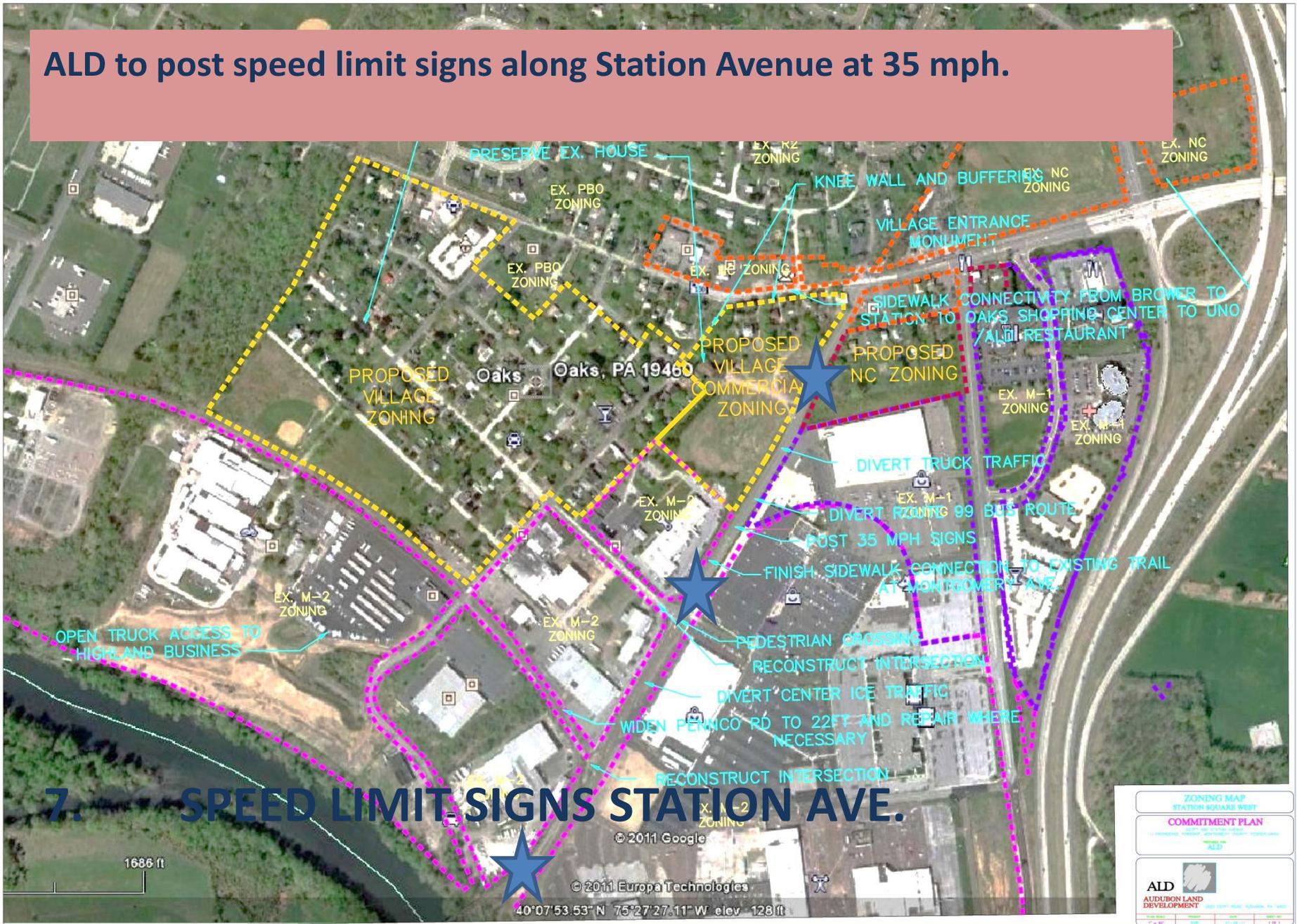
ALD agreed to work with Septa to divert Route 99 bus service from Brower Avenue to Station Avenue.

ALD was instrumental in getting Septa to divert Route 99 to Station Avenue.



5. SEPTA BUSES

ALD to post speed limit signs along Station Avenue at 35 mph.



During the construction of Station Square, ALD will extend the sidewalk along Station Avenue from Egypt Road to the walking trail at Montgomery Avenue.



8. SIDEWALKS-STATION AVENUE

SUBJECT
STATION SQUARE WEST

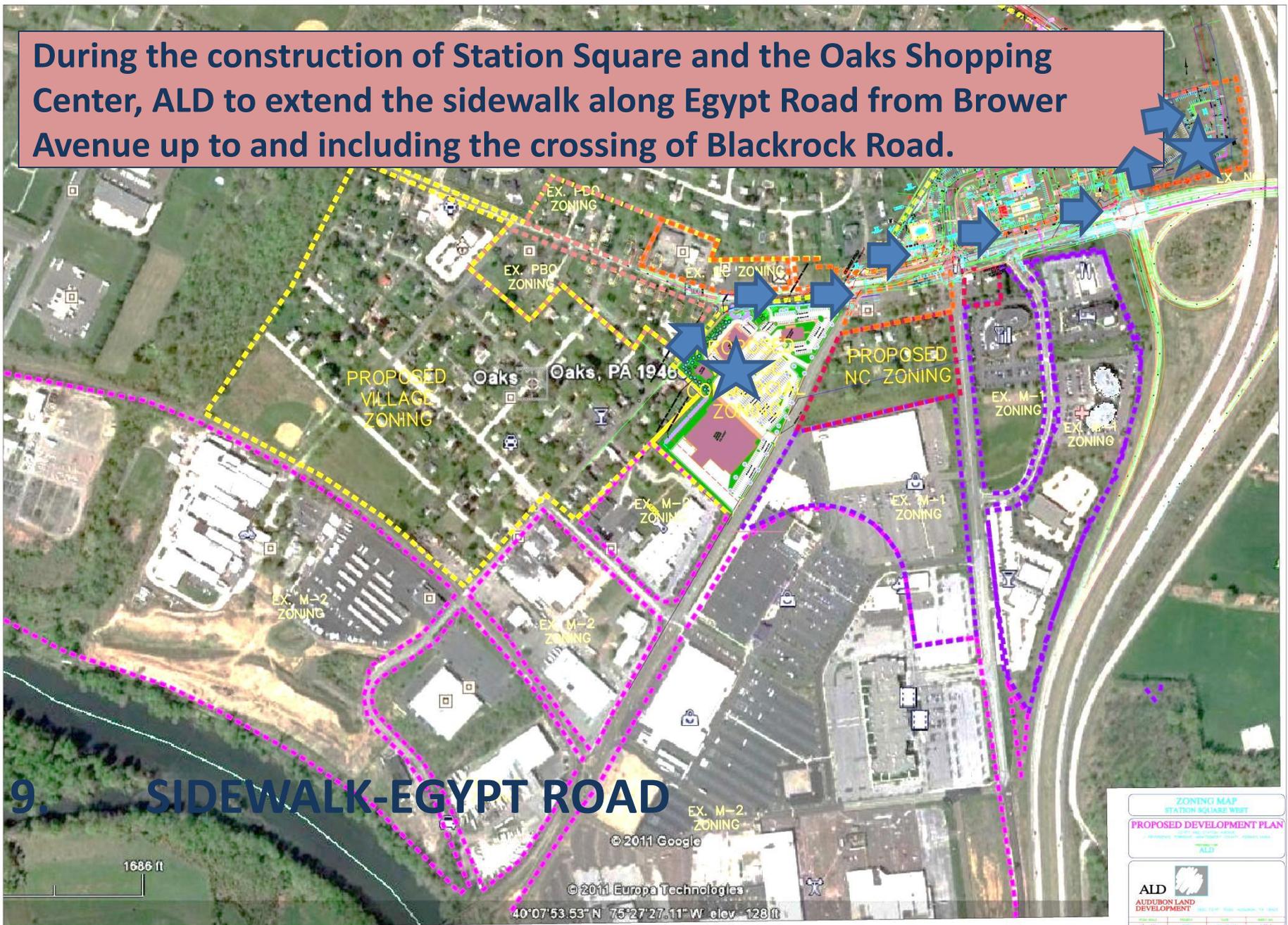
CONCEPT PLAN

DATE: 10/15/2014
SCALE: 1" = 40'

ALD
AUDUBON LAND
DEVELOPMENT

DATE	10/15/2014
SCALE	1" = 40'
PROJECT	STATION SQUARE WEST
LOCATION	STATION AVENUE, MONTGOMERY AVENUE, EGYPT ROAD
DRAWN BY	ALD
CHECKED BY	ALD
APPROVED BY	ALD

During the construction of Station Square and the Oaks Shopping Center, ALD to extend the sidewalk along Egypt Road from Brower Avenue up to and including the crossing of Blackrock Road.



9. SIDEWALK-EGYPT ROAD

ZONING MAP
STATION SQUARE WEST
PROPOSED DEVELOPMENT PLAN

ALD

ALD
AUDUBON LAND
DEVELOPMENT

Scale	1" = 100'
North Arrow	North
Legend	Proposed Development
Legend	Existing Zoning
Legend	Proposed Zoning
Legend	Proposed Sidewalk
Legend	Proposed Road
Legend	Proposed Parking
Legend	Proposed Building
Legend	Proposed Landscaping
Legend	Proposed Utilities
Legend	Proposed Stormwater
Legend	Proposed Sewer
Legend	Proposed Water
Legend	Proposed Gas
Legend	Proposed Electric
Legend	Proposed Fiber
Legend	Proposed Telecommunications
Legend	Proposed Other

During the construction of Station Square, ALD to construct entrance feature to the Village at Station Avenue and Egypt Road.



10. VILLAGE MONUMENT SIGN

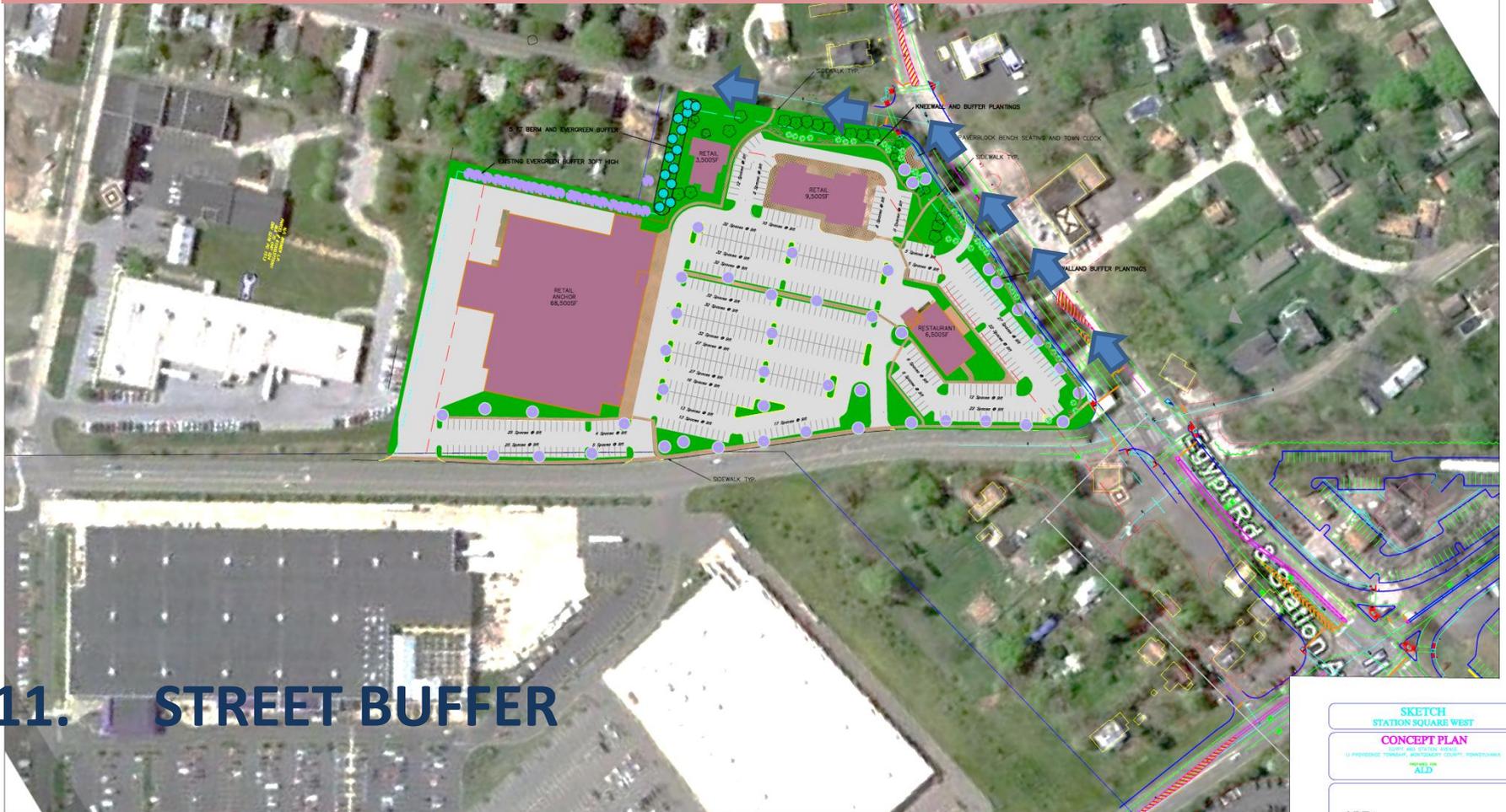
SKETCH
STATION SQUARE WEST
CONCEPT PLAN
LITTLE HILL DESIGN GROUP
11 HARRISBURG AVENUE, WASHINGTON COUNTY, PENNSYLVANIA
ALD

ALD
AUDUBON LAND DEVELOPMENT
3003 EGYPT ROAD, ALTOONA, PA 15201

PLAN TITLE	DATE	DATE	DATE
11 - 101	10/11	10/11	10/11

1 OF 2

During the construction of Station Square, ALD to construct kneewalls, berms and buffer plantings along frontage of Brower Avenue and Egypt Road.

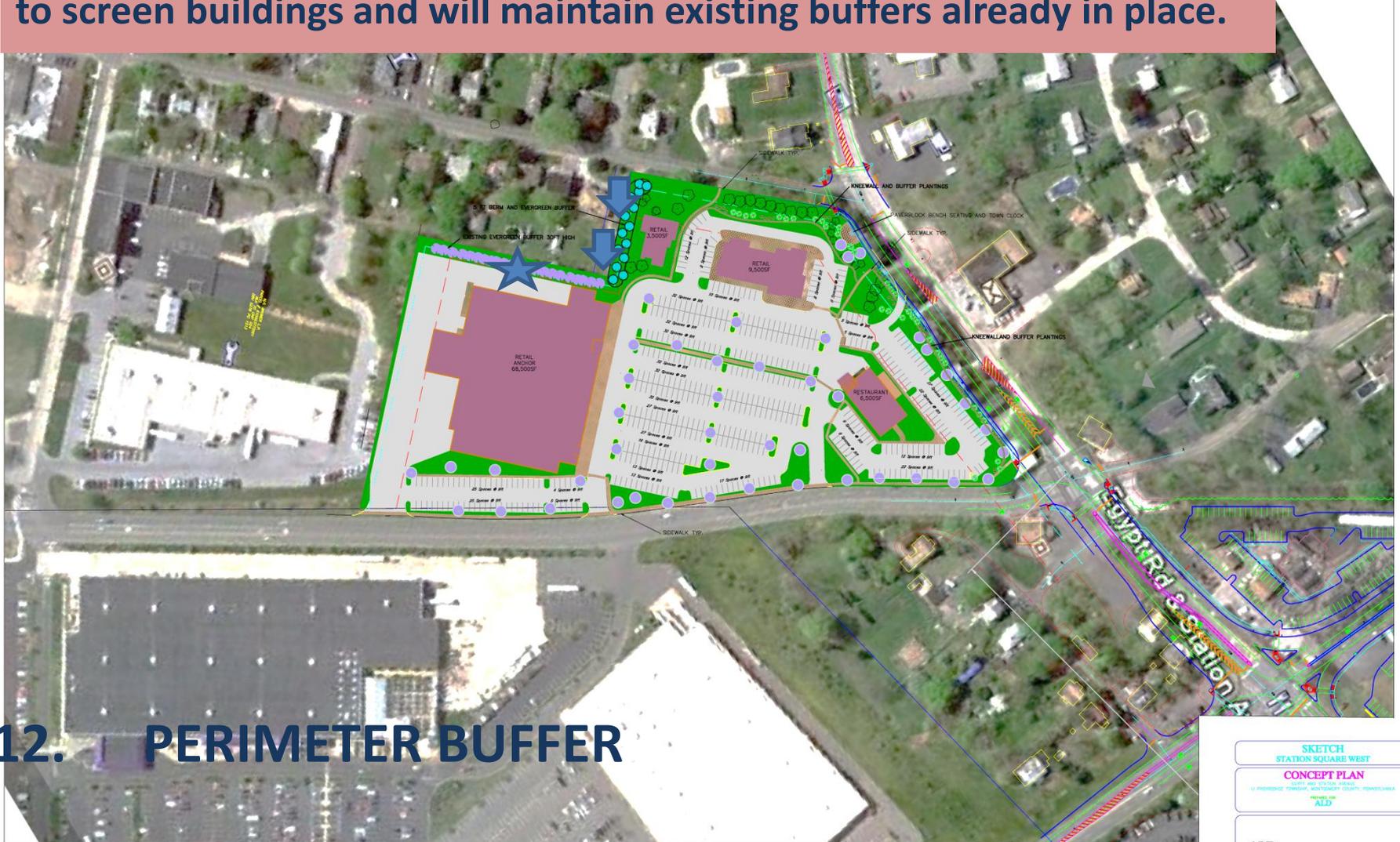


11. STREET BUFFER

SKETCH
STATION SQUARE WEST
CONCEPT PLAN
LITTLE HILL DESIGN GROUP
111 PENNSYLVANIA AVENUE, SUITE 2000, COLLETT, PENNSYLVANIA
ALD

ALD
AUDUBON LAND
DEVELOPMENT
3003 EGYPT ROAD, ALTOONA, PA 15602
PLAN TITLE: STREET BUFFER
DATE: 10-20-11
SHEET NO.: 1 OF 2

During the construction of Station Square, ALD to construct, berms and buffer plantings 25 feet in width along existing residential properties to screen buildings and will maintain existing buffers already in place.



12. PERIMETER BUFFER

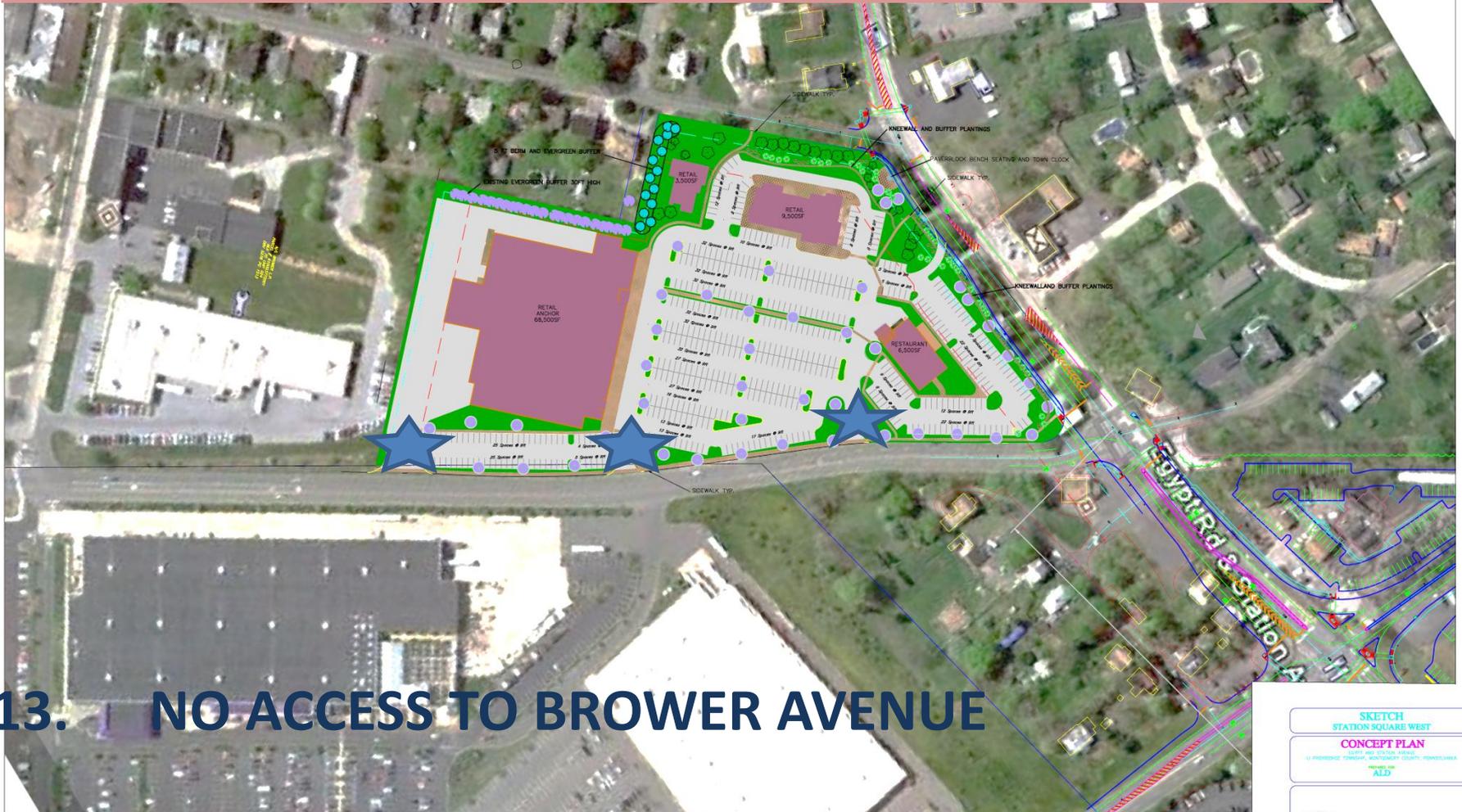
SKETCH
STATION SQUARE WEST
CONCEPT PLAN
LITTLE HILL DESIGN GROUP
111 PENNSYLVANIA AVENUE, SUITE 2000, COLLETT, PENNSYLVANIA
ALD

ALD
AUDUBON LAND
DEVELOPMENT
300 SOUTH ROAD, ALTOONA, PA 15201

PLAN TITLE	DATE	DATE	DATE
12 - 101	10/11	10/11	10/11

1 OF 2

ALD will restrict commercial traffic from entering or exiting onto Brower Avenue. Commercial Access will be located along Station Avenue.



13. NO ACCESS TO BROWER AVENUE

SKETCH
STATION SQUARE WEST
CONCEPT PLAN
LITTLE AND ASSOCIATES
114 PENNSYLVANIA AVENUE, SUITE 2000, COLLETT, PENNSYLVANIA
ALD

ALD
AUDUBON LAND
DEVELOPMENT
300 SOUTH ROAD, ALTOONA, PA 15201
PLAN TITLE: STATION SQUARE WEST CONCEPT PLAN
DATE: 08-20-11
SCALE: 1" = 10'

ALD will restrict parking along Brower Avenue frontage.



14. NO PARKING ALONG BROWER AVENUE

SKETCH
STATION SQUARE WEST
CONCEPT PLAN
LITTLE HILL TOWNSHIP
BY ARCHITECTURAL FIRM, LANDSCAPE ARCHITECTURE
AND CIVIL ENGINEERING
FIRM
"ALD"

ALD
AUDUBON LAND
DEVELOPMENT
300 EAST MAIN, ALTOONA, PA 16801
PLAN TITLE: STATION SQUARE WEST
DATE: 10-20-11
SCALE: 1" = 40'

During the construction of Station Square, ALD will convert the existing home to office use.



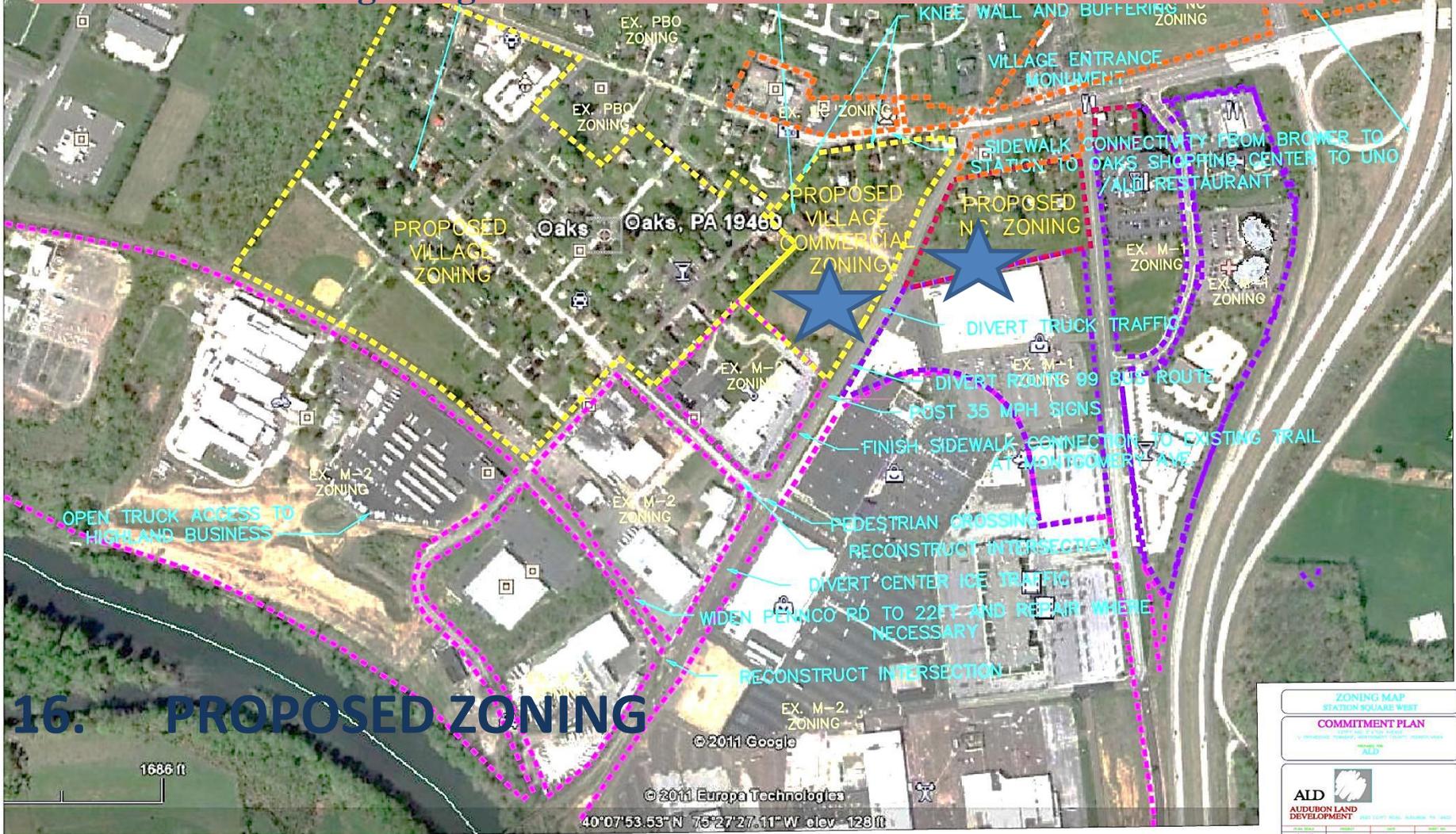
15. 503 BROWER AVENUE

SKETCH
STATION SQUARE WEST
CONCEPT PLAN
17 PRESIDENCE VILLAGE, HUNTSVILLE COUNTY, GEORGIA
© 2015 ALD

ALD
AUDUBON LAND
DEVELOPMENT
1003 SCOTT ROAD, AUBURN, PA 17003

PLAN DATE	PROJECT	SCALE	SHEET NO.
11-18-15	1503	1/8" = 1'-0"	1 OF 10

ALD supports the Village Preservation and will work with the Township to create a Village Commercial Zone adjacent to the Village that will be consistent with the plan developed and to establish Neighborhood Commercial Zoning along the east side of Station Avenue.



16. PROPOSED ZONING

ZONING MAP
STATION SQUARE WEST

COMMITMENT PLAN

ALD

AID
AUDUBON LAND DEVELOPMENT

DATE	REVISION	BY	DATE
11-14-11	1	ALD	11-14-11