

**ACT 287, AS AMENDED, TABLE OF CONTACTS**

PENNSYLVANIA AMERICAN WATER 171 W. JOHNSON HIGHWAY EAST NORRITON, PA. 19401
COMCAST CABLE COMMUNICATIONS INC. 1 APOLLO RD. PLYMOUTH MEETING, PA. 19462
COMCAST CABLE COMMUNICATIONS INC. 4400 WAYNE AVE. PHILADELPHIA, PA. 19140
PECO ENERGY C/O USIC 450 S. HENDERSON RD. SUITE B KING OF PRUSSIA, PA. 19406
WHITPAIN TOWNSHIP 960 WENTZ ROAD BLUE BELL, PA. 19422
NORTH WALES WATER AUTHORITY 200 WEST WALNUT STREET P.O. BOX 1399 NORTH WALES, PA. 19454
XO COMMUNICATIONS INC. 1220 BROADCASTING ROAD WYOMISSING, PA. 19610
SPECTRA ENERGY 560 POTTSWOM PIKE CHESTER SPRINGS, PA. 19425
TRANSCONTINENTAL GAS PIPE LINE COMPANY LLC 99 FARMER RD. PRINCETON, NJ. 08540
VERIZON PENNSYLVANIA INC. 180 SHEREE BLVD. STE 2100 ROOM N/A EXTON, PA. 19341

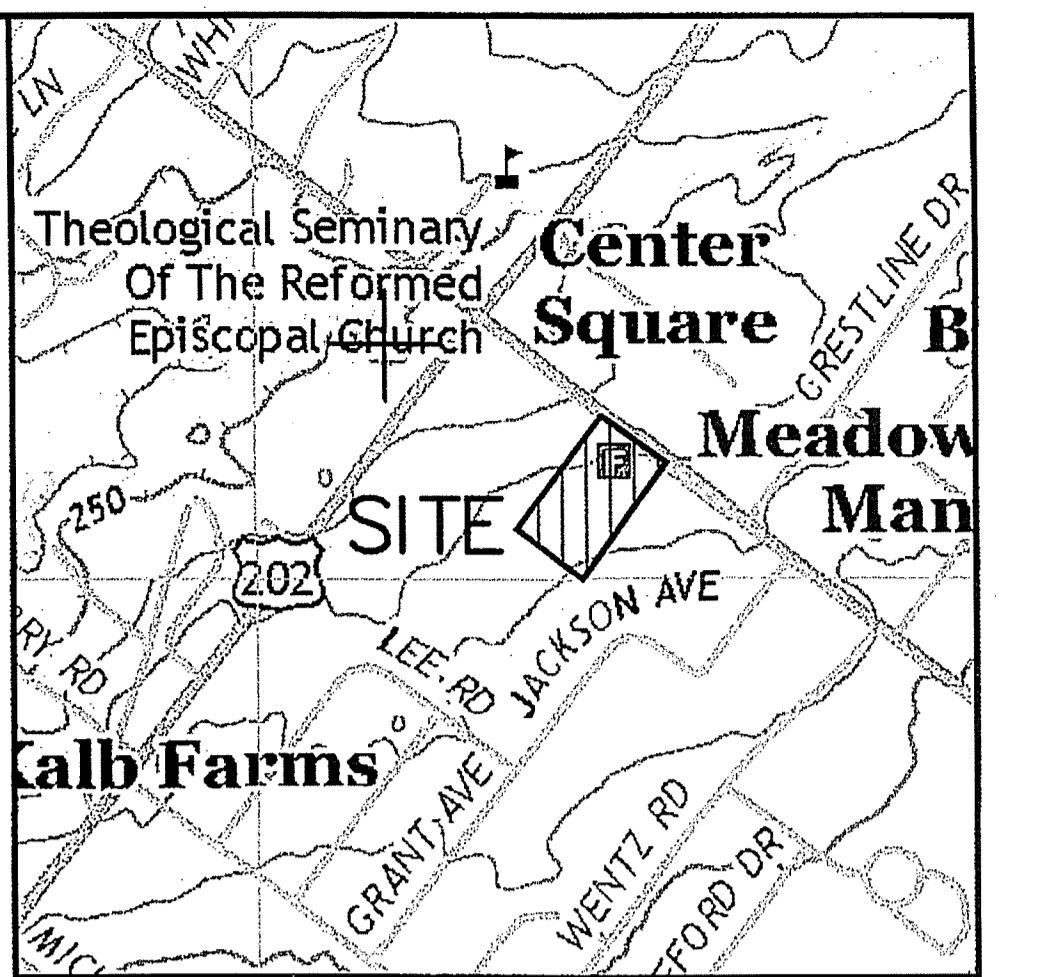
ALL LOCATIONS OF EXISTING UTILITIES SHOWN ON THE PLAN HAVE BEEN DEVELOPED FROM EXISTING UTILITY RECORDS AND/OR ABOVE-GROUND EXAMINATION OF THE SITE. COMPLETENESS OR ACCURACY OF LOCATION AND DEPTH OF UNDERGROUND UTILITIES OR STRUCTURES CANNOT BE GUARANTEED. CONTRACTOR MUST VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES BEFORE START OF WORK, AS PER PENNSYLVANIA ACT 287, CONTACTED 08/13/2014, SERIAL # 20141450988.

**CALL BEFORE YOU DIG!**  
PENNSYLVANIA LAW REQUIRES  
3 WORKING DAYS NOTICE FOR  
CONSTRUCTION PHASE AND 10 WORKING  
DAYS IN DESIGN STAGE - STOP CALL

**PA 1**  
1-800-242-1776

POCS SERIAL NUMBER  
**20141640988**

N/L LEONI FAMILY NEW HANOVER SQ., LP  
1010 DeKalb Pike  
Tax map Block 4 Unit 4  
T.M.P. 66-00-01774-00-5  
DB 5845 p 538



**U.S.G.S. QUADRANGLE**  
**LANSDALE**  
1" = 800'

**BOARD OF SUPERVISORS CERTIFICATION**  
APPROVED BY THE BOARD OF SUPERVISORS OF WHITPAIN TOWNSHIP  
THIS \_\_\_ DAY OF \_\_\_\_\_

FRED CONNER  
CHAIRMAN

ANTHONY F. GREGO  
SECRETARY

**TOWNSHIP ENGINEER CERTIFICATION**  
APPROVED BY THE TOWNSHIP ENGINEER ON THE DAY OF \_\_\_\_\_

JIM BLANCH  
TOWNSHIP ENGINEER

**PLANNING COMMISSION CERTIFICATION**  
APPROVED BY THE WHITPAIN TOWNSHIP PLANNING COMMISSION  
THIS \_\_\_ DAY OF \_\_\_\_\_

RICHARD SHORIN  
SECRETARY

WHITPAIN TOWNSHIP PLANNING COMMISSION

**RECORDING CERTIFICATE**  
RECORDED THIS \_\_\_ DAY OF \_\_\_\_\_ 2015  
IN THE OFFICE FOR THE RECORDING OF DEEDS, ETC., IN AND FOR THE  
COUNTY OF MONTGOMERY OF NORRISTOWN, PENNSYLVANIA,  
IN PLAN FILE CASE \_\_\_\_\_ D.B. NO. \_\_\_\_\_ PAGE \_\_\_\_\_

**COMMONWEALTH OF PENNSYLVANIA**  
**COUNTY OF MONTGOMERY**

**ACKNOWLEDGEMENT OF INTENT:**  
CENTRE SQUARE FIRE COMPANY, HAS LAID OUT UPON OUR LAND SITUATED IN THE  
WHITPAIN TOWNSHIP, COUNTY OF MONTGOMERY, COMMONWEALTH OF PENNSYLVANIA  
CERTAIN LOTS AND STREETS ACCORDING TO THE ACCOMPANYING PLAN.

WITNESS MY HAND AND SEAL THIS \_\_\_ DAY OF \_\_\_\_\_, 2015.

(SEAL) RICHARD MOSER  
PRESIDENT

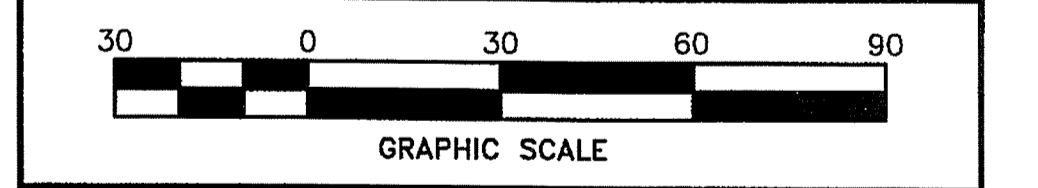
**NOTARY PUBLIC:**  
ON THE \_\_\_ DAY OF \_\_\_\_\_, 2015, BEFORE ME, THE SUBSCRIBED, A NOTARY  
PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA RESIDING IN \_\_\_\_\_  
WHO ACKNOWLEDGED HIMSELF TO BE THE PRESIDENT  
OF CENTRE SQUARE FIRE COMPANY AND THAT AS SUCH HE  
BEING AUTHORIZED TO DO SO, RICHARD MOSER EXECUTED THE FOREGOING  
PLAN BY DESIGNATED LAND, THAT ALL NECESSARY APPROVAL OF THE PLAN HAS BEEN  
OBTAINED AND IS ENDORSED THEREON, AND THAT THE SAID CORPORATION DESIRES  
THAT THE FOREGOING PLAN BE RECORDED ACCORDING TO LAW.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR AFORESAID.

(SEAL) \_\_\_\_\_ NOTARY PUBLIC  
MY COMMISSION EXPIRES: \_\_\_\_\_ 20\_\_

**SURVEYOR CERTIFICATION**  
I HEREBY CERTIFY THAT THIS PLAN REPRESENTS A SURVEY MADE BY ME, THAT THE  
MONUMENTS SHOWN HEREON EXIST AS LOCATED AND THAT ALL DIMENSIONAL  
DETAILS ARE CORRECT.

DATE \_\_\_\_\_  
ROBERT M. CONRAG  
REGISTERED ENGINEER OR SURVEYOR  
(SEAL)



NO.	DATE	DESCRIPTION	BY

**NEW FIRE STATION**  
**SITE PLAN**  
PREPARED FOR  
**CENTRE SQUARE FIRE COMPANY**  
WHITPAIN TOWNSHIP  
MONTGOMERY COUNTY  
PENNSYLVANIA

	<b>Chambers Associates, Inc.</b> Consulting Engineers and Surveyors 2962 Skippack Pike P.O. Box 678 Worcester, PA 19400-0678 484-931-6187		
SCALE 1" = 30'	DATE 6-30-15	JOB 959-001.01	DRAWING NO. SHEET 2 of 18
MANAGER: JPH	DRAWN BY: JAS		

**1290 SKIPPACK PIKE**

**ZONING**  
R-2 RESIDENTIAL DISTRICT  
EXISTING USE: RESIDENTIAL

REQUIRED	EXISTING	PROPOSED
LOT AREA =	12,500 S.F. MIN.	95,832 S.F.
LOT WIDTH =	100' MIN.	161.8'
BUILDING HEIGHT =	40' MAX.	40' MAX.
FRONT YARD =	50' MIN.	60.3'
SIDE YARD =	30' MIN.	57.7'
REAR YARD =	50' MIN.	460.9'
GREEN SPACE =	(SEE CALCULATIONS)	55.0'
25' WIDE ACCESS EASEMENT =		5,940 S.F.
CENTRE SQUARE COMMONS ACCESS EASEMENT =		14,877 S.F.
CENTRE SQUARE FIRE COMPANY LOT #2 ACCESS EASEMENT =		12,828 S.F.

**IMPERVIOUS CALCULATION**

(-) LOT AREA = 74,494 S.F.  
50% UNDERGROUND UTILITIES AREA = 0 S.F.  
NET LOT AREA = 74,494 S.F.  
ALLOWABLE IMPERVIOUS COVERAGE: (74,494) x 0.179 + 2,422 S.F. = 15,756 S.F.  
(+) 100% GREEN AREA BETWEEN R.O.W. AND ROADWAY = 4,324 S.F.  
ALLOWABLE IMPERVIOUS COVERAGE = 20,280 S.F.  
ACTUAL IMPERVIOUS COVERAGE = 18,140 S.F.

**1298 SKIPPACK PIKE**

**ZONING**  
COMMUNITY SHOPPING CENTER OVERLAY DISTRICT  
PROPOSED USE: FIREHOUSE

REQUIRED	EXISTING	PROPOSED
LOT AREA =	18 AC. MIN.	98,448 S.F.
LOT WIDTH =	150' MIN.	175.0'
BUILDING HEIGHT =	40' MAX.	40' MAX.
FRONT YARD =	25' MIN.	50.0'
SIDE YARD =	50' MIN. NOT IN CSCOD / 25' MIN.	24.7'
REAR YARD =	45' MIN. NOT IN CSCOD / 25' MIN.	412.9'
BUILDING COVERAGE =	22% MAX.	10,174 S.F. / 10.3%
GREEN SPACE =	35% MIN.	53,853 S.F. / 54.7%
PARKING LOT GREEN SPACE =	10% MIN.	32,592 S.F. PARKING AREA 0 S.F. INTERSPERSED GREEN AREA / 0.0%
PARKING =	4.5 SPACES / 1,000 S.F. OF GROSS GROUND LEVEL FLOOR AREA 5 SPACES / 1,000 S.F. OF ANY SECOND OR MEZZANINE FLOOR AREA	45 SPACES / 1,000 S.F. x 11,550 S.F. = 52 SPACES 5 SPACES / 1,000 S.F. x 3,236 S.F. = 17 SPACES TOTAL REQUIRED = 69 SPACES
		REGULAR SPACES = 54 SPACES HANDICAPPED SPACES = 0 SPACES RESERVED SPACES = 16 SPACES TOTAL PROVIDED = 54 SPACES
		REGULAR SPACES = 49 SPACES HANDICAPPED SPACES = 4 SPACES RESERVED SPACES = 16 SPACES TOTAL PROVIDED = 69 SPACES
		CENTRE SQUARE COMMONS ACCESS EASEMENT = 8,263 S.F.

**MPCP No. \_\_\_\_\_**  
**PROCESSED AND REVIEWED.** A report has been prepared by the Montgomery County Planning Commission in accordance with the Municipalities Planning Code.

Certified this date, \_\_\_\_\_

For the Director  
**Montgomery County Planning Commission**

**EQUITABLE OWNER/APPLICANT:**  
CENTRE SQUARE FIRE COMPANY  
1298 SKIPPACK PIKE  
BLUE BELL, PA. 19422

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