

May 29, 2020

30642-000

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Carl N. Weiner
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Graham R. Bickel
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OF COUNSEL:

John C. Rafferty, Jr.

LANSDALE

ACTS Center – Blue Bell
375 Morris Road
Post Office Box 1479
Lansdale, PA 19446-0773
Phone 215-661-0400
Fax 215-661-0315

LIMERICK

HARRISBURG

Via Certified Mail (7019 1640 0001 6919 0150)
and Via Email

Geoffrey Grace
Director of Planning and Zoning
Upper Providence Township
1286 Black Rock Road
Phoenixville, PA 19460

**Re: Hallmark Building Group, Inc. – 395 Greenwood Ave.
Zoning Hearing Board Application**

Dear Mr. Grace:

Enclosed are the following items in connection with the above-referenced Application to Zoning Hearing Board:

- Original and six (6) copies of Application to Zoning Hearing Board with Attachments;
- Seven (7) copies of the *redacted* Agreement of Sale and Agreement to Assign Agreement of Sale;
- 9/26/19 Condition Use Decision;
- Seven (7) copies of a Zoning Plan, prepared by Richard C. Mast Associates, P.C. (dated 12/14/18, last revised 5/20/20); and
- Filing fee in the amount of \$1,350.00

Also enclosed is an extra copy of the application. Please have it time-stamped and return it in the self, addressed stamped envelope provided.

Should you have any questions, please call me at (215) 661-0400. Thank you for your assistance in this matter.

Very truly yours,

HAMBURG, RUBIN, MULLIN,
MAXWELL & LUPIN

By: 
BERNADETTE A. KEARNEY

BAK:ch
Enclosures

cc: Richard R. Carroll, III, via email
Rick Mast, via email

Hallmark Partners, L.P.

865 Easton Road
Suite 320
Warrington, PA 18976

VENDOR:031220 Upper Providence Townshi CHECK NO:001696 CHECK DATE:05/22/20

DATE	INVOICE	ENTITY	GROSS	DISCOUNT	NET	EXPLANATION
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05/22/20	052220	001 Hallmark Partners,	1,350.00	.00	1,350.00	ZHB Stearly
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Check Total: 1,350.00 .00 1,350.00

ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRINTED BORDER

Hallmark Partners, L.P.
865 Easton Road
Suite 320
Warrington, PA 18976

Meridian Bank
Malvern PA 18355

CHECK NO.
001696

DATE
05/22/20

CHECK AMOUNT
*****1,350.00

PAY *****ONE THOUSAND THREE HUNDRED FIFTY AND 00/100 DOLLARS*****



AUTHORIZED SIGNATURE

Upper Providence Township
1286 Black Rock Road
PO Box 406
Oaks, PA 19456

TO THE
ORDER
OF

THIS DOCUMENT CONTAINS A REAL RESISTIVE INK TONER OF THE PAPER HEREON. IF THIS PAPER IS REPRODUCED, THE INK WILL BE REPRODUCED WITH IT.

⑈001696⑈ ⑆031918828⑆ 4025383⑈



Security Features included. Details on back.

APPLICATION NO. _____

FEE AMOUNT: \$ _____

DATE FILED: _____

TIME FILED: _____

(THIS SECTION FOR TOWNSHIP USE ONLY)

APPLICATION TO ZONING HEARING BOARD

Upper Providence Township
1286 Black Rock Road, P.O. Box 406
Oaks, Pennsylvania 19456

1. DATE: 5/29/2020

2. CLASSIFICATION OF APPLICATION (CHECK ONE OR MORE IF APPLICABLE):

A. Request for Variance (PA MPC, Section 909.1(a)(5)-910.2)

B. Request for Special Exception (PA MPC, Section 909.1(a)(6)-912.1)

C. Appeal of decision of the Zoning Officer (PA MPC, Section 909.1(a)(3)(4)(8))

D. Challenge of the validity of ordinance or map by person aggrieved by use or development permitted on land of another (PA MPC, Section 909.1(a)(1)(2))

3. APPLICANT:

OWNER:

Hallmark Building
Name (a) Group, Inc.

Douglas Stearly
Laura B. Stearly
(a) Walter R. Stearly

Mailing Address (b) _____
865 Easton Road
Suite 320
Warrington, PA 18976

(b) 366 Nicholas Lane
Trappe, PA 19426

Phone Number (c) 215-491-7900 (c) _____

APPLICATION TO ZONING HEARING BOARD

Page Two

4. LEGAL STATUS OF APPLICANT (check one):

- Owner of Legal Title - Copy of deed must be attached as Exhibit A
- Owner of Equitable Title-Agreement of Sale must be attached as Exhibit A
- Tenant with the Permission of Owner of Legal Title - Lease must be attached as Exhibit A
- Other (describe)

5. APPLICANT'S ATTORNEY, if any:

- (a) Name Bernadette A. Kearney, Esq. / Hamburg Rubin Mullin Maxwell & Lupin
- (b) Mailing Address 375 Morris Road, PO Box 1479, Lansdale, PA 19446

- (c) Phone Number 215-661-0400 Email: bkearney@hrmml.com

6. PROPERTY:

- (a) Present Zoning Classification R-1 Residential Agricultrual
- (b) Number and Street (if assigned pursuant to Township Ordinance No. 179, June 28, 1976, as amended):
395 Greenwood Ave.

- (c) Location, with reference to nearby intersections or prominent features:
Located on Greenwood Avenue near the intersection with Wartman Road;
Woodlyn Drive (opposite side)

- (d) Tax Map Identification: 61-00-02238-00-5 Block: 002 Unit: 035
61-00-02238-20-3 Block: 002 Unit: 036
- (e) Dimensions: Area 24.16 acres
Frontage 851 Depth approx. 1226.24'
- (f) Describe the size, construction and use of existing improvements or use of land, if unimproved:
vacant land

APPLICATION TO ZONING HEARING BOARD

Page Three

7. DESCRIBE THE PROPOSED USE OR CONSTRUCTION:

See attached.

8. DESCRIBE HOW THE PROPOSED USE OR CONSTRUCTION DIFFERS FROM WHAT IS PERMITTED:

See attached.

9. STATE LEGAL GROUNDS FOR APPEAL, CITE SPECIFIC SECTIONS OF PENNSYLVANIA MUNICIPALITIES PLANNING CODE, ZONING ORDINANCE, SUBDIVISION REGULATIONS OR OTHER ACTS OR ORDINANCES:

See attached.

10. HAS ANY PREVIOUS APPEAL BEEN FILED CONCERNING SUBJECT MATTER OF THIS APPEAL?

Yes No If yes, specify: Conditional use granted on 9/26/19 (copy attached)

11. CHALLENGES (IF 2 (d) IS CHECKED ON PAGE 1). LIST REQUESTED ISSUES OF FACT OR INTERPRETATION:

N/A

APPLICATION TO ZONING HEARING BOARD

Page 4

12. I (We) hereby certify that the above information is true and correct to the best of my (our) knowledge, information or belief:

Donald W. Kinnear, Esquire
Attorney for Applicant
Applicant's Signature _____ Owner's Signature

Applicant's Signature _____ Owner's Signature

Check One:

Owner of Record

Equitable Owner

Zoning Attachment

7., 8. & 9. The Applicant is proposing 17 single-family residential lots and open space of 8.80 acres. Applicant availed itself of the flexible lot size option set forth in Section 182-44 of the Township Code. The conditional use was granted on 9/26/19 and a copy of the Conditional Use Decision and Order is attached. A conventional subdivision allows 17 lots and the Applicant added no additional lots as part of the flexible lot size option.

Public sewer is available to the property. However after investigating with Pennsylvania American Water as to the availability of public water, it is not feasible to provide public water to the site. Applicant is requesting a variance from Section 182-44.I. to provide on-site wells for the proposed single-family residential lots rather than the a centralized water system. Other than providing for wells on the lots, there will be no material change in the layout of the Property proposed at the conditional use hearing. The Applicant continues to propose open space of 8.80 acres and continues to meet the intent of the flexible lot option of preserving open space, encouraging the creation of internalized building patterns and consolidating otherwise scattered development. The use of flexible lotting better achieves the Township's goals for maintaining its rural character than would development under standard R-1 requirements.

The Applicant is requesting the following relief from the SS Steep Slope Conservation District:

A special exception from Section 182-134.A. for Lots 1 and 16 to have steep slopes within yard areas.

A special exception from Section 182-134.G, or in the alternative a variance from Section 135.A. for a small area of the dwelling on proposed Lot 16 to be located in a steep slope area as there is no viable, alternative location for the proposed dwelling that is feasible.

A special exception from Section 182-134.F., or in the alternative a variance from Section 182-135.B., for a portion of the cul-de-sac to be located in the Steep Slope Conservation District as there is no viable, alternative alignment or location that is feasible.

The Applicant is also requesting the following relief from the Floodplain Conservation District:

A variance from Section 182-28.1.A for the proposed dwellings on Lots 1, 2, 16 and 17 to be located in the Floodplain Conservation District

The Applicant is requesting a variance from Section 182-195.D. to extend the time period to apply for permits for 18 months from the Zoning Hearing Board decision.

The grant of the requested relief will not adversely affect the public health, safety and welfare and will not be adverse to the neighborhood and is the minimum to afford relief.

AGREEMENT OF SALE

THIS AGREEMENT is made and entered into this 12th day of January 2018, by and between Douglass & Laura B. Stearly & Walter Stearly (collectively, "Seller"), and Danny Jake Corp., ("Purchaser").

BACKGROUND

Seller is the owner of a parcel of land located in Montgomery County, Pennsylvania. Seller now desires to sell the land, and Purchaser desires to purchase the land, upon the terms and conditions set forth in this Agreement.

NOW THEREFORE, in consideration of the covenants and provisions contained herein and other good and valuable consideration, and intending to be legally bound hereby, the parties hereto agree as follows:

1. Agreement to Sell and Purchase. Seller agrees to sell to Purchaser, and Purchaser agrees to purchase from Seller, subject to the terms and conditions of this Agreement, the following: that certain tract or piece of land containing approximately 23.43 acres, more or less, and the improvements (if any) erected thereon, known as Parcel 61-00-02238-005, Upper Providence Township, Montgomery County, Pennsylvania, together with (a) all easements, rights of way, licenses, privileges, hereditaments and appurtenances, if any, belonging to or inuring to the benefit of the land, and (b) all right, title and interest of Seller in and to any land lying in the bed of any highway, street, road or avenue, opened or proposed, in front or abutting or adjoining the land, any and all awards made, or to be made in lieu thereof, for damage thereto by reason of a condemnation or change in the grade of any highway, street, road or avenue (collectively, "Premises").

2. Purchase Price; Deposit.

(b) The remaining portion of the Purchase Price, plus or minus Closing adjustments, at Closing (hereinafter defined) by title company check or wired funds.

3. Condition of Title.

(a) Title to the Premises shall be good and marketable, and free and clear of all liens, restrictions, easements, encumbrances, leases, tenancies and other title objections except for the "Permitted Encumbrances" (as hereafter defined). In addition, such title shall be insurable under an ALTA Owner's Policy, Form B, Amended 1992, as aforesaid by any

IN WITNESS WHEREOF, and intending to be legally bound hereby, the parties hereto have executed this Agreement (for the Premises known as Parcel 61-00-02238-005, 23.43 acres, more or less, in Upper Providence Township, Montgomery County, Pennsylvania) as of the later date signed below and initialed any revisions herein by Purchaser and Seller.

PURCHASER:
Danny Lake Corp.

Witness: *[Signature]*

By: *Wayne Rosen, Pres.* Date *1/27/18* *AM*
Wayne Rosen, President

AM
WZ

Witness:

Marcello Balla

SELLER:

[Signature] Date *1/9/18*
Walter Stearly

AGREEMENT TO ASSIGN AGREEMENT OF SALE

This Agreement to Assign Agreement of Sale ("Assignment Agreement") is made as of the 25th day of May, 2018, by and between Danny Jack Corp. ("Assignor") and Hallmark Building Group, Inc. ("Assignee"), or its Permitted Assignee or Nominee. Assignor and Assignee are sometimes hereinafter referred to individually as a "Party" and collectively as the "Parties".

BACKGROUND

Assignor entered into an Agreement of Sale dated January 12, 2018 with Walter Stearly, ("Stearly") pursuant to the terms of which Stearly, as the "Seller", agreed to sell to Assignor an approximate 23.43 acre parcel with frontage on Greenwood Avenue known as Parcel 61-00-02238-005 in Upper Providence Township, Montgomery County, Pennsylvania ("Premises").

The Agreement of Sale was amended and reinstated by Addendum/Reinstatement of/to Agreement of Sale, dated May 7, 2018 ("First Addendum"), executed by Assignor and Stearly. The Agreement as amended by the First Addendum, are hereinafter collectively referred to as the "Agreement of Sale" and are attached hereto as Exhibit A.

Assignor has agreed to assign all of its right, title and interest in and to the Agreement of Sale to Assignee, and Assignee has agreed to accept that assignment on the terms and conditions hereinafter set forth. This Assignment Agreement is entered into to confirm the agreement of the Parties.

TERMS OF ASSIGNMENT

1. Assignment of Agreement of Sale. Assignor hereby assigns, transfers and sets over unto Assignee all of its right, title and interest in and to the Agreement of Sale, and all deposits made by Assignor on account of the Agreement of Sale, all effective as of the date hereof (the "Assignment"). Assignee hereby accepts the Assignment.
2. Consideration.

B. In the event Assignee elects to not proceed with the acquisition of the Property, pursuant to the terms of the Agreement of Sale, Assignee may elect to terminate its interest in the Agreement of Sale, the Assignment and in this Assignment Agreement on or before five (5) days prior to the expiration of the Due Diligence Period under the Agreement of Sale, by giving notice to Assignor of such election, whereupon, Assignor or Escrow Agent, as applicable, shall promptly return the Deposit referenced in Section 2(a) of this Assignment Agreement to Assignee, this Assignment Agreement shall become null and void, and neither Party shall have any further obligation to the other.

to any entity that is directly or indirectly controlled by Assignee or an affiliate of Assignee ("Permitted Assignee or Nominee").

IN WITNESS WHEREOF, Assignor and Assignee have set their hands and seals the day and year first above written with intent to be legally bound.

Assignor:

Danny Jake Corp.

By: Wayne Rosen, Pres.
Wayne Rosen,
President

Assignee:

Hallmark Building Group, Inc.

By: Richard R. Carroll, III
Richard R. Carroll, III
President

UPPER PROVIDENCE TOWNSHIP, MONTGOMERY COUNTY, PA

**IN RE Conditional Use Application
Of Hallmark Building Group, Inc.**

8-002 035 1154(CU)

**(395 Greenwood Ave.)
Stearley Tract
Tax parcel 61-00-02238-00-5**

DECISION AND ORDER

1. On December 17, 2018, Hallmark Building Group, Inc. submitted a conditional use application as equitable owner of 395 Greenwood Avenue.
2. The legal owners of 395 Greenwood Avenue are Douglas and Laura B. Stearly and Walter R. Stearly, 336 Nicholas Lane, Trappe PA 19426.
3. The application involves a 24.16 acre parcel on which Applicant intends to develop the property as 17 single family building lots. To do so, Applicant seeks to avail itself of the flexible lot size option set forth in Section 182-44.B of the Township Codified Ordinances. For lots under 35 acres, this option is available, but requires conditional use approval.
4. A hearing was held on April 1, 2019. The hearing was properly advertised in accordance with the Municipalities Planning Code and proof of publication was made a part of the record.
5. No person or entity sought party status.
6. Applicant was represented at the hearing by Bernadette Kearney Esquire.
7. All members of the Board were present and participated in the decision.
8. Engineer Richard Mast testified on behalf of Applicant and went through the ordinance criteria applicable to an application seeking to make use of the flexible lot size option for parcels under 35 acres, and presented exhibits showing the intended layout of the building lots.
9. Applicant demonstrated prima facie compliance with the criteria of the zoning ordinance and thus is presumptively entitled to the relief sought. No person or entity attempted to rebut the presumption and indeed no person indicated any manner of objection to the application.
10. The Board opted to vote at the conclusion of the testimony and voted unanimously, 5-0, to approve the application without the inclusion of any conditions.
11. The Board of Supervisors, pursuant to ordinance as well as the Pennsylvania Municipalities Planning Code, has sole jurisdiction to consider an application for conditional use relief.
12. As a matter of law, a zoning action that is allowed as a conditional use shall be granted when the applicant demonstrates compliance with the objective requirements of the ordinance and no party has rebutted that entitlement with contrary evidence.
13. Accordingly, the Board of Supervisors properly voted to approve the application and such approval is confirmed here. Applicant is granted approval to develop the subject parcel under the flex lot option set forth in 182-44.B of the Township codified ordinances.

UPPER PROVIDENCE TOWNSHIP, MONTGOMERY COUNTY, PA

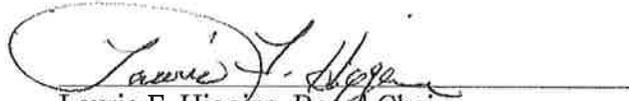
**IN RE Conditional Use Application
Of Hallmark Building Group, Inc.**

8-002 035 1154(CU)

**(395 Greenwood Ave.)
Stearley Tract
Tax parcel 61-00-02238-00-5**

ORDER

AND NOW, this 26th day of September, 2019, the decision of the Board rendered on April 1, 2019 is affirmed and Applicant is granted conditional use approval to develop 395 Greenwood Avenue under the flex lot option set forth in section 182-44.B of the Zoning Ordinance.


Laurie F. Higgins, Board Chair

GENERAL NOTES

- TITLE INFORMATION TAKEN FROM DEEDS OF RECORD AND A FINAL PLAN OF SUBDIVISION OF AUTION PARCEL, AS PREPARED FOR DOUGLAS STEARLY, BY JOHN F. ASTON REGISTERED SURVEYOR, DATED AUGUST 28, 1988, AND LAST REVISED MAY 20, 1988.
- TOPOGRAPHIC AND ELEVATION INFORMATION BASED ON PENNSYLVANIA SPATIAL DATA ACCESS (PSADA) MAPPING AND AVAILABLE MASTERY (2008 SOUTH-EASTERN PA) REFERENCE PANEL NUMBER 3400 2603.
- NO PART OF THE SUBJECT TRACT IS LOCATED WITHIN A 100-YEAR FLOOD PLAIN BASED ON THE FLOOD INSURANCE RATE MAP (FIRM) NO. 43081 C02260 AND 43081 C02261, EFFECTIVE DATE MARCH 2, 2016, PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
- RI (ROWLAND) SOILS ARE DESIGNATED AS AN ALLUVIAL SOIL WITHIN THE UPPER PROVIDENCE TOWNSHIP ZONING ORDINANCE. A ON-SITE INVESTIGATION PERFORMED BY V.W. CONNORS & TANTE, LLC, IN JULY 2016, HAS DETERMINED THAT NO ALLUVIAL SOILS ARE PRESENT IN THE AREAS PROPOSED FOR CONSTRUCTION.
- THERE ARE NO WETLANDS ON THE SITE BASED ON A STUDY PERFORMED BY V.W. CONNORS & TANTE, LLC, IN JULY 2016.
- THE PROPOSED LOTS SHALL BE SERVED WITH PUBLIC SEWER SERVICE PROVIDED BY THE UPPER PROVIDENCE TOWNSHIP.
- THE PROPOSED LOTS SHALL BE SERVED WITH PUBLIC WATER INTENDED TO BE PROVIDED BY THE PENNSYLVANIA AMERICAN WATER COMPANY.
- OPEN SPACE PARCEL A IS HEREBY OFFERED FOR DEDICATION TO UPPER PROVIDENCE TOWNSHIP.
- OPEN SPACE PARCELS A AND B ARE NOT BUILDING LOTS AND ARE TO BE PERMANENTLY PRESERVED AS OPEN SPACE IN ACCORDANCE WITH THE UPPER PROVIDENCE TOWNSHIP ZONING ORDINANCE.

SOILS DATA

SOIL INFORMATION FOR THE SITE WAS OBTAINED FROM THE US DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE WEB SOIL SURVEY WEBSITE.

PHB - PENN SILT LOAM, 3 TO 8 PERCENT SLOPES
RESTRICTIONS: 20 TO 27 INCHES TO PARALITHIC BEDROCK, 27 TO 33 INCHES TO LITHIC BEDROCK.

RAA - READINGTON SILT LOAM, 0 TO 3 PERCENT SLOPES
RESTRICTIONS: 20 TO 28 INCHES TO FRAGIPAN, 40 TO 70 INCHES TO LITHIC BEDROCK.

RAE - READINTON SILT LOAM, 3 TO 8 PERCENT SLOPES
RESTRICTIONS: 20 TO 36 INCHES TO FRAGIPAN, 40 TO 60 INCHES TO LITHIC BEDROCK.

RVA - REAVILLE SILT LOAM, 0 TO 3 PERCENT SLOPES
RESTRICTIONS: 20 TO 40 INCHES TO LITHIC BEDROCK.

RNB - REAVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES
RESTRICTIONS: 20 TO 40 INCHES TO LITHIC BEDROCK.

RIC - REAVILLE SILT LOAM, 8 TO 15 PERCENT SLOPES
RESTRICTIONS: 20 TO 40 INCHES TO LITHIC BEDROCK.

RI - ROWLAND SILT LOAM, TERRACE
RESTRICTIONS: 60 TO 89 INCHES TO LITHIC BEDROCK.

STEEP SLOPES

SUBS	MIN. SLOPE	MAX. SLOPE	AREA	LEGEND
1	12%	24%	3,983 SF	

SITE LOCATION MAP 1"=2000'



U.S.G.S. COLLEGEVILLE QUADRANGLE 7.5' SERIES

TAX PARCEL DATA

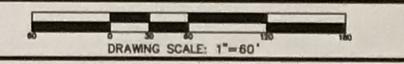
PARCEL NO. 01-05-02238-00-5
BLOCK/LINT BLOCK 2 UNIT 9
DEED BOOK 4788, PAGE 2177
PARCEL LOCATION 395 GREENWOOD AVENUE
ZONING DISTRICT R-1 RESIDENTIAL-AGRICULTURAL DISTRICT
OWNER OF RECORD DOUGLAS AND LAURA B. STEARLY AND WALTER R. STEARLY 336 NICHOLAS LANE TRAPPE, PA 19426
EQUITABLE OWNER HALLMARK BUILDING GROUP, INC. 855 EASTON ROAD, SUITE 320 WARRINGTON, PA 18975
GROSS TRACT AREA (TO TITLE LINE) 24.1460 ACRES

ZONING DATA

REQUIRED INFORMATION OBTAINED FROM THE UPPER PROVIDENCE TOWNSHIP ZONING ORDINANCE.
ZONING DISTRICT: R-1 RESIDENTIAL-AGRICULTURAL DISTRICT
EXISTING USE: VACANT LAND
PROPOSED USE: SINGLE-FAMILY DETACHED - FLEXIBLE LOT SIZES

	REQUIRED	PROPOSED
MIN TRACT SIZE	35 AC	23.25 AC ⁽¹⁾
MINIMUM LOT SIZE	20,000 SF	22,710 SF
MINIMUM LOT SIDE	217.000 SF	47,310 SF
MINIMUM AVERAGE LOT SIZE	30,000 SF	33,115 SF
MIN LOT WIDTH @ BUILDING LINE	100 FT	115.9 FT
MIN LOT WIDTH (CORNER LOT)	125 FT	143.0 FT
MIN FRONT YARD SETBACK	40 FT	20 FT
MIN SIDE YARD SETBACK (EACH)	50 FT	50 FT
MIN SIDE YARD SETBACK (AGGREGATE)	50 FT	50 FT
MIN REAR YARD SETBACK	50 FT	50 FT
MAX BUILDING HEIGHT	35 FT	<35 FT
MAX BUILDING COVERAGE	15%	<15%
MINIMUM OPEN SPACE	4.71 AC	8.27 AC ⁽²⁾
MAXIMUM LOTS DENSITY	17 LOTS	17 LOTS ⁽³⁾

NOTES:
(1) USE OF THE FLEXIBLE LOTTING PROVISION ON TRACTS SMALLER THAN 35 ACRES IS PERMITTED BY CONDITIONAL USE.
(2) AN OPEN SPACE AREA OF NOT LESS THAN 20% OF GROSS LAND AREA IN 7% ACRES SHALL BE PROVIDED.
(3) MAXIMUM LOT DENSITY IS BASED ON A YIELD PLAN AND LOT LAYOUT DRAWN PURSUANT TO THE NORMAL R-1 RESIDENTIAL-AGRICULTURAL DISTRICT REQUIREMENTS.



NO.	DESCRIPTION	DATE
1	UPDATED SURVEY	MAY 26, 2020
	REVISION	
	PLAN ORIGINATOR DATE	DECEMBER 14, 2018

ZONING PLAN
FOR THE
STEARLY TRACT
PREPARED FOR
HALLMARK BUILDING GROUP, INC.
THE SITE IS IN
UPPER PROVIDENCE TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

Richard C. Mast Associates, P.C.
Consulting Engineers and Surveyors
www.rcmaonline.com

DRAWN BY	PHILIP MUEHL	PROJECT NO.	3021	DRAWING NO.	1 OF 1
CHECKED BY	RAF	DATE			

UNDERGROUND UTILITY NOTE

LOCATIONS OF EXISTING UTILITIES SHOWN HEREON ARE BASED ON INFORMATION RECEIVED FROM FACILITY OWNERS FOLLOWING A CALL TO PA ONE CALL SYSTEM, INC. COMPLETENESS OR ACCURACY OF TYPE, SIZE, DEPTH, OR HORIZONTAL LOCATION OF UTILITIES CANNOT BE GUARANTEED. CONTRACTORS MUST VERIFY THE LOCATION AND DEPTH OF UNDERGROUND UTILITIES BEFORE THE START OF WORK BY NOTIFYING FACILITY OWNERS THROUGH THE PA ONE CALL SYSTEM (1-800-242-1770 OR 811), NOT LESS THAN 3 BUSINESS DAYS MORE THAN 10 BUSINESS DAYS IN ADVANCE OF BEGINNING EXCAVATION OR DEMOLITION WORK FOR THE REQUIREMENTS OF PA ACTS 287 AND 121, AS AMENDED.
DESIGN SERIAL NO.: 2017103180 (JULY 12, 2017)



Even & Janet Frazier
July 19, 2019
TAP 01-00-02237-00-8
Block 2, Unit 3
Deed Book 5906, Pg. 1679

Martha E. Toney
TAP 01-00-02237-00-8
Block 2, Unit 41
Deed Book 5753, Pg. 1635

Douglas & Laura B. & Walter R. Stearly
TAP 48-00-02227-00-2
Block 18, Unit 7
Deed Book 5229, Pg. 453

N.A. Christopher J. Schaeffer & Son, Inc.
81-00-02233-00-1
Block 2, Unit 10
D.B. 4942, Pg. 2049