

ORDINANCE #2015-622

AN ORDINANCE OF LOWER PROVIDENCE TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA, AMENDING SECTION 143-8, ZONING MAP OF LOWER PROVIDENCE TOWNSHIP BY REZONING MONTGOMERY COUNTY TAX PARCEL NO. 43-00-02815-02-2 FROM VC VILLAGE COMMERCIAL DISTRICT TO R-3 RESIDENTIAL DISTRICT; AND FURTHER AMENDING SECTION 143-8, ZONING MAP OF LOWER PROVIDENCE TOWNSHIP REZONING MONTGOMERY COUNTY TAX MAP PARCEL NO. 43-00-02815-01-3 FROM PBO PROFESSIONAL AND BUSINESS OFFICE DISTRICT TO R-3 RESIDENTIAL DISTRICT.

The Board of Supervisors of Lower Providence Township does hereby **ENACT** and **ORDAIN:**

SECTION I. The Lower Providence Township Zoning Map is hereby amended, rezoning Tax Block 38C, Unit 1, Montgomery County Tax Parcel No. 43-00-02815-01-3, which tract consists of 4.58± acres and is more particularly described in the legal description attached hereto as Exhibit “A” and depicted on the plan attached hereto as Exhibit “B”, from its existing zoning classification of PBO Professional and Business Office District to the new classification of R-3 Residential District.

SECTION II. The Lower Providence Township Zoning Map is hereby amended to rezone a tract of land with frontage on Crosskeys Road at its intersection with Germantown Pike, owned by Superior Tube Co., further identified as Tax Block 38C, Unit 2, Montgomery County Tax Parcel No. 443-00-02815-02-2, which tract consists of 0.989± acres and is more particularly described in the legal description attached hereto as Exhibit “C” and depicted on the plan attached hereto as Exhibit “D”, from its existing zoning classification of VC Village Commercial District to the new classification of R-3 Residential District.

SECTION III. Severability

If any section, paragraph, sub-section, clause or provision of this Ordinance shall be declared invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of this Ordinance as a whole or any part thereof other than that portion specifically declared invalid.

SECTION IV. Repealer

All ordinances, parts of ordinances, and amendments thereof which are inconsistent with this Ordinance are hereby repealed.

SECTION V. Effective Date

This Ordinance shall become effective five (5) days after final enactment.

ORDAINED AND ENACTED by the Board of Supervisors of Lower Providence Township, Montgomery County, Pennsylvania, this 19th day of March, 2015.

LOWER PROVIDENCE TOWNSHIP

By:

Jason F. Sorgini
Jason Sorgini, Chairman,
Board of Supervisors

Attest:

Richard Districh

Legal Description – Block 38C, Unit 1

EXHIBIT “A”



3126 MAIN STREET
P.O. BOX 269
SUMNEYTOWN, PA 18084-0269
215-234-4562
215-234-0889 (FAX)

98179

March 13, 2001

Description of Lot 1.

ALL THAT CERTAIN tract of land situate in the Township of Lower Providence, County of Montgomery, Commonwealth of Pennsylvania as shown on Preliminary/Final Plan Record Plan (Sheet 1 of 5) prepared for Superior Tube Company by Urwiler & Walter, Inc., dated April 29, 1999, last revised February 21, 2000, bounded and described as follows, to wit:

BEGINNING at a point in the centerline of New Cross Keys Road (40 feet wide) in line of lands of Lot 2, said point being located North 44 degrees 22 minutes 45 seconds East 564.14 feet measured along the centerline of New Cross Keys Road from the intersection of Germantown Pike (County Road) (50 feet wide) centerline with the centerline of New Cross Keys Roads;

THENCE from said beginning point continuing along the centerline of New Cross Keys Road the following two (2) dimensions:

- (1) North 44 degrees 22 minutes 45 seconds East 99.38 feet to a point of curvature
- (2) extending along the arc of a circle curving to the left, having a radius of 250.00 feet, the arc distance of 253.95 feet, (chord North 15 degrees 16 minutes 40 seconds East 243.17 feet) to a point in line of lands of Lot 6;

THENCE crossing the bed of New Cross Keys Road, partly along lands of Lot 6, North 46 degrees 54 minutes 51 seconds East 64.03 feet to a fieldstone found, a common property corner of this and lands of Vincent and Lillian Catagnus;

THENCE partly along the aforementioned lands of Vincent and Lillian Catagnus South 43 degrees 53 minutes 31 seconds East 633.90 feet to a PK in a 30" diameter Cherry tree, common property corner of this and lands of Edward J. Mruskovic;

THENCE partly along the aforementioned lands of Edward J. Mruskovic South 48 degrees 07 minutes 29 seconds West 387.00 feet to a rebar set, a common property corner of this and lands of Evansburg Methodist Church;

URWILER & WALTER, INC./ Superior Tube Company

Lot 1

March 13, 2001/Page 2

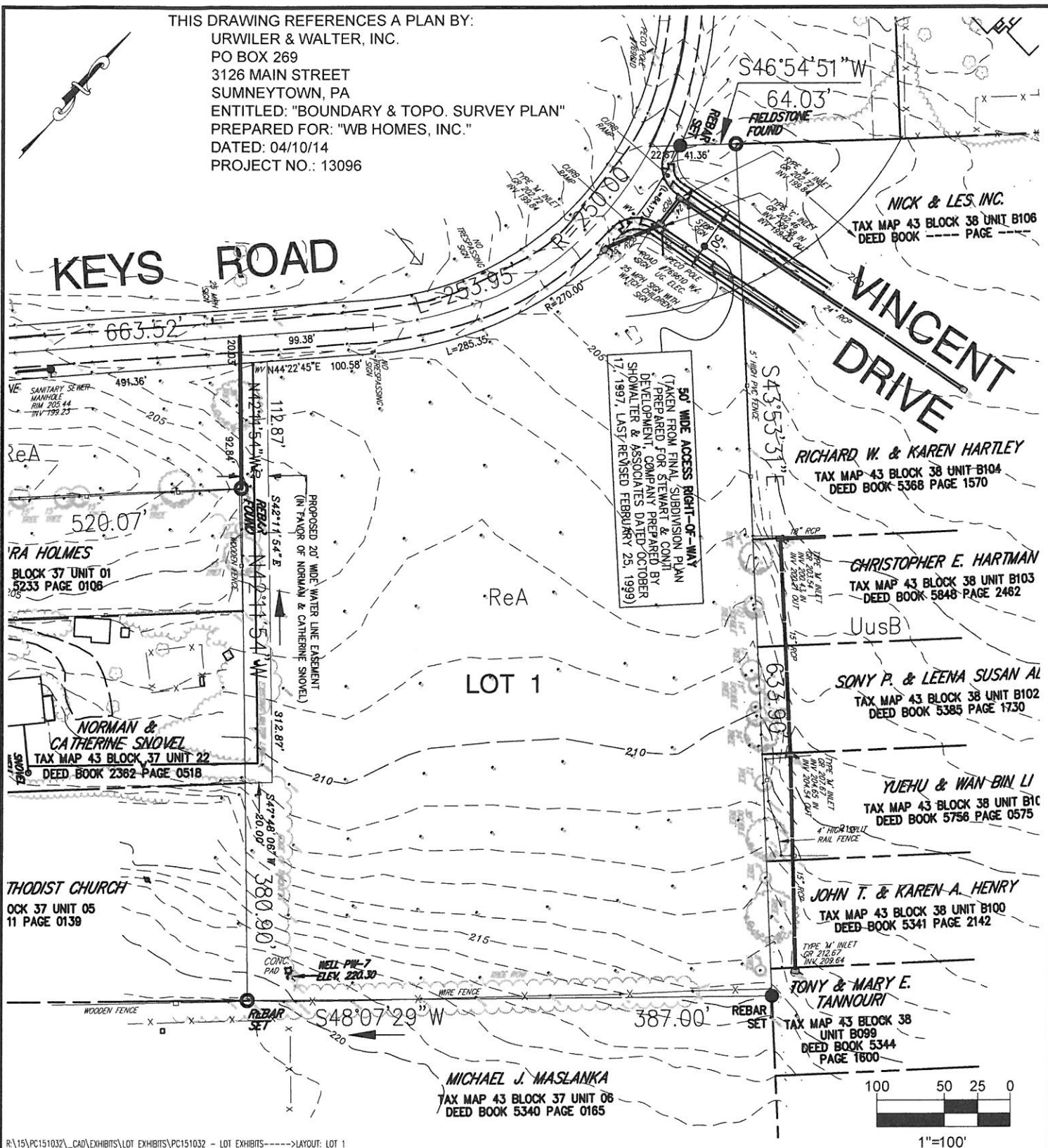
THENCE along the aforementioned lands of Evansburg Methodist Church, crossing a 1 ¼" diameter aluminum pipe found (4 feet high), along lands of Norman and Catherine Snovel, along lands of Barbara Holmes, crossing a rebar found, along lands of Lot 2, crossing the bed of New Cross Keys Road North 42 degrees 11 minutes 54 seconds West 493.77 feet to the **POINT AND PLACE OF BEGINNING.**

CONTAINING: 4.744 acres of land more or less.

Plan – Block 38C, Unit 1


EXHIBIT “B”

THIS DRAWING REFERENCES A PLAN BY:
 URWILER & WALTER, INC.
 PO BOX 269
 3126 MAIN STREET
 SUMNEYTOWN, PA
 ENTITLED: "BOUNDARY & TOPO. SURVEY PLAN"
 PREPARED FOR: "WB HOMES, INC."
 DATED: 04/10/14
 PROJECT NO.: 13096



R:\15\PC151032\CAD\EXHIBITS\LOT EXHIBITS\PC151032 - LOT EXHIBITS----->LAYOUT: LOT 1

PROJECT NAME:		STONERIDGE ACQUISITIONS, LP EVANSBURG SINGLE FAMILY HOMES KEYS ROAD, LOWER PROVIDENCE TOWNSHIP, MONTGOMERY COUNTY, PA	
SHEET TITLE:		LOT 1 SHEET 1 OF 1	
SCALE:	DATE:	CHECKED BY:	PROJECT NUMBER:
1"=100'	02/18/15	R.E.K.	P15-1032



BOHLER
ENGINEERING

1600 MANOR DRIVE, SUITE 200 CHALFONT, PA 18914
 PHONE: (215) 996-9100 FAX: (215) 996-9102

Legal Description – Block 38C, Unit 2

EXHIBIT “C”



3126 MAIN STREET
P.O. BOX 269
SUMNEYTOWN, PA 18084-0269
215-234-4562
215-234-0889 (FAX)

98179

March 13, 2001

Description of Lot 2.

ALL THAT CERTAIN tract of land situate in the Township of Lower Providence, County of Montgomery, Commonwealth of Pennsylvania as shown on Preliminary/Final Plan Record Plan (Sheet 1 of 5) prepared for Superior Tube Company by Urwiler & Walter, Inc., dated April 29, 1999, last revised February 21, 2000, bounded and described as follows, to wit:

BEGINNING at a point the intersection of Germantown Pike (County Road) (50 feet wide) centerline with the centerline of New Cross Keys Road (40 feet wide);

THENCE from said beginning point along the centerline of New Cross Keys Road North 44 degrees 22 minutes 45 seconds East 564.14 feet to a point in line of lands of Lot 1;

THENCE partly along the aforementioned lands of Lot 1, crossing the bed of New Cross Keys Road, South 42 degrees 11 minutes 54 seconds East 112.87 feet to a rebar found, a common property corner of this and lands of Barbara Holmes;

THENCE along aforementioned lands of Barbara Holmes, crossing a pipe found on property line, crossing the bed of Germantown Pike (County Road) South 46 degrees 14 minutes 07 seconds West 520.07 feet to a point in the centerline of Germantown Pike (County Road);

THENCE along the aforementioned centerline of Germantown Pike (County Road) the following two courses and distances:

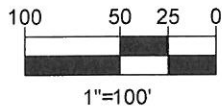
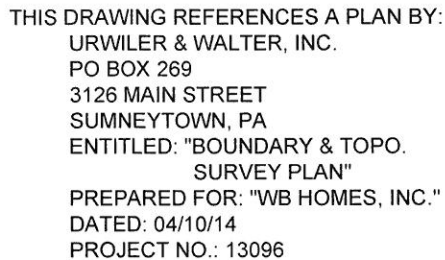
- (1) North 66 degrees 42 minutes 44 seconds West 81.72 feet to an angle point
- (2) North 68 degrees 19 minutes 56 seconds West 21.22 feet to the **POINT AND PLACE OF BEGINNING.**

CONTAINING: 1.293 acres of land more or less.

C:\rah\Negali\98179-SUPERIOR TUBE COMPANY- LOT 2-GB
GB/rh/gb

Plan – Block 38C, Unit 2

EXHIBIT “D”



R:\15\PC151032_CAO\EXHIBITS\LOT EXHIBITS\PC151032 - LOT EXHIBITS----->LAYOUT: LOT 2

PROJECT NAME:

STONERIDGE ACQUISITIONS, LP
EVANSBURG SINGLE FAMILY HOMES
KEYS ROAD, LOWER PROVIDENCE TOWNSHIP, MONTGOMERY COUNTY, PA

SHEET TITLE:

LOT 2
SHEET 1 OF 1

SCALE: 1"=100'	DATE: 02/18/15	CHECKED BY: R.E.K.	PROJECT NUMBER: P15-1032
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BOHLER

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