

LOWER SALFORD TOWNSHIP
379 MAIN STREET
HARLEYSVILLE, PA 19438-2391
(215) 256-8087

MONTGOMERY COUNTY, PA

DATE: _____

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Application is hereby made for a Conditional Use pursuant to the terms of Article XIIC,
Section 126-62.16 of the Code of the Township of Lower Salford, Harleysville, Pennsylvania, amending
Ordinance No. 62-6.

APPLICANT (Name): Mainland V. LLC

(address): 528 Main Street, Harleysville, PA 19438

(phone): (215) 513-7368 (email) bh@springhillrealtyinc.com

REAL ESTATE OWNER (Name): Same as Above

(address): Same as Above

(phone): Same as Above (email) Same as Above

Location of Real Estate: 196 Main Street, Harleysville, PA 19438

Zoning District RO

Existing Improvements and Use: Single Family Dwelling

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Description of Proposed Improvements: Applicant proposes a mixed-use development
with 30 townhome apartment rentals, a proposed AutoZone store (retail use)
and a proposed bank (business office use) with a drive-thru.

Intended Use of Proposed Buildings: Residential apartment rentals, retail, and bank.

Size of Lot 5.19 acres Area of Lot 216,942 SF Percent of Lot Area to be Occupied by Proposed
Buildings 15% Date work proposed to commence TBD

Has any application concerning this tract been filed with the Township previously to the best of your
knowledge? Not to Applicant's knowledge

Five (5) folded copies of a plot plan of the real estate to be affected, prepared by a Registered Surveyor, shall be
submitted with this application; as well, an electronic copy must be emailed to
MBeuke@LowerSalfordTownship.org & PReimel@LowerSalfordTownship.org. This plan must show present
improvements and the additions intended to be made under the application or appeal, if any, indicating the size
of such proposed improvements, material, and general construction thereof including the location and also the
size and location of the lot and size of improvements now erected and proposed to be erected thereon. If a
structure is proposed, five (5) folded copies of a floor plan and frontal elevation prepared by the architect or
builder must also be submitted and electronic copies sent to MBeuke@LowerSalfordTownship.org &
PReimel@LowerSalfordTownship.org. Please submit all information in 5 complete, collated packets.

I (we) hereby certify that the information contained above is true and correct to the best of my (our) knowledge.

OWNER'S SIGNATURE: [Signature] Print Name: Mainland V. LLC

APPLICANT'S SIGNATURE: [Signature] Print Name: (c/o Bryan Hunsberger)

RECORD OF SECRETARY

Date of Hearing: _____ Date of Decision: _____

Conditions (if any) _____

Township Secretary

Required Township Fee \$1,000. 00
Required Escrow Deposit \$5000.00
(Separate checks required)

MCPC Fee - Applicant will be invoiced directly for the Montgomery County Planning Commission via email
Stenographer Fees - Applicant will be invoiced directly from the Township for 50% of the fees via USPS

Extension of Time Filed: _____ Yes _____ No