



CHALFONT BOROUGH

AMENDED

CONDITIONAL USE APPLICATION

Bowen

RECEIVED
JUL 29 2016
CHALFONT BOROUGH

CONDITIONAL USE APPLICANT INFORMATION: Telephone: 610-288-7700
 Name: Metropolitan Development Group; KMMHH, LP & KTMT LIG I, LP (all related entities, collectively "Applicant") Address: 1030 Reed Avenue, Suite 100, Wyomissing, PA 19610

PROPERTY OWNER INFORMATION CHECK IF APPLICANT IS THE SAME AS OWNER
 Name: See attached ownership chart Telephone: _____
 Address: _____

PROPERTY/PROJECT INFORMATION: 07-004-004-001 & 07-004-004-003
 Parcel Number: 07-004-004 AND 07-004-005 Zoning District: VOC
 Location: Main Street & Westview Avenue
 Description of Project: See attached Addendum

Engineer: Robert L. Showalter, PE Telephone: 215-822-2990
 Attorney: Robert W. Gundlach, Jr., Esquire Telephone: 215-918-3636
 Plane Number: _____ Date: _____ # of Sheets: _____
 Total Acreage: 16.393(15.2171 (prior) + (1.1759 ac Hopkins/Estes) Number of Lots: 61 total (54 previously approved + 7 new)
 Source of Water: public Sewer: public

Application is hereby made for approval by the Council of the Borough of Chalfont of the conditional use plan submitted in accordance with the regulations of the current Borough of Chalfont Zoning Ordinance. Submitted with this application are twenty (20) full sets of the plan with application fee in the amount of \$1000.00 which is not refundable.

In addition, the applicant deposits herewith the sum of \$2000.00 with the Borough for any and all reasonable engineering, legal or administrative costs and charges incurred in review of the plans. This fund shall be replenished when requested by the Borough; failing which, the Borough will have the right to terminate their review.

In the event the applicant chooses to have their review by the Borough terminated, written notification shall be made to the Borough, with it being understood that any and all bills accrued to the date of the termination will be the responsibility of the applicant. If any balance in escrow fees should remain after bills are paid, it will be returned to the applicant.

[Signature] 7-29-16
 Applicant Signature Date

OFFICIAL USE ONLY:
7/29/16 *[Signature]*
 DATE RECEIVED AND ACCEPTED AS COMPLETE ACCEPTED BY
 COMMENTS: _____

40 North Main Street Chalfont, PA 18914 215-822-7295 Fax: 215-822-5528

OWNER INFORMATION

Name of Subdivision: Chalfont View (Phase II Parcels)

1. Parcel No. 7-4-4-1;
7-4-4-

Legal Owner:
KTMT LIG I, LP
1030 Reed Ave
Suite 100
Wyomissing, PA 19610

2. Parcel No. 7-4-4

Legal Owner:
Gordon E. & Joan A. Estes
330 North Main Street
Chalfont, PA 18914

Equitable Owner:
Metropolitan Development Group
1030 Reed Ave
Suite 100
Wyomissing, PA 19610

3. Parcel No. 7-4-5

Legal Owner:
KMMHH, LP
1030 Reed Ave.
Suite 100
Wyomissing, PA 19610

ADDENDUM TO AMENDED CONDITIONAL USE APPLICATION OF
METROPOLITAN DEVELOPMENT GROUP; KTMT LIG I, LP AND KMMHH, LP
collectively (“APPLICANT”),
FOR TMP NOS. 7-4-4-1; 7-4-4-3; 7-4-4 and 7-4-5 (the “Property”)
CHALFONT BOROUGH, BUCKS COUNTY

A. BACKGROUND

Applicant is the legal owner of parcels 7-4-4-1; 7-4-4-3; 7-4-5 and the equitable owner of parcel 7-4-4. Parcels 7-4-4-1 and 7-4-4-3 were granted conditional use approval in July of 2015 to permit a Planned Village Development comprised of 54 village homes, known as Chalfont View. After that approval was granted, Applicant acquired parcel 7-4-5 and is currently under agreement to purchase 7-4-4 and intends to develop them as a second phase of the Chalfont View project.

B. REQUESTED RELIEF

In this regard, Applicant is requesting amended conditional use approval to permit the development of parcels 7-4-5 and 7-4-4 with a Planned Village Development comprised of 6 twins and 1 village home, as Phase II of Chalfont View. The Applicant is also requesting, as part of the approval process for this Amended Conditional Use, that the Borough Council exercise its right, as set forth in Section 407.2.L.B12.1(d), to approve the amount of open space to be provided for the project.



MARYMONT MODEL

WE ARCHITECTURAL PLANS AND ELEVATIONS
 ARE AN ARTISTIC CONCEPTS SHOWN AS AN
 ILLUSTRATION OF THE GENERAL APPEARANCE
 OF THE PROPOSED PROJECTS AND NOT A
 CONTRACT DOCUMENT. ALL RIGHTS RESERVED. NO ALTERATION, REPRODUCTION OR USE OF ANY PART OF CONTENTS MAY BE MADE WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE AUTHOR.

Chapel View



Christopher J. Lane, AIA
 No. 2144467/340 NY 00735-1
 47 Bishop Road, Hudson, PA, 10000
 Phone: 215-674-9950 • Fax: 215-674-9952
 WWW.LUCARCHITECTS.COM

7/20/16 311602



REMINGTON PLACE II MODEL

THE ARCHITECTURAL FLOOR AND ELEVATIONS
 SHOWN ON THESE PAGES ARE FOR ILLUSTRATIVE
 PURPOSES ONLY AND SHOULD NOT BE USED AS A
 CONTRACT DOCUMENT.

DESIGNED BY LUC ARCHITECTS, INC. ALL RIGHTS RESERVED. NO ALTERATIONS, REPRODUCTIONS OR USE OF ANY PART OF CONTENTS MAY BE MADE WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE ARCHITECT.

Chalfont View



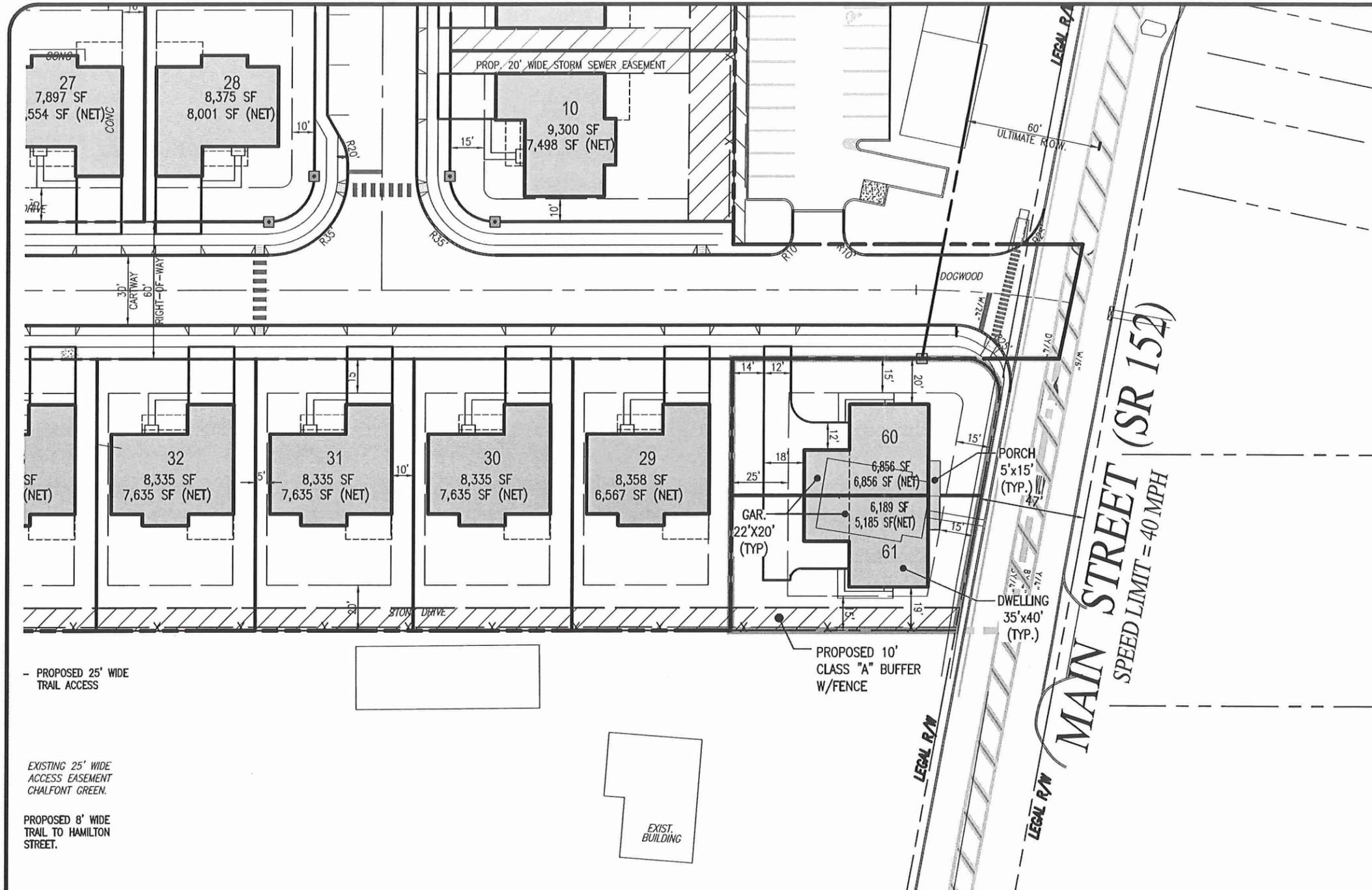
Chalfont, Pa. 18811
 PA 18811-1100
 N 214607340
 67 Bishops Road, Hudson, PA, 18080
 Phone: 215-674-5950 • Fax: 215-674-5952
 WWW.LUCARCHITECTS.COM
 7/20/16

311.602



Chaffont View





ZONING DATA: VOC-VILLAGE OFFICE COMMERCIAL DISTRICT
 PROPOSED USE: B-12
 *PERMITTED BY CONDITIONAL USE

KTMT LIG I, L.P. NET SITE AREA:	662,855 SF. (15.2171 AC.)
HOPKINS NET SITE AREA:	38,179 SF. (0.8765 AC.)
ESTES NET SITE AREA:	13,045 SF. (0.2994 AC.)
BASE SITE AREA:	714,079 SF. (16.3930 AC.)

B-12 USE	REQUIRED	PROVIDED
MAX. DENSITY/#UNITS:	59 D/U	*61 D/U

B-3 TWIN	REQUIRED	PROVIDED
MIN. LOT SIZE:	9,000 SF	12,727 SF
MIN. LOT WIDTH:	35 FT	35 FT

YARD REQUIREMENTS:		
MIN. FRONT YARD:	25 FT	*15 FT
MIN. SIDE YARD:	10 FT	10 FT
MIN. REAR YARD:	25 FT	25 FT

MAX. IMPERVIOUS SURFACE/LOT:	50%	49%
MAX. BLDG COV. PER LOT:	40%	30%

* VARIANCE REQUESTED

PROPOSED USES B12 WITH B3 TWINS

SITE SUMMARY ESTES LOT:

- GROSS LOT AREA = 15,923 SF (0.3655 AC.)
- NET BUILDABLE SITE AREA: 13,045 SF. (0.2994 AC)

MAX. DENSITY: VARIANCE REQUESTED
 ULT. R.O.W.: VARIANCE REQUESTED
 FRONT YARD SETBACK: VARIANCE REQUESTED

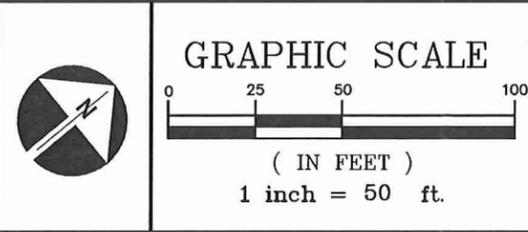
- PROPOSED 25' WIDE TRAIL ACCESS

EXISTING 25' WIDE ACCESS EASEMENT CHALFONT GREEN.

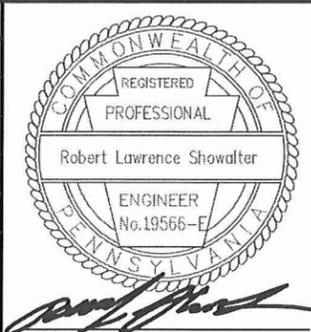
PROPOSED 8' WIDE TRAIL TO HAMILTON STREET.

1-800-242-1776
CALL BEFORE YOU DIG!
 PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE-STOP CALL
 PENNSYLVANIA ONE CALL SYSTEM, INC.

REVISIONS:



DATE: 07/12/2016
 JOB#: 2014-069
 SCALE: 1"=50'
 DRAWN BY: JHS
 CHECKED: RLS
 SHEET 1 OF 1



SKETCH PLAN
 (CHALFONT VIEW)
ESTES PROPERTY
 CHALFONT BOROUGH, BUCKS COUNTY, PA

FOR:
KTMT LIG I, LP
 1030 REED AVENUE, SUITE 100
 WYOMISSING, PA 19510

R. L. Showalter & Associates, Inc.

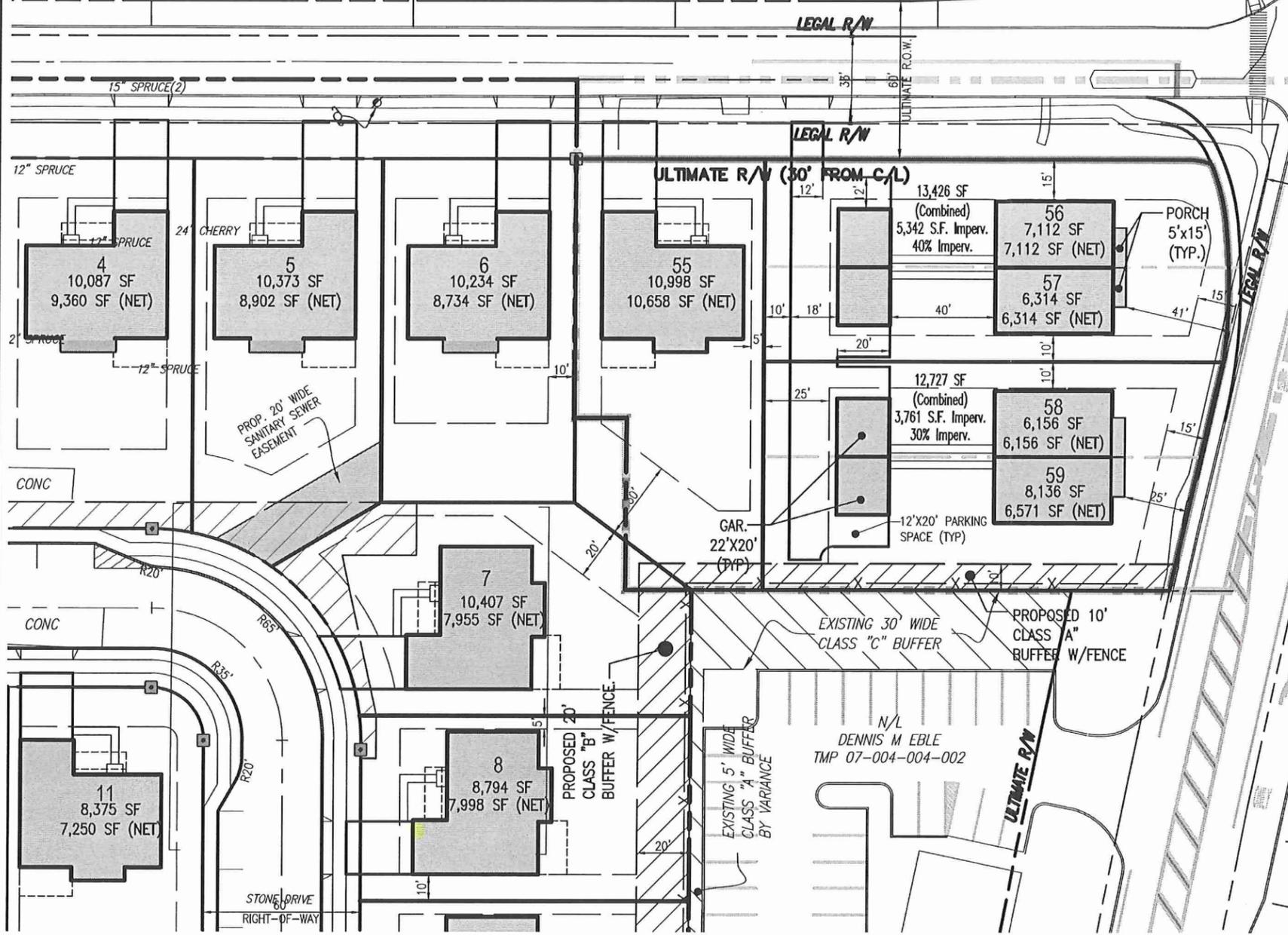
 116 EAST BUTLER PIKE
 P.O. Box 95 Chalfont, PA
 18914 (215) 822-2990
 Engineers • Planners • Surveyors

PLAN NOTATION - THESE DOCUMENTS ARE ESPECIALLY PREPARED FOR THIS PROJECT AND ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE ON ANY EXTENSION OR MODIFICATION OF THIS PROJECT OR FOR ANY OTHER PROJECT. R. L. SHOWALTER & ASSOCIATES, INC. SHALL ONLY CERTIFY THOSE DOCUMENTS THAT CONTAIN A SEAL AND SIGNATURE. ANY REUSE OF THESE DOCUMENTS WITHOUT THE EXPRESS WRITTEN CONSENT OF R. L. SHOWALTER & ASSOCIATES, INC. OR THEIR USE FOR ANY PURPOSE OTHER THAN THE SPECIFIC PURPOSE FOR WHICH THEY WERE PREPARED IS STRICTLY PROHIBITED. IF USED FOR OTHER THAN THIS PROJECT OR OTHER THAN FOR THE PURPOSE FOR WHICH THEY WERE PREPARED, SUCH USE SHALL CONSTITUTE AN AGREEMENT BY THE PARTY USING THE DOCUMENTS AND THE CLIENT TO INDEMNIFY AND HOLD R. L. SHOWALTER & ASSOCIATES, INC. AND ITS SHAREHOLDERS, OFFICERS, DIRECTORS, PRINCIPALS AND EMPLOYEES HARMLESS FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES (INCLUDING REASONABLE ATTORNEYS' FEES AND DEFENSE COSTS) ARISING AS THE RESULT OF SUCH USE, EXCEPTING ONLY THOSE DAMAGES, LIABILITIES AND COSTS ARISING FROM THE SOLE NEGLIGENCE OR WILLFUL MISCONDUCT OF R. L. SHOWALTER & ASSOCIATES, INC.

WESTVIEW AVENUE

SPEED LIMIT = 25 MPH

ULTIMATE R/W (30' FROM C/L)



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*PERMITTED BY CONDITIONAL USE

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YARD REQUIREMENTS:		
MIN. FRONT YARD:	25 FT	*15 FT
MIN. SIDE YARD:	10 FT	10 FT
MIN. REAR YARD:	25 FT	25 FT

MAX. IMPERVIOUS SURFACE/LOT:	50%	40%
MAX. BLDG COV. PER LOT:	40%	25%
BUFFER YARD:	TYPE "B"	*TYPE "A"

* VARIANCE REQUESTED

B-13 (LOT 55)	REQUIRED	PROVIDED
MIN. LOT SIZE:	10,000 S.F.	10,998 S.F.
MIN LOT WIDTH: (AT BUILDING SETBACK)	50 FT	72 FT

YARD REQUIREMENTS:		
MIN. FRONT YARD:	15 FT	15 FT
(WITH MINIMUM OF 10 FT FOR A CORNER LOT, ON SIDE OF HOUSE FACING THE STREET.)		
MIN. SIDE YARD:	15 FT	15 FT
(AGGREGATE, WITH NO LESS THAN 5 FT ON ONE SIDE.)		
MIN. REAR YARD:	30 FT	30 FT
MAX. IMPERVIOUS SURFACE PER LOT:	55%	29%
MAX. BLDG COV. PER LOT:	35%	27%

PROPOSED USES B12 WITH B3 TWINS AND B13 SF

SITE SUMMARY HOPKINS LOT:

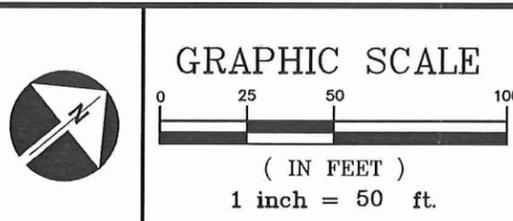
- GROSS LOT AREA = 51,529 SF (1.1829 AC.)
- NET BUILDABLE SITE AREA: 38,179 SF. (0.8765 AC.)

MAX. DENSITY:	*VARIANCE REQUESTED
BUFFER:	*VARIANCE REQUESTED
ULT. R.O.W.:	*VARIANCE REQUESTED
FRONT YARD:	*VARIANCE REQUESTED

MAIN STREET (\$R 152)
 SPEED LIMIT = 40 MPH

1-800-242-1776
CALL BEFORE YOU DIG!
 PENNSYLVANIA LAW REQUIRES
 3 WORKING DAYS NOTICE FOR
 CONSTRUCTION PHASE AND 10 WORKING
 DAYS IN DESIGN STAGE-STOP CALL
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REVISIONS:



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 (CHALFONT VIEW)
HOPKINS PROPERTY
 CHALFONT BOROUGH, BUCKS COUNTY, PA

FOR:
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 1030 REED AVENUE, SUITE 100
 WYOMISSING, PA 19510

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