



Fox Rothschild LLP  
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September 27, 2016

VIA E-MAIL [infox@begleycarlin.com]

Nathan D. Fox, Esquire  
Begley, Carlin and Mandio, LLP  
680 Middletown Boulevard  
Langhorne, Pa 19047

Re: Amended Conditional Use Approval for Chalfont View

Dear Nate:

We are in receipt of your letter dated September 16, 2016, confirming Borough Council's grant of Amended Conditional Use Approval (the "Approval") for the above-referenced project to include the Hopkins and Estes parcels as part of the Chalfont View Project. As you may recall, at the hearing our client agreed to construct one single family home on the Estes Parcel, rather than the twin with two units. It was our understanding at that time, given our client's agreement to change from the twin with two units to one single family home, that the orientation of that home would not be restricted to face Main Street; as we had agreed to do with the twin homes. Therefore, I am writing to request that condition no. (ii) be stricken from the Approval. In return, our client agrees to work with the Borough to ensure that the view of the home on the Estes parcel, from Main Street, is aesthetically pleasing and in keeping with the style and character of Main Street and not your typical "side of a house" look. Enclosed is a reused showing a green space/pocket park area between the proposed house and Main Street. This topic can be further discussed as part of the subdivision approval process for this parcel.

Please review this item with Borough Council and advise if you are willing to amend the Approval accordingly. If so, we will then need to return to schedule a public hearing for Council to formally take this action.

If you should have any questions with the enclosed request, please advise.

A Pennsylvania Limited Liability Partnership

California Colorado Connecticut Delaware District of Columbia Florida  
Illinois Minnesota Nevada New Jersey New York Pennsylvania Texas



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Page 2

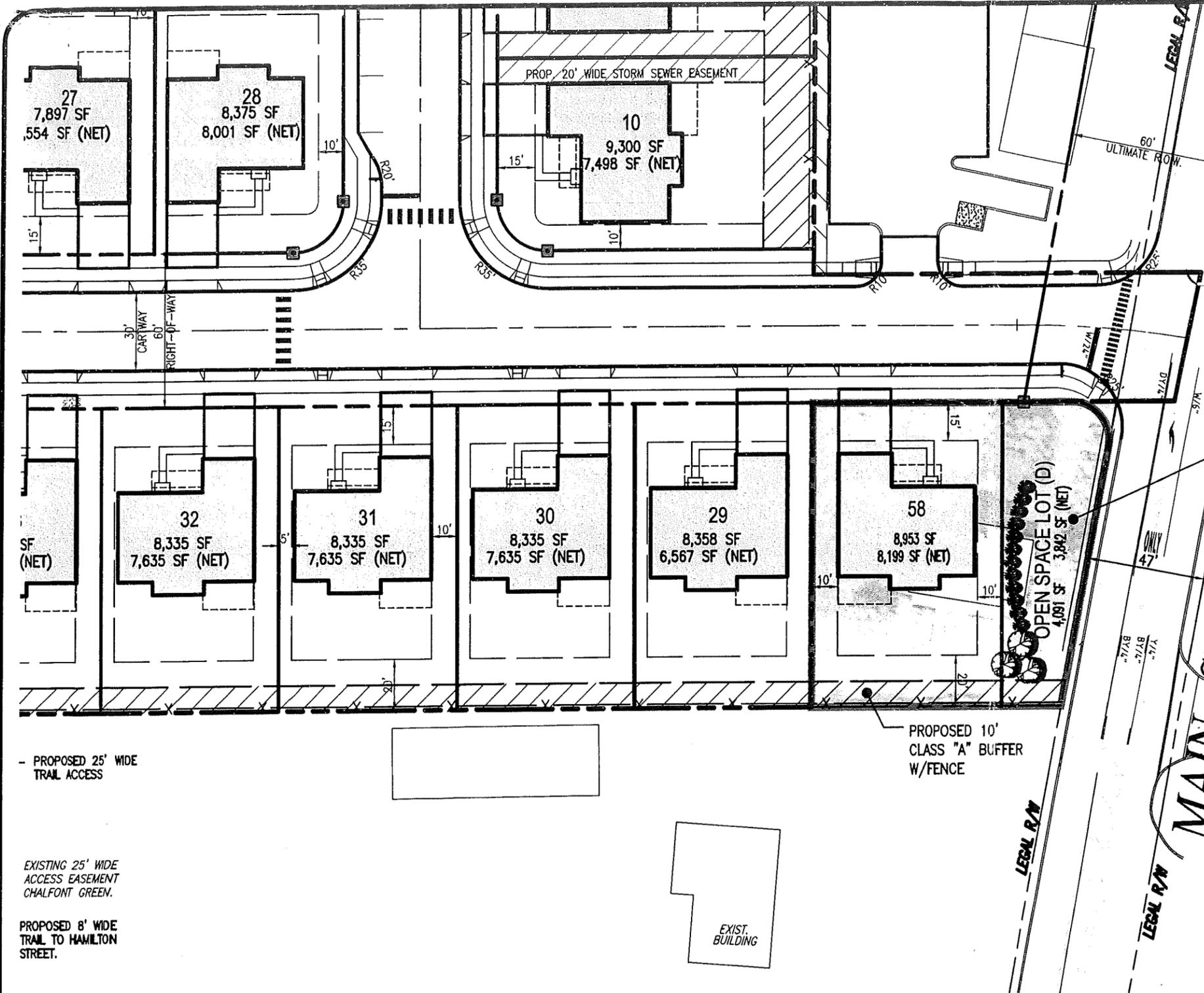
Sincerely,

*/s/ Jessica L. Rice*

Jessica L. Rice

cc: Michael V. Tulio, Metropolitan Development Group (*via email*)  
Paul Bauer, Esquire, Metropolitan Development Group (*via email*)  
Bob Showalter, P.E. (*via email*)  
Robert W. Gundlach, Jr., Esquire (*via email*)  
Sandra B. Zadell, Borough Manager (*via email*)  
Patrick DiGangi, P.E. (*via email*)





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>B-12 USE</b>	<u>ALLOWED</u>	<u>PROVIDED</u>
MAX. DENSITY/#UNITS:	59 D/U	58 D/U

<b>B-14</b>	<u>REQUIRED</u>	<u>PROVIDED</u>
LOT SIZE:	7,000 SF	8,199 SF
LOT WIDTH:	35 FT	75 FT

**YARD REQUIREMENTS:**

MIN. FRONT YARD:	15 FT	15 FT
MIN. SIDE YARD:	15 FT	10 FT
(WITH NO LESS THAN 5' ONE SIDE)		
MIN. REAR YARD:	20 FT	20 FT

MAX. IMPERVIOUS SURFACE/LOT:	55%	36%
MAX. BLDG COV. PER LOT:	40%	30%

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

ULT. R.O.W.: VARIANCE GRANTED 9/28/16

- PROPOSED 25' WIDE TRAIL ACCESS

EXISTING 25' WIDE ACCESS EASEMENT CHALFONT GREEN.

PROPOSED 8' WIDE TRAIL TO HAMILTON STREET.

PROPOSED 10' CLASS "A" BUFFER W/FENCE

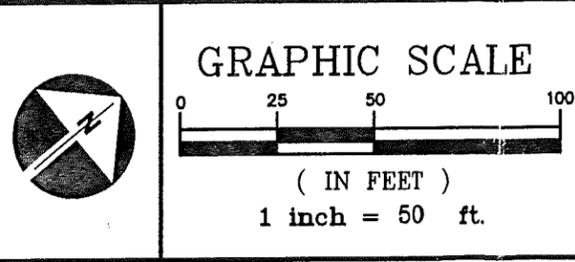
**MAIN STREET (SR 152)**  
 SPEED LIMIT = 40 MPH

POCKET PARK (GREEN AREA O.S. W/BENCHES & LANDSCAPING)

**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:

10/10/2016 REV PER ZHB DESICION 9/28/2016



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)

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>B-12 USE</b>	<b>ALLOWED</b>	<b>PROVIDED</b>
MAX. DENSITY/#UNITS: (16.39 X 3.6)	59 D/U	58 D/U

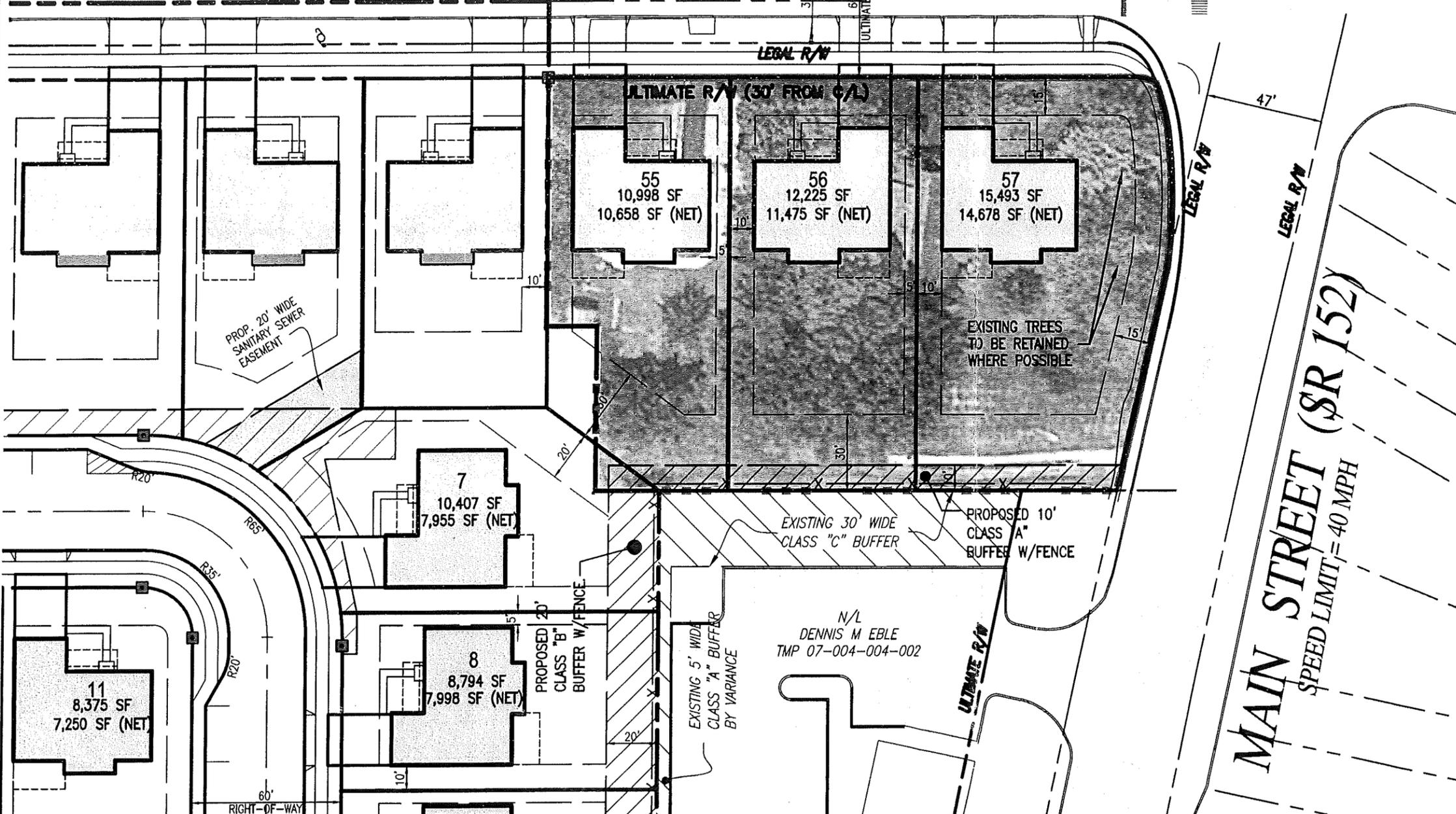
<b>B-13 (LOT 55-57)</b>	<b>REQUIRED</b>	<b>PROVIDED</b>
MIN. LOT SIZE:	10,000 S.F.	10,658 S.F.
MIN LOT WIDTH: (AT BUILDING SETBACK)	50 FT	72 FT

<b>YARD REQUIREMENTS:</b>		
MIN. FRONT YARD: (WITH MINIMUM OF 10 FT FOR A CORNER LOT, ON SIDE OF HOUSE FACING THE STREET.)	15 FT	15 FT
MIN. SIDE YARD: (AGGREGATE, WITH NO LESS THAN 5 FT ON ONE SIDE.)	15 FT	15 FT
MIN. REAR YARD:	30 FT	30 FT
MAX. IMPERVIOUS SURFACE PER LOT:	40%	29%
MAX. BLDG COV. PER LOT:	35%	23%

**SITE SUMMARY HOPKINS LOT:**

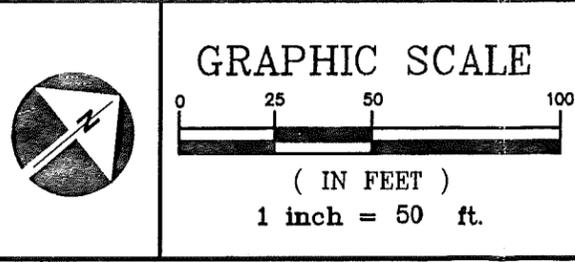
- GROSS LOT AREA = 51,529 SF (1.1829 AC.)
- NET BUILDABLE SITE AREA: 38,179 SF. (0.8765 AC.)

BUFFER: \*VARIANCE GRANTED 9/28/2016  
 ULT. R.O.W.: \*VARIANCE GRANTED 9/28/2016



**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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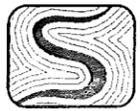


DATE: 07/08/2016  
 JOB#: 2014-069  
 SCALE: 1"=50'  
 DRAWN BY: JHS  
 CHECKED: RLS  
 SHEET 1 OF 1



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

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

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