

4/3/13

TOWNSHIP OF NEWTOWN
DELAWARE COUNTY, PENNSYLVANIA

ORDINANCE NO. 2013-2605 *SMHearse*

AN ORDINANCE OF THE TOWNSHIP OF NEWTOWN, DELAWARE COUNTY, PENNSYLVANIA, AMENDING THE "CODE OF THE TOWNSHIP OF NEWTOWN", CHAPTER 172, ZONING, BY AMENDING THE ZONING ORDINANCE AS AMENDED, BY AMENDING THE ZONING MAP AND CHANGING THE ZONING CLASSIFICATION OF A ± 83.20 ACRE PARCEL OF LAND ON WEST CHESTER PIKE, COMMONLY KNOWN AS DUNWOODY VILLAGE, FROM THE EXISTING CLASSIFICATION OF SU-1 SPECIAL USE DISTRICT (SU-1) TO A CLASSIFICATION OF CCRC CONTINUING CARE RETIREMENT COMMUNITY DISTRICT (CCRC). A LEGAL DESCRIPTION OF THE PROPERTY HEREBY RE-ZONED IS ATTACHED HERETO AS EXHIBIT "A" AND INCORPORATED HEREIN.

The Board of Supervisors of the Township of Newtown, Delaware County, Pennsylvania, does hereby ENACT AND ORDAIN THAT:

Section 1. The "Code of the Township of Newtown", specifically the Zoning Ordinance, Chapter 172 as amended, and the Zoning Map of the Township of Newtown, are hereby amended by changing the zoning classification of the following described lands from SU-1 Special Use District (SU-1) to CCRC Continuing Care Retirement Community District (CCRC):

ALL THAT CERTAIN parcel of ground SITUATE in the Township of Newtown, County of Delaware and Commonwealth of Pennsylvania, described in Exhibit "A" attached hereto and incorporated herein by reference.

Section 2. The Township Engineer is directed to revise the Zoning Map of Newtown Township, Delaware County, Pennsylvania, to incorporate the change of the above described property from a classification of SU-1 Special Use District (SU-1) to CCRC Continuing Care Retirement Community District (CCRC).

Section 3. All Ordinances or parts of Ordinances inconsistent herewith be and the same are hereby repealed.

May 15, 2013

DESCRIPTION OF
ZONING BOUNDARY
DUNWOODY VILLAGE

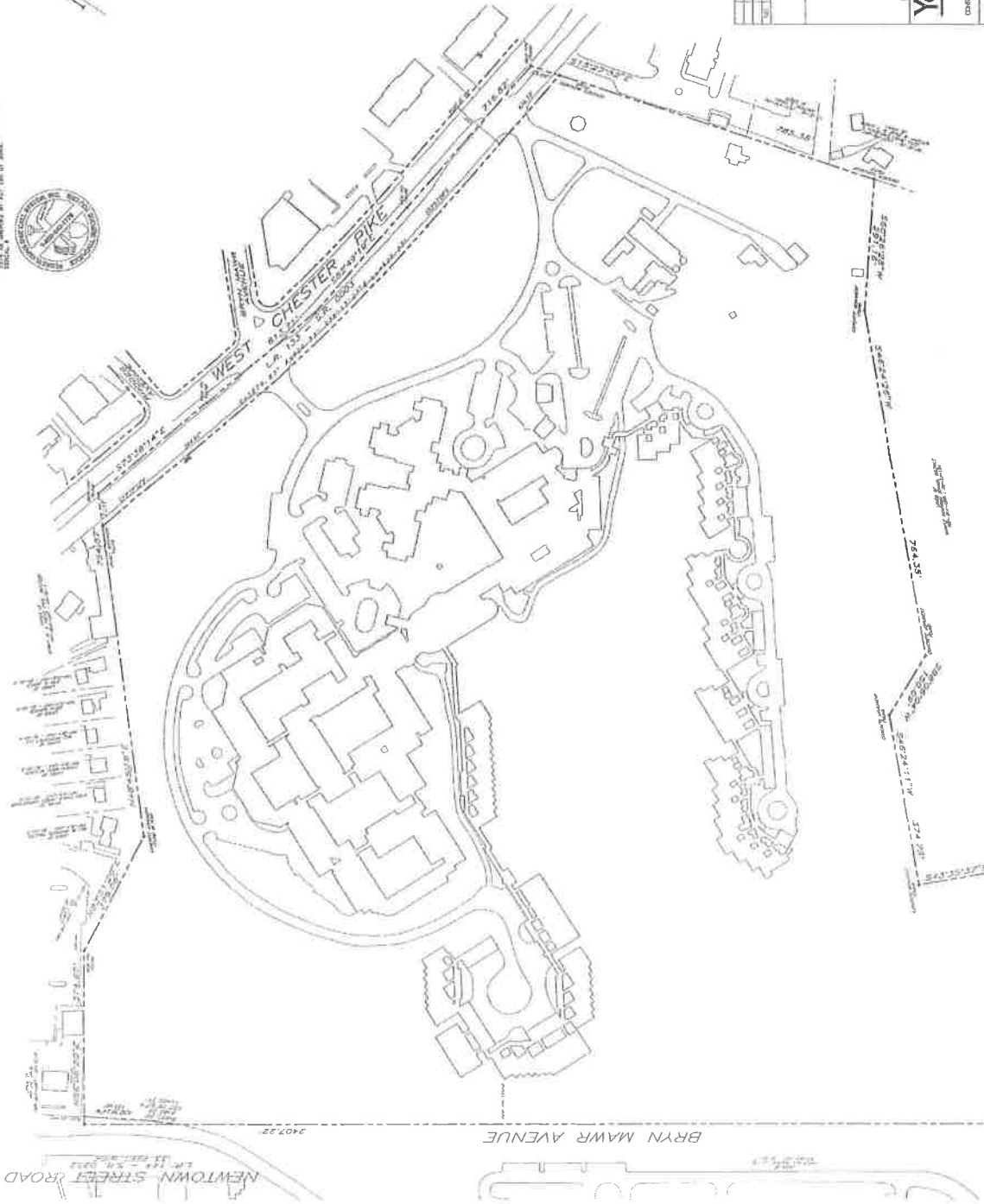
ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE TOWNSHIP OF
NEWTOWN, COUNTY OF DELAWARE, COMMONWEALTH OF
PENNSYLVANIA DESCRIBED IN ACCORDANCE WITH A ZONING BOUNDARY
EXHIBIT PLAN PREPARED FOR DUNWOODY VILLAGE, DATED MAY 15, 2013,
BY YERKES ASSOCIATES, INC., WEST CHESTER, PENNSYLVANIA AND
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A POINT ON THE TITLE LINE OF WEST CHESTER PIKE (L.R.
133 – S.R. 0003, 120 FEET WIDE) THENCE EXTENDING ALONG LANDS OF
DANIEL T. MULLRAY (TAX BLOCK 32 UNIT 31) AND LANDS OF ALBERT L. &
JOYCE R. WHEELER (TAX BLOCK 32 UNIT 39), SOUTH 15 DEGREES 27
MINUTES 52 SECONDS EAST, CROSSING A CONCRETE MONUMENT AT THE
DISTANCE OF 65.04 FEET, 785.36 FEET TO A CONCRETE MONUMENT, A
CORNER OF LANDS OF MARPLE NEWTOWN SCHOOL DISTRICT (TAX BLOCK
33 UNIT 154). THENCE ALONG LANDS OF THE SCHOOL DISTRICT THE FIVE
FOLLOWING COURSES AND DISTANCES; (1) SOUTH 60 DEGREES 26
MINUTES 28 SECONDS WEST, 291.16 FEET TO A CONCRETE MONUMENT. (2)
SOUTH 46 DEGREES 24 MINUTES 26 SECONDS WEST, 764.35 FEET TO A
CONCRETE MONUMENT. (3) SOUTH 88 DEGREES 06 MINUTES 04 SECONDS
WEST, 150.09 FEET TO A CONCRETE MONUMENT. (4) SOUTH 46 DEGREES 24
MINUTES 11 SECONDS WEST, 374.79 FEET TO A CONCRETE MONUMENT.
AND (5) SOUTH 43 DEGREES 35 MINUTES 37 SECONDS EAST, 499.82 FEET TO
A CONCRETE MONUMENT IN LINE OF LANDS OF ANTHONY & BRIGID
OBRIEN (TAX BLOCK 32 UNIT 65), THENCE ALONG LANDS OF OBRIEN,
OTHER LANDS OF OBRIEN (TAX BLOCK 32 UNIT 66), LANDS OF MARK &
CARLY SUE CALDWELL (TAX BLOCK 32 UNIT 66.1), LANDS OF STEVEN P. &
CAROLINE M. DURKEE (TAX BLOCK 32 UNIT 67), AND LANDS OF WILLIAM
G. NAGLE JR. (TAX BLOCK 32 UNIT 68), SOUTH 46 DEGREES 24 MINUTES 27
SECONDS WEST, 609.35 FEET TO A CONCRETE MONUMENT IN LINE OF
LANDS OF PAPER MILL HOLDING COMPANY (TAX BLOCK 32 UNIT 17).
THENCE ALONG LANDS OF PAPER MILL HOLDING COMPANY AND INTO
THE BED OF NEWTOWN STREET (L.R. 144 – S.R. 0252, 33 FEET WIDE) NORTH
33 DEGREES 50 MINUTES 32 SECONDS WEST, 2407.22 FEET TO A POINT.
THENCE ALONG LANDS OF WAN JAE CHUN (TAX BLOCK 32 UNIT 8) AND
LANDS OF USRP 1 LLC (TAX BLOCK 25 UNIT 291) NORTH 56 DEGREES 08





THE USE OF THIS PLAN FOR OTHER THAN THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON IS PROHIBITED. ANY REUSE OF THIS PLAN FOR OTHER THAN THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON IS PROHIBITED. ANY REUSE OF THIS PLAN FOR OTHER THAN THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON IS PROHIBITED.



ZONING BOUNDARY EXHIBIT

DUNWOODY VILLAGE

YERKES ASSOCIATES, INC.
 344 PENNSYLVANIA AVE. • WEST CHESTER, PA 19380
 TEL: 610-684-6564 • FAX: 610-684-6771

PROJECT NO.	D-90-99-91
DATE	NOV 1990
SCALE	AS SHOWN
DATE	NOV 1990
BY	YERKES ASSOCIATES, INC.
FOR	YERKES ASSOCIATES, INC.
PROJECT NO.	D-90-99-91
SHEET NO.	1 OF 2

ENACTED AND ORDAINED THIS 12th day of August 2013.

TOWNSHIP OF NEWTOWN

BY:


Chairman
Board of Supervisors

ATTEST:


Vice Chairman
Board of Supervisors