

ORDINANCE NO. _____

**AN ORDINANCE OF THE TOWNSHIP OF PLYMOUTH AMENDING
THE ZONING ORDINANCE (APPENDIX B) BY AMENDING
THE ZONING DISTRICT MAP TO RE-ZONE CERTAIN LANDS
IDENTIFIED AS MONTGOMERY COUNTY TAX MAP PARCEL NUMBERS
49-00-04390-00-7, 49-00-04387-01-9, 49-00-04387-00-1, AND 49-00-04387-10-9
FROM LIMITED COMMERCIAL DISTRICT TO
MIXED-USE PLANNED DEVELOPMENT DISTRICT**

The Council of Plymouth Township, Montgomery County, Pennsylvania, does hereby enact and ordain the following:

Section 1. The Plymouth Township Zoning Map, and all notations, references and other data shown thereon are hereby amended to change the Zoning Map classification of the following tracts or parcels of land from Limited Commercial District to Mixed-Use Planned Development District:

225 WEST GERMANTOWN PIKE
PARCEL NO. 49-00-04390-00-7
THAT LIES WITHIN PLYMOUTH TOWNSHIP

229 WEST GERMANTOWN PIKE
PARCEL NO. 49-00-04387-01-9
THAT LIES WITHIN PLYMOUTH TOWNSHIP

231 WEST GERMANTOWN PIKE
PARCEL NO. 49-00-04387-00-1
THAT LIES WITHIN PLYMOUTH TOWNSHIP

and

WEST GERMANTOWN PIKE
PARCEL NO. 49-00-04387-10-9
THAT LIES WITHIN PLYMOUTH TOWNSHIP

SEE ATTACHED LEGAL DESCRIPTION

Section 2. Except as specifically hereby amended, the Plymouth Township Zoning Ordinance of 1960, Ordinance No. 342, Appendix B to the Plymouth Township Code, as amended, and the Plymouth Township Map are hereby ratified and confirmed in their entirety.

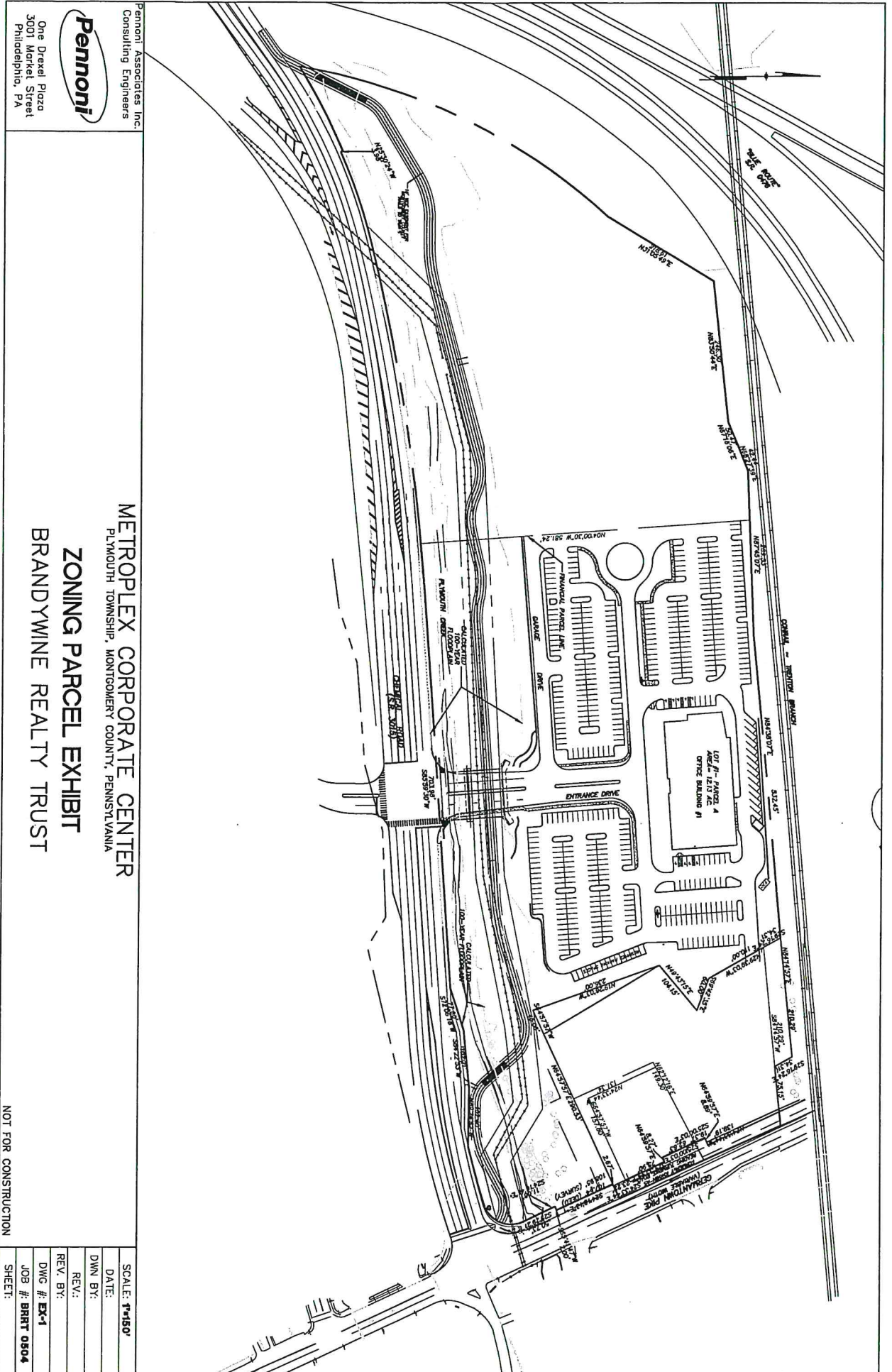
Section 3. If any provision or part of this Ordinance is held invalid, the remaining provisions and parts of this Ordinance shall not be affected thereby. If the application of this Ordinance or any of its provisions or parts to any persons, property, or circumstances is held invalid, the application of this Ordinance to other persons, property or circumstances shall not be affected thereby.

ORDAINED AND ENACTED by the Council of Plymouth Township, Montgomery County, Pennsylvania, this _____ day of _____, 2022.

COUNCIL OF PLYMOUTH TOWNSHIP

BY: _____
Christopher G. Manero, Chair

ATTEST: _____
Karen B. Weiss, Manager/Secretary



Pennoni Associates Inc.
 Consulting Engineers
Pennoni
 One Drexel Plaza
 3001 Market Street
 Philadelphia, PA

METROPLEX CORPORATE CENTER
 PLYMOUTH TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA
ZONING PARCEL EXHIBIT
 BRANDYWINE REALTY TRUST

NOT FOR CONSTRUCTION

SCALE: 1"=150'
DATE:
DWN. BY:
REV.:
REV. BY:
DWG #: EX-1
JOB #: BRRT 0804
SHEET:

BRRT 0504

METES AND BOUNDS DESCRIPTION

ZONING DISTRICT TRACT

Township of Plymouth, Montgomery County

Commonwealth of Pennsylvania

All that Certain Parcel or Tract of Land Situate in the Township of Plymouth, County of Montgomery, Commonwealth of Pennsylvania, as shown on a Plan prepared by Pennoni Associates Inc. entitled "Lot Consolidation Plan", Drawing Number S0801, project number BRRT 0504, dated 11/22/06 and last revised 08/28/07. Being more particularly described as follows.

Beginning at a point on the westerly line of Germantown Pike, (Variable width) and the southerly line of lands now or formerly of the Pennsylvania Railroad Trenton Branch, thence from said Point of Beginning;

Along the said line of Germantown Pike, South 24 degrees 33 minutes 44 seconds East, the distance of 139.19 feet to an angle point, thence;

Along a line, South 64 degrees 59 minutes 57 seconds West, the distance of 8.89 feet to an angle point, thence;

Along a line, South 25 degrees 00 minutes 03 seconds East, a distance of 19.37 feet to a point at a Lot Line to be Eliminated and then extending an additional 62.63 feet, (for a total distance of 82.00 feet) to an angle point, thence;

Along a line, North 64 degrees 59 minutes 57 seconds East, the distance of 8.27 feet to a point on the said westerly line of Germantown Pike,

Along the said westerly line, South 24 degrees 33 minutes 44 seconds East, a distance of 75.90 feet to a Lot Line to be Eliminated and then extending an additional 23.22 feet, (for a total distance of 99.12 feet) to an angle point, thence;

Along a line partially through the lands now or formerly Brandywine Metropex, L.P., South 64 degrees 57 minutes 57 seconds East, a distance of 2.67 feet to an angle point in the said westerly line of Germantown Pike, and then extending through the said lands of Brandywine, 290.53 feet to a formerly lot line and then extending 46.06 feet (for a total distance of 339.26 feet) to an angle point, thence;

Continuing through the said lands of Brandywine, North 19 degrees 26 minutes 03 seconds West, the distance of 236.00 feet to an angle point, thence;

Continuing through the said lands, North 49 degrees 43 minutes 15 seconds East, the distance of 104.15 feet to an angle point, thence;

Continuing through the said lands, North 69 degrees 42 minutes 35 seconds West, the distance of 60.00 feet to an angle point, thence

Continuing through the said lands, North 29 degrees 39 minutes 03 seconds West, the distance of 110.00 feet to an angle point, thence;

Continuing through the said lands, North 29 degrees 16 minutes 24 seconds West, the distance of 34.31 feet to a point in the said line of lands of the Pennsylvania Railroad Trenton Branch, thence;

Along the said line of the Pennsylvania Railroad Trenton Branch, North 84 degrees 14 minutes 57 seconds East, the distance of 210.29 feet to an angle point, thence;

Continuing along the same, South 29 degrees 16 minutes 24 seconds East, the distance of 34.31 feet to an angle point, thence;

Continuing along the same, North 84 degrees 14 minutes 57 seconds East, the distance of 75.15 feet to the point and place of beginning.

Containing an area of 117,017 sf more or less