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# *Newtown Township*

## OPEN SPACE PLAN UPDATE

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Bucks County, Pennsylvania, October 2009

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# NEWTOWN TOWNSHIP OPEN SPACE PLAN UPDATE

ADOPTED BY THE  
BOARD OF SUPERVISORS ON \_\_\_\_\_

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## TOWNSHIP OF NEWTOWN

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# NEWTOWN TOWNSHIP

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## Planning Approach and Executive Summary

In 1999, as part of the *Comprehensive Recreation Plan*, the township adopted a *Municipal Wide Open Space Plan*. The township recognized the need for a plan to assist the current and future boards in the preservation, acquisition, and use of areas the township presently owns or land suitable for preservation or acquisition. The 1999 plan was also prepared and adopted as the official

township open space plan to satisfy the guidelines mandated by the 1997 County Municipal Open Space Program. It served as a valuable benchmark for analysis of the open space preservation practices and opportunities within the municipality.

As the county and its municipalities continued to face ongoing challenges of population growth, rising land values, and increasing pressures to convert farmland, open space, and wildlife habitat, there was recognition for continued open space preservation. In November 2007, voters endorsed the borrowing of \$87 million to continue the Bucks County Open Space Program, which includes the following program areas: Farmland Preservation, Natural Areas, Municipal Open Space, County Parkland, and Delaware Riverfront. Out of the \$26 million allocated for the Municipal Open Space Program (MOSP), Newtown Township is eligible for \$580,101 (with a 25 percent match). This funding can be used for financial assistance to municipalities for open space planning, acquisition, and improvements. To become eligible to receive funding, municipalities are required to reexamine and where necessary, update existing open space plans according to the MOSP guidelines. These guidelines state that municipalities may choose to incorporate revisions as addendums or supplements to existing open space plans. Given the unique needs and resources of each municipality, county review and approval of individual plans will be flexible.

The intent of the *Newtown Township Open Space Plan Update* is to satisfy the MOSP guidelines and address all of the concerns of the Open Space Plan Committee. The purpose of this plan is to provide officials and the general public with direction and initiative on open space protection and preservation.

The following provides a summary for each of the plan sections found in the *Newtown Township Open Space Plan*.

**Community Background**—This section discusses Newtown Township’s regional context, land use characteristics, and population and housing trends. Newtown

Township has gone through a period of intense development, in both residential and nonresidential land uses, during the last thirty years and has become largely suburban in character. During the fifteen year period 1990 to 2005 there were notable shifts in the land use characteristics in the township. The largest land use decreases were agricultural (899 acres or over 56 percent decrease) and vacant (696 acres or over 70 percent decrease). This can largely be attributed to the conversion of agricultural and vacant areas to residential development (Single Family Residential and Multi Family Residential) and commercial. Consequently, over this same timeframe, Residential and Commercial land uses have increased significantly, 44 and 100 percent, respectively. Transportation and Utility land uses have increased by 280 acres (46 percent) which is most likely due to the construction of new roads to service residential development. Government and Institutional land use also increased by 270 acres (60 percent).

Newtown Township has experienced tremendous population growth since 1970. Population increased by 126 percent in Newtown between 1970 and 1980 and 202 percent between 1980 and 1990. The rate of population growth tailed off between 1990 and 2000, but was still 33 percent. As compared with Bucks County, Pennsylvania, and the Philadelphia metropolitan region the township's rate of growth has surpassed all county, state, and regional rates of growth.

Newtown Township is projected to grow to 21,428 by the year 2015, or an increase of 3,222 persons over the 2000 population of 18,206. Using prevailing household sizes, this translates into a projected housing increase of 1,207 housing units between 2000 (for which we have accurate Census information) and 2015. Due to an unprecedented economic downturn at the end of 2008, these forecasts may be somewhat inflated.

**Goals and Objectives**—The goals, under the direction of two guiding principles form the basic framework for this open space plan. These goals are ideals or desired conditions that express the values of the township in broad terms. They include objectives that describe commitments to achieve the desired goals or conditions. Collectively, the guiding principles and goals provide a basis for officials to analyze and evaluate key decisions regarding open space resources and open space related issues, including park and recreational, natural, historic and scenic resources confronting the township.

**Inventory of Protected Lands**—Newtown Township has been committed to preserving land for open space, recreational, historic, and natural resource protection purposes. Approximately 38 percent of the total area of the Township

is made up of protected lands. This section provides both an inventory of protected lands and an inventory of lands with recreational facilities and/or open space areas that are not protected by a legal mechanism, but are unlikely to be developed in the future due to the nature of the existing use.

**Inventory of Vulnerable Resources**—Collectively, Newtown’s natural, historic, and scenic resources shape its unique character and identity. Many of these resource areas are sensitive and are susceptible to degradation from insensitive adjacent growth and development. This section provides an inventory and analysis of the Township’s vulnerable resources that can assist in identifying the most suitable lands for preservation. While it is unrealistic for the Township to preserve and protect all of its vulnerable resources, those that are the most important to the Township can be targeted.

**Open Space Linkages**—Open space links are intended as a means of providing possible connections between local and regional points of interests within the Township, as well as among neighboring communities. Linked trails and greenways provide greater recreational, environmental, and scenic values than isolated parcels of land. This section highlights the Township’s potential open space links by mapping the various resources and utility rights-of-way.

**Analysis of Resources**—The Newtown Township Open Space Plan does not identify specific parcels to be targeted for preservation or enhancement. By using the inventory and list of goals and objectives, the Board of Supervisors will evaluate projects and parcels as they are proposed for potential acquisition and enhancements.

An evaluation system developed by the Township’s Environmental Advisory Council will be used to help identify appropriate parcels for preservation, assuring conformity to the Open Space Plan. The open space evaluation system is comprised of point values being assigned for each of the plan goals. The weighted scores for each of the seven goals are added together to determine the overall score for a property. In addition to the overall score other factors are considered when evaluating a property including amount of development pressure on the property, linkages to existing preserved open space, linkages for inter-municipal projects, and the financial resources available to preserve the property.

**Tools and Techniques**—Municipalities have an array of tools and techniques at their disposal for preserving land for open space, natural resource, historic, and

scenic protection as well as park and recreational purposes. This section details various ways of preserving open space and resource lands. Non-acquisition means include local ordinance provisions and mandatory dedication/fee in lieu contributions. Acquisition means include: fee simple purchase, lease, leaseback or resale, donation, and easements.

**Government Organization and Financing**—This plan is supported and will be implemented by the Board of Supervisors utilizing both paid Township staff and volunteers from the existing volunteer commissions: the Planning Commission, the Park and Recreation Board, and the Environmental Advisory Council.

Potential open space opportunities will be brought to the Board of Supervisors for consideration. At the direction of the Board, existing staff and commissions will assist in providing additional evaluation for conformance to the Open Space Plan and the identification of funding sources and grant opportunities.

**Action Plan**—To implement the plan’s goals and objectives the Action Plan provides short- and long-term actions for the Township to pursue.

**Appendices**—Appendix A contains the Inventory of Protected Resources. A requirement of the MOSP guidelines is that open space plans must include a report that details the current use and condition of properties preserved by the municipality with funding from the Bucks County Open Space Program. Therefore, a property status report with site photographs are provided for the Newtown Township Nature Preserve in Appendix B. Appendix C contains the Municipal Resolution for Plan Adoption.

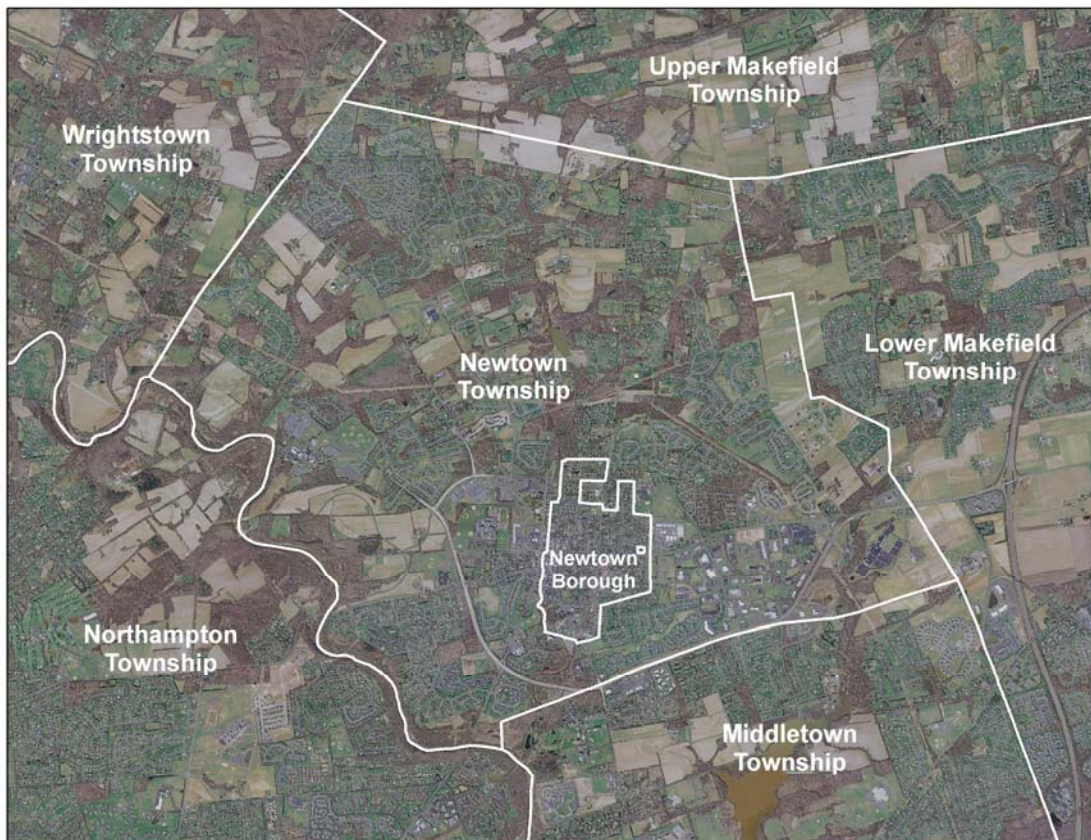


## Community Background

### Regional Context

Located in central Bucks County, Newtown Township encompasses 11.96 square miles (7,654 acres). The township lies within the following approximate boundaries: Neshaminy Creek to the west, Stoopville Road to the north, Lake Road to the east, and Newtown Bypass to the south.

Newtown Township is part of the Newtown Area Planning and Zoning Program, commonly referred to as the Jointure, which includes three municipalities (Newtown, Upper Makefield, and Wrightstown). The township abuts Northampton, Lower Makefield, and Middletown townships and surrounds Newtown Borough.



## Land Use Characteristics

Newtown Township has gone through a period of intense development, in both residential and nonresidential land uses, during the last 30 years and has become largely suburban in character.

In 2005, as part of an update to the Jointure's comprehensive plan, an accounting of the existing land uses in the township was completed. A comparison of land use in 1990 and 2005 is shown below in Table 1.

**Table 1: 1990 and 2005 Land Use**

Land Use	1990		2005		90-05 (acres)
	(Acres)	(Percent)	(Acres)	(Percent)	(Acres)
Single Family Residential	1,117	15%	1,621	21%	504
Multifamily Residential	206	3%	294	4%	88
Rural Residential	664	9%	500	7%	-164
Agriculture	1,594	21%	695	9%	-899
Commercial	207	3%	415	5%	208
Manufacturing	307	4%	146	2%	-161
Quarry	0	0%	0	0%	0
Government & Institutional	450	6%	720	9%	270
Transportation & Utility	604	8%	884	12%	280
Parks, Rec., Open Space	1,521	20%	2,082	27%	561
Vacant	984	13%	288	4%	-696
<b>TOTAL</b>	<b>7,654</b>		<b>7,645</b>		

In 2005, over half or 56 percent of the township consisted of either residential or parks, recreation and open space land uses. The residential land uses consisted of Single-Family, Multi-Family, or Rural Residential uses comprising 2,415 acres and the Parks, Recreation and Open Space uses accounted for 2,082 acres.

Single-Family Residential category consists of 1,621 acres or over 21 percent of the total land area of the township, and consists of single-family detached dwellings on lots less than 5 acres. Multifamily Residential land use comprises 4 percent of the land area in the township and consists of three or more attached units. Rural Residential land use comprises 7 percent of the total land area and consists of single-family residential lots comprising 5 acres or more in area that could potentially be further subdivided.



Parks, Recreation, and Protected Open Space land use constitutes 2,082 acres or over 27 percent of the area of the township. This is due in part to the extensive State, county and local park system. State-owned lands consist of a portion of Tyler State Park. Other protected open space includes the common open space associated with residential subdivisions and land with conservation easements.

The agricultural land use category is limited to parcels that are 20 acres or over for statistical and mapping purposes. In 2005 lands designated as agricultural comprised 695 acres or 9 percent of the total land area. Agricultural lands less than 20 acres are classified as either Vacant or Rural Residential land uses.

Nonresidential land uses, which include Transportation and Utility, Manufacturing, Government and Institutional, and Commercial land uses, represented 28 percent of the total land area. Transportation and Utility accounted for the largest land area (884 acres or 12 percent) followed by, Government and Institutional (720 acres or 9 percent), Commercial (415 acres or 5 percent), and Manufacturing (146 acres or 2 percent).

During the fifteen year period 1990 to 2005 there were notable shifts in the land use characteristics in the township. The largest land use decreases were agricultural (899 acres or over 56 percent decrease) and vacant (696 acres or over 70 percent decrease). This can largely be attributed to the conversion of agricultural and vacant areas to residential development (Single Family Residential and Multi Family Residential) and commercial. Consequently, over this same timeframe, Residential and Commercial land uses have increased significantly, 44 and 100 percent, respectively. Transportation and Utility land uses have increased by 280 acres (46 percent) which is most likely due to the construction of new roads to service residential development. Government and Institutional land use also increased by 270 acres (60 percent).

Parks, Recreation, and Protected Open Space land use also had a significant acreage increase (561 acres), due to in a large part to the purchase of open space by the Township and reservation of open space through the residential development process.

## **Population and Housing Trends**

Newtown Township has experienced tremendous population growth since 1970. Population increased by 126 percent in Newtown between 1970 and 1980 and 202 percent between 1980 and 1990. The rate of population growth tailed off between

1990 and 2000, but was still 33 percent. As compared with Bucks County, Pennsylvania, and the Philadelphia metropolitan region the township's rate of growth has surpassed all county, state, and regional rates of growth.

**Table 2: Population and Housing Growth, 1990–2000**

Newtown Township	1990	2000	1990–2000 Change	
			Amount	Percentage
Population	13,685	18,206	4,521	33.0%
Housing Units	5,329	6,848	1,519	28.5%
Bucks County	1990	2000	1990 – 2000 Change	
			Amount	Percentage
Population	541,224	597,635	118,424	10.4%
Housing Units	199,934	225,498	60,060	12.8%

Newtown's average household size remained the same (2.68 persons per household) between 1990 and 2000. During this time period the persons per family rose from 3.08 to 3.17 during the same period. This may indicate that Newtown has continued to attract families with children. The trend throughout the county is for these numbers to decrease and for smaller families and singles living alone.

U.S. Census data is released every 10 years; subsequently, the next Census release will be available shortly after 2010. However, the U.S. Census Bureau provides annual population estimates that can be used as indicator of population growth. The 2007 Census Bureau population estimate for Newtown is 18,961, which is an increase of 755 residents (or 4.1 percent) from the 2000 Census. Since population growth is expected to continue, the Township should proactively plan to satisfy the future needs of its residents.

### Age and Gender Composition

According to the U.S. Census, the gender make up of Newtown residents remains consistent and nearly equal between 1990 and 2000. In 1990, there were 6,704 males (49 percent) and 6,981 females (51 percent). In 2000, the female and male populations increased to 8,781 and 9,425, respectively but the overall percentages stayed the same.

Census data indicate the composition of Newtown's population is very similar to that of Bucks County and the surrounding municipalities within the Newtown Area. Keeping to earlier trends, the median age within Newtown Township

increased from 32.7 to 36.8 during 1990 to 2000. The following tables highlight the population by age group from 1990 to 2000, age group by percentage of population, and rank of age group by percentage of population.

**Table 3: Population by Age Group, 1990–2000**

Age Group	1990		2000	
	Population	% of Total	Population	% of Total
Under 5	1,245	9.1%	1,368	7.5%
5 to 9	1,048	7.7%	1,436	7.9%
10 to 14	893	6.5%	1,600	8.8%
15 to 19	686	5.0%	1,168	6.4%
20 to 24	600	4.4%	553	3.0%
25 to 34	3,239	23.7%	2,297	12.6%
35 to 44	2,944	21.5%	3,903	21.4%
45 to 54	1,284	9.4%	3,127	17.2%
55 to 59	421	3.1%	772	4.2%
60 to 64	435	3.2%	481	2.6%
65 to 74	515	3.8%	839	4.6%
75 to 84	228	1.7%	500	2.7%
85 and above	147	1.1%	162	0.9%
<b>Total</b>	<b>13,685</b>	<b>100.0%</b>	<b>18,206</b>	<b>100.0%</b>
19 and under	3,872	28.3%	5,572	30.6%
20–64	8,923	65.2%	11,133	61.2%
65+	890	6.5%	1,501	8.2%
<b>Total</b>	<b>13,685</b>	<b>100.0%</b>	<b>18,206</b>	<b>100.0%</b>

Source: U.S. Census, 1990 and 2000 Note: May not add up to 100 percent due to rounding.

**Table 4: Age Group by Percentage of Population, 1990-2000**

Age Group	1990	2000	Percent Change
Under 5	9.1%	7.5%	-1.6
5 to 9	7.7%	7.9%	-0.2
10 to 14	6.5%	8.8%	2.3
15 to 19	5.0%	6.4%	1.4
20 to 24	4.4%	3.0%	-1.4
25 to 34	23.7%	12.6%	-11.1
35 to 44	21.5%	21.4%	-0.1
45 to 54	9.4%	17.2%	7.8
55 to 59	3.1%	4.2%	1.1
60 to 64	3.2%	2.6%	-0.6
65 to 74	3.8%	4.6%	-0.8
75 to 84	1.7%	2.7%	1.0
85+	1.1%	0.9%	-0.2

Source: U.S. Census, 1990 and 2000

**Table 5. Rank by Percentage of Population, 2000**

Age Group	Percentage
35 to 44	21.4
45 to 54	17.2
25 to 34	12.6
10 to 14	8.8
5 to 9	7.9
Under 5	7.5
15 to 19	6.4
65 to 74	4.6
55 to 59	4.2
20 to 24	3.0
75 to 84	2.7
60 to 64	2.6
85 <sup>+</sup>	0.9

### Summary of Recent Trends

Based upon an examination of the age composition in Tables 3 and 4 above, the following trends can be summarized between 1990 and 2000:

- Adults in the 35 to 44 age cohorts represent largest percentage of the township's population (21.4).
- Adults 55 and over account for about 23 percent of the total population of the township. Percentage wise, growth in this age group over the last 10 years has remained relatively neutral. However, measured as a total number adults age 55 and over went from 1,746 in 1990 to 2,754 in 2008, a 1,008 person increase. Also of note, by itself the group of adults 65 and over went up by 611 persons between 1990 and 2008.
- School age cohorts, 5 to 19 have grown slightly over the 10-year period and account for 23 percent of the township's population. The needs of these of younger residents will continue to be important. The township should continue to provide a variety of recreational facilities such as playgrounds, playfields for youth sports and activities and expand these facilities to satisfy potential increasing demands.
- With the future aging of the 35 to 54 cohorts, a higher demand for senior services including housing, healthcare, and transportation may be generated. The township should consider activities that tend to interest older residents when planning for new park and recreation activities, such as golf, walking, and biking.

### **Population and Housing Projections**

Projections for future population and housing growth are prepared by the Delaware Valley Regional Planning Commission. Newtown Township is projected to grow to 21,428 by the year 2015, or an increase of 3,222 persons over the 2000 population of 18,206. Using prevailing household sizes, this translates into a projected housing increase of 1,207 housing units between 2000 (for which we have accurate Census information) and 2015. Due to an unprecedented economic downturn at the end of 2008, these forecasts may be somewhat inflated.



## Goals and Objectives

Newtown Township has adopted an aggressive approach to preserving open space, including farmland and land for future park use. When prime open space parcels become available, Newtown Township should retain the flexibility to respond to conservation opportunities that may arise. Newtown's response to such opportunities should be guided by pre-established guidelines that can help provide an objective look at the value of spending funds on specific potential open space sites. While considering properties for preservation, two principles should guide decisions:

- **Sustainability:** One of the key considerations in determining the desirability of a given parcel for preservation and use as Open Space is the extent to which the attributes that make the parcel desirable are sustainable with a minimum of active maintenance, especially with respect to Non-Recreational Open Space. For example, it is possible that a parcel containing a species that enhances the biological diversity of the community will require extensive and expensive ongoing maintenance to maintain status quo conditions. In evaluating competing parcels for Open Space acquisition, Newtown should strive to acquire those parcels with Open Space attributes that will as best as possible continue to regenerate themselves. Moreover, Newtown should develop and use such parcels in a manner that does not interfere with the parcel's ability to regenerate.
- **Respect for the Rights of Property Owners:** In determining those parcels most appropriate for Open Space acquisition, Newtown should consider strongly the rights of individual property owners to use their properties for all lawful purposes. Newtown should not use its powers of eminent domain to make such acquisitions, and should strive to work only with landowners on a voluntary basis. However, this should not be construed in any manner contrary to the terms of the Newtown Township Open Space Ordinance, which requires developers and developing landowners to either set aside specified areas of open space, or pay a fee in lieu of such set asides.

The following goals form the basic framework for this open space plan under the direction of the two guiding principles. These goals are ideals or desired conditions that express the values of the township in broad terms. They include objectives that describe commitments to achieve the desired goals or conditions.

Collectively, the guiding principles and goals provide a basis for officials to analyze and evaluate key decisions regarding open space resources and open space related issues, including park and recreational, natural, historic and scenic resources confronting the township.

### **Goal 1. Wooded-Area Preservation**

Newtown has several wooded parcels that provide shelter for certain desirable species of interest, and provide recreational hiking opportunities, as well as aesthetic enhancement to the overall community. These wooded parcels may also provide sustainable buffering for adjacent communities, and serve to enhance the diversity of local ecosystems. These wooded parcels, while not necessarily old growth forest tracts, are often highly prized for their relative quietude, and as an effective screening barrier to development activities and traffic-related noise. The Township is unlikely to benefit meaningfully from any silvacultural activities, such as lumbering, and thus the value of these parcels needs to be assessed to weigh the aesthetic attributes against the ability of the parcel to sustain its own wooded environment.

### **Goal 2. Biological Diversity**

Newtown has open fields, wetlands, woodlands and other ecosystems, each of which may harbor animal and plant species considered rare or endangered on the Pennsylvania Natural Diversity Index. Others may fall into the category of “species of concern” that are not necessarily in peril, but which are highly desirable components of the local environment. Evaluating the presence of such species is an important component of determining the value of preserving a given parcel of open space. However, it is important to emphasize that biological diversity should pertain only with respect to recognized native species of flora and fauna, and further should place a premium on those species best able to sustain their native populations within such open space parcels. Care should be taken to enhancing the propagation of native species and diminishing the presence of invasive or opportunistic species that displace native plants and animals.

### **Goal 3. Greenway Corridors**

Greenways, or connecting pathways and waterways between open spaces, give the opportunity for people to travel longer distances among changing landscapes and habitat types. Greenways make it possible for more people to enjoy the popular activities of hiking, biking, walking and boating. Several Newtown Parks are linked by contiguous green space, including the Woll Tract, Clark



Nature Center, and Helen Randle Park, which then leads to Tyler State Park. Certain desirable wildlife needs such corridors in order to migrate between nesting and foraging areas. Plant species also need a variety of environmental conditions to survive and regenerate. Creating contiguous greenways may be a fundamental means of accommodating such needs, and working with adjoining communities to integrate into their respective trail systems and/or greenway corridors may enhance the value of such features.

#### **Goal 4. Watershed Protection**

One of the key means by which to protect surface and groundwater quality is to protect the lands that surround our reservoirs, streams and aquifer recharge areas. Moreover, the destruction of wetlands and impingement on floodplains, which provide a natural filter of run-off, can adversely impact precipitation drainage, leading to flooded conditions. Moreover, certain surface water bodies, such as Newtown Creek, Neshaminy Creek and Core Creek have cultural and historical significance to the community, and may be deserving of water quality protection. Finding key parcels the preservation of which may enhance the water quality in such streams should be an integral component of Open Space preservation.

#### **Goal 5. Recreational Open Space**

Newtown contains a number of excellent parcels spread widely throughout various portions of the township. From wooded areas such as the Clark Nature Center, to athletic fields at Helen Randle and Chandler Fields filled with children; from favorite fishing spots at Silver Lake Park to our lengthy and picturesque trail system; from the playground at Roberts Ridge back to campgrounds to be established at Clark Nature Center – Newtown provides a comprehensive menu of all forms of outdoor recreation pursuits, and transforms us from a cobbled-together chain of subdivisions into a thriving community. Newtown has addressed its recreational open space goals through its Comprehensive Park and Recreation Plan. Cooperative efforts with the state parks located in the Township can also serve to improve the quality of outdoor recreation for its citizens and should be actively pursued. However, candidate parcels should be evaluated to determine the extent to which they offer recreational activities that may create revenue for the Township, or otherwise offer additional sports and leisure opportunities.

## **Goal 6. Farmland Preservation**

Over the last quarter century Newtown Township has witnessed the development of a considerable amount of farmland, as it has transitioned from a largely rural environment into a thriving family-oriented residential community. However, the few remaining farms may be receptive to and/or deserving of some measure of preservation to offset the density of development, and to provide a community resource. To that end, the Bucks County Farmland Preservation program preserves farms by purchasing conservation easements from farmers who want to stay and farm their lands. Newtown can use its own funds to leverage and supplement the County program, or to preserve farmland on its own. Newtown would have the ability to use its funds on properties which do not qualify for county funding, or those which may not be high the county's priority list.

However, the Township does not intend to own and/or operate farm properties as on-going agricultural operations. Otherwise there is a substantial risk that the cost and resources necessary to maintain on-going agricultural activities could outweigh the value of preserving the parcel as a farm. Moreover, this Committee has placed a high priority on sites that contain self-sustaining environmental attributes, requiring a minimal amount of on-going operational and maintenance expense.

Thus, this Goal is best served by working directly with privately held farms to establish voluntary development restrictions upon them, and/or by purchasing conservation easements to compensate the farm owner for such restrictions. In that manner, the Township may best empower experienced farmers to preserve their own agricultural tracts, while serving the Township's interest in maintaining the aesthetic value of these parcels, and limiting development upon them.

## **Goal 7. Protection of Scenic Resources**

The scenic areas, vistas, and roads of Newtown Township help define the Township's character and contribute to the quality of life enjoyed by its residents. Development threatens to encroach upon these scenic resources. Often scenic resources are composed of other vulnerable resources such as natural and historic resources. So that these scenic resources may be enjoyed by future residents, Township officials should consider their protection when setting priorities for open space acquisition and preservation.

# Inventory of Protected Lands

## Protected Lands

The following provides a brief description of all protected open space lands or areas that are permanently protected from future development. The protected lands comprise approximately 2,316 acres or about 30 percent of the total area in the township. The location and extent of these lands are illustrated in

Figure 1. Appendix A contains a table that lists more detailed information about each category.

### State-Owned Lands

The Commonwealth of Pennsylvania owns significant land in Newtown Township in the form of Tyler State Park of which 519 acres of the 1,700-acre park is in the Township.

### County-Owned/Leased Land

The County owns five parcels totaling 129 acres in the township. The Shull Farm property is an active farm located on Wrights Road comprising 111 acres. The County also owns three parcels, totaling 18 acres that are part of Core Creek Park. The Bucks County Community College comprises 200 acres including the campus and recreation fields<sup>1</sup>.

### Township-Owned Lands

The Township owns a total of 281.5 acres of parks, recreation and open space land. Table 6 lists the name, use, and acreage of each property.

<sup>1</sup> The land area associated with the Bucks County Community College campus will be accounted for in the Schools property category in Appendix A.

**Table 6. Township-Owned Parks, Recreation and Open Space**

Property Name	Use	Acres
Chandler Field	Active Recreation	11.4
Carl Sedia Park	Active and Passive Recreation	3.7
Helen Randle Park	Active Recreation	30.9
Roberts Ridge Park	Undeveloped Fields	22.8
Newtown Township Nature Preserve	Open Space	50.6
Woll Tract	Undeveloped Open Space	37.2
Hidden Lake	Undeveloped Open Space	42.0
Silver Lake Park	Undeveloped Passive Recreation	18.0
Wiggins Tract	Undeveloped Active Recreation	25.8
Pickering Chase Woodlands	Undeveloped Open Space	17.2
Merion Drive Parcel	Undeveloped Open Space	8.4
Newtown Shopping Center Park	Active Recreation	3.5
Eagle Road Parcel	Undeveloped Open Space	10.0

Other lands owned by the Township including the municipal building complex bring the total Township-owned land up to 331 acres.

The Newtown Township Nature Preserve was purchased by the Township using funds from the initial County Municipal Open Space Program. The 50.6 acre parcel was purchased in 2001. A property status report is included as Appendix B.

### **Private Land Trusts**

The Holt property is a 33.8 acre parcel that is subject to an easement by a private land trust.

### **Residential Lands (Homeowner Association Property)**

Numerous tracts of land within the Township have been developed with required open space areas. As Figure 1 indicates there is substantial open space acreage in private homeowners associations throughout the Township. At this point, 1,302 acres have been set aside by all the various developments. Some of the land has subsequently been dedicated to the Township, but most remains in private hands. Many of these open spaces contain areas classified as sensitive due to slope and/or wetlands, as well as, a variety of recreational opportunities.

### **OTHER LANDS**

The Other Lands category shown in Figure 1 represents land with recreational facilities and/or open space areas that are not protected by a legal mechanism

such as an easement, but are unlikely to be developed in the future due to the nature of the existing use. These include school facilities, lands owned by utilities, and lands with preferential assessment. Appendix A provides more detailed information about each category.

### **School Facilities**

Public School facilities in Newtown include Council Rock High School North, Newtown Middle School, Goodnoe Elementary School, and Newtown Elementary School. The Council Rock High School North campus is located on the north side of Swamp Road between the Newton Bypass and North Sycamore Street and totals 61.8 acres. The Newtown Middle School contains 32.5 acres and is located at the corner of the Newtown Bypass and Newton-Richboro Road. The Newtown Elementary School is located at the corner of Durham Road (SR 413) and Wrights Road and contains approximately 37 acres. Goodnoe Elementary School is located on the corner of Frost Lane and Andrew Drive and consists of 17.13 acres.

There is one private elementary school located in the Township. The Saint Andrew School is located on 24 acres at the corner of Wrights Road and Eagle Road.

The Township is home to three institutions of higher education including the main campus of the Bucks County Community College, the Bucks County Center of La Salle University, and Holy Family University—Newtown. As indicated earlier, the main Campus of Bucks County Community College, located on Swamp Road, comprises almost 200 acres. The Bucks County Center of La Salle University is located on Lower Silver Lake Road and contains 6.5 acres. Holy Family University—Newtown campus is located off of the Newtown Bypass on Campus Drive and comprises 79 acres.

### **Utility-Owned Lands**

Utility-owned lands in the Township include parcels with appurtenances used in connection with the delivery of the utility and the utility corridors. The majority of the utility-owned land in the Township, 76.9 acres out of a total 102.9 acres, consists of the PECO overhead utility line corridor that bisects the township. The remaining 26 acres are parcels owned by Bell Atlantic PA, the Newtown Artesian Water Company, the Newtown, Bucks County, Joint Municipal Authority, Southeastern Pennsylvania Transportation Authority, and the Sun Pipe Line Company.

### **Lands with Preferential Assessment**

Numerous residents within the township have registered their properties with the county under the Pennsylvania Farmland & Forest Land Assessment Act of 1974 (Act 319). Bucks County has entered into voluntary covenants with owners who have valuable open space resources in order to encourage retention of open space by granting a lowered assessment. Under this program the property, except for the portion considered part of the home site, is assessed by the county at the fair market value (or at less than it's highest and best use). As a result, the property owner is afforded a significant savings through a preferential property tax assessment as an incentive to maintain the land as farmland or forest land. Act 319, also known as the "Clean and Green Act," is available to landowners for the following uses: agricultural use, agricultural preserve, and forest preserve. Enrollment in this program is continuous unless dissolved by the landowner or eligibility requirements are not met.

Lands covenanted under Act 319 are not permanently protected because the property owners can terminate the agreement at any time. Commitment to Act 319 is an example of a local grassroots action that should be considered in the overall open space planning process. In total, there are about 805 acres of land covenanted under Act 319 within Newtown Township.

## Inventory of Vulnerable Resources

### Natural Resources

The natural features of the landscape contribute to the quality of life in Newtown Township. Farmland, woodlands, steep slopes, stream valleys, and gently rolling open spaces are some of the resources that are both visually attractive and have important functions in the ecology of

the region. If these features are to remain assets, protection of specific natural resources must be considered in land use decisions.

The purpose of the resource inventory is to identify, map, and evaluate all significant open space resources within the Township. This will assist the Township in identifying the most suitable lands for protection in terms of ecological significance. The following is a description of the natural resources found in the Township.

### Floodplains and Floodplain Soils

Floodplains are flat or low-lying areas adjacent to surface waters where flooding has occurred in the past and will likely occur in the future. During periods of heavy rains and high stream flow, floodplains provide temporary storage for floodwaters, reducing flooding threats to adjacent areas and providing a slower, more consistent flow of water. Floodplain soils, for the purposes of this plan, are soils with a flood frequency greater than none as listed in the Official Soil Survey provided by the U.S. Department of Agriculture, Natural Resource Conservation Service. The natural vegetation supported by moist floodplains helps trap sediment from upland surface runoff, stabilizes stream banks for erosion control, and provides shelter for wildlife and proper stream conditions for aquatic life. Floodplains and floodplain soils occur along the Neshaminy Creek, Newtown Creek, and Core Creek in Newtown Township.

The Pennsylvania Floodplain Management Act (Act 166 of 1978) requires municipalities with flood prone areas to participate in the National Flood Insurance Program (NFIP) by adopting ordinances that meet NFIP standards for regulating development in the floodplain. The Joint Municipal Zoning Ordinance prohibits any development, use, or activity which would cause any increase in the floodplain.

Floodplain ordinances do not preclude all development. Agricultural uses, private and public recreation uses and uses incidental to residential structures are permitted. Residential or nonresidential buildings may be constructed within



the 100-year floodplain so long as they have the lowest floor elevated 1½ feet above the 100-year flood elevation. The structure must also be anchored to prevent collapse, flotation, and lateral movement. While keeping all building out the floodplains is a goal of the Jointure municipalities, this policy has not been supported by case law and legal challenges.

The 100-year flood is one which has a one percent chance of occurring in any single year, but a 100-year flood can and does occur much more frequently than every 100 years. See Figure 2, Hydrological Resources.

### **Wetlands**

Wetlands are undrained, saturated soils that support wetland vegetation where the water table is at or near the surface or where shallow water covers the area due to permanent or seasonal inundation of surface or groundwater. Wetlands play a key role in maintaining and improving water quality by filtering out chemical and organic wastes. Wetlands store water during storms and floods, thereby reducing hazards to life and property. Wetlands provide groundwater recharge and habitat for many threatened or endangered plants and animals.

Wetlands are regulated by the U.S. Army Corps of Engineers and the Pennsylvania Department of Environmental Protection under the aegis of the Federal Clean Water Act and various state laws. The Corps requires a permit to disturb wetlands greater than one acre in size. State and/or federal agencies that permit wetlands disturbance may require that the loss of wetlands be mitigated by the creation of wetland areas elsewhere. The Pennsylvania Department of Environmental Protection also regulates wetlands under Chapter 105 Rules and Regulations administered by the Bureau of Dams and Waterways Management.

The Newtown Area Joint Municipal Zoning Ordinance largely prohibits the direct destruction of wetlands, but many development plans include road crossings of wetlands or create threats to wetlands from the secondary impacts of development. Grading and development near wetlands cause these resources to suffer the loss of hydrologic function and critical wildlife species. The destruction of adjacent vegetation and the construction of impervious surfaces increase the amount of stormwater runoff and decrease the natural capacity of the wetland to handle water volumes, runoff speed, and pollutants.

Changing the topography near the wetland affects the direction of stormwater runoff and can lead to either increased or decreased amounts of water reaching



the wetland which affects the hydrologic functions of a wetland, threatening its existence. Wetlands are shown in Figure 2.

### **Lakes and Ponds**

Lakes and ponds function in a similar manner to wetlands. Whether natural or manmade, ponds moderate stream flows during storms and flood events and play an important role in oxygen and nitrogen cycles. These water bodies provide habitat for aquatic life as well as water sources for wildlife. These landscape features are scenic and recreational amenities.

### **Watercourses and Streams**

Watercourses and streams are important natural features, playing a role in stormwater management, erosion control and water quality. Riparian woodlands play a major role in maintaining the vitality of watercourses. They provide shade and organic matter to support aquatic organisms that are the base of the food web in many habitats. They help to stabilize stream banks, moderate flooding, and filter out pollutants from runoff. Such woodlands can also be an important component of the habitat of local animal populations.

### **Steep Slopes**

Topography can have a profound influence on development capacity, stormwater runoff, and site erodibility. Nearly all of the steeply sloping areas in the Township are located along stream corridors. Steep slopes are shown in Figure 3.

Development on steep slopes accelerates erosion by removing or disturbing the established groundcover and topsoil. Removal of the vegetation destroys the groundcover that absorbs rainwater, anchors soil, and buffers or dissipates the impact of rainfall on topsoil. Erosion produces sediment that pollutes surface water. Over time, accumulated sediments narrow stream channels and fill ponds. This process restricts the capacity of waterways to handle flood flows and increases the incidence and severity of flooding.

### **Groundwater**

Geology affects future planning and land use decisions through impacts on water supply, topography, and soil characteristics. Groundwater supplies largely depend upon geology, surface characteristics, water use and seasonal precipitation. The capacity of these aquifers to transmit and store water is directly related to the specific physical and chemical properties of the underlain

geologic formation. The descriptions and water bearing characteristics of each are described below:

### ***Stockton Formation***

Contained in a broad band that runs east and west through the southern half of Newtown Township, this formation is recognized for its generally good water yields. Here, groundwater is contained in intergranular openings within the rock where cementing material has been removed by weathering.

The Stockton formation is perhaps the best source of groundwater within the Newtown area, and it is also the most developed. While groundwater yields can be expected to support continued moderate growth in this area, there may not be sufficient quantities to support development in other portions of the Newtown area, underlain by poor yielding aquifers. The wells that supply water for the Newtown Artesian Water Company are located within this formation.

### ***Brunswick Formation***

This moderate yielding aquifer exists in a small area in the northernmost portion of the Township just north of Stoopville Road. Water yield can vary widely within this formation as it is closely related to the fractured pattern of the shale rock. Due to its unpredictable permeability, groundwater recharge may be a critical limiting factor for development within this formation. A typical well may have a relatively high yield when drilled, but may decline as the water table in the immediate vicinity is diminished. This situation may be compounded when several wells in close proximity are tapping the same aquifer. This area may be expected to support additional development with careful planning.

### ***Lockatong Formation***

This formation is contained in a band which extends through the northern portion of Newtown Township. Composed of rather fine grained tightly cemented sediment, this formation is characterized by a gray to black shale, the object of quarry operations in adjacent Wrightstown Township. This nonporous rock formation is capable of transmitting water only where it has been faulted or jointed and exposed to weathering. Groundwater occurs under water table conditions in these secondary openings as far down as the base of the weather zone. The capacity of the Lockatong formation to store and transmit water is very low.

The location of this formation on the fringe of rapidly developing areas in Newtown Township suggests a natural constraint to continued intensive development in this area.

### Woodlands

Over the course of the region's agricultural history, most tillable land was cleared of vegetation and plowed under. Where the land was not suitable for cultivation because it was excessively wet, rocky, or steep, the forests were harvested from time to time, but not cleared. Today, most of the woodland areas are still located in areas that were never suitable for farming. Forest cover extends in predominately linear patterns along fields, ridges, and stream beds. Woodlands in the Township are shown in Figure 4.

Woodlands provide shelter for wildlife, play an important role in the oxygen, carbon, and nitrogen cycles, and reduce erosion and sedimentation in the area's streams. The vegetative cover softens the impact of falling rain, facilitates groundwater recharge, and reduces the volume and rate of runoff. Woodlands also play a role in filtering air pollutants and in moderating the impacts of greenhouse gasses. Woodlands moderate environmental conditions, support wildlife, and provide recreational opportunities. Trees also provide an important scenic element in the landscape.

### Prime Agricultural Soils

The Natural Resources Conservation Service (NRCS) provides a classification system for the identification of prime agricultural soils. There are two major classifications as follows:

- *Prime Farmland*—Land best suited for producing food, feed, forage, and oilseed crops. The soil quality, growing season, and moisture supply present are able to sustain high yields for crops economically when managed with modern farming methods. There are limited types of soils that qualify as prime farmland, but they primarily consist of Capability Classes 1 and 2 soils.
- *Additional Farmland of Statewide Importance*—Land that is of statewide importance for the production of food, feed, forage, and oilseed crops. In Bucks County, based upon the list of soils that qualify, the majority are Class 3 soils.

The number of farms and the amount of acreage in the Jointure devoted to agriculture has been declining, but aggressive preservation programs have saved

many important farms with good farming soils. Some of the most productive lands primarily are located in the areas of Newtown Township that have been developed in earlier decades. One of the goals of the *Newtown Area Joint Comprehensive Plan* (2008) is to preserve farmland soils and to conserve agricultural activity in those areas that are actively farmed and contain concentrations of prime agricultural soils. Prime agricultural soils are shown in Figure 5.

## **Historic Resources**

Historic resources are essential in understanding an area's past settlement patterns and heritage. When protected and preserved, they can also make a significant contribution to the character of a community. Newtown Township possesses various historic resources as shown in Figure 6.

### **National Register of Historic Places**

The National Register of Historic Places "is the official list of cultural resources worthy of preservation" and "part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect our historic and archeological resources." Historic sites in the Township include resources listed as historic districts and as historic properties.

#### ***Historic Districts***

The Newtown Historic District is located in both the Township and in Newtown Borough. This district has been established as a local historic district with review of changes or demolitions by the Joint Historic Commission. The Joint Historic Commission's primary responsibility is the protection and preservation of historically and/or architecturally significant structures in Newtown Township and Newtown Borough.

The Core Creek Historic District has been listed as eligible for the National Register by the Pennsylvania Historical and Museum Commission. No steps have been taken to formally get the district approved for the Register.

#### ***Historic Properties***

Six properties have been listed on the National Register of Historic Places. These properties are shown on Figure 6 and are as follows:

- David Leedom Farm
- Newtown Creek Bridge

- Newtown Presbyterian Church
- Peter Taylor Farmstead
- Twining Farm
- George F. Tyler Mansion

Twelve properties have been listed as eligible for the National Register. These properties are shown on Figure 6 and are as follows:

- Buckman Farm
- Buckman Farm Barn
- Cary-Tomlinson House
- G. Cunningham House
- Eastburn House “Willow Shade”
- Elizabeth Hopkins House
- John Pitner House
- Johnson-Buckman Farm
- Penquite Linton House “Woodside”
- Benjamin Schofield House
- Temora Farm
- Willow Hill

## Scenic Resources

Aesthetic value of scenic areas, vistas, and roads is somewhat of a subjective process. However, certain qualities are generally agreed upon by the public as being scenic because of distinguished features such as special geologic formations, pristine landscapes, historic structures, agricultural settings, and unique combinations of natural resources such as stream valleys and wooded mountains. Scenic roads in Newtown are segments of roadway that contain natural, historic, or cultural resources in proximity or contain an area of concentrated scenic vistas. Scenic vistas are points along a roadway that have sweeping views of the landscape. Scenic resources may often be destroyed, depleted, or overshadowed by inappropriate development activities. Therefore, special attention can be placed on them to emphasize the importance of preserving their inherent scenic qualities.

There are many scenic roads and vistas throughout the Township. The parks and open space within the Township reflect an understanding of these assets as an important part of the quality of life within Newtown Township. Examples of this are parks, such as Silver Lake which lies along the bypass and is for many

residents a scenic resource enjoyed during daily commutes. The following lists the scenic roads/vistas in the Township:

- Southwest side of Swamp Road from the Township boundary with Wrightstown Township to Rt. 332 (Richboro Road).
- North side of Rt. 332 (Richboro Road) from Township boundary with Northampton Township to Swamp Road.
- East Side of Silver Lake Road from Township boundary with Middletown Township to Newtown Bypass.
- East side of Upper Silver Lake Road from Clair Drive to Township boundary with Lower Makefield Township.
- Gaulks Lane.
- Southeast side of Washington Crossing Road from Township boundary with Lower Makefield Township to Pickering Drive.
- Northwest side of Washington Crossing Road from Township boundary with Lower Makefield Township Eldridge Road.
- Washington Crossing Road from Newtown Bypass to Linton Hill Road.
- Stoopville Road from Washington Crossing Road to Eagle Road.
- Linton Hill Road from Stoopville Road to Merion Place.
- Wrights Road from Durham (Rt. 413) to Linton Hill Road.
- Southwest side of Durham Road from Township boundary with Wrightstown Township to Chatham Place.
- Northeast side of Durham Road from South Drive to Maple Lane.
- Eagle Road from Amy Circle to Harmony Way.
- Eagle Road from Stoopville Road to Township boundary with Wrightstown Township.
- Southside of Newtown Bypass from Woodbourne Road to Township boundary with Lower Makefield Township.

The scenic roads/vistas in the Township have been shown on Figure 6.

### **Inventory of Vulnerable Resources Summary**

Collectively, Newtown's natural, historic, and scenic resources shape its unique character and identity. Many of these resource areas are sensitive and are susceptible to degradation from insensitive adjacent growth and development. While it is unrealistic for the Township to preserve and protect all of the vulnerable resources identified above, those that are the most important to the Township can be targeted.

## Open Space Linkages

Open space links are intended as a means of providing possible connections between local and regional points of interests within the Township, as well as among neighboring communities. Linked trails and greenways provide greater recreational, environmental, and scenic values than isolated parcels of land.

Mapping of the various resources and utility rights-of-way provides an idea of the relationship between portions of the Township and the potential that may exist to establish linkages.

### Utility Corridors

The utility corridors that bisect the Township include the PECO Overhead Utility Line Corridor, the Sun Company Pipeline Corridor, and the Transcontinental Gas Line Corridor. These corridors have been mapped and shown on Figure 7. Open space linkages along utility rights-of-way have been considered by the township and debated in both 1988 and 1994-1995. In each case, there was considerable public sentiment expressed against using easements in this manner. This concept is a sensitive issue within the Township and any plan for potential linkages should proceed with care and deliberation.

### Newtown Township Trail System

Several linkages have been established with the Newtown Township Trail System. These linkages include connections between Chandler Field and Council Rock North High School by way of Sycamore Street and Swamp Road, between Roberts Ridge Park and Silver Lake Park by way of Newtown-Yardley Road. Figure 7 shows the other elements of the Newtown Township Trail System and future options for the trail system.

### Stream Corridors

#### *Neshaminy Creek*

The proposed Bucks County Trail System is intended to use the area along the Neshaminy Creek in Northampton Township as a link between Tyler State Park and Core Creek Park. The specific location of this proposed linkage has not been determined but is shown on the Figure 7.

#### *Newtown Creek*

Newtown Creek begins in the northern end of the township and flows south through the Township owned Hidden Lake open space area and then follows along the western edge of Newtown Borough where it intermittently serves as



the border between the Township and Borough. At the southern end of the Borough the creek passes the Carl Sedia Park/Chandler Fields recreation area and then continues further south until it reaches Neshaminy Creek.

This corridor was identified in the *Newtown Area Linked Open Space Plan* of 1988 as part of a proposed regional link park system for Wrightstown, Newtown, and Upper Makefield townships and Newtown Borough. The *Newtown Borough Open Space Plan* (2001) also identifies the potential of this corridor and recommends that the Borough acquire easements along the Creek for the purposes of creating a walking and biking trail that would link with the proposed regional trail.

### ***Silver Lake/Core Creek***

Silver Lake Park is linked to the county-owned Core Creek Park along the Core Creek stream corridor providing a potential trail connection between the two parks and a linkage to Middletown Township.

### ***Others***

Other Township properties follow stream corridors including the Merion Drive parcel and the Newtown Township Nature Preserve. There is potential to link the Newtown Township Nature Preserve with Tyler State Park through the stream corridor that forms the Preserve's northern boundary.

### **Bike Routes**

The bike routes in Newtown Township are shown on Figure 7. Bicycles can also be used on the Newtown Trail System.

### **Sidewalks**

Sidewalks provide safe and convenient pedestrian access within the more built up portions of the Township. Sidewalks are an integral part of the Township's trail network by enhancing access from individual residences to points of interest in the Township. The subdivision and land development ordinance requires the construction of sidewalks along all new residential streets except where all lots in a development have frontage at the street line in excess of 125 feet. Sidewalks are shown on Figure 7.



## Analysis of Resources

The Newtown Township Open Space Plan does not identify specific parcels to be targeted for preservation or enhancement. By using the inventory and list of goals and objectives, the Board of Supervisors will evaluate projects and parcels as they are proposed for potential acquisition and enhancements.

An environmental evaluation system developed by the Township's Environmental Advisory Council will be used to help identify appropriate parcels for preservation, assuring conformity to the *Open Space Plan*. The open space evaluation system is comprised of point values being assigned for each of the plan goals. Each goal is given a set of criteria with a maximum possible score for that criterion. Each goal is also given a weight factor to account for the value of that particular goal. Properties that are to be considered for potential preservation are evaluated on how they meet the plan goals. In order to determine the overall score for a property the raw score out of twenty for each goal would be multiplied by the weight factor to determine a weighted score for each goal. The weighted scores for each of the seven goals would then be added together to determine the overall score for the property.

Through the weighting of the goals in the environmental evaluation system the township has established a sense of priority for future open space preservation and enhancement projects. The priority that has been established focuses on natural resource and habitat (biodiversity) preservation centered around woodland, greenway, and watershed protection. This priority is made evident by the first four goals of the *Open Space Plan*: Wooded Area Preservation, Biological Diversity, Greenway Corridors, and Watershed Protection.

As mentioned above each goal has been given a set of criteria for which points are given according to how the criteria contribute to the particular goal. The first four goals, and their underlying criteria, are all related to the Plan's focus on natural resource and habitat (biodiversity) preservation. The criteria for Wooded Area Preservation include size, presence of old growth trees, and contiguous woods all of which contribute to the quality of a wooded area. These characteristics are discussed in the Inventory of Vulnerable Resources. The Biological Diversity goal includes as criteria, habitat and flora/fauna which are discussed in the Goals and Objectives chapter. The criteria under the Greenway Corridor goal include an evaluation of existing and potential greenway corridors. A discussion of these criteria is found both in the Goals and Objective

and the Inventory of Vulnerable Resources chapters. The criteria found in the Watershed Protection goal are vulnerable resources which contribute to the protection of the watershed. Discussions of these resources are found in the Inventory of Vulnerable Resources.

The vulnerable resources that form the criteria for the four goals mentioned above are primarily found within the northern and northeastern portions of the township which also coincides with the Conservation Management zoning district. The Conservation Management zoning district is intended to allow for uses in both type and intensity that provide the maximum opportunities for open space in order to protect the natural resources and encourage the continuation of farming. Therefore, preservation and enhancement efforts should be focused on this area of the Township. However, parcels located in other areas of the Township should not be excluded from consideration if their preservation or enhancement would help meet the *Open Space Plan's* goals and objectives. For example parcels contributing to greenway corridors are found not only in the Conservation Management zoning district but throughout the Township. These parcels should still be considered for preservation even though they are outside the focus area.

The remaining three goals of Recreational Open Space, Farmland Preservation, and Protection of Resources, while not primarily focused on natural resource and habitat (biodiversity) protection, may contribute to the primary four goals while at the same time offer other opportunities for preservation and enhancement of open space parcels. The Recreational Open Space goal includes a criterion of passive/active recreation opportunity. This criterion should be evaluated in light of the Township's existing and planned recreational facilities as discussed in this *Open Space Plan* and the *Comprehensive Recreation Plan*. The Farmland Preservation goal includes active farmland as a criterion which is further discussed in the Goals and Objectives chapter. The final goal, Protection of Scenic Resources, takes into account the view from the property and the property's contribution to a significant viewshed. The goal of the protection of scenic resources will most likely be met as part of project which is of higher priority. A discussion of scenic resources is found in the Inventory of Vulnerable Resources chapter.

In addition to the overall score other factors will be considered for each property. Land with development pressure, linkages to existing preserved space and linkages for inter-municipal projects will be given consideration. Available financial resources will then be evaluated, with consideration given to the use of

grants or funds from the already voter approved earned income tax of 0.1%. Possible projects could include land acquisition, trail linkages, natural resource enhancements and existing open space land enhancements. The Board will also attempt to work with our neighbors in Wrightstown and Lower Makefield on projects of mutual benefit.



## Tools and Techniques

Municipalities have an array of tools and techniques at their disposal for preserving land for open space, natural resource, historic, and scenic protection as well as park and recreational purposes. This section details various ways of preserving open space and resource lands. Non-acquisition means include local ordinance provisions and mandatory dedication/fee in lieu contributions. Acquisition means include: fee simple purchase, lease, leaseback or resale, donation, and easements.

### NON-ACQUISITION TOOLS AND TECHNIQUES

Newtown Township, as part of a Jointure of Upper Makefield, Wrightstown and Newtown Township, works towards the preservation of open space and the protection of agriculture through the Comprehensive Plan, the Joint Municipal Zoning Ordinance (JMZO) and the subdivision and land development ordinance. Through the use of the JMZO and the subdivision and land development ordinance the Township is able to protect open space and reserve recreational land without the expense of purchasing the land. These non-acquisition tools and techniques are authorized through the Pennsylvania Municipalities Planning Code (MPC) and include:

#### Local Ordinance Provisions

The subdivision and land development ordinance and zoning ordinance contain means for providing park and recreation lands or preserving natural and open space resources. These provisions include the use and district regulations found in the JMZO, the Conservation Management District, natural resource protection standards, site capacity calculations, and mandatory dedication and fee in lieu contributions.

#### *Use and District Regulations*

The JMZO regulates permitted uses within the zoning districts, limiting certain districts to low intensity uses; requiring open space as part of cluster developments, performance subdivisions and planned residential developments; requiring open space for residential use in specific zoning districts; and providing for conditional use review for many of the more intense uses of land.

### ***Conservation Management District***

The CM Conservation Management District consists of valuable natural resources such as woodlands, agricultural soils, floodplains, wetlands, aquifer recharge areas, and areas of steep slopes. Agriculture is a significant and important use of land in the CM District. Uses are permitted in both type and intensity which provide the maximum opportunities for open space in order to protect the natural resources and encourage the continuation of farming activities. Within this zoning district no more than 25 percent of prime farmland or farmland of statewide importance (as defined by the U.S. Department of Agriculture, Natural Resource Conservation Service) may be developed on sites containing 6 acres or more.

### ***Natural Resource Protection Standards***

The Joint Municipal Zoning Ordinance has established maximum, quantifiable encroachment standards based on the capacity of natural features to withstand the effects of clearing and grading. The natural resource protection standards are intended to protect the township's floodplains; floodplain soils; lakes, ponds, wetlands, and waters of the Commonwealth; steep slopes; woodlands; trees on wooded lots; agricultural soils (in the CM Conservation Management District); aquifer recharge areas; and riparian buffer zones. The intensity and location of buildings and site alterations are limited by these standards, which are intended to accommodate disruption with minimal impacts on the site and areas beyond its boundaries.

### ***Site Capacity Calculations***

The zoning ordinance also requires a site capacity calculation, a procedure for site evaluation that limits the overall impacts of site development. Site capacity calculations are required to determine which areas of the site are most suited for development and at what density. Site capacity calculations serve the additional purpose of providing a calculated amount of required recreational or open space land.

### ***Mandatory Dedication/Fee in Lieu Contributions***

The Municipalities Planning Code allows local government to mandate the dedication of recreation land to meet the recreation needs created by new development. A fee-in-lieu of dedication is also an option.

Newtown Township's subdivision and land development ordinance requires a dedication of recreation land or a fee-in-lieu of such dedication that could be used for the purpose of purchasing and developing park and recreation land.

Applicants must dedicate 3,000 square feet per dwelling for single-family detached, two-family and multifamily developments. Nonresidential subdivisions and land developments in Newtown Township are required to dedicate 750 square feet of land per 1,000 square feet of building area. Suitable facilities required for nonresidential areas include playing fields, tennis courts, tot lots, basketball courts, and jogging parks with exercise stations.

The Newtown Township Park and Recreation Board reviews all land development plans to recommend to the Board of Supervisors whether to take possession of a portion of preserved open space or to accept a fee-in-lieu of dedication, to be used for community recreation and land preservation. The zoning ordinance also has design requirements for locating and developing dedicated recreation areas so that such areas are usable and accessible to nearby residents.

Many residential subdivisions in Newtown Township have some sort of open space associated with them. Some of this space has been dedicated to the townships; most of it remains in the hands of homeowners' associations. In Newtown Township, 991 acres of open space land is associated with residential subdivisions.

### ***Deed Restrictions***

As part of the subdivision and land development process, the Township and applicant can negotiate deed restrictions on all or portions of a property. The deed restricted area prohibits further development or subdivision.

## **ACQUISITION METHODS**

Mechanisms used to acquire property rights are fee simple purchase, lease, leaseback, donation, and easements. The following is a brief overview of these options.

### **Fee Simple Purchase**

Purchase of land in fee simple is the most direct technique of acquiring land for open space and recreation areas. The land is owned outright with all development rights included. The method is expensive but enables a community to use the land as it sees fit.

Local governments can use many different revenue sources to purchase land, including general revenue funds, user fees, bond issues, and special fundraisers.

Other county and state funding sources are also available for open space and recreational purposes, including the Bucks County Open Space Program and Community Conservation Partnerships Program (available through the Pennsylvania Department of Conservation and Natural Resources).

### **Lease**

A lease is a conveyance and temporary possession/use of land for a prescribed period, in return for rent or some other compensation. Lease agreements may or may not be renewable and will be less than the landlord's term of ownership. The terms and conditions of a lease are contained in the lease agreement. The lease may provide for exclusive possession, responsibility for maintenance and insurance, and responsibility for liability. A lease may be appropriate in situations where the Township would like to take advantage of existing private recreational facilities and make them available for public use. The Township would not have to own the land, and payments would be lower than the cost of ownership.

### **Leaseback or Resale**

Leaseback involves purchasing land in fee simple, placing use restrictions on it (such as residential development), and then leasing the property to an interested party. Leaseback allows a municipality to buy land for future use, before the price becomes prohibitive. Renting the land enables the municipality to recoup some or the entire purchase price of the land. Resale involves buying the land and selling it with deed restrictions placed upon it. Consequently, the municipality would maintain open space on the property while eliminating the expense of tax assessment and maintenance obligations.

### **Donation**

Donation of land can be a gift of a parcel in fee simple or the gift of development rights or access. Land may be donated to local or county governments or to nonprofit organizations. Land donation makes the donor eligible for income tax deductions, which serve as an incentive for this type of acquisition. Due to the sporadic nature of donations from property owners, however, Township officials should take advantage of other methods and options in order to satisfy municipal park and recreation needs.

### **Third Party Conservation Easements and County Agricultural Easements**

Easements are specific property rights that are sold or donated by a property owner for the benefit of another party. Easement types include agricultural, conservation, access, façade, or scenic easements. For example, working with



Bucks County's Agricultural Land Preservation Program and directly with property owners, Newtown Township can help landowners continue to retain private ownership while protecting farmland for agricultural use or retain the integrity of environmentally sensitive areas. The Township may also buy an easement from a landowner to permit access along one of its designated greenway routes and allow certain prescribed recreational activities such as hiking and biking. A conservation easement involves purchasing rights to preserve natural features and prevent activity that would harm these features. Easements permit the Township to meet open space and park and recreation objectives without actually owning the land.



## Government Organization and Financing

This plan is supported and will be implemented by the Board of Supervisors utilizing both paid Township staff and volunteers from the existing volunteer commissions: the Planning Commission, the Park and Recreation Board, and the Environmental Advisory Council. In addition, outside consultants and unpaid volunteers will be utilized as appropriate.

### GOVERNMENT ORGANIZATION

#### **Volunteer Commissions and Boards**

##### *Planning Commission*

The Township Planning Commission works in conjunction with the Township Planner, and other Township boards, commissions, committees and councils, in advising the Board of Supervisors on all planning, zoning and traffic matters, reviews Conditional Use Applications and Land Development Plans, and examines traffic impact issues. Its nine members serve a four-year term.

##### *Parks & Recreation Board*

The Newtown Township Park and Recreation Board serves in an advisory capacity to and assists the Board of Supervisors in assessing the parks, open space, and recreational needs of Township residents. The Board also reviews development plans and provides recommendations to the Board of Supervisors whether open space should be dedicated to the Township or if the developer should pay the Township a "Fee-In-Lieu" of open space.

The Park and Recreation Board is composed of seven members appointed by the Board of Supervisors. Members serve for a term of five years.

##### *Environmental Advisory Council*

The Environmental Advisory Council was established to protect the natural resources within the Township and create community awareness. The five EAC members work together to build an environmentally sustainable community by championing and promoting natural resource conservation, consideration of environmental impacts in decision-making, education and awareness of environmental issues in Newtown Township. Its members serve a three-year term.

## **Township Staff**

Township staff in the Parks and Recreation and Public Works departments handles the day-to-day operations of the park system. Below is a short description of the role that each department plays in the Township park system.

### ***Parks and Recreation Department***

It is the mission of the Newtown Township Parks and Recreation Department to provide the residents of this Township a meaningful and satisfying program of recreational activities and events designed for enhancing physical, emotional, mental and social growth.

The department is made up of three full-time employees; a director, program coordinator, and municipal services secretary. The township hires part-time employees to staff the various Township sponsored recreation programs that take place throughout the year.

### ***Public Works***

The Public Works team consists of a Director, eight full-time employees, five part-time employees, a custodian and a secretary. The Public Works Department is responsible for the maintenance of over 70 miles of Township roadway, street signs and lights, drainage, Township vehicles, and twelve Township buildings. In addition to these duties, the department is responsible for the mowing of over 300 acres of open space and parks.

## **FINANCING**

Potential open space opportunities will be brought to the Board of Supervisors for consideration. At the direction of the Board, existing staff and commissions will assist in providing additional evaluation for conformance to the Open Space Plan and the identification of funding sources and grant opportunities.

The prioritizing and funding of which opportunities to pursue will be a part of the Supervisors financial planning process. In 2008 a referendum was passed which permits the Supervisors to levy an additional earned income tax of 0.1% for the funding of open space. In addition to potential use of funds from the referendum, there are numerous other sources of funds that will be utilized to finance the selected open space opportunities. These sources include but are not limited to County, State, and Federal grants, private sector grants, developer fees, and private land owners' voluntary cooperation. The appropriate source will be determined based upon the opportunity being pursued.

With the acquisition and development of new facilities, expenditures for staffing and facility maintenance will increase, and the township should budget accordingly. New programs at township parks will also require additional staffing and expenditures. The Park and Recreation Board should analyze the costs related to the staffing and maintenance of any planned or proposed park and recreation facility that may be reasonably acquired or developed within the budget year.



## Action Plan

Newtown Township has taken an active role in recent years towards assuring that the present and future residents of the Township will have adequate areas set aside for open space and recreational purposes. The awareness by the governing body of the need for timely action in the face of rapid developmental pressures has guaranteed that Newtown will be able to retain its character and quality of life into the foreseeable future.

The policy of review and/or purchase of important parcels and properties before development plans have been pursued, allows the Township to be pro-active in regard to open space. Many of the issues and goals as outlined in this Open Space Plan have been in use by the Township for many years.

The Newtown Area Joint Municipal Comprehensive Plan, which originated in 1983 and was in the process of being updated at the time this plan was completed, has anticipated the types and pressures of development that was to take place within the jointure and more specifically within Newtown Township. The use of cluster development options, the Natural Resource Protection Standards, and other policies established early in the growth process has become a guide that has allowed for sensitive development in an area that was under enormous pressure.

As Newtown Township continues to accept its share of regional growth, these policies combined with foresight by local officials have allowed for informed decision making.

The Township Public Works Department works in close relationship to the Parks and Recreation Department in the proper maintenance of existing public properties. These arrangements work well and as the Township's open space lands expand plans have already been formulated for the future maintenance of recently acquired parcels.

The goals outlined at the beginning of this Open Space Plan will be viewed from an implementation standpoint. Each objective will be followed by possible courses of action that could be employed to achieve the stated goals.

The short term action plan for implementation will be:

- Board of Supervisors collect any opportunities for consideration;
- Develop necessary input to confirm project viability;
- Develop an implementation and sustainability plan;
- Apply for funding grants and proceed with implementation.

The long term action plan will include:

- Annual Board of Supervisors review of Open Space activities and develop goals for open space during the upcoming year.



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# APPENDICES

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Inventory of Protected Resources						Appendix A
DESCRIPTION	PARCEL - 29	OWNER	ACREAGE	Degree of Public Access	Description of Uses	Description and Condition of Recreation Facilities
Protected Lands						
State-Owned Lands						
STATE PARK	002-001	COMMONWEALTH OF PENNA	519.1	Open to Public (during park hours)	Active/Passive Recreation	See Above.
STATE PARK	003-002	TYLER PARK (UNDER 29 002 001)		Open to Public (during park hours)	Active/Passive Recreation	Hiking/Walking Trails, Biking, Horseback Riding, Picnic Areas, Fishing, Boating, Disc Golf, Nature Areas, Cross-country Skiing, Sledding, Ice Fishing, Ice Skating, Youth Hostel, Athletic Fields, Playgrounds and Restrooms.
STATE PARK	003-008	TYLER PARK (UNDER 29 002 001)		Open to Public (during park hours)	Active/Passive Recreation	See Above.
		Subtotal =	519.1			
County-Owned/Leased Lands						
COUNTY GOVT VACANT ACT 319 AGRIC USE	003-043	BUCKS COUNTY	111.1	Access Prohibited	Open Space/Active Farm	N/A
CORE CREEK PARK	010-073-002	BUCKS COUNTY	11.04	Open to Public (during park hours)	Active/Passive Recreation	Playgrounds, picnic areas, hiking/walking trails, athletic fields, tennis courts, horseback riding trails, boating/boat rental, fishing, ice skating, nature areas, and restrooms.
CORE CREEK PARK	010-084.001	BUCKS COUNTY	6.0129	Open to Public (during park hours)	Active/Passive Recreation	See Above.
CORE CREEK PARK	017-001	BUCKS COUNTY	1.0559	Open to Public (during park hours)	Active/Passive Recreation	See Above.
		Subtotal =	129.2088			
Township-Owned Lands						
NEWTOWN SHOPPING CENTER PARK	003-012-001	NEWTOWN TOWNSHIP	3.5199	Open to Public (during park hours)	Active Recreation	Athletic Fields and Future Skatepark
HELEN RANDLE PARK	003-013	NEWTOWN TOWNSHIP	30.88	Open to Public (during park hours)	Active Recreation	Athletic fields, basketball courts, batting cage, exercise stations, hiking/walking trails, pavillion/gazebo, picnic areas, playground, programs/activities, and restrooms.
MUNICIPAL BUILDING COMPLEX	003-018-002	NEWTOWN TOWNSHIP	23.3595	Open to Public (during office hours)	Administrative/Public Works	N/A
NEWTOWN TOWNSHIP NATURE PRESERVE	003-021	NEWTOWN TOWNSHIP	50.632	Open to Public (during park hours)	Passive Recreation	Hiking/Walking Trails and Picnic Areas
WOLL TRACT	003-025-002	NEWTOWN TOWNSHIP	37.2216	?	Passive Recreation	Future facilities to include athletic fields, baseketball courts, hiking/walking trails, inline roller hockey, pavilion/gazebo, picnic areas, playground, programs/activities, restrooms, and sand volleyball courts.
WRIGHTS ROAD TRACT	003-031	NEWTOWN TOWNSHIP	23.7852	?	Open Space	N/A
HIDDEN LAKE	003-048	NEWTOWN TOWNSHIP	42.0509	?	Open Space	Pond/Lake
COUNTY GOV PARK	006-127	NEWTOWN TOWNSHIP	0.9799	?	Open Space	N/A
WIGGINS TRACT	007-020-001	NEWTOWN TOWNSHIP	25.8	?	Passive Recreation	Future facilities to include athletic fields, baseketball courts, hiking/walking trails, inline roller hockey, pavilion/gazebo, playground, programs/activities, restrooms, and sand volleyball courts.
CHANDLER FIELDS	010-009	NEWTOWN TOWNSHIP	11.377	Open to Public (during park hours)	Active Recreation	Athletic fields, batting cage, hiking/walking trails, programs/activities, and restrooms.
CARL SEDIA PARK	010-009-001	NEWTOWN TOWNSHIP	3.7159	Open to Public (during park hours)	Passive Recreation	Exercise stations, hiking/walking trails, pavilion/gazebo, picnic areas, restrooms, and connection to Newton Trail #1.
ROBERTS RIDGE PARK	010-055-002	NEWTOWN TOWNSHIP	22.82	Open to Public (during park hours)	Passive Recreation	Hiking/walking trails, nature areas, picnic areas, and playground. Future facilities include pavilion/gazebo, programs/activities, and restrooms.
PICKERING CHASE OPEN SPACE	010-059	NEWTOWN TOWNSHIP	17.2494	?	Open Space	N/A
SILVER LAKE PARK	010-075-003	NEWTOWN TOWNSHIP	18	Open to Public (during park hours)	Passive Recreation	Nature areas, pond/lake, tree grove, and connection to Newtown Trail #1. Future facilties include hiking/walking trails and picnic areas.
LOCAL GOVT VACANT/MISC	015-013	NEWTOWN TOWNSHIP	0.0799	?	?	?
LOCAL GOVT VACANT/MISC	016-011-030	NEWTOWN TOWNSHIP	1.8699	?	?	?
MERION DRIVE OPEN SPACE	023-001	NEWTOWN TOWNSHIP	8.4899	?	Open Space	N/A
RES.D. OPEN SPACE	049-058	NEWTOWN TOWNSHIP	10.028	Private Home Owners Association	?	?
		Subtotal =	331.859			
PRIVATE LAND TRUST EASEMENT						

Inventory of Protected Resources						Appendix A
DESCRIPTION	PARCEL - 29	OWNER	ACREAGE	Degree of Public Access	Description of Uses	Description and Condition of Recreation Facilities
SF HOME PRESERVED/RESIDENCE WITH LAND ACT 319	007-002	HOLT	33.815	Access Prohibited	?	N/A
		Subtotal =	33.815			
Other Lands						
Homeowners Association Lands						
HOA	29-002-007	NEWTOWN CROSSING INC.	6.2022	Private Homeowners Association	Open Space	N/A
HOA	29-003-032-002	NEWTOWN GRANT HOMEOWNERS	45.659	Private Homeowners Association	Open Space	N/A
HOA	29-004-001	TYLER WALK ASSN.	46.5745	Private Homeowners Association	Open Space	N/A
HOA	29-004-195	TYLER WALK HOMEOWNERS ASSN	2.022	Private Homeowners Association	Open Space	N/A
HOA	29-004-196	TYLER WALK HOMEOWNERS ASSN	4.202	Private Homeowners Association	Open Space	N/A
HOA	29-004-226	DURHAM LEA HOMEOWNERS ASSN	0.221	Private Homeowners Association	Open Space	N/A
HOA	29-004-273	OVERLOOK AT NEWTOWN COM ASSN	3.430	Private Homeowners Association	Open Space	N/A
HOA	29-006-203	CLIVEDEN HOMEOWNERS	6.3181	Private Homeowners Association	Open Space	N/A
HOA	29-006-237	OVERLOOK AT NEWTOWN COM ASSN	7.9	Private Homeowners Association	Open Space	N/A
HOA	29-009-001	NETOWN CROSSING COMM. ASSN	85.35	Private Homeowners Association	Open Space	N/A
HOA	29-009-001-001	NEWTOWN CROSSING COM	7.502	Private Homeowners Association	Open Space	N/A
HOA	29-009-003-001	WYNMERE HUNT ASSN.	9.999	Private Homeowners Association	Open Space	N/A
HOA	29-009-007	WYNMERE HUNT ASSOC.	9.11	Private Homeowners Association	Open Space	N/A
HOA	29-010-012	CLIVEDEN HOMEOWNERS ASSN	6.192	Private Homeowners Association	Open Space	N/A
HOA	29-010-047-004	RIDINGS NEWTOWNCOMMUNITY SERVI	23.7518	Private Homeowners Association	Open Space	N/A
HOA	29-010-059-016	PICKERING CHASE COM ASSN INC	4.342	Private Homeowners Association	Open Space	N/A
HOA	29-011-111	NEWTOWN CROSSING COMMUNITY ASS N	0.490	Private Homeowners Association	Open Space	N/A
HOA	29-011-179	NEWTOWN PLACE COM ASSN	3.730	Private Homeowners Association	Open Space	N/A
HOA	29-011-237	NEWTOWN PLACE COM ASSN	0.390	Private Homeowners Association	Open Space	N/A
HOA	29-011-238	NEWTOWN PLACE COMM.	6.4699	Private Homeowners Association	Open Space	N/A
HOA	29-011-239	NEWTOWN PLACE COMM. ASSN.	13.68	Private Homeowners Association	Open Space	N/A
HOA	29-011-241	NEWTOWN PLACE COM ASSN	0.860	Private Homeowners Association	Open Space	N/A
HOA	29-013-110	COUNTRY BEND OWNERS ASSN	31.440	Private Homeowners Association	Open Space	N/A
HOA	29-013-170	COUNTRY BEND OWNERS ASSN	1.593	Private Homeowners Association	Open Space	N/A
HOA	29-016-002-001	BROOKSHIRE ESTATES L P	13.650	Private Homeowners Association	Open Space	N/A
HOA	29-016-002-022	BROOKSHIRE ESTATES LP	1.610	Private Homeowners Association	Open Space	N/A
HOA	29-016-025	THE RESERVE AT NEWTOWN	17.320	Private Homeowners Association	Open Space	N/A
HOA	29-018-019	NEWTOWN GRANT S F 1 HOMEOWNERS ASSN	2.584	Private Homeowners Association	Open Space	N/A
HOA	29-018-061	NEWTOWN GRANT PHASE 2-SF HOME	7.976	Private Homeowners Association	Open Space	N/A
HOA	29-018-062	NEWTOWN GRANT PHASE 2-SF HOME	0.978	Private Homeowners Association	Open Space	N/A
HOA	29-019-008	EAGLE GLEN COM ASSN	2.500	Private Homeowners Association	Open Space	N/A
HOA	29-019-053	EAGLE GLEN COM ASSN	1.160	Private Homeowners Association	Open Space	N/A
HOA	29-019-093	NEWTOWN GRANT PHASE SF4A HOMEOWNERS	1.520	Private Homeowners Association	Open Space	N/A
HOA	29-019-151	NEWTOWN GRANT PHASE SF3A HOMEOWNERS	1.360	Private Homeowners Association	Open Space	N/A
HOA	29-019-156	NEWTOWN GRANT HOMEOWNERS ASSN	2.000	Private Homeowners Association	Open Space	N/A
HOA	29-019-213	FAWN HOLLOW INC	2.506	Private Homeowners Association	Open Space	N/A
HOA	29-019-216	FAWN HOLLOW INC	1.795	Private Homeowners Association	Open Space	N/A
HOA	29-019-300	FPA CORP	1.119	Private Homeowners Association	Open Space	N/A
HOA	29-019-301	FAWN HOLLOW INC	1.408	Private Homeowners Association	Open Space	N/A
HOA	29-019-302	FAWN HOLLOW INC	1.312	Private Homeowners Association	Open Space	N/A
HOA	29-019-303	FAWN HOLLOW INC	0.430	Private Homeowners Association	Open Space	N/A
HOA	29-019-304	EAGLE GLEN COM ASSN	0.280	Private Homeowners Association	Open Space	N/A
HOA	29-020-036	ORLEANS CORP.	19.411	Private Homeowners Association	Open Space	N/A
HOA	29-020-036	ORLEANS CORP.	19.4118	Private Homeowners Association	Open Space	N/A

Inventory of Protected Resources

Appendix A

DESCRIPTION	PARCEL - 29	OWNER	ACREAGE	Degree of Public Access	Description of Uses	Description and Condition of Recreation Facilities
HOA	29-020-061	LINTON HILL CHASE COMM. ASSN.	20.34	Private Homeowners Association	Open Space	N/A
HOA	29-022-048	NEWTOWN ESTATES ASSN	7.016	Private Homeowners Association	Open Space	N/A
HOA	29-022-048	NEWTOWN ESTATES ASSN	7.0166	Private Homeowners Association	Open Space	N/A
HOA	29-022-107	BROOKSIDE COMMUNITY ASSN	1.213	Private Homeowners Association	Open Space	N/A
HOA	29-022-108	NEWTOWN ESTATES HOMEOWNERS ASN	30.23	Private Homeowners Association	Open Space	N/A
HOA	29-023-148	CLIVEDEN HOMEOWNERS ASSOC.	22.8936	Private Homeowners Association	Open Space	N/A
HOA	29-023-210	LAKE VIEW ESTATES COM ASSN	5.567	Private Homeowners Association	Open Space	N/A
HOA	29-023-211	LAKEVIEW ESTATES HOMEOWNERS AS	19.564	Private Homeowners Association	Open Space	N/A
HOA	29-023-212	LAKEVIEW ESTATES HOMEOWNERS AS	18.008	Private Homeowners Association	Open Space	N/A
HOA	29-023-213	LAKE VIEW ESTATES COM ASSN	10.067	Private Homeowners Association	Open Space	N/A
HOA	29-024-012	NEWTOWN CROSSING COMMUNITY ASS N	0.670	Private Homeowners Association	Open Space	N/A
HOA	29-024-051	NEWTOWN CROSSING COMMUNITY ASS N	1.540	Private Homeowners Association	Open Space	N/A
HOA	29-024-053	NEWTOWN CROSSING TOWNHOME ASSO C	2.760	Private Homeowners Association	Open Space	N/A
HOA	29-024-147	NEWTOWN CROSSING TOWNHOME ASSO C	0.952	Private Homeowners Association	Open Space	N/A
HOA	29-024-148	NEWTOWN CROSSING TOWNHOME ASSO C	1.974	Private Homeowners Association	Open Space	N/A
HOA	29-024-235	NEWTOWN CROSSING COM ASSN	1.110	Private Homeowners Association	Open Space	N/A
HOA	29-024-236	NEWTOWN CROSSING COM ASSN	0.148	Private Homeowners Association	Open Space	N/A
HOA	29-024-237	NEWTOWN CROSSING COM ASSN	0.677	Private Homeowners Association	Open Space	N/A
HOA	29-024-238	NEWTOWN CROSSING COM ASSN	0.474	Private Homeowners Association	Open Space	N/A
HOA	29-024-239	NEWTOWN CROSSING COM ASSN	3.078	Private Homeowners Association	Open Space	N/A
HOA	29-024-240	NEWTOWN CROSSING COM ASSN	1.330	Private Homeowners Association	Open Space	N/A
HOA	29-024-241	NEWTOWN CROSSING COM ASSN	0.417	Private Homeowners Association	Open Space	N/A
HOA	29-024-242	NEWTOWN CROSSING COM ASSN	0.284	Private Homeowners Association	Open Space	N/A
HOA	29-024-259	NEWTOWN CROSSING INC.	6.251	Private Homeowners Association	Open Space	N/A
HOA	29-024-260	NEWTOWN CROSSING INC.	5.320	Private Homeowners Association	Open Space	N/A
HOA	29-024-261	NEWTOWN CROSSING INC.	7.3019	Private Homeowners Association	Open Space	N/A
HOA	29-025-052	NEWTOWN CROSSING COM ASSN	3.420	Private Homeowners Association	Open Space	N/A
HOA	29-025-053	NEWTOWN CROSSING TOWNHOME ASSO C	0.638	Private Homeowners Association	Open Space	N/A
HOA	29-025-100	NEWTOWN CROSSING TOWNHOME ASSO C	0.076	Private Homeowners Association	Open Space	N/A
HOA	29-025-101	NEWTOWN CROSSING TOWNHOME ASSO C	0.072	Private Homeowners Association	Open Space	N/A
HOA	29-025-102	NEWTOWN CROSSING TOWNHOME ASSO C	0.317	Private Homeowners Association	Open Space	N/A
HOA	29-025-103	NEWTOWN CROSSING TOWNHOME ASSO C	0.072	Private Homeowners Association	Open Space	N/A
HOA	29-025-104	NEWTOWN CROSSING TOWNHOME ASSO C	0.522	Private Homeowners Association	Open Space	N/A
HOA	29-025-195	NEWTOWN CROSSING TOWNHOME ASSO C	1.348	Private Homeowners Association	Open Space	N/A
HOA	29-025-196	NEWTOWN CROSSING TOWNHOME ASSO C	0.890	Private Homeowners Association	Open Space	N/A
HOA	29-025-196-001	NEWTOWN CROSSING TOWNHOME ASSO C	1.010	Private Homeowners Association	Open Space	N/A
HOA	29-025-250	NEWTOWN CROSSING COM ASSN	1.820	Private Homeowners Association	Open Space	N/A
HOA	29-025-251	NEWTOWN CROSSING COM ASSN	3.150	Private Homeowners Association	Open Space	N/A
HOA	29-025-316	NEWTOWN CROSSING COM ASSN	0.180	Private Homeowners Association	Open Space	N/A
HOA	29-025-317	NEWTOWN CROSSING COM ASSN	0.150	Private Homeowners Association	Open Space	N/A
HOA	29-025-318	NEWTOWN CROSSING COM ASSN	0.090	Private Homeowners Association	Open Space	N/A
HOA	29-025-319	NEWTOWN CROSSING COM ASSN	0.050	Private Homeowners Association	Open Space	N/A
HOA	29-025-320	NEWTOWN CROSSING COM ASSN	0.060	Private Homeowners Association	Open Space	N/A
HOA	29-025-321	NEWTOWN CROSSING COM ASSN	1.200	Private Homeowners Association	Open Space	N/A
HOA	29-025-322	NEWTOWN CROSSING COM ASSN	0.420	Private Homeowners Association	Open Space	N/A
HOA	29-025-323	NEWTOWN CROSSING COM ASSN	0.330	Private Homeowners Association	Open Space	N/A
HOA	29-025-326	NEWTOWN CROSSING COM ASSN	0.490	Private Homeowners Association	Open Space	N/A
HOA	29-025-327	EAGLE RIDGE COM ASSN	7.95	Private Homeowners Association	Open Space	N/A
HOA	29-025-328	EAGLE RIDGE COM ASSN	6.7565	Private Homeowners Association	Open Space	N/A
HOA	29-025-329	EAGLE RIDGE COM ASSN	6.8459	Private Homeowners Association	Open Space	N/A
HOA	29-025-330	NEWTOWN CROSSING COM ASSN	0.514	Private Homeowners Association	Open Space	N/A
HOA	29-026-161	HEADLEY TRACE COMM. ASSN.	22.43	Private Homeowners Association	Open Space	N/A

Inventory of Protected Resources

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DESCRIPTION	PARCEL - 29	OWNER	ACREAGE	Degree of Public Access	Description of Uses	Description and Condition of Recreation Facilities
HOA	29-027-056	COLONIAL COMMONS HOME OWNERS	0.259	Private Homeowners Association	Open Space	N/A
HOA	29-027-057	COLONIAL COMMONS HOME OWNERS	0.522	Private Homeowners Association	Open Space	N/A
HOA	29-027-058	COLONIAL COMMONS HOME OWNERS	9.2433	Private Homeowners Association	Open Space	N/A
HOA	29-027-059	COLONIAL COMMONS HOME OWNERS	3.000	Private Homeowners Association	Open Space	N/A
HOA	29-028-293	RAINTREE COMMUNITY ASSN	9.1758	Private Homeowners Association	Open Space	N/A
HOA	29-028-294	RAINTREE COMM. ASSN. (RIDING.)	11.5056	Private Homeowners Association	Open Space	N/A
HOA	29-028-295	RAINTREE COMMUNITY ASSN	2.772	Private Homeowners Association	Active Recreation	Swimming pool and tennis courts.
HOA	29-028-318	COUNTRY BEND OWNERS ASSN	1.850	Private Homeowners Association	Open Space	N/A
HOA	29-028-319	COUNTRY BEND OWNERS ASSN.	15.6166	Private Homeowners Association	Open Space	N/A
HOA	29-029-013	RIDINGS NEWTOWN COM SERV ASSN	0.421	Private Homeowners Association	Open Space	N/A
HOA	29-029-061-001	SAXONY FARMS HOMEOWNERS ASSN	25.53	Private Homeowners Association	Open Space	N/A
HOA	29-029-062	SAXONY FARMS HOMEOWNERS ASSOC	0.389	Private Homeowners Association	Open Space	N/A
HOA	29-029-178	KIRKWOOD OWNERS ASSN	2.240	Private Homeowners Association	Open Space	N/A
HOA	29-029-179	NEWTOWN GRANOR II CORP & ETAL	0.210	Private Homeowners Association	Open Space	N/A
HOA	29-029-241	HILL HAVEN HOMEOWNERS ASSN	2.400	Private Homeowners Association	Open Space	N/A
HOA	29-029-242	HILL HAVEN HOMEOWNERS ASSN.	13.76	Private Homeowners Association	Open Space	N/A
HOA	29-029-267	NEW HAVEN HOMEOWNERS ASSN	4.9485	Private Homeowners Association	Open Space	N/A
HOA	29-029-269	NEW HAVEN HOMEOWNERS ASSN	7.0235	Private Homeowners Association	Open Space	N/A
HOA	29-029-270	NEW HAVEN HOMEOWNERS ASSN	1.599	Private Homeowners Association	Open Space	N/A
HOA	29-031-021	BROOKSIDE COMMUNITY ASSN	5.7	Private Homeowners Association	Open Space	N/A
HOA	29-031-073	CROWN POINTE AT BROOKSIDE COM	1.810	Private Homeowners Association	Open Space/Active Recreation	Swimming pool and tennis courts.
HOA	29-031-074	CROWN POINTE AT BROOKSIDE COM	3.390	Private Homeowners Association	Open Space	N/A
HOA	29-031-075	CROWN POINTE AT BROOKSIDE COM	19.46	Private Homeowners Association	Open Space	N/A
HOA	29-032-142	TYLER WALK HOMEOWNERS ASSN	6.2958	Private Homeowners Association	Open Space	N/A
HOA	29-032-163	WALNUT RIDGE HOMEOWNERS ASSN	9.2063	Private Homeowners Association	Open Space	N/A
HOA	29-033-073	FERGUSON & FLYNN ENT INC	0.872	Private Homeowners Association	Open Space	N/A
HOA	29-033-074	SAXONY FARMS HOMEOWNERS ASSN	10.080	Private Homeowners Association	Open Space	N/A
HOA	29-033-126	NEW HAVEN HOMEOWNERS ASSN	7.046	Private Homeowners Association	Open Space	N/A
HOA	29-034-024	NOB HILL HOMEOWNERS ASSOC INC	9.9624	Private Homeowners Association	Open Space	N/A
HOA	29-034-043	NOB HILL HOMEOWNERS ASSOC INC	6.7893	Private Homeowners Association	Open Space	N/A
HOA	29-034-044	NOB HILL HOMEOWNERS ASSOC INC	4.350	Private Homeowners Association	Open Space	N/A
HOA	29-035-032	NEWTOWN CROSSING COM ASSN	6.666	Private Homeowners Association	Open Space	N/A
HOA	29-035-042	NEWTOWN CROSSING COM ASSN	0.370	Private Homeowners Association	Open Space	N/A
HOA	29-035-043	NEWTOWN CROSSING COM ASSN	0.160	Private Homeowners Association	Open Space	N/A
HOA	29-035-044	NEWTOWN CROSSING COM ASSN	0.060	Private Homeowners Association	Open Space	N/A
HOA	29-037-010	DEVONSHIRE MEADOWS HOMEOWNERS	17.8027	Private Homeowners Association	Open Space	N/A
HOA	29-037-051	BEAZER HOMES CORP	22.370	Private Homeowners Association	Open Space	N/A
HOA	29-037-052	BEAZER HOMES CORP	1.090	Private Homeowners Association	Open Space	N/A
HOA	29-037-053	BEAZER HOMES CORP	3.110	Private Homeowners Association	Open Space	N/A
HOA	29-038-121	DEVONSHIRE MEADOWS HOMEOWNERS	0.984	Private Homeowners Association	Open Space	N/A
HOA	29-038-122	DEVONSHIRE MEADOWS HOMEOWNERS	10.9045	Private Homeowners Association	Open Space	N/A
HOA	29-039-025	DURHAM LEA HOMEOWNERS ASSN	39.9102	Private Homeowners Association	Open Space	N/A
HOA	29-040-099	NEWTOWN GRANT T H 1 HOMEOWNERS ASSN	1.187	Private Homeowners Association	Open Space	N/A
HOA	29-040-100	NEWTOWN GRANT T H 1 HOMEOWNERS ASSN	2.182	Private Homeowners Association	Open Space	N/A
HOA	29-040-180	NEWTOWN GRANT T H 1 HOMEOWNERS ASSN	4.268	Private Homeowners Association	Open Space	N/A
HOA	29-040-181	NEWTOWN GRANT T H 1 HOMEOWNERS ASSN	2.185	Private Homeowners Association	Open Space	N/A
HOA	29-040-182	FPA CORP (NEWTOWN GRANT)	26.46	Private Homeowners Association	Open Space	N/A
HOA	29-040-197	NEWTOWN GRANT PHASE TH2B HOMEOWNERS	2.200	Private Homeowners Association	Open Space	N/A
HOA	29-040-210	NEWTOWN GRANT PHASE TH2A HOMEOWNERS	0.790	Private Homeowners Association	Open Space	N/A
HOA	29-041-071	NEWTOWN GRANT S F 1 HOMEOWNERS ASSN	3.307	Private Homeowners Association	Open Space	N/A
HOA	29-041-100	NEWTOWN GRANT PHASE TH3B	3.610	Private Homeowners Association	Open Space	N/A
HOA	29-041-187	NEWTOWN GRANT PHASE TH5 HOMEOWNERS	0.633	Private Homeowners Association	Open Space	N/A

Inventory of Protected Resources						Appendix A
DESCRIPTION	PARCEL - 29	OWNER	ACREAGE	Degree of Public Access	Description of Uses	Description and Condition of Recreation Facilities
HOA	29-041-188	NEWTOWN GRANT PH TH5	15.294	Private Homeowners Association	Open Space	N/A
HOA	29-042-044	FERGUSON & FLYNN ENT INC	2.990	Private Homeowners Association	Open Space	N/A
HOA	29-042-045	FERGUSON/FLYNN(WOODS SAX.)	29.097	Private Homeowners Association	Open Space	N/A
HOA	29-042-046	FERGUSON & FLYNN ENT INC	0.926	Private Homeowners Association	Open Space	N/A
HOA	29-042-047	NEWHAVEN HOMEOWNERS ASSN.	17.1329	Private Homeowners Association	Open Space	N/A
HOA	29-043-031	NEWTOWN GRANT PHASE TH2B	3.230	Private Homeowners Association	Open Space	N/A
HOA	29-043-092	NEWTOWN GRANT PHASE SF4A HOMEOWNERS	0.500	Private Homeowners Association	Open Space	N/A
HOA	29-043-213	NEWTOWN GRANT PHASE TH3B HOMEOWNERS	1.760	Private Homeowners Association	Open Space	N/A
HOA	29-043-214	NEWTOWN GRANT PHASE TH3B HOMEOWNERS	0.590	Private Homeowners Association	Open Space	N/A
HOA	29-043-215	NEWTOWN GRANT PHASE TH3B HOMEOWNERS	0.060	Private Homeowners Association	Open Space	N/A
HOA	29-043-309	NEWTOWN GRANT PHASE TH3A HOMEOWNERS	3.148	Private Homeowners Association	Open Space	N/A
HOA	29-043-423	FPA CORP	2.386	Private Homeowners Association	Open Space	N/A
HOA	29-043-565	NEWTOWN GRANT (TH 4) HOMEOWNER S AS	0.479	Private Homeowners Association	Open Space	N/A
HOA	29-043-602	EAGLETON FARMS ASSN	1.237	Private Homeowners Association	Open Space	N/A
HOA	29-043-603	EAGLETON FARMS ASSN	1.470	Private Homeowners Association	Open Space	N/A
HOA	29-043-604	EAGLETON FARMS ASSN	0.227	Private Homeowners Association	Open Space	N/A
HOA	29-044-027	NEWTOWN GRANT PHASE TH2B HOMEOWNERS	1.570	Private Homeowners Association	Open Space	N/A
HOA	29-044-148	NEWTOWN GRANT PHASE TH2A HOMEOWNERS	0.270	Private Homeowners Association	Open Space	N/A
HOA	29-044-149	NEWTOWN GRANT PHASE TH2A HOMEOWNERS	0.120	Private Homeowners Association	Open Space	N/A
HOA	29-044-150	NEWTOWN GRANT PHASE TH2A HOMEOWNERS	0.230	Private Homeowners Association	Open Space	N/A
HOA	29-044-151	NEWTOWN GRANT PHASE TH2A HOMEOWNERS	0.500	Private Homeowners Association	Open Space	N/A
HOA	29-044-152	NEWTOWN GRANT PHASE TH2A HOMEOWNERS	4.660	Private Homeowners Association	Open Space	N/A
HOA	29-044-198	EAGLETON FARMS ASSN.	24.674	Private Homeowners Association	Open Space	N/A
HOA	29-044-199	EAGLETON FARMS ASSN	0.722	Private Homeowners Association	Open Space	N/A
HOA	29-044-306	ROSEFIELD COMM. ASSN.	6.118	Private Homeowners Association	Open Space	N/A
HOA	29-044-307	ROSEFIELD COM ASSN INC	0.678	Private Homeowners Association	Open Space	N/A
HOA	29-044-308	ROSEFIELD COM ASSN INC	0.996	Private Homeowners Association	Open Space	N/A
HOA	29-044-309	ROSEFIELD COM ASSN INC	0.118	Private Homeowners Association	Open Space	N/A
HOA	29-044-310	ROSEFIELD COM ASSN INC	0.059	Private Homeowners Association	Open Space	N/A
HOA	29-045-065	KIRKWOOD OWNERS ASSN.	36.5	Private Homeowners Association	Open Space	N/A
HOA	29-045-098	KIRKWOOD OWNERS ASSN	0.400	Private Homeowners Association	Open Space	N/A
HOA	29-045-099	KIRKWOOD OWNERS ASSN	5.21	Private Homeowners Association	Open Space	N/A
HOA	29-045-199	WILTSHIRE WALK COMMUNITY ASSN	7.0168	Private Homeowners Association	Open Space	N/A
HOA	29-045-200	ORLEANS CORP	5.9442	Private Homeowners Association	Open Space	N/A
HOA	29-045-202	WILTSHIRE WALK COM ASSN INC	0.560	Private Homeowners Association	Open Space	N/A
HOA	29-046-110	NEWTOWN GATE HOMEOWNERS ASSN	6.876	Private Homeowners Association	Open Space	N/A
HOA	29-047-184	NEWTOWN GATE HOMEOWNERS ASSN	36.52	Private Homeowners Association	Open Space	N/A
HOA	29-047-185	NEWTOWN GATE HOMEOWNERS ASSN	5.000	Private Homeowners Association	Open Space	N/A
HOA	29-048-023	FPA CORP	0.978	Private Homeowners Association	Open Space	N/A
HOA	29-048-044	ORLEANS CORP	0.972	Private Homeowners Association	Open Space	N/A
HOA	29-048-045	ORLEANS CORP	4.146	Private Homeowners Association	Open Space	N/A
HOA	29-049-046	PHEASANT POINTE ASSOC L P	17.504	Private Homeowners Association	Open Space	N/A
HOA	29-049-047	PHEASANT POINTE ASSOC L P	1.580	Private Homeowners Association	Open Space	N/A
HOA	29-049-049	PHEASANT POINTE ASSOC L P	0.171	Private Homeowners Association	Open Space	N/A
HOA	29-049-050	PHEASANT POINTE ASSOC L P	0.211	Private Homeowners Association	Open Space	N/A
HOA	29-049-051	PHEASANT POINTE ASSOC L P	0.188	Private Homeowners Association	Open Space	N/A
HOA	29-050-026	NEW HAVEN HOMEOWNERS ASSN	1.218	Private Homeowners Association	Open Space	N/A
HOA	29-051-051	WILTSHIRE WALK COM ASSN INC	0.770	Private Homeowners Association	Open Space	N/A
HOA	29-051-052	WILTSHIRE WALK COM ASSN INC	5.600	Private Homeowners Association	Open Space	N/A
HOA	29-013-110	COUNTRY BEND OWNERS ASSN	31.4447	Private Homeowners Association	Open Space	N/A
Subtotal =			1302.4909			
SCHOOL PROPERTY						

Inventory of Protected Resources						Appendix A
DESCRIPTION	PARCEL - 29	OWNER	ACREAGE	Degree of Public Access	Description of Uses	Description and Condition of Recreation Facilities
NEWTOWN MIDDLE SCHOOL	003-001	COUNCIL ROCK SCHOOL DISTRICT	32.5	Some Public Access (after school hours)	Education	Athletic fields, and basketball, tennis, and volleyball courts.
BUCKS COUNTYCOMMUNITY COLLEGE	003-003	BUCKS COUNTY COMMUNITY COLLEGE	199.756	Some Public Access (after school hours)	Education	Athletic fields, swimming pool, fitness center, and basketball, tennis, and volleyball courts.
COUNCIL ROCK HIGH SCHOOL NORTH	003-011-002	COUNCIL ROCK SCHOOL DISTRICT	61.8	Some Public Access (after school hours)	Education	Athletic fields, track and field facilities, swimming pool, and basketball, tennis, and volleyball courts.
NEWTOWN ELEMENTARY	003-025	COUNCIL ROCK SCHOOL DISTRICT	37.0135	Some Public Access (after school hours)	Education	Playground.
SAINT ANDREW SCHOOL	003-026	SAINT ANDREWS	24.095	Private	Education	Athletic fields and playground.
MELSKY/TOLL EQUITABLE OWNER	007-004	COUNCIL ROCK SCHOOL DISTRICT	65.68	Access Prohibited	Open Space	N/A
LASALLE UNIVERSITY - BUCKS COUNTY CENTER	010-043-001	LASALLE UNIVERSITY	6.502	Private	Education	N/A
GOODNOE ELEMENTARY SCHOOL	010-045-001	COUNCIL ROCK SCHOOL DISTRICT	17.13	Some Public Access (after school hours)	Education	Athletic fields, basketball court, and playground.
HOLY FAMILY COLLEGE - NEWTOWN CENTER	010-075-001	HOLY FAMILY UNIVERSITY	79	Private	Education	N/A
		Subtotal =	523.4765			
Utility-Owned Property						
UTILITY OWNED PARCEL	001-002-001	PECO	5.17	Private (None)	Utility (Open Space)	N/A
UTILITY OWNED PARCEL	003-020-001	PECO	1.5	Private (None)	Utility (Open Space)	N/A
UTILITY OWNED PARCEL	003-022-001	PECO *	8.64	Private (None)	Utility (Open Space)	N/A
SEWER AUTHORITY	009-005-001	NEWTOWN JOINT MUNC. A	9.1	Private (None)	Utility (Open Space)	N/A
UTILITY OWNED PARCEL	010-013-001	PECO	4.5	Private (None)	Utility (Open Space)	N/A
UTILITY OWNED PARCEL	010-047-001	PECO *	2.48	Private (None)	Utility (Open Space)	N/A
PUBLIC UTILITY	010-057	NEWTOWN ARTESIAN WTR	7.28	Private (None)	Utility (Open Space)	N/A
UTILITY OWNED PARCEL	010-068-001	PECO	14.5099	Private (None)	Utility (Open Space)	N/A
UTILITY OWNED PARCEL	010-084-001	PECO	6.013	Private (None)	Utility (Open Space)	N/A
UTILITY OWNED PARCEL	003-014-001	PECO	10.6899	Private (None)	Utility (Open Space)	N/A
UTILITY OWNED PARCEL	003-027-001	PECO	2.75	Private (None)	Utility (Open Space)	N/A
UTILITY OWNED PARCEL	003-028-001	PECO	3.5699	Private (None)	Utility (Open Space)	N/A
UTILITY OWNED PARCEL	003-038-001	PECO	4.5299	Private (None)	Utility (Open Space)	N/A
UTILITY OWNED PARCEL	003-050-001	PECO	3.8	Private (None)	Utility (Open Space)	N/A
UTILITY OWNED PARCEL	004-033-001	PECO	0.6599	Private (None)	Utility (Open Space)	N/A
UTILITY OWNED PARCEL	004-034	PECO	1.2899	Private (None)	Utility (Open Space)	N/A
UTILITY OWNED PARCEL	006-005	SUN PIPE LINE CO	1.8899	Private (None)	Utility (Open Space)	N/A
UTILITY OWNED PARCEL	010-013-003	BELL ATLANTIC PA	4	Private (None)	Utility (Open Space)	N/A
UTILITY OWNED PARCEL	010-016	SEPTA	3.6699	Private (None)	Utility (Open Space)	N/A
UTILITY OWNED PARCEL	010-042-008	PECO	2.4	Private (None)	Utility (Open Space)	N/A
UTILITY OWNED PARCEL	010-052-001	PECO	3.8299	Private (None)	Utility (Open Space)	N/A
UTILITY OWNED PARCEL	010-073-001	PECO	0.6599	Private (None)	Utility (Open Space)	N/A
		Subtotal =	102.932			
Lands with Preferential Assessment						
RESIDENCE WITH LAND ACT 319	001-001	DARRAH	17.56	Private (None)	Residential	N/A
RESIDENCE WITH LAND ACT 319	001-021	CATHOLIC CHURCH	58.33	Private (None)	Agricultural	N/A
RESIDENCE WITH LAND ACT 319	003-014	SMITH	12.19	Private (None)	Agricultural	N/A
RESIDENCE WITH LAND ACT 319	003-016	CATHOLIC CHURCH	60.87	Private (None)	Agricultural	N/A
FARM ACT 319 AGRIC USE	003-018	CATHOLIC CHURCH	28.179	Private (None)	Agricultural	N/A
RESIDENCE WITH LAND ACT 319	003-020	CATHOLIC CHURCH	169.11	Private (None)	Institutional	N/A
WINERY/RESIDENCE WITH LAND ACT 319	003-025-001	FLEMING	11.019	Private (None)	Residential	N/A
RESIDENCE WITH LAND ACT 319	003-040	GAUL	26.74	Private (None)	Residential	N/A
ORLEANS/RESIDENCE WITH LAND ACT 319	003-040-001	GOODNOE	42.35	Private (None)	Residential	N/A
RESIDENCE WITH LAND ACT 319	003-040-005	JINGNESH N. PANDYA	13.8736	Private (None)	Residential	N/A
SF HOME/RESIDENCE WITH LAND ACT 319	003-058	LESSER	17.5	Private (None)	Residential	N/A
RESIDENCE WITH LAND ACT 319	007-010	SFIRIDIS	10.31	Private (None)	Agricultural	N/A
RESIDENCE WITH LAND ACT 319	007-010-017	BLATSTEIN	25.93	Private (None)	Agricultural	N/A
WIGGINS/RESIDENCE WITH LAND ACT 319	007-020	WIGGINS - NEWTOWN TWP	61.568	Private (None)	Residential	N/A
RESIDENCE WITH LAND ACT 319	007-021	ROBERTS	18.81	Private (None)	Residential	N/A

Inventory of Protected Resources

Appendix A

DESCRIPTION	PARCEL - 29	OWNER	ACREAGE	Degree of Public Access	Description of Uses	Description and Condition of Recreation Facilities
FARM ACT 319 AGRIC RESERVE	009-004	SOCIETY OF FRIENDS	15	Private (None)	Open Space	N/A
RESIDENCE WITH LAND ACT 319/FARM ACT 319	016-009	STERLING	116.483	Private (None)	Agricultural	N/A
FARM ACT 319 AGRIC USE	017-002	FLEMMING	31.96	Private (None)	Agricultural	N/A
RESIDENCE WITH LAND ACT 319	018-064	MICIR, SM & ANN	25.813	Private (None)	Residential	N/A
SF HOME/RESIDENCE WITH LAND ACT 319	023-209	MARSHALL	10.024	Private (None)	Residential	N/A
RESIDENCE WITH LAND ACT 319	037-011	CAMPBELL	13.33	Private (None)	Residential	N/A
SF HOME/RESIDENCE WITH LAND ACT 319	008-036-003	KUTNER	6.452	Private (None)	Residential	N/A
RESIDENCE WITH LAND ACT 319	004-002	MADANY	10.1699	Private (None)	Residential	N/A
RESIDENTIAL ACT 319 AGRIC USE	007-001	HOLT	2	Private (None)	Residential	N/A
		Subtotal =	805.5715			
		Total =	3748.4537			