

APPENDIX A

OFFICIAL MAP ORDINANCE OF HAMILTONBAN TOWNSHIP OFFICIAL MAP NARRATIVE

INTRODUCTION:

The Official Map of Hamiltonban Township has been prepared to identify those lands and features that Hamiltonban Township intends to reserve as public grounds to accommodate proposed public uses or achieve stated public goals. The Official Map has been prepared in accordance with applicable provisions of the *Pennsylvania Municipalities Planning Code* (Act 247 of 1968, as reenacted and amended). In preparing the Official Map, Hamiltonban Township has consulted applicable policies and recommendations of the *Hamiltonban Township Comprehensive Plan*, the *Adams County Comprehensive Plan*, the *Hamiltonban – Fairfield Joint Recreation Plan*, the *Adams County Vision for Parks Recreation and Open Space*, and the *Adams County Greenways Plan*. Hamiltonban Township has determined that the lands identified on the Official Map as proposed public grounds address the policies and recommendations of the above-referenced documents.

This Official Map Narrative, incorporated by reference in the *Official Map Ordinance of Hamiltonban Township*, is provided to describe the proposed public grounds identified on the Official Map. For each category of proposed public grounds, the Narrative describes the features and indicates what form of reservation Hamiltonban Township intends to pursue to implement the public goals associated with each feature. The Narrative will form the context for the interaction between the Township and the affected property owner when proposed development within or affecting an identified proposed public ground is proposed.

EXISTING FEATURES:

The Official Map identifies a variety of existing natural and man-made features. The types and locations of these features played an important role in terms of determining the locations for the proposed public grounds depicted on the Official Map. The existing features include the following.

- A. Existing Conserved Lands: A variety of lands within Hamiltonban Township have been conserved. These lands form the beginnings of a conserved lands / open space network which the Township seeks to enhance through use of the Official Map power and through appropriate decision-making within the context of development approval decisions. These Existing Conserved Lands include the following.

1. **Conserved Farms:** Several properties have been conserved through voluntary participation in either conservation easement purchase or conservation easement donation programs. The Adams County Purchase of Agricultural Easements (PACE) program has conserved a total of four properties comprising approximately 680 acres in the Township. The Land Conservancy of Adams County has accepted conservation easements for two additional properties comprising approximately 355 additional acres in the Township. Conservation easements requiring the conservation of these properties in perpetuity have been recorded for each property. Four of the six properties are located in a cluster along Carroll's Tract Road, while the other two properties form a smaller cluster located along Fairfield Station Road.
2. **Michaux State Forest:** A large portion of Hamiltonban Township is included in the Michaux State Forest. In total, approximately 6,600 acres of land within the Township are located in the State Forest, including the addition of 2,460 acres resulting in the conservation of the former Glatfelter Tree Farm. The portion of the Township included in the State Forest lies within the northwestern and western areas of the Township. Formal recreation areas are limited within the portion of Michaux State Forest in Hamiltonban Township. However, a variety of trails are located within the Hamiltonban Township portion, and the Appalachian Trail is located just to the west in Quincy and Washington Townships in adjoining Franklin County.
3. **Strawberry Hill Nature Preserve:** Comprising approximately 609 acres along Mt. Hope Road, the Strawberry Hill Nature Preserve offers passive recreation and environmental education opportunities to the public at large. Although not formally conserved through a conservation easement or other means, the Nature Preserve is included in this existing features summary given its current function and availability to the public. The Nature Preserve includes an extensive trail network and features a variety of natural habitats and settings.
4. **Camp Eder:** Camp Eder includes approximately 390 acres along Mt. Hope Road. Operated by the Church of the Brethren, Camp Eder provides summer camp and year-round retreat opportunities within an outdoor environment. Like Strawberry Hill Nature Center, Camp Eder is not formally conserved through a conservation easement or similar means. However, Camp Eder is also included in this existing features summary given its ownership and the outdoor-based programming and activities it provides. Camp Eder includes lodge, cabin, and camping accommodations. The facility also includes a variety of outdoor activities such as walking trails, swimming pool, and challenge course.

5. Proposed Hamiltonban Township Park: Hamiltonban Township owns a 10.3 acre parcel of land within the triangle bounded by Fairfield Road, Carroll's Tract Road, and Bullfrog Road. The parcel currently hosts Township road maintenance facilities, but will also host a community park in the future. Although the park has yet to be developed, the parcel is included in the existing facilities inventory of the Official Map Narrative as it already owned by Hamiltonban Township and was obtained with an express purpose of providing recreational opportunities for Township residents in the short to moderate term future.

PROPOSED PUBLIC GROUNDS:

The Official Map identifies three general categories of lands or corridors that Hamiltonban Township intends to conserve as public grounds. These areas are described as follows.

- A. **Fairfield Cavalry Action Historic District:** All or portions of three properties along Carroll's Tract Road just south of Orrtanna Village have been deemed eligible for listing in the National Register of Historic Places as a Historic District. These properties collectively formed the focal point of cavalry action between Union and Confederate forces in 1863 shortly before the Battle of Gettysburg. Conserving the landscape within this deemed eligible area is critical to the interpretation of the cavalry activity in this setting, specifically as it relates to the overall military activities associated with the Battle of Gettysburg. Currently, two of the three properties are conserved through the PACE program discussed earlier in this Official Map Narrative. However, the third property comprising the balance of the deemed eligible area is not conserved, yet it comprises roughly half of said area. This property is identified as Adams County Tax Parcel 18,C13-0006-000. Should development be proposed on this property, the Township intends to pursue conservation of this entire parcel to ensure that the landscape associated with the Fairfield Cavalry Action Historic District will be protected.
- B. **Trail Corridors:** A variety of hiking trails currently exist in Hamiltonban Township, notably within Michaux State Forest and the Strawberry Hill Nature Center. However, these existing trails are not connected to population centers within the Township, or to adjoining Fairfield and Carroll Valley Boroughs. To address these issues, the Official Map identifies a range of proposed trail corridors that would, if developed, provide an extensive trail network within Hamiltonban Township. The trail network would address the following issues:
 - Provide recreation opportunities.
 - Provide pedestrian connections between population and activity centers in Hamiltonban Township to population and activity centers in Fairfield and Carroll Valley Boroughs.

- Provide trail connectivity from population centers in Hamiltonban Township and Fairfield and Carroll Valley Boroughs to the proposed Hamiltonban Township community park, Camp Eder, Strawberry Hill Nature Center, Michaux State Forest, and ultimately the Appalachian Trail

Three types of trail corridors are proposed on the Official Map. These types of corridors include the following:

1. Rail Trails: The Official Map proposes trail corridors along the former Tapeworm Railroad right-of-way and along the current CSX Railroad right-of-way. The Township proposes to pursue recreation trail development along both of these corridors. Of course, the latter would only be pursued should the currently active CSX Railroad line become inactive. If developed, the rail-trail system would extend from the Township's boundary with adjoining Quincy Township in Franklin County, Pennsylvania to the Township's northeastern boundary near Orrtanna Village. This system would be recreation oriented, and could accommodate pedestrian and bicycle modes.
2. Off-Road Trails: The Official Map proposes several segments of off-road trails. The primary improvement within this category would be a proposed off-road trail connecting the proposed Hamiltonban Township community park with Camp Eder and Strawberry Hill Nature Center. This trail would enable pedestrian access from the Fairfield Borough area to the Nature Center and beyond into Michaux State Forest. Other smaller off-road segments associated with this main trail would include a trail connection from the northern terminus of the proposed Carroll Valley Path System (see *Carroll Valley Path System Master Plan*, prepared in August, 2004). These improvements could provide pedestrian connectivity from the south and west of Fairfield Borough to the above-referenced facilities. Finally, a short off-road trail segment is identified as a proposed connection between Strawberry Hill Nature Center and the existing trail network in Michaux State Forest. This or a similar trail link would be necessary to connect the proposed community-wide trail system with the Appalachian Trail as it passes close to Hamiltonban Township in adjoining Franklin County. Overall, the off-road trail system would perform both recreation and transportation functions, and would be focused primarily on accommodating the pedestrian mode.
3. On-Road Trails: The Official Map identifies several trail segments along existing road corridors. These on-road trails are located along a variety of roadways in Hamiltonban Township close to Fairfield Borough and Orrtanna Village. The intent of these designations is to promote the widening of these roadways to provide for alternative travel modes in designated lanes. The primary focus of

these segments would be to enhance convenient and safe bicycle travel in the built setting around Fairfield Borough.

- C. Greenways and Buffers: The Official Map identifies a variety of greenway and buffer areas. These areas are primarily located in central and eastern Hamiltonban Township, with another area located in the Carbaugh Hollow area in the western portion of the Township. The Township intends that these areas will represent the minimum extent of open space that will be conserved if properties are developed in accordance with the Conservation by Design requirements of the Hamiltonban Township Zoning Ordinance and the Hamiltonban Township Subdivision and Land Development Ordinance. In determining the areas to include as proposed Greenways and Buffer Lands on the Official Map, the Township evaluated the spatial extent of natural features that Township ordinances prioritize for inclusion in the required open space associated with Conservation by Design development. The designated Greenways and Buffer Lands on the Official Map are those areas, based on Geographic Information System (GIS) analysis, that include two or more of the listed natural features. Additional lands were added to make connections between proximate Greenway and Buffer Lands and existing conserved lands or proposed trails. These open space areas would be maintained to preserve rural character, maintain and increase (where possible) tree canopy cover, provide continuous open space corridors for wildlife, provide additional corridors for off-road spur trails, enhance protection of riparian buffers, and protect and maintain existing stream corridors.