

# open space plan

Open space and a community's quality of life often share a symbiotic relationship and Hamiltonban Township has certainly been blessed with its fair share of open space. The preservation of this valuable resource and the examination of possible common and public use of these lands pose a challenge to the municipal leadership, particularly in light of an ever-increasing and diversifying real estate market. Every so often, a Township must take stock of its existing development to determine if the Township should continue or suspend selected design and construction practices. The suggestion is made that the Township institute an open space and conservation design zoning program for its agricultural district and its low density residential zone as additional assistance toward these efforts. In order to implement such a program, the Comprehensive Plan must include a summary of policies, which the Township is interested in and committed to promoting. A map must also be prepared that illustrates potential conservation lands in a manner that will assist the Township and other users in identifying how these lands can function together as part of a larger, municipal network. The innovative elements of this zoning program would include third party ownership of open space, focused protection through perpetual conservation easements as opposed to deed restrictions, encouraging density bonuses as a means to achieve certain public purposes, and permitting individual sewage disposal systems in common open space when necessary.

The actual goals of this program for Hamiltonban Township in terms of open space preservation include preserving the Township's natural areas by restricting development in areas of environmental significance. A related goal is to protect the open, contiguous and functional character of farmland by minimizing road frontage development and encouraging clustering of residential uses in select locations. Finally, protecting specific corridors that, for a variety of reasons, may demonstrate excellent potential to serve as future regional greenways, is a long-term initiative to enhance the Township's continued conservation efforts.

Ever-increasing development pressures make it obvious that the existing zoning program does little to effectively implement any of the above stated goals. The inflexible standards for minimum lot size and the lack of open space requirements result in the senseless consummation of far more land than ever envisioned by Township officials. As a result the rural character of the Township and its many woodlands, fields, pastures and meadows is diminished in favor of the spread of one-acre house lots over the length and breadth of entire properties. Finally, the indiscriminate expanse of such development tactics serves to fragment areas of natural habitat and severs the potential for any future connections of the Township's natural resources.

Exhibits have been prepared as part of this analysis of natural features to serve as a guide to potential conservation lands within Hamiltonban Township. These maps illustrate those environmental features, or “green infrastructure”, that are deemed essential to a comprehensive review of important open space and valuable natural resources. These features include water resources, the floodway and floodplain, wetlands, woodland, steeply sloping areas, National Register listed historic sites and other significant cultural features, prime farmland, County identified natural areas, settled agricultural preservation easements, and the Township’s agricultural security area. Many of these features are self-explanatory in terms of how they were determined. Others require some discussion for the sake of clarity. As such a program of creative open space design evolves, this mapping, along with actual site-specific inspections of individual properties, will guide the Township on the path of creating and refining a Township-wide network of open space and greenways with the greatest degree of significance and valuable resources.

The primary goals and objectives of this plan for the enhancement of open space within Hamiltonban Township in the context of future implementation and land use regulation are as follows:

1. To conserve open land, including those areas containing unique and sensitive natural features such as woodlands, steep slopes, streams, floodplains and wetlands, wildlife habitat, prime farmland soils and soils of statewide significance by setting them aside from development;
2. To provide greater design flexibility and efficiency in the siting of services and infrastructure, including the opportunity to reduce length of roads, utility runs, and the amount of paving required for residential development;
3. To reduce erosion and sedimentation by the retention of existing vegetation, and the minimization of development on steep slopes;
4. To provide for a diversity of lot sizes, building densities, and housing choices to accommodate a variety of age and income groups, and residential preferences, so that the community's population diversity may be maintained;
5. To implement adopted Township policies to conserve a variety of irreplaceable and environmentally sensitive resource lands as set forth in the Township's Open Space Plan, including provisions for reasonable incentives to create a greenway system for the benefit of present and future residents;
6. To implement adopted land use, transportation, and community policies, as identified in the Township's Comprehensive plan;
7. To protect areas of the Township with productive agricultural soils for continued or future agricultural use, by conserving blocks of land large enough to allow for efficient farm operations;
8. To create neighborhoods with amenities in the form of neighborhood open space, and with a strong neighborhood identity.

9. To provide for the conservation and maintenance of open land within the Township to achieve the above-mentioned goals and for active or passive recreational use by residents;
10. To provide multiple options for landowners in order to minimize impacts on environmental resources (sensitive lands such as wetlands, floodplain, steep slopes, prime farmland and soils of statewide significance) and disturbance of natural or cultural features (such as mature woodlands, hedgerows and tree lines, critical wildlife habitats, and historic buildings,);
11. To provide standards reflecting the varying circumstances and interests of individual landowners, and the individual characteristics of their properties; and
12. To conserve elements of the Township's rural and environmental character, conserve scenic views, and to minimize perceived density by minimizing views of new developments from existing and proposed roads.

## **Environmental and Cultural Resources**

### **Watercourses, Flood Prone Areas, and Wetlands**

Potential greenway opportunities often focus on the various watercourses flowing through a municipality and their associated steep slopes, natural habitat areas and woodlands. Hamiltonban Township is part of the Potomac River drainage basin and is split into two different watershed management districts: the Monocacy River and the Conococheague Creek sub-basins. The bulk of the municipality lies with the Monocacy River district and is further divided into the Middle Creek, Toms Creek, and Little Marsh Creek sub-basins. Both Middle Creek and Toms Creek are classified by the State as a high quality streams requiring special protection. Carbaugh Run, which forms a portion of the Township's northern boundary, is classified as an exceptional value stream, a more highly elevated protection status than high quality. This watercourse is tributary to the Conococheague Creek and lies within the boundaries of the Michaux State Forest. Finally, the headwaters of the Antietam Creek originate within the Township in conjunction with the Waynesboro Reservoir and flow southwest through the Michaux State Forest into neighboring Franklin County. This section of stream is also categorized as high quality waters.

Flood prone areas consist of both the specific watercourse's actual floodway as well as its associated floodplain. Within Hamiltonban Township, the 100-year floodplain as determined by the Federal Emergency Management Agency's (FEMA) Flood Insurance Rate Mapping (FIRM) is found throughout the Township various drainage sheds in relation to the aforementioned streams as well as Rattling Run, Spring Run, Swamp Creek, Muddy Run, Copper Run and Miney Branch.

Wetlands are represented as only those areas identified on the United States Fish and Wildlife Service National Wetlands Inventory mapping. These areas should not be considered conclusive, as many have only been interpreted via aerial photography. Many other wetlands may exist following a delineation based upon a professional field investigation. In order to qualify as a jurisdictional wetland, an area must exhibit hydrophytic vegetation, hydric soils and actual site hydrology. The distribution of wetlands in Hamiltonban Township is predominantly in the lower, more poorly drained, eastern half of the municipality between Carroll Valley and Orrtanna. A few scattered ponds and those wet spots associated with the various watercourses are the typical wetlands found within the western mountainous section of the Township.

### Woodlands

An abundance of significant tracts of woodland are found in Hamiltonban Township, particularly in association with the Michaux State Forest. Roughly 70% of the Township is forest-covered constituting by far the largest single municipal land use category. Again, most of these areas are located in conjunction with the steeply sloping, western half of the Township. In addition to the State Forest, several sizeable and interconnected wooded areas are found from Jacks Mountain north to Orrtanna primarily along the western boundary of the former rail line. A modest sized area of woods is also located along the eastern edge of the Township adjacent to Highland Township. The true value and health of these stands of trees would require field verification to determine their actual worth in terms of a Township-wide network of contiguous open space and a potential municipal network of greenways. However, the pristine and undisturbed nature of much of this area points to an above average inventory of healthy tree conglomerates.

### Steep Slopes

Based upon United States Geological Survey (USGS) mapping, Hamiltonban Township's topography includes a large expanse of steeply sloping terrain. Slopes in excess of 25% can be found in great force in association with features such as South Mountain, Jacks Mountain, Culp Ridge, Kepner Knob, Bakers Knob, Pine Mountain, Marys Hill, Sugar Loaf, McGinley Hill, and Wilson Hill. These areas cover much of the western two-thirds of the municipality. Additional moderate slopes (15% to 25%) are also found in close proximity to these same areas. Not surprisingly, these areas also coincide with forested areas and areas of suspected habitat for protected species. From a conservation perspective, the protection of these areas is critical beyond strictly environmental issues in terms of erosion control, downstream flood control, watershed management, and public safety. Hamiltonban Township lies in a unique topographic setting with an unusually large percentage of its land in excess of a 25% slope. Because of this, the Township's open space program must recognize the overwhelming burden this would place on growth within its boundaries should its definition of steep slopes be too rigidly drafted. Therefore, Hamiltonban Township would be better served in defining its steep slopes as 35% or higher and moderate slopes as 20% to 35%.

### Prime Farmland / Farmland of Statewide Importance

Prime farmland was determined from a review of the United States Department of Agriculture's classification system for prime farmland and farmland of statewide importance. The Township is blessed with a superb inventory of agricultural soils. These fertile soils form the basis for the longstanding rural and agrarian character of the Township. Agriculture is viewed as a cornerstone and economic backbone of Hamiltonban Township's inventory of open space and an indispensable primary resource worthy of focused conservation efforts for the enjoyment and nourishment of future generations. Prime farmland covers a vast expanse of the limestone underlain, valley between Carroll Valley and Orrtanna, once known as Carroll's Delight. A surprising amount of prime soils are also scattered in the west and contribute to the area's rich history of orchard operations. These areas also include a considerable percentage of farmland of statewide importance.

### Natural Areas

Adams County has recently adopted an updated County-wide inventory of natural areas. These areas demonstrate properties that represent suitable habitat for endangered or threatened species. Portions or all of four different identified natural areas are located in Hamiltonban Township. These include Carbaugh Run, Kepner Knob, Jacks Mountain and Cold Spring Seeps. Within these areas are a total of two animal species and one plant species of varying State-designated status and quality. The Carbaugh Run area is designated as a natural community with a locally significant geologic feature. Other areas of interest include the three currently managed sites of Michaux State Forest, Waynesboro Watershed, and Strawberry Hill Nature Center and Preserve. Selected portions of the County inventory are attached hereto as an appendix for further clarification.

### Historical Resources

Hamiltonban Township can presently boast of one National Register listed historic structure, the Jacks Mountain Bridge. This bridge is a 75-foot long, wooden covered bridge built in 1890 over Tom's Creek along Jacks Mountain Road. Other local resources are present, and although not currently listed on the official national inventory of historic resources, local interest dictates these sites of historic and cultural importance have significance with respect to the municipal conservation program.

The accompanying map entitled "Historical Resources" locates approximately 117 sites that were catalogued by County interests during its comprehensive planning efforts in the 1990's. Data sheets have been compiled for each of these structures. While each of these sites may be deemed historic from a perspective of longevity, the conservation program of Hamiltonban Township will have to assess each site's significance to its municipal heritage on an individual basis as properties are proposed for development.

In addition to many historic houses, farmsteads, churches, schoolhouses, and cemeteries, the Township is also home to a historic railroad and a proposed Civil War Battle Action District. The Tapeworm Railroad was initiated by former U.S. Congressman and abolitionist Thaddeus Stevens in the 1830's and winds its way through much of the township from Orrtanna to Maria Furnace to Fountaindale. The railroad failed to ever fully materialize amidst political battles. Two of its stone viaducts still stand along Iron Springs Road and Mount Hope Road. On July 3, 1863, several farms north of Fairfield along Carroll's Tract Road were host to a cavalry engagement involving the 6th U.S. Cavalry and 7th and 11th Virginia Cavalries that occurred at the same time as the Battle of Gettysburg's climax. The four farms comprising the battleground for this skirmish were nominated in 1998 for consideration as an official historic district but have yet to attain that specific recognition.

All of these resources are important with respect to the heritage of Hamiltonban Township and, so long as they remain viable historic or cultural features, they should continue to be studied and their protection should be incorporated into the conservation element of any design process wherever and whenever possible.

#### State Forests / Parks / Trails

Hamiltonban Township currently has no formal municipal recreation program and relies on outside sources and private entities to fill that need for its citizens ability to recreate. Any future Township inventory of recreational facilities; particularly trails and parks with an open, environmental setting; form an excellent starting point for municipal conservation efforts on a greater scale. Connections between these facilities and any newly acquired properties or newly conserved lands should always be part of any open space conservation strategy. Foresight in cooperative planning can then lead to the ultimate establishment of functional greenway corridors for the future benefit of generations to come. With regard to trail system development, the existence of the former Tapeworm Railroad offers a unique opportunity. The potential is certainly there for a spur trail of approximately 15 miles in length to play a role in future connection with the Appalachian Trail. However, it would take a concerted effort to bring such a project to fruition along with the participation and investment of other interested parties as well. Although such an undertaking is perhaps not within reach today, the physical setting of Hamiltonban Township cannot be ignored as far as an asset to nature trails and hiking paths. Additionally, the Strawberry Hill Nature Preserve maintains a trail system within the confines of its property. As mentioned previously, the Michaux State Forest constitutes nearly 16% of the Township's land area and offers unlimited passive recreation opportunity for the local population.

## ASA / Preserved Farms

Hamiltonban Township currently has nearly 5,000 acres of land participating in the Township's Agricultural Security Area (ASA) program. While the ASA program does not guarantee the continuation of farming, it is an excellent barometer of the Township's agricultural mindset. Such significant participation illustrates a strong rural character and ample and positive support for the farming industry. In addition to the ASA program, five properties (a total of 613 acres) within the Township have successfully partnered with the County as part of its agricultural land preservation program. The County has invested wisely in the area via the purchase of the development rights from these farms, signaling strong support for the area's agricultural heritage on a regional basis. Additionally, the Land Conservancy of Adams County has partnered with one farm in the Township to preserve another 115 acres of farmland. While the Township's preserved farms are found in the limestone valley area between Carroll Valley and Orrtanna of the municipality, the ASA properties are more widespread through the northeast quadrant and north central segments of the Township.

Just as there is often a clear relationship between many of these environmental and natural resources, there are also similar reasons for their conservation and protection from development. First and foremost is the potential irreversible loss of the resource. However, each of these resources when disturbed can also result in negative secondary impacts to downstream flooding, significant erosion, destruction of habitat, increased stormwater runoff, surface water and ground water contamination. Substantial secondary or tertiary impacts may lead to the unforeseen and permanent loss of additional resources. From an economic perspective, the loss of natural resources and the indiscriminate scattering of development across wide expanses of real estate are by no means cost effective or appealing. Strip development leads to higher initial infrastructure costs that are then transferred exponentially to the initial purchasers of the lots. The Township and its taxpayers are also often burdened with the hidden costs for maintenance and upgrade of lengthy utility runs and streets. Finally, market studies support a higher value for properties that can boast of the environmental and "green" amenities that result from a development designed with functional open space and the conservation of natural resources in mind.

## **Suggested Ordinance Refinements**

Specific means are available to contribute to a successful conservation planning effort. These include refinements to both the Township Zoning Ordinance and the Subdivision and Land Development Ordinance. The aforementioned refinements are necessary in order to protect the open space network within the community and to allow creative development techniques. The following seven techniques are related to the Township's zoning program and are suggested for consideration.

- **Menu of options offering a variety of densities and conservation requirements** – This technique provides a series of subdivision and development options that encourage design oriented to land conservation and discourages land-consumptive design. Five choices are included within this potential menu including two low-density options, one density-neutral option, and two higher density options. The density neutral option yields the same number of lots as permitted under the pre-existing traditional zoning framework. However, lot sizes are reduced in order to permanently conserve a certain percentage of unconstrained land. A density bonus could be granted to a developer who is willing to provide an even greater percentage of undivided open space than the minimum prescribed. The two low-density options encourage landowners to consider the creation of rural estate lots, mini-farms, or country properties. Such lots would vary between 4 acres and 10 acres in size and would appeal to a specific market seeking privacy, private environmental amenities, and significant real estate. Finally, the fifth menu option involves a significant density bonus, possibly as much as doubling the yield of lots. This option creates a village or hamlet setting with neo-traditional layouts, village greens and parks, tree-lined streets, broad perimeter greenbelts, and perhaps architectural construction standards. An important element to consider is that different zoning districts can be assigned different densities and different open space requirements as the Township sees fit.
- **Natural features conservation standards** – Through this technique, land classified as environmentally sensitive is excluded from proposed development activity. Various resources can be protected through restrictions on construction, grading and clearing. Environmental constraints may also be factored into the overall density calculations for a project. Land subject to these constraints (floodplain, wetlands, steep slopes, etc.) can be either entirely or fractionally subtracted out of the density equation, depending on the fragility of the specific resource, thereby reducing the overall intensity of the development.
- **Density zoning** – Also referred to as “performance zoning”, this technique correlates a site's ability to safely accommodate development with its ultimate intensity. This approach is well-suited in unserved areas with low densities. By responding to specific constraints on individual parcels, the concept not only performs well, but also is legally more sustainable in outlying areas where a community desires to place more strict limits on new development. Density factors are applied to different types of land for an objective calculation of the true area of

unconstrained and buildable area. For instance, tracts of good, dry, flat land would be eligible for full density buildout, while other properties of equal size but additional constraints would qualify for a proportionately reduced scope of development.

- Land-owner compacts – This term is defined as a voluntary agreement among two or more adjoining landowners to essentially dissolve their common, internal lot lines, and to plan their separate but contiguous landholdings in an integrated and comprehensive manner. Areas for development and conservation are thereby located to produce the greatest benefit for each. Development is distributed in such a way that the best portions of both properties are effectively preserved. Both landowners would share the net proceeds proportionately based upon the number of lots that each could have otherwise developed independently.
- Traditional neighborhood model – In order to accommodate a diversity of housing sizes, types and price ranges at a higher density; said development can be better handled through the creation of new neighborhoods designed along traditional lines, rather than as a suburban-style planned residential development (PRD) with garden apartments, condominiums, and seas of asphalt parking. Such development proposals should be guided by detailed design and layout standards regarding lot size, setbacks, street alignment, streetscape design, on-street parking, and the provision of interior open space and surrounding greenbelt areas. Municipalities may also consider including illustrations within their zoning standards to accurately demonstrate their expectations to the prospective developer. Such illustrations might include aerial perspectives, street cross-sections, building elevations, photographs, and streetscape concepts.
- Transfer of development rights (TDRs) – This tool authorizes developers to purchase the rights to develop one parcel of land and exercise those rights on another parcel within the Township. Specific areas need to be identified as areas permitted to both send and receive these rights. Experience dictates that sending areas should be modest in scale so as not to overwhelm the receiving districts that are typically already designed to accommodate a higher density of development. Therefore, in areas zoned for 0.5 to 2.0 dwelling units per acre, TDRs should be limited to play only a partial role in conserving a community's open space. TDRs are not considered an overall panacea to the conservation of municipal environmental resources, but rather as an occasional contributor. Areas designated as receiving zones must be appropriate in terms of location, accessibility, and public water/sewer service or soils suitable for community water and wastewater treatment facilities. Detailed neo-traditional design standards may also be combined with the TDR option to again recreate the semblance of historic hamlets and villages. Local officials must also remain active in promoting TDR potential by leading developers in the proper direction and balancing the need for preservation in one section of the Township versus the development potential present in others. The concept of inter-municipal TDRs is also acceptable, particularly for rural townships where it may be difficult to envision appropriate receiving areas of sufficient density. However,

such an inter-municipal venture also requires an advanced degree of cooperation and coordination between jurisdictions than is typically the norm among local governments.

- Purchase of development rights (PDRs) – This is an inherently limited conservation option, particularly in areas that are experiencing suburban densities and the resulting skyrocketing land values. Although on an occasional basis, the opportunity is presented for a municipality to conserve an entire parcel of great local significance. Such endeavors can pose a hefty capital investment on the part of the Township, however they are advantageous in that they preserve whole properties while conservation design subdivisions may only conserve from 30% to 50% of a parcel. The disadvantage is that use of this tool solely will only preserve isolated parcels while a conservation design program will serve to protect interconnected networks of open space throughout the Township or region.

With regard to the Township's Subdivision and Land Development Ordinance, the following six additional refinements are suggested for consideration.

- Existing Resources / Site Analysis Map (ERSAM) – The ERSAM provides fundamental environmental site information as an initial base map of the property under consideration. The noteworthy features are then identified, described and located so they may be designed around via a sensitive subdivision layout. Such features may expand beyond floodplains, wetlands and topographic features to include other important site elements such as vegetative features, natural areas supportive of threatened or endangered species, prime farmland soils, historic or cultural features, scenic views and unusual geologic formations. Many of these identifiable site features can be preserved through sensitive street alignment and lot positioning.
- Pre-Sketch Conference and Site Visit – Although the State Municipalities Planning Code (MPC) does not specifically authorize sketch plans, the steps of a sketch plan and a site visit should be strongly recommended and adopted as routine procedure for municipalities considering conservation design programs. Developers and municipal officials work together at this early stage to identify and prioritize conservation elements thereby providing insight and hopefully expediting the approval process.
- Voluntary Sketch Plan – Again, while the MPC doesn't authorize the sketch plan step of the approval process, use of the conservation design program necessitates early dialogue between developer and municipality to establish acceptable parameters for both development and conservation. Significant financial savings can be realized if rudimentary sketches are prepared and reviewed informally prior to a more formal, engineered Preliminary Plan. The initial submission of a detailed Preliminary Plan often leads to limitations on modifications, the exchange of information, and meaningful communications between the approving body and the

interested investor. The project's infancy is a time when significant examination should be made and is the opportune time for adjustments.

- Two-Stage Preliminary Plans (Conceptual & Detailed) – In instances where a developer might resist the voluntary sketch plan, municipalities are still able to ensure that development concepts are thoroughly thought out and discussed by splitting the Preliminary Plan 90-day review process into two stages. Applicants who choose not to provide a voluntary sketch plan would be subject to the preparation of a conceptual preliminary plan during the first 30 days and a detailed preliminary plan during the following 60 days. The former conceptual plan would closely resemble the voluntary sketch plan and would allow the Planning Commission one month to review and specify what adjustments would be necessary to bring the proposal into compliance with applicable zoning and subdivision requirements. This form of review process would likely necessitate a greater frequency of mutually agreed upon extensions of review time between the Township and the developer.
- Conservation Subdivision Design – This design concept is a new breed of residential development wherein conservation is achieved without fear of a takings issue as the landowner is still permitted to achieve the full density allowed by the Zoning Ordinance and the resulting open space remains privately owned, typically by homeowners associations or land trusts. Many people fail to initially see the difference between clustering and conservation design. However, three important differences are evident upon closer examination and practice. First, conservation design sets much higher standards for the quality, quantity and configuration of open space. Cluster ordinances typically require 25% to 30% open space while the conservation design program usually requires 50% permanent and undivided open space or more to be set aside. Second, municipalities are able to exercise greater influence on the design of new developments through the conservation design program. Rather than leaving the design to chance or to the single-minded objectives of one party, meaningful conservation efforts can be realized through a more open public discourse in the early stages of design. Finally, any resulting protected lands may be configured in such a way to promote an interconnected network of greenways and open space throughout the Township and the greater community, linking resource areas and providing buffers between new development and existing conservation lands.
- Four-Step Approach to Design – This recommended refinement reflects a dramatic shift in traditional subdivision design. Engineers and surveyors have historically not included a strong emphasis on the conservation of natural and cultural features when laying out a subdivision. In order to maximize the benefits of a conservation design program, the first and most significant step must be to identify potential conservation areas. Both primary conservation areas, or unbuildable/constrained land, and secondary conservation areas, or other noteworthy natural or cultural features, would be defined and delineated. Such an approach seeks to conserve those special features that make each community distinctive and attractive. The

second step is then the siting of houses. The dwellings are located outside these conservation areas but with views of and direct access to them, enhancing their desirability and value. The third step is alignment of streets, trails and utilities that can often be accomplished simply by connecting the dots for access and service. Finally, the fourth step is the drawing in of lot lines. This four-step process makes it nearly impossible to experience a poorly-designed subdivision.

## **Summary**

With so many valuable resources worthy of inclusion within its proposed, progressive conservation program, Hamiltonban Township will ultimately find itself in a position to make some difficult choices. In certain instances, different resources may find themselves pitted against one another in competition for the Township's conservation efforts. Sacrifices will inevitably be made for the sake of the greater good. At this time, the Township's primary goals for conservation center on its splendid reserves of woodland, steeply sloping topography, natural area habitat, and the quality of its many water resources. As was stated previously, the conservation of one resource oftentimes results in the incorporation of others. While water resources may be a primary objective, in many instances this will involve the simultaneous protection of woodlands, steep slopes, and natural habitat areas. Similarly, the conservation of a particularly productive and impressive piece of farmland may include the default preservation of an important historic setting or structure.

The combination of this Open Space Plan and the aforementioned adjustments to the Township's Ordinances will open up a new era of conservation and development design within Hamiltonban Township. The municipality will find itself in excellent position to be an active voice in the planning of individual developments that will no longer take into account only economic, engineering, and aesthetic objectives, but long-term municipal conservation objectives as well. Hamiltonban Township is easily defined as a Township of dual character. At first glance, there is a widening division between the burgeoning forces of development versus the conservation goals of the established demographic. Fulfilling the vision of the Township with respect to this Open Space Plan will allow development to continue in partnership with municipal planners. This new partnership will work with an eye toward maintaining a positive balance so the greater community can evolve into one that is mutually sustainable from both an environmental perspective and a financial position.

**APPENDIX A**

**ADAMS COUNTY NATURAL AREAS INVENTORY DATA**

**APPENDIX B**  
**MAPS OF POTENTIAL CONSERVATION LANDS**