

TABLE OF CONTENTS

	<u>Page</u>
I. INTRODUCTION	1 thru 4
A. Purpose of the Plan.....	1
B. MPC Requirements.....	2
C. How to Use This Plan.....	2
D. Regional Setting.....	3
<u>Regional Location Map</u>	4
II. PLANNING GOALS	5 thru 11
A. Overview.....	5
B. Goal 1 Maintain a Balanced Pattern of Development.....	5
C. Goal 2 Minimize the Sprawling Effect of Development.....	6
D. Goal 3 Protect and Conserve Natural Features and Resources.....	7
E. Goal 4 Maintain and Enhance Transportation/Circulation Systems.....	8
F. Goal 5 Maintain and Upgrade Utility Systems.....	9
G. Goal 6 Provide for Needed Land Uses.....	9
H. Goal 7 Provide for Needed Community Facilities.....	10
I. Goal 8 Promote a Diversity and Rehabilitation of Housing Types.....	10
J. Goal 9 Maintain Sound Fiscal Policies and Programs.....	11
K. Goal 10 Continue Participation in Regional Planning.....	11
III. NATURAL AND CULTURAL FEATURES	12 thru 34
A. Physiography.....	12
B. Geology.....	13
Geologic Formations.....	13
<u>Soils and Geology Map</u>	following page 13
Engineering Characteristics of Geologic Formations.....	14
Groundwater Supply.....	14
C. Soils.....	19
Prime Farmlands.....	21
Soil Characteristics within Conewago Township.....	22
Development Constraints.....	22
D. Surface Waters.....	23
Drainage Basins.....	23
<u>Natural & Cultural Features Map</u>	following page 23
Impaired Waters.....	24
Wetlands.....	25
Floodplains.....	26
Storm Water Management.....	27
E. Important Plant and Wildlife Habitats.....	29
Natural Areas & Habitats.....	29
Woodlands.....	31
Big Trees of PA.....	32
F. Historic Sites & Districts.....	32
IV. DEMOGRAPHICS	35 thru 43
A. Historic Population Growth.....	35
B. Historic Housing Growth.....	36
C. Population & Housing Projections.....	38
D. Socio-Economic Characteristics.....	39
Age Profile.....	39
Gender Profile.....	39

	<u>Page</u>
Racial Composition & Hispanic/Latino Origin	39
Income	40
Education	40
Employment Status & Commuting	40
Civilian Labor Force	41
Housing & Household Characteristics	41
Housing Costs	42
Housing Condition	42
Housing Tenure & Vacancy	42
Housing Type	43
Target Projected Housing Units by Structural Type	43
V. EXISTING LAND USE	44 thru 56
<u>Existing Land Use Map</u>	following page 44
Woodland	45
Agriculture	45
Public & Private Parks	47
Public	48
Single-Family Residential	48
Duplex Residential	50
Multi-Family Residential	51
Commercial	52
Industrial	53
Quarry	55
Pipeline Developments	55
VI. ADJACENT AND REGIONAL PLANNING	57 thru 62
A. Planning / Zoning in Adjacent Municipalities	57
<u>Adjacent & Regional Planning Map</u>	following page 57
B. Adams County Comprehensive Plan	58
C. PA Agricultural Security Areas	59
D. PA Agricultural Easement Purchase Program	60
<u>Protected Lands of Adams County Map</u>	61
E. Private Agricultural Easement Programs	62
VII. PUBLIC FACILITIES	63 thru 84
A. Schools	63
<u>Public Facilities Map</u>	following page 63
B. Parks & Recreation	66
Community Parks	66
Mandatory Dedication	68
Cheetah Park Master Plan	67
Facilities Inventory	70
Linear Parks & Greenways	72
C. Police Protection	75
D. Fire Protection & Ambulance Service	76
Future Volunteer Manpower	78
Future Fund-Raising	79
E. Township Government	82
F. Public Libraries	83
New Oxford Library	83
Guthrie Memorial Library	84

VIII. UTILITIES	85 thru 103
A. Sewer Service	85
System History	85
Existing Conveyance Lines	85
Utilities Map	following page 85
Treatment Process and Capacity	86
Future Public Sewage Needs	88
Projected Public Sewage Flows 2000 - 2020	89
Act 537 Sewage Facility Planning	89
On-Lot Sewage Disposal Systems	90
B. Water Supply	92
History & Service Area	92
Water Sources	92
Borough of Hanover Water Facilities Map	94
Treatment, Storage & Conveyance Facilities	95
Existing Public Water Flows	96
Future Public Water Needs	96
Projected Public Water Demand 2006 - 2020	97
C. Solid Waste Disposal	98
D. Other Utilities	100
Met Ed – First Energy Corporation	100
Columbia Gas Transmission Company	101
IX. TRANSPORTATION SYSTEM	104 thru 119
A. Roadway Classifications and Design Standards	104
Transportation Map	following page 104
Arterials	105
Major Collector Roads	106
Minor Collector Roads	107
Recommended Improvements to Roads	108
Local Roads	109
B. Traffic Safety	111
Intersection Accidents	112
Mid-Block Accidents	113
Accident Types & Severity	113
C. Regional Traffic Patterns	114
D. Programmed Transportation Improvements	115
E. Railroad Access	116
F. Pedestrian & Bicycle Mobility	116
G. Mass Transit	117
H. Airport Safety	118
X. FUTURE LAND USE PLAN	120 thru 156
Future Land Use Map	following page 120
A. Agriculture Zone	121
Transferable Development Rights	123
B. Conservation Zone	129
Model Regulations for Forestry Uses	131
Model Regulations for Riparian Buffers	132
C. Residential Zones	133
Planned Residential Growth Table	135

	<u>Page</u>
Combined Pipeline & Planned Dwelling Units Table	135
Potential vs. Target Residential Growth Table	136
Suburban Residential Zone	136
Village Residential Zone	140
Multi-Family Residential Zone	142
D. Mixed Use Zone	145
E. Commercial Zones	146
Village Commercial Zone	146
Highway Commercial Residential Zone	149
F. Industrial Zones	153
Industrial Zone	153
Quarry Zone	155
F. Public / Private	156
XI. IMPLEMENTATION	157 thru 167
A. Introduction	157
B. Schedule of Specific Requirements	157
Recommendations for Introduction	157
Recommendations for Natural & Cultural Features	158
Recommendations for Demographics	159
Recommendations for Existing Land Use	159
Recommendations for Public Facilities	159
Recommendations for Utilities	160
Recommendations for Transportation	161
Recommendations for Future Land Use	162
Recommendations for Implementation	166

LIST OF MAPS

Regional Location Map	page 4
Soils and Geology Map	following page 13
Natural & Cultural Features Map	following page 23
Existing Land Use Map	following page 44
Adjacent & Regional Planning Map	following page 57
Public Facilities Map	following page 63
Utilities Map	following page 85
Transportation Map	following page 104
Future Land Use Map	following page 120