

## NOTICE OF PUBLIC HEARING AND INTENDED ADOPTION

Straban Township will hold a public hearing on Monday, October 25, 2010, at 7:00 p.m. at the Township Building, 1745 Granite Station Road, Gettysburg, PA 17325, to receive comment upon a proposed Subdivision and Land Development Ordinance, which will replace the existing ordinance found in Chapter 117 of the Straban Code of Ordinances. A summary of the proposed ordinances is:

Article I – Title, Purpose and Interpretation: includes the purpose for the ordinance and rules of interpretation.

Article II – Definitions: provides definitions for terms used in the ordinance.

Article III – Conformance; Modifications; Recording Dedications: requires the submission and approval of plans; provides procedures for obtaining a modification from the ordinance requirements; requires recording of approved final plans; states the effect of an approved plan on the official map, and provides for dedication of land by plans.

Article IV – General Procedure and Jurisdiction: states the authority for the ordinance and provides general procedures and fees for plan submission, review and final action.

Article V – Sketch and Preliminary Plan Content and Requirements – permits the submission of sketch plans, states requirements for preliminary plan content, submission, distribution, supporting data and reports; and provides content requirements for Cluster Residential Design submissions.

Article VI – Final Plan Specifications and Documentation Requirements – states the requirements for final plan content, submission, and distribution; provides review and approval procedures.

Article VII – Design Standards: provides the standards for sites, streets, parking, access, blocks, lots, easements, and wetland statements.

Article VIII – CVC District Development Regulations: provides the standards for Convention and Visitor Center development overlay district.

Article IX – Improvement and Construction Requirements: provides requirements and standards for monuments and markers, streets, curbs and gutters, sidewalks, on-site sewer and water systems, fire hydrants, stormwater management, soil erosion and sedimentation, underground utilities, petroleum and gas line information, recreation and park sites, waters and lakes, and traffic impact studies.

Article X – Resource Conservation and Open Space Delineation Standards: provides standards and regulations applicable to resource conservation areas and open spaces.

Article XI – Landscaping – provides definitions; requires landscaping plans; and states plan requirements, and installation and maintenance standards

Article X – Mobile Homes and Mobile Home Parks: provides definitions; requires the licensing of mobile home parks; and states requirements for the installation of mobile homes and construction of mobile home parks.

Appendix 1 – Plan Application Forms.

Appendix 2 – Curb and Sidewalk Specifications.

The Board of Supervisors intends to adopt the said ordinance at its meeting to be held on Monday, November 1, 2010 at the above address.

A complete copy of the proposed ordinance may be viewed at the Township Building at the above address during normal business hours, Monday through Thursday, and at the Adams County Law Library, Adams County Courthouse, 111-117 Baltimore Street, Gettysburg, PA 17325 during its normal business hours.

Jean A. Hawbaker,  
Secretary

Walton V. Davis,  
Solicitor