



Subdivision/Land Development Plan Review

Plan Name

Jay Garman

S/LD #

02-99-2

Project Description

Construct an agricultural building used for hay and equipment storage along with equipment repair related to the applicant's mobile feed grinding business on a APB preserved farm

Gross Acreage

61.272

Date of Completed Application Receipt

01/31/2024

Date of Review

03/01/2024

Municipality/Municipalities

Mount Joy Township

Project Address(es)

1267 Risser Mill Road, Mount Joy,

Project Location/Direction and Distance

West side of Risser Mill Road approximately 500 feet south of the Risser Mill and W. Risser Mill Road intersection

Parcel Account Number(s)

4611074100000

Existing Zoning District(s)

Mount Joy Township: Agricultural

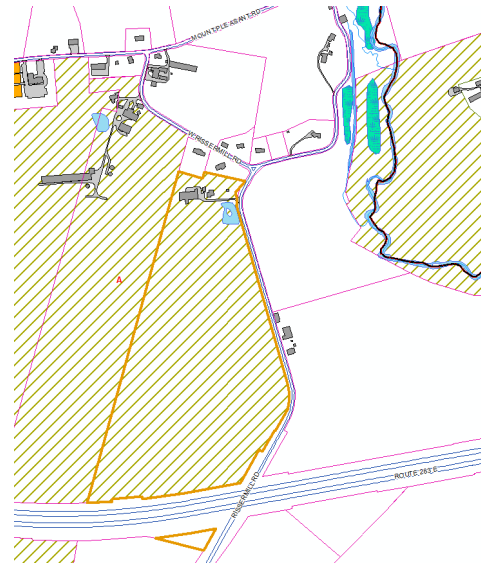
Existing Land Use(s)

Agricultural

Designated Growth Area

places2040 Character Zone

Agriculture Preservation



Owner Name

Jay W. & Emily R. Garman

Applicant Name

Jay Garman

Consulting Firm

TeamAg, Inc.

LCPD's Regional Liaison

Renee Addleman



Comments Regarding Site Design

1. The plans should depict location of the 100' well isolation area for the on-lot well.
2. The plans should depict the location of all Stormwater Management Easements per Stormwater Note 4. The note should be revised to indicate that nothing may be placed, planted, or permitted within an easement that adversely affects the easement's function.
3. The plans should indicate the required and proposed safe stopping distances required for the proposed access drive's intersection with Risser Mill Road.
4. A Clear Sight Triangle Easement should be provided for the proposed access drive, and nothing may be placed, planted, or permitted within the easement that adversely affects its function.

Because Lancaster County strives to create the most accurate public records possible, electronic AutoCAD files (.dwg or .dxf) are required by the Lancaster County Planning Department prior to, or at the time of, recording of any plan. Data features requested in the file are parcel boundaries, building footprints, road rights-of-way, and edges of pavement. It's preferred that the file be in the projected coordinate system: NAD 1983 State Plane Pennsylvania South FIPS 3702 (US Feet). **Please note that the Planning Department will not certify the plan for recording until this information is provided via links to online file download or by e-mail.**

Article V of the Pennsylvania Municipalities Planning Code establishes standards and procedures for the review of Subdivision and Land Development Plans. The Lancaster County Planning Department offers these recommendations and advisory comments which are for consideration in the application of municipal subdivision and land development regulations to this project.