Site Plan for Rowland on Holdings LLC

Presented for review is a site plan for Rowland on Holdings LLC.

The subject site is situated at the south end of French Lane, east of Greencastle Pike and north of Interstate 70. Zoning is Highway Interchange.

The owner is proposing to construct a tractor trailer gravel storage lot on his 5.60 acre parcel. There will be one access point for this use from French Lane. It is currently an undeveloped open lot.

The site will be in use 7 days a week 24 hours per day.

There will be no employees, lighting, signage, public water & sewer for this site.

Bio retention ponds will be constructed to handle stormwater.

Forestation requirements have been met previously with forest retention easement plats for this area that were approved in 2000. (Hunters Green)

All needed approvals have been received by our office.

SITE PLAN STAFF REPORT

BASE INFORMATION

SITE NAME.....:	Rowland on Holdings LLC
NUMBER.....:	SP-21-036
OWNER.....:	ROWLAND ON HOLDINGS LLC
LOCATION.....:	South End of French Lane
DESCRIPTION.....:	Proposed gravel storage lot
ZONING.....:	Highway Interchange
COMP PLAN LU.....:	Industrial/Flex
PARCEL.....:	02066009
PLANNING SECTOR.....:	02
ELECTION DISTRICT.....:	02
TYPE.....:	Commercial
GROSS ACRES.....:	5.60
DWELLING UNITS.....:	
TOTAL LOTS.....:	1
DENSITY.....:	0 Units Per Acre
PLANNER.....:	Lisa A Kelly
ENGINEER.....:	FREDERICK SEIBERT & ASSOCIATES
RECEIVED.....:	November 23, 2021

SITE ENGINEERING

HYDROGRAPHY, SENSITIVE & ENVIRONMENTAL INFORMATION

FLOOD ZONE.....:	Yes
WETLANDS.....:	None
WATERSHED.....:	Conococheague Creek
ENDANGERED SPECIES.....:	None
STEEP SLOPES.....:	Yes
STREAM BUFFER.....:	No
HISTORIC INVENTORY.....:	No Resources Present
EASEMENTS PRESENT.....:	S-00-090

Staff Comments:

Not Applicable

SITE DESIGN

Impervious Area Plan	**Impervious Maximum Allowed**	**Open Space Area Planned**
Open Space Minimum Required	**Residential Amenity Plans**	**Solid Waste Disposal Plans**
Materials Stored on Site	**Buffer Design Meets Requirements**	**Landscaping Meets Requirements**
Lighting Plan Meets Requirements	**Pedestrian Access is Adequate**	**Bus Stop is Within Walking Distance**
Loading Area Meets Requirements		
Parking Spaces - Total Planned	**Parking Spaces - Per Dwelling Unit**	
Parking Spaces - Minimum Required	**Recreational Parking Provided**	

Not Fast Track

ACCESS SPACING VARIANCE NEEDED: No
NUMBER OF ACCESS POINTS: 1

SCHOOL INFORMATION

	ELEMENTARY	MIDDLE	HIGH
SCHOOL DISTRICT	Williamsport	Clear Spring	Clear Spring
PUPIL YIELD			
CURRENT ENROLLMENT			
MAXIMUM CAPACITY			

PUBLIC FACILITIES INFORMATION

FIRE DISTRICT.....:	WILLIAMSPORT
AMBULANCE DISTRICT.....:	WILLIAMSPORT

WATER & SEWER INFORMATION

	WATER	SEWER
METHOD.....:	City	County
SERVICE AREA.....:	City	County
PRIORITY.....:	3-Programmed Service	3-Programmed Service
NEW HYDRANTS.....:		
GALLONS PER DAY SEWAGE...:		
PLANT INFO.....:		Conococheague