

May 9, 2023

PLANNING COMMISSION
South Middleton Township
520 Park Drive
Boiling Springs, PA 17007

RE: Conditional Use Plans – Submission #2
Heritage Village
Dawood Project No.: 2200587.01

Dear Planning Commission

Enclosed please find the review and comments for the above referenced project. This submission includes the following for your review:

- Ten (10) sets of the revised Conditional Use Plans (1-14 of 14 Sheets), revision No. 1 dated 05/9/23; (sheet 5 of 14 has been omitted from the submission pending traffic improvement analysis updates)
- Three (3) copies of the Fire Truck Turning Template

These revised plans and comments are submitted in response to comments received from South Middleton Township dated April 14, 2023, and per discussions with staff. The plans have also been updated per discussions with the Authority manager and the Fire Marshal. We offer the following responses to these comments:

Zoning Ordinance Comments

- 1) Section 903(1)(a) -Lot and area regulations (setbacks, minimum lot size) cannot be verified for compliance due to lack of detail on the plan.
Sheets 6 through 13 have been enlarged and labeled with lot areas, setback, lot width for the verification of being compliant with section 903(1)(a).
- 2) Section 903(1)(d) -Lot and area regulations (setbacks, minimum lot size) cannot be verified for compliance due to lack of detail on the plan.
Sheets 9, 10, 13 and 14 have been enlarged and labeled with lot areas and setbacks for the verification of being compliant with section 903(1)(d).
- 3) Section 903(1)(e) -Lot and area regulations (setbacks, minimum lot size) cannot be verified for compliance due to lack of detail on the plan.
Sheets 11 enlarged and labeled with lot area and setbacks for the verification of being compliant with section 903(1)(d).

- 4) Section 904(3) -Compliance with maximum building coverage cannot be verified due to lack of detail on the plan.

Addition information has been included on sheets 6, 9, 10, 11, 13, and 14 relating to the calculations for the maximum building coverage.

- 5) Section 904(4) -Maximum impervious cannot be verified due to lack of detail on the plan.

Addition information has been included on sheet 6, 9, 10, 11, 13, and 14 relating to the calculations for the maximum impervious coverage.

- 6) Section 904(5) -Off-street parking requirements cannot be verified due to lack of detail on the plan.

Addition information has been included on sheets 6, 9, 10, 11, 13, and 14 relating to the calculations for the off-street parking calculations.

- 7) Section 903(1)(d) -More detail needs to be provided to verify density calculations.

Addition information has been included on sheet 3 relating to the density calculations.

- 8) Section 903(1)(e) -More detail needs to be provided to verify density calculations.

Addition information has been included on sheet 3 relating to the density calculations.

- 9) The following conditions should be considered for any approval action or recommendation thereof.

- a. Section 1607 -The applicant shall design the landscape screening to meet the requirements of the Zoning Ordinance and Subdivision and Land Development Ordinance at the land development phase of the application.

The design of the landscape screening be provided with the preliminary plan submission.

- b. If the Planning Commission is satisfied with the level of detail provided, a condition should be added that the lot and area and general requirements for individual uses (previously noted comments 1-6), must be met at the preliminary subdivision and land development stage of approval. It should be noted that generally in the past, a complete layout of the development has been provided showing the lot and area details.

Additional detailed information has been added to Sheet 3, and sheets 6 through 13 for verification of compliance with the proposed uses.

- 10) Section 2005 (7.) -There is not enough information provided to detail how the vacation of Lisburn Road is going to happen. Coordination with adjacent property owners needs to occur, and an agreement needs to be provided. A permanent cul-de-sac needs to be installed.

The discussion regarding the vacation of Lisburn Road is ongoing. Once a resolution has been determined, a plan of actin will be forwarded to the township under separation cover.

- 11) Section 2005 (7.) -Information regarding traffic needs to be submitted. The original traffic study assumed a certain amount of dwelling units from this property, which is now being increased. Adequate information to demonstrate that the existing traffic network is adequate to handle the increased traffic is necessary. In addition, the traffic study called for additional intersection improvements beyond what has been installed under a phased approach. The residential portion being proposed was to be a later phase of the development. Since this is changing, it needs to be identified what is being installed, when, and who is responsible.

Additional analysis relating to the increase in residential units being prepared. The analysis will be submitted under separate cover upon completion. Also, sheet 5 of 14 has been removed from the resubmission until the study is completed.

- 12) Section 2005 (8.) -Adequate information about how the development is going to be supplied with public water and sewer and needs to be provided.

Intent to serve letter for public water and sewer have been requested from the Sewer Authority. A copy of the intent to serve letters will be forwarded to the township upon receipt.

Fire Code Comments

- 1) Section 503.2 -Roads shall be designed with enough clearance (turning radius, width, height) to safely maneuver first due truck throughout complex. Please refer to the attached Fire Apparatus dimensions' sheet and turning performance analysis sheets.

A turning template has been included with this resubmission for the apartment complex. Additional turning areas and emergency access areas have been added to the clubhouse area for fire truck maneuvering.

- 2) Section 505.1 -Building identification must be approved by the Township Fire Marshal. **Building identification will be provided with the preliminary plan submission.**


- 3) Section 507.1-507.5.1 -Fire water supply required. There are no hydrants shown on the plan. **Hydrant locations will be provided with the preliminary plan submission.**

- 4) Section 912.4 -Apartment building will require a fire department connection for this sprinkler system, a dedicated clear aisle shall be provided for each building for this purpose. **An anticipated clear aisle has been indicated on sheet 11. Final location pending final design of the apartment building.**

- 5) Section 507.1-507.5.1 -A fire hydrant shall be located within 100 feet of all fire department connections. **Hydrant locations will be provided with the preliminary plan submission.**

We believe the above responses address the comments from our understanding of the plan requirements and the intention of recent conversations regarding Should you have any questions or require additional information, please do not hesitate to contact me by phone at (717) 732-8576 or by email at chad.zimmerman@dawood.net

Sincerely,
Dawood Engineering, Inc.


Chad Zimmerman, RLA
Project Landscape Architect

Cc: File