

June 6, 2023

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

RE: Conditional Use Plans – Submission #3
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 (1-13 of 13 Sheets), revision No. 2 dated 06/06/23; (the proposed Roadway and Infrastructure Plan has been removed from the set, see Traffic Mitigation Analysis)
- Ten (10) copies Off-Site Infrastructure Mitigation Memo
- Ten (10) copies Traffic Mitigation Analysis
- Ten (10) copies of the Fire Truck Turning Template

These revised plans and comments are submitted in response to comments received from South Middleton Township dated May 19, 2023. The plans have also been updated per discussions with the Fire Marshal. We offer the following responses to these comments:

Zoning Ordinance Comments

- 1) Section 903(1)(a)(i) - One of the single family detached building lots on sheet 7 of 14 has only 10,362 sq. ft. lot area. The required square footage is 10,500. **The single family detached lot on sheet 6 has been adjusted so it is greater than the 10,500 sf requirement.**
- 2) Article XX - The note regarding minor revisions will need to be revised to make it consistent with Township policy and the Subdivision & Land Development Ordinance. Such note should be reviewed with consultation from the Planning Department staff. **The note has been discussed with staff and updated on sheets 5 through 13.**

- 3) Section 904(2) - The actual building height proposed for the single family detached dwellings and apartments needs to be provided with elevation plans.

The anticipated building height and number of stories for each unit type has been indicated on sheets 5 through 13. Typical Elevations for each of the unit types will be resubmitted to the township under separate cover.

- 4) The following condition 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. This note has been added to the conditional use note as notes 2. (1) on the cover sheet.

- 5) 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.

All notes regarding vacation of Lisburn Road have been removed from the plan set until further discussion is had with adjacent landowners and the Board of Supervisors. Once a determination has been reached with all parties, the plans will be updated accordingly.

- 6) 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.

A Traffic Mitigation Analysis Report has been included with this resubmission analyzing the additional trips associated with the additional units proposed.

- 7) 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 sent from the Sewer Authority for verification. A copy of the intent to serve letters will be forwarded to the township upon receipt.

Fire Code: Proposed Conditions for Consideration 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.

We have updated the turning template exhibit with the Truck 45-Pierce HD 100 dimensions.

- 2) Section 505.1 - Building identification must be approved by the Township Fire Marshal.

Building identification will be provided with the preliminary plan submission. This note has been added to the conditional use notes as note 2. (3) on the cover sheet.

- 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. This note has been added to the conditional use notes as note 2. (2) on the cover sheet.

- 4) Section 912.4 - Apartment buildings 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 10. Final location pending final design of the apartment building.

- 5) Section 507.5.1.1 - A fire hydrant shall be located within 100 feet of all fire department connections.

Hydrant locations will be provided with the preliminary plan submission. This note has been added to the conditional use note as notes 2. (2) on the cover sheet.

- 6) The number of stories needs to be noted on the plan. Buildings above two stories will require fire lanes in front of the apartment buildings so the truck can reach the highest peak of the roof.

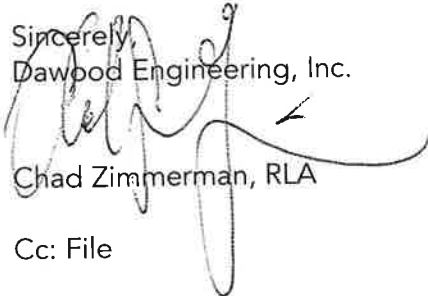
The number of stories has been indicated on sheets 5 of 13 for each unit type. There are potential options for the townhouse units to be 3 stories. After discussing this with the Fire Marshal, there is no concerns with the ladder of the fire truck in being able to reach the townhouse peak. Since the apartments are three stories, they have been relocated closer to the curb so that the structure is 30' from the drive island of the parking lot. This will allow the ladder of the firetruck to reach the structure and avoiding adding a separate fire lane adjacent to the apartment buildings. General note #22 has been added to the cover sheet indicating that if the apartment buildings separation from the parking lot curb exceeds 10' then a separate fire lane is needed within the parking lot or to the rear of the apartment buildings.

Also, additional notes 20 and 21 have been added general notes on the cover sheet regarding the ownership of certain areas within the development and dedication of the

Connector Road. Conditional use notes and potential conditions of approval have also been added to the cover sheet.

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.

A handwritten signature in black ink, appearing to read 'Chad Zimmerman', with a small arrow pointing to the signature.
Chad Zimmerman, RLA

Cc: File