

South Middleton Township

Serving our Community with Pride

June 15, 2023

Zenith Construction, Inc.
Attn: David Shaool
1730 Edgewood Hill Circle
Suite 101
Hagerstown, PA 21740

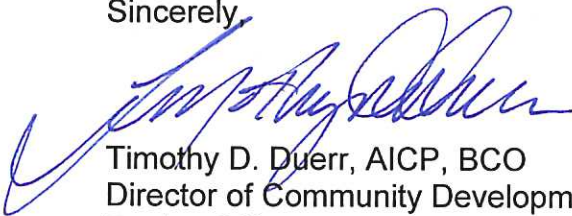
Re: **Zenith Construction**
Conditional Use
SMT Plan No. 20230015

Dear Applicant,

Enclosed are the Township's comments from the review for plan #20230015. The Project has been placed on the agenda of the Planning Commission for its June 20, 2023 meeting.

Should you have any questions, please contact me at the Township office.

Sincerely,



Timothy D. Duerr, AICP, BCO
Director of Community Development and Planning
Zoning Officer
South Middleton Township

Enclosures

Cc: Elliot Shibley, RLA – Integrated Development Partners (via email)
Brian O'Neill, P.E. – Township Engineer (via email)
Cory Adams – Township Manager (via email)
Bryan Salzmann, Esq. (via email)
Plan File #20230015

South Middleton Township

520 Park Drive, Boiling Springs, PA 17007

| P - 717.258.5324

| www.smiddleton.com

MEMORANDUM

DATE: 6/15/2023

TO: Planning Commission

FROM: Timothy Duerr, AICP, BCO, Director of Community Development and Planning/Zoning Officer, Brian O'Neill, Township Engineer

RE: #20230015 - ZENITH CONSTRUCTION

PLAN TYPE: Conditional Use

Description:

The applicant is proposing a total of 96 apartment units on the two remaining building lots (1 & 5). This is a revision to the original master plan which proposed lot 1 as a medical clinic and Lot 5 as professional offices. The property is located on South Spring Garden Street, Carlisle (SC District).

Zoning Ordinance:

1. Conditional Use Decision Docket #20200023 - The conditions of the original master plan (conditional use) shall transfer and are applicable to the revised master plan.
2. Section 1400(5) - A specific note from comment #1 is the requirement that a PA DOT Form AV-57 pertaining to obstructions of airspace be submitted to the PA Bureau of Aviation for approval. Said approval shall be granted prior to recording of any final subdivision or land development plan.
3. Section 1102(14)(g)(i)(c) - The actual building height with elevations needs to be provided.

Subdivision & Land Development Ordinance:

There are no comments based on the information provided. However, additional comments may arise with any new documentation submitted.

Fire Code:

1. Section 503.2 - Roads shall be designed with enough clearance (turning radius, width, height) to safely maneuver first due truck throughout the complex. Must use truck 45 specs. Please refer to the attached Fire Apparatus dimensions' and turning performance anyis sheets.
2. Section 505.1 - Building identification must be approved by the Township Fire Marshal.
3. Section 507.1-507.5.1 - Fire water supply required. Fire hydrants are not shown on the plan. Locations must be approved by the Fire Marshal.
4. Section 912.4 - Buildings will require a fire department connection for the sprinkler system. A dedicated clear aisle shall be provided for each building for this purpose.
5. Section 507.5.1.1 - On site fire hydrants for each building, in addition to the complex hydrants', shall be located within 100 feet of all fire department conenctions. Locations to be approved by Fire Marshal.
6. How many stories will the buildings be?

Post Approval Items:

None.

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Land Development Comments

June 8, 2023

Smith Farm Master Plan Lots 1 and 5

1. Roads shall be designed with enough clearance (turning radius, width, height) to safely maneuver first due Truck throughout complex. Must use Truck 45 specs. Please refer to Fire Apparatus dimensions' sheet and Turning performance analysis sheets included with these comments. IFC 503.2.
2. Building identification must be approved by the Township Fire Marshal. IFC 505.1
3. Fire water supply required. (Hydrants, none shown) Locations must be approved by Fire Marshal. IFC 507.1 – 507.5.1
4. Buildings will require a fire department connection for the sprinkler system, a dedicated clear aisle shall be provided for each building for this purpose. FDC shall be on front of buildings. IFC 912.4
5. On site fire hydrants for each building, in addition to complex hydrants', shall be located within 100 feet of all fire department connections. Locations to be approved by Fire Marshal. IFC 507.5.1.1
6. How many stories will these buildings be?

Respectfully submitted,



William R Coulson Sr.

Fire Marshal

South Middleton Township



Ronald Hamilton

Fire Chief

South Middleton Township



B. M. Jake Metzger

Asst. Fire Marshal

South Middleton Township

503.1 Where required. Fire apparatus access roads shall be provided and maintained in accordance with Sections 503.1.1 through 503.1.3.

503.1.1 Buildings and facilities. *Approved* fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet (45 720 mm) of all portions of the facility and all portions of the *exterior walls* of the first story of the building as measured by an *approved* route around the exterior of the building or facility.

503.1.2 Additional access. The *fire code official* is authorized to require more than one fire apparatus access road based on the potential for impairment of a single road by vehicle congestion, condition of terrain, climatic conditions or other factors that could limit access.

503.2 Specifications. Fire apparatus access roads shall be installed and arranged in accordance with Sections 503.2.1 through 503.2.8.

503.2.1 Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096mm), exclusive of shoulders, except for *approved* security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm).

503.2.2 Authority. The *fire code official* shall have the authority to require or permit modifications to the required access widths where they are inadequate for fire or rescue operations or where necessary to meet the public safety objectives of the jurisdiction.

503.2.3 Surface. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities.

503.2.4 Turning radius. The required turning radius of a fire apparatus access road shall be determined by the *fire code official*.

503.2.5 Dead ends. Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) in length shall be provided with an *approved* area for turning around fire apparatus.

503.2.7 Grade. The grade of the fire apparatus access road shall be within the limits established by the *fire code official* based on the fire department's apparatus.

503.2.8 Angles of approach and departure. The angles of approach and departure for fire apparatus access roads shall be within the limits established by the *fire code official* based on the fire department's apparatus.

503.3 Marking. Where required by the *fire code official*, *approved* signs or other *approved* notices or markings that include the words NO PARKING—FIRE LANE shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. The means by which *fire lanes* are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility.

503.4 Obstruction of fire apparatus access roads. Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. The minimum widths and clearances established in Sections 503.2.1 and 503.2.2 shall be maintained at all times.

503.4.1 Traffic calming devices. Traffic calming devices shall be prohibited unless *approved* by the *fire code official*.

505.1 Address identification. New and existing buildings shall be provided with *approved* address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address identification characters shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall not be spelled out. Each character shall be not less than 4 inches (102 mm) high with a minimum stroke width of 1/2 inch (12.7 mm). Where required by the *fire code official*, address identification shall be provided in additional *approved* locations to facilitate emergency response. Where access is by means of a private road and the building cannot be viewed from the *public way*, a monument, pole or other sign or means shall be used to identify the structure. Address identification shall be maintained.

506.1 Where required. Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes, the *fire code official* is authorized to require a key box to be installed in an *approved* location. The key box shall be of an *approved* type listed in accordance with UL 1037, and shall contain keys to gain necessary access as required by the *fire code official*.

507.1 Required water supply. An *approved* water supply capable of supplying the required fire flow for fire protection shall be provided to premises on which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction.

507.2 Type of water supply. A water supply shall consist of reservoirs, pressure tanks, elevated tanks, water mains or other fixed systems capable of providing the required fire flow.

507.3 Fire flow. Fire-flow requirements for buildings or portions of buildings and facilities shall be determined by an *approved* method.

507.4 Water supply test. The *fire code official* shall be notified prior to the water supply test. Water supply tests shall be witnessed by the *fire code official* or *approved* documentation of the test shall be provided to the *fire code official* prior to final approval of the water supply system.

507.5 Fire hydrant systems. Fire hydrant systems shall comply with Sections 507.5.1 through 507.5.6.

507.5.1 Where required. Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet (122 m) from a hydrant on a fire apparatus access road, as measured by an *approved* route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the *fire code official*.

507.5.1.1 Hydrant for sprinkler and standpipe systems. Buildings equipped with a sprinkler or standpipe system installed in accordance with Section 903 or 905 shall have a fire hydrant within 100 feet (30 480 mm) of the fire department connections.

507.5.4 Obstruction. Unobstructed access to fire hydrants shall be maintained at all times. The fire department shall not be deterred or hindered from gaining immediate access to fire protection equipment or fire hydrants.

507.5.5 Clear space around hydrants. A 3-foot (914 mm) clear space shall be maintained around the circumference of fire hydrants, except as otherwise required or *approved*.

507.5.6 Physical protection. Where fire hydrants are subject to impact by a motor vehicle, guard posts or other *approved* means shall comply with Section 312.

912.4 Access. Immediate access to fire department connections shall be maintained at all times and without obstruction by fences, bushes, trees, walls or any other fixed or moveable object. Access to fire department connections shall be *approved* by the *fire code official*.



Turning Performance Analysis

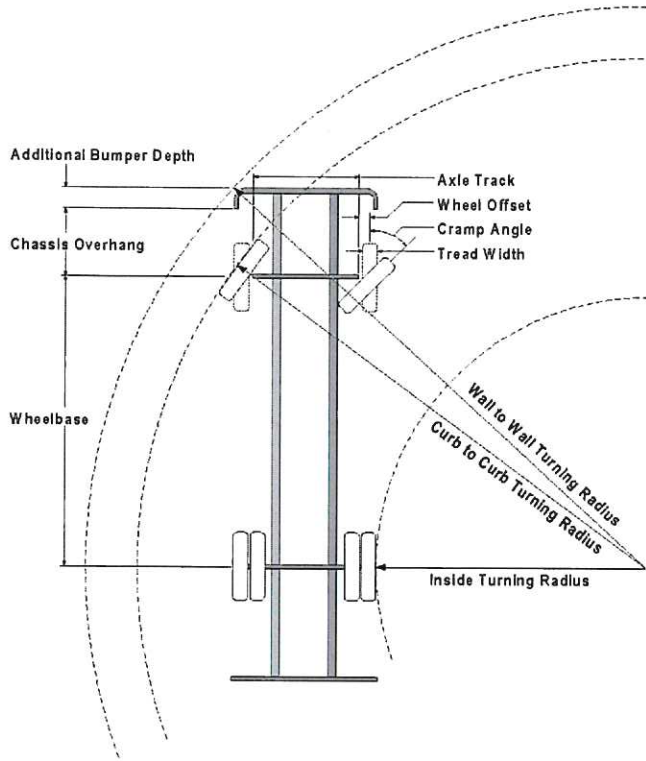
06/19/2018

Bid Number: 448

Department: Carlisle Fire Department

Chassis: Velocity Chassis, PAP, PUC (Big Block), 2010

Body: Aerial, Platform 100', PUC, Alum Body



Parameters:

*Inside Cramp Angle:	45°
Axle Track:	82.92 in.
Wheel Offset:	5.3 in.
Tread Width:	16.3 in.
Chassis Overhang:	78 in.
Additional Bumper Depth:	22 in.
Front Overhang:	138.1 in.
Wheelbase:	265.5 in.

Calculated Turning Radii:

Inside Turn:	20 ft. 10 in.
Curb to curb:	37 ft. 2 in.
Wall to wall:	44 ft. 10 in.

Category	Option	Description
Axle, Front, Custom	0637059	Axle, Front, Oshkosh TAK-4, Non Drive, 24,000 lb, Velocity (425 Tires)
Wheels, Front	0019618	Wheels, Front, Alcoa, 22.50" x 13.00", Aluminum, Hub Pilot
Tires, Front	0677592	Tires, Front, Goodyear, G296 MSA, 425/65R22.50, 20 ply, Fire Service Load Rating
Bumpers	0639810	Bumper, 22" Extended, Under Slung, Painted, Recessed Crosslays/Trays, Imp/Vel
Aerial Devices	0657391	Aerial, 100' Pierce Platform, 35 MPH Wind Rating, 400lb Tip Load Allowance

Notes:

*Actual Inside cramp angle may be less than shown.

Curb to Curb turning radius calculated for 9.00 inch curb.

Definitions:

Inside CrampAngle	Maximum turning angle of the front inside fire.
Axle Track	King-pin to King-pin distance of front axle.
Wheel Offset	Offset from the center line of the wheel to the King-pin.
Tread Width	Width of the tire tread.
Chassis Overhang	Distance of the center line of the front axle to the front edge of the cab. This does not include the bumper depth.
Additional Bumper Wheel	Depth that the bumper assembly adds to the front overhang.
Wheelbase	Distance between the center lines of the vehicles front and rear axles.
Inside Turning Radius	Radius of the smallest circle around which the vehicle can turn.
Curb to Curb Turning Radius	Radius of the smallest circle around which the vehicle's tires can turn. This measures assumes a curb height of 9 inches.
Wall to Wall Turning Radius	Radius of the smallest circle around which the vehicle's tires can turn. This measures takes into account any front overhang due to chassis , bumper extensions and or aerial devices.

Fire Apparatus Dimensions for South Middleton Township

Truck 45-Pierce HD 100

Length- 46.9-feet with the bucket hanging out over the front bumper by 5-feet

Wheelbase- 22.125-feet

Height- 12.275-feet Width- 8 feet 9.5 inches

Outrigger Spread- 18 ft Weight 41.0 Tons

County Command Vehicle-

Length- 40-feet

Wheelbase- 25-feet

Height- 13.4-feet

Weight- 15 Ton

Truck 36-

Length- 38-feet with the ladder hanging out over the front bumper by 2-feet

Wheelbase- 21-feet

Height- 11.2-feet

Engine 241-

Length- 37-feet

Wheelbase- 21-feet

Height-11-9-feet