



CIVIL ENGINEERING - LANDSCAPE ARCHITECTURE - BUILDING DESIGN

July 12, 2023

South Middleton Township

520 Park Drive
Boiling Springs, PA 17007

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

Re: Lot #1 and Lot #5 of Smith Farm Community Campus Development
Conditional Use Plan
IC Project No. 22-0253

Dear Mr. Duerr,

We are in receipt of a review letter from the Township for the above-referenced project dated June 15, 2023. Accordingly, we have revised the plans to address the comments received. Responses to the comments are listed in the order they were provided and are in ***bold and italic type***.

TOWNSHIP REVIEW LETTER (6/15/2023)

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.
Response: Acknowledged.
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.
Response: The FAA Approval forms (PA DOT Form AV-57) are provided with this submission.
3. Section 1102(14)(g)(i)(c) - The actual building height with elevations needs to be provided.
Response: The Building Elevation Plans are provided with this submission.

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 analysis sheets.
Response: Truck Turning Diagrams are now provided on the plans.
2. Section 505.1 - Building identification must be approved by the Township Fire Marshal.
Response: Acknowledged.
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.
Response: Approximate fire hydrant locations are now shown on the plans.
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.

Response: The Fire Department connections will be coordinated to line up with the ADA striped aisles for clear access to the buildings.

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 connections. Locations to be approved by Fire Marshal.

Response: The fire hydrant locations will be coordinated with the Fire Marshal.

6. How many stories will the buildings be?

Response: The buildings will be three stories. Refer to the Building Elevation Plans.

If you have any questions or require additional information, please do not hesitate to contact me.

Sincerely,

Integrated Consulting



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