

South Middleton Township

Serving our Community with Pride

June 15, 2023

Keystone FC
Attn: Sean Cochran
PO Box 1332
Mechanicsburg, PA 17055

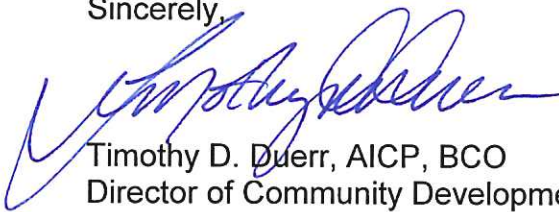
Re: **Wolf Farm Soccer Fields
Conditional Use
SMT Plan No. 20230017**

Dear Applicant,

Enclosed are the Township's comments from the review for plan #20230017. 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: Chris Chiampi, ASLA – FSA, Inc. (via email)
Brian O'Neill, P.E. – Township Engineer (via email)
Cory Adams – Township Manager (via email)
Bryan Salzmann, Esq. (via email)
Plan File #20230017

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: #20230017 - WOLF FARM SOCCER FIELD

PLAN TYPE: Conditional Use

Description:

The applicant is requesting conditional use approval to develop the parcel into soccer fields with support design features such as parking lots, access drives, fieldhouse and stormwater management bmps. The property is located at 842 York Road, Carlisle (AC District).

Zoning Ordinance:

Section 2001 - The following comments/conditions should be considered by the Planning Commission/Board of Supervisors when reviewing this application for approval:

1. There shall be no more than (x) tournaments within any given year.
2. The applicant shall provide additional screening details in accordance with the requirements of the SALDO.
3. The applicant must address roadway improvements resulting from additional traffic anticipated by soccer field use. The applicant has eliminated the driveway entrance onto Ridge Road. The only entrance to the facility is now located on Springville Road, with a majority of the traffic entering from York Road. The traffic study indicates that a traffic signal is warranted at Springville Road/York Road/Shughart Road. As the traffic signal is necessary for the ingress and egress to the property and located on the property abutting the subject property, it is considered an onsite improvement. The installation of the traffic signal should be required as part of this plan.
4. The driveway on the west side of Springville Road (for the residence at 644 E Springville Road) is not shown. The driveway needs to be shown, and the distance between access points needs to be provided to verify the proposed entrance meets access spacing requirements.

5. Sewer and water shall be provided to the site by a means acceptable to the Township. (Board of Supervisors may wish to consider if permanent restrooms need to be provided).
6. The applicant must meet all Uniform Construction Codes (International Building Code), specifically pertaining to accessibility requirements and any other state or federal American with Disabilities Act (ADA) regulations.

Subdivision & Land Development Ordinance:

N/A

Fire Code:

1. Section 503.1.2 - Secondary emergency access road is required.
2. Section 503.2 - Roads shall be designed with enough clearance to safely maneuver first due truck throughout the complex. Please refer to the attached Fire Apparatus dimensions' and turning performance analysis sheet.

Post Approval Items:

N/A

South Middleton Township

Serving our Community with Pride

Land Development Comments

June 12, 2023

Wolf Farm Soccer Fields

1. Secondary emergency access road is required. IFC 503.1.2
2. Roads shall be designed with enough clearance to safely maneuver first due Truck throughout complex. Please refer to Fire Apparatus dimensions' sheet and Turning performance analysis sheets included with these comments. IFC 503.2.

Respectfully submitted,



William R Coulson Sr.

Fire Marshal

South Middleton Township



Ronald Hamilton

Fire Chief



B.M. Jake Metzger

Asst. Fire Marshal

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.

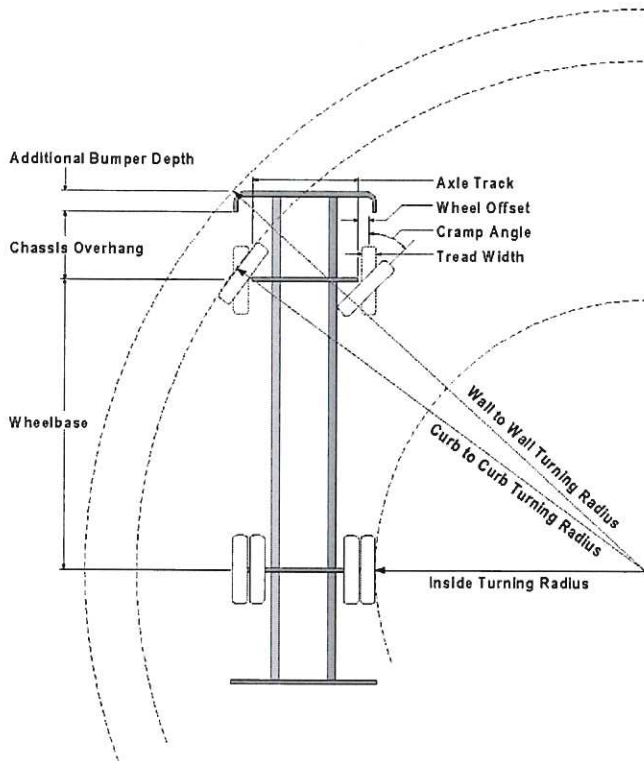


Turning Performance Analysis

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.

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