CONDITIONAL USE PLAN

FOR

WOLF FARM SOCCER FIELDS

SITUATED APPROXIMATELY 500 FEET WEST OF THE INTERSECTION

OF SOUTH MIDDLESEX ROAD AND YORK ROAD (PA SR 74)

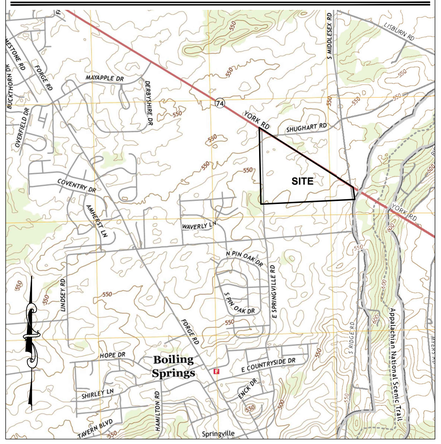
SOUTH MIDDLETON TOWNSHIP

CUMBERLAND COUNTY, PENNSYLVANIA

VICINITY MAP

SCALE: 1" = 2000'

USGS MAPS (Carlisle and Mechanicsburg,PA 2019)



SHEET INDEX

TYPE	NUMBER	TITLE
C-001	SHEET 01	COVER
C-101	SHEET 02	SITE & LANDSCAPE PLAN
C-102	SHEET 03	GRADING PLAN

ENGINEER'S CERTIFICATION

I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Pennsylvania. The Engineer has been to the site and observed the present condition and the plan indicates that actual condition of the plan, and to the best of my knowledge and belief it is true and correct, and the township may rely upon the accuracy thereof.

Justin T. Doty — Digitally signed by Justin T. Doty Date: 2023.06.05 08:46:34 -04'00' — June 5, 2023

Justin T. Doty — Date
Professional Engineer
License No. PE080613
Expiration Date: 9/30/2023

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — JUSTIN T. DOTY — ENGINEER — No. PE080613

06/05/2023

GENERAL USE DESCRIPTION

The purpose of this plan is to subdivide, consolidate and the develop the approximate 68 acre parcels located at 842 York Road. The proposed development within this Agricultural and Conservation (AC) District is a Non-Municipal Outdoor Recreational Facility consisting of soccer fields with supporting features such as concessions, parking areas and stormwater management facilities.

GENERAL NOTES

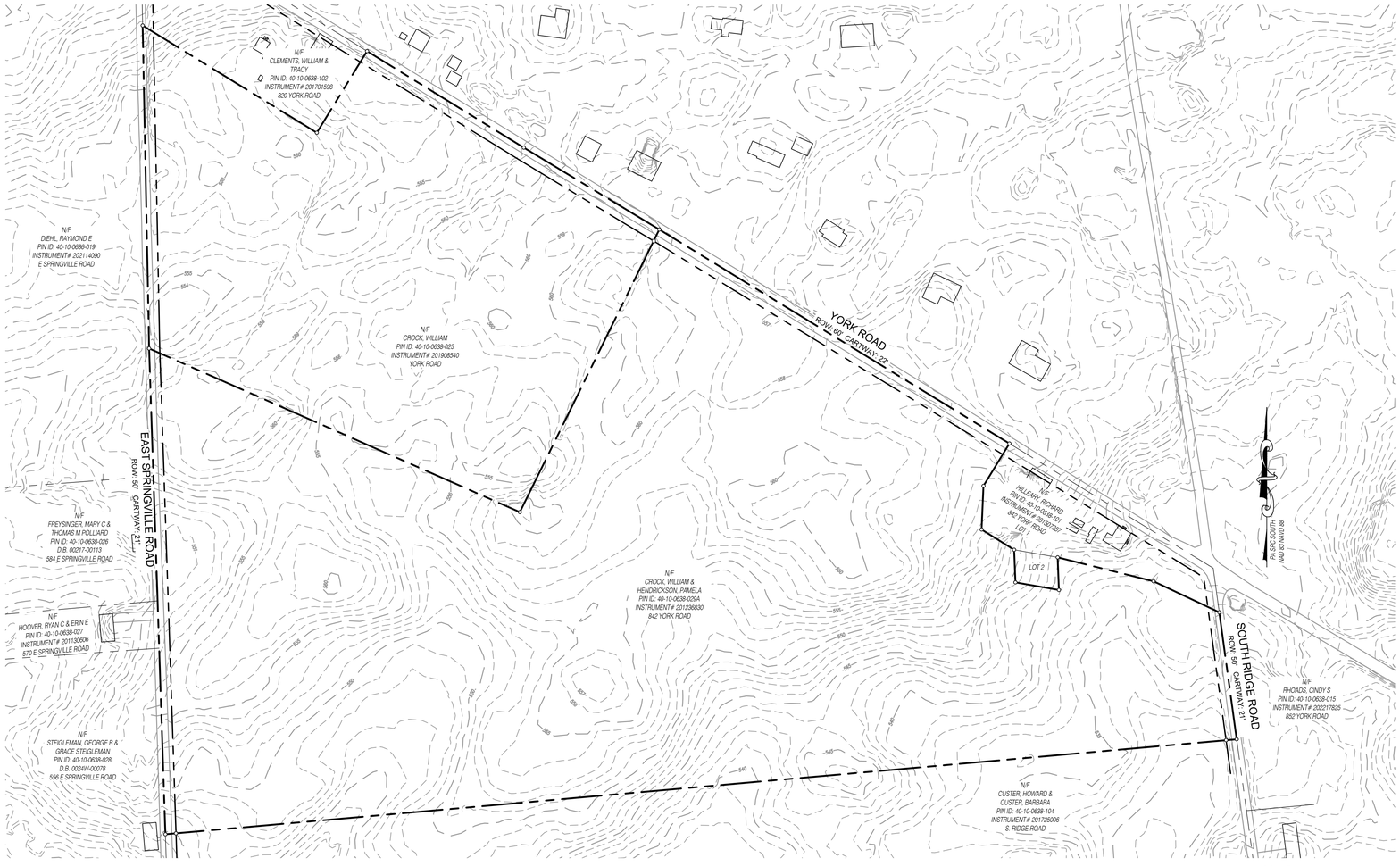
1. Field surveys were performed by Frederick, Seibert and Associates in April 2022, and all bearings shown hereon are in state plan coordinate system, PA South Zone, North American Datum of 1983 (NAD83).
2. According to FEMA Flood Insurance Rate Map (FIRM) Community Panel NO. 42041C0242E, this property is located in within a 100 year floodplain. *https://www.fema.gov/flood-maps/national-flood-hazard-layer*
3. According to the US Fish & Wildlife Service National Wetlands Inventory, wetlands are not present on this site. *https://www.fws.gov/wetlands/data/Mapper.html*
4. FSA, Inc. assumes no liability for the location of any above ground and below ground utilities. Existing utilities, if any, are shown from the best available information.
5. There is no proposed state road access associated with this subdivision plan. Before access to any state road is to be constructed, a Highway Occupancy Permit is required from PennDOT.

WAIVERS

A waiver has been requested by the South Middleton Township Board of Supervisors for the following:

1. Section 706.F: For any land use where the total number of parking spaces exceeds 50 (fifty) stalls, islands shall be provided between every ten (10) parking spaces or at the end of each parking row.
2. Section 711.b.2.k.iii: The interior of each parking lot shall have at least one (1) three-inch (3") caliper deciduous shade tree for every five (5) parking spaces.
3. Section 711.b.2.k.ii - A minimum of 10 percent of any parking lot facility over 2,000 square feet in gross area (measured from the outside edge of paving to outside edge of paving) shall be devoted to landscaping. This landscaping shall include a minimum of one tree per 20 parking spaces and all planting beds within a parking lot shall be surfaced in lawn or ground cover planting.

EQUITABLE OWNER/DEVELOPER:	CIVIL ENGINEER / SURVEYOR:
KEYSTONE FC	FSA INC.
P.O. Box 1332	505 SOUTH HANOVER STREET
MECHANICSBURG, PA 17055	CARLISLE, PA 17013
C/O: SEAN COCHRAN	PROJECT MANAGER: JUSTIN DOTY
EMAIL: scochran@keystonefc.com	EMAIL: jdoty@fsa-inc.com
PHONE: (717) 329-8201	PHONE: (717) 701-8111



SCALE: 1" = 150'

150 0 75 150 300

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505 SOUTH HANOVER STREET, CARLISLE, PA 17013, 717-243-7611
20 WEST BALTIMORE STREET, GREENCASTLE, PA 17225, 717-597-1647
126 SOUTH POTOMAC STREET, HAGERSTOWN, MD 21740, 301-739-8866

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MARK	DESCRIPTION	DATE

WOLF FARM SOCCER FIELDS
SITUATED APPROXIMATELY 500 FEET WEST OF THE INTERSECTION OF SOUTH MIDDLESEX ROAD AND YORK ROAD (PA SR 74)
SOUTH MIDDLETON TOWNSHIP
CUMBERLAND COUNTY, PENNSYLVANIA
KEYSTONE FC, C/O SEAN COCHRAN
PO BOX 1332, MECHANICSBURG, PA 17055
717-329-8201

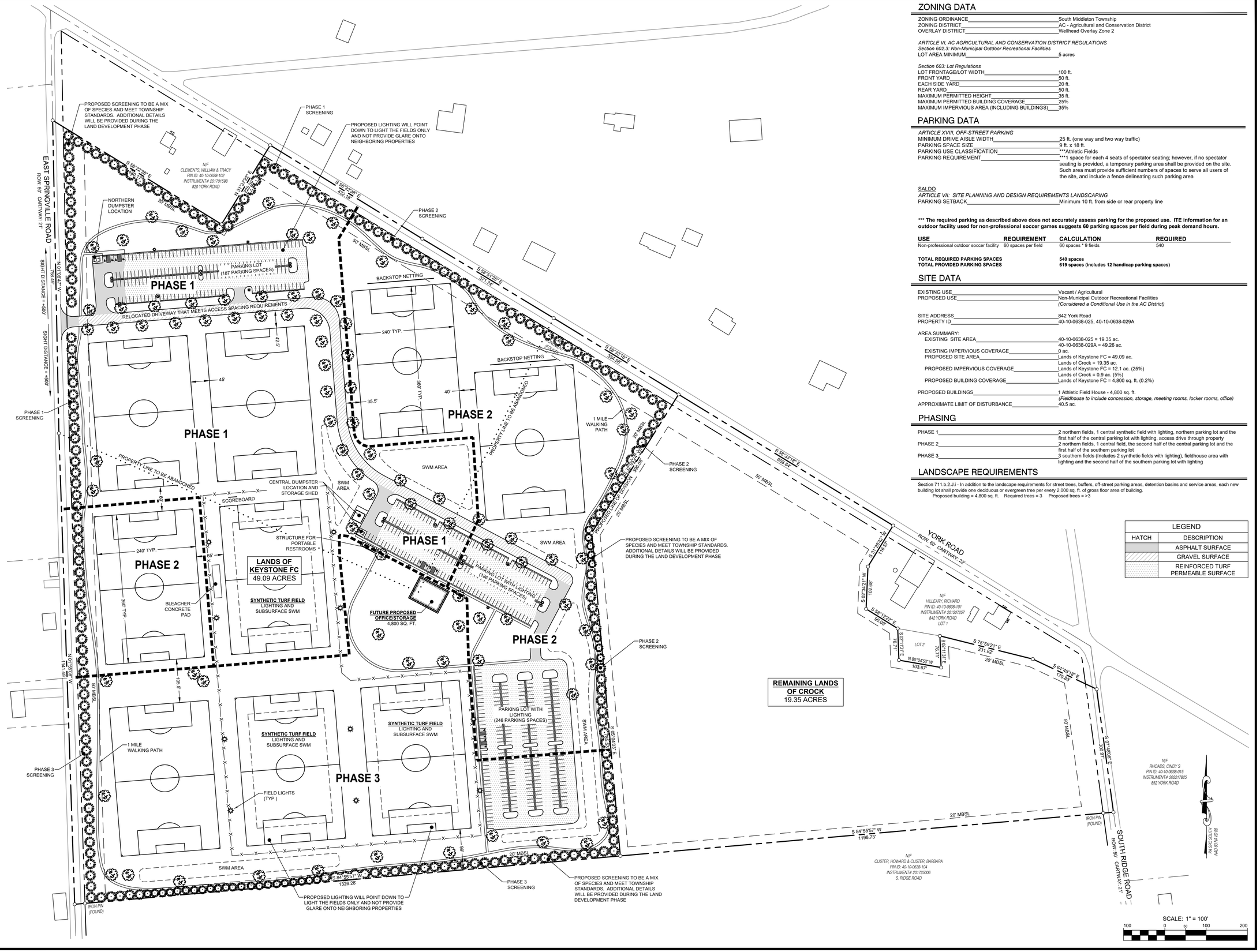
PROJECT NO.	70213.1
DWN BY	CMC
DATE	6-2-2023
PROJECT MANAGER	JTD
EMAIL	JDoty@fsa-inc.com
PROPERTY ID	40-10-0638-025, 40-10-0638-029A
SCALE	AS SHOWN

SHEET TITLE

COVER

C-001
SHEET 1 OF 3

P:\SHARED FOLDERS\PROJECTS\2021\70213\1 DWGS\CONDITIONAL USE AND SUBDIVISION PLAN\70213-01 CU COVER.DWG 2023-05-30



ZONING DATA

ZONING ORDINANCE: South Middleton Township
ZONING DISTRICT: AC - Agricultural and Conservation District
OVERLAY DISTRICT: Wellhead Overlay Zone 2

ARTICLE VI, AC AGRICULTURAL AND CONSERVATION DISTRICT REGULATIONS
Section 602.3: Non-Municipal Outdoor Recreational Facilities
LOT AREA MINIMUM: 5 acres

Section 603: Lot Regulations
LOT FRONTAGE/LOT WIDTH: 100 ft.
FRONT YARD: 50 ft.
EACH SIDE YARD: 20 ft.
REAR YARD: 50 ft.
MAXIMUM PERMITTED HEIGHT: 35 ft.
MAXIMUM PERMITTED BUILDING COVERAGE: 25%
MAXIMUM IMPERVIOUS AREA (INCLUDING BUILDINGS): 35%

PARKING DATA

ARTICLE XVIII, OFF-STREET PARKING
MINIMUM DRIVE AISLE WIDTH: 25 ft. (one way and two way traffic)
PARKING SPACE SIZE: 9 ft. x 18 ft.
PARKING USE CLASSIFICATION: ***Athletic Fields
PARKING REQUIREMENT: ***1 space for each 4 seats of spectator seating; however, if no spectator seating is provided, a temporary parking area shall be provided on the site. Such area must provide sufficient numbers of spaces to serve all users of the site, and include a fence delineating such parking area

SALDO
ARTICLE VII: SITE PLANNING AND DESIGN REQUIREMENTS LANDSCAPING
PARKING SETBACK: Minimum 10 ft. from side or rear property line

***** The required parking as described above does not accurately assess parking for the proposed use. ITE information for an outdoor facility used for non-professional soccer games suggests 60 parking spaces per field during peak demand hours.**

USE	REQUIREMENT	CALCULATION	REQUIRED
Non-professional outdoor soccer facility	60 spaces per field	60 spaces * 9 fields	540
TOTAL REQUIRED PARKING SPACES		**540 spaces**	
TOTAL PROVIDED PARKING SPACES		**619 spaces (includes 12 handicap parking spaces)**	

SITE DATA

EXISTING USE: Vacant / Agricultural
PROPOSED USE: Non-Municipal Outdoor Recreational Facilities *(Considered a Conditional Use in the AC District)*

SITE ADDRESS: 842 York Road
PROPERTY ID: 40-10-0638-025, 40-10-0638-029A

AREA SUMMARY:
EXISTING SITE AREA: 40-10-0638-025 = 19.35 ac.
40-10-0638-029A = 49.26 ac.
EXISTING IMPERVIOUS COVERAGE: 0 ac.
PROPOSED SITE AREA: Lands of Keystone FC = 49.09 ac.
Lands of Crock = 19.35 ac.
PROPOSED IMPERVIOUS COVERAGE: Lands of Keystone FC = 12.1 ac. (25%)
Lands of Crock = 0.9 ac. (5%)
PROPOSED BUILDING COVERAGE: Lands of Keystone FC = 4,800 sq. ft. (0.2%)

PROPOSED BUILDINGS: 1 Athletic Field House - 4,800 sq. ft. *(Fieldhouse to include concession, storage, meeting rooms, locker rooms, office)*
APPROXIMATE LIMIT OF DISTURBANCE: 40.5 ac.

PHASING

PHASE 1: 2 northern fields, 1 central synthetic field with lighting, northern parking lot and the first half of the central parking lot with lighting, access drive through property
PHASE 2: 2 northern fields, 1 central field, the second half of the central parking lot and the first half of the southern parking lot
PHASE 3: 3 southern fields (Includes 2 synthetic fields with lighting), fieldhouse area with lighting and the second half of the southern parking lot with lighting

LANDSCAPE REQUIREMENTS

Section 711.b.2.J.i - In addition to the landscape requirements for street trees, buffers, off-street parking areas, detention basins and service areas, each new building lot shall provide one deciduous or evergreen tree per every 2,000 sq. ft. of gross floor area of building.
Proposed building = 4,800 sq. ft. Required trees = 3 Proposed trees = >3

LEGEND	
HATCH	DESCRIPTION
	ASPHALT SURFACE
	GRAVEL SURFACE
	REINFORCED TURF PERMEABLE SURFACE

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20 WEST BALTIMORE STREET GREENCASTLE, PA 17225 717-597-7497
128 SOUTH POTOMAC STREET HAGERSTOWN, MD 21740 240-719-8666

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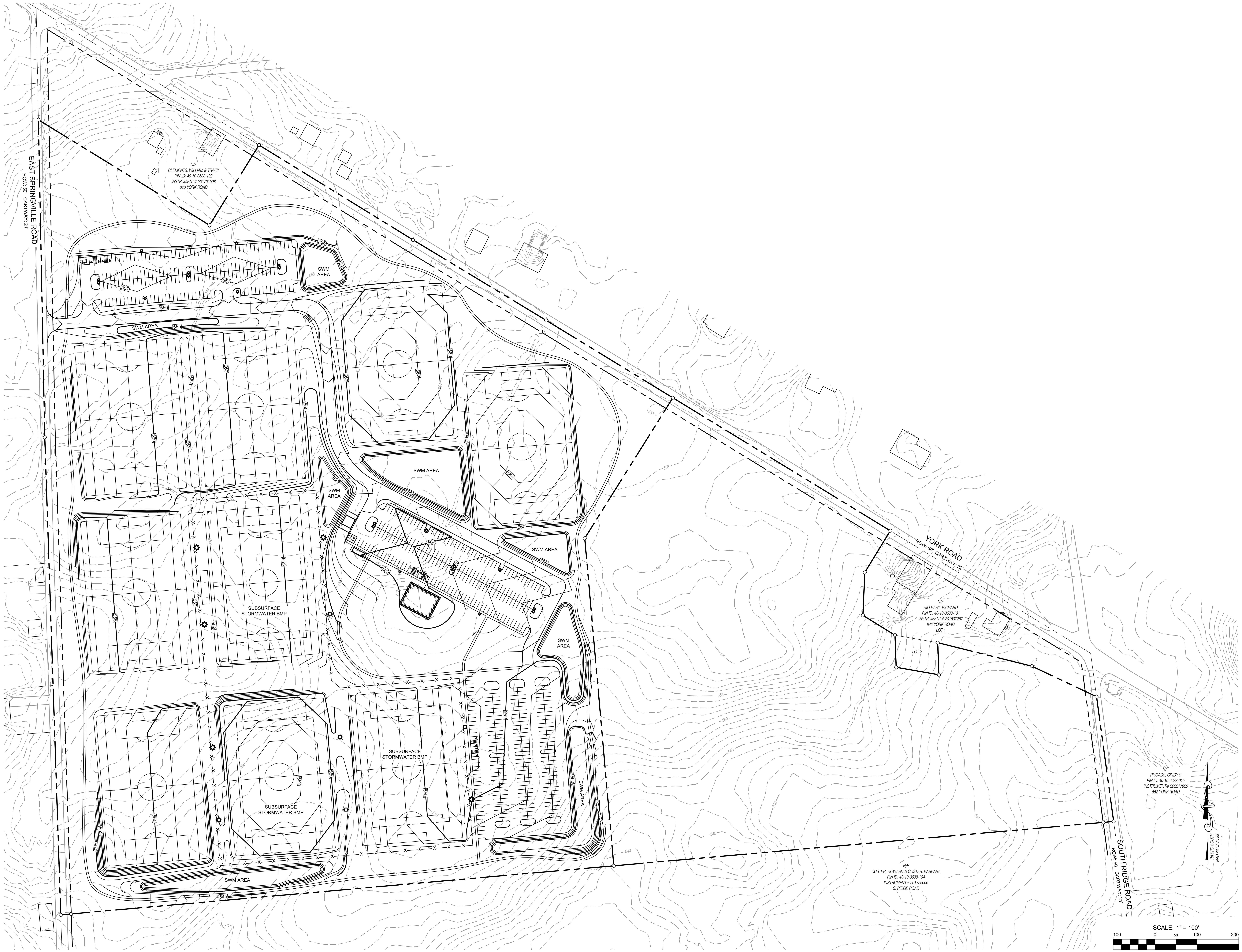
KEYSTONE FC, C/O SEAN COCHRAN
PO BOX 1332, MECHANICSBURG, PA 17055
717-329-8201

PROJECT NO. 70213.1
DWN BY CMC | DATE 6-2-2023
PROJECT MANAGER: JTD
EMAIL: JDoty@fsa-inc.com
PROPERTY ID 40-10-0638-025, 40-10-0638-029A
SCALE 1" = 100'
SHEET TITLE

SITE & LANDSCAPE PLAN

C-101
SHEET 2 OF 3

P:\SHARED FOLDERS\PROJECTS\70213.1\ENGINEERING\SITE, USE AND SUBDIVISION PLANS\70213.1 (4E CU) SITE PLAN.DWG - 2023-05-30



DATE:

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SHEET TITLE

GRADING PLAN

C-102

SHEET 3 OF 3