

# CONDITIONAL USE PLAN

## FOR

# WOLF FARM SOCCER FIELDS - ALTERNATE ACCESS

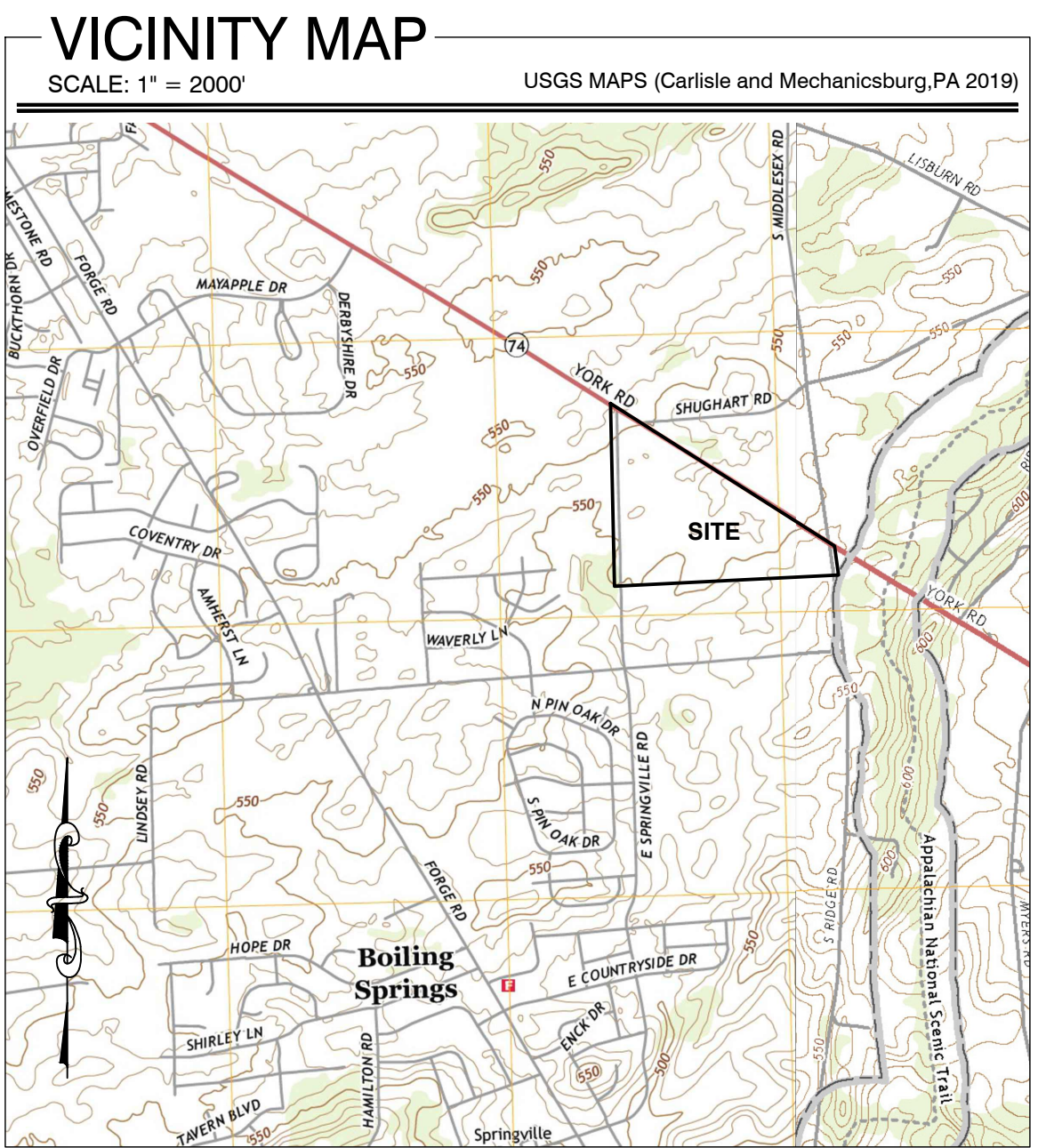
SITUATED APPROXIMATELY 500 FEET WEST OF THE INTERSECTION  
OF SOUTH MIDDLESEX ROAD AND YORK ROAD (PA SR 74)  
SOUTH MIDDLETON TOWNSHIP  
CUMBERLAND COUNTY, PENNSYLVANIA

**EQUITABLE OWNER/DEVELOPER:**  
KEYSTONE FC  
P.O. Box 1332  
MECHANICSBURG, PA 17055

**CIVIL ENGINEER / SURVEYOR:**  
FSA INC.  
505 SOUTH HANOVER STREET  
CARLISLE, PA 17013

**C/O: SEAN COCHRAN**  
EMAIL: [scochrn@keystonefc.com](mailto:scochrn@keystonefc.com)  
PHONE: (717) 329-8201

**PROJECT MANAGER: JUSTIN DOTY**  
EMAIL: [jdoty@fsa-inc.com](mailto:jdoty@fsa-inc.com)  
PHONE: (717) 701-8111



**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.

June 5, 2023  
Date

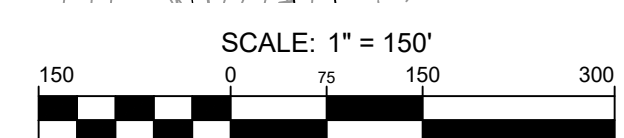
Justin T. Doty  
Professional Engineer  
License No. PE080613  
Expiration Date: 9/30/2023

**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**
- 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).
  - 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>
  - According to the US Fish & Wildlife Service National Wetlands Inventory, wetlands are not present on this site. <https://www.fws.gov/wetlands/data/Mappper.html>
  - 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.
  - 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:
- 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.
  - Section 711.b.2.k.iii: The interior of each parking lot shall have at least one (1) three-inch (3") caliber deciduous shade tree for every five (5) parking spaces.
  - Section 716.B.2.c: Spacing between existing access points (streets or driveways) and all new access points (streets or driveways) intersecting an Urban Collector road shall, at a minimum, be in accordance with the requirements set forth in Table 716-1B (585 ft. for roads 40 mph or less).
  - 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.



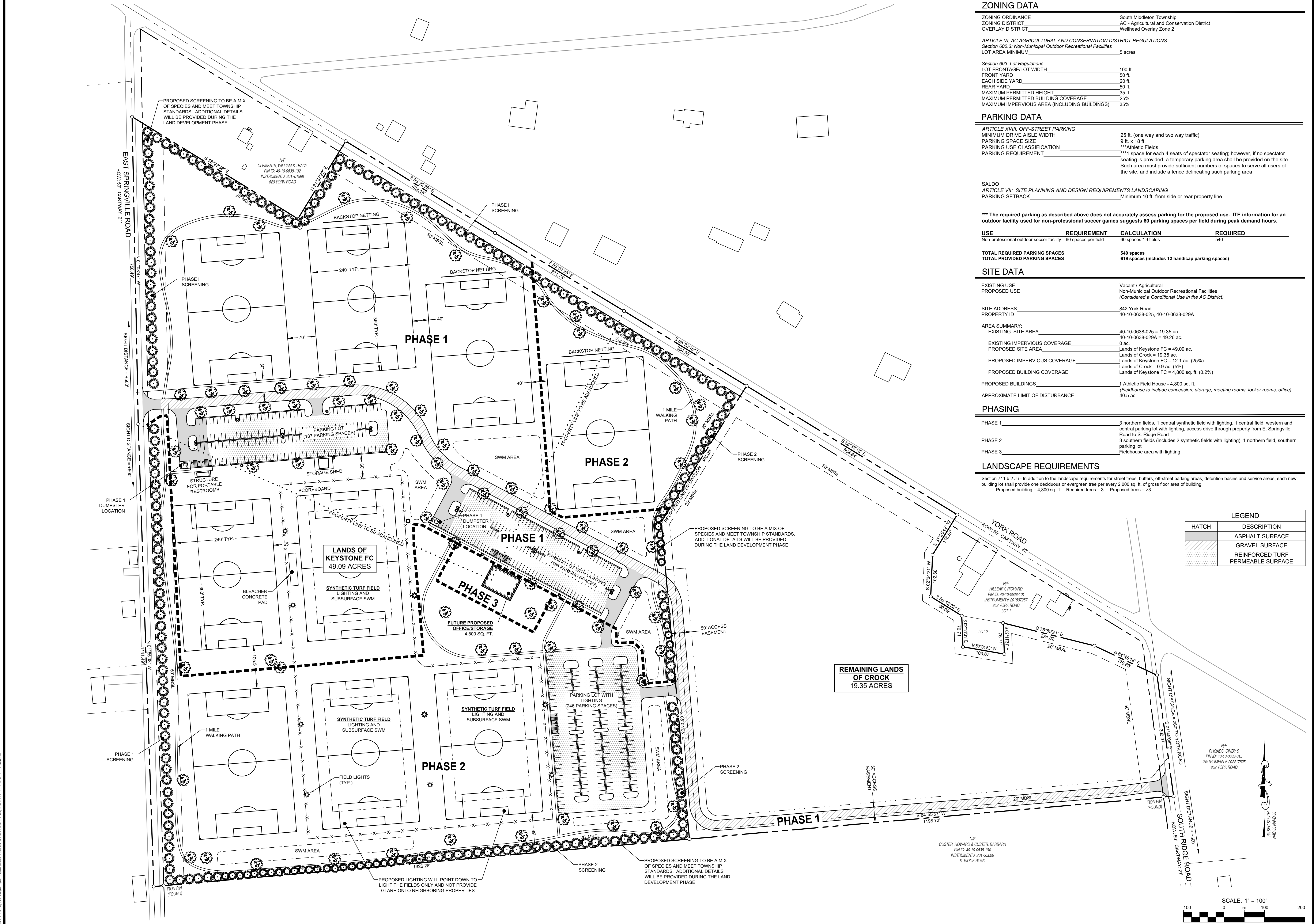
**FSA INC.**  
 FREDERICK, SEIBERT & ASSOCIATES, INC.  
 CIVIL ENGINEER • SURVEYOR • LANDSCAPE ARCHITECTS • LAND PLANNERS  
 505 SOUTH HANOVER STREET  
 CARLISLE, PA 17013  
 TEL: (717) 701-8111  
 FAX: (717) 701-8007  
 www.fsa-inc.com

| DATE | DESCRIPTION |
|------|-------------|
|      |             |
|      |             |
|      |             |
|      |             |
|      |             |
|      |             |
|      |             |
|      |             |
|      |             |

**WOLF FARM SOCCER FIELDS-ALTERNATE ACCESS**  
 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, 40-10-0638-028A |
| SCALE           | AS SHOWN                        |
| SHEET TITLE     |                                 |

P:\SHAWD\COLLUS\PROJECTS\2023\15\COND\COND\USE AND SUBORDINATE\PLAN\TITLE OF COVER\ALTERNATE ACCESS



**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      |
| <b>TOTAL REQUIRED PARKING SPACES</b>     |                     | <b>540 spaces</b>                                       |          |
| <b>TOTAL PROVIDED PARKING SPACES</b>     |                     | <b>619 spaces (includes 12 handicap parking spaces)</b> |          |

**SITE DATA**

|              |                                                                                                    |
|--------------|----------------------------------------------------------------------------------------------------|
| EXISTING USE | Vacant / Agricultural                                                                              |
| PROPOSED USE | Non-Municipal Outdoor Recreational Facilities<br>(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.                                                                                                 |
| EXISTING IMPERVIOUS COVERAGE     | 0 ac.                                                                                                                      |
| PROPOSED SITE AREA               | 40-10-0638-029A = 49.26 ac.                                                                                                |
| PROPOSED IMPERVIOUS COVERAGE     | Lands of Keystone FC = 49.09 ac.                                                                                           |
| PROPOSED BUILDING COVERAGE       | Lands of Crook = 12.1 ac. (25%)<br>Lands of Keystone FC = 0.9 ac. (5%)<br>Lands of Keystone FC = 4,800 sq. ft. (0.2%)      |
| PROPOSED BUILDINGS               | 1 Athletic Field House - 4,800 sq. ft.<br>(Fieldhouse to include concession, storage, meeting rooms, locker rooms, office) |
| APPROXIMATE LIMIT OF DISTURBANCE | 40.5 ac.                                                                                                                   |

**PHASING**

|         |                                                                                                                                                                                                     |
|---------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| PHASE 1 | 3 northern fields, 1 central synthetic field with lighting, 1 central field, western and central parking lot with lighting, access drive through property from E. Springville Road to S. Ridge Road |
| PHASE 2 | 3 southern fields (includes 2 synthetic fields with lighting), 1 northern field, southern parking lot                                                                                               |
| PHASE 3 | Fieldhouse area with lighting                                                                                                                                                                       |

**LANDSCAPE REQUIREMENTS**

Section 711.b.2.11 - 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       |
|-----------------|-------------------|
| [Hatch pattern] | ASPHALT SURFACE   |
| [Hatch pattern] | GRAVEL SURFACE    |
| [Hatch pattern] | REINFORCED TURF   |
| [Hatch pattern] | PERMEABLE SURFACE |

**FSA**  
FREDERICK SEIBERT & ASSOCIATES, INC.  
CIVIL ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS • LAND PLANNERS

150 SOUTH POTOMAC STREET  
FREDERICK, MD 21730  
771.292.1007

150 SOUTH POTOMAC STREET  
FREDERICK, MD 21730  
771.292.1007

150 SOUTH POTOMAC STREET  
FREDERICK, MD 21730  
771.292.1007

**WOLF FARM SOCCER FIELDS-ALTERNATE ACCESS**

SITING APPROXIMATELY 600 FEET WEST OF THE INTERSECTION OF SOUTH MIDDLETON ROAD AND YORK ROAD (PA SR 74)  
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  
717.269.8201

PROJECT NO 70213.1  
DATE 6-2-2023  
DWN BY CMC  
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

