

July 27, 2023

South Middleton Township Board of Supervisors
520 Park Drive
Boiling Springs, PA 17007

**RE: Conditional Use Plans - Submission #4
Heritage Village
Dawood Project No.: 2200587.01**

Dear Supervisors:

Enclosed please find the review and comments for the above-referenced project. This submission includes the following for your review:

- 10 sets of revised Conditional Use Plans (1-13 of 13 Sheets) Revision Number 3 dated 07-27-23;
- 10 copies of the Elevation Views for the proposed House Model types;
- 10 copies of proposed Conditions of Conditional Use Approval;

These revised Plans, comments, and Conditions are submitted in response to comments received from South Middleton Township dated June 15, 2023. We offer the following responses to these comments:

1. Zoning Ordinance Section 904 (2) - The actual building height proposed for the single family detached dwellings and apartments needs to be provided with elevation plans.

Anticipated unit types are shown on the Conditional Use Plans and the maximum elevations are noted on the Cover Sheet. Final building selection for each lot will not be completed until the time of building permit. The Conditional Use Plans and future Land Development Plans will stipulate that all units shall be compliant with the maximum building height as defined in the Zoning Ordinance. However, for informational purposes, elevation plans for apartments were previously provided to the Township on 6/6/2023, and elevation plans for single family detached dwellings are included with this submission, to show the Developer's intent.

2. The following condition should be considered for any approval action or recommendation thereof.
 - a. Section 1607 - The applicant shall design the landscape screening to meet the requirements of the Zoning Ordinance and Subdivision and Land Development Ordinance at the land development phase of the application.

This statement has been added to the list of proposed conditions and a note has been added to the Plan.

3. Section 2005 (7) - There is not enough information provided to detail how the vacation of Lisburn Road is going to happen. Coordination with adjacent property owners needs to occur, and an agreement needs to be provided. A permanent cul-de-sac needs to be installed. Otherwise, Lisburn Road needs to be improved from Fairview Street to be the Connector Road.

See conditions 16-19 of the proposed Conditions. The Plan set has been revised to show vacation of Lisburn Road from the Connector Road west to the existing temporary cul-de-sac. Lisburn Road from Fairview Street through the temporary cul-de-sac will be improved in accordance with the Township's ordinances. An agreement with the adjoining property owner, RSJ Holdings, LLC, as to the proposed vacation will be provided.

4. Section 2005 (7) - The original traffic study assumed a certain amount of dwelling units from this property, which is now being increased. In addition, the traffic study called for additional intersection improvements beyond what has been installed under a phased approach with costs to be born by all the developers. The residential portion being proposed was to be a later phase of the development. Since this is changing, it needs to be identified what is being installed, when, and who is responsible. The applicant has evaluated the existing network and offered a traffic contribution for only those improvements necessary to mitigate the current traffic impact. This would put the burden on the Township to be responsible for the design, permitting, and installation of the improvements and the burden of the cost onto the Township and/or subsequent developers. The developer should coordinate installation of the necessary improvements which were called for as a condition of the original permit.

See conditions 13-15 of the proposed Conditions.

5. Section 2005 (8) - Adequate information about how the development is going to be supplied with public water and sewer and needs to be provided.

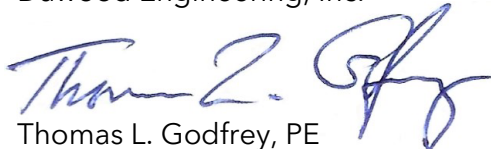
The Authority's willingness to serve letter states:

"...an engineering study would be required by the Authority's engineer paid for by the Developer at the time of Preliminary Plan submission to both identify what level of improvements are necessary and the cost related thereto to serve the proposed development. Further, please be advised that the SMTMA would also require the execution of a Developer's Agreement between the SMTMA, SMT, and the Developer addressing the construction of improvements, payment of tapping fees, financial security, etc. The entering into a Developer's Agreement concurrently with preliminary plan approval, is typically a condition of Conditional Use, if such application is ultimately approved by the South Middleton Board of Supervisors."

See condition 2 of the proposed Conditions.

We believe the above responses address the comments from our understanding of the plan requirements and the intention of recent conversations. Should you have any questions or require additional information, please do not hesitate to contact me by phone at (717) 732-8576 or by email at thomas.godfrey@dawood.net

Sincerely,
Dawood Engineering, Inc.



Thomas L. Godfrey, PE
Civil Manager - Harrisburg Region

Cc: File