

TECHNICON

Enterprises Inc., II

200 Bethlehem Drive
Suite 201
Morgantown, PA 19543

Tel. (610) 286-1622

Fax (610) 286-1679

December 14, 2022

Caernarvon Township
Planning Commission
P.O. Box 294
Morgantown, PA 19543

Planning Commission:

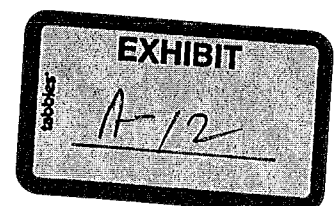
As the Consulting Fire Marshall for Caernarvon Township, TEI-II has reviewed the revised Tentative Plan for a Planned Residential Development titled Magnolia Greene. The property proposed for development is currently used as an airport and is situated on the North side of SR 23 in the vicinity of the intersection of Crossings Boulevard. The total tract area is 56.7 acres and is proposing 86 townhouse dwelling units, 135 single family detached dwellings and 6 commercial building lots. The PRD Tentative plan was prepared by Stackhouse Bensinger with a plan date of October 20, 2022 revised December 6, 2022. We offer the following comments for your consideration:

Compliance with Caernarvon Subdivision and Land Development Ordinance

1. *"Where public water is provided, fire hydrants suitable for the coupling of the equipment serving the municipality, shall be installed within 600 feet of all existing and proposed structures as measured by way of accessible streets."* The current plans do not reflect the location of any hydrants at this time. **Section 509.(a)**
2. *"All fire protection plans shall be submitted to the Township Fire Marshall for review and approval of the plan."* The applicant should submit a Turning Movement analysis for the longest wheelbase fire truck organic to the local fire department. The TVFD Chief has informed me that the largest truck has a wheelbase of 268 inches. A plan depicting the wheel and swept path of a vehicle of this size navigating all new proposed streets shall be submitted for review. **Section 509.(c)**

Recommendations: (2015 IFC)

1. There is insufficient detail provided for the proposed commercial building lots to offer any comments at this time related to fire protection plans. **Section 503.1.1**





2. We recommend the installation of a key vault or "Knox Box" for use of the local Fire Department during hours of non-operation for all commercial buildings
Section 506.1

Note: The Townhouse units will be sprinklered in accordance with the Uniform Construction Code. The determination for sprinklers in the Commercial Structures must be deferred until such time that sufficient detail is provided for the intended uses and size of structures. The Water Authority should determine if adequate flows and residual pressures are available to serve the domestic and fire flow needs of the proposed Planned Residential Development.

If you have any questions or comments regarding the above, please contact the undersigned at 610-286-1622.

Sincerely,

Eric Fuhrman
Technicon Enterprises, Inc., II
Caernarvon Township
Code Enforcement Officer

cc: Stackhouse Bensinger Inc.
TEIFile/Munic/Caernarvon/Magnolia Greene PRD / Fire Marshall Review/ 12-15-22