





**KEY MAP**  
 800' 400' 0' 800'  
 SCALE: 1"= 800'

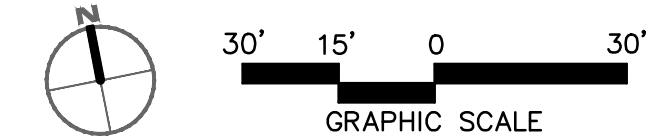
**AREA AND BULK REGULATIONS**

LOCATION: SMITH FARM, SOUTH MIDDLETON TOWNSHIP, PENNSYLVANIA  
 ZONE: SC - SUBURBAN COMMERCIAL  
 USE: COMMUNITY CAMPUS DEVELOPMENT, INCLUDING: APARTMENT BUILDINGS  
 §1102.(12)(C)(XIV.)

#	ITEM	SECTION	REQUIREMENTS	PROPOSED
1	MINIMUM LOT SIZE	§1102.12(g)(ii)(a)	10,000 SF	4.52 ACRES
2	MINIMUM LOT WIDTH	§1102.12(g)(ii)(a)	50 FT	398 FT
3	MINIMUM FRONT YARD	§1102.12(g)(ii)(a)	30 FT	30 FT
4	MINIMUM SIDE YARD	§1102.12(g)(ii)(a)	15 FT	62 FT
5	MINIMUM REAR YARD	§1102.12(g)(ii)(a)	20 FT	N/A
6	MAX BUILDING HEIGHT	§1102.12(g)(ii)(c)	45 FT	<45 FT

**PARKING REQUIREMENTS**

#	ITEM	SECTION	REQUIREMENTS	PROPOSED
1	APARTMENT UNIT	§1801	2 SPACES PER UNIT 48 UNITS X 2 = 96	106
2	ACCESS DRIVE WIDTH 90° TWO-WAY	§1802.1	25 FT	25 FT
3	90° PARKING SPACE DIMENSIONS	§1802.1	9 FT X 18 FT	9 FT X 18 FT
4	PARKING SPACE AREA	§1800.(2)	300 SF OF USABLE AREA	>300SF



**LOT 1 | Apartment Building | South Middleton Township | PA**

19-0053 | May | 2023



430 NORTH FRONT STREET  
 WORMLEYSBURG | PA | 17043  
 717-386-1362

5/11/2023 ELLIOT, C:\USERS\ELI\INTEGRATED DEVELOPMENT PARTNERS, LLC\PROJECTS\19-0053 SOUTH FARM APARTMENTS\DWG\HBIT5\MP15\DWG\LOT 1...  
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Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Lumens per Lamp	LLF	Wattage	Efficiency
□	R1	23	American Electric Lighting	ATB0 20BLEDE13 XXXXX R2 4K/5K	ATB0 SERIES LED 1300MA TYPE 2 4000K/5000K CCT	9922	0.9	87	100%
⊙	AS1-5	6	Holophane	PTE3 P30 30K GL5	Taft Gen 3, P30 Performance Package, 3000K, 70 CRI, Type 5 Glass refractor	14935	0.9	104.9	100%
⊙	S1	43	Holophane	PTE3 P30 30K GL3 PHSS 120	Taft Gen 3, P30 Performance Package, 3000K, 70 CRI, Type 3 Glass refractor with 120 House Shield	4950	0.9	50.82	100%
□	R1-W	18	American Electric Lighting	ATB0 20BLEDE13 XXXXX R4 4K/5K	ATB0 SERIES LED 1300MA TYPE 4 4000K/5000K CCT	10052	0.9	87	100%
□	GL	18	Lithonia Lighting	OLWP 11	OUTDOOR LED WALLPACK WITH 4000K LEDS AND POLYCARBONATE COVER/DIFFUSER	1111	0.9	20.41	100%

Description	Avg	Max	Min	Max/Min	Avg/Min
LOT 1	0.6 FC	2.3 FC	0.1 FC	23.0:1	6.0:1
LOT 2	0.5 FC	2.0 FC	0.1 FC	20.0:1	5.0:1
LOT 4 WEST	0.6 FC	2.3 FC	0.1 FC	23.0:1	6.0:1
LOT 4 EAST	0.6 FC	2.4 FC	0.1 FC	24.0:1	6.0:1
LOT 5	0.6 FC	2.4 FC	0.1 FC	24.0:1	6.0:1
LOT 6	0.5 FC	3.3 FC	0.1 FC	33.0:1	5.0:1
LOT 7	0.6 FC	2.1 FC	0.1 FC	21.0:1	6.0:1
CHRISTIAN LOOP	0.8 FC	3.4 FC	0.1 FC	34.0:1	8.0:1



**KEY MAP**  
 2,000' 1,000' 0' 2,000'  
 SCALE: 1" = 2,000'



100' 50' 0' 100'  
 GRAPHIC SCALE

# Smith Farm Master Plan | South Middleton Township | PA

LIGHTING PLAN | 19-0053 | May | 2023

**INTEGRATED CONSULTING**  
 430 NORTH FRONT STREET  
 WORMLEYSBURG | PA | 17043  
 717-386-1362

5/11/2023, 11:02 AM, C:\USERS\ADMINISTRATOR\DEVELOPMENT PARTNERS, LLC\PROJECTS\19-0053 SMITH FARM APARTMENTS\DWG\HIGHLIGHTS\MP\_L16\_LIGHTING.dwg  
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