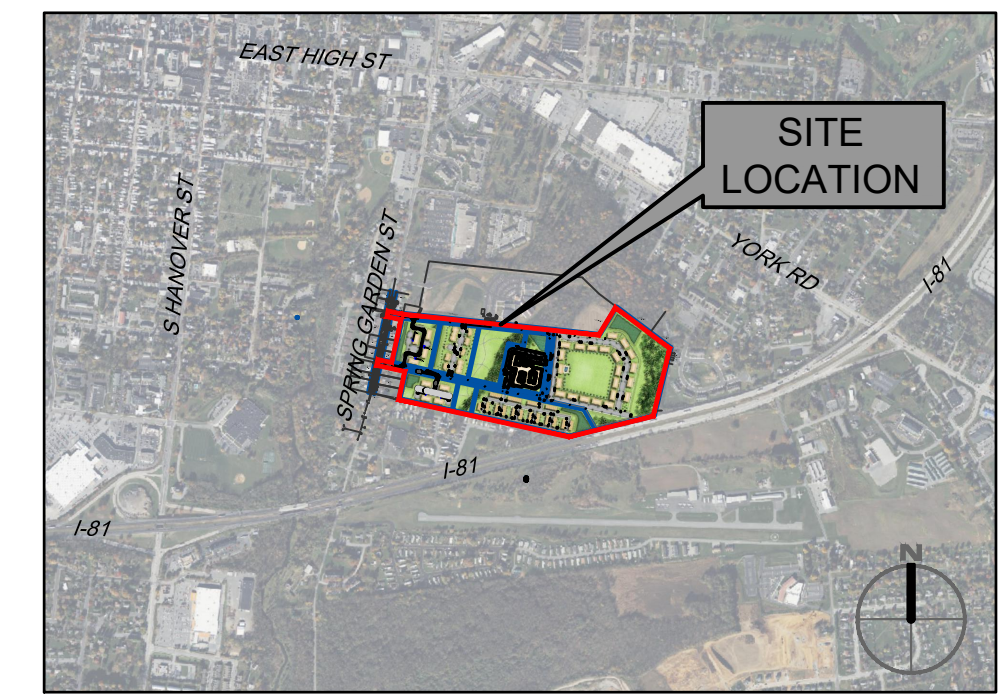


AREA AND BULK REGULATIONS

LOCATION: SMITH FARM, SOUTH MIDDLETON TOWNSHIP, PENNSYLVANIA			
ZONE: (S1100) SC - SUBURBAN COMMERCIAL			
USE: COMMUNITY CAMPUS DEVELOPMENT, INCLUDING: PARK/RECREATION/TRAIL FACILITIES, SINGLE FAMILY TOWNHOUSES, APARTMENT BUILDINGS, MEDICAL CLINICAL FACILITIES, NURSING HOME AND PROFESSIONAL OFFICES (§§. 1102.(12).(I), 1102.(12).(C)(I), 1102.(12).(C)(II), 1102.(12).(C)(III), 1102.(12).(C)(IV), 1102.(12).(C)(V), 1102.(12).(C)(VI), 1102.(12).(C)(VII) AND 1102.(12).(C)(XV))			
#	ITEM	SECTION	PROPOSED
1	MINIMUM OVERALL TRACT AREA	§1102.12(f)(i)	50 ACRES 63.76 ACRES
2	FRONTAGE	§1102.12(f)(ii)	TWO POINTS OF ACCESS ONTO AN ARTERIAL OR COLLECTOR STREET TWO POINTS OF ACCESS ONTO SOUTH SPRING GARDEN WHICH IS AN URBAN COLLECTOR STREET
3	PUBLIC UTILITIES	§1102.12(f)(iii)(a & b)	CONNECTED TO PUBLIC WATER AND SEWER OR LOCATED WITHIN AN AREA DESIGNATED AS AN EXISTING OR FUTURE PUBLIC SEWER SERVICE AREA. TRACT HAS ACCESS TO EXISTING WATER AND SEWER
4	MAXIMUM GROSS DENSITY	§1102.12(g)(i)(b)	10 DWELLING UNITS PER ACRE 470 DU's / 63.76 ACRES = 7.4 DU's/ACRES
5	MAXIMUM BUILDING HEIGHT	§1102.12(f)(i)	45 FEET 45 FEET
6	MAX BUILDING COVERAGE	§1102.12(g)(i)(d)	40% 9.44%
7	MAX IMPERVIOUS COVERAGE	§1102.12(g)(i)(e)	60% 40.23%
8	OPEN SPACE	§1102.12(g)(i)(c)	A MINIMUM OF TEN PERCENT (10%) OF THE AREA OF THE OVERALL COMMUNITY CAMPUS DEVELOPMENT TRACT SHALL BE DESIGNATED AND MAINTAINED AS OPEN SPACE FOR USE BY THE OCCUPANTS OF THE COMMUNITY CAMPUS DEVELOPMENT TRACT OR THE PUBLIC. A MINIMUM OF FIVE (5) CONTIGUOUS ACRES OF THE REQUIRED OPEN SPACE SHALL BE CENTRALLY LOCATED OR CONVENIENTLY ACCESSIBLE BY SIDEWALK, WALKWAY OR TRAIL FROM ALL BUILDINGS WITHIN THE COMMUNITY CAMPUS DEVELOPMENT tract. 6.38x10%=6.38 ACRES 6.44 ACRES = 10.1%

BUILDING SCHEDULE

LOT #	APPROXIMATE LOT AREAS (ACRES)	PROPOSED USE	PROPOSED BUILDING FEATURES	PROPOSED PARKING SPACES	PROJECT STATUS
1	4.52	APARTMENT BUILDING	48 UNITS IN 4 BUILDINGS	106	DESIGN
2	5.00	APARTMENT BUILDING, DUPLEX, TOWNHOUSE	40 UNITS	82	APPROVED P/F LD PLAN
3A	5.01	PARK/ RECREATION/ TRAIL FACILITIES (REQUIRED OPEN SPACE)	N/A	N/A	APPROVED SD PLAN
3B	1.43	PARK/ RECREATION/ TRAIL FACILITIES (REQUIRED OPEN SPACE)	N/A	N/A	APPROVED SD PLAN
4	5.47	NURSING HOME	ASSISTED LIVING AND MEMORY CARE	88	DESIGN
5	3.93	APARTMENT BUILDING	48 UNITS IN 4 BUILDINGS	100	DESIGN
6	8.44	SINGLE FAMILY TOWNHOUSES	84 UNITS	198	P/F LD PLAN UNDER REVIEW
7	25.13	APARTMENT BUILDINGS	250 UNITS IN 22 BUILDINGS	518	APPROVED P/F LD PLAN



KEY MAP
SCALE: 1" = 2,000'



OWNER INFORMATION:

SMITH FARM PARTNERS, LLC
1730 EDGEWOOD HILL CIRCLE, SUITE 101
HAGERSTOWN, MD 21740
CONTACT: DAVID SHAOOL
PHONE: 301-992-6122
EMAIL: DAVID@SHAOLCONSTRUCTION.COM

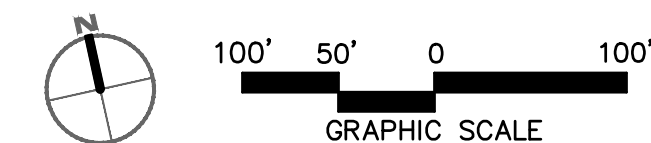
PLAN PREPARER INFORMATION:



THIS PLAN HAS BEEN PREPARED BY A REGISTERED LANDSCAPE ARCHITECT

Smith Farm Master Plan | South Middleton Township | PA

SKETCH PLAN | 19-0053 | July | 2023



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



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

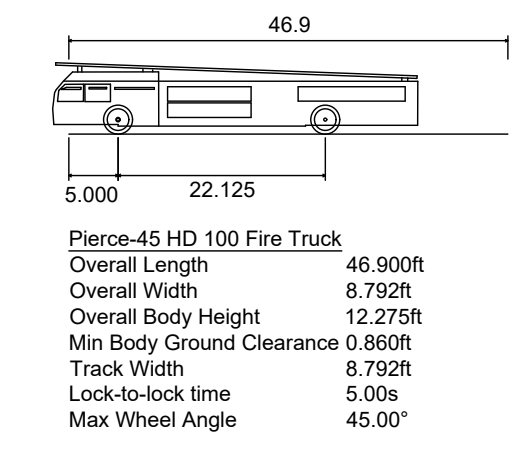
AREA AND BULK REGULATIONS

LOCATION: SMITH FARM, SOUTH MIDDLETON TOWNSHIP, PENNSYLVANIA
 ZONE: SC - SUBURBAN COMMERCIAL
 USE: COMMUNITY CAMPUS DEVELOPMENT, INCLUDING: APARTMENT BUILDINGS §1102.12(j)(c)(xiv)

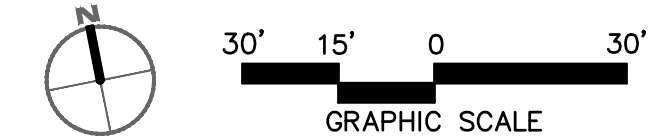
#	ITEM	SECTION	REQUIREMENTS	PROPOSED
1	MINIMUM LOT SIZE	§1102.12(g)(ii)(a)	10,000 SF	4.52 ACRES
2	MINIMUM LOT WIDTH	§1102.12(g)(ii)(a)	50 FT	398 FT
3	MINIMUM FRONT YARD	§1102.12(g)(ii)(a)	30 FT	30 FT
4	MINIMUM SIDE YARD	§1102.12(g)(ii)(a)	15 FT	62 FT
5	MINIMUM REAR YARD	§1102.12(g)(ii)(a)	20 FT	N/A
6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



PUMPER FIRE TRUCK TURNING MANEUVER



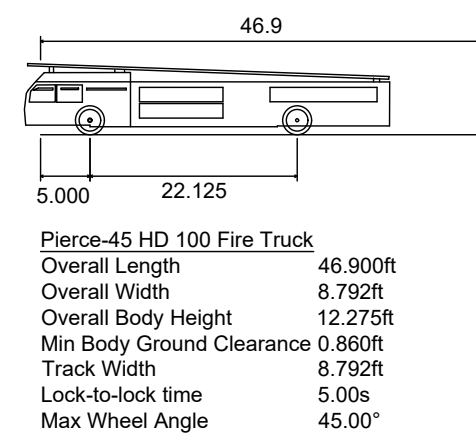
LOT 1 | Apartment Building | South Middleton Township | PA

19-0053 | July | 2023



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PUMPER FIRE TRUCK TURNING MANEUVER

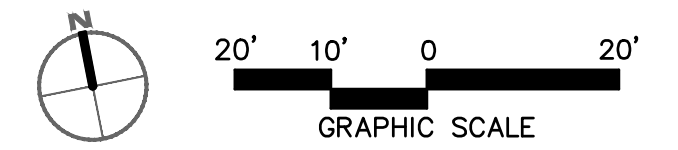
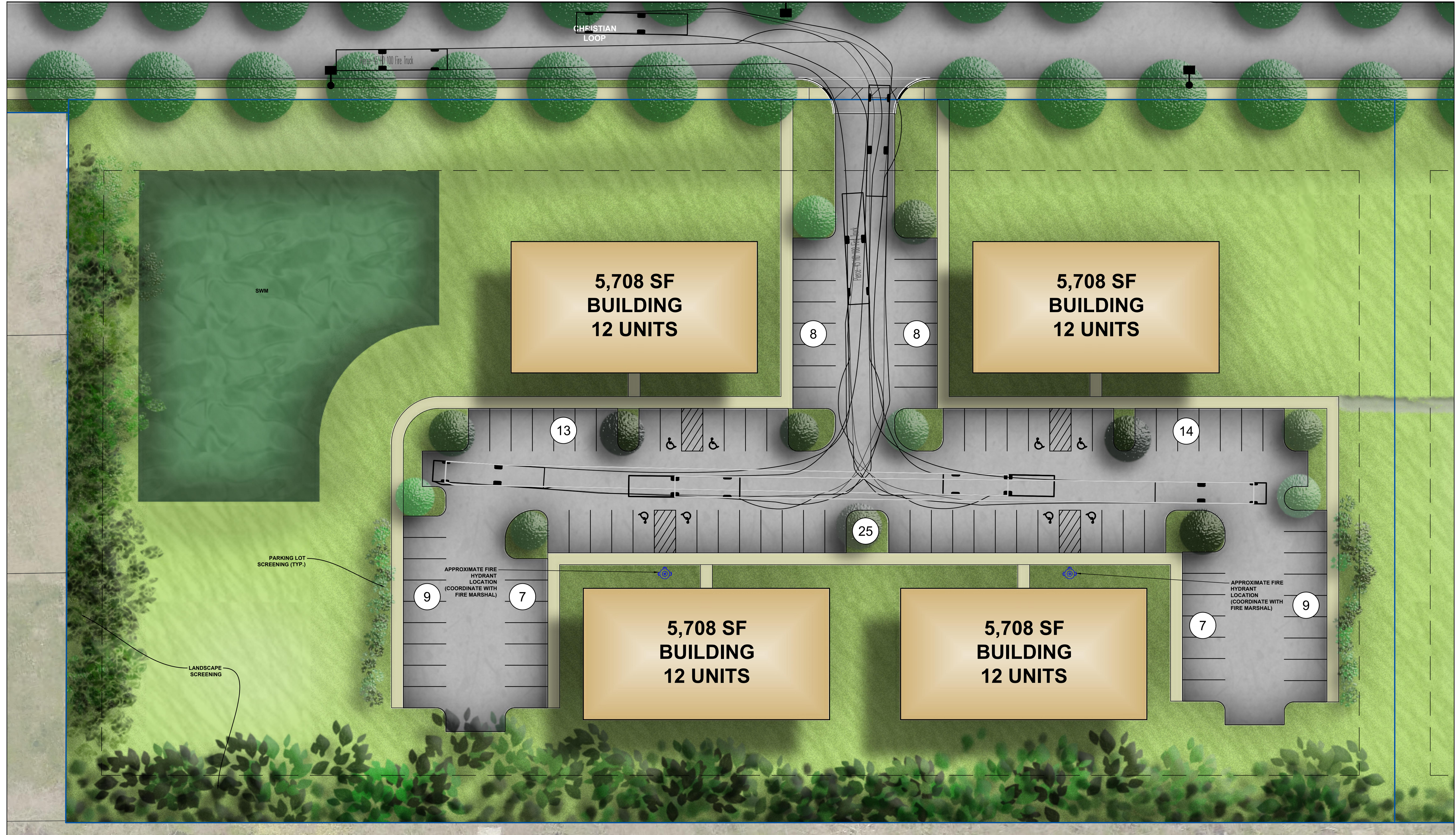
PARKING REQUIREMENTS

#	ITEM	SECTION	REQUIREMENTS	PROPOSED
1	APARTMENT BUILDING	§1801	2 SPACES PER APARTMENT = 48 X 2 = 96 SPACES	100 SPACES
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

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	3.93 ACRES
2	MINIMUM LOT WIDTH	§1102.12(g)(ii)(a)	50 FT	560 FT
3	MINIMUM FRONT YARD	§1102.12(g)(ii)(a)	30 FT	60 FT
4	MINIMUM SIDE YARD	§1102.12(g)(ii)(a)	15 FT	74 FT
5	MINIMUM REAR YARD	§1102.12(g)(ii)(a)	20 FT	58 FT
6	MAX BUILDING HEIGHT	§1102.12(g)(ii)(c)	45 FT	≤45 FT



LOT 5 | Apartment Building | South Middleton Township | PA

22-0253 | July | 2023



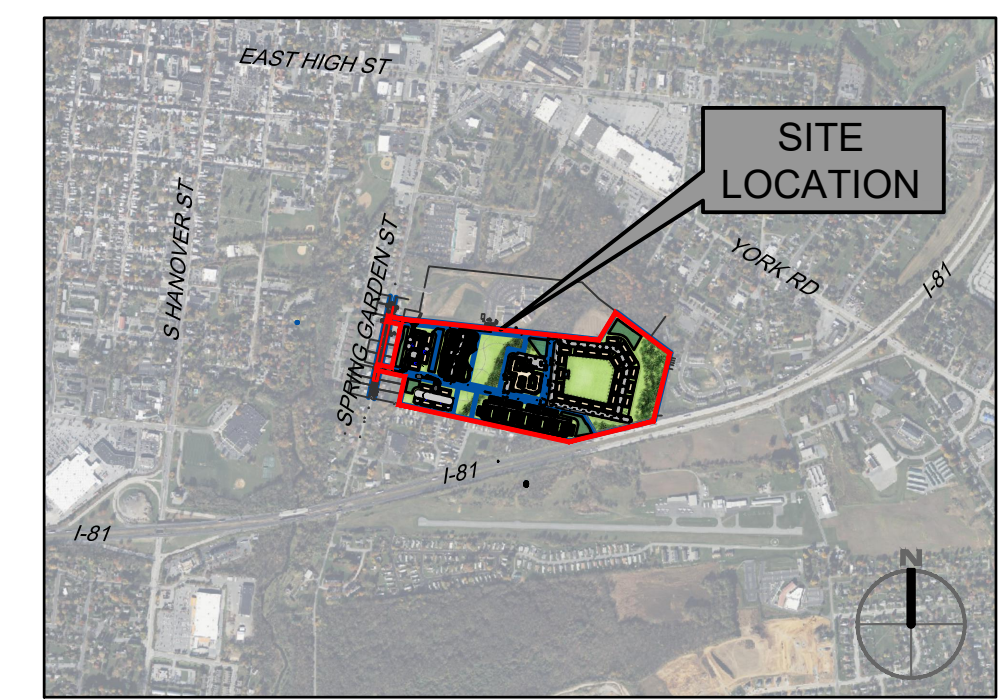
430 NORTH FRONT STREET
 WORMLEYSBURG | PA | 17043
 717-386-1362

7/10/2023, DEFAULT, C:\USERS\DEFAULT\DESKTOP\A\DMK\INTEGRATED DEVELOPMENT PARTNERS, LLC\IP - DATA\PROJECTS\2022\22-0253 SOUTH FARM APARTMENTS\SCHEMATIC\DWG\LOTS.

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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	50.62	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 | July | 2023

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

7/10/2023, 10:00 AM, C:\Users\jrd\Desktop\INTEGRATED DEVELOPMENT PARTNERS, LLC\PROJECTS\19-0053 SOUTH FARM APARTMENTS\DWG\19-0053-01 LIGHTING

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