

\*MECHANICAL EQUIPMENT  
L = 330 ft  
W = 75 ft  
H = 30 ft

PROPERTY LINE  
70 FOOT SETBACK LINE  
(per Allegheny County SALDO)  
20 FOOT SETBACK LINE  
(per Borough Zoning Ordinance)

STORMWATER  
RETENTION BASIN

WALKING PATH

TAWNEY RUN

50 FT. STREAM BUFFER  
SETBACK

MAIN SITE ENTRANCE  
AND SECURITY KIOSK  
CURB CUT

FEMA 100 YEAR  
FLOOD LINE

RELOCATED CEMETERY  
ACCESS AND PARKING

EXISTING OVERHEAD  
HV TRANSMISSION  
LINES, TYPICAL

EXISTING TRANSMISSION  
LINE SUPPORT  
STRUCTURES, TYPICAL

10 FOOT SETBACK  
LINE ALONG SOUTH  
SIDE BOUNDARY

ST. MARK'S  
CEMETERY

ELECTRICAL  
SWITCHING STATION  
(DUQUESNE LIGHT)

PROPOSED  
CONSTRUCTION  
ENTRANCE

THERMAL STORAGE TANKS  
DIA = 40 ft.  
H = 55 ft. (T.O. tanks)

MECHANICAL COOLING  
PLANT  
L = 880 ft.  
W = 225 ft.  
H = 35 ft. (T.O. roof)  
65 ft. (T.O. roof structures  
/ screen)

SECURITY FENCE  
AROUND PERIMETER  
OF SITE

VETERAN'S MEMORIAL

BACKUP GENERATORS IN  
WEATHERPROOF  
ENCLOSURES ON ROOF,  
TYPICAL.

EXISTING TREES / VEGETATION  
TO REMAIN, TYPICAL

DATA CENTER  
L = 885 ft.  
W = 480 ft.  
H = 60 ft. (T.O. roof)  
75 ft. (T.O. roof structures  
/ screen)

LOADING DOCK

SECONDARY (EMERGENCY)  
SITE ENTRANCE

BICYCLE PARKING AREA

ELECTRICAL SUBSTATION YARD  
L = 298 ft. (FENCED AREA)  
W = 152 ft. (FENCED AREA)  
H = 30 ft. (T.O. EQUIPMENT)  
= 50 ft. (T.O. POWER LINE  
SUPPORT STRUCTURE)

POWER PLANT  
ELECTRICAL SUBSTATION  
(DUQUESNE LIGHT)

RAILROAD R.O.W.

FUEL STORAGE  
L = 250 ft.  
W = 50 ft.  
H = 20 ft. (T.O. pumphouse roof)  
40 ft. (T.O. fuel tanks)

EXISTING BUILDINGS  
TO BE DEMOLISHED

STORMWATER  
RETENTION BASIN

DC BUILDING  
ENTRANCE

0' 100' 200' 300'



BULK AREA SUMMARY - SPRINGDALE BOROUGH ZONING ORDINANCE	
TAX MAP INFORMATION:	Parcel ID: 0628-B-00200-0000-00 151 PORTER ST., SPRINGDALE, PA 15144
ZONE:	INDUSTRIAL T
BUILDING USE:	DATA CENTER

AREA, YARD & BUILDING REQUIREMENTS	REQUIRED or ALLOWED	EXISTING	PROPOSED	WAIVER/VAIANCE
MINIMUM LOT AREA	10,000 SF	2,058,812 SF (47.2 Acres)	NO CHANGE	NO
MAX. BUILDING HEIGHT	45 FT	0 FT	60 FT	YES
MAX. LOT COVERAGE	70%	0%	32.7%	NO

YARD SETBACK REQUIREMENTS	REQUIRED	EXISTING	PROPOSED	WAIVER/VAIANCE
FRONT YARD FROM NON T ZONE (North)	20 FT	N/A	118 FT	NO
SIDE YARD FROM NON T ZONE (East)	20 FT	N/A	31 FT	NO
SIDE YARD FROM NON T ZONE (West)	20 FT	N/A	382 FT / 123 FT	NO
REAR YARD (South)	10 FT	N/A	210 FT / 94 FT	NO
ACCESSORY STRUCTURE TO PRIMARY	10 FT	N/A	66 FT (MINIMUM)	NO

LOT COVERAGE SUMMARY	REQUIRED or ALLOWED	EXISTING	PROPOSED	WAIVER/VAIANCE
TOTAL LOT AREA	10,000 SF	2,058,812 SF (47.2 Acres)	NO CHANGE	NO
PROPOSED STRUCTURES (SF)	0	0	673,000	NO
LOT COVERAGE PERCENTAGE (70%)	70%	0	32.7%	NO
ALLOWABLE COVERAGE 70%	OK	OK	OK	NO

Lot Coverage - percentage of a lot which, when viewed directly from above, would be covered by a structure or structures, or any part thereof, excluding projecting roof eaves.

PARKING & LOADING SUMMARY	
PARKING REQUIREMENTS: MANUFACTURING, WAREHOUSE AND WHOLESALE, 1 PER 2 EMPLOYEES ON THE 2 LARGEST SHIFTS COMBINED	
OFF-STREET LOADING REQUIREMENTS: ONE (1) BERTH FOR EVERY 10,000 SQFT	

EMPLOYEE HEADCOUNT	REQUIRED	EXISTING	PROPOSED	WAIVER/VAIANCE
REQUIRED PARKING	100	0	200	NO
ADA SPACES (per Allegheny County SALDO)	4 TOTAL	0	4 TOTAL	NO
BICYCLE PARKING (per Allegheny County SALDO)	3 REGULAR & 1 VAN	0	3 REGULAR & 1 VAN	NO
CONVENTIONAL STALL SIZE	10' wide x 20' long, 25' wide drive aisle	N/A	9'W x 16'L, 24' wide drive aisle	YES
ADA STALL SIZE	15'W x 20'L	N/A	13'16"W x 18'L	YES
OFF STREET LOADING	68	0	4	YES

BUILDING HEIGHT SUMMARY	
FOR THE PURPOSES OF MEASUREMENT, "GRADE" SHALL BE THE AVERAGE OF FINISHED GROUND LEVEL ADJOINING THE BUILDING AT ALL EXTERIOR WALLS.	

	ALLOWED	EXISTING	PROPOSED	WAIVER/VAIANCE
MAX. BUILDING HEIGHT	45 FT	0 FT	60 FT	YES
MAX. BUILDING ROOF STRUCTURES HEIGHT	60 FT	0 FT	75 FT	YES

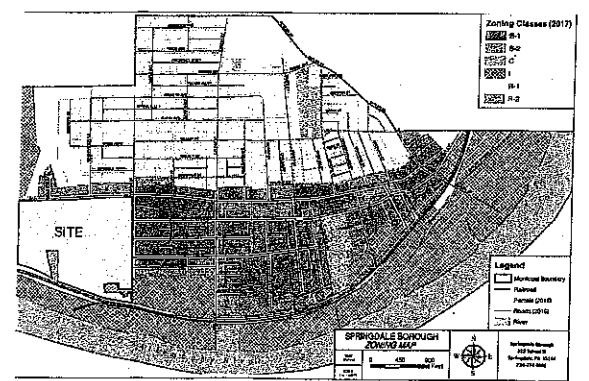
The vertical distance measured from top of grade, to the top of the highest roof beams of a flat roof, or the mean level of the highest gable or slope or a hip roof. Chimneys, flues, stacks, fire escapes, gas holders, elevators, enclosures, ventilators, skylights, water tanks and similar roof structures required to operate and maintain the building on which they are located shall not be included in calculating maximum height, but no such object shall exceed a total height of 60 feet when mounted on the building.

FENCING AND SCREENING; RETAINING WALLS	
FENCES, WALLS OR SCREENS SHALL NOT EXCEED SEVEN FEET IN HEIGHT, AS MEASURED FROM THE GROUND LEVEL AT THE BASE OF THE STRUCTURE.	

	ALLOWED	PROPOSED	WAIVER/VAIANCE
MAX. FENCE HEIGHT	7 FT	8 FT	YES

### Site and Project Data

Scale: N/A



### Vicinity Map (from Springdale Borough Zoning Map (07/21/2017))

Scale: NTS

### Zoning Site Plan

Scale: 1" = 150'

**Jacobs**  
2 Commerce Square  
2001 Market Street, Suite 900  
Philadelphia, PA 19103  
P 215.569.2900  
www.jacobs.com

REVISIONS			DRAWN:
NO.	DATE	DESCRIPTION	YZ
0	08/08/2025	ISSUED FOR PRELIM PLANNING MITG.	APPR'D: PDO

ALLEGHENY DC  
PROPERTY CO. LLC  
PROJ. NO. L7018110

SHEET NUMBER:  
**ZONING CONDITIONAL USE  
SITE PLAN**  
SCALE: 1" = 150'

SHEET NUMBER:  
**1.0**