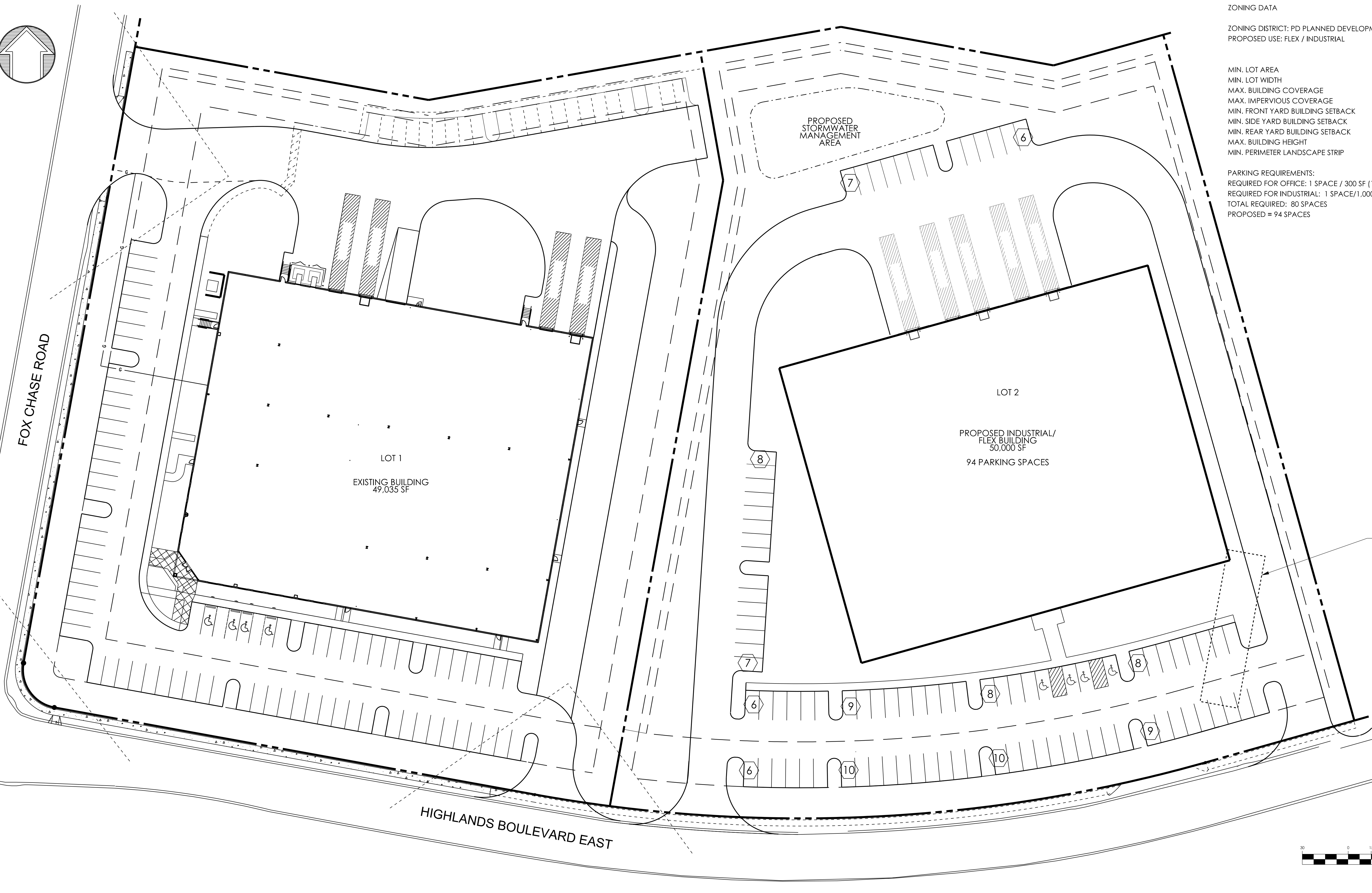


ZONING DATA

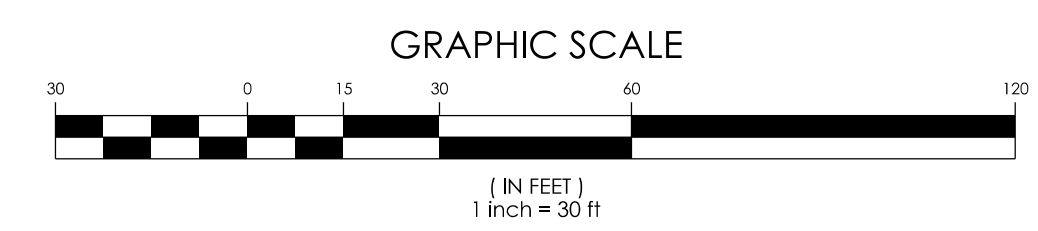
ZONING DISTRICT: PD PLANNED DEVELOPMENT  
PROPOSED USE: FLEX / INDUSTRIAL

	REQUIRED	PROP. LOT 1	PROP. LOT 2
MIN. LOT AREA	2 ACRES	4.05 AC	4.34 AC
MIN. LOT WIDTH	175 FEET	+/- 393 FEET	+/- 471 FEET
MAX. BUILDING COVERAGE	50%	27.7%	26.4%
MAX. IMPERVIOUS COVERAGE	70%	69.7%	58.9%
MIN. FRONT YARD BUILDING SETBACK	50 FEET	> 50 FEET	> 50 FEET
MIN. SIDE YARD BUILDING SETBACK	15 FT MIN. 35 FT TOT.	> 35 FEET	> 35 FEET
MIN. REAR YARD BUILDING SETBACK	30 FEET	> 30 FEET	> 30 FEET
MAX. BUILDING HEIGHT	40 FEET	< 40 FEET	< 40 FEET
MIN. PERIMETER LANDSCAPE STRIP	10 FEET	> 10 FEET	> 10 FEET

PARKING REQUIREMENTS:  
REQUIRED FOR OFFICE: 1 SPACE / 300 SF (12,500 SF ASSUMED) = 42 SPACES  
REQUIRED FOR INDUSTRIAL: 1 SPACE/1,000 SF ( 37,500 SF ASSUMED = 38 SPACES  
TOTAL REQUIRED: 80 SPACES  
PROPOSED = 94 SPACES



LOCATION OF EXISTING UNDERGROUND STORMWATER MANAGEMENT BASIN



# LOT 2 - INNER LOOP - OPTION 2

VALLEY TOWNSHIP, CHESTER COUNTY, PA  
SEPTEMBER 4, 2020

