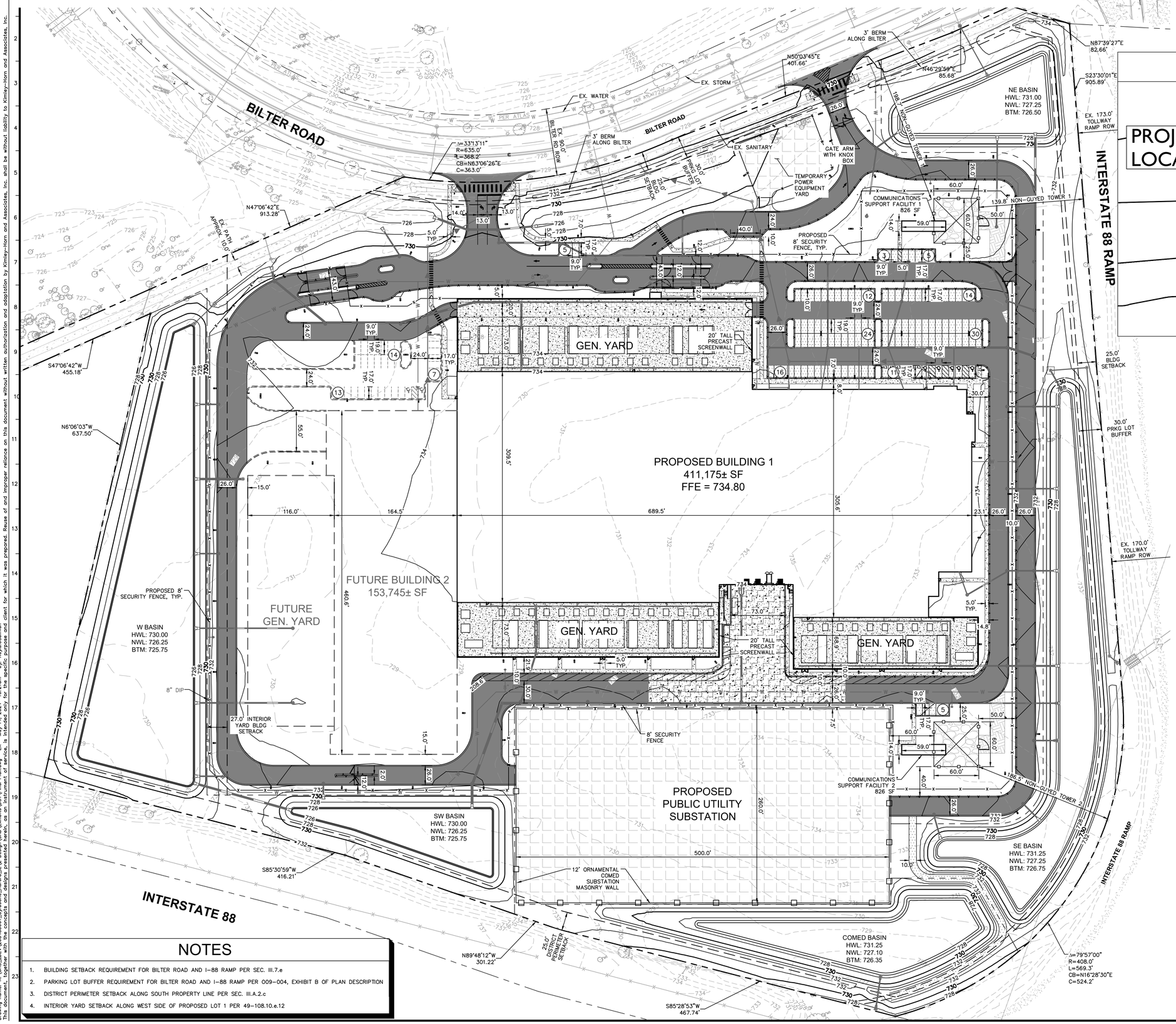
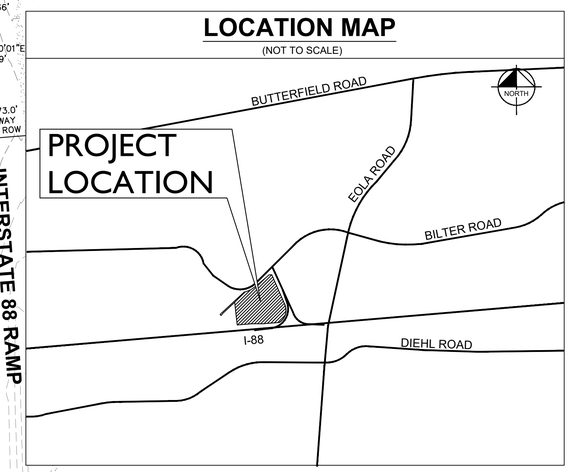
FINAL PLAN FOR LOTS 1, 2, 3, 4, & 5 OF THE BUTTERFIELD SUBDIVISION PHASE II UNIT 5B



LOCATION MAP

(NOT TO SCALE)



LEGEND

- STANDARD PITCH CONCRETE CURB AND GUTTER
- CONCRETE DEPRESSED CURB AND GUTTER
- PROPERTY LINE
- PROPOSED LOT LINE
- SETBACK LINE
- PROPOSED 8' SECURITY FENCE
- FUTURE DEVELOPMENT
- PROPOSED SIGN
- ADA STALL
- PROPOSED STORM SEWER LINE
- PROPOSED OPEN LID STORM STRUCTURE (PAVEMENT USE NEENAH R-2540) (GRASS USE NEENAH R-4340-B BEEHIVE)
- PROPOSED CLOSED LID STORM STRUCTURE (PAVEMENT USE NEENAH R-1713) (GRASS USE NEENAH R-1786)
- PROPOSED SANITARY SEWER LINE
- PROPOSED SANITARY MANHOLE
- PROPOSED WATER LINE
- PROPOSED VALVE VAULT
- PROPOSED FIRE HYDRANT
- STANDARD DUTY ASPHALT PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- COMED GRAVEL SUBSTATION
- TOWER GRAVEL PAD
- GRASSCRETE

DEVELOPMENT DATA TABLE

OVERALL SITE DATA	
TAX/PARCEL IDENTIFICATION NUMBER (PIN)	= 07-06-401-013
PROPOSED LAND USE	= ELECTRONIC DATA STORAGE
TOTAL PROPERTY SIZE	= 32.08 ACRES
	= 1,397,439 SF
TOTAL LOT COVERAGE	= 805,475 SF (58%)
OPEN SPACE/LANDSCAPING	= 591,964 SF (42%)
SITE OPERATIONS PARKING	= 15 SPACES
COMMUNICATIONS SUPPORT FACILITY 1 AREA	= 1,355 SF
COMMUNICATIONS SUPPORT FACILITY 2 AREA	= 1,355 SF
TOTAL GROSS FLOOR AREA	= 567,630 SF
PROPOSED F.A.R.	= 0.41
ALLOWABLE F.A.R.	= 1.50
PROPOSED BUILDING 1 DATA:	
PARKING SPACES REQUIRED (1 SPACE/7,000 SF)	= 59 SPACES
PARKING SPACES PROVIDED	= 110 SPACES
ACCESSIBLE PARKING SPACES REQUIRED	= 5 SPACES
ACCESSIBLE PARKING SPACES PROVIDED	= 5 SPACES
TOTAL PARKING SPACES PROVIDED	= 115 SPACES
BUILDING AREA	= 411,175 SF
FUTURE BUILDING 2 DATA:	
PARKING SPACES REQUIRED (1 SPACE/7,000 SF)	= 22 SPACES
PARKING SPACES PROVIDED	= 32 SPACES
ACCESSIBLE PARKING SPACES REQUIRED	= 2 SPACES
ACCESSIBLE PARKING SPACES PROVIDED	= 2 SPACES
TOTAL PARKING SPACES PROVIDED	= 34 SPACES
BUILDING AREA	= 153,745 SF

NOTES

1. BUILDING SETBACK REQUIREMENT FOR BILTER ROAD AND I-88 RAMP PER SEC. III.7.e
2. PARKING LOT BUFFER REQUIREMENT FOR BILTER ROAD AND I-88 RAMP PER 009-004, EXHIBIT B OF PLAN DESCRIPTION
3. DISTRICT PERIMETER SETBACK ALONG SOUTH PROPERTY LINE PER SEC. III.A.2.c
4. INTERIOR YARD SETBACK ALONG WEST SIDE OF PROPOSED LOT 1 PER 49-108.10.e.12

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
4201 WINFIELD ROAD, SUITE 600
WARRENVILLE, IL 60555
PHONE: 630-487-5550
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: TRE
DRAWN BY: TRW
CHECKED BY: JWP

CyrusOne

FINAL PLAN FOR LOTS 1, 2, 3, 4, & 5 OF THE BUTTERFIELD SUBDIVISION PHASE II UNIT 5B

CYRUSONE AURORA
2725 BILTER RD
AURORA, IL 60502
OWNER: CYRUSONE
2850 N HARWOOD ST, STE 2200
DALLAS, TX 75201

ORIGINAL ISSUE: 05/10/2024
KHA PROJECT NO. 268485001
SHEET NUMBER
EX

Drawing name: K:\CHS_LDEV\268485001_CyrusOne_Aurora_IL\2 Design\CAD\Exhibits\DST\Final Plan.dwg EX May 14, 2024 10:21am by: KaylaOSullivan
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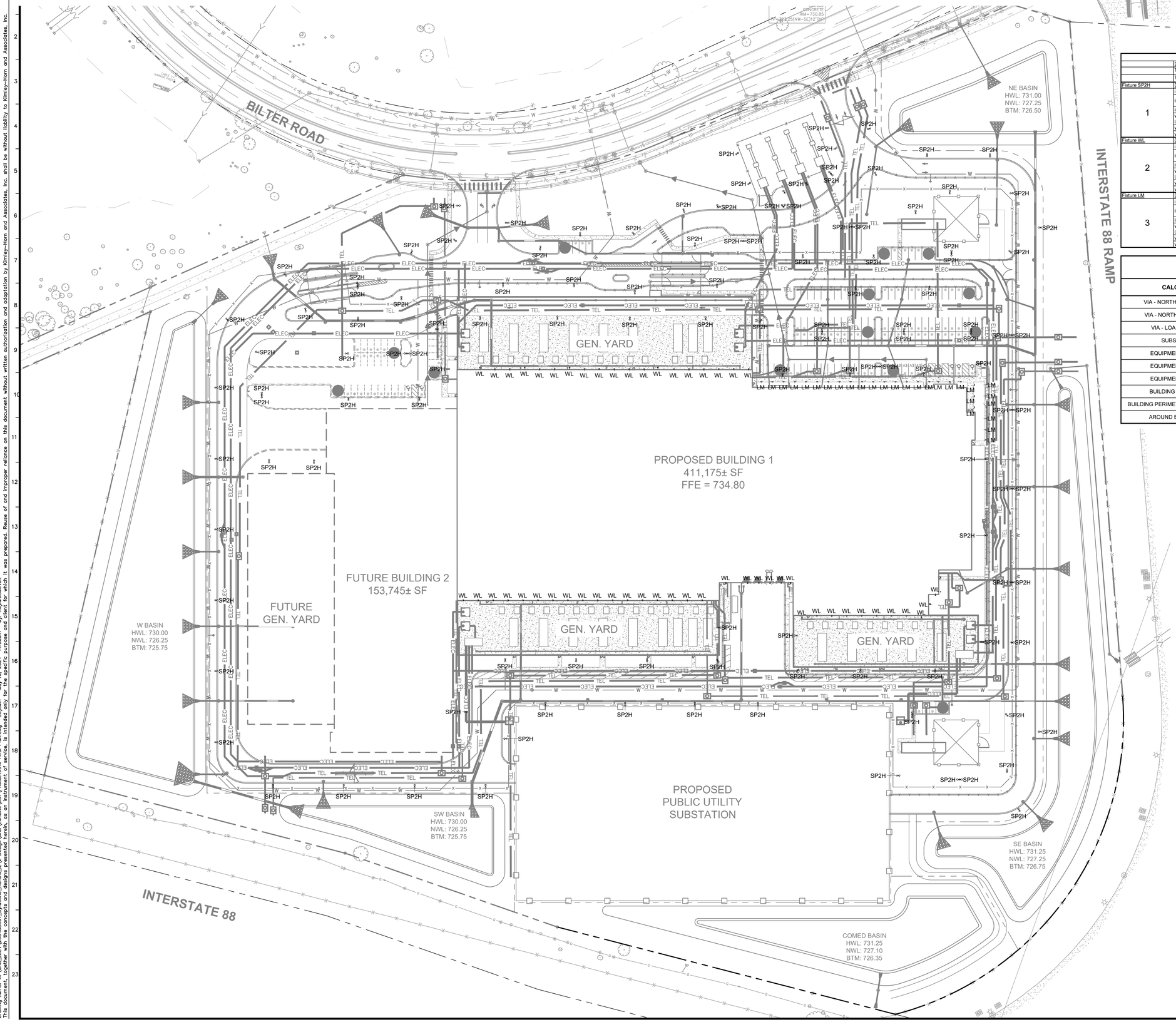

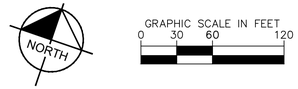

Photometric Data Table

	Description	Value	Unit
	Total proposed external lumens	1,375,269	Lumens
	Total square footage of area to be illuminated.	343,700	Square Feet
Fixture SP2H	Description	Value	Unit
1	i) Type of Fixture (i.e. Pole, Wall Mounted)	POLE	
	ii) manufacturer and model number(s)	LITHONIA LIGHTING DSX1 LED P1 40K 70CRI T2M 480 SPA DF DNAXD	
	iii) Number of these Fixtures Shown	126	Fixtures
	vi) Lamp source type (bulb type, i.e. high pressure sodium, LED)	LED	
	v) Lumen output and wattage per Fixture	7507/51W	Lumen/Wattage
	vi) Mounting Height / Fixture Height	30	Feet
Fixture WL	Description	Value	Unit
2	i) Type of Fixture (i.e. Pole, Wall Mounted)	WALL MOUNTED	
	ii) manufacturer and model number(s)	LITHONIA LIGHTING DSXW1 LED 20C 1000 40K T4M 277 SF DDBXD	
	iii) Number of these Fixtures Shown	55	Fixtures
	vi) Lamp source type (bulb type, i.e. high pressure sodium, LED)	LED	
	v) Lumen output and wattage per Fixture	6909/73W	Lumen/Wattage
	vi) Mounting Height / Fixture Height	20	Feet
Fixture LM	Description	Value	Unit
3	i) Type of Fixture (i.e. Pole, Wall Mounted)	BOLLARD	
	ii) manufacturer and model number(s)	DESIGNPLAN LIGHTING INC. LM05.101207.US.08.DI.BP	
	iii) Number of these Fixtures Shown	28	Fixtures
	vi) Lamp source type (bulb type, i.e. high pressure sodium, LED)	LED	
	v) Lumen output and wattage per Fixture	1764/14.4W	Lumen/Wattage
	vi) Mounting Height / Fixture Height	2	Feet

ILLUMINANCE SUMMARY

CALC TYPE	UNITS	AVG	MAX	MIN	AVG/MIN	MAX/MIN	MAX/AVG
VIA - NORTH WEST ENTRY	FC	2.1	5.6	0.6	3.5	9.3	2.67
VIA - NORTH EAST ENTRY	FC	1.9	3.7	0.9	2.1	4.1	1.95
VIA - LOADING DOCK	FC	2.8	6.2	0.6	4.7	10.3	2.21
SUBSTATION	FC	2.5	7.4	0.1	25	74	2.96
EQUIPMENT YARD Y1	FC	2.3	6.2	0	-	-	2.7
EQUIPMENT YARD Y2	FC	2.4	6.3	0.2	12	31.5	2.63
EQUIPMENT YARD Y3	FC	2.4	6.2	0.3	8	20.7	2.58
BUILDING PERIMETER	FC	2	6.3	0.4	5	15.8	3.15
BUILDING PERIMETER - NW SIDEWALK	FC	2	3	1	2	3	1.5
AROUND SUBSTATION	FC	2.3	8.1	0.1	23	81	3.52

No.	REVISIONS	DATE	BY

PHOTOMETRICS PREPARED BY KW MISSION CRITICAL ENGINEERING

SCALE: AS NOTED
DESIGNED BY: TRE
DRAWN BY: TRW
CHECKED BY: JMP

CyrusOne

FINAL PLAN FOR LOTS 1, 2, 3, 4, & 5 OF THE BUTTERFIELD SUBDIVISION PHASE II UNIT 5B

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Drawing name: K:\CHS_LDEV\268485001_CyrusOne_Aurora_IL\2 Design\CAD\Exhibits\DST\Photometric Final Plan.dwg Layout1 May 10, 2024 11:30am by: Kayla.OSullivan
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