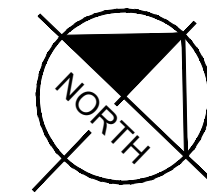


Drawing name: K:\CHS_LDE\168209033_SeeFried_Data Center Campus_Aurora_IL\2 Design\CAD\Exhibits\168209033_Preliminary Plan.dwg Feb 15, 2023 2:33pm by: MerisOrsini
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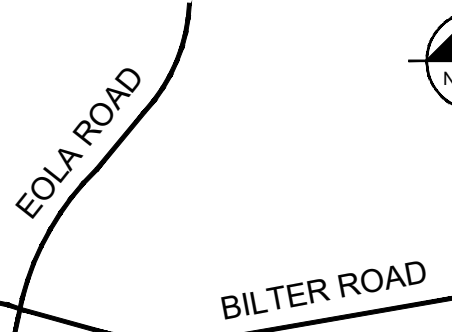
FINAL PLAN FOR BUTTERFIELD PHASE II UNIT 5A SUBDIVISION

GRAPHIC SCALE IN FEET
0 50 100 200
SCALE: 1" = 100'



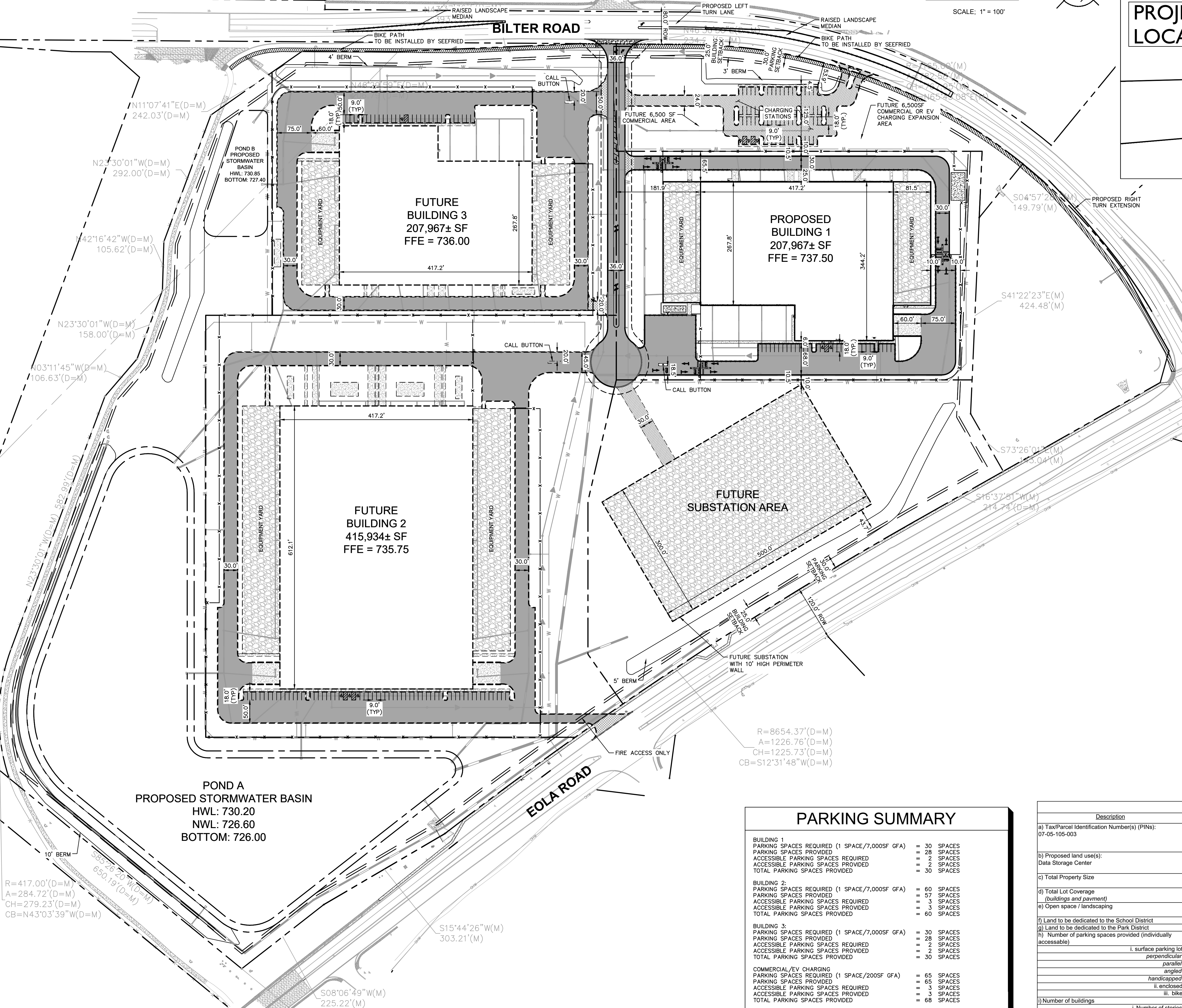
LOCATION MAP (NOT TO SCALE)

PROJECT
LOCATION



LEGEND

W	W	EX. WATER LINE
W	W	EX. HYDRANT
W	W	EX. WATER VALVE
W	W	EX. SANITARY SEWER LINE
W	W	EX. SANITARY SEWER MANHOLE
W	W	EX. SANITARY SEWER CLEANOUT
W	W	EX. STORM DRAIN LINE
W	W	EX. STORM MANHOLE
W	W	EX. STORM STRUCTURE/INLET
W	W	EX. GAS LINE
W	W	EX. GAS METER
W	W	EX. UNDERGROUND ELECTRIC LINE
W	W	EX. UNDERGROUND TELEPHONE LINE
W	W	EX. LIGHT POLE
W	W	PROPOSED UNDERGROUND ELECTRIC LINE
W	W	GAS LINE (BY GAS COMPANY)
W	W	PROPOSED PHONE LINE
W	W	PROPOSED STORM SEWER LINE
W	W	PROPOSED OPEN LID STORM STRUCTURE (PAVEMENT USE NEENAH R-2540) (GRASS USE NEENAH R-4340-B BEEHIVE)
W	W	PROPOSED CLOSED LID STORM STRUCTURE (PAVEMENT USE NEENAH R-1772) (GRASS USE NEENAH R-1786)
W	W	PROPOSED COMBINATION CURB INLET (B6.12 C&G USE NEENAH R-3281-A)
W	W	PROPOSED SANITARY SEWER LINE
W	W	PROPOSED SANITARY MANHOLE
W	W	PROPOSED STORM/SANITARY CLEANOUT
W	W	PROPOSED WATER LINE
W	W	PROPOSED VALVE VAULT
W	W	PROPOSED VALVE BOX
W	W	PROPOSED FIRE HYDRANT
W	W	PROPOSED LIGHT POLE
W	W	PROPOSED TRANSFORMER PAD (FOR REFERENCE ONLY)
W	W	RIP RAP (SEE DETAILS)
W	W	PROPOSED PROPERTY LINE
W	W	PROPOSED SETBACK LINE
W	W	STANDARD PITCH CONCRETE CURB AND GUTTER
W	W	REVERSE PITCH CONCRETE CURB AND GUTTER
W	W	CONCRETE DEPRESSED CURB AND GUTTER
W	W	FUTURE DEVELOPMENT



PARKING SUMMARY

BUILDING 1		
PARKING SPACES REQUIRED (1 SPACE/7,000SF GFA)	=	30 SPACES
PARKING SPACES PROVIDED	=	28 SPACES
ACCESSIBLE PARKING SPACES REQUIRED	=	2 SPACES
ACCESSIBLE PARKING SPACES PROVIDED	=	2 SPACES
TOTAL PARKING SPACES PROVIDED	=	30 SPACES
BUILDING 2		
PARKING SPACES REQUIRED (1 SPACE/7,000SF GFA)	=	60 SPACES
PARKING SPACES PROVIDED	=	57 SPACES
ACCESSIBLE PARKING SPACES REQUIRED	=	3 SPACES
ACCESSIBLE PARKING SPACES PROVIDED	=	3 SPACES
TOTAL PARKING SPACES PROVIDED	=	60 SPACES
BUILDING 3		
PARKING SPACES REQUIRED (1 SPACE/7,000SF GFA)	=	30 SPACES
PARKING SPACES PROVIDED	=	28 SPACES
ACCESSIBLE PARKING SPACES REQUIRED	=	2 SPACES
ACCESSIBLE PARKING SPACES PROVIDED	=	2 SPACES
TOTAL PARKING SPACES PROVIDED	=	30 SPACES
COMMERCIAL/EV CHARGING		
PARKING SPACES REQUIRED (1 SPACE/200SF GFA)	=	65 SPACES
PARKING SPACES PROVIDED	=	65 SPACES
ACCESSIBLE PARKING SPACES REQUIRED	=	3 SPACES
ACCESSIBLE PARKING SPACES PROVIDED	=	3 SPACES
TOTAL PARKING SPACES PROVIDED	=	68 SPACES

Development Data Table: Preliminary Plan

Description	Value	Unit	Description	Value	Unit
a) Tax/Parcel Identification Number(s) (PINs): 07-05-105-003			j) Total Number of Residential Dwelling Units	0	units
			i. Gross Density	0.00	du/acre
			ii. Net Density	0.00	Net Density
b) Proposed land use(s): Data Storage Center			k) Number of Single Family Dwelling Units	0	units
			i. Gross Density	0.00	du/acre
			ii. Net Density	0.00	Net Density
c) Total Property Size	65.30	Acres	iii. Unit Square Footage (average)	-	square feet
			iv. Bedroom Mix	0%	% 1 bdr
d) Total Lot Coverage (buildings and pavement)	2,844,372	Square feet		0%	% 2 bdr
e) Open space / landscaping	1,365,769	Square feet		0%	% 3 bdr
	48%	Percent	v. Number of Single Family Corner Lots	0	units
	52%	Percent	vi. Number of Single Family Attached Dwelling Units	0	units
f) Land to be dedicated to the School District	0	Acres	i. Gross Density	0.00	du/acre
g) Land to be dedicated to the Park District	0	Acres	ii. Net Density	0.00	Net Density
h) Number of parking spaces provided (individually accessible)			iii. Unit Square Footage (average)	-	square feet
i. surface parking lot	188	spaces	iv. Bedroom Mix	0%	% 1 bdr
perpendicular	188	spaces		0%	% 2 bdr
parallel	0	spaces		0%	% 3 bdr
angled	0	spaces		0%	% 4 bdr
handicapped	10	spaces	m) Number of Multifamily Dwelling Units	0	units
ii. enclosed	0	spaces	i. Gross Density	0.00	du/acre
iii. bike	0	spaces	ii. Net Density	0.00	Net Density
	4	spaces	iii. Unit Square Footage (average)	-	square feet
j) Number of buildings			iv. Bedroom Mix	0%	% 1 bdr
i. Number of stories	2	stories		0%	% 2 bdr
ii. Building Square Footage (typical)	207,967	square feet		0%	% 3 bdr
iii. Secondary Building Square Footage	0	square feet			

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SCALE: AS NOTED
DESIGNED BY: MEG
DRAWN BY: MEG
CHECKED BY: JJK

PETITIONER:
SEEFRIED INDUSTRIAL
PROPERTIES
8745 WEST HIGGINS
SUITE 220, CHICAGO, IL 60631

FINAL PLAN FOR
BUTTERFIELD
PHASE II UNIT 5A
SUBDIVISION

DATA CENTER
CAMPUS

ORIGINAL ISSUE:
2/15/2023
KHA PROJECT NO.
168209033

SHEET NUMBER

EX-1