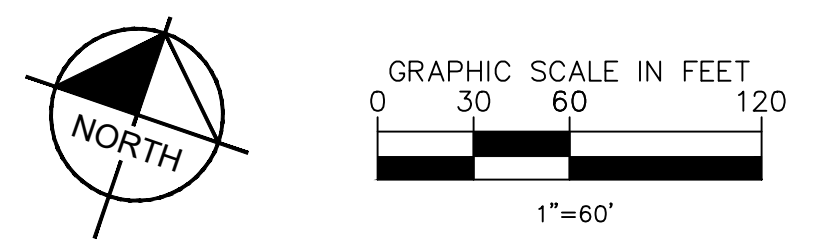
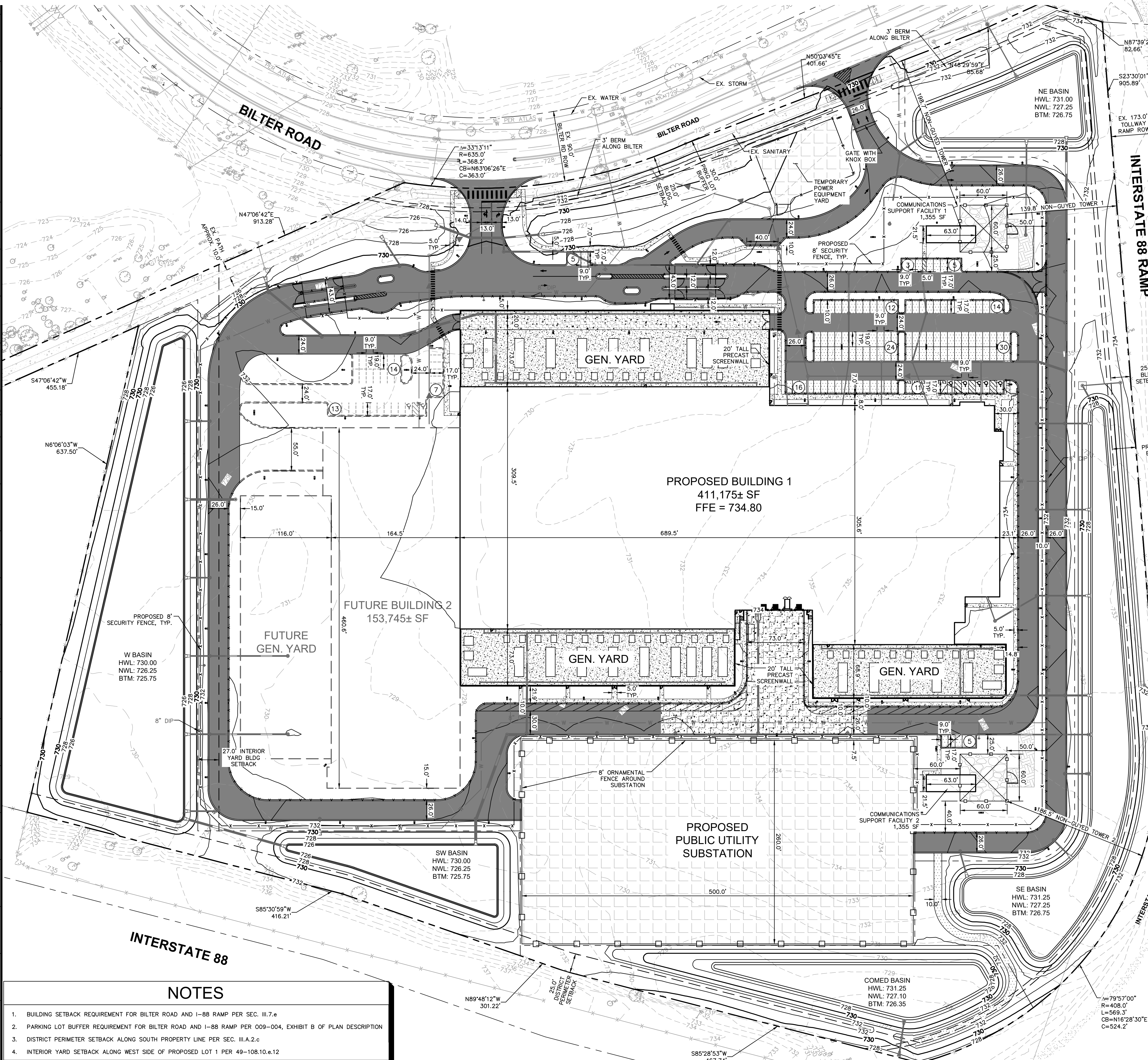
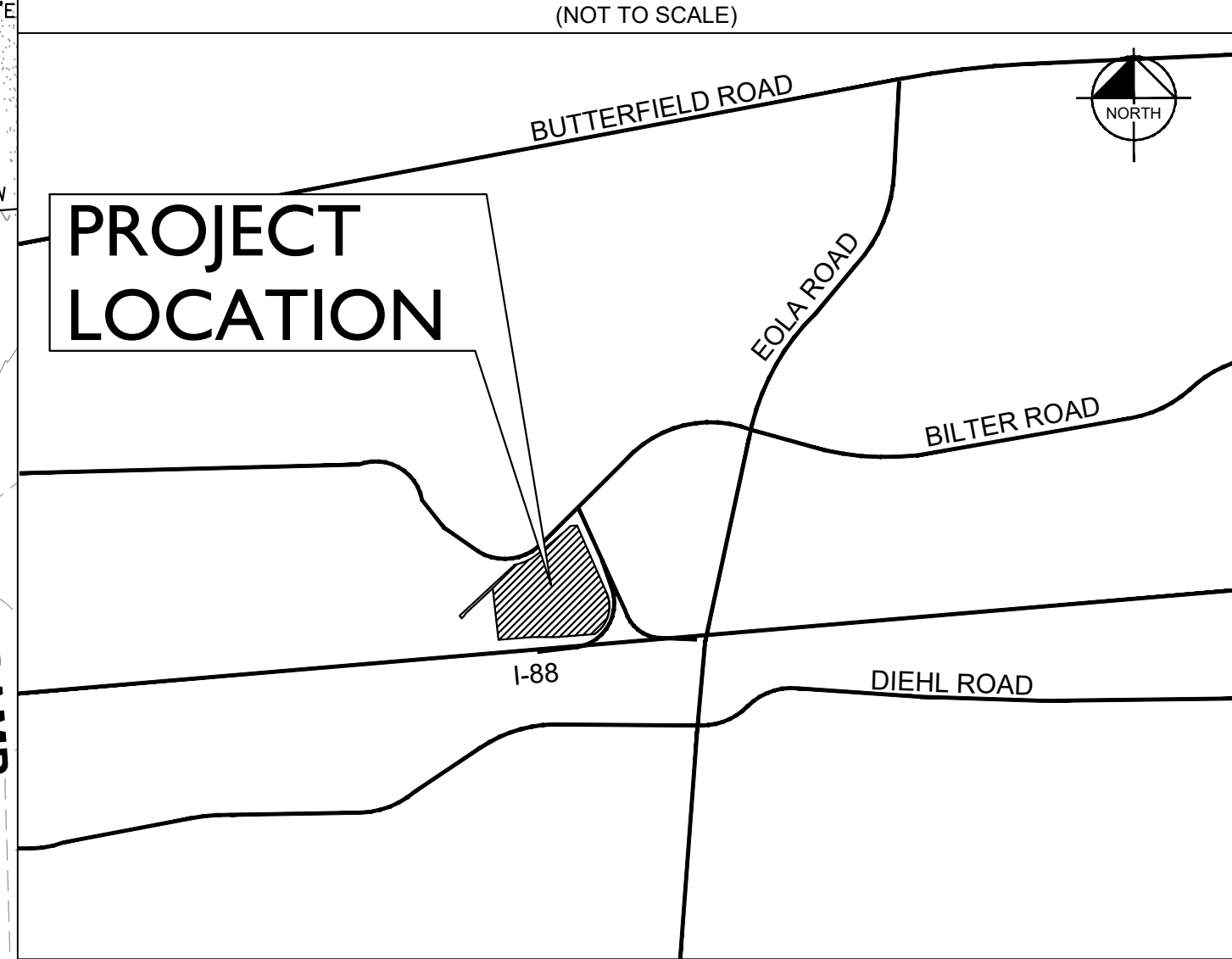


PRELIMINARY PLAN FOR LOTS 1, 2, 3, 4, & 5 OF THE BUTTERFIELD SUBDIVISION PHASE II UNIT 5B



LOCATION MAP



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 SIDEWALK
	HEAVY DUTY CONCRETE PAVEMENT
	COMED GRAVEL SUBSTATION
	TOWER GRAVEL PAD

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
TOTAL LOT COVERAGE	1,397,439 SF
OPEN SPACE/LANDSCAPING	810,650 SF (58%)
SITE OPERATIONS PARKING	586,789 SF (42%)
COMMUNICATIONS SUPPORT FACILITY 1 AREA	15 SPACES
COMMUNICATIONS SUPPORT FACILITY 2 AREA	1,355 SF
TOTAL GROSS FLOOR AREA	567,830 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
- BUILDING SETBACK REQUIREMENT FOR BILTER ROAD AND I-88 RAMP PER SEC. III.7.e
 - PARKING LOT BUFFER REQUIREMENT FOR BILTER ROAD AND I-88 RAMP PER 009-004, EXHIBIT B OF PLAN DESCRIPTION
 - DISTRICT PERIMETER SETBACK ALONG SOUTH PROPERTY LINE PER SEC. III.A.2.c
 - INTERIOR YARD SETBACK ALONG WEST SIDE OF PROPOSED LOT 1 PER 49-108.10.e.12

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 DALLAS, TX 75201

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

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

NO. DATE REVISIONS

DATE: 04/30/24
 BY: KCO

ORIGINAL ISSUE: 03/01/2024
 KHA PROJECT NO. 268485001
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