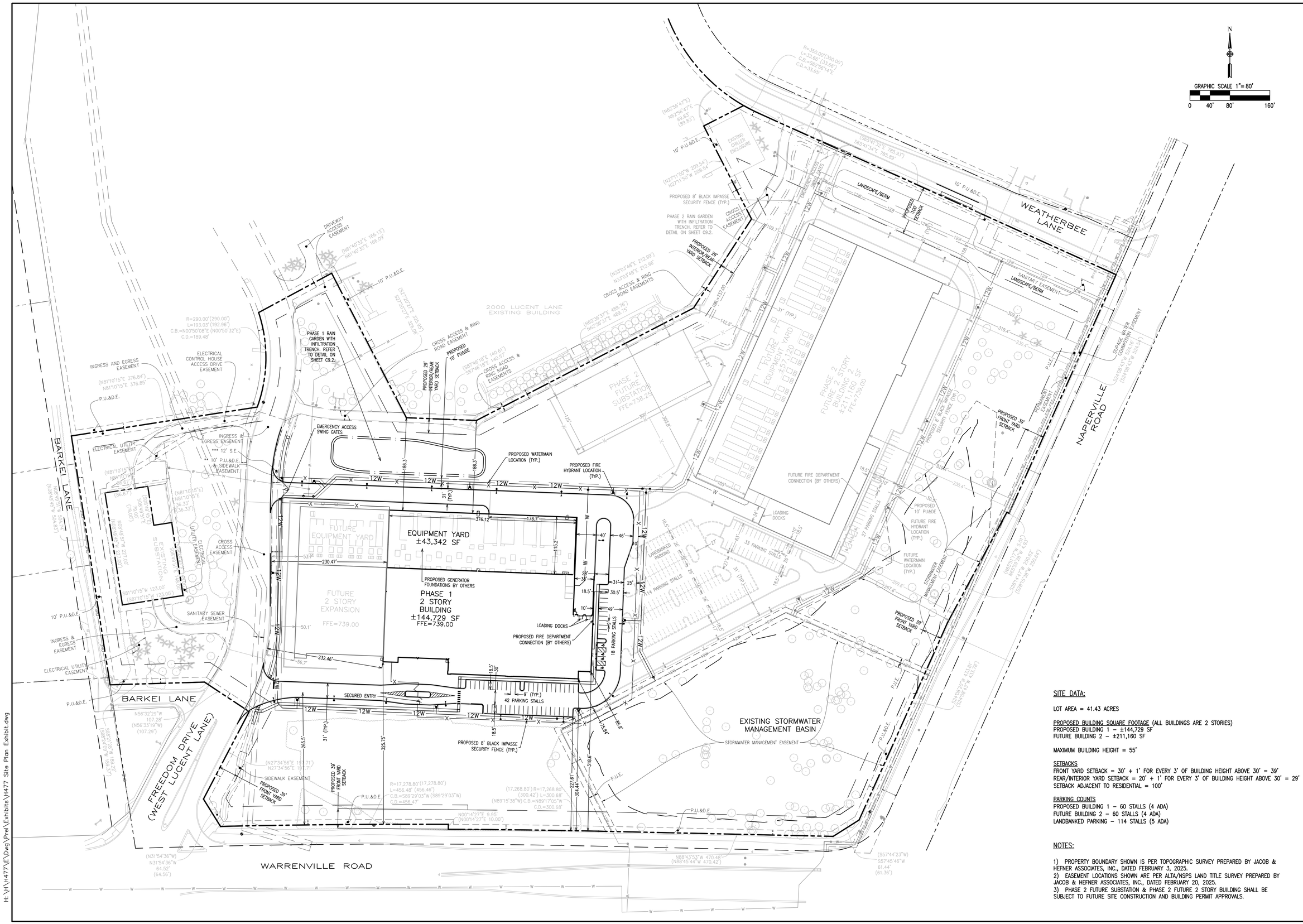

SITE DATA:

LOT AREA = 41.43 ACRES

PROPOSED BUILDING SQUARE FOOTAGE (ALL BUILDINGS ARE 2 STORIES)
PROPOSED BUILDING 1 – ±144,729 SF
FUTURE BUILDING 2 – ±211,160 SF

MAXIMUM BUILDING HEIGHT = 55'

SETBACKS
FRONT YARD SETBACK = 30' + 1' FOR EVERY 3' OF BUILDING HEIGHT ABOVE 30' = 39'
REAR/INTERIOR YARD SETBACK = 20' + 1' FOR EVERY 3' OF BUILDING HEIGHT ABOVE 30' = 29'
SETBACK ADJACENT TO RESIDENTIAL = 100'

PARKING COUNTS
PROPOSED BUILDING 1 – 60 STALLS (4 ADA)
FUTURE BUILDING 2 – 60 STALLS (4 ADA)
LANDBANKED PARKING – 114 STALLS (5 ADA)

NOTES:

1) PROPERTY BOUNDARY SHOWN IS PER TOPOGRAPHIC SURVEY PREPARED BY JACOB & HEFNER ASSOCIATES, INC., DATED FEBRUARY 3, 2025.
2) EASEMENT LOCATIONS SHOWN ARE PER ALTA/NSPS LAND TITLE SURVEY PREPARED BY JACOB & HEFNER ASSOCIATES, INC., DATED FEBRUARY 20, 2025.
3) PHASE 2 FUTURE SUBSTATION & PHASE 2 FUTURE 2 STORY BUILDING SHALL BE SUBJECT TO FUTURE SITE CONSTRUCTION AND BUILDING PERMIT APPROVALS.

No.	Description	Date
2	REVISED PER CITY	6/12/25
1	ORIGINAL EXHIBIT DATE	4/11/25

SITE PLAN EXHIBIT

1960 W LUCENT LANE
NAPERVILLE, ILLINOIS
KARIS CRITICAL

JACOB & HEFNER ASSOCIATES
1333 Butterfield Rd, Suite 300, Downers Grove, IL 60515
PHONE: (630) 652-4600, FAX: (630) 652-4601
www.jacobandhefner.com

1" = 80'

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EXHIBIT

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