



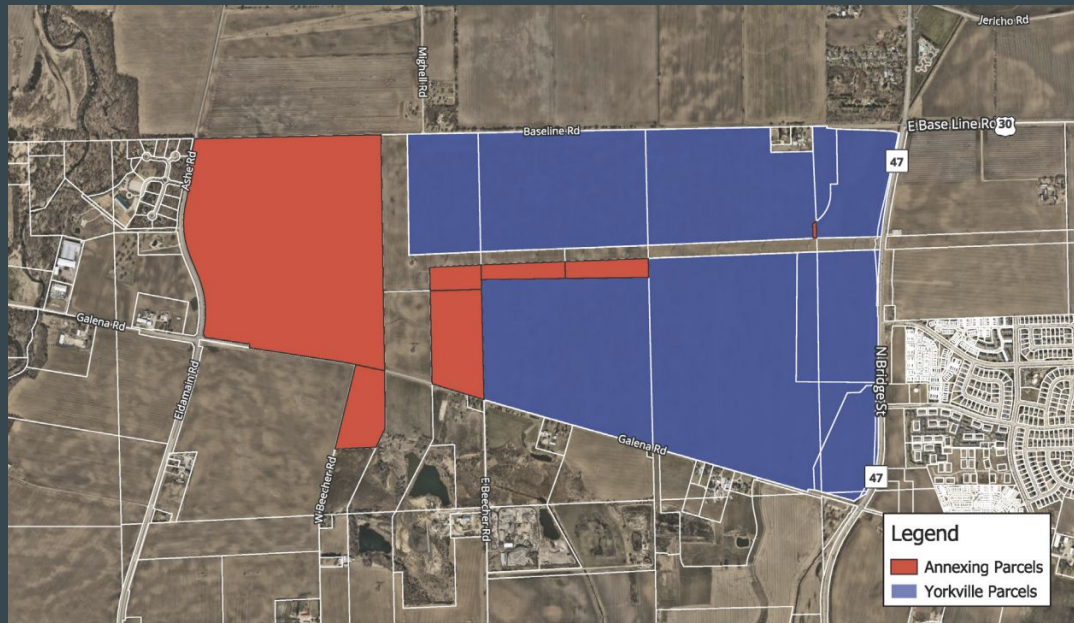
PIONEER DEVELOPMENT

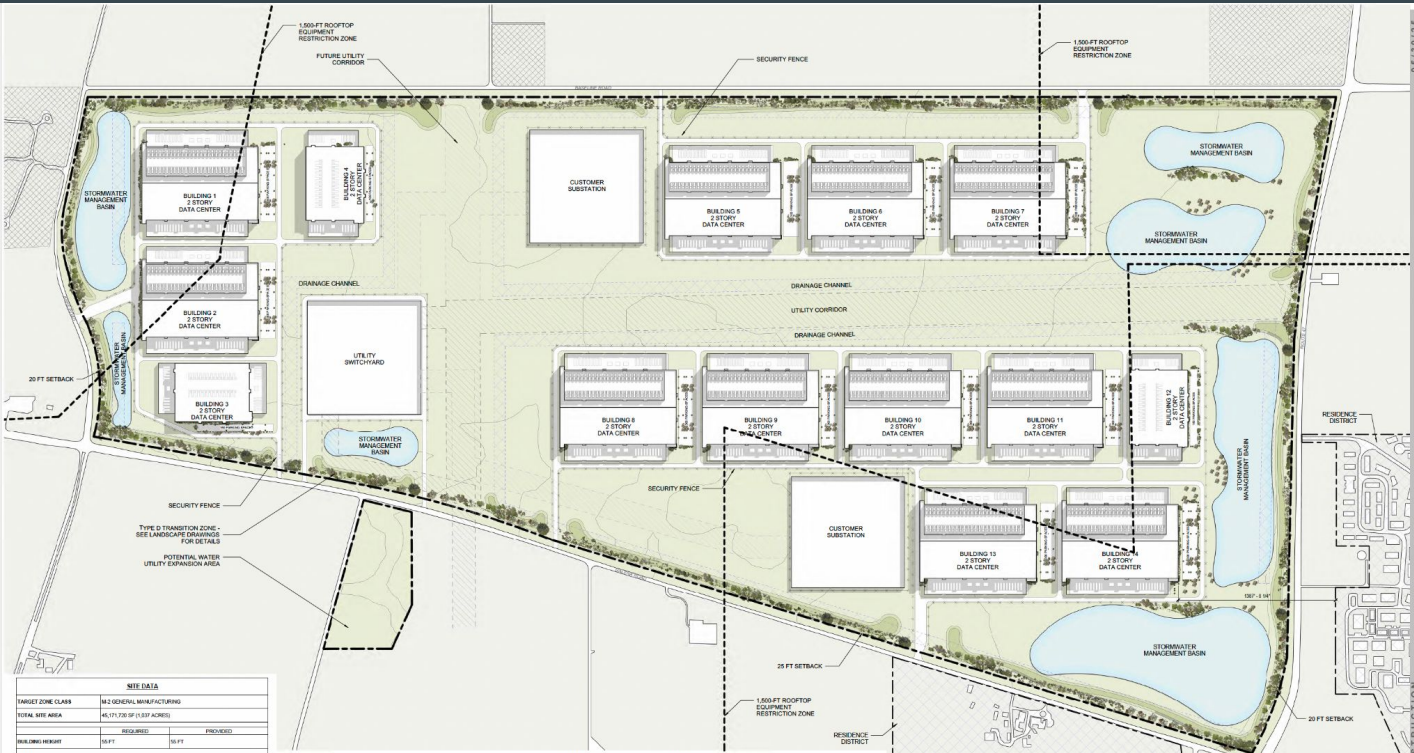
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June 10, 2025

Overview

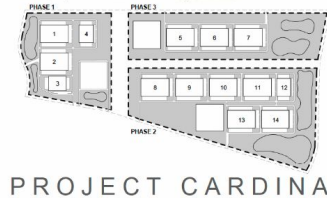
- Location
- Parcel Annexation
- Integration
- Phasing





SITE DATA			
TARGET ZONE CLASS	M-2 GENERAL MANUFACTURING		
TOTAL SITE AREA	45,171.700 SF (1.037 ACRES)		
BUILDING HEIGHT	REQUIRED	PROHIBITED	
	10 FT	10 FT	
SETBACKS			
FRONT	25 FT	25 FT	25 FT
BACK	MIN. 10% OF LOT WIDTH	25 FT	
REAR	MIN. 20 FT	30 FT	
SIDE	10 FT	10 FT	
SETBACKS APPLY ONLY TO THE PERIMETER OF THE PROPERTY. IN THE EVENT THAT THE PROPERTY IS REDEVELOPED, THERE SHALL BE NO SETBACKS APPLIED TO INTERNAL LOT LINES.			
PARKING:			
DATA CENTER PARKING RATIO		6.5 SPACES PER 1,000 SF	
PARKING SPACES	REQUIRED	PROHIBITED	
	5,104	3,750	
ACCESSIBLE PARKING SPACES	114	80	
CONFORMANCE			
MINIMUM LOT SIZE	N/A		
MINIMUM LOT COVERAGE	80% (24,500,000 SF)		47% (21,652,000 SF)
MAXIMUM F.A.R.	N/A		

BUILDING AREA					
PHASE	BUILDING NUMBER	FOOTPRINT AREA	TOTAL FLOOR AREA	HEIGHT (TOP OF ROOF) OF BUILDING OR EQUIPMENT	TWIST (TOP OF ROOF) OF BUILDING OR EQUIPMENT
P1	BUILDING 1	480,000 SF	1,341,900 SF	55 FT	78 FT
P1	BUILDING 2	480,000 SF	1,341,900 SF	55 FT	78 FT
P1	BUILDING 3	360,000 SF	760,000 SF	55 FT	78 FT
P1	BUILDING 4	360,000 SF	760,000 SF	55 FT	78 FT
P1	BUILDING 5	480,000 SF	1,341,900 SF	55 FT	78 FT
P1	BUILDING 6	480,000 SF	1,341,900 SF	55 FT	78 FT
P1	BUILDING 7	480,000 SF	1,341,900 SF	55 FT	78 FT
P2	BUILDING 8	480,000 SF	1,341,900 SF	55 FT	78 FT
P2	BUILDING 9	480,000 SF	1,341,900 SF	55 FT	78 FT
P2	BUILDING 10	480,000 SF	1,341,900 SF	55 FT	78 FT
P2	BUILDING 11	480,000 SF	1,341,900 SF	55 FT	78 FT
P2	BUILDING 12	360,000 SF	760,000 SF	55 FT	78 FT
P2	BUILDING 13	480,000 SF	1,341,900 SF	55 FT	78 FT
P2	BUILDING 14	480,000 SF	1,341,900 SF	55 FT	78 FT
TOTAL		6,000,000 SF	17,312,000 SF	N/A	N/A



PROJECT CARDINAL

Site Design, Buffers, and Visual Impact

- Setbacks
- Landscaped Berms
- Prairie Buffers
- Precast Screening
- Building Height
- Visual Impact



ELEVATION LEGEND

	PRECAST CONCRETE PANEL OR SIMILAR - LIGHT GREY		INSULATED METAL PANEL OR SIMILAR - MEDIUM GREY		GLAZING		PRECAST CONCRETE EQUIPMENT SCREEN WALL
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PROJECT CARDINAL

A-2



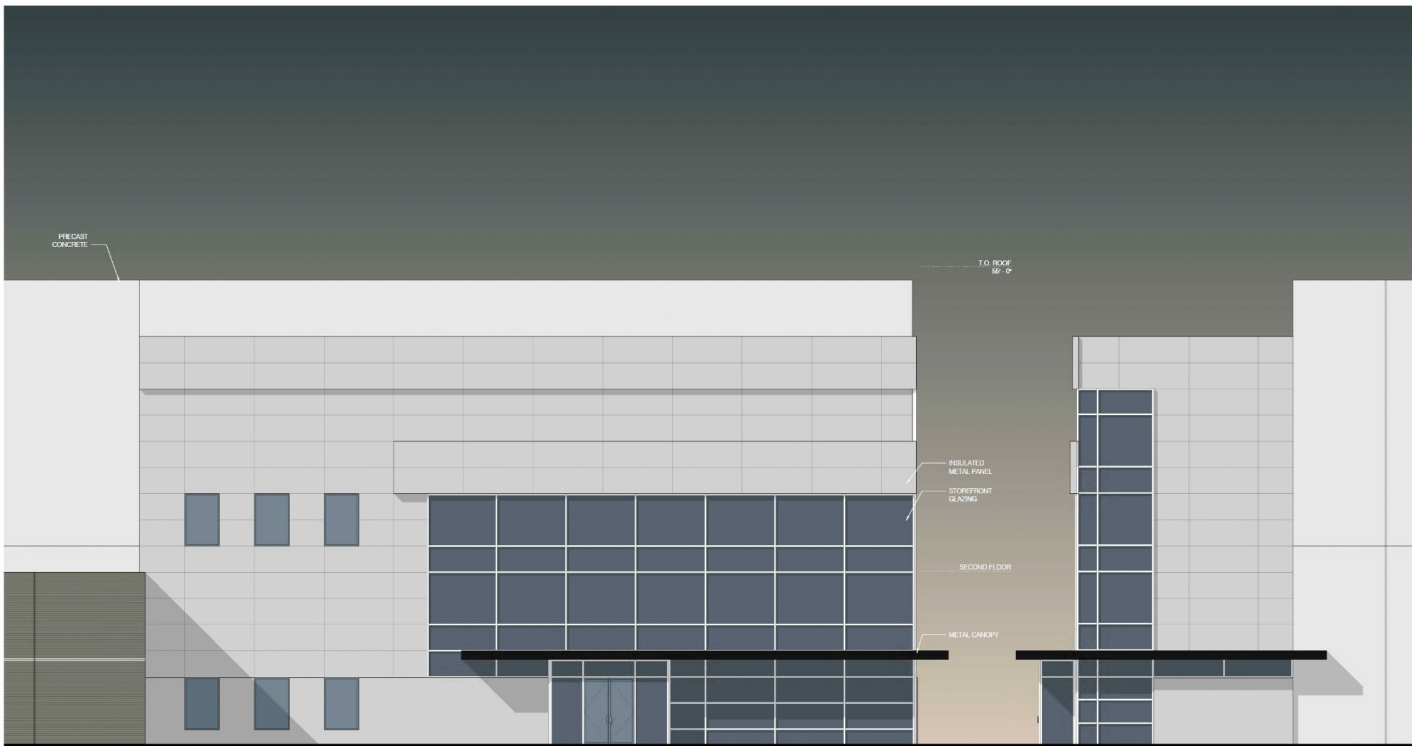
PIONEER DEVELOPMENT

SOUTH ELEVATION
EXTERNAL FACING

**BURNS
McDONNELL**

MH
Margules Herbst Architecture

O²
Construction



PROJECT CARDINAL

A-7

FRONT OF HOUSE



PIONEER DEVELOPMENT



**BURNS
MCDONNELL**



MH
Margaret Heide Architecture



O2
Construction

PRELIMINARY - NOT FOR CONSTRUCTION 01/30/25



2 EAST SITE ELEVATION - FROM ROUTE 47
SCALE: 1" = 300'-0"