



**LEGEND**

—	PROPERTY BOUNDARY
—	LOT LINE
- - -	EASEMENT LINE
- - -	SETBACK LINE
- - -	RIGHT OF WAY LINE
- - -	EXISTING PROPERTY LINE
====	CURB AND GUTTER
- - - 901	EXISTING MINOR CONTOUR
- - - 900	EXISTING MAJOR CONTOUR

SITE ANALYSIS TABLE			
ADDRESS	EBERHARDT RD, TEMPLE TX		
EXISTING ZONING	LI - LIGHT INDUSTRIAL		
PROPOSED ZONING	LI - LIGHT INDUSTRIAL		
PROPOSED USE	DATA CENTER		
LOT AREA SUMMARY			
LOT NUMBER	TOTAL AREA (AC.)	IMPERVIOUS AREA (AC.)	PERVIOUS AREA (AC.)
EXISTING PARCEL SUMMARY	17.81	0.37	17.44
PROPOSED USE SUMMARY	17.81	8.21	9.60
BUILDING SUMMARY			
LOT NUMBER	GROSS FLOOR AREA (SF)	CALCULATION	# OF STORIES
TOTAL PROPOSED BUILDING	172,380		1
PROPOSED OFFICE BUILDING	10,000	6% OF GFA	1
PROPOSED DATA CENTER BUILDING	162,380	94% OF GFA	1
LIGHT INDUSTRIAL FAR	MAX 2:1 PER CODE	PROPOSED @ 172,380 GSF = 0.22:1	
PARKING SUMMARY			
TOTAL PARKING REQUIRED	REQUIRED	PROPOSED	
1/300 SF OFFICE SPACE*	34	34	
1/5000 SF DATA CENTER SPACE*	32	32	
TOTAL STANDARD PARKING	66	66	
REQUIRED BY CODE			
ACCESSIBLE PARKING (3 STALLS REQ WHEN 51-75 STANDARD STALLS)	3	3	
TOTAL PARKING	66	66	
SETBACK SUMMARY			
	REQUIRED	PROPOSED	
FRONT	30'	29'	
SIDE **	NOT REQ	68' N' 80' S	
REAR **	NOT REQ	30'	

NOTES:  
 \*INDUSTRIAL AND WAREHOUSING PARKING REQUIREMENT : 1 SPACE FOR EACH 2 EMPLOYEES AT MAXIMUM EMPLOYMENT ON A SINGLE SHIFT OR 1 PER 5000 SF OF WAREHOUSE USE GFA, WHICHEVER IS GREATER  
 OFFICE PARKING REQUIREMENT: 1 SPACE PER 300 SF OF OFFICE USE GFA  
 \*\*SIDE AND REAR BLDG SETBACKS ARE ONLY REQUIRED WHEN PROPERTY ABUTS A RESIDENTIAL PROPERTY

**Stantec**  
 733 MARQUETTE AVE  
 SUITE 1000  
 MINNEAPOLIS, MN 55402  
 WWW.STANTEC.COM

CLIENT:  
**OPPIDAN**  
 builder of teams, creator of value

**TEMPLE DATA CENTER**  
 EBERHARDT RD  
 TEMPLE, TX

PROJECT TITLE:  
 ISSUE NO.:  
 DESCRIPTION:  
 DATE:  
 CERTIFICATION:  
 PROJECT NO.:  
 DWN BY: JCC | CHKD BY: HKK | APPD BY: JRA  
 ISSUE DATE: 01/28/2025  
 ISSUE NO.: 1  
 SHEET TITLE:  
 NORTH SITE CONCEPT  
 SHEET NO.:  
**CO.1**

NOT FOR CONSTRUCTION