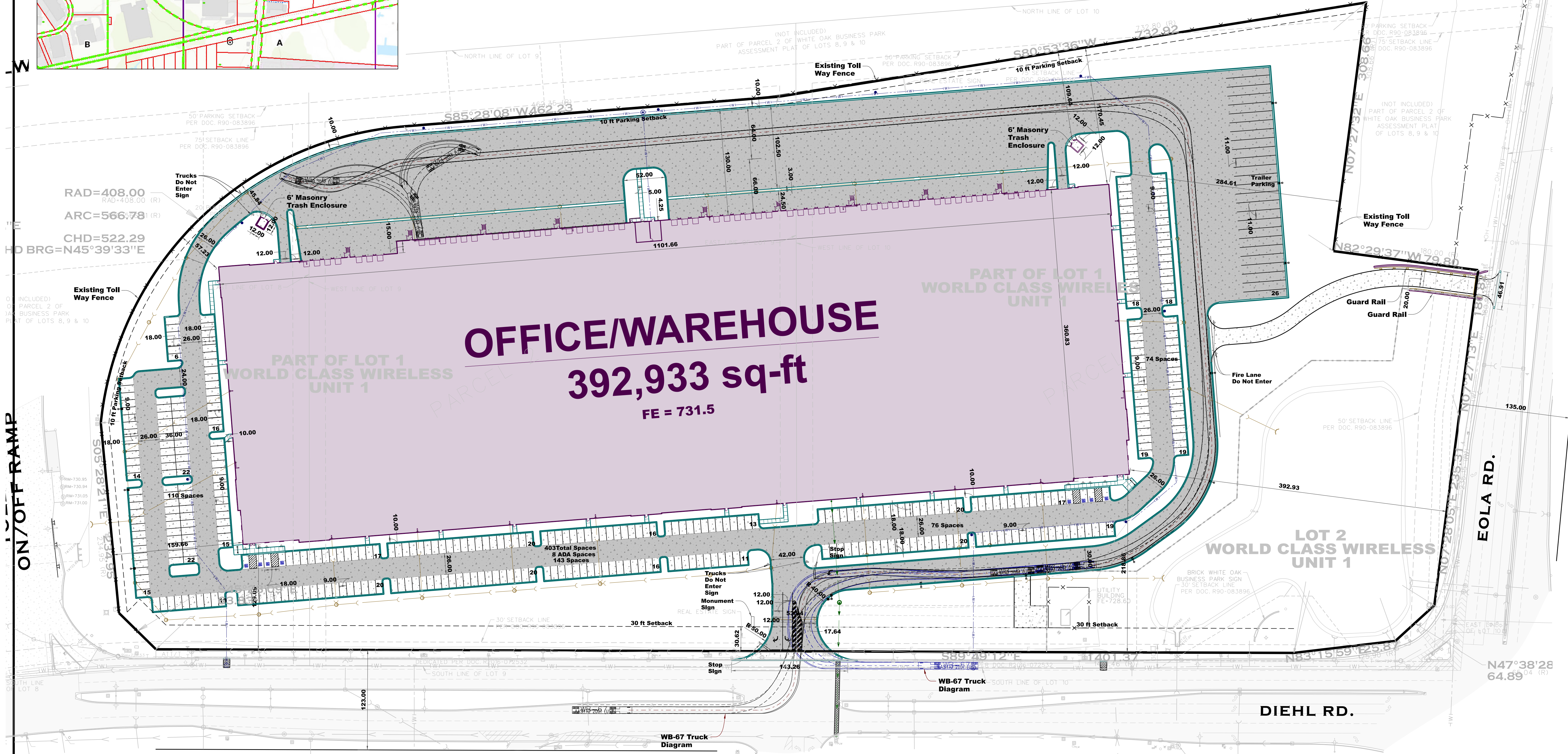
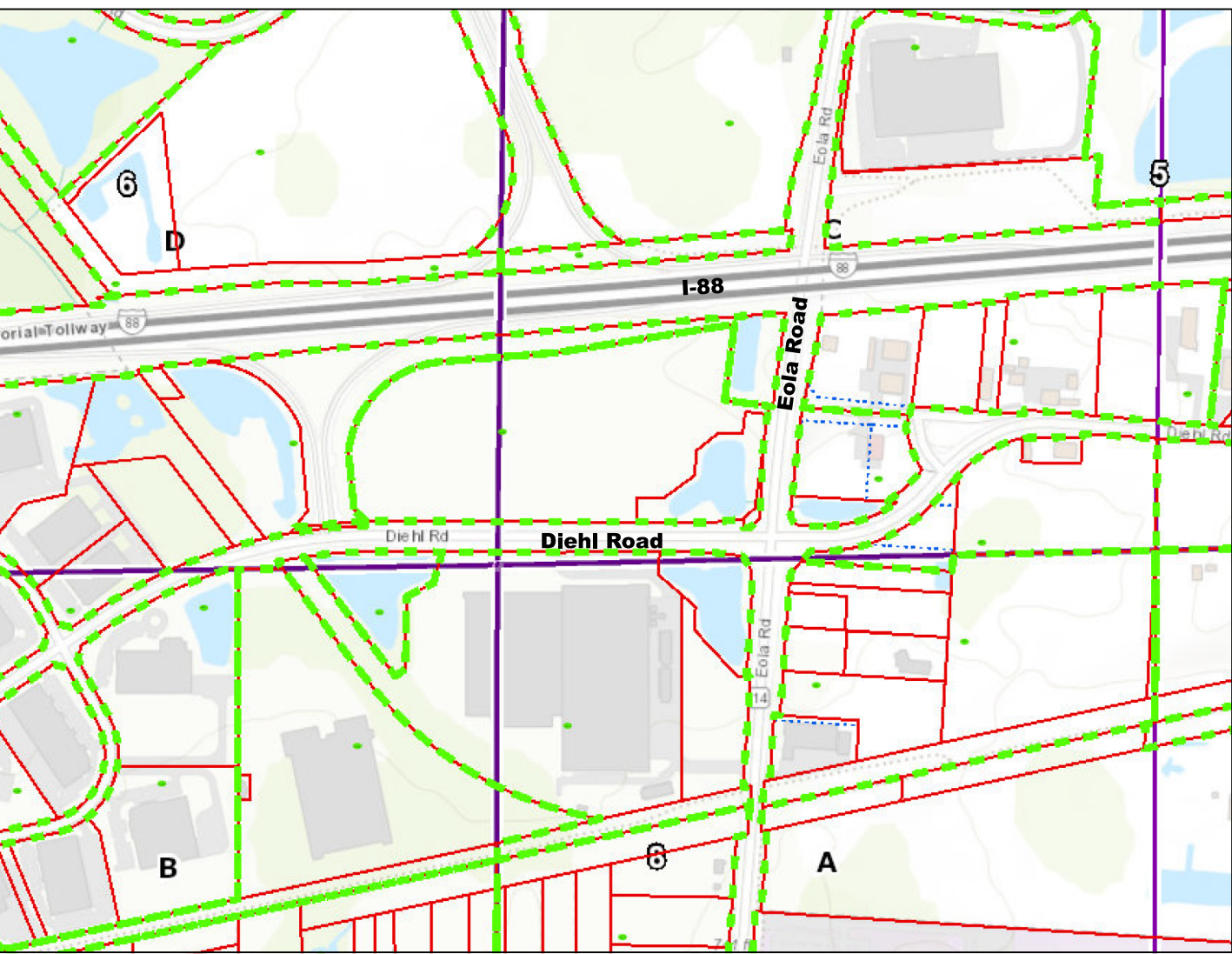


FINAL PLAN - FOR WORLD CLASS WIRELESS UNIT 1

INTERSTATE I-88 (EAST/WEST TOLLWAY)

Development Data Table: Final Plan				
Description	Value	Unit	Description	Value
a) Tax/Parcel Identification Number(s) (PINs): 0705306002, 0705306003			i) Total Number of Residential Dwelling Units	0 units
			i. Gross Density	0.00/square
			ii. Net Density	0.00/square
b) Proposed land use(s): Office/Warehouse			k) Number of Single Family Dwelling Units	0 units
			i. Gross Density	0.00/square
			ii. Net Density	0.00/square
c) Total Property Size	24.9602617	Acres	iii. Unit Square Footage (average)	0/square foot
d) Total Lot Coverage (buildings and pavement)	1087269	Square feet	iv. Bedroom Mix	0% 1 bdr, 0% 2 bdr, 0% 3 bdr, 0% 4 bdr
e) Open space / landscaping	245	Percent	v. Number of Single Family Corner Lots	0 units
f) Land to be dedicated to the School District	0	Acres	i. Gross Density	0.00/square
g) Land to be dedicated to the Park District	0	Acres	ii. Net Density	0.00/square
h) Number of parking spaces provided (individually accessible)	403	spaces	iii. Unit Square Footage (average)	0/square foot
i. surface parking lot	403	spaces	iv. Bedroom Mix	0% 1 bdr, 0% 2 bdr, 0% 3 bdr, 0% 4 bdr
ii. perpendicular	389	spaces		
iii. angled	0	spaces	m) Number of Multifamily Dwelling Units	0 units
iv. handicapped	8	spaces	i. Gross Density	0.00/square
v. enclosed	0	spaces	ii. Net Density	0.00/square
vi. bike	1	spaces	iii. Unit Square Footage (average)	0/square foot
l) Number of buildings	1	building	iv. Bedroom Mix	0% 1 bdr, 0% 2 bdr, 0% 3 bdr, 0% 4 bdr
i. Building Square Footage (typical)	392933	square feet		
ii. Square Footage of retail floor area	0	square feet		
iii. First Floor Building Square Footage (typical)	392933	square feet		

OFFICE/WAREHOUSE
392,933 sq-ft
FE = 731.5



PAVEMENT LEGEND:

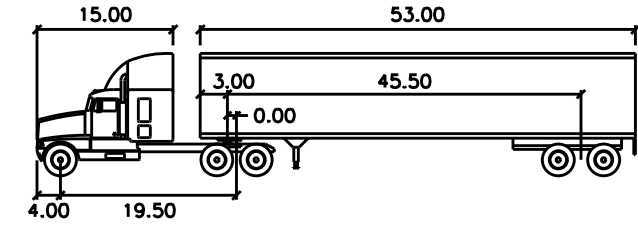
	CONCRETE SIDEWALK 5" 4000 PSI CONCRETE 4" CA-6 BASE
	HEAVY DUTY DUCTILECRETE PAVEMENT 6" CONCRETE 6" COMPACTED AGGREGATE BASE COURSE, TYPE B (REINFORCING AS RECOMMENDED BY DUCTILECRETE)
	STANDARD DUTY DUCTILECRETE PAVEMENT 4.5" CONCRETE 6" COMPACTED AGGREGATE BASE COURSE, TYPE B (REINFORCING AS RECOMMENDED BY DUCTILECRETE)

CURB LEGEND

	REVERSE PITCH CURB
	B:6-12 CURB
	B:12-18 CURB
	B:6 CURB

Trash Enclosure Note:

Trash Enclosure Shall be Screened to 100% Opacity
as required by Zoning Ordinance



WB-67	feet
Traactor Width	: 8.00
Traactor Length	: 45.50
Traactor Track	: 8.00
Traactor Wheel	: 8.50
Lock to Lock Time	: 6.0
Steering Angle	: 28.4
Articulating Angle	: 73.0

WORLD CLASS WIRELESS UNIT 1

SITE AREA	1,087,269 s. ft.
BUILDING AREA	392,933 s. ft.
TOTAL BUILDING AREA	393,195 s. ft.
OPEN SPACE/LANDSCAPE AREA	260,837 s. ft.
PAVEMENT AREA	468,095 s. ft.
TOTAL LOT COVERAGE	728,194 s. ft.
PARKING REQUIRED	247
PARKING PROVIDED	403
TRUCK PARKING	26
ACCESSIBLE PARKING PROVIDED	8
PARKING RATIO	1.03/1000

CURRENT CITY PARKING REQUIREMENT
111,000 S.F. TO 140,000 S.F.
1/2,500 S.F. REMAINING S.F.

OFFICE/WAREHOUSE
2800 DIEHL ROAD

WEBSTER, McGRATH & AHLBERG, LTD.



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REVISION DISCUSSION	DATE	BY
12-08-21	12-15-21	COA/PZ Review Comments
12-15-21		COA/FD and PZC Review Comments
Section-Township-Range		
County: NW 04-38-09		
JOB #	44532	SURV: JCV
DRAWN: BMB		REVIEW: SMR
SCALE: 1" = 60'		DATE: 11-10-21
SHEET NAME		
FINAL PLAN WORLD CLASS WIRELESS UNIT 1		
SHEET #		
FP-1		