# FINAL PLAN
## for
## LOT 5A, 6A, 7A AND 10 OF RESUBDIVISION OF
# DEERPATH COMMERCE CENTER, UNIT 2

**LOCATION MAP**

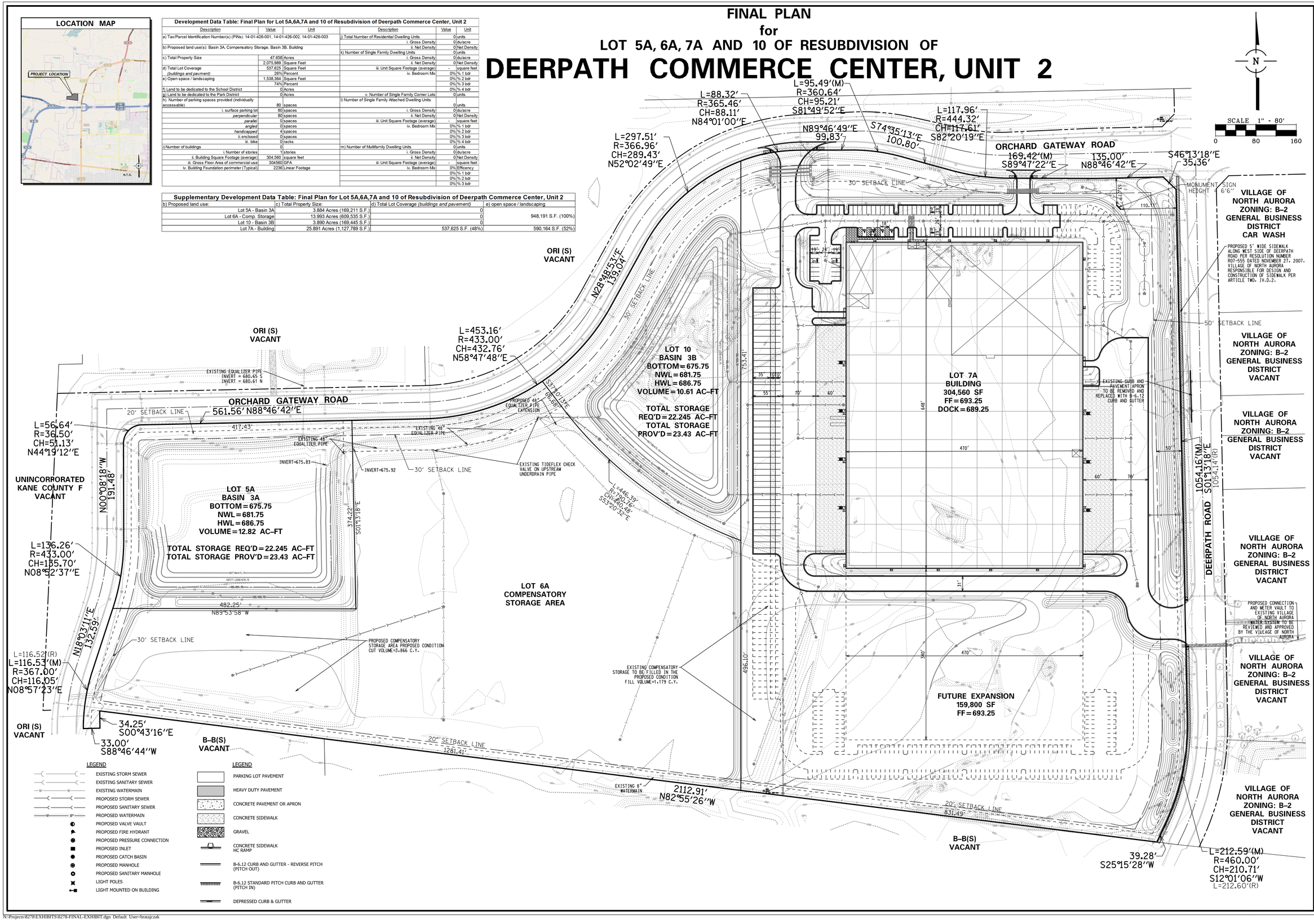



**Development Data Table: Final Plan for Lot 5A,6A,7A and 10 of Resubdivision of Deerpath Commerce Center, Unit 2**

| Description | Value | Unit | Description | Value | Unit |
|---|---|---|---|---|---|
| a) Tax/Parcel Identification Number(s) (PINs): 14-01-426-001, 14-01-426-002, 14-01-426-003 | | | j) Total Number of Residential Dwelling Units | 0 | units |
| | | | i. Gross Density | 0 | du/acre |
| b) Proposed land use(s): Basin 3A, Compensatory Storage. Basin 3B, Building | | | ii. Net Density | 0 | Net Density |
| | | | k) Number of Single Family Dwelling Units | 0 | units |
| c) Total Property Size | 47.658 | Acres | i. Gross Density | 0 | du/acre |
| | 2,075,989 | Square Feet | ii. Net Density | 0 | Net Density |
| d) Total Lot Coverage | 537,625 | Square Feet | iii. Unit Square Footage (average) | - | square feet |
| *(buildings and pavment)* | 26% | Percent | iv. Bedroom Mix | 0% | 1 bdr |
| e) Open space / landscaping | 1,538,364 | Square Feet | | 0% | 2 bdr |
| | 74% | Percent | | 0% | 3 bdr |
| f) Land to be dedicated to the School District | 0 | Acres | | 0% | 4 bdr |
| g) Land to be dedicated to the Park District | 0 | Acres | v. Number of Single Family Corner Lots | 0 | units |
| h) Number of parking spaces provided (individually accessable) | 80 | spaces | l) Number of Single Family Attached Dwelling Units | 0 | units |
| i. surface parking lot | 80 | spaces | i. Gross Density | 0 | du/acre |
| *perpendicular* | 80 | spaces | ii. Net Density | 0 | Net Density |
| *parallel* | 0 | spaces | iii. Unit Square Footage (average) | - | square feet |
| *angled* | 0 | spaces | iv. Bedroom Mix | 0% | 1 bdr |
| *handicapped* | 4 | spaces | | 0% | 2 bdr |
| ii.enclosed | 0 | spaces | | 0% | 3 bdr |
| iii. bike | 0 | racks | | 0% | 4 bdr |
| i) Number of buildings | 0 | | m) Number of Multifamily Dwelling Units | 0 | units |
| i. Number of stories | 1 | stories | i. Gross Density | 0 | du/acre |
| ii. Building Square Footage (average) | 304,560 | square feet | ii. Net Density | 0 | Net Density |
| iii. Gross Floor Area of commercial use | 304560 | GFA | iii. Unit Square Footage (average) | - | square feet |
| iv. Building Foundation perimeter (Typical) | 2236 | Linear Footage | iv. Bedroom Mix | 0% | Efficency |
| | | | | 0% | 1 bdr |
| | | | | 0% | 2 bdr |
| | | | | 0% | 3 bdr |

**Supplementary Development Data Table: Final Plan for Lot 5A,6A,7A and 10 of Resubdivision of Deerpath Commerce Center, Unit 2**

| b) Proposed land use: | c) Total Property Size | d) Total Lot Coverage *(buildings and pavement)* | e) open space / landscaping |
|---|---|---|---|
| Lot 5A - Basin 3A | 3.884 Acres (169,211 S.F.) | 0 | |
| Lot 6A - Comp. Storage | 13.993 Acres (609,535 S.F.) | 0 | 948,191 S.F. (100%) |
| Lot 10 - Basin 3B | 3.890 Acres (169,445 S.F.) | 0 | |
| Lot 7A - Building | 25.891 Acres (1,127,789 S.F.) | 537,625 S.F. (48%) | 590,164 S.F. (52%) |




LEGEND

- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING WATERMAIN
- PROPOSED STORM SEWER
- PROPOSED SANITARY SEWER
- PROPOSED WATERMAIN
- PROPOSED VALVE VAULT
- PROPOSED FIRE HYDRANT
- PROPOSED PRESSURE CONNECTION
- PROPOSED INLET
- PROPOSED CATCH BASIN
- PROPOSED MANHOLE
- PROPOSED SANITARY MANHOLE
- LIGHT POLES
- LIGHT MOUNTED ON BUILDING

LEGEND

- PARKING LOT PAVEMENT
- HEAVY DUTY PAVEMENT
- CONCRETE PAVEMENT OR APRON
- CONCRETE SIDEWALK
- GRAVEL
- CONCRETE SIDEWALK HC RAMP
- B-6.12 CURB AND GUTTER - REVERSE PITCH (PITCH OUT)
- B-6.12 STANDARD PITCH CURB AND GUTTER (PITCH IN)
- DEPRESSED CURB & GUTTER

OWNER:
AURORA CHRISTIAN SCHOOLS, INC
2255 SULLIVAN ROAD
AURORA, ILLINOIS 60506

PETITIONER:
DEERPATH LLC
9550 W. HIGGINS ROAD, SUITE 200
ROSEMONT, ILLINOIS 60018
PHONE: 847-292-4300

| NO. | DATE | REMARKS |
|---|---|---|
| 2 | 07/16/15 | PER CITY OF AURORA |
| 1 | 06/22/15 | PER CITY OF AURORA |

FINAL PLAN
LOT 5A,6A,7A AND 10 OF RESUBDIVISION OF
**DEERPATH COMMERCE CENTER, UNIT 2**
AURORA, ILLINOIS


CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS
9575 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065

SPACECO INC.


FILENAME: 8278FINAL-EXHIBIT
DATE: 05/06/15
JOB NO. 8278
SHEET FP
1 OF 1

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