

| PROPOSED | EXISTING | DESCRIPTION    | PROPOSED | EXISTING | DESCRIPTION                |
|----------|----------|----------------|----------|----------|----------------------------|
| ●        | ○        | MANHOLE        | ■        | ■        | BUILDING MOUNTED LUMINAIRE |
| ●        | ○        | CATCH BASIN    | ○        | ○        | STREET LIGHT               |
| ○        | ○        | INLET          | ○        | ○        | STRUCTURE CALLOUT          |
| —        | —        | STORM SEWER    | —        | —        | ELECTRIC LINE              |
| —        | —        | SANITARY SEWER | —        | —        | GAS LINE                   |
| —        | —        | WATERMAIN      | —        | —        | TELEPHONE LINE             |
| ●        | ●        | VALVE & VAULT  | —        | —        | SIDEWALK                   |
| ●        | ●        | VALVE & BOX    | —        | —        | CURB                       |
| ●        | ●        | FIRE HYDRANT   | —        | —        | CENTERLINE                 |
| —        | —        | POWER POLE     | —        | —        |                            |
| —        | —        | CONTOURS       |          |          |                            |

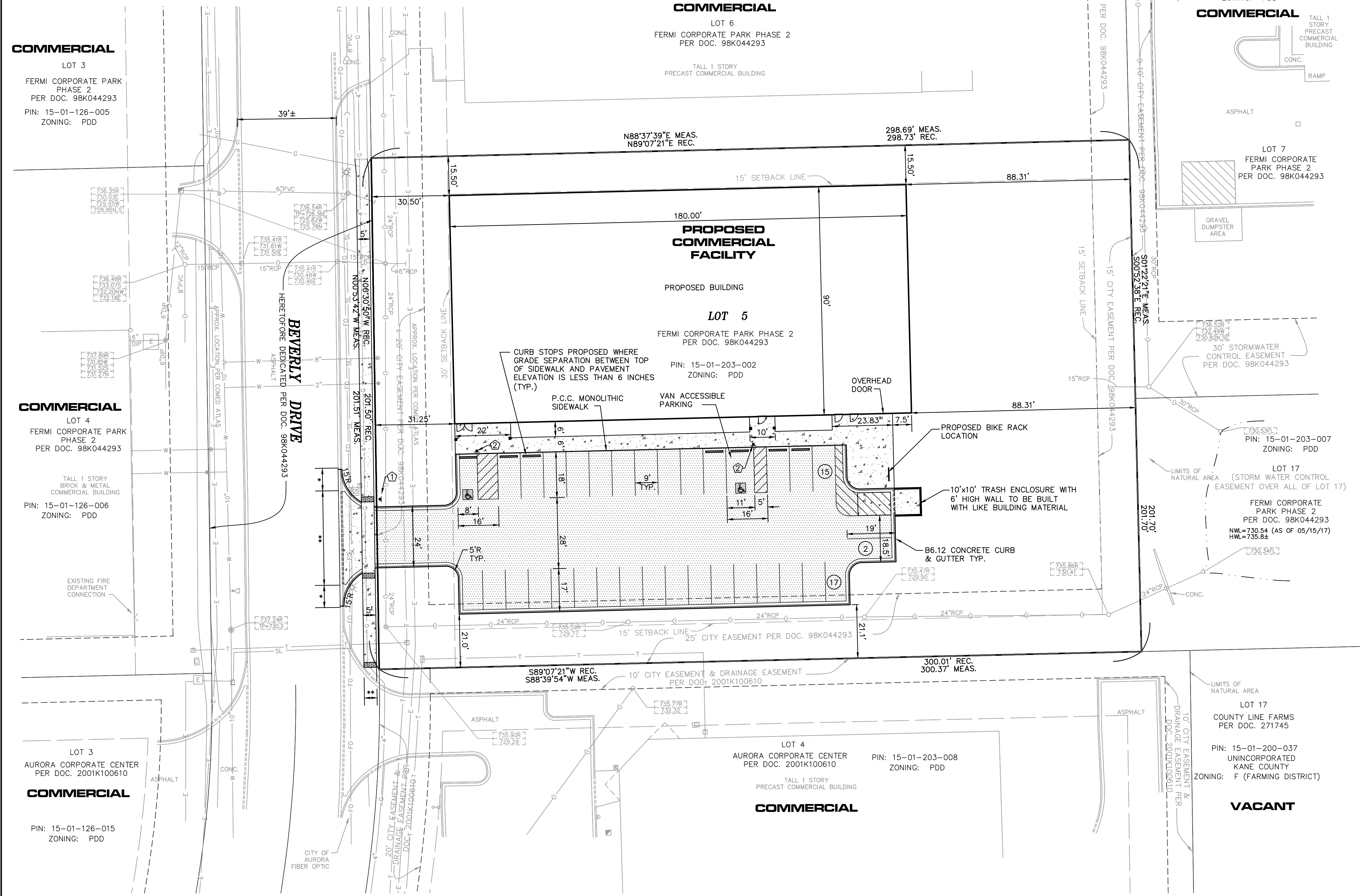
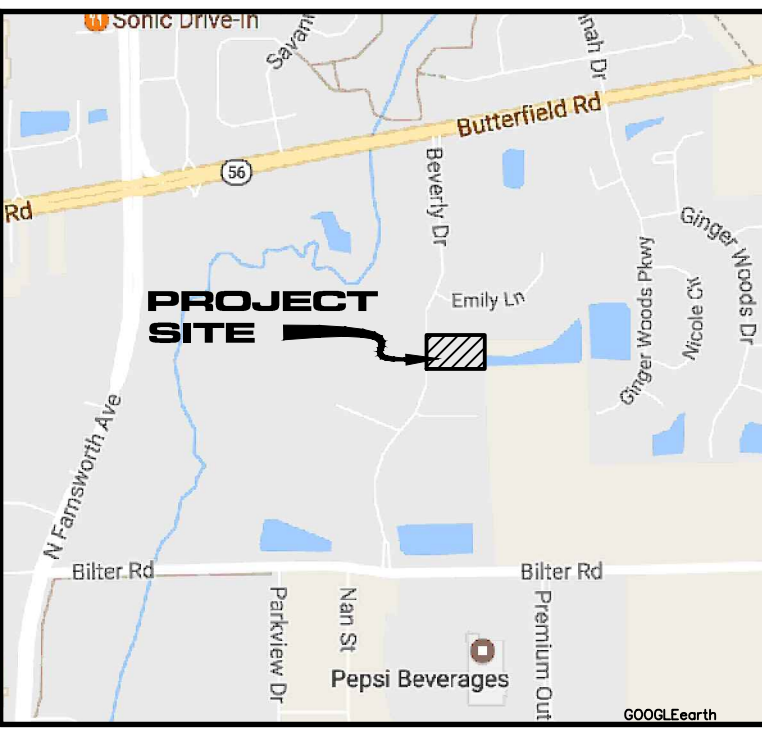
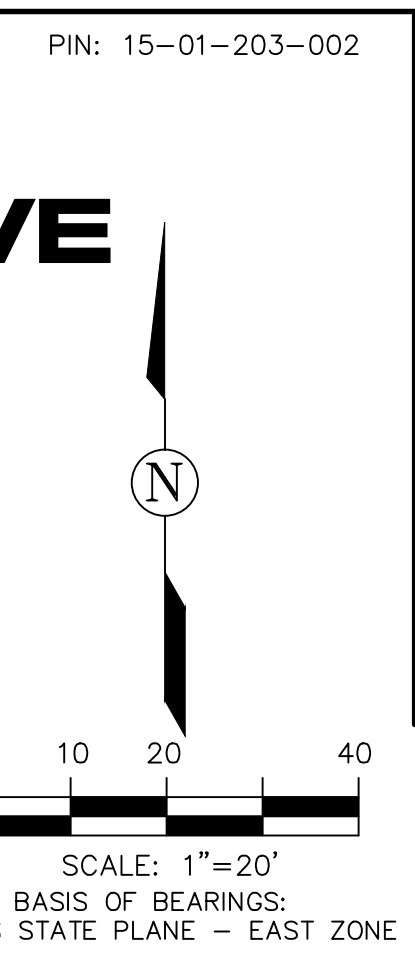
| ABBREVIATIONS |                                    |
|---------------|------------------------------------|
| 000.00' M     | MEASURED DATA                      |
| 000.00' C     | COMPUTED DATA                      |
| 000.00' R     | RECORD DATA                        |
| P.U. & D.E.   | PUBLIC UTILITY & DRAINAGE EASEMENT |
| R=            | RADIUS                             |
| A=            | ARC LENGTH                         |
| PIN           | PERMANENT INDEX NUMBER             |
| P.U. & D.E.   | PUBLIC UTILITY & DRAINAGE EASEMENT |
| L.E. & S.E.   | LANDSCAPE & SIDEWALK EASEMENT      |

| LINE TYPE LEGEND |                     |
|------------------|---------------------|
| —                | BOUNDARY LINE       |
| —                | ADJOINER LOT LINE   |
| —                | CENTER LINE         |
| —                | RIGHT OF WAY        |
| —                | EASEMENT LINE       |
| —                | SETBACK LINE        |
| —                | SECTION LINE        |
| —                | UNDERLYING LOT LINE |

- NOTES:
- UNLESS OTHERWISE NOTED, ALL CURB WORK SHALL BE B6.12 AND BE DIMENSIONED TO THE BACK OF CURB. A MINIMUM OF 4 INCHES OF AGGREGATE BASE SHALL BE PLACED BENEATH ALL CURB AND GUTTER AND SHALL EXTEND 6 INCHES BEYOND BACK OF CURB. GUTTER FLAG SHALL BE 8 INCHES MINIMUM THICKNESS.
  - \*- INDICATES EXISTING B6.12 CONCRETE CURB AND GUTTER TO BE REMOVED AND REPLACED.
  - \*\*-- INDICATES EXISTING B6.12 CONCRETE CURB AND GUTTER TO BE MILLED.
  - FIRE LANE SIGNAGE SHALL BE PROVIDED IN ACCORDANCE WITH THE CITY OF AURORA'S ADOPTED CODES. AN ADDITIONAL SIGN PLATE SHALL BE ADDED INDICATING "FINE \$50.00".

# FINAL PLAN FOR 2731 BEVERLY DRIVE AURORA, ILLINOIS

PART OF THE NORTH HALF OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS



## DEVELOPMENT DATA TABLE: FINAL PLAN OF 2731 BEVERLY DRIVE - AURORA, ILLINOIS

|  |                   |                |
|--|-------------------|----------------|
| a) Tax/Parcel Identification Number(s) (PINs):                 | 15-01-203-002     |                |
| b) Proposed land use(s):                                       | OFFICE/ WAREHOUSE |                |
| c) Total Property Size   |                   |                |
| Description  | Value             | Unit           |
| Total Property Size  | 1.386             | Acres          |
| Total Lot Coverage (buildings and pavement)                    | 60,384            | Square Feet    |
| Open space / landscaping                                       | 29,028            | Square Feet    |
|  | 48%               | Percent        |
|  | 31,356            | Square Feet    |
|  | 52%               | Percent        |
| f) Land to be dedicated to the School District                 |                   |                |
|  | 0                 | Acres          |
| g) Land to be dedicated to the Park District                   |                   |                |
|  | 0                 | Acres          |
| h) Number of parking spaces provided (individually accessible) |                   |                |
|  | 34                | spaces         |
| i. surface parking lot   | 34                | spaces         |
| perpendicular  | 34                | spaces         |
| parallel   | 0                 | spaces         |
| angled   | 0                 | spaces         |
| handicapped  | 2                 | spaces         |
| ii. enclosed   | 0                 | spaces         |
| iii. bike  | 1                 | racks          |
| i) Number of buildings   | 1                 |                |
| i. Number of stories   | 1                 | stories        |
| ii. Building Square Footage (average)                          | 16,200            | square feet    |
| iii. Gross Floor Area of Office/Warehouse use                  | 16,200            | GFA            |
| iv. Building Foundation perimeter (Typical)                    | 540               | Linear Footage |
| j) Total Number of Residential Dwelling Units                  |                   |                |
|  | 0                 | units          |
| i. Gross Density   | 0                 | du/acre        |
| ii. Net Density  | 0                 | Net Density    |
| k) Number of Single Family Dwelling Units                      |                   |                |
|  | 0                 | units          |
| i. Gross Density   | 0                 | du/acre        |
| ii. Net Density  | 0                 | Net Density    |
| iii. Unit Square Footage (average)                             | -                 | square feet    |
| iv. Bedroom Mix  | 0%                | % 1 bdr        |
|  | 0%                | % 2 bdr        |
|  | 0%                | % 3 bdr        |
|  | 0%                | % 4 bdr        |
| v. Number of Single Family Corner Lots                         |                   |                |
|  | 0                 | units          |
| l) Number of Single Family Attached Dwelling Units             |                   |                |
|  | 0                 | units          |
| i. Gross Density   | 0                 | du/acre        |
| ii. Net Density  | 0                 | Net Density    |
| iii. Unit Square Footage (average)                             | -                 | square feet    |
| iv. Bedroom Mix  | 0%                | % 1 bdr        |
|  | 0%                | % 2 bdr        |
|  | 0%                | % 3 bdr        |
|  | 0%                | % 4 bdr        |
| m) Number of Multifamily Dwelling Units                        |                   |                |
|  | 0                 | units          |
| i. Gross Density   | 0                 | du/acre        |
| ii. Net Density  | 0                 | Net Density    |
| iii. Unit Square Footage (average)                             | -                 | square feet    |
| iv. Bedroom Mix  | 0%                | Efficiency     |
|  | 0%                | % 1 bdr        |
|  | 0%                | % 2 bdr        |
|  | 0%                | % 3 bdr        |

### LEGAL DESCRIPTION OF PROPERTY

LOT 5 IN FERMI CORPORATE PARK PHASE II, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS

**ROAKE AND ASSOCIATES, INC.**  
 CONSULTING ENGINEERS • LAND SURVEYORS • PLANNERS  
 1884 QUINCY AVENUE, SUITE 100A • NAPERVILLE, ILLINOIS 60564  
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PREPARED FOR:  
**QT9 SOFTWARE**  
 1323 BOND STREET, SUITE 103  
 NAPERVILLE, ILLINOIS 60563  
 TEL. (630) 592-5022  
 FAX. (866) 913-5022

| REVISIONS |          |                                 |     |      |             |
|-----------|----------|---------------------------------|-----|------|-------------|
| NO.       | DATE     | DESCRIPTION                     | NO. | DATE | DESCRIPTION |
| 1         | 11/06/17 | REV. PER CITY RVW DATED 10/9/17 |     |      |             |

**2731 BEVERLY DRIVE - AURORA, ILLINOIS**

FINAL PLAN

|                     |           |                     |             |
|---------------------|-----------|---------------------|-------------|
| DRN/CKD BY: SRH/JGC | 8551FINAL | FLD. BK./PG. 266/65 | SHEET NO. 1 |
| SCALE: 1"=20'       | 09/22/17  | JOB NO.: 855.001    | OF 1        |

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