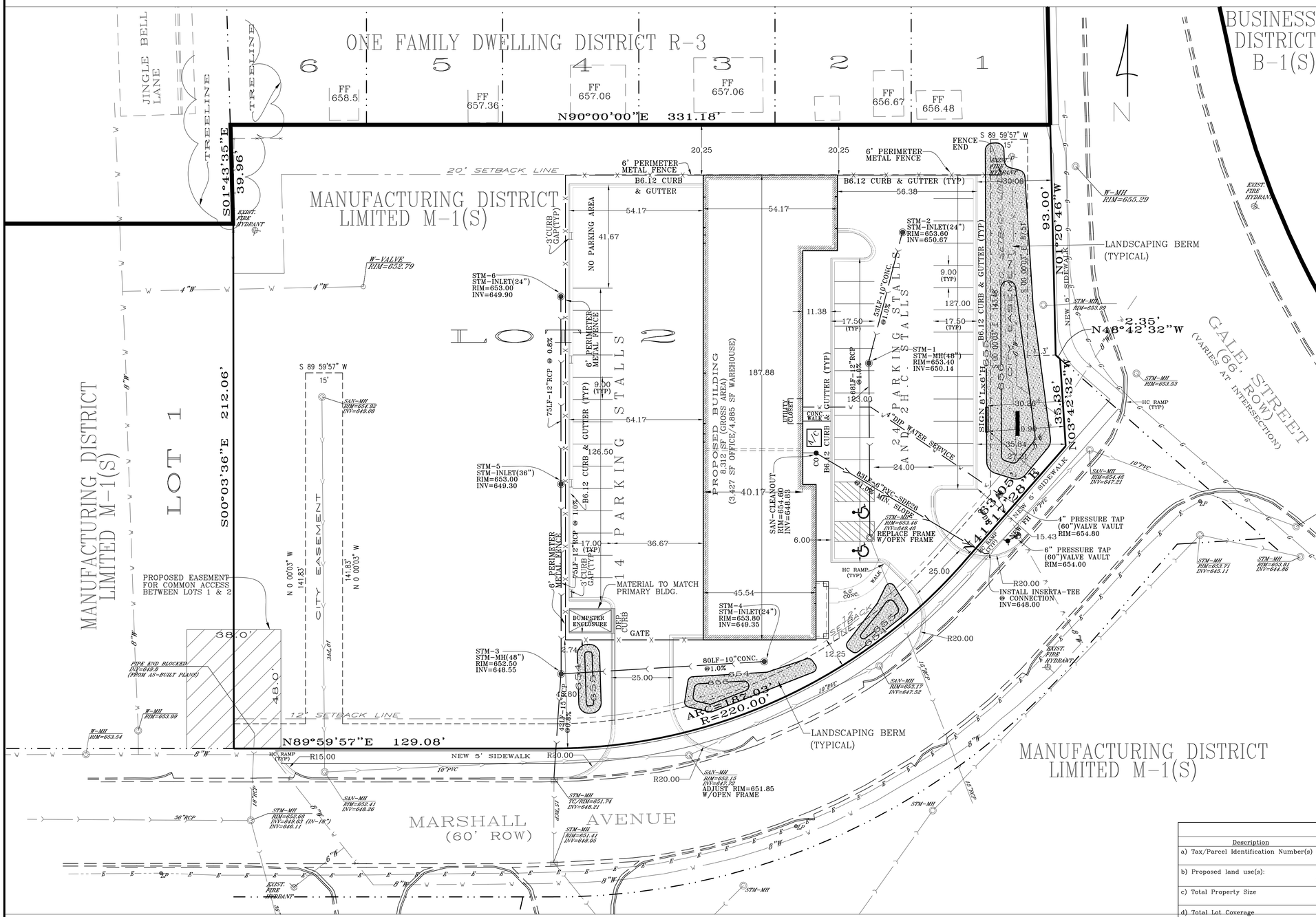
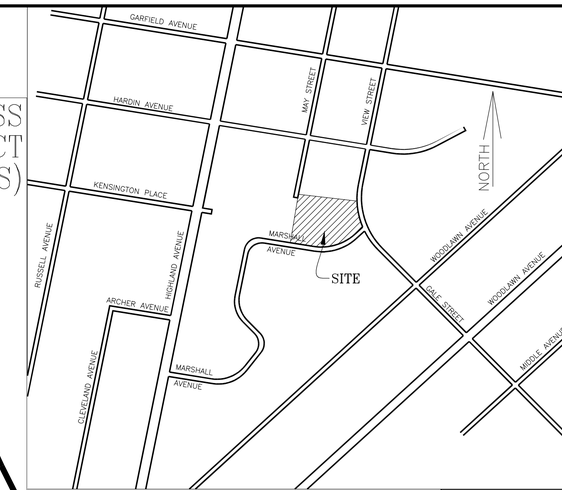
FINAL PLAN OF LOT 2 OF BELL-GALE BUSINESS PARK





LOCATION MAP

NOT TO SCALE

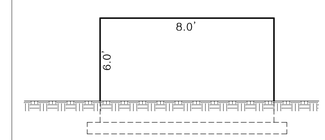
-20 0 20 40 60

SCALE: 1"=20'

WARNING
CALL JULIE TOLL FREE 1-800-892-0123
CALL BEFORE YOU DIG
(48 HOURS NOTICE REQUIRED PRIOR TO DIGING)

OWNER/PETITIONER/BUILDER:

A & E ROOFING AND SIDING, INC.
20 S. LOCUST STREET
AURORA, ILLINOIS 60506
630.264.1533



SIGN
NTS

LEGEND

	EXISTING STORM SEWER	+ 795.0	PROPOSED SPOT GRADE
8" PVC DR21	PROPOSED SANITARY SEWER	BW + 791.30	EXISTING SPOT GRADE
	EXISTING SANITARY SEWER	794	PROPOSED CONTOUR
8"W	PROPOSED WATER MAIN	701	EXISTING CONTOUR
8"W	EXISTING WATER MAIN		FENCE
	PROPOSED SANITARY MANHOLE		PROPOSED B6.12 C&G
	EXISTING SANITARY MANHOLE		EXISTING CURB
	EXISTING STORM STRUCTURE		
	PROPOSED GATE VALVE		

ALL DIMENSIONS ARE MEASURED FROM FACE OF CURB

Development Data Table: Final Plan

Description	Value	Unit
a) Tax/Parcel Identification Number(s) (PINs):	15-21-407-019	
b) Proposed land use(s):	COMMERCIAL/WAREHOUSE/OFFICE	
c) Total Property Size	1.75	Acres
	76,310.6	Square Feet
d) Total Lot Coverage	0.65	Acres
(buildings and pavement)	28,314	Square Feet
e) Open space / landscaping	1.1	Acres
	47,916	Square Feet
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 accessable)	40	spaces
i. surface parking lot	40	spaces
perpendicular	38	spaces
parallel	0	spaces
angled	0	spaces
handicapped	2	spaces
ii. enclosed	0	spaces
iii. bike	0	racks
i) Number of buildings	1	
i. Number of stories	1	stories
ii. Building Square Footage (typical)	8,312	square feet
iii. Square Footage of retail floor area	0	square feet
iv. First Floor Building Square Footage (typical)	8,312	square feet

Description	Value	Unit
j) Total Number of Residential Dwelling Units	0	units
i. Gross Density		du/acre
ii. Net Density		Net Density
k) Number of Single Family Dwelling Units	NA	units
i. Gross Density		du/acre
ii. Net Density		Net Density
iii. Unit Square Footage (average)		Square Feet
iv. Bedroom Mix		% 1 bdr
		% 2 bdr
		% 3 bdr
		% 4 bdr
v. Number of Single Family Corner Lots	NA	units
l) Number of Single Family Attached Dwelling Units	NA	units
i. Gross Density		du/acre
ii. Net Density		Net Density
iii. Unit Square Footage (average)		Square Feet
iv. Bedroom Mix		% 1 bdr
		% 2 bdr
		% 3 bdr
		% 4 bdr
h) Number of Multifamily Dwelling Units	NA	units
i. Gross Density		du/acre
ii. Net Density		Net Density
iii. Unit Square Footage (average)		Square Feet
iv. Bedroom Mix		% 1 bdr
		% 2 bdr
		% 3 bdr

COUNTY ENGINEERS INC.
DESIGN/ENGINEERING CONSTRUCTION MANAGEMENT
0N406 DODLEY DRIVE, GENEVA, ILLINOIS 60134 630.364.6976

OWNER/PETITIONER: A & E ROOFING AND SIDING INC.
ADDRESS: NW CORNER MARSHALL AVENUE AND GALE STREET AURORA, KANE COUNTY, ILLINOIS

Scale :1"=20'

DATE: MARCH 15, 2017

2	4/12/2017	CITY COMMENTS
2	5/8/2017	CITY COMMENTS
3		
4		

FINAL PLAN

SHEET 1 OF 1