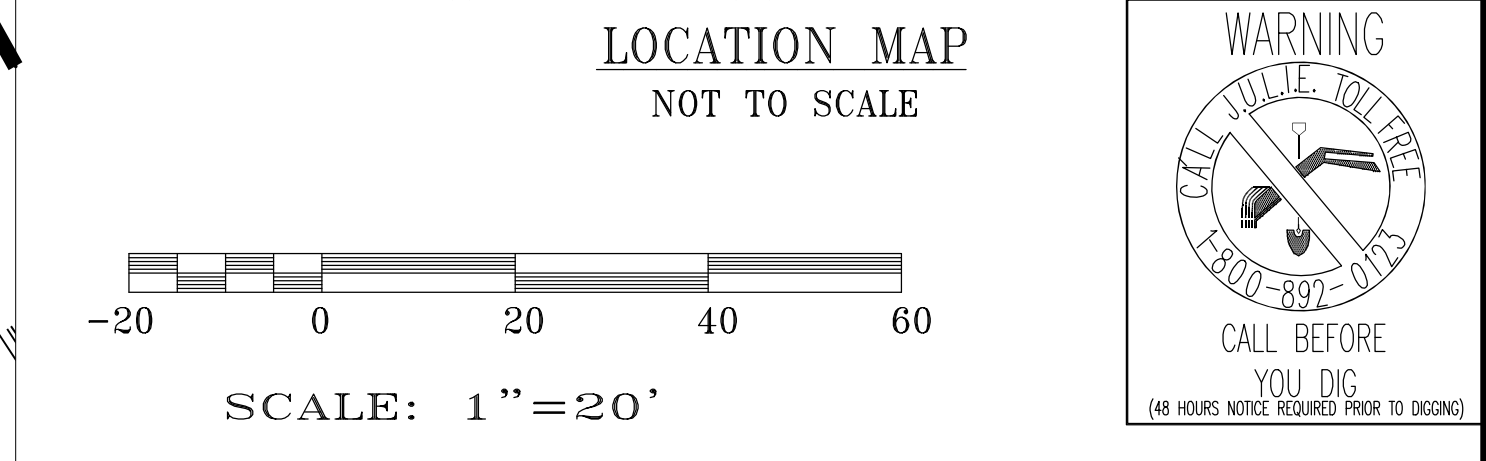
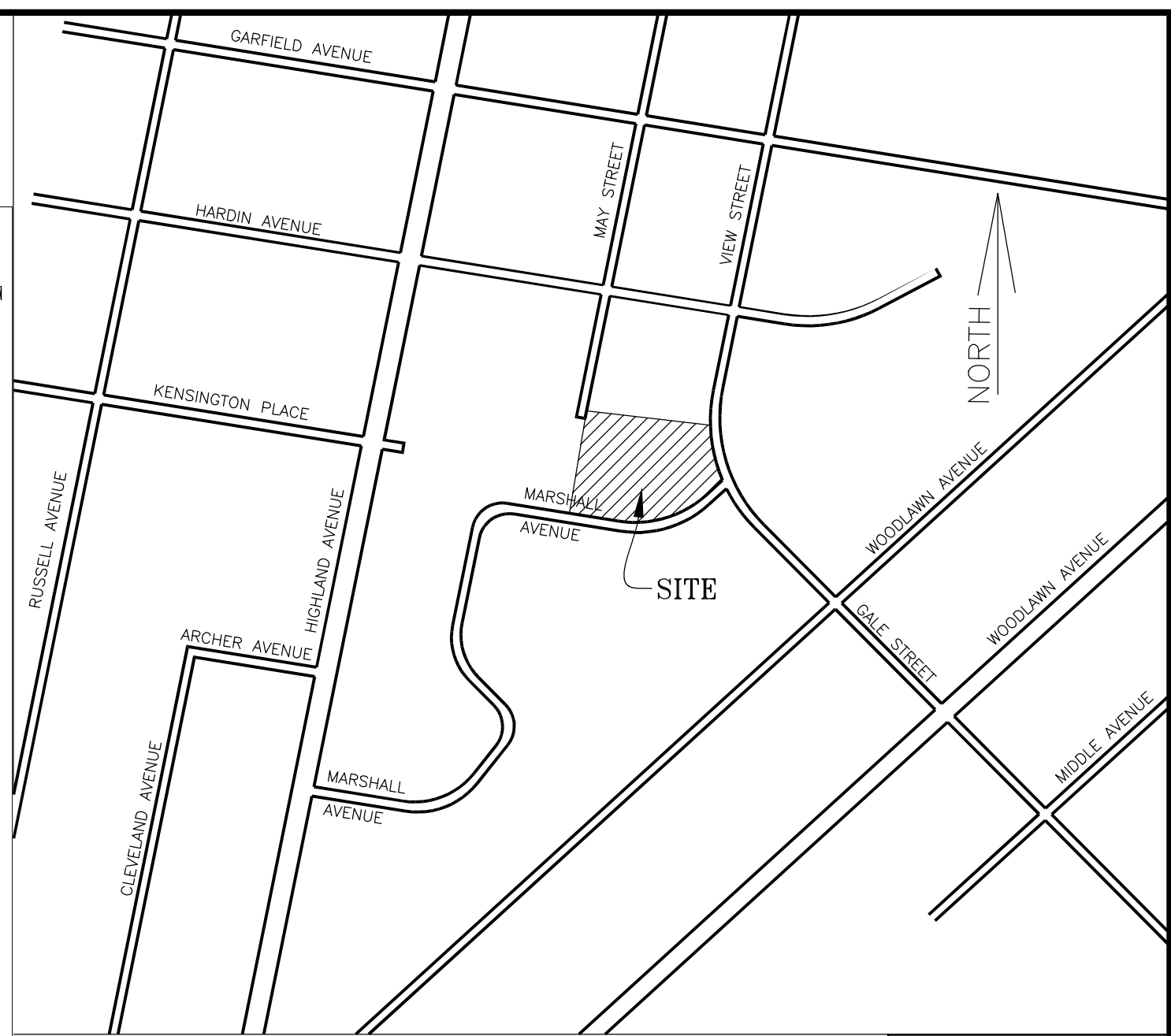
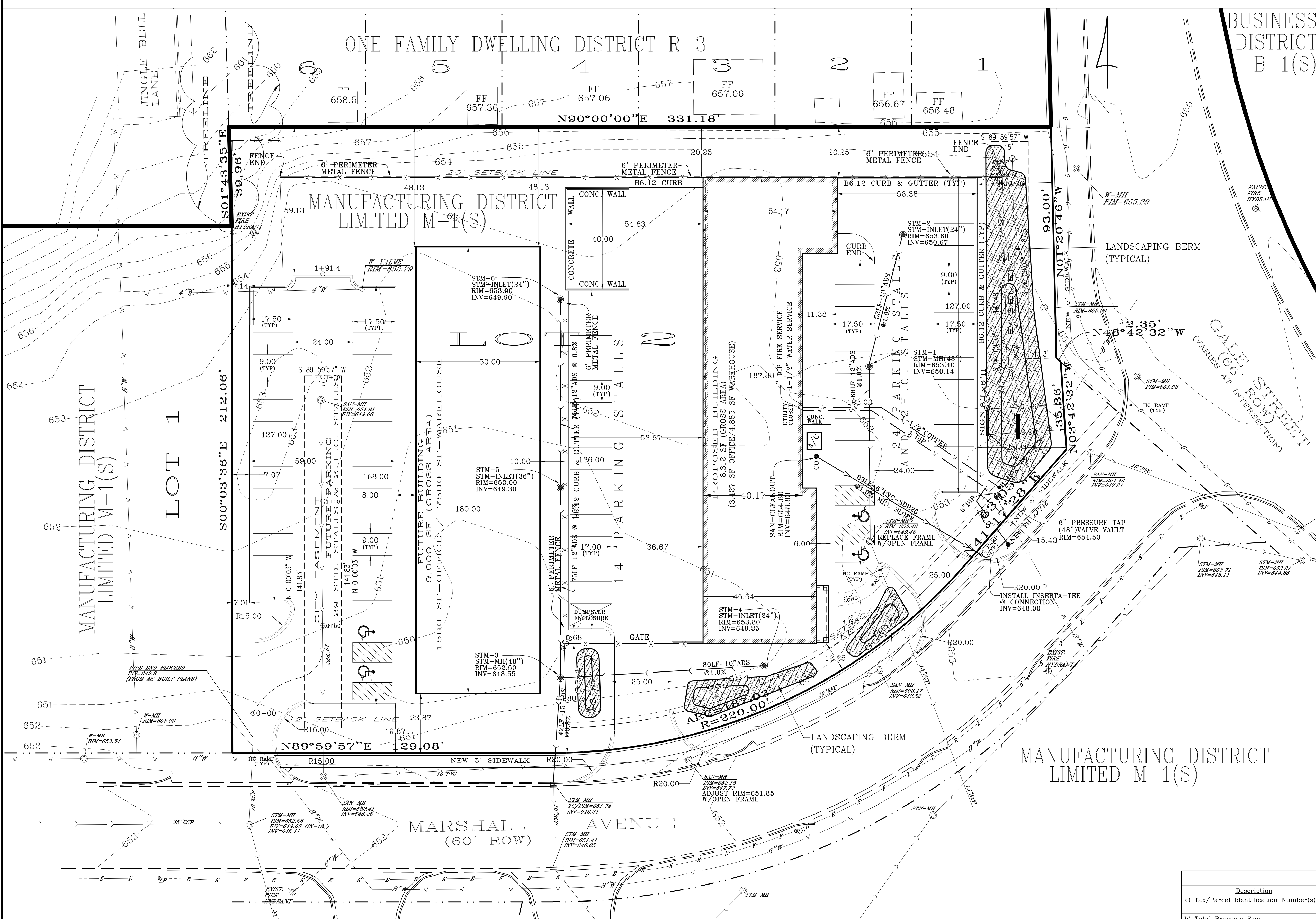
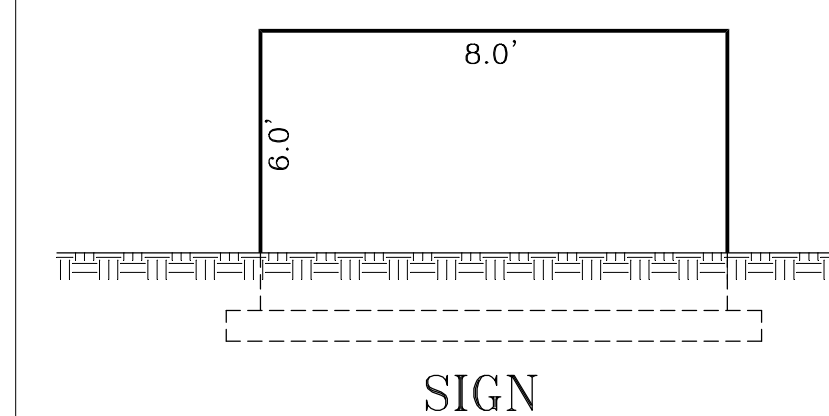


# PRELIMINARY PLAN OF LOT 2 OF BELL-GALE BUSINESS PARK



OWNER/PETITIONER/BUILDER:  
 A & E ROOFING AND SIDING, INC.  
 20 S. LOCUST STREET  
 AURORA, ILLINOIS 60506  
 630.264.1533



**LEGEND**

	EXISTING STORM SEWER		PROPOSED SPOT GRADE
	PROPOSED SANITARY SEWER		EXISTING SPOT GRADE
	EXISTING SANITARY SEWER		PROPOSED CONTOUR
	PROPOSED WATER MAIN		EXISTING CONTOUR
	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: Preliminary Plan

Description	Value	Unit	Description	Value	Unit
a) Tax/Parcel Identification Number(s) (PINs):	PIN# 15-21-407-019		e) Total Number of Residential Dwelling Units	0	units
b) Total Property Size:	1.752	Acres	i. Gross Density	0	du/acre
c) Total Lot Coverage (includes future expansion):	44,480.90	Square Feet	ii. Net Density	NA	Net Density
i. buildings and pavement	44,480.90	Square Feet	f) Number of Single Family Dwelling Units	NA	units
ii. open space/landscaping	31,829.70	Square Feet	i. Gross Density	NA	du/acre
	41.7%	Percent	ii. Net Density	NA	Net Density
b) Proposed land use(s):	COMMERCIAL/WAREHOUSE/OFFICE		iii. Unit Square Footage (average)	NA	Square Feet
c) Number of parking spaces provided:	71	spaces	iv. Bedroom Mix	% 1 bdr	% 2 bdr
i. perpendicular	67	spaces	% 3 bdr	% 3 bdr	
ii. parallel	0	spaces	g) Number of Single Family Attached Dwelling Units	NA	units
iii. angled	0	spaces	i. Gross Density	NA	du/acre
iv. handicapped	4	spaces	ii. Net Density	NA	Net Density
v. enclosed	0	spaces	iii. Unit Square Footage (average)	NA	Square Feet
vi. bike	0	racks	iv. Bedroom Mix	% 1 bdr	% 2 bdr
d) Number of buildings:	2	buildings	% 3 bdr	% 3 bdr	
i. Number of stories	1	stories	h) Number of Multifamily Dwelling Units	NA	units
ii. Building Square Footage (average)	17,312	Square Feet	i. Gross Density	NA	du/acre
iii. Gross Floor Area of commercial use	17,312	GFA	ii. Net Density	NA	Net Density
			iii. Unit Square Footage (average)	NA	Square Feet
			iv. Bedroom Mix	% 1 bdr	% 2 bdr
			% 3 bdr	% 3 bdr	
			i) Land to be dedicated to the School District	0	Acres
			ii) Land to be dedicated to the Park District	0	Acres

DATE: MARCH 15, 2017  
 CITY COMMENTS  
 1  
 2  
 3  
 4

PRELIMINARY PLAN  
 SHEET 1 OF 1

COUNTY ENGINEERS INC.  
 DESIGN/ENGINEERING  
 0406 DOOLEY DRIVE, GENOA, ILLINOIS 60134  
 CONSTRUCTION MANAGEMENT  
 630.354.6976

A & E ROOFING AND SIDING, INC.  
 NW CORNER MARSHALL AVENUE AND GALE STREET  
 ADDRESS: AURORA, KANE COUNTY, ILLINOIS  
 Scale: 1"=20'