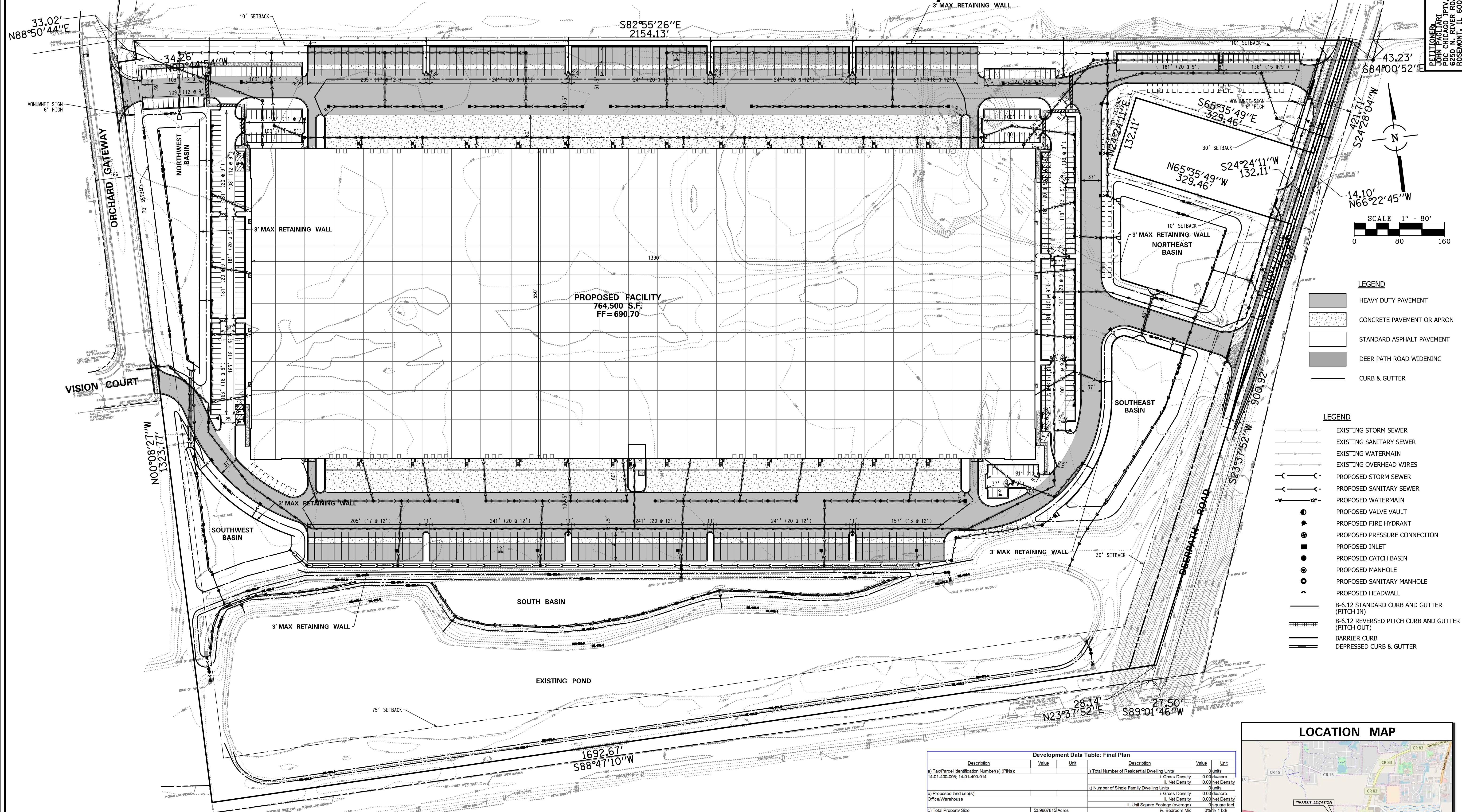


FINAL PLAN FOR ORCHARD INDUSTRIAL SUBDIVISION, LOT 1



LEGEND

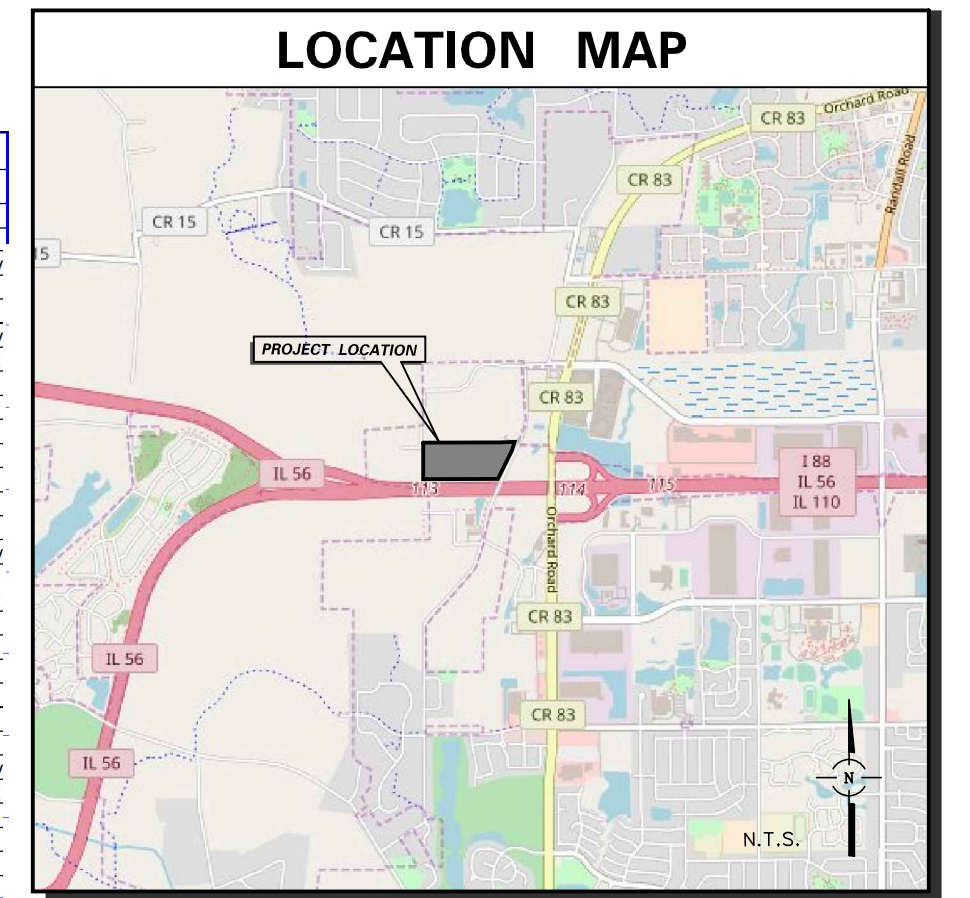
- HEAVY DUTY PAVEMENT
- CONCRETE PAVEMENT OR APRON
- STANDARD ASPHALT PAVEMENT
- DEER PATH ROAD WIDENING
- CURB & GUTTER

LEGEND

- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING WATERMAIN
- EXISTING OVERHEAD WIRES
- 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
- PROPOSED HEADWALL
- B-6.12 STANDARD CURB AND GUTTER (PITCH IN)
- B-6.12 REVERSED PITCH CURB AND GUTTER (PITCH OUT)
- BARRIER CURB
- DEPRESSED CURB & GUTTER

Development Data Table: Final Plan

Description	Value	Unit	Description	Value	Unit
a) Tax/Parcel Identification Number(s) (PINs): 14-01-400-005; 14-01-400-014			j) Total Number of Residential Dwelling Units		Units
			i) Gross Density	0.00	du/acre
			ii) Net Density	0.00	Net Density
b) Proposed land use(s): Office/Warehouse			k) Number of Single Family Dwelling Units		Units
			i) Gross Density	0.00	du/acre
			ii) Net Density	0.00	Net Density
c) Total Property Size	53.9667815	Acres	iii) Unit Square Footage (average)		Square feet
			iv) Bedroom Mix		0% 1 bdr
d) Total Lot Coverage (buildings and pavement)	2350793	Square feet			0% 2 bdr
	1396534	Square feet			20% 3 bdr
	59%	Percent			80% 4 bdr
e) Open space / landscaping	359806	Square feet	v) Number of Single Family Corner Lots		Units
	19%	Percent			Units
f) Land to be dedicated to the School District	0	Acres	vi) Number of Single Family Attached Dwelling Units		Units
g) Land to be dedicated to the Park District	0	Acres	i) Gross Density	0.00	du/acre
h) Number of parking spaces provided (individually accessible)	430	spaces	ii) Net Density	0.00	Net Density
			iii) Unit Square Footage (average)		Square feet
i) surface parking lot	430	spaces	iv) Bedroom Mix		0% 1 bdr
perpendicular	0	spaces			90% 2 bdr
parallel	430	spaces			10% 3 bdr
angled	0	spaces			0% 4 bdr
handicapped	0	spaces	m) Number of Multifamily Dwelling Units		Units
enclosed	0	spaces	i) Gross Density	0.00	du/acre
bike	0	spaces	ii) Net Density	0.00	Net Density
n) Number of buildings	0	stories	iii) Unit Square Footage (average)		Square feet
			iv) Bedroom Mix		0% Efficiency
i) Building Square Footage (typical)	764500	square feet			40% 1 bdr
ii) Square Footage of retail floor area	0	square feet			50% 2 bdr
iii) First Floor Building Square Footage (typical)	0	square feet			10% 3 bdr



PETITIONER: SPACECO INC., CHICAGO, ILL. LLC
 PREPARED BY: SPACECO INC., CHICAGO, ILL. LLC
 6250 N. RIVER ROAD, SUITE 4050
 ROSEMONT, IL 60018

FINAL PLAN

ORCHARD ROAD INDUSTRIAL
AURORA, ILLINOIS

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

9575 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone: (847) 676-4060 Fax: (847) 676-4065

SPACECO INC.

FILENAME: 10087SITE-PLAN.DGN

DATE: 10/05/18

JOB NO. 10087

SHEET **FP**
1 OF 1

NO.	DATE	REMARKS
2	12/07/18	PER CITY REVIEW
1	11/14/18	PER CITY REVIEW