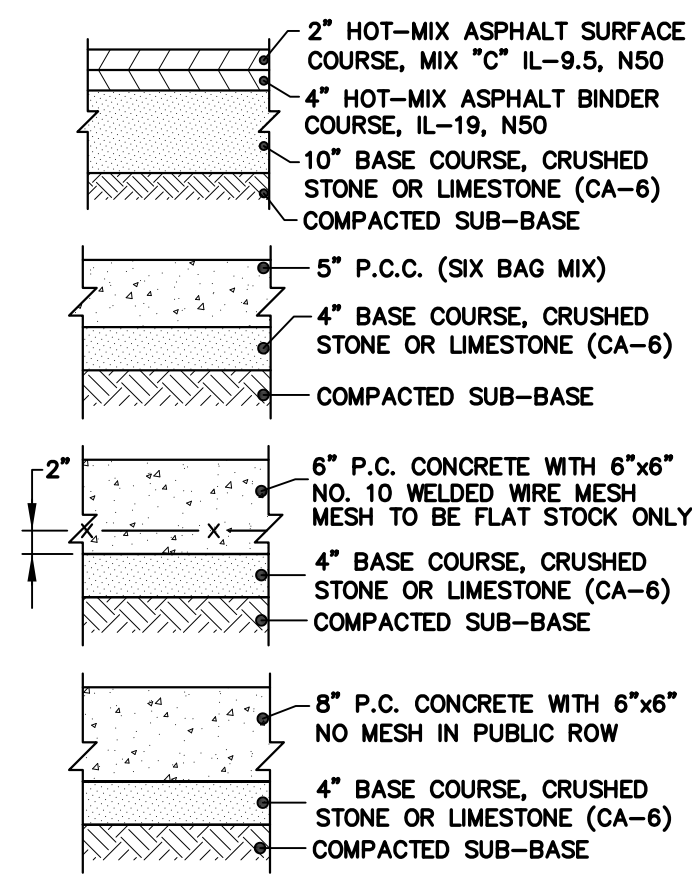


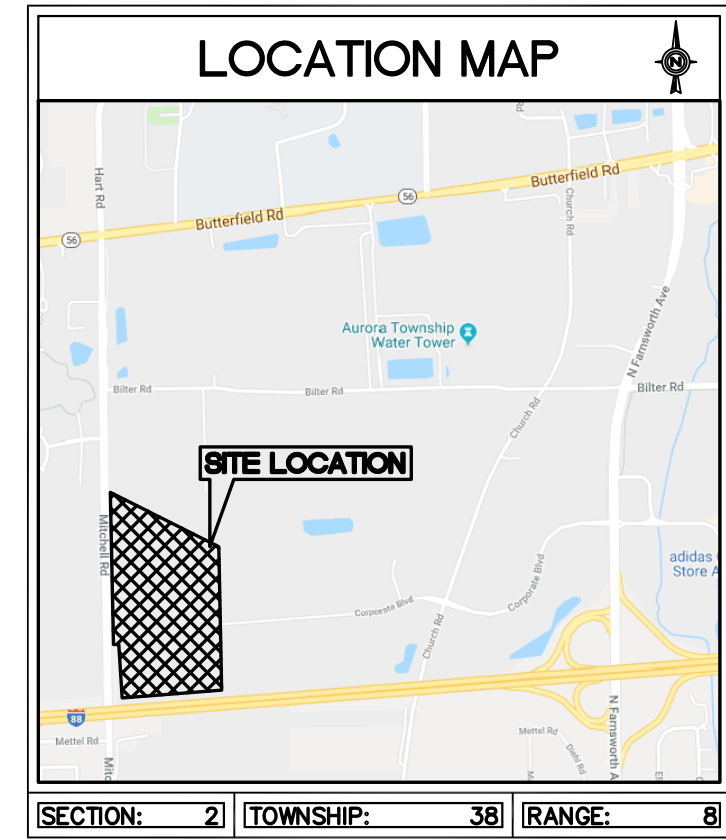
FINAL PLAN FOR MITCHELL ROAD INDUSTRIAL PARK (LOTS 1 AND 4)

NOTE:
THE PLAN DESCRIPTION PARCEL(S) IS
PARCEL C OF THE RIDGE PROPERTY TRUST
- WEST CORPORATE CENTER PHASE III

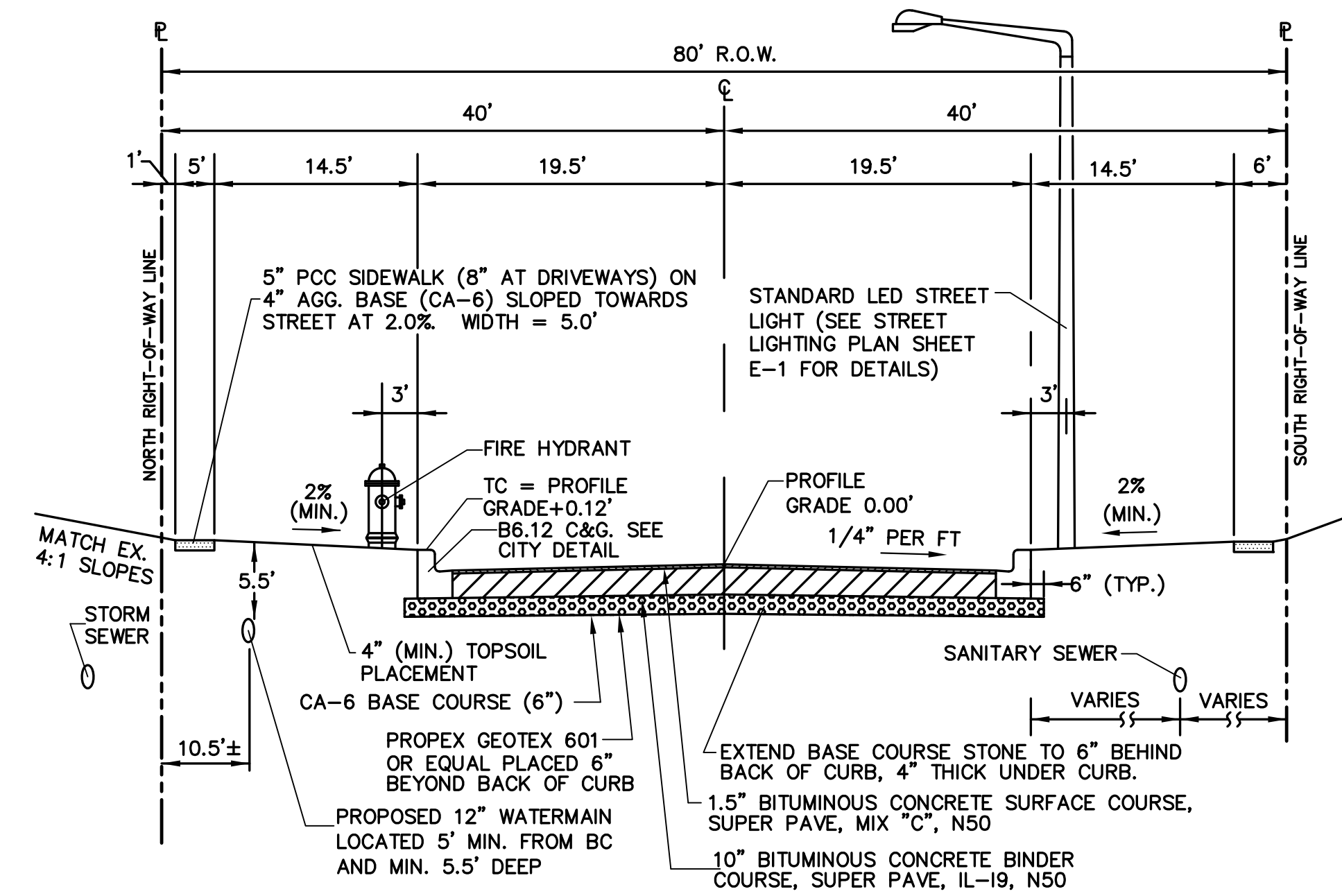
PAVEMENT LEGEND



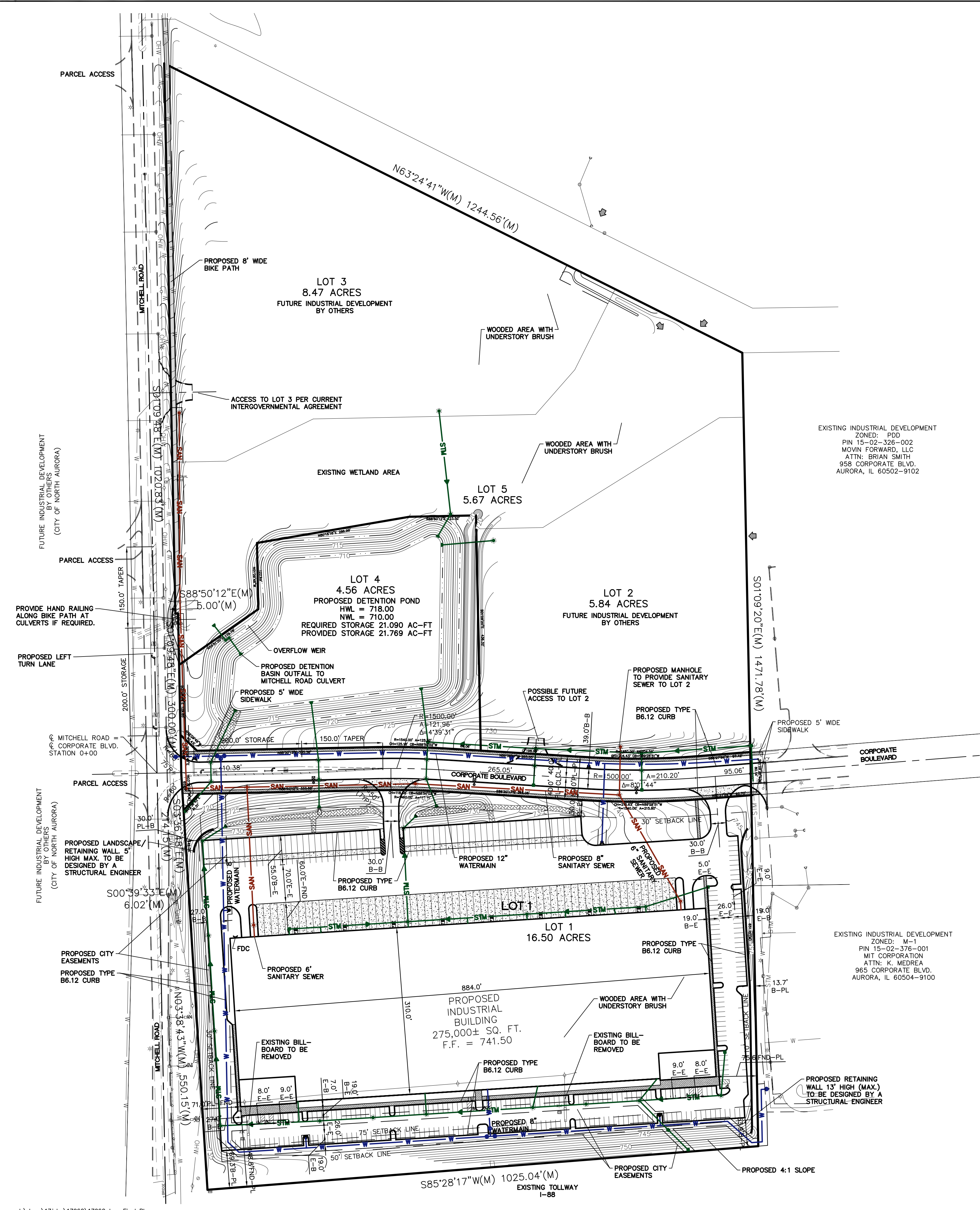
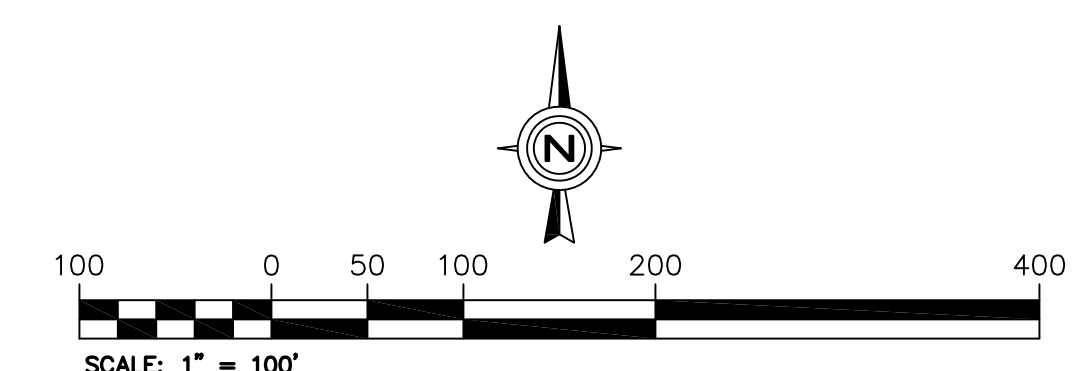
EXISTING	DESCRIPTION	PROPOSED
⊙	CATCH BASIN	⊙
⊙	INLET	⊙
⊙	STORM MANHOLE	⊙
⊙	SANITARY MANHOLE	⊙
⊙	VALVE WALK	⊙
⊙	FIRE HYDRANT	⊙
⊙	FLARED END SECTION	⊙
⊙	ELECTRICAL POWER POLE	⊙
⊙	OVERHEAD ELECTRIC WIRES	⊙
⊙	TRANSFORMER PAD	⊙
⊙	LIGHT POLE	⊙
⊙	SIGN	⊙
⊙	BOLLARD POLE	⊙
⊙	WATER MAIN	⊙
⊙	GAS MAIN	⊙
⊙	ELECTRIC LINE	⊙
⊙	TELEPHONE LINE	⊙
⊙	CABLE TV LINE	⊙
⊙	SANITARY SEWER	⊙
⊙	STORM SEWER	⊙
⊙	CONFEROUS TREE W/DIAMETER	⊙
⊙	DECIDUOUS TREE W/DIAMETER	⊙
⊙	WOOD FENCE	⊙
⊙	CHAIN LINK FENCE	⊙
⊙	METAL GUARDRAIL	⊙
⊙	CONCRETE SURFACE	⊙
⊙	CONTOUR LINE	⊙
⊙	PERVIOUS AREA SLOPE DIRECTION	⊙
⊙	PAVEMENT SLOPE DIRECTION	⊙
⊙	OVERLAND OVERFLOW DIRECTION	⊙



Development Data Table: Final Plan					
Description	Value	Unit	Description	Value	Unit
a) Tax/Parcel Identification Number(s) (PINs):	15-02-300-029, 15-02-300-021		j) Total Number of Residential Dwelling Units:	0	Units
b) Proposed land use(s):	Industrial, Light Manufacturing, Warehouse, Distribution		i. Gross Density:	0.00	/du/acre
c) Total Property Size:	21.0705234	Acres	ii. Net Density:	0.00	Net Density
d) Total Lot Coverage (buildings and pavement):	595200	Square feet	k) Number of Single Family Dwelling Units:	0	Units
e) Open space / landscaping:	382832	Square feet	i. Gross Density:	0.00	/du/acre
f) Land to be dedicated to the School District:	0	Acres	ii. Net Density:	0.00	Net Density
g) Land to be dedicated to the Park District:	0	Acres	iii. Unit Square Footage (average):	0	Square feet
h) Number of parking spaces provided (individually accessible):	275	spaces	iv. Bedroom Mix:	0%	% 1 bdr
i. surface parking lot:	275	spaces	i. Gross Density:	0.00	/du/acre
perpendicular:	253	spaces	ii. Net Density:	0.00	Net Density
parallel:	15	spaces	iii. Unit Square Footage (average):	0	Square feet
angled:	0	spaces	iv. Bedroom Mix:	0%	% 1 bdr
handicapped:	7	spaces	i. Gross Density:	0.00	/du/acre
ii. enclosed:	0	spaces	ii. Net Density:	0.00	Net Density
iii. bikes:	0	spaces	iii. Unit Square Footage (average):	0	Square feet
Number of buildings:	1	Units	iv. Bedroom Mix:	0%	% 1 bdr
i. Number of stories:	1	stories	i. Gross Density:	0.00	/du/acre
ii. Building Square Footage (typical):	275000	square feet	ii. Net Density:	0.00	Net Density
iii. Square Footage of retail floor area:	0	square feet	iii. Unit Square Footage (average):	0	Square feet
iv. First Floor Building Square Footage (typical):	275000	square feet	iv. Bedroom Mix:	0%	% 1 bdr
			v. Efficiency:	40%	% 1 bdr
			vi. Efficiency:	50%	% 2 bdr
			vii. Efficiency:	10%	% 3 bdr



NOTE: BASE COURSE TO BE PRIMED AT 0.30 GAL/SY PRIOR TO PLACEMENT OF BINDER.
CORPORATE BLVD. CROSS-SECTION
NOT TO SCALE - LOOKING EAST



DATE: 7-28-18
REVISED PER CLIENT REVIEW AND COA COMMENTS: 8
NO. 8
Prepared For: The Pizzutti Companies
2001 Butterfield Road, Suite 440
Downers Grove, IL 60515
MITCHELL RD. INDUSTRIAL PARK - AUFOFA, IL
Mitchell Road at Corporate Blvd.
Aurora, Illinois

Prepared By: **Watermark Engineering Resources, Ltd.**
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CHECKED BY: B. PERRY
DESIGN BY: B. PERRY
DRAWN BY: DMORUK
DATE: APRIL 20, 2018
SCALE: 1" = 100'
PROJECT NO.: 17-062

1 of 1

FINAL PLAN