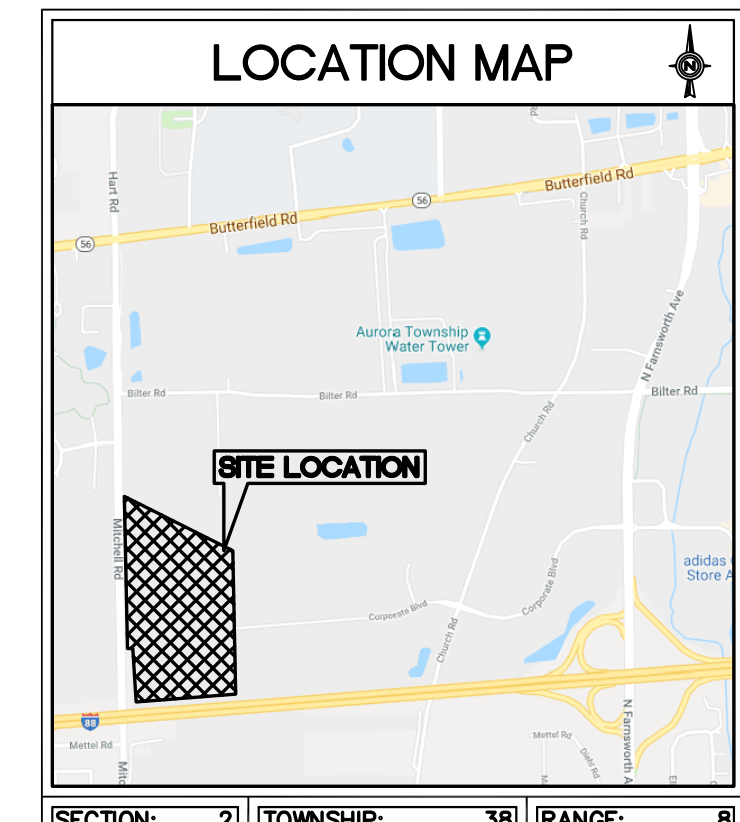
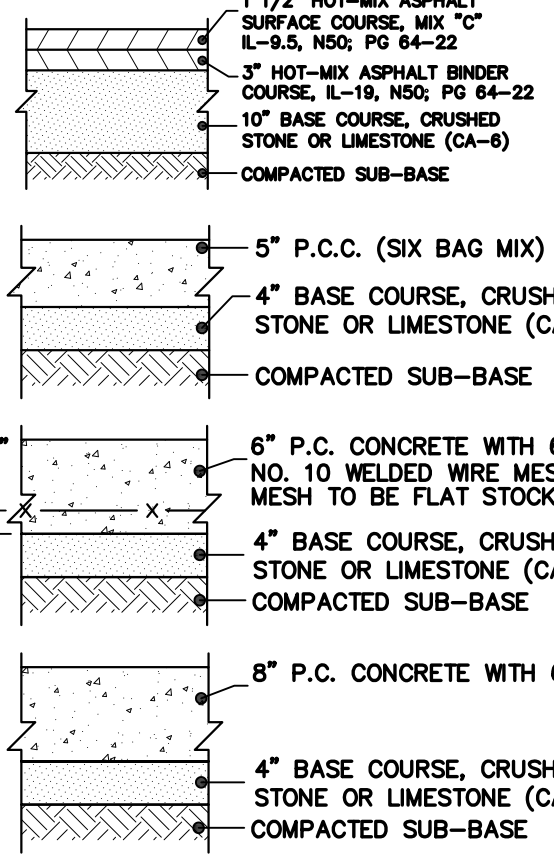


PRELIMINARY PLAN FOR MITCHELL ROAD INDUSTRIAL PARK (LOTS 1 AND 4)

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	⊙



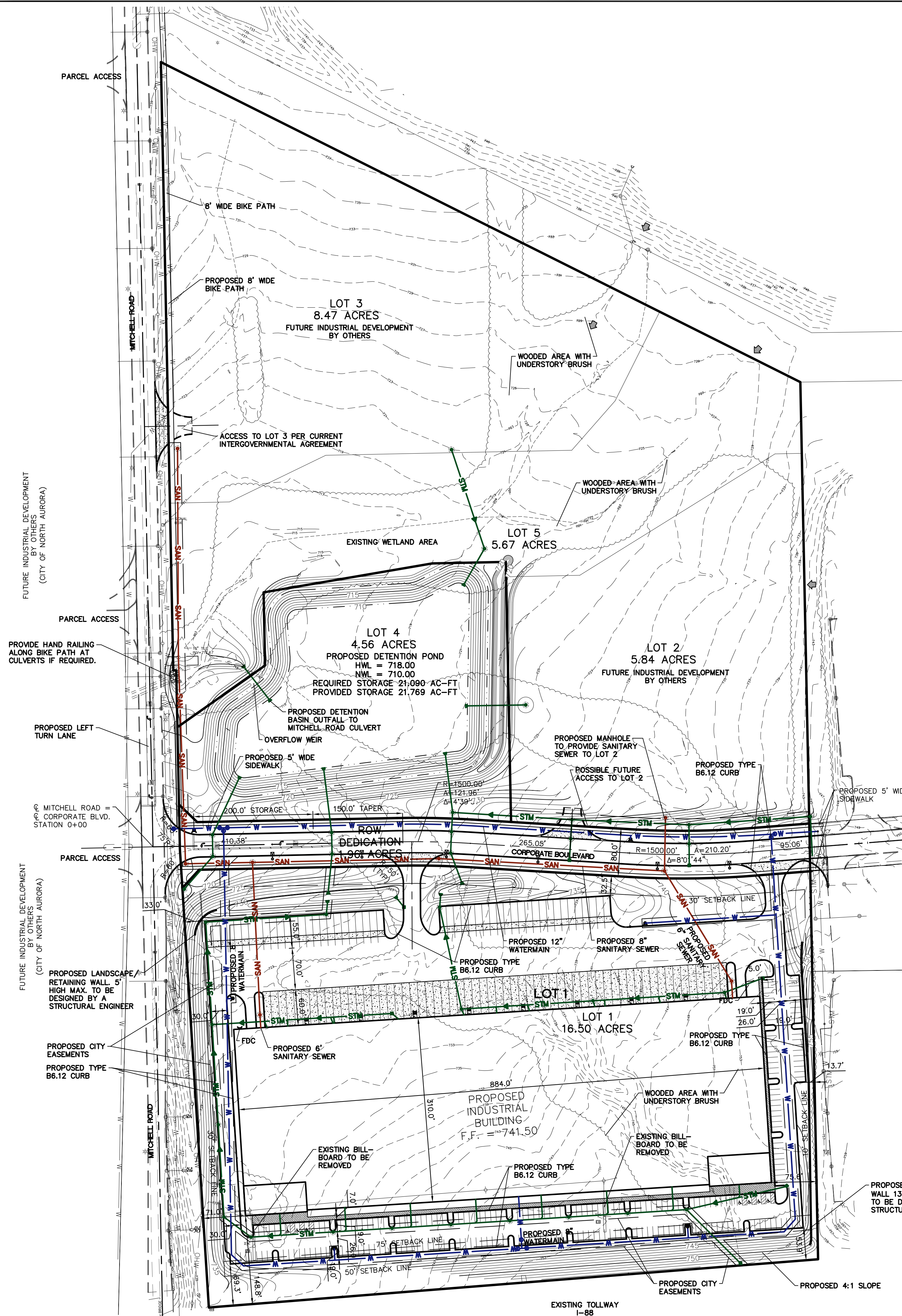
PAVEMENT LEGEND



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

EXISTING INDUSTRIAL DEVELOPMENT
ZONED: PDD
PIN 15-02-328-002
MOVIN FORWARD, LLC
ATTN: BRIAN SMITH
958 CORPORATE BLVD.
AURORA, IL 60502-9102

EXISTING INDUSTRIAL DEVELOPMENT
ZONED: M-1
PIN 15-02-376-001
MIT CORPORATION
ATTN: K. MEDREA
965 CORPORATE BLVD.
AURORA, IL 60504-9100



Description	Value	Unit	Description	Value	Unit
a) Tax/Parcel Identification Number(s) (PINs)	15-02-300-029, 15-02-300-021		i) 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	21.07052342	Acres	ii) Net Density	0.00	Net Density
d) Total Lot Coverage (buildings and pavement)	917,832	Square feet	iii) Number of Single Family Dwelling Units	0	Units
e) Open space / landscaping	555,000	Square feet	iv) Gross Density	0.00	du/acre
f) Land to be dedicated to the School District	0	Acres	v) Net Density	0.00	Net Density
g) Land to be dedicated to the Park District	0	Acres	vi) Unit Square Footage (average)	-	square feet
h) Number of parking spaces provided (individually accessible)	382,832	Square feet	vii) Bedroom Mix	-	
i) surface parking lot perpendicular	238	spaces	viii) Number of Single Family Corner Lots	0	Units
ii) enclosed	231	spaces	ix) Gross Density	0.00	du/acre
iii) bike	0	spaces	x) Net Density	0.00	Net Density
iv) First Floor Building Square Footage (typical)	275,000	Square feet	xi) Unit Square Footage (average)	-	square feet
v) Square Footage of retail floor area	0	square feet	xii) Bedroom Mix	-	
vi) First Floor Building Square Footage (typical)	275,000	Square feet	xiii) Number of Multifamily Dwelling Units	0	Units
			iv) Gross Density	0.00	du/acre
			v) Net Density	0.00	Net Density
			vi) Unit Square Footage (average)	-	square feet
			vii) Bedroom Mix	-	
			viii) Number of Multifamily Dwelling Units	0	Units
			ix) Gross Density	0.00	du/acre
			x) Net Density	0.00	Net Density
			xi) Unit Square Footage (average)	-	square feet
			xii) Bedroom Mix	-	
			xiii) Number of Multifamily Dwelling Units	0	Units
			ix) Gross Density	0.00	du/acre
			x) Net Density	0.00	Net Density
			xi) Unit Square Footage (average)	-	square feet
			xii) Bedroom Mix	-	
			xiii) Number of Multifamily Dwelling Units	0	Units
			ix) Gross Density	0.00	du/acre
			x) Net Density	0.00	Net Density
			xi) Unit Square Footage (average)	-	square feet
			xii) Bedroom Mix	-	
			xiii) Number of Multifamily Dwelling Units	0	Units
			ix) Gross Density	0.00	du/acre
			x) Net Density	0.00	Net Density
			xi) Unit Square Footage (average)	-	square feet
			xii) Bedroom Mix	-	
			xiii) Number of Multifamily Dwelling Units	0	Units

NO.	REVISIONS	DATE
1	REVISED PER COMMENTS FROM COA	5-2-18
2	REVISED PER COMMENTS FROM COA	5-8-18
3	REVISED PER COMMENTS FROM COA	5-11-18
4	REVISED PER COMMENTS FROM COA	5-11-18
5	REVISED PER COMMENTS FROM COA & ACCE	6-15-18

Prepared For:
The Pizzuti 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.
2631 Ginger Woods Parkway, Suite 100, Aurora, IL 60502
phone 630-375-7800 fax 630-238-9800 www.watermark-engineering.com

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

PRELIMINARY PLAN