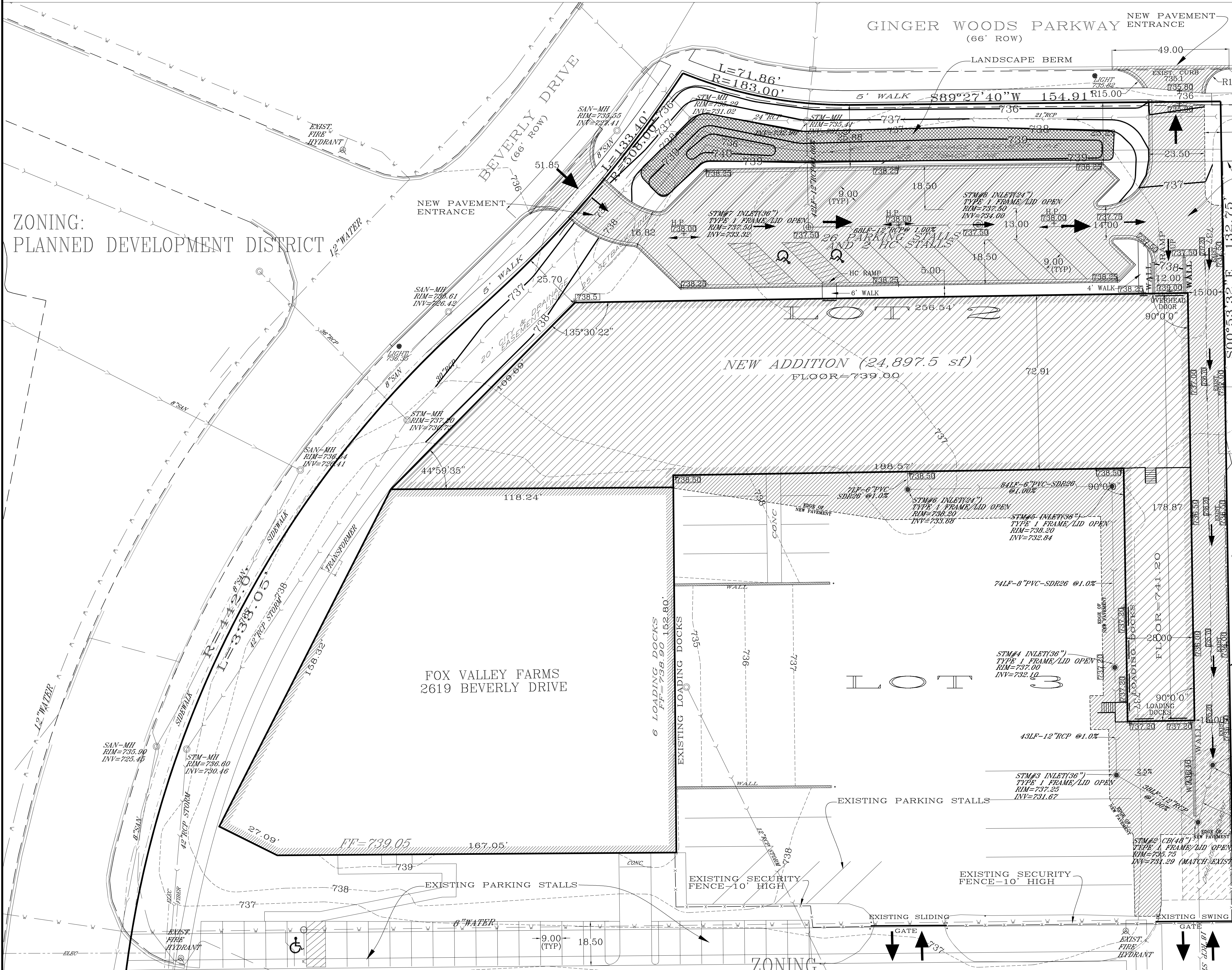
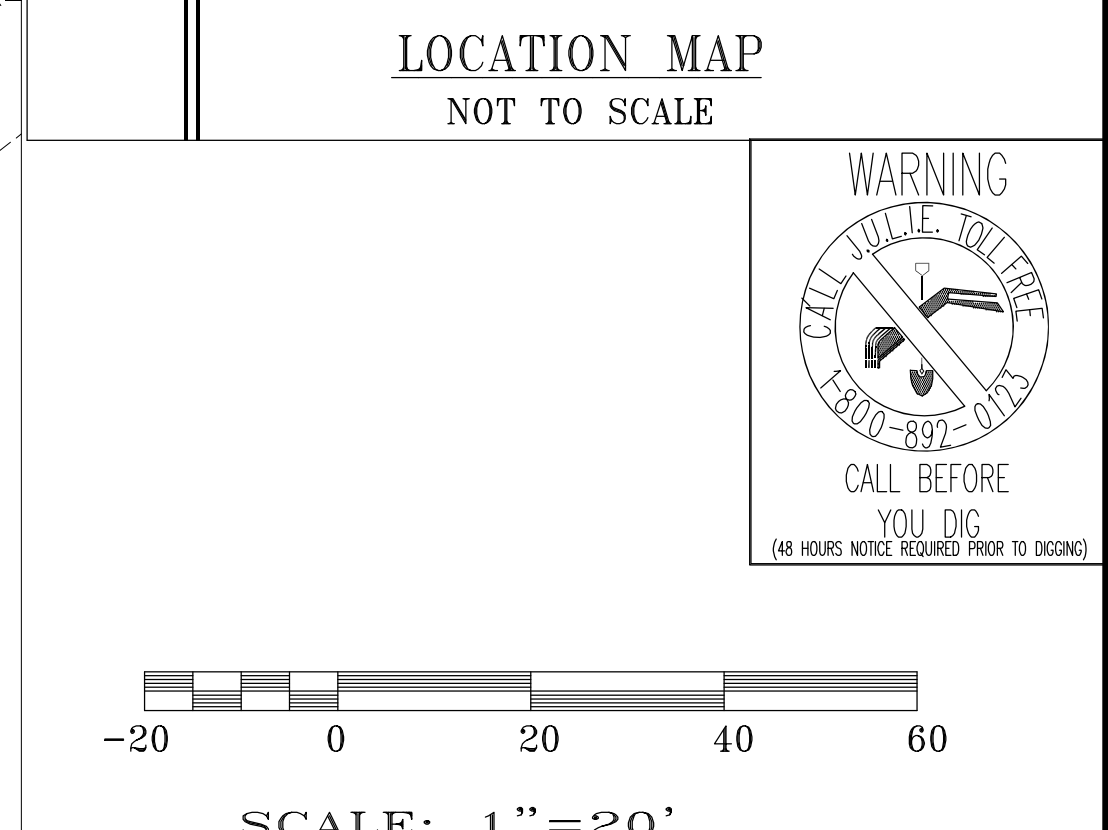
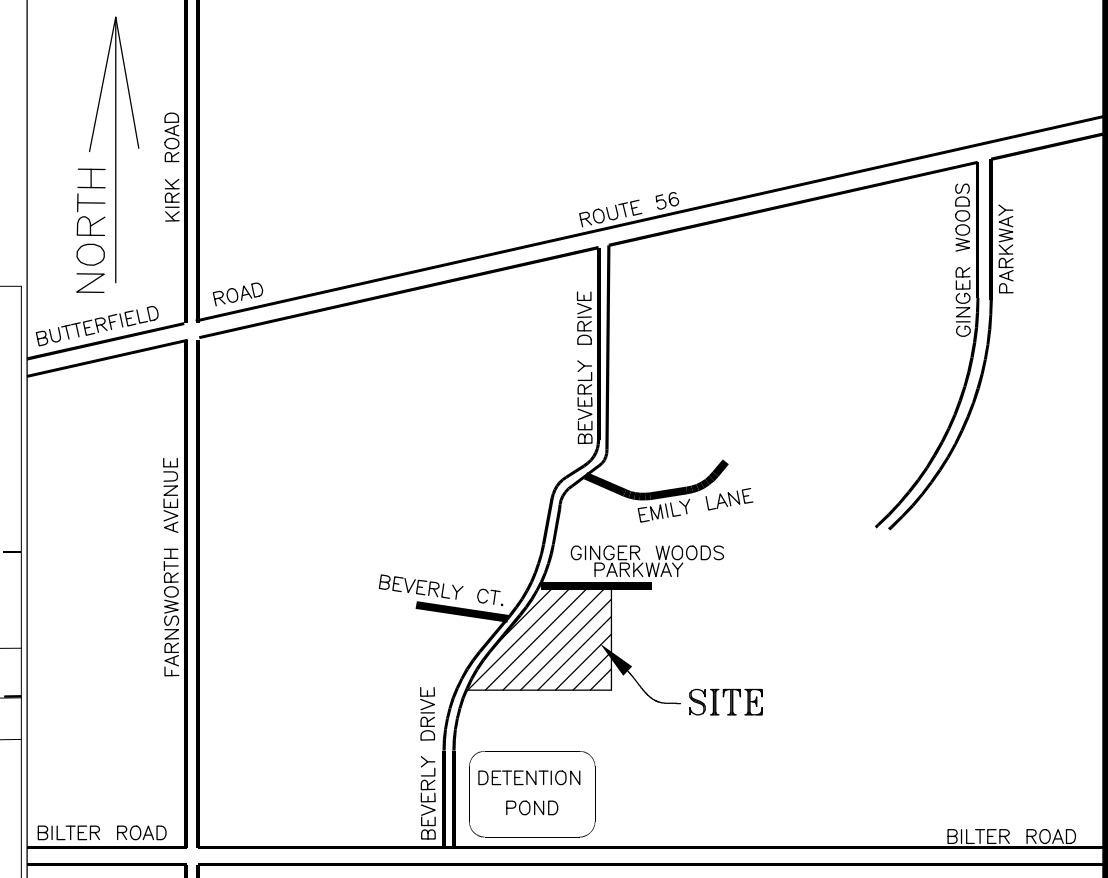


FINAL PLAN ON CONDO LOTS 2 AND 3 OF LOT 5 OF AURORA CORPORATE CENTER



ZONING:
PLANNED DEVELOPMENT DISTRICT

ZONING:
PLANNED DEVELOPMENT DISTRICT



OWNER/PETITIONER:
FOX VALLEY FARMS
2619 BEVERLY DRIVE
AURORA, ILLINOIS 60502
630.231.3005

LEGEND

	EXISTING STORM SEWER	+ 795.00	PROPOSED SPOT GRADE
	PROPOSED STORM SEWER	+ 701.30	EXISTING SPOT GRADE
	EXISTING SANITARY SEWER	794	PROPOSED CONTOUR
	PROPOSED SANITARY SEWER	701	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: Final Plan

Description	Value	Unit	Description	Value	Unit
a) Tax/Parcel Identification Number(s) (PIN):	Unit #2 PNY 15-01-206-006 Unit #3 PNY 15-01-206-007		j) Total Number of Residential Dwelling Units	0	units
b) Proposed land use(s):	COMMERCIAL/WAREHOUSE/OFFICE		i. Gross Density		du/acre
c) Total Property Size	3.28	Acres	ii. Net Density		Net Density
d) Total Lot Coverage (Buildings and pavement)	142,796.8	Square Feet	k) Number of Single Family Dwelling Units	NA	units
e) Open space / landscaping	2.07	Acres	l. Gross Density		du/acre
f) Land to be dedicated to the School District	116,039.2	Square Feet	ii. Net Density		Net Density
g) Land to be dedicated to the Park District	0.01	Acres	iii. Unit Square Footage (Average)		Square Feet
h) Number of parking spaces provided (individually accessible)	26,759.6	Square Feet	iv. Bedroom Mix		% 1 bdr % 2 bdr % 3 bdr % 4 bdr
i. surface parking lot	57	spaces	v. Number of Single Family Corner Lots	NA	units
ii. enclosed	28	spaces	vi. Number of Single Family Attached Dwelling Units	NA	units
iii. angled	0	spaces	i. Gross Density		du/acre
iv. handicapped	28	spaces	ii. Net Density		Net Density
v. enclosed	0	spaces	iii. Unit Square Footage (Average)		Square Feet
vi. bike	0	spaces	iv. Bedroom Mix		% 1 bdr % 2 bdr % 3 bdr
D) Number of buildings	1	building	m) Number of Multifamily Dwelling Units	NA	units
i. Number of stories	1	stories	i. Gross Density		du/acre
ii. Building Square Footage (Typical)	48,845	square feet	ii. Net Density		Net Density
iii. Square Footage of retail floor area	0	square feet	iii. Unit Square Footage (Average)		Square Feet
iv. First Floor Building Square Footage (Typical)	48,845	square feet	iv. Bedroom Mix		% 1 bdr % 2 bdr % 3 bdr

UNDERGROUND UTILITY NOTE:
The location of existing underground utilities, such as water mains, sewers, gas lines, etc., as shown on the plans, has been determined from the best available information and is given for the convenience of the Contractor. However, the Owner and the Engineer do not assume responsibility in the event that during construction, utilities other than those shown may be encountered, and that the actual location of those utilities as shown may be different from the location as shown on the plans.

ZONING:
PLANNED DEVELOPMENT DISTRICT