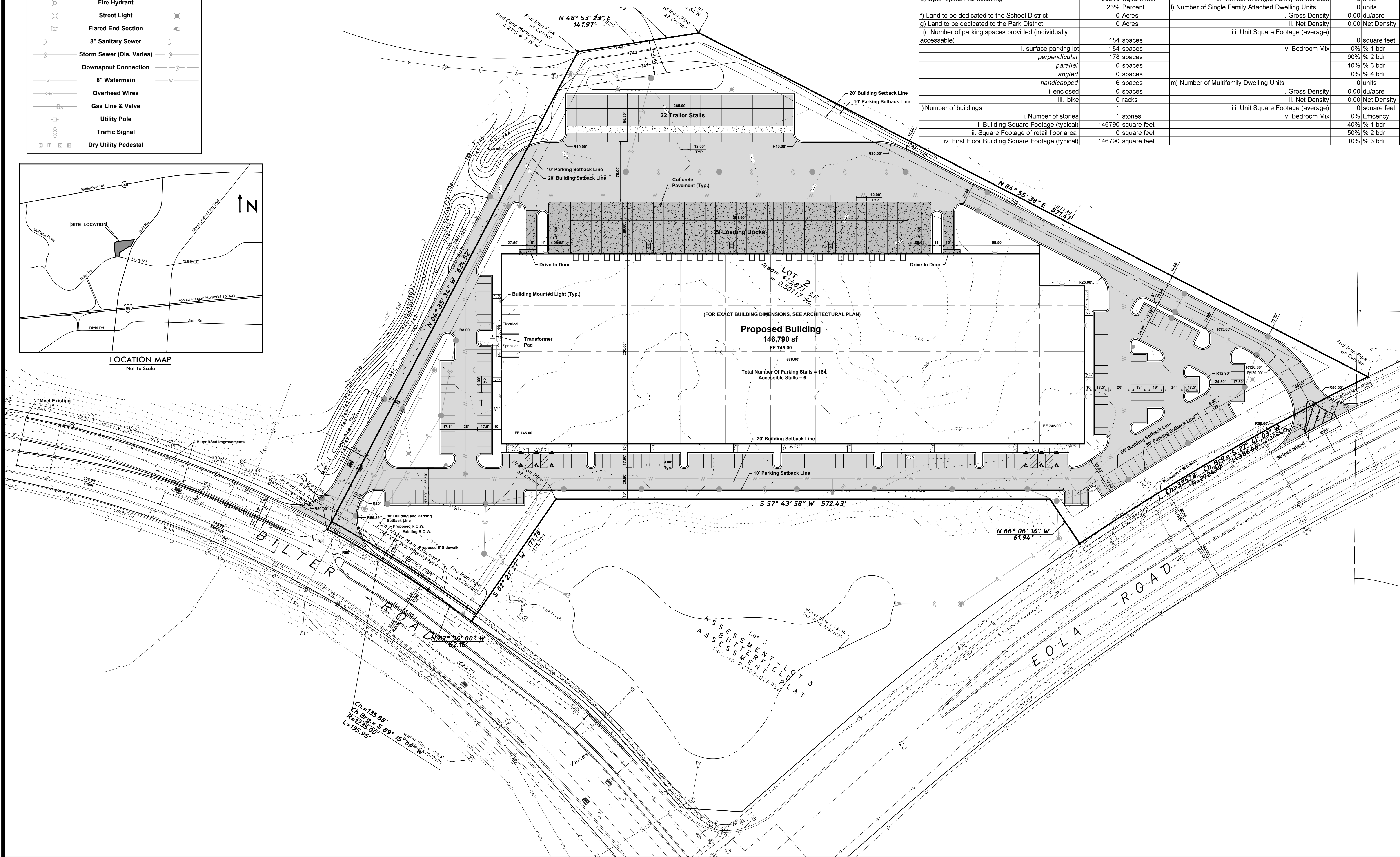
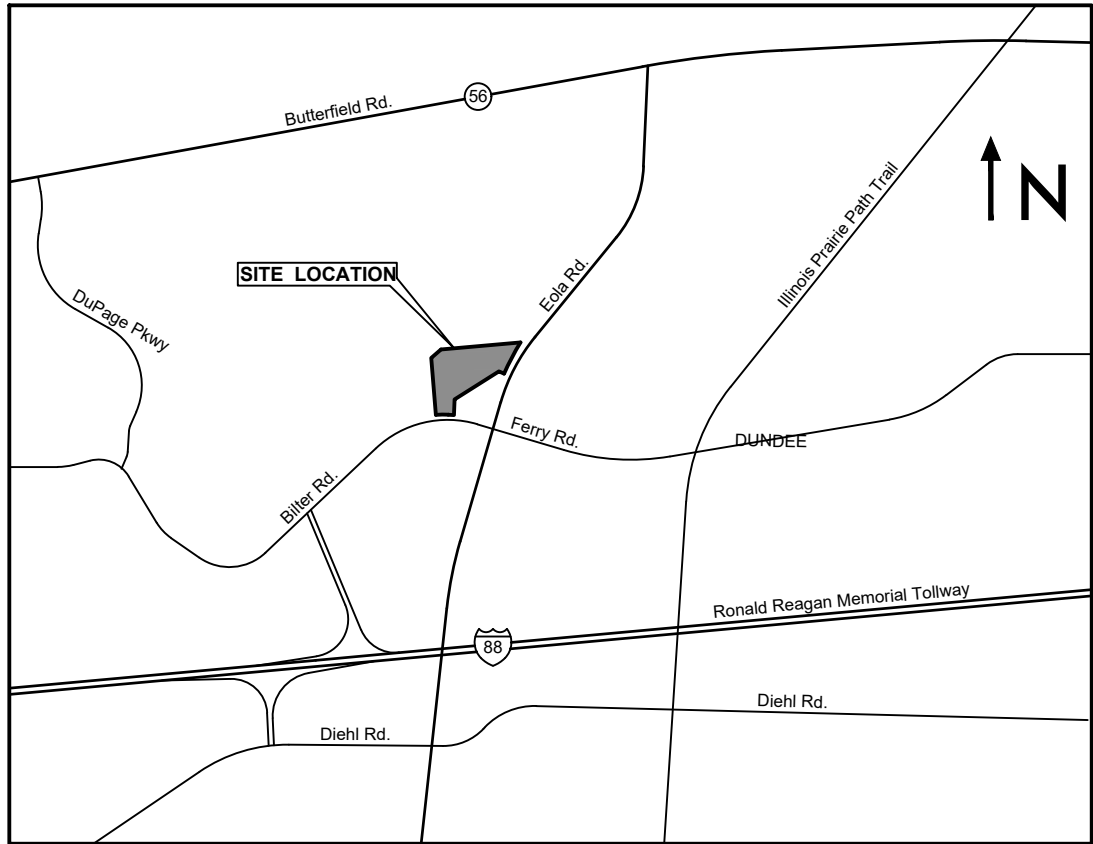
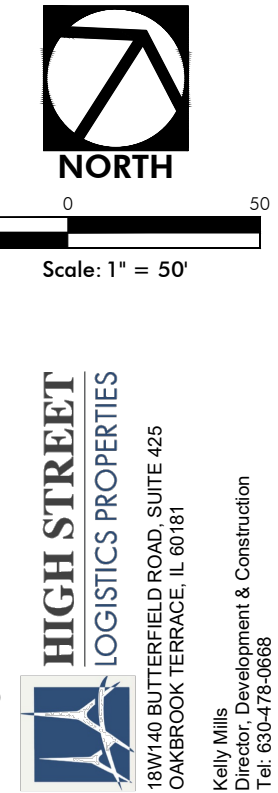


FINAL PLAN FOR
3080 BILTER ROAD

UTILITY LEGEND		
Existing		Proposed
	Sanitary Manhole	
	Storm Manhole	
	Catch Basin	
	Inlet	
	Area Drain	
	Valve Vault	
	Fire Hydrant	
	Street Light	
	Flared End Section	
	8" Sanitary Sewer	
	Storm Sewer (Dia. Varies)	
	Downspout Connection	
	8" Watermain	
	Overhead Wires	
	Gas Line & Valve	
	Utility Pole	
	Traffic Signal	
	Dry Utility Pedestal	



Development Data Table: Final Plan			
Description	Value	Unit	Description
a) Tax/Parcel Identification Number(s) (PINs): 07-05-102-007			j) Total Number of Residential Dwelling Units 0 units
			i. Gross Density 0.00 du/acre
			ii. Net Density 0.00 Net Density
b) Proposed land use(s): Speculative Warehouse Building			k) Number of Single Family Dwelling Units 0 units
			i. Gross Density 0.00 du/acre
			ii. Net Density 0.00 Net Density
			iii. Unit Square Footage (average) 0 square feet
c) Total Property Size 9.5011708 Acres			iv. Bedroom Mix 0% % 1 bdr 0% % 2 bdr 20% % 3 bdr 80% % 4 bdr
d) Total Lot Coverage 413871 Square feet			v. Number of Single Family Corner Lots 0 units
(buildings and pavement) 77% Percent			l) Number of Single Family Attached Dwelling Units 0 units
e) Open space / landscaping 95219 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) 184 spaces			iv. Bedroom Mix 0% % 1 bdr 90% % 2 bdr 10% % 3 bdr 0% % 4 bdr
i. surface parking lot 184 spaces			m) Number of Multifamily Dwelling Units 0 units
perpendicular 178 spaces			i. Gross Density 0.00 du/acre
parallel 0 spaces			ii. Net Density 0.00 Net Density
angled 0 spaces			iii. Unit Square Footage (average) 0 square feet
handicapped 6 spaces			iv. Bedroom Mix 0% Efficiency 40% % 1 bdr 50% % 2 bdr 10% % 3 bdr
ii. enclosed 0 spaces			
iii. bike 0 racks			
i) Number of buildings 1			
i. Number of stories 1 stories			
ii. Building Square Footage (typical) 146790 square feet			
iii. Square Footage of retail floor area 0 square feet			
iv. First Floor Building Square Footage (typical) 146790 square feet			



HAEGER ENGINEERING
consulting engineers • land surveyors
100 East State Parkway, Schaumburg, IL 60193 • Tel: 847.394.6600 Fax: 847.394.6608
Illinois Professional Design Firm License No. 184-003132
www.haegerengineering.com

FINAL PLAN
HIGH STREET - 3080 BILTER ROAD
PRELIMINARY ENGINEERING PLANS
AURORA, ILLINOIS

Project Manager: K M L
Engineer: K M L
Date: 09-25-2025
Project No. 25169
Sheet 1