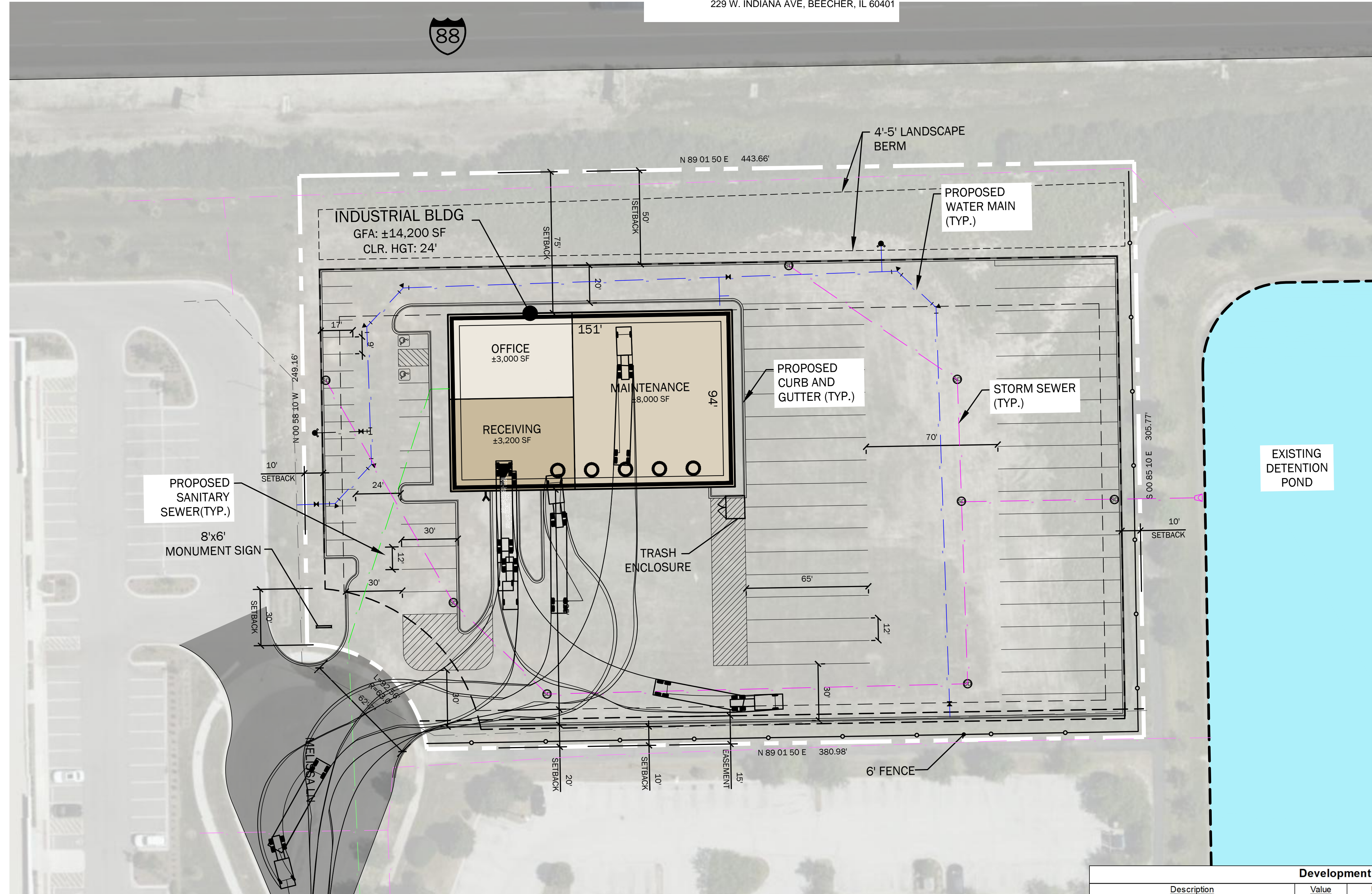
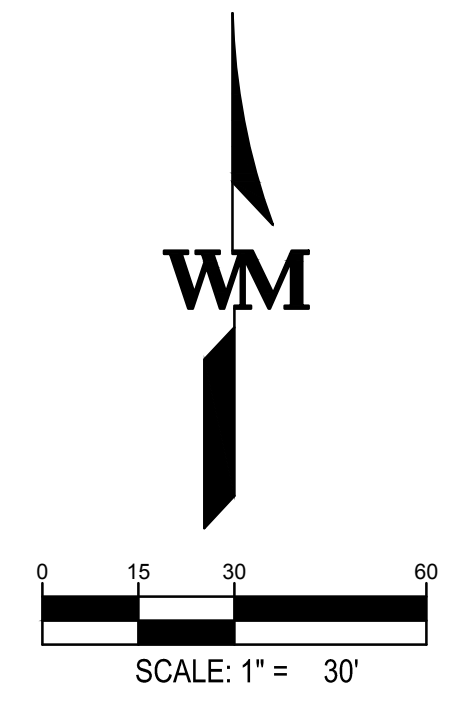


FINAL PLAN FOR LOT 8 OF PODOLSKY ORCHARD 88 PHASE 1

PETITIONER: OMEGA EQUIPMENT SALES, LLC
229 W. INDIANA AVE, BEECHER, IL 60401



- LEGEND:**
- PROPOSED SANITARY SEWER W/ MANHOLE
 - EXISTING SANITARY SEWER W/ MANHOLE
 - PROPOSED WATERLINE & VALVE
 - PROPOSED POST INDICATING VALVE
 - PROPOSED FIRE HYDRANT ASSEMBLY
 - PROPOSED WATER METER
 - EXISTING WATERLINE & VALVE
 - EXISTING FIRE HYDRANT
 - FIRE DEPARTMENT CONNECTION
 - PROPOSED FLARED END SECTION (FES)
 - PROPOSED STORM SEWER
 - EXISTING STORM SEWER



WARE MALCOMB
CIVIL ENGINEERING

1315 22nd street
suite 410
oak brook, il 60523
p 630.218.0063
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FOR AND ON BEHALF OF WARE MALCOMB

FINAL PLAN FOR LOT 8 IN PODOLSKY ORCHARD 88 PHASE 1 SUBDIVISION
1995 MELISSA LANE
AURORA, ILLINOIS

DEVELOPMENT STANDARDS	
Zoning	
Jurisdiction	Aurora, IL
Zoning Designation	ORI
Max F.A.R	0.70
Max Height	100 FT
Parking Standards	
Min Stall Size	9x19
Drive Aisle	24 FT
Fire Lane	26 FT
Required Parking	
Office	1/300 SF
Warehouse	1/1000 SF
≤150,00 SF	1/2500 SF
≥150,00 SF	1/2500 SF

PROJECT DATA			
Site Summary			
Gross Site Area	132,942 SF	3.05 AC	
Net Site Area	132,942 SF	3.05 AC	
Total Building Area(s)	Gross Floor Area	14,200 SF	
	Footprint	14,200 SF	
	Coverage	Gross 11%	
		Net 11%	
	FAR	Gross 0.11	
		Net 0.11	
Building 1	Building Area(s)	Footprint 14,200 SF	
		Gross Floor Area 14,200 SF	
	Cars Required	25 Stalls	
	Cars Provided	@1.76/1,000 SF	
		Req. Accessible 2 Stalls	
	Drive-in Doors	5	
	Docks	@0.7/10,000 SF	
	Bobtails	5 Stalls	
	Trailers	36 Stalls	

Development Data Table: Final Plan					
Description	Value	Unit	Description	Value	Unit
a) Tax/Parcel Identification Number(s) (PINs): 14-12-225-001			j) Total Number of Residential Dwelling Units	0	units
			i. Gross Density	0.00	du/acre
			ii. Net Density	0.00	Net Density
			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
			iv. Bedroom Mix	0%	% 1 bdr
				0%	% 2 bdr
				20%	% 3 bdr
				80%	% 4 bdr
			v. Number of Single Family Corner Lots	0	units
			l) Number of Single Family Attached Dwelling Units	0	units
			iii. Unit Square Footage (average)	0	square feet
			iv. Bedroom Mix	0%	% 1 bdr
				90%	% 2 bdr
				10%	% 3 bdr
				0%	% 4 bdr
			m) Number of Multifamily 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
			iv. Bedroom Mix	0%	Efficiency
				40%	% 1 bdr
				50%	% 2 bdr
				10%	% 3 bdr
j) Number of buildings	1				
i. Number of stories	1	stories			
ii. Building Square Footage (typical)	14200	square feet			
iii. Square Footage of retail floor area	0	square feet			
iv. First Floor Building Square Footage (typical)	14200	square feet			

REMARKS	
NO.	DATE

JOB NO.:	CHI23-0073
PA / PM:	JG
DESIGNED:	DW
DATE:	07/25/23
PLOT DATE:	08/25/23

SHEET
A1
Sheet X