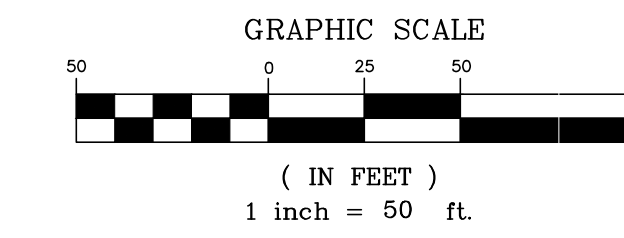


PRELIMINARY PLAN
FOR
THE MEWS AT ORCHARD LAKE
AURORA, ILLINOIS



PETITIONER
GDS DEVELOPMENT, LLC
2906 CENTRAL STREET, SUITE 112
EVANSTON, IL 60201
(312)241-1161

INDEX OF SHEETS

1. PRELIMINARY PLAN FOR THE MEWS AT ORCHARD LAKE
2. PRELIMINARY PLAN - PARCEL 1
3. PRELIMINARY PLAN - PARCEL 2

PARCEL 1: (MULTI-FAMILY)

PROPOSED ZONING -	R-5 PLANNED DEVELOPMENT
GROSS AREA -	73,641 S.F. / 1.69 AC.
PROPOSED # OF TOWNHOMES - (TOTAL DWELLING UNITS) (BUILDINGS A1-A3)	12 UNITS
TOTAL DWELLING UNITS/AC. -	7.10 D.U./AC.
GARAGE PARKING -	24 STALLS
APRON PARKING -	24 STALLS
SURFACE PARKING -	18 STALLS
TOTAL PARKING (PARCEL 1) -	66 STALLS

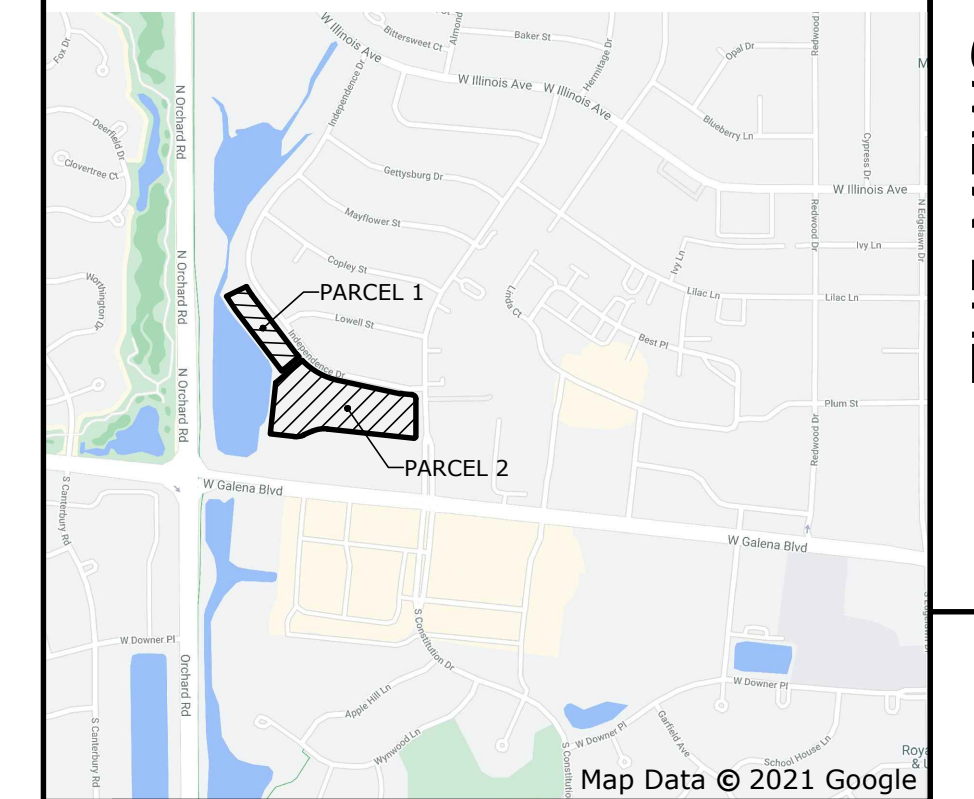
PARCEL 2: (MULTI-FAMILY)

PROPOSED ZONING -	R-5 PLANNED DEVELOPMENT
GROSS AREA -	277,106 S.F. / 6.36 AC.
PROPOSED # OF TOWNHOMES - (TOTAL DWELLING UNITS) (BUILDINGS B1-B7, C1-C4, D1-D4)	90 UNITS
TOTAL DWELLING UNITS/AC. -	14.15 D.U./AC.
PROPOSED CLUB HOUSE -	3,375 S.F.
GARAGE PARKING -	180 STALLS
APRON PARKING -	0 STALLS
SURFACE PARKING - (89 REG./5 ADA)	94 STALLS
TOTAL PARKING (PARCEL 2) -	274 STALLS

TOTAL SITE DEVELOPMENT : (PARCEL'S 1 & 2)

TOTAL GROSS AREA -	350,747 S.F. / 8.05 AC.
TOTAL PROPOSED # OF TOWNHOMES - (TOTAL DWELLING UNITS) (BUILDINGS A1-A3, B1-B7, C1-C4, D1-D4)	102 UNITS
TOTAL SITE DWELLING UNITS/AC. -	12.67 D.U./AC.
PROPOSED CLUB HOUSE -	3,366 S.F.
TOTAL GARAGE PARKING -	204 STALLS
TOTAL APRON PARKING -	24 STALLS
TOTAL SURFACE PARKING - (107 REG./5 ADA)	112 STALLS
TOTAL PARKING (PARCEL'S 1&2) -	340 STALLS

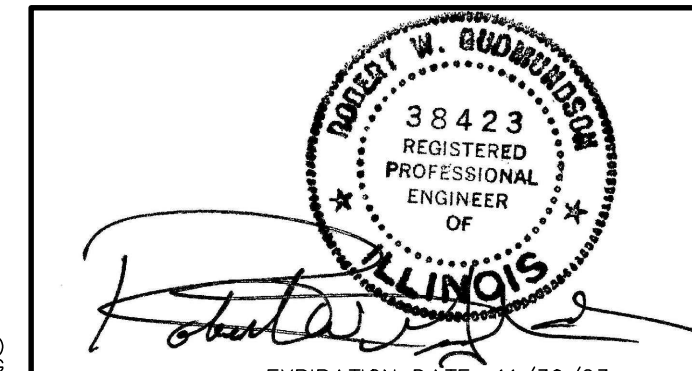
LOCATION MAP



PUBLIC UTILITY LEGEND

	EXISTING	PROPOSED
SANITARY MANHOLE	⊙	⊙
STORM MANHOLE	⊙	⊙
CATCH BASIN	□	□
PRECAST FES	▽	▽
CONCRETE HEADWALL	∨	∨
VALVE VAULT	⊗	⊗
VALVE BOX	⊗	⊗
FIRE HYDRANT	⊗	⊗
BUFFALO BOX	⊗	⊗
CLEANOUT	⊗	⊗
SANITARY SEWER	—	—
STORM SEWER	—	—
WATER MAIN	—	—

SUBDIVISION NAME: NELSON MEWS



DATE	REVISIONS	DRAWN BY
12/14/21	BLDG SERVICE UPDATE/NELSON PARKING REMOVAL	AVS
01/11/22	TEAM COORDINATION/AURORA COMMENTS	AVS
03/21/22	AURORA COMMENTS	AVS
03/30/22	SETBACK TO 25', REMOVED FIRE LANES	AVS

THE MEWS AT ORCHARD LAKE
AURORA, ILLINOIS
PRELIMINARY PLAN FOR THE MEWS AT ORCHARD LAKES

975 E. 22nd St, Suite 400
Wheaton, IL 60189
630.480.7889
www.rwg-engineering.com

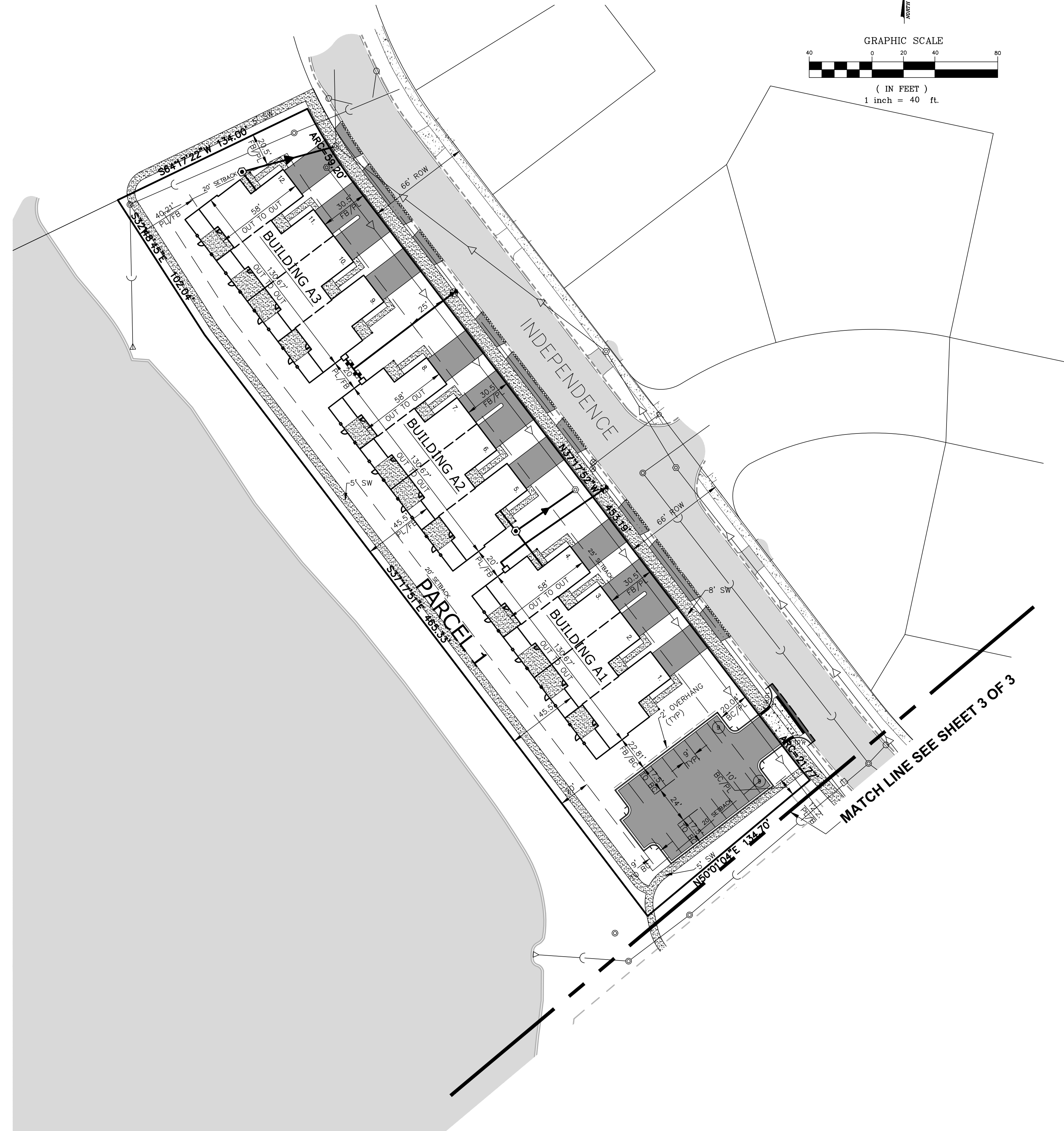
RWG Engineering, LLC
Civil Engineering • Real Estate Consulting • Project Management

PROJECT NO. 61316521
DATE 12/03/21
SCALE 1"=50'
PROJ. MGR. RWG
PROJ. ASSOC. NEX
DRAWN BY TLM

SHEET

1 OF 3

PRELIMINARY PLAN - THE MEWS AT ORCHARD LAKE - PARCEL 1



DEVELOPMENT DATA TABLE: PRELIMINARY PLAN - PARCEL 1		
DESCRIPTION	VALUE	UNIT
TAX/PARCEL IDENTIFICATION NUMBERS (PINS):	15-18-301-033, 15-18-301-035	
PROPOSED LAND USE	RENTAL TOWNHOMES	
TOTAL PROPERTY SIZE	1.69	ACRES
	73,641	SQUARE FEET
TOTAL LOT COVERAGE (BUILDINGS)	18,663	SQUARE FEET
	25.34%	PERCENT
PAVEMENT/SIDEWALKS	20,736	SQUARE FEET
	28.16%	PERCENT
IMPERVIOUS SURFACE	39,399	SQUARE FEET
	53.50%	PERCENT
OPEN SPACE/LANDSCAPING	34,242	SQUARE FEET
	46.50%	PERCENT
NUMBER OF PARKING SPACES PROVIDED (INDIVIDUALLY ACCESSIBLE)	42	SPACES
SURFACE PARKING LOT	18	SPACES
PERPENDICULAR	18	SPACES
PARALLEL	0	SPACES
HANDICAPPED	0	SPACES
GARAGE ENCLOSED	24	SPACES
NUMBER OF BUILDINGS	3	
NUMBER OF STORIES	2	STORIES
BUILDING SQUARE FOOTAGE (TYPICAL G.S.F.)	9,529	SQUARE FEET
SQUARE FOOTAGE OF RETAIL FLOOR AREA	0	SQUARE FEET
FIRST FLOOR BUILDING SQUARE FOOTAGE (TYPICAL G.S.F.)	6,221	SQUARE FEET
NUMBER OF MULTIFAMILY DWELLING UNITS	12	UNITS
GROSS DENSITY	7.10	DU/ACRE
UNIT SQUARE FOOTAGE (AVERAGE N.S.F.)	1,790	SQUARE FEET
BEDROOM MIX	100%	3 BDR

SURFACE IMPROVEMENT LEGEND:

- EXISTING ASPHALT PAVEMENT
- ASPHALT PAVEMENT (S_n = 2.73)
 - 1 1/2" BITUMINOUS SURFACE COURSE, HOT-MIX ASPHALT, MIX "C", NS0
 - 2 1/2" BITUMINOUS BINDER COURSE, HOT-MIX ASPHALT, IL-19, NS0
 - BITUMINOUS PRIME COAT MC-30 (0.30 GAL/SY)
 - 10" AGGREGATE BASE COURSE CA-6, GRADE 9
- CONCRETE SIDEWALKS
 - 4" PCC SIDEWALK (6 BAG MIX)
 - 2" AGGREGATE BASE COURSE CA-6, GRADE 9
- CONCRETE APRONS (S_n = 3.52) (PLUS SIDEWALKS THROUGH DRIVEWAY)
 - 6" PCC PAVEMENT (4,000 PSI, 6 BAG MIX)
 - 4" AGGREGATE BASE COURSE CA-6, GRADE 9
- PROPOSED B6.12 CONCRETE CURB AND GUTTER
- PROPOSED REVERSE PITCH B6.12 CURB AND GUTTER
- PROPOSED DEPRESSED CURB AND GUTTER
- EXISTING CURB AND GUTTER
- EXISTING DEPRESSED CURB AND GUTTER

PUBLIC UTILITY LEGEND

	EXISTING	PROPOSED
SANITARY MANHOLE	⊙	⊙
STORM MANHOLE	⊙	⊙
CATCH BASIN	○	○
INLET	□	□
PRECAST FES	▽	▽
CONCRETE HEADWALL	∩	∩
VALVE VAULT	⊗	⊗
VALVE BOX	⊕	⊕
FIRE HYDRANT	⊕	⊕
BUFFALO BOX	⊕	⊕
CLEANOUT	⊕	⊕
SANITARY SEWER	—	—
STORM SEWER	—	—
WATER MAIN	—	—

ABBREVIATIONS LEGEND

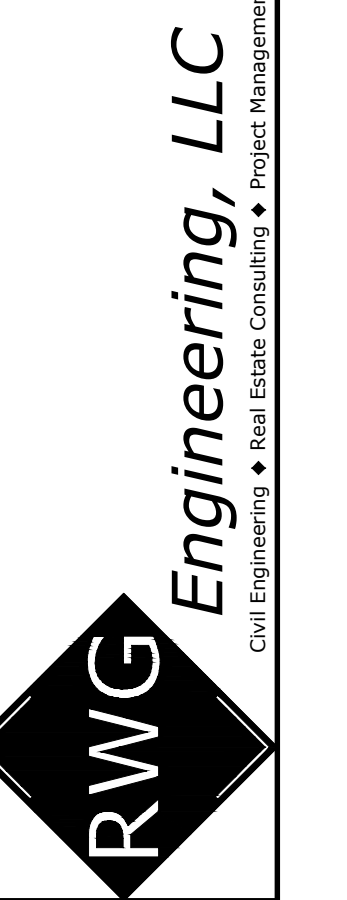
- EX = EXISTING
- PR = PROPOSED
- BC = BACK OF CURB
- FC = FACE OF CURB
- EP = EDGE OF PAVEMENT
- PL = PROPERTY LINE
- FB = FACE OF BUILDING
- FW = FACE OF WALK (SIDEWALK)
- ROW = RIGHT OF WAY
- BC/BC = BACK OF CURB TO BACK OF CURB
- SW = SIDEWALK
- R = RADIUS
- RW = RETAINING WALL
- (TYP) = TYPICAL

REVISIONS

DATE	DESCRIPTION	BY
12/14/21	BLDG SERVICE UPDATE/NEILSON PARKING REMOVAL	AVS
01/11/22	TEAM COORDINATION/AURORA COMMENTS	AVS
03/21/22	AURORA COMMENTS	AVS
03/20/22	SETBACK TO 25', REMOVED FIRE LINES	AVS

THE MEWS AT ORCHARD LAKE
AURORA, ILLINOIS
PRELIMINARY PLAN - PARCEL 1

975 E. 22nd St, Suite 400
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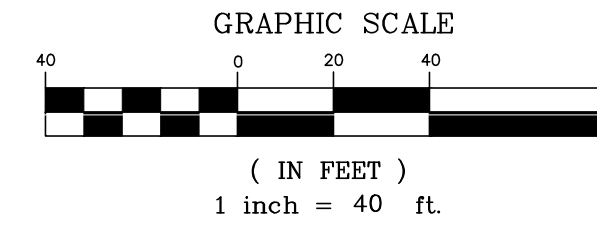
PROJECT NO. 61316521
DATE 12/03/21
SCALE 1"=40'
PROJ. MGR. RWG
PROJ. ASSOC. NEX
DRAWN BY TLM

SHEET
2 OF 3

PRELIMINARY PLAN - THE MEWS AT ORCHARD LAKE - PARCEL 2

DEVELOPMENT DATA TABLE: PRELIMINARY PLAN - PARCEL 2

DESCRIPTION	VALUE	UNIT	
TAX/PARCEL IDENTIFICATION NUMBERS (PINS):	15-18-301-008, 15-18-301-034, 15-18-301-035, 15-19-126-016, 15-19-126-023		
PROPOSED LAND USE	RENTAL TOWNHOMES		
TOTAL PROPERTY SIZE	6.36	ACRES	
TOTAL LOT COVERAGE (BUILDINGS)	277,106	SQUARE FEET	
	88,665	SQUARE FEET	
	32.00%	PERCENT	
PAVEMENT/SIDEWALK	96,688	SQUARE FEET	
	34.89%	PERCENT	
IMPERVIOUS SURFACE	185,353	SQUARE FEET	
	66.89%	PERCENT	
OPEN SPACE/LANDSCAPING	91,753	SQUARE FEET	
	33.11%	PERCENT	
NUMBER OF PARKING SPACES PROVIDED (INDIVIDUALLY ACCESSIBLE)	274	SPACES	
SURFACE PARKING LOT	94	SPACES	
	PERPENDICULAR	73	SPACES
	PARALLEL (NELSON LANE)	16	SPACES
HANDICAPPED (PERPENDICULAR)	5	SPACES	
	180	SPACES	
NUMBER OF BUILDINGS	15		
NUMBER OF STORIES	2	STORIES	
BUILDING SQUARE FOOTAGE (TYPICAL G.S.F.)	11,488	SQUARE FEET	
SQUARE FOOTAGE OF RETAIL FLOOR AREA	0	SQUARE FEET	
FIRST FLOOR BUILDING SQUARE FOOTAGE (TYPICAL G.S.F.)	5,686	SQUARE FEET	
NUMBER OF MULTIFAMILY DWELLING UNITS	90	UNITS	
GROSS DENSITY	14.15	DU/ACRE	
UNIT SQUARE FOOTAGE (AVERAGE N.S.F.)	1,385	SQUARE FEET	
BEDROOM MIX	67%	2 BDR	
	33%	3 BDR	



SURFACE IMPROVEMENT LEGEND:

- EXISTING ASPHALT PAVEMENT
- ASPHALT PAVEMENT (S₁ = 2.73)
 - 1 1/2" BITUMINOUS SURFACE COURSE, HOT-MIX ASPHALT, MIX "C", N50
 - 2 1/2" BITUMINOUS BINDER COURSE, HOT-MIX ASPHALT, II-TB, N50
 - BITUMINOUS PRIME COAT MC-30 (0.30 GAL/SY)
 - AGGREGATE BASE COURSE CA-6, GRADE 9
- CONCRETE SIDEWALKS
 - 4" PCC SIDEWALK (6 BAG MIX)
 - 2" AGGREGATE BASE COURSE CA-6, GRADE 9
- CONCRETE APRONS (S₁ = 3.52) (PLUS SIDEWALKS THROUGH DRIVEWAY)
 - 6" PCC PAVEMENT (4,000 PSI, 6 BAG MIX)
 - 4" AGGREGATE BASE COURSE CA-6, GRADE 9
- PROPOSED B6.12 CONCRETE CURB AND GUTTER
- PROPOSED REVERSE PITCH B6.12 CURB AND GUTTER
- PROPOSED DEPRESSED CURB AND GUTTER
- EXISTING CURB AND GUTTER
- EXISTING DEPRESSED CURB AND GUTTER

PUBLIC UTILITY LEGEND

	EXISTING	PROPOSED
SANITARY MANHOLE	⊙	⊙
STORM MANHOLE	⊙	⊙
CATCH BASIN	⊙	⊙
PRECAST FES	⊙	⊙
CONCRETE HEADWALL	⊙	⊙
VALVE VAULT	⊙	⊙
VALVE BOX	⊙	⊙
FIRE HYDRANT	⊙	⊙
BUFFALO BOX	⊙	⊙
CLEANOUT	⊙	⊙
SANITARY SEWER	⊙	⊙
STORM SEWER	⊙	⊙
WATER MAIN	⊙	⊙

ABBREVIATIONS LEGEND

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- (TYP) = TYPICAL



DRAWN BY: AYS
 DATE: 12/14/21
 REVISIONS: 1. BLDG SERVICE UPDATE/NELSON PARKING REMOVAL
 2. 01/11/22 TEAM COORDINATION/AURORA COMMENTS
 3. 03/21/22 AURORA COMMENTS
 4. 03/29/22 SETBACK TO 25' REMOVED FIRE LANES

PROJECT NO.: 61316521
 DATE: 12/03/21
 SCALE: 1"=40'
 PROJ. MGR.: RWG
 PROJ. ASSOC.: NKS
 DRAWN BY: TLM

SHEET 3 OF 3

THE MEWS AT ORCHARD LAKE
 AURORA, ILLINOIS
 PRELIMINARY PLAN - PARCEL 2

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March 30, 2022 9:08:12 a.m. AcadVer:22.04 [MS Tech]
 Drawing: S:\61316521 - ORCHARD LAKE TOWNHOMES\300_ENGINEERING\310_CADD\PRELIM\613_BASE_PRELIM.DWG