



THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE
SOLE RESPONSIBILITY OF THE
CONTRACTOR; NEITHER THE OWNER
NOR THE ENGINEER SHALL BE
EXPECTED TO ASSUME ANY
RESPONSIBILITY FOR SAFETY OF
THE WORK, OF PERSONS ENGAGED
IN THE WORK, OF ANY NEARBY
STRUCTURES, OR OF ANY OTHER
PERSONS.

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ATWELL
866.850.4200 www.atwell-group.com
1245 EAST DIEHL ROAD, SUITE 100
NAPERVILLE, IL 60563
DESIGN FIRM #184-005876

SECTION 15
 MAP 38 NORTH, RANGE 8 EAST
 CITY OF AURORA
 KANE COUNTY, ILLINOIS

LAKE STREET 31
DEVELOPMENT, LLC
4225 W. 62ND STREET
INDIANAPOLIS, IN 46268
PHONE: (317) 672-0523




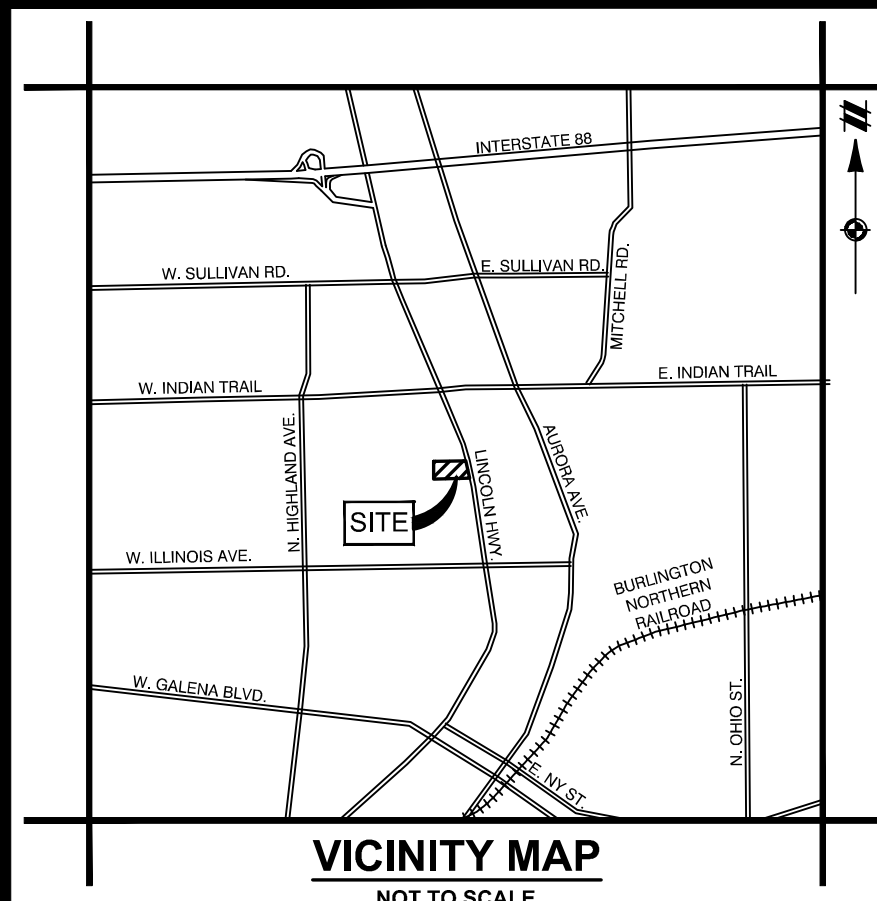
NOT FOR CONSTRUCTION

DATE 3/17/2022

5/19/22 CITY REVIEW #1
6/10/22 CITY REVIEW #2
6/24/22 REV PER CITY COMMITTEE

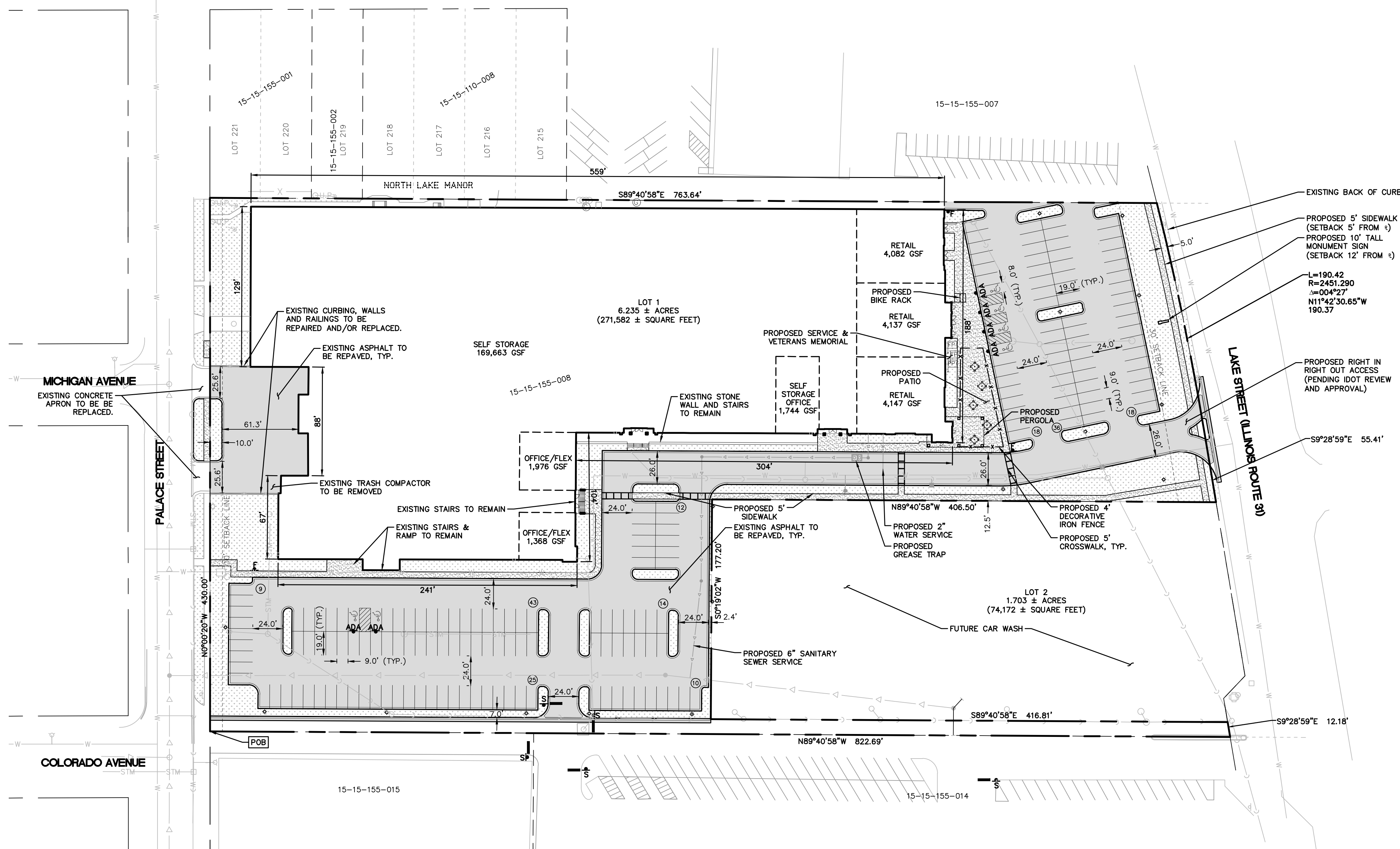
[illegible]

REVISIONS	
SCALE	0 25 50  1" = 50 FEET
DR. LEH	CH. BAS
P.M. B.STYCK	
BOOK	--
JOB 18002802.01	
SHEET NO.	
C01.0	



LEGEND

- | | |
|--|--|
| | BOUNDARY LINE |
| | EXISTING ROW |
| | ADJACENT PARCEL BOUNDARY LINE |
| | SETBACK LINE |
| | SANITARY SEWER |
| | STORM SEWER |
| | WATER |
| | PARKING SPACE COUNT |
| | PROPOSED "NO PARKING - FIRE LANE" SIGN |
| | PROPOSED STOP SIGN |
| | PROPOSED ACCESSIBLE PARKING SPACE SIGN |
| | PROPOSED FLAG POLE |
| | PROPOSED LIGHT POLE |
| | FIRE HYDRANT |
| | EXISTING CONCRETE |
| | PROPOSED CONCRETE SIDEWALK |
| | PROPOSED ASPHALT PAVING/REPAVING |
| | PROPOSED OPEN SPACE / LANDSCAPING |



Development Data Table: Final Plan							
Description		Value	Unit	Description		Value	Unit
a) Tax/Parcel Identification Number(s) (P#N#): 15-15-155-008				i) 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
b) Proposed land use(s): Mixed Use - Commercial/Retail, Office & Indoor Climate Controlled Storage				iii. Unit Square Footage (average)		0 square feet	
c) Total Property Size		6,234	Acreas	iv. Bedroom Mix		0%	1 bdr
		271582	Square feet			0%	2 bdr
d) Total Lot Coverage (buildings and pavement)		239758	Square feet			20%	3 bdr
		88%	Percent			80%	4 bdr
e) Open space / landscaping		31824	Square feet	v. Number of Single Family Corner Lots		0 units	
		12%	Percent	j) Number of Single Family Attached Dwelling Units		0 units	
f) Land to be dedicated to the School District		0	Acreas	i. Gross Density		0.00	du/acre
g) Land to be dedicated to the Park District		0	Acreas	ii. Net Density		0.00	Net Density
h) Number of parking spaces provided (individually accessible)				iii. Unit Square Footage (average)			
		185	spaces			0	square feet
i. surface parking lot		185	spaces	iv. Bedroom Mix		0%	1 bdr
perpendicular		179	spaces			90%	2 bdr
parallel		0	spaces			10%	3 bdr
angled		0	spaces			0%	4 bdr
handicapped		6	spaces	m) Number of Multifamily Dwelling Units		0 units	
		0	spaces	i. Gross Density		0.00	du/acre
ii. bike		1	racks	ii. Net Density		0.00	Net Density
j) Number of buildings		1		iii. Unit Square Footage (average)		0	square feet
				iv. Bedroom Mix		0%	Efficiency
i. Number of stories		3	stories			40%	1 bdr
ii. Building Square Footage (typical)		187117	square feet			50%	2 bdr
iii. Square Footage of retail floor area		12366	square feet			50%	2 bdr
iv. First Floor Building Square Footage		9424	square feet				