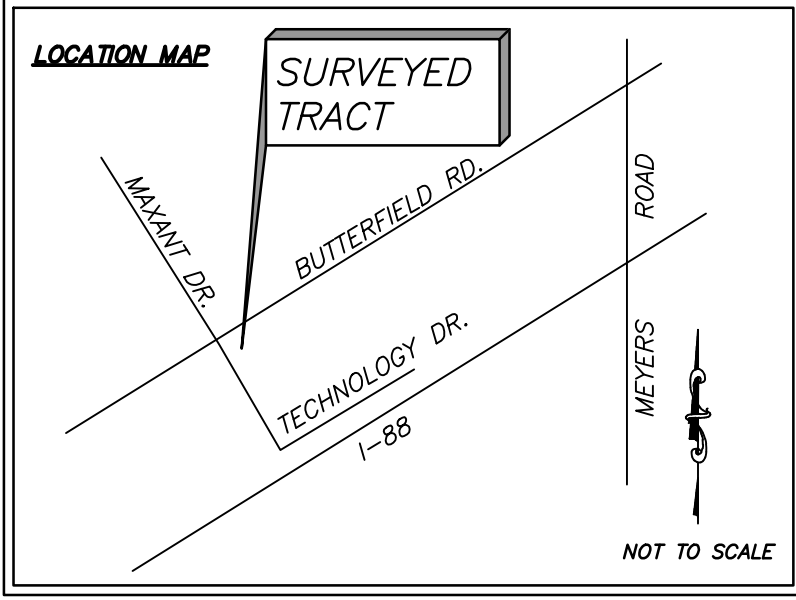


ALTA/NSPS LAND TITLE SURVEY



LEGAL DESCRIPTION OF SURVEYED TRACT

PARCEL 1: LOT 1 IN HOMESTEAD VILLAGE SUBDIVISION, BEING A SUBDIVISION OF PART OF SECTIONS 28 AND 29, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 1, 98 AS DOCUMENT R98-179522, IN DU PAGE COUNTY, ILLINOIS.

PARCEL 2: A NON-EXCLUSIVE PERPETUAL EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY A GRANT OF EASEMENT DATED SEPTEMBER 1, 98 AND RECORDED SEPTEMBER 14, 98 AS DOCUMENT R98-189149, BY AND BETWEEN NORTHERN ILLINOIS GAS COMPANY, DOING BUSINESS AS NICOR, AND ATLANTIC HOMESTEAD VILLAGE LIMITED PARTNERSHIP FOR UTILITIES, PARKING FACILITIES AND OTHER MATTERS UNDER AND ON LOT 2 IN SAID HOMESTEAD VILLAGE SUBDIVISION, AFORESAID, AS DESCRIBED IN SAID EASEMENT.

NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED AS DOCUMENT 98-193195 AND FIRST AMENDMENT RECORDED JUNE 10, 2004 AS DOCUMENT 2004-155916 FOR SURFACE DRAINAGE AND DETENTION; SANITARY SEWER; ACCESS; AND UTILITIES, OVER, ACROSS AND UNDER PORTIONS OF LOTS 2 THROUGH 9 IN AFORESAID SUBDIVISION.

UTILITY STRUCTURES

1074 SANITARY MANHOLE RIM=730.11 INV=719.06 (NW/SE) 8" PVC	1671 GREASE TRAP RIM=731.41
1249 STORM MANHOLE RIM=730.20 INV=725.85 (N) 12" RCP INV=725.85 (SW) 12" RCP	1672 GREASE TRAP RIM=731.39
1289 SANITARY MANHOLE RIM=731.39 INV=724.04 (NE) 6" PVC INV=723.69 (SE) 8" PVC	1804 WATER VALVE VAULT RIM=731.64 TOP=726.49 (NW/SE/N) 8" DIP
1290 STORM MANHOLE RIM=732.20 INV=727.20 (NW) 12" RCP INV=727.20 (SE) 12" RCP INV=727.55 (E) 6" PVC	1806 WATER VALVE VAULT RIM=734.40 TOP=728.95 (NE/SW) 8" DIP
1541 STORM INLET RIM=731.39 INV=727.16 (NE) 12" RCP INV=727.16 (SE) 12" RCP INV=727.51 (E) 6" PVC	1810 WATER VALVE VAULT RIM=732.26 TOP=732.26 (NE/SW) 8" DIP
1605 WATER VALVE VAULT RIM=731.89 TOP=726.44 (NE/SE) 8" DIP	1888 FLARED END SECTION INV=728.40 15" RCP
1669 SANITARY MANHOLE RIM=731.63 INV=726.53 (W/SE) 6" PVC INV=727.18 (S) 6" PVC	1906 FLARED END SECTION INV=727.26 15" RCP

TABLE A ITEM NOTES

ITEMS REFERRED TO HEREON PER TABLE A - OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS FROM 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS.

ITEM 1: MONUMENTS ARE SHOWN HEREON.

ITEM 2: ADDRESSES OF THE SURVEYED TRACT OBSERVED BY THE SURVEYOR ARE SHOWN HEREON.

ITEM 3: FLOOD ZONE DESIGNATION IS NOTED HEREON.

ITEM 4: TOTAL GROSS LAND AREA IS SHOWN HEREON.

ITEM 6B: CURRENT ZONING CLASSIFICATION IS OPD, OFFICE PLANNED DEVELOPMENT, PER VILLAGE OF LOMBARD 2022 ZONING MAP. BUILDING SETBACK REQUIREMENTS NOTED HEREON PER VILLAGE CODE OF LOMBARD, ARTICLE V, CHAPTER 155.412, LOT SIZE REQUIREMENTS SHOWN PER CHAPTER 155.509 FOR PLANNED DEVELOPMENTS.

ITEM 7A: EXTERIOR DIMENSIONS OF ALL BUILDINGS OBSERVED ON THE SURVEYED TRACT AT THE TIME OF THE FIELDWORK ARE SHOWN HEREON.

ITEM 7B(1): SQUARE FOOTAGE OF ALL BUILDINGS OBSERVED ON THE SURVEYED TRACT AT THE TIME OF THE FIELDWORK ARE SHOWN HEREON.

ITEM 8: SUBSTANTIAL VISIBLE IMPROVEMENTS WITHIN THE TOPOGRAPHIC SURVEY LIMITS AS OBSERVED AT THE TIME OF THE FIELDWORK ARE SHOWN HEREON.

ITEM 9: STRIPING NUMBER AND TYPE OF CLEARLY IDENTIFIABLE PARKING SPACES OBSERVED AT THE TIME OF THE FIELDWORK ARE SHOWN HEREON. SURVEYED TRACT CONTAINS 32 REGULAR SPACES AND 4 DISABLED SPACES.

ITEM 11A: UTILITIES BASED ON VISIBLE ABOVE GROUND EVIDENCE OBSERVED AT THE TIME OF THE FIELDWORK ARE SHOWN HEREON.

ITEM 13: NAMES OF ADJOINING OWNERS OF PLATTED LANDS ARE SHOWN HEREON PER DU PAGE COUNTY GIS WEBER.

ITEM 16: NO EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR ADDITIONS WAS OBSERVED AT THE TIME OF THE FIELDWORK.

ITEM 17: NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WAS OBSERVED AT THE TIME OF THE FIELDWORK.

ITEM 19: PROFESSIONAL LIABILITY INSURANCE INFORMATION AVAILABLE UPON REQUEST.

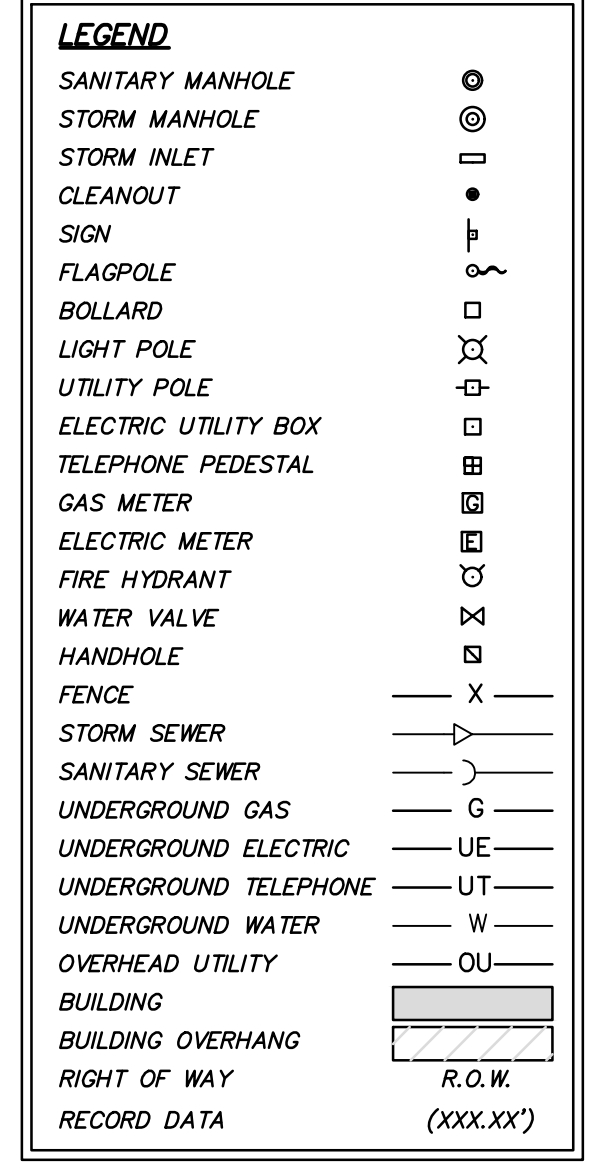
ITEM 20: NO EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL WAS OBSERVED AT THE TIME OF THE FIELDWORK.

FLOOD ZONE NOTE

SURVEYED TRACT LIES WITHIN ZONE X; AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FIRM MAP NUMBER 17043C0178L, BEARING AN EFFECTIVE DATE OF AUGUST 1, 2019.

ADDITIONAL NOTES

- ALL BEARINGS SHOWN HEREON REFERENCE THE ILLINOIS STATE PLANE COORDINATE SYSTEM - EAST ZONE (NAD83-2011).
- LOCATIONS OF OBSERVED UTILITY LINES AND UTILITY FLAGS AND/OR MARKINGS HAVE BEEN SHOWN HEREON. THERE MAY BE ADDITIONAL UTILITY LINES OR MARKERS WHICH ARE UNKNOWN AND THEREFORE NOT SHOWN ON THE SURVEY.
- SURVEYED TRACT TAX IDENTIFICATION NUMBER IS SHOWN HEREON.
- MATTERS SHOWN ON RECORDED PLATS PROVIDED TO THE SURVEYOR ARE SHOWN ON THE SURVEY.



SITE BENCHMARKS

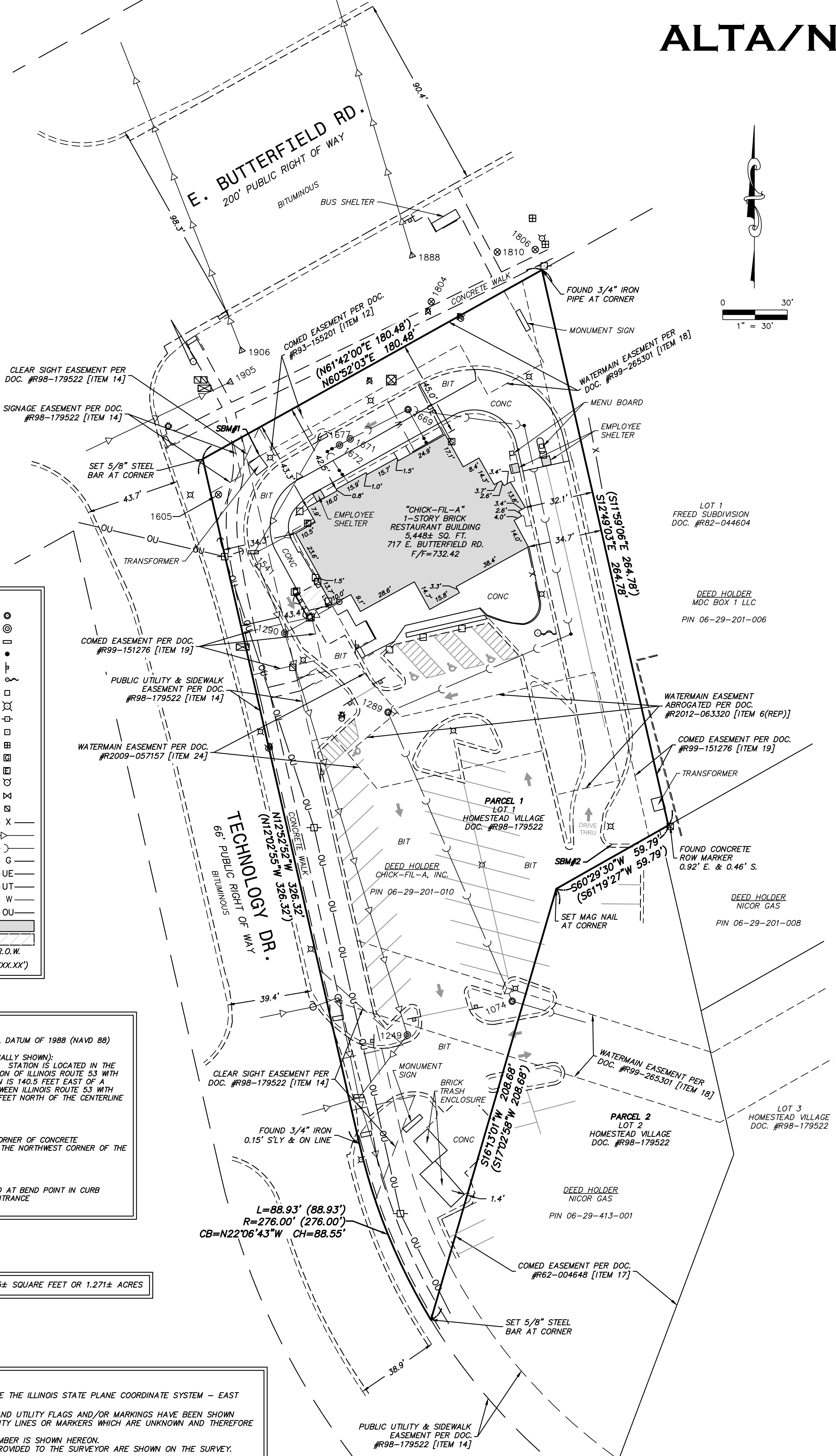
DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88)

SOURCE BENCHMARK (NOT GRAPHICALLY SHOWN): NGS MONUMENT DESIGNATION 0102. STATION IS LOCATED IN THE NORTHEAST CORNER OF INTERSECTION OF ILLINOIS ROUTE 53 WITH THE ILLINOIS PRAIRIE PATH. STATION IS 140.5 FEET EAST OF A WOODED SOUND BARRIER WALL BETWEEN ILLINOIS ROUTE 53 WITH THE ILLINOIS PRAIRIE PATH AND 8 FEET NORTH OF THE CENTERLINE OF THE ILLINOIS PRAIRIE PATH. ELEVATION = 714.51 (NAVD 88)

SITE BENCHMARK #1 (SBM#1): CUT SQUARE IN THE NORTHEAST CORNER OF CONCRETE TRANSFORMER PAD LOCATED NEAR THE NORTHWEST CORNER OF THE BUILDING. ELEVATION = 731.93 (NAVD 88)

SITE BENCHMARK #2 (SBM#2): CUT X IN CONCRETE CURB LOCATED AT BEND POINT IN CURB SOUTHEAST OF THE DRIVE THRU ENTRANCE. ELEVATION = 729.99 (NAVD 88)

SURVEYED TRACT AREA = 55,365± SQUARE FEET OR 1.271± ACRES



SUMMARY PER OWNER'S POLICY OF TITLE INSURANCE

THIS SURVEY IS BASED, IN PART, ON OWNER'S POLICY OF TITLE INSURANCE BY CHICAGO TITLE INSURANCE COMPANY, POLICY NUMBER 1401-8800000-02, BEARING AN EFFECTIVE DATE OF AUGUST 29, 2011, AND TITLE UPDATE REPORT BY FIDELITY NATIONAL TITLE INSURANCE, ORDER NUMBER 35178840, BEARING AN ISSUE DATE OF AUGUST 4, 2021.

- NOTES CORRESPONDING TO SCHEDULE B ITEMS**
- (F) RIGHTS OF THE PUBLIC AND QUASI-PUBLIC UTILITIES, IF ANY, IN TO SO MUCH OF TECHNOLOGY DRIVE AS VACATED BY PLAT OF VACATION RECORDED SEPTEMBER 1, 98 AS DOCUMENT R98-179522, FOR MAINTENANCE THEREIN OF POLES, CONDUITS, SEWERS AND OTHER FACILITIES. THE LEGAL DESCRIPTION OF THE REFERENCED DOCUMENT INCLUDES A PART OF THE SURVEYED TRACT BUT IS NOT A PLOTTABLE MATTER.
 - (G) ORDER RECORDED JANUARY 2, 1969 AS DOCUMENT R69-87 AND AMENDED BY DOCUMENT R74-43011 BY THE STATE OF ILLINOIS, DEPARTMENT OF PUBLIC WORKS AND BUILDINGS, DIVISION OF HIGHWAYS, ESTABLISHING FEDERAL AID ROUTE 131 (BUTTERFIELD ROAD) AS A FREEWAY AND PROVIDING THAT ACCESS BETWEEN SAID FREEWAY AND ADJUTING LANDS IS TO BE PERMITTED ONLY AT ENTRANCES PROVIDING FOR THAT PURPOSE UNDER PERMITS FROM SAID DEPARTMENT. BUTTERFIELD ROAD IS SHOWN HEREON.
 - (H) EASEMENT IN FAVOR OF THE COMMONWEALTH EDISON COMPANY, AND ITS SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE GRANT RECORDED AS DOCUMENT NO. R93-155201, AFFECTING THAT PART OF THE LAND SHOWN IN EXHIBIT "A" ATTACHED THERETO AND MADE A PART THEREOF. (EXHIBIT "A" OF SAID DOCUMENT HAS NO MEASUREMENTS OR LEGAL DESCRIPTION TO ASCERTAIN THE EXACT LOCATION OF SAID EASEMENT) AS SET FORTH ON THE PLAT OF HOMESTEAD VILLAGE SUBDIVISION, AFORESAID, IT APPEARS THAT SAID EASEMENT IS IN THE NORTHWEST PORTION OF LOT 1 (SEE PLAT FOR EXACT LOCATION). EASEMENT IS SHOWN HEREON.
 - (J) RECIPROCAL EASEMENT AGREEMENT FOR STORM DRAINAGE PURPOSES RECORDED MARCH 7, 1988 AS DOCUMENT R88-022404, GRANTING A PERPETUAL, NON-EXCLUSIVE EASEMENT UPON AND OVER A PORTION OF THE LAND FOR THE SOLE PURPOSE OF STORM WATER DRAINAGE TOGETHER WITH SUCH OTHER PROVISIONS AS SET FORTH ON THE PLAT OF HOMESTEAD VILLAGE SUBDIVISION, AFORESAID, IT APPEARS THAT SAID EASEMENT IS IN THE EASEMENT DESCRIBED IN THE REFERENCED DOCUMENT LIES WESTERLY OF AND DOES NOT TOUCH THE SURVEYED LANDS AND IS NOT SHOWN HEREON.
 - (K) EASEMENTS AS SHOWN ON THE PLAT AND SET FORTH IN THE CERTIFICATE ON THE PLAT OF HOMESTEAD VILLAGE SUBDIVISION, AFORESAID, AS FOLLOWS:
CLEAR SIGHT EASEMENT: TRIANGULAR PIECES OF LAND FALLING IN THE NORTHWEST CORNER, AND THE WESTERLY LINE OF LOT 2 A TRIANGULAR PIECE OF LAND FALLING ALONG THE SOUTHWESTERLY LINE OF LOT 2
SIGNAGE EASEMENT: THE NORTHERLY 15.62 FEET OF THE WESTERLY 15.62 FEET OF LOT 1
PUBLIC UTILITY AND SIDEWALK EASEMENT: 20 FEET ALONG THE WESTERLY LINES OF LOT 1 20 FEET ALONG THE SOUTHWESTERLY LINE OF LOT 2 (FOR PARTICULARS, SEE PLAT)
THE EASEMENTS ARE SHOWN HEREON.
 - (P) TERMS, PROVISIONS AND CONDITIONS CONTAINED IN DECLARATION DATED SEPTEMBER 1, 1998 AND RECORDED SEPTEMBER 18, 1998 AS DOCUMENT R98-193194, MADE BY HOMESTEAD VILLAGE LIMITED PARTNERSHIP, RELATING TO NOTICE OF DEFAULT UNDER THE GRANT OF EASEMENT RECORDED AS DOCUMENT R98-189149.
LOT 2 DESCRIBED IN THE REFERENCED DOCUMENT IS SHOWN HEREON AS PARCEL 2. LOTS 3 THROUGH 9 AS DESCRIBED IN THE REFERENCED DOCUMENT ARE NOT SHOWN HEREON.
 - (Q) DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS (BUT OMITTING ANY SUCH COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER CHAPTER 42, SECTION 3607 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS), RELATING TO ARCHITECTURAL PLANS, USE, COMMON AREAS, MAINTENANCE AND ASSESSMENTS CONTAINED IN THE DEED RECORDED SEPTEMBER 18, 1998 AS DOCUMENT NO. R98-193195 AND AMENDMENT RECORDED JUNE 10, 2004 AS DOCUMENT R2004-155916 WHICH DOES NOT CONTAIN A REVERSIONARY OR FORFEITURE CLAUSE. THE LEGAL DESCRIPTION OF THE REFERENCED DOCUMENT INCLUDES A PART OF THE SURVEYED TRACT BUT IS NOT A PLOTTABLE MATTER.
 - (R) GRANT OF PERPETUAL EASEMENT MADE BY NORTHERN ILLINOIS GAS COMPANY TO THE COMMONWEALTH EDISON COMPANY, RECORDED FEBRUARY 19, 1962 AS DOCUMENT 82-004648, TO INSTALL, CONSTRUCT, OPERATE, MAINTAIN, ALTER, REPAIR, RELEASE AND REMOVE ELECTRIC TRANSMISSION LINES, TOGETHER WITH RELATED ATTACHMENTS, EQUIPMENT AND FACILITIES IN, OVER, UPON, ALONG, THROUGH AND ACROSS A STRIP OF LAND 82.5 FEET IN WIDTH. (AFFECTS PARCEL 2) EASEMENT IS SHOWN HEREON.
 - (T) TERMS, PROVISIONS AND CONDITIONS OF PLAT OF EASEMENT DATED NOVEMBER 4, 1999 AND RECORDED DECEMBER 29, 1999 AS DOCUMENT R99-265301 BY VILLAGE OF LOMBARD FOR RESOLUTION NO. 50-00 AUTHORIZING PLAT OF EASEMENT. EASEMENT IS SHOWN HEREON.
 - (U) EASEMENT IN FAVOR OF COMMONWEALTH EDISON AND AMERITECH, AND ITS/THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE GRANT RECORDED/FILED AS DOCUMENT NO. R99-151276, AFFECTING THE NORTHEASTERLY 10 FEET (264.78') AND ALSO AN EASEMENT AS DEPICTED ON THE PLAT ATTACHED THERETO AS EXHIBIT "A" OF THE LAND. EASEMENT IS SHOWN HEREON.
 - (V) TERMS, PROVISIONS AND CONDITIONS OF ORDINANCE RECORDED AUGUST 21, 1998 AS DOCUMENT R98-171871 AND RE-RECORDED JUNE 24, 1999 AS DOCUMENT R99-140753 BY THE VILLAGE OF LOMBARD GRANTING A CONDITIONAL USE BY ORDINANCE NO. 4497. ORDINANCE 616 AMENDING ORDINANCE NUMBER 4497, GRANTING A CONDITIONAL USE FOR A PLANNED DEVELOPMENT. A COPY OF WHICH WAS RECORDED JUNE 7, 2011 AS DOCUMENT R2011083336. THE LEGAL DESCRIPTION OF THE REFERENCED DOCUMENT INCLUDES A PART OF THE SURVEYED TRACT BUT IS NOT A PLOTTABLE MATTER.
 - (X) TERMS, PROVISIONS AND CONDITIONS OF ANNEXATION AGREEMENT DATED JUNE 18, 1998 AND RECORDED AUGUST 21, 1998 AS DOCUMENT R98-171868 BY AND BETWEEN VILLAGE OF LOMBARD AND WASTE MANAGEMENT ET AL. THE LEGAL DESCRIPTION OF THE REFERENCED DOCUMENT INCLUDES A PART OF THE SURVEYED TRACT BUT IS NOT A PLOTTABLE MATTER.
 - (Y) TERMS, PROVISIONS AND CONDITIONS OF ORDINANCE NUMBER 4495, ANNEXING CERTAIN PROPERTY TO THE VILLAGE OF LOMBARD, A COPY OF WHICH WAS DATED JUNE 4, 1998 AND RECORDED AUGUST 21, 1998 AS DOCUMENT R98-171869. THE LEGAL DESCRIPTION OF THE REFERENCED DOCUMENT INCLUDES A PART OF THE SURVEYED TRACT BUT IS NOT A PLOTTABLE MATTER.
 - (Z) TERMS, PROVISIONS AND CONDITIONS OF ORDINANCE DATED JULY 22, 1998 AND RECORDED AUGUST 21, 1998 AS DOCUMENT R98-171870 BY THE VILLAGE OF LOMBARD. THE LEGAL DESCRIPTION OF THE REFERENCED DOCUMENT INCLUDES A PART OF THE SURVEYED TRACT BUT IS NOT A PLOTTABLE MATTER.
 - (AH) EASEMENT IN FAVOR OF THE VILLAGE OF LOMBARD, AND ITS/THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO CONSTRUCT, RECONSTRUCT, REPAIR, INSPECT, MAINTAIN AND OPERATE WATER TRANSMISSION AND DISTRIBUTION SYSTEMS, TOGETHER WITH RIGHT OF ACCESS AND THE PROVISIONS RELATING THERETO, CONTAINED IN THE PLAT OF EASEMENT RECORDED AS DOCUMENT NO. R2009-057157, AFFECTING ALL AREAS OF THE LAND MARKED "WATERMAIN EASEMENT" ON SAID PLAT. NOTES: SAID EASEMENT IS DEFECTIVE IN THAT IT WAS EXECUTED BY TAYLOR BREWING CO., THE PURPORTED BENEFICIARY OF THE TRUST THAT CURRENTLY HOLDS TITLE TO THE LAND INSURED HEREIN. EASEMENT IS SHOWN HEREON.

ZONING TABLE

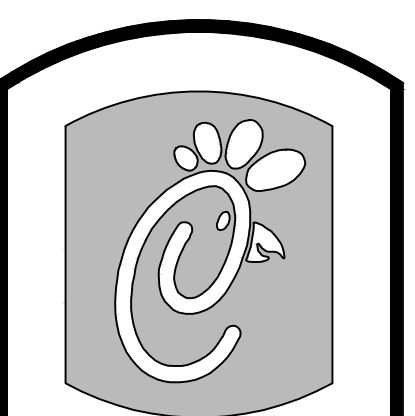
OPD	OFFICE DISTRICT	PLANNED DEVELOPMENT	ZONE
22,500 SQ FT	LOT SIZE	AREA (MINIMUM)	180 FEET
25 FEET	MINIMUM REAR YARD SETBACK	WIDTH (MINIMUM)	10 FEET
30 FEET	MINIMUM FRONT YARD SETBACK	FLOOR AREA RATIO	0.35
65%	MAXIMUM BULK	LOT COVERAGE	45 FEET
		MAXIMUM BUILDING HEIGHT	

SURVEYOR'S CERTIFICATE

TO: CHICK-FIL-A, INC., A GEORGIA CORPORATION
FIDELITY NATIONAL TITLE INSURANCE COMPANY
CHICAGO TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6B, 7A, 7B(1), 8, 9, 11A, 13, 16, 17, 19, AND 20 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 03/20/2022. DATE: 04/01/2022

JOHN S. BOLINE, PLS
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3756
EMAIL: JBOLINE@HRGREEN.COM
LICENSE EXPIRATION DATE: 11/30/2022



5200 Buffington Rd.
Atlanta Georgia,
30349-2998

REVISIONS

NO.	DATE	BY	DESCRIPTION
1			
2			
3			
4			
5			
6			

ALTA/NSPS
LAND TITLE SURVEY
CHICK-FIL-A
VILLAGE OF LOMBARD
DU PAGE COUNTY, IL.

Illinois Professional Design Firm # 684-001322
1391 Corporate Drive, Suite 203
McHenry, Illinois 60050
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BUTTERFIELD RD.
LOMBARD, IL 60148

SHEET TITLE
ALTA SURVEY

DWG EDITION FINAL
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Store : 2983
Date :
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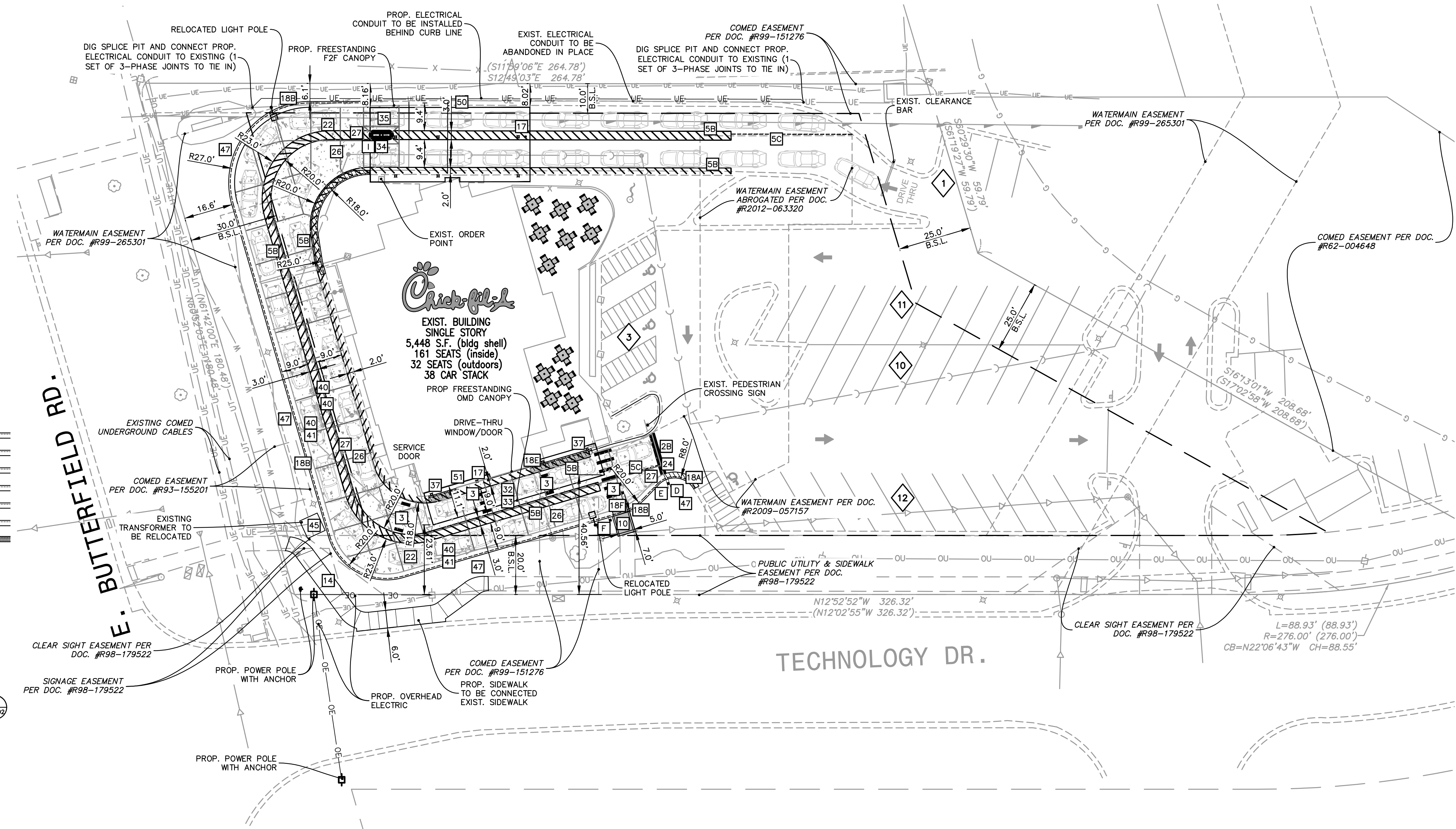
1 OF 1

SITE PLAN DESIGN NOTES & KEY PLAN

- 1A DIRECTIONAL ARROW (C-400)
- 1B PAINTED HANDICAP PARKING SYMBOL (C-400)
- 2A DRIVE-THRU GRAPHICS (C-400)
- 2B STOP BAR GRAPHIC (C-400)
- 3 CROSSWALK MARKINGS (C-400)
- 4 MULTILANE DIRECTIONAL GRAPHICS (C-400)
- 5 STANDARD OR HANDICAP PARKING STALL PER CODE (C-400)
- 5A SOLID WHITE STRIPING
- 5B 4" SOLID YELLOW STRIPING
- 5C 4" SKIP DASH YELLOW STRIPING
- 6 SOLID PLASTIC WHEEL STOP (C-400)
- 7 BOLLARD MOUNTED SIGN (C-400)
- 8 CURB RAMP W/ SHORT FLARED SIDES (CRASSED AREAS) (C-400)
- 9 CURB RAMP W/ FLARED SIDES (IN SIDEWALK) (C-400)
- 10 RETURNED CURB HANDICAP RAMP (C-400)
- 11 SIDEWALK ACCESSIBLE RAMP (C-401)
- 12 DETECTABLE WARNING DEVICE (C-401)
- 13 TYPICAL ADA RAMP & HANDRAIL (C-401)
- 14 CONCRETE SIDEWALK (C-401)
- 15 CONCRETE SIDEWALK W/ CURB & GUTTER (C-401)
- 16 ENTRY DOOR FROST SLAB DETAIL (C-401)
- 17 CONCRETE BOLLARD (C-401)
- 18 CONCRETE CURB & GUTTER (C-401)
- 18A SPILLING CURB & GUTTER
- 18B CATCHING CURB & GUTTER
- 18C DEPRESSED SPILLING CURB & GUTTER
- 18D DEPRESSED CATCHING CURB & GUTTER
- 18E SPILLING GUTTER SECTION AT ACCESSIBLE RAMP
- 18F CATCHING GUTTER SECTION AT ACCESSIBLE RAMP
- 18G MOUNTABLE CURB & GUTTER
- 19 LANDSCAPE & IRRIGATION PROTECTOR (C-401)
- 20 TYPICAL HMAc PAVEMENT SECTION (C-402)
- 21 BUTT JOINT (C-402)
- 22 CONCRETE PAVEMENT DRIVE-THRU LANE (C-402)
- 23 CONCRETE APRON AT TRASH ENCLOSURE (C-402)
- 24 PAVEMENT EDGE DETAIL (START & END OF DRIVE-THRU LANES) (C-402)
- 25 CONCRETE PAVEMENT SECTIONS (C-402)
- 26 TRANSVERSE & LONGITUDINAL CONTRACTION JOINT (C-402)
- 27 TRANSVERSE & LONGITUDINAL DOWELED CONSTRUCTION JOINT (C-402)
- 28 CONTRACTION JOINT (C-402)
- 29 KEYED CONSTRUCTION JOINT (C-402)
- 30 LONGITUDINAL BUTT JOINT (C-402)
- 31 EXPANSION JOINT (C-402)
- 32 DRIVE-THRU PLAN - FLUSH WITH FFE (C-403)
- 33 DRIVE-THRU ISOMETRIC (C-403)
- 34 DRIVE-THRU ORDER POINT ISLAND (C-403)
- 35 MENU BOARD LOOP DETECTION SYSTEM (C-403)
- 36 BUILDING DOWNSPOUT CONNECTION (TO SITE DRAINAGE SYSTEM) (C-403)
- 37 CANOPY DOWNSPOUT CONNECTION (TO SITE DRAINAGE SYSTEM) (C-403)
- 38 SCREENED REUSE ENCLOSURE (REFER TO ARCH PLANS FOR ADDITIONAL DETAILS) (C-403)
- 39 CLEAN-OUT (OUTSIDE OF BUILDING) (C-403)
- 40 THICKENED PAVEMENT @ STRUCTURES (C-403)
- 41 STORM STRUCTURE WEEP HOLE DETAILS (C-403)
- 42 ALUMINUM HANDRAIL (REFER TO ARCH PLANS) (C-403)
- 43 DRIVE-THRU CLEARANCE BAR (REFER TO SIGNAGE PACKAGE) (C-403)
- 44 GREASE TRAP (C-403)
- 45 PROPOSED TRANSFORMER (C-403)
- 46 BIKE RACK (C-403)
- 47 LANDSCAPED AREA (C-403)
- 48 TYPICAL LOCATION FOR OUTDOOR TABLES (REFER TO ARCH PLANS) (C-403)
- 49 CONCRETE PAD FOR OPTIONAL CASH STATION (C-403)
- 50 FREE-STANDING ORDER POINT CANOPY (C-403)
- 51 FREE-STANDING OUTSIDE MEAL DELIVERY CANOPY (C-403)

HATCH LEGEND

	DENOTES STANDARD PAVEMENT SECTION [20]
	DENOTES CONCRETE SECTION [22] [25]
	DENOTES PROP. SIDEWALK [14] [15]
	DENOTES AREA OF DEPRESSED SIDEWALK
	DENOTES AREA OF DEPRESSED CURB AND GUTTER WITH LENGTH NOTED ON PLANS.
	DENOTES REVERSE CURB & GUTTER



PROJECT NOTES:

- ALL CONSTRUCTION WITHIN PUBLIC R.O.W./ EASEMENTS AND OR CONNECTION TO PUBLIC SEWERS AND STREETS SHALL COMPLY WITH THE VILLAGE OF LOMBARD STANDARD CONSTRUCTION SPECIFICATIONS.
- AT LEAST ONE WEEK PRIOR TO ANY CONSTRUCTION WITHIN PUBLIC R.O.W./ EASEMENTS AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, THE CONTRACTOR SHALL CONTACT THE VILLAGE TO OBTAIN APPLICABLE VILLAGE PERMITS.
- INGRESS/EGRESS WILL BE PROVIDED INTERNAL AND EXTERNAL TO THIS SITE.
- ALL CONCRETE CURB & GUTTER SHALL BE 24" (B6.18) UNLESS OTHERWISE NOTED ON THE PLANS.
- ALL PAVEMENT DIMENSIONS ARE MEASURED TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL CONSTRUCTION MATERIALS, DUMPSTER, DETACHED TRAILERS OR SIMILAR ITEMS ARE PROHIBITED ON PUBLIC STREETS OR WITHIN THE PUBLIC RIGHT-OF-WAY.

SITE DATA:

- ADDRESS: 717 EAST BUTTERFIELD ROAD, LOMBARD IL
- LOT SIZE: 55,365± SQ. FT. (1.271 AC.)
- EXISTING IMPERVIOUS AREA: 40,350 SQ. FT. (0.93 AC.)
- PROPOSED IMPERVIOUS AREA: 43,369 SQ. FT. (78.3%)
- ONSITE IMPERVIOUS AREA CHANGE: 3,019 SQ. FT. INCREASE
- OFFSITE IMPERVIOUS AREA CHANGE: 301 SQ. FT. INCREASE
- NET IMPERVIOUS CHANGE: 3,320 SQ. FT. INCREASE
- THE OFFSITE IMPERVIOUS AREA CHANGE REFERS TO THE INSTALLATION OF THE RE-ROUTED SIDEWALK WITHIN THE ROW OF TECHNOLOGY DRIVE.

BUILDING AREA:

- BUILDING FOOT PRINT: 5,448± SQ. FT.
- FLOOR AREA RATIO (F.A.R.) = 0.098

PARKING DATA:

- TYPICAL PARKING WIDTH: 9.0'
- TYPICAL PARKING LENGTH: 18.0'
- TYPICAL ISLE WIDTH: 20'
- EXISTING REGULAR SPACES PROVIDED: (37 ONSITE & 54 OFFSITE)
- EXISTING ADA SPACES PROVIDED: 4
- TOTAL SPACES PROVIDED: 91

PARKING FORMULA:

12 PARKING SPACE PER 1000 SQ. FT.
 (5,448*12/1000 = 65.376 OR 65 SPACES)

TOTAL STALLS REQUIRED = 65 STALLS

SIGN LEGEND

** CONTRACTOR TO REFER TO THE SIGNAGE PACKAGE FOR PLACEMENT AND SPECIFICATIONS OF ALL SIGNS **

A	HANDICAP PARKING SIGN (SEE SIGNAGE PACKAGE) R7-8; 12" X 18" (TYP.)	
B	HANDICAP PARKING FINE SIGN (SEE SIGNAGE PACKAGE) 6" X 12" (TYP.)	
C	ADA ACCESSIBLE SIGN (SEE SIGNAGE PACKAGE) R7-8P; 6" X 12" (TYP.)	
D	"DO NOT ENTER" SIGN (SEE SIGNAGE PACKAGE) R5-1; 24" X 24" (TYP.)	
E	STOP SIGN (SEE SIGNAGE PACKAGE) R1-1; 30" X 30" (TYP.)	
F	CFA PEDESTRIAN CROSSING SIGN (SEE SIGNAGE PACKAGE)	
G	FLAG POLE (SEE SIGNAGE PACKAGE)	
H	CFA MONUMENT OR PYLON SIGN	
I	DIGITAL DRIVE-THRU MENU BOARDS	



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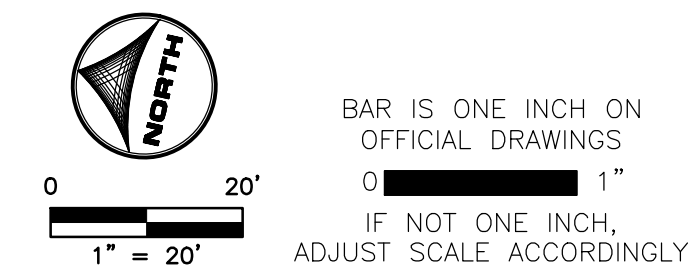
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FSU# 02983

REVISION SCHEDULE

NO.	DATE	DESCRIPTION



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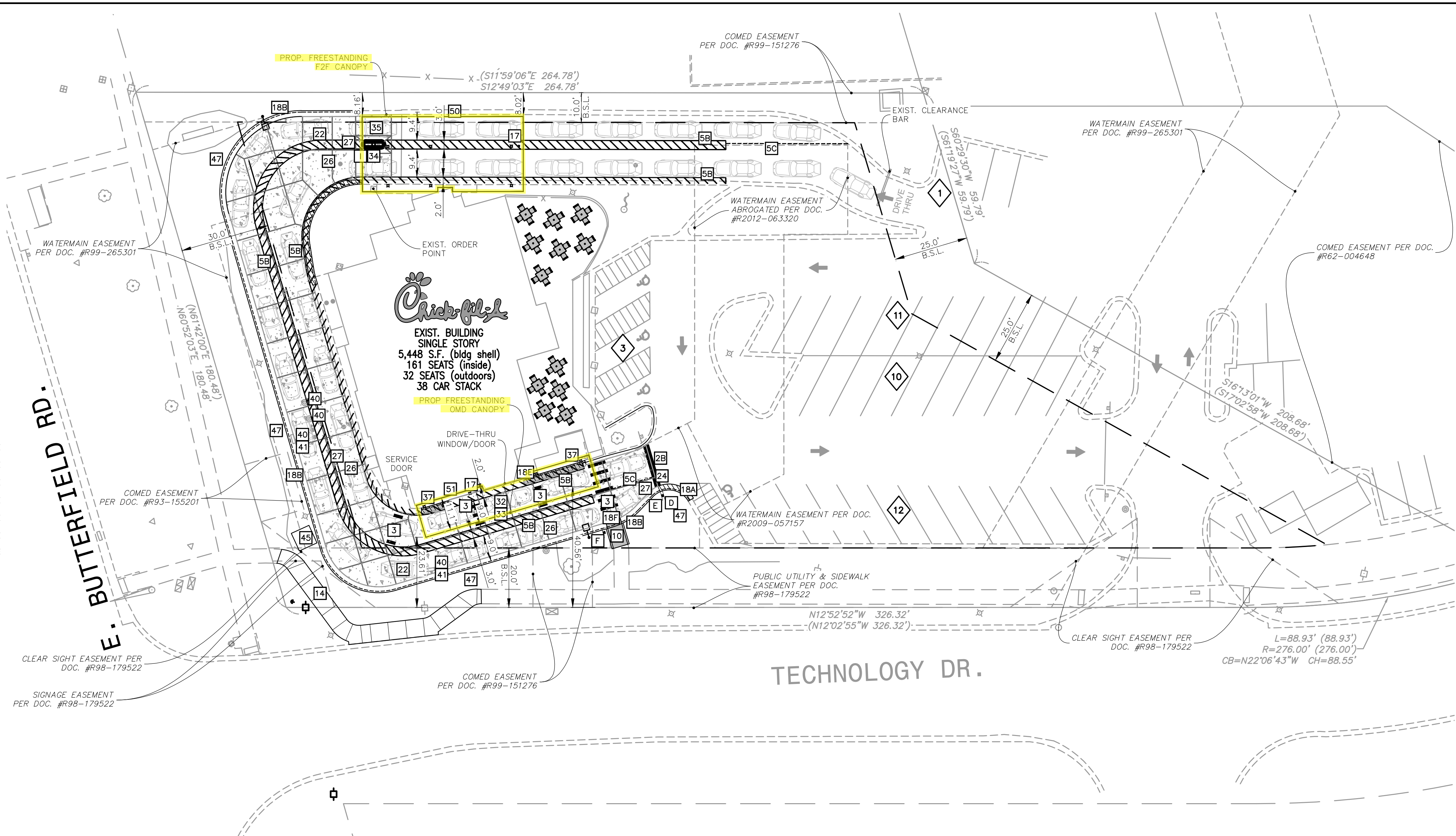
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 DATE 09/27/2023
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 SHEET SITE PLAN
 SHEET NUMBER
C-200

SITE PLAN DESIGN NOTES & KEY PLAN

- 1A DIRECTIONAL ARROW (C-400)
- 1B PAINTED HANDICAP PARKING SYMBOL (C-400)
- 2A DRIVE-THRU GRAPHICS (C-400)
- 2B STOP BAR GRAPHIC (C-400)
- 3 CROSSWALK MARKINGS (C-400)
- 4 MULTI-LANE DIRECTIONAL GRAPHICS (C-400)
- 5 STANDARD OR HANDICAP PARKING STALL PER CODE (C-400)
- 5A SOLID WHITE STRIPING
- 5B 4" SOLID YELLOW STRIPING
- 5C 4" SKIP DASH YELLOW STRIPING
- 6 SOLID PLASTIC WHEEL STOP (C-400)
- 7 BOLLARD MOUNTED SIGN (C-400)
- 8 CURB RAMP W/ SHORT FLARED SIDES (CRASSED AREAS) (C-400)
- 9 CURB RAMP W/ FLARED SIDES (IN SIDEWALK) (C-400)
- 10 RETURNED CURB HANDICAP RAMP (C-400)
- 11 SIDEWALK ACCESSIBLE RAMP (C-401)
- 12 DETECTABLE WARNING DEVICE (C-401)
- 13 TYPICAL ADA RAMP & HANDRAIL (C-401)
- 14 CONCRETE SIDEWALK (C-401)
- 15 CONCRETE SIDEWALK W/ CURB & GUTTER (C-401)
- 16 ENTRY DOOR FROST SLAB DETAIL (C-401)
- 17 CONCRETE BOLLARD (C-401)
- 18 CONCRETE CURB & GUTTER (C-401)
- 18A SPILLING CURB & GUTTER
- 18B CATCHING CURB & GUTTER
- 18C DEPRESSED SPILLING CURB & GUTTER
- 18D DEPRESSED CATCHING CURB & GUTTER
- 18E SPILLING GUTTER SECTION AT ACCESSIBLE RAMP
- 18F CATCHING GUTTER SECTION AT ACCESSIBLE RAMP
- 18G MOUNTABLE CURB & GUTTER
- 19 LANDSCAPE & IRRIGATION PROTECTOR (C-401)
- 20 TYPICAL HMA PAVEMENT SECTION (C-402)
- 21 BUTT JOINT (C-402)
- 22 CONCRETE PAVEMENT DRIVE-THRU LANE (C-402)
- 23 CONCRETE APRON AT TRASH ENCLOSURE (C-402)
- 24 PAVEMENT EDGE DETAIL (START & END OF DRIVE-THRU LANES) (C-402)
- 25 CONCRETE PAVEMENT SECTIONS (C-402)
- 26 TRANSVERSE & LONGITUDINAL CONTRACTION JOINT (C-402)
- 27 TRANSVERSE & LONGITUDINAL DOWELED CONSTRUCTION JOINT (C-402)
- 28 CONTRACTION JOINT (C-402)
- 29 KEYED CONSTRUCTION JOINT (C-402)
- 30 LONGITUDINAL BUTT JOINT (C-402)
- 31 EXPANSION JOINT (C-402)
- 32 DRIVE-THRU PLAN - FLUSH WITH FFE (C-403)
- 33 DRIVE-THRU ISOMETRIC (C-403)
- 34 DRIVE-THRU ORDER POINT ISLAND (C-403)
- 35 MENU BOARD LOOP DETECTION SYSTEM (C-403)
- 36 BUILDING DOWNSPOUT CONNECTION (TO SITE DRAINAGE SYSTEM) (C-403)
- 37 CANOPY DOWNSPOUT CONNECTION (TO SITE DRAINAGE SYSTEM) (C-403)
- 38 SCREENED REUSE ENCLOSURE (REFER TO ARCH PLANS FOR ADDITIONAL DETAILS) (C-403)
- 39 CLEAN-OUT (OUTSIDE OF BUILDING) (C-403)
- 40 THICKENED PAVEMENT @ STRUCTURES (C-403)
- 41 STORM STRUCTURE WEEP HOLE DETAILS (C-403)
- 42 ALUMINUM HANDRAIL (REFER TO ARCH PLANS) (C-403)
- 43 DRIVE-THRU CLEARANCE BAR (REFER TO SIGNAGE PACKAGE)
- 44 GREASE TRAP
- 45 PROPOSED TRANSFORMER
- 46 BIKE RACK
- 47 LANDSCAPED AREA
- 48 TYPICAL LOCATION FOR OUTDOOR TABLES (REFER TO ARCH PLANS)
- 49 CONCRETE PAD FOR OPTIONAL CASH STATION
- 50 FREE-STANDING ORDER POINT CANOPY
- 51 FREE-STANDING OUTSIDE MEAL DELIVERY CANOPY

HATCH LEGEND

	DENOTES STANDARD PAVEMENT SECTION [20]
	DENOTES CONCRETE SECTION [22] [25]
	DENOTES PROP. SIDEWALK [14] [15]
	DENOTES AREA OF DEPRESSED SIDEWALK
	DENOTES AREA OF DEPRESSED CURB AND GUTTER WITH LENGTH NOTED ON PLANS.
	DENOTES REVERSE CURB & GUTTER



PROJECT NOTES:

- ALL CONSTRUCTION WITHIN PUBLIC R.O.W./ EASEMENTS AND OR CONNECTION TO PUBLIC SEWERS AND STREETS SHALL COMPLY WITH THE VILLAGE OF LOMBARD STANDARD CONSTRUCTION SPECIFICATIONS.
- AT LEAST ONE WEEK PRIOR TO ANY CONSTRUCTION WITHIN PUBLIC R.O.W./ EASEMENTS AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, THE CONTRACTOR SHALL CONTACT THE VILLAGE TO OBTAIN APPLICABLE VILLAGE PERMITS.
- INGRESS/EGRESS WILL BE PROVIDED INTERNAL AND EXTERNAL TO THIS SITE.
- ALL CONCRETE CURB & GUTTER SHALL BE 24" (B6.18) UNLESS OTHERWISE NOTED ON THE PLANS.
- ALL PAVEMENT DIMENSIONS ARE MEASURED TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL CONSTRUCTION MATERIALS, DUMPSTER, DETACHED TRAILERS OR SIMILAR ITEMS ARE PROHIBITED ON PUBLIC STREETS OR WITHIN THE PUBLIC RIGHT-OF-WAY.

SITE DATA:

- ADDRESS: 717 EAST BUTTERFIELD ROAD, LOMBARD IL
- LOT SIZE: 55,365± SQ. FT. (1.271 AC.)
- EXISTING IMPERVIOUS AREA: 40,350 SQ. FT. (0.93 AC.)
- PROPOSED IMPERVIOUS AREA: 43,369 SQ. FT. (78.3%)
- ONSITE IMPERVIOUS AREA CHANGE: 3,019 SQ. FT. INCREASE
- OFFSITE IMPERVIOUS AREA CHANGE: 301 SQ. FT. INCREASE
- NET IMPERVIOUS CHANGE: 3,320 SQ. FT. INCREASE
- THE OFFSITE IMPERVIOUS AREA CHANGE REFERS TO THE INSTALLATION OF THE RE-ROUTED SIDEWALK WITHIN THE ROW OF TECHNOLOGY DRIVE.

BUILDING AREA:

- BUILDING FOOT PRINT: 5,448± SQ. FT.
- FLOOR AREA RATIO (F.A.R.) = 0.098

PARKING DATA:

- TYPICAL PARKING WIDTH: 9.0'
- TYPICAL PARKING LENGTH: 18.0'
- TYPICAL ISLE WIDTH: 20'
- EXISTING REGULAR SPACES PROVIDED: (37 ONSITE & 54 OFFSITE)
- EXISTING ADA SPACES PROVIDED: 4
- TOTAL SPACES PROVIDED: 91

PARKING FORMULA:

12 PARKING SPACE PER 1000 SQ. FT.
 (5,448*12/1000 = 65.376 OR 65 SPACES)

• TOTAL STALLS REQUIRED = 65 STALLS

SIGN LEGEND

** CONTRACTOR TO REFER TO THE SIGNAGE PACKAGE FOR PLACEMENT AND SPECIFICATIONS OF ALL SIGNS **

- A HANDICAP PARKING SIGN (SEE SIGNAGE PACKAGE) R7-8; 12" X 18" (TYP.)
- B HANDICAP PARKING FINE SIGN (SEE SIGNAGE PACKAGE) 6" X 12" (TYP.)
- C VAN ACCESSIBLE SIGN (SEE SIGNAGE PACKAGE) R7-8P; 6" X 12" (TYP.)
- D "DO NOT ENTER" SIGN (SEE SIGNAGE PACKAGE) R5-1; 24" X 24" (TYP.)
- E STOP SIGN (SEE SIGNAGE PACKAGE) R1-1; 30" X 30" (TYP.)
- F CFA PEDESTRIAN CROSSING SIGN (SEE SIGNAGE PACKAGE)
- G FLAG POLE (SEE SIGNAGE PACKAGE)
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 SHEET SITE PLAN
 SHEET NUMBER C-200



TREE PROTECTION KEY

P EXISTING TREE TO BE PRESERVED

TOTAL QUANTITIES (IN VICINITY OF DISTURBANCE AND PROPOSED IMPROVEMENTS)

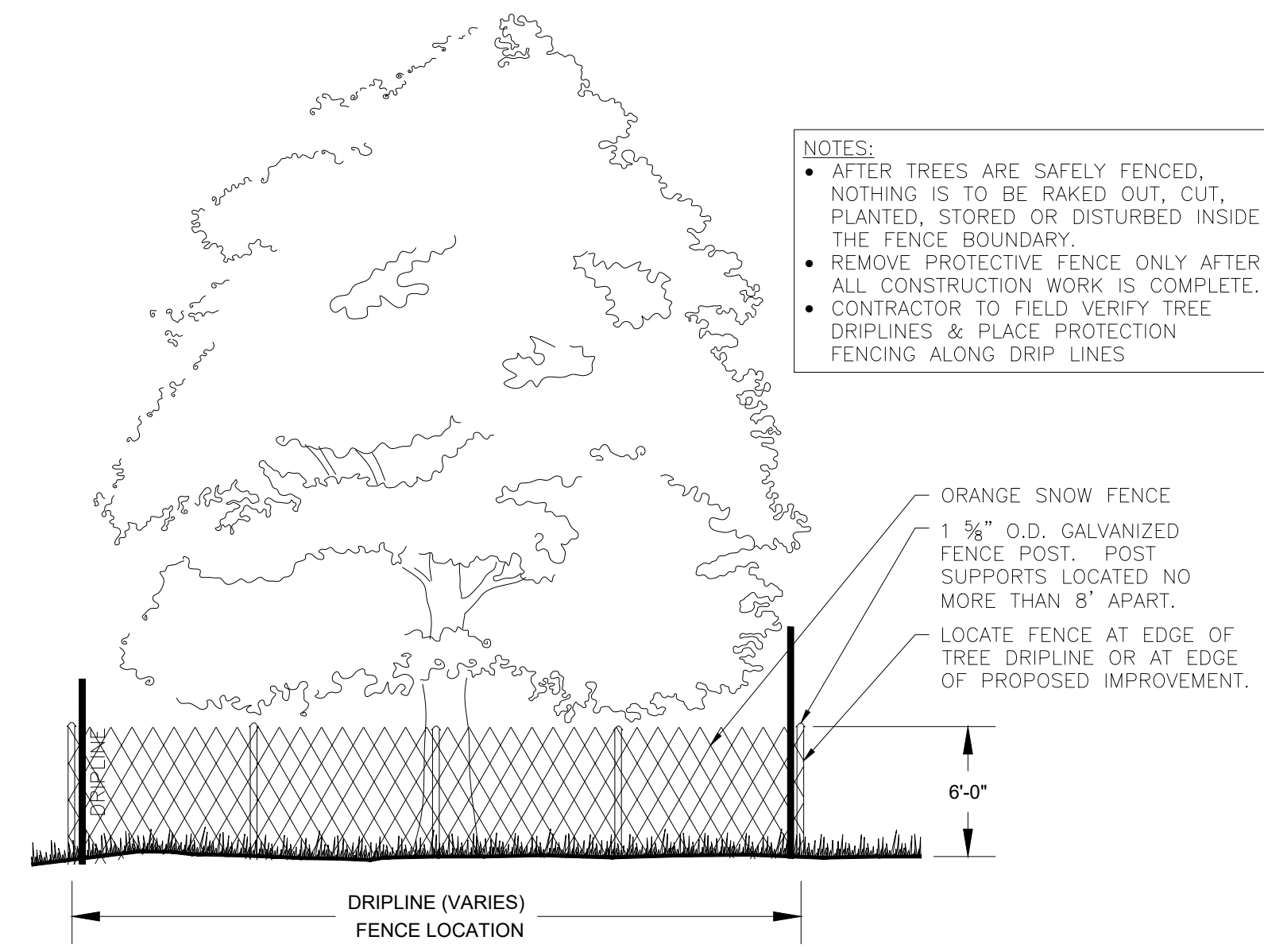
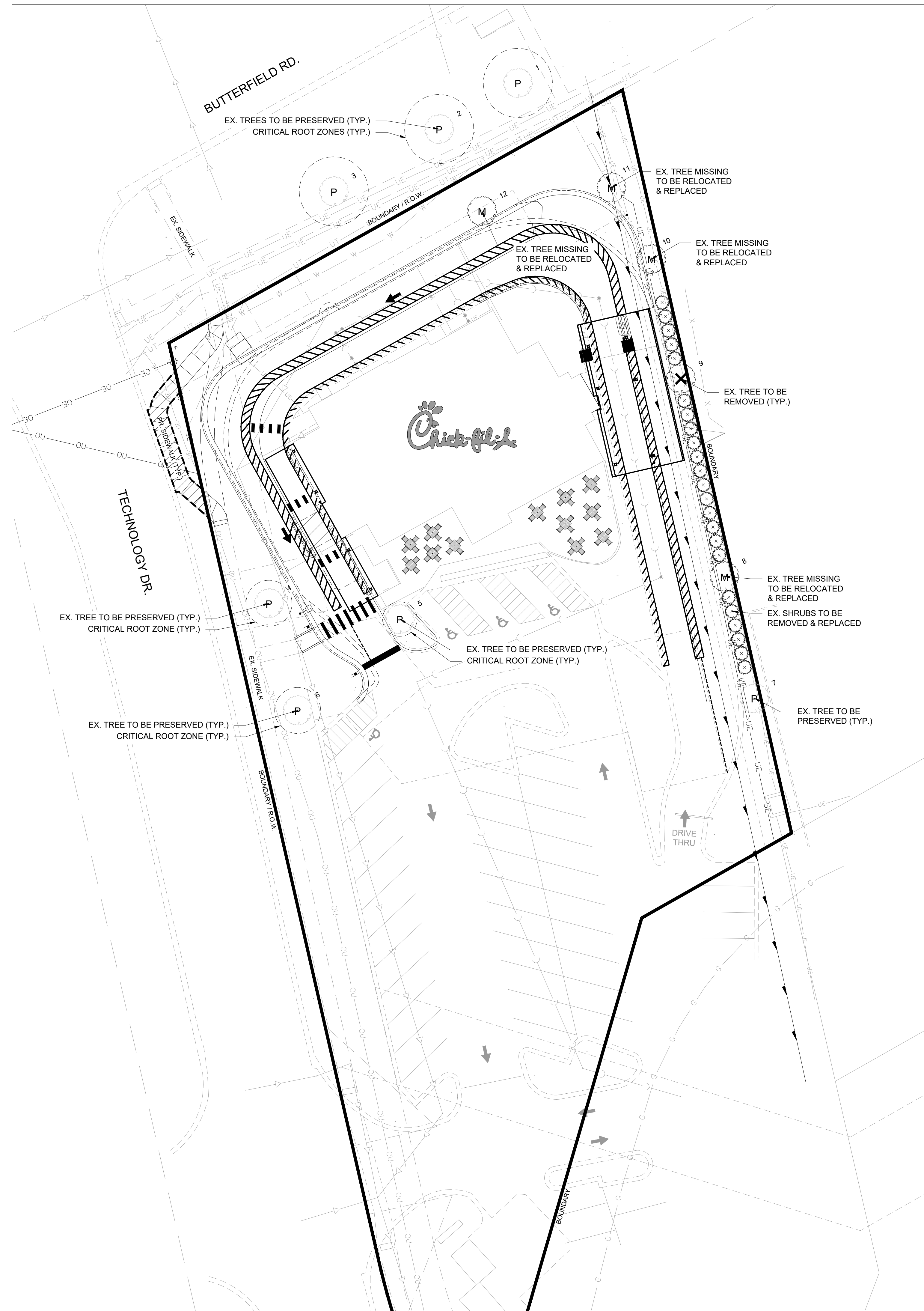
EXIST. TREES TO BE PRESERVED	7
EXIST. TREES MISSING OR TO BE REMOVED	5
TOTAL EXISTING TREES TAGGED	12

GENERAL NOTES

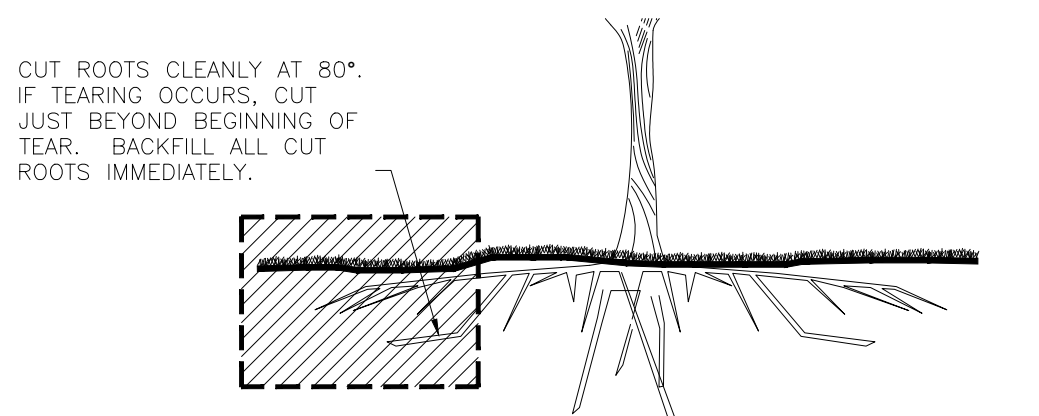
- THE INTENT IS TO KEEP THE EXISTING TREES TO BE PRESERVED IN TACT THROUGHOUT THE DURATION OF CONSTRUCTION ON-SITE. IF THE TREES ARE DAMAGED DURING CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR REPLACING PER THE MUNICIPALITY'S ORDINANCE.
- CONTRACTOR IS RESPONSIBLE FOR THE HAUL-OFF OF ALL TREES AND OTHER VEGETATION TO BE REMOVED.

CFA - LOMBARD 9/28/2023 TREE SURVEY							
TAG #	DBH (INCHES)	BOTANICAL NAME	COMMON NAME	AGE*	CONDITION**	ACTION	REASON
1	6.0	ACER RUBRUM	MAPLE	S	A	PRESERVE	
2	6.0	ACER RUBRUM	MAPLE	S	A	PRESERVE	
3	6.0	ACER RUBRUM	MAPLE	S	A	PRESERVE	
4	8.0	MALUS	CRABAPPLE	M	A	PRESERVE	
5	6.0	MALUS	CRABAPPLE	M	A	PRESERVE	
6	6.0	ACER RUBRUM	MAPLE	M	A	PRESERVE	
7	6.0	ACER RUBRUM	MAPLE	M	A	PRESERVE	
8	0.0	ACER RUBRUM	MAPLE	M	A	MISSING	NO LONGER ON SITE
9	6.0	ACER RUBRUM	MAPLE	M	A	REMOVE	DISTURBANCE IN CRITICAL ROOT ZONE
10	6.0	ACER RUBRUM	MAPLE	M	A	MISSING	NO LONGER ON SITE
11	6.0	ACER RUBRUM	MAPLE	M	A	MISSING	NO LONGER ON SITE
12	6.0	ACER RUBRUM	MAPLE	M	A	MISSING	NO LONGER ON SITE

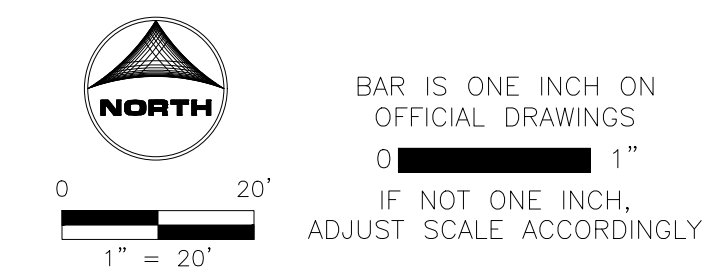
KEY:
 * AGE: S - Semi-Mature (young trees over 5m high) M - Mature (approximately 40-50 years old) O - Over-Mature (die-back of
 ** CONDITION: A - Good B - Fair C - Poor D - Dead



1 TYP. TREE PROTECTION FENCE DETAIL
SCALE: NTS



2 TYP. ROOT PRUNING DETAIL
SCALE: NTS



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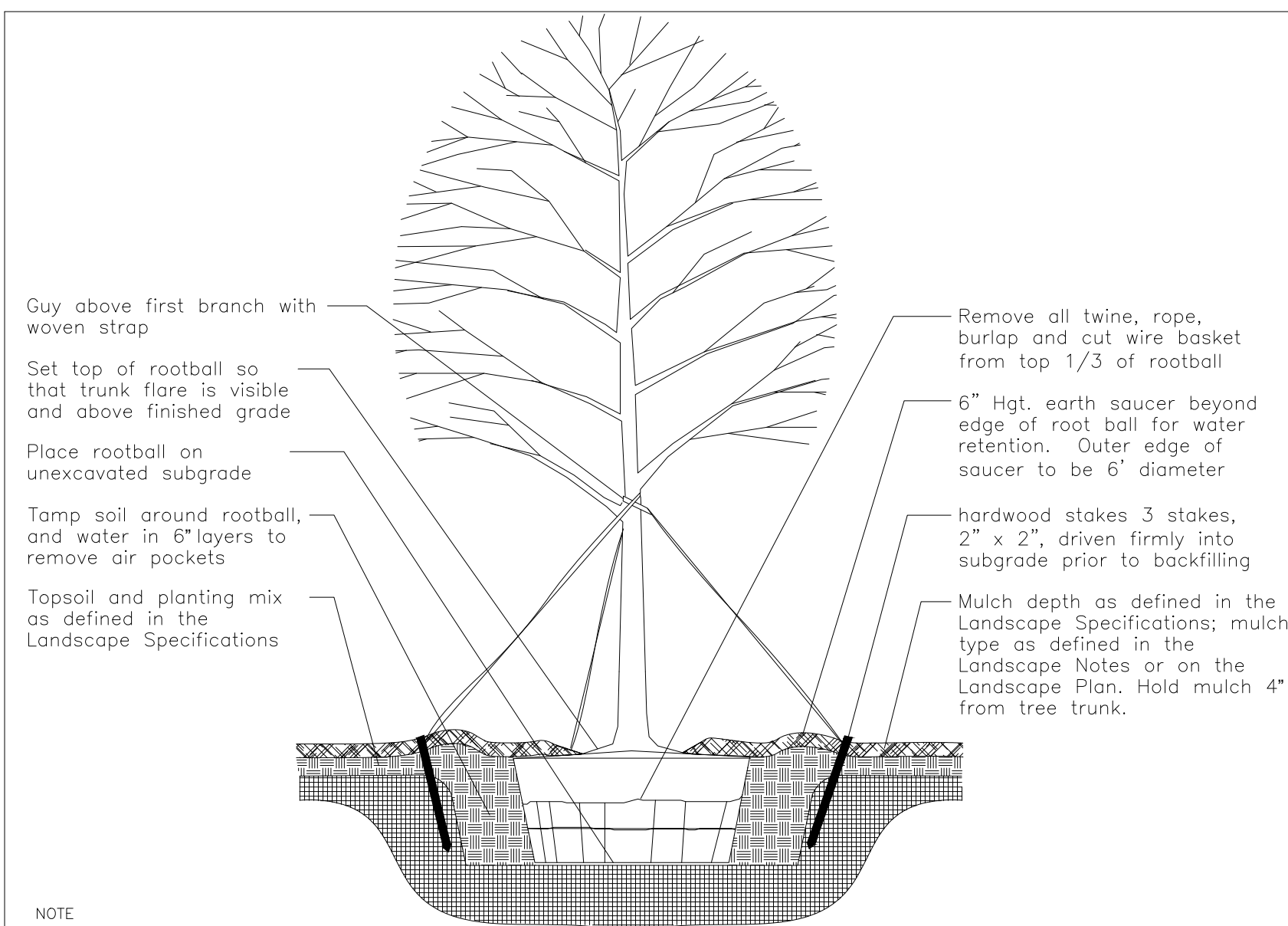
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LOMBARD, IL 60148

FSU# 02983

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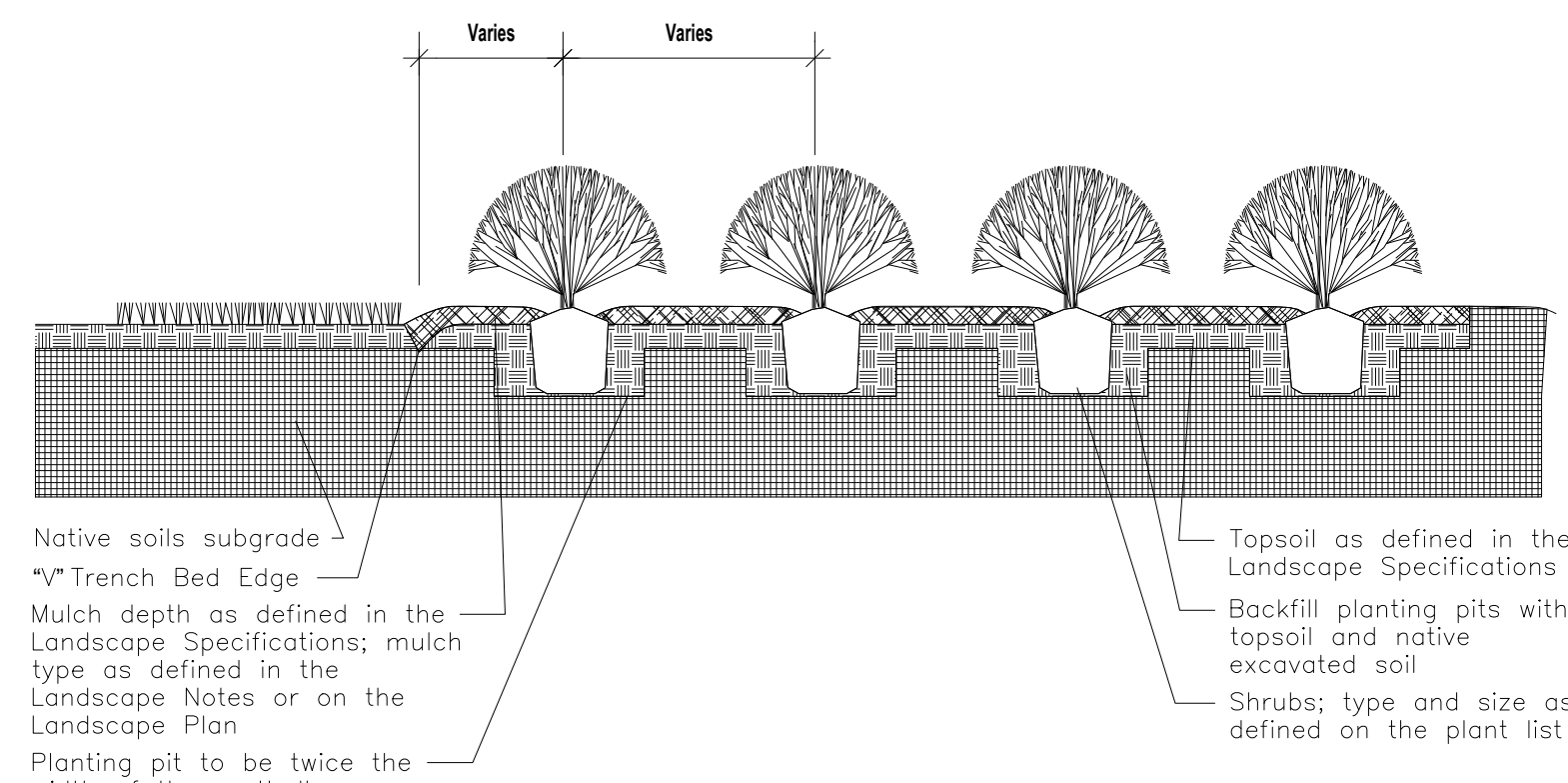
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SHEET	TREE PRESERVATION PLAN
SHEET NUMBER	L-100



- NOTE
- Hole to be twice the width of the rootball.
 - Do not heavily prune tree at planting; Prune only crossover limbs, broken or dead branches; Do not remove the terminal buds of branches that extend to the edge of the crown.
 - Each tree must be planted such that the trunk flare is visible at the top of the rootball. Trees where the trunk flare is not visible shall be rejected. Do not cover the top of the rootball with soil. Mulch to be held back 4\"/>

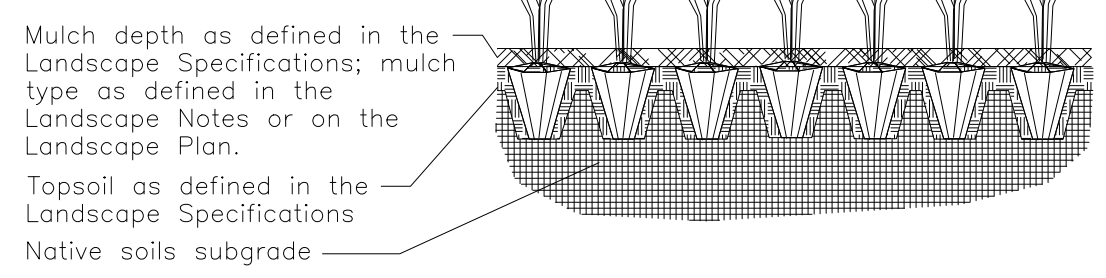
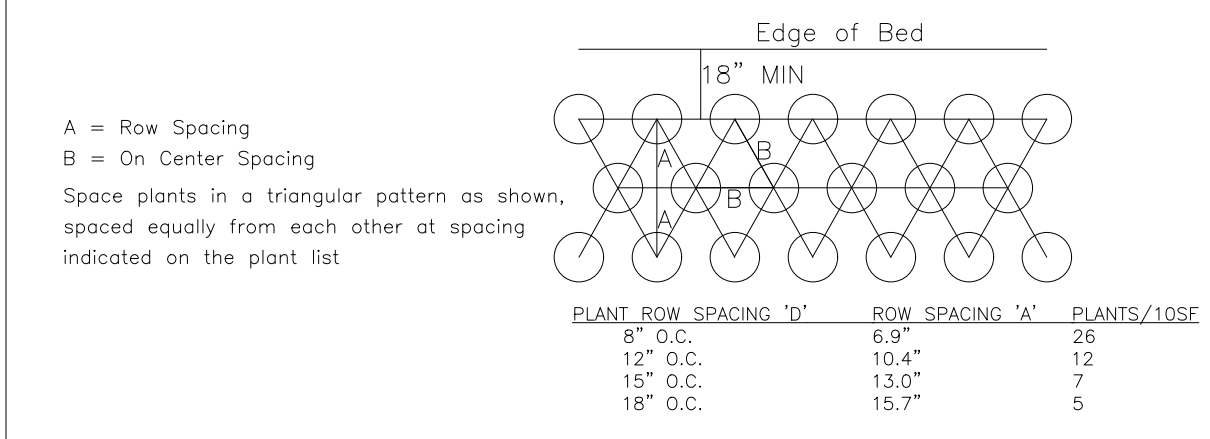
1 TREE PLANTING AND STAKING DETAIL

SCALE: NTS



2 SHRUB BED PLANTING DETAIL

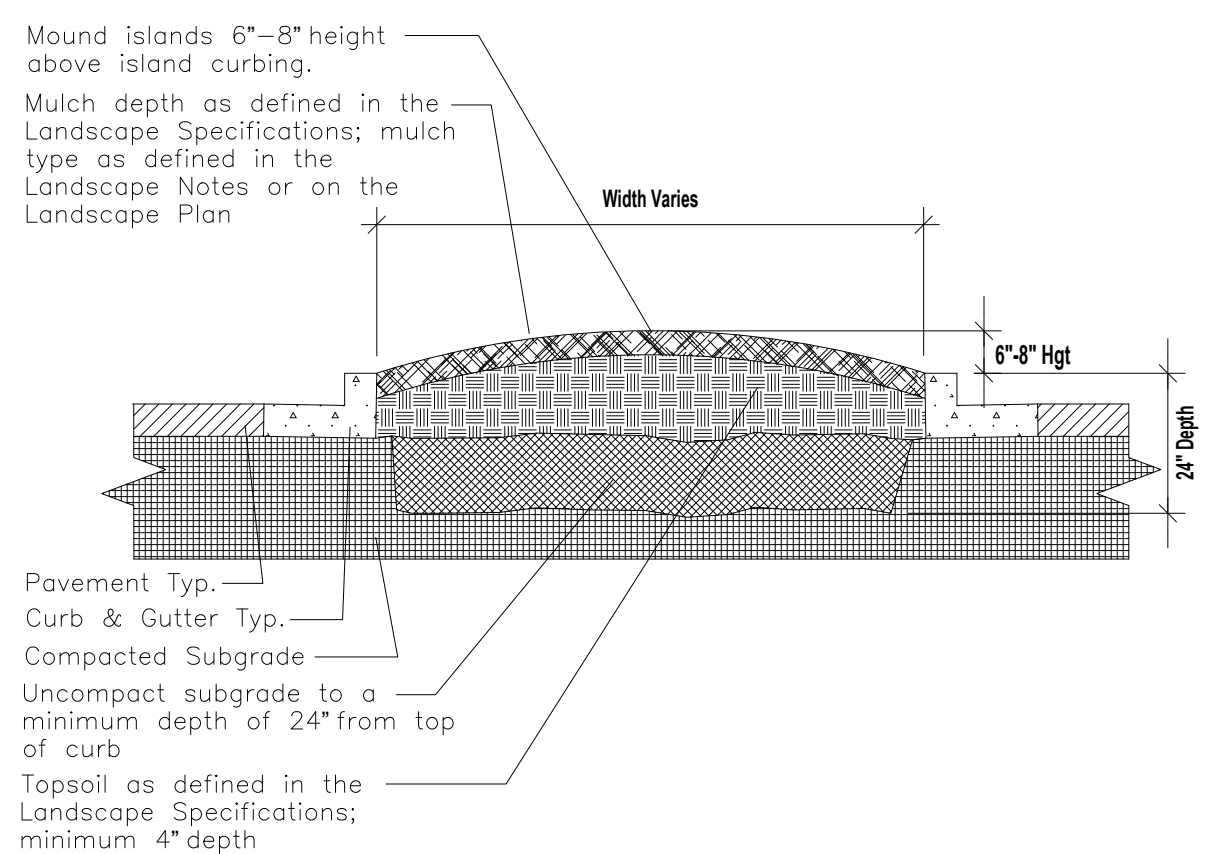
SCALE: NTS



- NOTE
- Space groundcover plants in accordance with indicated spacing listed on the plant list, or as shown on the landscape plan.
 - Adjust spacing as necessary to evenly fill planting bed with indicated quantity of plants.
 - Plant to within 24\"/>

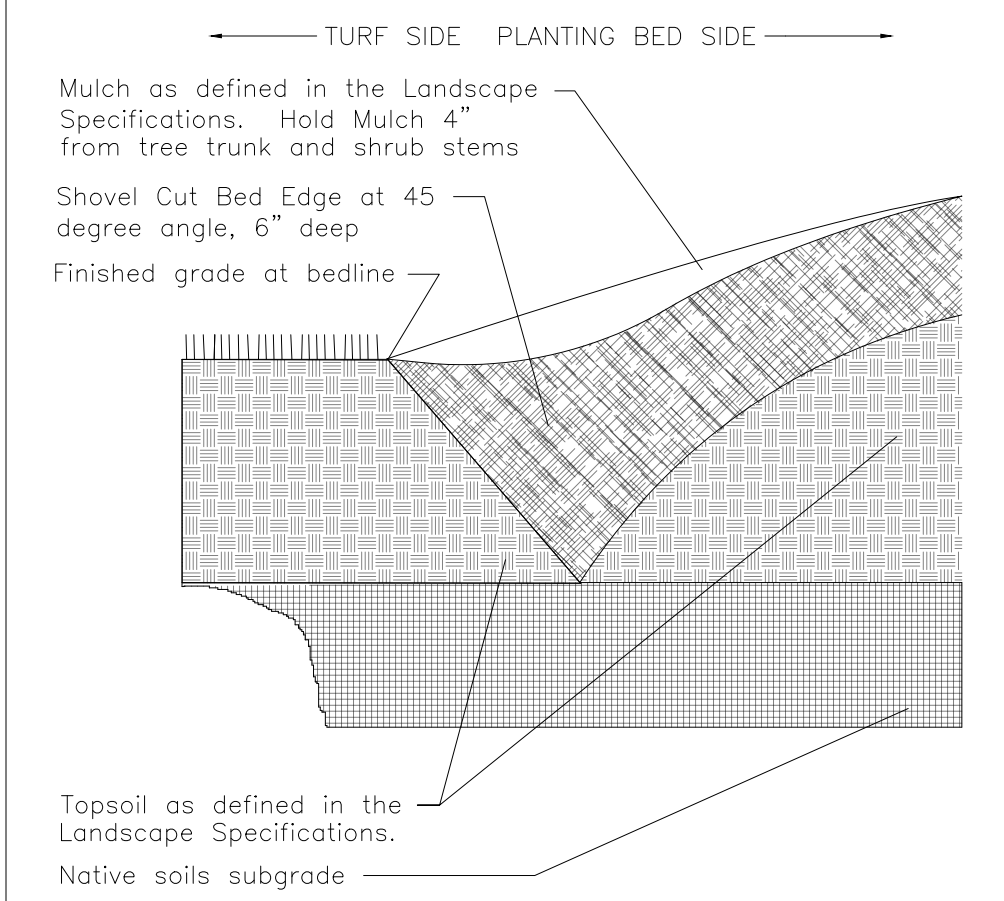
3 GROUND COVER PLANTING DETAIL

SCALE: NTS



4 PARKING ISLAND BERMING DETAIL

SCALE: NTS



5 \"/>

SCALE: NTS

GENERAL NOTES

- BASE MAP INFORMATION IS ACCURATE AS OF THE DATE PRINTED ON THIS PACKAGE.
- THE LANDSCAPE PLANS CONTAINED HEREIN ILLUSTRATE APPROXIMATE LOCATIONS OF ALL SITE CONDITIONS. REFER TO SURVEY, ARCHITECTURAL, CIVIL ENGINEERING, STRUCTURAL, ELECTRICAL, IRRIGATION AND ALL OTHER DRAWINGS, IF AVAILABLE, FOR ADDITIONAL DETAILED INFORMATION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING AWARE OF AND FIELD VERIFYING ALL RELATED EXISTING AND PROPOSED CONDITIONS, UTILITIES, PIPES AND STRUCTURES, ETC. PRIOR TO BIDDING AND CONSTRUCTION. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR CONTACTING JULIE, THE COUNTY PUBLIC WORKS DEPARTMENT, THE MUNICIPALITY AND ANY OTHER PUBLIC OR PRIVATE AGENCIES NECESSARY FOR UTILITY LOCATION PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE OF APPARENT CONFLICTS WITH CONSTRUCTION AND UTILITIES SO THAT ADJUSTMENTS CAN BE PLANNED PRIOR TO INSTALLATION. IF FIELD ADJUSTMENTS ARE NECESSARY DUE TO EXISTING UTILITY LOCATIONS THEY MUST BE APPROVED BY THE OWNER'S REPRESENTATIVE. THE CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR ANY AND ALL COSTS OR OTHER LIABILITIES INCURRED DUE TO DAMAGE OF SAID UTILITIES/STRUCTURES/ETC.
- THE CONTRACTOR SHALL COMPLY WITH ALL CODES APPLICABLE TO THIS WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH SUBCONTRACTORS AND OTHER CONTRACTORS OF RELATED TRADES, AS REQUIRED, TO ACCOMPLISH THE PLANTING AND RELATED OPERATIONS.
- THE CONTRACTOR SHALL COORDINATE INSTALLATION OF ALL PLANT MATERIAL WITH THE INSTALLATION OF OTHER IMPROVEMENTS SUCH AS HARDSCAPE ELEMENTS AND RELATED STRUCTURES. ANY DAMAGE TO EXISTING IMPROVEMENTS IS THE RESPONSIBILITY OF THE CONTRACTOR.
- THE CONTRACTOR IS RESPONSIBLE TO RESTORE ALL AREAS OF THE SITE, OR ADJACENT AREAS, WHERE DISTURBED BY OPERATIONS OF OR RELATED TO THE CONTRACTOR'S WORK.
- ALL SURFACE DRAINAGE SHALL BE DIVERTED AWAY FROM STRUCTURES AND NOTED SITE FEATURES IN ALL AREAS AT A MINIMUM OF 2% SLOPE OR AS SHOWN ON THE CIVIL ENGINEERING PLANS. ALL AREAS SHALL POSITIVELY DRAIN AND ALL ISLANDS SHALL BE CROWNED 1\"/>

LANDSCAPE NOTES

- LANDSCAPE CONTRACTOR TO READ AND UNDERSTAND THE LANDSCAPE SPECIFICATIONS (SHEET L-103) PRIOR TO FINALIZING BIDS. THE LANDSCAPE SPECIFICATIONS SHALL BE ADHERED TO THROUGHOUT THE CONSTRUCTION PROCESS.
- CONTRACTOR RESPONSIBLE FOR LOCATING AND PROTECTING ALL UNDERGROUND UTILITIES PRIOR TO DIGGING.
- CONTRACTOR RESPONSIBLE FOR PROTECTING EXISTING TREES FROM DAMAGE DURING CONSTRUCTION.
- ALL PLANTING AREAS SHALL BE CLEANED OF CONSTRUCTION DEBRIS (IE. CONCRETE, ROCK, RUBBLE, BUILDING MATERIALS, ETC.) PRIOR TO ADDING AND SPREADING OF THE TOPSOIL.
- ALL SHRUBS BEDS (EXISTING AND NEW) TO BE MULCHED WITH A 3 INCH MINIMUM LAYER OF DOUBLE SHREDDED HARDWOOD MULCH.
- ALL ANNUAL AND PERENNIAL BEDS TO BE TILLED TO A MINIMUM DEPTH OF 12 INCHES AND AMENDED WITH 4 INCHES OF ORGANIC MATERIAL. MULCH PLANTED ANNUAL AND PERENNIAL BEDS WITH 2 INCH DEPTH OF MINI NUGGETS.
- PLANTING HOLES TO BE DUG A MINIMUM OF TWICE THE WIDTH OF THE SIZE OF THE ROOT BALL OF BOTH SHRUB AND TREE. BACK TO BE A MIX OF 4 PARTS TOPSOIL AND 1 PART ORGANIC SOIL CONDITIONER (IE. NATURE'S HELPER OR PRO MIX). BACKFILL AND TAMP BOTTOM OF HOLE PRIOR TO PLANTING SO TOP OF ROOT BALL DOES NOT SETTLE BELOW SURROUNDING GRADE.
- EXISTING GRASS IN PROPOSED PLANTING AREAS TO BE KILLED AND REMOVED AND AREA TO BE HAND RAKED TO REMOVE ALL ROCKS AND DEBRIS LARGER THAN 1 INCH IN DIAMETER PRIOR TO PLANTING SHRUBS.
- ANY EXISTING GRASS DISTURBED DURING CONSTRUCTION TO BE FULLY REMOVED, REGRADED AND REPLACED. ALL TIRE MARKS AND INDENTIONS TO BE REPAIRED.
- SOIL TO BE TESTED TO DETERMINE FERTILIZER AND LIME REQUIREMENTS AND DISTRIBUTED PRIOR TO LAYING SOD.
- SOD TO BE DELIVERED FRESH (CUT LESS THAN 24 HOURS PRIOR TO ARRIVING ON SITE), LAID IMMEDIATELY, ROLLED, AND WATERED THOROUGHLY IMMEDIATELY AFTER PLANTING. EDGE OF SOD IS TO BE \"/>



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SHEET
LANDSCAPE NOTES & DETAILS

SHEET NUMBER
L-102

CANOPY FACIA & COLUMNS:
 DARK BRONZE
 DURA COAT, DC19ST-2073,
 OIL RUBBED
 BRONZE METALLIC TEXTURE PVD

DECK SOFFIT:
 SMOOTH WHITE,
 HIGH GLOSS



EAST ELEVATION

NEW FACE TO FACE ORDER
 CANOPY (F2F CANOPY)



SOUTH ELEVATION

NEW FACE TO FACE ORDER
 CANOPY (F2F CANOPY)

NEW OUTSIDE MEAL DELIVERY
 CANOPY (OMD CANOPY)



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 THE VIEWER IS ADVISED TO USE THE RENDERING AS A GUIDELINE FOR THE ARRANGEMENT OF COLORS ON THE BUILDING, AND TO THEN REFER TO THE ACTUAL COLOR OR MATERIAL SAMPLES PROVIDED.

INTERPLAN NO. 2023.0543

09-08-2023

CANOPY FACIA & COLUMNS:
 DARK BRONZE
 DURA COAT, DC195T-2073,
 OIL RUBBED
 BRONZE METALLIC TEXTURE PVD

DECK SOFFIT:
 SMOOTH WHITE,
 HIGH GLOSS



WEST ELEVATION

NEW OUTSIDE MEAL DELIVERY
 CANOPY (OMD CANOPY)



NORTH ELEVATION

NEW OUTSIDE MEAL DELIVERY
 CANOPY (OMD CANOPY)



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INTERPLAN NO. 2023.0543

09-08-2023

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