




Staff Report
Plan Commission Meeting – September 6, 2023

Applicant:	Joe Vavrina (HR Green)	<div>Chick-Fil-A – 3795 E. Main St.</div> 
Property Owner:	DB Triple Dipper Restaurant II LLC	
Location:	SW corner of E. Main St. & 38 th Ave.	
Purpose:	Redevelop site for a restaurant and Drive-Through	
Applications:	<ul style="list-style-type: none">Special Use for Drive-Through Facility	
Public Hearing:	Yes, required	
Zoning:	BC Community Business	
Current Land Use:	Commercial (vacant restaurant building)	
Comprehensive Plan:	Corridor/Regional Commercial	
Summary of Proposal:	<p>Proposal is to demolish the former Chili’s restaurant and construct a Chick-Fil-A restaurant with a drive-through. Drive-Throughs require City Council approval of a Special Use. The plans include:</p> <ul style="list-style-type: none">Access from two aisles to the south via a private drive.5,956 sf restaurant with outdoor seating and Drive-Through facility	
Info / Procedure on Application:	<p>Special Use:</p> <ul style="list-style-type: none">Per Sec. 17.04.330, the purpose of a Special Use is as follows: “Special Uses listed within the various zoning districts include those uses that may be acceptable if established in an appropriate manner and location within a zoning district, but may not be acceptable if established in a different manner or location. Special Uses may include, but are not limited to, public and quasi-public uses affected with the public interest, and uses that may have a unique, special or unusual impact upon the use or enjoyment of neighboring property.”Public hearing is required, with a mailed notice to surrounding property owners.6 findings of fact – ALL findings must be in the affirmative to recommend approval.	
Suggested Action:	<p>Conduct the public hearing on the Special Use.</p> <p>The Plan Commission may vote on the item should the Commission feel that they have enough information to make a recommendation.</p>	
Staff Contact:	Rachel Hitzemann, Planner	

I. PROPERTY INFORMATION

A. History / Context

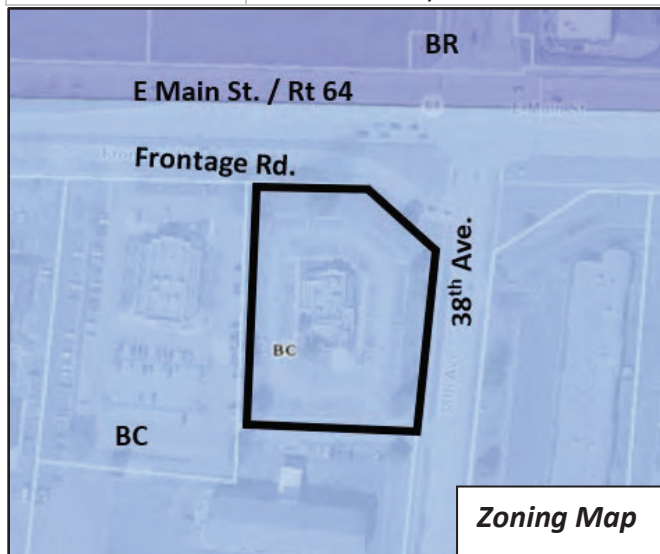
The subject property is located at the southwest corner of E Main St. and 38th Ave. The 1.9-acre site contains a 7,000 sf single-story building constructed in 1994, which was home to Chili's until its closure in early 2022.

The property is accessed off 38th Ave. via a private drive that also serves as primary access to Holiday Inn to the south and secondary access to Olive Garden to the west. There is no access to the property from the frontage road that runs parallel to E. Main St. north of the property.

B. Zoning

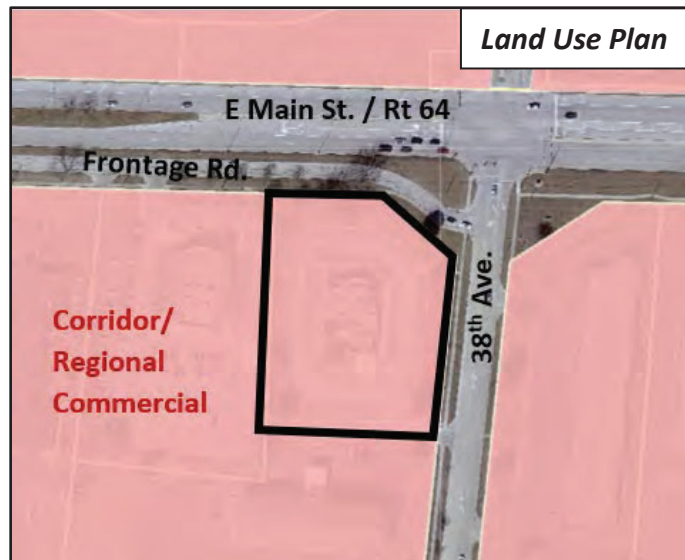
The subject property is zoned BC Community Business. The same zoning designation exists to the east, west, and south, with Regional Business zoning across Main St.

	Zoning	Land Use
Subject Property	BC Community Business	Vacant restaurant
North	BR Regional Business	Charlestowne Mall property
East	BC Community Business	Multi-tenant commercial building
South	BC Community Business	Hotel- Holiday Inn
West	BC Community Business	Restaurant- Olive Garden



C. Comprehensive Plan

The subject property is designated Corridor/Regional Commercial in the Land Use Plan adopted as part of the 2013 Comprehensive Plan. Adjacent properties along the E. Main St. corridor have the same designation, which is intended for shopping centers and developments that have a regional draw.



The Regional/Commercial land use category is described as follows:

Areas designated as corridor/regional commercial are intended to accommodate larger shopping centers and developments that serve a more regional function, drawing on a customer base that extends beyond the City limits. These areas often have a mix of “big box” stores, national retailers, and a “critical mass” of multiple stores and large shared parking areas. Areas designated for corridor/regional commercial are located primarily in larger consolidated areas along the City’s heavily traveled corridors and intersections. Commercial service uses can also have an appropriate place in corridor/regional commercial areas, but must be compatible with adjacent and nearby retail and commercial shopping areas and be located as to not occupy prime retail locations.

The Land Use Plan identifies Corridor/Regional Commercial in the City’s east and west gateways, clustered around Kirk Road and Randall Road, two busy north south streets that bisect the City. Both of these areas are ideally suited for a large scale commercial/retail development capable of drawing from a larger region. At both locations, access and visibility is ideal for a more regional commercial draw, and heavy traffic volumes provide visibility desired by retailers. As development and redevelopment is considered in these areas, consideration should be given to maximizing revenue generating opportunities. It is also important to recognize the importance of promoting high-quality development in these locations as they serve as gateways into the City and are pivotal in shaping perceptions of St. Charles as visitors enter the City.

The following Commercial Area Policy (p.48) is relevant to this project:

Promote a mix of attractive commercial uses along the Main Street Corridor that provide a range of goods and services to the St. Charles community. A wide range of commercial uses exist along the Main Street corridor, providing a variety of goods and services to residents. As a primary east-west route through the City, Main Street contributes to the overall character, image, and appearance of St. Charles. In general, some commercial areas are newer, well maintained, well occupied, provide a desirable mix of uses, and are generally considered attractive. Others however, are older/dated, suffer from deferred maintenance and obsolescence, and suffer from a less desirable mix of uses and higher vacancy rates. The City should continue to promote reinvestment along this key commercial corridor and maintain Main Street as a unique commercial

corridor that can accommodate a wide array of business types to cater to the diverse needs of the St. Charles community.

The following Goals & Objectives for Commercial & Office Areas (p.23) are relevant to this project:

Goal 1: Develop attractive and highly functional retail and commercial areas that are market responsive, create a diverse tax base, and serve the needs of the City's residents and, in some areas, a larger regional market.

- *Objective 4: Ensure that new commercial development and redevelopment is designed in scale with, and complementary to, existing adjacent development that aligns with the vision for future character.*
- *Objective 7: Ensure that all retail, office, and service commercial activities are logically organized by use and concentrated within or near areas of similar or compatible uses.*

Goal 2: Enhance the economic viability, productivity, appearance and function of the City's commercial corridors, including Randall Road, Main Street, Lincoln Highway, and Kirk Road.

- *Objective 1: Promote a healthy and mutually reinforcing mix of commercial, retail, and service uses along key corridors within the City including Randall Road, Main Street, Lincoln Highway, and Kirk Road.*
- *Objective 2: Utilize a "character note" approach by requiring high-quality development along Randall Road and Main Street at key intersections with other arterial or collector streets that serve as the "front door" into the primary commercial corridors.*
- *Objective 7: Promote the relocation of certain types of incompatible businesses that generate externalities related to aesthetics, access, noise, light or other nuisances to more appropriate places instead of the highly visible locations along major corridors.*

II. PLANNING ANALYSIS

Staff has analyzed the Special Use application for conformance with the standards established in Title 17, the Zoning Ordinance, including:

- Ch. 17.14 Business & Mixed Use Districts
- Ch. 17.20 Use Standards
- Ch. 17.24 Off-Street Parking, Loading & Access
- Ch. 17.26 Landscaping & Screening
- Ch. 17.28 Signs

A. Proposal

Joe Vavrina (of HR Green), representing Chick-Fil-A, has filed an application requesting approval of a Special Use for a Restaurant Drive-Through Facility at the subject property. Details of the proposal are as follows:

- Demolish existing restaurant building.
- Access from 38th Ave. via existing private drive; use the current driveway and create a new access drive on the southwest side.
- 5,956 sf, 93ft. long, brick restaurant building
- Landscaping along street frontages, within site, and along building walls
- Freestanding sign at the northwest corner.

B. Proposed Use

The proposed use of the property is a Restaurant with Drive-Through Facility. A Restaurant use is permitted outright, but a Drive-Through Facility is classified as a Special Use in the BC zoning district, requiring Plan Commission public hearing/recommendation and City Council approval.

Per Sec. 17.04.330, the purpose of a Special Use is as follows:

Special Uses listed within the various zoning districts include those uses that may be acceptable if established in an appropriate manner and location within a zoning district, but may not be acceptable if established in a different manner or location. Special Uses may include, but are not limited to, public and quasi-public uses affected with the public interest, and uses that may have a unique, special or unusual impact upon the use or enjoyment of neighboring property.

There are 6 Findings of Fact for Special Use that are to be considered when determining whether a Special Use should be granted. All findings must be in the affirmative to recommend approval. The applicant has provided responses to the Findings of Fact as part of the application materials.

Several Use Standards per Section 17.24.100.A pertain to the design of a Drive-Through Facility. The Use Standards are as follows, with staff comments on compliance noted below each standard:

1. The minimum dimension of stacking spaces shall be nine (9) feet in width and twenty (20) feet in length.
The site plan does not depict the stacking spaces, however based on the dimensions of the stacking lanes there is space for 19 stacking spaces in each of the two stacking lanes prior to the pickup station (approx. 38 spaces total).
2. Stacking spaces shall be placed in a single line up to the point of service.
There is adequate space to provide the required number of stacking spaces (15) within a single lane. The other additional stacking lane provides extra capacity.
3. Stacking spaces shall be located so that, when in use, they do not obstruct ingress/egress to the site, they do not obstruct access to required parking or loading spaces, and do not otherwise interfere with vehicle circulation on the site.
The stacking lanes are positioned such that stacked vehicles will not obstruct ingress/egress to the site nor required parking spaces and will not interfere with vehicle circulation.
4. Vehicle stacking and equipment associated with the Drive-Through shall be concealed from view from public streets and surrounding property to the greatest extent possible by their orientation, design or by screening. This will often involve orienting the Drive-Through to the side or rear of the building, away from the public street.
The stacking lanes are located at the front and exterior side of the property, but landscaping has been provided to conceal the spaces from view from public streets. However, other landscape plantings will offer some screening and additional landscaping should be added along the site frontage (see Landscaping staff comments).

Staff Comments:

- ✓ 9'x20' dimensioned stacking spaces shall be depicted on the site plan.

C. Bulk Standards

The table below compares the proposed Site Plan with the applicable requirements of the BC District and the building line setback outlined on the Plat.

Category	BC District	Proposed
Min. Lot Area	1 acre	1.92 acres
Max. Building Coverage	40%	7.12%
Max. GFA per Building	75,000 sf	5,956 sf
Max. Building Height	40 ft.	21'
Building Setbacks:		
<i>Front (E Main St)</i>	50 ft.	61.6ft.
<i>Exterior Side (38th Ave)</i>	40ft	120 ft.
<i>Interior Side (west)</i>	10 ft.	51.2 ft.
<i>Rear (south)</i>	30 ft.	124 ft.
Parking/paving Setbacks:		
<i>Front (E Main St)</i>	20 ft.	20 ft.
<i>Exterior Side (38th Ave)</i>	20 ft.	40 ft.
<i>Interior Side (west)</i>	0 ft.	7 ft.
<i>Rear (south)</i>	0 ft.	9.4 ft.
Canopy Setback	20ft.	30.6 ft.
Parking/Stacking Requirement	10 spaces per 1,000sf (60) 15 stacking spaces	75 parking spaces Approx. 38 stacking spaces

D. Landscaping

A landscape plan has been submitted. The table below compares the plan with the applicable landscape standards per Ch. 17.26 “Landscaping & Screening”.

Category	Zoning Ordinance Standard	Proposed
Overall Landscape Area	15%	Meets requirement; <i>percentage to be quantified</i>
Street Frontage Landscaping	1 tree per 50 ft. of street frontage (6 trees along Main St; 5 trees along 38 th Ave) Landscaping along 75% of street frontage (applies along Main St. and 38 th Ave)	Meets requirement
Building Foundation Landscaping	Planting beds along 50% of public street facing walls and 50% of all walls combined; 5 ft. beds 2 trees per 50 ft. of required planting bed (8 trees required)	Meets planting bed & shrub/bush/perennial requirements <i>0 trees provided; 6 trees needed</i>

	20 shrubs/bushes/perennials per 50 ft. of required planting bed	Meets requirement
Monument Sign Landscaping	3 ft. around sign base	Meets requirement
Refuse Dumpster/Mech. Equipment Screening	Screen from view from public streets	Meets Requirement
Roof-Mounted Equipment Screening	Screen from view from public streets	No roof-mounted equipment identified

Staff Comments:

- ✓ It appears that a minimum of 15% of the site is dedicated to landscaped area as required. However, a calculation of the overall landscape area is needed to quantify the exact percentage.
- ✓ Staff recommends providing more landscaping along the front and exterior yards to provide greater screening for the drive-through stacking. Using a variety of plantings around singular trees could provide better screening at a variety of levels. This should especially be considered along 38th Ave.
- ✓ 6 trees are required within the building foundation planting beds; none are provided.
- ✓ Any roof-mounted mechanical equipment shall be identified, with screening information provided (location on the roof, architectural element of the building such as a parapet, or a screening wall that is compatible with the building design).
- ✓ Shrubs shall be a minimum of 24" in height at planting. Some of the proposed shrub heights are under 24".
- ✓ Landscape beds must have mulch. Several landscape areas show decorative rock as a base. This will need to be replaced with mulch.

E. Building Architecture

Building elevations and a floor plan for the 5,956 sf building have been submitted. The primary façade material is brick. Metal awnings are used over doors and windows. The building appears to meet the Design Standards contained in Ch. 17.06.

Staff Comments:

- ✓ The type of glass used for the windows will need to be clarified.

F. Site Lighting

A photometric plan has been submitted. Pole lighting and building-mounted luminaries are proposed, as well as canopy lighting in the drive-through.

Staff Comment:

- ✓ Lighting levels along property lines abutting right-of-way shall not exceed an average of .5-foot candles. This lighting level is exceeded along the north property line and will need to be reduced.

G. Signage

The site plan depicts a freestanding sign to be placed at the NE corner of the site. The building elevations depict a total of 4 wall signs. The table below compares the applicable standards of Ch. 17.28 “Signs” with the proposed signage.

Category	Zoning Ordinance Standard	Proposed
Wall Signs	1 per street frontage (3 signs) 1.5 sf per linear foot of building	4 wall signs
Freestanding Sign	1 per lot Area: 100 sf Height: 15 ft.	1 sign; meets requirements

Staff Comment:

- ✓ Only 3 wall signs are permitted, one per street frontage (including private drive).
- ✓ A 50ft flag pole is being proposed. Flag pole heights cannot exceed the maximum building height allowed in the Zoning District. A smaller pole will need to be installed.

H. Site Access

Access to the property will continue to be provided off 38th Ave. via a private access drive to the south on the Holiday Inn parcel. This private drive also provides secondary access to Olive Garden to the west. One driveway off the private drive currently provides access into the site. Another driveway is also being proposed on the southwest side of the property utilizing the same private access drive.

Two access easement agreements from 1993 established the shared access and govern its use. The agreements may need to be modified in order to allow the additional driveway.

Staff Comments

- ✓ It will need to be determined whether the existing easement agreements over the private access drive will need to be modified or if a new easement will need to be drafted. In either case, the City will need to receive information substantiating approval of the access modifications from the adjacent owners that are a party to the easement agreements.
- ✓ The new driveway shows two outbound arrows. Applicant should clarify if this is correct or if it should be one in and one out.

III. DEPARTMENTAL REVIEWS

A. Engineering Review

The site plan is under review by Development Engineering. Any comments will be provided to the applicant. Engineering plans will be required at the time of building permit.

B. Fire Dept. Review

The Fire Dept. has reviewed the site plan and has noted that Fire access appears to be adequate. Fire hydrant locations and water supply also appears to be adequate. Technical comments have been relayed to the applicant.

IV. OPTIONS FOR PLAN COMMISSION ACTION**1. Public Hearing – Close or Continue**

If the Plan Commission feels they have adequate information the public hearing may be closed. The public hearing may be continued if additional information is deemed necessary to provide a recommendation.

Staff Comments

- ✓ Staff recommends requiring proof of agreement regarding the driveway modifications from the adjacent property owners that are party to the private roadway access easement agreement.

If Public Hearing is closed-**2. Make a Recommendation to Planning & Development Committee**

There are 6 Findings of Fact for Special Use Applications. The applicant has provided responses to the Findings as part of the application materials. All Findings must be made in the affirmative to recommend approval. The Findings are as follows:

1. Public Convenience: The Special Use will serve the public convenience at the proposed location.
 2. Sufficient Infrastructure: That adequate utilities, access roads, drainage and/or necessary utilities have been, or are being, provided.
 3. Effect on Nearby Property: That the Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for purposes already permitted, nor substantially diminish or impair property values within the neighborhood.
 4. Effect on Development of Surrounding Property: That the establishment of the Special Use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
 5. Effect on General Welfare: That the establishment, maintenance or operation of the Special Use will not be detrimental to or endanger the public health, safety, comfort or general welfare.
 6. Conformance with Codes: That the proposed Special Use conforms to all applicable provisions of the St. Charles Municipal Code and meets or exceeds all applicable provisions of this Title, except as may be varied to a Special Use for Planned Unit Development.
- a. **Recommend approval of the application for Special Use.**
 - i. Plan Commission may add additional conditions if deemed necessary by the Plan Commission to meet the Special Use findings.

OR

b. Recommend denial of the application for Special Use.

- i. Plan Commission must substantiate how the Special Use findings are not being met in order to recommend denial.

V. ATTACHMENTS

- Application for Special Use; received 8/9/22
- Plans



SPECIAL USE APPLICATION

(To request a Special Use or Amendment, or a Special Use for PUD or Amendment)

For City Use

Project Name: Chick-fil-A
Project Number: 2023 -PR- 010
Cityview Project Number: PLSU202300125

Received Date

RECEIVED

AUG 09 2023

City of St. Charles
Community Development

- File this application to request a Special Use for a property, or to request to amend an existing Special Use Ordinance for a property
- Complete the application and submit with all required attachments to the Community Development Division.
- The information you provide must be complete and accurate. If you have a question please contact the Community Development Division.
- City staff will review the submittal for completeness and for compliance with applicable requirements prior to establishing a public hearing date.

1. Property Information:	Location: 3795 E. Main Street, St. Charles, IL 60174	
	Parcel Number (s): 09-25-402-001	
	Proposed Name: Chick-fil-A	
2. Applicant Information:	Name: HR Green, Inc. (c/o Joe Vavrina)	Phone: 815-759-8363
	Address 1391 Corporate Drive, Suite 203, McHenry, IL 60050	Email: jvavrina@hrgreen.com
3. Record Owner Information:	Name: Sansome Pacific (c/o Tom Souza)	Phone: 415-963-4704
	Address: 303 Sacramento Street, 4th Floor, San Francisco, CA 94111	Email: tsouza@sppinc.com

4. Identify the Type of Application:

- ☐ **Special Use for Planned Unit Development - PUD Name:**
- ☐ New PUD
 - ☐ Amendment to existing PUD- Ordinance #:
 - ☐ PUD Preliminary Plan filed concurrently
- ☒ **Other Special Use (from list in the Zoning Ordinance):** Drive-Through Facility
- ☒ Newly established Special Use
 - ☐ Amendment to an existing Special Use Ordinance #:

5. Information Regarding Special Use:

Comprehensive Plan designation of the property: Corridor/Regional Commercial

Is the property a designated Landmark or in a Historic District? No

What is the property's current zoning? BC Community Business District

What is the property currently used for? Commercial - Restaurant

If the proposed Special Use is approved, what improvements or construction are planned?

Chick-fil-A restaurant, parking lot, drive-thru lane w/ canopies, and associated utilities.

6. For Special Use Amendments only: N/A

Why is the proposed change necessary?

What are the proposed amendments? (Attach proposed language if necessary)

Note for existing buildings: If your project involves using an existing building, whether you plan to alter it or not, please contact the St. Charles Fire Department (630-377-4458) and the Building and Code Enforcement Division (630-377-4406) for information on building, life safety and other code requirements. Depending on the proposed use, size of structure and type of construction, these requirements can result in substantial costs.

7. **Required Attachments:**

If multiple zoning or subdivision applications will be submitted concurrently, do not submit duplicate checklist items or plans. Fee must be paid for each application.

Provide 1 copy of each required item, unless otherwise noted.



APPLICATION FEE: Special Use for PUD: \$1,000
All other Special Use requests: \$750



REIMBURSEMENT OF FEES AGREEMENT: An original, executed Reimbursement of Fees Agreement and deposit of funds in escrow with the City, as provided by Appendix B of the Zoning Ordinance.



REIMBURSEMENT OF FEES INITIAL DEPOSIT: Deposit of funds in escrow with the City. Required deposit is based on review items (number of applications filed) and the size of the subject property:

Number of Review Items	Under 5 Acres	5-15 Acres	16-75 Acres	Over 75 Acres
1	\$1,000	\$2,000	\$3,000	\$4,000
2 or 3	\$2,000	\$4,000	\$5,000	\$7,000
4 or more	\$3,000	\$5,000	\$7,000	\$10,000



PROOF OF OWNERSHIP: a) A current title policy report; or
b) A deed and a current title search

NOTE: Private covenants and deed restrictions can limit private property rights with respect to the use of land even though the City's Zoning Ordinance may authorize the use or a less restrictive use. We strongly advise that you perform a title search on the property to determine if there any private covenants containing use restrictions or other deed restrictions. As those private covenants and deed restrictions may conflict with the City's Zoning Ordinance, it is further recommended that you consult with an attorney to obtain an opinion with respect to whether your intended use is compatible with those restrictions.



OWNERSHIP DISCLOSURE: Use the appropriate disclosure form (attached), if the owner or applicant is a Partnership, Corporation, Trust, or LLC.



LETTER OF AUTHORIZATION: If the property owner is not the applicant, an original letter of authorization from the property owner permitting the applicant to file the zoning application with the City of St. Charles for the subject property.



LEGAL DESCRIPTION: For entire subject property, on 8 1/2 x 11 inch paper and Microsoft Word file.



PLAT OF SURVEY: A current plat of survey for the subject property showing all existing improvements on the property, prepared by a registered Illinois Professional Land Surveyor.



FINDINGS OF FACT: Fill out the attached "Criteria for Planned Unit Developments (PUDs)" form for any PUD application and the "Findings of Fact – Special Use" form for all other Special Use applications.



LIST OF PROPERTY OWNERS WITHIN 250 FT.: Fill out the attached form or submit on a separate sheet. The form or the list must be signed and notarized. Property ownership information may be obtained using Kane County's interactive GIS mapping tool: http://gistech.countyofkane.org/gisims/kanemap/kanegis4_AGOx.html



SOIL AND WATER CONSERVATION DISTRICT LAND USE OPINION APPLICATION: As required by State law, submit a Land Use Opinion application and required fee directly to the Kane-DuPage Soil and Water Conservation District. Provide a copy of completed Land Use Opinion application to the City. The Land Use Opinion application can be found on the Kane-DuPage SWCD website: <http://www.kanedupageswcd.org/>

☒ **ENDANGERED SPECIES REPORT:** As required by State law, file an Endangered Species Consultation Agency Action with the Illinois Department of Natural Resources. Provide a copy of the report to the City. The online Ecological Compliance Assessment Tool (EcoCAT) should be utilized: <https://dnr2.illinois.gov/EcoPublic/>

☐ **TRAFFIC STUDY:** If applicable. Staff will advise you whether a traffic study is recommended based on the project. Regardless, the Plan Commission or City Council may request a traffic study as a part of the review process.

☒ **PLANS:** All required plans shall be drawn on sheets no larger than 24" x 36", unless the Director of Community Development permits a larger size when necessary to show a more comprehensive view of the project. All required plans shall show north arrow and scale, and shall be drawn at the same scale (except that a different scale may be used to show details or specific features). All plans shall include the name of the project, developer or owner of site, person or firm preparing the plan, and the date of plan preparation and all revisions.

Copies: Ten (10) full size copies, one (1) 11" by 17", and PDF electronic file emailed to: cd@stcharlesil.gov

Site Plan or plans shall show the following information:

1. Accurate boundary lines with dimensions
2. Streets on and adjacent to the tract: Name and right-of-way width
3. Location, size, shape, height, and use of existing and proposed structures
4. Location and description of streets, sidewalks, and fences
5. Surrounding land uses
6. Date, north point, and scale
7. Ground elevation contour lines
8. Building/use setback lines
9. Location of any significant natural features
10. Location of any 100-year recurrence interval floodplain and floodway boundaries
11. Location and classification of wetland areas as delineated in the National Wetlands Inventory
12. Existing zoning classification of property
13. Existing and proposed land use
14. Area of property in square feet and acres
15. Proposed off-street parking and loading areas
16. Number of parking spaces provided, and number required by ordinance
17. Angle of parking spaces
18. Parking space dimensions and aisle widths
19. Driveway radii at the street curb line
20. Width of driveways at sidewalk and street curb line
21. Provision of handicapped parking spaces
22. Dimensions of handicapped parking spaces
23. Depressed ramps available to handicapped parking spaces
24. Location, dimensions and elevations of freestanding signs
25. Location and elevations of trash enclosures
26. Provision for required screening, if applicable
27. Exterior lighting plans showing:
 - a. Location, height, intensity and fixture type of all proposed exterior lighting
 - b. Photometric information pertaining to locations of proposed lighting fixtures

(Note- For a Special Use for PUD, submit PUD Preliminary Plan Application In lieu of Site Plan)

I (we) certify that this application and the documents submitted with it are true and correct to the best of my (our) knowledge and belief.

William Turner William Turner Authorized Signatory August 10, 2023
Record Owner Date

Anthony F. Vane 07/27/2023
Applicant or Authorized Agent Date



City of St. Charles, IL

August 10, 2023

To Whom it may concern:

I, Tom Souza on behalf of Triple Dipper, LLC, owner of the subject property located at 3795 E. Main Street, St. Charles, IL 60174, hereby authorize HR Green, Inc. (c/o Joe Vavrina) to file a Special Use Permit Application with the City of St. Charles for the proposed Chick-fil-A project.

Thank you.

A handwritten signature in blue ink, appearing to read "Thomas A. Souza", with a long horizontal flourish extending to the right.

Thomas A. Souza
Founding Partner
Sansome Pacific
Agent of Triple Dipper, LLC

OWNERSHIP DISCLOSURE FORM

LIMITED LIABILITY COMPANY (L.L.C.)

STATE OF CALIFORNIA)

) SS.

LOS ANGELES COUNTY)

I, WILLIAM TURNER, being first duly sworn on oath depose and say that I am an AUTHORIZED
SIGNATORY of DB TRIPLE DIPPER RESTAURANT LLC, a Delaware Limited Liability Company (L.L.C.),
and that the following entity is the sole member of the said L.L.C.:

DB Triple Dipper LLC

By: William Turner, Authorized Signatory

CALIFORNIA ALL PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)

COUNTY OF Los Angeles)

On August 10, 2023 before me, Melissa Snodgrass, Notary Public
Date (here insert name and title of the officer)

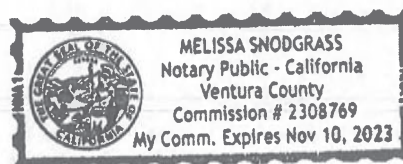
personally appeared William Turner

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: M. Snodgrass (Seal)



OPTIONAL

Description of Attached Document

Title or Type of Document: _____ Number of Pages: _____

Document Date: _____ Other: _____

FINDINGS OF FACT – SPECIAL USE

Use this form for all Special Uses, except for PUDs or PUD Amendments

The St. Charles Zoning Ordinance requires the Plan Commission to consider the factors listed below in making a recommendation to the City Council. As the applicant, the “burden of proof” is on you to show how your proposed Special Use will comply with each of the applicable standards. Therefore, you need to “make your case” by explaining specifically how your project meets each of the following standards.

Project Name or Address: Chick-fil-A (3795 E. Main Street)

From the St. Charles Zoning Ordinance, Section 17.04.430.C.2:

No Special Use or amendment to Special Use shall be recommended by the Plan Commission unless it finds that the proposed Special Use or amendment to Special Use will conform with each of these standards. The Plan Commission shall submit its written findings together with its recommendations to the City Council after the conclusion of the Public Hearing, and also may recommend such conditions as it may deem necessary to ensure conformance with these standards.

On the basis of the evidence presented at the public hearing, the Plan Commission shall record its reasons for recommending approval or denial of the petition (findings of fact) in accordance with the following standards:

A. Public Convenience: The Special Use will serve the public convenience at the proposed location.

Chick-fil-A believes that their proposed drive-thru will serve the public convenience at the proposed location. CFA does the majority of their business through their drive-thru facilities as most customers are looking for quick and quality service. It should be noted that they have a philosophy of encouraging a team member forward drive-thru operation to provide a personal guest experience and increase overall efficiency. CFA has achieved this through incorporating the ability for team members to take meal orders & payment face-to-face prior to guests arriving at the meal fulfillment area. Innovative features such as these are what have earned them best drive-thru in America for ten consecutive years as determined by a nationally recognized quick service authority. Out of all the quick service restaurants surveyed, CFA scored the highest in order accuracy, friendliness of the order takers, and speed of service.

B. Sufficient Infrastructure: That adequate utilities, access roads, drainage and/or necessary utilities have been, or are being, provided.

The proposed drive-thru lane facility has been graded to efficiently drain runoff to various storm sewer inlet locations. The proposed storm sewer system will be able to sufficiently convey all tributary runoff from the site. The drive-thru lane has also been designed with adequate lane widths & geometry to accommodate vehicle turning movements. Positioning the drive-thru facility in its' proposed location will eliminate any potential obstructions with access to the site or parking stalls/drive aisles.

- C. Effect on Nearby Property: That the Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish or impair property values within the neighborhood.**

Per the City Zoning Map, the subject property is currently zoned BC (Community Business) which allows for restaurant uses. All properties that border the subject site have the same commercial zoning designation. It is Chick-fil-A's belief that the proposed drive-thru facility is compatible with the general land use of the neighboring properties and would not diminish or impair property values.

- D. Effect on Development of Surrounding Property: That the establishment of the Special Use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.**

As mentioned, the properties surrounding the subject property all have the same zoning designation and future land use. Chick-fil-A believe that, as currently designed, the drive-thru facility will not have any impact to surrounding property that would impact their future development and improvement.

- E. Effect on General Welfare: That the establishment, maintenance or operation of the Special Use will not be detrimental to or endanger the public health, safety, comfort or general welfare.**

The proposed drive-thru lane will not endanger the public health, safety, comfort or general welfare. The site has been configured in a way to create a separation between drive-thru and dine-in traffic. Doing so promotes safe and efficient traffic flow throughout the site. The Chick-fil-A drive-thru lane has been designed to accommodate a sufficient queue of cars which will help prevent backups onto the adjacent access drive and within the parking lot.

- F. Conformance with Codes: That the proposed Special Use conforms to all applicable provisions of the St. Charles Municipal Code and meets or exceeds all applicable provisions of this Title, except as may be varied pursuant to a Special Use for Planned Unit Development.**

The proposed Chick-fil-A drive-thru facility has been designed to meet the requirements of City Code. The proposed drive-thru: will accommodate an adequate number of vehicles; has been designed to ensure that there will be no obstruction with site ingress/egress; will not obstruct access to parking stalls or internal access drives; will promote efficient site circulation by separating drive-thru & dine-in traffic; and will be screened from public streets & surrounding properties by appropriate landscape & berms.



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Project Narrative

Site Summary

Chick-fil-A (CFA) is proposing to redevelop an 1.92-acre parcel on the southwest corner of the 38th Avenue and E. Main Street (IL Route 64) intersection in the City of St. Charles. The project is more specifically located at 3795 E. Main Street. The site is currently developed with an approximate 5,500 square foot Chili's restaurant building and associated parking lot. CFA is proposing to raze the building & parking lot and redevelop the site with a new single story 5,956 square foot free-standing restaurant, dual drive-thru facility with free-standing canopies, 75 stall parking lot, and associated utilities. The property is currently zoned BC (Community Business District) which permits restaurants but a Special Use Permit is required for drive-thru facilities. Although operating hours have not yet been defined, many CFA restaurants are generally open Monday thru Saturday, between 6:00 AM to 10:30 PM, closed on Sundays. CFA is anticipating that a total of 15-20 employees will be at the restaurant during the largest shift.

Lot Layout/Configuration

The CFA building has been situated on the north side of the parcel, along the adjacent Frontage Road and E. Main Street in order to achieve the following: provide the maximum number of parking stalls; provide a sufficiently long drive-thru lane to promote efficient restaurant operations; and to provide adequate visibility to the new store. Providing ample vision will be key to the success of the CFA restaurant as it will attract potential new customers that are traveling along the adjacent roadways. Positioning the building in this location & orientation allows an outdoor patio to be located on the east side of the building which will feature 6 tables for a total of 24 outdoor seats. An ornamental aluminum fence will be installed around the perimeter to create a barrier between the patio and the adjacent greenspace & drive-thru lane. The proposed site layout also provides direct pedestrian connectivity to the sidewalk along the west side of 38th Avenue.

Parking is proposed to be located south of the CFA restaurant. Per City Code, the proposed CFA use will require a total of 60 spaces. A total of 75 spaces will be provided. The parking lot has been configured to maximize circulation and minimize backups onto adjacent access drives. Access to the parking lot will be provided via the existing entrance at the southeast corner of the site and a new entrance at the southwest corner of the property. The entrance at the southeast corner will feature two entrance lanes and one exit lane. The southwestern entrance will be exit only. Customers exiting the drive-thru lane will be directed to this access drive in order to reduce congestion within the parking lot.

A sufficiently long CFA dual drive-thru lane is proposed to begin at the southeast corner of the property, by the main entrance to the site. The drive-thru lane will then run along the east, north, & west sides of the site and ultimately exit near the southwest corner of the restaurant building. The drive-thru lane has been positioned in a way to create a separation between dine-in & drive-thru traffic in order to prevent congestion within the parking lot. CFA is proposing to install two free-standing canopies over the drive-thru lane: An order point canopy to be located just east of the



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CFA building; and an order meal delivery canopy to be located on the west side of the CFA building, over the pick-up window.

CFA's drive-thru operation consists of two lanes of customer ordering and two lanes of meal fulfillment. This dual flex lane concept allows the restaurant operator to use the outer lane as either a second meal fulfillment lane or as a by-pass lane at their discretion to properly support the operational needs of his or her business. If/when the outer lane is not in use, a series of magnetic delineators will be used to merge cars back into one lane for meal fulfillment at the window. Providing the two full lanes gives the operator the most flexibility to service their guests effectively and efficiently. Additionally, Chick-fil-a has a philosophy of encouraging a team member forward drive-thru operation to provide a personal guest experience and increase overall efficiency. CFA has achieved this through incorporating the ability for team members to take meal orders & payment face-to-face prior to guests arriving at the meal fulfillment area and through team members executing outdoor meal delivery in the meal fulfillment area. Enhancements have also been made at the pick-up window through implementation of a drive thru door. The enhancement constitutes replacing the typical window with a multi-function door, that also can function as a window. The purpose of the drive thru door is to allow team members to stage more meals and beverages indoors while they are delivering meals outside, directly to vehicle windows. The door allows easier access to the meals without passing them through a small window. This change helps to create an efficient drive-thru operation and improve the overall guest experience. During non-peak times or periods of inclement weather, the door can be closed and will function as a standard pickup window. Innovative features such as these are what have earned Chick-fil-A best drive-thru in America for ten consecutive years as determined by a nationally recognized quick service authority. Out of all the quick service restaurants surveyed, Chick-fil-A scored the highest in order accuracy, friendliness of the order takers, and speed of service.

Deliveries to the site will occur both after operating hours via key drops and during non-peak hours of operating days. The semi-truck deliveries will be made overnight and would occur 1-2 times a week with the smaller box truck type deliveries occur daily.

A dual bin trash enclosure has been situated along the west side of the property and will be constructed utilizing materials to compliment the principal building.

The Chick-fil-A site will be attractively landscaped to provide year-round interest and to meet the intent of the City Code. The site has been designed to maintain the existing landscaping & berm along the east side of the site. It should be noted that a landscape berm is proposed along the north side of the site.



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Signage

Signage for the CFA restaurant will be paramount and has been designed to notify potential customers that are approaching the site from multiple directions. In an effort to assist them in locating the restaurant, signage is proposed on all four elevations. Additionally, CFA is proposing the installation of a monument sign near the northeast corner of the property along the adjacent Frontage Road & E. Main Street. Appropriate signage will be key to the success of the restaurant.

Building Elevations

The Chick-fil-A building has been designed with a mixture of brick veneer, prefinished metal, and glass. The mechanical units for heating/cooling will be located on the roof and will be screened via a parapet wall. Accent light via wall sconces are proposed around the building to provide nighttime interest. The trash enclosure will incorporate the same colored brick veneer as the building to maintain consistency. The dumpsters inside of the enclosure will be screened from the front by durable double gates with prefinished plastic lumber (weathered wood).

The Chick-fil-A Story

It's a story that began when a man named Truett Cathy was born in 1921 in the small town of Eatonton, Georgia, about 80 miles from Atlanta, where he grew up. Truett's mom ran a boarding house, which meant she had to cook a lot of meals – but Truett helped, and he paid close attention, and picked up cooking and serving tips that would come in quite handy later. Along the way, he also learned to be quite the entrepreneur. He sold magazines door to door, delivered newspapers all over the neighborhood, and sold Coca-Colas from a stand in his front yard and all the while he was learning the importance of good customer service.

After serving his country in World War II, in 1946 Truett used the business experience he gained growing up and opened his first restaurant with his brother, Ben, calling it the Dwarf Grill (later renamed the Dwarf House). Hamburgers were on the menu but, ironically, no chicken because he said it took too long to cook. Truett worked hard with that first venture, but considered Sunday to be a day of rest, for himself and his employees and as you know, that's a practice that Chick-fil-A honors to this day.

The early 60s would be a pivotal time in Truett's life. That's when he first took a boneless breast of chicken and spent the next few years experimenting until he found the perfect mix of seasonings. He breaded and cooked the filet so that it stayed juicy, put it between two buttered buns and added two pickles for extra measure and in 1963 unveiled what we now know as the Chick-fil-A Chicken Sandwich. As far as the name, Truett says it just came to him. He had it registered that year in 1963 and created a logo that has been updated but is still very similar to the original designed 50 years ago.

The Chick-fil-A sandwich was a huge hit, and in 1967 Truett opened his first Chick-fil-A restaurant in an enclosed shopping mall where, up to that point, food normally wasn't sold. Frankly, the developer of the Greenbriar Shopping Center in Atlanta wasn't too keen on serving food inside his mall, but as we know that turned out to be a very smart decision on his part, and especially Truett's.



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Today, Truett is recognized as the pioneer in quick-service mall food. It wasn't until 1986 that Chick-fil-A opened its first "freestanding" restaurant on North Druid Hills Road in Atlanta. Today there are over 2,300 restaurants locations in 47 states.

Chick-fil-A is now the largest quick-service chicken restaurant and one of the largest that's privately-held. Three generations of Cathy family members are involved in the business, including Truett's sons Dan (the president and CEO) and Bubba (senior VP) and also, his grandchildren.

Our Food

There are a lot of things people say they like about Chick-fil-A, but it all begins with the food, and especially the Original Chick-fil-A Chicken Sandwich. It was a significant product innovation, and it remains our best-selling item on the menu. Our innovations didn't stop with the chicken sandwich. In 1982, we were the first restaurant to sell chicken nuggets nationally, and three years later added our trademark Waffle Potato Fries to the menu, and we still use 100% fully refined peanut oil, which is cholesterol and trans fat free. In 2010, we introduced the Chick-fil-A Spicy Chicken Sandwich. With its special blend of peppers and other seasonings, it became such a "hot" selling item that we soon after introduced the Spicy Chicken Biscuit. More recently and within the last couple years we introduced to our menu a new grilled chicken sandwich and grilled chicken nuggets along with the most recent addition of mac & cheese. People also like the fact that we offer a variety of menu options for those wanting foods that are lower in calories, carbs or fats, such as the Chick-fil-A Chargrilled Chicken Sandwich, entrée salads and fruit cups and by the way, fruit cups are an option with our kid's meals these days. In fact, Men's Health magazine named us "America's Healthiest Chain Restaurant for Kids." The high quality of our food is the number one reason people keep coming back to Chick-fil-A but there are a few more reasons – and one has four legs and is a terrible speller.

Serving our Customers

Whenever you ask people what they like about Chick-fil-A, one of first things they say is "the service" and it's an important part of our story, because it goes back to Truett's experience as a young businessman and to the values he instilled in Chick-fil-A. We call it Second Mile Service, and it's based on the belief that if someone asks you to carry something for them one mile, you do one better and carry it for them two. Its doing those unexpected things that make people feel special. Our drive-thru has been voted "America's #1 drive-thru" for six years in a row. We do our best to ensure a quick and pleasurable experience, and might even have a nugget for the family pet when you arrive at the window. But no matter if you're being served in our restaurants, at our drive-thrus, or with an outside delivery, you can always count on our team members responding to your words of thanks with two special words of their own – "My pleasure."

Chick-fil-A Philosophy & Operator/Employment Model

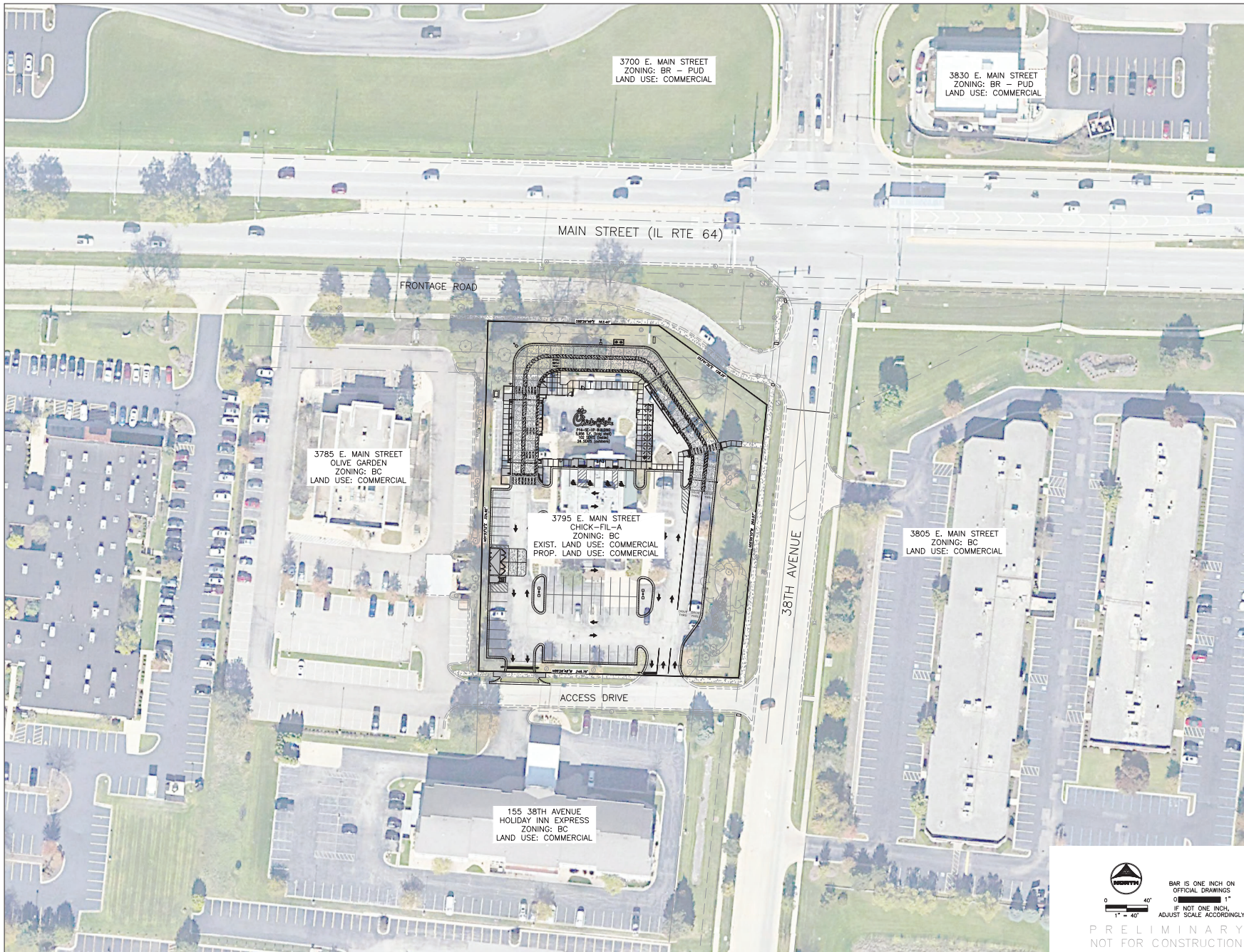
The Company's philosophy is that their restaurants become integral parts of the communities in which they are located. Chick-fil-A makes scholarships available to store employees and sponsors the Winshape Foundation which supports a family of programs designed to encourage outstanding young people nationwide. The Foundation has a college program and operates a series of camps,



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homes, and retreats. On the local level, individual restaurant operators typically engage in community support activities such as sponsoring youth sports teams, supporting educational activities, and leadership initiatives. Finally, and in accordance with company policy, the operators and employees in each Chick fil A Restaurant strive for a level of customer service unequaled in the quick-service food industry. It is quite common to go into a Chick-fil-A and have your tray carried to your table, have people clear your table, and ask if they can come and refresh your beverage.

Beyond the above, Chick-fil-A's operator's model is very unique in the fast food industry. In their situation, the operator is part owner with Chick-fil-A. It's similar to a franchise except they usually have one location. Sometimes they have two but for the most part they have one location and what that provides is a situation where they have very competent partners with great character in the restaurants who are deeply involved in the community. What Chick-fil-A likes to say is that their operators are in business for themselves, but not by themselves. It is very unusual for an operator to shut down and the retention rate for operators is about 98%. A typical Chick-fil-A store will employ approximately 60 - 80 jobs with approximately 120 jobs created for temporary construction employment. A typical store will operate between the hours of 6:30am to 10:00pm; Monday thru Saturday and are always closed on Sundays.



Chick-fil-A

Chick-fil-A
5200 Buffington Road
Atlanta, Georgia
30349-2998



HFGreen.com

CHICK-FIL-A

ST. CHARLES (IL) FSU

3795 E. MAIN STREET
ST. CHARLES, IL 60174

FSR# 05570

REVISION	SCHEDULE	NO.	DATE	DESCRIPTION

PRELIMINARY

ENGINEER'S PROJECT # 2362427

PRINTED FOR PRELIMINARY

DATE 06/22/2023

DRAWN BY: MRU

CHECKED BY: JPV

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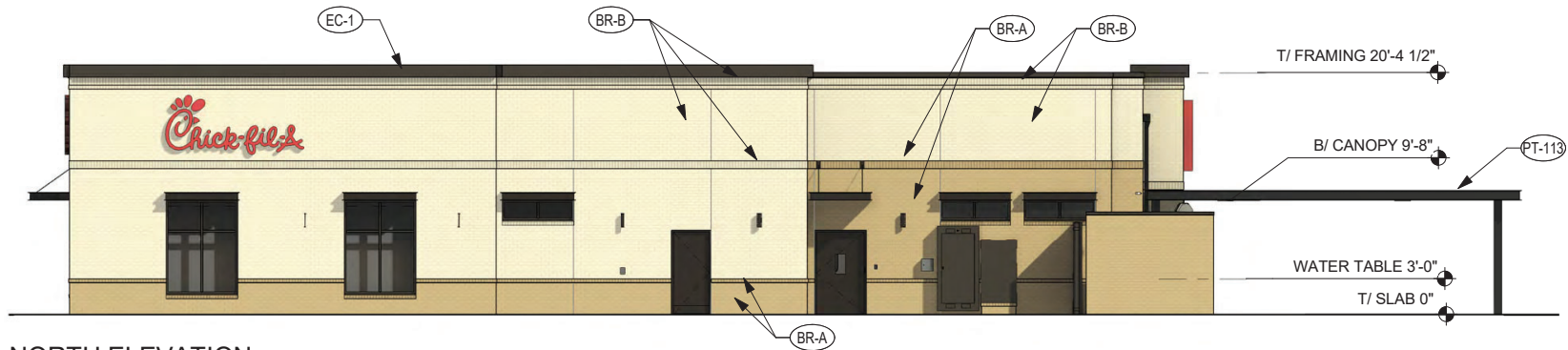
SHEET

PROJECT LOCATION

EXHIBIT

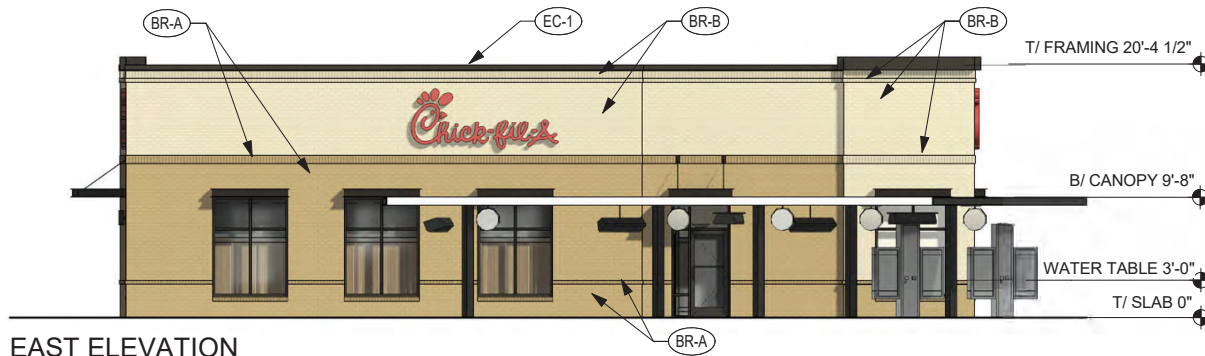
SHEET NUMBER

EX-A



NORTH ELEVATION

N.T.S.



EAST ELEVATION

N.T.S.

EXTERIOR FINISHES



(BR-A)

BRICK VENEER
COLOR: DARK BROWN
SIZE: MODULAR



(EC-1)

PREFINISHED METAL COPING
COLOR: MIDNIGHT BRONZE



(BR-B)

BRICK VENEER
COLOR: LIGHT BROWN
SIZE: MODULAR



(PT-113)

EXTERIOR PAINT
COLOR: DARK BRONZE
FINISH: SEMI-GLOSS



(ST-1)

STOREFRONT
COLOR: DARK BRONZE

BUILDING ELEVATIONS

05570, ST. CHARLES FSU, 3795 E Main Street, St. Charles, IL 60174

08/01/2023

THE CHICK-FIL-A DESIGN DEVELOPMENT PACKAGE REPRESENTS A BRAND COMPLIANT DESIGN SOLUTION. SITE ADAPT PROFESSIONALS ARE RESPONSIBLE FOR APPLICATION OF DESIGN AND COMPLIANCE WITH ORDINANCES AND CODES.





SOUTH ELEVATION

N.T.S.



WEST ELEVATION

N.T.S.

EXTERIOR FINISHES



(BR-A)

BRICK VENEER
COLOR: DARK BROWN
SIZE: MODULAR



(EC-1)

PREFINISHED METAL COPING
COLOR: MIDNIGHT BRONZE



(BR-B)

BRICK VENEER
COLOR: LIGHT BROWN
SIZE: MODULAR



(PT-113)

EXTERIOR PAINT
COLOR: DARK BRONZE
FINISH: SEMI-GLOSS



(ST-1)

STOREFRONT
COLOR: DARK BRONZE

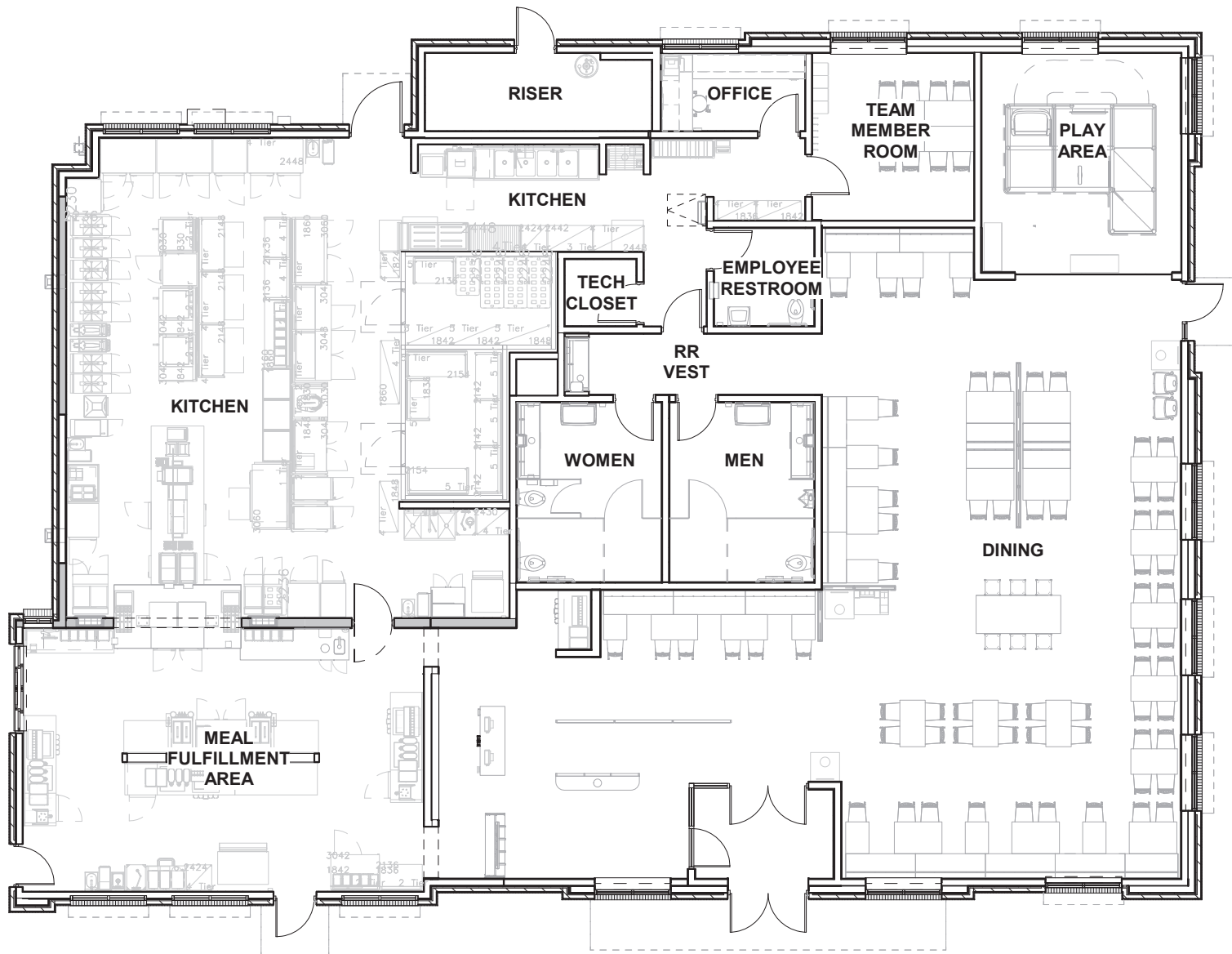
BUILDING ELEVATIONS

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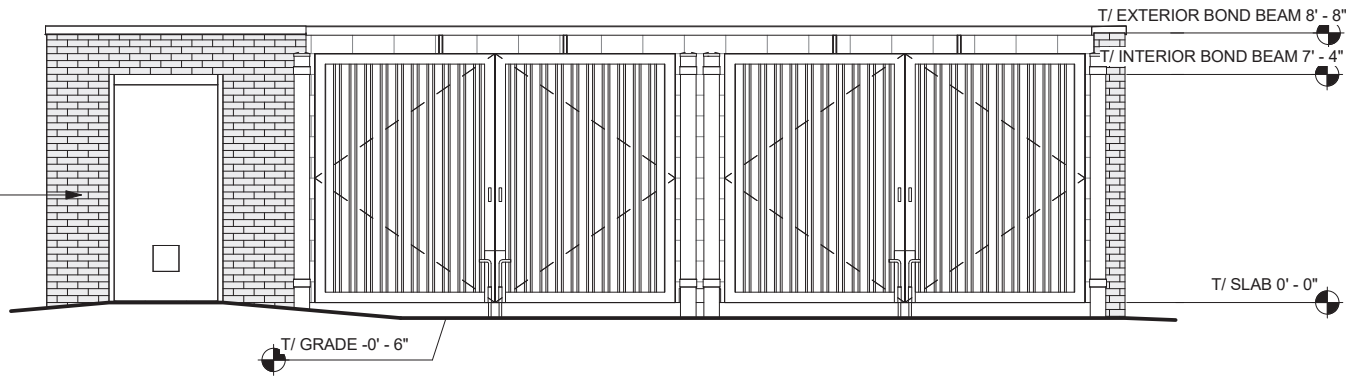
FLOOR PLAN

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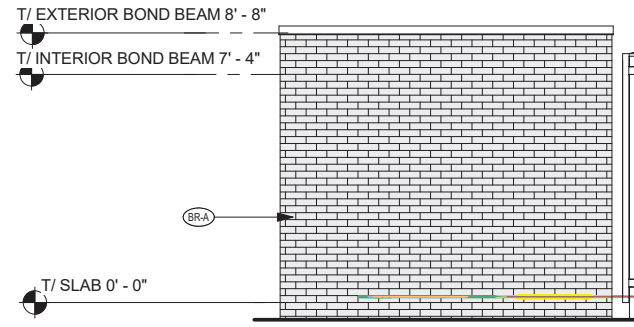
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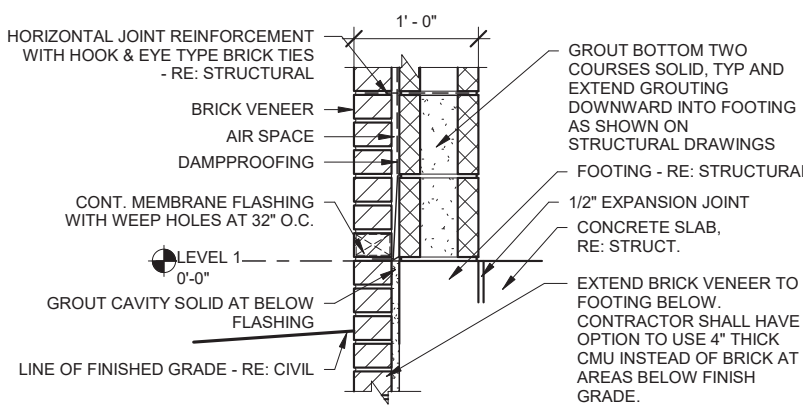




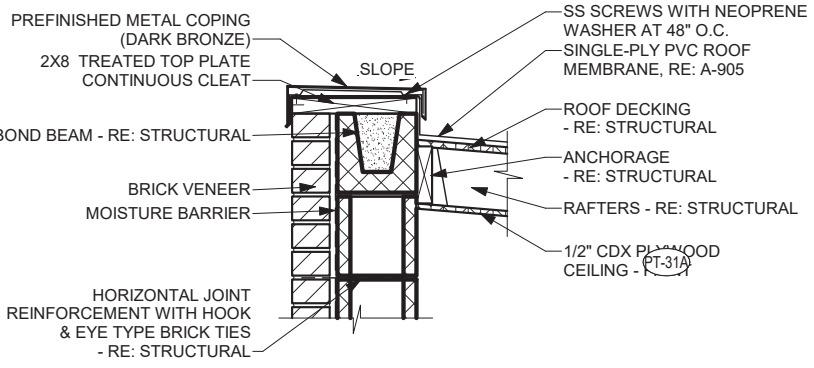
1 REFUSE ENCLOSURE ELEVATION
1/4" = 1'-0"



2 REFUSE ENCLOSURE ELEVATION
1/4" = 1'-0"



3 REFUSE ENCLOSURE BASE DETAIL
1" = 1'-0"



4 REFUSE ENCLOSURE ROOF EDGE DETAIL
1" = 1'-0"



5 PERSPECTIVE VIEW

REFUSE DETAILS

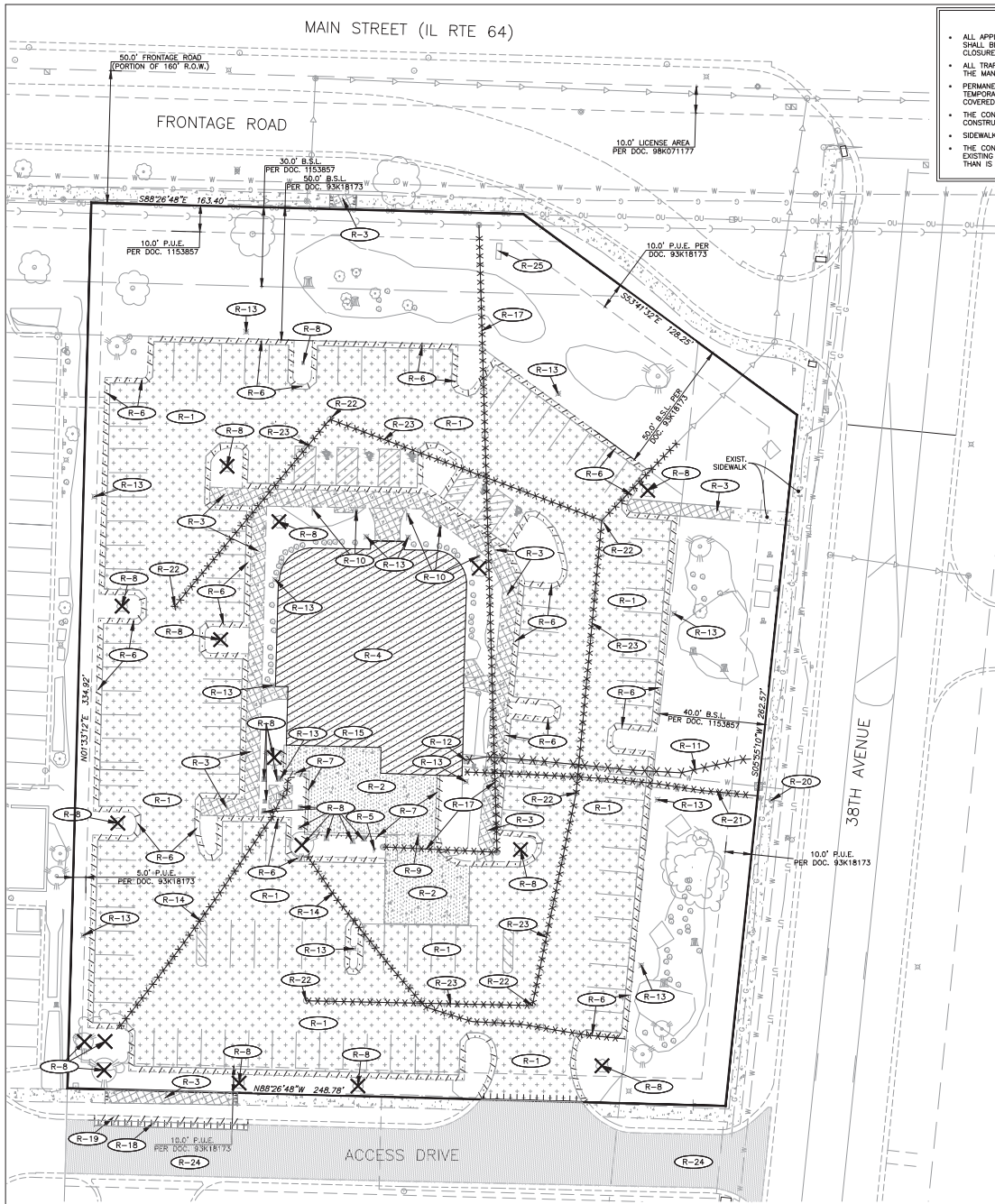
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8/1/2023 5:25:23 PM
G:\00



TRAFFIC CONTROL NOTES:

- ALL APPLICABLE CITY PERMITS, INCLUDING BUT NOT LIMITED TO CLOSURE PERMITS, SHALL BE OBTAINED PRIOR TO ANY CONSTRUCTION WITHIN CITY ROW OR LANE CLOSURES.
- ALL TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- PERMANENT SIGNING THAT CONVEYS A MESSAGE CONTRARY TO THE MESSAGE OF TEMPORARY SIGNING AND NOT APPLICABLE TO THE WORKING CONDITIONS SHALL BE COVERED BY THE CONTRACTOR WHEN DIRECTED BY THE CITY.
- THE CONTRACTOR SHALL COORDINATE HIS TRAFFIC CONTROL WITH OTHER CONSTRUCTION PROJECTS IN THE AREA.
- SIDEWALK CLOSED SIGNS REQUIRED FOR ALL SIDEWALK CLOSURES.
- THE CONTRACTOR IS CAUTIONED NEITHER TO OBSTRUCT NOR REMOVE ANY EXISTING PAVEMENT, NOR TO DISTURB THE EXISTING TRAFFIC PATTERNS MORE THAN IS NECESSARY FOR THE PROPER EXECUTION OF THE WORK.

STAGING NOTES:

(STAGING SUBJECT TO CHANGES PER SITE CONTRACTORS SCHEDULE AND METHODS OF OPERATION)

- EROSION CONTROL MEASURES AND STOCKPILE STAGING
- CONSTRUCTION ENTRANCE
- PLAN REMOVALS
- PROPOSED UNDERGROUND
- GRADING
- PAVING

DEMOLITION LEGEND

- INDICATES FULL DEPTH SAWCUT
- INDICATES CONC. SIDEWALK/PAVEMENT REMOVAL (FULL DEPTH)
- INDICATES BIT./ASPHALT REMOVAL (FULL DEPTH)
- INDICATES BUILDING & FOUNDATION REMOVAL
- INDICATES MISC. REMOVAL ITEMS (SEE THIS SHEET FOR SIZE AND QUANTITY)
- INDICATES EXIST. CONCRETE CURB & GUTTER/WALL REMOVAL
- INDICATES UTILITIES/HANDRAIL TO BE REMOVED
- INDICATES TREE AND BRUSH REMOVAL (SEE LANDSCAPING PLANS FOR SIZE AND QUANTITY)
- INDICATES TREE AND BRUSH PROTECTION (SEE LANDSCAPING PLANS FOR SIZE AND QUANTITY)

PROJECT NOTES:

- LAND DISTURBING ACTIVITIES SHALL NOT COMMENCE UNTIL APPROVAL TO DO SO HAS BEEN RECEIVED BY GOVERNING AUTHORITIES. IN ADDITION TO, NO LAND CLEARING OR GRADING SHALL BEGIN UNTIL ALL PERIMETER EROSION AND SEDIMENT CONTROL MEASURES HAVE BEEN INSTALLED (INCLUDING STORM WATER POLLUTION PREVENTION PLAN PER THE DEVELOPMENT CRITERIA) SEE SHEET C-302 FOR EROSION CONTROL MEASURES
- ALL EXISTING UTILITIES TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL COORDINATE AND COMPLY WITH ALL UTILITY COMPANIES INVOLVED IN PROJECT AND PAY ALL REQUIRED FEES AND COSTS.
- ALL STRUCTURES & DEBRIS SHALL BE REMOVED PRIOR TO CONSTRUCTION & DISPOSED OF OFFSITE.
- ANY EXISTING FIELD DRAIN TILES ENCOUNTERED SHALL BE RECONNECTED OR CONNECTED TO THE NEAREST STORM SEWER.
- CONTRACTOR TO KEEP ACCESS DRIVE OPEN AT ALL TIMES WITH MINOR CLOSINGS ALLOWED FOR PAVING ACTIVITIES.
- THE CONTRACTOR IS CAUTIONED NEITHER TO OBSTRUCT NOR REMOVE ANY EXISTING PAVEMENT, NOR TO DISTURB THE EXISTING TRAFFIC PATTERNS MORE THAN IS NECESSARY FOR THE PROPER EXECUTION OF THE WORK.
- ALL BITUMINOUS PAVEMENT REMOVAL AREAS SHALL BE SAWCUT.
- CONTRACTOR SHALL INSTALL CONSTRUCTION FENCING AND SIGNAGE AROUND CONSTRUCTION BOUNDARIES TO PROTECT PEDESTRIANS.

REMOVAL TAGS

NUMBER	DESCRIPTION	REMARKS
R-1	BITUMINOUS PAVEMENT	REMOVE (FULL DEPTH)
R-2	CONCRETE PAVEMENT	REMOVE (FULL DEPTH)
R-3	CONCRETE SIDEWALK	REMOVE (FULL DEPTH)
R-4	BUILDING & FOUNDATION	REMOVE
R-5	MAILBOX	REMOVE
R-6	CONCRETE CURB & GUTTER	REMOVE
R-7	CONCRETE WALL	REMOVE
R-8	TREE/STUMP	REMOVE
R-9	WOOD FENCE	REMOVE
R-10	SIGN	REMOVE
R-11	GAS SERVICE LINE	REMOVE (LOCATION UNKNOWN)
R-12	GAS METER	REMOVE
R-13	LIGHT POLE & BASE	REMOVE
R-14	ELECTRIC SERVICE LINE	REMOVE (COORDINATE W/UTILITY COMPANY)
R-15	ELECTRIC METER	REMOVE (COORDINATE W/UTILITY COMPANY)
R-16	TRANSFORMER	REMOVE (COORDINATE W/UTILITY COMPANY)
R-17	SANITARY SERVICE & GREASE TRAP	REMOVE (LOCATION UNKNOWN)
R-18	BITUMINOUS PAVEMENT	REMOVE & REPLACE PER CITY STANDARDS
R-19	CURB AND GUTTER	REMOVE & REPLACE PER CITY STANDARDS
R-20	WATER SERVICE VALVE	REMOVE
R-21	WATER SERVICE LINE	CAP AT MAIN PER CITY STANDARDS
R-22	STORM SEWER STRUCTURE	REMOVE
R-23	STORM SEWER	REMOVE
R-24	BITUMINOUS PAVEMENT	MILL & OVERLAY
R-25	MONUMENT SIGN BASE	REMOVE



BAR IS ONE INCH ON
OFFICIAL DRAWINGS
0 1" = 20'
IF NOT ONE INCH,
ADJUST SCALE ACCORDINGLY

PRELIMINARY
NOT FOR CONSTRUCTION



Chick-fil-A

Chick-fil-A
5200 Buffington Road
Atlanta, Georgia
30349-2998



HRGreen.com

CHICK-FIL-A

ST. CHARLES (IL) FSU

3795 E. MAIN STREET
ST. CHARLES, IL 60174

FSR# 05570

REVISION SCHEDULE
NO. DATE DESCRIPTION

PRELIMINARY

ENGINEER'S PROJECT # 2362427

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DRAWN BY: MRU

CHECKED BY: JFV

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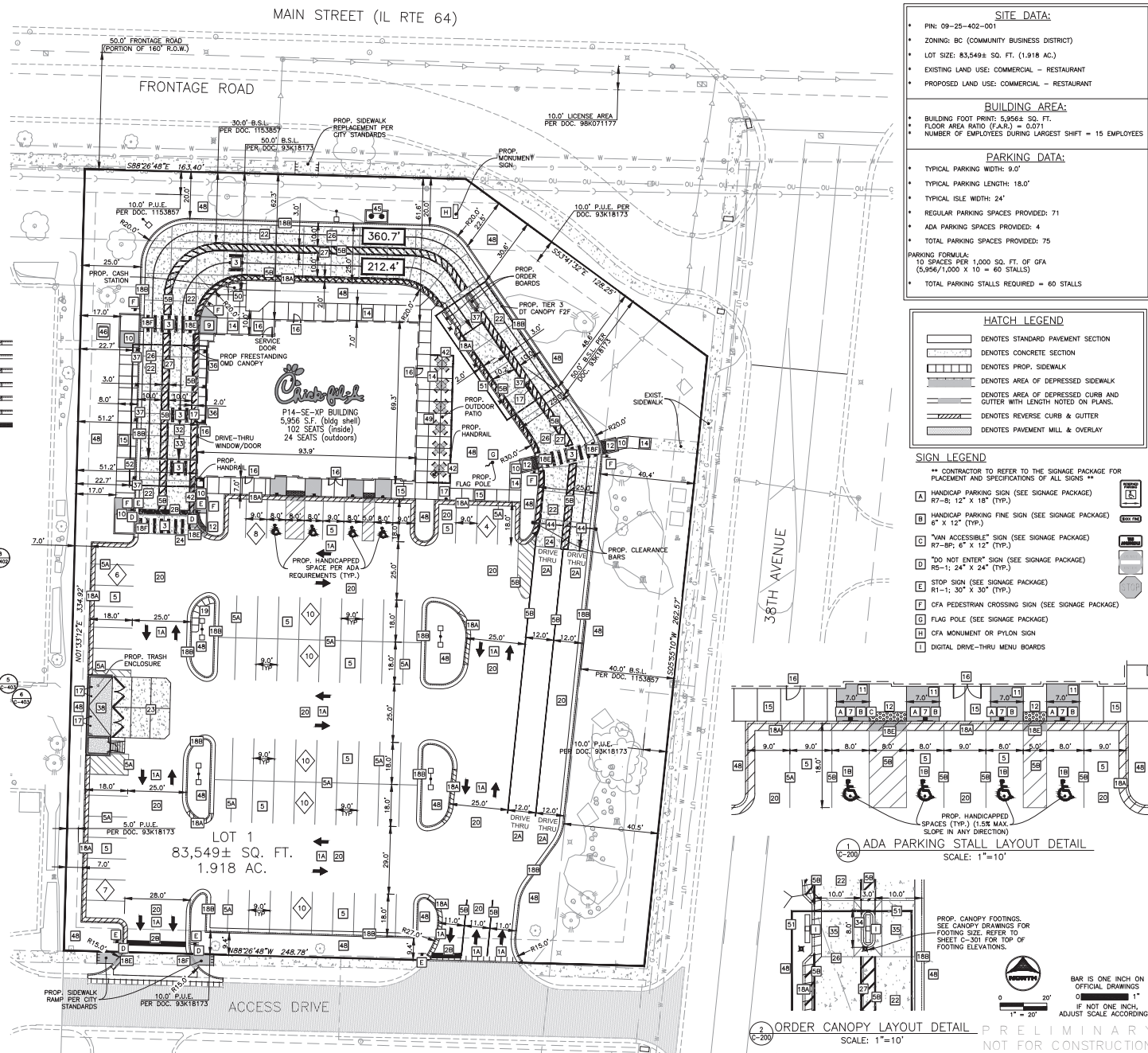
SHEET

SITE DEMOLITION PLAN

SHEET NUMBER

C-100

14	DIRECTIONAL ARROW	(1A) C-400
15	PAINTED HANDICAP PARKING SYMBOL	(1B) C-400
20A	DRIVE-THRU GRAPHICS	(2) C-400
25B	STOP BAR GRAPHICS	(3) C-400
3	CROSSWALK MARKINGS	(4) C-400
4	MULTI-LANE DIRECTIONAL ARROW	(5) C-400
5	STANDARD OR HANDICAP PARKING STALL PER CODE	(6) C-400
6A	4" SOLID WHITE STRIPING	(7) C-400
6B	4" SOLID YELLOW STRIPING	(8) C-400
6C	4" DASH-DAWN YELLOW STRIPING	(9) C-400
7	SOLID PLASTIC WHEEL STOP	(10) C-400
17	BOLLARD MOUNTED SIGN	(11) C-400
8	CURB RAMP w/ SHORT FLARE SIDES (GRASSY AREAS)	(12) C-400
9	CURB RAMP w/ FLARED SIDES (IN SIDEWALK)	(13) C-400
10	RETURNED CURB HANDICAP RAMP	(14) C-400
11	SIDEWALK ACCESSIBLE RAMP	(15) C-400
12	DETECTABLE WARNING DEVICE	(16) C-400
13	TYPICAL ADA RAMP SECTION	(17) C-400
14	CONCRETE SIDEWALK	(18) C-400
15	CONCRETE SIDEWALK w/ CURB & GUTTER	(19) C-400
16	ENTRY DOOR FIRST SLAB DETAIL	(20) C-400
17	CONCRETE BOLLARD	(21) C-400
18	CONCRETE CURB & GUTTER	(22) C-400
18A	SPILLING CURB & GUTTER	(23) C-400
18B	CATCHING CURB & GUTTER	(24) C-400
18C	DEPRESSED SPILLING CURB & GUTTER	(25) C-400
18D	DEPRESSED CATCHING CURB & GUTTER	(26) C-400
18E	SPILLING GUTTER SECTION AT ACCESSIBLE RAMP	(27) C-400
18F	CATCHING CURB SECTION AT ACCESSIBLE RAMP	(28) C-400
18G	MOUNTABLE CURB & GUTTER	(29) C-400
19	LANDSCAPE & IRRIGATION PROTECTOR	(30) C-400
20	TYPICAL HMAc PAVEMENT SECTION	(31) C-400
21	BUTT JOINT	(32) C-400
22	CONCRETE PAVEMENT DRIVE-THRU LANE	(33) C-400
23	CONCRETE APRON AT TRASH ENCLOSURE	(34) C-400
24	PAVEMENT DEGREE DETAIL (START & END OF DRIVE-THRU LANES)	(35) C-400
25	CONCRETE PAVEMENT SECTIONS	(36) C-400
26	TRANSVERSE & LONGITUDINAL CONTRACTION JOINT	(37) C-400
27	TRANSVERSE & LONGITUDINAL BOWLED CONSTRUCTION JOINT	(38) C-400
28	CONTRACTION JOINT	(39) C-400
29	KEYED CONSTRUCTION JOINT	(40) C-400
30	LONGITUDINAL BUTT JOINT	(41) C-400
31	EXPANSION JOINT	(42) C-400
32	DRIVE-THRU ISOMETRIC	(43) C-400
33	DRIVE-THRU ORDER POINT ISLAND	(44) C-400
34	MENU BOARD LOOP DETECTION SYSTEM	(45) C-400
35	BUILDING DOWNSPOUT CONNECTION (TO SITE DRAINAGE SYSTEM)	(46) C-400
37	CANOPY DOWNSPOUT CONNECTION (TO SITE DRAINAGE SYSTEM)	(47) C-400
38	SCREENED REFUSE ENCLOSURE (REFER TO ARCH PLANS FOR ADDITIONAL DETAILS)	(48) C-400
39	CLEAN-OUT (OUTSIDE OF BUILDING)	(49) C-400
40	THICKENED PAVEMENT & STRUCTURES	(50) C-400
41	STORM STRUCTURE WEEP HOLE DETAILS	(51) C-400
42	ALUMINUM HANDRAIL (REFER TO ARCH PLANS)	(52) C-400
43	OMITTED	
44	DRIVE-THRU CLEARANCE BAR (REFER TO SIGNAGE PACKAGE)	
45	GREASE TRAP	
46	PROPOSED TRANSFORMER	
47	BIKE RACK	
48	LANDSCAPED AREA	
49	TYPICAL LOCATION FOR OUTDOOR TABLES (REFER TO ARCH PLANS)	
50	CONCRETE PAD FOR OPTIONAL CASH STATION	
51	FREE-STANDING OUTSIDE PEAT CANOPY	
52	FREE-STANDING OUTSIDE MOUNT DELIVERY CANOPY	



SITE DATA:

- * PIN: 09-25-402-001
- * ZONING: BC (COMMUNITY BUSINESS DISTRICT)
- * LOT SIZE: 83,549.9 SQ. FT. (1.918 AC.)
- * EXISTING LAND USE: COMMERCIAL - RESTAURANT
- * PROPOSED LAND USE: COMMERCIAL - RESTAURANT

BUILDING AREA:

- * BUILDING FOOT PRINT: 5,356.6 SQ. FT.
- * FLOOR AREA RATIO (F.A.R.) = 0.271
- * NUMBER OF EMPLOYEES DURING LARGEST SHIFT = 15 EMPLOYEES

PARKING DATA:








- * TYPICAL PARKING WIDTH: 9'0"
- * TYPICAL PARKING LENGTH: 18'0"
- * TYPICAL ISLE WIDTH: 24'
- * REGULAR PARKING SPACES PROVIDED: 71
- * ADA PARKING SPACES PROVIDED: 4
- * TOTAL PARKING SPACES PROVIDED: 75

PARKING FORMULA:

10 SPACES PER 1,000 SQ. FT. OF GFA
 $(5056 / 1,000 \times 10 = 60 \text{ STALLS})$







- * TOTAL PARKING STALLS REQUIRED = 60 STALLS

HATCH LEGEND

	DENOTES STANDARD PAVEMENT SECTION
	DENOTES CONCRETE SECTION
	DENOTES PROP. SIDEWALK
	DENOTES AREA OF DEPRESSED SIDEWALK
	DENOTES AREA OF DEPRESSED CURB AND GUTTER WITH LENGTH NOTED ON PLANS.
	DENOTES REVERSE CURB & GUTTER
	DENOTES PAVEMENT MILL & OVERLAY

SIGN LEGEND

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

A	HANDICAP PARKING SIGN (SEE SIGNAGE PACKAGE) R7-12, 12" X 12" (TYP.)	
B	HANDICAP PARKING FINE SIGN (SEE SIGNAGE PACKAGE) R7-12, 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) R5-1; 18" X 30" (TYP.)	
F	CYA PEDESTRIAN CROSSING SIGN (SEE SIGNAGE PACKAGE)	
G	FLAG POLE (SEE SIGNAGE PACKAGE)	
H	CYA MONUMENT OR PYLON SIGN	
I	DIGITAL DRIVE-THRU MENU BOARDS	

PROF. HANDICAPPED SPACES (TYP.) (1.5% MAX. SLOPE N. 1.5% MAX. SLOPE)

PARKING STALL LAYOUT DETAIL
SCALE: 1"=10'

PROP. CANOPY FOOTINGS.
SEE CANOPY DRAWINGS FOR
FOOTING SIZE, REFER TO
SHEET C-301 FOR TOP OF
FOOTING ELEVATIONS.

16B

18

0 20'

BAR IS ONE INCH ON
OFFICIAL DRAWINGS
IF NOT ONE INCH,
ADJUST SCALE ACCORDINGLY

YOUR DETAIL PRELIMINARY
0' NOT FOR CONSTRUCTION



Chick-fil-A
5200 Buffington Road
Atlanta, Georgia
30349-2998



CHICK-FIL-A
ST. CHARLES (IL) FSU
3795 E. MAIN STREET
ST. CHARLES, IL 60174

FSR# 05570

REVISION SCHEDULE		
NO.	DATE	DESCRIPTION

ENGINEER'S PROJECT #	2302427
PRINTED FOR	PRELIMINARY
DATE	06/22/2023
DRAWN BY: MRJ	
CHECKED BY: JFV	

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SHEET

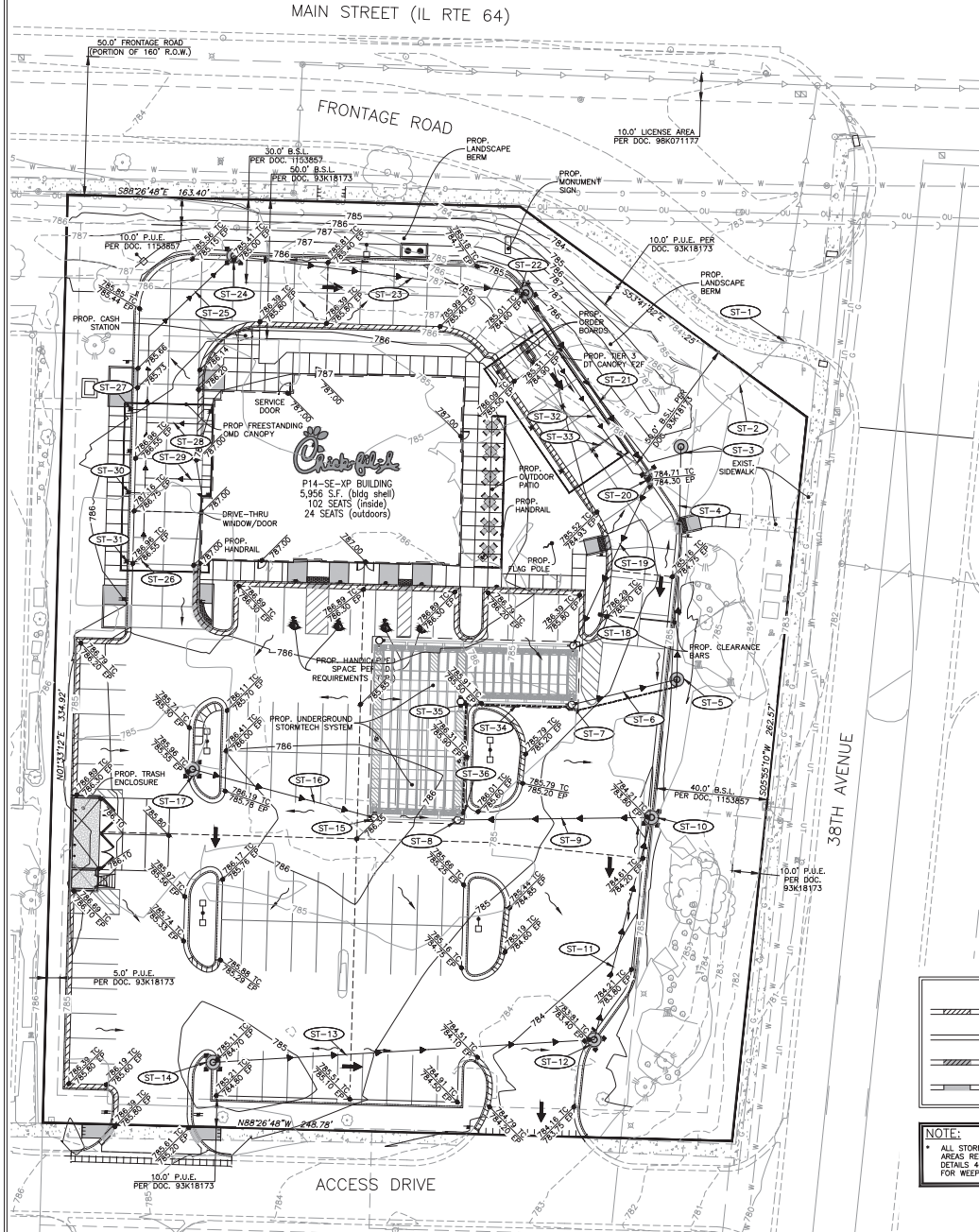
SITE PLAN

SHEET NUMBER

C-200

GRADING & DRAINAGE NOTES

- CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF SITE PLAN DOCUMENTS AND ARCHITECTURAL DESIGN FOR EXACT BUILDING UTILITY CONNECTION LOCATIONS, GRADE TRAP REQUIREMENTS, DOOR ACCESS, AND EXTERIOR GRADING. THE UTILITY SERVICE SIZES ARE TO BE DETERMINED BY THE ARCHITECT. THE CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES/SERVICES WITH THE INDIVIDUAL COMPANIES, TO AVOID CONFLICTS AND ENSURE PROPER DEPTHS ARE ACHIEVED. THE JURISDICTION UTILITY REQUIREMENTS SHALL ALSO BE MET, AS WELL AS COORDINATING THE UTILITY TIE-INS/CONNECTIONS PRIOR TO CONNECTING TO THE EXISTING UTILITY/SERVICE. WHERE CONFLICTS EXIST WITH THESE SITE PLANS, ENGINEER IS TO BE NOTIFIED PRIOR TO CONSTRUCTION TO RESOLVE SAME.
- SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING MATERIALS WITH SUITABLE MATERIALS AS SPECIFIED IN THE GEOTECHNICAL REPORT. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED AS OUTLINED IN THE GEOTECHNICAL REPORT. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL BE SUBMITTED IN COMPACTION REPORT PREPARED BY A QUALIFIED GEOTECHNICAL ENGINEER, REGISTERED WITH THE STATE WHERE THE WORK IS PERFORMED, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PAD AREA AND AREAS TO BE PAVED HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT. SUBGRADE MATERIAL FOR SIDEWALKS, CURB, OR ASPHALT SHALL BE FREE OF ORGANICS AND OTHER UNSUITABLE MATERIALS. SHOULD SUBGRADE BE DEEMED UNSUITABLE BY OWNER OR OWNER'S REPRESENTATIVE, SUBGRADE IS TO BE REMOVED AND FILLED WITH APPROVED FILL MATERIAL COMPACTED AS DIRECTED BY THE GEOTECHNICAL REPORT.
- ALL FILL, COMPACTION, AND BACKFILL MATERIALS REQUIRED FOR UTILITY INSTALLATION SHALL BE AS PER THE RECOMMENDATIONS PROVIDED IN THE GEOTECHNICAL REPORT AND SHALL BE COORDINATED WITH THE APPLICABLE UTILITY COMPANY SPECIFICATIONS.
- THE CONTRACTOR SHALL COMPLY TO THE FULLEST EXTENT WITH THE LATEST OSHA STANDARDS AND REGULATIONS, OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE "MEANS AND METHODS" REQUIRED TO MEET THE INTENT AND PERFORMANCE CRITERIA OF OSHA, AS WELL AS ANY OTHER ENTITY THAT HAS JURISDICTION FOR EXCAVATION AND/OR TRENCHING PROCEDURES.
- PAVEMENT SHALL BE SAW CUT IN STRAIGHT LINES TO THE FULL DEPTH OF THE EXISTING PAVEMENT. ALL DEBRIS FROM REMOVAL OPERATIONS SHALL BE REMOVED FROM THE SITE AT THE TIME OF EXCAVATION. STOCKPILING OF DEBRIS WILL NOT BE PERMITTED.
- THE TOPS OF EXISTING MANHOLES, INLET STRUCTURES, AND SANITARY CLEAOUT TOPS SHALL BE ADJUSTED, IF REQUIRED, TO MATCH PROPOSED GRADES IN ACCORDANCE WITH ALL APPLICABLE STANDARDS.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF EXISTING TOPOGRAPHIC INFORMATION AND UTILITY INVERT ELEVATIONS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. CONTRACTOR TO ENSURE 0.75% MINIMUM SLOPE ALONG ALL ISLANDS, GUTTERS, AND CURBS; 1.0% ON ALL CONCRETE SURFACES; AND 1.0% MINIMUM ON ASPHALT TO PREVENT PONDING. ANY DISCREPANCIES THAT MAY AFFECT THE PUBLIC SAFETY OR PROJECT COST MUST BE IDENTIFIED TO THE ENGINEER IN WRITING IMMEDIATELY. PROCEEDING WITH CONSTRUCTION WITHOUT NOTIFICATION IS DONE SO AT THE CONTRACTOR'S OWN RISK.
- PROPOSED TOP OF CURB ELEVATIONS ARE GENERALLY 6" ABOVE EXISTING LOCAL ASPHALT GRADE UNLESS OTHERWISE NOTED. FIELD ADJUST TO CREATE A MINIMUM OF 0.75% GUTTER GRADE ALONG CURB FACE. ENGINEER TO APPROVE FINAL CURBING CUT SHEETS PRIOR TO INSTALLATION.
- IN CASE OF DISCREPANCIES BETWEEN PLANS OR RELATIVE TO OTHER PLANS, THE SITE PLAN PREVALENCES. IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY CONFLICTS.
- CONTRACTOR SHALL BE REQUIRED TO SECURE ALL NECESSARY PERMITS AND APPROVALS FOR ALL OFF-SITE MATERIAL SOURCES AND DISPOSAL FACILITIES. CONTRACTOR SHALL SUPPLY A COPY OF APPROVALS TO ENGINEER AND OWNER PRIOR TO INITIATING WORK.
- SITE GRADING SHALL NOT PROCEED UNTIL EROSION CONTROL MEASURES HAVE BEEN INSTALLED.
- SEE EROSION CONTROL PLAN FOR EROSION CONTROL MEASURES AND NOTES.
- ALL EXISTING STRUCTURES, UNLESS OTHERWISE NOTED TO REMAIN, FENCING, TREES, & ETC., WHEN CONSTRUCTION AREA SHALL BE REMOVED & DISPOSED OF OFF SITE. NO ON SITE BURNING WILL BE ALLOWED.
- ALL DRAINAGE STRUCTURES SHALL BE PRE-CAST.
- ALL DRAINAGE STRUCTURES AND STORM SEWER PIPES SHALL MEET HEAVY DUTY TRAFFIC (H20) LOADING AND BE INSTALLED ACCORDINGLY.
- GENERAL CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES HAVING UNDERGROUND UTILITIES ON SITE OR IN RIGHT-OF-WAY PRIOR TO EXCAVATION. CONTRACTOR SHALL CONTACT UTILITY LOCATING COMPANY AND LOCATE ALL UTILITIES PRIOR TO GRADING START.
- NO PART OF THE PROPOSED PROJECT IS LOCATED WITHIN A FLOOD HAZARD AREA.
- SPOT ELEVATIONS SHOWN ARE @ EDGE OF PAVEMENT UNLESS OTHERWISE NOTED ON PLAN.
- ALL CONCRETE CURB & GUTTER SHALL BE TYPE B-6-18 CURB UNLESS OTHERWISE NOTED ON THE PLANS.
- ALL STORM SEWER JOINTS SHALL HAVE O-RING GASKETS.
- MATCH EXISTING GRADES AT PROPERTY LINES AND/OR CONSTRUCTION LIMITS.
- BACKFILL TO THE TOP OF CURBS.
- SITE SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS.
- ALL SIDEWALK CROSS SLOPES SHALL BE A MAXIMUM OF 1.5%.
- DESIGNATED HANDICAP PARKING AREAS SHALL BE GRADED TO A MAXIMUM OF 1.5%.
- SLOPES IN PAVEMENT SHALL BE UNIFORM TO AVOID PONDING OF PAVEMENT.
- THE CONTRACTOR SHALL CONFINE HIS GRADING OPERATIONS TO WITHIN CONSTRUCTION LIMITS AND EASEMENTS SHOWN ON THE PLANS. ANY DAMAGE TO PROPERTIES OUTSIDE THE SITE BOUNDARY SHALL BE AT THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- THE CONTRACTOR SHALL APPLY NECESSARY MOISTURE CONTROL TO THE CONSTRUCTION AREA AND HAUL ROADS TO PREVENT THE SPREAD OF DUST.
- ALL FIELD TILES ENCOUNTERED SHALL BE REPLACED AND/OR CONNECTED TO THE STORM SEWER SYSTEM AND LOCATED AND IDENTIFIED ON THE RECORD PLANS BY THE CONTRACTOR.
- ALL STORM DRAINAGE CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE MOST CURRENT CITY OF ST. CHARLES STANDARDS AND SPECIFICATIONS.

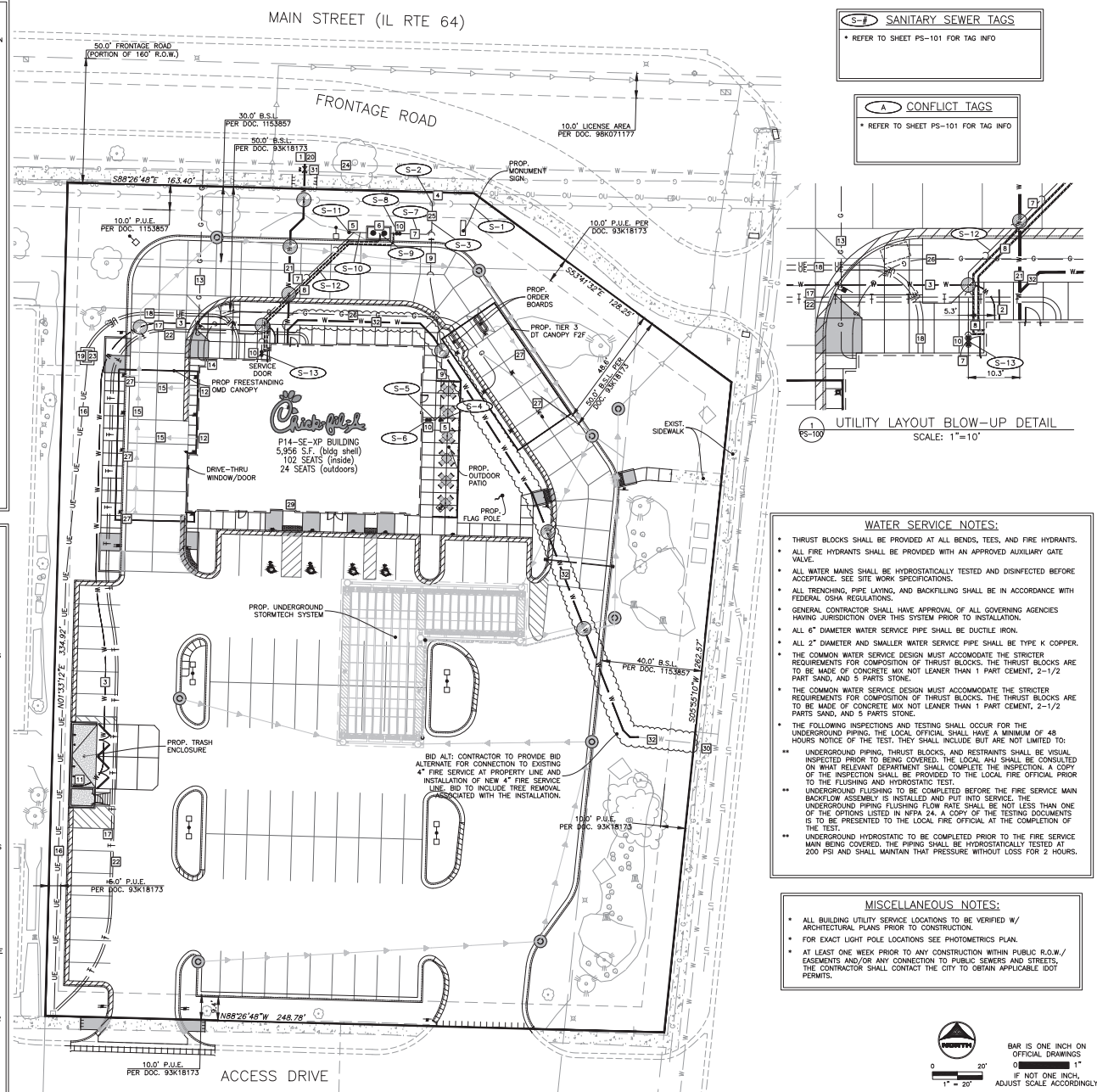


LAYOUT NOTES

1. PAY CONNECTION FEES FOR 2" DOMESTIC / 6" FIRE WATER SERVICE AND METER. DOMESTIC SERVICE TO SPLIT OFF FIRE SERVICE INTERVAL TO BUILDING.
2. 1.5" COPPER (TYPE K) IRRIGATION LINE TO HAVE SEPARATE METER LOCATION INTERNAL TO THE BUILDING. MAINTAIN MIN. 5.5' COVER.
3. 3/4" CW TO DUMPSTER POST HYDRANT (TYPE K COPPER). MAINTAIN MIN. 5.5' COVER.
4. CONNECTION TO EXIST. SANITARY MANHOLE. CONTRACTOR TO VERIFY INVERTS AT MANHOLE PRIOR TO ORDERING STRUCTURES. SEE SANITARY TAGS FOR INFO.
5. 4" OR 6" CLEAN OUT (SEE DETAIL). CLEANOUT SHALL BE FLUSH w/ PAVEMENT & INSTALLED UNDER A PROTECTIVE METAL BOX COVER SIMILAR TO A METER PIT COVER WITH A TRAFFIC BEARING LID.
6. PRECAST 1000 GAL. CAPACITY GREASE TRAP. PLUMBING CONTRACTOR TO COORDINATE WITH BUILDING CONTRACTOR. TOP OF MANHOLE TO BE 0.2' FRESH GRADE AND MATCH EXISTING GRADES WHERE REQUIRED. VERIFY GREASE TRAP MEETS CITY/COUNTY SPECIFICATIONS PRIOR TO INSTALLATION. REFER TO PLUMBING PLAN. SHEET 10-101.
7. 4" KITCHEN WASTE LINE (SEE SANITARY TAGS FOR INFO)
8. 3" VENT LINE. CONNECT TO GREASE INTERCEPTOR. (SEE SHEET P-101 FOR LOCATION)
9. 4" RESTROOM WASTE LINE (SEE SANITARY TAGS FOR INFO)
10. 4" OR 6" TWO-WAY CLEAN OUT (REFER TO PLUMBING PLANS)(SEE DETAIL 37/C-403)
11. DUMPSTER POST HYDRANT. REFER TO THE FUTURE CONNECTION SCHEDULE (P-303) DEPICTED ON THE PROJECT PLUMBING PLANS.
12. DOWNSPOUT FOR ROOF DRAINAGE (REFER TO ARCHITECTURAL PLANS)
13. PROPOSED GAS SERVICE (SEE NOTE 19)
14. COORDINATE GAS METER INSTALLATION WITH GAS COMPANY.
15. 8" PVC SDR 26 ROOF DRAIN PIPE SYSTEM (CONNECT TO SITE STORM DRAIN)
16. UNDERGROUND PRIMARY ELECTRIC SERVICE. (SEE NOTE 21)
17. UNDERGROUND PRIMARY TELEPHONE SERVICE. (SEE NOTE 20)
18. UNDERGROUND SECONDARY ELECTRIC SERVICE TO BUILDING. (SEE NOTE 21)
19. PROPOSED PAD MOUNTED TRANSFORMER PER ELECTRIC COMPANY STANDARDS. SEE SERVICE UTILITY NOTES, THIS SHEET.
20. 6" FIRE SERVICE CONNECTION. CONNECT TO EXISTING WATER MAIN. CONTRACTOR TO VERIFY LOCATION, DEPTH, AND SIZE OF THE EXISTING WATER MAIN PRIOR TO ORDERING MATERIALS. NOTIFY ENGINEER WITH ANY DISCREPANCIES.
21. 4" DUCTILE IRON PIPE - FIRE SERVICE. MAINTAIN MIN. 5.5' COVER.
22. UNDERGROUND ISP SERVICE (SEE NOTE 22)
23. INSTALL TRANSFORMER PAD (SEE NOTE 21)
24. EXISTING 12" WATER MAIN. CONTRACTOR TO VERIFY LOCATION, DEPTH, AND SIZE OF EXISTING WATER MAIN PRIOR TO ORDERING MATERIALS.
25. 4" PVC SDR 26 - SANITARY SERVICE PIPE
26. 1.5" GAS SERVICE LINE TO DRIVE-THRU CANOPY
27. 8" PVC SDR 36 CANOPY DRAIN SYSTEM (CONNECT TO SITE STORM DRAIN)
28. EXISTING FIRE HYDRANT (TO BE REUSED)
29. FIRE DEPARTMENT CONNECTION
30. EXISTING 4" WATER SERVICE. CONTRACTOR TO VERIFY LOCATION, DEPTH, AND SIZE OF EXISTING WATER SERVICE PRIOR TO ORDERING MATERIALS.
31. 4" VALVE & VALVE BOX
32. ALTERNATE - 4" DUCTILE IRON PIPE - FIRE SERVICE. MAINTAIN MIN. 5.5' COVER.

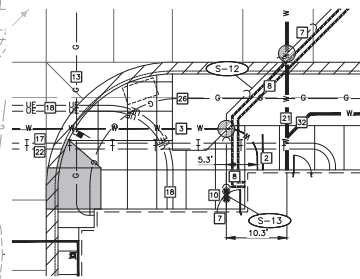
UTILITY NOTES

1. REFER TO MECHANICAL, ELECTRICAL, AND PLUMBING PLANS FOR DUTY SERVICE SIZES AND EXACT LOCATIONS. CONTRACTOR TO CONFIRM SIZES OF ALL SERVICES PRIOR TO INSTALLATION. REFER TO ELECTRICAL PLANS FOR ELECTRIC AND TELEPHONE SERVICE CONSTRUCTION DETAILS. REFER TO MECHANICAL PLANS FOR GAS SERVICE CONSTRUCTION DETAILS.
2. FIELD VERIFY ELEVATIONS AND LOCATIONS OF ALL CONNECTIONS TO EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION.
3. PROVIDE TEMPORARY SUPPORT FOR EXISTING UTILITY LINES THAT ARE ENCOUNTERED DURING CONSTRUCTION UNTIL BACKFILLING IS COMPLETE.
4. MAINTAIN A MINIMUM OF 5.5' COVER OVER ALL WATER MAINS.
5. MAINTAIN A MINIMUM OF 4.5' COVER OVERALL SANITARY SEWER.
6. ADJUST ALL MANHOLES AND FRAMES TO FINISHED GRADES.
7. ALL SANITARY SEWER AND WATER SERVICES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF ST. CHARLES.
8. 18" MINIMUM VERTICAL CLEARANCE BETWEEN SANITARY/STORM SEWER AND WATER MAIN. (PER IEPA STANDARDS).
9. MAINTAIN A MINIMUM OF 10' HORIZONTAL SEPARATION BETWEEN SANITARY SEWER LINES AND PUBLIC WATER MAINS.
10. WHERE PUBLIC UTILITY FIXTURES ARE SHOWN AS EXISTING ON THE PLANS OR ENCOUNTERED WITHIN THE CONSTRUCTION AREA, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNERS OF THOSE UTILITIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. THE CONTRACTOR SHALL AFFORD ACCESS TO THESE UTILITIES FOR NECESSARY MODIFICATION OF SERVICES, UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS AND THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THERE MAY BE OTHERS. THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN OR SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATIONS AND TO AVOID DAMAGE THEREOF. NO CLAIMS FOR ADDITIONAL COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY CAUSED BY SUCH WORK. THE CONTRACTOR IS REQUIRED TO UTILIZE THE UTILITY CALL JALIE AT 1-800-892-0123 AT LEAST 48 HOURS PRIOR TO EXCAVATING ANYWHERE ON THE PROJECT.
11. LOCATION OF SITE UTILITIES SHALL BE VERIFIED WITH PROPER UTILITY COMPANY PROVIDING SERVICE.
12. ALL WATER AND SANITARY LEADS TO BUILDING SHALL END 5' OUTSIDE THE BUILDING LIMITS AS SHOWN ON PLAN AND SHALL BE PROVIDED WITH A TEMPORARY PLUG AT END.
13. SEE SITE SPECIFICATIONS "UNDERGROUND UTILITIES" FOR BACKFILLING AND COMPACTION REQUIREMENTS.
14. GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR ALL TAP AND TIE ON FEES REQUIRED, AS WELL AS COST OF UNDERGROUND SERVICE CONNECTIONS TO THE BUILDING.
15. ELECTRICAL SERVICE TO PAD MOUNTED TRANSFORMER SHALL BE RUN UNDERGROUND, FROM ROAD RIGHT-OF-WAY TO TRANSFORMER LOCATION. ASSOCIATED COST BY GENERAL CONTRACTOR.
16. ALL EXISTING UTILITIES TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
17. FOR EXACT LIGHT POLE LOCATIONS SEE PHOTOMETRICS PLAN.
18. MATERIAL PERMITTED FOR USE AS SANITARY SEWER PIPES SHALL BE SDR 26 FOR 4" & 6".
19. NICOR GAS WILL FURNISH AND INSTALL THE GAS MAINS AND GAS SERVICE UP TO AND INCLUDING THE METER. IF PAVING IS COMPLETE PRIOR TO GAS SERVICE INSTALLATION, CONTRACTOR TO PROVIDE (1) 4" SCHEDULE 40 PVC CONDUIT UNDER PAVED AREAS.
20. CONTRACTOR TO FURNISH AND INSTALL (2) 4" SCHEDULE 40 PVC CONDUITS FOR TELEPHONE SERVICE FROM RIGHT-OF-WAY TO BUILDING. AT&T TO SUPPLY, PROVIDE AND INSTALL PRIMARY TELEPHONE SERVICE. CONDUITS TO BE INSTALLED A MINIMUM 24" BELOW FINISHED GRADE.
21. CONTRACTOR TO FURNISH AND INSTALL (2) 4" SCHEDULE 40 PVC CONDUITS WITH PULL WIRE FOR PRIMARY ELECTRIC SERVICE. COME TO PROVIDE AND INSTALL PRIMARY ELECTRIC SERVICE. CONTRACTOR TO FURNISH AND INSTALL (4) 4" SCHEDULE 40 PVC CONDUITS WITH PULL WIRE FOR SECONDARY ELECTRIC SERVICE. CONDUITS SHALL HAVE A MINIMUM OF 36" OF COVER. CONTRACTOR TO PROVIDE AND INSTALL TRANSFORMER PAD IN ACCORDANCE WITH COMED SPECIFICATIONS AND REQUIREMENTS. TRANSFORMER PAD SHALL BE INSTALLED TO FINAL GRADE AND LEVELLED. CONTRACTOR TO PROVIDE AND INSTALL SECONDARY CONDUCTORS IN ACCORDANCE WITH COMED SPECIFICATIONS AND REQUIREMENTS.
22. CONTRACTOR TO FURNISH AND INSTALL (1) 3" SCHEDULE 40 PVC CONDUIT WITH PULL STRING FOR ISP SERVICE FROM RIGHT-OF-WAY TO BUILDING. AT&T TO SUPPLY, PROVIDE AND INSTALL ISP SERVICE. CONDUIT TO BE INSTALLED MINIMUM 24" BELOW FINISHED GRADE.
23. ALL SANITARY SEWER CONSTRUCTION SHALL MEET THE REQUIREMENTS OF THE CITY OF ST. CHARLES.
24. ALL CONNECTIONS TO PUBLIC SANITARY SEWERS SHALL BE CORE DRILLED.



S-S SANITARY SEWER TAGS
• REFER TO SHEET PS-101 FOR TAG INFO

A CONFLICT TAGS
• REFER TO SHEET PS-101 FOR TAG INFO



WATER SERVICE NOTES:

- THRUST BLOCKS SHALL BE PROVIDED AT ALL BENDS, TEES, AND FIRE HYDRANTS.
- ALL FIRE HYDRANTS SHALL BE PROVIDED WITH AN APPROVED AUXILIARY GATE VALVE.
- ALL WATER MAINS SHALL BE HYDROSTATICALLY TESTED AND DISINFECTED BEFORE ACCEPTANCE. SEE SITE WORK SPECIFICATIONS.
- ALL TRENCHING, PIPE LAYING, AND BACKFILLING SHALL BE IN ACCORDANCE WITH FEDERAL OSHA REGULATIONS.
- GENERAL CONTRACTOR SHALL HAVE APPROVAL OF ALL GOVERNING AGENCIES HAVING JURISDICTION OVER THIS SYSTEM PRIOR TO INSTALLATION.
- ALL 6" DIAMETER WATER SERVICE PIPE SHALL BE DUCTILE IRON.
- ALL 2" DIAMETER AND SMALLER WATER SERVICE PIPE SHALL BE TYPE K COPPER.
- THE COMMON WATER SERVICE DESIGN MUST ACCOMMODATE THE STRICTER REQUIREMENTS FOR COMPOSITION OF THRUST BLOCKS. THE THRUST BLOCKS ARE TO BE MADE OF CONCRETE MIX NOT LEANER THAN 1 PART CEMENT, 2-1/2 PART SAND, AND 5 PARTS STONE.
- THE COMMON WATER SERVICE DESIGN MUST ACCOMMODATE THE STRICTER REQUIREMENTS FOR COMPOSITION OF THRUST BLOCKS. THE THRUST BLOCKS ARE TO BE MADE OF CONCRETE MIX NOT LEANER THAN 1 PART CEMENT, 2-1/2 PARTS SAND, AND 5 PARTS STONE.
- THE FOLLOWING INSPECTIONS AND TESTING SHALL OCCUR FOR THE UNDERGROUND PIPING. THE LOCAL OFFICIAL SHALL HAVE A MINIMUM OF 48 HOURS NOTICE OF THE TEST. THEY SHALL INCLUDE BUT ARE NOT LIMITED TO:
 - UNDERGROUND PIPING, THRUST BLOCKS, AND RESTRAINTS SHALL BE VISUAL INSPECTED PRIOR TO BEING COVERED. THE LOCAL AHI SHALL BE CONSULTED ON WHAT RELEVANT DEPARTMENT SHALL COMPLETE THE INSPECTION. A COPY OF THE INSPECTION SHALL BE PROVIDED TO THE LOCAL FIRE OFFICIAL PRIOR TO THE FLUSHING AND HYDROSTATIC TEST.
 - UNDERGROUND FLUSHING TO BE COMPLETED BEFORE THE FIRE SERVICE MAIN BACKFLOW ASSEMBLY IS INSTALLED AND PUT INTO SERVICE. THE UNDERGROUND PIPING FLUSHING FLOW RATE SHALL BE NOT LESS THAN ONE OF THE OPTIONS LISTED IN NFPA 24. A COPY OF THE TESTING DOCUMENTS TO BE PRESENTED TO THE LOCAL FIRE OFFICIAL AT THE COMPLETION OF THE TEST.
 - UNDERGROUND HYDROSTATIC TO BE COMPLETED PRIOR TO THE FIRE SERVICE MAIN BEING COVERED. THE PIPING SHALL BE HYDROSTATICALLY TESTED AT 200 PSI AND SHALL MAINTAIN THAT PRESSURE WITHOUT LOSS FOR 2 HOURS.

MISCELLANEOUS NOTES:

- ALL BUILDING UTILITY SERVICE LOCATIONS TO BE VERIFIED W/ ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION.
- FOR EXACT LIGHT POLE LOCATIONS SEE PHOTOMETRICS PLAN.
- 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 CITY TO OBTAIN APPLICABLE DOT PERMITS.



0 20'
1" = 20'

BAR IS ONE INCH ON OFFICIAL DRAWINGS
IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY

PRELIMINARY
NOT FOR CONSTRUCTION



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5200 Buffington Road
Atlanta, Georgia
30349-2998



CHICK-FIL-A
ST. CHARLES (IL) FSU
3795 E. MAIN STREET
ST. CHARLES, IL 60174

FSR# 05570

REVISION	SCHEDULE	NO.	DATE	DESCRIPTION
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ENGINEER'S PROJECT # 2362427

PRINTED FOR: PHELLO/SANITARY

DATE: 06/22/2023

DRAWN BY: MRU

CHECKED BY: JFV

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SHEET

PLUMBING SITE PLAN

SHEET NUMBER

PS-100

ST-# STORM TAGS		
ST-1	EXIST. STM CB (CURB LID) RIM = 782.56 INV = 779.48 N 12" RCP INV = 779.48 SW 12" RCP	ST-12 STM SWR CB 4' DIA., R-3235 TY A GRATE T/C = 783.81 INV = 781.55 N 12" RCP INV = 781.55 W 12" RCP
ST-2	EXIST. 50 LIN FT SS RCP, 12" Ø 0.88%	ST-13 135 LIN FT SS RCP, 12" Ø 0.44%
ST-3	STM SWR MH 4' DIA., R-1713 CL RIM = 785.00 INV = 779.92 NE 12" RCP (EXIST.) INV = 780.00 S 12" ADS (CONSTRUCT OVER EXIST. STORM SEWER. CONTRACTOR TO FIELD VERIFY EXIST. INVERTS & PIPE SIZES PRIOR TO ORDERING STRUCTURES. NOTIFY ENGINEER WITH ANY DISCREPANCIES.)	ST-14 STM SWR CB 2' DIA., R-3235 TY A GRATE T/C = 785.11 INV = 781.55 E 12" RCP
ST-4	80 LIN FT SS ADS N-12 WT, 12" Ø 0.50%	ST-15 NYLOPLAST 30" DIA. DRAIN BASIN, H-20 SOLID GRATE RIM = 786.25 INV = 780.90 N 12" INV = 780.90 E 8" INV = 780.90 W 12"
ST-5	STM SWR MH 5' DIA., R-1713 CL (RESTRICTOR STRUCTURE) RIM = 785.00 WEIR WALL INV = 782.73 ORIFICE INV = 780.40 INV = 780.40 N 12" RCP INV = 780.40 S 4" PVC INV = 780.40 W 12" ADS	ST-16 66 LIN FT SS ADS N-12 WT, 12" Ø 0.45%
ST-6	36 LIN FT SS ADS N-12 WT, 12" Ø 1.59%	ST-17 STM SWR CB 2' DIA., R-3235 TY A GRATE T/C = 785.96 INV = 781.20 E 12" ADS
ST-7	NYLOPLAST 30" DIA. DRAIN BASIN, H-20 SOLID GRATE RIM = 785.15 INV = 780.90 N 12" INV = 780.90 W 8" INV = 780.90 E 12"	ST-18 NYLOPLAST 30" DIA. DRAIN BASIN, H-20 SOLID GRATE RIM = 785.55 INV = 780.90 S 12" INV = 780.90 W 8" INV = 780.90 W 12"
ST-8	NYLOPLAST 50" DIA. DRAIN BASIN, H-20 SOLID GRATE RIM = 785.70 INV = 780.90 N 12" INV = 780.90 W 8" INV = 780.90 E 12"	ST-19 64 LIN FT SS ADS N-12 WT, 12" Ø 0.47%
ST-9	67 LIN FT SS ADS N-12 WT, 12" Ø 0.44%	ST-20 STM SWR CB 4' DIA., R-3235 TY A GRATE T/C = 784.71 INV = 781.20 S 15" RCP INV = 781.20 W 6" PVC INV = 781.20 NW 12" RCP
ST-10	STM SWR CB 4' DIA., R-3235 TY A GRATE T/C = 784.21 INV = 781.20 W 12" ADS INV = 781.20 S 12" RCP	ST-21 77 LIN FT SS RCP, 12" Ø 0.52%
ST-11	79 LIN FT SS RCP, 12" Ø 0.44%	ST-22 STM SWR CB 4' DIA., R-3235 TY A GRATE T/C = 785.01 INV = 781.60 SE 12" RCP INV = 781.60 W 12" RCP
		ST-23 104 LIN FT SS RCP, 12" Ø 0.48%

NOTE:
• ALL STORM STRUCTURES WITHIN PAVED
AREAS REQUIRE WEEP HOLES. SEE
DETAILS S1 & S2 ON SHEET C-404
FOR WEEP HOLE DETAILS.

S-# SANITARY SEWER TAGS	
S-1	EXIST. SAN SWR MAIN, 10" VCP Ø 0.28% (ASSUMED)
S-2	EXIST. SAN MH EXIST. RIM = 784.56 INV = 773.26 E 10" VCP INV = 773.26 W 10" VCP INV = 773.81 S 6" PVC (REMOVE PIPE & REUSE INV) (CONTRACTOR TO FIELD VERIFY INVERT & PIPE SIZES AT MANHOLE PRIOR TO ORDERING MATERIAL. NOTIFY ENGINEER W/ ANY DISCREPANCIES.)
S-3	13 LIN FT SAN SERVICE, 6" PVC SCHEDULE 40 (7 LF SERVICE RISER Ø 1:1 SLOPE; 6 LF Ø 2.08%) CONNECTION TO EXIST. SAN SEWER STUB INV Ø TOP OF RISER = +/- 780.81 8"x6" REDUCER INV Ø REDUCER = +/- 780.93 73 LIN FT SAN SERVICE, 4" PVC SCHEDULE 40 Ø 2.66%
S-4	CLEANOUT (SEE DETAIL) RIM = 786.80 INV = 782.87
S-5	8 LIN FT SAN SERVICE, 4" PVC SCHEDULE 40 Ø 2.12% INV Ø S-3 = 782.83 INV Ø BLDG = 783.00 (VERIFY WITH ARCHITECT/PLANS)
S-6	TWO-WAY CLEAN OUT (SEE DETAIL) RIM = 786.90 INV = +/- 782.96
S-7	17 LIN FT SAN SERVICE, 4" PVC SCHEDULE 40 Ø 2.76% INV Ø S-3 = +/- 780.85
S-8	TWO-WAY CLEAN OUT (SEE DETAIL) RIM = 785.70 INV = +/- 781.25
S-9	GREASE TRAP (1,500 GAL.) SEE BUILDING PLUMBING PLAN FOR DETAILS RIM(S) = 785.80 W, 785.80 E INV = 781.49 (INLET) INV = 781.32 (OUTLET)
S-10	7 LIN FT SAN SERVICE, 4" PVC SCHEDULE 40 Ø 2.14%
S-11	CLEANOUT (SEE DETAIL) RIM = 785.90 INV = 781.64
S-12	67 LIN FT SAN SERVICE, 4" PVC SCHEDULE 40 Ø 2.08% INV Ø S-10 = 781.60 INV Ø BLDG = 783.00 (VERIFY WITH ARCHITECT/PLANS)
S-13	TWO-WAY CLEAN OUT (SEE DETAIL) RIM = 786.95 INV = +/- 782.94

A CONFLICT TAGS
• OMITTED FOR THIS SUBMITTAL



BAR IS ONE INCH ON
OFFICIAL DRAWINGS
0 10 20'
IF NOT ONE INCH,
ADJUST SCALE ACCORDINGLY

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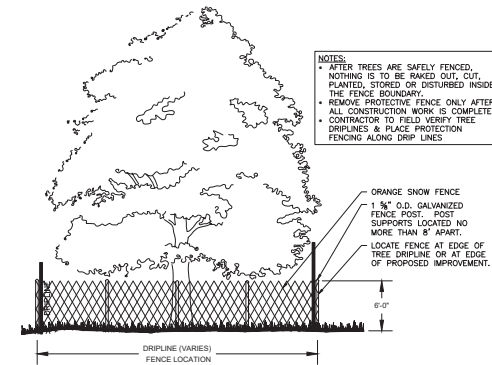
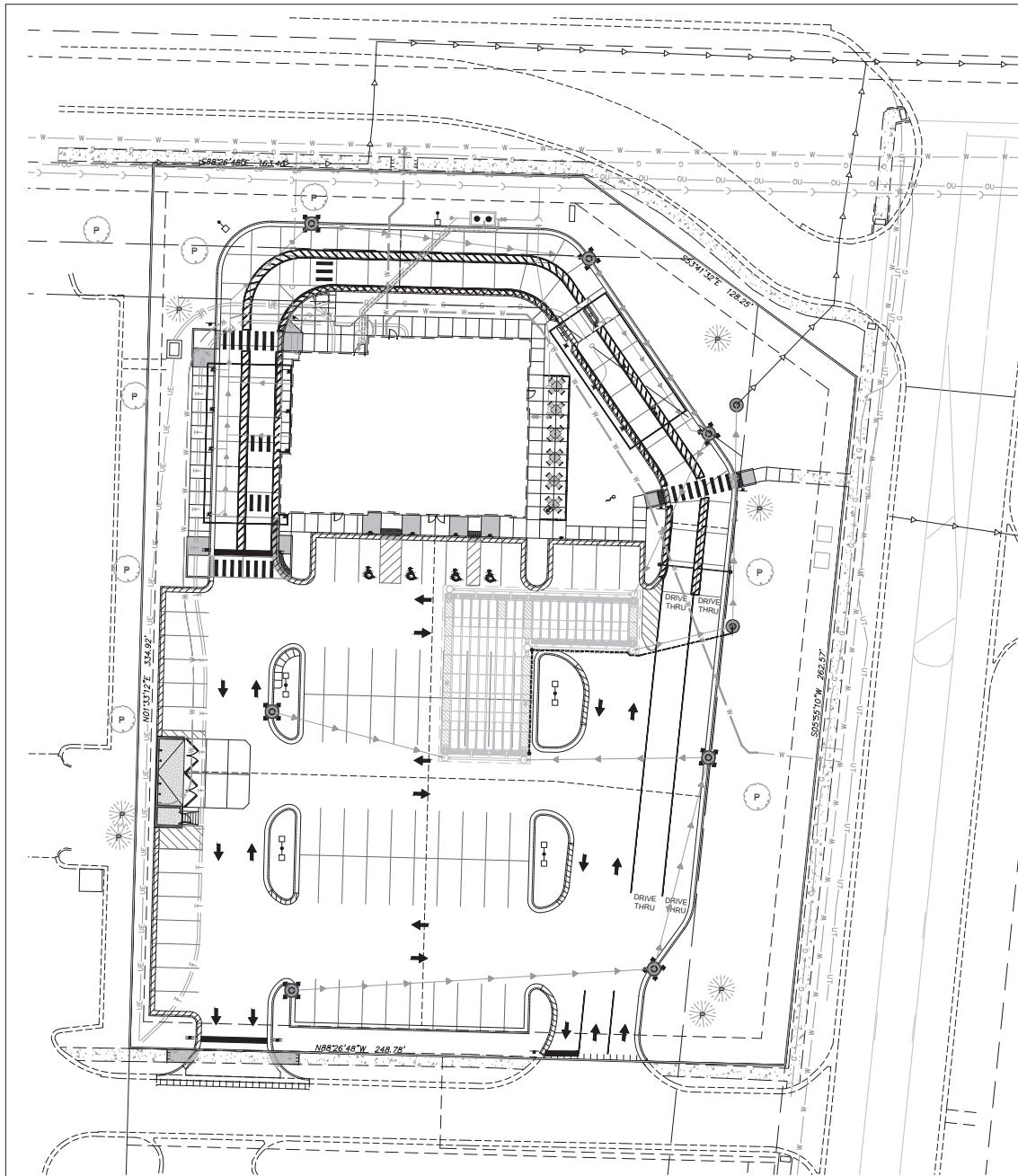
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NO.	DATE	DESCRIPTION

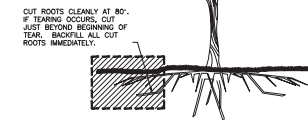
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ENGINEER'S PROJECT #	2362427
PRINTED FOR	PRELIMINARY
DATE	06/22/2023
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SHEET	UTILITY TAGS

SHEET NUMBER
PS-101



1 TYP. TREE PROTECTION SNOW FENCE DETAIL
SCALE: NTS



2 TYP. ROOT PRUNING DETAIL
SCALE: NTS

TREE PROTECTION KEY

(P) EXISTING TREE TO BE PRESERVED

TOTAL QUANTITIES (IN VICINITY OF DISTURBANCE AND PROPOSED IMPROVEMENTS)
EXIST. TREES TO BE PRESERVED 14

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.



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SHEET

TREE PRESERVATION

PLAN

SHEET NUMBER

L-100



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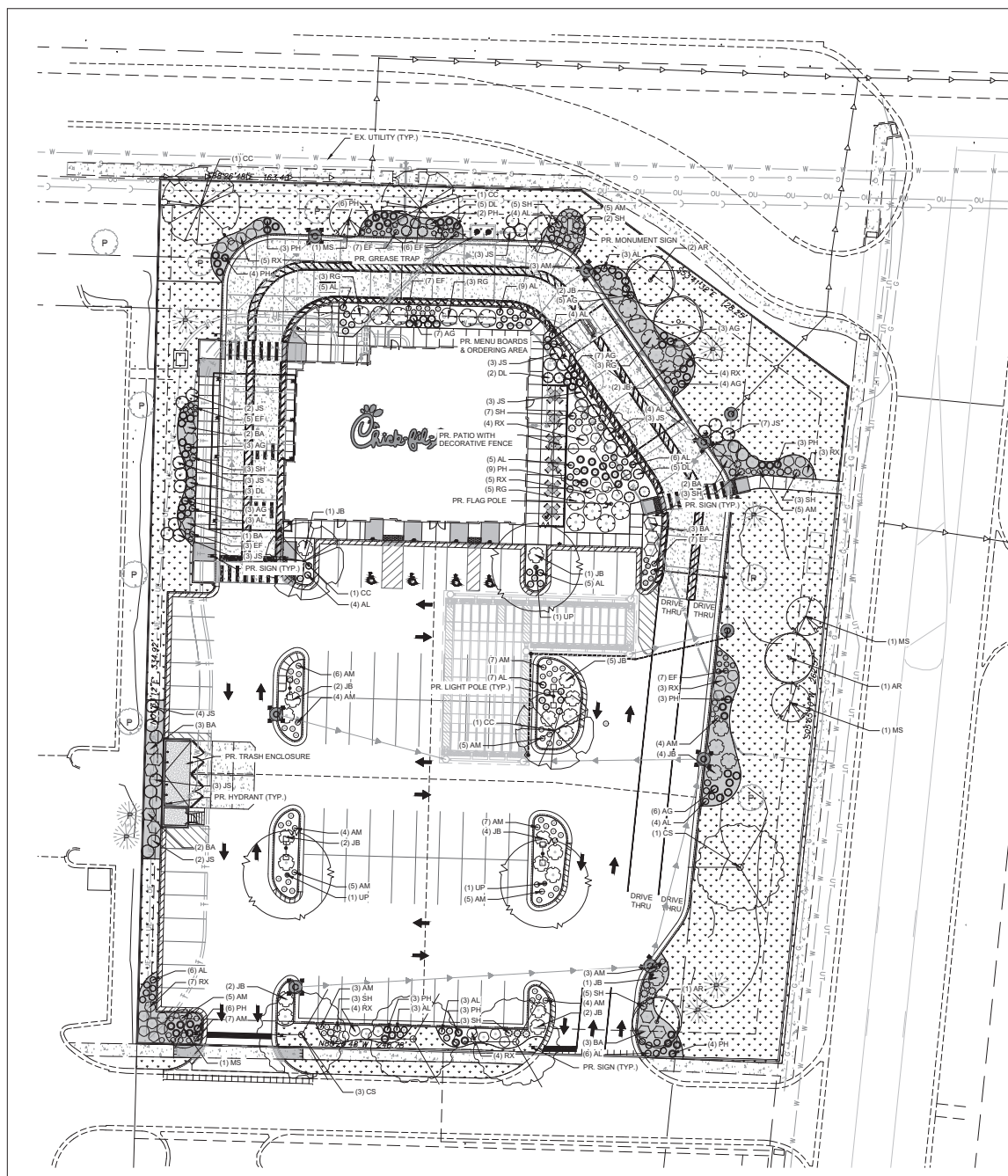
IF ONE INCH, ADJUST SCALE ACCORDINGLY

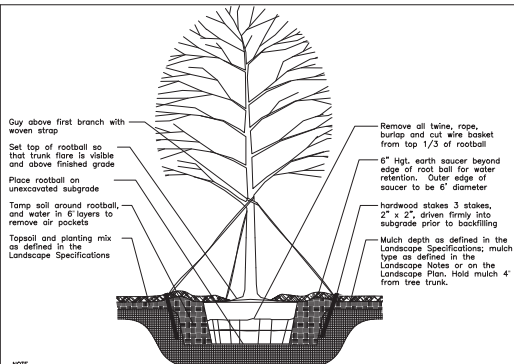
SHEET

LANDSCAPE PLAN

SHEET NUMBER

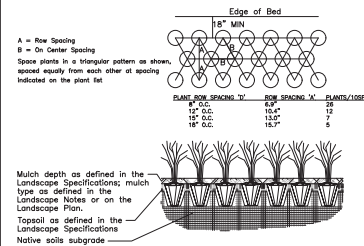
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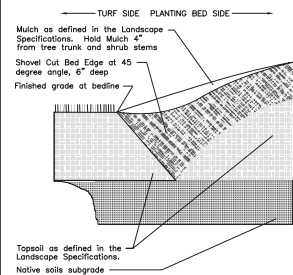
- NOTE
1. Hole to be twice the width of the rootball.
 2. Do not heavily prune tree at planting. Prune only overgrown limbs, broken or dead branches; Do not remove the terminal buds of branches that extend to the edge of the crown.
 3. Each tree must be planted such that the trunk flare is visible at 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" away from trunk.
 4. Remove Guy Wire and Staking when seasonally needed trees required (after one year).

1 TREE PLANTING AND STAKING DETAIL
SCALE: NTS

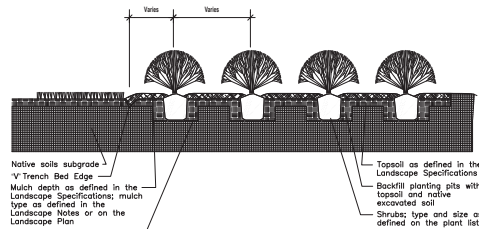


- NOTE
1. Space groundcover plants in accordance with indicated spacing listed on the plant list, or as shown on the landscape plan.
 2. Adjust spacing as necessary to evenly fill planting bed with indicated quantity of plants.
 3. Plant to within 24" of the trunks of trees and shrubs within planting bed and to within 18" of edge of bed.

3 GROUNDCOVER PLANTING DETAIL
SCALE: NTS



5 "V" TRENCH BED EDGING
SCALE: NTS



6 TURF SIDE PLANTING BED SIDE
SCALE: NTS

- NOTE
1. Clean construction debris from within landscape island areas (i.e. concrete, rocks, rubble, building materials, etc.) prior to installing topsoil and plant material.
 2. Fracture/loosen existing subgrade to a minimum 24" depth. Remove and replace any subgrade unsuitable for planting. Once subgrade is clean of debris and loosened, add topsoil to a minimum bermed 6"-8" height above island curbing.
 3. Island plant material as per the Landscape Plan.
 4. Install plant material as per tree, shrub and ground cover planting details, and as defined in the Landscape Specifications.
 5. Install mulch or soil as specified on the Landscape Plan, and as defined in the Landscape Specifications.

4 PARKING ISLAND BERMING DETAIL
SCALE: NTS

GENERAL NOTES

1. BASE MAP INFORMATION IS ACCURATE AS OF THE DATE PRINTED ON THIS PACKAGE.
2. 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.
3. 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.
4. THE CONTRACTOR SHALL COMPLY WITH ALL CODES APPLICABLE TO THIS WORK.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH SUBCONTRACTORS AND OTHER CONTRACTORS OF RELATED TRADES, AS REQUIRED, TO ACCOMPLISH THE PLANTING AND RELATED OPERATIONS.
6. 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.
7. 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.
8. 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" IN HEIGHT PER 1' IN ISLAND WIDTH.
9. THE CONTRACTOR SHALL STAKE ALL TREE LOCATIONS AND THE PERIMETER OF SHRUB/PERENNIAL BEDS PRIOR TO INSTALLATION AND CONTACT THE OWNER'S REPRESENTATIVE FOR APPROVAL. FINAL LOCATION AND STAKING OF ALL PLANT MATERIALS SHALL BE ACCEPTED BY THE OWNER'S REPRESENTATIVE IN ADVANCE OF PLANTING.
10. IF CONFLICTS ARISE BETWEEN THE SIZE OF AREAS AND PLANS, THE CONTRACTOR IS REQUIRED TO CONTACT THE OWNER'S REPRESENTATIVE FOR RESOLUTION PRIOR TO INSTALLATION.
11. WHERE PROVIDED, AREA TAKEOFFS AND PLANT QUANTITY ESTIMATES IN THE PLANT LIST ARE FOR INFORMATION ONLY. THE CONTRACTOR IS RESPONSIBLE TO DO THEIR OWN QUANTITY TAKE-OFFS FOR ALL PLANT MATERIALS AND SIZES SHOWN ON PLANS. IN CASE OF ANY DISCREPANCIES, PLANTS TAKE OFF PRECEDENCE OVER CALL-OUTS AND/OR THE PLANT LIST(S).
12. PLANTS ARE TO BE TYPICAL IN SHAPE AND SIZE FOR SPECIES. PLANTS PLANTED IN ROWS OR GROUPS SHALL BE MATCHED IN FORM. PLANTS SHALL NOT BE ROOT-BOUND OR LOOSE IN THEIR CONTAINERS. HANDLE ALL PLANTS WITH CARE IN TRANSPORTING, PLANTING AND MAINTENANCE UNTIL INSPECTION AND FINAL ACCEPTANCE. FIELD COLLECTED MATERIAL SHALL NOT BE USED UNLESS APPROVED BY THE OWNER'S REPRESENTATIVE.
13. SHREDDED HARDWOOD MULCH, FERTILIZING, AS SPECIFIED, STAKING, WATERING AND ONE (1) YEAR PLANT WARRANTY FOR INSTALLED PLANT MATERIAL, SHALL BE CONSIDERED INCIDENTAL TO THE PLANT ITEMS.
14. MUSHROOM COMPOST SHALL BE FINELY SCREENED, HOMOGENOUS, DECOMPOSED ORGANIC MATERIAL SUITABLE FOR HORTICULTURAL USE. MIX THOROUGHLY IN PLANT BED BEFORE INSTALLING PLANTS.

LANDSCAPE NOTES

1. 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.
2. CONTRACTOR RESPONSIBLE FOR LOCATING AND PROTECTING ALL UNDERGROUND UTILITIES PRIOR TO DIGGING.
3. CONTRACTOR RESPONSIBLE FOR PROTECTING EXISTING TREES FROM DAMAGE DURING CONSTRUCTION.
4. ALL PLANTING AREAS SHALL BE CLEANED OF CONSTRUCTION DEBRIS (I.E. CONCRETE, ROCK, RUBBLE, BUILDING MATERIALS, ETC.) PRIOR TO ADDING AND SPREADING OF THE TOPSOIL.
5. ALL SHRUBS BEDS (EXISTING AND NEW) TO BE MULCHED WITH A 3 INCH MINIMUM LAYER OF DOUBLE SHREDDED HARDWOOD MULCH.
6. 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.
7. 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 (I.E. 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.
8. 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.
9. ANY EXISTING GRASS DISTURBED DURING CONSTRUCTION TO BE FULLY REMOVED, REGRADED AND REPLACED. ALL TREE MARKS AND INDENTIONS TO BE REPAIRED.
10. SOIL TO BE TESTED TO DETERMINE FERTILIZER AND LIME REQUIREMENTS AND DISTRIBUTED PRIOR TO LAYING SOO.
11. SOO 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 SOO IS TO BE "V" TRENCHED.
12. ALL CHANGES TO DESIGN OR PLANT SUBSTITUTIONS ARE TO BE AUTHORIZED BY THE LANDSCAPE ARCHITECT.
13. ALL LANDSCAPING SHALL BE INSTALLED IN CONFORMANCE WITH ANSI Z60.1 THE "AMERICAN STANDARD FOR NURSERY STOCK" AND THE ACCEPTED STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERMEN.
14. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANTS INSTALLED FOR ONE FULL YEAR FROM DATE OF ACCEPTANCE BY THE OWNER. ALL PLANTS SHALL BE ALIVE AND AT A VIGOROUS RATE OF GROWTH AT THE END OF THE GUARANTEE PERIOD. THE LANDSCAPE CONTRACTOR SHALL NOT BE RESPONSIBLE FOR ACTS OF GOD OR VANDALISM.
15. ANY PLANT THAT IS DETERMINED DEAD, IN AN UNHEALTHY OR UNSIGHTLY CONDITION, LOST ITS SHAPE DUE TO DEAD BRANCHES OR OTHER SYMPTOMS OF POOR, NON-VIGOROUS GROWTH SHALL BE REPLACED BY THE LANDSCAPE CONTRACTOR.
16. GENERAL CONTRACTOR IS RESPONSIBLE FOR ADDING A MIN OF 4" OF CLEAN FRIABLE TOPSOIL IN ALL PLANTING BEDS AND ALL GRASSSED AREAS. GRADED AREAS TO BE HELD DOWN THE APPROPRIATE ELEVATION TO ACCOUNT FOR TOPSOIL. SEE SPECIFICATIONS FOR REQUIRED TOPSOIL CHARACTERISTICS.
17. IN ALL PARKING LOT ISLANDS, THE GENERAL CONTRACTOR IS RESPONSIBLE TO REMOVE ALL DEBRIS, FRACTURE/LOOSEN SUBGRADE TO A MIN. 24" DEPTH. ADD TOPSOIL TO A 4"-8" BERM HEIGHT ABOVE ISLAND CURBING. REFER TO LANDSCAPE SPECIFICATIONS AND LANDSCAPE ISLAND DETAIL.
18. PRIOR TO BEGINNING WORK, THE LANDSCAPE CONTRACTOR SHALL INSPECT THE SUBGRADE, GENERAL SITE CONDITIONS, VERIFY ELEVATIONS, UTILITY LOCATIONS, IRRIGATION, APPROVE TOPSOIL PROVIDED BY GENERAL CONTRACTOR AND OBSERVE THE SITE CONDITIONS UNDER WHICH THE WORK IS TO BE DONE. NOTIFY GENERAL CONTRACTOR OF ANY UNSATISFACTORY CONDITIONS, AND WORK SHALL NOT PROCEED UNTIL SUCH CONDITIONS HAVE BEEN CORRECTED AND ARE ACCEPTABLE TO THE LANDSCAPE CONTRACTOR.
19. STAKE ALL EVERGREEN AND DECIDUOUS TREES AS SHOWN IN THE DETAILS THIS SHEET.
20. REMOVE ALL STAKES AND GUYING FROM ALL TREES AFTER ONE YEAR FROM PLANTING.
21. WATER THOROUGHLY TWICE IN FIRST 24 HOURS AND APPLY MULCH IMMEDIATELY.
22. SITE TO BE 100% IRRIGATED IN ALL PLANTING BEDS AND GRASS AREA BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. SEE IRRIGATION PLAN FOR DESIGN.
23. ALL TREE PROTECTION DEVICES TO BE INSTALLED PRIOR TO THE START OF LAND DISTURBANCE, AND MAINTAINED UNTIL FINAL LANDSCAPING.
24. ALL TREE PROTECTION AREAS TO BE PROTECTED FROM SEDIMENTATION.
25. ALL TREE PROTECTION FENCING TO BE INSPECTED DAILY, AND REPAIRED OR REPLACED AS NEEDED.
26. NO PARKING, STORAGE OR OTHER CONSTRUCTION ACTIVITIES ARE TO OCCUR WITHIN TREE PROTECTION AREAS.
27. CONTRACTOR SHALL USE CAUTION WHEN DIGGING TREE PITS IN THE VICINITY OF UNDERGROUND UTILITY LINES AND MAY NEED TO HAND DIG THE PITS IN MANY OF THESE INSTANCES.

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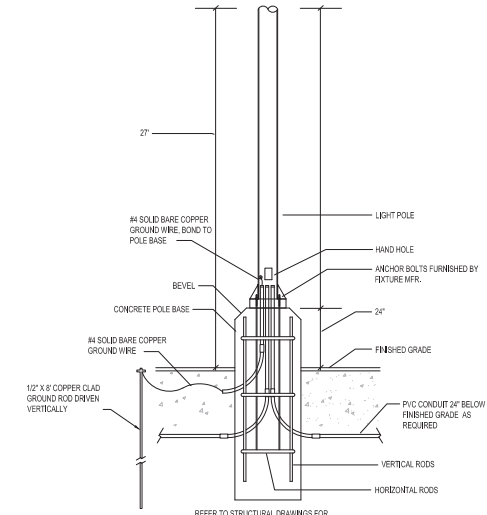
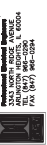
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DATE	06/23/2023
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CHECKED BY	JFR
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SHEET	LANDSCAPE DETAILS

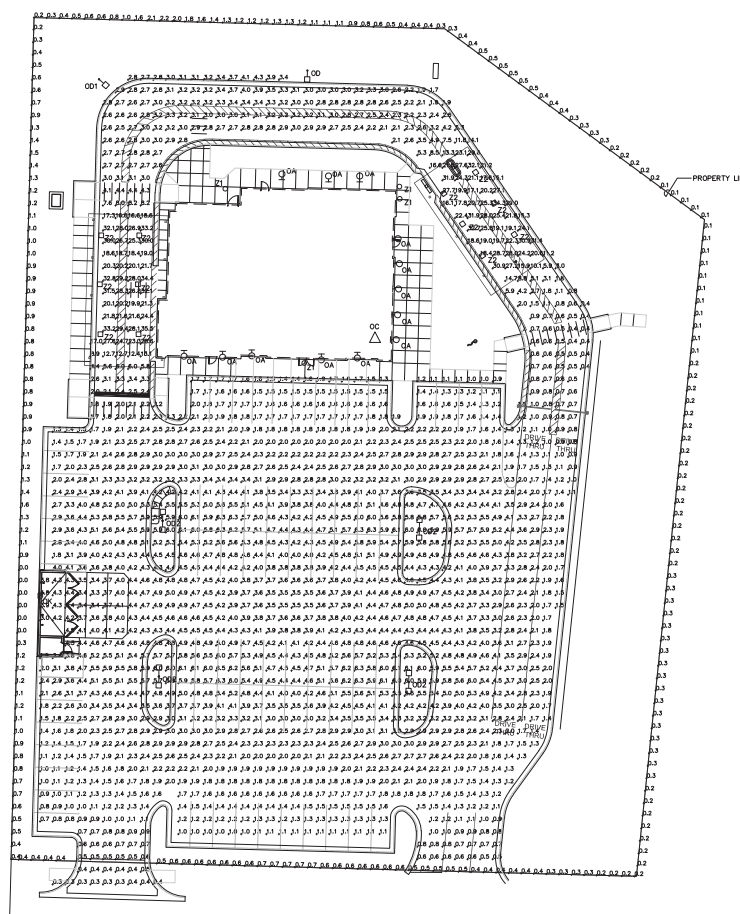
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L-102



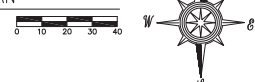
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2 TYPICAL POLE BASE DETAIL
NOT TO SCALE



1 PHOTOMETRIC PLAN
SCALE: 1"=20'-0"



PHOTOMETRIC STATISTICS (MAINTAINED) IN PARKING LOT (NOT INCLUDING UNDER CANOPY LIGHTING)	
AVERAGE	3.1 FC
MAX	6.1 FC
MIN	0.5 FC

FIXTURE	HEIGHT (UNLESS NOTED OTHERWISE)	LIGHT LOSS FACTOR	COLOR	LIGHT FIXTURE SPECIFICATION	POLE	COMMENTS
00	27'	.9	4000K	COOPER/LUMARK - PRV-CO-D-UNV-13-SA-BZ	SSS-4A-25-SFM-1-4 (SINGLE LUMINAIRE)	
001	27'	.9	4000K	COOPER/LUMARK - PRV-CO-D-UNV-14-SA-BZ	SSS-4A-25-SFM-1-4 (SINGLE LUMINAIRE)	
002	27'	.9	4000K	(2) COOPER/LUMARK - PRV-CO-D-UNV-14-SA-BZ	SSS-4A-25-SFM-2-4 (DOUBLE LUMINAIRE)	
0A	8'	.9	3000K	PROVIDED LIGHTING - 180°-31 WITH TOP COVER LENS		
0K	8'	.9	3000K	HUBBELL - UNC-SUL-NC-3-1		
Z1	10'	.9	3000K	PROVIDED WITH CANOPY		
Z2	9.5'	.5	3000K	LS - CRUS-SC-LED-180D-1E-WHT		

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3795 E Main St
St. Charles, IL 60174

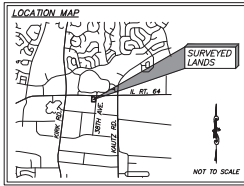
FSR# 05570

REVISION SCHEDULE
REV. DATE DESCRIPTION

ARCHITECT'S PROJECT
PREPARED BY TOWN HENRIKSEN
DATE 05/20/2023
DRAWN BY JEFFREY
CHECKED BY JEFFREY
SHEET 002 OF 002

ALTA/NSPS LAND TITLE SURVEY

MAIN STREET (IL ROUTE 64)



STORM STRUCTURES

- 1045 STORM MANHOLE (CLOSED LID)
RIM: 782.62
INV W (12" RCP): UNABLE TO MEASURE
INV S (15" RCP): UNABLE TO MEASURE
TOP OF WATER: 776.41
- 1079 STORM MANHOLE (CLOSED LID)
RIM: 785.25
INV S/E (15" RCP): 778.15
- 1083 STORM MANHOLE (CLOSED LID)
RIM: 784.36
INV N (15" RCP): 778.60
INV W (15" RCP): 778.34
- 1085 STORM INLET (CURB LID)
RIM: 782.49
INV N (12" RCP): 778.29
INV S (12" RCP): 779.09
- 1086 STORM CATCH BASIN (CURB LID)
RIM: 782.56
INV N (12" RCP): 779.48
INV SW (12" RCP): 779.48
- 1235 STORM CATCH BASIN (CURB LID)
RIM: 781.72
INV E (12" RCP): 777.11
- 1283 STORM MANHOLE (CURB LID)
RIM: 783.27
INV N/S (15" RCP): 778.62
- 1333 STORM MANHOLE (OPEN LID)
RIM: 782.10
INV E (24" RCP): 772.45
INV N (15" RCP): 778.67
INV S/E (15" RCP): 778.67
- 1352 STORM MANHOLE (CLOSED LID)
RIM: 783.51
INV E/W (18" RCP): 777.78
INV S (15" RCP): 777.78
- 1745 STORM INLET (OPEN LID)
RIM: 784.12
INV NW (12" RCP): 780.32
INV S (12" RCP): 780.22
INV NE (12" RCP): 780.27
- 1776 STORM INLET (OPEN LID)
RIM: 784.43
INV SW (12" RCP): 780.88
INV E (12" RCP): 780.88
- 2199 STORM INLET (OPEN LID)
RIM: 783.50
INV N (12" RCP): 780.72
INV W (12" RCP): 780.80
- 2200 STORM IN (OPEN LID)
RIM: 784.25
INV N (12" RCP): 780.51
INV S (12" RCP): 780.45
INV E (6" PVC): 780.44
- 3522 STORM INLET (OPEN LID)
RIM: 784.20
INV NE (12" RCP): 781.25
- 3783 STORM INLET (OPEN LID)
RIM: 783.96
INV E (12" RCP): 781.22

SANITARY STRUCTURES

- 1077 SANITARY MANHOLE
RIM: 786.73
INV E/W (10" VCP): 774.43
INV S (6" VCP): 775.23
- 1084 SANITARY MANHOLE
RIM: 784.56
INV E/W (10" VCP): 773.26
INV S (6" VCP): 773.81
- 2338 SANITARY MANHOLE
RIM: 785.68
INV N (6" PVC): 777.68
INV W (6" PVC): 776.08
- 3830 SANITARY MANHOLE
RIM: 786.01
INV NW (6" PVC): 780.28
INV N (5" VCP): 780.19
INV E (6" PVC): 778.96

WATER STRUCTURES

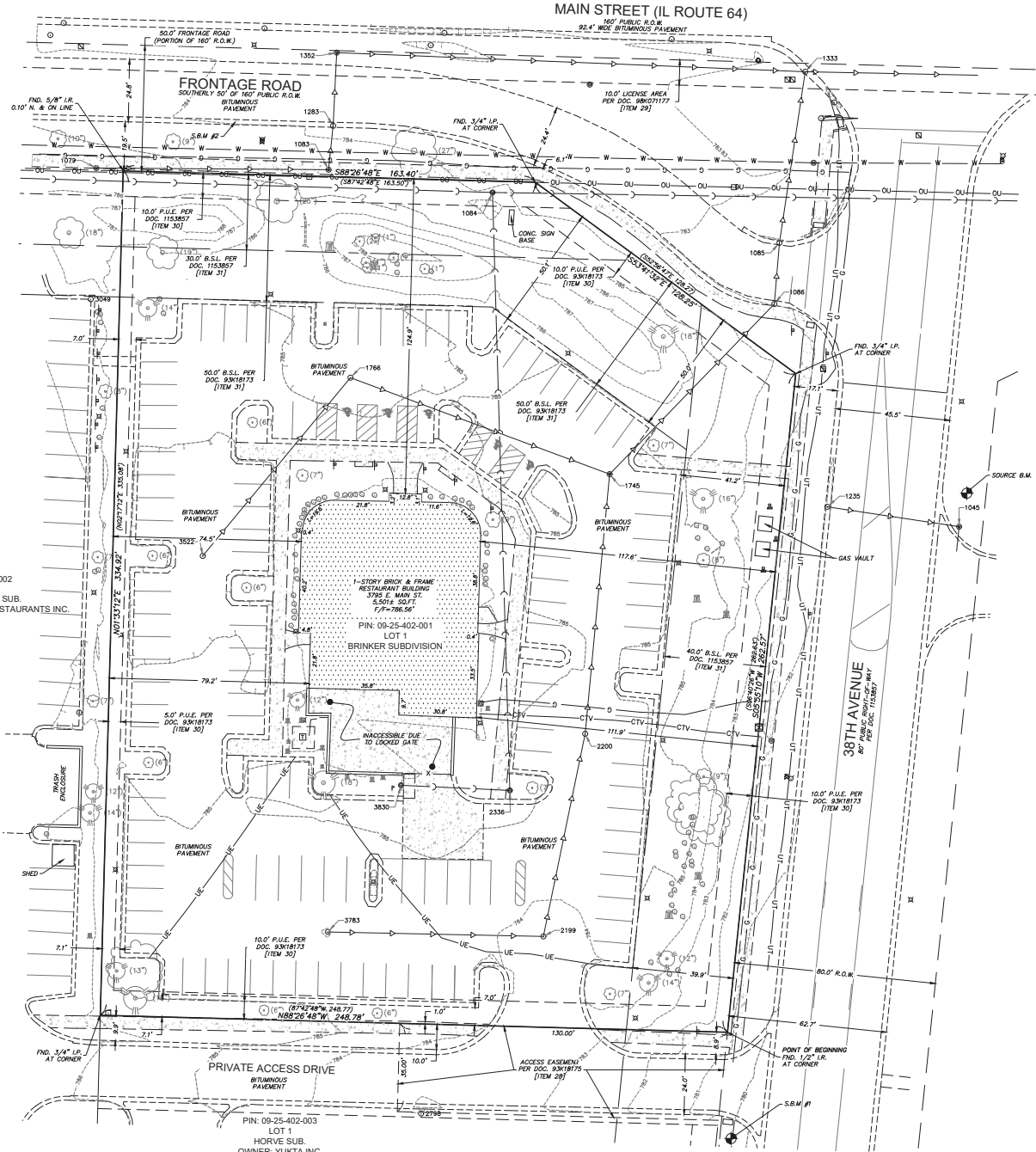
- 1088 VALVE VAULT
RIM: 782.97
T/P E/W (12" DIP): 778.49
- 1078 VALVE VAULT
RIM: 786.37
INV E/W (12" DIP): 781.17
INV S (UNKNOWN): 781.17

- * NO DISTANCE SHOULD BE ASSUMED BY SCALING.
- * NO UNDERGROUND IMPROVEMENTS HAVE BEEN LOCATED UNLESS SHOWN AND NOTED.
- * NO REPRESENTATION AS TO OWNERSHIP, USE, OR POSSESSION SHOULD BE HEREON IMPLIED.
- * DIMENSIONS ARE IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF.
- * DIMENSIONS ALONG CURVES ARE ARC DISTANCES UNLESS OTHERWISE NOTED.
- * FIELD WORK FOR THIS SURVEY WAS COMPLETED ON 06/14/2023
- * THIS SURVEY WAS PERFORMED FOR:

Chick-fil-A, Inc., a Georgia corporation

COMPARE YOUR DESCRIPTION AND SITE MARKINGS WITH THIS PLAT

AND AT ONCE REPORT ANY DISCREPANCIES WHICH YOU MAY FIND.



HATCH LEGEND	
[Hatch Pattern]	CONCRETE
[Hatch Pattern]	BUILDING

LEGEND	
[Symbol]	SANITARY MANHOLE
[Symbol]	STORM MANHOLE
[Symbol]	STORM CATCH BASIN
[Symbol]	SOB
[Symbol]	MAILBOX
[Symbol]	LIGHT POLE
[Symbol]	UTILITY POLE
[Symbol]	UTILITY PEDESTAL(S)
[Symbol]	COMBO MAST ARM
[Symbol]	TRAFFIC SIGNAL
[Symbol]	TRANSFORMER
[Symbol]	B-BOX
[Symbol]	WATER VALVE
[Symbol]	GAS VALVE
[Symbol]	GAS METER
[Symbol]	ELECTRIC METER
[Symbol]	FIRE HYDRANT
[Symbol]	HANDHOLE
[Symbol]	DISABLED PARKING
[Symbol]	DECIDUOUS TREE (SIZE)
[Symbol]	CONIFEROUS TREE (SIZE)
[Symbol]	BUSH/SHRUB
[Symbol]	STAMP
[Symbol]	BENCHMARK
[Symbol]	FENCE
[Symbol]	SEWER SINK
[Symbol]	SANITARY SINK
[Symbol]	UNDERGROUND GAS
[Symbol]	UNDERGROUND ELECTRIC
[Symbol]	UNDERGROUND TELEPHONE
[Symbol]	UNDERGROUND CABLE T.V.
[Symbol]	UNDERGROUND WATER
[Symbol]	OVERHEAD UTILITY
[Symbol]	RIGHT OF WAY
[Symbol]	PUBLIC UTILITY EASEMENT
[Symbol]	BUILDING SETBACK LINE
[Symbol]	BACK OF CURB
[Symbol]	EDGE OF PAVEMENT
[Symbol]	RECORD DATA

PREPARED ON [CURRENT DATE]
PREPARED BY:

FOR REVIEW

BERNARD J. BAUER, P.L.S. (bbauer@hrgreen.com)
ILLINOIS PROFESSIONAL LAND SURVEYOR No. 3799
LICENSE EXPIRES: 11/30/2024

5200 Buffington Rd.
Atlanta Georgia,
30349-2998

REVISIONS

DATE	BY	DESCRIPTION

**ALTA/NSPS
LAND TITLE SURVEY**
CHICK-FIL-A
CITY OF ST. CHARLES
KANE COUNTY, ILL.

Micro-Professional Design Firm # 04-01323
2383 Sequoia Drive, Suite 101
St. Charles, IL 60174
T: 630.553.7560 F: 630.553.7646
www.hrgreen.com

STORE #05570
ST. CHARLES FSU

3795 E. MAIN STREET
ST. CHARLES, IL 60174

**SHEET TITLE
ALTA SURVEY**

DWG EDITION REVIEW
REVISION

Job No.: 2302427
Store: 5570
Date: 06/16/23
Drawn By: BJB
Checked By: MD

Sheet
1 OF 2

ALTA/NSPS LAND TITLE SURVEY

LEGAL DESCRIPTION OF SURVEYED LANDS

LOT 1 IN THE BRINKER SUBDIVISION, BEING A RESUBDIVISION OF PART OF LOT 3 IN UNIT NO. 1 - THE ST. CHARLES ILLINOIS INDUSTRIAL DEVELOPMENT OF THE CENTRAL MANUFACTURING DISTRICT AND BEING PART OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 18, 1993 AS DOCUMENT NO. 93K18173, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

ALSO DESCRIBED AS:

THAT PART OF LOT 3 IN UNIT NO. 1, THE "ST. CHARLES", ILLINOIS INDUSTRIAL DEVELOPMENT OF THE CENTRAL MANUFACTURING DISTRICT, IN SECTIONS 25 AND 36, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED IN THE RECORDER'S OFFICE OF KANE COUNTY ON NOVEMBER 24, 1989 AS DOCUMENT NO. 1153857, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 3; THENCE NORTH 08 DEGREES 40 MINUTES 36 SECONDS EAST, A DISTANCE OF 233.08 FEET FOR THE POINT OF BEGINNING; THENCE NORTH 07 DEGREES 42 MINUTES 48 SECONDS WEST, A DISTANCE OF 248.77 FEET; THENCE NORTH 02 DEGREES 17 MINUTES 12 SECONDS EAST, AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 335.00 FEET TO THE NORTHERLY LINE OF SAID LOT 3; THENCE SOUTH 87 DEGREES 42 MINUTES 48 SECONDS EAST, ALONG THE NORTHERLY LINE OF SAID LOT 3, A DISTANCE OF 163.50 FEET TO AN ANGLE IN SAID NORTHERLY LINE; THENCE SOUTH 52 DEGREES 56 MINUTES 47 SECONDS EAST, ALONG SAID NORTHERLY LINE, A DISTANCE OF 128.21 FEET TO THE FORESHAD EASTERLY LINE OF SAID LOT 3; THENCE SOUTH 08 DEGREES 40 MINUTES 26 SECONDS WEST, ALONG SAID EASTERLY LINE, A DISTANCE OF 262.63 FEET TO THE POINT OF BEGINNING, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

SURVEYED LANDS AREA

TOTAL: 83,548+ SQUARE FEET OR 1.918+ ACRES

SUMMARY PER OWNER'S POLICY OF TITLE INSURANCE

THIS SURVEY IS BASED, IN PART, ON ALTA COMMITMENT FOR TITLE INSURANCE BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO. 940896068, WITH A COMMITMENT DATE OF APRIL 5, 2023.

NOTES CORRESPONDING TO SCHEDULE B - PART II ITEMS

- 10 (H) THE LAND LIES WITHIN THE BOUNDARIES OF A SPECIAL SERVICE AREA DISCLOSED BY ORDINANCE RECORDED AS DOCUMENT NO. 940896068.
- SURVEYED LAND IS A PORTION OF THE LANDS DESCRIBED IN ABOVE REFERENCE DOCUMENT. SAID DOCUMENT DOES NOT CONTAIN ANY PLOTTABLE ITEMS. SEE DOCUMENT FOR PARTICULARS.
- 11 (H) THE LAND LIES WITHIN THE BOUNDARIES OF SPECIAL SERVICE AREA NUMBER 5 DISCLOSED BY ORDINANCE RECORDED AS RECORDING NO. 200708667.
- SURVEYED LAND LIES WITHIN THE ORIGINAL BOUNDS OF "SERVICE AREA 5", ESTABLISHED PER DOCUMENT REFERENCED IN ITEM 10 ABOVE. SEE DOCUMENT FOR PARTICULARS.
- 13 (J) MORTGAGE AND SECURITY AGREEMENT AS DOCUMENT NO. 2018K54376 MADE BY DB TRIPLE DIPPER RESTAURANT 1 LLC, A DELAWARE LIMITED LIABILITY COMPANY TO SUNFLOWER BANK, THIS MORTGAGE IS PURPORTEDLY RELEASED BY A DOCUMENT RECORDED AS DOCUMENT NO. 2020K44058.
- SURVEYED LANDS ARE THE LANDS DESCRIBED AS PARCEL 1 IN ABOVE REFERENCED DOCUMENTS. SAID DOCUMENTS DO NOT CONTAIN ANY PLOTTABLE ITEMS. SEE DOCUMENTS FOR PARTICULARS.
- 14 (Y) SUBORDINATION, NONDISTURBANCE AND ATTORNEYMENT AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF, SUNFLOWER BANK, NA, LENDER, BRINKER RESTAURANT CORPORATION, A DELAWARE CORPORATION, TENANT, DB TRIPLE DIPPER RESTAURANT LLC, A DELAWARE LIMITED LIABILITY COMPANY, LANDLORD, RECORDED ON NOVEMBER 12, 2019 AS DOCUMENT NO. 2019K54376.
- SURVEYED LANDS ARE THE LANDS DESCRIBED AS PARCEL 1 IN ABOVE REFERENCED DOCUMENT. SAID DOCUMENT DOES NOT CONTAIN ANY PLOTTABLE ITEMS. SEE DOCUMENTS FOR PARTICULARS.
- 16 (V) AN UNRECORDED LEASE WITH CERTAIN TERMS, COVENANTS, CONDITIONS AND PROVISIONS SET FORTH THEREIN AS DISCLOSED BY THE DOCUMENT ENTITLED MEMORANDUM OF LEASE, STATE STREET BANK AND TRUST COMPANY, A MASSACHUSETTS TRUST COMPANY, AS TRUSTEE, LESSOR, BRINKER RESTAURANT CORPORATION, LESSEE, RECORDED AS DOCUMENT NO. 89K5679, BEGINNING NOVEMBER 24, 1997 AND ENDING NOVEMBER 1, 2017, WITH OPTION TO RENEW FOR ONE PERIOD OF FIVE YEARS FOLLOWED BY 4 TERMS OF 5 YEARS EACH, AMENDMENT TO MEMORANDUM OF LEASE RECORDED AS DOCUMENT NO. 2017K6969, MEMORANDUM OF ASSIGNMENT AND ASSUMPTION OF LEASE RECORDED AS DOCUMENT NO. 2019K56072.
- SURVEYED LANDS ARE THE LANDS DESCRIBED AS PARCEL 1 IN ABOVE REFERENCED DOCUMENTS. SAID DOCUMENTS DO NOT CONTAIN ANY PLOTTABLE ITEMS. SEE DOCUMENTS FOR PARTICULARS.
- 28 (I) ACCESS EASEMENT AGREEMENT RECORDED MAY 18, 1993 AS DOCUMENT NO. 93K18175, AND SHOWN ON PLAT DOCUMENT NO. 98K105378, AND THE TERMS AND PROVISIONS CONTAINED THEREIN.
- SURVEYED LANDS ARE THE LANDS DESCRIBED AS THE ADJACENT PARCEL IN EXHIBIT B IN DOCUMENT 93K18175. LOCATION OF ACCESS EASEMENT SHOWN AND NOTED HEREON.
- 29 (M) TERMS, COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN THE LICENSE AGREEMENT RECORDED AS DOCUMENT NO. 98K71777.
- LICENSE AREA DESCRIBED IN ABOVE REFERENCED DOCUMENT LIES ENTIRELY WITHIN THE FRONTAGE ROAD NORTHERLY OF AND ADJACENT TO THE SURVEYED LANDS. LICENSE AREA SHOWN AND NOTED HEREON.
- 30 (Z) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS DELINEATED OR AS OFFERED FOR DEDICATION, ON THE MAP OF SAID TRACT/PLAT, FOR PUBLIC PURPOSE UTILITY EASEMENT, AFFECTS PARTS OF THE LAND AS DOCUMENT NO. 93K18173.
- EASEMENTS SHOWN AND NOTED HEREON.
- 31(AA) BUILDING LINES AS SHOWN ON THE PLAT OF SUBDIVISION RECORDED AS RECORDING NO. 93K18173, AFFECTING THE NORTHERN, NORTHEASTERN AND EASTERN PORTIONS OF THE LAND OF THE LAND.
- BUILDING LINES SHOWN AND NOTED HEREON.

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: ADDRESS OF THE SURVEYED LAND AS APPEARING IN KANE COUNTY TAX RECORDS AND AS OBSERVED BY THE SURVEYOR IS SHOWN HEREON.
- ITEM 3: FLOOD ZONE DESIGNATION IS NOTED HEREON.
- ITEM 4: TOTAL GROSS LAND AREA IS SHOWN HEREON.
- ITEM 5: SITE TOPOGRAPHY SHOWN HEREON WITH 1-FOOT CONTOUR INTERVALS OVER A PORTION OF THE SURVEYED LANDS, AS REQUESTED BY THE CLIENT.
- ITEM 6(a): CURRENT ZONING CLASSIFICATION IS BC, COMMUNITY BUSINESS, PER SITE INVESTIGATION REPORT PREPARED BY HM ORIGIN, DATED 04/05/2023. ZONING SETBACKS NOT SHOWN ON THE SURVEY, AS THE BUILDING SETBACKS APPEARING UPON THE SUBDIVISION PLAT ARE GREATER THAN THOSE LISTED IN THE REPORT. CONTACT THE CITY OF ST. CHARLES, COMMUNITY DEVELOPMENT DEPARTMENT (630-377-4433) FOR FURTHER INFORMATION.
- ITEM 7(a): EXTERIOR DIMENSIONS OF ALL BUILDINGS OBSERVED ON THE SURVEYED LANDS AT THE TIME OF THE FIELDWORK ARE SHOWN HEREON.
- ITEM 7(b)(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, AS OBSERVED AT THE TIME OF THE FIELDWORK ARE SHOWN HEREON.
- ITEM 9: STRIPING, NUMBER AND TYPE OF CLEARLY IDENTIFIABLE PARKING SPACES OBSERVED UPON SURVEYED LANDS AT THE TIME OF THE FIELDWORK ARE SHOWN HEREON. SURVEYED LANDS CONTAINS 116 STANDARD SPACES AND 5 DISABLED SPACES.
- ITEM 11(a): UTILITIES SHOWN HEREON. SEE UTILITY NOTES SHOWN HEREON.
- ITEM 13: NAMES OF ADJOINING OWNERS OF PLATTED LANDS ARE SHOWN HEREON PER KANE COUNTY TAX RECORDS.
- ITEM 16: NO EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR ACTIONS 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 18: PROFESSIONAL LIABILITY INSURANCE INFORMATION AVAILABLE UPON REQUEST.
- ITEM 20: NO EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP, SLUMP OR SANITARY LANDFILL WAS OBSERVED AT THE TIME OF THE FIELDWORK.

BENCHMARKS

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

SOURCE BENCHMARK (B.M.): SOURCE BENCHMARK STATION #18 - THE STATION IS THE TOP-CENTER OF A 1 1/2 INCH DIAMETER ALUMINUM DISK STAMPED 18 2008 ON THE EASTERN SIDE OF 30TH AVENUE, APPROXIMATELY 150 FEET SOUTHWEST OF S. ROUTE 64 UNDER AN ACCESS CURB, APPROXIMATELY 36.5 FEET SOUTH OF THE SOUTH FACE OF A LIGHT POLE, 13.7 FEET NORTH OF THE CENTER OF A STORM SEWER MANHOLE, 13.2 FEET SOUTHWEST OF THE SOUTHWEST CORNER OF AN ELECTRICAL TRANSFORMER BOX, 9.8 FEET EAST OF THE EAST BACK OF CURB ALONG 38TH AVENUE. ELEVATION: 782.35 FEET (NAVD 88)

SITE BENCHMARK #1 (S.B.M.): CROSS CUT IN THE SIDEWALK ON THE WESTERLY SIDE OF 38TH AVENUE AND SOUTH OF THE ACCESS DRIVEWAY ON THE SOUTH SIDE OF SURVEYED LANDS, APPROXIMATELY 11.4 FEET SOUTH OF THE CENTERLINE OF THE ACCESS DRIVEWAY AND 11.4 FEET WEST OF THE BACK OF CURB OF 38TH AVENUE. ELEVATION: 780.43 FEET (NAVD 88)

SITE BENCHMARK #2 (S.B.M.): CROSS CUT ON TOP OF CURB ON THE SOUTH SIDE OF THE S. ROUTE 64 FRONTAGE ROAD, APPROXIMATELY 47.85 FEET OF THE NORTHWESTERLY CORNER OF THE SURVEYED LANDS AND 17.27 NORTHWESTERLY OF A FIRE HYDRANT. ELEVATION: 784.18 FEET (NAVD 88)

ZONING TABLE	
BC - COMMUNITY BUSINESS	
BC	ZONE
COMMERCIAL	USE
1 ACRE	AREA (MINIMUM)
NONE	MDTY (MINIMUM)
30 FEET	REAR
10 FEET	INTERIOR SIDE
20 FEET	FRONT
75,000 SQ.FT.	MAX GROSS FLOOR AREA
40R	LOT COVERAGE
40 FEET	MAXIMUM BUILDING HEIGHT

FLOOD ZONE NOTES

1. SURVEYED LAND LIES ENTIRELY WITHIN ZONE X (UNSHADED). AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN, PER FIRM MAP NUMBER 178032274, BEARING AN EFFECTIVE DATE OF AUGUST 03, 2009.
2. ABOVE REFERENCED FIRM MAP IS LISTED AS "NOT PRINTED" PER THE FEMA FLOOD MAP SERVICE CENTER INTERACTIVE MAP.

UTILITY NOTES

1. STORM AND SANITARY STRUCTURES & PIPES ARE SHOWN BASED UPON FIELD OBSERVATIONS AND MEASUREMENTS TAKEN AT MANHOLES.
2. OTHER UTILITIES SHOWN HEREON ARE BASED UPON OBSERVED ABOVE GROUND EVIDENCE AND GROUND MARKINGS IN RESPONSE TO JLL/LLC DIG NO. A23E00391. ADDITIONAL UTILITIES MAY EXIST WHICH THE SURVEYOR IS UNAWARE OF AND THEREFORE NOT SHOWN ON THIS SURVEY.

ADDITIONAL NOTES

1. ALL BENCHMARKS SHOWN HEREON REFERENCE THE ILLINOIS STATE PLANE COORDINATE SYSTEM - EAST ZONE (NAD83-2011).
2. PER KANE COUNTY TAX RECORDS, THE SURVEYED LAND CONSISTS OF TAX PARCEL IDENTIFICATION NUMBER (P.I.N.) 09-25-452-001. THE TITLE COMMITMENT REFERENCED HEREON INCORRECTLY LISTS THE P.I.N. AS 09-25-402-003.
3. MATTERS SHOWN ON RECORDED PLATS PROVIDED TO THE SURVEYOR ARE SHOWN ON THE SURVEY.

SURVEYOR'S CERTIFICATE

TO: CHICK-FIL-A, INC., A GEORGIA CORPORATION
DB TRIPLE DIPPER RESTAURANT 1 LLC, A DELAWARE LIMITED LIABILITY 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, 5, 6(a), 7(a), 7(b)(1), 8, 9, 11(a), 13, 16, 17, 18, AND 20 OF TABLE A THEREOF.

THE FIELDWORK WAS COMPLETED ON 06/14/2023.
DATE: 06/16/2023

FOR REVIEW

BERNARD J. BAUER, PLS
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3799
EMAIL: bbaue@brgreen.com
LICENSE EXPIRATION DATE: 11/30/2024



Chick-fil-A

5200 Buffington Rd.
Atlanta Georgia,
30349-2998

REVISIONS	
DATE	DESCRIPTION

ALTA/NSPS
LAND TITLE SURVEY
CHICK-FIL-A
CITY OF ST. CHARLES
KANE COUNTY, IL.

BrGreen Professional Design Firm, P.C. 04/01/2023



STORE #05570
ST. CHARLES FSU

3795 E. MAIN STREET
ST. CHARLES, IL 60174

SHEET TITLE
ALTA SURVEY

DWG EDITION REVIEW
REVISION

Job No.: 2302427

Store : 5570

Date : 06/16/23

Drawn By : BJB

Checked By: MD

Sheet
2 OF 2

Item	Description	Qty	Sign Area	Allowed
A	Main ID Sign	1	50.00	50.00
B	Wall Sign - Script 5.0' (red)	1	58.75	125.81
C	Wall Sign - Script 5.0' (red)	1	58.75	102.88
D	Wall Sign - Icon 6.0'	1	36.00	102.88
E	Wall Sign - Script 5.0' (red)	1	58.75	125.81

Item	Description	Qty
K1	DOT - Handicapped Parking	3
K2	DOT - Handicapped Parking (Van)	1
L	DOT - Pedestrian Sign	4
M	DOT - Stop (30")	1
N	DOT - Stop / Do Not Enter	4
H1-H2	Menu Board (Lane 1 and 2)	2
CB-1	Clearance Bar (single) 13.00'	2
FP	Flag pole (50')	1

MINIMUM ROW SETBACK - 10'



5198 North Lake Drive
Lake City, GA 30260
404.361.3800
www.claytonsigns.com

SITE PLAN

DRAWING FILE - CFA - LOCATION NAME SIGNAGE.CDR

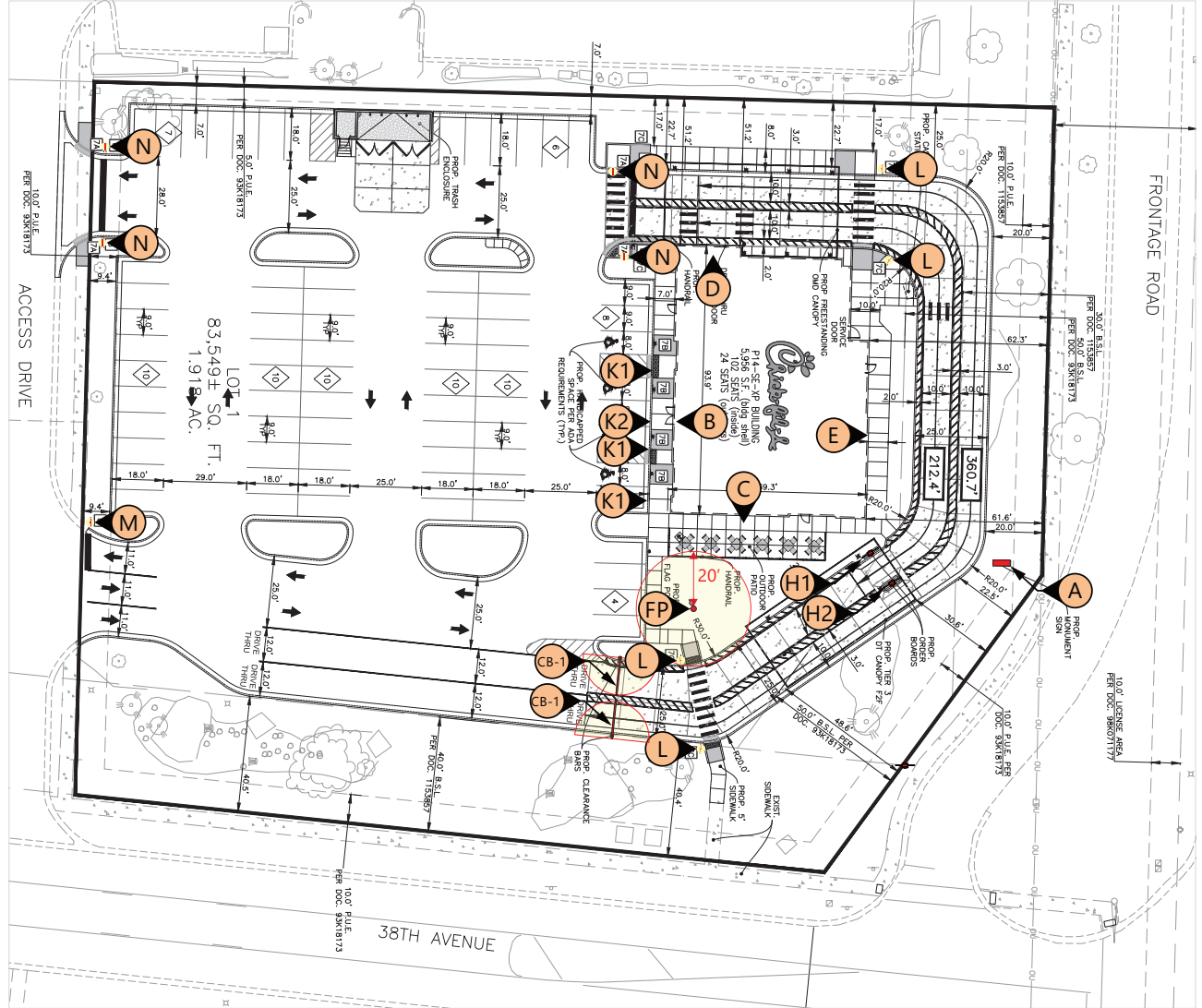
ALL ELECTRICAL
SIGNS ARE
120 VOLTS
UNLESS
OTHERWISE INDICATED

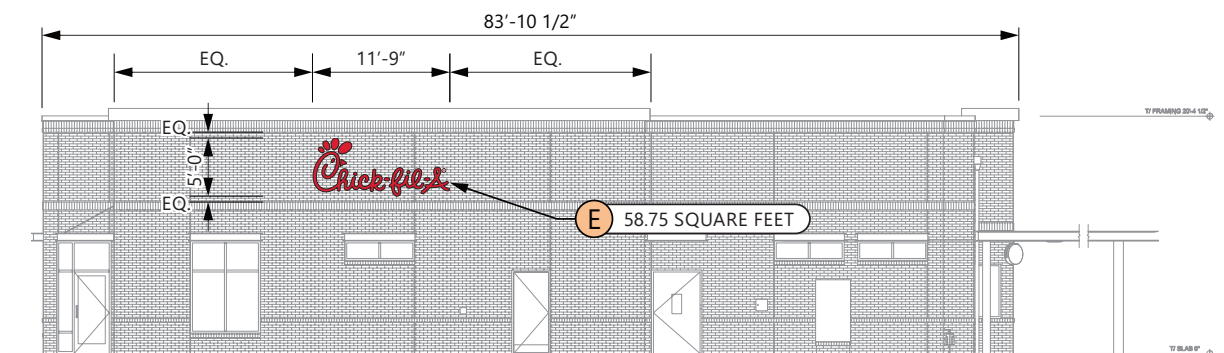
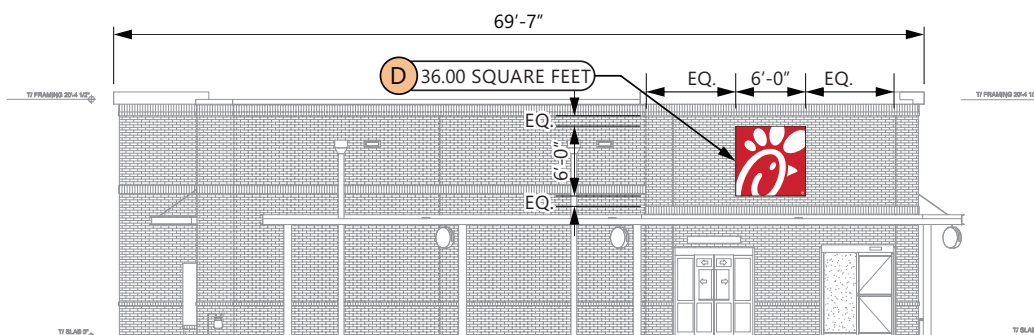
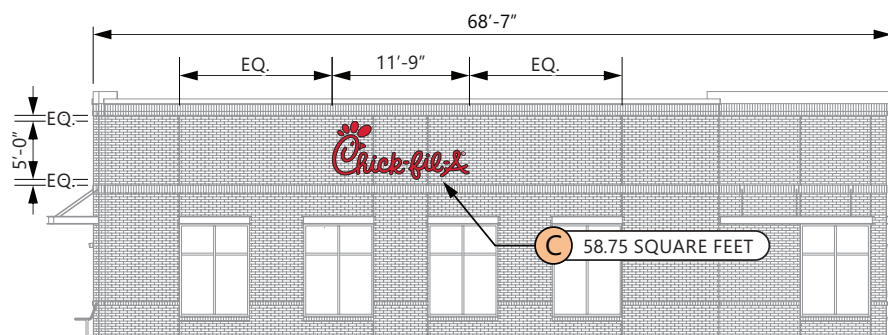
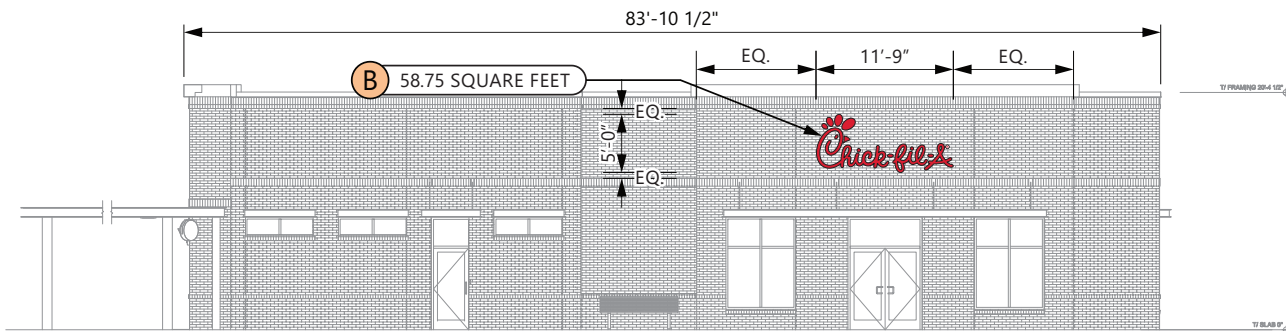
DRAWN BY Ben Holliday
ACCOUNT REP. Ben Holliday
DRAWING DATE June 7, 2023
REVISION DATE July 11, 2023

STORE NUMBER	STORE ADDRESS
L05570	Chick-fil-A at St Charles, IL 3795 E Main Street St. Charles, IL 60174

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SITE PLAN





ELEVATIONS

SCALE - 3/32" = 1'- 0"



5198 North Lake Drive
Lake City, GA 30260
404.361.3800
www.claytonsigns.com

ELEVATIONS

DRAWING FILE - CFA - LOCATION NAME SIGNAGE.CDR

ALL ELECTRICAL
SIGNS ARE
120 VOLTS
UNLESS
OTHERWISE INDICATED

DRAWN BY Ben Holliday
ACCOUNT REP. Ben Holliday
DRAWING DATE June 7, 2023
REVISION DATE July 11, 2023

STORE NUMBER	STORE ADDRESS
L05570	Chick-fil-A at St Charles, IL 3795 E Main Street St. Charles, IL 60174

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BUILDING
ELEVATIONS

SPECIFICATIONS

SIGN CABINET IS SIGN COMP #2005 EXTRUDED CABINET WITH A SIGN COMP # 2085/2095 BLEED FLEX FACE FRAME
CABINET IS INTERNALLY ILLUMINATED WHITE LED 6500K LIGHTS, SPACED EVENLY. PAINT INTERIOR OF CABINETS MATTE WHITE.
CLOSED SUNDAY PANEL (IF SHOWN)
IS .125" ALUM. ROUTED FACE BACKED ACRYLIC.

READER BOARD CABINET (IF SHOWN)
.125" ALUM. FACE PANEL WITH ROUTED OPENING FOR READER BOARD AND COPY READING "CLOSED SUNDAY"
APERCU SENTENCE CASE BOLD.
HINGED VANDAL COVER FRAME WITH 187" THICK CLEAR POLYCARBONATE FACE WITH INSET .125" #7328 WHITE.
READER FACE WITH ZIP TRACK TO ACCOMMODATE WAGNER ZIP LETTER SET THAT INCLUDES FRANKLIN GOTHIC EXTRA CONDENSED UPPERCASE LETTER SET OF 334 CHARACTERS WITH PUNCTUATION MARKS.

MASONRY WORK BY THE GENERAL CONTRACTOR
FOUNDATION IS FURNISHED BY CLAYTON SIGNS, INC.

3M #3630-53 TRANSLUCENT CARDINAL RED TENSION FRAME COVER TO BE PAINTED
GENESIS M SINGLE STAGE (G2-SERIES) RED #48247

WHITE BLEED 3M PANOGRAPHIC III FLEX FACE
W/ .125" #7328 WHITE PLEX

PAINTED MATTHEWS
#74155 DARK BRONZE, SEMI-GLOSS

MASONRY TO MATCH BUILDING

CLAYTON Signs

C-UL LISTED

DOUBLE FACED CABINET

LED's BEWHDSPR-21K-3000K 3000K
POWER SUPPLY BEPS24-24V POWER SUPPLY

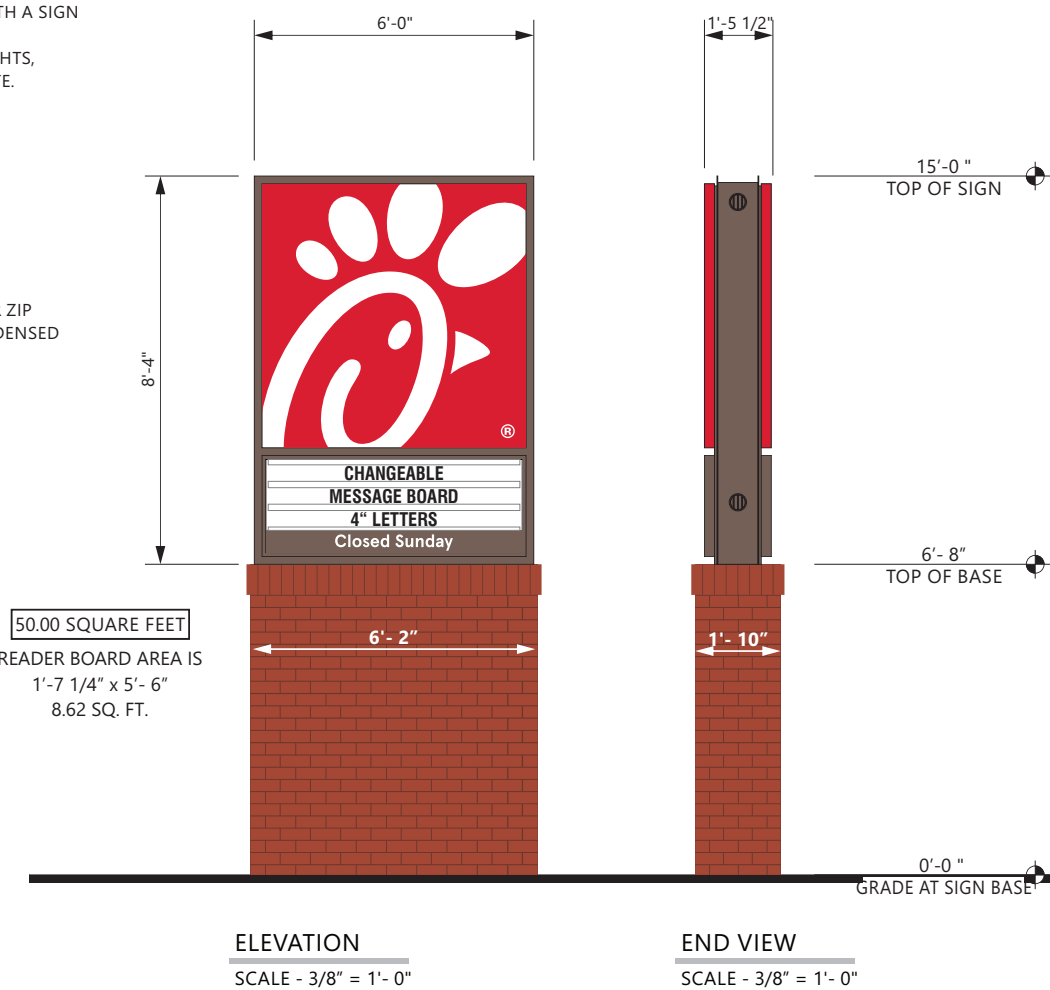
CONNECT THE AC LINE TO THE BLACK LABEL AND WHITE REDUCING/UNFUSED OF THE POWER SUPPLY (LONG 18-14 AWG THIN) TO WIRE CONNECTORS GROUND POWER SUPPLY GREEN WIRE TO GROUNDING SYSTEM REPLACE JUNCTION BOX COVER

WET LOCATION

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING & BONDING OF THE SIGN.



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SEE ENGINEER STAMPED DRAWING
FOR FOUNDATION DETAILS

THE PRIMARY SUPPORT OF A PERMANENT FREESTANDING SIGN SHALL BE ERECTED IN SUCH A MANNER THAT AT LEAST FORTY-TWO (42) INCHES OF THE LENGTH OF THE STRUCTURAL SUPPORT IS UNDERGROUND. THIS REQUIREMENT MAY BE INCREASED BASED UPON THE SIZE OF THE SIGN AND THE HEIGHT OF THE SIGN IF NECESSARY TO PROVIDE FOR WIND LOADS OR OTHER STRUCTURAL FACTORS, AS DETERMINED BY THE BUILDING COMMISSIONER. THE BUILDING COMMISSIONER MAY REQUIRE DOCUMENTATION FROM A STRUCTURAL ENGINEER OR MANUFACTURER THAT INDICATES PROPER DESIGN AND INSTALLATION IN RELATION TO THE SIGN'S STRUCTURAL SUPPORT.

MONUMENT SIGN

DRAWING FILE - CFA - LOCATION NAME SIGNAGE.CDR

ALL ELECTRICAL
SIGNS ARE
120 VOLTS
UNLESS
OTHERWISE INDICATED

DRAWN BY Ben Holliday
ACCOUNT REP. Ben Holliday
DRAWING DATE June 7, 2023
REVISION DATE July 11, 2023

STORE NUMBER	STORE ADDRESS
L05570	Chick-fil-A at St Charles, IL 3795 E Main Street St. Charles, IL 60174

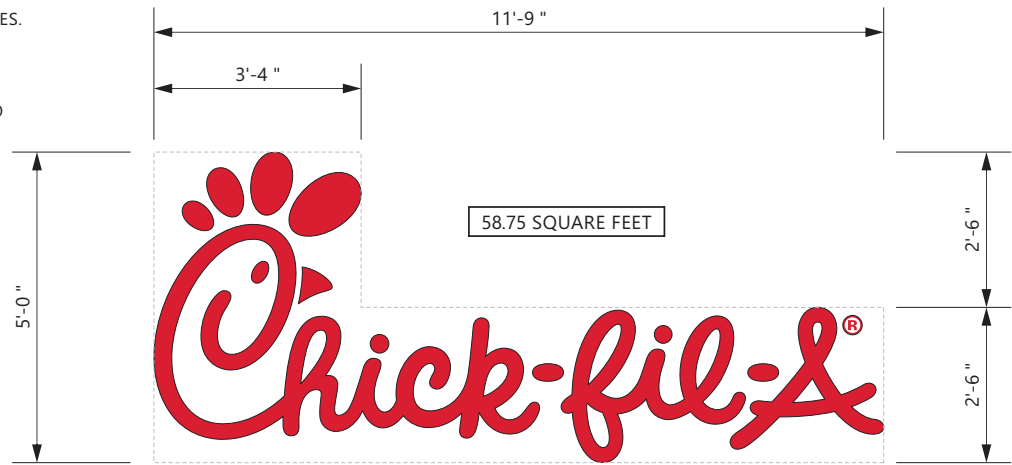
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LOCATION
A

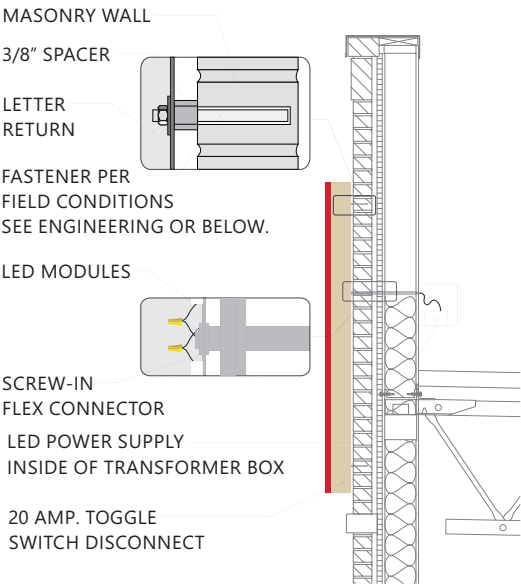
SPECIFICATIONS

CHICK-FIL-A SCRIPT LETTERS
LETTERS ARE LED-ILLUMINATED
CHANNEL LETTERS MOUNTED
ON ALUMINUM SURFACE OF BUILDING
WITH TRANSFORMERS REMOTELY
LOCATED BEHIND THE WALL IN
UL APPROVED TRANSFORMER BOXES.
FACES ARE 3/16" ACRYLIC
RETURNS ARE .063 ALUMINUM
BACKS ARE .080 ALUMINUM
ALL RETURNS ARE ARC-WELDED TO
LETTER BACKS

CHANNEL LETTER FACES
2793 RED ACRYLIC
TRIMCAP RETAINER-
1" RED JEWELITE TRIMCAP
ALUMINUM RETURNS
PAINTED TO MATCH
SHERWIN WILLIAMS
SW6108 LATTE







ELEVATION
SCALE - 1/2" = 1'- 0"



FASTENER NOTE:
USE 18-8 STAINLESS STEEL BOLTS W/ SPACERS THRU EIFS.
EXPANSION BOLTS IN CONCRETE OR BRICK WALLS.
TOGGLE BOLTS IN CONCRETE BLOCK OR PANEL WALLS.
TEK SCREWS IN METAL STUDS. LAG-BOLTS IN WOOD STUDS.
ALL THREAD BOLTS WITH BLOCKING BETWEEN STUDS.

CROSS-SECTION
SCALE - 1/2" = 1'- 0"

 CHANNEL LETTERS (RED ILLUMINATION)	WET LOCATION
 LED'S JFS-B016R-0.4 RED LED POWER SUPPLY BL-120-12-60 POWER SUPPLY	 CONNECT THE AC LINE TO THE BLACK (LINE) AND WHITE (NEUTRAL) INPUT WIRES OF THE POWER SUPPLY USING 18-14 AWG TWIST ON WIRE CONNECTORS. GROUND POWER SUPPLY GREEN WIRE TO GROUNDING SCREW. REPLACE JUNCTION BOX COVER.
THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING & BONDING OF THE SIGN.	

	5198 North Lake Drive Lake City, GA 30260 404.361.3800 www.claytonsigns.com	LED-ILLUMINATED CHANNEL LETTERS DRAWING FILE - CFA - LOCATION NAME SIGNAGE.CDR	ALL ELECTRICAL SIGNS ARE 120 VOLTS UNLESS OTHERWISE INDICATED	DRAWN BY Ben Holliday ACCOUNT REP. Ben Holliday DRAWING DATE June 7, 2023 REVISION DATE July 11, 2023	STORE NUMBER	STORE ADDRESS	THIS DRAWING IS AN ORIGINAL UNPUBLISHED DESIGN CREATED BY CLAYTON SIGNS, INC. IT IS NOT TO BE REPRODUCED, CHANGED, OR EXHIBITED TO ANYONE OUTSIDE OF YOUR COMPANY IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION FROM THE OWNER OF CLAYTON SIGNS, INC. ANY SUCH ACTIONS MAY BE SUBJECT TO LEGAL ACTION IN A COURT OF LAW. ©2023 ALL RIGHTS RESERVED	LOCATION B,C,E
					L05570	Chick-fil-A at St Charles, IL 3795 E Main Street St. Charles, IL 60174		

SPECIFICATIONS

CABINET

ALUMINUM CABINET HAS EXTRUDED ALUMINUM

FACES

FLEX FACES DECORATED WITH TRANSLUCENT VINYL

FILM ON SURFACE OF ACRYLIC.

INTERNALLY ILLUMINATED WITH WHITE LED 6500K LIGHTS.

DISCONNECT SWITCH AS REQUIRED PER NEC.



FACES

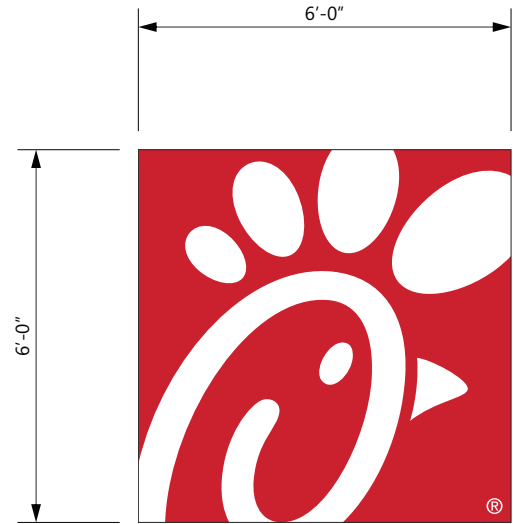
3M #3630-53 CARDINAL
RED TRANSLUCENT VINYL

CABINET

GENESIS M SINGLE STAGE
(G2-SERIES) RED #48247



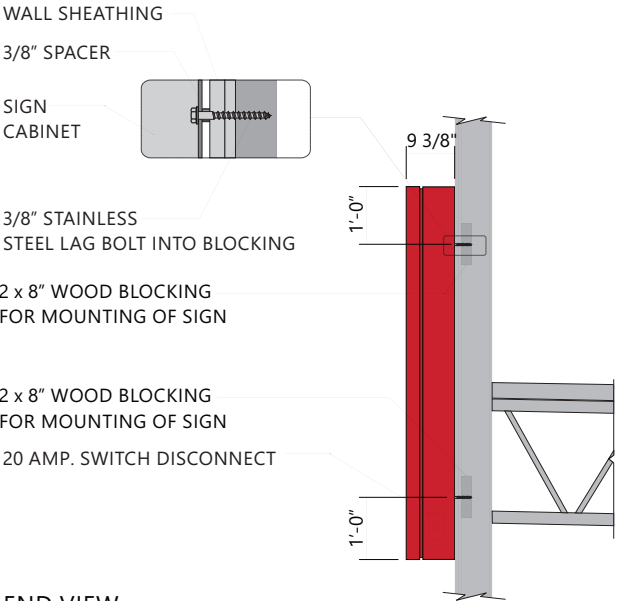
3M PANOGRAPHIC III FLEX FACE



ELEVATION

SCALE - 1/2" = 1'- 0"

36.00 SQUARE FEET



END VIEW

SCALE - 1/2" = 1'- 0"

UL LISTED


SINGLE FACED CABINET
LED's
GEWHSSPS3 - 71K - SINGLED SID
POWER SUPPLY
GEPS12 - 12V POWER SUPPLY

CONNECT THE AC LINE TO THE
BLACK (LINE) AND WHITE
INSTALL INPUT WIRES OF THE
POWER SUPPLY USING 18-14 AWG
TWIST OR WIRE CONNECTORS.
GROUND POWER SUPPLY GREEN
WIRE TO GROUNDING SCREW
REPLACE JUNCTION BOX COVER.

WET LOCATION

AC Line
Ground
Wet Location

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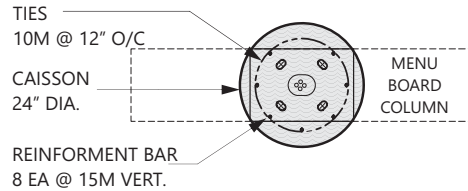
	5198 North Lake Drive Lake City, GA 30260 404.361.3800 www.claytonsigns.com	WALL SIGN	ALL ELECTRICAL SIGNS ARE 120 VOLTS UNLESS OTHERWISE INDICATED	DRAWN BY	Ben Holliday	STORE NUMBER	STORE ADDRESS	THIS DRAWING IS AN ORIGINAL UNPUBLISHED DESIGN CREATED BY CLAYTON SIGNS, INC. IT IS NOT TO BE REPRODUCED, CHANGED, OR EXHIBITED TO ANYONE OUTSIDE OF YOUR COMPANY IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION FROM THE OWNER OF CLAYTON SIGNS, INC. ANY SUCH ACTIONS MAY BE SUBJECT TO LEGAL ACTION IN A COURT OF LAW. ©2023 ALL RIGHTS RESERVED	LOCATION D
				ACCOUNT REP.	Ben Holliday	L05570	Chick-fil-A at St Charles, IL 3795 E Main Street St. Charles, IL 60174		
				DRAWING DATE	June 7, 2023				
				REVISION DATE	July 11, 2023				
DRAWING FILE - CFA - LOCATION NAME SIGNAGE.CDR									

ALUMINUM CONSTRUCTION CABINETS
WITH DIGITAL DISPLAY BOARDS
WITH STATIC IMAGES

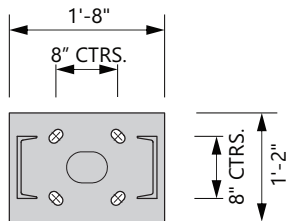
MENU BOARDS FURNISHED
BY COATES GROUP AND
INSTALLED BY HONOR BUILT
MENU BOARD COLUMN AND FRAMING
FURNISHED AND INSTALLED BY
PATTISON SIGN GROUP
ANCHOR CAGES AND FOOTINGS
FURNISHED AND INSTALLED BY
CLAYTON SIGNS

CHICK-FIL-A DARK BRONZE

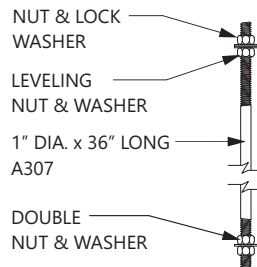
WHITE REFLECTIVE VINYL FILM



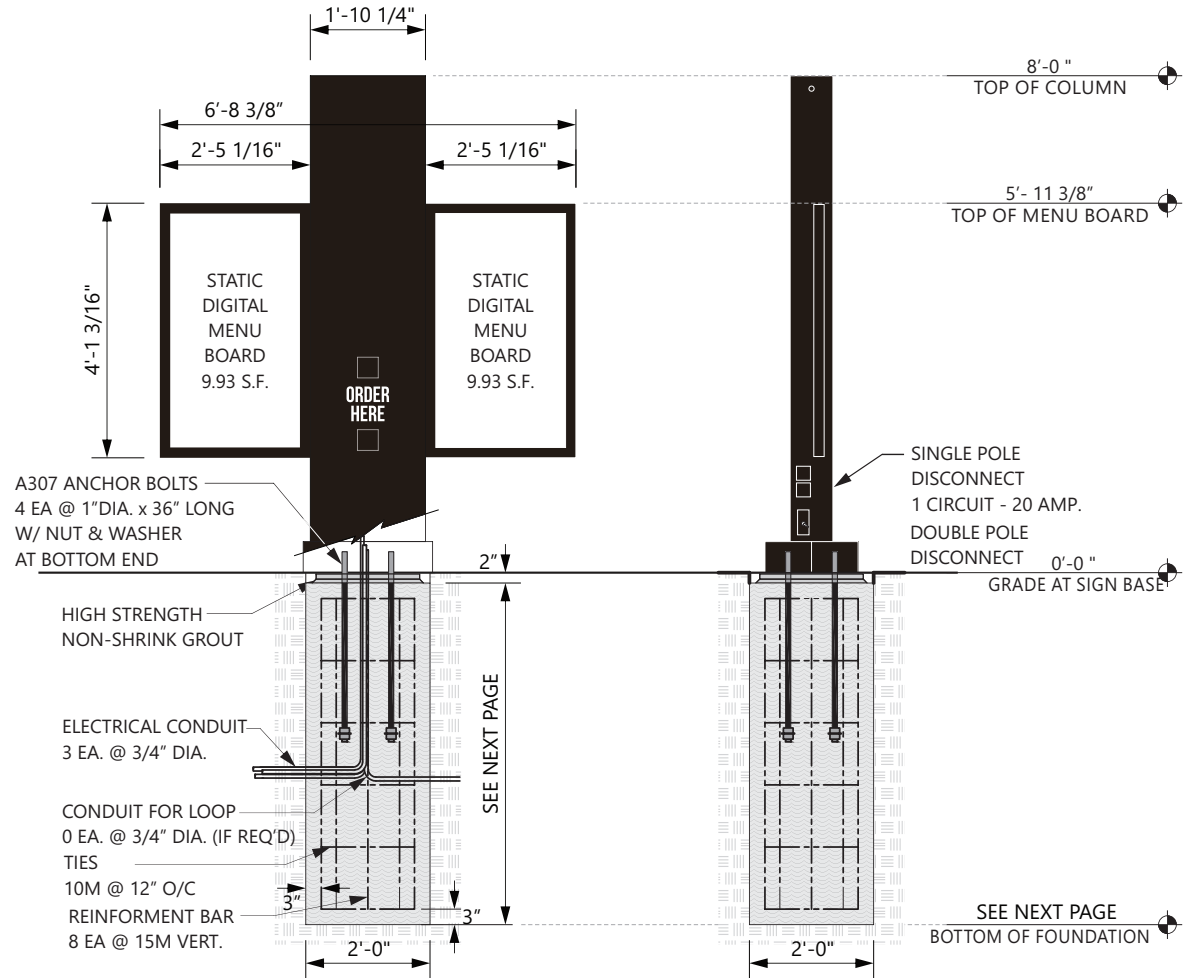
SCALE - 1/2" = 1'- 0"



SCALE - 3/4" = 1'- 0"



NOT TO SCALE



SCALE - 1/2" = 1'-0"

SCALE - 1/2" = 1'- 0"



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STATIC DIGITAL DRIVE-THRU MENU BOARDS

DRAWING FILE - CFA - LOCATION NAME SIGNAGE.CDR

ALL ELECTRICAL
SIGNS ARE
120 VOLTS
UNLESS
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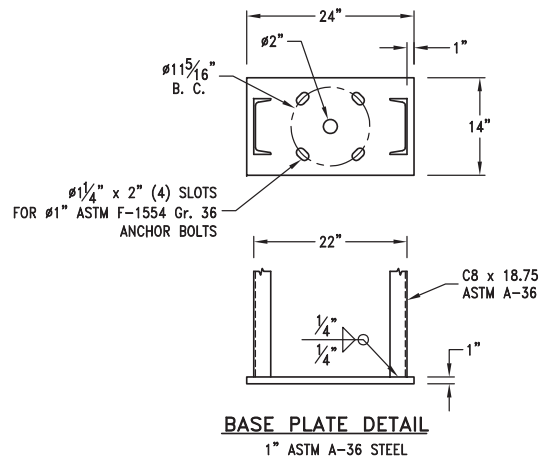
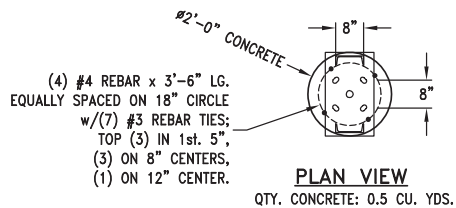
DRAWN BY	Ben Holliday
ACCOUNT REP.	Ben Holliday
DRAWING DATE	June 7, 2023
REVISION DATE	July 11, 2023

STORE NUMBER	STORE ADDRESS
L05570	Chick-fil-A at St Charles, IL 3795 E Main Street St. Charles, IL 60174

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LOCATION
H1/H2

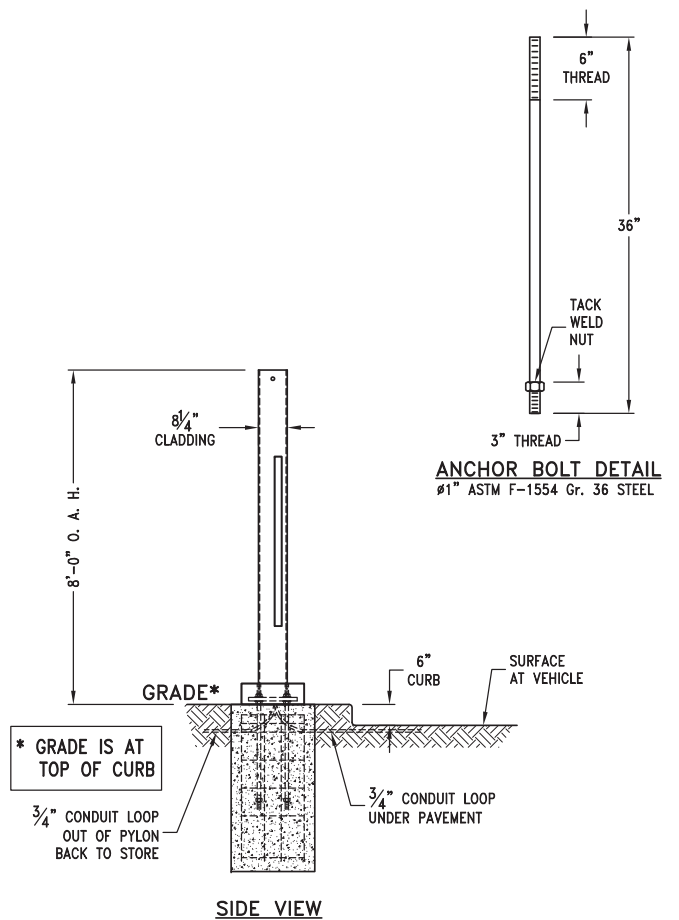
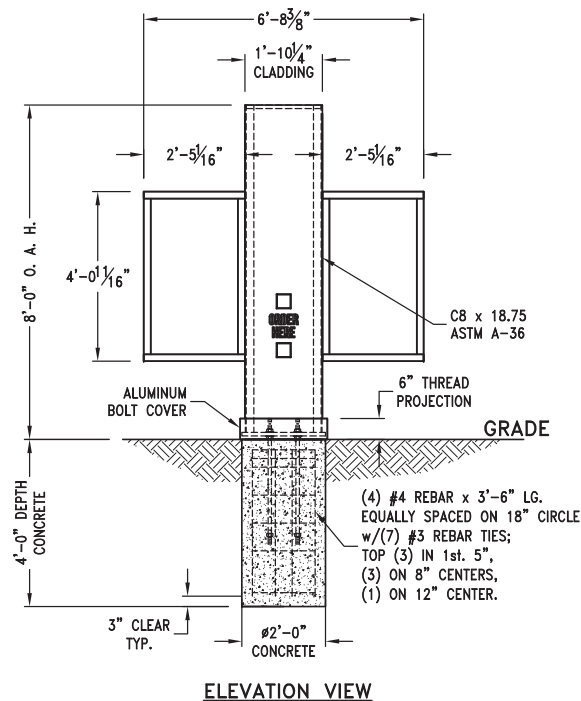


FOUNDATION DESIGN NOTES:

1. Concrete shall have a minimum compressive strength of 3000 PSI at 28 days.
2. Reinforcing steel shall be ASTM A-615 Gr. 60.
3. Caisson footing designed using a soil bearing force of 150 PSF per foot Lateral. If this soil condition does not exist, it is the Erector's responsibility to have a new footing designed for the existing soil conditions by a Licensed Engineer.
4. Anchor bolts shall be ASTM F-1554 Gr. 36 steel.

DESIGN WIND LOAD:

Based on the 2015 International Building Code (ASCE 7-10) using Risk Category II, Exposure C and 115 mph wind speed.



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STATIC DIGITAL DRIVE-THRU MENU BOARDS

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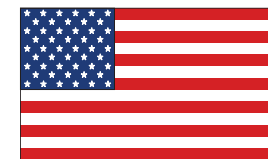
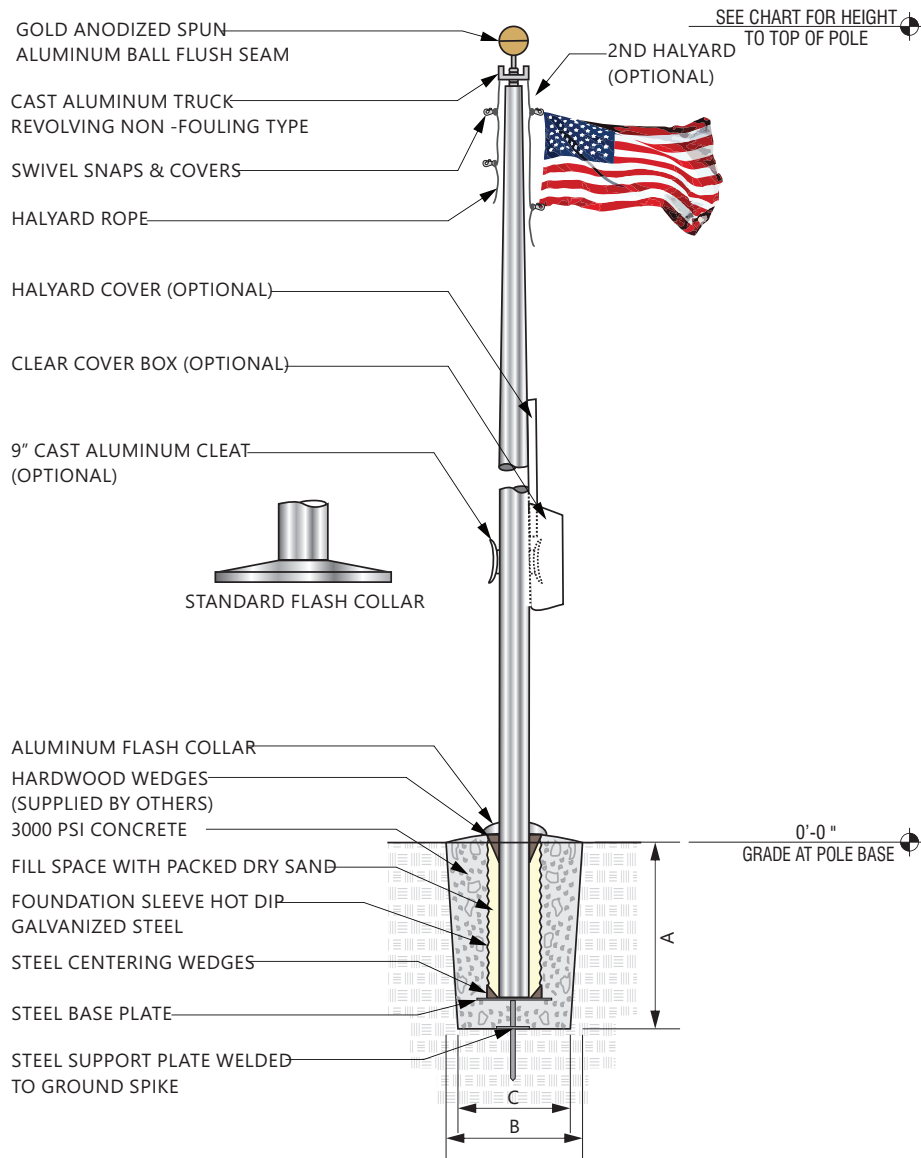
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LOCATION
H1/H2



FLAG SIZES

POLE	A	B	MATERIAL
20'	3'0"	5'0"	POLYESTHER
25'	4'0"	6'0"	POLYESTHER
30'	5'0"	8'0"	POLYESTHER
35'	6'0"	10'0"	POLYESTHER
40'	8'0"	12'0"	POLYESTHER
45'	8'0"	12'0"	POLYESTHER
50'	12'0"	18'0"	POLYESTHER

FOUNDATION SIZES

HEIGHT	A	B	C
20'	3'6"	30"	24"
25'	3'6"	30"	24"
30'	3'6"	30"	24"
35'	4'0"	36"	30"
40'	4'6"	42"	36"
45'	5'0"	48"	42"
50'	5'6"	48"	42"

GROUND SLEEVE AND CONCRETE INSTALLED BY THE GENERAL CONTRACTOR
POLE INSTALLED ON PRE-INSTALLED GROUND SLEEVE BY SIGN CONTRACTOR



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FLAG POLE

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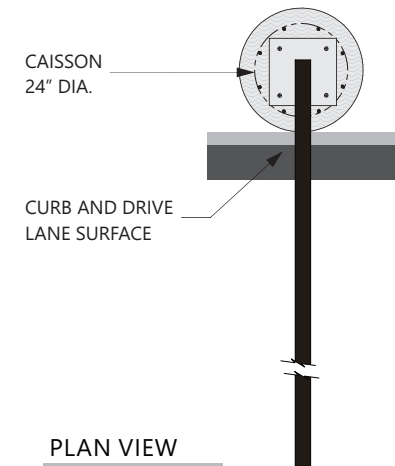
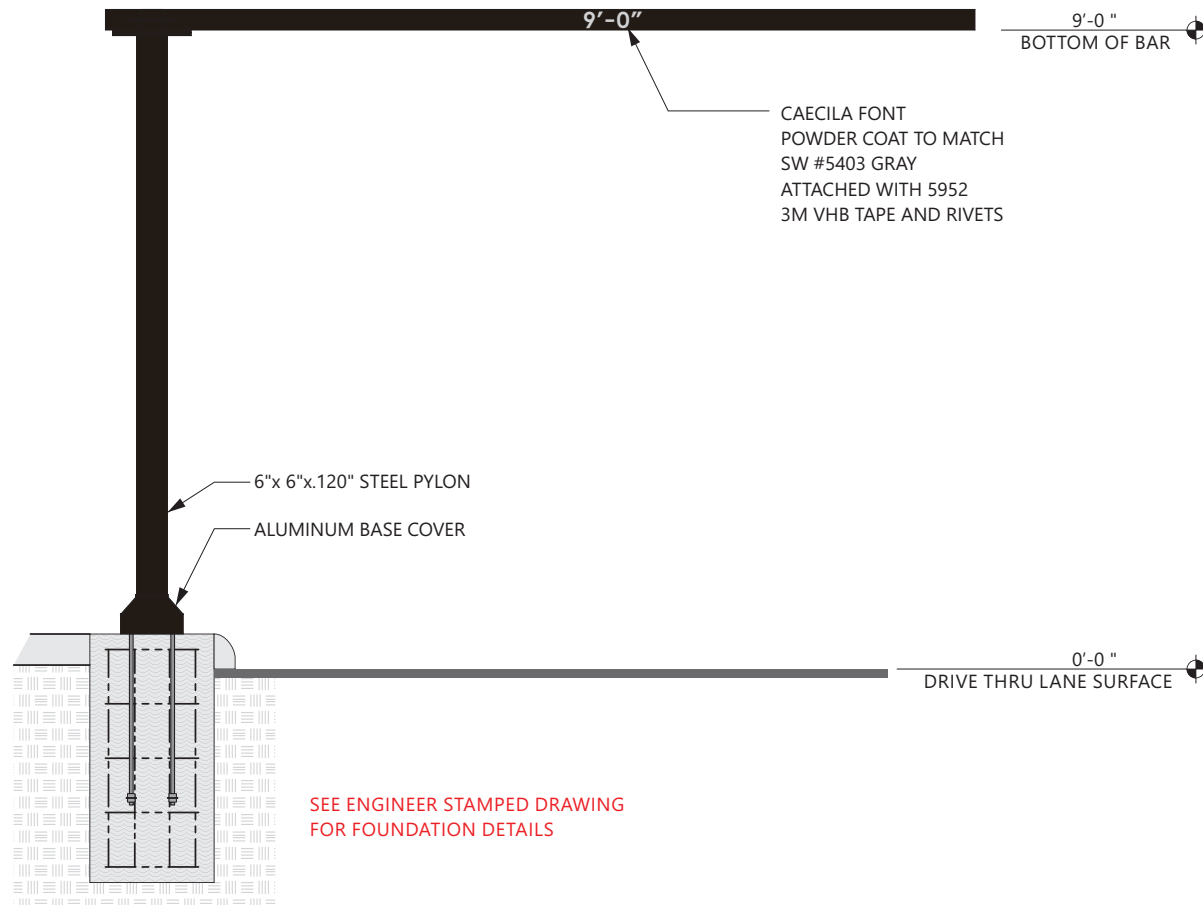
LOCATION
FP

CLEARANCE BAR

MATTE BLACK TEXTURED

MATTE BLACK TEXTURED

SHERWIN WILLIAMS
SW 5403 GRAY



PLAN VIEW

SCALE - 1/2" = 1'- 0"



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DRIVE-THRU
CLEARANCE BAR

DRAWING FILE - CFA - LOCATION NAME SIGNAGE.CDR

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LOCATION
CB-1



DATE: _____ TYPE: **OA**

NAME: **CFA exterior wall scone**

PROJECT: _____

Halogen/incandescent

P5675-31

Cylinder

5" up/down cylinder with heavy duty aluminum construction and die cast wall bracket. Powder coated finish. Wet location listed when used with P8799 top cover lens

Category: Outdoor

Finish: Black (powdercoat)

Construction: Cast aluminum construction
metal shade



Width: 5"
Height: 14"
Depth: 7-7/8"
H/CTR: 7"

MOUNTING	ELECTRICAL	LAMPING	ADDITIONAL INFORMATION
Wall mounted Mounting strap for outlet box included Back plate covers a standard 4" hexagonal recessed outlet box 4-1/2" sq.	Pre-wired 6" of wire supplied 120V	Quantity: 2 75W PAR-30 or BR-30 Medium base porcelain sockets With two General Electric retrofit lamps #LED12P30RW83025	cCSAus Damp location listed location listed 1 year warranty Companion fixtures are available