

PAVING LEGEND

	STANDARD DUTY ASPHALT PAVEMENT
	HEAVY DUTY CONCRETE PAVEMENT
	PCC SIDEWALK
	DETECTABLE WARNING TILE
	CURB & GUTTER
	BARRIER CURB
	REVERSE PITCH CURB & GUTTER
	DEPRESSED CURB & GUTTER

- SHEET NOTES:**
- ALL DIMENSIONS ARE TO BE TAKEN FROM THE FACE OF CURB (FLOWLINE).
 - ALL CURB RADII ARE TO BE TAKEN FROM THE BACK OF CURB.

SITE SUMMARY

PROPOSED & EXISTING ZONING
• COR, MIXED USE (COMMERCIAL, OFFICE, RESIDENTIAL)

LOT AREA = 55,768 SF = 1.280 AC
NUMBER OF LOTS = 1 LOT
NUMBER OF BUILDINGS = 1 BUILDING

BUILDING AREA = 6,970 SF
PRINCIPAL PORTILLO'S BUILDING AREA = 3,730 SF
DRIVE THRU WINDOW OVERHANG CANOPY AREA = 1,783 SF
EMPLOYEE CANOPY AREA = 773 SF
REMOTE GARBAGE ENCLOSURE AREA = 684 SF
TOTAL BUILDING AREA = 6,970 SF

TOTAL PERVIOUS AREA = 20,973 SF = 0.481 AC (38%)
TOTAL IMPERVIOUS AREA = 34,795 SF = 0.799 AC (62%)
FLOOR AREA RATIO = 0.07
LOT COVERAGE = 62%

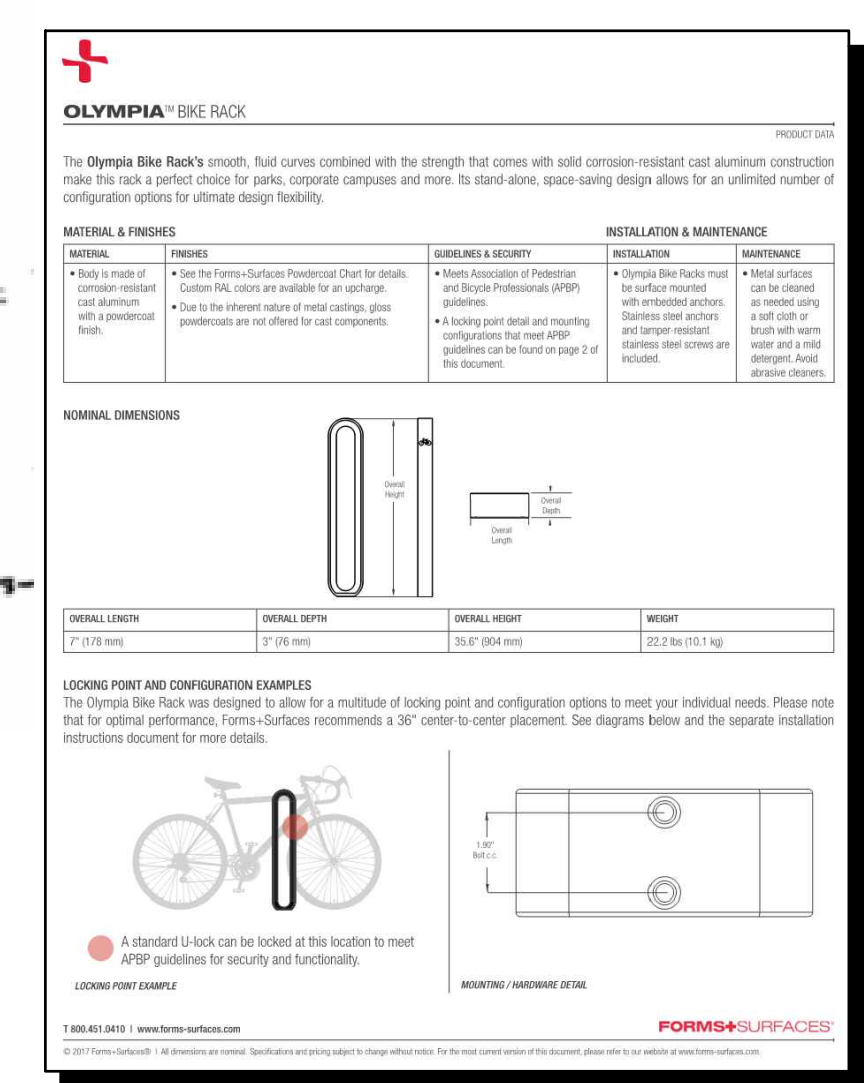
PARKING SUMMARY

REQUIRED PARKING = 1 STALL / 100 SF = 3,730 SF / 10 = 37 STALLS
REQUIRED ADA STALLS = 2 STALLS
PROVIDED PARKING = 38 STALLS
PROVIDED ADA STALLS = 2 STALLS
TOTAL PROVIDED STALLS = 38 STALLS

REQUIRED BICYCLE PARKING = 3 SPACES
PROVIDED BICYCLE PARKING = 4 SPACES (2 BIKE RACKS)

BUILDING SETBACKS

FRONT (NORTH) =	48.5'	REQUIRED 25'
SIDE (EAST) =	120.3'	25'
SIDE (SOUTH) =	39.5'	15'
REAR (WEST) =	49.5'	25'



Texas Eastern transmission Easement Language (A)=>

The said Grantor is to use fully and enjoy the said lands except for the purposes granted to the said Grantee and provided the said Grantor shall not from the date hereof construct nor permit to be constructed any house, structures or obstructions on or over, or that will interfere with the construction, maintenance or operation of, any pipe line or appurtenances constructed hereunder, and the grade over such pipe line will not be increased by more than three feet (3') nor reduced by more than one and one-half feet (1 1/2') from

Northern Illinois Gas Easement (B)=>

consent of NORTHERN. The TRUSTEE shall be permitted the right to construct on, over, through, within, under and across said easement and any of way area, roadways, driveways, parking areas, traffic control devices, signs, walkways, landscaping including grass, shrubs, and trees, fences and earth berms, underground facilities including pipelines, storm and sanitary sewers, utility lines, electrical lines, telephone lines, gas lines and water lines and other like utilities, provided that the TRUSTEE shall not construct nor permit the construction of any underground facility on, over, through, within, under and across said easement and right of way area without first giving to NORTHERN written notice of any such contemplated underground construction within said area sufficiently in advance of the contemplated construction so that the gas mains and necessary gas facilities appurtenant thereto may be adequately protected.

Traffic Control, Utilities, and Directional Signs Easement (C)=>

No structure or obstruction of a permanent nature other than roadways, automobile parking areas, signs, pedestrian walkways, landscaping, planter boxes for flowers and shrubs, or utility cross-over lines, shall be installed or constructed over any of the aforesaid easements, provided that nothing contained in this paragraph shall constitute the consent or permission of the Trustee to install such structures or obstructions.

This easement will not allow obstructions per the easement language. In previous experience, obstruction have meant trees due to their depth of root systems and interference with the piping. Landscaping is allowed per the easement language.

This easement will allow trees, so trees can be placed between the walk and easement limits on the east.

This easement allows trees

This easement will not allow obstructions per the easement language. In previous experience, obstruction have meant trees due to their depth of root systems and interference with the piping. Low profile plantings should be allowed if planted away from the gas line location. Also, there is grading restrictions of 3" of fill max and 18" of cut max per the language.

