Project Narrative
3340-50 West North Avenue

a) Proposed land use
    a. The eastern lot will be redeveloped into a single-story, 3,776 sq. ft. building to be constructed into a Dunkin Donuts/Baskin Robins with a drive-through.

b) Floor area ratio
    .20

c) Density (lot area per dwelling)
    a. There are no dwellings on the property

d) Off-street parking
    a. 11 parking spaces in total, with one being accessible

e) Setbacks

	Required	Provided
Side Yard	"0'-0" in (B and C districts)	8'-2 ½"
Front Yard	"0'-0" (5'-0" maximum allowed)	1'-0" (to allow for footings and foundations)
Rear Yard	30'-0"	99'-6"

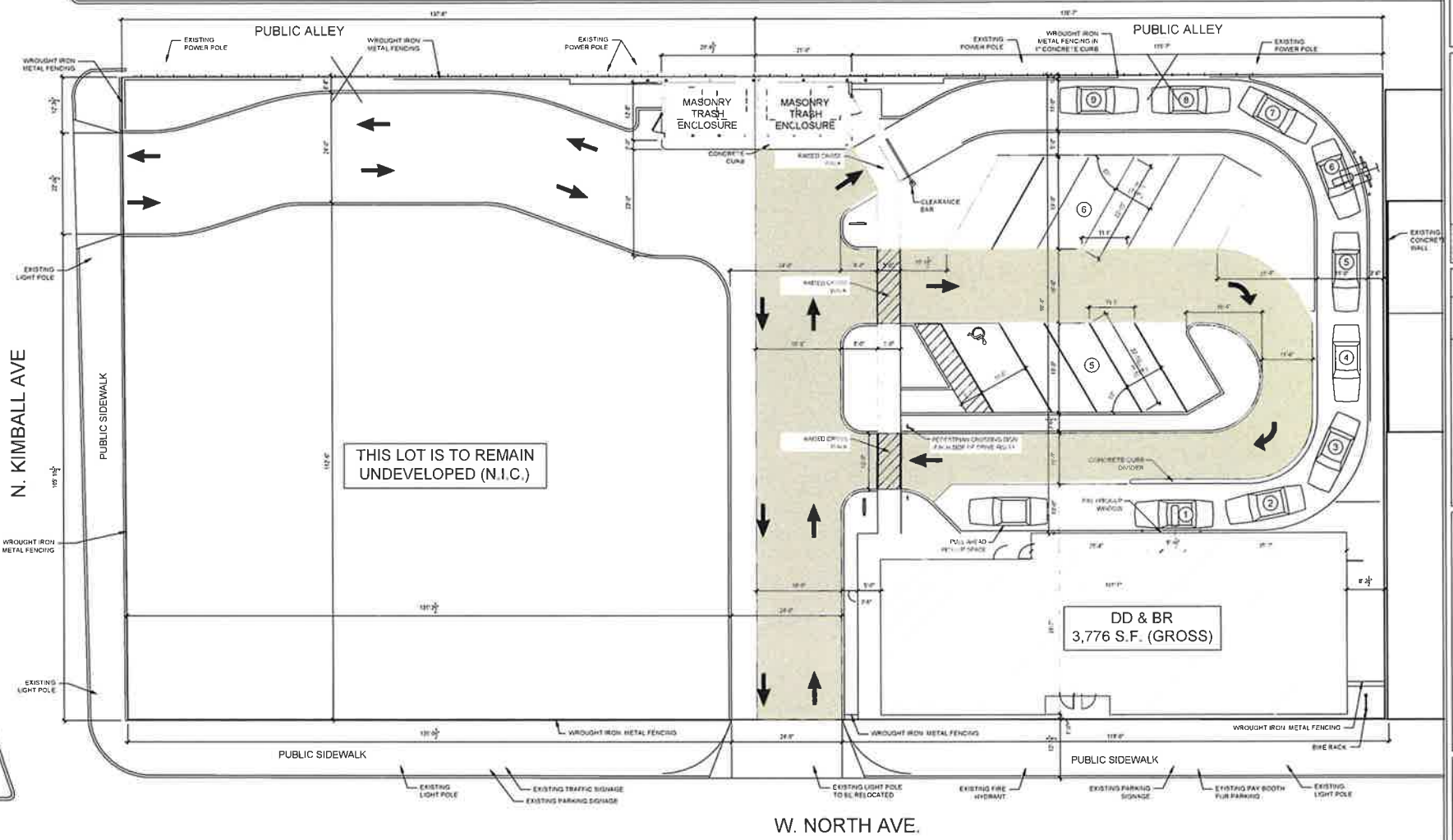
f) Building heights
    a. 19' tall

CHICAGO ZONING ORDINANCE PARKING AREA DESIGN 17-10-1000 DIMENSIONS IN FEET		60° (REQUIRED)	60° (PROVIDED)
A.	STALL DEPTH TO WALL	19.7' (19'-8.4")	19'-9"
B.	STALL DEPTH (PARELLEL TO VECHILE)	18'-0"	22'-10"
C.	AISLE WIDTH	16'-0"	16'-0"
D.	STALL DEPTH TO INTERLOCK	18.2' (18' - 2.4")	N/A
E.	STALL DEPTH REDUCTION (INTERLOCK)	1.5'	N/A
F.	STALL WIDTH (PARALLEL TO AISLE)	11.1'	11.1'
G.	STALL WIDTH PERPENDICULAR TO VEHICLE	8'	8'-6"

VACANT LOT SITE INFORMATION
TOTAL LOT S.F. 19,188 S.F.
LOT ZONING DISTRICT: M1-1
FLOOR AREA RATIO : 0.00

MULTI-TENANT BUILDING SITE INFORMATION
TOTAL LOT S.F. 19,113 S.F.
LOT ZONING DISTRICT: M1-1
REQUIRED PARKING - 0 SPACES
FLOOR AREA RATIO: 0.20

1)	SIDEWALK / PATIO - 1,265 S.F. (6.6 %)	
2)	DRIVE AISLES / CURBS - 5,973 S.F.(31.3 %)	
3)	PARKING AREA - 2,261 S.F. (11.8 %)	
4)	DRIVE-THRU LANES - 2,891 S.F. (15.1 %)	
5)	TOTAL BUILDING - 3,776 S.F. (19.8 %)	
6)	LANDSCAPING AREA - 2,949 S.F. (15.4 %)	



1 PLAN PLAN
1" = 10'-0" NOTE

N

DUNKIN' BASKIN-ROBBINS

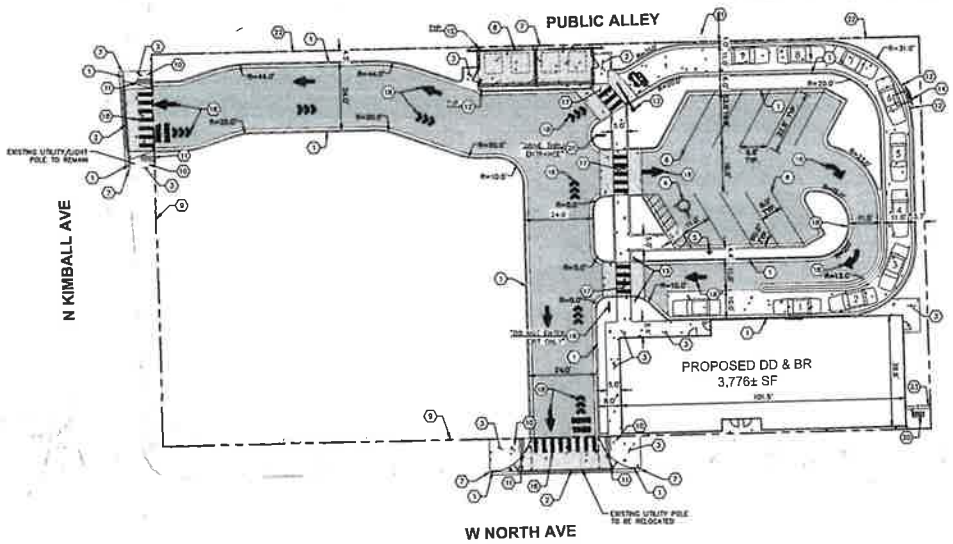
MRV ARCHITECTS, INC.

SITE PLAN

DUNKIN' / BASKIN' ROBBINS
W. NORTH AVE. & KIMBALL AVE.
CHICAGO, IL 60647

PC#362949 (RELOCATION)

SP-1.0



NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

BEFORE YOU DIG IN CHICAGO, CALL... DIGGER (312) 744-7000

GENERAL NOTES

1. ALL DIMENSIONS REFER TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
2. BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
3. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL BUILDING DIMENSIONS.
4. RADII ADJACENT TO PARKING STALL AND NOT DIMENSIONED ON THIS PLAN SHALL BE 3-FEET, TYPICAL.
5. REFER TO ARCHITECTURAL PLANS FOR MONUMENT SIGN DETAILS. SEE MEP PLANS FOR SITE ELECTRICAL DRAWINGS.
6. ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED UNLESS OTHERWISE NOTED.

KEY NOTES

1. B6.12 CONCRETE CURB AND GUTTER, TYP.
2. DEPRESSED CURB AND GUTTER
3. CONCRETE SIDEWALK, TYP.
4. ACCESSIBLE PAVEMENT MARKINGS, TYP.
5. ACCESSIBLE PARKING SIGN, TYP. (MUTCD R7-8)
6. 4" WIDE PAINTED SOLID LINE, TYP.
7. CONNECT TO EXISTING PAVEMENT, SIDEWALK, CURB, TYP.
8. MASONRY TRASH ENCLOSURE (SEE ARCHITECTURAL PLANS FOR DETAILS)
9. EXISTING ORNAMENTAL FENCE TO REMAIN
10. ACCESSIBLE RAMP
11. 2' WIDE TACTILE WARNING STRIP
12. BOLLARD, TYP. (SEE ARCHITECTURAL PLANS FOR DETAILS)
13. CLEARANCE BAR (SEE ARCHITECTURAL PLANS FOR DETAILS)
14. ORDER POINT CANOPY WITH DIGITAL ORDER SCREEN (SEE ARCHITECTURAL PLANS FOR DETAILS)
15. PEDESTRIAN CROSSING SIGN
16. 5-FT WIDE PAINTED CROSSWALK
17. 5-FT WIDE RAISED CROSSWALK
18. SITE DIRECTIONAL MARKINGS
19. DIRECTIONAL SIGNAGE (SEE SIGNAGE PLANS FOR DETAILS)
20. BIKE RACK (SEE LANDSCAPE PLAN FOR DETAILS)
21. PROPOSED POLE-MOUNTED TRANSFORMER (FOR REFERENCE ONLY, LOCATION TBD)
22. PROPOSED 8-FT TALL WOOD PRIVACY FENCE (SEE LANDSCAPE PLANS FOR DETAILS)
23. PROPOSED 8-FT TALL ORNAMENTAL FENCE (SEE LANDSCAPE PLANS FOR DETAILS)

PAVING AND CURB LEGEND

- ASPHALT PAVEMENT
- CONCRETE SIDEWALK
- HEAVY DUTY CONCRETE PAVEMENT
- STANDARD PITCH CONCRETE CURB AND GUTTER
- CONCRETE DEPRESSED CURB AND GUTTER

PARKING SUMMARY

PARKING SPACES REQUIRED (CITY STANDARD)	= 0 SPACES
PARKING SPACES PROVIDED	= 11 SPACES
ACCESSIBLE PARKING SPACES REQUIRED	= 1 SPACES
ACCESSIBLE PARKING SPACES PROVIDED	= 1 SPACES

FEMA NOTE

PER FLOOD INSURANCE RATE MAP PANEL NO. 17031C0495J, THE SITE OR A PORTION OF THE SITE IS LOCATED IN ZONE X, AREA OF MINIMAL FLOOD HAZARD.

Kimley»Horn
2 NORTH LASALLE AND STREETS, IN
11 WEST JACKSON BOULEVARD, STE 1336
CHICAGO, IL 60604
PHONE: 13-786-1163
www.kimley-horn.com

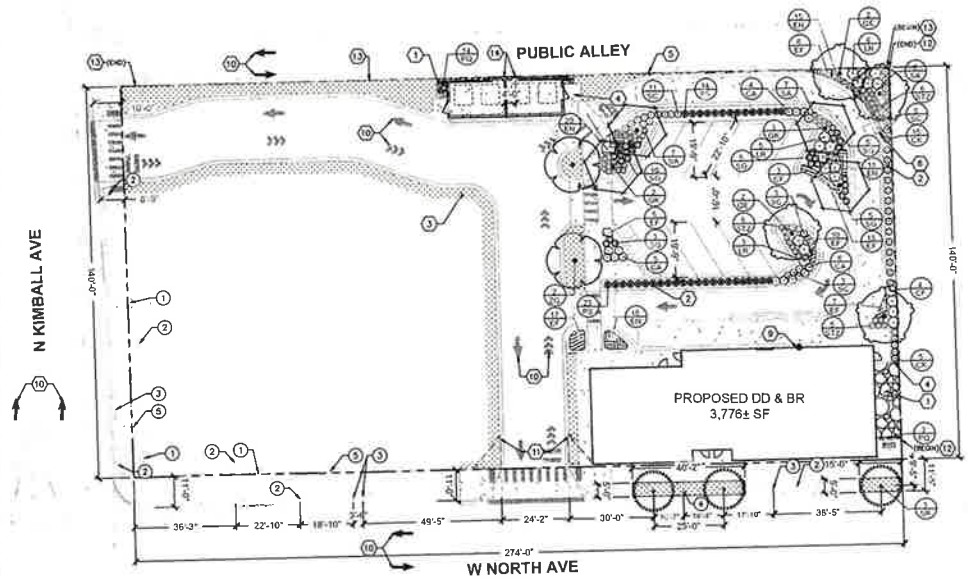
NO.	REVISIONS	DATE	BY

SCALE: AS NOTED
DESIGNED BY: AMG
DRAWN BY: AMG
CHECKED BY: JPM

DUNKIN DONUTS
NEC OF W NORTH AVE AND N KIMBALL AVE
CHICAGO, IL

SITE PLAN

ORIGINAL ISSUE:
####
KHA PROJECT NO
268773000
SHEET NUMBER
C3.0



NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

PROTECT IN PLACE KEY NOTES

1. EXISTING TREE, PROTECT IN PLACE, TYP.
2. EXISTING LIGHT POLE, PROTECT IN PLACE, TYP.
3. EXISTING ROADWAY SIGN, PROTECT IN PLACE, TYP.
4. EXISTING FIRE HYDRANT , PROTECT IN PLACE, TYP.
5. EXISTING FENCE, PROTECT IN PLACE, TYP.

BEFORE YOU DIG IN CHICAGO, CALL DIGGER (312) 744-7000

LANDSCAPE KEY NOTES

1. FURNISH AND INSTALL STONE MULCH AT 3" DEPTH, TYP.
2. FURNISH AND INSTALL SHREDDED HARDWOOD MULCH AT 3" DEPTH, TYP.
3. FURNISH AND INSTALL TURF SOD, TYP.
4. BED EDGE, SEE DETAIL ON SHEET L2.0, TYP.
5. PROPERTY LINE, TYP.
6. TRASH ENCLOSURE, SEE ARCHITECTURAL PLANS FOR DETAILS.
7. CONTRACTOR TO SAWCUT TREE PIT PER PLAN DIMENSIONS, SEE CITY OF CHICAGO STANDARDS FOR DETAILS, TYP.
8. PROPOSED PYLON SIGN, SEE ARCHITECTURAL PLANS FOR DETAILS.
9. HOSE BIB, TYP.
10. VEHICULAR DIRECTIONAL ARROW, TYP.
11. 12'X15' SIGHT TRIANGLE, TYP.
12. 6' HT ORNAMENTAL FENCE, SEE DETAIL ON SHEET L2.1
13. 6' HT WOOD PRIVACY FENCE, SEE DETAIL ON SHEET L2.1
14. 4" WIDE GAP IN PRIVACY FENCE

SEE SHEET L2.0 FOR LANDSCAPE DETAILS
SEE SHEET L2.1 FOR LANDSCAPE NOTES

CHICAGO, IL LANDSCAPE CODE REQUIREMENTS

ZONING ORDINANCE	REQUIRED	PROVIDED
SECTION 17.13.0200 - PARKWAY TREES		
ONE PARKWAY TREE IS REQUIRED PER 25 LINEAR FEET OF STREET FRONTAGE	198 FEET OF FRONTAGE ALONG NORTH AVE 198 FT / 25 FT = 8 TREES 8 STREET TREES REQUIRED ALONG NORTH AVE	STREET TREES ARE PROVIDED ALONG THE FRONTAGE ALONG NORTH AVE
SECTION 17.13.0300 - VEHICULAR USE AREAS		
THE USE OF SCREENING CLEAR AREAS WITHIN 10 FEET OF ADJOINING STREET LINES IS LIMITED FOR THE USE OF A HEDGE AND ORNAMENTAL FENCING	HEDGE AND ORNAMENTAL FENCING IS REQUIRED TO SCREEN VEHICULAR AREAS FROM ADJOINING STREETS.	HEDGE AND ORNAMENTAL FENCING IS PROVIDED ALONG THE STREET FRONTAGE
THE REMAINDER OF THE CLEAR AREA WITHIN 10 FEET OF ADJOINING STREET LINES IS LIMITED FOR THE USE OF LANDSCAPING AND PERMITTED SIGNS	1 VEHICULAR AREA SETBACK AND 1 TREE PER 25 LF OF YARD SETBACK IS REQUIRED ALONG THE STREET FRONTAGE	SHRUBS AND ORNAMENTAL FENCING IS PROVIDED WITH CLEAR SETBACKS
AN OFF-STREET PARKING VEHICULAR USE AREA SHALL CONTAIN AT LEAST ONE INTERIOR LANDSCAPE AREA FOR EACH 20 PARKING SPACES IN A MANNER APPROVED BY THE ZONING ADMINISTRATOR NUMBER OF OFF-STREET PARKING SPACES = 0 REQUIRED INTERIOR LANDSCAPING = 0	TOTAL VEHICULAR USE AREA = 1,677 SQFT 10 PERCENT OF TOTAL VEHICULAR USE AREA = 167.7 SQFT 0 SQ FT OF INTERIOR LANDSCAPING REQUIRED	0 SQ FT OF INTERIOR LANDSCAPING PROVIDED
1 TREE MUST BE PLANTED FOR EACH 125 SQ FT OF REQUIRED INTERIOR LANDSCAPE AREA	REQUIRED INTERIOR LANDSCAPE AREA = 0 SQ FT 0 SQ FT / 125 SQ FT = 0 0 INTERIOR TREES REQUIRED	0 INTERIOR TREES PROVIDED

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL
TREES					
	GK	4	GYMNOCLADUS DIOICA 'ESPRESSO' / KENTUCKY COFFEETREE 'ESPRESSO'	B & B	2" CAL. MIN
	QE	4	QUERCUS X 'CRIMSCHMIDT' / CRIMSON SPIRE™ OAK	B & B	2" CAL. MIN
	SR	3	SYRINGA RETICULATA / JAPANESE TREE LILAC	B & B	2" CAL. MIN
	ZG	2	ZELKOVA SERRATA 'GREEN VASE' / GREEN VASE JAPANESE ZELKOVA	B & B	2" CAL. MIN

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SPACING
SHRUBS					
	CA	15	CEANOTHUS AMERICANUS / NEW JERSEY TEA	-	SEE PLAN
	CF	7	CORNUS SERICEA 'FARROW' / ARCTIC FIRE® RED TWIG DOGWOOD	-	SEE PLAN
	LR	14	DIERVILLA X 'G2X88544' / KODIAK® ORANGE DIERVILLA	-	SEE PLAN
VINES					
	PQ	16	PARTHENOCISSUS QUINQUEFOLIA / VIRGINA CREEPER	3 GAL	SEE PLAN

	CODE				
GRASSES					
	CK	20	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / KARL FOERSTER FEATHER REED GRASS	-	SEE PLAN
	PS	37	PANICUM VIRGATUM 'SHENANDOAH' / SHENANDOAH SWITCH GRASS	-	SEE PLAN
	SC	25	SCHIZACHYRIUM SCOPARIUM 'CAROUSEL' / CAROUSEL LITTLE BLUESTEM	-	SEE PLAN
	SA	20	SESLERIA AUTUMNALIS / AUTUMN MOOR GRASS	-	SEE PLAN
	SG	28	SORGHASTRUM NUTANS 'CHEYENNE' / CHEYENNE INDIAN GRASS	-	SEE PLAN
	STZ	30	SPOROBOLUS HETEROLEPIS 'TARA' / TARA PRAIRIE DROPSEED	-	SEE PLAN
PERENNIALS					
	EF	61	ECHINACEA X 'BALSOMENCO' / SOMBRERO® FLAMENCO ORANGE CONEFLOWER	1 GAL	18" O.C
	EN	64	ECHINACEA X 'KIM S KNEE HIGH' / KIM S KNEE HIGH CONEFLOWER	1 GAL	18" O.C

SYMBOL	CODE	BOTANICAL / COMMON NAME
GROUND COVERS		
	SM	1-2" DIA. LOCALLY SOURCED STONE MULCH / 3" DEPTH AT 100% COMPLETE COVERAGE
	TD	TURF SOD

SWORN STATEMENT BY OWNER:

THE UNDERSIGNED ACKNOWLEDGES THAT THE LANDSCAPE PLANTING SHOWN ON THE LANDSCAPE PLAN(S) FOR THE PROPERTY AT NORTHEAST CORNER OF N. KIMBALL AVE AND W. NORTH AVE, CHICAGO, IL 60647 HAS, TO THE BEST OF THE UNDERSIGNED APPLICANT'S KNOWLEDGE, BEEN DESIGNED AND WILL BE INSTALLED, MAINTAINED AND REPLACED AS REQUIRED BY THE CURRENT AND SUBSEQUENT OWNERS IN ACCORDANCE WITH THE REQUIREMENTS OF THE LANDSCAPE ORDINANCE OF THE CITY OF CHICAGO AND OF THIS PUBLICATION, "GUIDE TO THE CHICAGO LANDSCAPE ORDINANCE".

ANTICIPATED TIME OF PLANTING: SPRING 2025

OWNER

LANDSCAPE ARCHITECT

SWORN STATEMENT BY OWNER:

COMMITS TO THE PROTECTION AND REPLACEMENT OF REQUIRED LANDSCAPING IN THE FOLLOWING FORM "EXISTING PARKWAY AND ON-SITE INTERIOR TREES ARE TO BE PROTECTED WHILE PROJECT IS UNDER CONSTRUCTION AND WILL BE REPLACED BY CURRENT AND SUBSEQUENT OWNER IF DAMAGED

OWNER

REVISIONS

NO.	DATE	BY

Kimley»Horn
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
1 N. WACKER DRIVE, SUITE 1220
CHICAGO, IL 60606
PHONE: 312-788-3900
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED | DESIGNED BY: NL | DRAWN BY: NL | CHECKED BY: JDC

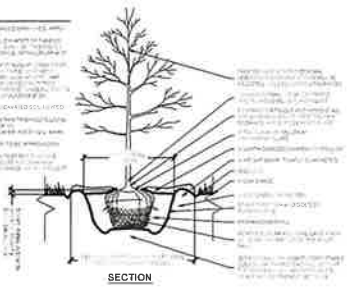
EXPIRATION: 8/31/25

LANDSCAPE PLAN

DUNKIN DONUTS
NEC OF W NORTH AVE AND N KIMBALL AVE
CHICAGO, IL

ORIGINAL ISSUE:
KHA PROJECT NO.
268772000
SHEET NUMBER
L1.0

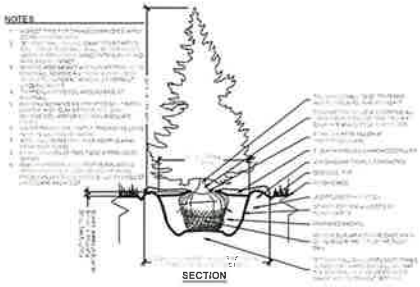
NOTES



SECTION

1 TYPICAL TREE PLANTING

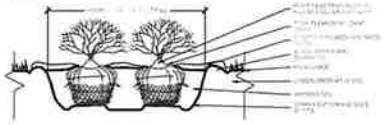
NOTES



SECTION

2 EVERGREEN TREE PLANTING

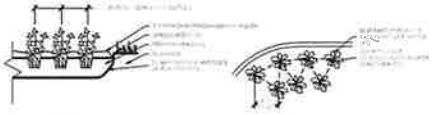
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SECTION

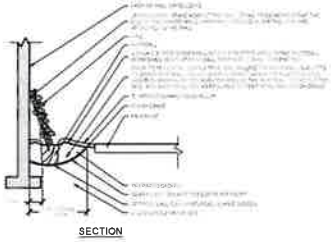
3 SHRUB PLANTING

NOTES



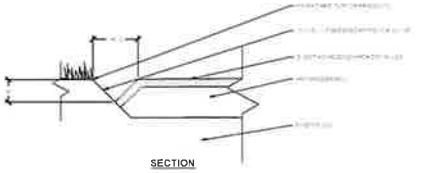
SECTION PLAN

4 PERENNIAL PLANTING



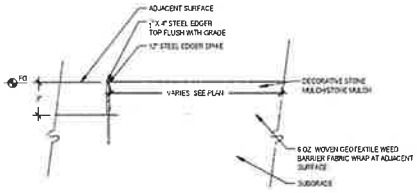
SECTION

5 TYPICAL VINE PLANTING

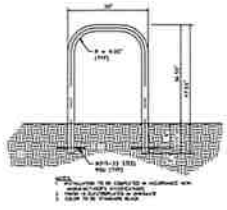


SECTION

6 BED EDGE



7 STONE MULCH



8 BIKE RACK

NTS

SWORN STATEMENT BY OWNER

COMMITS TO THE PROTECTION AND REPLACEMENT OF REQUIRED LANDSCAPING IN THE FOLLOWING FORM "EXISTING PARKWAY AND ON-SITE INTERIOR TREES ARE TO BE PROTECTED WHILE PROJECT IS UNDER CONSTRUCTION AND WILL BE REPLACED BY CURRENT AND SUBSEQUENT OWNER IF DAMAGED

OWNER

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ANTICIPATED TIME OF PLANTING SPRING 2025

OWNER

LANDSCAPE ARCHITECT

Kimley»Horn

DUNKIN DONUTS

LANDSCAPE DETAILS

ORIGINAL ISSUE

SHEET NUMBER

L2.0

CITY OF CHICAGO LANDSCAPE NOTES

1. ALL NEW LANDSCAPE AREAS WITHIN PARKWAYS ARE TO BE SODDED
2. ALL NEW PARKWAY TREES ARE TO BE 2.5" CALIPER MINIMUM AT THE TIME OF PLANTING
3. ALL TREE WATERING BAGS AND GUYING/STAKING ARE PROHIBITED
4. ALL TREE ROOT FLARES SHALL BE VISIBLE AT GRADE
5. NEW TOPSOIL IS REQUIRED THROUGHOUT THE FULLEST DIMENSIONS OF ALL PLANTERS OR PARKWAYS AT 2'-0" DEPTH. ALL CONSTRUCTION SPILL SUCH AS DEBRIS, GARBAGE, BARRICADES, LIMESTONE, BLACK TOP, AND ALL OTHER NON-TOPSOIL ITEMS MUST BE REMOVED FROM EACH PLANTER OR PARKWAY PRIOR TO SOIL INSTALLATION
6. HOSE BIBS ARE REQUIRED EVERY ONE HUNDRED (100) FEET THROUGHOUT PERIMETER LANDSCAPE AREA
7. ALL NEW PARKWAY TREES ARE TO BE LIMBED UP TO BE 7' CLEAR FROM FINISH GRADE
8. ALL REQUIRED LANDSCAPING WITHIN PUBLIC RIGHT-OF-WAY TO BE REPLACED IF NEEDED FOR A MINIMUM OF FIVE (5) YEARS BY THE ORIGINAL APPLICANT AND ANY SUBSEQUENT OWNERS

CITY OF CHICAGO TREE PROTECTION NOTES:

1. THE CONTRACTOR MUST PROTECT ALL TREES AND SHRUBS AT THE CONSTRUCTION SITE FROM DAMAGE IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 10-32 OF THE MUNICIPAL CODE UNLESS OTHERWISE NOTED. THE CONTRACTOR MUST RESTORE ALL DAMAGED PARKWAYS TO THEIR ORIGINAL CONDITION AND REPAIR OR REMOVE AND REPLACE ANY TREES AND SHRUBS DAMAGED AS A RESULT OF CONSTRUCTION ACTIVITY AS DETERMINED BY THE DEPARTMENT OF STREETS & SANITATION, BUREAU OF FORESTRY. AT THE CONTRACTOR'S EXPENSE. IF ANY TREES OR SHRUBS DAMAGED BY CONSTRUCTION ACTIVITY MUST BE REMOVED AND REPLACED, AND TREES OR SHRUBS OF COMPARABLE SIZE, TYPE, AND VALUE ARE UNAVAILABLE OR THE TIME FOR PLANTING IS UNSUITABLE, THE CITY WILL CHARGE CONTRACTOR THEIR APPRAISED VALUE DETERMINED AS PROVIDED UNDER SECTION 10-32-200 OF THE MUNICIPAL CODE, WHICH AMOUNT THE CITY WILL DEDUCT FROM AMOUNTS DUE THE CONTRACTOR OR, IF NO AMOUNTS ARE DUE THEN CONTRACTOR MUST PROMPTLY PAY THE CITY THE AMOUNTS DETERMINED
2. A PROTECTION BARRIER OR TEMPORARY FENCE OF AT LEAST 1.2M (4 FEET) IN HEIGHT MUST BE INSTALLED AROUND EACH TREE TO BE PROTECTED AND PRESERVED. THE TREE PROTECTION SHALL BE INSTALLED PRIOR TO THE ACTUAL CONSTRUCTION START AND MAINTAINED FOR THE DURATION OF THE PROJECT
3. WITHIN THIS PROTECTION ZONE, CONSTRUCTION MATERIALS SHALL NOT BE STORED, EQUIPMENT OPERATED AND/OR TEMPORARY STORAGE BUILDINGS OR WORK TRAILERS PLACED
4. THE PROTECTION BARRIER MUST BE CONSTRUCTED OF ORANGE SNOW FENCING SECURELY FASTENED TO FENCE POSTS SPACED A MAXIMUM OF 1.5 M (5 FEET) ON CENTER. POSTS ARE 1.8M (6 FEET) IN LENGTH WITH 0.6CM (2 FEET) SET INTO THE GROUND AND 1.2M (4 FEET) EXTENDING ABOVE GROUND. THE FENCING SHALL BE ATTACHED TO THE POST WITH A MINIMUM OF FOUR (4) NYLON LOCKING TIES EVENLY SPACED AT EACH POST
5. WHERE TREES ARE LOCATED WITHIN TREE PITS, THE FENCING SHOULD BE INSTALLED AT A MINIMUM DISTANCE OF THE INSIDE DIMENSION OF THE TREE PIT OPENING WITH ONE STAKE AT EACH CORNER OF THE OPENING

GENERAL LANDSCAPE NOTES

1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING MATERIALS AND PLANTS SHOWN ON THE LANDSCAPE PLAN. THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT LANDSCAPE, PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTOR'S OPERATIONS DURING INSTALLATION OR DURING THE SPECIFIED MAINTENANCE PERIOD. CALL FOR UTILITY LOCATIONS PRIOR TO ANY EXCAVATION
2. THE CONTRACTOR SHALL REPORT ANY DISCREPANCY IN PLAN VS. FIELD CONDITIONS IMMEDIATELY TO THE LANDSCAPE ARCHITECT PRIOR TO CONTINUING WITH THAT PORTION OF WORK
3. NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE
5. ALL PLANTS TO BE SPECIMEN GRADE, WELL BRANCHED, HEALTHY, FULL, PRE-INOCULATED AND FERTILIZED. PLANTS SHALL BE FREE FROM DISEASE, PESTS, WOUNDS, AND SCARS. PLANTS SHALL BE FREE FROM NOTICEABLE GAPS, HOLES, OR DEFORMITIES. PLANTS SHALL BE FREE FROM BROKEN OR DEAD BRANCHES. TRUNKS WILL BE WRAPPED IF NECESSARY TO PREVENT SUN SCALD AND INSECT DAMAGE. THE LANDSCAPE CONTRACTOR SHALL REMOVE THE WRAP AT THE PROPER TIME AS PART OF THIS CONTRACT
6. THE OWNER'S REPRESENTATIVE MAY REJECT ANY PLANT MATERIALS THAT ARE DISEASED, DEFORMED, OR OTHERWISE NOT EXHIBITING SUPERIOR QUALITY
7. ALL NURSERY STOCK SHALL BE GUARANTEED BY THE CONTRACTOR FOR ONE YEAR FROM DATE OF FINAL INSPECTION. THE GUARANTEE BEGINS ON THE DATE OF THE LANDSCAPE ARCHITECT'S OR OWNER'S WRITTEN ACCEPTANCE OF THE INITIAL PLANTING. REPLACEMENT PLANT MATERIAL SHALL HAVE A ONE YEAR GUARANTEE COMMENCING UPON PLANTING
8. PLANTS TO MEET AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2014 OR MOST CURRENT VERSION) REQUIREMENTS FOR SIZE AND TYPE SPECIFIED
9. PRUNE PLANTS AS NECESSARY, PER STANDARD NURSERY PRACTICE AND TO CORRECT POOR BRANCHING OF EXISTING AND PROPOSED TREES
10. TOPSOIL SHALL BE PROVIDED AND GRADED BY THE GENERAL CONTRACTOR UP TO 6 INCHES BELOW FINISHED GRADE IN TURF AREAS AND 18 INCHES IN PLANTING AREAS
11. PLANTING AREA TOPSOIL SHALL BE TESTED AND AMENDED PER THE RECOMMENDATIONS OF THE AGRONOMICAL SOIL REPORT. CONTRACTOR SHALL OBTAIN AGRONOMICAL SOIL REPORT
12. SEED/SOD LIMIT LINES ARE APPROXIMATE. CONTRACTOR SHALL SEED/SOD ALL AREAS WHICH ARE DISTURBED BY GRADING WITH THE SPECIFIED SEED/SOD MIXES
13. EDGING TO BE A SPADED EDGE UNLESS INDICATED OTHERWISE ON THE PLANS. SPADED EDGE TO PROVIDE V-SHAPED DEPTH AND WIDTH TO CREATE SEPARATION BETWEEN MULCH AND GRASS. A SPADED BED EDGE SHALL SEPARATE MULCH BEDS FROM TURF OR SEEDED AREAS. A SPADED EDGE IS NOT REQUIRED ALONG CURBED EDGES
14. CONTRACTOR SHALL INSTALL SHREDDED HARDWOOD MULCH AT A 3" DEPTH TO ALL TREES, SHRUB, PERENNIAL AND GROUNDCOVER AREAS. TREES PLACED IN AREA COVERED BY TURF SHALL RECEIVE A 4 FT WIDE MAXIMUM TREE RING WITH 3" DEPTH SHREDDED HARDWOOD MULCH
15. INSTALLATION OF TREES WITHIN PARKWAYS SHALL BE COORDINATED IN THE FIELD WITH LOCATIONS OF UNDERGROUND UTILITIES. TREES SHALL NOT BE LOCATED CLOSER THAN 5' FROM UNDERGROUND UTILITY LINES AND NO CLOSER THAN 10' FROM UTILITY STRUCTURES
16. DO NOT DISTURB THE EXISTING PAVING, LIGHTING, OR LANDSCAPING THAT EXISTS ADJACENT TO THE SITE UNLESS OTHERWISE NOTED ON PLAN
17. ALL DISTURBED AREAS TO BE SODDED OR SEEDED UNLESS OTHERWISE NOTED. SOD/SEED SHALL BE LOCAL HARDY TURF GRASS MIX UNLESS OTHERWISE NOTED
18. PLANT QUANTITIES SHOWN ARE FOR THE CONVENIENCE OF THE OWNER AND JURISDICTIONAL REVIEW AGENCIES. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES AS DRAWN
19. THE CONTINUED MAINTENANCE OF ALL REQUIRED LANDSCAPING SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY ON WHICH SAID MATERIALS ARE REQUIRED. ALL PLANT MATERIALS REQUIRED BY THIS SECTION SHALL BE MAINTAINED AS LIVING VEGETATION AND SHALL BE PROMPTLY REPLACED IF THE PLANT MATERIAL HAS DIED PRIOR TO FINAL ACCEPTANCE. PLANTING AREAS SHALL BE KEPT FREE OF TRASH, LITTER, AND WEEDS AT ALL TIMES

SWORN STATEMENT BY OWNER:

COMMITS TO THE PROTECTION AND REPLACEMENT OF REQUIRED LANDSCAPING IN THE FOLLOWING FORM: "EXISTING PARKWAY AND ON-SITE INTERIOR TREES ARE TO BE PROTECTED WHILE PROJECT IS UNDER CONSTRUCTION AND WILL BE REPLACED BY CURRENT AND SUBSEQUENT OWNER IF DAMAGED"

DIGGER 744-7000

OWNER

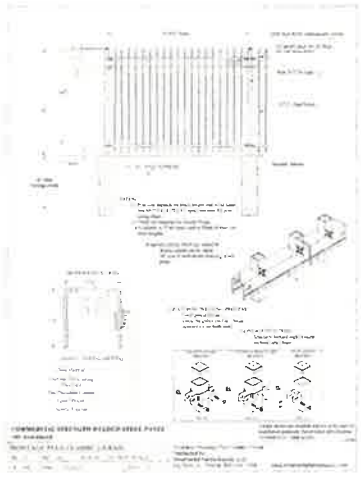
SWORN STATEMENT BY OWNER:

THE UNDERSIGNED ACKNOWLEDGES THAT THE LANDSCAPE PLANTING SHOWN ON THE LANDSCAPE PLAN IS FOR THE PROPERTY AT NORTHEAST CORNER OF N. KIMBALL AVE. AND W. NORTH AVE. CHICAGO, IL 60647. HAS, TO THE BEST OF THE UNDERSIGNED'S APPLICANT'S KNOWLEDGE, BEEN DESIGNED AND WILL BE INSTALLED, MAINTAINED AND REPLACED AS REQUIRED BY THE CURRENT AND SUBSEQUENT OWNERS IN ACCORDANCE WITH THE REQUIREMENTS OF THE LANDSCAPE ORDINANCE OF THE CITY OF CHICAGO AND OF THIS PUBLICATION "GUIDE TO THE CHICAGO LANDSCAPE ORDINANCE"

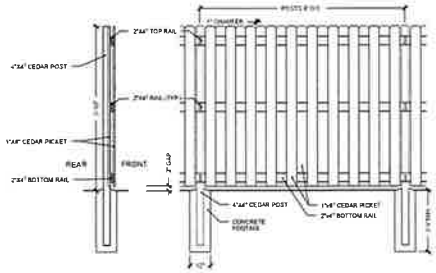
ANTICIPATED TIME OF PLANTING: SPRING 2025

OWNER

LANDSCAPE ARCHITECT



9 6' HT. ORNAMENTAL FENCE



10 6' BOARD-ON-BOARD SCREEN FENCE

NTS

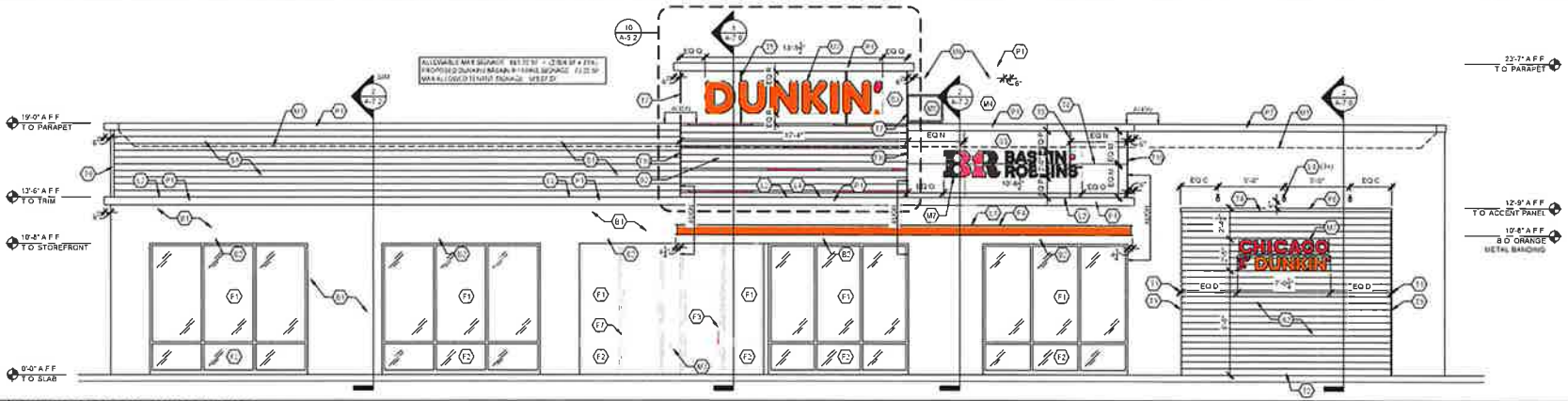
Kimley»Horn

DUNKIN DONUTS
NEC OF WORTH AVE AND KIMBALL AVE
CHICAGO, IL

LANDSCAPE NOTES

ORIGINAL ISSUE
XXXX
KHA PROJECT NO.
242473000

SHEET NUMBER
L2.1



1 SOUTH ELEVATION - W. NORTH AVE.

3/16" = 1'-0" NOTE

EXTERIOR FINISH NOTES

C) FIBER CEMENT PANEL / SIDING

- C1 — FC-01 - 7.5" FIBER CEMENT LAP SIDING (6" REVEAL) FULL HEIGHT SLAT AT TOP. CUT DOWN AS NEEDED AT BASE OF BUILDING (TYP.)
- C2 — FC-01 - 7.5" FIBER CEMENT LAP SIDING (6" REVEAL) WITH WOOD TEXTURE. TOP PANEL AT DRIVE-THRU BUILD OUT TO BE CUT DOWN IN THE FIELD
- C3 — FC-02 - FIBER CEMENT PANEL SYSTEM

T) TRIM / REVEAL

- T1 — TR-01 - TRIM AT OUTSIDE CORNER OF ACCENT PANEL (TYP.)
- T2 — TR-01 - START OF LAP SIDING. BOTTOM OF LAP SIDING TO ALIGN WITH BOTTOM OF ADJACENT FIBER CEMENT PANEL OR AT BASE OF DRIVE THRU CANOPY ACCENT PANEL (TYP.)
- T3 — TR-01 - TRIM AT INSIDE CORNER OF ACCENT PANEL (TYP.)
- T4 — TR-01 - TRIM AT TOP OF MONOLITH/DRIVE-THRU BUILD OUT
- T5 — TR-01 - VERTICAL TRIM AT FIBER CEMENT PANELS (TYP.)
- T6 — TR-01 - HORIZONTAL TRIM AT FIBER CEMENT PANELS (TYP.)
- T7 — TR-01 - CORNER TRIM AT FIBER CEMENT PANELS (TYP.)
- T8 — TR-01 - VERTICAL AND HORIZONTAL TRIM FOR FIBER CEMENT PANELS AT OPENING AND MATERIAL TRANSITIONS (TYP.)
- T9 — 2" WIDE MARDE TRIM BOARD - PAINTED TO MATCH ADJACENT PANELS (TYP.)
- T10 — 2" VERTICAL METAL REVEAL. REFER TO DETAIL 4/A-7.4

P) EXTERIOR PAINT

- P1 — PC-03 - PAINTED METAL BAND
- P2 — PC-02 - 1.5" D x 3" H EXTRUDER METAL CHANNEL TO BE PAINTED TO MATCH DD "OFF WHITE" MITERED AT OUTSIDE CORNERS (TYP.)
- P3 — PC-12 - 1.5" D x 3" H EXTRUDER METAL CHANNEL TO BE PAINTED TO MATCH DD "PUNCH" MITERED AT OUTSIDE CORNERS (TYP.)
- P4 — PC-13 - PREFIN ORANGE METAL BANDING / CANOPY
- P5 — PT-01 - PAINT DOOR AND FRAME
- P6 — PAINT DOWNSPOUT / LEADER TO MATCH COLOR OF MATERIAL IT IS MOUNTED ON (TYP.)
- P7 — 6" METAL COPING TO BE PAINTED TO MATCH COLOR OF FINISH BELOW (TYP.)
- P8 — 9" METAL COPING TO BE PAINTED TO MATCH COLOR OF FINISH BELOW (TYP.)
- P9 — CONCRETE FILLED BOLLARD PAINTED PC-13. REFER TO SITE DETAILS FOR FURTHER INFORMATION

B) MASONRY

- B1 — BR-01 - THIN BRICK WITH COLOR MATCHING GROUT (RUNNING BOND)
- B2 — BR-01 - THIN BRICK WITH COLOR MATCHING GROUT (SOLDIER COURSE)

L) EXTERIOR LIGHTING

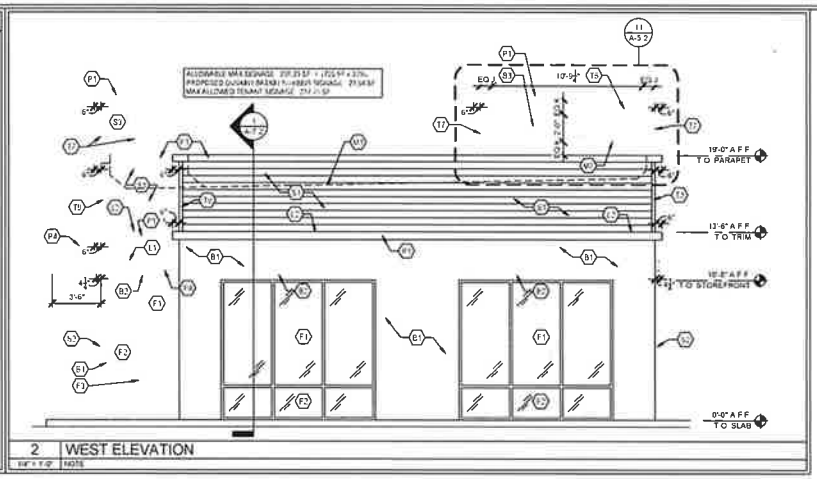
- L1 — LED-13 - LED LIGHT FIXTURE ABOVE DD ORANGE ACCENT BANDING & CANOPY WITH LED 2 RECESSED LIGHT PATTERN (TYP.)
- L2 — LED-12 - LED LIGHT FIXTURE AT TOP OF TRIM (TYP.)
- L3 — LED-12 - LED LIGHT FIXTURE AT TOP OF TRIM AT MONOLITH (TYP.)
- L4 — GN540 - GOOSE NECK LIGHT FIXTURE (TYP.)
- L5 — LED WALL PACK LIGHT FIXTURE ABOVE BACK DOOR

G) GLAZING AND FRAMING

- G1 — 1" INSULATED GLASS. LOWE GLAZING USED AT MIN WEST/ SOUTH/ EAST FACE (TYP.)
- G2 — STOREFRONT FRAMING SYSTEM WITH 1" INSULATED & TEMPERED GLASS AT ENTRANCE DOOR, SIDELITE AND GLASS BELOW HORIZONTAL MULLION AS SHOWN FRAME TO HAVE ANODIZED ALUMINUM FINISH (TYP.)
- G3 — CUSTOM LADDER PULL DOOR HANDLE - SEE NATIONAL ACCOUNTS
- G4 — DRIVE THRU WINDOW WITH INTEGRATED TRANSOM GLASS TO BE OPAQUE (TYP.)
- G5 — SLIDING DRIVE THRU WINDOW FRAME FINISH TO MATCH ANODIZED ALUMINUM STOREFRONT FINISH. USE APPROPRIATE TINT AND OPTIONAL LOUVE SHROUD FOR WINDOW (TYP.)
- G6 — "PEEP" HOLE 180 DEGREE VIEW
- G7 — PULL DOOR HANDLE. REFER TO HARDWARE SCHEDULE

M) MISC.

- M1 — ROOF LINE (BEYOND)
- M2 — ROOF TOP UNITS (BEYOND)
- M3 — EXTERIOR FROST PROOF HOSE BIBB
- M4 — RUN ROOFING CONTINUOUS UP AND OVER PARAPET WHEN BACK OF PARAPET IS NOT VISIBLE FROM STREET LEVEL
- M5 — MIN 22"x30" EXTERIOR RATED ACCESS HATCH PAINTED TO MATCH ADJACENT SURFACE
- M6 — MIN 8"x8" EXTERIOR RATED LOUVER WALL VENT WITH ANIMAL CONTROL SCREENING AS REQ PAINTED TO MATCH ADJACENT SURFACE
- M7 — SIGN BY SIGN VENDOR (TYP.)



2 WEST ELEVATION

3/16" = 1'-0" NOTE

DUNKIN' BASKIN-ROBBINS

MRV ARCHITECTS, INC.

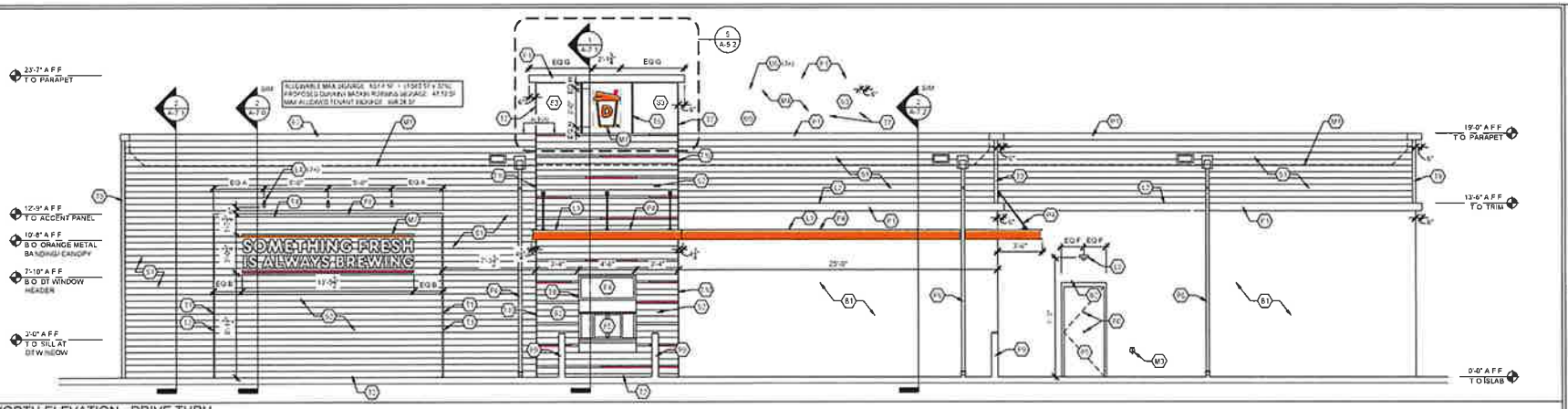
DRAWN	MV
CHECKED	MV
DATE	06.27.23
PROJECT NO.	20010

EXTERIOR ELEVATIONS (WITH SIGNAGE) & NOTES

DUNKIN' / BASKIN' ROBBINS
W. NORTH AVE. & KIMBALL AVE.
CHICAGO, IL 60647

PC#362949 (RELOCATION)

A-5.0



1 NORTH ELEVATION - DRIVE THRU

3/4" = 1'-0" NOTE

EXTERIOR FINISH NOTES

(C) FIBER CEMENT PANEL - SIDING

- (C1) FC-01 - 7"x1" FIBER CEMENT LAP SIDING (6" REVEAL) FULL HEIGHT SLAT AT TOP. CUT DOWN AS NEEDED AT BASE OF BUILDING (TYP.)
- (C2) FC-03 - 7"x1" FIBER CEMENT LAP SIDING (6" REVEAL) WITH WOOD TEXTURE. TOP PANEL AT DRIVE THRU BUILD OUT TO BE CUT DOWN IN THE FIELD
- (C3) FC-04 (P) - FIBER CEMENT PANEL 2H STEM

(T) TRIM / REVEAL

- (T1) TR-04 - TRIM AT OUTSIDE CORNER OF ACCENT PANEL (TYP.)
- (T2) TR-05 - START OF LAP SIDING. BOTTOM OF LAP SIDING TO ALIGN WITH BOTTOM OF ADJACENT FIBER CEMENT PANEL OR AT BASE OF DRIVE-THRU CANOPY ACCENT PANEL (TYP.)
- (T3) TR-06 - TRIM AT SIDE CORNER OF ACCENT PANEL (TYP.)
- (T4) TR-09 - TRIM AT TOP OF MONOLITH/DRIVE-THRU BUILD OUT
- (T5) TR-07 - VERTICAL TRIM AT FIBER CEMENT PANELS (TYP.)
- (T6) TR-08 - HORIZONTAL TRIM AT FIBER CEMENT PANELS (TYP.)
- (T7) TR-10 - CORNER TRIM AT FIBER CEMENT PANELS (TYP.)
- (T8) TR-11 - VERTICAL AND HORIZONTAL TRIM FOR FIBER CEMENT PANELS AT OPENING AND MATERIAL TRANSITIONS (TYP.)
- (T9) 2" WIDE HARDIE TRIM BOARDS - PAINTED TO MATCH ADJACENT PANELS (TYP.)
- (T10) 2" VERTICAL METAL REVEAL. REFER TO DETAIL 6/A-7.1

(P) EXTERIOR PAINT

- (P1) PC-01 - PAINTED METAL BAND
- (P2) PC-03 - 1 1/2" D x 2" H EXTRUDER METAL CHANNEL TO BE PAINTED TO MATCH DD "OFF WHITE" MITERED AT OUTSIDE CORNERS (TYP.)
- (P3) PC-02 - 1 1/2" D x 2" H EXTRUDER METAL CHANNEL TO BE PAINTED TO MATCH DD "PINK" MITERED AT OUTSIDE CORNERS (TYP.)
- (P4) PC-13 - PREFAB ORANGE METAL BANDING / CANOPY
- (P5) PC-01 - PAINT DOOR AND FRAME
- (P6) PAINT DOWNSPOUT / LADDER TO MATCH COLOR OF MATERIAL IT IS MOUNTED ON (TYP.)
- (P7) 6" METAL COPING TO BE PAINTED TO MATCH COLOR OF FINISH BELOW (TYP.)
- (P8) 8" METAL COPING TO BE PAINTED TO MATCH COLOR OF FINISH BELOW (TYP.)
- (P9) CONCRETE FILLED BOLLARD PAINTED PC-15. REFER TO SITE DETAILS FOR FURTHER INFORMATION

(B) MASONRY

- (B1) MB-01 - 7mm BRICK WITH COLOR MATCHING GROUT (RUNNING BOND)
- (B2) MB-02 - 7mm BRICK WITH COLOR MATCHING GROUT (SOLDIER COURSE)

(L) EXTERIOR LIGHTING

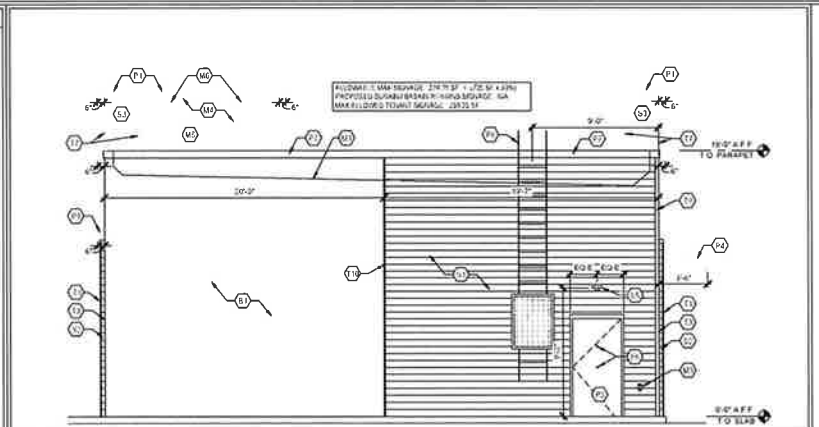
- (L1) LED-01 - LED LIGHT FIXTURE ABOVE ED ORANGE ACCENT BANDING & CANOPY WITH LED-2 RECESSED LIGHT FIXTURE BELOW (TYP.)
- (L2) LED-02 - LED LIGHT FIXTURE AT TOP OF TRIM (TYP.)
- (L3) LED-10 - LED LIGHT FIXTURE AT TOP OF TRIM AT MONOLITH (TYP.)
- (L4) FIXTURE - GOOSE NECK LIGHT FIXTURE (TYP.)
- (L5) LED WALL PACK LIGHT FIXTURE ABOVE BACK DOOR

(G) GLAZING AND FRAMING

- (G1) 1" INSULATED GLASS. LOW-E GLAZING USED AT MIN. WEST/ SOUTH/ EAST FACE (TYP.)
- (G2) STOREFRONT FRAMING SYSTEM WITH 1" INSULATED & TEMPERED GLASS AT ENTRANCE DOOR SIDELITE, AND GLASS BELOW HORIZONTAL MULLION AS SHOWN. FRAME TO HAVE ANODIZED ALUMINUM FINISH (TYP.)
- (G3) CUSTOM LADDER PULL DOOR HANDLE. SEE MATERIAL ACCENTS
- (G4) DRIVE THRU WINDOW WITH INTEGRATED TRANSOM GLASS TO BE OPAQUE (TYP.)
- (G5) SLIDING DRIVE THRU WINDOW. FRAME FINISH TO MATCH ANODIZED ALUMINUM STOREFRONT FINISH. USE APPROPRIATE TINT AND OPTIONAL LOW-E GLASS FOR WINDOW (TYP.)
- (G6) "PEEP" HOLE 180 DEGREE VIEW
- (G7) PULL DOOR HANDLE. REFER TO HARDWARE SCHEDULE

(M) MISC.

- (M1) ROOF LINE (BEYOND)
- (M2) ROOF TOP UNITS (BEYOND)
- (M3) EXTERIOR FROST PROOF HOSE BIBB
- (M4) RUN ROOFING CONTINUOUS UP AND OVER PARAPET WHEN BACK OF PARAPET IS NOT VISIBLE FROM STREET LEVEL
- (M5) MIN 22"x30" EXTERIOR RATED ACCESS HATCH. PAINTED TO MATCH ADJACENT SURFACE
- (M6) MIN 6"x6" EXTERIOR RATED LOUVER WALL VENT WITH ANIMAL CONTROL SCREENING AS REQ PAINTED TO MATCH ADJACENT SURFACE
- (M7) SIGN BY SIGN VENDOR (TYP.)



2 EAST ELEVATION

3/4" = 1'-0" NOTE

DUNKIN' BASKIN-ROBBINS

MRV ARCHITECTS, INC

NO.	DESCRIPTION	ISSUE DATE
1	PLANNING SUBMITTAL	01.15.24
2	PLANNING SUBMITTAL	01.19.24
3	PLANNING SUBMITTAL	02.07.24

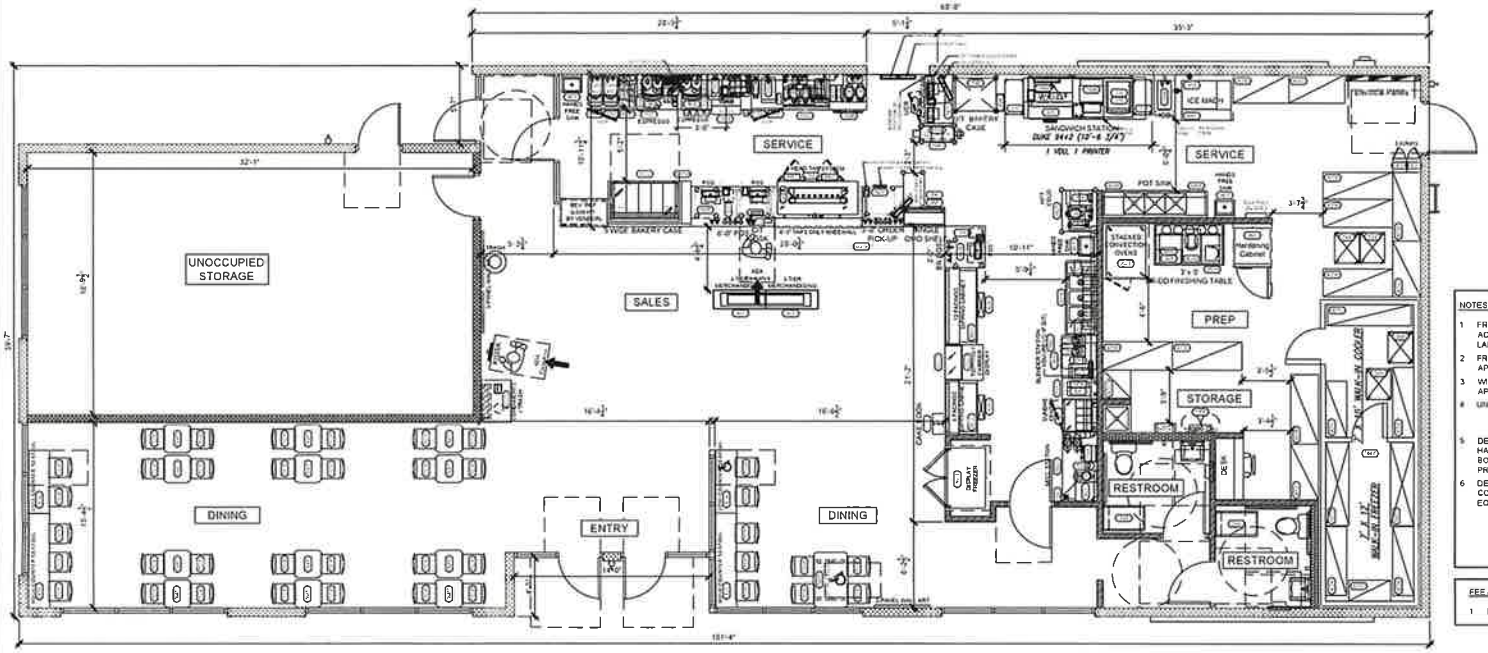
BY: MV | CHECKED: MS | DATE: 04.22.24 | PROJECT No.: 2023

EXTERIOR ELEVATIONS (WITH SIGNAGE) & NOTES

DUNKIN' / BASKIN' ROBBINS
W. NORTH AVE. & KIMBALL AVE.
CHICAGO, IL 60647

PC#362949 (RELOCATION)

A-5.1



NOTES

1. FRANCHISEE'S ARCHITECT SHALL ENSURE 40" MINIMUM CLEAR ACCESS INTO AND THROUGHOUT THE STORE FOR DELIVERY OF LARGE EQUIPMENT ITEMS
2. FRANCHISEE'S ARCHITECT TO VERIFY COMPLIANCE WITH APPLICABLE ADA AND CODE REQUIREMENTS ENTRANCE(S)
3. WINDOW(S) TO BE IN FILLED, TINTED, OR BLOCKED OUT WITH APPROVED DBI WINDOW GRAPHICS
4. UNSIGHTLY UTILITIES
   TO ENHANCE THE DIT EXPERIENCE PLAN ACCORDINGLY TO EITHER REMOVE OR SCREEN WHEN POSSIBLE
5. DEFAULT WATER FILTRATION SYSTEM SHOWN. ARCHITECT TO HAVE WATER TESTED TO VERIFY ACTUAL SYSTEM REQUIRED BOOSTER PUMP CAN BE ELIMINATED IF INCOMING WATER PRESSURE TO THE BUILDING IS 60PSI OR HIGHER
6. DEFAULT EQUIPMENT FOOTPRINT SHOWN. ARCHITECT TO COORDINATE WITH FRANCHISEE TO DETERMINE ACTUAL EQUIPMENT REQUIRED

FEE / OPS PREFERENCES

1. LAYOUT AS REQUIRED FOR END CAP TENANT SPACE

1 EQUIPMENT PLAN

1/4" = 1'-0" NOTE

N

DUNKIN' BASKIN-ROBBINS

MRV ARCHITECTS, INC.

NO.	DESCRIPTION	BY	DATE
1	ISSUED FOR PERMIT	MV	06.27.24

EQUIPMENT PLAN

DUNKIN' / BASKIN' ROBBINS
W. NORTH AVE. & KIMBALL AVE.
CHICAGO, IL 60647

PC# 362949 (RELOCATION)

K-1.0

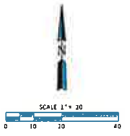
BOUNDARY AND TOPOGRAPHIC SURVEY

PART OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 40 NORTH,
RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN

VICINITY MAP (NOT TO SCALE)



PINS
13-35-421-041
13-35-421-039
13-35-421-038
13-35-421-040
13-35-421-037
13-35-421-038
13-35-421-039
13-35-421-040
13-35-421-041



LEGAL DESCRIPTION

LOTS 22 THROUGH 32 IN DELAMATER'S RESUBDIVISION OF BLOCK 22 IN C. SIMON'S SUBDIVISION OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 40 NORTH RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN

CONTAINING 38,281 SQUARE FEET OR 0.882 ACRES, MORE OR LESS

HORIZONTAL AND VERTICAL DATUM

MEASURED BEARINGS SHOWN HEREON ARE ILLINOIS STATE PLANE EAST ZONE, BASED ON GLOBAL NAVIGATION SATELLITE SYSTEM OBSERVATIONS

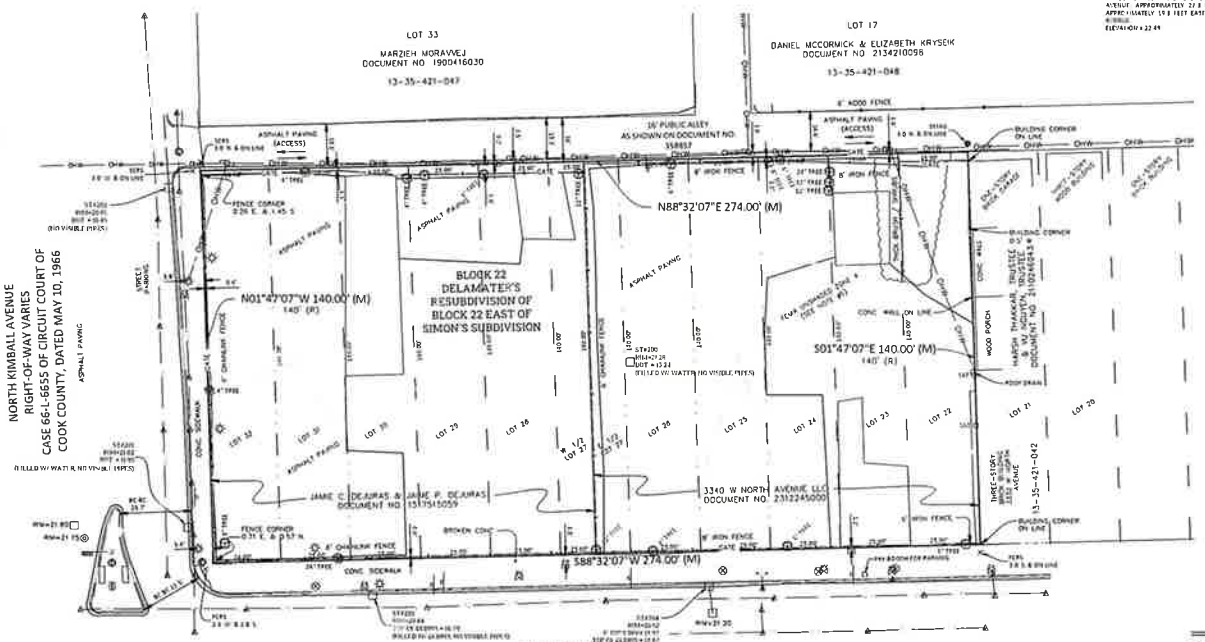
ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE CITY OF CHICAGO BENCHMARK BID 598 DESCRIBED AS FOLLOWS: BENCHMARK IS LOCATED APPROXIMATELY 60 FEET NORTH OF THE NORTH LINE OF WEST NORTH AVENUE AND APPROXIMATELY 300 FEET EAST OF THE WEST LINE OF NORTH TROY STREET
ELEVATION = 19.738 (CITY OF CHICAGO DATUM)

BM "A"
"X" CUT ON NORTHEASTERLY BOLT ON THE BASE OF THE NORTHERLY TRAFFIC SIGNAL IN A CURB ISLAND LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF WEST NORTH AVENUE AND NORTH KIMBALL AVENUE, APPROXIMATELY 5.4 FEET NORTH OF A ELECTRIC UTILITY MANHOLE AND APPROXIMATELY 290 FEET WEST OF A CURB INLET ON THE EAST SIDE OF SAID NORTH KIMBALL AVENUE
ELEVATION = 21.89

BM "B"
"X" CUT ON NORTHWESTERLY BOLT OF A FIRE HYDRANT ON THE NORTH SIDE OF WEST NORTH AVENUE, APPROXIMATELY 27.8 FEET WEST OF A WATER VALVE IN CONCRETE SIDEWALK AND APPROXIMATELY 19.8 FEET EAST OF A CURB INLET ON THE NORTH SIDE OF SAID WEST NORTH AVENUE
ELEVATION = 22.49

LEGEND

	EXISTING SANITARY MANHOLE
	EXISTING CURB DRAIN
	EXISTING CATCH BASIN
	EXISTING LIGHTPOLE
	EXISTING GAS VALVE
	EXISTING ELECTRICAL METER
	EXISTING COMM VAULT
	EXISTING SIGN
	ELECTRIC / FIBER OPTIC / GAS / WATER MARKING
	EXISTING TRAFFIC SIGNAL
	EXISTING ELECTRIC MANHOLE
	EXISTING FIRE HYDRANT
	EXISTING WATER VALVE
SAT	EXISTING SATELLITE DISH
	TREE (WITH DIAMETER) CONIFEROUS
	TREE (WITH DIAMETER) DECIDUOUS
	SPOT ELEVATION
	DEPRESSED CURB
	CONCRETE PAVEMENT
(M)	MEASURED DIMENSION
(R)	RECORD DIMENSION
FCRS / SCRS	½" CUT IN CONCRETE FOUND / SET
SMAG	MAG NAIL SET
BC	BACK OF CURB
BC TO BC	BACK OF CURB TO BACK OF CURB DIMENSION
DC	DEPRESSED CURB
FL	FLOW LINE
DIP	DUCTILE IRON PIPE
	BOUNDARY
	EXISTING LOTS
	UNDERLYING LOT LINES
	UNDERGROUND ELECTRIC LINE (EX.)
	OVERHEAD WIRES (EX.)
	UNDERGROUND GAS LINE (EX.)
	UNDERGROUND FIBER OPTIC LINE (EX.)
	UNDERGROUND WATER LINE (EX.)
	FENCE LINE
	TREE LINE



SURVEY NOTES

1. THIS SURVEY SHOULD NOT BE CONSIDERED AS AN EXCLUSIVE SOURCE OF INFORMATION REGARDING THE PROPERTY'S LIMITS, RIGHTS OR RESTRICTIONS. THE FINDINGS OF THIS SURVEY ARE LIMITED TO FIELD OBSERVATIONS AND MEASUREMENTS. THE EXAMINATION OF DOCUMENTS PROVIDED TO THE SURVEYOR AND THE SURVEYOR'S PROFESSIONAL OPINION. THERE MAY BE SETBACK LINES, EASEMENTS AND BUILDING RESTRICTIONS NOT SHOWN HEREON OF WHICH THE SURVEYOR HAS NOT BEEN ADVISED. ALWAYS REFER TO YOUR ABSTRACT, DEED AND GUARANTEE POLICY AND LOCAL ORDINANCES.
2. ALL AREAS ARE MORE OR LESS.
3. CONFIRM ALL POINTS BEFORE BUILDING AND REPORT ANY DIFFERENCES AT ONCE.
4. NO STATEMENT IS MADE CONCERNING SUBSURFACE CONDITIONS, THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES WHICH MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT.
5. THE UTILITIES SHOWN MAY NOT COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. UNDERGROUND UTILITY MARKINGS SHOWN HEREON WERE PROVIDED BY: J.U.L.I.E. LOCATORS, INC.
6. THE SUBJECT TRACT IS DEPICTED WITHIN "UNSHADED ZONE X" AS SHOWN OF FLOOD INSURANCE RATE MAP NUMBER 17031C0135J MAP REVISED DATE OF AUGUST 19, 2008. "UNSHADED ZONE X" IS DEFINED HEREON TO BE "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."
7. ALL STATEMENTS AND INFORMATION SHOWN HEREON ARE TO THE SURVEYOR'S BEST KNOWLEDGE AND BELIEF.
8. THE SURVEYOR OFFERS NO OPINION REGARDING THE VALIDITY OF THE DEDICATION PROCESS OF ABUTTING RIGHTS OF WAY. ALL DEDICATIONS ARE DESCRIBED FOLLOWING THE LANGUAGE USED IN THE DOCUMENTS PROVIDED TO THE SURVEYOR.
9. THE MEASURED PROPERTY BOUNDARY SHOWN HEREON FORMS A MATHEMATICALLY CLOSED FIGURE. NO GAPS, GORES, OR OVERLAPS WITH THE ADJACENT PROPERTIES ARE APPARENT BASED ON RECORD DOCUMENTS PROVIDED TO THE SURVEYOR AND EVIDENCE LOCATED IN THE FIELD.
10. PER CONTRACT WITH THE CLIENT, MEASUREMENTS OF RIMS AND INVERTS OF SEWER STRUCTURES ARE SHOWN HEREON PROVIDED STRUCTURES ARE CLEAR OF OBSTRUCTING DEBRIS, DO NOT REQUIRE A CONFINED SPACE ENTRY AND ARE OUT OF IMMEDIATE TRAFFIC WITHIN THE RIGHT OF WAY.
11. "ASPHALT PAVING" AREAS SHOWN WITHIN LIMITS OF SITE ARE APPROXIMATE LIMITS OF DILAPIDATED PAVEMENT.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

I, MICHAEL D RITNER, A PROFESSIONAL LAND SURVEYOR, DO CERTIFY THAT THIS SURVEY HAS BEEN PREPARED UNDER MY DIRECT SUPERVISION. ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.

THE FIELD WORK WAS COMPLETED ON 09/05/2024

DATE OF PLAT OR MAP: 09/16/2024

MICHAEL D. RITNER
035-003324
NAPERVILLE, IL

MICHAEL D. RITNER, PLS
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003324
WEAVER CONSULTANTS GROUP

ALL ILLINOIS PROFESSIONAL LAND SURVEYOR LICENSES EXPIRE NOVEMBER 30 2024
DESIGN FIRM #184004469
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY AND TOPOGRAPHIC SURVEY

PREPARED FOR: Kimley»Horn
PREPARED FOR: KIMLEY-HORN
4201 WINFIELD ROAD, SUITE 600
WARRENVILLE, IL 60555

BOUNDARY AND TOPOGRAPHIC SURVEY
LOTS 22 - 32
IN BLOCK 22 OF DELAMATER'S RESUBDIVISION,
3340 & 3350 - 3356 W NORTH AVENUE CHICAGO, IL

Weaver Consultants Group

DRAWN BY: CS
REVIEWED BY: JR NICK
DATE: 09/16/2024
FILE: 8077-168-09

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