#2022-110
4812 Northwest Highway – Special Use Permit Amendment
Project Review for Planning and Zoning Commission

Meeting Date:	July 6, 2022
Request:	Special Use Permit Amendment to allow a covered drive-through lane and ordering area improvements.
Location:	4812 Northwest Highway
Acreage:	Approximately 1.6 acres
Existing Zoning:	B-2 PUD General Commercial
Surrounding Properties:	North: B-2 PUD General Commercial South: B-2 General Commercial East: B-2 PUD General Commercial West: B-2 General Commercial
Staff Contact:	Elizabeth Maxwell (815.356.3615)

Background:

- The property is an existing limited service restaurant with dual drive-through lanes.
- The drive-through lanes are very popular and during times of high demand staff walks through the queue to take orders on tablets. Staff can only work during periods of good weather and this results in the continued backups in the drive-through lanes.
- The covered structures will provide covering for the employees to increase the number of days they can be outside to assist in taking orders. This will increase the efficiency of the Chick-Fil-A drive-through operations.

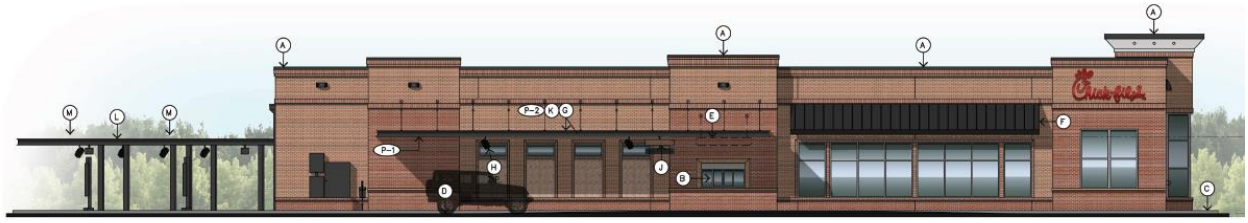
Development Analysis:

General

- Request: The petitioner is requesting an Amendment to the Special Use Permit for the outdoor canopies, which is an alteration of the site plan and elevations.
- Zoning: The site is zoned B-2 PUD General Commercial. This is the appropriate zoning district for this use.
- Land Use: The land use map shows the area as Commerce. This land use designation is appropriate for this use.

- Site Plan: A large canopy will cover a portion of the double drive-through lane. This location allows the employees to assist in taking order prior to the menu ordering boards. A second smaller canopy will be attached to the building covering the order windows.
- Elevations: The canopies will be painted a bronze color that works well with the architecture and color scheme of the existing building. Staff has suggested that the columns be wrapped in brick to match the exterior façade of the building.





Comprehensive Land Use Plan 2030 Vision Summary Review:
The Comprehensive Plan designates the subject property as Commerce, which allows for existing and future commercial uses. The following goals are applicable to this request:

Land Use – Commerce

Goal: Maintain a dynamic and sustainable base of commercial uses that provides a solid tax base, goods, services, and jobs to the city, as well as the surrounding region through coordination in the Unified Development Ordinance, Comprehensive Land Use Plan, and Economic Development Strategic Plan.

This can be accomplished with the following supporting action:

Supporting Action: Promote, retain and attract businesses that provide a diverse tax base.

Findings of Fact:

SPECIAL USE PERMIT

The petitioner has requested a Special Use Permit Amendment to allow canopies over the drive-through lane and ordering windows. Special Uses require a separate review because of their potential to impact surrounding properties and the orderly development of the City. Section 2-400 B of the Unified Development Ordinance establishes standard for all Special Uses in Crystal Lake. The criteria are as follows:

1. The use is necessary or desirable, at the proposed location, to provide a service or facility which will further the public convenience and general welfare.

   ☐ *Meets* ☐ *Does not meet*

2. The use will not be detrimental to area property values.

   ☐ *Meets* ☐ *Does not meet*

3. The use will comply with the zoning districts regulations.

   ☐ *Meets* ☐ *Does not meet*

4. The use will not negatively impact traffic circulation.

   ☐ *Meets* ☐ *Does not meet*

5. The use will not negatively impact public utilities or municipal service delivery systems. If required, the use will contribute financially to the upgrading of public utilities and municipal service delivery systems.

   ☐ *Meets* ☐ *Does not meet*

6. The use will not negatively impact the environment or be unsightly.

   ☐ *Meets* ☐ *Does not meet*

7. The use, where possible will preserve existing mature vegetation, and provide landscaping and architecture, which is aesthetically pleasing, compatible or complementary to surrounding properties and acceptable by community standards.

   ☐ *Meets* ☐ *Does not meet*

8. The use will meet requirements of all regulating governmental agencies.

   ☐ *Meets* ☐ *Does not meet*

9. The use will conform to any conditions approved as part of the issued Special Use Permit.

   ☐ *Meets* ☐ *Does not meet*

10. The use will conform to the regulations established for specific special uses, where applicable.

    ☐ *Meets* ☐ *Does not meet*

Recommended Conditions:

If a motion to recommend approval of the petitioner's request is made, it should be with the following conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (Zetec Corporation, received 05/18/22)
   B. Plan Set (Esencia, dated 04/25/22, received 05/18/22)
   C. Narrative (Esencia, dated 04/15/22, received 05/18//22

2. Wrap the columns of the free-standing canopy with brick to match the exterior of the main building.

3. The petitioner shall address all of the review comments and requirements of Community Development Department.

PIQ Map
4812 Northwest Highway



City of Crystal Lake
Development Application
Ownership Sign-off Acknowledgement Form

The following information is related to a development application. As the owner of the property in question, I (we) acknowledge that the information provided in the submittal was reviewed and approved.

Owner Information

Name: Zetec Corporation

Address: 9606 E Mountain Spring Road
Scottsdale, AZ 85255

Phone: 480-634-3474

E-mail: Zweifel3474@icloud.com

Project Name & Description: Install stand alone canopy over existing drive thru order point and an awning over the existing drive thru pick up window for the protection of employees working outside.

Project Address/Location: 4812 Northwest Hwy

Signature

Ty Zweifel 02/05/2022

Owner: Print and Sign name Date

NOTE: If the property is held in a trust, the trust officer must sign this petition as owner. In addition, the trust officer must provide a letter that names all beneficiaries of the trust.

PUBLIC NOTICE BEFORE THE PLANNING AND ZONING COMMISSION OF THE CITY OF CRYSTAL LAKE, MCHENRY COUNTY, ILLINOIS

IN THE MATTER OF THE Chick-Fil-A Inc.

LEGAL NOTICE
Notice is hereby given in compliance with the Unified Development Ordinance of the City of Crystal Lake, Illinois that a public hearing will be held before the Planning and Zoning Commission upon the application by Ty Zweifel, representing Zetec Corporation for a Final Planned Unit Development Amendment, relating to the property at 4812 Northwest Highway in Crystal Lake, Illinois 60014. PIN: 19-03-351-054.

This application is filed for the purpose of seeking an amendment to an approved Final Planned Unit Development to allow changes to exterior elevations and site plan to allow the installation of canopies for drive-through service, pursuant to Article 4 and Article 9. Plans for this project can be viewed at the Crystal Lake Community Development Department at City Hall. A public hearing before the Planning and Zoning Commission for this request will be held at 7:00 p.m. on Wednesday July 6, 2022, at the Crystal Lake City Hall, 100 West Woodstock Street, at which time and place any person determining to be heard may be present.

Jeff Greenman, Chairperson
Planning and Zoning Commission City of Crystal Lake

(Published in the Northwest Herald on June 17, 2022)1992113

esencia Architecture and Urban Design
1743 E. McNair Drive, #200 Tempe, Arizona 85283
www.esencia.org 480.755.0959 Fax 480.755.0956

April 15, 2022

City of Crystal Lake
Planning & Zoning Commission
100 W. Woodstock Rd.
Crystal Lake, IL 60014
(815) 459-2020

Regarding: **Project Narrative**
Chick-Fil-A #2927 Canopy Program
4812 Northwest Highway
Crystal Lake IL 60014

Dear Planning Dept.,

Chick-Fil-A would like to submit the following documents as they are seeking a Minor Site Plan Amendment to install (2) shade structures for their existing restaurant located at 4812 Northwest Highway, near the northwest corner of Cog Circle & Northwest Highway.

The existing parcel is a 1.65-acre pad site currently zoned B-2 (PUD) district and is incorporated with the Menards Home Improvement Shopping Center Complex. The fast-food restaurant has been in operation for several years and fully developed per the City of Crystal Lake and Menards Center design standards. The existing 4,866 sq. ft. fast-food restaurant building is located on the west side of the Chick-Fil-A parcel. Existing site amenities include a dual lane drive-thru, equipped with (2) two-way communication order point menu boards, and drive-up window offering for take-out food service, illuminated off street paved shared parking lot, an existing masonry screen wall trash enclosure with metal gates. The property, and street scape are fully landscaped with trees, turf and shrubbery native to the area. The site was designed and remains in compliance with the accessibility standards outlined in the current adopted A.D.A. code. The existing order point menu boards and drive-thru lane was designed to encircle around the restaurant building along the south, and east side of the site. There are two entry points to this site, a shared entrance road that interconnects the Chick-Fil-A and neighboring pad sites known as Cog Circle, and a right-turn in / right-turn out entrance drive from Northwest Highway.

Chick-Fil-A has seen success with the order point menu boards located in the queuing aisle, and they would like to install two canopies in the existing drive thru lane to help enhance their operations further. The Face-to-Face canopy a 1,333 sq. ft. steel shade structure at 9’-6” above top of pavement is proposed to be located in the drive-thru lane near the existing order point menu boards, and a 329 sq. ft. Pre-Fabricated metal Meal Delivery canopy at roughly 10’-1” above top of pavement is proposed to be installed on the western exterior wall over the existing pick-up window. Chick-Fil-A is seeking a minor site plan amendment to construct the canopies. Both canopies will remain behind the property building setback lines.

Chick-Fil-A has recognized that at their sites during peak hours of operation that the existing two-way communication menu boards cannot process the orders quick enough, at some sites this has led to on site traffic congestion as well as vehicles blocking entrances to other business, or even backing up out onto the public streets creating a public safety issue. The issue is further complicated as that at several of their sites Dining Rooms are still closed causing the drive-thru lane to be the primary manner to order and pick-up food. To help improve the issue Chick-Fil-A now requires their employees to be out-fitted with Smart Tablets and work out-doors during those peak hours of operation. These efforts continue to be hampered, as the weather remains a big factor and employees only are able to work outdoors sporadically.

Other cities have approved similar requests to allow Chick-Fil-A permission to install these types of canopy structures at their locations across the country. Those communities have benefited from these canopies as traffic back-ups have been reduced, while providing a much more healthier employee environment. The canopies allow the Team

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Members to work longer shifts thru the harsh weather conditions and serve several vehicles at one time. Public safety with regards to traffic backing up onto adjacent properties or out into the street will be reduced as the drive-thru lane will produce a quicker meal delivery service.

The larger Face to Face Canopy will be an independent open sided free-standing structures, constructed of steel framing, cantilevered beams with caisson footings. The supporting columns can be left exposed with powder coat paint finishes, or can be framed and wrapped with finishes matching the existing exterior restaurant building. The fascia of this canopy is a slim-line design, finished with a dark bronze rubbed powder coat paint finish matching the existing awnings of the building. The Meal Delivery Canopy will be a pre-fabricated metal awning system with decorative turn-buckle supports with the same slim line design fascia once again finished in a dark rubbed bronze finish matching the existing awning over the windows of the restaurant building. These design options allow the structures to remain architecturally harmonious with the rest of the Shopping Center and neighboring community. The design intent of the awning and shade structures are to make them appear as if they were part of the original building construction. The new canopies will be outfitted with recessed L.E.D. lighting installed within a premanufactured metal deck with a powder-coat paint finish. Fans will be installed to provide relief to the Team Members from the summer heat and gas radiant heaters are installed for the colder winter temperatures.

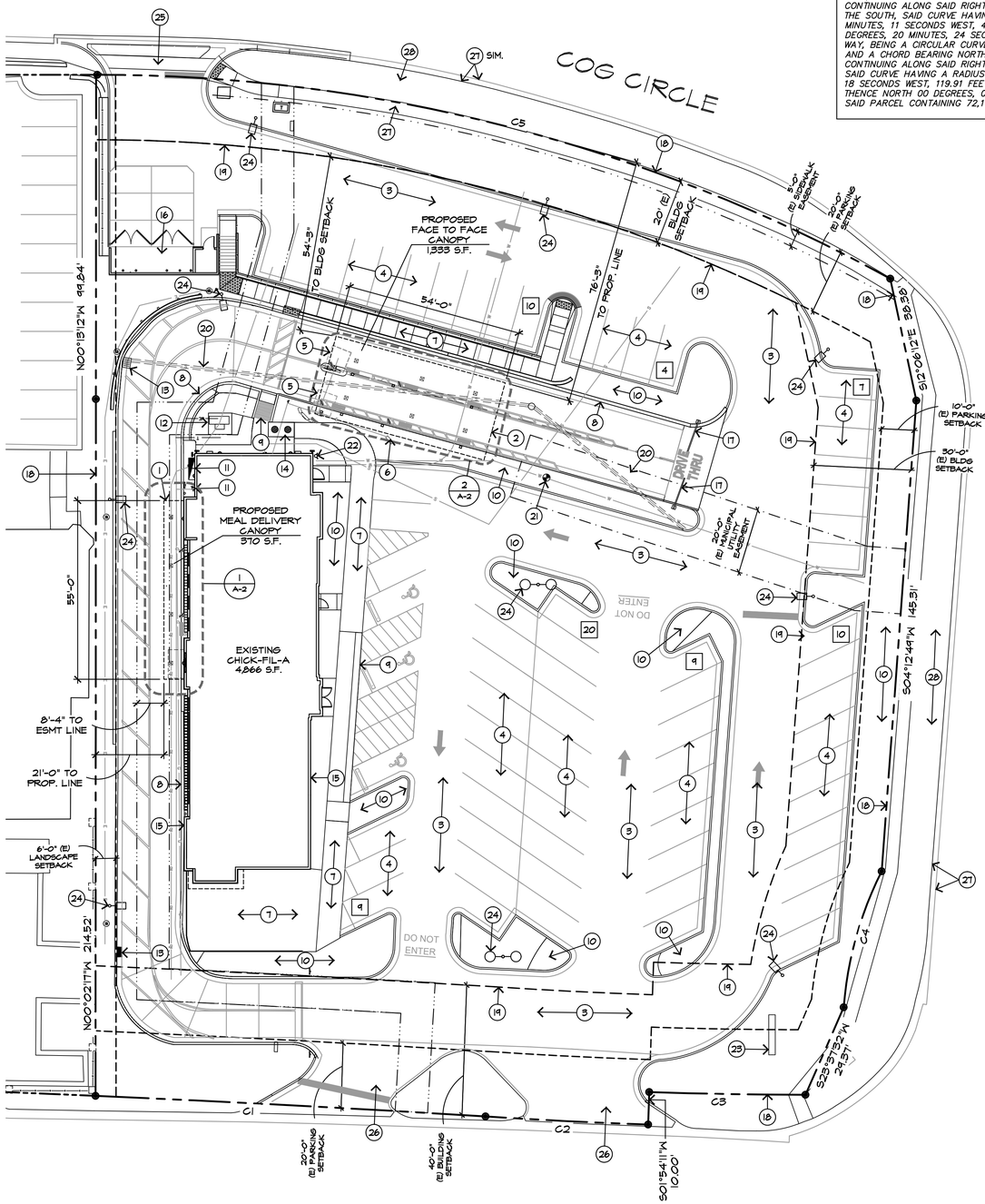
The installation of the canopies will not cause an adverse effect on the site, will not emit noise or noxious odors, nor add or alter existing drainage water flow patterns, not cause any flooding or cause a negative impact to the adjacent neighboring properties or cause property to devalue in the neighborhood. Existing landscaping will not be affected as no trees or shrubs will need to be removed for the canopy installation, pervious and non-pervious areas will be slightly altered at this site by less than 1%. The construction of the canopies will not have an adverse effect on the neighboring parcels as all rain water from the canopies is directed to drain and daylight on to the existing pavement by the use of internal rain gutters or scuppers. Stormwater from the roof is deflected on to the existing pavement below and will utilize the existing water flow pattern previously designed on the site. The storm water will be mitigated by the properties existing drainage system already in place. Fire danger is non-existent as the canopies are constructed of steel.

With Chick-Fil-A being closed on Sundays, the construction of the canopies is a three-step construction process. In the first week, the footings, and underground conduit are installed, backfill of trenching and patching the pavement occurs, the work takes place starting on Saturday at 9:00 PM and finishes on Monday morning at 6:00 AM. All excess dirt from the footing and trenching is immediately hauled off the site, so no storm water pollution occurs. During the second week, steel is erected, roof decking installed, along with the lights, and fans, in the third week, utility connections are finalized and the C of O is scheduled. Between the construction weekends, during normal hours of operation there is no impact to the site or adjacent properties as the restaurant and drive thru service remain in operation and the construction areas are safely barricaded off protecting the public during the duration of construction.

Chick-Fil-A is excited about this proactive opportunity in providing a healthier work environment for their Team Members as well as help provide public safety from traffic back-ups before it becomes a matter of contention. We feel the canopies are a much-needed accessory to this site and we are looking forward to working with the City of Crystal Lake Planning Department staff to help achieve Chick-Fil-A's goals for this vibrant community.

Frank Gawdun, Project Manager
esencia Architecture & Urban Design
Chick-Fil-A Canopy Roll-out Program
480-755-0959 ext. 121

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	6905.48'	119.91'	119.91'	N 86°58'44" W
C2	1486.70'	50.14'	50.14'	N 87°07'51" W
C3	1476.70'	48.12'	48.12'	N 84°01'50" W
C4	112.00'	43.75'	43.47'	S 15°34'47" W
C5	505.00'	254.74'	252.04'	S 75°34'32" E



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

LEGAL DESCRIPTION

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 43 NORTH RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE SOUTH 89 DEGREES, 48 MINUTES, 05 SECONDS EAST 1114.99 FEET ALONG THE NORTH LINE OF THE SAID SOUTHWEST QUARTER; THENCE SOUTH 01 DEGREES 11 MINUTES 55 SECONDS WEST 981.76 FEET TO THE POINT OF BEGINNING; THENCE 256.54 FEET ALONG A NON-TANGENT CIRCULAR CURVE TO A POINT ON THE WESTERLY RIGHT OF WAY OF COG CIRCLE, SAID CURVE CONCAVE TO THE SOUTHWEST, SAID CURVE HAVING A RADIUS OF 505.00 FEET, AND A CHORD BEARING SOUTH 75 DEGREES, 34 MINUTES, 35 SECONDS EAST, 253.79 FEET; THENCE CONTINUING ALONG SAID RIGHT OF WAY SOUTH 10 DEGREES, 06 MINUTES, 49 SECONDS EAST, 37.19 FEET; THENCE CONTINUING ALONG SAID RIGHT OF WAY SOUTH 04 DEGREES, 22 MINUTES, 05 SECONDS WEST, 145.29 FEET; THENCE 43.74 FEET ALONG THE SAID RIGHT OF WAY, BEING A NON-TANGENT CIRCULAR CURVE CONCAVE TO THE EAST, SAID CURVE HAVING A RADIUS OF 112.00 FEET, AND A CHORD BEARING SOUTH 15 DEGREES, 31 MINUTES, 14 SECONDS WEST 43.47 FEET; THENCE CONTINUING ALONG SAID RIGHT OF WAY SOUTH 23 DEGREES, 14 MINUTES, 01 SECONDS WEST, 29.33 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF U.S. ROUTE 14; THENCE CONTINUING ALONG SAID RIGHT OF WAY 48.28 FEET ALONG A NON-TANGENT CIRCULAR CURVE CONCAVE TO THE SOUTH SAID CURVE HAVING A RADIUS OF 1476.70 FEET, AND A CHORD BEARING NORTH 89 DEGREES, 17 MINUTES, 11 SECONDS WEST, 48.28 FEET; THENCE CONTINUING ALONG SAID RIGHT OF WAY SOUTH 01 DEGREES, 20 MINUTES, 24 SECONDS WEST, 9.96 FEET; THENCE 50.02 FEET WESTERLY ALONG SAID RIGHT OF WAY, BEING A CIRCULAR CURVE CONCAVE TO THE NORTH, SAID CURVE HAVING A RADIUS OF 1486.70 FEET, AND A CHORD BEARING NORTH 87 DEGREES, 34 MINUTES, 21 SECONDS WEST, 50.02 FEET; THENCE CONTINUING ALONG SAID RIGHT OF WAY 119.91 FEET ALONG A CIRCULAR CURVE CONCAVE TO THE NORTH, SAID CURVE HAVING A RADIUS OF 6905.55 FEET, AND A CHORD BEARING NORTH 86 DEGREES, 55 MINUTES, 18 SECONDS WEST, 119.91 FEET; THENCE NORTH 00 DEGREES, 01 MINUTES, 09 SECONDS EAST, 214.52 FEET; THENCE NORTH 00 DEGREES, 03 MINUTES, 00 SECONDS EAST, 99.80 FEET; TO THE POINT OF BEGINNING SAID PARCEL CONTAINING 72,142 SQUARE FEET OR 1.656 ACRES, MORE OR LESS.

SWPP GENERAL NOTE

NOTE TO CITY / COUNTY ENGINEERING DEPT. THE CONSTRUCTION OF THE THIS PROJECT DOES NOT REQUIRE ANY CUT / FILL OR GRADING. ALL FOOTINGS REGARDLESS OF TYPE ARE EXCAVATED ON THE FIRST DAY OF CONSTRUCTION, EXCESS DIRT HAULED OFF IMMEDIATELY AND DISPOSED OF PER CITY / COUNTY REQUIREMENTS. ALL TRENCHING IS DUG, ELECTRICAL AND OR GAS LINES INSTALLED, TRENCH IS BACKFILLED ON THE SAME DAY. NO GRADING ELEVATIONS CHANGES OCCUR NOR DISTURBANCE OF ANY WATER DRAINAGE PATTERNS. PERVIOUS OR NON-PERVIOUS AREAS ARE NOT AFFECTED. THEREFORE A STORM WATER PREVENTION PLAN IS NOT REQUIRED FOR THIS PROJECT.

GENERAL NOTES

A. PRIOR TO COMMENCEMENT OF CONSTRUCTION THE G.C. SHALL BE RESPONSIBLE TO VERIFY AND LOCATE EXACT LOCATION/DEPTH OF UNDERGROUND UTILITY LINES, COMMUNICATION LINES, ETC. SERVING THIS SITE. IDENTIFY UTILITIES AS TO SCOPE OF WORK AND LOCATION OF DIGGING.

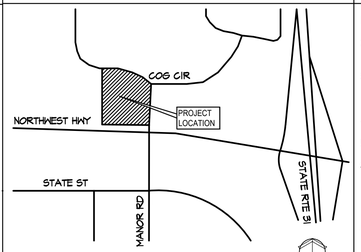
B. WHERE REQUIRED, G.C. SHALL NOTIFY ADJACENT TENANTS / PROPERTY OWNERS OF ANY SERVICE INTERRUPTIONS AT LEAST 48 HOURS PRIOR TO SERVICE INTERRUPTIONS.

C. ANY DAMAGES TO UNDERGROUND UTILITY LINES SHALL BE REPORTED TO THE UTILITY COMPANY INVOLVED. G.C. SHALL REPAIR DAMAGES PER UTILITY CO. REQUIREMENTS AT CONTRACTORS EXPENSE.

D. UPON INSTALLATION OF FOOTINGS, IT SHALL BE THE G.C RESPONSIBILITY TO OBTAIN THE SERVICES OF A LAND SURVEYOR TO PROVIDE TOP OF ASPHALT/CONC. DIVE TOPO POINTS TO THE CANOPY FABRICATOR PRIOR TO CANOPY FABRICATION. SAID LAND SURVEYOR SHALL PROVIDE A DRAWING DEPICTING TOPO POINTS, NO EXCEPTIONS TAKEN.

E. IT SHALL BE THE GENERAL CONTRACTORS RESPONSIBILITY TO SEE THAT CONCRETE TRUCKS DO NOT WASH THEIR TRUCKS DOWN ON SHOPPING CENTER PROPERTY OR ANY ADJACENT LAND TO THE SHOPPING CENTER. ARRANGEMENTS SHALL BE MADE TO HAUL CONCRETE MIX OFF SITE IN A LEGAL AND ACCEPTABLE MANOR PER LOCAL JURISDICTION APPLICABLE LAWS.

VICINITY MAP



VICINITY MAP
NOT TO SCALE

SHEET INDEX

ARCHITECTURAL

A-1	PROJECT DATA & OVERALL SITE PLAN
A-2	ENLARGED CANOPY PLAN
A-3	ELEVATION PLAN
E-1	MATERIAL BOARD
C-2.0	SITE PLAN (RECORD COPY)
C-3.0	GRADING PLAN (RECORD COPY)
C-3.1A	EROSION CONTROL PLAN (RECORD COPY)
L-01	LANDSCAPE PLAN (RECORD COPY)

GOVERNING CODES

BUILDING:	2018 INTERNATIONAL BUILDING CODE
MECHANICAL:	2018 INTERNATIONAL MECHANICAL CODE
PLUMBING:	2014 ILLINOIS STATE PLUMBING
ENERGY:	2018 INTERNATIONAL ENERGY CONSERVATION CODE
ELECTRICAL:	2017 NATIONAL ELECTRIC CODE
FUEL / GAS:	2018 INTERNATIONAL FUEL GAS CODE
FIRE:	2018 INTERNATIONAL FIRE CODE
ACCESSIBLE:	2018 ILLINOIS ACCESSIBILITY CODE

(#) SITE PLAN KEYED NOTES

1. DASHED LINE INDICATING OUTLINE OF PRE-FABRICATED ANNEX MEAL DELIVERY CANOPY.
2. DASHED LINE INDICATING OUTLINE OF FACE TO FACE CANOPY.
3. EXISTING VEHICLE DRIVE AISLE TO REMAIN.
4. EXISTING PARKING FIELD TO REMAIN, NO CHANGE.
5. REMOVE EXISTING DRIVE THRU ORDER POINT CANOPY. SPEAKER BOX AND MENU BOARD TO REMAIN.
6. EXISTING PRE-ORDER MENU BOARD TO REMAIN. NO CHANGE.
7. EXISTING CONCRETE WALKWAY TO REMAIN.
8. EXISTING CONCRETE CURB TO REMAIN, VERIFY EXISTING CONDITION OF CURB, REPLACE ANY DAMAGE OR BROKEN CURB TO LIKE NEW CONDITION.
9. EXISTING CONCRETE A.D.A. COMPLIANT ACCESSIBLE CURB, RAMP / MARKED PATHWAY TO REMAIN.
10. EXISTING LANDSCAPING AREA TO REMAIN.
11. LOCATION OF ELECTRICAL AND/OR GAS CONNECTION. CONFIRM UNDERGROUND UTILITIES PRIOR TO START OF CONSTRUCTION.
12. EXISTING ELECTRICAL TRANSFORMER TO REMAIN. DO NOT DISTURB.
13. EXISTING CATCH BASIN GRATE TO REMAIN. VERIFY EXACT LOCATION PRIOR TO START OF CONSTRUCTION.
14. EXISTING GREASE INTERCEPTOR TO REMAIN. VERIFY EXACT LOCATION PRIOR TO START OF CONSTRUCTION.
15. OUTSIDE FACE OF EXIST. BUILDING EXTERIOR WALL.
16. EXISTING TRASH ENCLOSURE TO REMAIN.
17. EXISTING CLEARANCE BAR TO REMAIN. DO NOT DISTURB.
18. EXISTING PROPERTY LINE.
19. EXISTING BUILDING SETBACK LINE.
20. DASHED LINE INDICATING EXISTING LOCATION OF UNDERGROUND STORM WATER PIPING. G.C. TO FIELD VERIFY EXACT LOCATION PRIOR TO COMMENCING CONSTRUCTION.
21. EXISTING FIRE HYDRANT TO REMAIN.
22. EXISTING F.D.C. CONNECTION TO REMAIN.
23. EXISTING ILLUMINATED CHICK-FIL-A MONUMENT SIGN TO REMAIN. DO NOT DISTURB.
24. EXIST. LIGHT POLE, BASE AND FIXTURE TO REMAIN. DO NOT DISTURB
25. EXIST. ENTRANCE DRIVE TO CHICK-FIL-A FROM MALL SERVICE ROAD. DO NOT DISTURB.
26. EXIST. RIGHT-TURN IN AND RIGHT-TURN OUT ENTRANCE DRIVE. DO NOT DISTURB.
27. EXIST. CURB, GUTTER AND SIDEWALK TO REMAIN,
28. EXIST. STREET SCAPE LANDSCAPING TO REMAIN.

PROJECT DATA

1. PROJECT NAME: CHICK-FIL-A #2927
2. PROJECT ADDRESS: 4812 NORTHWEST HWY. CRYSTAL LAKE, IL 60014
3. PROJECT WORKSCOPE: INSTALLATION OF STEEL FRAMED FACE TO FACE AND MEAL DELIVERY CANOPY (EMPLOYEE SHADE STRUCTURES) WITH MINOR ELECT. / PLUMB. WORK.
4. PARCEL NO: 19-03-351-054
5. ZONING: B-2 PUD
6. LOT COVERAGE CALCULATIONS:
   a. GROSS LOT AREA: 80,751 S.F. (1.85 ACRES)
   b. NET LOT AREA: 72,142 S.F. (1.65 ACRES)
   c. EQUATION: 6528 S.F. / 72,142 S.F.= 0.09
   d. TOTAL LOT COVERAGE: 9%
7. FIRE SPRINKLERS: YES A.F.E.S. (EXISTING BUILDING)
8. TYPE OF CONSTRUCTION:
   a. EXISTING BUILDING: VB (EXIST. UN-CHANGED)
   b. NEW MEAL DELIVERY CANOPY IIB
   c. NEW FACE TO FACE CANOPY IIB
9. OCCUPANCY:
   a. EXISTING BUILDING: A-2 (EXIST. UNCHANGED)
   b. NEW MEAL DELIVERY CANOPY A-2
   c. NEW FACE TO FACE CANOPY U (ACCESSORY USE TO A-2)
10. BUILDING AREA:

	SQ. FT.	OCCUPANCY
a. EXISTING BUILDING:	4,866 S.F.	A-2 (EXISTING)
b. NEW MEAL DELIVERY CANOPY	371 S.F.	A-2
c. NEW FACE TO FACE CANOPY	1,333 S.F.	U (ACCESSORY USE)
d. TOTAL AREA:	6570 S.F.	

11. ALLOWABLE AREA: PER IBC TABLE 506.2
    a. FIRE SPRINKLERED BUILDING: 24,000 S.F. (EXIST. 1-STORY BLDG)
    *b. ACTUAL BUILDING AREA: 6570 S.F.
    * NOTE: INCLUDED NEW CANOPIES IN TOTAL AREA IN CALCULATIONS
12. AREA OF CONSTRUCTION: 1,704 S.F.
13. FLOOR AREA RATIO (FAR)
    a. NET SITE AREA: 72,142 S.F.
    b. TOTAL BLDG AREA: 4,866 S.F.
    c. EQUATION: 4,866 S.F./ 72,142 S.F. = 0.06
    d. FLOOR AREA RATIO: 6%
14. CANOPY HEIGHT:
    a. MEAL DELIVERY CANOPY: 9'-6" BOTT. OF CANOPY
    b. FACE TO FACE CANOPY 9'-6" BOTT. OF CANOPY
    c. EXIST RESTAURANT: 24'-1" TOP OF PARAPET
15. BUILDING SETBACKS
    a. NORTH PROP LINE: 20'-0" (COG CIRCLE)
    b. WEST PROP LINE: 0'-0"
    c. SOUTH PROP LINE: 40'-0"
    d. EAST PROP LINE: 30'-0" (MANOR RD.)
16. PARKING CALCULATIONS:
    a. PARKING SPACES REQUIRED: 44 SPACES
    b. EXIST. STANDARD PARKING SPACES: 66 SPACES
    c. EXIST. VAN ACCESSIBLE SPACES: 1 SPACE
    d. EXIST. STANDARD ACCESSIBLE SPACES: 2 SPACES
    e. TOTAL PARKING SPACES PROVIDED: 69 SPACES

NOTE: EXISTING PARKING TO REMAIN AS IS, NO CHANGE TO PARKING SPACES OR EXISTING DRIVE THRU LANES. THE DEVELOPMENT PLAN APPROVED BY PLANNING INCLUDED THE STIPULATION IN WHERE AN EXIST. CROSS-ACCESS AND CROSS PARKING EASEMENTS ARE IN PLACE BETWEEN CHICK-FIL-A AND THE ADJACENT PROPERTIES TO MEET THE TOTAL REQUIRED PARKING SPACES FOR THE SITE.

PROJECT DIRECTORY

OWNER:
CHICK-FIL-A, INC.
5200 BUFFINGTON ROAD
ATLANTA, GA 30349
TROY TRIPP, DIRECTOR OF CONST.
troy.tripp@cfacorp.com
(404) 305-4613

ARCHITECT:
ESENCIA LLC
1743 E. McNAIR DRIVE
SUITE 200
TEMPE, AZ. 85283
JEFFREY WINTER, R.A.
winter@esencia.org
(480) 755-0959 EXT 120

PROJECT MANAGER:
BUREAU VERITAS,LLC
17200 N PERIMETER DRIVE
SUITE 275
SCOTTSDALE, ARIZONA 85255
MICHAEL ANDERSON, CPM
(480) 777-1800

MUNICIPALITY:
CITY OF CRYSTAL LAKE
100 W. WOODSTOCK ST.
CRYSTAL LAKE, IL 60014
DAVID DOSSE
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JEFFREY W. WINTER
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LICENSED ARCHITECT
STATE OF ILLINOIS

04-25-2022

Revision Schedule

Rev	Date	By	Description

Project Name: CANOPY PROGRAM
CHICK-FIL-A STORE #2927
4812 NORTHWEST HWY.
CRYSTAL LAKE, IL 60014

Issue Date:	04-25-2022
Drawn By:	BB
Job Number:	20068

Sheet Title: **Project Data Site Plan**
Scale: As indicated

Sheet Number: **A-1**

LEGEND

- CANOPY LIGHTS
- FANS
- HEATERS

GENERAL NOTES

a. THE DIMENSIONS SHOWN ON THESE DRAWINGS ARE TO CENTER OF COLUMN LINE ONLY AND HAVE BEEN ESTABLISHED IN ACCORDANCE WITH CHICK-FIL-A STANDARD DESIGN GUIDELINES.

b. COLUMNS SHALL BE INSTALLED IN A MANNER AS NOT TO DISTURB THE EXISTING EXTERIOR BUILDING FOUNDATIONS NOR UNDERMINE THE EXISTING EXTERIOR BUILDING STEM WALLS/FOOTINGS.

c. WHERE AN OFFSET CAISSON FOOTING OR SPREAD FOOTING IS REQUIRED, THE G.C SHALL COORDINATE THE EXISTING FIELD CONDITIONS TO THE CANOPY FABRICATOR FOR APPROVAL PRIOR TO INSTALLATION OF THE FOOTINGS.

d. COLUMNS NEEDING TO BE RELOCATED INTO THE DRIVE LANE OR TEAM WALK WAY, THE G.C. SHALL NOTIFY THE FIELD CONSTRUCTION MANAGER TO GAIN PROPER APPROVAL FROM CHICK-FIL-A PRIOR TO COMMENCEMENT OF SAID CONSTRUCTION WORK.

e. G.C. TO CONFIRM SIZE, DEPTH, AND LOCATION OF ALL UNDERGROUND UTILITIES / STORM WATER PIPING PRIOR TO COMMENCEMENT OF CONSTRUCTION.

f. G.C. SHALL CONFIRM DIMENSIONS OF CURBS AND EXACT LOCATION OF PICK-UP WINDOW PRIOR TO CONSTRUCTION.

CONSTRUCTION NOTES - MEAL DELIVERY

A. NOT USED.

B. DASHED LINE INDICATING OUTLINE OF PREFABRICATED AWNEX CANOPY SYSTEM. REFER TO CANOPY SHOP DRAWINGS WITH-IN THIS SET.

C. FACE OF EXISTING EXTERIOR BUILDING WALL. DO NOT DISTURB.

D. EXISTING MEAL DELIVERY PICK UP WINDOW. DO NOT DISTURB.

E. EXISTING BOLLARD TO REMAIN. DO NOT DISTURB.

F. DASHED LINE INDICATING EXISTING AWNING TO BE REMOVED. GC TO REPAIR EXIST. EXTERIOR WALL AS REQUIRED APPLY TOUCH-UP PAINT FIELD MATCH EXIST. COLOR AND WALL FINISH. PROVIDE FLUSH TRANSITION FOR ALL PATCH WORK.

G. EXISTING AWNING TO REMAIN, INDICATED BY DASHED LINE.

H. EXISTING DRIVE THRU LANE TO REMAIN, TYP.

J. LOCATION OF EXISTING ELECTRICAL AND/OR GAS EQUIPMENT TO REMAIN.

K. EXISTING PROPERTY LINE SHOWN FOR REFERENCE, SEE SITE PLAN.

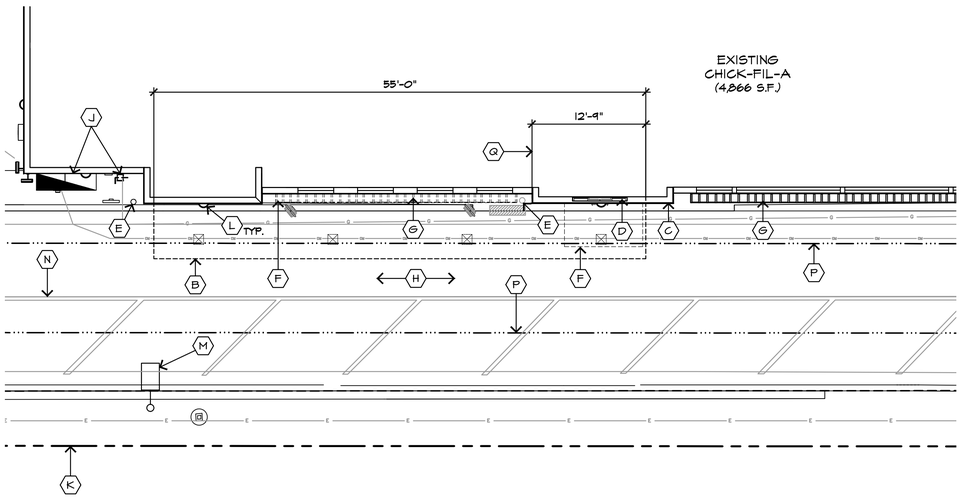
L. EXISTING SECURITY LIGHTS TO REMAIN (HEIGHT 18'-0").

M. EXISTING LIGHT POLE TO REMAIN. DO NOT DISTURB.

N. EXISTING STRIPING TO REMAIN. DO NOT DISTURB.

P. EXISTING UTILITY EASEMENT LINE SHOWN FOR REFERENCE, SEE SITE PLAN.

Q. STARTING POINT FOR PREFABRICATED CANOPY SYSTEM. G.C. TO PROVIDE FIELD DIMENSIONS TO FABRICATOR PRIOR TO CANOPY FABRICATION.



1 ENLARGED CANOPY INSTALLATION PLAN - MEAL DELIVERY CANOPY

SCALE: 1/8" = 1'-0"

SCALE: 1/8" = 1'-0"
0' 4' 8' 16'

SEE STRUCT. DRAWINGS

NORTH

LEGEND

- CANOPY LIGHTS
- FANS
- HEATERS

GENERAL NOTES

a. THE DIMENSIONS SHOWN ON THESE DRAWINGS ARE TO CENTER OF COLUMN LINE ONLY AND HAVE BEEN ESTABLISHED IN ACCORDANCE WITH CHICK-FIL-A STANDARD DESIGN GUIDELINES.

b. COLUMNS SHALL BE INSTALLED IN A MANNER AS NOT TO DISTURB THE EXISTING EXTERIOR BUILDING FOUNDATIONS NOR UNDERMINE THE EXISTING EXTERIOR BUILDING STEM WALLS/FOOTINGS.

c. WHERE AN OFFSET CAISSON FOOTING OR SPREAD FOOTING IS REQUIRED, THE G.C SHALL COORDINATE THE EXISTING FIELD CONDITIONS TO THE CANOPY FABRICATOR FOR APPROVAL PRIOR TO INSTALLATION OF THE FOOTINGS.

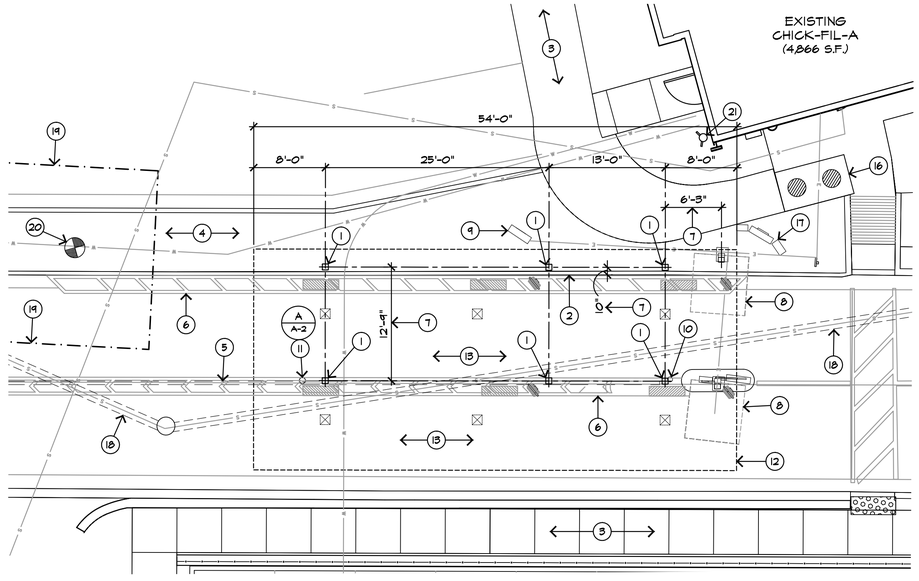
d. COLUMNS NEEDING TO BE RELOCATED INTO THE DRIVE LANE OR TEAM WALK WAY, THE G.C. SHALL NOTIFY THE FIELD CONSTRUCTION MANAGER TO GAIN PROPER APPROVAL FROM CHICK-FIL-A PRIOR TO COMMENCEMENT OF SAID CONSTRUCTION WORK.

e. G.C. TO CONFIRM SIZE, DEPTH, AND LOCATION OF ALL UNDERGROUND UTILITIES / STORM WATER PIPING PRIOR TO COMMENCEMENT OF CONSTRUCTION.

f. G.C. SHALL CONFIRM DIMENSIONS OF CURBS AND EXACT LOCATION OF PICK-UP WINDOW PRIOR TO CONSTRUCTION.

CONSTRUCTION NOTES - FACE TO FACE

1. NEW SHADE CANOPY STEEL SUPPORT COLUMN WITH CONCRETE FOOTING BELOW. SEE STRUCTURAL DRAWINGS FOR FURTHER DETAILS. EXISTING CONCRETE / LANDSCAPING TO BE REPAIRED OR REPLACED AS REQUIRED PROVIDE FLUSH TRANSITION BETWEEN NEW AND EXIST. CONC. SURFACES.
2. EXISTING CONCRETE CURB TO REMAIN. SAW CUT AND REMOVE PORTION OF CURB AS REQUIRED FOR INSTALLATION OF NEW FOOTING. UPON FOOTING INSTALLATION G.C. SHALL PATCH AND REPAIR EXIST. CURB AS REQUIRED. PROVIDE SMOOTH TRANSITION BETWEEN NEW AND EXIST. CONC. CURB. G.C. SHALL REPLACE ANY KNOWN CRACKED OR DAMAGED ON SITE CONC. CURBING (TYP.).
3. EXISTING PAVED CONCRETE WALKWAY TO REMAIN.
4. EXISTING LANDSCAPING AREA / PLANTER TO REMAIN.
5. EXISTING STRIPING TO BE REMOVED. INDICATED BY DASHED LINE.
6. NEW 24" WIDE TEAM MEMBER DEMARCATION STRIPING. MIN. (2) COATS TRAFFIC RATED PAINT, COLOR, PER CFA STANDARDS.
7. X/Y DIMENSION SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. GC TO FIELD VERIFY EXACT LOCATION OF COLUMN STARTING POINT. NOTIFY CHICK-FIL-A PROJECT TEAM OF ANY DISCREPANCIES IMPACTING OTHER CONSTRUCTION PHASES OR RELATED CONDITIONS.
8. DEMO EXISTING ORDER POINT CANOPY COVER, MENU BOARD AND SPEAKER COLUMN TO REMAIN. MODIFY SUPPORT COLUMN AS REQUIRED REPAINT FRAME AND COLUMN TO MATCH EXIST. COLOR.
9. EXISTING DRIVE THRU PRE-ORDER MENU BOARD. DO NO DISTURB.
10. EXISTING BOLLARD TO BE REMOVED. EXISTING CONCRETE / LANDSCAPING TO BE REPAIRED AS REQUIRED MATCH PLANT PALLET, PROVIDE FLUSH TRANSITION BETWEEN ALL EXIST. AND NEW CONC. FINISHES.
11. LOCATION OF NEW BOLLARD. PER CHICK-FIL-A DESIGN STANDARD INSTALL 24" FROM FACE OF CLEARANCE BAR AND/OR LAST CANOPY COLUMN AS SHOW ON DRAWINGS. REFER TO DETAIL A ON SHEET A-1.
12. DASHED LINE INDICATING OUTLINE OF OVERHEAD CANOPY. REFER TO CANOPY DRAWINGS WITHIN-IN THIS SET.
13. EXISTING PAVED DRIVE THRU LANE TO REMAIN, TYP.
14. NOT USED.
15. NOT USED.
16. EXISTING GREASE INTERCEPTOR TO REMAIN. VERIFY EXACT LOCATION PRIOR TO START OF CONSTRUCTION.
17. EXISTING DRIVE THRU MENU BOARD TO REMAIN. DO NOT DISTURB.
18. DASHED LINE INDICATING EXISTING LOCATION OF UNDERGROUND STORM WATER PIPING. G.C. TO FIELD VERIFY EXACT LOCATION PRIOR TO COMMENCING CONSTRUCTION.
19. EXISTING MUNICIPAL UTILITY EASEMENT LINE SHOWN FOR REFERENCE, SEE SITE PLAN.
20. LOCATION OF EXISTING FIRE HYDRANT TO REMAIN. DO NOT DISTURB.
21. LOCATION OF EXISTING F.D.C CONNECTION TO REMAIN. DO NOT DISTURB.



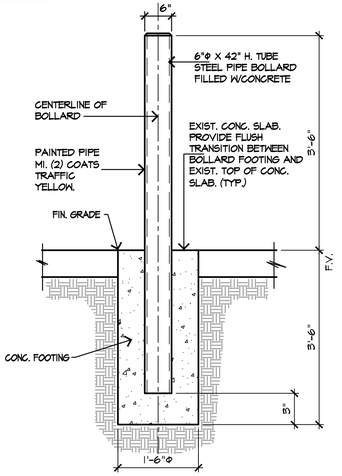
2 ENLARGED CANOPY INSTALLATION PLAN - FACE TO FACE CANOPY

SCALE: 1/8" = 1'-0"

SCALE: 1/8" = 1'-0"
0' 4' 8' 16'

NORTH

SEE STRUCT. DRAWINGS



A TYPICAL BOLLARD DETAIL

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

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04-25-2022

Revision Schedule

Rev	Date	By	Description

Project Name: CANOPY PROGRAM

CHICK-FIL-A STORE #2927

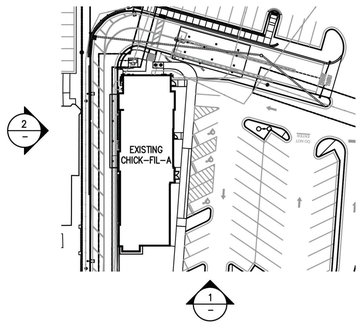
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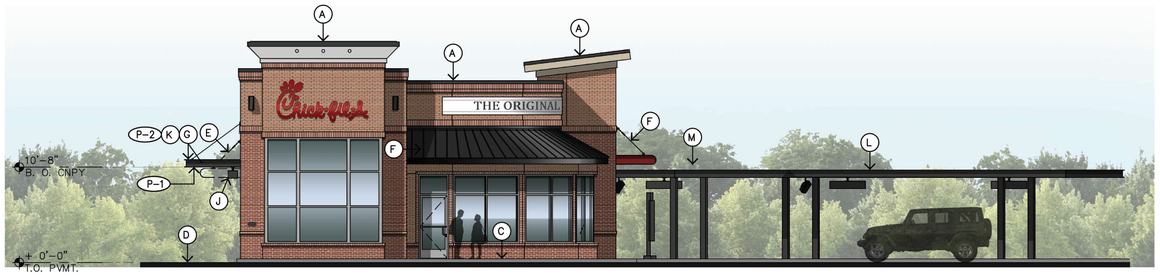
Issue Date: 04-25-2022
Drawn By: BB
Job Number: 20068

Sheet Title: Enlarged Canopy Plan

Scale: As indicated

Sheet Number: A-2

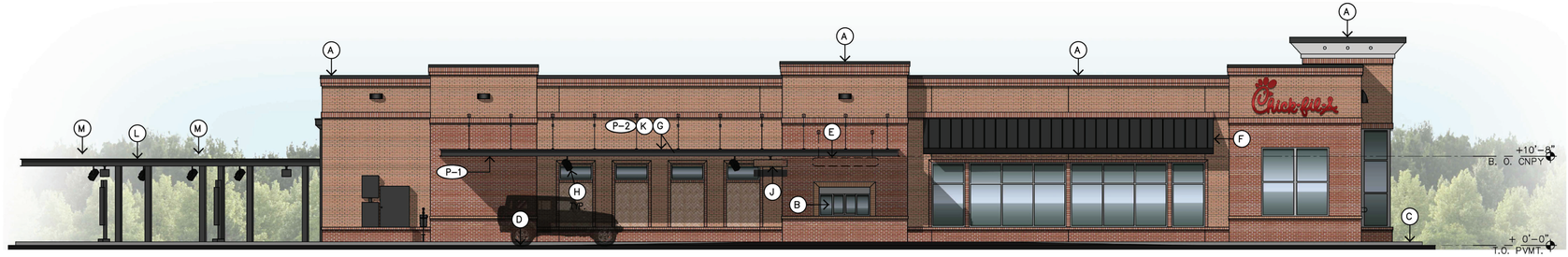




1 FRONT ELEVATION (SOUTH) – MEAL DELIVERY CANOPY

SCALE: 1/8" = 1'-0"

SEE STRUCT. DRAWINGS



2 DRIVE THRU ELEVATION (WEST) – MEAL DELIVERY CANOPY

SCALE: 1/8" = 1'-0"

SEE STRUCT. DRAWINGS

SCALE: 1/8" = 1'-0"
0' 4' 8' 16'

CONSTRUCTION NOTES - MEAL DELIVERY

A. EXISTING BUILDING AND FINISHES TO REMAIN. NO WORK IN THIS AREA.

B. MEAL DELIVERY PICK UP WINDOW. NO CHANGE.

C. TOP OF EXISTING CONCRETE WALKWAY TO REMAIN.

D. TOP OF EXISTING PAVED DRIVE THRU LANE TO REMAIN.

E. DASHED LINE INDICATING EXISTING AWNING TO BE REMOVED. G.C. SHALL REPAIR OR REPLACE EXISTING FINISHES AS REQUIRED. MATCH EXISTING GROUT, VENEER.

F. EXISTING AWNING TO REMAIN. NO CHANGE.

G. NEW CANOPY ROOF DECK / FASCIA.
UNDERSIDE TO BE COLOR: HIGH GLOSS WHITE – SEE FINISH SCHEDULE.
ROOF DECK / FASCIA TO BE COLOR: DARK BRONZE – SEE FINISH SCHEDULE.

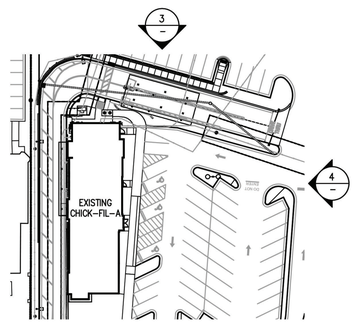
H. NEW CANOPY INDUSTRIAL MOUNTED 18" FAN. TPI CORPORATION MODEL: U-18-TE. REFER TO ELEC. DRAWINGS FOR FURTHER DETAILS.

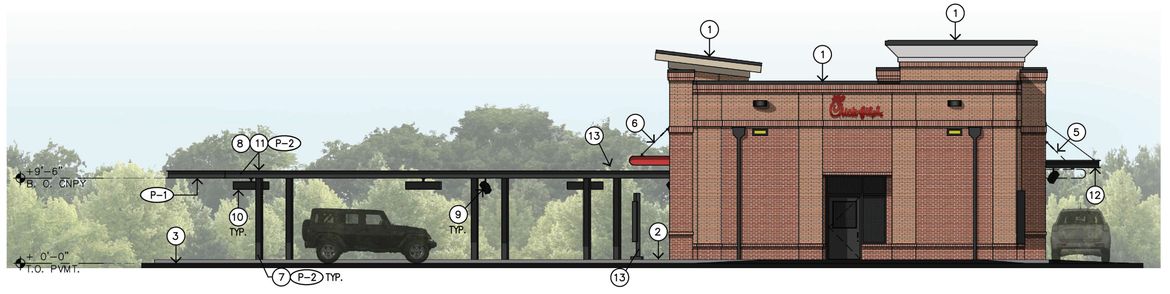
J. NEW CANOPY OVERHEAD HEATER BY SUPREME SCHWANK. MODEL: 2352 N OUTDOOR. REFER TO PLUMB./ ELEC. DRAWINGS FOR FURTHER DETAILS.

K. NEW MEAL DELIVERY METAL CANOPY – SEE FINISH SCHEDULE. REFER TO CANOPY DRAWINGS FOR FURTHER DETAILS.

L. NEW FACE TO FACE METAL CANOPY, REFER TO CANOPY DRAWINGS FOR FURTHER DETAILS.

M. EXISTING ORDER MENU BOARD TO REMAIN. NO CHANGE.

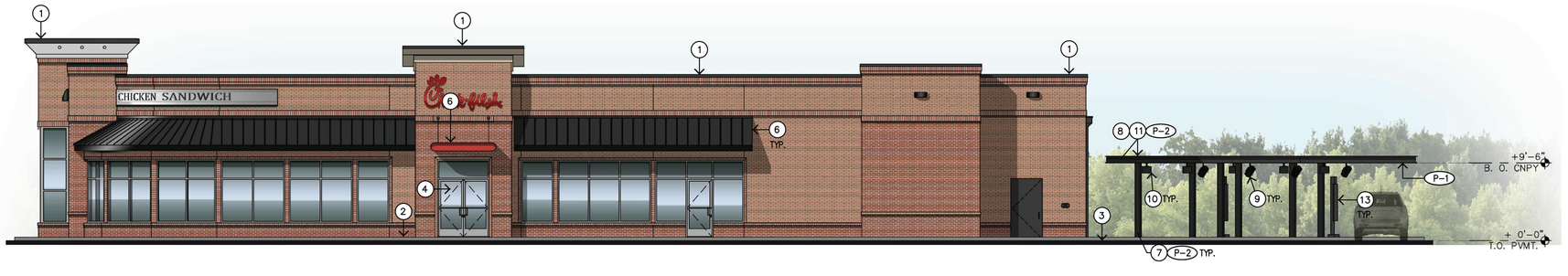




3 REAR ELEVATION (NORTH) – FACE TO FACE CANOPY

SCALE: 1/8" = 1'-0"

SEE STRUCT. DRAWINGS



4 MAIN ENTRY ELEVATION (EAST) – FACE TO FACE CANOPY

SCALE: 1/8" = 1'-0"

SEE STRUCT. DRAWINGS

SCALE: 1/8" = 1'-0"
0' 4' 8' 16'

CONSTRUCTION NOTES - FACE TO FACE

1. EXISTING BUILDING AND FINISHES TO REMAIN. NO WORK IN THIS AREA.
2. TOP OF EXISTING CONCRETE WALKWAY TO REMAIN.
3. TOP OF EXISTING PAVED DRIVE THRU LANE TO REMAIN.
4. EXISTING MAIN ENTRY.
5. DASHED LINE INDICATING EXISTING AWNING TO BE REMOVED. G.C. SHALL REPAIR OR REPLACE EXISTING FINISHES AS REQUIRED. MATCH EXISTING GROUT, VENEER.
6. EXISTING AWNING TO REMAIN. NO CHANGE.
7. NEW CANOPY STEEL SUPPORT COLUMN – SEE FINISH SCHEDULE. REFER TO STRUCTURAL DRAWINGS FOR MORE DETAIL.
8. NEW CANOPY ROOF DECK / FASCIA.
UNDERSIDE TO BE COLOR: HIGH GLOSS WHITE – SEE FINISH SCHEDULE.
ROOF DECK / FASCIA TO BE COLOR: DARK BRONZE – SEE FINISH SCHEDULE.
9. NEW CANOPY INDUSTRIAL MOUNTED 18" FAN. TPI CORPORATION MODEL: U-18-TE. REFER TO ELECT. DRAWINGS.
10. NEW CANOPY OVERHEAD HEATER BY SUPREME SCHWANK. MODEL: 2352 N OUTDOOR. REFER TO PLUMB./ELECT. DRAWINGS FOR FURTHER DETAILS.
11. NEW FACE TO FACE METAL CANOPY – SEE FINISH SCHEDULE. REFER TO CANOPY SHOP DRAWINGS FOR FURTHER DETAILS.
12. NEW MEAL DELIVERY METAL CANOPY. REFER TO CANOPY SHOP DRAWINGS FOR FURTHER DETAILS.
13. DEMO EXISTING ORDER POINT CANOPY COVER. MENU BOARD AND SPEAKER COLUMN TO REMAIN. MODIFY SUPPORT COLUMN AS REQUIRED REPAINT FRAME AND COLUMN TO MATCH EXIST. COLOR.

GENERAL NOTES

G.C. TO VERIFY WINDOW MULLION HEIGHT PRIOR TO INSTALLATION OF CANOPY. THE PROPOSED CANOPY STRUCTURE SHALL NOT BE MOUNTED LOWER THAN TOP OF WINDOW MULLION.

FINISH SCHEDULE

MARK	DESCRIPTION
P-1	LOCATION: CANOPY UNDERSIDE MANUFACTURER: BECKERS PAINT COLOR: 497W4463 HIGH GLOSS WHITE
P-2	LOCATION: CANOPY ROOF DECK/FASCIA EXPOSED COLUMNS MANUFACTURER: DURA COAT PRODUCTS, INC. COLOR: 195T-2073 OIL RUBBED BRONZED TEXTURED PVDF POWDER COAT FINISH

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LICENSED ARCHITECT
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STATE OF ILLINOIS

04-25-2022

Revision Schedule

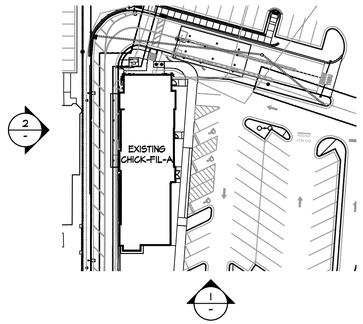
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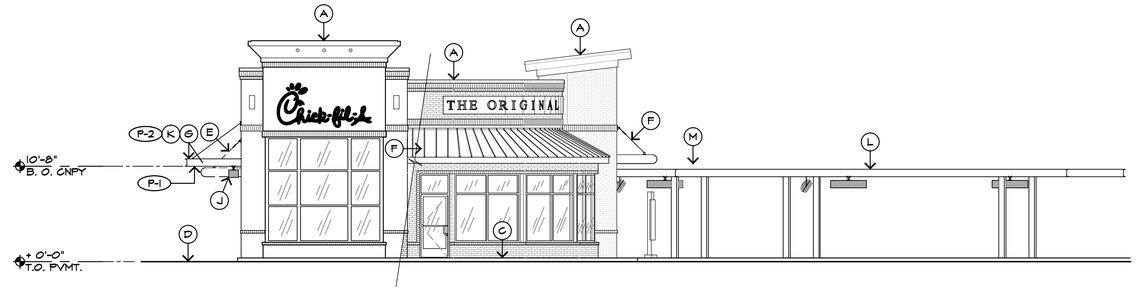
Project Name: CANOPY PROGRAM
CHICK-FIL-A STORE #2927
4812 NORTHWEST HWY.
CRYSTAL LAKE, IL 60014

Issue Date: 04-25-2022
Drawn By: BB
Job Number: 20068

Sheet Title: Elevation Plan
Scale: As indicated

Sheet Number: A-3

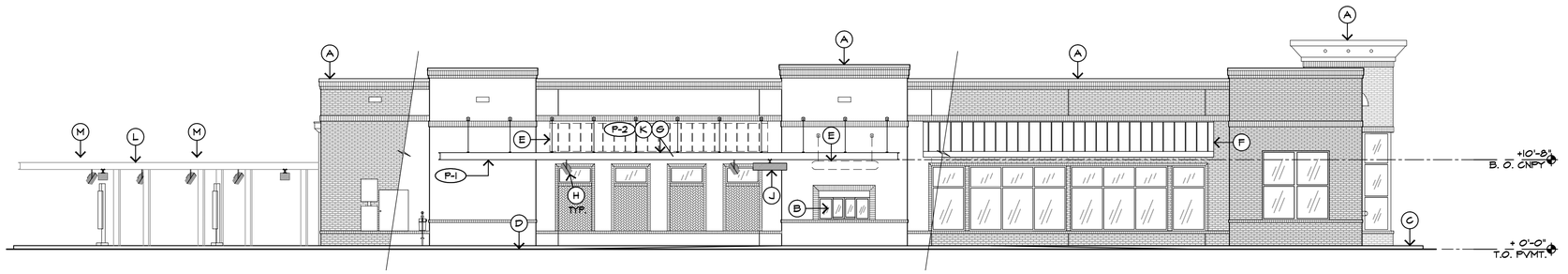




1 FRONT ELEVATION (SOUTH) - MEAL DELIVERY CANOPY

SCALE: 1/8" = 1'-0"

SEE STRUCT. DRAWINGS



2 DRIVE THRU ELEVATION (WEST) - MEAL DELIVERY CANOPY

SCALE: 1/8" = 1'-0"

SEE STRUCT. DRAWINGS

SCALE: 1/8" = 1'-0"
0' 4' 8' 16'

CONSTRUCTION NOTES - MEAL DELIVERY

A. EXISTING BUILDING AND FINISHES TO REMAIN. NO WORK IN THIS AREA.

B. MEAL DELIVERY PICK UP WINDOW. NO CHANGE.

C. TOP OF EXISTING CONCRETE WALKWAY TO REMAIN.

D. TOP OF EXISTING PAVED DRIVE THRU LANE TO REMAIN.

E. DASHED LINE INDICATING EXISTING AWNING TO BE REMOVED. G.C. SHALL REPAIR OR REPLACE EXISTING FINISHES AS REQUIRED. MATCH EXISTING GROUT, VENEER.

F. EXISTING AWNING TO REMAIN. NO CHANGE.

G. NEW CANOPY ROOF DECK / FASCIA.
UNDERSIDE TO BE COLOR: HIGH GLOSS WHITE - SEE FINISH SCHEDULE.
ROOF DECK / FASCIA TO BE COLOR: DARK BRONZE - SEE FINISH SCHEDULE.

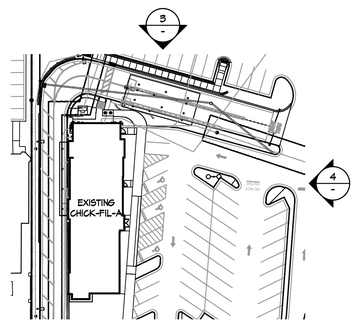
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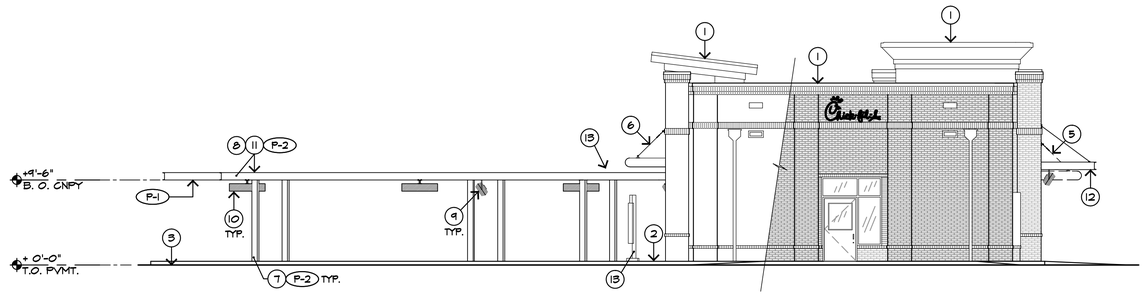
J. NEW CANOPY OVERHEAD HEATER BY SUPREME SCHWANK. MODEL: 2352 N OUTDOOR. REFER TO PLUMB./ ELEC. DRAWINGS FOR FURTHER DETAILS.

K. NEW MEAL DELIVERY METAL CANOPY - SEE FINISH SCHEDULE. REFER TO CANOPY DRAWINGS FOR FURTHER DETAILS.

L. NEW FACE TO FACE METAL CANOPY, REFER TO CANOPY DRAWINGS FOR FURTHER DETAILS.

M. EXISTING ORDER MENU BOARD TO REMAIN. NO CHANGE.

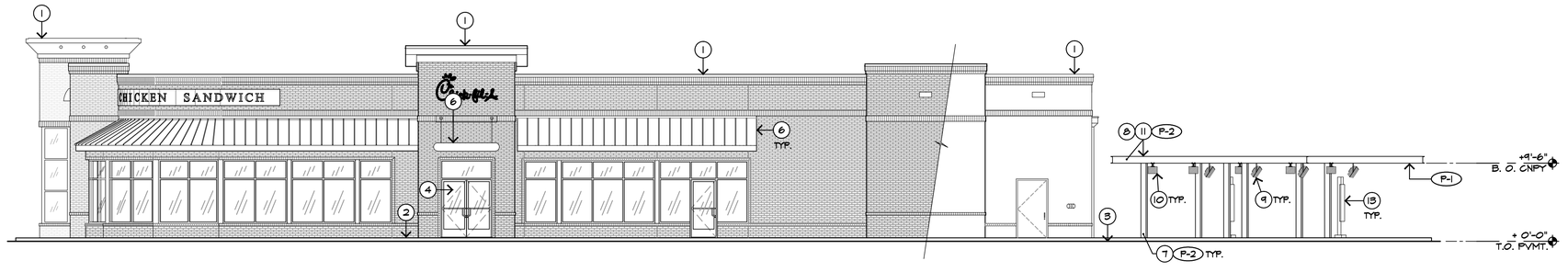




3 REAR ELEVATION (NORTH) - FACE TO FACE CANOPY

SCALE: 1/8" = 1'-0"

SEE STRUCT. DRAWINGS



4 MAIN ENTRY ELEVATION (EAST) - FACE TO FACE CANOPY

SCALE: 1/8" = 1'-0"

SEE STRUCT. DRAWINGS

SCALE: 1/8" = 1'-0"
0' 4' 8' 16'

CONSTRUCTION NOTES - FACE TO FACE

1. EXISTING BUILDING AND FINISHES TO REMAIN. NO WORK IN THIS AREA.
2. TOP OF EXISTING CONCRETE WALKWAY TO REMAIN.
3. TOP OF EXISTING PAVED DRIVE THRU LANE TO REMAIN.
4. EXISTING MAIN ENTRY.
5. DASHED LINE INDICATING EXISTING AWNING TO BE REMOVED. G.C. SHALL REPAIR OR REPLACE EXISTING FINISHES AS REQUIRED. MATCH EXISTING GROUT, VENEER.
6. EXISTING AWNING TO REMAIN. NO CHANGE.
7. NEW CANOPY STEEL SUPPORT COLUMN - SEE FINISH SCHEDULE. REFER TO STRUCTURAL DRAWINGS FOR MORE DETAIL.
8. NEW CANOPY ROOF DECK / FASCIA.
UNDERSIDE TO BE COLOR: HIGH GLOSS WHITE - SEE FINISH SCHEDULE.
ROOF DECK / FASCIA TO BE COLOR: DARK BRONZE - SEE FINISH SCHEDULE.
9. NEW CANOPY INDUSTRIAL MOUNTED 18" FAN. TPI CORPORATION MODEL: U-18-TE. REFER TO ELECT. DRAWINGS.
10. NEW CANOPY OVERHEAD HEATER BY SUPREME SCHWANK. MODEL: 2352 N OUTDOOR. REFER TO PLUMB./ELECT. DRAWINGS FOR FURTHER DETAILS.
11. NEW FACE TO FACE METAL CANOPY - SEE FINISH SCHEDULE. REFER TO CANOPY SHOP DRAWINGS FOR FURTHER DETAILS.
12. NEW MEAL DELIVERY METAL CANOPY. REFER TO CANOPY SHOP DRAWINGS FOR FURTHER DETAILS.
13. DEMO EXISTING ORDER POINT CANOPY COVER. MENU BOARD AND SPEAKER COLUMN TO REMAIN. MODIFY SUPPORT COLUMN AS REQUIRED REPAINT FRAME AND COLUMN TO MATCH EXIST. COLOR.

GENERAL NOTES

G.C. TO VERIFY WINDOW MULLION HEIGHT PRIOR TO INSTALLATION OF CANOPY. THE PROPOSED CANOPY STRUCTURE SHALL NOT BE MOUNTED LOWER THAN TOP OF WINDOW MULLION.

FINISH SCHEDULE

MARK	DESCRIPTION	
P-1	LOCATION: MANUFACTURER: COLOR:	CANOPY UNDERSIDE BECKERS PAINT 447W4463 HIGH GLOSS WHITE
P-2	LOCATION: MANUFACTURER: COLOR:	CANOPY ROOF DECK/FASCIA EXPOSED COLUMNS DURA COAT PRODUCTS, INC. 195T-2073 OIL RUBBED BRONZE TEXTURED PVDF POWDER COAT FINISH

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ATLANTA, GEORGIA 30349
(404) 765 - 8000

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esencia

1743 E. McNair Drive, Suite 200
Tempe , Arizona 85283
Telephone 480-755-0959

LICENSED ARCHITECT
JEFFREY W. WINTER
001.021697
STATE OF ILLINOIS

04-25-2022

Revision Schedule

Rev	Date	By	Description

Project Name: CANOPY PROGRAM

CHICK-FIL-A STORE #2927

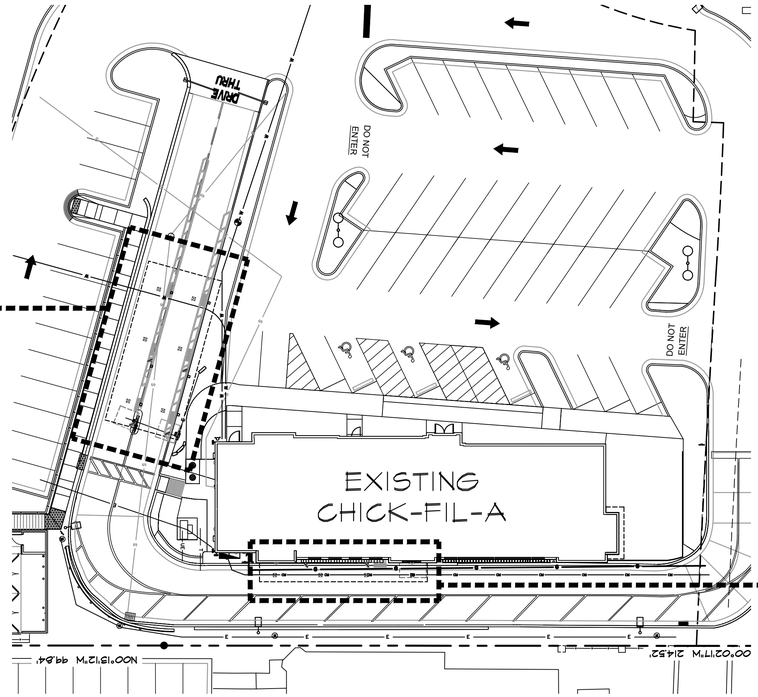
4812 NORTHWEST HWY.
CRYSTAL LAKE, IL 60014

Issue Date:	04-25-2022
Drawn By:	BB
Job Number:	20068

Sheet Title: **Elevation Plan**

Scale: As indicated

Sheet Number: **A-3**



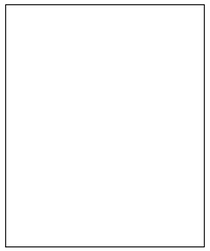


FACE TO FACE CANOPY (DUAL LANE), 9'-6" CLEAR ABOVE PAVEMENT - FRONT VIEW.

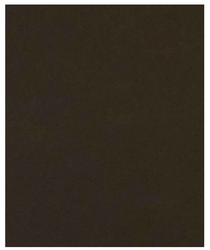


FACE TO FACE CANOPY (DUAL LANE), 9'-6" CLEAR ABOVE PAVEMENT - UNDER CANOPY VIEW.

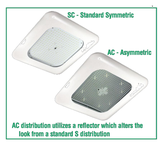
MATERIAL SAMPLES



LOCATION: CANOPY UNDERSIDE
MANUFACTURER: BECKERS PAINT
COLOR: 4PTM4463 HIGH GLOSS WHITE



LOCATION: CANOPY ROOF DECK/FASCIA
EXPOSED COLUMNS
MANUFACTURER: DURA COAT PRODUCTS, INC.
COLOR: 1951-2013 OIL RUBBED BRONZE
TEXTURED PVDF POWDER COAT FINISH



LOCATION: LED CANOPY LIGHT
MANUFACTURER: LEGACY (CRUS)
MODEL: LIGHT OUTPUT - CRUS
COLOR: COOL WHITE



LOCATION: MOUNTED HEATER
MANUFACTURER: SUPREME SCHWANK
MODEL: 2352 N OUTDOOR



LOCATION: MOUNTED FAN
MANUFACTURER: TPI CORP.
MODEL: U-18-TE
SIZE: 18"



MEAL DELIVERY CANOPY, 9'-6" CLEAR ABOVE PAVEMENT - FRONT VIEW.



MEAL DELIVERY CANOPY, 9'-6" CLEAR ABOVE PAVEMENT - UNDER CANOPY VIEW.

5200 BUFFINGTON ROAD.
ATLANTA, GEORGIA 30349
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JEFFREY W. WINTER
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STATE OF ILLINOIS

04-15-2022

Revision Schedule

Rev	Date	By	Description

Project Name: CANOPY PROGRAM
CHICK-FIL-A STORE #2927
4812 NORTHWEST HWY.
CRYSTAL LAKE, IL 60014

Issue Date: 04-15-2022
Drawn By: BB
Job Number: 20068

Sheet Title: **Products & Materials**
Scale: As indicated

Sheet Number: **G-1**

GRADING & UTILITY NOTES

1. LOCATIONS OF ALL EXISTING AND PROPOSED SERVICES ARE APPROXIMATE AND MUST BE CONFIRMED INDEPENDENTLY WITH LOCAL UTILITY COMPANIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION. SANITARY SEWER AND ALL OTHER UTILITY SERVICE CONNECTION POINTS SHALL BE CONFIRMED INDEPENDENTLY BY THE CONTRACTOR IN FIELD PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. ALL DISCREPANCIES SHALL BE REPORTED IMMEDIATELY IN WRITING TO THE ENGINEER. CONSTRUCTION SHALL COMMENCE BEGINNING AT THE LOWEST INVERT (POINT OF CONNECTION) AND PROGRESS UP GRADIENT. ALL PROPOSED INTERFACE POINTS (CROSSINGS) WITH EXISTING UNDERGROUND UTILITIES SHALL BE FIELD VERIFIED BY TEST PIT PRIOR TO COMMENCEMENT OF CONSTRUCTION.
2. ALL UTILITIES AND SERVICES INCLUDING BUT NOT LIMITED TO GAS, WATER, ELECTRIC, SANITARY AND STORM SEWER, TELEPHONE, CABLE, FIBER OPTIC CABLE, ETC. WITHIN THE LIMITS OF DISTURBANCE SHALL BE VERTICALLY AND HORIZONTALLY LOCATED. THE CONTRACTOR SHALL USE AND COMPLY WITH THE REQUIREMENTS OF THE APPLICABLE UTILITY NOTIFICATION SYSTEM TO LOCATE ALL THE UNDERGROUND UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING UTILITIES DURING CONSTRUCTION AT NO COST TO THE OWNER.
3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THE PROJECT. WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR THE RELATIVE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF WORK AS DEFINED BY THE DRAWINGS AND IN FULL COMPLIANCE WITH LOCAL REGULATIONS AND CODES.
4. DEFINE AND LOCATE VERTICALLY AND HORIZONTALLY ALL ACTIVE UTILITY AND/OR SERVICE SYSTEMS THAT ARE TO BE REMOVED. THE CONTRACTOR IS RESPONSIBLE TO PROTECT AND MAINTAIN ALL ACTIVE SYSTEMS THAT ARE NOT BEING REMOVED/RELOCATED DURING SITE ACTIVITY.
5. THE CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH THE APPLICABLE UTILITY SERVICE PROVIDER REQUIREMENTS AND IS RESPONSIBLE FOR ALL COORDINATION REGARDING UTILITY DEMOLITION AS IDENTIFIED OR REQUIRED FOR PROJECT. THE CONTRACTOR SHALL PROVIDE THE OWNER WRITTEN NOTIFICATION THAT THE EXISTING UTILITIES AND SERVICES HAVE BEEN TERMINATED AND ABANDONED IN ACCORDANCE WITH JURISDICTION AND UTILITY COMPANY REQUIREMENTS.
6. CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF SITE PLAN DOCUMENTS AND ARCHITECTURAL DESIGN FOR EXACT BUILDING UTILITY CONNECTION LOCATIONS, GREASE TRAP REQUIREMENTS/DETAILS, 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.
7. WATER SERVICE MATERIALS, BURIAL DEPTH, AND COVER REQUIREMENTS SHALL BE SPECIFIED BY THE LOCAL UTILITY COMPANY. CONTRACTOR'S PRICE FOR WATER SERVICE SHALL INCLUDE ALL FEES AND APPURTENANCES REQUIRED BY THE UTILITY TO PROVIDE A COMPLETE WORKING SERVICE.
8. ALL NEW UTILITIES/SERVICES, INCLUDING ELECTRIC, TELEPHONE, CABLE TV, ETC. ARE TO BE INSTALLED UNDERGROUND. ALL NEW UTILITIES/SERVICES SHALL BE INSTALLED IN ACCORDANCE WITH THE UTILITY/SERVICE PROVIDER INSTALLATION SPECIFICATIONS AND STANDARDS.
9. 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 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. SUBBASE MATERIAL FOR SIDEWALKS, CURB, OR ASPHALT SHALL BE FREE OF ORGANICS AND OTHER UNSUITABLE MATERIALS. SHOULD SUBBASE BE DEEMED UNSUITABLE BY OWNER OR OWNER'S REPRESENTATIVE, SUBBASE IS TO BE REMOVED AND FILLED WITH APPROVED FILL MATERIAL COMPACTED AS DIRECTED BY THE GEOTECHNICAL REPORT.
10. 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.
11. 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.
12. 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.
13. THE TOPS OF EXISTING MANHOLES, INLET STRUCTURES, AND SANITARY CLEANOUT TOPS SHALL BE ADJUSTED, IF REQUIRED, TO MATCH PROPOSED GRADES IN ACCORDANCE WITH ALL APPLICABLE STANDARDS.
14. 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 1.5% 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.
15. 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.
16. IN CASE OF DISCREPANCIES BETWEEN PLANS OR RELATIVE TO OTHER PLANS, THE SITE PLAN WILL TAKE PRECEDENCE. IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY CONFLICTS.
17. 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.

CALL JULIE 1-800-892-0123

WITH THE FOLLOWING:
COUNTY McHenry
CITY-TOWNSHIP Crystal Lake, McHenry
SEC. & 1/4 SEC. NO.# SW1/4 OF SEC-3-T-43N.-6E

48 hours before you dig
(Excluding Sat, Sun, & Holidays)

FOR REFERENCE ONLY

EXIST. MENARDS

EXIST. RETAINING WALL TO BE CECONSTRUCTED

PROP. 49 LIN. FT. OF VARIABLE HEIGHT RETAINING WALL

EXIST. CONCRETE CURB & GUTTER

COG CIRCLE

EXIST. 5' P.C.C. SIDEWALK

EX. 56.0' R.O.W.

EXIST. SPORTS AUTHORITY

PROP. STAIRS W/ HAND RAILING

PROP. 97 LIN. FT. OF VARIABLE HEIGHT RETAINING WALL

PROP. 85 LIN. FT. OF VARIABLE HEIGHT RETAINING WALL

WRAP WALL TO EDGE OF DUMPSTER PROP. TRASH CORRAL W/ CONC. PAD (TYP.)

PROP. P.C.C. CONCRETE

PROP. RAMP

BUILDING – SO8N–144
4,866 SQ. FT.
144 SEATS
32 OUTSIDE SEATS
(SEE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS AND LAYOUT DETAILS)
FF=924.00

DRIVE–THRU WINDOW

PROP. 138 LIN. FT. OF 2' HIGH SEGMENTAL BLOCK RETAINING WALL

EXIST. VILLAGE SQUIRE RESTAURANT FF=924.40

PROP. CONCRETE PARKING BUMPER

PROP. HANDICAPPED SPACE PER ADA REQUIREMENTS (TYP.)

RIDGE LINE

EXIST. 5' P.C.C. SIDEWALK W/ INTEGRAL CURB

PLAY AREA

PROP. 7' P.C.C. SIDEWALK

EXIST. CONCRETE CURB & GUTTER

EXIST. 5' P.C.C. SIDEWALK

MANOR RD.

EX. 85.0' R.O.W.

EXIST. BITUMINOUS

EXIST. CONCRETE

CONTRACTOR TO GRADE THIS AREA TO PROVIDE POSITIVE DRAINAGE TO THE NORTHWEST OVER BACK OF CURB

U.S.ROUTE 14

EXIST. CONCRETE CURB & GUTTER

EXIST. BITUMINOUS

EXIST. CONCRETE

NO PARKING ANY TIME

FOR CONSTRUCTION

LEGEND:

- DENOTES AREA OF DEPRESSED SIDEWALK
- DENOTES AREA OF DEPRESSED CURB WITH LENGTH NOTED ON PLANS.
- DENOTES AREA OF REVERSE (SPILLING) CONCRETE CURB AND GUTTER.
- XXX.XX DENOTES EXISTING AND OR PROPOSED SPOT ELEVATIONS.
- DENOTES PROPOSED DRAINAGE DIRECTION ARROW.
- DENOTES PROPOSED OVERFLOW DIRECTION ARROW.

GRADING AND DRAINAGE NOTES:

- 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., WITHIN 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.
- ALL STORM SEWER PIPE CONNECTIONS TO MANHOLES OR OTHER STRUCTURES SHALL BE CONNECTED THROUGH THE USE OF RUBBER BOOTS.

GENERAL NOTES:

- ACCESSIBLE PARKING, RAMPS, AND SIGNAGE SHALL COMPLY WITH ADA ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES.
- ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS, NOTHING INDICATED ON THE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.
- CONTRACTOR TO VERIFY BUILDING DIMENSIONS WITH ARCHITECTURAL PLANS.
- PLACE 3/4 INCH EXPANSION JOINT BETWEEN ALL P.C.C. PAVEMENT/ SIDEWALKS AND BUILDING. PLACE 1/2 INCH EXPANSION JOINT BETWEEN SIDEWALKS AND P.C.C. PAVEMENT. CUT/TRIM EXPANSION JOINTS TO BE FLUSH WITH SURFACE.
- REMOVE ALL DEBRIS SPILLED INTO ROW AT THE END OF EACH WORK DAY.
- ALL PROPERTY PINS SHALL BF PROTECTED FROM GRADING OR OTHER OPERATIONS. ANY PINS DISTURBED SHALL BE RESET AT THE CONTRACTOR'S EXPENSE.
- DO NOT STORE CONSTRUCTION MATERIALS AND EQUIPMENT IN THE ROW.
- THE CONTRACTOR SHALL NOT DISTURB DESIRABLE GRASS AREAS AND DESIRABLE TREES OUTSIDE THE CONSTRUCTION UNITS. THE CONTRACTOR SHALL NOT BE PERMITTED TO PARK OR SERVICE VEHICLES AND EQUIPMENT OR USE THESE AREAS FOR STORAGE OR MATERIALS. STORAGE, PARKING AND SERVICE AREAS WILL BE SUBJECT TO THE APPROVAL OF THE OWNER.
- THE CONTRACTOR IS RESPONSIBLE FOR REPLACING ANY AREAS OF PAVEMENT OR SIDEWALK NOT TO BE REMOVED THAT IS DAMAGED DUE TO OPERATING EQUIPMENT ON THE PAVEMENT OR SIDEWALK.
- THE CONTRACTOR MAY BE REQUIRED TO PLACE TEMPORARY WARNING DEVICES AND SAFETY FENCE AT CERTAIN LOCATIONS WHERE REPLACEMENT FEATURES ARE NOT INSTALLED THE SAME DAY, AS DIRECTED BY THE ENGINEER OR THE CITY.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK BETWEEN SUPPLIERS AND SUBCONTRACTORS INVOLVED IN THE PROJECT, INCLUDING STAGING OF CONSTRUCTION DETAILS.

STORM SEWER TAGS

1 EXIST. MH
RIM = 918.67
INV = 913.32 SE
INV = 913.12 SW
INV = 913.02 NW

2 EXIST. SS RCP 18"

3 EXIST MH
TO BE REMOVED AND REPLACED WITH MH TA 4' DIA T1F CL
RIM = 920.09
INV = 914.50 S
INV = 915.00 NW
INV = 913.75 NE

4 86 LIN FT SS CL IV, RCP 18"
@ 1.01%

5 CB TA 4' DIA R 3246 F&G
TYPE C GRATE
T/C = 922.56
INV = 915.69 NW
INV = 915.37 N

6 55 LIN FT SS CL IV, RCP 18"
@ 1.02%

7 CB TA 4' DIA R3246 F&G
TYPE C GRATE
T/C = 921.76
INV = 916.75 NW
INV = 916.49 SW
INV = 916.25 SE

8 114 LIN FT SS CL IV, RCP 15"
@ 0.69%

9 CB TA 4' DIA T1F OL
RIM = 921.75
INV = 917.53 W
INV = 917.28 NE

10 121 LIN FT SS CL IV, RCP 12"
@ 0.60%

11 CB TC R3246 F&G
TYPE C GRATE
T/C = 922.61
INV = 918.26

12 59 LIN FT SS CL IV, RCP 12"
@ 1.10%

13 MH TA 4' DIA T1F CL
RIM = 923.00
INV = 918.04 W
INV = 917.40 SE

14 122 LIN FT SS CL IV, RCP 12"
@ 0.45%

14A 21 LIN FT SS PVC DR 35 6"
@ 2.00%
INV @ BLDG = 918.78

14B 24 LIN FT SS PVC DR 35 6"
@ 2.00%
INV @ BLDG = 918.96

15 CB TC R3246 F&G
TYPE C GRATE
T/C = 922.61
INV = 918.59

16 EXIST. CB
RIM = 911.20
INV = 908.45 SE

17 EXIST. SS RCP 12"

18 EXIST. CB
RIM = 911.49
INV = 908.84 NW (EXIST)
PROPOSED INVERT TO BE CORED INTO EXISTING CB
INV = 908.84 SE (PROP)

19 26 LIN FT SS CL IV, RCP 12"
@ 1.38%

20 CB TA 4' DIA R3246 F&G
TYPE L GRATE
T/C = 913.50
INV = 909.20 SW
INV = 909.20 NW

21 48 LIN FT SS CL IV, RCP 12"
@ 2.00%

22 CB TA 4' DIA T1F OL
WITH ROUND SNOUT 12R
(SEE DETAIL)
RIM = 914.36
INV = 910.16

23 61 LIN FT SS CL IV, RCP 12"
@ 1.11%

24 CB TC R3246 F&G
TYPE L GRATE
T/C = 919.89
INV = 915.68

SITE BENCHMARKS:

SOURCE BENCHMARK:
NGS MONUMENT DESIGNATION IS CRYSTAL LAKE 2B – ACCESS TO DATUM POINT THROUGH 6 INCH LOGO CAP. DATUM POINT IS 0.25 FT BELOW CAP.
ELEVATION = 918.78 NAVD88

SITE BENCHMARK #1:
ARROW BOLT ON FIRE HYDRANT LOCATED AT THE SOUTHEAST CORNER OF COG CIRCLE AND MANOR ROAD.
ELEVATION = 923.43 NAVD88

SITE BENCHMARK #2:
RIM OF STORM MANHOLE LOCATED 53± FEET WEST OF THE CENTERLINE OF MANOR ROAD, 9± FEET WEST OF THE WEST EDGE OF THE CONCRETE SIDEWALK, AND 40± FEET EAST OF THE SOUTHEAST BUILDING CORNER OF SUBJECT PARCEL.
ELEVATION = 923.65 NAVD88

1" = 20'

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

FOR CONSTRUCTION

Chick-fil-A
5200 Buffington Rd.
Atlanta Georgia,
30349–2998

REVISIONS

#	DATE:	BY:	DESCRIPTION:
1.	08/08/11		PER CITY REVIEW COMMENTS
2.	08/26/11		PER CITY REVIEW COMMENTS
3.	01/12/12	MRJ	PER ENGINEER
4.	01/27/12	MRJ	FOR BID
5.	02/09/12	MRJ	PER ENGINEER
6.	02/27/12	MRJ	FOR CONSTRUCTION
7.			
8.			

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STORE #2927
CRYSTAL LAKE
FSR S08N–144

CRYSTAL LAKE, IL
60014

SHEET TITLE
GRADING PLAN

DWG EDITION FINAL REVISION

Job No. : 86100424
Store : 2927
Date : 06/20/11
Drawn By : MRJ
Checked By: JFV

Sheet
C–3.0

Plotted By: jvarin, Plotted: Feb 28, 2013 – 1:52pm
Xrefs: XV–Base.dwg; xg1–CHICK–24X36–BRR.dwg; XV–Aerial.dwg; xc1–Autoturn–Op2.dwg; xA–NP08_Base_Plan.dwg; XC5–Dsgn.dwg; XV–Surface.dwg; Images:;
Comp. File: (O:\86100424\CAD\DRAWINGS\C\Grading Plan.dwg), Layout Tab: Grading Plan,

NOTES:

This plan has been prepared to comply with the provisions of the NPDES Permit Number issued by the Illinois Environmental Protection Agency for Stormwater Discharges from Construction Site Activities.

1. Site Description.

a. The following is a description of the construction activity which is the subject of this plan: CHICK-FIL-A Crystal Lake

The proposed development consists of construction of a 69 stall parking lot and resturant. The construction activities for site improvements will include: site clearing, demolition, grubbing, mass, grading, pavement construction, installation of utilities including storm sewers, soil erosion and sedimentation control measures, as a minimum.

b. The following is a description of the intended sequence of major activities which will disturb soils for major portions of the construction site such as grubbing, excavation, and grading:

The sequence of the construction activities may be as follows: 1) install silt filter fence and stabilized construction entrance, 2) site clearing, demolition and grubbing. 3) mass grading. 4) underground utilities installation. 5) fine grading in pavement area, and retaining walls 6) pavement construction. The soil erosion and sedimentation control items will be constructed as needed during the above construction activities.

c. The total area of the construction site is estimated to be 1.656 acres.

The total area of the site that is estimated to be disturbed by excavation, grading, or other activities, is 1.656 acres.

d. The estimated runoff coefficients of the various areas of the site after construction activities are completed area contained in the project drainage study, titled FINAL ENGINEERING DRAINAGE REPORT for CHICK-FIL-A, Crystal Lake with (latest revision date) prepared by HR Green, Inc. which is hereby incorporated by reference in this plan. Information describing the soils at the site is contained in the Soils Report for the project, which is hereby incorporated by reference, or in an attachment to this plan.

2. Controls.

This section of the plan addresses the various controls that will be implemented for each of the major construction activities described in 1.b above. For each measure discussed, the contractors will be responsible for its implementation as indicated. Each such contractor has signed the required certification on forms which are attached to, and are a part of, this plan.

a. Erosion and Sediment Controls.

(i) STABILIZATION PRACTICES. Provided below is a description of interim and permanent stabilization practices, including site-specific scheduling of the implementation of the practices. Site plans will ensure that existing vegetation is preserved where attainable and disturbed portions of the site will be stabilized. Except as provided in 2.a. (i) (A) and 2.b. stabilization measures shall be initiated as soon as practicable in portions of the site where construction activities have temporarily or permanently ceased, but in no case more than 7 days after the construction activity in that portions of the site where construction activity will not occur for a period of 14 or more calendar days.
(A) Where the initiation of stabilization measures by the 7th day after construction activity temporarily or permanently ceases is precluded by snow cover, stabilization measures shall be initiated as soon as practicable thereafter.

The following interim and permanent stabilization practices, as a minimum will be implemented to stabilize the disturbed area of the site:

1. Permanent seeding
2. Inlet protection
3. Barrier filter
4. Stabilized construction entrance

(ii) STRUCTURAL PRACTICES. Provided below is a description of structural practices that will be implemented, to the degree attainable, to divert flows from exposed soils, store flows or otherwise limit runoff and the discharge of pollutants from exposed areas of the site. The installation of these devices may be subject to Section 404 of the Clean Water Act.

1. Storm sewer system
2. Permanent seeding
3. Inlet protection

b. Stormwater Management.

(i) Provided below is a description of measures that will be installed during the construction process to control pollutants in stormwater discharges that will occur after construction operations have been completed. The installation of these devices may be subject to Section 404 of the Clean Water Act.

The practices selected for implantation were determined on the basis of the technical guidance contained in IEPA's Standard Specifications for Soil Erosion and Sedimentation Control, and other ordinances listed in the Specifications.

The stormwater pollutant control measures shall include:

1. Silt filter fence
2. inlet protection Filter
3. Storm sewers

2. Other Controls.

(i) Waste Disposal. The solid waste materials including trash, construction debris, excess construction materials, machinery, tools and other items will be collected and disposed off-site by the contractor. The contractor is responsible to acquire any permit required for such disposal. Burning on the site will not be permitted. No solid materials, including building materials, shall be discharged into Waters of the State, except as authorized by a Section 404 permit.

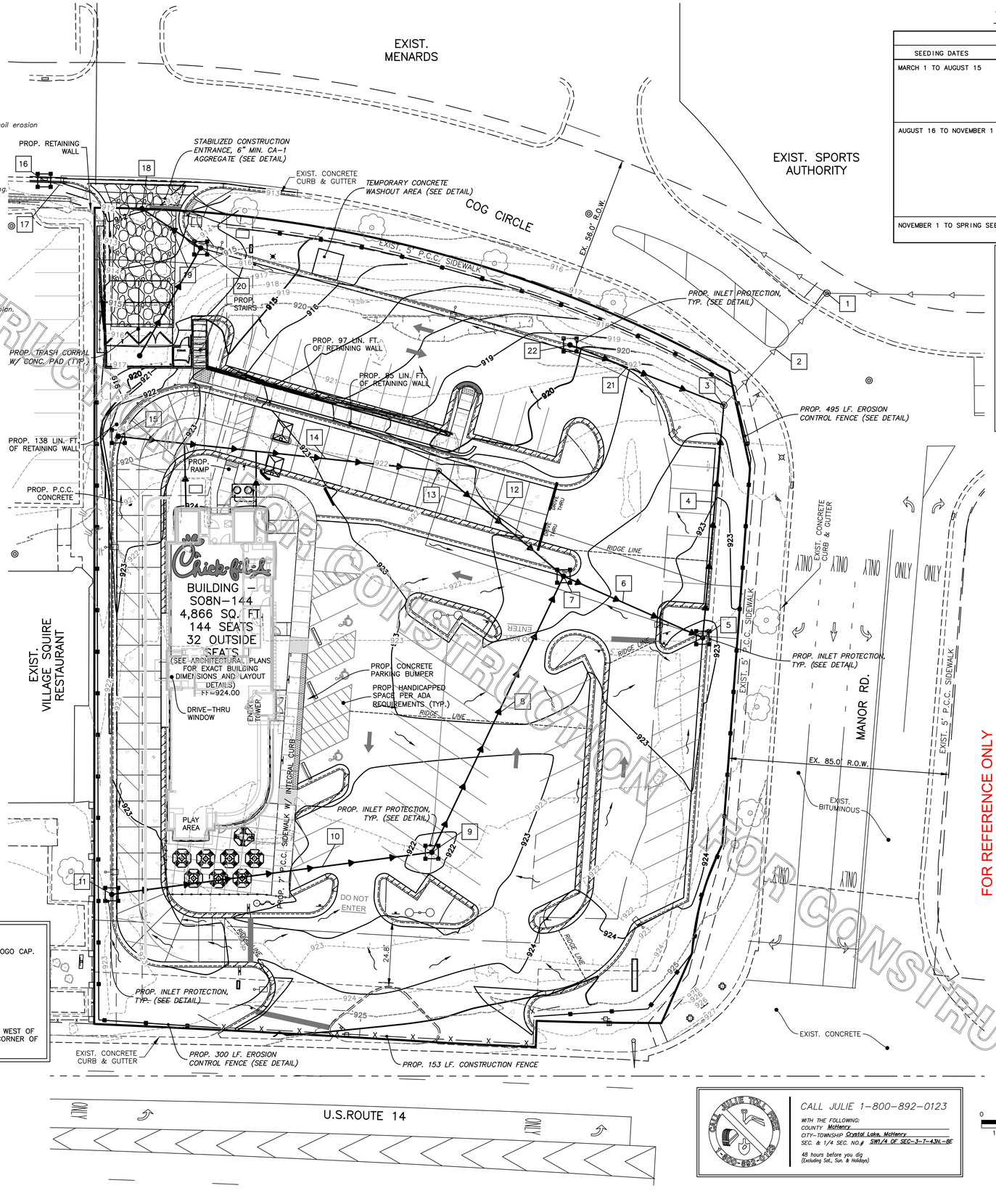
(ii) The provisions of this plan shall ensure and demonstrate compliance with applicable State and/or local waste disposal, sanitary sewer or septic system regulations.

SITE BENCHMARKS:

SOURCE BENCHMARK:
NGS MONUMENT DESIGNATION IS CRYSTAL LAKE 2B – ACCESS TO DATUM POINT THROUGH 6 INCH LOGO CAP.
DATUM POINT IS 0.25 FT BELOW CAP.
ELEVATION = 918.78 NAVD88

SITE BENCHMARK #1:
ARROW BOLT ON FIRE HYDRANT LOCATED AT THE SOUTHEAST CORNER OF COG CIRCLE AND MANOR ROAD.
ELEVATION = 923.43 NAVD88

SITE BENCHMARK #2:
RIM OF STORM MANHOLE LOCATED 53± FEET WEST OF THE CENTERLINE OF MANOR ROAD, 9± FEET WEST OF THE WEST EDGE OF THE CONCRETE SIDEWALK, AND 40± FEET EAST OF THE SOUTHEAST BUILDING CORNER OF SUBJECT PARCEL.
ELEVATION = 923.65 NAVD88



NOT FOR CONSTRUCTION
CONSTRUCTION
FOR CONSTRUCTION
FOR REFERENCE ONLY

TEMPORARY SEEDING

TEMPORARY SEEDING SPECIES SELECTION			
SEEDING DATES	SPECIES	LB/1000 FT.^{2}	PER ACRE
MARCH 1 TO AUGUST 15	OATS TALL FESCUE ANNUAL RYEGRASS	3 1 1	4 BUSHEL 40 LB. 40 LB.
	PERENNIAL RYEGRASS TALL FESCUE ANNUAL RYEGRASS	1 1 1	40 LB. 40 LB. 40 LB.
AUGUST 16 TO NOVEMBER 1	RYE TALL FESCUE ANNUAL RYEGRASS	3 1 1	2 BUSHEL 40 LB. 40 LB.
	WHEAT TALL FESCUE ANNUAL RYEGRASS	3 1 1	2 BUSHEL 40 LB. 40 LB.
	PERENNIAL RYEGRASS TALL FESCUE ANNUAL RYEGRASS	1 1 1	40 LB. 40 LB. 40 LB.
NOVEMBER 1 TO SPRING SEEDING	USE MULCH ONLY, SODDING PRACTICES OR DORMANT SEEDING.		

LEGEND:

- DENOTES AREA OF DEPRESSED SIDEWALK
- DENOTES AREA OF DEPRESSED CURB WITH LENGTH NOTED ON PLANS.
- DENOTES AREA OF REVERSE CONCRETE CURB AND GUTTER.
- DENOTES AREA TO UTILIZE EXCELSIOR BLANKET (SEE DETAIL).
- DENOTES PERIMETER EROSION BARRIER (SILT FENCE), INLET & PIPE PROTECTION AND DITCH CHECK
- DENOTES PROPOSED OVERFLOW DIRECTION ARROW.
- X — DENOTES TEMPORARY CONSTRUCTION FENCE

EROSION CONTROL NOTES:

* ALL SEDIMENTATION AND EROSION CONTROL REGULATIONS SHALL BE ADHERED TO PER THE CITY OF CRYSTAL LAKE REQUIREMENTS.
* SITE GRADING SHALL NOT PROCEED UNTIL EROSION CONTROL MEASURES HAVE BEEN INSTALLED.
* UTILIZE EXCELSIOR BLANKET ON ALL SLOPES OF 5:1 OR GREATER.
  *SEEDING PER I.D.O.T. MANUAL, SECTION 250,STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, JANUARY 1, 2007.
  *CLASS 3 TYPE – SLOPE MIXTURE
  *MULCH/HYDROSEED PER I.D.O.T. MANUAL, SECTION 251, STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, JANUARY 1, 2007.
  *MULCH/HYDROSEED METHOD 2, PROCEDURE 3
* ALL STREETS AND DRIVEWAYS MUST BE KEPT CLEAN AT ALL TIMES.
* IF ANY ADDITIONAL SOIL EROSION MEASURES ARE DEEMED NECESSARY BY THE CITY ENGINEER OR HIS REPRESENTATIVE. THESE MEASURES MUST BE IMMEDIATELY IMPLEMENTED BY THE CONTRACTOR.

SCHEDULE OF EROSION CONTROL ACTIVITIES

1. INSTALL PERIMETER SILT FENCE
2. DEMOLITION OF BUILDING AND PARKING LOT, TREE REMOVAL AND TRANSPLANTING, WHERE NECESSARY
3. INSTALL STABILIZED CONSTRUCTION ENTRANCE
4. STRIP AND STOCKPILE TOPSOIL, STABILIZE STOCKPILES WITHIN 7 DAYS.
5. CONTINUE GRADING, STABILIZE COMPLETED AREAS WITH PERMANENT STABILIZATION OR INACTIVE AREAS (INCLUDING MASS GRADED LOTS) WITH TEMPORARY STABILIZATION WITHIN 7 DAYS.
6. INSTALL UTILITIES, STORM SEWER, CURB AND GUTTER, WITH INLET AND OUTLET PROTECTION.
7. APPLY STONE TO PARKING AREA
8. CONSTRUCT BUILDINGS AND RETAINING WALLS
9. COMPLETE GRADING AND INSTALL PERMANENT SEEDING AND PLANTINGS.
10. COMPLETE FINAL PAVING.
11. WHEN ALL CONSTRUCTION ACTIVITY IS COMPLETE AND THE SITE IS STABILIZED, RESEED ANY REMAINING DISTURBED AREAS.
12. REMOVE ALL TEMPORARY EROSION CONTROL MEASURES ONCE VEGETATION REACHES 70% COVERAGE.
13. ANTICIPATED CONSTRUCTION START AND COMPLETION DATES: START MARCH 2012 COMPLETE SEPTEMBER 2012.

CALL JULIE 1-800-892-0123
WITH THE FOLLOWING:
COUNTY McHenry
CITY-TOWNSHIP Crystal Lake, McHenry
SEC. & 1/4 SEC. NO.# SW1/4 OF SEC-3-T-43N-8E
48 hours before you dig
(Excluding Sat., Sun. & Holidays)

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

FOR CONSTRUCTION

Chick-fil-A
5200 Buffington Rd.
Atlanta Georgia,
30349-2998

REVISIONS

#	DATE:	BY:	DESCRIPTION:
1.	08/08/11		PER CITY REVIEW COMMENTS
2.	08/26/11		PER CITY REVIEW COMMENTS
3.	01/12/12	MRJ	PER ENGINEER
4.	01/27/12	MRJ	FOR BID
5.	02/09/12	MRJ	PER ENGINEER
6.	02/27/12	MRJ	FOR CONSTRUCTION
7.			
8.			

Illinois Professional Design Firm # 184-001322
HRGreen.com
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STORE #2927
CRYSTAL LAKE
FSR SO8N-144

CRYSTAL LAKE, IL
60014

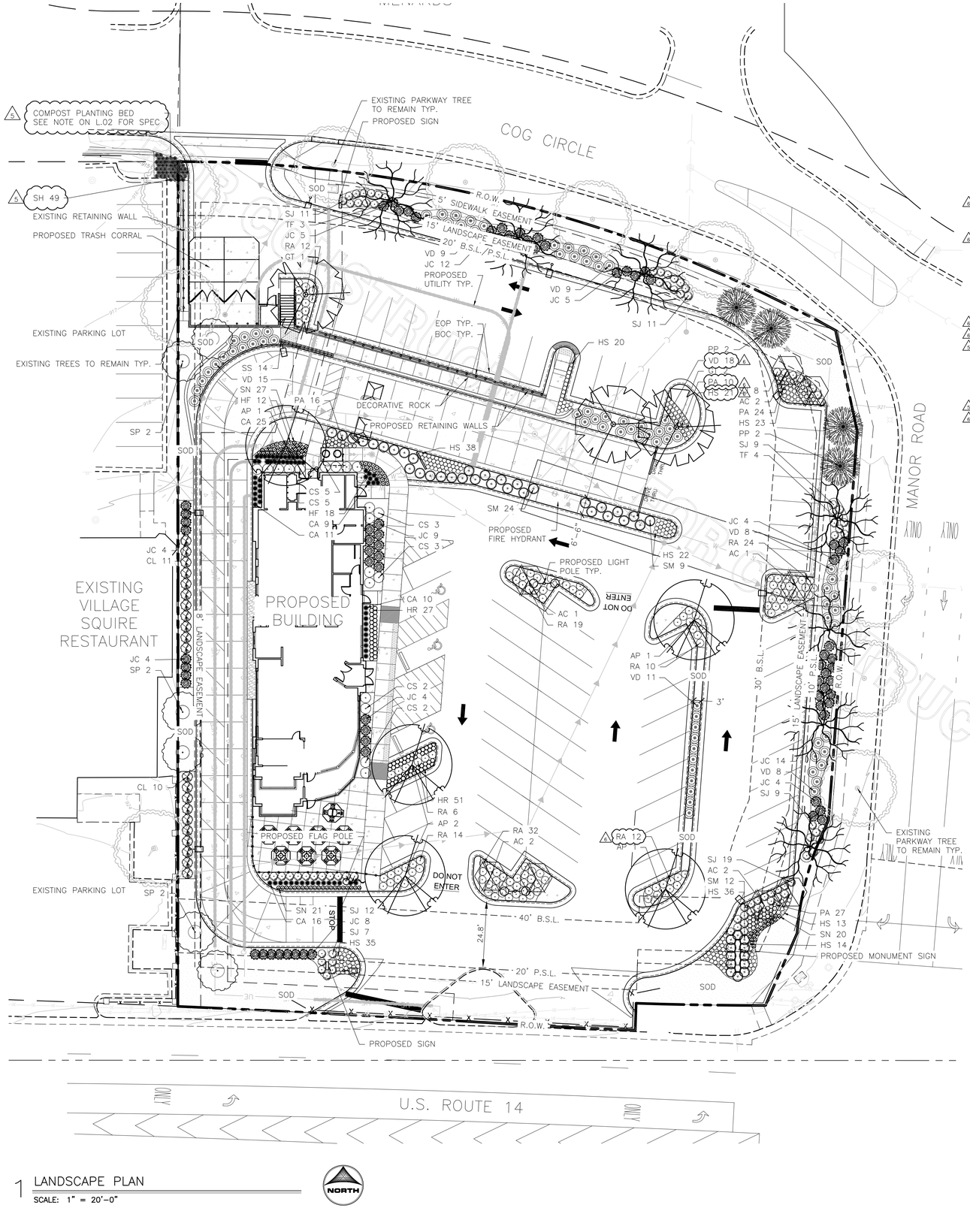
SHEET TITLE
EROSION CONTROL PLAN

DWG EDITION FINAL
REVISION

Job No. : 86100424
Store : 2927
Date : 06/20/11
Drawn By : MRJ
Checked By: JFV

Sheet
C-3.1A

Plotted By: jvorlin, Plotted: Feb. 28, 2012 – 1:55pm,
Xrefs: X:\Base.dwg; rgt-CHICK-24X36-BDR.dwg; XV-Aerial.dwg; xct-Autoturn-Op2.dwg; xA-NP08_Base_Plan.dwg; XCS-Dsgn.dwg; XV-Surface.dwg,
Images: ,
Comp. File: (O:\86100424\CAD\DRAWINGS\C\Erosion Control Plan.dwg), Layout Tab: Erosion Control Plan,



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

CHICK-FIL-A CRYSTAL LAKE						
February 27, 2012						
MATERIALS SCHEDULE						
QTY	KEY	BOTANICAL NAME/ITEM	COMMON NAME	SIZE	COND	REMARKS
DECIDUOUS TREES						
8	AC	AMELANCHIER CANADENSIS	SHADBLOW SERVICEBERRY	8' HT.	B&B	MULTI-STEMMED
5	AP	ACER PLATANOIDES 'POND'	EMERALD LUSTRE NORWAY MAPLE	2.5" CAL.	B&B	CENTRAL LEADER
3	GT	GLEDITSIA TRIACANTHOS VAR.INERMIS 'SKYCOLE'	THORNLESS HONEYLOCUST	2.5" CAL.	B&B	CENTRAL LEADER
6	SP	SYRINGA PEKINENSIS 'SUMMER CHARM'	TREE LILAC	8' HT.	B&B	MULTI-STEMMED
7	TF	TILIA X FLAVESCENS 'GLENLEVEN'	LITTLELEAF LINDEN	2.5" CAL.	B&B	CENTRAL LEADER
EVERGREEN TREES						
4	PP	PICEA PUNGENS F. GLAUCA	BLUE COLORADO SPRUCE	6' HT.	B&B	
DECIDUOUS SHRUBS						
20	CS	CORNUS SERICEA 'KLMFOURTEEN'	SUMMER DREAMS VARIEGATED REDTWIG DOGWOOD	36" HT.	CONT.	
21	CL	COTONEASTER LUCIDUS	PEKING HEDGE COTONEASTER	36" HT.	CONT.	
129	RA	RHUS AROMATICA 'GRO-LOW'	FRAGRANT SUMAC	24" HT.	CONT.	
86	SJ	SPIRAEA JAPONICA 'GOLDFLAME'	JAPANESE SPIREA	24" HT.	CONT.	
45	SM	SYRINGA MEYERI 'PALIBIN'	DWARF LILAC	24" HT.	CONT.	
78	VD	VIBURNUM DENTATUM 'CHRISTOM'	BLUE MUFFIN ARROWWOOD VIBURNUM	36" HT.	CONT.	
EVERGREEN SHRUBS						
73	JC	JUNIPERUS CHINENSIS 'SEA GREEN'	JUNIPER	36" HT.	CONT.	
PERENNIALS AND GRASSES						
71	CA	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	1 GAL.	CONT.	24" OC
30	HF	HOSTA 'FRANCEE'	HOSTA	1 GAL.	CONT.	18" OC
78	HR	HEMEROCALLIS 'ROSY RETURNS'	DAYLILY	1 GAL.	CONT.	18" OC
222	HS	HEMEROCALLIS 'STELLA DE ORO'	DAYLILY	1 GAL.	CONT.	18" OC
77	PA	PENNISETUM ALOPECUROIDES 'HAMELN'	HAMELN FOUNTAIN GRASS	1 GAL.	CONT.	18" OC
49	SH	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED	1 GAL.	CONT.	18" OC
68	SN	SALVIA NEMOROSA 'MAY NIGHT'	SALVIA	1 GAL.	CONT.	18" OC
14	SS	SEDUM SPECTABILE 'AUTUMN JOY'	SEDUM	1 GAL.	CONT.	18" OC
MISCELLANEOUS						
798	SOD			SY		
1	COMP	COMPOST		CY		
72	MULCH			CY		
2	ROCK			CY		
9	TREE	TREE PROTECTION FENCE		EA		
GENERAL NOTES:						
1.	PROVIDE STRONGLY ROOTED SOD, NOT LESS THAN 2 YEARS OLD AND FREE OF WEEDS AND UNDESIRABLE NATIVE GRASSES. PROVIDE ONLY SOD CAPABLE OF GROWTH AND DEVELOPMENT WHEN PLANTED (VIABLE, NOT DORMANT). PROVIDE SOD COMPOSED PRINCIPALLY OF AN APPROVED KENTUCKY BLUE GRASS BLEND CONTAINING A MINIMUM OF FOUR IMPROVED VARIETIES.					

SEEDING LEGEND

SOD

FOR CONSTRUCTION
FOR REFERENCE ONLY

Know what's below. Call before you dig.

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

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SHEET TITLE
LANDSCAPE PLAN

DWG EDITION
REVISION

Job No. : 86100424
Store : 2927
Date : 06/20/11
Drawn By : MAC
Checked By: PLS

Sheet
L.01

Plotted By:mjarosi, Plotted:Mar 07, 2012 - 3:31pm,
Xrefs:XCS-Dsgn dwg,XV-Base.dwg,xA-NP08_Base_Plan.dwg,xA-Base.dwg,xA-Dsgn.dwg,xgI-CHICK-24X36-BDR.dwg,
Images:,
Comp. File:(O:\86100424\CAD\DRAWINGS\LL\01.dwg), Layout Tab:L.01 LANDSCAPE PLAN,