

WARE MALCOMB
LEADING DESIGN FOR COMMERCIAL REAL ESTATE

1315 22nd street
suite 410
oak brook, il 60523
p 630.218.0063
waremalcomb.com

FOR AND ON BEHALF
OF WARE MALCOMB

CHIPOTLE BOLINGBROK

256 S. WEBER ROAD
BOLINGBROOK, IL 60490

SITE PLAN

NO.	DATE	REMARKS
1	10.19.22	WATER SERVICE SIZE
2	10.26.22	VILLAGE COMMENTS REVISIONS
3	01.20.23	CHIPOTLE COMMENTS

JOB NO.:	CH122-4001
PA / PM:	JG
DESIGNED:	AN
DATE:	08/12/2022
PLOT DATE:	08/12/2022

SHEET
C4.0
Sheet 3 of 6

PROJECT DATA

SITE AREA:	0.77 AC	
BUILDING USE	RESTAURANT	
		2,364 SF
PARKING REQUIRED:		
DRIVE-THRU RESTAURANT	1/150 SF	16 STALLS
+EACH EMPLOYEE	EMPLOYEES	14 STALLS
TOTAL		30 STALLS
REQ. ACCESSIBLE		2 STALLS
PARKING PROVIDED:		
REGULAR:		28 STALLS
ACCESSIBLE		2 STALLS
TOTAL		30 STALLS

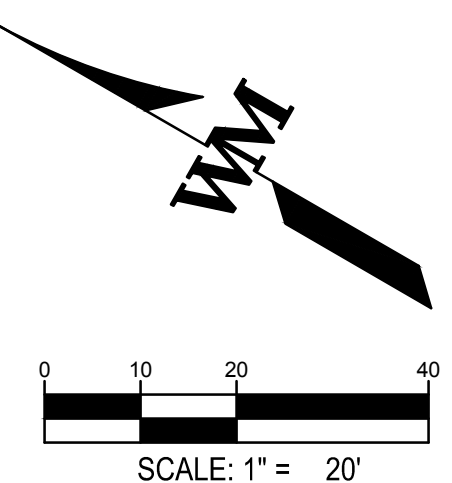
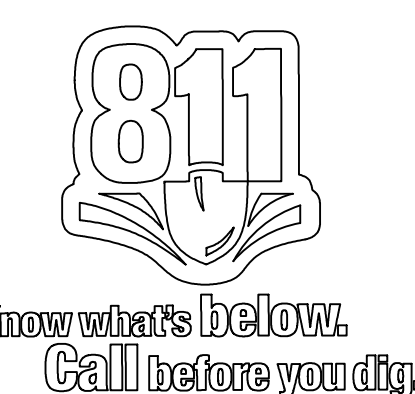
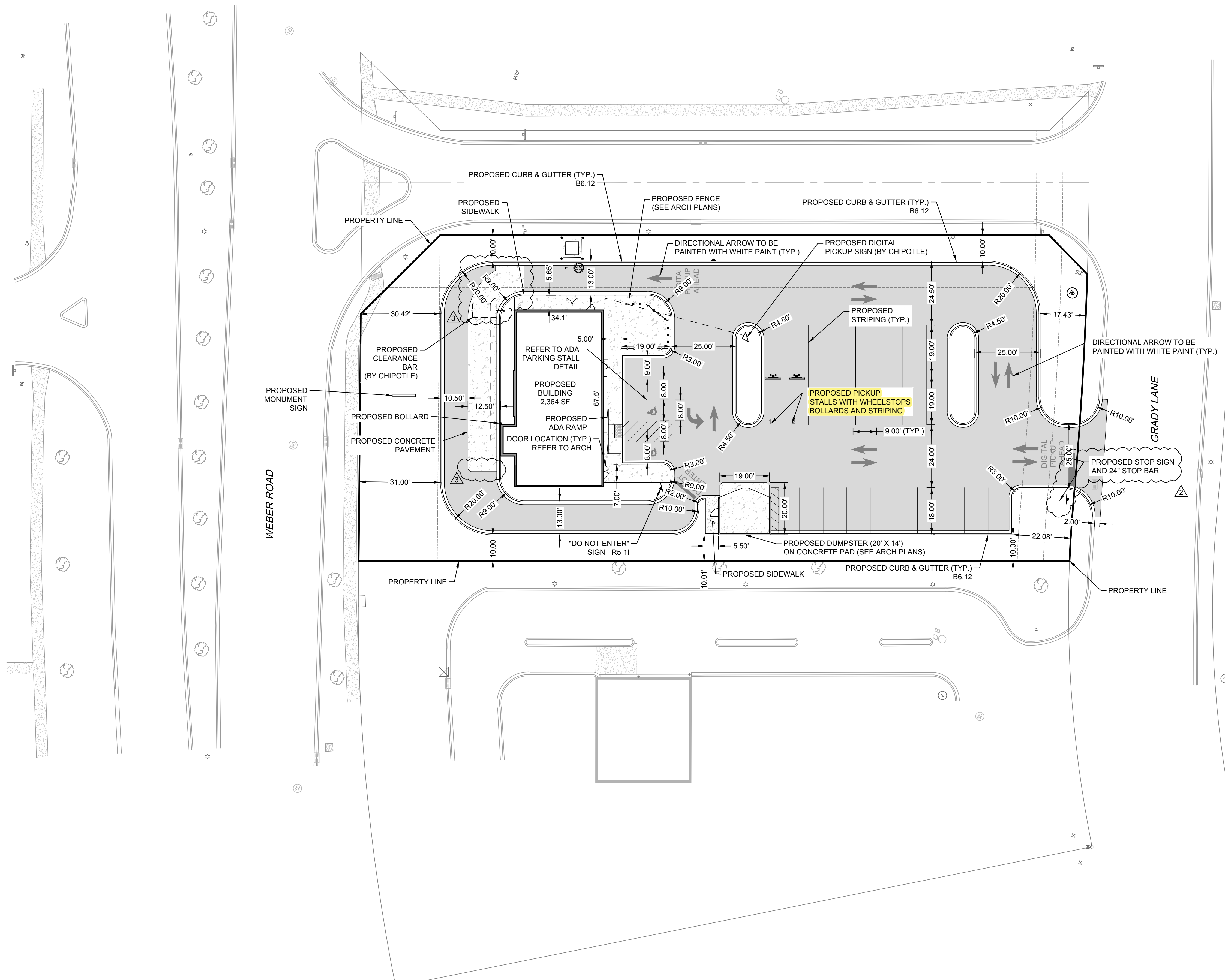
DEVELOPMENT STANDARDS

ZONING: COMMUNITY RETAIL DISTRICT	B-2
BUILDING SETBACKS	
FRONT	30 FT
SIDE	10 FT
REAR	20 FT
OFF-STREET PARKING	
STANDARD	9 X 19
ACCESSIBLE	16 X 19
DRIVE AISLE	24 FT

LEGEND

EXISTING	BOUNDARY	PROPOSED
---	---	---
---	---	---
---	---	---
---	---	---
---	---	---
---	---	---
---	---	---
---	---	---
---	---	---

- WM NOTES: SITE**
- CONTRACTOR TO FIELD-VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES. ENGINEER WILL NOT BE LIABLE FOR ANY COSTS ASSOCIATED WITH CHANGES TO THE DESIGN WITHOUT PROPER NOTIFICATION.
 - SEE COVER SHEET FOR BENCHMARK, BASIS OF BEARINGS, AND SURVEY INFORMATION.
 - DIMENSIONS ARE TO THE FLOWLINE/BOTTOM OF CURBS AND BUILDING FACE UNLESS OTHERWISE NOTED.
 - PAVEMENT THICKNESS AND DESIGN ARE PER THE GEOTECHNICAL REPORT.
 - ACCESSIBLE CURB RAMPS SHALL BE CONSTRUCTED WITH DETECTABLE WARNING PADS IF REQUIRED BY LOCAL CRITERIA.
 - CONTRACTOR SHALL REMOVE AND REPLACE CURB, GUTTER, PAVING, LANDSCAPE AND ANY OTHER ITEMS DAMAGED DURING CONSTRUCTION.
 - ALL SUBGRADE TO BE PREPARED AND CONFIRMED PER THE APPROVED GEOTECHNICAL REPORT PRIOR TO THE START OF FOUNDATIONS, SLABS, PAVING, ETC.



WARE MALCOMB assumes no responsibility for utility locations. The utilities shown on this drawing have been plotted from the best available information. It is, however, the contractor's responsibility to field verify the location of all utilities prior to the commencement of any construction.