

C-101 — CIVIL SITE PLAN

Kestrel Civil Design Group — Property Lines, Setbacks & Site Utilities

PROPERTY LINE (TYP.)



ZONING DATA TABLE (DISTRICT B3-2)

Front Yard Setback, Required: 25'-0" MIN.
Front Yard Setback, Provided (existing bldg.): see dimension this sheet
Side Yard Setback, Required: 5'-0" MIN. | Provided: 6'-2"
Rear Yard Setback, Required: 20'-0" MIN. | Provided: 24'-0"
Max. Lot Coverage: 70% | Provided: 58%
Parking Required (B occupancy, 1/300 SF): 14 spaces
Parking Provided: 16 spaces (existing lot, restriped)

NEW 2" DOMESTIC WATER SERVICE

UTILITY CROSSING -- NO SEPARATION CALLED OUT (COORD. W/ E-101)

18'-0" TO FACE OF BLDG.

NEW ELEC. SERVICE DUCT BANK

EXISTING BUILDING
(TENANT SUITE 100, THIS PERMIT)

FIRE DEPT.
ACCESS
ROAD
18'-0" WIDE

CIVIL / SITE GENERAL NOTES

1. Fire department access road along east property line shown 18'-0" wide; confirm against IFC 503.2.1 min. unobstructed width for fire apparatus access.
2. New domestic water service and new electrical service duct bank cross near Sta. 0+20; provide code-required horizontal and vertical separation between utilities -- coordinate with electrical engineer (E-101) and local utility standards.
3. All site utility work per City of Chicago Dept. of Water Management and ComEd standards, as applicable.
4. Existing building setback from front property line to be field-verified; see zoning data table this sheet for required minimum.

SCALE: 1" = 20'-0" (SCHEMATIC)

W. DIVERSEY AVE. (PUBLIC R.O.W.)

Kestrel Civil Design Group

License No. CE-2025-0221

Riverbend Family Dental Clinic — Tenant

4400 W. Diversey Ave., Suite 100, Chicago, IL 60639
City of Chicago — Department of Buildings
Permit No. BLD2026-04471 Proj. No. 25-0138

Civil Site Plan

06/15/2026 Issued for Permit
Drawn: J.T. Checked: R.H. Date: 06/15/2026

C-101
Rev A