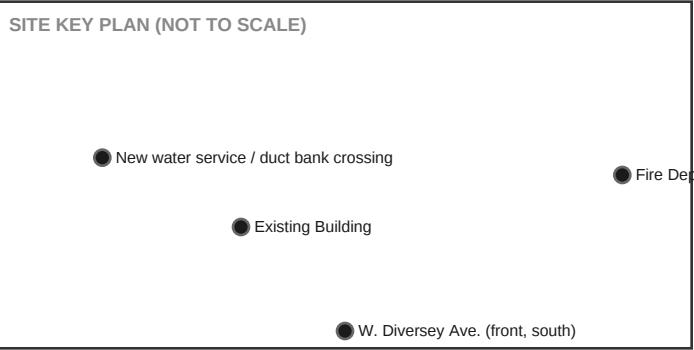


C-101 — CIVIL SITE PLAN

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



CIVIL / SITE NOTES

1. The existing building's front (south) face is shown 18'-0" from the front property line along W. Diversey Ave. Zoning District B3-2, which applies to this parcel, requires a minimum front yard setback of 25'-0" -- the 18'-0" shown is less than this required minimum; confirm with the zoning administrator whether the existing building has a legal nonconforming setback on record, since this tenant improvement does not itself propose to move the building line.
2. Side yard setback required is 5'-0" minimum, provided is 6'-2". Rear yard setback required is 20'-0" minimum, provided is 24'-0". Maximum lot coverage allowed is 70%, provided is 58%.
3. Parking required for this Group B occupancy at 1 space per 300 SF is 14 spaces; 16 spaces are provided in the existing, restriped lot.
4. A fire department access road runs along the east property line, shown 18'-0" wide. The generally applicable minimum unobstructed width for fire apparatus access roads is 20'-0"; confirm the 18'-0" width shown against the fire marshal's requirement for this site before paving.
5. A new 2" domestic water service runs east-west across the site at approximately Station 0+30. A new electrical service duct bank (see E-101 for the building-side routing) runs north-south at approximately Station 0+20.
6. These two utilities cross near Station 0+20, and no horizontal or vertical separation is called out at the crossing -- coordinate the required clearance between the water service and the duct bank with the electrical engineer and the local utility standards before trenching.
7. All site utility work per the City of Chicago Department of Water Management and ComEd standards, as applicable.
8. Existing building setbacks to be field-verified; see the setback note above for required minimums under the current zoning district.
9. Coordinate the water service / duct bank crossing with the electrical engineer; see the site utilities note above.

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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 Drawn: J.T. Checked: R.H. Date: 04/11/2026	C-101 Rev A