#2015-66
Casey's Gas Station – Special Use Permit
Project Review for Planning and Zoning Commission

Meeting Date: February 3, 2016

Requests:

1. Special Use Permit to allow a Gasoline Service Station and Convenience Store with a Gasoline Electronic Pricing signs.
2. Final Plat of Subdivision for 2 lots.
3. Variations from:
   a. Article 2-400 13 c and d. Special Use Criteria for Gasoline Stations from the requirements to construct a solid fence adjacent to residential and a peaked canopy.
   b. Article 4-200 Parking and Loading from the required on-site parking to allow 15 spaces, a variation of 2 spaces.
   c. Article 4-1000 Signs to allow 252.05 square feet of wall signage, which is over 150 square feet of signage allowed, a variation of 102.05 square feet.
   d. Article 5 Subdivision approving a deferral from the requirement to bury the overhead utility lines and install sidewalk along the frontage, until such time that an area wide program is established.

Location: 639 E. Terra Cotta Avenue (Route 176)

Acreage: Approximately 5 acres

Existing Zoning: B-2 General Commercial

Surrounding Properties:

North:	B-2 General Commercial
South:	R-1 Single Family
East:	B-2 General Commercial
West:	B-1 (McHenry County)

Staff Contact: Elizabeth Maxwell (815.356.3615)

Background:

- The site is currently vacant. It was the former location of the Crystal Lake Rib House.
- The proposed development is for a Casey's gas station and convenience store featuring 16 gas filling pumps and a 4,558 square foot convenience store.

Development Analysis:

Land Use/Zoning

- The site is currently zoned B-2 General Commercial. This is the appropriate zoning district for a gasoline service station, which requires a Special Use Permit in this district.
- The land use map shows the area as Commerce. This is an appropriate land use designation for Gasoline Service Station and Convenience Store.
- The petitioner has submitted the Environmental Impact Statement. The Environmental Impact Statement was prepared by St. John – Mittelhauser & Associates, Inc. under contract with the City of Crystal Lake and according to our scope. The statement says, "Based on the design of the proposed station, there is no reason to expect that day to day operations of the proposed station will result in a release of sufficient magnitude to negatively impact the soil and groundwater surrounding the Site."

Site Layout

- The property is being subdivided, with the west half to be developed in the future. The east half would be the Casey's gas station and convenience store. Two access points are shown, one from Route 176 and one from Terra Cotta Road.
- A new gas canopy with 16 fueling stations is illustrated in front along Route 176 with the 4,558 square-foot convenience store behind.
- Casey's offers limited convenience store grocery items as well as hot pizza and sub sandwiches. They also sell packaged beverages.
- The trash enclosure has been located behind the building.

Building Elevations

- The convenience store features brick with soldier course banding all the way around the building providing architectural accents on all four sides.
- Large columns accentuate the front entry which projects from the main façade of the building.
- A light-colored EIFS with a dark colored top cap finish off the top of the building.
- New buildings are required to meet at least 6 of the architectural design criteria; this building meets 6 of the 10 criteria. Casey's has done a great job presenting a building that looks nice and meets the UDO requirements.

Parking

- Parking for a convenience store and gas station is as follows: 1/350 sq. ft. of convenience store space and 1 per every 4 gas pumps. This requires a total of 17 parking spaces.
- The site has provided 15 parking spaces, requiring a variation from the two required spaces.

Landscape

- The petitioner is removing trees on the site, the removal equates to 40 replacement trees. 43 new trees are being added to the site including the 11 street trees in the right-of-way.

- Foundation base landscape has been added around the building on three sides. The only side that does not have the foundation base landscape is the west side where the loading area is.
- Trees and shrubs need to be added to the landscape islands in the parking lot. A condition of approval has been added regarding this.

Signage

- A new free-standing sign is proposed at the corner of Route 176 and Terra Cotta Road. The proposed sign has a copy area of 38.49 square feet, but the overall brick structure is 117 square feet. Staff has added a condition of approval to work with staff to reduce the amount of brick around the sign.
- Sites are permitted a total of 150 sq. ft. of wall signage. For gas station properties this also includes the canopy signage. The petitioner has proposed 252.05 square feet of signage.

Findings of fact:

FINAL PLAT of SUBDIVISION

The petitioner is requesting Final Plat approval. The subdivision is a creating two lots, one for Casey's Gas Station and one to be sold to a future user. Both lots meet the requirements for the B-2 district. Two shared-access points have been planned, one from Route 176 and one from Terra Cotta Road. An access easement has been created over this shared access drive. The detention would also be shared between the two lots.

SPECIAL USE PERMIT

The petitioner is requesting approval of a Special Use Permit to allow a Gasoline Service Station and Convenience store and Gasoline Electronic Pricing Sign. A Special Use requires separate review because of its potential to impact surrounding properties and the orderly development of the City.

Section 2-400 B General Standards for all special uses in the Unified Ordinance establishes standards for all special uses in Crystal Lake. Briefly, 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*

Gasoline Stations have specific Special Use Criteria they have to meet. Gasoline stations must comply with the following standards:

1. Location: Gasoline stations are not permitted within the City's wellhead protection areas. Stations in the Crystal Lake watershed require a site specific analysis by the City's watershed consultant
   ☐ *Meets* ☐ *Does not meet*

   The proposed station is outside of the wellhead protection area. A map is attached.

2. Environmental impact: No gasoline station shall commence operations unless it has first provided an environmental impact statement (EIS) from a qualified expert in the related field that the use will not negatively affect ground water resources or contaminate the soil.
   ☐ *Meets* ☐ *Does not meet*

   An EIS has been provided, which says that during normal operations no contamination is expected.

3. Screening: Gasoline stations adjacent to residential properties shall provide a 6-foot tall solid screen consisting of a solid wooden fence, in accordance with the provisions of Article 4-700, Fences, Walls and Screening or opaque landscaping along the perimeters

of the property abutting the residential district or use, in accordance with the provisions of Article 4-400, Landscaping and Screening Standards.

☐ *Meets* ☐ *Does not meet*

The petitioner has designed the site that the large open detention area is adjacent to the residential property. The landscape plan illustrates trees along the north edge of the detention area. The back of the convenience store would face the residential property. The petitioner is requesting a variation from this criterion.

4. Canopy: Flat canopies are not permitted. Canopies must have a minimum 4:12 pitch (Amended per Ord. 6970, 11-5-2013).The edge of the pump canopy shall be setback at least 15 feet from all property lines.

   ☐ *Meets* ☐ *Does not meet*

   The petitioner is requesting a variation from this criterion. The building has been designed with a flat top parapet style roof. This flat style gas canopy has been designed to match the style of the building.

5. Curb cuts: There shall be a maximum of 2 curb cuts per property. Corner lots shall be limited to 1 curb cut per street frontage. Curb cuts for corner lots shall be located at least 75 feet from the intersection, or as deemed appropriate by the City Engineer.

   ☐ *Meets* ☐ *Does not meet*

   Petition meets this criterion.

6. Vending machines: One vacuums and one air compressors shall be permitted on-site. Vending machines are treated as outside sales and display. Refer to the handout on Outdoor Sales, Service, Storage and Display available through the Planning and Economic Development Department for further clarification.

   ☐ *Meets* ☐ *Does not meet*

   Petitioner would comply with this.

7. Outside sales: Outside product display and sales of seasonal items are prohibited. Propane tanks stored in 1 locked metal cage are not treated as outside sales and permitted subject to the approval of the City's Fire Prevention Bureau. For any other outside display and sales, refer to the handout on Outdoor Sales, Service, Storage and Display available through the Planning and Economic Development Department for further clarification.

   ☐ *Meets* ☐ *Does not meet*

   Petitioner would comply with this.

8. Monitoring: Monitoring wells finished at appropriate depths and locations best suited to detect a contaminate plume are required to be designed and located by a groundwater

professional for stations within the Crystal Lake watershed or as determined by the City Engineer.

☐ *Meets* ☐ *Does not meet*

No monitoring wells are required.

9. Electronic Pricing Signs: Electronic pricing signs must be requested as part of the Special Use Permit.

☐ *Meets* ☐ *Does not meet*

Sign has been requested as part of the Special Use Permit.

DESIGN CRITERIA

The UDO specifies specific design criteria for new development. There are 10 criteria groups and the site must meet a minimum of 6 of those. Staff has reviewed the proposed development against the standards listed and has made a determination that the project meets 6 of 10 of the criteria. The results are as follows:

1. Building Form

☐ *Meets* ☐ *Does not meet* ☒ *Not Applicable*

2. Building Massing and Articulation

☐ *Meets* ☒ *Does not meet* ☐ *Not Applicable*

Petitioner meets all sub criteria except has not provided the 2-foot projections on the columns.

3. Rooflines and Parapets

☒ *Meets* ☐ *Does not meet* ☐ *Not Applicable*

4. Building Materials

☒ *Meets* ☐ *Does not meet* ☐ *Not Applicable*
[must meet a-f to meet this criteria]

5. Roof Materials

☐ *Meets* ☐ *Does not meet* ☒ *Not Applicable*

6. Building Colors

☒ *Meets* ☐ *Does not meet* ☐ *Not Applicable*

7. Building Fenestration

☒ *Meets* ☐ *Does not meet* ☐ *Not Applicable*

8. Entrance Design
☒ *Meets* ☐ *Does not meet* ☐ *Not Applicable*

9. Canopy/Awning Design
☐ *Meets* ☐ *Does not meet* ☒ *Not Applicable*

10. Overall Façade Design
☒ *Meets* ☐ *Does not meet* ☐ *Not Applicable*

Findings of Fact:
ZONING ORDINANCE VARIATION
The petitioner is requesting several variations:

a. Article 2-400 13 c and d. Special Use Criteria for Gasoline Stations from the requirement to construct a solid fence between a gas station and the peaked roof over the fueling canopy.

b. Article 4-200 Parking and Loading from the required on-site parking to allow 15 spaces, a variation of 2 spaces.

c. Article 4-1000 Signs to allow 252.05 square feet of wall signage, which is over 150 square feet of signage allowed, a variation of 102.05 square feet.

d. Article 5 Subdivision approving a deferral from the requirement to bury the overhead utility lines and install sidewalk along the frontage, until such time that an area wide program is established.

The Unified Development Ordinance lists specific standards for the review and approval of a variation. The granting of a variation rests upon the applicant proving practical difficulty or hardship caused by the Ordinance requirements as they relate to the property. To be considered a zoning hardship, the specific zoning requirements; setbacks, lot width and lot area must create a unique situation on this property. It is the responsibility of the petitioner to prove hardship at the Planning and Zoning Commission public hearing.

Standards
When evidence in a specific case shows conclusively that literal enforcement of any provision of this Ordinance would result in a practical difficulty or particular hardship because:

a. The plight of the property owner is due to unique circumstances, such as, unusual surroundings or conditions of the property involved, or by reason of exceptional narrowness, shallowness or shape of a zoning lot, or because of unique topography, or underground conditions.
☐ *Meets* ☐ *Does not meet*

b. Also, that the variation, if granted, will not alter the essential character of the locality.
☐ *Meets* ☐ *Does not meet*

For the purposes of supplementing the above standards, the Commission may take into consideration the extent to which the following facts favorable to the application have been established by the evidence presented at the public hearing:

a. That the conditions upon which the application for variation is based would not be applicable generally to other property within the same zoning classification;
☐ *Meets* ☐ *Does not meet*

b. That the alleged difficulty or hardship has not been created by any person presently having interest in the property;
☐ *Meets* ☐ *Does not meet*

c. That the granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located; or
☐ *Meets* ☐ *Does not meet*

d. That the proposed variation will not impair an adequate supply of light or air to adjacent property, will not unreasonably diminish or impair the property values of adjacent property, will not unreasonably increase congestion in the public streets, substantially increase the danger of fire or otherwise endanger public safety.
☐ *Meets* ☐ *Does not meet*

Where the evidence is not found to justify such conditions, that fact shall be reported to the City Council with a recommendation that the variation be denied.

Comprehensive Land Use Plan 2020 Vision Summary Review:

The Comprehensive Plan designates the subject property as Commerce, which allows for existing and future business uses. The following goal is 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.
Success Indicator: The number of new chain stores.

Recommended Conditions:

If a motion to recommend approval of the petitioner's request is made, the following conditions are recommended:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (ARC Design, received 12/30/15)
   B. Plat of Subdivision (ARC Design, undated, received 01/22/16)
   C. Site Plans (ARC Design, dated 1/19/16, received 1/22/16)
   D. Elevations (Red Leonard Associates, undated, received 12/18/15)
   E. Signage (Persona, dated 02/27/12, received1/21/16)
   F. Truck Turning Plan (ARC Design, dated 08/27/15, received 01/21/16)
   G. Stormwater Management Report (ARC Design, undated, received 12/16/15)
   H. Environmental Impact Statement (St. John-Mittelhauser, dated 01/25/16, received 01/26/16)

2. Site and Landscape Plan
   A. Add trees and shrubs to the landscape islands to meet the UDO requirements.
   B. Work with staff to provide proper cross-access and site circulation between this development and the future development to the west.

3. Final Plat of Subdivision
   A. The "County Highway" signature block needs to be amended to an IDOT signature block.

4. Provide the City with a hazard mitigation plan illustrating proper procedure in case of a spill or emergency.

5. Work with staff to reduce the size of the brick area around the free-standing sign.

6. Petitioner shall secure an IDOT permit and address any associated comments.

7. The petitioner shall address all of the review comments and requirements of the Community Development, Fire Rescue, Police, and Public Works Departments and of the City's Stormwater Consultant.

2015 66

City of Crystal Lake
Development Application

Office Use Only
File # _____

Project Title: Casey's - Crystal Lake, IL

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Action Requested

- ___ **Annexation**
- ___ **Comprehensive Plan Amendment**
- ___ **Conceptual PUD Review**
- ___ **Final PUD**
- ___ **Final PUD Amendment**
- ___ **Final Plat of Subdivision**
- ___ **Preliminary PUD**
- ___ **Preliminary Plat of Subdivision**
- ___ **Rezoning**
- ☑ **Special Use Permit**
- ___ **Variation**
- ___ **Other**

Petitioner Information

Name: Pearl Street Commercial, LLC/ Arc Design Resources, Inc.

Address: 2519 Fielding Dr. Glenview, IL 60026

(Arc) 5291 Zenith Parkway, Loves Park, IL 61111

Phone: 847-867-7200/ (Arc) 815-484-4300

Fax: (815) 484-4300

E-mail: stevenschwartz1@gmail.com/ryans@arcdesign.com

Owner Information (if different)

Name: NorthSide Community Bank

Address: 800 N. Route 83

Mundelein, IL 60060

Phone: (847) 837-8883

Fax: (847) 837-8333

E-mail: edward.egelston@nscombank.com

Property Information

Project Description: The proposed development will consist of new construction of a Casey's General Store, eight (8) fueling pumps with canopy, parking lot, storm water detention, and other associated amenities. A Special Use Permit is being requested due to the fuel operation.

Project Address/Location: Southeast corner of the intersection of Terra Cotta Avenue (IL 176) and Terra Cotta Road

PIN Number(s): 14-33-426-016-0000, 14-33-426-019-0000, 14-33-426-020-0000, 14-33-426-010-0000, 14-33-426-014-0000

Development Team

Please include address, phone, fax and e-mail

Developer: Pearl Street Commercial

Architect: TBD (By Casey's)

Attorney: N/A

Engineer: Arc Design Resources

Landscape Architect: Arc Design Resources

Planner: N/A

Surveyor: Arc Design Resources

Other: _____

Signatures

Pearl Street Commercial, LLC

Steven L. Schwartz - Manager

12/23/15

PETITIONER: Print and Sign name (*if different from owner*) **Date**

Ryan C Sims
Arc Design Resources
12-24-15

As owner of the property in question, I hereby authorize the seeking of the above requested action.

_____

OWNER: Print and Sign name **Date**

NOTE: If the property is held in 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.

Development Team

Please include address, phone, fax and e-mail

Developer: Pearl Street Commercial

Architect: TBD (By Casey's)

Attorney: N/A

Engineer: Arc Design Resources

Landscape Architect: Arc Design Resources

Planner: N/A

Surveyor: Arc Design Resources

Other: _____

Signatures

_____

PETITIONER: Print and Sign name (*if different from owner*) **Date**

As owner of the property in question, I hereby authorize the seeking of the above requested action.

Northside Community Bank, Edward D. Egelston VP

OWNER: Print and Sign name **Date** 12/23/15

NOTE: If the property is held in 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 PETITION OF
ARC Design Resources, Inc. and Pearl Street Commercial, LLC

LEGAL NOTICE

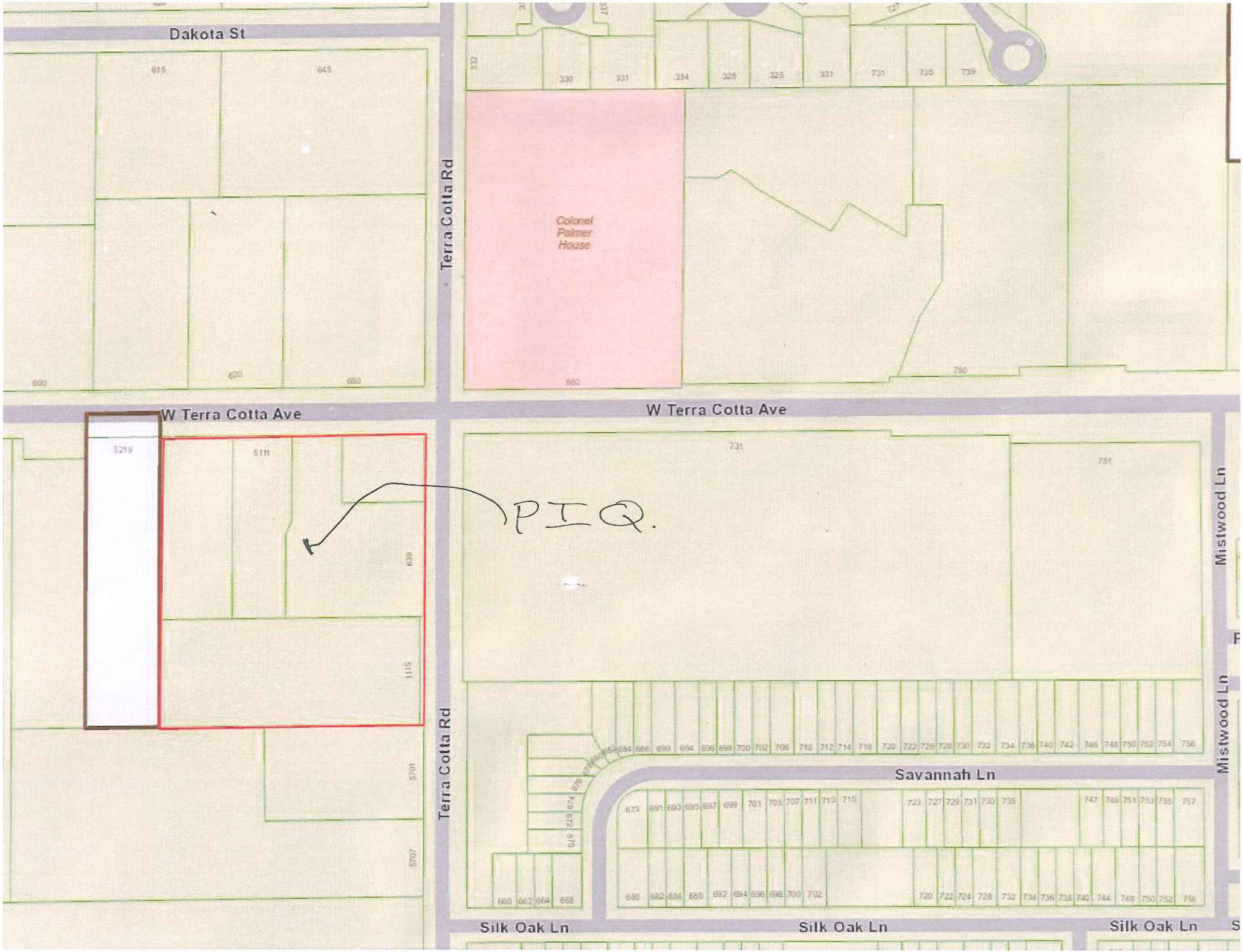
Notice is hereby given in compliance with the Unified Development Ordinance (UDO) of the City of Crystal Lake, Illinois that a public hearing will be held before the Planning and Zoning Commission on the application by ARC Design Resources, Inc., on behalf of Pearl Street Commercial, LLC, representing the owner NorthSide Community Bank, seeking a Special Use Permit and Variations for a Gas Station at 639 E. Terra Cotta Avenue, Crystal Lake, Illinois. PINs: 14-33-426-016, -019, -020, -010, -014.

This application is filed for the purpose of seeking a Special Use Permit for a Gasoline Service Station pursuant to Article 2-400 and Article 9-200 D and Variations from Article 2-400 13d Gasoline Stations from the requirement to provide a peaked canopy, Article 4-200D Parking from the required minimum parking, Article 4-1000F to allow over 150 square feet of wall/building signage and Article 51d and a deferment from the requirement to install sidewalk along the frontage and to bury the overhead utility lines, as well as any other variations as necessary to approve the plans as presented to approve this development. 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 on this request will be held at 7:30 p.m. on Wednesday, February 3, 2016, at the Crystal Lake City Hall, 100 West Woodstock Street, at which time and place any person determining to be heard may be present.

Tom Hayden, Chairperson
Planning and Zoning Commission
City of Crystal Lake

(Published in the Northwest Herald January 19, 2016) 1151046


Dakota St
Terra Cotta Rd
Colonel Palmer House
W Terra Cotta Ave
W Terra Cotta Ave
PIQ.
Mistwood Ln
Mistwood Ln
Savannah Ln
Silk Oak Ln
Silk Oak Ln
Silk Oak Ln



FRONT ELEVATION



REAR ELEVATION

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Casey's General Store
Crystal Lake, IL

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www.redleonard.com
513-574-9500
red leonard associates



LEFT ELEVATION



RIGHT ELEVATION

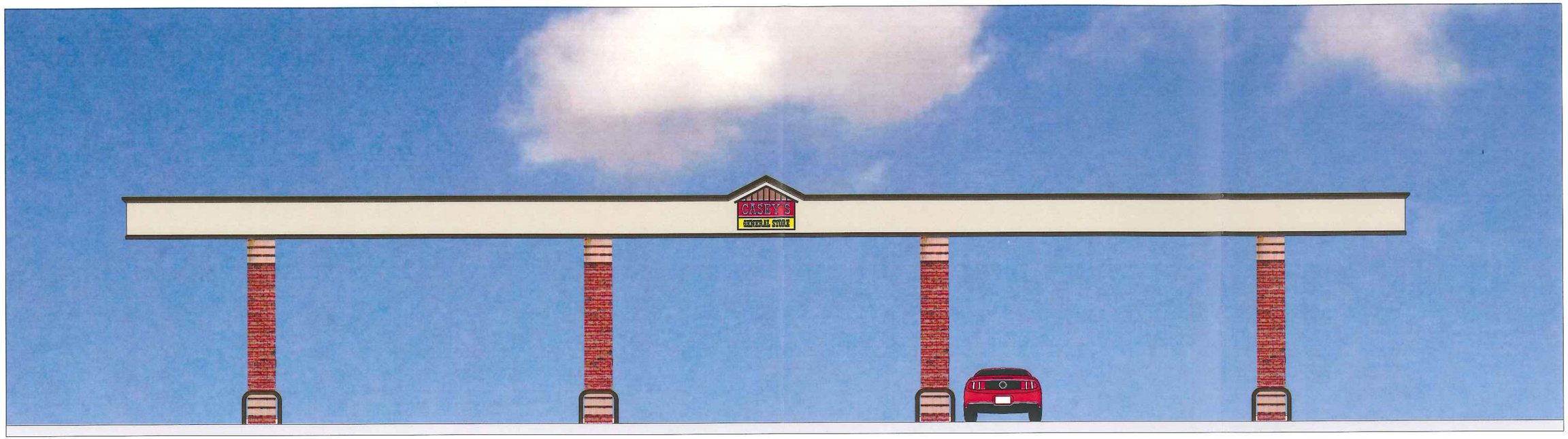
Casey's General Store
Crystal Lake, IL

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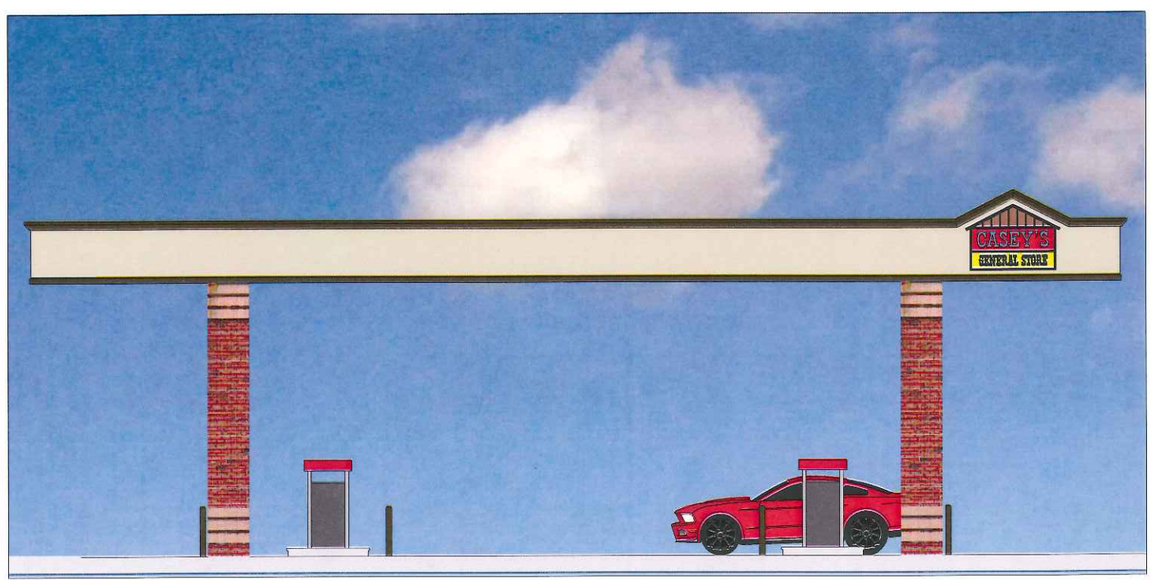
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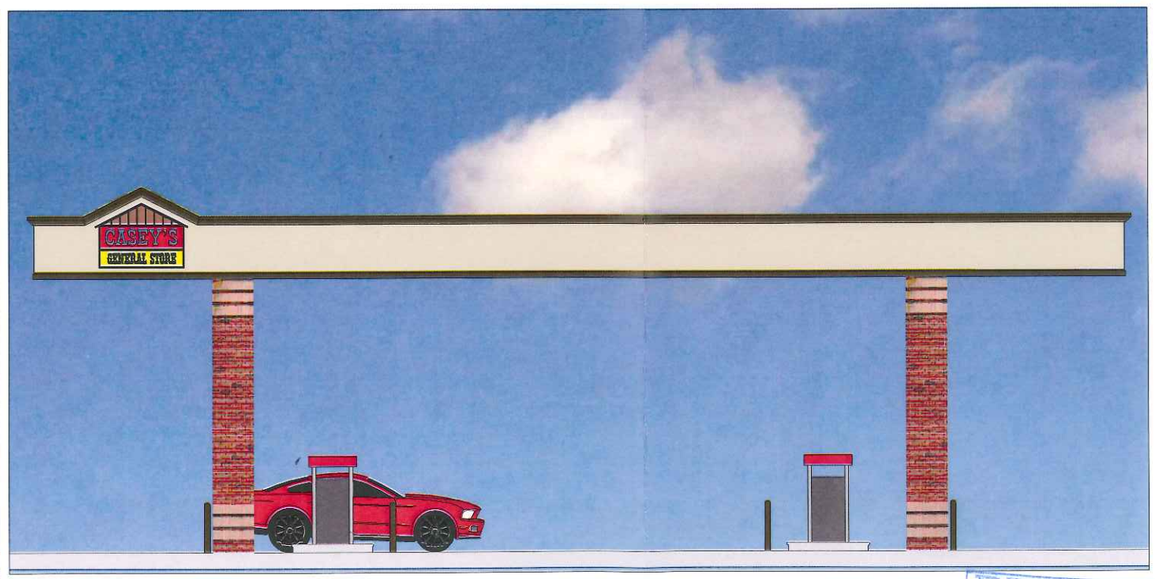
CRYSTAL LAKE, IL



NORTH ELEVATION



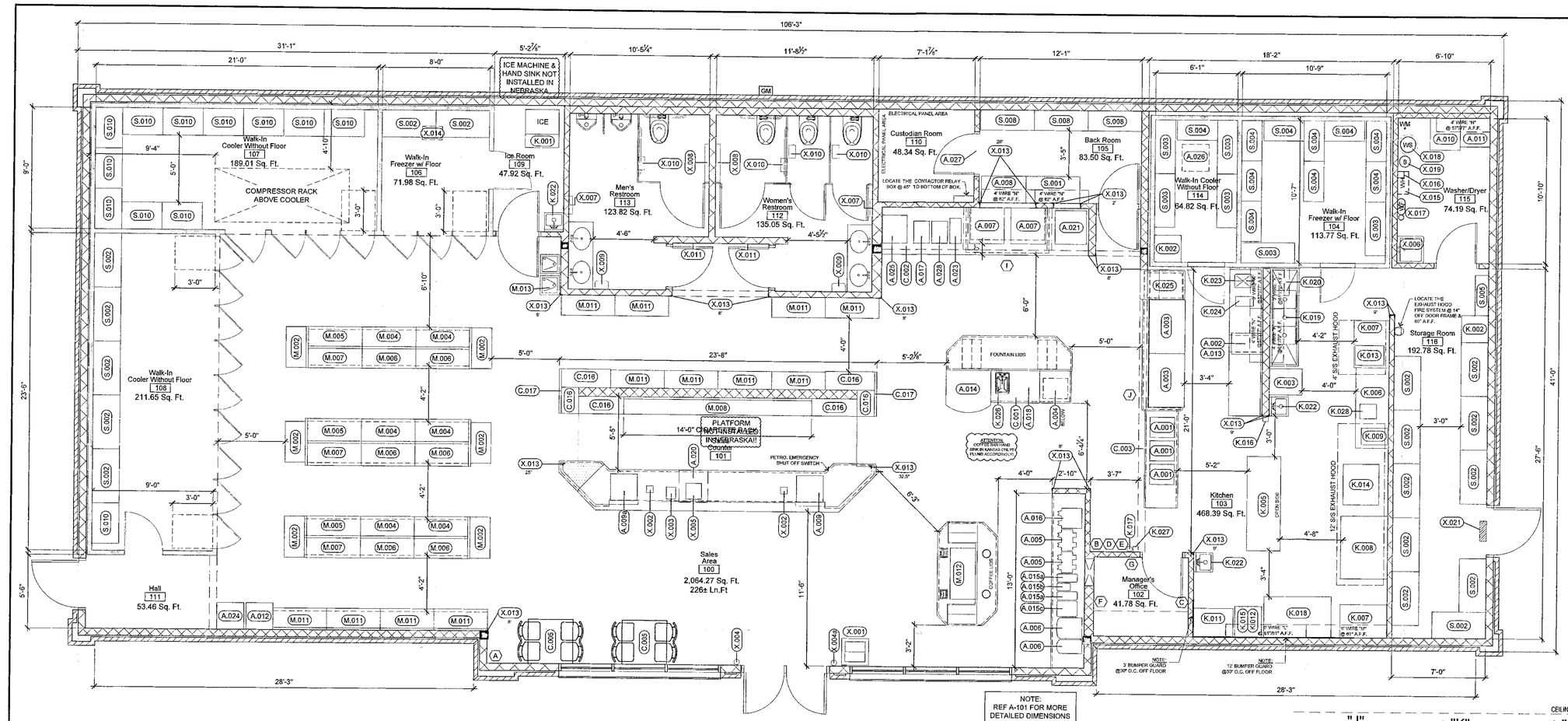
EAST ELEVATION

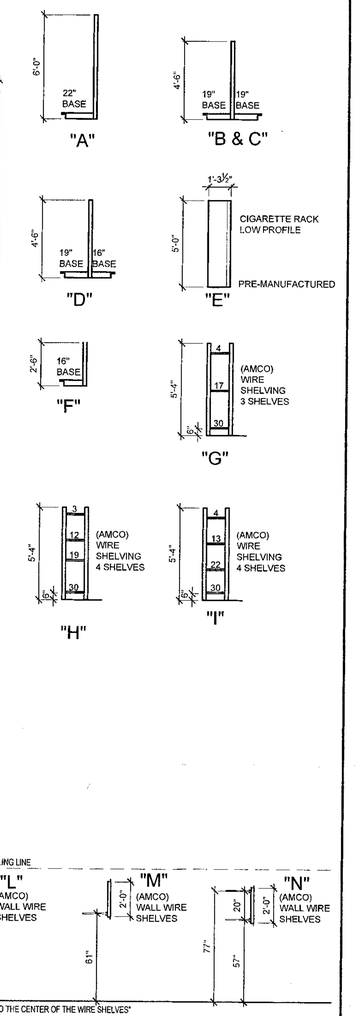


WEST ELEVATION

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N PLAN

Equipment and Fixture Floor Plan

1/4" = 1'-0"

0 1' 2' 4' 8'

Equipment Schedule

A - APPLIANCE

NOTE	DESCRIPTION	DETAILS
A.001	SELF-SERVE SANDWICH/PIZZA WARMER	
A.002	COUNTERTOP COOKER/WARMER	
A.003	DELI SANDWICHES - (2) 4'-0" PREP TABLES	WITH SNEEZE GUARDS
A.004	MICROWAVE (BELOW COUNTERTOP)	
A.005	2 SH DOCKING STATION	W/ 2 SERVERS
A.006	CAPPUCCINO	3 & 5 HEAD (3 HEAD ON RIGHT, 5 HEAD ON LEFT)
A.007	SELF-SERVE FOUNTAIN DRINK	10 DISPENSER HEADS
A.008	BAG-IN-BOX W/ CARBONATOR	
A.009	CASH REGISTER #1	
A.009a	CASH REGISTER #2	
A.010	ELECTRIC WASHER UNIT	
A.011	ELECTRIC DRYER UNIT	
A.012	ATM	
A.013	COMMERCIAL COMBINATION OVEN	MOUNT @ 52" A.F.F.
A.014	OPEN TOP COOLER	BORGEN MODEL #DL-100
A.015a	FLAVOR SHOTS	
A.015b	CONDIMENTS	
A.015c	FRESH CREAMER	
A.016	DUAL COFFEE BREWER	W/ 2 SERVERS
A.017	ICE COFFEE	
A.018	CONDIMENT AREA	
A.020	UNDERCOUNTER SAFE	
A.021	FROZEN CARBONATED BEVERAGE FREEZER	# C302 - McCORMACK
A.023	ICE TEA BREWER	MODEL TB3Q WITH TDO-4 DISPENSER
A.025	SOFT SERVE ICE CREAM MACHINE	
A.026	ICE FOLLET MACHINE	SITS ON RACK ABOVE CEILING
A.027	FOLLETT MANAGER	ON WALL ABOVE DOOR
A.028	SWEET TEA URN	

S - STORAGE

NOTE	DESCRIPTION	DETAILS
S.001	48" x 18" x 64"	G MIN. 6" TO BOTTOM
S.002	48" x 24" x 64"	G MIN. 6" TO BOTTOM
S.003	48" x 24" x 64"	G MIN. 6" TO BOTTOM
S.004	48" x 18" x 8" PLATFORM	
S.005	36" x 18" COAT RACK	
S.006	24" x 24"	G MIN. 6" TO BOTTOM
S.007	48" x 24"x8" PLATFORM	
S.008	48" x 18"x64"	I MIN. 6" TO BOTTOM
S.010	36" x 24" x 64"	

C - CASEWORK

NOTE	DESCRIPTION	DETAILS
C.001	CONDIMENT/COFFEE CASEWORK	5'-0" W. x 9'-4 1/2" L.
C.002	FOUNTAIN DRINKS CASEWORK	3'-6" W. x 15'-4" L.
C.003	SELF-SERVE SANDWICH CASEWORK	3'-0" W. x 19'-0" L.
C.005	TABLE & CHAIRS	
C.015	CASEWORK	"VARIES"
C.017	SLAT WALL	40" L. x 65" H.

M - MERCHANDISING

NOTE	DESCRIPTION	DETAILS
M.001	MUGS	
M.002	3'-0" END CAP	
M.004	16-15-15 SHELVING	
M.005	16-15-15 SHELVING	
M.006	13 SHELVING	
M.007	SHELVING	
M.008	55" CIGARETTE RACK	168" (14'-0" L.)
M.010	SHELVING	
M.011	16-15 SHELVING	
M.012	SELF SERVE DONUT CASE	SHELF @ 5", 11", 17", 23"
M.013	DRINKING FOUNTAIN	HIGH/LOW TYPE

X - OTHER

NOTE	DESCRIPTION	DETAILS
X.001	TRASH RECEPTICLE	1 SQUARE, 1 RADIUS FRONT
X.002	MICROPHONE	
X.003	CREDIT CARD MACHINE	
X.004	FIRE EXTINGUISHER	32" A.F.F 10 LB. ABC 4-A-80BC
X.004a	FIRE EXTINGUISHER (ILLINOIS ONLY)	32" A.F.F 10 LB. ABC 4-A-80BC
X.005	LOTTO	
X.006	MOP BASIN	DO NOT INSTALL UNTIL AFTER CERAMIC FLOOR TILE HAS BEEN INSTALLED.
X.007	RECESSED PAPER TOWEL DISPENSER AND TRASH RECEPTACLE.	
X.008	BABY CHANGING STATION	HORIZONTAL
X.009	ELECTRIC HAND DRYER	
X.010	DOUBLE TOILET PAPER HOLDER	
X.011	H.C. RESTROOM SIGN	@60" TO CENTER & 3" OFF LATCH SIDE OF DOOR
X.013	PLASTIC OUTSIDE CORNER	
X.014	AIR COMPRESSOR LOCATED ABOVE WALK-IN COLLER	ON SHELF MOUNTED TO WALL
X.015	NORITZ MODEL #NRC98 TANK LESS WATER HEATER	
X.016	RECIRCULATING PUMP	
X.017	WATER FILTER SYSTEM: MIN. 40" CLEARANCE BELOW TO ALLOW FILTER TO BE REMOVED (FOLLOW MANUF. INSTALLATION INSTRUCTIONS)	
X.018	WATER SOFTENER	
X.019	BRINE TANK	
X.021	CONTACTOR RELAY BOX & DIGITAL TEMP SENSOR (ABOVE CEILING)	

K - KITCHEN

K.001	ICE MACHINE	ON LEGS
K.002	TRAY RACK	ON CASTERS
K.003	MIXER	ON CASTERS
K.004	8'-0" STAINLESS STEEL TABLE	96" x 24" x 31" H.
K.005	8'-0" STAINLESS STEEL ISLAND TABLE	OPEN SIDE TOWARD OVENS
K.006	6'-0" STAINLESS STEEL TABLE	72" x 30" x 36" H.
K.007	42" STAINLESS STEEL TABLE	42" x 30" x 31" H.
K.008	PIZZA OVENS	
K.009	TENDERLOIN FRYER	ON LEGS
K.010	4'-6" STAINLESS STEEL TABLE	54" x 26" x 31" H.
K.011	2' STAINLESS STEEL TABLE	24" x 30" x 36" H.
K.012	24" STAINLESS STEEL ROLLER TABLE	ON CASTERS
K.013	DONUT FRYER	ON LEGS
K.014	BREAD OVEN AND PROOFER	6" CLEARANCE REQUIRED
K.015	DOUGH ROLLER	BOLT TO CART
K.016	PIZZA PHONE JACK	MOUNT 60" A.F.F.
K.017	FIRE EXTINGUISHER	MOUNT 25" A.F.F. TYPE "K"
K.018	5'-7" STAINLESS STEEL PREP TABLE	67" x 32" x 31" H.
K.019	3 - COMPARTMENT SINK	W/DUAL DRAIN BOARDS
K.020	15" x 24" WIRE SHELVING BELOW SINK FOR TOXIC CLEANING SUPPLIES.	
K.022	STAINLESS STEEL HAND SINK	WALL HUNG W/SPLASH GUARDS
K.023	VEGETABLE SINK	MOLDED IN 8' STAINLESS STEEL TABLE
K.024	VEG-O-MATIC	SLICER
K.025	BREAD HOLDING CABINET	37 3/4"H x 22 3/4"W x 31 1/2"D ON CASTERS
K.026	STAINLESS STEEL HAND SINK	COUNTER MOUNTED W/SPLASH GUARDS
K.027	EMERGENCY PULL STATION	48" TO CENTER OF SQUARE BOX
K.028	GLOBE POWER MIXER	5 QUARTS

BULLETIN BOARD

NOTE	DESCRIPTION	DETAILS	LOCATION
(A)	36" x 48" VERTICAL	BOTTOM = 50" A.F.F.	BACK ROOM
(B)	18" x 24" GLASS ENCLOSED	PERMIT BULLETIN BOARD, 55" TO BTM A.F.F.	SALES
(C)	18" x 24" VERTICAL	BOTTOM = 70" A.F.F.	OFFICE
(D)	18" x 24" VERTICAL		KITCHEN
(E)	18" x 48" VERTICAL	BOTTOM = 36" A.F.F.	SALES
(F)	12" x 35" VERTICAL	BOTTOM = 36" A.F.F.	OFFICE
(G)	KEY RING SHELF	MOUNT ABOVE LIGHT SWITCH	OFFICE
(I)	1-47" MONITOR	INSTALLED BY GRAPHICS CONTR.	REFRESH.CTR.
(J)	3-47" MONITORS	INSTALLED BY GRAPHICS CONTR.	DELI CASE

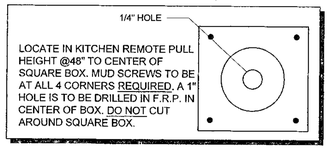
NOTE:
CONTRACTOR TO ASSEMBLE SHELVES G, H, I, J, K, L & M; MEASUREMENTS ARE TO THE CENTER OF THE WIRE SHELVES

CONTRACTOR TO ASSEMBLE SHELVES G, H, & I; MINIMUM 6" OF CLEARANCE FROM BOTTOM SHELF TO FINISH FLOOR.

2 Shelving Components

1/4" = 1'-0"

Remote Pull Detail (K.027)



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CASEY'S General Store

CASEY'S CONSTRUCTION DIVISION
One Convenience Blvd., P.O. Box 3001, Ankeny, Ia. 50021 515-965-6100

PROJECT: "O3" STYLE STORE FLAT ROOF

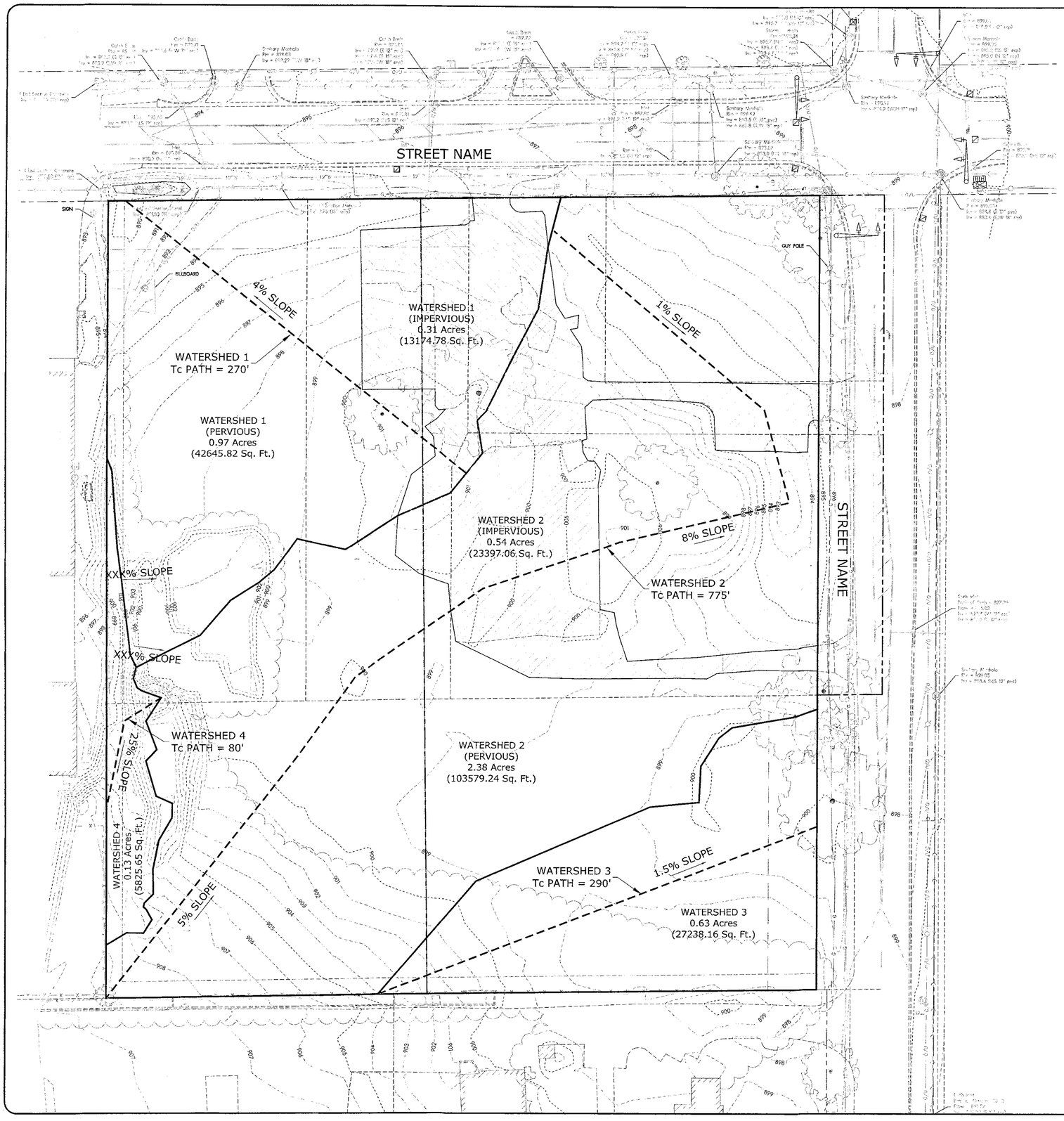
PUBLISHED: 9-21-15
REVISED: 11-02-15

DRAWING INFORMATION: EQUIPMENT PLAN

DRAWING BY: CONSTRUCTION DIVISION

DRAWN BY: L. BURKE CHECKED BY:

AQ-101



LEGEND

PROPERTY LINE

LOT LINE

EXISTING CONCRETE CURB AND GUTTER TO REMAIN

AREAS TOTAL AREA = 4.96 ACRES

WATERSHED 1 = 1.28 ACRES
PERVIOUS AREA = 0.97 ACRES
IMPERVIOUS AREA = 0.31 ACRES

WATERSHED 2 = 2.92 ACRES
PERVIOUS AREA = 2.38 ACRES
IMPERVIOUS AREA = 0.54 ACRES

WATERSHED 3 = 0.63 ACRES
PERVIOUS AREA = 0.63 ACRES
IMPERVIOUS AREA = 0.00 ACRES

WATERSHED 4 = 0.13 ACRES
PERVIOUS AREA = 0.13 ACRES
IMPERVIOUS AREA = 0.00 ACRES

Tc

WATERSHED 1
Tc PATH = 270'

WATERSHED 2
Tc PATH = 775'

WATERSHED 3
Tc PATH = 290'

WATERSHED 4
Tc PATH = 80'

RUNOFF COEFFICIENT

IMPERVIOUS AREA =0.95
PERVIOUS AREA = 0.25

WATERSHED 1
RUNOFF COEFFICIENT = 0.42

WATERSHED 2
RUNOFF COEFFICIENT = 0.38

WATERSHED 3
RUNOFF COEFFICIENT = 0.25

WATERSHED 4
RUNOFF COEFFICIENT = 0.25

RUNOFF COEFFICIENTS ARE BASED ON WEIGHTED AVERAGE OF IDOT ACCEPTABLE RANGES FOR RUNOFF COEFFICIENTS AND ON AREA OF EACH GROUND TYPE. SEE ATTACHED CALCULATIONS FOR MORE INFORMATION

EXISTING DRAINAGE PLAN NOTES

- WATERSHED 1 AND WATERSHED 2 FLOW TO TERRA COTTA AVENUE (IL 176)
- WATERSHED 3 FLOWS TO THE CITY SYSTEM
- WATERSHED 4 FLOWS TO THE ADJACENT PROPERTY TO THE WEST

2015 66

N O R T H
0 30 60

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LOVES PARK, IL 61111
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FAX: (815) 484-4303
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PROJECT NAME
OWNER'S NAME

CASEY'S GENERAL STORE

CRYSTAL LAKE, IL
E. TERRA COTTA AVE & TERRA COTTA ROAD

CASEY'S RETAIL COMPANY
ONE CONVENIENCE BLVD
ANKENY, IA 50021
JACOB CLARK
(515)963-3831

CONSULTANTS

ISSUED FOR | DATE

REVISIONS
ITEM | DATE
1. | 2. | 3. | 4. | 5. | 6. | 7.

SHEET TITLE
EXISTING DRAINAGE PLAN

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BY:

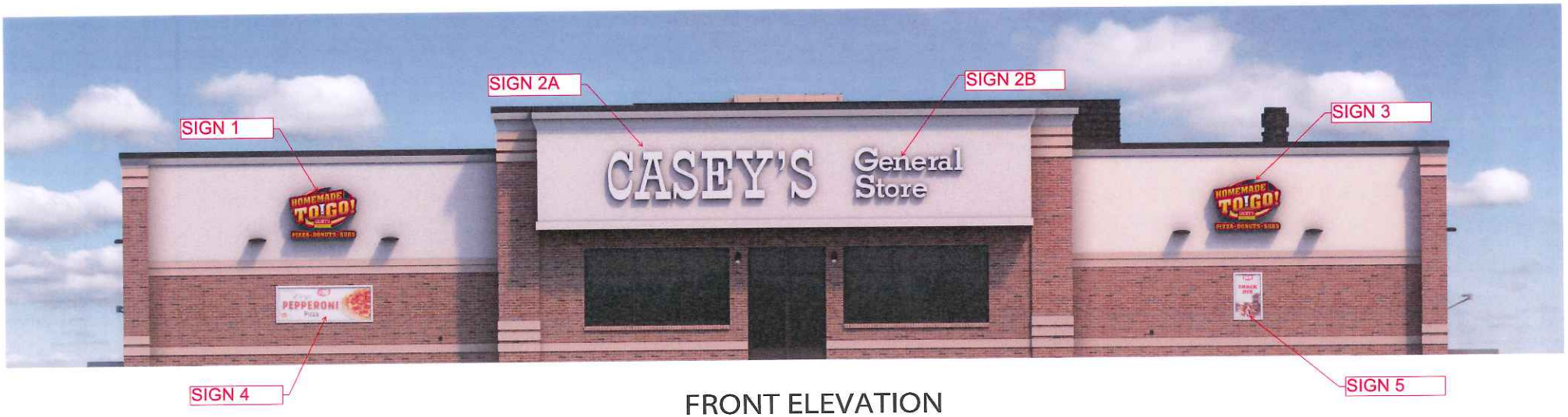
DRAWN	DRH
CHECKED	RGS
PM	RCS

PROJECT NUMBER
SHEET NUMBER
15134
EX 1

Project Signage Schedule			Proposed Casey's General Store, Inc			Crystal Lake, IL
Sign No	Sign	Sign Type	Mounting	Illumination	Boxed Area (SF)	Actual Area (SF)
Building and Canopy Wall Sign(s)						
1	Casey's Standard Sign (Oval Sign)	Surface	Bldg. Front	Internally Illuminated	24.22	18.58
2A	Channel Letters "Casey's"	Surface	Bldg. Front	Internally Illuminated	67.9	28.26
2B	Channel Letters "General Store"	Surface	Bldg. Front	Internally Illuminated	46.58	10.45
3	Casey's Standard Sign (Oval Sign)	Surface	Bldg. Front	Internally Illuminated	24.22	18.58
4	Casey's Standard (Banner Advertising)	Snap Frame	Bldg. Front	Non Illuminated	24	24
5	Casey's Standard (General Advertising)	Snap Frame	Bldg. Front	Non Illuminated	9.26	9.26
6A	Casey's Standard (Corporate Logo) (Raised roof logo)	Surface	a. Canopy (side)	Internally Illuminated	22.96	17.485
6B			b. Canopy (side)		22.96	17.485
6C			c. Canopy (front)		22.96	17.485
7	Casey's Standard (General Advertising)	Snap Frame	Canopy Columns (4) 9.65 x 4	Non Illuminated	38.6	38.6
				Total Building and Canopy Signage:	303.66	200.185
Monument Sign						
8	Casey's Logo	Monument	Free Standing	Internally Illuminated	43.84	
9	Fuel Price	Monument	Free Standing	Non Illuminated	21	
				Total Monument Signage:	64.84	

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BY:

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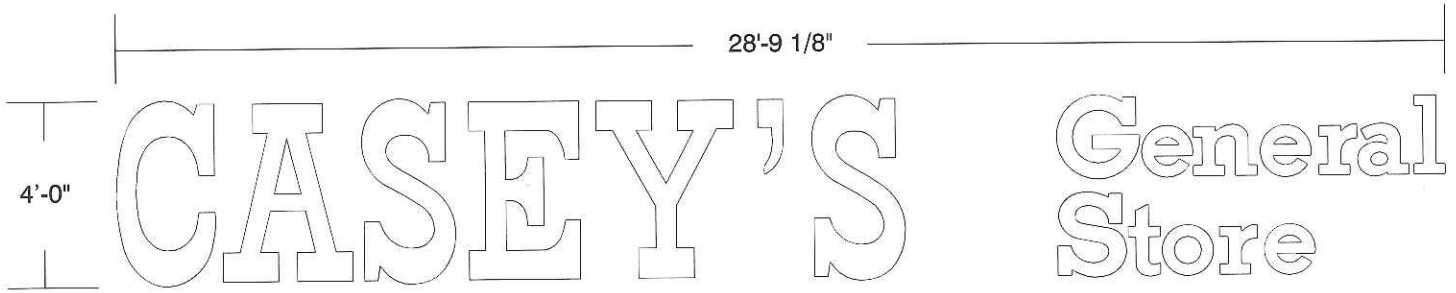


FRONT ELEVATION



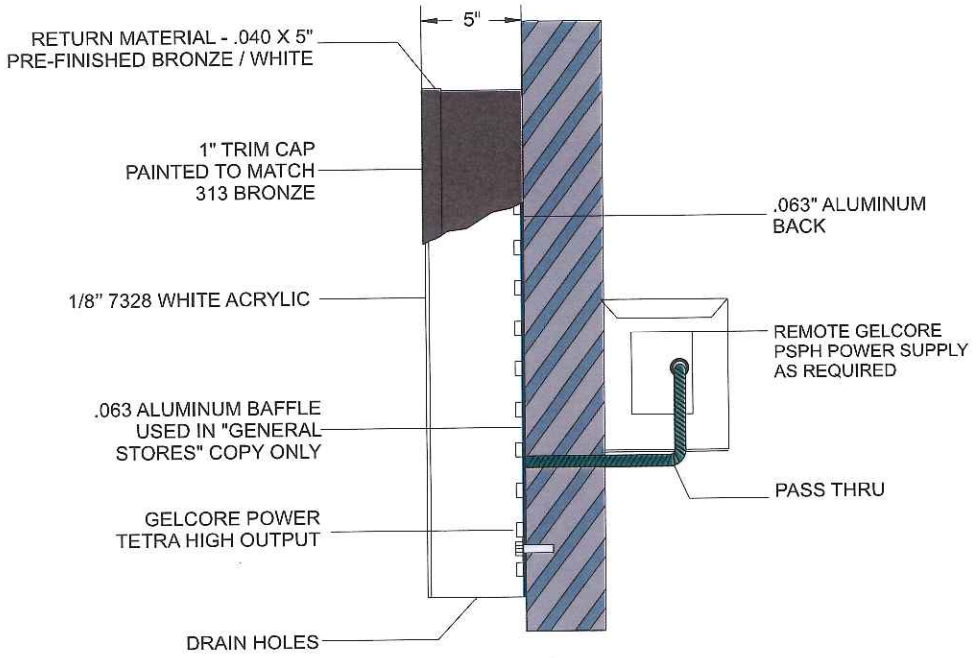
REAR ELEVATION

red leonard associates



GRAPHIC DETAIL
SCALE: 1/4" = 1'-0"

SIGNS 2A & 2B



NOTES:
U.L. APPROVED
5.4 AMPS / 120 VOLTS

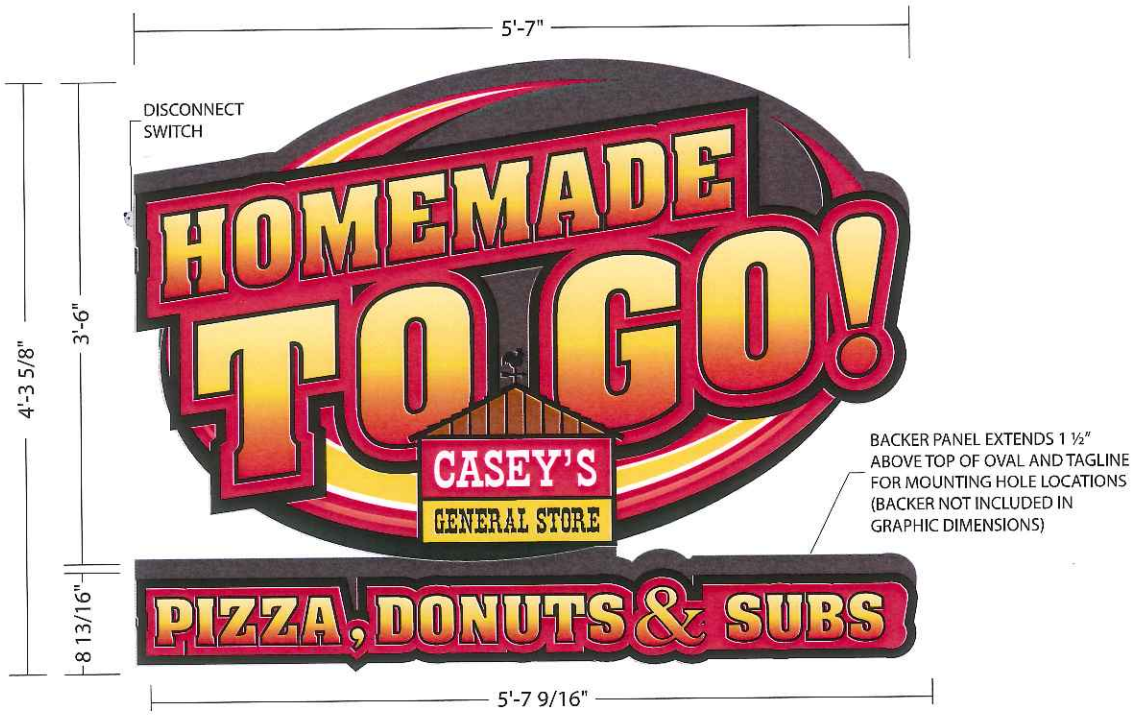
PROFILE
NTS

NOTES:
U.L. APPROVED
4.25 AMPS / 120 VOLTS / 510 WATTS

	ACTUAL AREA	BOXED AREA
CASEY'S	28.26 SQ. FT	67.9 SQ. FT
CASEY'S GENERAL STORE	38.71 SQ. FT	114.48 SQ. FT

Customer: CASEY'S	Date: 2-27-12	Prepared By: CM/IJA/MR	Note: Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS match and a revision to this drawing will be made.	
Location: VARIOUS	File Name: 4' INLINE CL			Eng: -

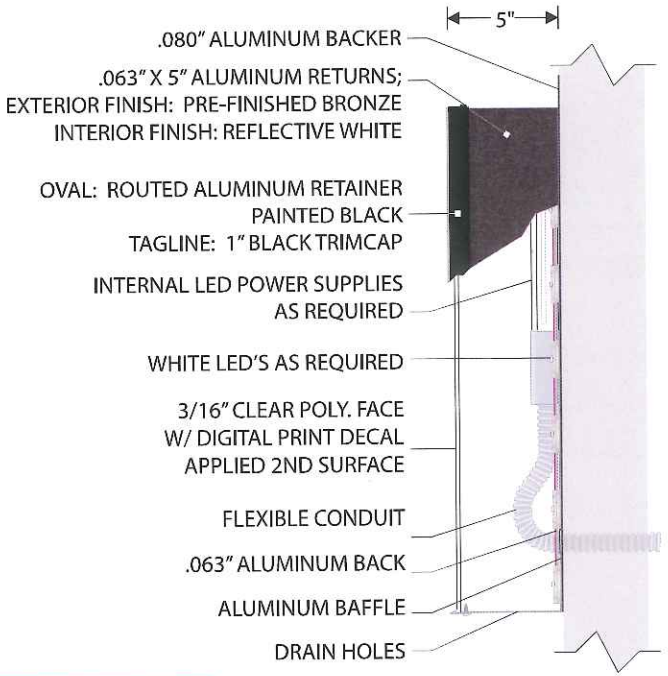
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GRAPHIC DETAIL
SCALE: 3/4" = 1'-0"

43" LOGO DISPLAY	ACTUAL AREA	BOXED AREA
HOMMADE TO GO OVAL	15.08 SQ. FT	19.54 SQ. FT
PIZZA, ETC. TAGLINE	3.50 SQ. FT	4.13 SQ. FT

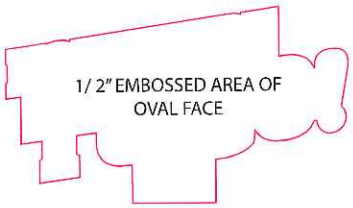
OVERALL BOXED AREA = 24.22 SQ FT



INTERNAL LED PROFILE
SCALE: NTS

NOTES:
U.L. APPROVED
ELECTRICAL: 1.70 AMPS, 120 VOLTS
WEATHERTITE COMPONENTS INCLUDED
OVAL & AGLINE ARE GLUED TO BACKER PANEL
BACKER PANEL PAINTED DURANODIC BRONZE
NIPPLE W/ WATERPROOF SEAL EACH END OUT BOTTOM OF OVAL, INTO TAGLINE FOR ELECTRICAL CONNECTION

FACE NOTES:
OVAL FACE IS EMBOSSED, TAGLINE FACE IS FLAT
3/16" CLEAR POLYCARBONATE W/ 2ND SURFACE
DIGITAL PRINT DECAL APPLIED; WHITE BACKSPRAY

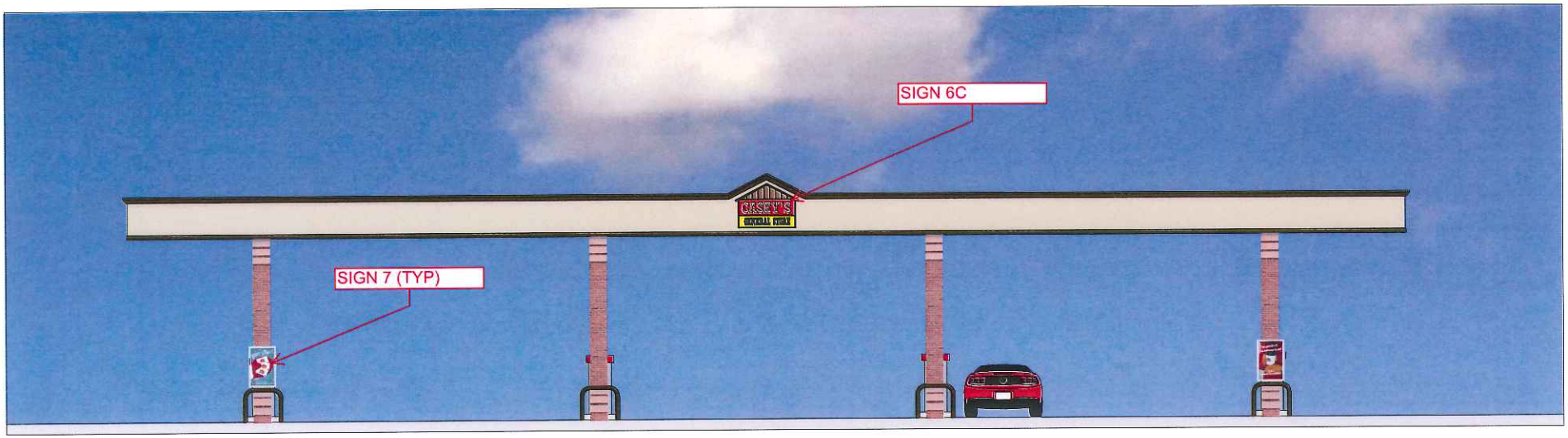


SIGNS 1 & 3

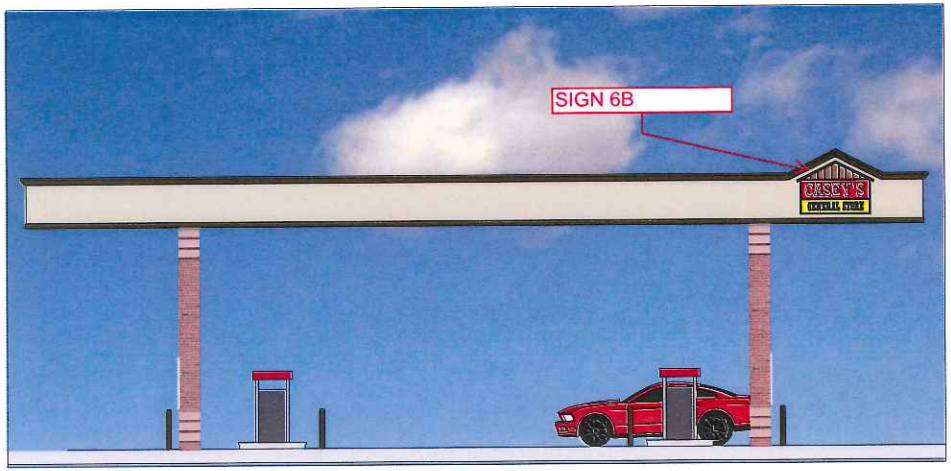
Customer:	Date:	Prepared By:	Note: Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS match and a revision to this drawing will be made.	
CASEY'S GENERAL STORE	4/29/14	CM		
Location: VARIOUS	File Name: 24", 32", 43" HOMEMADE-TO-GO LOGO C-PRINTS - R1			Eng: DZ/SK

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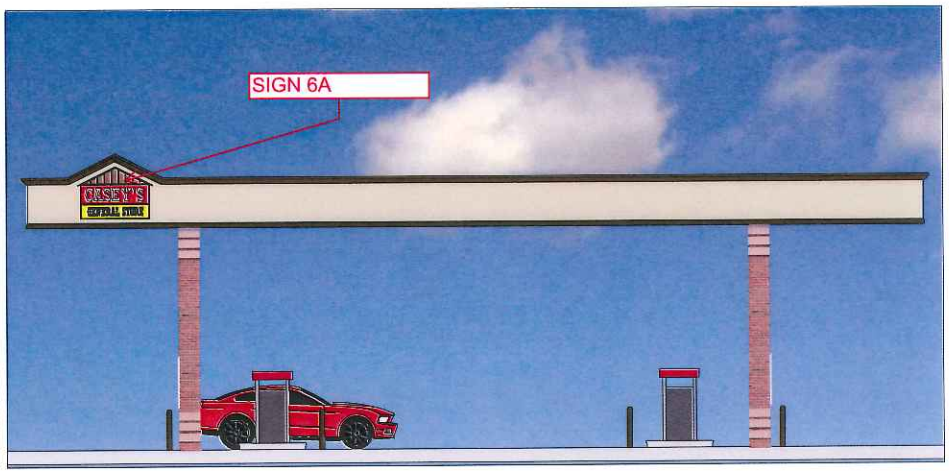
CRYSTAL LAKE, IL



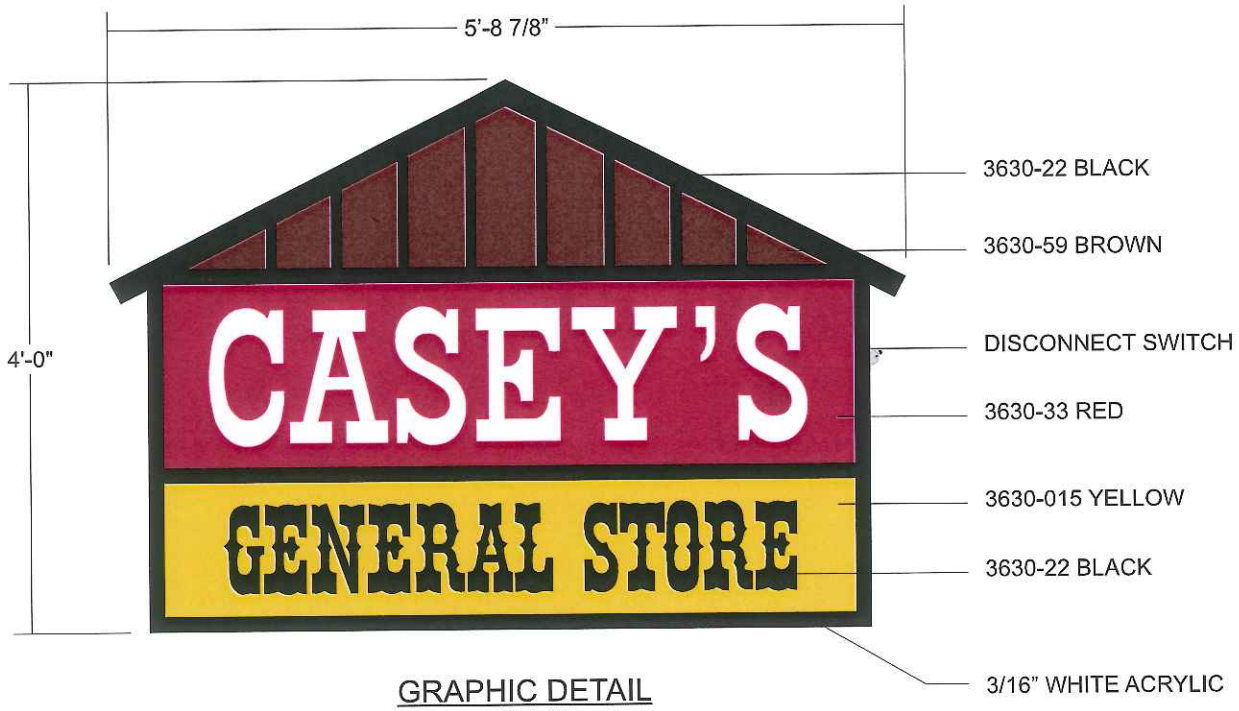
NORTH ELEVATION



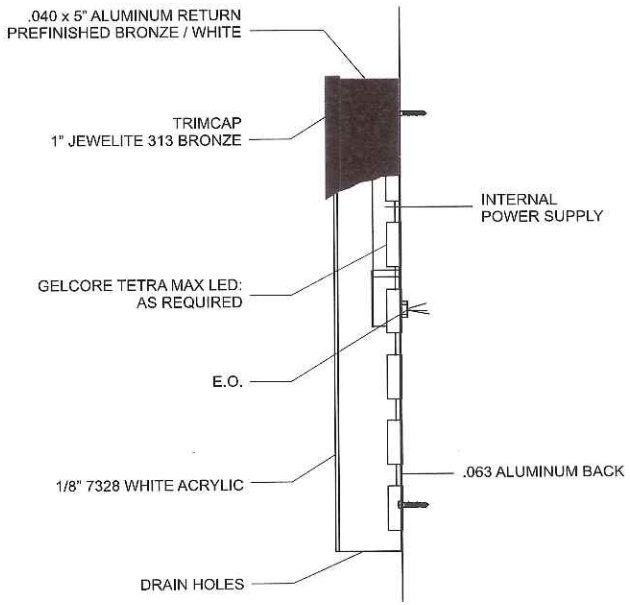
EAST ELEVATION



WEST ELEVATION

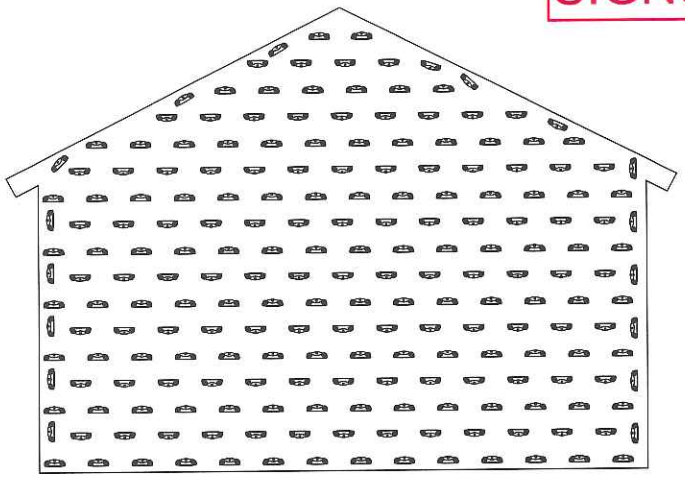


GRAPHIC DETAIL
SCALE: 3/4" = 1'



CROSS SECTION
SCALE: NTS

SIGNS 6A, 6B, & 6C



LED DETAIL
SCALE: NTS

	ACTUAL AREA	BOXED AREA
LOGO	17.49 SQ. FT	22.97 SQ. FT

NOTES :

STAPLED RETURNS
U.L. APPROVED
ELECTRICAL - 0.85 AMPS, 120 VOLT / 102 WATTS
INCLUDE WEATHERTITE COMPONENTS
EXT. FINISH - PREFINISHED BRONZE
INT. FINISH - PREFINISHED WHITE

Customer: CASEY'S	Date: 4-28-14	Prepared By: TrT/MR/CM	Note: Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS match and a revision to this drawing will be made.
Location: VARIOUS	File Name: 4X5 LOGO - R1		Eng: -

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CASEY'S
GENERAL STORE
CASEY'S
GENERAL STORE
SUPER UNL
PREMIUM
DIESEL
3.72⁹ 4.02⁹ 3.93⁹

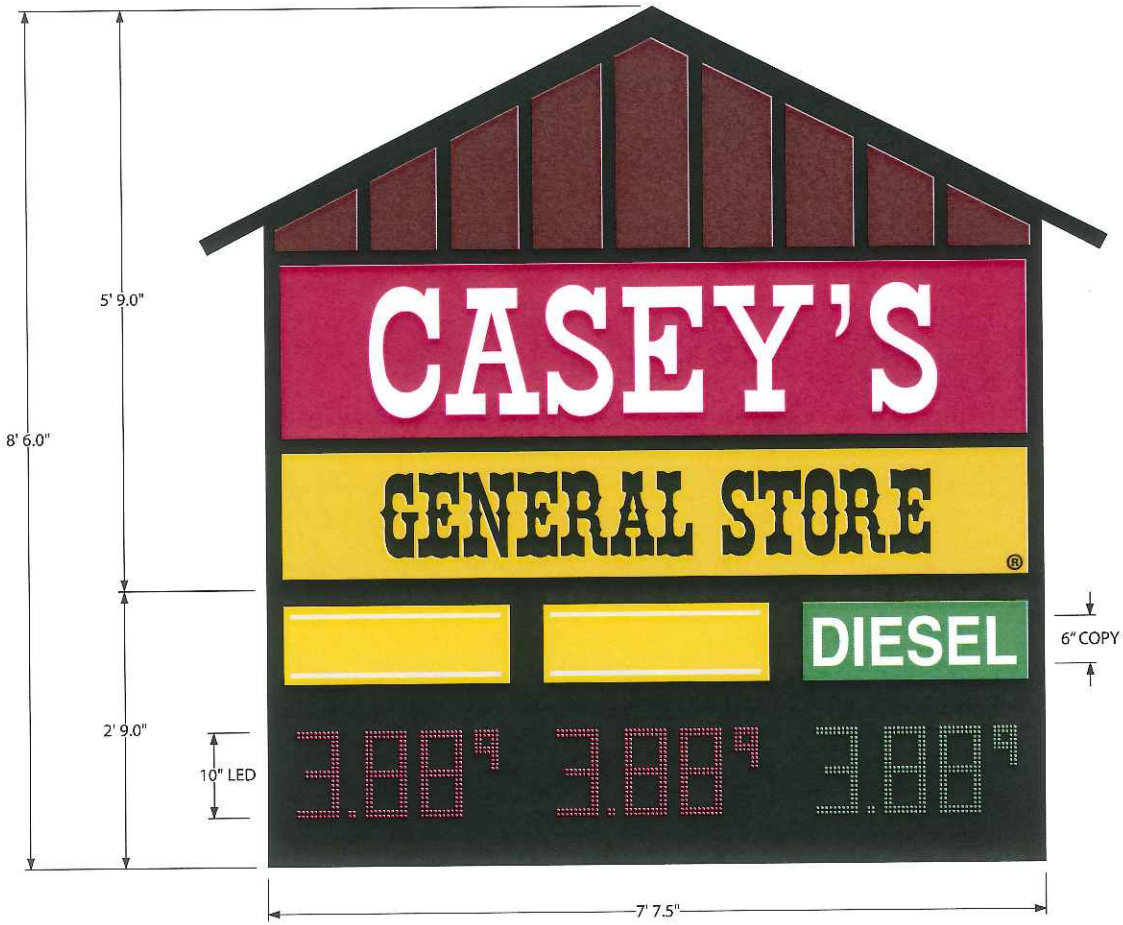
SUNSHINE®
ELECTRONIC DISPLAY CORPORATION
316 S. 6th ST. • SAINT JOSEPH, MISSOURI 64501
800-821-9013 • (F) 816-232-5915 • SUNSHINE.US.COM

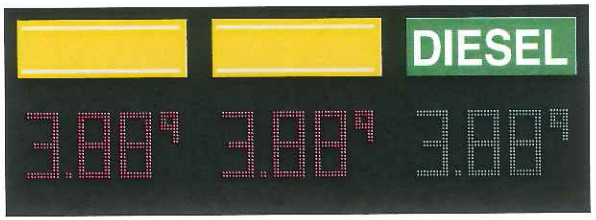
CLIENT: Casey's		SALES REP: John Waller
CLIENT CONTACT INFO:	SHIP TO LOCATION:	INSTALL LOCATION:
CUSTOMER APPROVAL:		DATE:

JOB #:

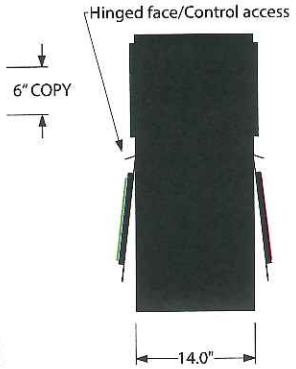
DATE:

REVISIONS:	DATE:





- DIESEL on the right both sides
- Static DIESEL label provided by Sunshine
- Yellow labels with zip track provided by Sunshine
- Casey's to provide grade labels



CABINET & DIGIT SPECS:

Digit Size & Style:	10" LED
Digit Color:	Red & Green
Overall Cabinet Size:	2'9"h x 7'7.5"w x 14"d
Cabinet Color:	Black

LABEL SPECS:

LED Backlit Label Panel -	
Label Cap Height & Style:	6" Med. Helvetica
Label Panel Color:	3M 3630-015 Yellow
'DIESEL' Label Panel Color:	3M 3630-26 Green
'DIESEL' Label Type Color:	White

OTHER:

- Warranty: 2 year on-site parts/labor if Sunshine tech or approved install; otherwise 2 year parts only
- Control: Wireless Keypad (300ft range)
- Constant Hot AC Power must be provided by 'others'
- Crane truck/crew must be provided by 'others'

This original drawing is provided as part of a planned project and is not to be exhibited, copied or reproduced without the written permission of Sunshine Electronic Display Corporation or its authorized agent. All installation details are suggested only. All signs must be installed in accordance with NATIONAL, STATE, ELECTRICAL AND BUILDING CODES. Sunshine Electronic Display Corporation has no responsibility for wind loads, installations or electrical circuits. These are the sole responsibility of the Buyer/user.

* Actual LED size and configuration may vary

c UL us LISTED UL File Number: E340294 CCN: UXYT

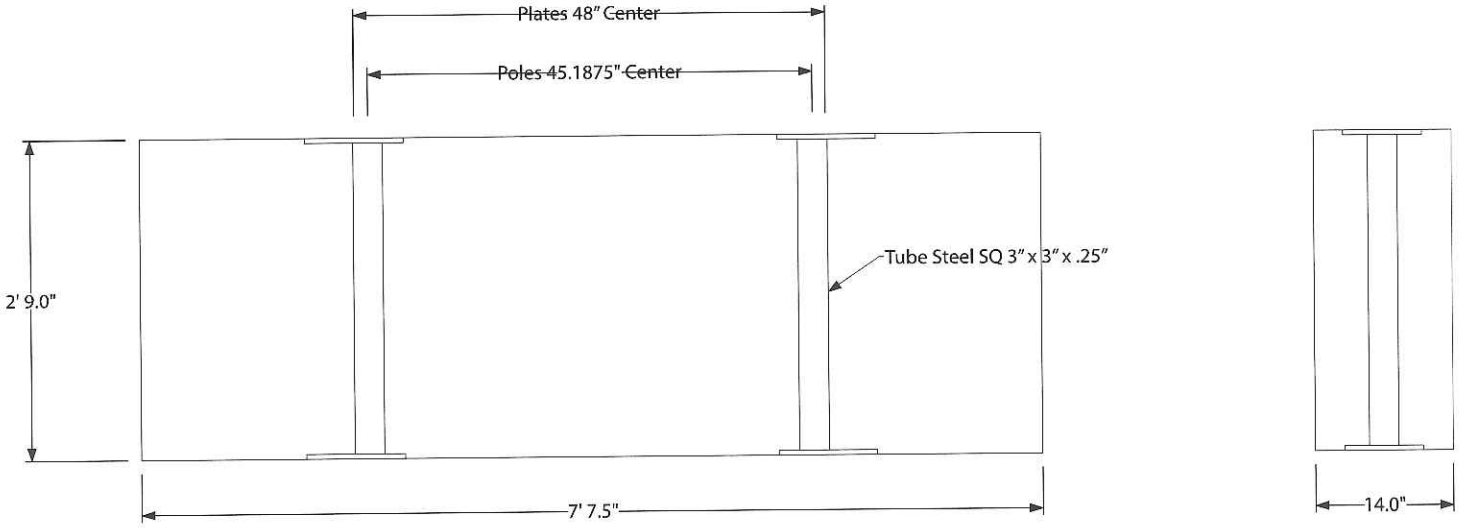
c ETL us 102482 ETL LISTED CONFORMS TO UL STD 48 UL STD 1433 CERTIFIED TO CAN/CSA STD C22.2 NO. 207

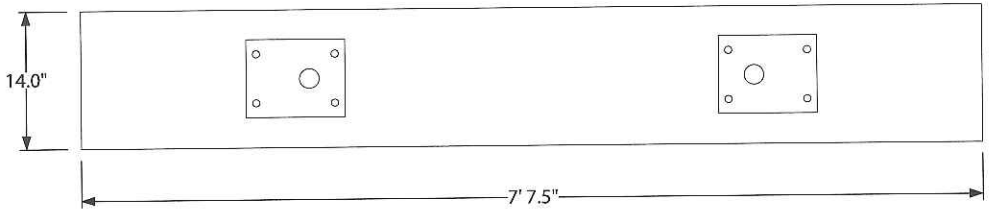
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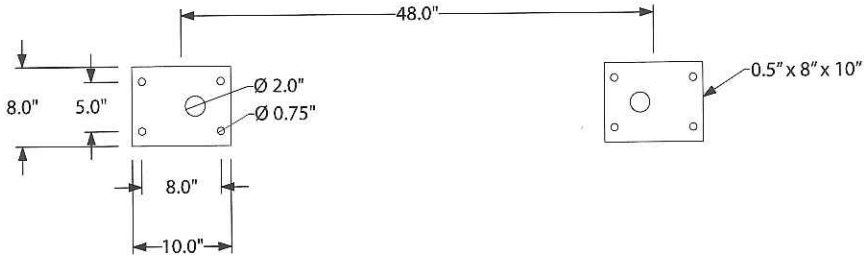
SUNSHINE
ELECTRONIC DISPLAY CORPORATION

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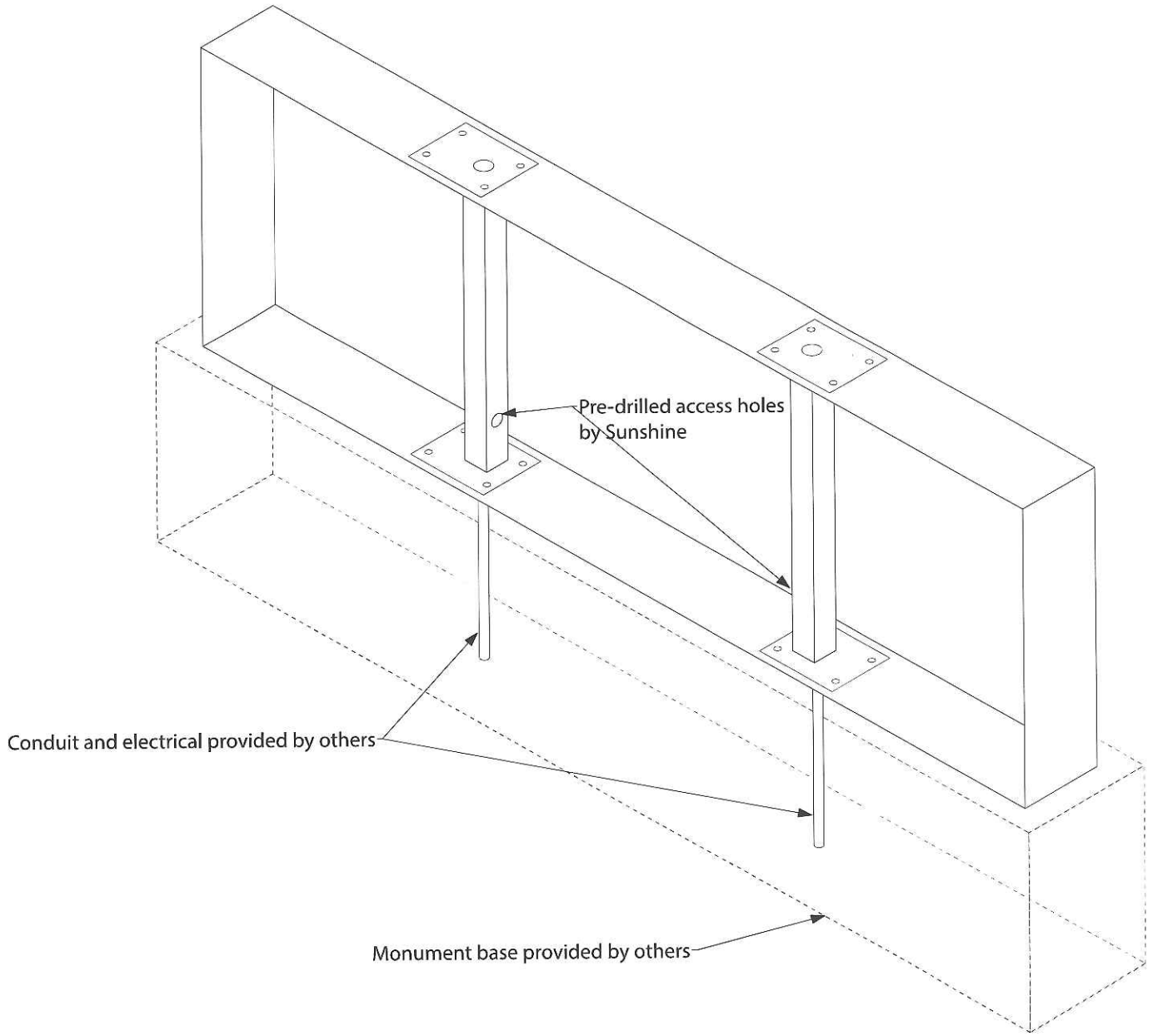


VER 3.15.12

SUNSHINE
ELECTRONIC DISPLAY CORPORATION

CLIENT: Casey's

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SUNSHINE.US.COM



CASEY'S GENERAL STORE

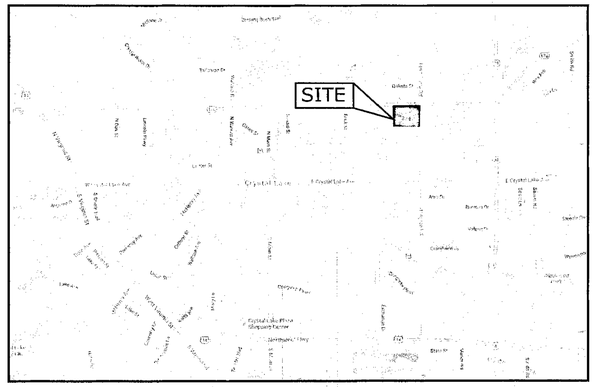
CRYSTAL LAKE, IL 60014

E. TERRA COTTA AVENUE (IL ROUTE 176) AND TERRA COTTA ROAD

GENERAL NOTES

1. The designs represented in these plans are in accordance with established practices of civil engineering for the design functions and uses intended by the owner at this time. Neither the engineer nor its personnel can or do warrant these designs or plans as constructed except in the specific cases where the engineer inspects and controls the physical construction on a contemporary basis at the site.
2. The contractor, by agreeing to perform the work, agrees to indemnify and hold harmless the owner, the engineer, the City, and all agents and assigns of those parties, from all suits and claims arising out of the performance of said work, and further agrees to defend or otherwise pay all legal fees arising out of the defense of said parties.
3. In accordance with generally accepted construction practices, the contractor shall be solely and completely responsible for conditions of the job site, including safety of all persons and property during performance of the work. This requirement will apply continuously and not be limited to normal working hours. Any construction observation by the engineer of the contractor's performance is not intended to include review of the adequacy of the contractors safety measures, in, or near the construction site. The contractor is responsible for maintaining adequate signs, barricades, fencing, traffic control devices and measures, and all other measures that are necessary to protect the safety of the site at all times.
4. Maintain access for vehicular and pedestrian traffic as required for other construction activities. Use traffic control devices to include temporary striping, flagmen, barricades, warning signs, and warning lights shall be in accordance with current MUTCD and IDOT standards.
5. All phases of the site work for this project shall meet or exceed industry standards and requirements set forth by the the owner's "Description of Work", City of Crystal Lake, the State of Illinois, and this plan set.
6. The City of Crystal Lake must be notified at least two (2) working days prior to the commencement or resumption of any work.
7. The contractor shall coordinate all permit and inspection requirements with responsible local, state, and federal agencies. The contractor shall include the costs of this coordination and all inspection fees in the bid price.
8. All work performed by the contractor shall come with a warranty against defects in workmanship and materials. This warranty period shall run concurrent with the required warranty periods the owner must provide to each local government agency, as a condition of the permit.
9. The contractor will be held solely responsible for and shall take precautions necessary to avoid property damage to adjacent properties during the construction of this project.
10. All structures, inlets, pipes, swales, roads and public egresses must be kept clean and free of dirt and debris at all times.
11. Any field tiles encountered during construction shall be recorded showing size, location, and depth by the contractor, and either reconnected and rerouted or connected to the storm sewer system. The owner shall be notified immediately upon encountering any tile.
12. The contractor shall field verify the elevations of the benchmarks prior to commencing work. The contractor shall also field verify the location and elevation of existing pipe inverts, curb or pavement where matching into existing work. The contractor shall field verify horizontal control by referencing property corners to known property lines. Notify the engineer of discrepancies in either vertical or horizontal control prior to proceeding.
13. All elevations are on USGS datum.
14. Parking areas designated as A.D.A. and all sidewalk shall be compliant with state and local A.D.A. requirements.
15. Tactile warning plates per IDOT specifications shall be placed at all locations where sidewalk that is to be replaced intersects public roads and at locations indicated in this plan set.
16. The contractor shall verify the location of all utilities in the field prior to construction. This includes sanitary sewer, water main, storm sewer, AT&T, ComEd, Nicor, and Mediacom, if any. The J.U.L.I.E. number is 1-800-892-0123.
17. Property corners shall be carefully protected until they have been referenced by a Professional Land Surveyor.
18. The contractor shall keep careful measurements and records of all construction and shall furnish the Engineer, the Owner and the City with record drawings in a digital format compatible with AutoCAD Release 14 upon completion of his work.
19. Any excess dirt or materials shall be placed by the contractor onsite at the owner's direction or as indicated on the plans.
20. Notify the owner and City of Crystal Lake of any existing wells. Obtain permit form the Illinois Bureau of Minerals and the State Water Survey. Cap and abandon wells in accordance with local, state, and federal regulations.
21. Finish grade shall in all areas not specifically reserved for storm water management shall drain freely. No ponding shall occur. Tolerances to be observed will be measured to the nearest 0.04 of a foot for paved surfaces and 0.10 of a foot for unpaved areas.

VICINITY MAP



Call Before You Dig
JULIE
ILLINOIS ONE CALL SYSTEM
DIAL 811 OR (800) 892-0123

INDEX OF SHEETS

SHEET NUMBER	SHEET TITLE
C00	COVER
C01	GENERAL NOTES
C02	GENERAL NOTES
C03	SWPPP
C04	REMOVALS PLAN
C05	LAYOUT PLAN
C06	GRADING PLAN
C07	DRAINAGE PLAN
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C09	DETAILS
C10	DETAILS
C11	IDOT DETAILS
C12	IDOT DETAILS
C13	IDOT DETAILS
C14	IDOT DETAILS
C15	CRYSTAL LAKE DETAILS
C16	CRYSTAL LAKE DETAILS
C17	CRYSTAL LAKE DETAILS
L01	LANDSCAPING PLAN
L02	LANDSCAPE NOTES

APPROVAL	DATE
CITY OF CRYSTAL LAKE	PENDING
IDOT	PENDING

UTILITY OFFICIALS

CITY HALL
CITY OF CRYSTAL LAKE
100 W. WOODSTOCK STREET
CRYSTAL LAKE, IL 60014

STREET DEPARTMENT
CITY OF CRYSTAL LAKE
LARRY ZUREK
STREETS DIVISION SUPT.
(815) 356-3614

WATER AND SEWER DEPARTMENT
CITY OF CRYSTAL LAKE
ANDREW RESEK
WATER AND SEWER SUPT.
(815) 356-3614

CITY ENGINEER
CITY OF CRYSTAL LAKE
ABIGAIL WILGREEN
CITY ENGINEER
(815) 356-3605

WASTEWATER DEPTARMTNE
CITY OF CRYSTAL LAKE
DAN LANGGUTH
WASTEWATER SUPT.
(815) 459-2020 EXT. 4169

ELECTRIC:
COMED
1(800)334-7661
P.O. BOX 805379
CHICAGO, IL 60680-5379

OWNER:

CASEY'S GENERAL STORE
CASEY'S RETAIL COMPANY
ONE CONVENIENCE BLVD
ANKENY, IA 50021

JACOB CLARK (515) 963-3831

ENGINEER:

DESIGN RESOURCES INC.
5291 ZENITH PARKWAY
LOVES PARK, IL 61111
VOICE: (815) 484-4300
FAX: (815) 484-4303
www.arcdesign.com
Design Firm License No. 184-001334

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CASEY'S RETAIL COMPANY
ONE CONVENIENCE BLVD
ANKENY, IA 50021
JACOB CLARK
(515)963-3831

CONSULTANTS

ISSUED FOR

	DATE
PRELIMINARY SPECIAL USE	12-15-2015

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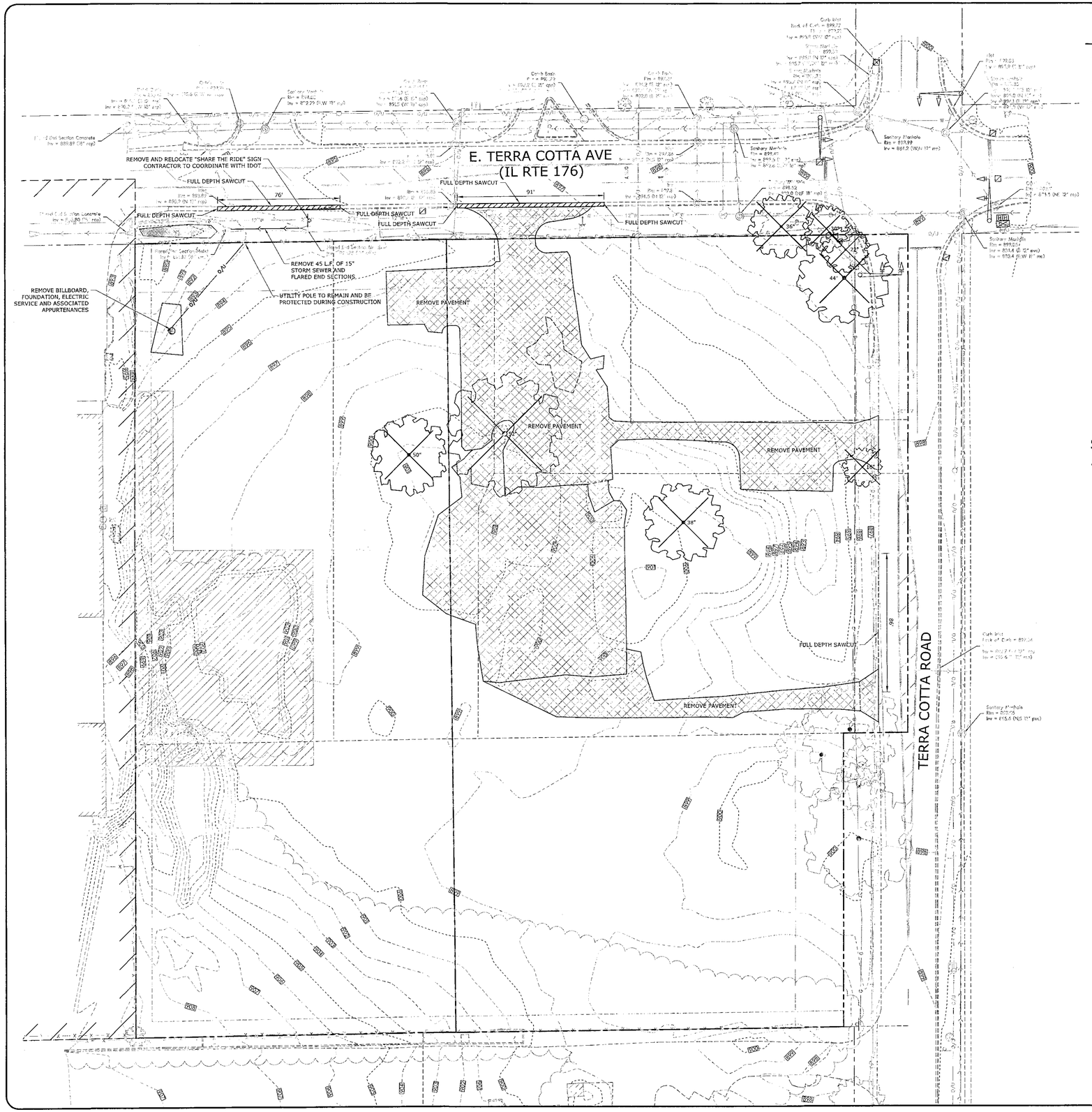
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COVER

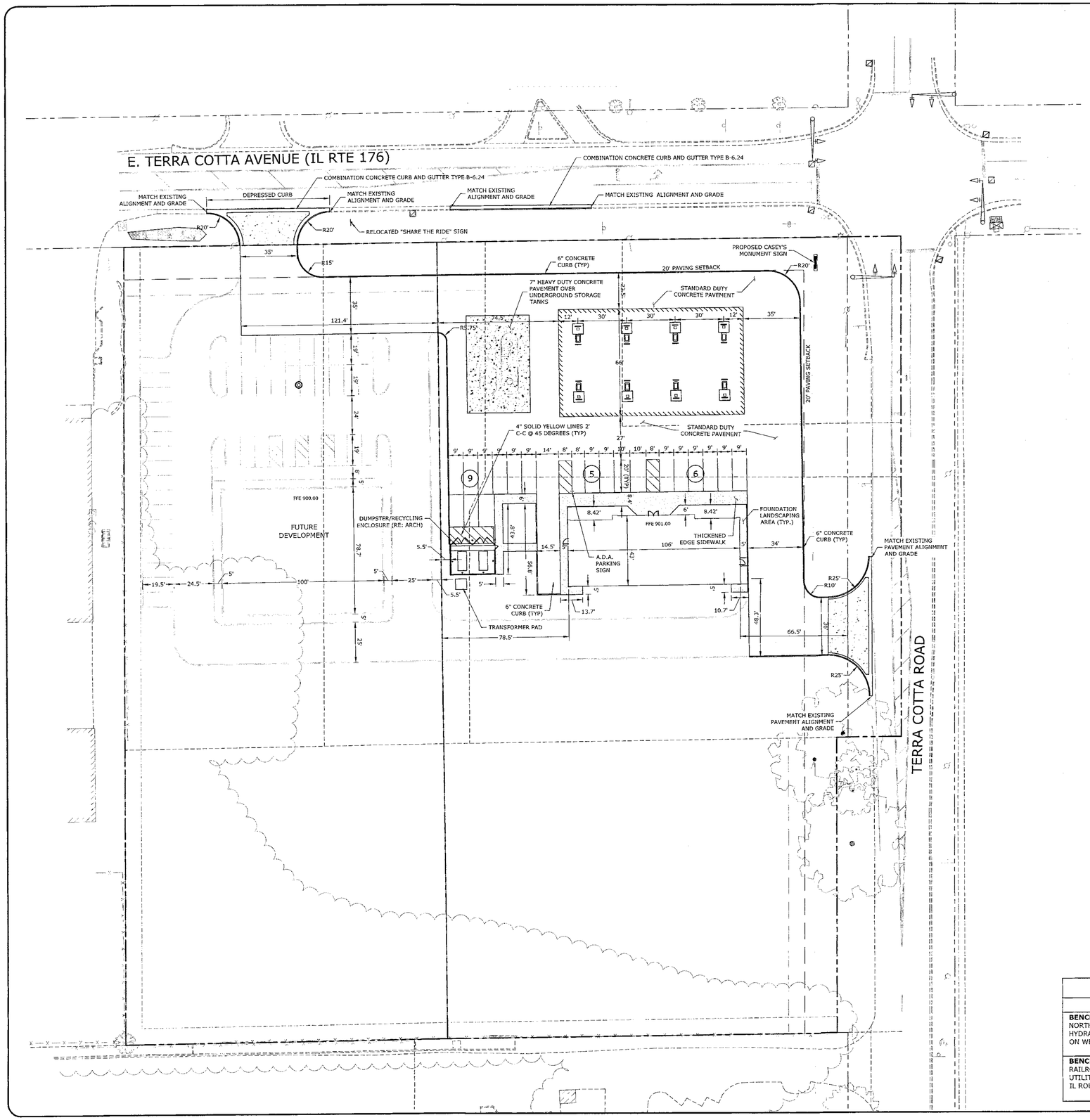
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CHECKED	RGS
PM	RCS

PROJECT NUMBER
SHEET NUMBER
15134
C00


E. TERRA COTTA AVE
(IL RTE 176)
TERRA COTTA ROAD
REMOVE AND RELOCATE "SHARE THE RIDE" SIGN CONTRACTOR TO COORDINATE WITH IDOT
FULL DEPTH SAWCUT
76'
91'
REMOVE 45 L.F. OF 15" STORM SEWER AND FLARED END SECTIONS
UTILITY POLE TO REMAIN AND BE PROTECTED DURING CONSTRUCTION
REMOVE BILLBOARD, FOUNDATION, ELECTRIC SERVICE AND ASSOCIATED APPURTENANCES
REMOVE PAVEMENT
50'
38'
98'
Curb Inlet
Rim = 890.89 (18" rcp)
Sanitary Manhole
Rim = 893.99
Inv = 884.2 (WN 12" vit)
Curb Inlet
Rim = 890.03
Inv = 880.9 (SE 12" rcp)
Inv = 880.9 (N 12" rcp)
Inv = 879.7 (W 12" rcp)
Curb Inlet
Rim = 892.77
Inv = 885.8 (W 12" rcp)
Sanitary Manhole
Rim = 895.45
Inv = 887.6 (E 8" vit)
Inv = 887.6 (W 8" vit)
Curb Inlet
Rim = 892.84
Inv = 884.0 (NE 12" rcp)
Inv = 884.0 (SW 18" rcp)
Curb Inlet
Rim = 898.52
Inv = 890.0 (NE 18" rcp)
Curb Inlet
Rim = 892.77
Inv = 885.8 (W 12



LEGEND

- PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- PROPOSED SETBACK LINE
- PROPOSED EASEMENT
- EXISTING LOT LINE
- PROPOSED FENCE
- EXISTING FENCE
- SIDEWALK PAVEMENT
- SOD TURF AREAS WITHIN PROPERTY UNLESS OTHERWISE DIRECTED BY OWNER
- REJECTING CURB AND GUTTER
- (4) NUMBER OF PROPOSED PARKING SPACES PAINTED YELLOW STRIPES
- EXISTING UTILITY POLE
- EXISTING MAILBOX
- EXISTING LIGHT POLE
- PROPOSED SIGN
- EXISTING SIGN
- CONCRETE PAVEMENT WITH INTEGRAL CURB
- 7" HEAVY DUTY CONCRETE (UGST)
- 8" HEAVY DUTY CONCRETE (DRIVEWAYS)
- HMA
- PROPOSED CONCRETE CURB
- EXISTING CONCRETE CURB AND GUTTER
- LIGHT POLE & FIXTURE
- BENCHMARK
- PROPOSED STRIPING
- EXISTING SIGNAL CONTROLLER

LAYOUT NOTES

1. THE CONTRACTOR SHALL FIELD VERIFY THE ELEVATIONS OF THE BENCHMARKS PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL ALSO FIELD VERIFY LOCATION AND ELEVATION OF EXISTING PIPE INVERTS, FLOOR ELEVATIONS, CURB OR PAVEMENT WHERE MATCHING INTO EXISTING WORK. THE CONTRACTOR SHALL FIELD VERIFY HORIZONTAL CONTROL BY REFERENCING SHOWN COORDINATES TO KNOWN PROPERTY LINES. NOTIFY ENGINEER OF DISCREPANCIES IN EITHER VERTICAL OR HORIZONTAL CONTROL PRIOR TO PROCEEDING WITH WORK.
2. REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
3. DIMENSIONS THAT LOCATE THE BUILDING ARE MEASURED TO THE OUTSIDE FACE OF THE BUILDING.
4. SIGN CONSTRUCTION AND PAVEMENT MARKINGS SHALL CONFORM TO THE REQUIREMENTS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, CURRENT EDITION.
5. COORDINATE WORK WITHIN TERRA COTTA ROAD WITH THE CITY OF CRYSTAL LAKE.
6. COORDINATE WORK WITHIN E. TERRA COTTA AVENUE (IL 176) WITH THE ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT). TRAFFIC CONTROL SHALL CONFORM TO IDOT STANDARDS FOR WORK WITHIN THE R.O.W.
7. ALL RADII ARE DIMENSIONED TO THE BACK OF CURB.
8. ALL CURB AND GUTTER IS INTEGRAL TO PAVEMENT UNLESS NOTED OTHERWISE. REFER TO THE DETAIL SHEETS FOR CURB DETAILS.
9. SOME FIELD ADJUSTMENTS MAY BE NECESSARY AT POINTS WHERE PROPOSED PAVEMENT, CURB AND SIDEWALKS MEET EXISTING PAVEMENT, CURB AND SIDEWALKS. REVIEW ANY REQUIRED CHANGES WITH ENGINEER PRIOR TO CONSTRUCTION OF WORK.
10. ELECTRICAL CIRCUITRY TO SITE LIGHTING AND PYLON SIGN SHOWN ON ARCHITECTURAL PLANS.
11. FOR REQUIRED PAVEMENT REMOVAL ADJACENT TO THE CURB AND GUTTER REMOVAL WITHIN RIGHT OF WAY, A FULL DEPTH SAWCUT SHALL BE UTILIZED AND SHALL NOT BE LESS THAN 3' IN WIDTH.
12. FOR ALL PAVEMENT PATCHING WITHIN THE RIGHT OF WAY THE BACKFILL MATERIAL USED SHALL BE CONTROLLED LOW STRENGTH MATERIAL (COMPACTED STONE) WITH A MINIMUM THICKNESS OF 10 INCHES AND SHALL MATCH UP TO THE BOTTOM OF THE PAVEMENT IF SECTION THICKNESS IS GREATER THAN MINIMUM REQUIREMENTS. THE THICKNESS OF THE HMA PAVEMENT REPLACEMENT SHALL BE A MINIMUM OF 3 INCHES AND SHALL MATCH THE EXISTING PAVEMENT SECTION IF GREATER THAN MINIMUM REQUIREMENTS. THE MIXES USED SHALL BE HMA BINDER COURSE, IL 19.0 N50, AND HMA SURFACE COURSE, MIX D N50.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREPARATION, COORDINATION AND OBTAINING APPROVAL OF A TRAFFIC MANAGEMENT PLAN IF CLOSURES OF LANES EXCEED THE THE CRITERIA ESTABLISHED IN THE BDE MANUAL.
14. EXISTING MAILBOXES LOCATED WITHIN THE PROPOSED DRIVEWAY ARE TO BE RELOCATED JUST SOUTH OF THE PROPOSED DRIVEWAY RADII. CONTRACTOR SHALL ENSURE MAIL SERVICE IS NOT INTERRUPTED DUE TO RELOCATION OF MAILBOXES. THE EXISTING ORDER OF MAILBOXES MUST BE MAINTAINED IN THE NEW LOCATION. INSTALLED MAILBOXES MUST MEET THE USPS GUIDELINES.
    a. POSITION MAIL BOXES 41"-45" ABOVE EDGE OF PAVEMENT.
    b. PLACE MAILBOX 6" - 8" BACK FROM THE EDGE OF PAVEMENT.
    c. POST SHOULD BE BURIED NO MORE THAN 24" DEEP.

BENCHMARKS

DESCRIPTION	ELEVATION (USGS)
BENCHMARK 1 NORTHWEST ARROW BOLT ON FIRE HYDRANT ±150' SOUTH OF IL ROUTE 173 ON WEST ROW LINE OF S. EAST STREET	918.20
BENCHMARK 2 RAILROAD SPIKE IN SOUTH FACE OF UTILITY POLE AT NORTHEAST CORNER OF IL ROUTE 173 AND N. EAST STREET	

N O R T H

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5291 ZENITH PARKWAY
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JACOB CLARK
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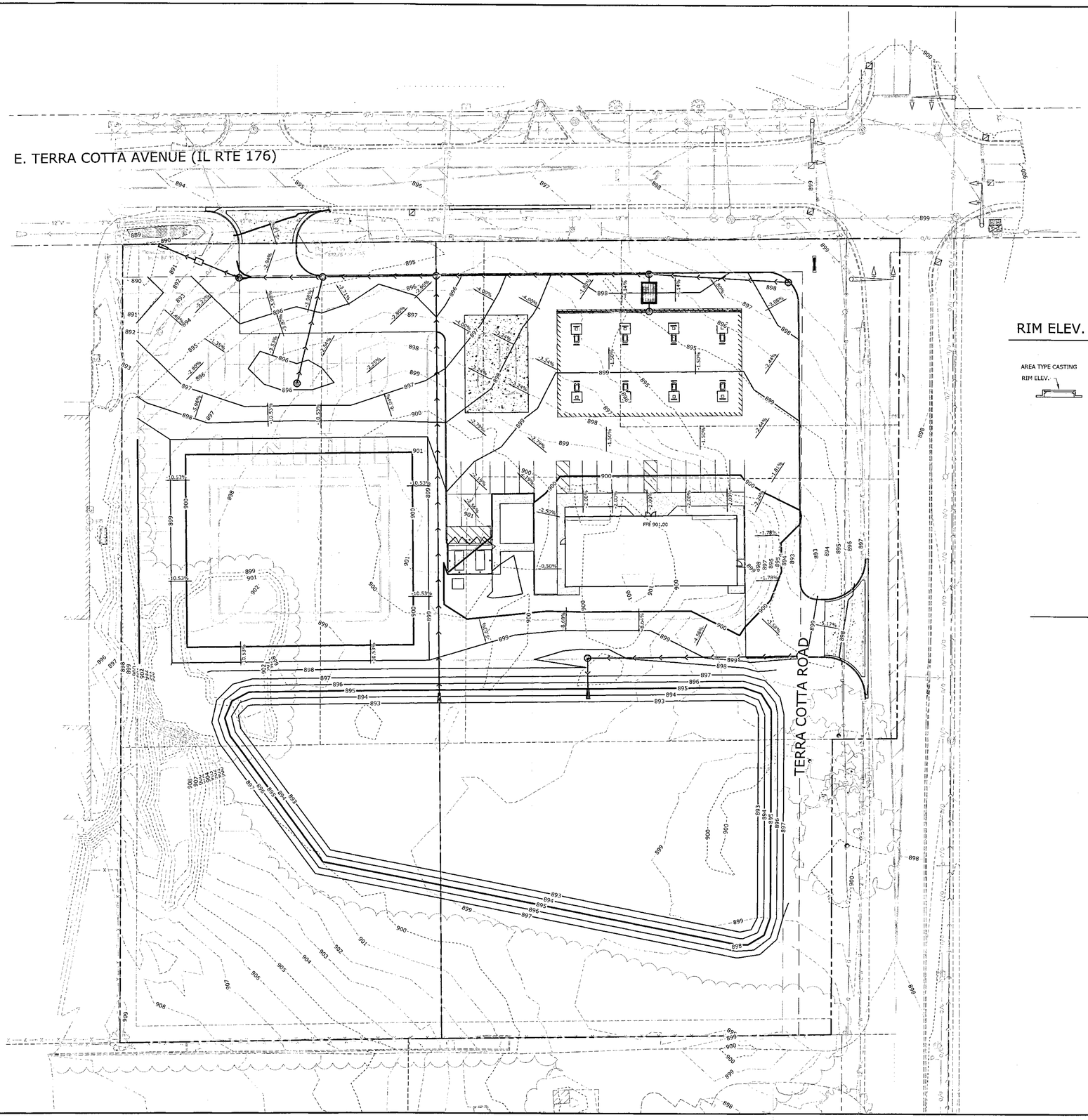
REVISIONS

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SHEET TITLE
LAYOUT PLAN

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CHECKED	RGS
PM	RCS

PROJECT NUMBER
SHEET NUMBER
15134
C05



LEGEND

- PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- PROPOSED SETBACK LINE
- PROPOSED EASEMENT
- EXISTING LOT LINE
- PROPOSED FENCE
- EXISTING FENCE
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- LIGHT POLE & FIXTURE
- BENCHMARK
- PROPOSED STRIPING
- EXISTING SIGNAL CONTROLLER

RIM ELEV. DEFINITION

AREA TYPE CASTING
RIM ELEV.

CURB TYPE CASTING
RIM ELEV.

GRADING NOTES

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2. ALL UNSURFACED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL AND SODDED (OR SEEDED WHERE NOTED) AND WATERED UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.
3. ALL STORM SEWER PIPE IS TO BE REINFORCED CONCRETE CULVERT PIPE CLASS IV UNLESS OTHERWISE NOTED. WHERE HDPE OR PVC PIPE IS LISTED AS ACCEPTABLE MATERIALS, PVC SDR 35, HDPE DOUBLE WALL (ADS N-12), OR PVC SCHEDULE 40 MAY BE USED AT THE CONTRACTOR'S DISCRETION.
4. THE MAXIMUM SLOPE RATIO ON CUT/FILL SLOPES IS 3:1 HORIZONTAL TO 1 VERTICAL.
5. PROPERTY CORNERS SHALL BE CAREFULLY PROTECTED UNTIL THEY HAVE BEEN REFERENCED BY A PROFESSIONAL LAND SURVEYOR. PROPERTY MONUMENTS DISTURBED BY THE CONTRACTOR'S OPERATION SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
6. CONTRACTOR SHALL SET ALL CLEANOUT, MANHOLE AND INLET CASTINGS, FIRE HYDRANTS AND VALVE BOXES TO FINISHED GRADE.
7. ALL PROPOSED PAVED AREAS SHALL BE STRIPPED OF ALL TOPSOIL AND UNSUITABLE MATERIAL AND EXCAVATED OR FILLED TO WITHIN 0.10 FEET OF DESIGN SUBGRADE.
8. THE EARTHWORK CONTRACTOR IS RESPONSIBLE FOR MAINTAINING POSITIVE DRAINAGE AT THE CONCLUSION OF EACH WORKING DAY.
9. ROOF AND CANOPY DRAIN SHALL INCORPORATE BOOT PER DETAIL. 6" PVC PIPE SHALL EXTEND TO A MAIN AS SHOWN ON THE PLAN. POSITIVE DRAINAGE SHALL BE MAINTAINED TOWARD MAIN AT 0.5% MINIMUM SLOPE. 6" PVC CONNECTION TO BE MADE WITH INSERT-A-TEE OR ENGINEER APPROVED EQUIVALENT BETWEEN DISSIMILAR MATERIALS.

IDOT DRIVEWAY PROFILE

BENCHMARKS

DESCRIPTION	ELEVATION (USGS)
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BENCHMARK 2 RAILROAD SPIKE IN SOUTH FACE OF UTILITY POLE AT NORTHEAST CORNER OF IL ROUTE 173 AND N. EAST STREET	

N O R T H
0 30 60

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5291 ZENITH PARKWAY
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CRYSTAL LAKE, IL
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CASEY'S RETAIL COMPANY
ONE CONVENIENCE BLVD
ANKENY, IA 50021
JACOB CLARK
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CONSULTANTS

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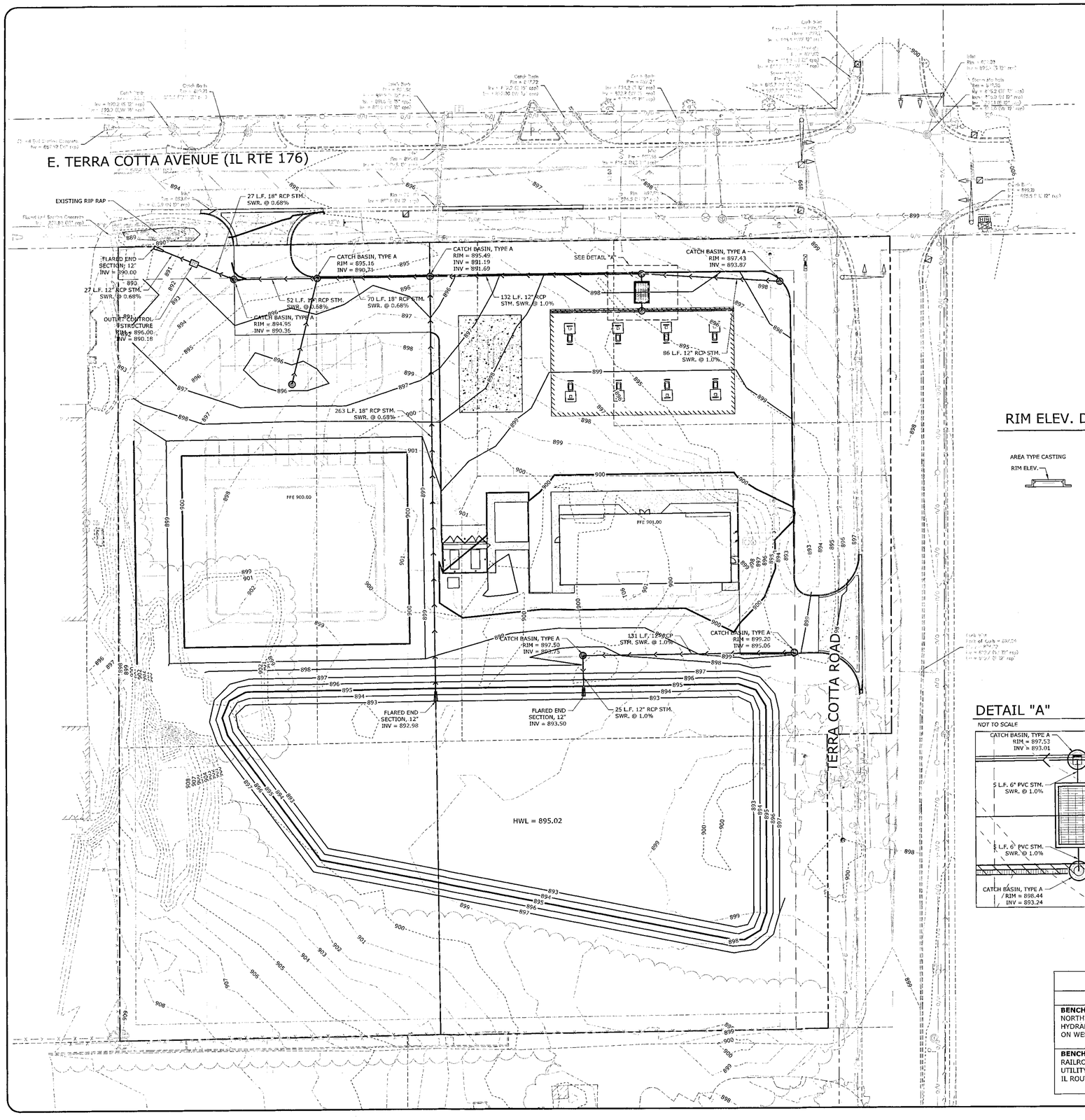
REVISIONS

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SHEET TITLE
GRADING PLAN

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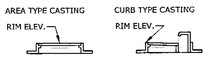
PROJECT NUMBER
15134
SHEET NUMBER
C06



LEGEND

- PROPERTY LINE
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RIM ELEV. DEFINITION

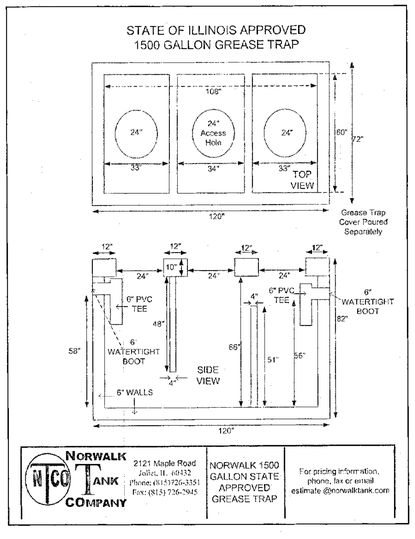


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OIL/WATER SEPERATOR

NOT TO SCALE



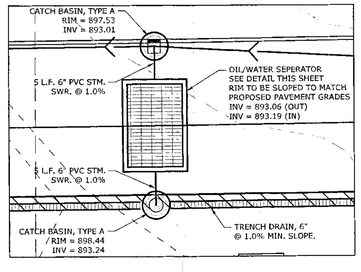
NORWALK TANK COMPANY
2121 Maple Road
Joliet, IL 60432
Phone: (815)726-3351
Fax: (815) 726-3945

NORWALK 1500 GALLON STATE APPROVED GREASE TRAP

For pricing information, phone, fax or email estimate @norwalktank.com

DETAIL "A"

NOT TO SCALE



BENCHMARKS

DESCRIPTION	ELEVATION (USGS)
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7.	

SHEET TITLE

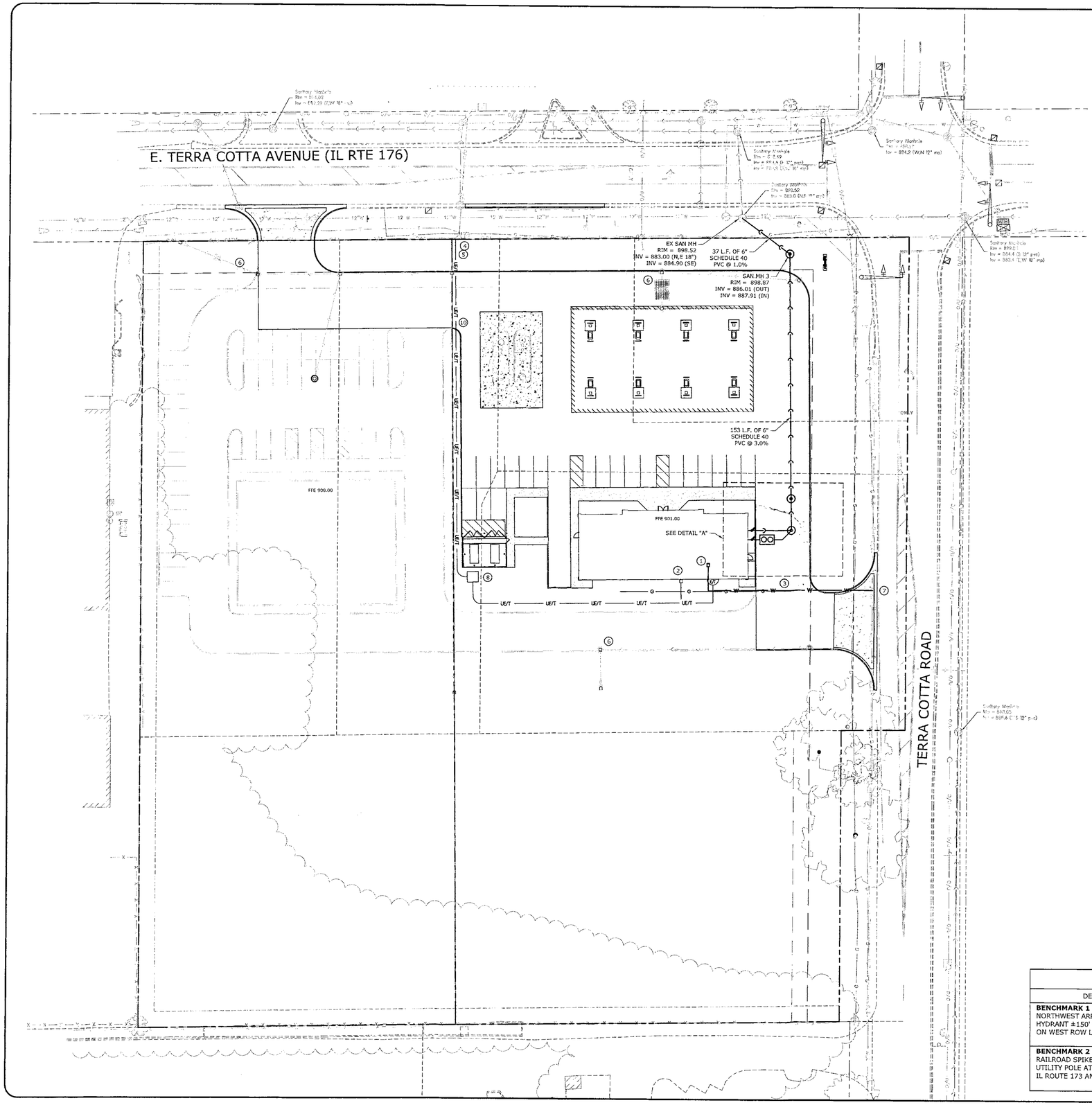
DRAINAGE PLAN

DRAWN	DRH
CHECKED	RGS
PM	RCS

PROJECT NUMBER
SHEET NUMBER

15134

C07



LEGEND

- PROPERTY LINE
- EXISTING WATER MAIN
- 2"W PROPOSED WATER MAIN
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- G EXISTING GAS MAIN
- G PROPOSED GAS MAIN
- E PROPOSED UNDERGROUND ELECTRIC SERVICE
- U/T PROPOSED TELEPHONE SERVICE
- OH EXISTING OVERHEAD UTILITY LINES
- PROPOSED TRANSFORMER
- EXISTING FIRE HYDRANT ASSEMBLY
- EXISTING WATER VALVE
- PROPOSED WATER VALVE
- EXISTING MANHOLE OR CATCH BASIN
- PROPOSED SANITARY MANHOLE
- CO. PROPOSED SANITARY CLEANOUT
- EXISTING SANITARY MANHOLE
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- LIGHT POLE & FIXTURE

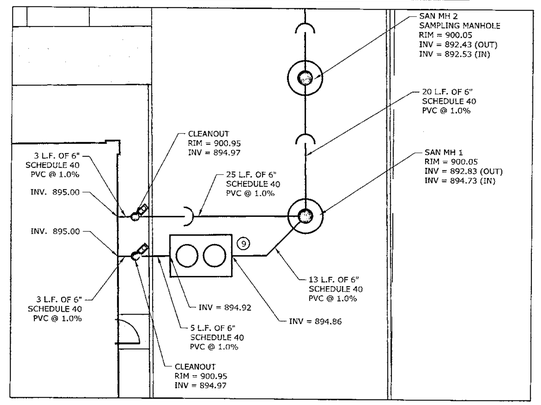
UTILITY KEY LEGEND

1. WATER METER AND PROPOSED 1.5 " CTS HDPE, SDR9, CS-200 PSI WATER SERVICE.
2. GAS SERVICE ENTRY AND METER (RE: ARCH)
3. PROPOSED 1.5" SCH. 40 STEEL PIPE GAS SERVICE (COORDINATE INSTALLATION WITH NICOR). 680 MBH - 680,000 MBH INPUT - 618 CU FT/HR HOUSE PRESSURE 7"W.C.
4. PROPOSED ELECTRIC (ELECTRIC 3 PHASE, 800 AMP 120/208 VOLTS, 4 WIRE) (CONTRACTOR TO COORDINATE CONNECTION WITH COMED)
5. PROPOSED PHONE SERVICE (8 PAIR, 4 LINES)
6. STORM SEWER, REFER TO GRADING PLAN
7. CONNECT TO WATERMAIN WITH A 1.5" STAINLESS STEEL TAPPING SLEEVE (MUELLER H615 MECHANICAL JOINT TAPPING SLEEVE OR APPROVED EQUAL). 1.5" WATER SERVICE WITH 1.5" CURB STOP. COORDINATE CONNECTION WITH VILLAGE PUBLIC WORKS DEPARTMENT. FIELD VERIFY EXISTING WATERMAIN LOCATION & SIZE.
8. TRANSFORMER PAD (CONTRACTOR TO COORDINATE INSTALLATION WITH COMED)
9. 1000 GAL. GREASE TRAP INTERCEPTOR. RE: ARCH FOR DETAIL
10. CONTRACTOR SHALL INSTALL A 4" SCH. 40 PVC CONDUIT FOR THE PROPOSED ELECTRICAL SERVICE. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE INSTALLATION OF THE PROPOSED SERVICE WITH COMED.

UTILITY NOTES

1. THE CONTRACTOR SHALL PROVIDE PROPER SAFETY DEVICES IN ACCORDANCE WITH OSHA STANDARDS FOR ALL STAFF WORKING IN OPEN TRENCH CONDITIONS. TRENCH BOXES AND OTHER SHORING SHALL BE REQUIRED FOR ALL TRENCH WORK, IN THE VILLAGE RIGHT-OF-WAY, COUNTY OF CARROLL RIGHT-OF-WAY AND ON PRIVATE PROPERTY, WHILE THE SITE IS UNDER CONSTRUCTION.
2. EXISTING UTILITY INFORMATION IS SHOWN FROM SURVEY WORK BY OTHERS, FIELD OBSERVATIONS, AVAILABLE PUBLIC RECORDS AND AS-BUILT DRAWINGS. EXACT LOCATIONS AND ELEVATIONS OF UTILITIES SHALL BE DETERMINED PRIOR TO INSTALLING NEW WORK. EXCAVATE TEST PITS AS REQUIRED.
3. CONTACT ALL PUBLIC AND PRIVATE UTILITY COMPANIES 48 HOURS PRIOR TO ANY EXCAVATION. COST OF REPLACEMENT OR REPAIR OF EXISTING UTILITIES DAMAGED AS A RESULT OF THE CONTRACTOR'S OPERATION SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
4. THE CONTRACTOR SHALL FIELD VERIFY THE ELEVATIONS OF THE BENCHMARKS PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL ALSO FIELD VERIFY LOCATION, ELEVATION AND SIZE OF EXISTING UTILITIES, AND VERIFY FLOOR, CURB OR PAVEMENT ELEVATIONS WHERE MATCHING INTO EXISTING WORK. THE CONTRACTOR SHALL FIELD VERIFY HORIZONTAL CONTROL BY REFERENCING SHOWN COORDINATES TO KNOWN PROPERTY LINES. NOTIFY ENGINEER OF DISCREPANCIES IN EITHER VERTICAL CONTROL PRIOR TO PROCEEDING WITH WORK.
5. REFER TO BUILDING PLANS FOR EXACT LOCATIONS OF NEW UTILITY ENTRIES.
6. CONTRACTOR SHALL SET ALL CLEANOUT, CASTINGS, AND VALVE BOXES TO FINISHED GRADE.
7. CONTRACTOR SHALL COORDINATE THE WATER AND SEWER CONNECTIONS WITH THE CITY OF CRYSTAL LAKE WATER AND SEWER DEPARTMENT.

DETAIL "A"



BENCHMARKS

DESCRIPTION	ELEVATION (USGS)
BENCHMARK 1 NORTHWEST ARROW BOLT ON FIRE HYDRANT ±150' SOUTH OF IL ROUTE 173 ON WEST ROW LINE OF S. EAST STREET	918.20
BENCHMARK 2 RAILROAD SPIKE IN SOUTH FACE OF UTILITY POLE AT NORTHEAST CORNER OF IL ROUTE 173 AND N. EAST STREET	

NORTH
0 30 60

DESIGN RESOURCES INC.
5291 ZENITH PARKWAY
LOVES PARK, IL 61111
VOICE: (815) 484-4300
FAX: (815) 484-4303
www.arcdesign.com
Design Firm License No. 184-001334

PROJECT NAME
OWNER'S NAME

CASEY'S GENERAL STORE
CRYSTAL LAKE, IL
E. TERRA COTTA AVE & TERRA COTTA ROAD

CASEY'S RETAIL COMPANY
ONE CONVENIENCE BLVD
ANKENY, IA 50021
JACOB CLARK
(515)963-3831

CONSULTANTS

ISSUED FOR

	DATE
PRELIMINARY SPECIAL USE	12-15-2015

REVISIONS

ITEM	DATE
1.	
2.	
3.	
4.	
5.	
6.	
7.	

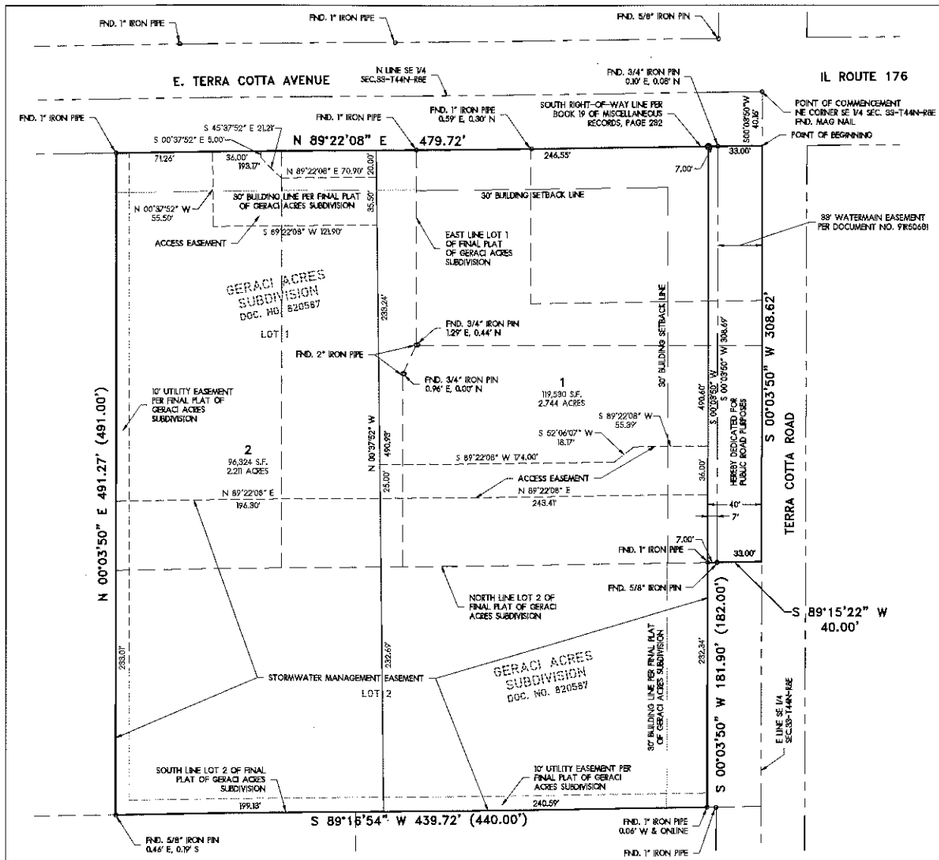
SHEET TITLE
UTILITY PLAN

DRAWN	DRH
CHECKED	RGS
PM	RCS

PROJECT NUMBER
SHEET NUMBER
15134
C08

CASEY'S CRYSTAL LAKE SUBDIVISION

BEING A RESUBDIVISION OF LOTS 1 & 2 OF THE FINAL PLAT OF GERACI ACRES SUBDIVISION AND PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 44 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, MCHENRY COUNTY, ILLINOIS



COUNTY HIGHWAY CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF McHENRY)S.S.

This plat is hereby approved this _____ day of _____, A.D., 2016 by the County Engineer of McHenry County pursuant to Chapter 765, Act 205, Section 2 of the Illinois Compiled Statutes, as amended, as to roadway access to Illinois Route 176, also known as East Terra Cotta Avenue. Direct access to or from the County Highway shall be restricted as shown on this plat and shall be subject to the McHenry County Access Control and Right-of-Way Management Ordinance which requires, in part, that application be made and an access permit be obtained from the County Engineer of McHenry County prior to any access installation.

_____
County Engineer

COUNTY CLERK CERTIFICATION

STATE OF ILLINOIS)
COUNTY OF McHENRY) S.S.

I, _____, County Clerk of McHenry County in the State of Illinois, do hereby certify that there are no delinquent taxes, no unpaid forfeited taxes and no redeemable tax sales against any of the land included in the subject plat. I further certify that I have received all statutory fees in connection with the subject plat.

Given under my hand and Seal of the County Clerk, dated this _____ day of _____, A.D. 2016.

_____
COUNTY CLERK

COUNTY RECORDER CERTIFICATION

STATE OF ILLINOIS)
COUNTY OF McHENRY) S.S.

This instrument was filed for recording in the Recorder's Office of McHenry County, Illinois, dated this _____ day of _____, 2016 at _____ O'clock, __.M., and recorded as Document No. _____

_____
COUNTY RECORDER

SURVEYOR CERTIFICATION

STATE OF ILLINOIS)
COUNTY OF WINNEBAGO)S.S.

I HEREBY CERTIFY that at the request of the owners, I have surveyed and subdivided according to the attached Casey's Crystal Lake Subdivision, to locate the boundaries and corners thereof, that monuments were found or set as indicated thereon, and that the survey conforms to the normal standard of care of surveyors performing boundary surveys in McHenry County, Illinois. Dimensions are given in feet and decimals of a foot, distances along curves are shown as chord lengths. Iron pins 3/4 inch in diameter and 4 feet long have been set or found at all corners marked ——●——, and iron pins 5/8 in diameter and 3 feet long have been set at all other corners, unless otherwise noted.

PROPERTY DESCRIBED AS: Lots 1 and 2 in Geraci Acres Subdivision, being a subdivision of part of the Northeast Quarter of the Southeast Quarter of Section 33, Township 44 North, Range 8 East of the Third Principal Meridian, according to the Plat thereof recorded July 27, 1981 as Document No. 820587, in the Recorder's Office of McHenry County, Illinois and part of the Northeast Quarter of the Southeast Quarter of Section 33, Township 44 North, Range 8 East of the Third Principal Meridian, more particularly bounded and described as follows, to-wit:

Commencing at the Northeast corner of the Southeast Quarter of said Section 33; thence South 00°03'50" West along the East line of the Southeast Quarter of said Section 33, a distance of 40.16 feet to the Point of Beginning of the following description; thence continuing South 00°03'50" West along the East line of the Southeast Quarter of said Section 33, a distance of 308.62 feet to the North line, extended Easterly, of said Lot 2; thence South 89°15'22" West along the North line, extended Easterly, of said Lot 2, a distance of 40.00 feet to the Westerly right-of-way line of Terra Cotta Road; thence South 00°03'50" West along the Westerly right-of-way line of said Terra Cotta Road, a distance of 181.90 feet to the South line of said Lot 2; thence South 89°16'54" West along the South line of said Lot 2, a distance of 439.72 feet to the West line of said Lot 2; thence North 00°03'50" East along the West line of said Lot 2 and said Lot 1, a distance of 491.27 feet to the South right-of-way of Terra Cotta Avenue (IL. Route 176); thence North 89°22'08" East along the South right-of-way of said Terra Cotta Avenue (IL. Route 176), a distance of 479.72 feet to the Point of Beginning, containing 5.239 acres (228,200 square feet), more or less, all being situated in the County of McHenry and State of Illinois.

I FURTHER CERTIFY that I have made no independent search of the records for easements, encumbrances, ownership, or title evidence, or any other facts which an accurate and current title search may disclose, or part of this survey, but have relied upon the materials and representations supplied to me by the owners representative, and that a current Title Commitment was not furnished to me as part of this survey.

I FURTHER CERTIFY that reference has been made upon the accompanying plat of survey to known and permanent monuments from which future re-surveys may be made and that I have found or set survey monuments as shown thereon. Discrepancies between the platted and measured location of monuments have been noted on the accompanying plat.

I FURTHER CERTIFY that no buildings on the adjacent property encroach on this property and that no buildings on this property encroach on the adjacent property.

I FURTHER CERTIFY that no investigation concerning environmental and subsurface conditions, or for the existence of underground or overhead containers or facilities which may affect the use or development of this property was made as part of this survey.

I FURTHER CERTIFY that the location, size and/or existence of any utility service lines to the property and subsurface improvements on and adjacent to the site are not necessarily shown.

I FURTHER CERTIFY that this plat is situated within the corporate limits of a city which has a city plan and is exercising the special powers authorized by Division 12 of Article 11 of the Illinois Municipal Code, as now or hereafter amended.

I FURTHER STATE that the above described property lies within an area designated as Zone X (Areas determined to be outside the 0.2% annual chance floodplain) as identified by the Federal Emergency Management Agency on Flood Insurance Rate Map No. 17111C0335J, effective date November 16, 2006. This map does not necessarily show all areas subject to flooding in the community or all planimetric features outside the special flood hazard areas. This does not guarantee that the surveyed property will or will not flood.

Dated this _____ day of _____, 2016.

_____
Benjamin S. Christiansen
Illinois Professional Land Surveyor No. 035-3913
Arc Design Resources, Inc.
5291 Zenith Parkway
Loves Park, IL 61111
(815) 484-4300

STATE OF ILLINOIS
BENJAMIN S. CHRISTIANSEN
035-3913
PECATONICA IL
PROFESSIONAL LAND SURVEYOR

EXPIRES 11/30/16

OWNER CERTIFICATION

STATE OF)
COUNTY OF) S.S.

The undersigned, _____, that have caused the property embraced within the attached "Casey's Crystal Lake Subdivision", to be surveyed and subdivided, according to the plat, into numbered lots for the convenience in selling, streets for the use of the public, and perpetual easements for storm drainage, storm water detention, park areas, and for public utilities services as indicated, and labeled thereon. All streets, Alleys, walkways, parks, playgrounds, and school sites shown on this plat are hereby dedicated to the public for public purposes.

This is also to certify that to the best of my knowledge the aforementioned property is located within the boundaries of the following School Districts:

Crystal Lake Community Consolidated School District 47, Community High School District 155

Witness my hand and seal this ____ day of _____, 2016.

By: _____

By: _____

NOTARY PUBLIC CERTIFICATION

STATE OF)
COUNTY OF) S.S.

I, _____, a Notary Public in and for the County of _____

In the State of _____, do hereby certify that _____ personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day and acknowledged that they signed, sealed and delivered said instrument as their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this ____ day of _____, 2016.

My Commission Expires _____

_____
NOTARY PUBLIC

ENGINEER'S DRAINAGE CERTIFICATION

I do hereby state that to the best of my knowledge and belief the drainage of surface waters will not be changed by the re-platting of this subdivision or any part thereof, or that if such surface water drainage will be changed, reasonable provision has been made for collection and diversion of such surface waters into public areas, or drains which the subdivider has a right to use in accordance with the storm water design for the Final Plat of Casey's Crystal Lake Subdivision, as designed by Arc Design Resources, Inc., 2016.

Dated this ____ day of _____ 2016 A.D.

_____
Illinois Licensed Professional Engineer

CITY COUNCIL CERTIFICATION

STATE OF ILLINOIS)
COUNTY OF McHENRY) S.S.

Approved by the City Council of Crystal Lake this ____ day of _____, 2016.

_____
Mayor

_____
Attest: City Clerk

CRYSTAL LAKE PLANNING AND ZONING COMMISSION CERTIFICATION

STATE OF ILLINOIS)
COUNTY OF McHENRY) S.S.

I, _____, Chairman of the Crystal Lake Planning and Zoning Commission, do hereby certify that on this ____ day of _____, 2016 this Plat of Subdivision was duly approved by the Planning and Zoning Commission of the City of Crystal Lake.

_____
Chairman

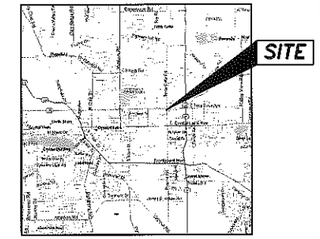
NORTH
0 50 100

LEGEND

○	FOUND MONUMENT
N 45°52'36" E	MEASURED BEARING
586.78'	MEASURED DISTANCE
— ——— —	PROPOSED BUILDING SETBACK LINE
— ——— —	EXISTING BUILDING SETBACK LINE
- - - - - - - - -	PROPOSED EASEMENT LINE
- - - - - - - - -	EXISTING EASEMENT LINE
— - - - - —	SECTION LINE
———	PROPOSED RIGHT-OF-WAY LINE
——— - - ———	EXISTING RIGHT-OF-WAY LINE
- - - - - - -	EXISTING LOT LINE
———	EXTERIOR BOUNDARY LINE
1	LOT NUMBER
S.F.	SQUARE FEET

OWNERS

CASEY'S RETAIL COMPANY
ONE SE CONVENIENCE BOULEVARD
ANKENY, IA 50021



VICINITY MAP

ARC DESIGN RESOURCES INC.
5291 ZENITH PARKWAY
LOVES PARK, IL 61111
VOICE: (815) 484-4300
FAX: (815) 484-4303
www.arcdesign.com
Design Firm License No. 184-001334

RECEIVED
JAN 22 2016
BY: _____

2015 66

MUNICIPAL UTILITY EASEMENT PROVISIONS

An easement is hereby reserved exclusively for the use of the city of crystal lake as shown by dashed lines on the plat designated as "municipal utility easement" (M.U.E.), to install, lay, construct, renew, operate and maintain water mains with all necessary appliances for the purpose of serving the subdivision and adjoining property with water including the right to use the streets where necessary, together with the right to enter at all times to install, lay, construct, review, operate and maintain said water mains. No trees, shrubs, hedges, bushes, playground equipment, sheds or building may be placed within any part of said "municipal utility easement". Fences which do not obstruct surface water drainage are allowable in said "municipal utility easement" but will not be restored by the city of Crystal Lake in the event they are removed for construction access. Any fences must not conflict with any existing use of the "municipal utility easement". Any other public utility company may only cross said "municipal utility easement" perpendicularly or near perpendicularly. No modification shall be made to the existing contours or grades of the easement so as to interfere with the proper operation and maintenance of overland drainage as designed without the specific written consent of the city of Crystal Lake.

CITY OF CRYSTAL LAKE MUNICIPAL UTILITY MAINTENANCE AGREEMENT

This agreement made by and between the City of Crystal Lake, an Illinois municipal corporation, referred to herein as "City" and Dollar General, LLC, referred herein as "responsible party", for the property described hereon, which is located in the City of Crystal Lake, Illinois (said property hereinafter referred to as "premises").

Whereas, the term "municipal utilities" shall be defined as the following:

1. Water mains and service lines, located in easements designated as municipal utility easements, up to and including the service valve and
2. Sanitary sewer mains, located in easements designated as municipal utility easements, up to and including the manhole.

Whereas, the responsible party is responsible for all municipal utilities to which the responsible party has a connection to located in those areas on the responsible party's premises outside of dedicated street rights-of-way and within the municipal utility easements.

Whereas, the city and the responsible party have held negotiations and reached agreement on the proper role of both parties regarding the maintenance of certain municipal utilities. the municipal utilities considered for maintenance by the city are those located in the portion of the responsible party's premises described as the "municipal utility easement". (Hereinafter referred to as the "easement document").
Now, therefore, the City and responsible party hereby agree to the following terms and conditions:

1. The city will maintain those municipal utilities described in the easement document as municipal utility easement up to and including the shut off valves, the manholes, fire hydrants and the sanitary sewer main, but not including the service connections and laterals (referred to as the "system"). The city's duties will include all necessary work up to and including the backfill stage in the event of repair and replacement work on the system. If the responsible party does not have a connection to the system, the city will also assume responsibility for all duties designated to the "responsible party" as described in this easement document.
2. The surface of the municipal utility easement as shown on the plat may be grass, sod, or pavement only (other minor landscaping as shown on a landscape plan approved by the city might be permitted). No fences, trees or structures will be permitted within those areas identified on the plat for the municipal utility easement.
3. The responsible party will be responsible for prompt, quality restoration of all surface and above-grade improvements meeting or exceeding the original construction requirements of all areas on the responsible party's respective premises damaged by the city in the process of repairing, replacing or constructing municipal utilities. The city agrees to exercise reasonable care in repairs made so as not to cause the responsible party to incur unnecessary damages. Items subject to restoration by the responsible party include but are not limited to the following (whether located in easements or dedicated right-of-way): private lighting cable or conduits, pavements, curb and gutter, irrigation systems, trees, shrubs, sod or other landscaping.
4. This agreement is to run with the land and shall be binding upon and inure to the benefit of the responsible party, their successors, and assigns.

15134

SM&A
ST. JOHN - MITTELHAUSER & ASSOCIATES

Environmental Impact Statement

Proposed Service Station
Southwest Corner of RT 176 and Terra Cotta Street
Crystal Lake, Illinois

January 25, 2016
SMA Project No. 15-15003.00-001

Prepared For:

City of Crystal Lake
100 W. Woodstock Street
Crystal Lake, Illinois 60014

Prepared By:

St. John – Mittelhauser & Associates, Inc.
1401 Branding Avenue, Suite 315
Downers Grove, Illinois 60515

EXECUTIVE SUMMARY

The City of Crystal Lake (Crystal Lake) retained St. John – Mittelhauser & Associates, Inc., (SMA) to provide assistance in the development of an environmental impact statement (EIS) for a proposed gasoline service station at the southwest corner of Rt. 176 and Terra Cotta Street in Crystal Lake, McHenry County, Illinois (the Site).

The Site is located in an area of permeable sand and gravel within 20 feet of land surface. These coarse grained soils are well drained and are expected to convey liquids vertically with little to no lateral migration. According to the Illinois State Water Survey (ISWS), groundwater flow is to the east - southeast, towards the Fox River. The closest municipal wells (City of Crystal Lake Municipal Well Nos. 10, 11, and 14) are located approximately 2,000 feet north-northwest (upgradient) of the Site. The nearest downgradent potable water well is located approximately 400 feet east of the Site. The nearest downgradient wetland is located approximately 4,200 feet to the southeast (at the corner of East Crystal Lake Avenue and Prairie Ridge Road).

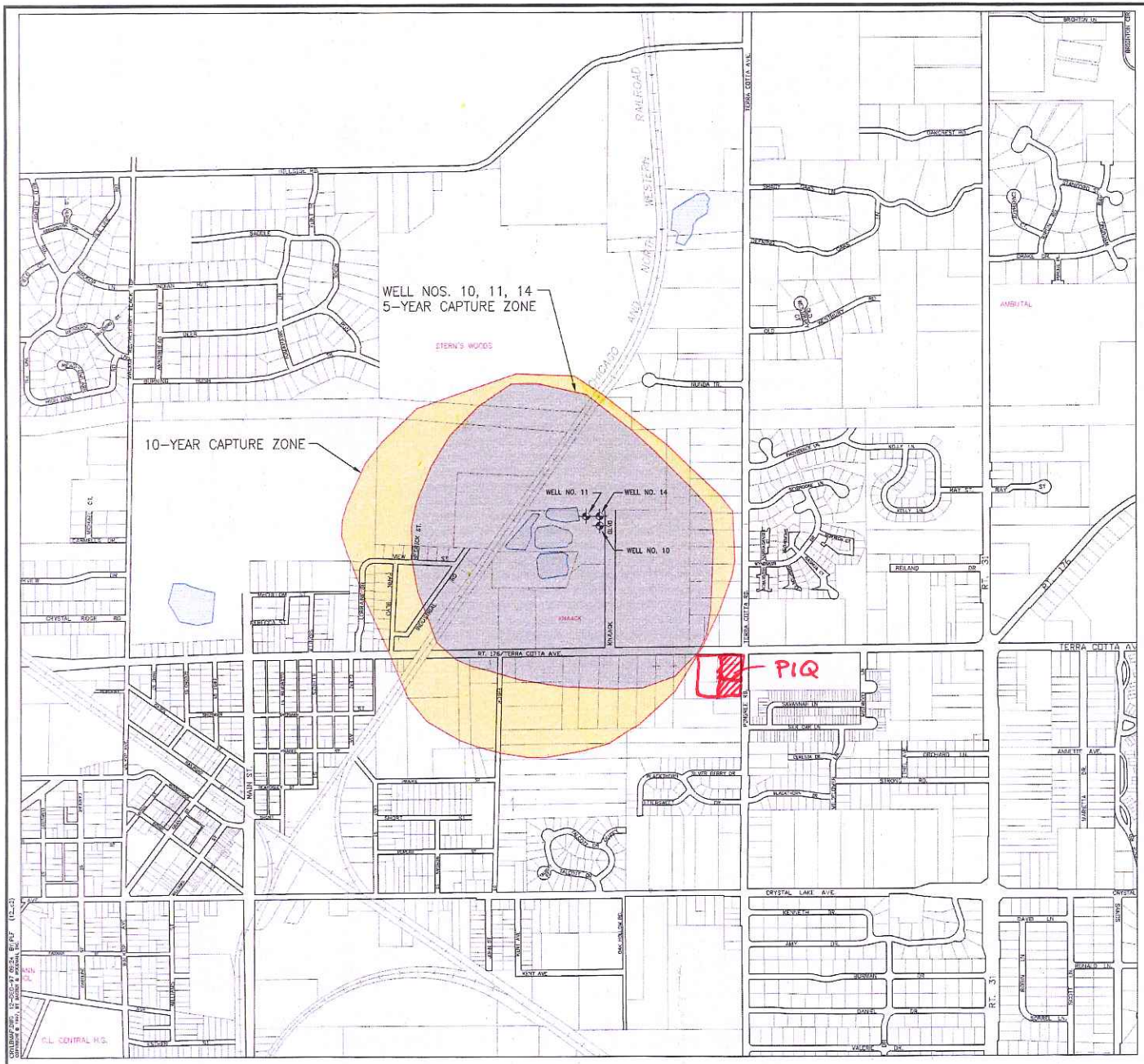
According to information provided by Arc Design Resources, Inc. (Arc Design) and Casey's General Stores (Casey's), the proposed station will utilize current technology designed to prevent a release of petroleum into the subsurface. This technology includes the use of double wall tanks, double wall piping, and containment sumps. Furthermore, electronic leak detection sensors will be placed throughout the interstitial (secondary containment) areas to monitor the UST system 24/7. In accordance with Casey's Operation and Maintenance Manual, the leak detection sensor system is inspected daily by Casey's personnel to ensure the system is functioning normally. In addition, all records are inspected by the Office of the Illinois State Fire Marshal on an annual basis. Based on the design of the proposed station, there is no reason to expect that day to day operations of the proposed station will result in a release of sufficient magnitude to negatively impact the soil and groundwater surrounding the Site.

Should a sensor indicate a release into the interstitial area, the UST and/or piping will be emptied of product, inspected, and repaired by the manufacturer. All inspections and repairs are completed under the direction of the Illinois State Fire Marshal.

Studies of petroleum plumes associated with releases from USTs indicate 75% of all containment plumes either stabilize, or are decreasing within 250 feet of the source. Additionally, this surficial sand and gravel groundwater is expected to exhibit elevated concentrations of dissolved oxygen that would significantly attenuate any released gasoline constituents. Based on this, a petroleum plume into the subsurface from the Site would likely terminate within a short distance.

CITY OF CRYSTAL LAKE, ILLINOIS

WELLHEAD PROTECTION PROGRAM



Baxter & Woodman
Crystal Lake, Illinois 815.459.1280
Burlington, Wisconsin 414.763.7834
Oak Forest, Illinois 708.600.7070