#2016-24
Matt's Car Wash – Preliminary/Final PUD, SUP, PUD Amendment and Variations
Project Review for Planning and Zoning Commission

Meeting Date: June 15, 2016 and July 6, 2016

Requests:
1. Preliminary and Final PUD and a Special Use Permit for a carwash.
2. Final PUD Amendment to amend Condition #2F from Ordinance 5917 to allow a free-standing sign on this property.

Location: 1165 S. Route 31

Acreage: Approximately 1 acre

Zoning: B-2 PUD General Commercial

Surrounding Properties:
North: B-2 PUD General Commercial
South: B-2 PUD General Commercial
East: B-2 PUD General Commercial
West: B-2 PUD General Commercial

Staff Contact: Elizabeth Maxwell (815.356.3615)

Background:

- The site is a 1 acre outlot in front of the Wal-Mart super center on south Route 31.
- In the original Lutter Center development a condition was approved stating that the outlots and Lot 4 (Goodwill) would not have a free-standing sign and would use the main "Wal-Mart" free-standing sign. This petition is requesting to amend that condition to allow a free-standing sign for this site.

Development Analysis:

Land Use/Zoning

- The site is currently zoned B-2 PUD General Commercial. A carwash is allowed in this zoning district with a Special Use Permit.
- The current land use is Commerce. This would allow for a variety of retail uses. The carwash is compatible with this land use district.

Site Layout

- The site has an exit only access off the main access drive between Wal-Mart and the outlot in-line retail stores. The entrance into the site would be from the shared drive between this site and the adjacent in-line retail to the north.
- Customers would enter and get into one of three stacking lanes to purchase their carwash options. After the purchase the lanes would funnel into one lane to enter the carwash.
- The carwash is automated and cars are routed through in their order.

Building Elevations

- The building is constructed of brick with a stone block base.
- There is a metal peaked roof at either end with a parapet roof in the middle.
- Additional architectural details are needed to be added to the building to be similar to the existing Wal-Mart and Central Park inline retail store designs.
- The proposed site and building does not meet the Design Standards in the UDO.

Landscape

- The petitioner has provided a landscape plan illustrating trees, shrubs and flowers around the perimeter of the site.
- There is a good mix of small shrub material to provide screening from headlights to Route 31. Smaller shrubs and flowers are planted around the building.
- Additional shrubs, flowers and ground cover are required to meet the foundation base landscape requirements around the entire building.
- Additional landscape is required around the free-standing sign.

Parking

- The parking lot has 1 accessible, 2 employee and 12 vacuum parking spaces. There is no interior retail portion to the carwash so no additional parking is provided.

Signs

- A 60 square foot free-standing sign is requested for this site.
- Wall signage totals 153.7 square feet. 150 square feet of wall signage is permitted.
- On the north elevation there is 88.8 square feet of signage proposed. There is a maximum of 75 square feet of signage per elevation.
- There are three 8-foot-high 15-square-foot drive-through signs proposed.
- A condition has been added to reduce the signage to comply with the UDO.

Findings of fact:

SPECIAL USE PERMIT

The petitioner is requesting approval of a Special Use Permit to allow Carwash. 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*

A Carwash has specific Special Use Criteria they have to meet. Full service and automatic vehicle wash uses must comply with the following standards:

1. Drive-through criteria: The use must comply with applicable drive-through standards established in Section 203C-7.
   ☐ *Meets* ☐ *Does not meet*

2. Equipment: Details for all automatic car wash equipment to be installed within the building must be provided.
   ☐ *Meets* ☐ *Does not meet*

3. Towel drying area: An adequately large, outdoor or indoor, paved, hand-towel drying area must be provided. The hand-towel drying area must be exclusive of drive-aisles which carry cross-traffic and parking spaces for employees or different users.
   ☐ *Meets* ☐ *Does not meet*

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 3 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*

3. Rooflines and Parapets
   ☐ *Meets* ☒ *Does not meet* ☐ *Not Applicable*

4. Building Materials
   ☒ *Meets* ☐ *Does not meet* ☐ *Not Applicable*

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*

Planned Unit Development Variation
The purpose of Planned Unit Developments is to encourage and allow more creative and imaginative design of land developments than is possible under district zoning regulations. Planned Unit Developments are, therefore, intended to allow substantial flexibility in planning and designing a proposal. This flexibility is often in the form of relief from compliance with conventional zoning ordinance site and design requirements.

Ideally, this flexibility results in a development that is better planned, contains more amenities, and is ultimately more desirable than one that would have been produced through compliance with typical zoning ordinance and subdivision controls.
Therefore more lenient site requirements may be granted where the Planned Unit Development contains features not normally required of traditional developments. If the evidence is not found to justify such conditions, that fact shall be reported to the City Council with a recommendation that the variation request be lessened or denied.

Specific variation as part of the PUD
The petitioner is asking for two variations in conjunction with their PUD request.

The first variation is from Article 4-400 F1 to allow 15 parking spaces in a row without an interior landscape island. The layout of the vacuum stations for customers make an interior island out of character and would affect the use of the area.

The second variation is from Article 4-1000 F to allow 88.8 square feet of signage on the north elevation and a total of 153.7 square feet of wall signage. Staff would recommend they meet the UDO requirements for all signage.

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 (Speiser, received 05/16/16)
   B. Site Plan (arsa, undated, received 05/31/16)
   C. Elevations (arsa, dated 05/25/16, received 05/31/16)
   D. Site Renderings (arsa, dated 05/26/16, received 05/31/16)
   E. Landscape Plan (Upland Design, dated 05/23/16, received 05/31/16)
   F. Sign Plans (Olympic Signs, dated 05/24/16, received 05/31/16)
   G. Engineering Plans (M. Gingerich, Gereaux, dated 05/10/16, received 05/31/16)

2. Site:
   A. Sidewalk is required around the perimeter of the site. An easement may be required to provide for the sidewalk. If so, a plat of easement shall be prepared.

3. Elevations
   A. The building shall include design elements from the existing inline retail tenants and Wal-Mart buildings including decorative banding and squares, EIFS near the top, faux windows under the peaked roof, columns, etc.
   B. To meet the UDO Design Standards the building shall have:
      1. Recurring forms and materials should be used on this building from the adjacent buildings.
      2. All facades shall incorporate wall offsets in the form of projections or recesses in the façade plan a minimum of every 50 feet that has a differential in horizontal plane of at least 2 feet.
      3. A thicker decorative top cap shall be added along the parapet roof line and specialized architectural details are encouraged on both flat and pitched roofs.
      4. The windows shall be framed with a thicker darker frame to help them stand out. They should also have a knee wall and not go all the way to the ground.

4. Landscape:
   A. Add foundation base landscape around the entire building, only areas with the direct perpendicular sidewalk connection to a door are exempt.
   B. Landscape is required around the free-standing sign at 1 square foot per square foot of signage.

5. Signs:
   A. Reduce the size of the signs to meet the requirements of the UDO including not more than 75 square feet per one elevation and not more than 150 square feet in total wall signage.
   B. All site and building signage shall meet the requirements of the UDO.

6. All mechanical equipment including roof mounted equipment must be screened per the UDO.

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

CITY OF CRYSTAL LAKE
DEVELOPMENT APPLICATION

Please type or print legibly

OFFICE USE ONLY
CASE #

PROJECT TITLE: S & G Partners, LLC

ACTION REQUESTED:

____ Annexation	____ Preliminary PUD
____ Comprehensive Plan Amendment	____ Preliminary Plat of Subdivision
____ Conceptual PUD Review	____ Rezoning
X Final PUD	XX Special Use Permit
____ Final PUD Amendment	XX Variation
____ Final Plat of Subdivision	____ Other

Petitioner Information:

NAME: Matthew B. Speiser

ADDRESS: S & G Partners, LLC
2015 Spring Road, Suite 500
Oak Brook, IL 60523

PHONE: 630-560-7803

FAX: 630-203-6016

E-MAIL: mspeiser@exroncapital.com

Owner Information:(if different)

NAME: Jim Stuckmann and Tim Opfer

ADDRESS: Central Park Lot 4, LLC
835 Feinburg Court #118
Cary, IL 60013

PHONE: 847-471-7691

FAX:

E-MAIL: jim@osdevelop.com

Property Information:

Project Description: Out Lot 3 in Lutter Center Subdivision, Crystal Lake, Illinois for a special use permit to allow the construction and operation of an express car wash facility. The proposal includes a request to eliminate a landscaped island in the parking/vacuum area and a setback variation on the front yard. Finally the proposed monument and building signs should be reviewed and approved.

Project Address/Location: 1145 S. Illinois Route 31 (Lot 3), Crystal Lake, Illinois

PIN Number(s): 19-15-203-004-0000

Development Team:

Developer: n/a

Architect: Scott Pritchett of ARSA Schneider Architects: Phone: (847)698-4438
Email: arsa@enteract.com

Attorney: Joseph Gottemoller of Madsen, Sugden & Gottemoller: Phone: (815)459-5152 Email: joe@mchenrycountylaw.com FAX: (815-459-0290)

Engineer: Brian Hertz at MG2A: Phone: (815)478-9680 Email: bhertz@mg2a.com Fax: (815)478-9685

Landscape Architect: UplandDesign, Ltd: Phone (815)254-0091 Fax: (815)254-6010

Planner: n/a

Surveyor: MG2A (see Engineer)

Other: Signs: Bill Barry at Olympic Signs: Phone: (630)424-6100; Email: BBarry@olysigns.com
Fax: (630) 424-6120

Signatures:

S & G PARTNERS, LLC

X MATTHEW SPEICHER, MANAGER X 5/27/16

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 actions.

TIM OPFER 5/27/16

OWNER: Print and Sign Name Date

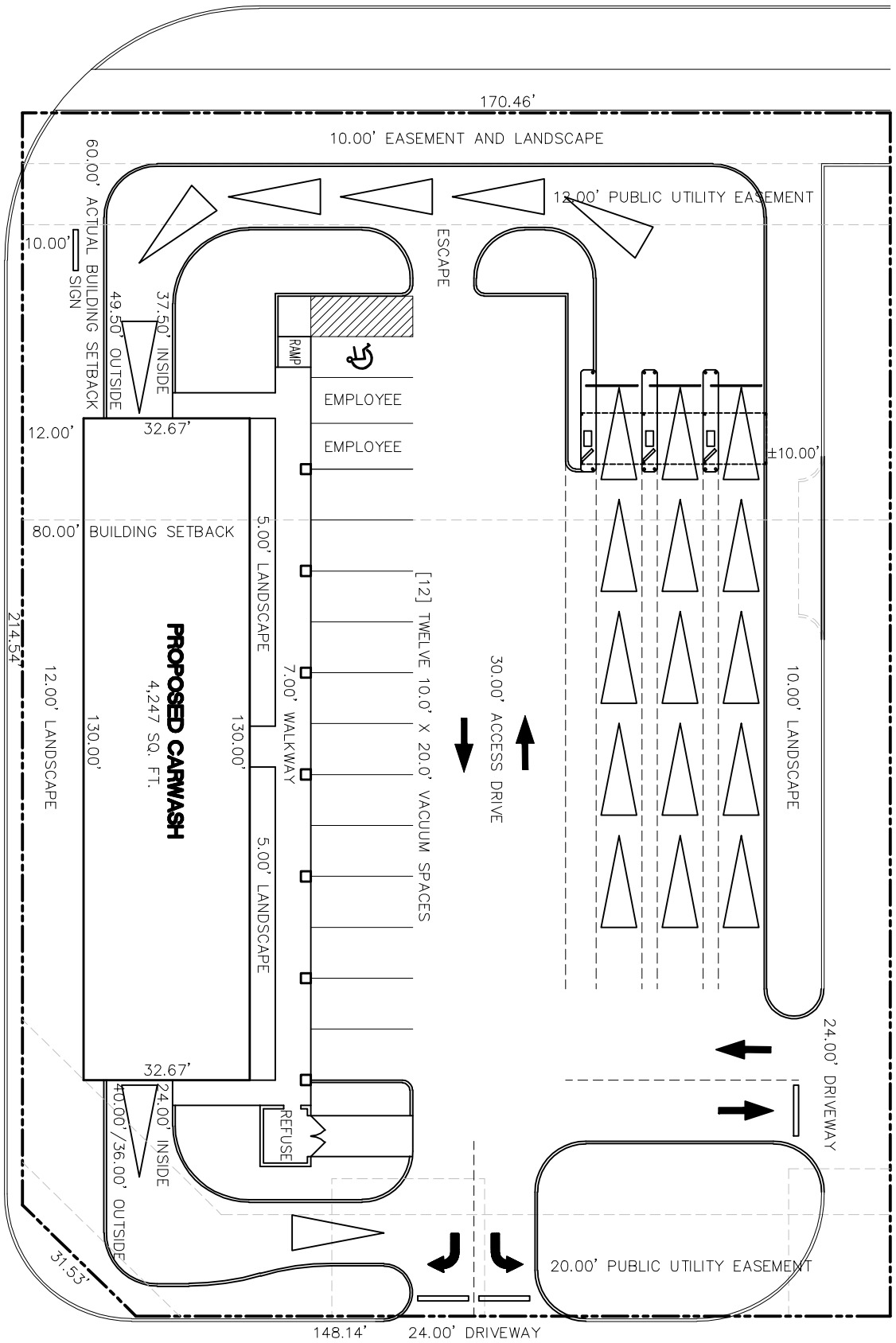
NOTE: If the subject property is held in trust, the trust officer must sign this petition as owner. In addition, the trust officer must provide a letter which names all beneficiaries of the trust.



Map created on **June 9, 2016**.

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ROUTE 31



ACCESS DRIVE

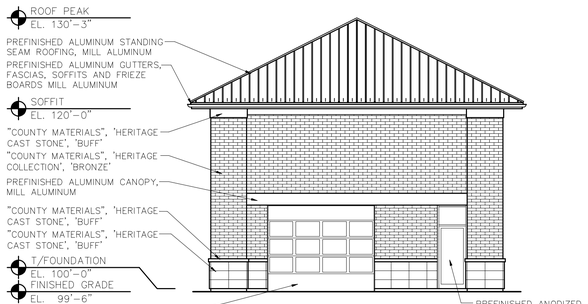
PROPOSED SITE PLAN 'G'

SCALE: 1" = 30'-0"

NORTH

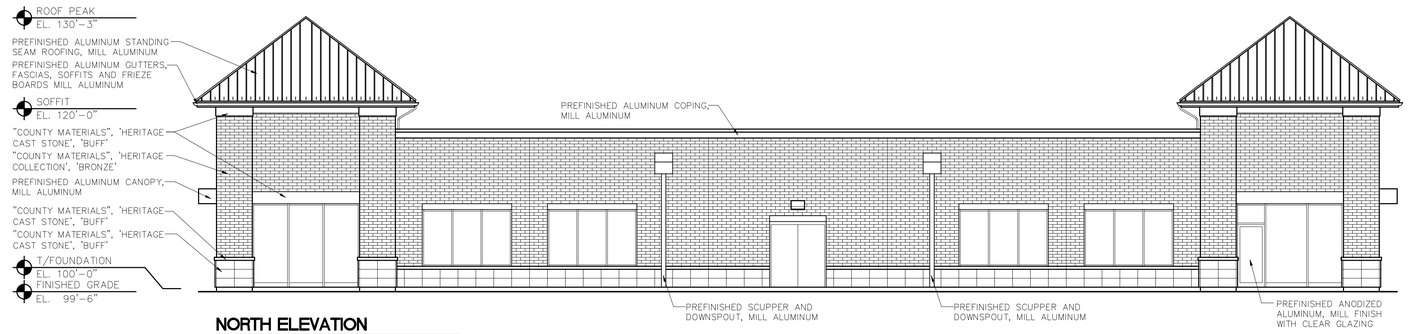
arsa associates
ALAN R. SCHNEIDER ARCHITECTS P.C.
1411 WEST PETERSON AVENUE, SUITE 203
PARK RIDGE, ILLINOIS 60068
TEL: 847-698-4438 FAX: 847-698-9869

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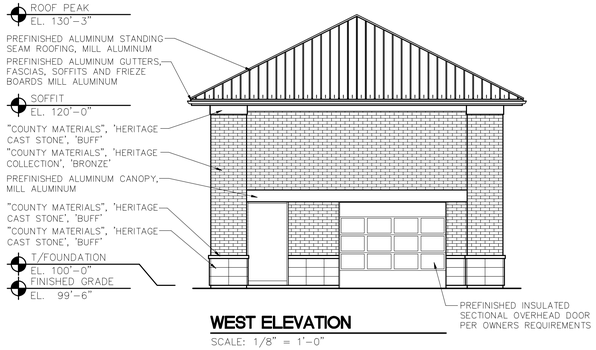
EAST ELEVATION

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



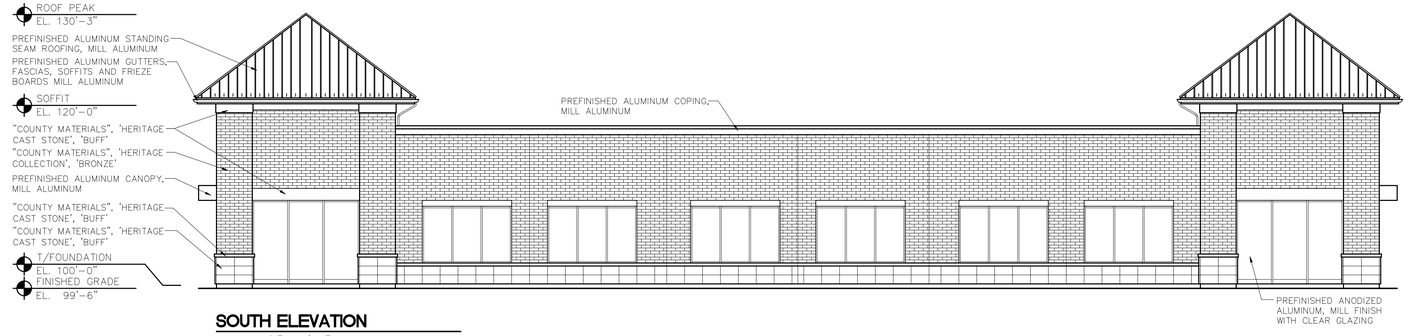
NORTH ELEVATION

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



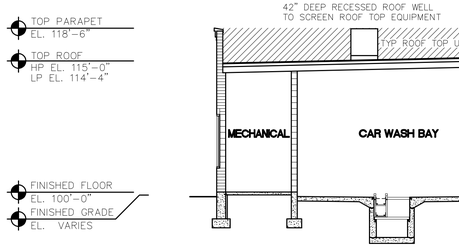
WEST ELEVATION

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



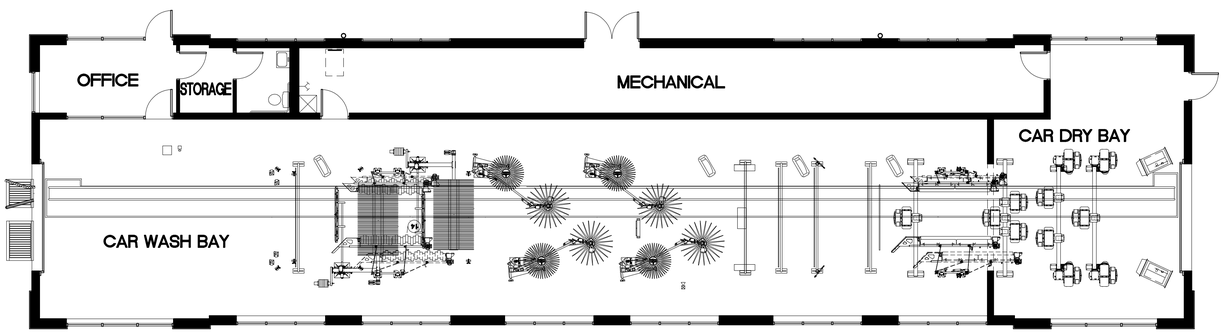
SOUTH ELEVATION

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



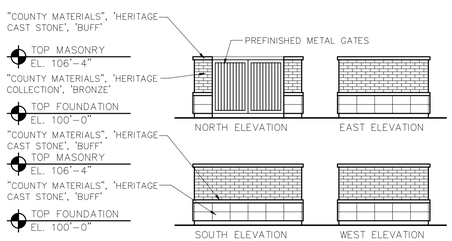
TYPICAL SECTION

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



FLOOR PLAN

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



REFUSE ENCLOSURE

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



ROOF PLAN

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

MATTS CARWASH

ROUTE 31

CRYSTAL LAKE, ILLINOIS

MAY 25, 2016

arsa associates
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MATT'S EXPRESS WASH

Route 31, Crystal Lake, IL

May 26, 2016

arsa associates schneider architects
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MATT'S EXPRESS WASH

Route 31, Crystal Lake, IL

May 26, 2016

arsa associates schneider architects
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Route 31, Crystal Lake, IL

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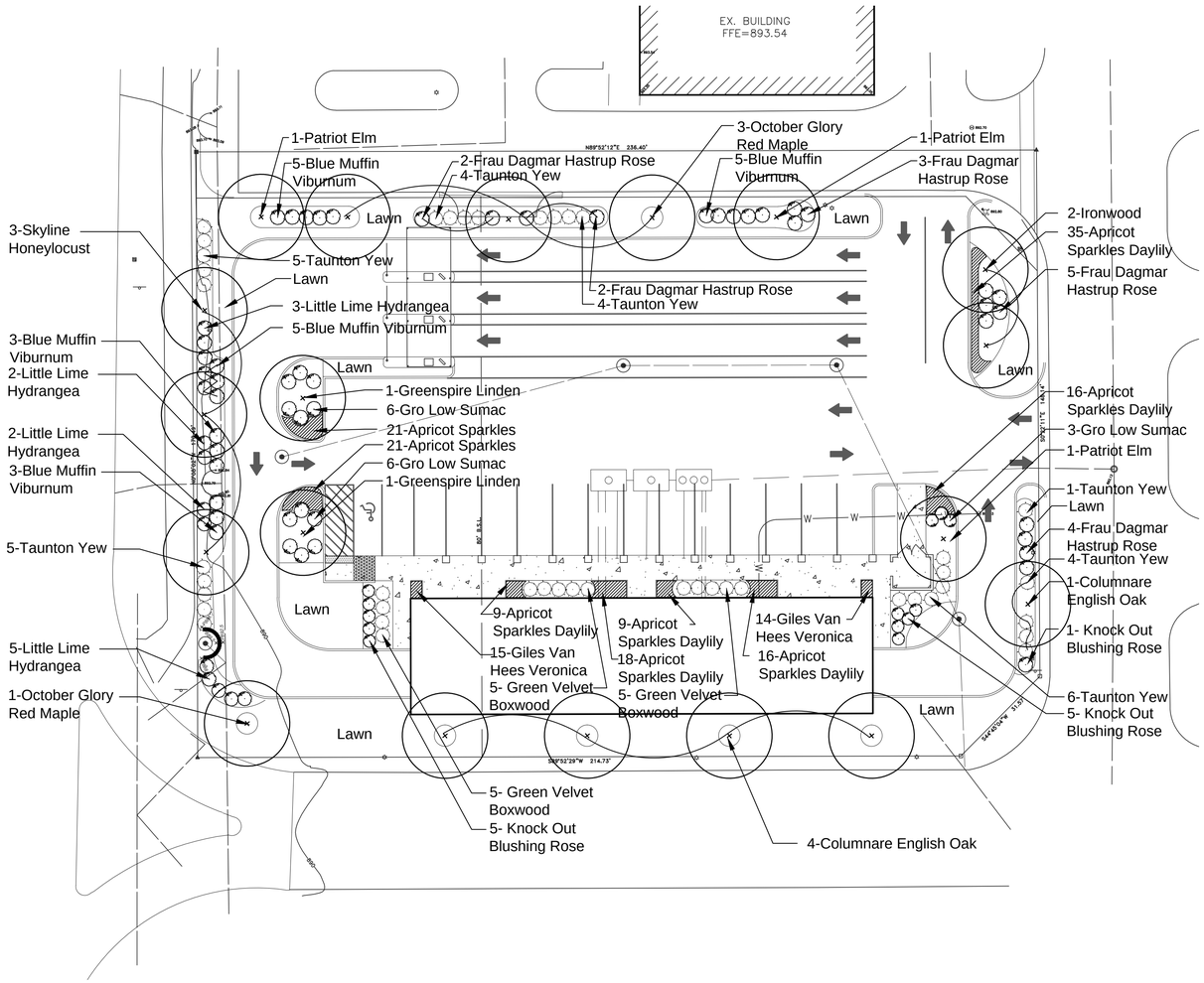


MATT'S EXPRESS WASH

Route 31, Crystal Lake, IL

May 26, 2016

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GENERAL NOTES: LANDSCAPE

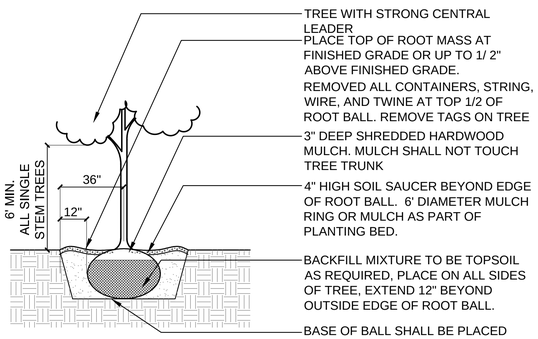
1. Notes indicated on grading plans shall pertain to landscape plans. Final grade of planting beds shall be as per grading plan.
2. The landscape contractor shall be responsible for making themselves familiar with all underground utilities and structures.
3. All existing plant material and trees shall be saved and protected unless otherwise noted. Contractor to protect new and existing trees and landscaping from damage and shall restore all areas disturbed as a result of construction.
4. Plant material shall be supplied from Northern Illinois nursery stock, shall be dug the planting season it is installed, and shall conform to the American Association of Nurseryman's standards.
5. Plant material shall be size and type specified. Substitution of plant material shall be on a case by case basis and approved in writing by the Owner's Representative. In no case shall plant material be smaller than indicated in the plans.
6. Do not willfully proceed with plantings as designed when it is obvious that obstructions and/or grade differences exist that may not have been known during the design process. Such conditions shall be immediately brought to the attention of the Owner's Representative.
7. All plant material shall be inspected and approved by the Owner's Representative prior to the installation of any and all plant material.
8. Plant locations shall be flagged in field with Owner's Rep. Final location of all plant material shall be subject to approval of the Owner's Representative prior to digging any holes. The landscape contractor is responsible for providing Owner's Representative with 48 hour minimum advance notice prior to planting.
9. Plants shall be watered on the day they are planted and maintained with watering until final acceptance of the project.
10. Apply a pre-emergent as per manufacturer's specification prior to installing mulch.
11. Beds and tree rings (6' diameter) shall have 3" of hardwood shredded mulch applied and a 4" deep spade edge at lawn. Trees that are not located in beds, shall have a tree ring.
12. Landscape plant material shall be guaranteed for 12 months from final acceptance. Any plant 1/3 dead or more shall be replaced under the guarantee.
13. Contractor to prepare landscape beds by roto-tilling 2" of Mushroom Compost into new beds. Do not add compost nor roto-till within drip line of existing trees.
14. Lawn Seeding shall be under favorable weather conditions, and shall follow dates in specification. Turf mixes shall be installed and lawn established at all disturbed areas.
15. Do not overseed into mulch beds, and paving.
16. Contractor shall restore all areas disturbed as a result of construction.

Requirement Chart

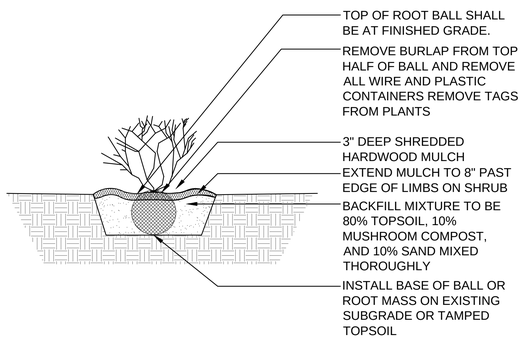
B1. Parking Lot Landscaping Interior Landscaping				
Location	Parking Spaces	Requirement	Shade Trees	Shrubs
Parking Lot	15 spaces	Island at Each End - 3 islands - 1 Shade tree and 5 Shrubs per Island	3	15
Proposed		Proposed Plantings	3	15
B2. Parking Lot Landscaping - Perimeter Landscaping Adjacent to ROW				
Location	Distance	Requirement	Shade Trees	Shrubs
Parking Lot West	170	Continuous undulating landscape screen - 15' width min. - 1 shade tree per 40'	4.25	varies
Proposed			4	
B3. Parking Lot Landscaping - Perimeter Landscaping (not adjacent to ROW)				
Location	Distance	Requirement	Shade Trees	Shrubs
Parking Lot North	237-34' drive =203	1 shade tree and 5 shrubs per 40'	5	25
Proposed			5	25
Location	Distance	Requirement	Shade Trees	Shrubs
Parking Lot East	148-29' drive =119	1 shade tree and 5 shrubs per 40'	3	15
Proposed			3	15
C. Foundation Landscaping				
Location	Size	Requirement	Shade Trees	Shrubs
All Buildings	Car Wash	5' Width bed all sides of buildings	0	varies

PLANT LIST

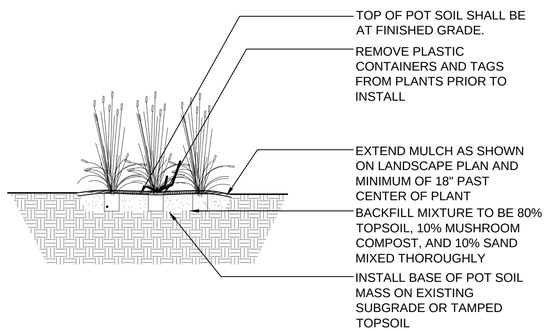
QTY	SIZE	BOTANICAL NAME	COMMON NAME	NOTES
SHADE TREES				
4	2.5" cal.	Acer rubrum 'October Glory'	October Glory Red Maple	B&B
3	2.5" cal.	Gleditsia triacanthos 'Skyline'	Skyline Honeylocust	B&B
2	2.5" cal.	Ostrya virginiana	Ironwood	B&B
5	2.5" cal.	Quercus robur 'Fastigiata'	Columnare English Oak	B&B
2	2.5" cal.	Tilia cordata 'Greenspire'	Greenspire Linden	B&B
3	2.5" cal.	Ulmus 'Urban'	Patriot Elm	B&B
19	Total			
EVERGREEN SHRUBS				
15	24" x 24"	Buxus 'Green Velvet'	Green Velvet Boxwood	B&B or Pot
28	24" x 24"	Taxus x media 'Tauntonii'	Taunton Yew	B&B or Pot
43	Total			
DECIDUOUS SHRUBS				
15	#5 cont.	Hydrangea paniculata 'Little Lime'	Little Lime Hydrangea	Pot
15	18" ht.	Rhus aromatica 'Gro-Low'	Gro Low Sumac	Pot
11	30" ht.	Rosa 'Radyod'	Knock Out Blushing Rose	Pot
16	#5 cont.	Rosa rugosa 'Frau Dagmar Hastrup'	Frau Dagmar Hastrup Rose	Pot
21	#5 cont.	Viburnum dentatum 'Blue Muffin'	Viburnum Blue Muffin	Pot
78	Total			
PERENNNIALS & GROUNDCOVERS				
124	1 gal.	Hemerocallis 'Apricot Sparkles'	Apricot Sparkles Daylily	Pot
29	1 gal.	Veronica 'Giles Van Hess'	Giles Van Hess Veronica	Pot
153	Total			



1 Tree Installation
SCALE: N.T.S. d-plant-tree_12



2 Shrub Installation
SCALE: N.T.S. d-plant-shrub_12



3 Perennial & Ornamental Grass Installation
SCALE: 1" = 1'-0" d-perennials

LEGEND

Shade Tree

Shrub

Ornamental Grass

Perennial and Groundcover (hatch symbol varies)

North

SCALE: 1" = 20'-0"
0 10' 20' 40' 60'

PROJECT
Car Wash
IL Route 31
Crystal Lake, Illinois

PROJECT TEAM

uplandDesign ltd
Park Planning and Landscape Architecture
564 W Randolph St, Chicago, Illinois 60661
24042 Lockport St, Plainfield, Illinois 60544
815-254-0091 www.uplanddesign.com
M. Gingerich, Gereaux & Associates
25620 S. Gougar Rd.
Manhattan, Illinois 60442
Phone: 815.478.9680

SHEET TITLE
Landscape Plan

SHEET NUMBER
DRAW / REVISION **L1.0**

MK/LD	Permit Review	23MAY2016
	NOT FOR CONSTRUCTION	

Project Number 512
© Copyright 2014 Upland Design Ltd.
W:\512-LSPlan-CarWash_CrystalLake\30-CD-files
PLOT: UPLAND 2010



❶

ONE (1) D.F. LED ILLUM. MONUMENT DISPLAY ***3/8" = 1'-0"***

CABINET, RETAINERS TO BE BLACK. WHITE LEXAN FACES W/ DIGITAL PRINT AND BLUE VINYL GRAPHICS. FAUX STONE BASE TO MATCH EXISTING BUILDING.

Customer's Signature:_____ Date:_____

Comments:

OLYMPIC SIGNS

1130 N. Garfield
Lombard, IL 60148

account representative: BILL B.

client: **MATT'S CAR WASH**
1145 S. IL. ROUTE 31 CRYSTAL LAKE, IL.

drawn by: Dan S.

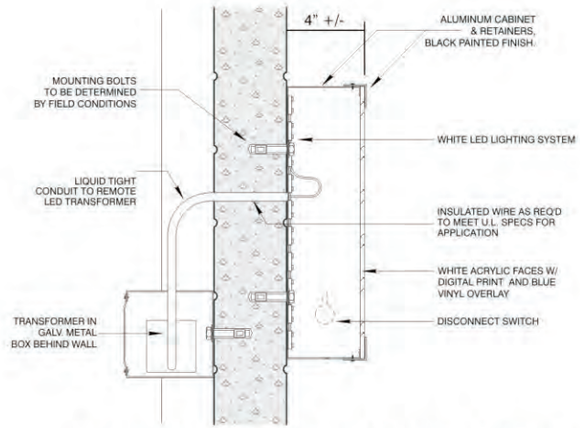
- job#: 16-6476
- 5-21-16
- rev.# 5-24-16

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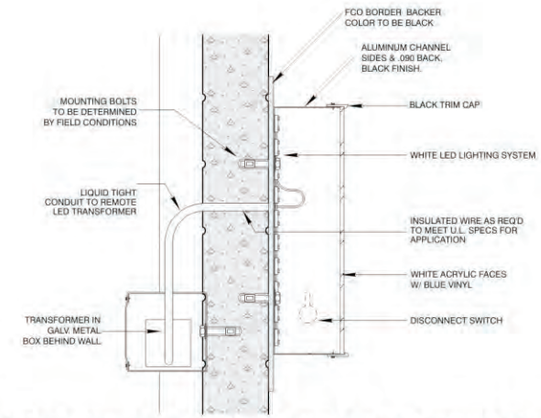
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❷ **ONE (1) S.F. LED ILLUMINATED WALL DISPLAY** 1/2" = 1'-0"



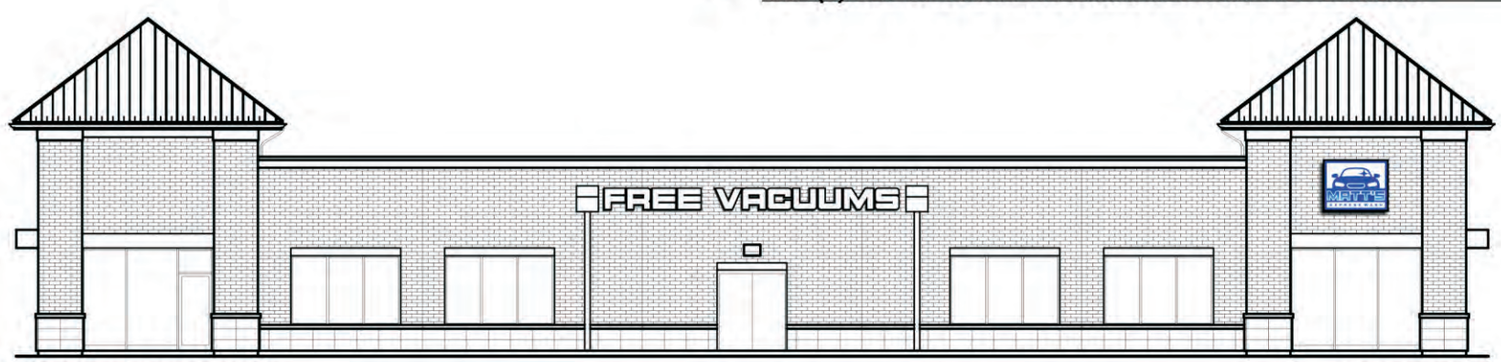
❷ **FLUSH MOUNT INTERNALLY ILLUM. DETAIL**



❸ **FLUSH MOUNT INTERNALLY ILLUM. CHANNEL LTRS. W/ BORDER BACKER**



❸ **ONE (1) SET OF S.F. LED ILLUMINATED CHANNEL LETTERS** 1/4" = 1'-0"



NORTH ELEVATION 1/16"=1'-0"

Customer's Signature:_____ Date:_____

Comments:

OLYMPIC SIGNS
1130 N. Garfield
Lombard, IL 60148
Ph.# 630.424.6100 Fx.# 630.424.6120 WWW.OLYSIGNS.COM

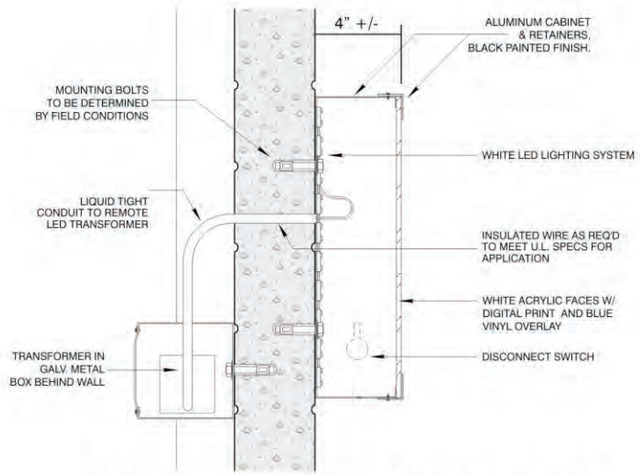
account representative: BILL B. / client: **MATT'S CAR WASH** 1145 S. IL. ROUTE 31 CRYSTAL LAKE, IL. / drawn by: Dan S.

- job#: 16-6476
- 5-21-16
- rev.# 5-24-16

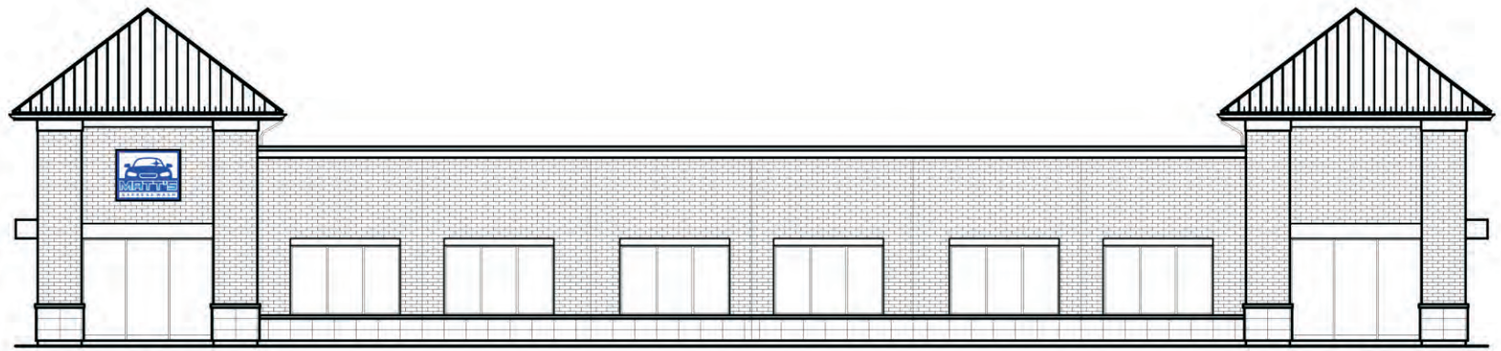
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ONE (1) S.F. LED ILLUMINATED WALL DISPLAY 1/2" = 1'-0"



FLUSH MOUNT INTERNALLY ILLUM. DETAIL



SOUTH ELEVATION **1/16"=1'-0"**

Customer's Signature:_____ Date:_____

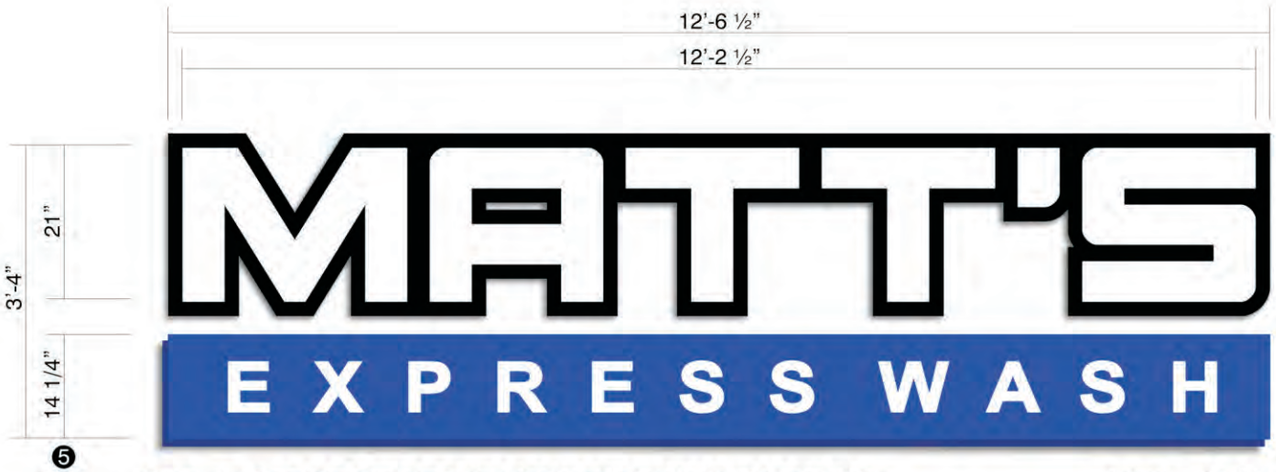
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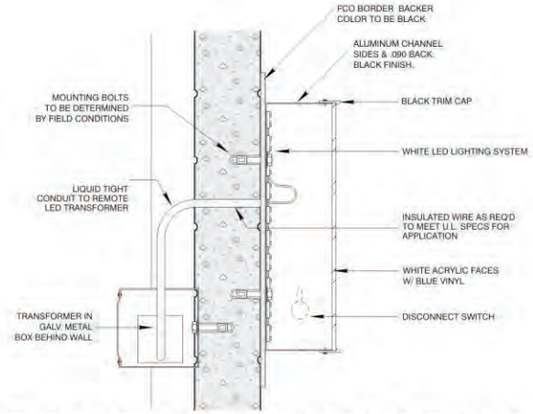
account representative: BILL B. / client: **MATT'S CAR WASH** 1145 S. IL. ROUTE 31 CRYSTAL LAKE, IL. / drawn by: Dan S.

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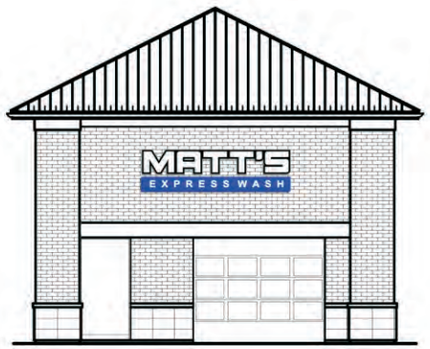
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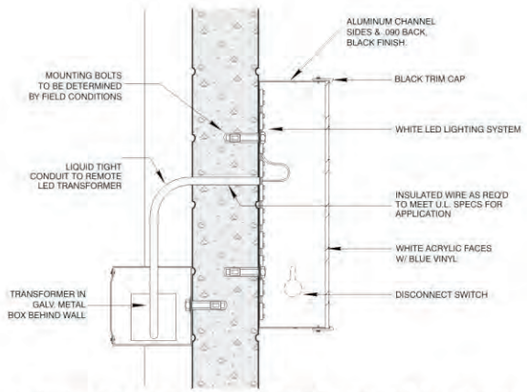
ONE (1) SET OF S.F. LED ILLUMINATED WALL DISPLAYS **1/2" = 1'-0"**



FLUSH MOUNT INTERNALLY ILLUM. CHANNEL LTRS. W/ BORDER BACKER



WEST ELEVATION **1/16"=1'-0"**



FLUSH MOUNT INTERNALLY ILLUM. CHANNEL LIGHT BOX.

Customer's Signature:_____ Date:_____

Comments:

OLYMPIC SIGNS
1130 N. Garfield
Lombard, IL 60148
Ph.# 630.424.6100 Fx.# 630.424.6120 WWW.OLYSIGNS.COM

account representative: BILL B. / client: **MATT'S CAR WASH** 1145 S. IL. ROUTE 31 CRYSTAL LAKE, IL. / drawn by: Dan S.

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Design A

ILLUMINATED I-MENU ™

Features

- Display your menu in an iconic graphic format that is easy for customers to identify with. This style has been said to boost sales as customers see extra services marketed in a way that makes them more appealing.
- Sleek body style will give your wash a modern look.

Specifications

Dimensions	30" W x 72" H x 4" D
Voltage/Amp	100 ~ 240VAC / 2.4 AMP
Construction	Baked enamel aluminum with a high impact plastic face.
Mounting	Single pedestal mount with a 24" ground clearance.

Illumination

Ultra bright LED clusters

Item	Description
IMENU	30" W X 72" H I - Menu
IMENURF	30" W X 72" H I - Menu replacement face (specify your existing face trim color when ordering)
CS01	Vertical Side Coroplast 10MM Sign - Up to 12"W x 43" H

- (2) internally illuminated car wash menu boards located at 2 of the 3 customer lanes (3rd lane is VIP - no menu board)
- 8 ft. in total height
- 15 sq. ft. each (30 sq. ft. total for 2)
*****Please note: This will not be our menu design/layout. We will have less busy graphics.**



DUAL POST CURVED PAY STATION CANOPY

New!

NOW CAPABLE OF WITHSTANDING HIGHER WIND AND SNOW LOADS



Features

- Protects your expensive and sensitive electronics
- Posts will be wrapped with your choice of baked enamel colored aluminum
- The canopy structure is capable of withstanding forces generated by winds in excess of 90MPH.

Specifications

Construction	Top is heavy duty aluminum tubing 2" x 4" x .250" wrapped with baked enamel aluminum. Posts are heavy steel 4" x 6" x 3/16"
Voltage	120VAC
Amperage	0.5 AMP

Item	Description
CPSCD	Curved Pay Station Canopy with dual posts
CPSCDRF	Curved Pay Station Canopy with dual posts and RFID reader mount installed
DUALA	Galvanized J Anchor Assembly for dual post canopy

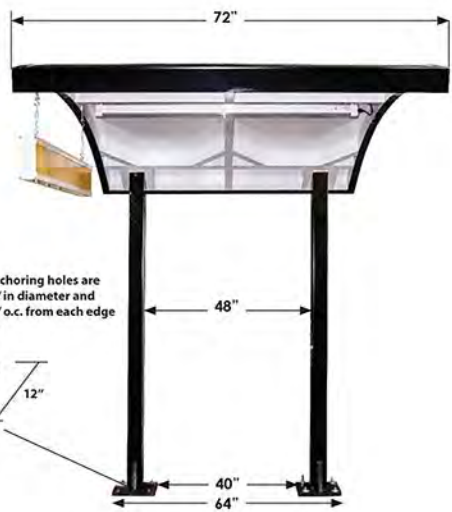
- (3) pay station canopies over customer pay lanes
- Pay stations to fit between canopy posts
- Proposed canopies will be light gray in color w/ blue letters (instead of black w/ yellow letters as in the picture above)






CLEAR ANODIZED
RED
BLUE
YELLOW
GREEN
WHITE
BLACK


108"
PAY HERE
Clearance 7'2"
86"
96"
92"


72"
All anchoring holes are
1 1/8" in diameter and
1 3/4" o.c. from each edge
48"
1"
12"
12"
40"
64"

SLIM 3 SECTION TRAFFIC FIXTURE WITH LED STROBES



TR3P
Pedestal Mount
Design A

Features

- An essential traffic fixture that will create an efficient traffic flow through your wash.

Specifications

Dimensions	18" W x 30" H x 4" D
Construction	Baked enamel aluminum body **with a high impact plastic face**
Voltage/Amp	100 ~ 240VAC/ 1.2 AMP per section
Mounting	Swivel mount or pedestal mount with a 36" ground clearance



Illumination

The background of the graphics is illuminated with ultra bright LED clusters

Item	Description
TR3P	Pedestal mounted with a 36" ground clearance 3 Sect Traffic Fixture with strobes
TR3S	Swivel mount 3 Sect Traffic Fixture with strobes
TR3RF	Replacement face with 3 built in strobes. Power supplies sold separately.



Easy access to the face by removable retainer

- Pedestal sign located roughly 5 feet outside car wash tunnel exit. Facing customers who are exiting the wash in vehicle.
- 5.5 ft. in total height
- 3.75 sq. ft.



SWIVEL MOUNT

POWER SUPPLIES CAN BE ACCESSED FROM THE BACK

CRYSTAL LAKE CAR WASH
SITE IMPROVEMENT PLANS
CITY OF CRYSTAL LAKE, McHENRY COUNTY, ILLINOIS

GENERAL NOTES

THE FOLLOWING STANDARD SPECIFICATIONS AND NOTES AND THE NOTES, DRAWINGS, AND DETAILS FOUND THROUGHOUT THESE PLAN SHEETS (FINAL PLANS AND SPECIFICATIONS) ARE MEANT TO ASSIST IN THE CONSTRUCTION OF VARIOUS IMPROVEMENTS. THESE FINAL PLANS AND SPECIFICATIONS ARE NOT MEANT TO DEFINE A CONTRACTUAL RELATIONSHIP BETWEEN THE OWNER, M. GINGERICH GEREAUX AND ASSOCIATES (MG2A), OR A CONTRACTOR. THE RELATIONSHIP BETWEEN THE OWNER AND MG2A IS TYPICALLY DEFINED IN A PROFESSIONAL SERVICES AGREEMENT. MG2A HAS NO CONTRACTUAL RELATIONSHIP WITH THE CONTRACTOR(S). **MG2A RECOMMENDS THE OWNER AND ANY CONTRACTOR(S) USING THESE FINAL PLANS AND SPECIFICATIONS ENTER IN TO AN AGREEMENT TO CLEARLY DEFINE THE OWNER'S AND CONTRACTOR'S EXPECTATIONS REGARDING, THE OWNERS RESPONSIBILITIES, THE CONTRACTORS RESPONSIBILITIES AND SCOPE OF WORK, PERFORMANCE SCHEDULE, COMPENSATION, AND OTHER GENERAL TERMS AND CONDITIONS.**

STANDARD SPECIFICATIONS

1. THE **ENGINEER** IS M. GINGERICH, GEREAUX AND ASSOCIATES, 25620 SOUTH GOUGAR ROAD, MANHATTAN, ILLINOIS 60442.
2. THE **OWNER** CONTACT IS EXRON CAPATAL, INC, 2015 SPRING ROAD, SUITE 500, OAK BROOK, ILLINOIS 60523.
3. THE **CONTRACTOR(S)** ARE ALL THOSE UTILIZING THESE PLANS IN ANY WAY TO CONSTRUCT THE IMPROVEMENTS SHOWN.

STANDARD SPECIFICATIONS

CONSTRUCTION SHALL BE PERFORMED ACCORDING TO THE FOLLOWING COMMONLY REFERENCED STANDARD SPECIFICATIONS. IN CASE OF ANY CONFLICT BETWEEN THESE STANDARD SPECIFICATIONS AND THE NOTES, DRAWINGS, AND DETAILS FOUND THROUGHOUT THESE PLAN SHEETS SHALL TAKE PRECEDENTS.

1. ALL APPLICABLE **ROAD IMPROVEMENTS, DRAINAGE FEATURES, LANDSCAPING, RESTORATION, WORK ZONE TRAFFIC CONTROL AND OTHER CONSTRUCTION ACTIVITIES** SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ILLINOIS DEPARTMENT OF TRANSPORTATION'S "IDOT STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION", CURRENT EDITION AND APPLICABLE STANDARDS. ***(IDOT SPECIFICATIONS)***
2. ALL APPLICABLE **SOIL EROSION CONTROL MEASURES** SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE "ILLINOIS URBAN MANUAL", CURRENT EDITION,
3. **WATER MAIN, SANITARY SEWERS AND STORM SEWERS** SHALL BE CONSTRUCTED IN ACCORDANCE WITH "STANDARD SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION IN ILLINOIS," BY ILLINOIS SOCIETY OF PROFESSIONAL ENGINEERS, CURRENT EDITION. ***(ISPE SPECIFICATIONS)***

GENERAL NOTES

1. MG2A HAS NOT BEEN RETAINED OR COMPENSATED TO PROVIDE DESIGN AND CONSTRUCTION REVIEW SERVICES RELATING TO THE CONTRACTORS SAFETY PRECAUTIONS OR TO MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES REQUIRED FOR THE CONTRACTOR TO PERFORM HIS WORK.
2. CONTRACTOR(S) SHALL COMPLY WITH ALL LOCAL AND STATE SAFETY LAWS, REGULATIONS AND ORDINANCES; AND FEDERAL SAFETY REGULATIONS AS OUTLINED IN THE LATEST REVISIONS OF THE FEDERAL CONSTRUCTION SAFETY STANDARDS AND WITH ALL PROVISIONS AND REGULATIONS OF THE OSHA STANDARDS. EACH CONTRACTOR IS RESPONSIBLE FOR PROVIDING A SAFE WORKING PLACE FOR HIS EMPLOYEES. **CONTRACTOR(S) ARE RESPONSIBLE FOR THE SUPERVISION, DIRECTION AND CONDUCT OF THEIR EMPLOYEES, AGENTS, MATERIAL SUPPLIERS AND VENDORS.**
3. TRAFFIC CONTROL SHALL BE USED WHEN APPROPRIATE AND SHALL BE IN ACCORDANCE WITH THE ILLINOIS DEPARTMENT OF TRANSPORTATION STANDARDS. SUCH TRAFFIC CONTROL SHALL BE CONSIDERED INCIDENTAL TO THE WORK UNLESS OTHERWISE SPECIFIED IN AN AGREEMENT BETWEEN THE OWNER AND CONTRACTOR.
4. THE DRAWINGS, SPECIFICATIONS, IDEAS, DESIGNS AND ARRANGEMENTS PRESENTED ON THESE DRAWINGS ARE AND SHALL REMAIN THE PROPERTY OF MG2A, AND NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS OR USED IN CONNECTION WITH ANY WORK OR PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF MG2A.
5. ANY CONTRACTOR(S) USING THESE DRAWINGS SHALL OBTAIN AND THEREAFTER KEEP IN FORCE THROUGH THE DURATION OF THAT USE CUSTOMARY AND APPROPRIATE INSURANCE COVERAGE, WHICH SHALL INCLUDE WORKERS COMPENSATION AND EMPLOYERS LIABILITY, COMMERCIAL GENERAL LIABILITY, COMMERCIAL AUTOMOBILE LIABILITY, AND UMBRELLA LIABILITY. **CERTIFICATE(S) OF INSURANCE BY THE INSURER(S) ISSUING THE POLICIES SHALL BE FILED WITH MG2A AND THE OWNER PRIOR TO COMMENCEMENT OF WORK DESCRIBED ON THESE DRAWINGS.**
6. ANY CONTRACTOR(S) USING THESE DRAWINGS, BY SAID USE, SHALL BE SUBJECT TO THE INDEMNIFICATION PROVISIONS OF THE "LEGAL REGULATIONS AND RESPONSIBILITY TO PUBLIC" SECTION OF THE **IDOT SPECIFICATIONS**, WHERE, THE OWNER, MG2A SHALL BE SUBSTITUTED FOR THE WORD "DEPARTMENT" IN THESE PROVISIONS.
7. EQUALS SHALL BE DETERMINED BY MG2A AND OWNER ONLY AND MAY REQUIRE THE APPROVAL OF VARIOUS AGENCIES PERMITTING THE WORK.
8. MG2A, THE OWNER, AND GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER THE WORK ARE TO BE NOTIFIED PRIOR TO THE CONSTRUCTION OF ANY IMPROVEMENTS NOT DESCRIBED ON THESE DRAWINGS OR CONSTRUCTING IMPROVEMENTS DIFFERENTLY THAN AS DESCRIBED ON THESE DRAWINGS (FIELD CHANGES). **GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER THIS WORK INCLUDE: CITY OF CRYSTAL LAKE AND ILLINOIS DOT.**
9. **ALL PROPOSED ELEVATIONS SHOWN ON THE PLANS ARE FINISHED SURFACE ELEVATIONS UNLESS OTHERWISE SPECIFIED.**
10. PERMITS SHALL BE OBTAINED FROM ALL GOVERNMENTAL AGENCIES HAVING JURISDICTION PRIOR TO THE INITIATION OF CONSTRUCTION ACTIVITY. MG2A HAS NOT OBTAINED PERMITS FOR THE WORK. THE OWNER OR CONTRACTOR SHALL OBTAIN ALL PERMITS.
11. MG2A, THE OWNER, AND GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER THE WORK ARE TO BE NOTIFIED BY THE CONTRACTOR A MINIMUM OF 2 WORKING DAYS PRIOR TO COVERING ANY EXPOSED SUBGRADE, PLACING ANY FILL, BACKFILLING SANITARY, WATER, OR STORM LINES, PLACING BASE COURSE STONE, PLACING CONCRETE, OR PLACING ASPHALT.

EXISTING FIELD TILES, UTILITIES AND CONFLICTS NOTES

1. ANY FIELD TILES ENCOUNTERED DURING CONSTRUCTION SHALL BE REPAIRED AND RETURNED TO ITS ORIGINAL INTEGRITY, ROUTE, AND FUNCTION, AND SHALL NOT BE CONNECTED TO PROPOSED STORM SEWER SYSTEM(S), EXCEPT AS SPECIFIED OTHERWISE ON THE PLANS.
2. THE CONTRACTOR SHALL CALL JULIE # 1-800-892-0123 PRIOR TO ANY EXCAVATION TO ASSURE ALL UTILITIES ARE LOCATED PROPERLY. DAMAGE TO UTILITIES SHALL BE PROMPTLY REPORTED TO THE UTILITY OWNER AND REPAIRED AT THE CONTRACTORS EXPENSE.
3. EXISTING STORM SEWERS, SANITARY SEWERS, WATER MAINS, AND OTHER UTILITIES MAY EXIST BUT MAY NOT BE SHOWN IF NOT VISIBLE OR ACCESSIBLE FROM THE SURFACE. THESE UTILITIES MAY NOT APPEAR ON THE FINAL PLANS AND SPECIFICATIONS.
4. THE CONTRACTOR SHALL CONTACT MUNICIPAL, COUNTY, AND STATE GOVERNMENTAL AGENCIES THAT MAY REASONABLY BE EXPECTED TO HAVE UTILITIES ON OR NEAR AREAS TO BE EXCAVATED IN ORDER TO HAVE THE UTILITIES LOCATED PROPERLY.
5. THE LOCATION OF AN UNDERGROUND UTILITY IS OFTEN NOT KNOWN. THE ACTUAL DEPTH AND ALIGNMENT OF UTILITIES HAVE NOT BEEN MEASURED BY MG2A. THE LOCATION OF ALL UNDERGROUND UTILITIES SHALL BE FIELD VERIFIED BY THE CONTRACTOR AT HIS OWN EXPENSE PRIOR TO CONSTRUCTION.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING MG2A AND THE UTILITY OWNER TO RESOLVE ANY UTILITY OR OTHER CONFLICTS NOT INDICATED WITHIN THE PLANS PRIOR TO INSTITUTING ANY CHANGES.
7. EXPENSE IN CONNECTING PROPOSED UTILITIES TO EXISTING UTILITIES SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT, UNLESS OTHERWISE INDICATED.

PAVEMENT & CURB NOTES

1. TRENCH BACKFILL SHALL BE IDOT CA-7 & USED IN ALL TRENCHES UNDER AND WITHIN 2 FEET OF PAVED OR GRAVEL AREAS AND IN ACCORDANCE WITH THE APPLICABLE ARTICLES OF THE IDOT SPECIFICATIONS AND ISPE SPECIFICATIONS AND CITY REQUIREMENTS.

EARTHWORK

1. **THE EXISTING TOPOGRAPHIC INFORMATION SHOWN ON THESE PLANS SHALL BE CONSIDERED AGREED TO BY THE CONTRACTOR(S).** THE CONTRACTOR(S) MAY, AT THEIR OWN COST, COLLECT ADDITIONAL TOPOGRAPHIC INFORMATION PRIOR TO COMMENCING WITH WORK DESCRIBED ON THESE PLANS. ANY DISCREPANCIES BETWEEN TOPOGRAPHIC DATA COLLECTED BY THE CONTRACTOR(S) AND THE EXISTING TOPOGRAPHIC INFORMATION SHOWN ON THESE PLANS SHALL BE REPORTED TO MG2A AND THE OWNER PRIOR TO COMMENCEMENT OF WORK.
2. WHENEVER DURING CONSTRUCTION OPERATIONS ANY LOOSE MATERIAL IS DEPOSITED IN THE FLOW LINE OF GUTTERS, DRAINAGE STRUCTURES, OR DITCHES SUCH THAT THE NATURAL FLOW LINE OF WATER IS OBSTRUCTED, THIS LOOSE MATERIAL SHALL BE REMOVED AT THE CLOSE OF EACH WORKING DAY. AT THE CONCLUSION OF CONSTRUCTION OPERATIONS, ALL DRAINAGE STRUCTURES AND FLOW LINES SHALL BE FREE FROM DIRT AND DEBRIS. THIS WORK SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT.
3. SURPLUS EXCAVATED SOIL MATERIALS SHALL BE TRANSPORTED TO LOCATIONS ON THE PROPERTY DESIGNATED BY THE OWNER, OR AS IDENTIFIED OTHERWISE IN PROJECT SPECIFICATIONS, DOCUMENTS, OR SPECIAL PROVISIONS.
4. THE CONTRACTOR SHALL PROVIDE ALL EARTH MATERIAL REQUIRED TO ACHIEVE THE WORK DESCRIBED IN THESE FINAL PLANS AND SPECIFICATIONS. THIS INCLUDES PROVIDING AND HAULING SUITABLE FILL TO THE SITE AS MAY BE NECESSARY.
5. ALL FILLS SHALL BE COMPACTED LIFTS WITH A MAXIMUM THICKNESS OF 6 INCHES OR AS OTHERWISE SPECIFIED BY THE OWNER OR OWNERS REPRESENTATIVE.
6. PRIOR TO COMMENCING ANY FILL OPERATIONS IN STRUCTURAL BUILDING, PAVEMENT, GRAVEL, OR SIDEWALK AREAS, ALL TOPSOIL IS TO BE REMOVED.
7. UPON STRIPPING OF TOPSOIL FROM STRUCTURAL, PAVEMENT, GRAVEL, AND/OR UTILITY AREAS AND PRIOR TO PLACEMENT OF FILL OF ANY TYPE, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND/OR THE OWNER.
8. IN-SITU SOILS AND EARTH FILL PLACED IN STRUCTURAL AND PAVEMENT AREAS IN SHALL BE EVALUATED USING A FULLY LOADED EXCAVATION HAULING TRUCK (PROOF ROLLED) PRIOR TO COMMENCEMENT OF FURTHER WORK UNLESS OTHERWISE SPECIFIED BY THE OWNERS REPRESENTATIVE.
9. THE CONTRACTOR SHALL CONTACT THE OWNER PRIOR TO COMMENCING CONSTRUCTION TO DETERMINE IF ANY SOIL STUDIES HAVE BEEN COMPLETED OR ANY RECOMMENDATIONS HAVE BEEN REPORTED REGARDING EARTHWORK.
10. THE CONTRACTOR SHALL CONTACT THE OWNER PRIOR TO COMMENCING CONSTRUCTION TO DETERMINE IF ANY PARTICULAR TESTING OF SOIL SURFACES OR FILL SOILS IS REQUIRED.
11. FINAL TOPSOIL THICKNESS IN LANDSCAPE AREAS SHALL BE A MINIMUM OF 4" UNLESS OTHERWISE SPECIFIED BY THE OWNERS REPRESENTATIVE.
12. UNLESS OTHERWISE AGREED TO BY THE OWNER AND CONTRACTOR, EARTHWORK INCLUDES ALL CLEARING, GRUBBING, TREE REMOVAL, EXCAVATION, FILL, OVERHAUL, FINISHED GRADING, AND PLACEMENT OF TOPSOIL TO ACHIEVE THE WORK DESCRIBED IN THESE FINAL PLANS AND SPECIFICATIONS.

SANITARY SEWER NOTES

1. FOR PIPES 15" AND SMALLER, ALL SANITARY SEWER GRAVITY PIPE AND FITTINGS SHALL BE POLYVINYL CHLORIDE (PVC) SDR 35 AND SHALL BE IN ACCORDANCE WITH ASTM D-3034 . ALL PIPES 18" THROUGH 36" SHALL BE POLYVINYL CHLORIDE (PVC) SDR 26 AND WALL THICKNESS SHALL BE T-1 (HEAVY WALL) MEETING THE REQUIREMENTS OF ASTM F-679. WITH JOINT MATERIAL TO CONFORM TO ASTM D-3212 & F-477, UNLESS OTHERWISE NOTED ON THE PLANS.
2. SANITARY SEWER SHALL BE CONSTRUCTED ON A MINIMUM BEDDING OF 4" AND THE PIPE BACKFILLED WITH A MINIMUM 12" OF BEDDING MATERIAL COVERING THE PIPE. BEDDING MATERIAL SHALL BE CLASS 1 (CA-7) IN COMPLIANCE WITH ASTM D-2321.
3. ALL SANITARY MANHOLES SHALL BE TYPE A, PRECAST CONCRETE 48" INSIDE DIAMETER WITH A MINIMUM 4" CONCRETE ADJUSTING RING AND EJIW 1022-3 FRAME OR NEENAH R-1772-CVH AND GASKETED LID PER VILLAGE STANDARDS SAN-2 & SAN-3.
4. MAXIMUM ALLOWABLE INFILTRATION FOR GRAVITY SEWER SHALL BE **50 GAL PER INCH DIA PER MILE PER DAY**.
5. ALL SANITARY SEWER MAINS SHALL BE AIR TESTED CONFORMING TO **ISPE SPECIFICATIONS** SECTION 31-1.13C.
6. ALL SANITARY SEWER SHALL BE TESTED FOR DEFLECTION IN ACCORDANCE WITH SECTIONS 31-1.13D OF THE **ISPE SPECIFICATIONS**.
7. ALL SANITARY MANHOLES SHALL BE LEAKAGE TESTED IN ACCORDANCE WITH EITHER ASTM C969 OR C1244.

WATER MAIN AND/OR SERVICE NOTES

1. WHENEVER A SEWER CROSSES UNDER A WATER MAIN, THE VERTICAL DISTANCE FROM THE TOP OF THE SEWER TO THE BOTTOM OF THE WATER MAIN SHALL BE 18", FURTHERMORE A MINIMUM DISTANCE OF 10 FEET BETWEEN STORM SEWERS AND WATER MAINS SHALL BE MAINTAINED UNLESS THE SEWER IS LAID IN A SEPARATE TRENCH, KEEPING A MINIMUM 18" VERTICAL SEPARATION; OR THE SEWER IS LAID IN THE SAME TRENCH WITH THE WATER MAIN LOCATED AT THE OPPOSITE SIDE ON A BENCH OF UNDISTURBED EARTH KEEPING A MINIMUM 18" VERTICAL SEPARATION. IF EITHER THE VERTICAL OR THE HORIZONTAL DISTANCES DESCRIBED ABOVE CANNOT BE MAINTAINED, OR THE SEWER CROSSES ABOVE THE WATER MAIN, THEN, FOR A MINIMUM DISTANCE OF 10' ON EACH SIDE OF THE CONFLICT. THE SEWER SHALL BE CONSTRUCTED OF WATER MAIN QUALITY PIPE ACCORDANCE WITH SECTION 41-2.01 OF THE "STANDARD SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION IN ILLINOIS," LATEST EDITION.
2. A 10 FOOT MINIMUM SEPARATION SHALL BE MAINTAINED BETWEEN PARALLEL STORM SEWER AND WATER MAIN LINES, AND BETWEEN PARALLEL SANITARY SEWER AND WATER MAIN LINES, IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, LATEST EDITION & SECTION 41-2.01.

STORM SEWER NOTES

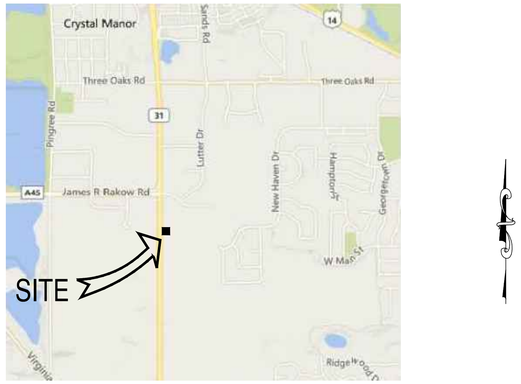
1. ALL STORM SEWER PIPE SHALL BE REINFORCED CONCRETE PIPE (RCP), CLASS IV, CONFORMING TO ASTM C76 WITH "O" RING JOINTS CONFORMING TO ASTM C443. ALL PIPE NOTED AS PVC SHALL BE POLYVINYL CHLORIDE (PVC) CONFORMING TO THE SAME REQUIREMENTS AS NOTED IN SANITARY OR CORRUGATED HIGH DENSITY POLYETHYLENE (HDPE) WITH SMOOTH INTERIOR (ADS N-12 PIPE OR SIMILAR) WITH BELL & SPIGOT JOINT MEETING AASHTO M252, M294 OR ASTM F230, THE JOINT SHALL BE SOIL TIGHT. UNLESS OTHERWISE NOTED ON THE PLANS OR APPROVED BY THE OWNER.
2. ALL STORM SEWER REMOVED FOR THE CONVENIENCE OF THE CONTRACTOR AND IS NOT IDENTIFIED FOR REMOVAL IS INCIDENTAL.

STORM WATER, SEDIMENT & EROSION CONTROL

1. ACCORDING TO THE LIMITS OF IMPROVEMENTS DESCRIBED ON THIS PLAN SET, THE TOTAL DISTURBED AREA IS LESS THAN ONE ACRE AND WILL NOT REQUIRE AN NPDES CONSTRUCTION STORMWATER PERMIT. THE OWNER AND CONTRACTOR STILL SHOULD ASSURE BEST MANAGEMENT PRACTICES FOR STORM WATER AND SEDIMENT CONTROL ARE UTILIZED AND MAINTAINED. SPECIAL ATTENTION SHOULD BE PAID TO DISPOSAL OF MATERIALS SUCH AS EXCESS CONCRETE AND CLEANING WHEELS BEFORE LEAVING THE SITE.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MEETING THE REQUIREMENTS OF ALL APPLICABLE SOIL EROSION AND SEDIMENT CONTROL ORDINANCES.
3. ALL DISTURBED AREAS SHALL BE SEEDED PER IDOT CLASS 1 LAWN MIXTURE WITHIN 14 DAYS OF SUBSTANTIAL COMPLETION OF THE SITE CONSTRUCTION OPERATIONS UNLESS OTHERWISE NOTED ON PLANS.
4. STABILIZED CONSTRUCTION ENTRANCE(S), SILT FENCE, DITCH CHECKS, INLET PROTECTION, AND OTHER LIKE CONTROLS SHALL BE INSTALLED IMMEDIATELY PRIOR TO (OR AFTER FOR SOME ACTIVITIES) THE TIME OF RELEVANT CONSTRUCTION ACTIVITIES.
5. ALL TEMPORARY EROSION CONTROL SHALL BE INSPECTED AND MAINTAINED, BY THE CONTRACTOR, ON A WEEKLY BASIS.
6. ALL STORM SEWER STRUCTURES ARE TO BE PROTECTED FROM SEDIMENT WITH APPROVED INLET PROTECTION.
7. ALL ADJACENT STREETS MUST BE KEPT CLEAR OF DEBRIS. INSPECT DAILY AND CLEAN WHEN NECESSARY.

ADDITIONAL NOTES, STANDARDS AND SPECIFICATIONS BY CITY OF CRYSTAL LAKE ARE INCLUDED ON A SEPARATE SHEET. ANY CONFLICT WITH THE ABOVE, THE MOST RESTRICTIVE SPEC SHALL GOVERN.

SITE LOCATION MAP



LEGEND

EXISTING	PROPOSED		
+###.#	+###.#	—	ELEVATION POINT
###	###	—	CONTOUR LINE
		—	PIPE CULVERT
		—	STORM MANHOLE
		—	STORM SEWER W/ PROP TRENCH BACKFILL
		—	SANITARY MANHOLE
		—	SANITARY SEWER W/ PROP TRENCH BACKFILL
		—	SANITARY SEWER SERVICE W/ PROP TRENCH BACKFILL
W	W	—	WATER MAIN/SERVICE W/ PROP TRENCH BACKFILL
		—	FIRE HYDRANT
	C.O.	—	CLEAN-OUT
		—	LIGHT POLE
		—	POWER POLE
OHU		—	OVERHEAD UTILITIES
UGT		—	UNDERGROUND UTILITIES
GAS GAS		—	GAS UTILITY
EP		—	ELECTRIC PEDESTAL
CP		—	COMED TRANSFORMER OR PEDESTAL
TS		—	TRAFFIC SIGNAL HANDHOLE
TP		—	TELEPHONE PEDESTAL
		—	TREE W/ SIZE DIAMETER
	S	—	PERIMETER SILT FENCE
		—	ASPHALT
		—	CONCRETE

BENCHMARK

BENCHMARK BASED ON VERTICAL DATUM OF LUTTER CENTER SUBDIVISION - UNIT 1

SITE BENCHMARK: FLANGE BOLT ON HYDRANT AT NE CORNER OUTLOT 3
ELEV-895.24 (ADJUST -0.20 FT TO NAVD 88 DATUM)

INDEX OF SHEETS

Sheet Number	Sheet Title
C1	COVER SHEET
C2	EXISTING CONDITIONS & DEMOLITION PLAN
C3	SITE GEOMETRIC AND UTILITY PLAN
C4	SITE GRADING PLAN
C5	EROSION CONTROL PLAN
C6	CONSTRUCTION DETAILS

UTILITY COMPANIES

TELEPHONE	AT&T	800-288-2020
ELECTRICITY	COMED	800-334-7661
CABLE	COMCAST	866-594-1234
NATURAL GAS	NICOR	888-642-6748
CITY OF CRYSTAL LAKE	WATER/SEWER (ANDREW RESEK)	815-356-3614
	WASTEWATER (DAN LANGGUTH)	815-459-2020
	STREETS (LARRY ZUREK)	815-356-3614
	ENGINEER (ABIGAIL WILGREEN)	815-356-3605
	PUBLIC WORKS (VICTOR RAMIREZ)	815-356-3614

Call Before You Dig
JULIE ILLINOIS ONE-CALL SYSTEM

CALL JULIE 1-800-892-0123
WITH THE FOLLOWING: OR 811
COUNTY McHENRY
CITY-TOWNSHIP CITY OF CRYSTAL LAKE
48 HOURS BEFORE YOU DIG.
EXCLUDING SAT., SUN., & HOLIDAYS
Know what's below. Call before you dig.

PLAN EDITION MILESTONES

DATE	BY	DESCRIPTION
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FX. 815-478-9685
Bradley Office
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Bradley, Illinois 60915
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FX. 815-939-9810
www.mg2a.com

NOT FOR CONSTRUCTION SUBJECT TO GOVERNMENT APPROVAL 5/10/16

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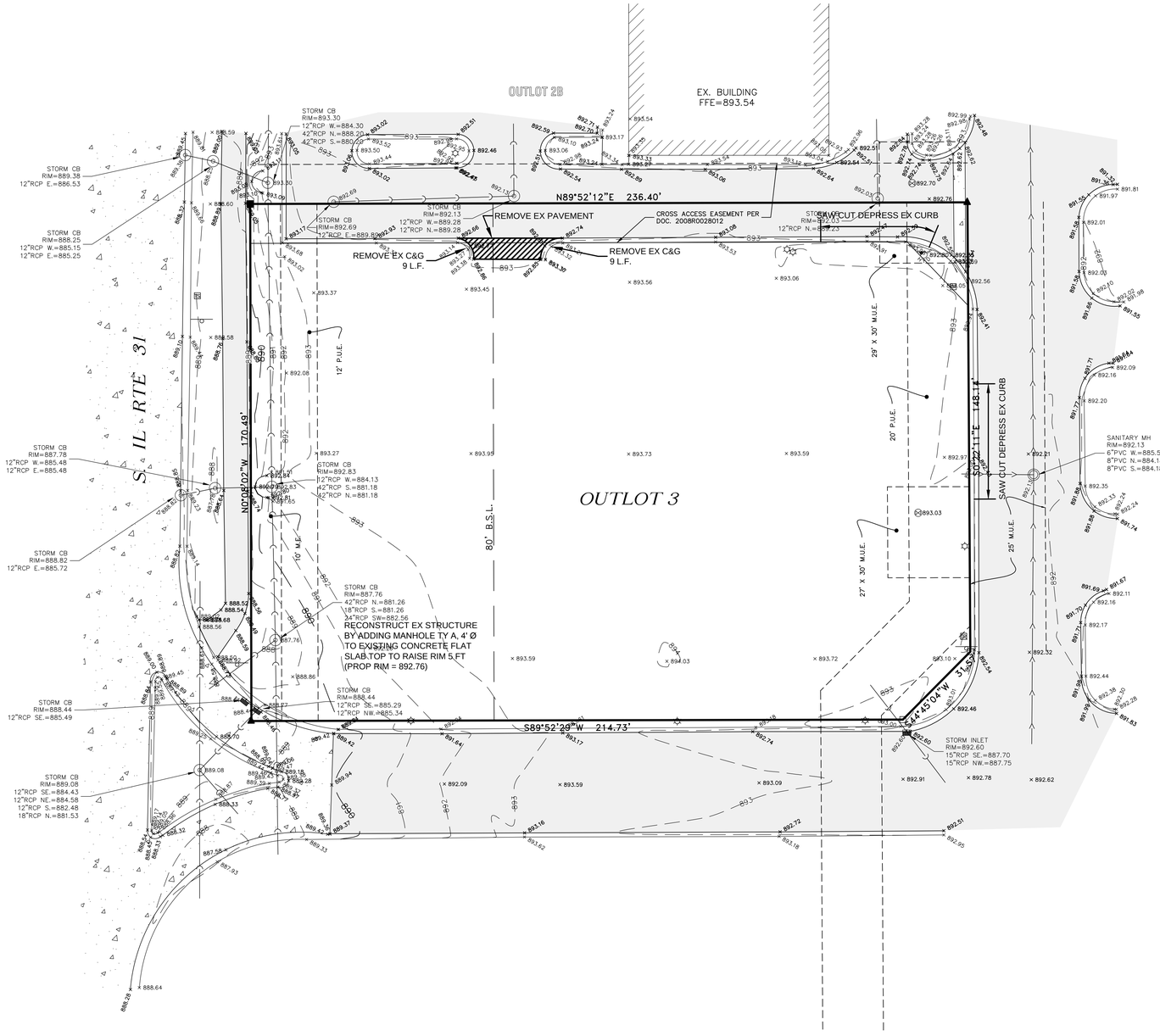
CRYSTAL LAKE CAR WASH
CITY OF CRYSTAL LAKE, MCHENRY COUNTY, ILLINOIS

COVER

SHEET NO. C1 OF C7

JOB NO. 15-717

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IL ROUTE 31 NOTE:
IL ROUTE 31 RIGHT-OF-WAY IS A UNDER I.D.O.T. JURISDICTION. NO WORK IS PROPOSED AND CONTRACTOR SHALL NOT COMPLETE ANY WORK IN THE RIGHT OF WAY. IF DURING CONSTRUCTION WORK IN THE I.D.O.T. RIGHT-OF-WAY BECOMES NECESSARY, NO WORK SHALL BE COMPLETED UNTIL PERMISSION FROM I.D.O.T. IS RECEIVED.

LAND DESCRIPTION

OUTLOT 3 OF LUTTER CENTER SUBDIVISION - UNIT 1, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 10 AND PART OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 15, ALL IN TOWNSHIP 43 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 2, 2007 AS DOCUMENT 2007R0008220, IN McHENRY COUNTY, ILLINOIS.

0 20' 40'

PLAN EDITION MILESTONES

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5/10/16	JWP	ISSUE TO CRT

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CRYSTAL LAKE CAR WASH

CITY OF CRYSTAL LAKE, MCHENRY COUNTY, ILLINOIS

EXISTING TOPOGRAPHY & DEMO PLAN

SHEET NO.
C2 OF C7

JOB NO. 15-717

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OUTLOT 2B

EX. BUILDING
FFE=893.54

S. IL RTE 31

STORM CB
RIM=889.38
RCP E.=886.53

STORM CB
RIM=888.25
12"RCP W.=885.15
12"RCP E.=885.25

STORM CB
RIM=885.30
12"RCP W.=884.30
42"RCP N.=888.20
42"RCP S.=880.20

STORM CB
RIM=892.13
12"RCP W.=889.28
12"RCP N.=889.28

STORM CB
RIM=892.69
12"RCP E.=889.89

STORM CB
RIM=892.03
12"RCP N.=889.23

N89°52'12"E 236.40'

CROSS ACCESS EASEMENT PER
DOC. 2008R0028012

PROP B6.12 CURB & GUTTER - 35 L.F.

PROP B6 CURB (TYP)

PROP PAINT PAVEMENT MARKINGS
THRU ARROW SMALL SIZE
(YELLOW) - 2 COATS (15 EACH)

PROP PAINT PAVEMENT MARKINGS
4" LINE (YELLOW) - 2 COATS
117 FT (6 EACH)

PROP 12" RCP STORM SEWER
TYPE 1 @ 0.44% - 58 L.F.

STORM #1.2
PROP INLET TY B
W/ EJIW 1050 FR & M1 GR
RIM - 891.95
15" INV SE = 888.21
12" INV W = 888.29

STORM #1.3
PROP INLET TY B
W/ EJIW 1050 FR & M1 GR
RIM - 891.95
12" INV E = 888.55
12" INV SW = 888.57

PROP TRIPLE SEPARATOR
TANKS FOR CAR WASH
(3-1500 GALLON TANKS-SEE DETAIL)
6" PVC INV E=886.71
(2) 2" PE INV S=887.42 (RECYCLE LINES)
(2) 6" PVC INV S=887.42 (DRAIN LINE)

PROP 6" PVC SDR 26
SANITARY SERVICE
@1.00% - 90 L.F.

CROSSING #1
SAN T/P - 890.8
STRM B/P - 887.8

PROP 2" TY K SERVICE TAPPED INTO
EXIST 8" DUCTILE IRON SERVICE
WEST OF EXISTING VALVE

CONNECT TO EX 6" PVC STUB
6" INV = 885.81 (TO BE VERIFIED)

SANITARY MH
RIM=892.13
6"PVC W.=885.58
8"PVC N.=884.18
8"PVC S.=884.18

PROP 12" RCP STORM SEWER
TYPE 1 @ 0.44% - 98 L.F.

PROP HANDICAPPED STALL
SEE DETAIL

PROP PAINT PAVEMENT MARKINGS
4" LINE (YELLOW) - 2 COATS
20 FT (13 EACH)

PROP VACUUM UNITS (TYP)

PROP 2' x8' DETECTIBLE WARNING

PROP 6' H.C. RAMP

OUTLOT 3

PROP 6" PVC
@1.5% (MIN)
BETWEEN TANKS

PROP. 2" TY K WATER
SERVICE - 80 LN.FT.

20.0 VACUUM STALLS (12 STALLS @ 10' EACH)

PROP TRASH ENCLOSURE

PROP 15" RCP STORM SEWER
TYPE 1 @ 0.33% - 78 L.F.

STORM #1.1
PROP CATCH BASIN TY A, 4' DIA
W/ EJIW 1050 FR & M1 GR
RIM - 893.00
15" INV E = 887.83
15" INV NW = 887.85

PROP P.C.C. MONOLITHIC CURB & WALK

PROP 2" VENT PIPES

5' LANDSCAPING

5' LANDSCAPING

CROSSING #2
WTR T/P - 886.2
STRM B/P - 887.8

PROP 5' P.C.C. WALK

PROP 5' P.C.C. WALK

CAR WASH

PROP (2) 2" PE PIPES TO CAR WASH
(SEE ARCH PLANS FOR
SIZE & MATERIAL)
2" PIPE INV @ BLDG=88.5±

PROP 6" PIPES TO CAR WASH
(SEE ARCH PLANS FOR
SIZE & MATERIAL)
DRAIN PIPES INV @ BLDG=89.0±

STORM #2.1
PROP INLET TY A
W/ EJIW 1050 FR & M1 GR
RIM - 888.20
12" INV E =884.45

STORM CB
RIM=887.76
42"RCP N.=881.26
18"RCP S.=881.26
24"RCP SW=882.56

PROP 12" RCP STORM SEWER
TYPE 1 @ 3.0% - 5 L.F.

PROP 3 FT HIGH RETAINING WALL - 14 L.F.

CORE EX STRUCTURE
PROP.12" INV NW =884.20
SEE SHEET C2 FOR
RECONSTRUCTION
OF EX STRUCTURE

PROP 15" RCP STORM SEWER
TYPE 1 @ 0.33% - 40 L.F.

STORM #1.4
PROP INLET TY A
W/ EJIW 1050 FR & M1 GR
RIM - 892.40
12" INV E =889.00

STORM CB
RIM=892.83
12"RCP W.=884.13
42"RCP S.=881.18
42"RCP N.=881.18

STORM CB
RIM=887.78
2"RCP W.=885.48
2"RCP E.=885.48

STORM CB
RIM=888.82
E.=885.72

N0°05'02"W 176.49'

STORM CB
RIM=888.44
12"RCP SE.=885.49

STORM CB
RIM=888.44
12"RCP SE.=885.29
12"RCP NW.=885.34

STORM CB
RIM=889.08
12"RCP SE.=884.43
12"RCP NE.=884.58
12"RCP S.=882.48
18"RCP N.=881.53

S89°52'29"W 214.73'

S44°45'04"W 31.57'

STORM INLET
RIM=892.60
15"RCP SE.=887.70
15"RCP NW.=887.75

R10'
R15'
R2'
R4'

12.0' 13.5' 36.5' 33.0' 12' P.U.E. 24.0' 27.0' 30.0' 24.0' 16.0' 18.0' 80' B.S.L. 10' P.U.E. 27' x 30' U.E. 25' M.U.E. 19.7' 13.0' 17.0' 7.0' 5.0' 46.5' 6.9'±

LEGEND

- STANDARD PAVEMENT
- H.D.PAVEMENT
- P.C.C. PAVEMENT/ WALK

0 10' 20'

SITE DATA

EXISTING ZONING	B-2 P.U.D.
LOT AREA	0.92 AC
EXISTING PAVEMENT ON OUTLOT 3	0.07 AC (11.4%)
PROPOSED IMPERVIOUS AREA ON OUTLOT 3	0.62 AC (67.2%)
PROPOSED BUILDING	4,247 SQ FT
PROPOSED PAVEMENT (INCLUDES 787 SQ FT P.C.C. PAVEMENT)	20,120 SQ FT
PROPOSED CURB	1,163 LN FT
PROPOSED SIDEWALK, TRASH BAY & PAY STATION	1,964 SQ FT
TOTAL IMPERVIOUS AREA ON OUTLOT 3	0.69 AC (78.6%)
FLOOR AREA RATIO	0.11

PARKING CALCULATION

PARKING SPACES:	
VACUUM STALLS	12
EMPLOYEE STALLS	2
HANDICAPPED STALLS	1
CAR WASH SPACES:	
PAY STATION (6 PER LANE)	18
BETWEEN PAY STATION & CAR WASH	9

PLAN EDITION MILESTONES

DATE	BY	DESCRIPTION
9/30/15	JWP	SSSE TO CITY

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APPROVED: ---

PROFESSIONAL DESIGN
FIRM #184.005003

CRYSTAL LAKE CAR WASH

CITY OF CRYSTAL LAKE, MCHENRY COUNTY, ILLINOIS

SITE GEOMETRY & UTILITY PLAN

SHEET NO.
C3 OF C7

JOB NO. 15-717

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OUTLOT 2B

EX. BUILDING
FFE=893.54

S. IL RTE 31

N89°52'12"E 236.40'

CROSS ACCESS EASEMENT PER DOC. 2008R0028012

N00°08'02"W 170.49'

OUTLOT 3

80' B.S.L.

PROP P.C.C. MONOLITHIC CURB & WALK

5' LANDSCAPING

5' LANDSCAPING

PROP 5' P.C.C. WALK

PROP 5' P.C.C. WALK

CAR WASH

TF - 894.10

12' P.U.E.

20' P.U.E.

10' M.U.E.

25' M.U.E.

28' X 30' M.U.E.

23' X 30' M.U.E.

OVERFLOW

60.0'

12.0'

12.0'

45.3'

S89°52'29"W 214.73'

S0°22'11"E 148.14'

S44°45'04"W 31.57'

0 10' 20'

PLAN EDITION MILESTONES		
DATE	BY	DESCRIPTION
3/10/16	JWP	SSSE TO CRT

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CRYSTAL LAKE CAR WASH

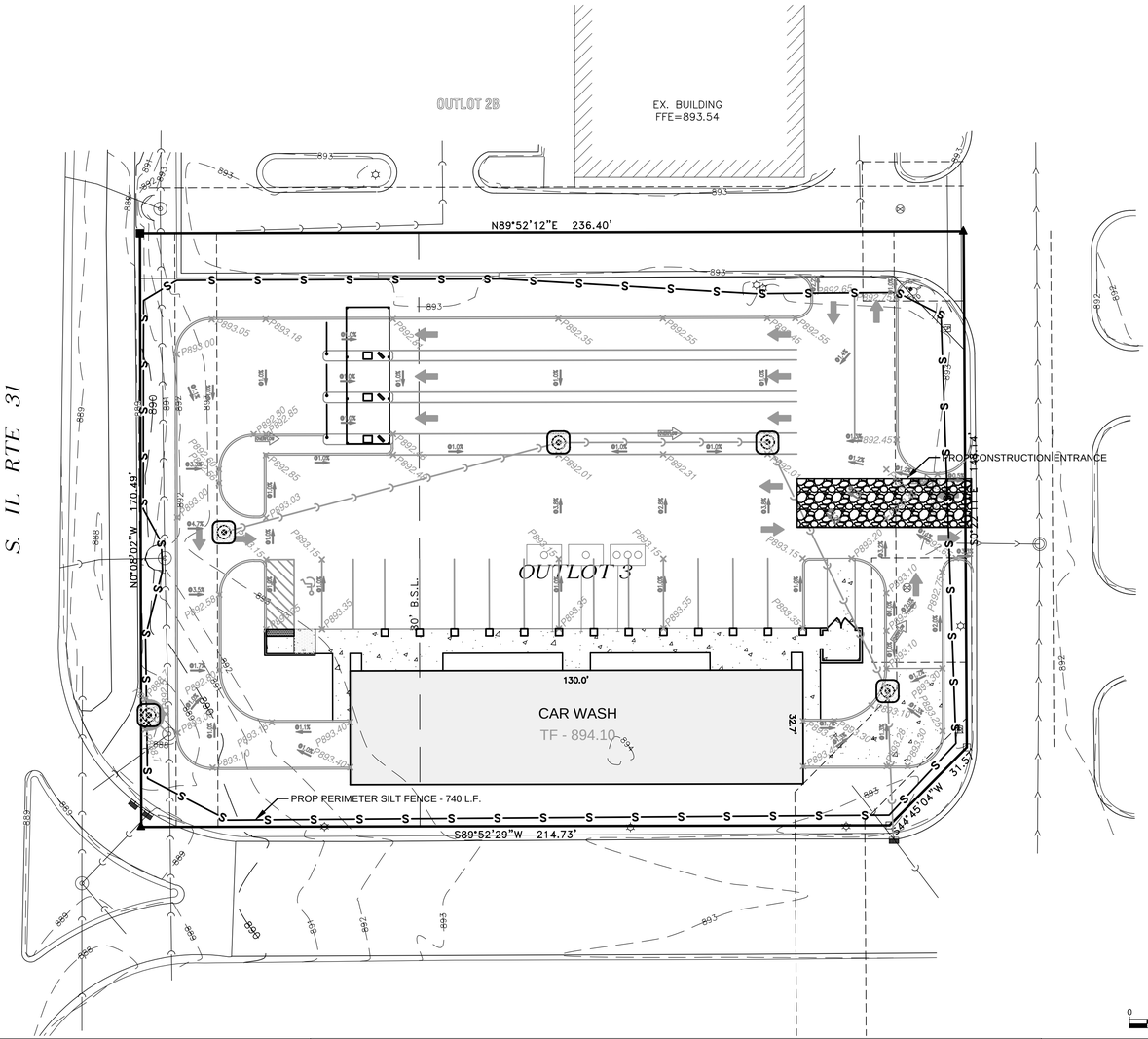
CITY OF CRYSTAL LAKE, MCHENRY COUNTY, ILLINOIS

GRADING PLAN

SHEET NO.
C4 OF C7

JOB NO. 15-717

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STORM WATER CONSTRUCTION SEQUENCE IMPLEMENTATION SCHEDULE

1.	INSTALL SILT FENCE
2.	DEMOLITION AND CLEARING
3.	STRIP TOPSOIL
4.	MASS GRADE SITE
5.	INSTALL STORM SEWER
6.	INSTALL TEMP. INLET PROTECTION
7.	FINISH GRADING SITE
8.	INSTALL PERMANENT SEEDING
9.	REMOVE TEMP. EROSION CONTROL MEASURES

STABILIZE TURF AREAS OF SITE WITH
PERMANENT SEED MIX (UNLESS OTHERWISE NOTED)
200 LB/AC KY BLUEGRASS
120 LB/AC PERENNIAL RYEGRASS
80 LB/AC CREEPING RED FESCUE
SEED RATE: 400 LB PER ACRE

FERTILIZE WITH A BLENDED STARTER MIX AT A 1:1:1 RATIO OF N, P & K (80 LBS/ACRE FOR EACH NUTRIENT).

ALL SEEDED AREAS SHALL BE COVERED WITH A STRAW MATT.

TEMPORARY SEEDED MIX AREAS SHALL UTILIZED A
50 LBS/AC PERENNIAL RYEGRASS
64 LBS/AC SPRING OATS
SEEDING RATE: 114 LB PER ACRE

AREA OF DISTURBANCE =0.85 ACRES

NOTE: ANY DISTURBED GRASSED AREAS ON OFF-SITE PROPERTIES (EDGEBROOK LANE, EASEMENTS OR ROUTE 29 RIGHT-OF-WAY) SHALL BE RESTORED TO EXISTING CONDITION OR BETTER W/ MIN. 6" TOPSOIL, FERTILIZED, SEEDED W/ IDOT CLASS 1 SEEDING, AND COVERED W/ A STRAW MATT.

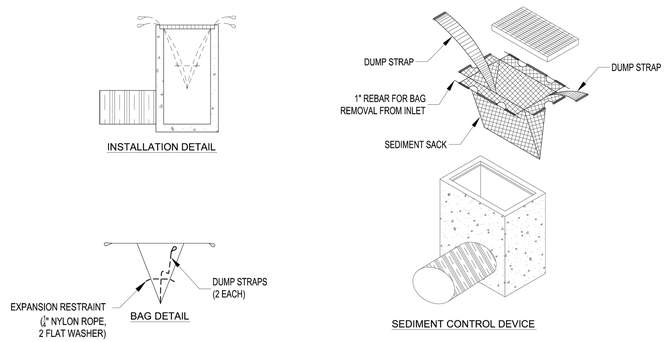
EROSION CONTROL REMOVAL NOTE: AFTER THE CONSTRUCTION ACTIVITY THAT AN EROSION CONTROL MEASURE IS COMPLETE AND THE SITE IS PERMANENTLY STABLIZED THE CONTRACTOR SHALL REMOVE THE EROSION CONTROL MEASURE. ONCE THE PERMANENT SEED GROWS TO A HEIGHT OF 3 INCHES TALL, ALL EROSION CONTROL MEASURES SHALL BE REMOVED.

LEGEND

—S— - PERIMETER EROSION BARRIER (SILT FENCE)

- PROPOSED TEMPORARY INLET PROTECTION

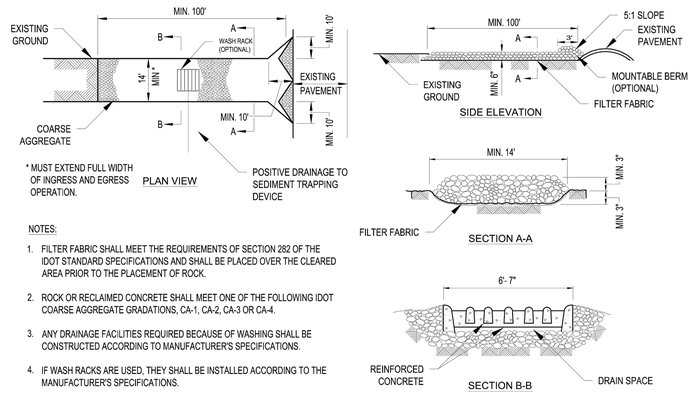
EC-04



Revised:	Drawing Name	Drawing Number	
1. 06/12/2015	INLET SEDIMENT CONTROL DEVICE	EC-04	
2.		Date: 11/2/2007	
3.		Drawn EM	Checked AW
4.			

L:\ENGINEERING AND BUILDING ENGINEERING DETAILS AND STANDARDS\

EC-02



* MUST EXTEND FULL WIDTH OF INGRESS AND EGRESS OPERATION.

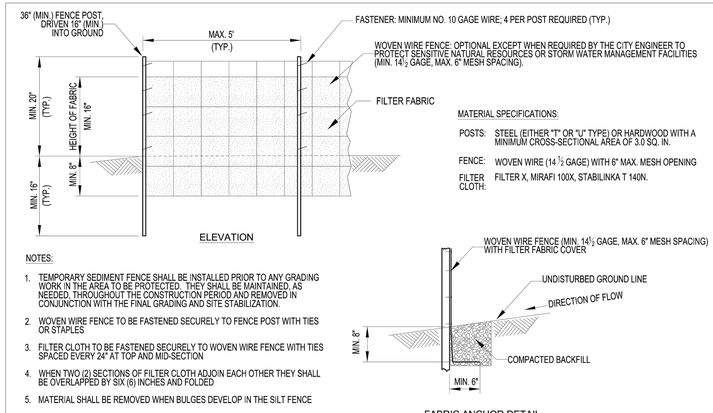
NOTES:

1. FILTER FABRIC SHALL MEET THE REQUIREMENTS OF SECTION 282 OF THE IDOT STANDARD SPECIFICATIONS AND SHALL BE PLACED OVER THE CLEARED AREA PRIOR TO THE PLACEMENT OF ROCK.
2. ROCK OR RECLAIMED CONCRETE SHALL MEET ONE OF THE FOLLOWING IDOT COARSE AGGREGATE GRADATIONS, CA-1, CA-2, CA-3 OR CA-4.
3. ANY DRAINAGE FACILITIES REQUIRED BECAUSE OF WASHING SHALL BE CONSTRUCTED ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
4. IF WASH RACKS ARE USED, THEY SHALL BE INSTALLED ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS.

Revised:	Drawing Name	Drawing Number	
1. 06/12/2015	CONSTRUCTION ENTRANCE	EC-02	
2.		Date: 07/31/2012	
3.		Drawn DD	Checked AW
4.			

L:\ENGINEERING AND BUILDING ENGINEERING DETAILS AND STANDARDS\

EC-01



MATERIAL SPECIFICATIONS:

POSTS: STEEL (EITHER "T" OR "U" TYPE) OR HARDWOOD WITH A MINIMUM CROSS-SECTIONAL AREA OF 3.0 SQ. IN.

FENCE: WOVEN WIRE (14½ GAGE) WITH 6" MAX. MESH OPENING

FILTER CLOTH: FILTER X, MIRAFI 100X, STABILINKA T 140N.

NOTES:

1. TEMPORARY SEDIMENT FENCE SHALL BE INSTALLED PRIOR TO ANY GRADING WORK IN THE AREA TO BE PROTECTED. THEY SHALL BE MAINTAINED, AS NEEDED, THROUGHOUT THE CONSTRUCTION PERIOD AND REMOVED IN CONJUNCTION WITH THE FINAL GRADING AND SITE STABILIZATION.
2. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POST WITH TIES OR STAPLES
3. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID-SECTION
4. WHEN TWO (2) SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX (6) INCHES AND FOLDED
5. MATERIAL SHALL BE REMOVED WHEN BULGES DEVELOP IN THE SILT FENCE
6. DOUBLE ROWS OF SILT FENCE SPACED FIVE (5) FEET APART SHALL BE PLACED AROUND EXISTING STORMWATER MANAGEMENT FACILITIES OR WETLANDS AS ADDITIONAL PROTECTION WHEN REQUIRED BY CITY ENGINEER

Revised:	Drawing Name	Drawing Number	
1. 06/12/2015	SILT FENCE	EC-01	
2.		Date: 12/4/2012	
3.		Drawn DD	Checked AW
4.			

L:\ENGINEERING AND BUILDING ENGINEERING DETAILS AND STANDARDS\

PLAN EDITION MILESTONES		
DATE	BY	DESCRIPTION
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DRAWING: JWP
CHECKED: ---
APPROVED: ---

PROFESSIONAL DESIGN FIRM #184.005003

CRYSTAL LAKE CAR WASH

CITY OF CRYSTAL LAKE, MCHENRY COUNTY, ILLINOIS

EROSION CONTROL

SHEET NO. C5 OF C7

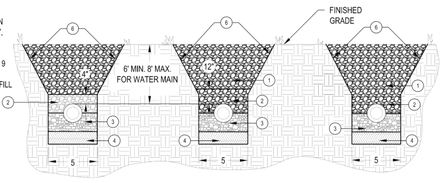
JOB NO. 15-717

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UG-03

LEGEND:

1. TRENCH BACKFILL TO SUBGRADE AND WITHIN 2 FEET OF PROPOSED PAVEMENT, DRIVEWAY, CURB AND GUTTER OR SIDEWALK. TRENCH BACKFILL MATERIALS SHALL BE IDOT APPROVED GRADATION CA-6, GRADE 7, 8, OR 9 COMPACTED TO 90% OF MODIFIED PROCTOR DENSITY. IN NON-STRUCTURAL AREAS BACKFILL WITH APPROVED EXCAVATED MATERIALS.
2. INITIAL BACKFILL TO DEPTH AS INDICATED. MATERIAL SHALL BE IDOT APPROVED GRADATION CA-6, GRADE 7, 8, OR 9.
3. PIPE BEDDING SHALL BE FRACTURED GRANULAR MATERIAL IDOT GRADATION CA-7 OR CA-11 FROM 4 INCHES BELOW BOTTOM OF PIPE TO HORIZONTAL CENTER OF PIPE.
4. UNSUITABLE MATERIAL TO BE REMOVED WHERE DIRECTED BY THE ENGINEER AND REPLACED WITH COMPACTED SUITABLE MATERIAL.
5. TRENCH WIDTH:
   PIPE O.D. + 12 INCHES MINIMUM
   PIPE I.D. + 18 INCHES MAXIMUM
6. CONTRACTORS SHALL COMPLY WITH ALL CURRENT OSHA STANDARDS.



SECTION A:
WATER MAIN DIP
FORCE MAIN DIP
SANITARY SEWER MAIN & SERVICES DIP

SECTION B:
SANITARY SEWER MAIN & SERVICES (PVC)
STORM SEWER (PVC)
WATER MAIN, C909 FORCE MAIN (PVC) (HDPE)

SECTION C:
STORM SEWER (RCP)

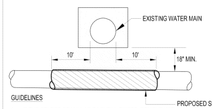
* NOTE: ALL DUCTILE IRON SHALL BE SUBJECT TO POLY WRAP PER CITY ENGINEER

Revised:	Drawing Name	Drawing Number	
1. 06/12/2015	TYPICAL TRENCH CROSS SECTION	UG-03	City of Crystal Lake Illinois
2.		Date: 05/29/2015	
3.		Drawn JH	Checked AW
4.			

1. ENGINEERING AND BUILDING ENGINEERING DETAILS AND STANDARDS

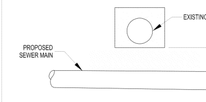
UG-04b

PROPOSED WATER MAIN ABOVE EXISTING SEWER LINE WITH 18" MINIMUM SEPARATION.



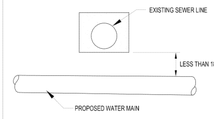
GUIDELINES
1. IF THE SELECT GRANULAR BACKFILL EXISTS; REMOVE WITHIN WIDTH OF PROPOSED SEWER TRENCH AND REPLACE WITH SELECT EXCAVATED MATERIAL (CLASS IV) AND COMPACT.
2. OMIT SELECT GRANULAR CRADLE AND GRANULAR BACKFILL TO ONE (1) FOOT OVER TOP FEET ON EITHER SIDE OF THE WATER MAIN.
3. PROVIDE ADEQUATE SUPPORT FOR EXISTING SEWER LINE TO PREVENT DAMAGE DUE TO SETTLEMENT.

PROPOSED WATER MAIN BELOW EXISTING SEWER LINE WITH 18" MINIMUM SEPARATION.



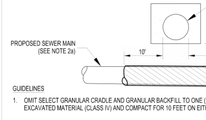
GUIDELINES
1. PROVIDE ADEQUATE SUPPORT FOR EXISTING WATER MAIN TO PREVENT DAMAGE DUE TO SETTLEMENT OF SEWER TRENCH.
2. MAINTAIN 18" MINIMUM VERTICAL SEPARATION FOR 10 FEET HORIZONTALLY.

PROPOSED WATER MAIN BELOW EXISTING SEWER LINE WITH < 18" MIN. SEPARATION



NOT ALLOWED: MUST MAINTAIN 18" VERTICAL SEPARATION

PROPOSED SEWER LINE BELOW EXISTING WATER MAIN WITH LESS THAN 18" SEPARATION



GUIDELINES
1. OMIT SELECT GRANULAR CRADLE AND GRANULAR BACKFILL TO ONE (1) FOOT OVER TOP OF PIPE AND USE SELECT EXCAVATED MATERIAL (CLASS IV) AND COMPACT FOR 10 FEET ON EITHER SIDE OF WATER MAIN.
2a. CONSTRUCT 10 FEET OF PROPOSED SEWER OF WATER MAIN MATERIAL AND PRESSURE TEST, OR
2b. USE 10 FEET OF CASING FOR PROPOSED SEWER AND SEAL ENDS OF CASING.
3. POINT LOADS SHALL NOT BE ALLOWED BETWEEN SEWER OR SEWER CASING AND WATER MAIN.
4. PROVIDE ADEQUATE SUPPORT FOR EXISTING WATER MAIN TO PREVENT DAMAGE DUE TO SETTLEMENT OF SEWER TRENCH.

THE REQUIREMENTS ON THIS DETAIL ARE TAKEN FROM THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS (SEE PAGES 160-173)

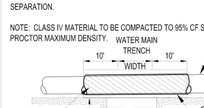
Revised:	Drawing Name	Drawing Number	
1. 06/12/2015	WATER AND SEWER SEPARATION REQUIREMENTS	UG-04b	City of Crystal Lake Illinois
2.		Date: 04/15/2007	
3.		Drawn EM	Checked AW
4.			

1. ENGINEERING AND BUILDING ENGINEERING DETAILS AND STANDARDS

UG-04a

EXISTING WATER MAIN BELOW PROPOSED SEWER LINE WITH 18" MINIMUM SEPARATION.

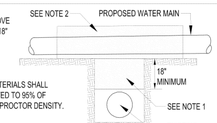
NOTE: CLASS IV MATERIAL TO BE COMPACTED TO 95% CF STANDARD PROCTOR MAXIMUM DENSITY.



GUIDELINES
1. IF THE SELECT GRANULAR BACKFILL EXISTS; REMOVE WITHIN WIDTH OF PROPOSED SEWER TRENCH AND REPLACE WITH SELECT EXCAVATED MATERIAL (CLASS IV) AND COMPACT.
2. OMIT SELECT GRANULAR CRADLE AND GRANULAR BACKFILL TO ONE (1) FOOT OVER TOP TO FEET ON EITHER SIDE OF THE WATER MAIN.
3a. CONSTRUCT 10 FEET OF PROPOSED SEWER OF WATER MAIN MATERIAL AND PRESSURE TEST, OR
3b. USE 10 FEET OF CASING FOR PROPOSED SEWER AND SEAL ENDS OF CASING.
4. POINT LOADS SHALL NOT BE ALLOWED BETWEEN SEWER OR SEWER CASING AND WATER MAIN
5. PROVIDE ADEQUATE SUPPORT FOR EXISTING WATER MAIN TO PREVENT DAMAGE DUE TO SETTLEMENT OF SEWER TRENCH.

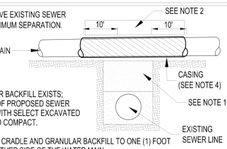
THE REQUIREMENTS ON THIS DETAIL ARE TAKEN FROM THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS (SEE PAGES 160-173)

PROPOSED WATER MAIN ABOVE EXISTING SEWER LINE WITH 18" MINIMUM SEPARATION.



GUIDELINES
1. IF THE SELECT GRANULAR BACKFILL EXISTS; REMOVE WITHIN WIDTH OF PROPOSED SEWER TRENCH AND REPLACE WITH SELECT EXCAVATED MATERIAL (CLASS IV) AND COMPACT.
2. OMIT SELECT GRANULAR CRADLE AND GRANULAR BACKFILL TO ONE (1) FOOT OVER TOP TO FEET ON EITHER SIDE OF THE WATER MAIN.

PROPOSED WATER MAIN ABOVE EXISTING SEWER LINE WITH LESS THAN 18" MINIMUM SEPARATION.



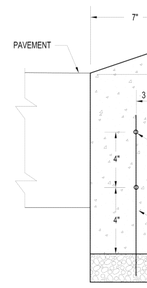
GUIDELINES
1. IF THE SELECT GRANULAR BACKFILL EXISTS; REMOVE WITHIN WIDTH OF PROPOSED SEWER TRENCH AND REPLACE WITH SELECT EXCAVATED MATERIAL (CLASS IV) AND COMPACT.
2. OMIT SELECT GRANULAR CRADLE AND GRANULAR BACKFILL TO ONE (1) FOOT OVER TOP 10' FEET ON EITHER SIDE OF THE WATER MAIN.
3. POINT LOADS SHALL NOT BE ALLOWED BETWEEN SEWER OR SEWER CASING AND WATER MAIN
4. USE A CASING FOR PROPOSED WATER MAIN AND SEAL ENDS OF CASING.

Revised:	Drawing Name	Drawing Number	
1. 06/12/2015	WATER AND SEWER SEPARATION REQUIREMENTS	UG-04a	City of Crystal Lake Illinois
2.		Date: 04/15/2007	
3.		Drawn EM	Checked AW
4.			

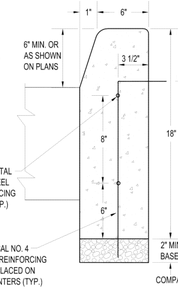
1. ENGINEERING AND BUILDING ENGINEERING DETAILS AND STANDARDS

RD-05b

DEPRESSED CURB



BARRIER CURB



BARS TO BE SET AND TIED PRIOR TO CONCRETE POUR. BAR PLACEMENT DURING POUR WILL NOT BE PERMITTED.

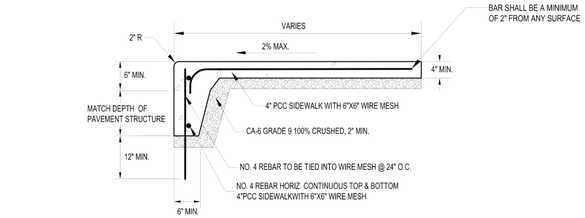
* ADJACENT TO CURB RAMP ACCESSIBLE TO THE DISABLED

NOTES:
1. CONTRACTION JOINTS AND EXPANSION JOINTS SHALL BE INSTALLED IN THE CURB OR CURB AND GUTTER IN PROLONGATION WITH JOINTS IN ADJACENT P.C.C. PAVEMENT OR BASE COURSE.
2. WHEN CURB AND GUTTER IS CONSTRUCTED ADJACENT TO FLEXIBLE PAVEMENT, A 1" THICK PREFORMED EXPANSION JOINT FILLER, CONFORMING TO THE CROSS SECTION OF THE CURB AND GUTTER, SHALL BE INSTALLED AT POINTS OF CURVATURE FOR SHORT-RADIUS CURVES AND CONSTRUCTION JOINTS SHALL BE PLACED BETWEEN EXPANSION JOINTS AT DISTANCES NOT TO EXCEED 20 FEET.
3. ALL EXPANSION JOINTS SHALL BE INSTALLED WITH A NO. 4 OR 5 BAR x 18" COATED SMOOTH DOWEL BAR. THE DOWEL BAR SHALL BE FITTED WITH A CAP HAVING A PINCHED STOP THAT WILL PROVIDE 1" OF EXPANSION.
4. ALL CONSTRUCTION JOINTS SHALL BE PROVIDED WITH 1/2" DIAMETER BAR CONFORMING TO AASHTO M-31 OR M-53. TIE BARS SHALL BE PLACED ON 9" CENTERS (MINIMUM 2 PER JOINT).
5. TRANSITIONS- THE TRANSITIONS FROM FULL HEIGHT CURB TO DEPRESSED CURB SHALL BE MADE AT THE RATE OF 3" PER FOOT OF LENGTH OR FLATTER.
6. EXPANSION JOINTS SHALL BE PLACED AT INTERVALS NOT TO EXCEED 100 FEET.

Revised:	Drawing Name	Drawing Number	
1. 06/12/2015	CURB: CONCRETE CURB TYPE B	RD-05b	City of Crystal Lake Illinois
2.		Date: 01/30/15	
3.		Drawn DD	Checked AW
4.			

1. ENGINEERING AND BUILDING ENGINEERING DETAILS AND STANDARDS

RD-05c



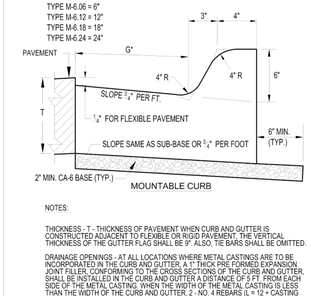
NOTES:
1. CLASS SI CONCRETE SHALL BE USED THROUGHOUT (UNLESS OTHERWISE NOTED)

Revised:	Drawing Name	Drawing Number	
1. 06/12/2015	CURB: SIDEWALK WITH INTEGRAL CURB	RD-05c	City of Crystal Lake Illinois
2.		Date: 05/19/2015	
3.		Drawn JH	Checked AW
4.			

1. ENGINEERING AND BUILDING ENGINEERING DETAILS AND STANDARDS

RD-05a

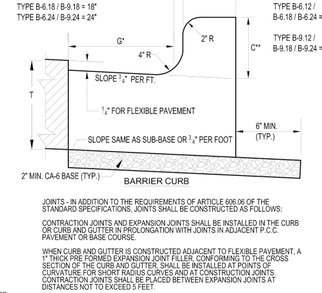
* GUTTER "G" VARIES BY CURB TYPE:
TYPE M-3.24 = 24"
TYPE M-6.06 = 6"
TYPE M-6.12 = 12"
TYPE M-6.18 = 18"
TYPE M-6.24 = 24"



MOUNTABLE CURB

* GUTTER "G" VARIES BY CURB TYPE:
TYPE B-6.12 / B-9.12 = 12"
TYPE B-6.18 / B-9.18 = 18"
TYPE B-6.24 / B-9.24 = 24"

** CURB HEIGHT "C" VARIES BY CURB TYPE:
TYPE B-6.12 / B-6.18 / B-6.24 = 6"
TYPE B-9.12 / B-9.18 / B-9.24 = 9"



BARRIER CURB

NOTES:

THICKNESS - T - THICKNESS OF PAVEMENT WHEN CURB AND GUTTER IS CONSTRUCTED ADJACENT TO FLEXIBLE OR RIGID PAVEMENT. THE VERTICAL THICKNESS OF THE GUTTER FLAG SHALL BE 9". ALSO, TIE BARS SHALL BE OMITTED.

DRAINAGE OPENINGS - AT ALL LOCATIONS WHERE METAL CASTINGS ARE TO BE INCORPORATED IN THE CURB AND GUTTER, A 1" THICK PRE FORMED EXPANSION JOINT FILLER, CONFORMING TO THE CROSS SECTIONS OF THE CURB AND GUTTER, SHALL BE INSTALLED IN THE CURB AND GUTTER A DISTANCE OF 5 FT. FROM EACH SIDE OF THE METAL CASTING. WHEN THE WIDTH OF THE METAL CASTING IS LESS THAN THE WIDTH OF THE CURB AND GUTTER, 2 - NO. 4 REBARS (L = 12 + CASTING LENGTH + 12") SHALL BE INCORPORATED IN THE CONTINUOUS OF CONCRETE GUTTER IN FRONT OF THE CASTING.

TRANSITIONS - THE TRANSITION FROM FULL HEIGHT CURB TO DEPRESSED CURB SHALL BE MADE AT THE RATE OF 3" PER FOOT OF LENGTH OR FLATTER.

(2) - NO. 4 STEEL REINFORCING BARS SHALL BE INCORPORATED OVER TRENCH CROSSINGS IF REQUIRED BY THE CITY ENGINEER.

JOINTS - IN ADDITION TO THE REQUIREMENTS OF ARTICLE 606.06 OF THE STANDARD SPECIFICATIONS, JOINTS SHALL BE CONSTRUCTED AS FOLLOWS:

CONTRACTION JOINTS AND EXPANSION JOINTS SHALL BE INSTALLED IN THE CURB OR CURB AND GUTTER IN PROLONGATION WITH JOINTS IN ADJACENT P.C.C. PAVEMENT OR BASE COURSE.

WHEN CURB AND GUTTER IS CONSTRUCTED ADJACENT TO FLEXIBLE PAVEMENT, A 1" THICK PRE FORMED EXPANSION JOINT FILLER, CONFORMING TO THE CROSS SECTION OF THE CURB AND GUTTER, SHALL BE INSTALLED AT POINTS OF CURVATURE FOR SHORT RADIUS CURVES AND AT CONSTRUCTION JOINTS. CONTRACTION JOINTS SHALL BE PLACED BETWEEN EXPANSION JOINTS AT DISTANCES NOT TO EXCEED 5 FEET.

ALL EXPANSION JOINTS SHALL BE PROVIDED WITH A 1 / 1" DIA. X 18" COATED SMOOTH DOWEL BAR CONFORMING TO ARTICLE 1006.10 OF THE STANDARD SPECIFICATIONS. THE DOWEL BAR SHALL BE FITTED WITH A CAP HAVING A PINCHED STOP THAT WILL PROVIDE 1" OF EXPANSION.

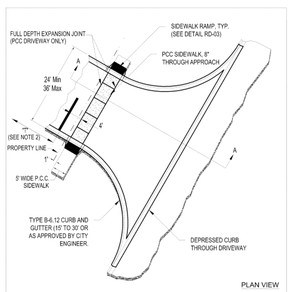
ALL CONSTRUCTION JOINTS SHALL BE PROVIDED WITH 1 / " DIA. DEFORMED STEEL TIE BARS 30" LONG CONFORMING TO AASHTO M-31 OR M-53. TIE BARS SHALL BE PLACED ON 9" CENTERS (MINIMUM 2 PER JOINT).

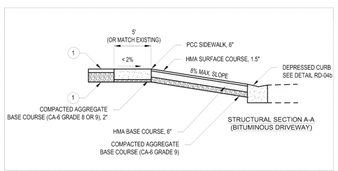
EXPANSION JOINTS SHALL BE PLACED AT INTERVALS NOT TO EXCEED 100 FEET.

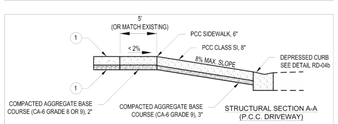
Revised:	Drawing Name	Drawing Number	
1. 06/12/2015	CURB: CONCRETE CURB AND GUTTER	RD-05a	City of Crystal Lake Illinois
2.		Date: 04/15/2015	
3.		Drawn DD	Checked AW
4.			

1. ENGINEERING AND BUILDING ENGINEERING DETAILS AND STANDARDS

RD-01a







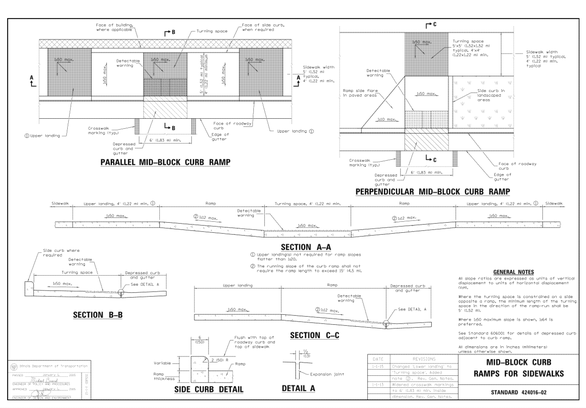
NOTES:
1. MAX. APPROACH GRADE = 8%
2. FOR THICKNESS OF PAVEMENT "T", VERTICAL THICKNESS OF THE GUTTER FLAG SHALL BE A MINIMUM OF 9 INCHES. FOR HMA BASE COURSE PAVEMENT SECTIONS THE GUTTER FLAG SHALL BE SAME THICKNESS AS PAVEMENT STRUCTURE.
3. TRANSITION FROM FULL CURB TO DEPRESSED CURB IN 1 TO 1.5 LINEAL FEET.

LEGEND:
1. FOR PARKING LOT SEE UNIFIED DEVELOPMENT ORDINANCE, APPENDIX SECTION A-700.

Revised:	Drawing Name	Drawing Number	
1. 06/12/2015	DRIVEWAY: COMMERCIAL APPROACH	RD-01a	City of Crystal Lake Illinois
2.		Date: 01/30/15	
3.		Drawn DD	Checked AW
4.			

1. ENGINEERING AND BUILDING ENGINEERING DETAILS AND STANDARDS

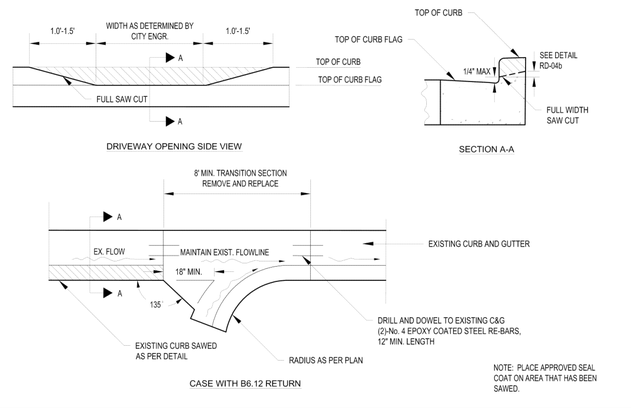
RD-03



Revised:	Drawing Name	Drawing Number	
1. 06/12/2015	CURB RAMPS FOR SIDEWALK	RD-03	City of Crystal Lake Illinois
2.		Date: 05/19/2015	
3.		Drawn JH	Checked AW
4.			

1. ENGINEERING AND BUILDING ENGINEERING DETAILS AND STANDARDS

RD-04a



Revised:	Drawing Name	Drawing Number	
1. 06/12/2015	DEPRESSED CURB: ENTRANCE BY SAWING	RD-04a	City of Crystal Lake Illinois
2.		Date: 01/30/15	
3.		Drawn DD	Checked AW
4.			

1. ENGINEERING AND BUILDING ENGINEERING DETAILS AND STANDARDS

PLAN EDITION MILESTONES

DATE	BY	DESCRIPTION
9/16/16	JWP	SSSC to CRT

M. GINGERICH, GEREAUX & ASSOCIATES | MANHATTAN OFFICE
ENGINEERING * PLANNING * SURVEYING
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FX. 815-939-9810
Manhattan Office
25620 W. Lockport Street
Manhattan, Illinois 60442
PH. 815-478-9680
FX. 815-478-9685
www.mg2a.com

DESIGN: JWP
DRAWING: JWP
CHECKED: ---
APPROVED: ---

PROFESSIONAL DESIGN FIRM #184.005003

CRYSTAL LAKE CAR WASH

CITY OF CRYSTAL LAKE, MCHENRY COUNTY, ILLINOIS

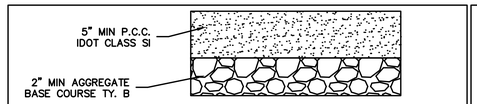
DETAILS

SHEET NO.
C6 OF C7

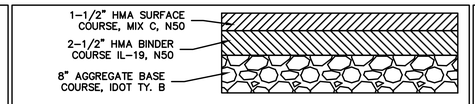
JOB NO. 15–717

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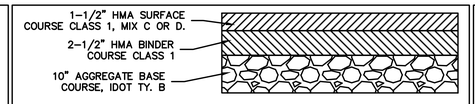
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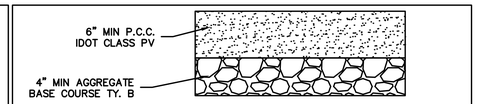
PROPOSED SIDEWALK



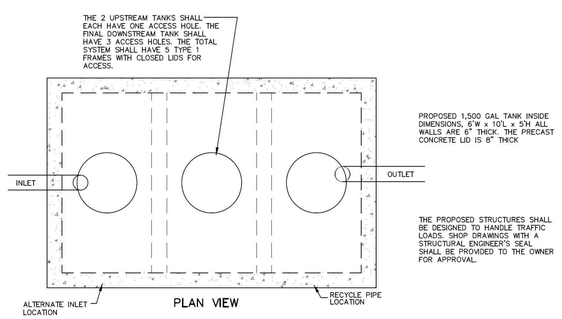
PROPOSED STANDARD DUTY HMA PAVEMENT



PROPOSED HEAVY DUTY HMA PAVEMENT

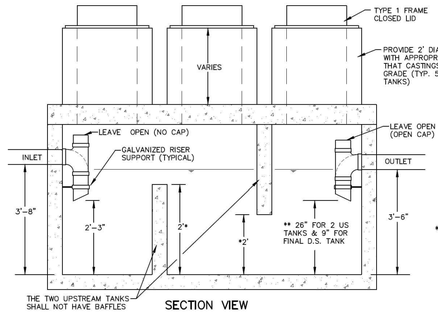


PROPOSED PCC PAVEMENT



PROPOSED 1,500 GAL TANK INSIDE DIMENSIONS, 6'W x 10'L x 5'H ALL WALLS ARE 6" THICK. THE PRECAST CONCRETE LID IS 8" THICK

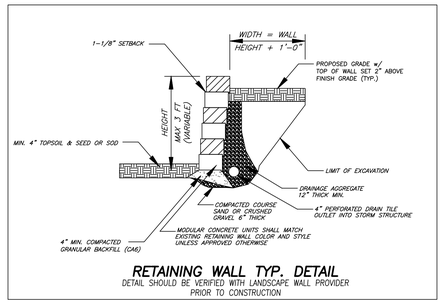
THE PROPOSED STRUCTURES SHALL BE DESIGNED TO HANDLE TRAFFIC LOADS. SHOP DRAWINGS WITH A STRUCTURAL ENGINEER'S SEAL SHALL BE PROVIDED TO THE OWNER FOR APPROVAL.



* THE TWO UPSTREAM STRUCTURES SHALL NOT HAVE BAFFLES BUT SHALL SERVE AS GRIT, MUD, AND SOME OIL REMOVAL. BAFFLES SHALL BE PROVIDED AS SHOWN IN THE FINAL DOWNSTREAM TANK TO REMOVE OIL FROM THE WATER.

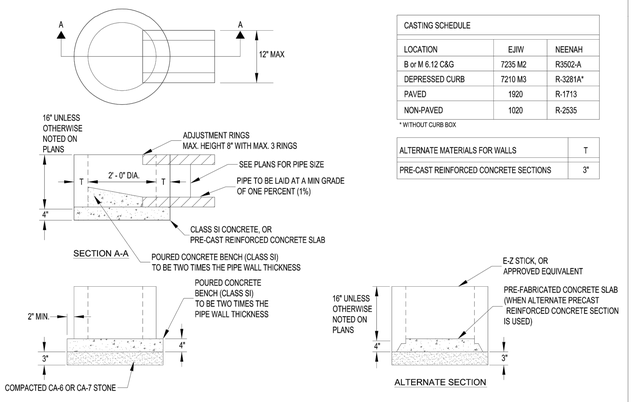
** THE DROP PIPE ON THE OUTLET SIDE SHALL BE 26" FROM THE BOTTOM (OR 16" BELOW THE WATER SURFACE) FOR THE TWO UPSTREAM STRUCTURES. THE DROP PIPE ON THE FINAL DOWNSTREAM TANK SHALL BE 9" FROM THE BOTTOM (OR 33" BELOW THE WATER SURFACE).

1,500 GALLON OIL SEPARATOR TANK



RETAINING WALL TYP. DETAIL

DETAIL SHOULD BE VERIFIED WITH LANDSCAPE WALL PROVIDER PRIOR TO CONSTRUCTION



CASTING SCHEDULE		
LOCATION	EJIW	NEENAH
B or M 6.12 C&G	7235 M2	R3502-A
DEPRESSED CURB	7210 M3	R-3281A*
PAVED	1920	R-1713
NON-PAVED	1020	R-2535

* WITHOUT CURB BOX

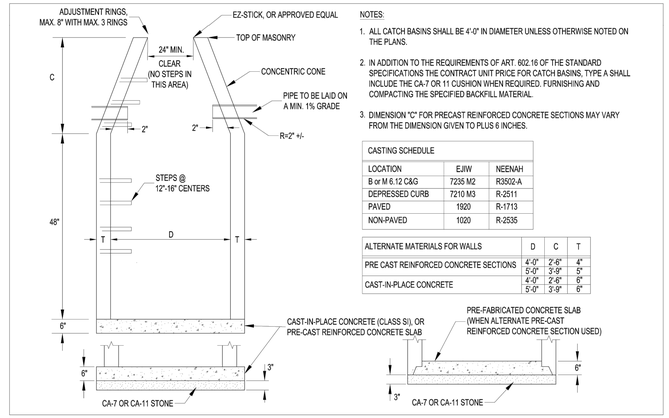
ALTERNATE MATERIALS FOR WALLS	T
PRE-CAST REINFORCED CONCRETE SECTIONS	3"

UD-01a

Revised:	Drawing Name	Drawing Number	
1. 06/12/2015	DRAINAGE STRUCTURES: INLET, TYPE A	UD-01a	
2.		Date: 05/28/2015	
3.		Drawn JH	Checked AW
4.			

City of Crystal Lake Illinois

L:\ENGINEERING AND BUILDING ENGINEERING DETAILS AND STANDARDS\



NOTES:

1. ALL CATCH BASINS SHALL BE 4'-0" IN DIAMETER UNLESS OTHERWISE NOTED ON THE PLANS.
2. IN ADDITION TO THE REQUIREMENTS OF ART. 602.16 OF THE STANDARD SPECIFICATIONS THE CONTRACT UNIT PRICE FOR CATCH BASINS, TYPE A SHALL INCLUDE THE CA-7 OR 11 CUSHION WHEN REQUIRED, FURNISHING AND COMPACTING THE SPECIFIED BACKFILL MATERIAL.
3. DIMENSION "C" FOR PRECAST REINFORCED CONCRETE SECTIONS MAY VARY FROM THE DIMENSION GIVEN TO PLUS 6 INCHES.

CASTING SCHEDULE		
LOCATION	EJIW	NEENAH
B or M 6.12 C&G	7235 M2	R3502-A
DEPRESSED CURB	7210 M3	R-2511
PAVED	1920	R-1713
NON-PAVED	1020	R-2535

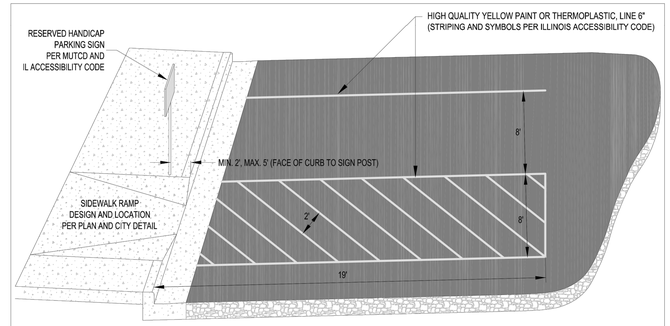
ALTERNATE MATERIALS FOR WALLS	D	C	T
PRE CAST REINFORCED CONCRETE SECTIONS	4'-0"	2'-6"	4"
	5'-0"	3'-9"	5"
CAST-IN-PLACE CONCRETE	4'-0"	2'-6"	6"
	5'-0"	3'-9"	6"

UD-01b

Revised:	Drawing Name	Drawing Number	
1. 06/12/2015	CATCH BASIN TYPE A	UD-01b	
2.		Date: 09/18/2012	
3.		Drawn DD	Checked AW
4.			

City of Crystal Lake Illinois

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NOTES:

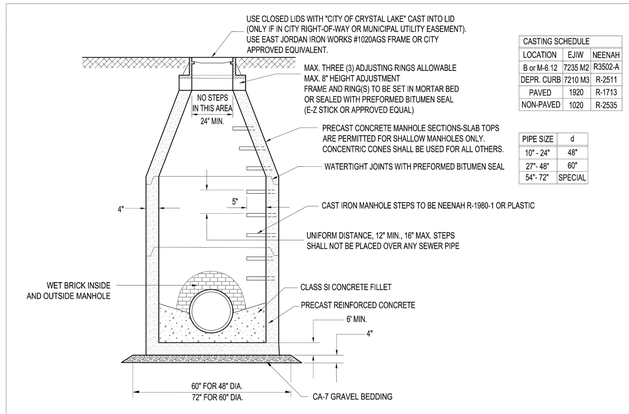
1. CONCRETE PARKING BUMPERS REQUIRED IF BARRIER CURB NOT PRESENT.
2. REFER TO CURRENT EDITION OF THE ILLINOIS ACCESSIBILITY CODE, SECTION 400.310(c) AND ILLUSTRATIONS "B" (FIGURE 9), "C", AND "D".

TR-06

Revised:	Drawing Name	Drawing Number	
1. 06/12/2015	TYPICAL HANDICAP ACCESSIBLE PARKING STALL	TR-06	
2.		Date: 06/01/2007	
3.		Drawn EM	Checked AW
4.			

City of Crystal Lake Illinois

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CASTING SCHEDULE		
LOCATION	EJIW	NEENAH
B or M-6.12	7235 M2	R3502-A
DEPR. CURB	7210 M3	R-2511
PAVED	1920	R-1713
NON-PAVED	1020	R-2535

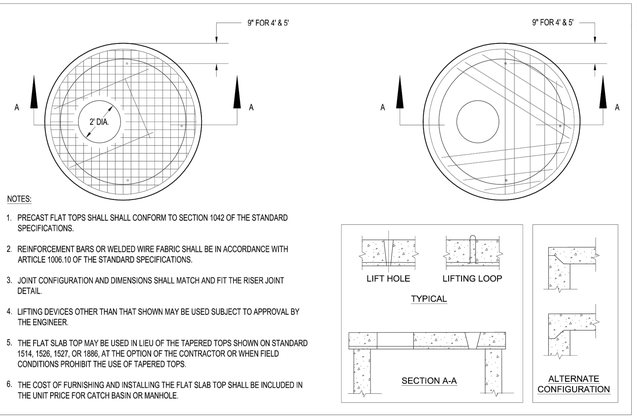
PIPE SIZE	d
10" - 24"	48"
27"- 48"	60"
54"- 72"	SPECIAL

UD-01d

Revised:	Drawing Name	Drawing Number	
1. 06/12/2015	STORM MANHOLE TYPE A	UD-01d	
2.		Date: 05/19/2015	
3.		Drawn JH	Checked AW
4.			

City of Crystal Lake Illinois

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NOTES:

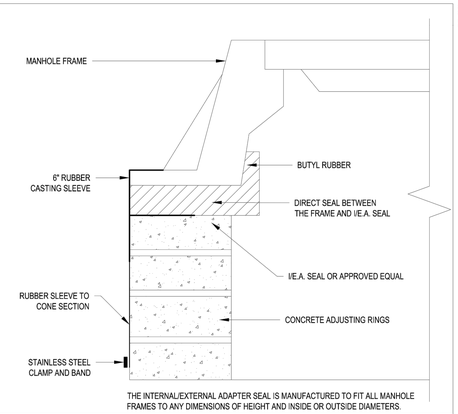
1. PRECAST FLAT TOPS SHALL SHALL CONFORM TO SECTION 1042 OF THE STANDARD SPECIFICATIONS.
2. REINFORCEMENT BARS OR WELDED WIRE FABRIC SHALL BE IN ACCORDANCE WITH ARTICLE 1006.10 OF THE STANDARD SPECIFICATIONS.
3. JOINT CONFIGURATION AND DIMENSIONS SHALL MATCH AND FIT THE RISER JOINT DETAIL.
4. LIFTING DEVICES OTHER THAN THAT SHOWN MAY BE USED SUBJECT TO APPROVAL BY THE ENGINEER.
5. THE FLAT SLAB TOP MAY BE USED IN LIEU OF THE TAPERED TOPS SHOWN ON STANDARD 1514, 1526, 1527, OR 1886, AT THE OPTION OF THE CONTRACTOR OR WHEN FIELD CONDITIONS PROHIBIT THE USE OF TAPERED TOPS.
6. THE COST OF FURNISHING AND INSTALLING THE FLAT SLAB TOP SHALL BE INCLUDED IN THE UNIT PRICE FOR CATCH BASIN OR MANHOLE.

UD-02b

Revised:	Drawing Name	Drawing Number	
1. 06/12/2015	ECCENTRIC FLAT TOPS FOR CURB INLET STORM MANHOLES	UD-02b	
2.		Date: 01/30/15	
3.		Drawn DD	Checked AW
4.			

City of Crystal Lake Illinois

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US-06

Revised:	Drawing Name	Drawing Number	
1. 06/12/2015	INTERNAL / EXTERNAL CHIMNEY SEAL	US-06	
2.		Date: 05/29/2015	
3.		Drawn JH	Checked VR
4.			

City of Crystal Lake Illinois

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PLAN EDITION MILESTONES		
DATE	BY	DESCRIPTION
5/10/16	JWP	SSRF TO CRT

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DESIGN: JWP
DRAWING: JWP
CHECKED: ---
APPROVED: ---

PROFESSIONAL DESIGN FIRM #184.005003

CRYSTAL LAKE CAR WASH

CITY OF CRYSTAL LAKE, MCHENRY COUNTY, ILLINOIS

DETAILS

SHEET NO. C7 OF C7

JOB NO. 15-717

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